

b. Specific Development Requirements

- (1) Development of Planning Area II-2 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

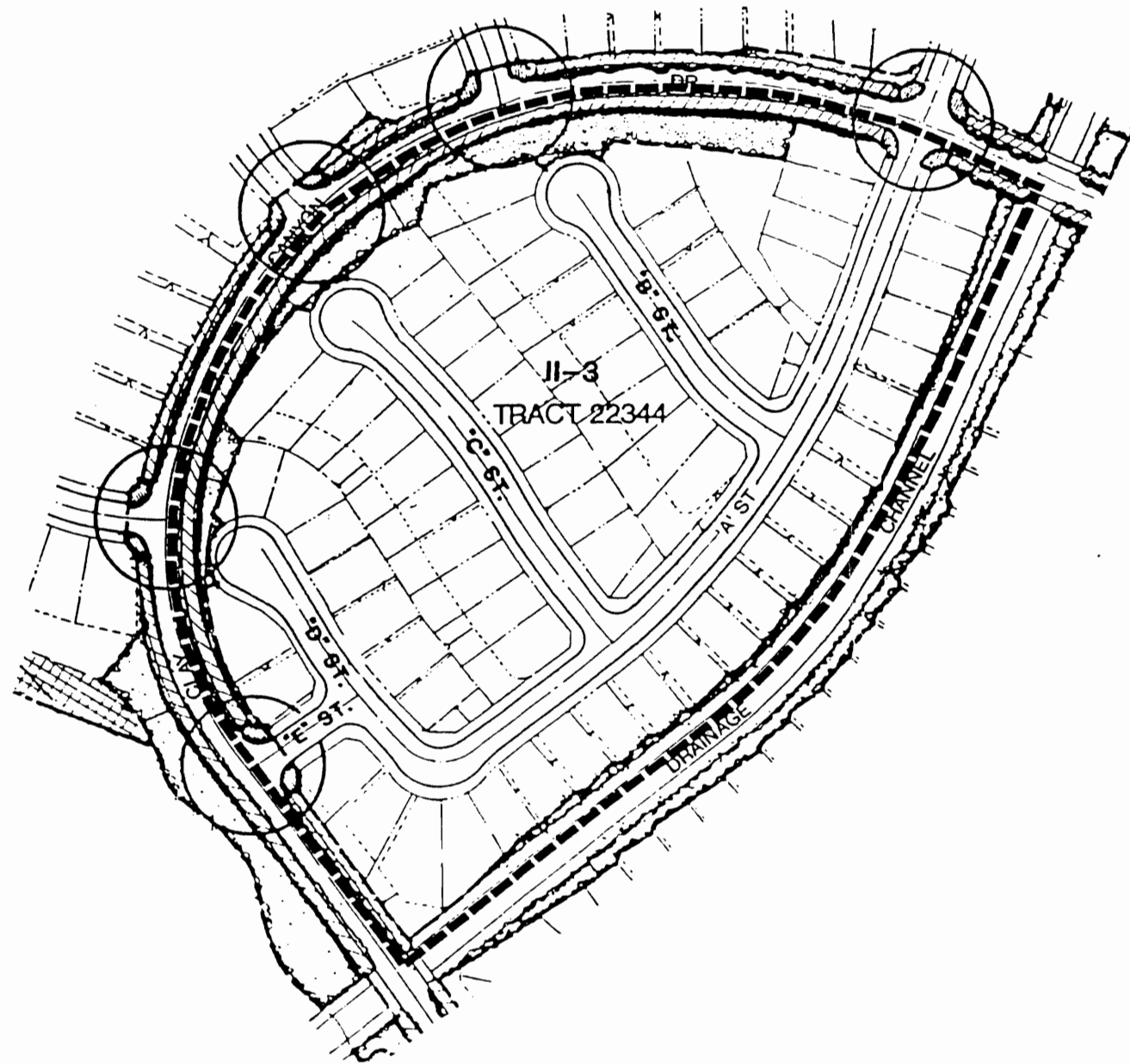
13. PLANNING AREA II-3 (SEE EXHIBITS III-60, III-61, AND III-62)

a. General Requirements

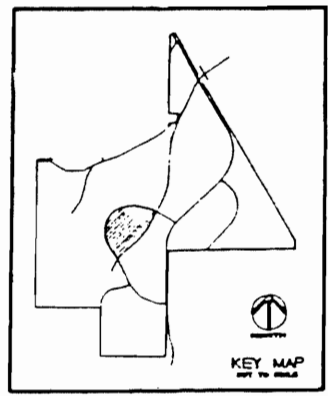
- (1) The 14.2-acre II-3 planning area permits 68 single family dwellings at a density of 4.8 DU/acre.
- (2) Access to II-3 will be from Clay Canyon Drive (see Exhibit III-60).
- (3) Clay Canyon Drive will be constructed as a 2-lane collector road within a 66-foot right-of-way (see Exhibit III-60).
- (4) Collector streetscape will buffer the north and west faces of the site from Clay Canyon Drive (see Exhibit III-16).
- (5) Secondary intersection treatments will be constructed at the entries to Planning Area II-3 from Clay Canyon Drive (see Exhibits III-9 and III-12).
- (6) A drainage channel runs along the southeasterly face of Planning Area II-3, and will be buffered with special treatment (see Exhibits III-9 and III-23).
- (7) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(1)).
- (8) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).
 - (a) Masonry wall of wrought iron view fence along Clay Canyon Drive.
 - (b) Wood fence along drainage channel.
 - (c) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).
- (9) This area is subject to the residential, landscaping, circulation and infrastructure design standards.
- (10) General mitigation measures are presented in Section II. No special measures apply specifically to this planning area.

b. Specific Development Requirements

- (1) Development of Planning Area II-3 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).



--- LOT BOUNDARY



LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TPU
LAGERSTROEMIA NDICA
- EVERGREEN TREES
CUPANIOPSIS ANACARDIODES
PINUS HALEPENSIS
EROBOTRYA DEFLEXA
JUNIPERUS CHINENSIS TORULOSA
EUCALYPTUS CITRIODORA
- DECIDUOUS TREES
POPULUS NIGRA ITALIA
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBRA
XYLOSMA CONGUSTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIAS
HEDERA HELIX 'HAHNS'
- ROSES
- TURF
- == STREETScape-COLLECTOR STREET
- STREET TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TPU
- EVERGREEN SHRUBS
GREVILLEA 'NOELLII'
HEMEROCALLIS
LANTANA MONTEVDENSIS
PHOTNIA FRASERI
TECOMARIA CAPENSIS
VIBURNUM JAPONICUM
- GROUND COVER
HEDERA HELIX 'HAHNS'
TRAILING YELLOW GAZANIA
- VINES
PARTHENOCISSUS TRICUSPIDATA
- TURF
- SLOPE PLANTING
- TREES
EUCALYPTUS CITRIODORA
PINUS HALEPENSIS
- EVERGREEN SHRUBS
SAME AS SHRUBS OF ADJACENT ROAD
- GROUND COVER
SAME AS GROUND COVERS OF ADJACENT ROAD

WILD ROSE

UDC HOMES

REVISED ON JUNE 27, 89

DATE JUNE 19, '88

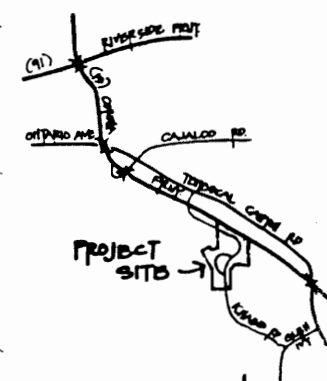
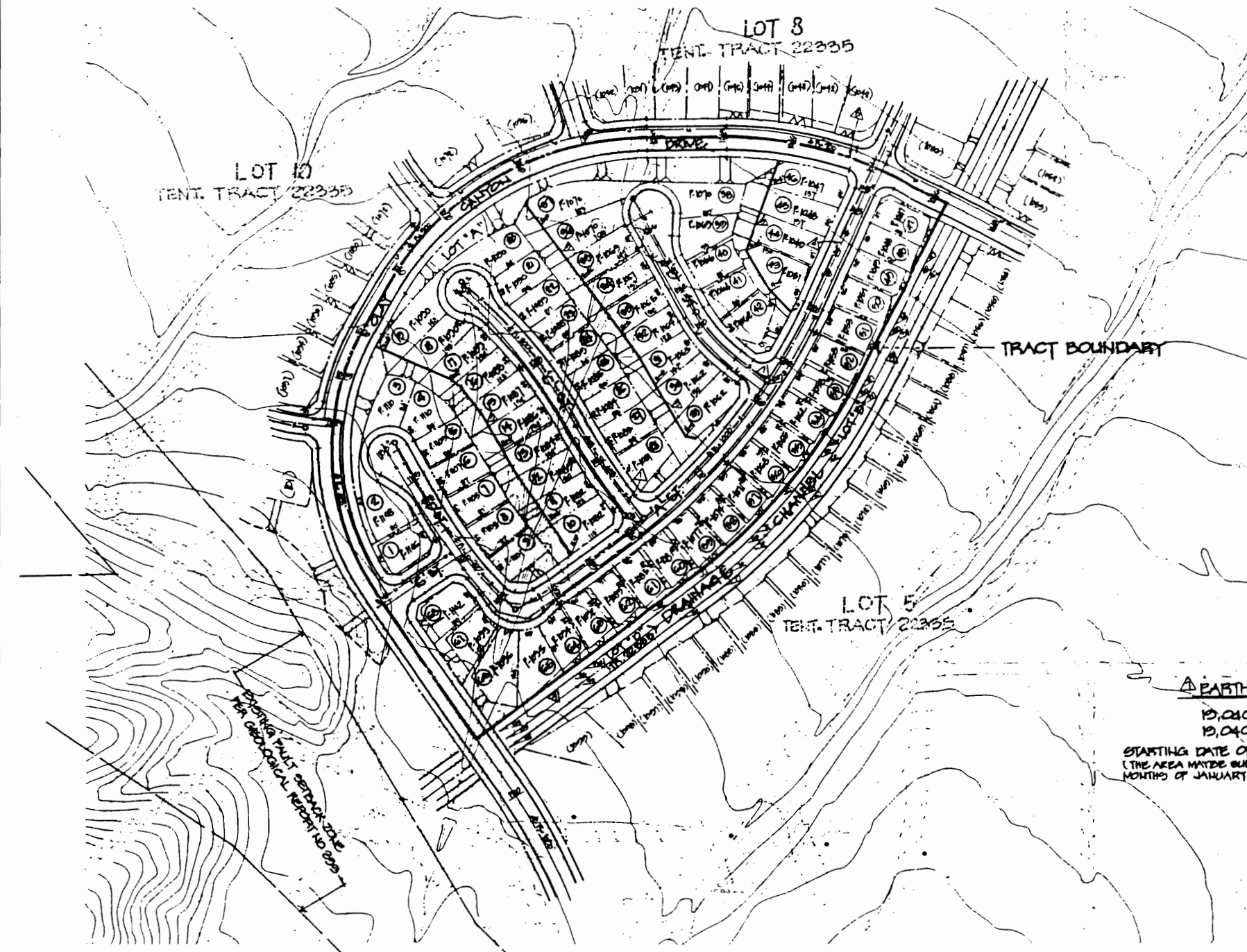
NOT TO SCALE



COUNTY OF RIVERSIDE

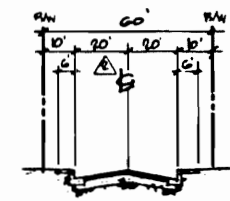
NOTES:

1. PURPOSE: SINGLE FAMILY HOMES
2. PRESENT USE: VACANT LAND
3. PROPOSED ZONING: R-2
4. SPECIFIC PLAN LAND USE DESIGNATION:
5. UTILITY INFORMATION: ALL UTILITIES TO BE UNDERGROUND.
 - A. WATER SERVICE: LEE LAKE WATER DISTRICT.
 - B. SEWER SERVICE: LEE LAKE WATER DISTRICT
 - C. GAS SOURCE: SO. CAL. GAS COMPANY
 - D. ELECTRIC SOURCE: SO. CAL. EDISON
 - E. TELEPHONE SERVICE: PACIFIC BELL
 - F. CABLE TV:
6. SPECIFIC PLAN NO. APPROVED AUGUST 1986 GOVERNS DEVELOPMENT OF THIS PROJECT.
7. MINIMUM LOT SIZE: 4000 S.F.

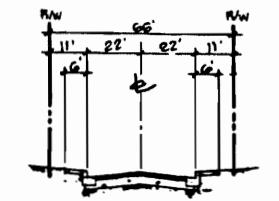


VICINITY MAP

TYPICAL STREET SECTIONS:



INTERIOR ST. A, B, C, D, E



CLAY CANYON DRIVE

EARTHWORK QUANTITY ESTIMATE

13,010 C.Y. CUT
13,040 C.Y. FILL

STARTING DATE OF GRADING: JANUARY 1987
(THE AREA MAY BE SUBJECT TO GRADING BETWEEN MONTHS OF JANUARY & MARCH)



PREPARED BY:

CHURCH ENGINEERING
2501 ALDIN AVE.
IRVINE, CA 92714
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PREPARED FOR:

FOOTHILL PROPERTIES
510 WEST CHURCH DR.
CORONA, CA 92720
(714) 757-0821

DOUGLAS J. BENDER, VICE-PRESIDENT
ROBERT J. GANNON, PROJECT MANAGER

* THE OWNER OF RECORD CONSENTS TO THE FILING OF THIS MAP

68 NUMBERED LOTS
2 LETTERED LOTS
14.2 ACRES GROSS

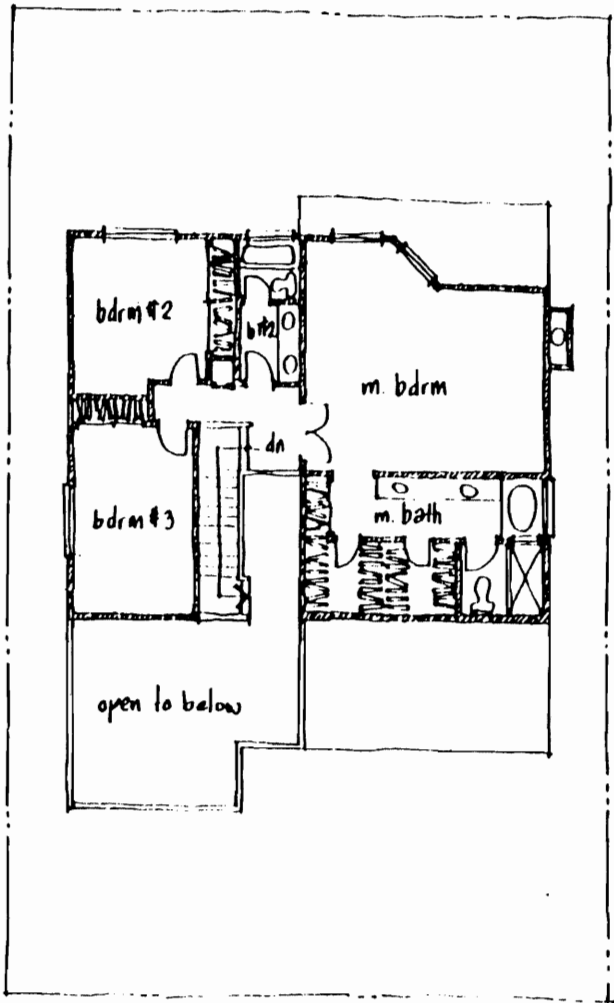
SCALE: 1"=100'
CONTOUR: 2 FOOT
DATE: JANUARY 1987

LEGAL DESCRIPTION:

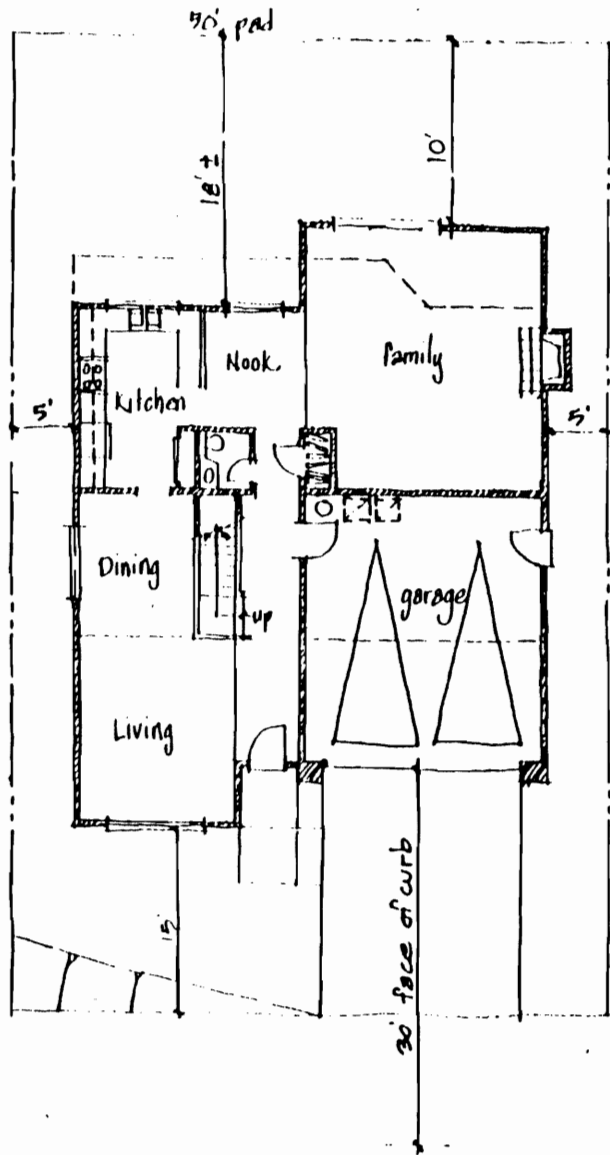
PARCEL 11 OF PARCEL MAP NO. 13201 FILED IN BOOK 129, PAGES 36/42, RECORDS OF RIVERSIDE COUNTY (LOT 9 OF TENTATIVE TRACT 22335)

AMENDMENT NO. 2		
AA	8-25-87	ADDED 4' HIGH BOUNDING WALL
AMENDMENT NO. 1		
A	4-16-87	REVISED CHANNEL ELEVATIONS
A	4-16-87	REVISED EARTHWORK QUANTITY ESTIMATE
A	4-19-87	REVISED TO CORRECT FROM 10' TO 12' CLEARANCE TO
A	4-19-87	REALIGNMENT OF CLAY CANYON DRIVE
A	4-19-87	REVISED CLAY CANYON DRIVE ALIGNMENT A
A	4-19-87	REVISED ALIGNMENT OF 'A' STREET
A	4-19-87	REVISED LEGAL DESCRIPTION
A	4-19-87	REVISED INTERIOR STREET WIDTH TO 40
A	4-19-87	REVISED CLAY CANYON DRIVE TO 66 FEET
A	4-19-87	REVISED A INTERSECTION, ADDED TO PRESENT
LR	DATE	REVISIONS
		DT

TENTATIVE TRACT 22344



2nd F



1st F