

b. Specific Development Requirements

- (1) Development of Planning Area I-5 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

6. PLANNING AREA I-6 (SEE EXHIBITS III-45, III-46, AND III-47)

a. General Requirements

- (1) The 23.6-acre I-6 planning area permits 102 single family dwellings at a density of 4.4 DU/acre.
- (2) Access to Specific Plan area I-6 will be from Knabe Road and Clay Canyon Drive (see Exhibit III-45).
- (3) Clay Canyon Drive will be constructed as a 2-lane collector road within a 66-foot right-of-way. Knabe Road will be constructed as 4-lane undivided secondary highway within an 88-foot right-of-way (see Exhibit III-45).
- (4) Secondary streetscape will buffer the eastern face of Planning Area I-6 from Knabe Road (see Exhibit III-12).
- (5) Collector streetscape will buffer the north and south faces of the site from Clay Canyon Drive (see Exhibit III-16).
- (6) Primary intersection treatment will be constructed at the intersection of Knabe Road and Clay Canyon Drive (see Exhibits III-8 and III-11).
- (7) Secondary intersection treatments will be constructed at the entries to Planning Area I-6 from Clay Canyon Drive (see Exhibits III-8 and III-12).
- (8) A drainage channel runs along the northwesterly face of Planning Area I-6, and will be buffered with special treatment (see Exhibits III-8 and III-23).
- (9) Front yard landscaping will be provided (see Exhibit III-26).
- (10) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).
 - (a) Masonry wall along Knabe Road.
 - (b) Wrought iron view fence or masonry wall along Clay Canyon Drive.
 - (c) Wood fence along the drainage channel.
 - (d) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).

- (11) This area requires the preparation of an acoustical report.
- (12) General mitigation measures are presented in Section II. No special measures apply specifically to this planning area.

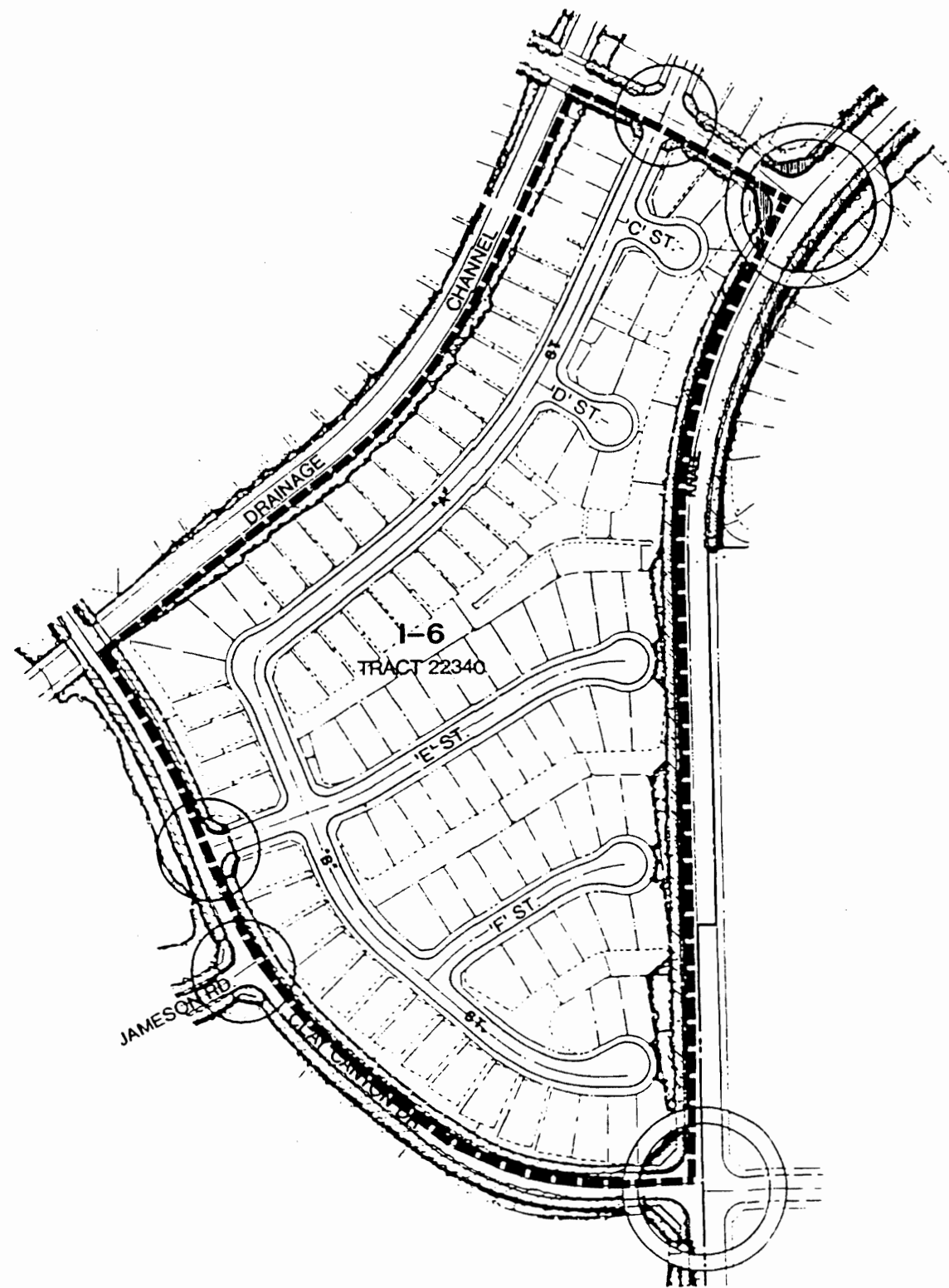
b. Specific Development Requirements

- (1) Development of Planning Area I-6 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

7. PLANNING AREA I-7 (SEE EXHIBITS III-48, III-47, AND III-50)

a. General Requirements

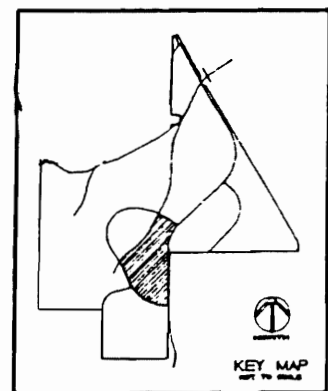
- (1) The 16.7-acre I-7 planning area permits 92 single family dwellings at a density of 5.5 DU/acre.
- (2) Access to I-7 will be from Knabe Road and Clay Canyon Drive (see Exhibit III-48).
- (3) A drainage channel runs along the western face of the site, and will be buffered with special treatment (see Exhibits III-23 and III-48).
- (4) Secondary streetscape will buffer Area I-7 from Knabe Road (see Exhibit III-12).
- (5) Collector streetscape will buffer area along Clay Canyon Drive (see Exhibit III-16).
- (6) Primary intersection treatment will be constructed at the intersection of Knabe Road and Clay Canyon Drive (see Exhibits III-8 and III-11).
- (7) Secondary intersection treatment will be constructed at the other entry to Planning Area I-7 (see Exhibits III-8 and III-12).
- (8) Front yard landscaping consistent will be provided (see Exhibit III-26 and Section II.D.10.(1)).
- (9) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).
 - (a) Masonry wall along Knabe Road and 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).
- (10) This area requires the preparation of an acoustical report.
- (11) General mitigation measures are presented in Section II. No special measures apply specifically to this planning area.



LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTON ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TIJU
LAGERSTROEMIA INDICA
- EVERGREEN TREES
CUPANOPSIS ANACARDIODES
PINUS HALEPENSIS
ERIOBOTRYA DEFLEXA
JUNIPERUS CHINENSIS TORULOSA
EUCALYPTUS CITRIODORA
- DECIDUOUS TREES
POPULUS NIGRA TAUCA
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
MEDERA HELIX 'MAHNS'
- ROSES
- TURF
- ▬ STREETSCAPE-KNABE ROAD
STREET TREES
PLATANUS ACERFOLIA
ALNUS RHOMBIFOLIA
LOUDAMBER STYRACFLUA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
RAPHIOLEPS NOD
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
MEDERA HELIX 'MAHNS'
O'CONNORS LEGUME
- VINES
PARTHENOCISSUS TRICUSPIDATA
- TURF
- ▬ STREETSCAPE-COLLECTOR STREET
STREET TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TIJU
- EVERGREEN SHRUBS
GREVILLEA NOELII
HEMEROCALLIS
LANTANA MONTEVDENSIS
PHOTNIA FRASERI
TECOMARIA CAPENSIS
VIBURNUM JAPONICUM
- GROUND COVER
MEDERA HELIX 'MAHNS'
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

▬ LOT BOUNDARY



WILD ROSE

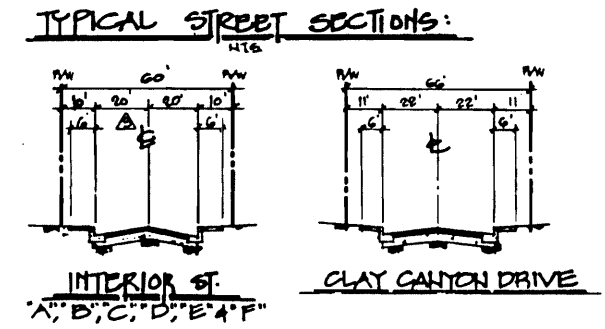
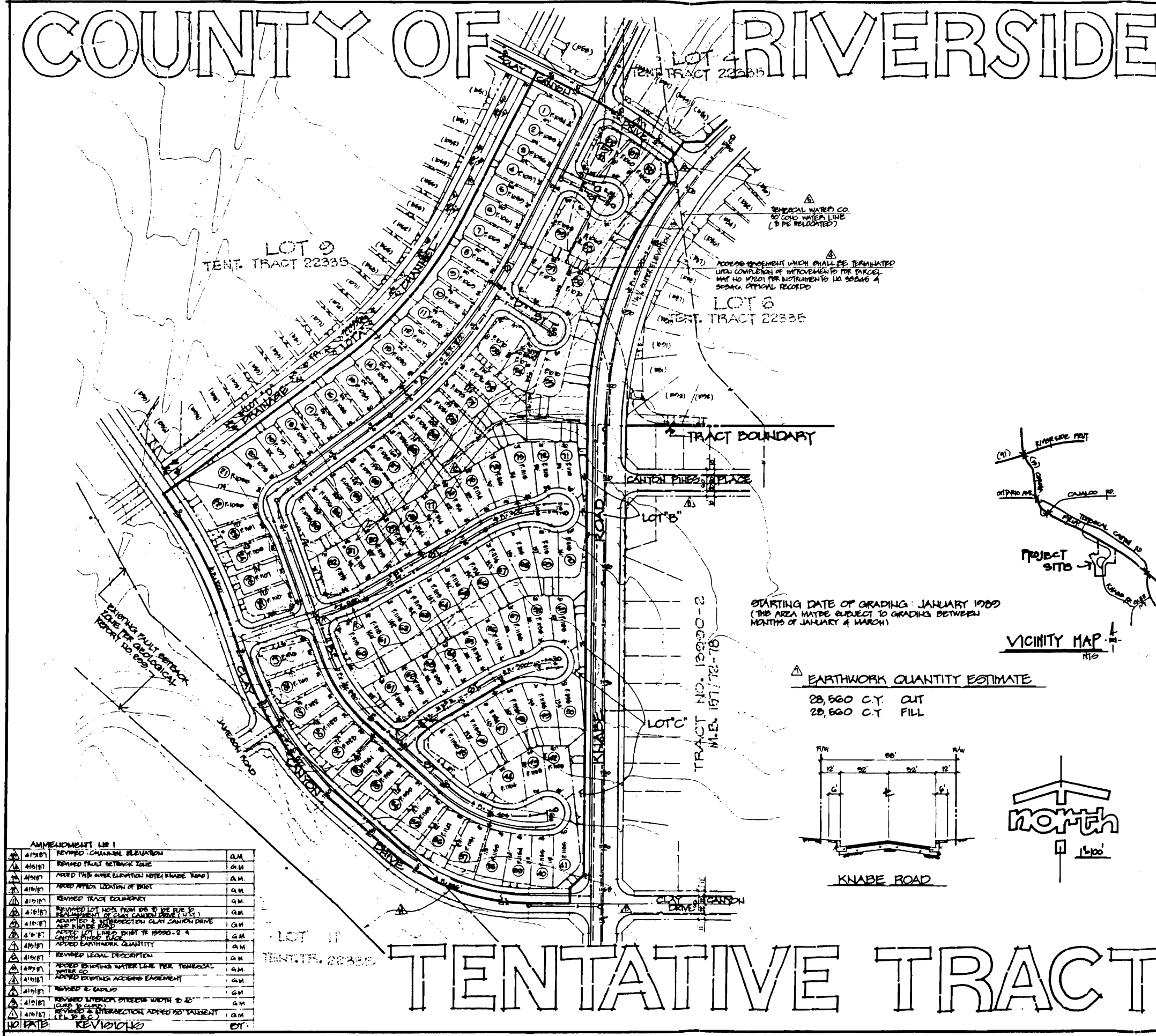
UDC HOMES

REVISED ON JUNE 27, '89
DATE JUNE 18, '89
NOT TO SCALE



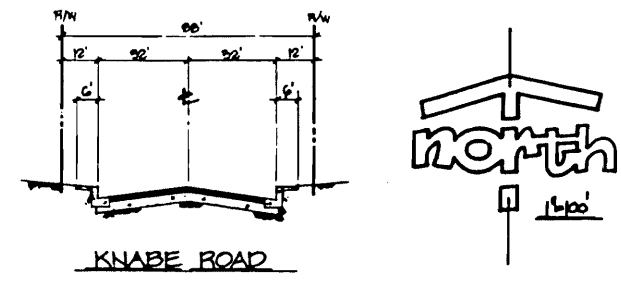
COUNTY OF RIVERSIDE NOTES:

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: 5000 SF.



STARTING DATE OF GRADING: JANUARY 1989
(THIS AREA MAY BE SUBJECT TO GRADING BETWEEN MONTHS OF JANUARY & MARCH)

EARTHWORK QUANTITY ESTIMATE
28,560 C.Y. CUT
28,560 C.Y. FILL



PREPARED BY:
CHURCH ENGINEERING
2501 ALDIN AVE.
IRVINE, CA 92614
(714) 660-8600

PREPARED FOR:
FOOTHILL PROPERTIES
510 WEST CHASE DR.
CORONA, CA. 91720
(714) 767-6821

DATE: 1/28/87
DOUGLAS W. BENDER VICE-PRESIDENT
ROBERT NICHOLSON DATE PROJECT MANAGER

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

102 NUMBERED LOTS
3 LETTERED LOTS
236 ACRES GROSS

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

LEGAL DESCRIPTION:
A PARCEL 11 OF PARCEL MAP NO. 19201 FILED IN BOOK 129, PAGES 561-62, RECORDS OF RIVERSIDE COUNTY. (LOT 5 OF TENTATIVE TRACT 22335)

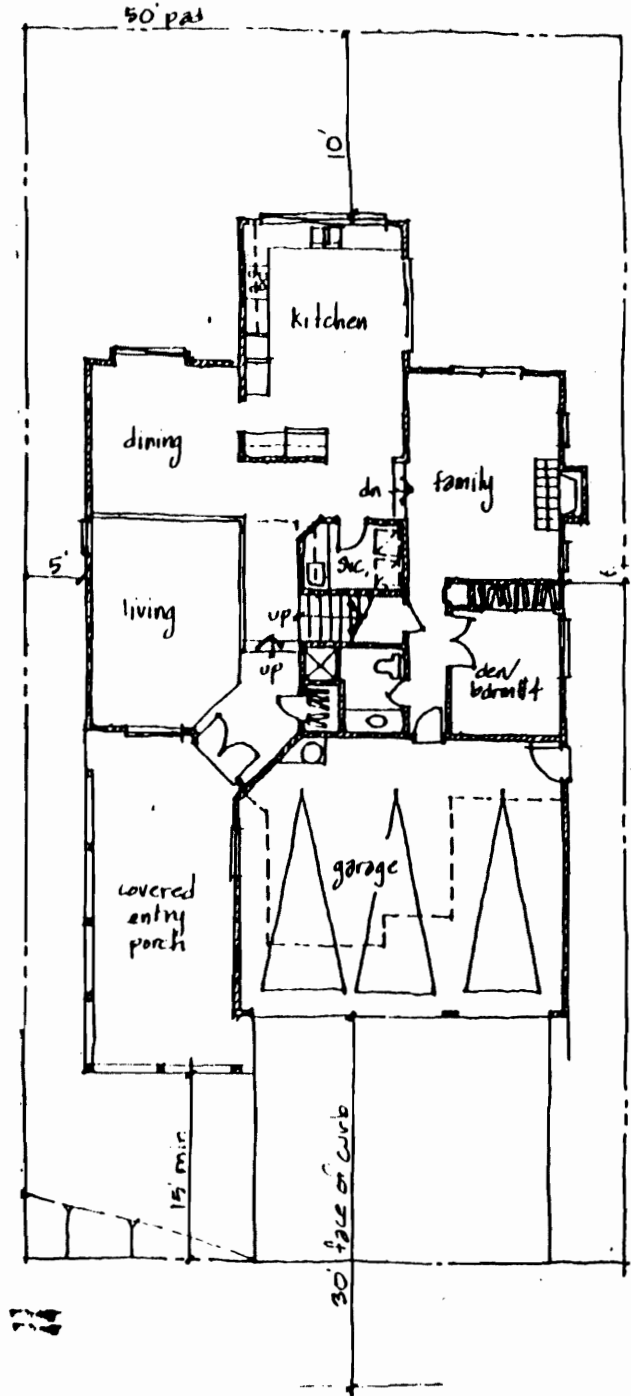
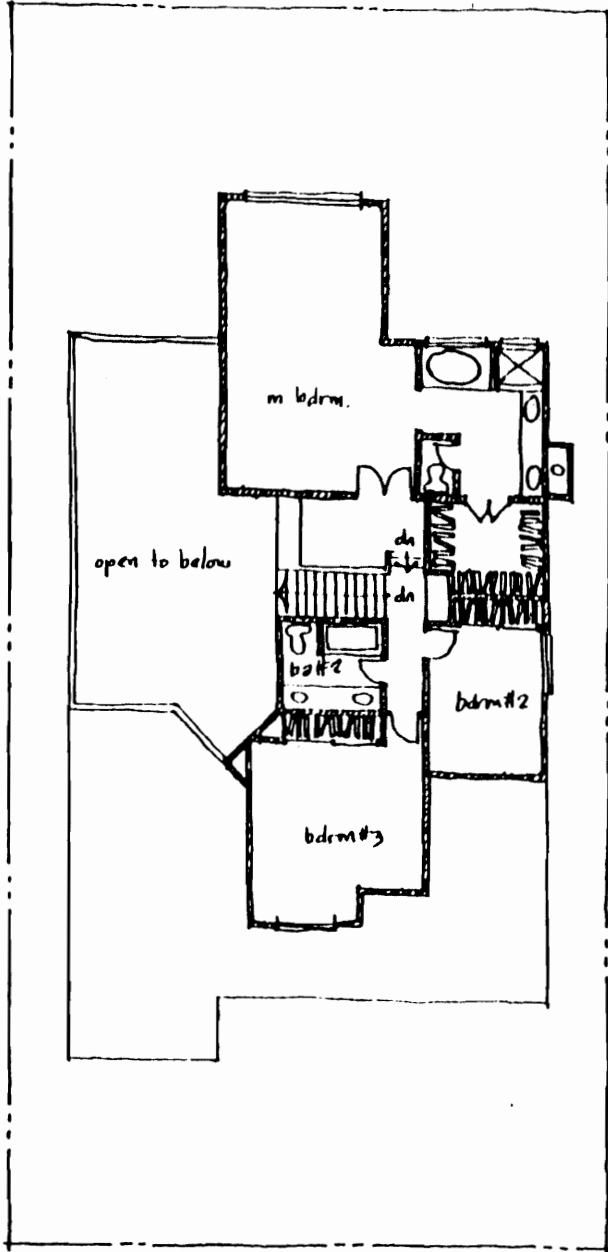
AMENDMENT NO. 1

NO.	DESCRIPTION	BY
419187	REVISED CHANNEL ELEVATION	G.M.
419187	REVISED TRACT SETBACK ZONE	G.M.
419187	ADDED THIS WATER ELEVATION NOTE (KNABE ROAD)	G.M.
419187	ADDED APPROX. LOCATION OF BRIDG	G.M.
419187	REVISED TRACT BOUNDARY	G.M.
419187	REVISED LOT 100'S FROM 100 TO 102 DUE TO REVISIONS TO CLAY CATION DRIVE (V.L.T.)	G.M.
419187	ADDED INTERSECTION OF CLAY CATION DRIVE AND KNABE ROAD	G.M.
419187	ADDED LOT LINES FROM TR. 19990-2 & CANTON PINES PLACE	G.M.
419187	ADDED EARTHWORK QUANTITY	G.M.
419187	REVISED LEGAL DESCRIPTION	G.M.
419187	ADDED EXISTING WATER LINE PER TENSICAL WATER CO.	G.M.
419187	ADDED EXISTING ACCESS EASEMENT	G.M.
419187	REVISED E. CANTON	G.M.
419187	REVISED INTERSECTION BETWEEN W. 42' (CLAY CATION)	G.M.
419187	REVISED & INTERSECTION ADDED 50' TANGENT (CLAY CATION)	G.M.
NO. 1878	REVISIONS	BY

TENTATIVE TRACT 22340

EXHIBIT 47

WILD ROSE Temescal valley, Calif



5000 s f pat