

b. Specific Development Requirements

- (1) Development of Planning Area I-10 shall be as approved by the Corona-Norco Unified School District and shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

11. PLANNING AREA II-1 (SEE EXHIBITS III-55, III-56, AND III-57)

a. General Requirements

- (1) The 21.8-acre II-1 planning area permits 83 single family dwellings at a density of 4.1 DU/acre.
- (2) Access to Specific Plan area II-1 will be from Knabe Road and Jameson Road (see Exhibit III-55).
- (3) The southern entry to the Wild Rose Development will be provided from Knabe Road.
- (4) The first row of lots along the westerly boundary of the II-1 planning area will be at least 15,000 square feet (see Exhibit III-55).
- (5) Agricultural edge design will buffer the west and south faces of the site from adjacent land uses (see Exhibit III-21).
- (6) Secondary streetscape will buffer part of the northeast face of the site (see Exhibits III-9, III-12, and III-14).
- (7) Collector streetscape will be provided along the west face of Planning Area II-1 (see Exhibits III-9 and III-16).
- (8) Secondary intersection treatments will be constructed at the entries to Planning Area II-1 from Knabe and Jameson roads (see Exhibits III-9 and III-12).
- (9) Front yard landscaping consistent will be provided (see Exhibit III-26 and Section II.D.10.(2)).
- (10) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).
 - (a) Masonry wall along Knabe Road and Jameson Road.
 - (b) Wrought iron view fence along the southerly planning area boundaries except where specifically prohibited by utility companies.
 - (c) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).

- (11) This area requires that a combination of fuel breaks, age class management, green belts, and a noncombustible wall be provided to mitigate impacts on the National Forest; fire lanes be established to provide unobstructed access to firefighting forces; and a Wildland Fire Protection Plan be prepared by the applicant and approved by the U.S. Forest Service and the Riverside County Fire Department.
- (12) General mitigation measures are presented in Section II. No special measures specifically apply to this planning area.

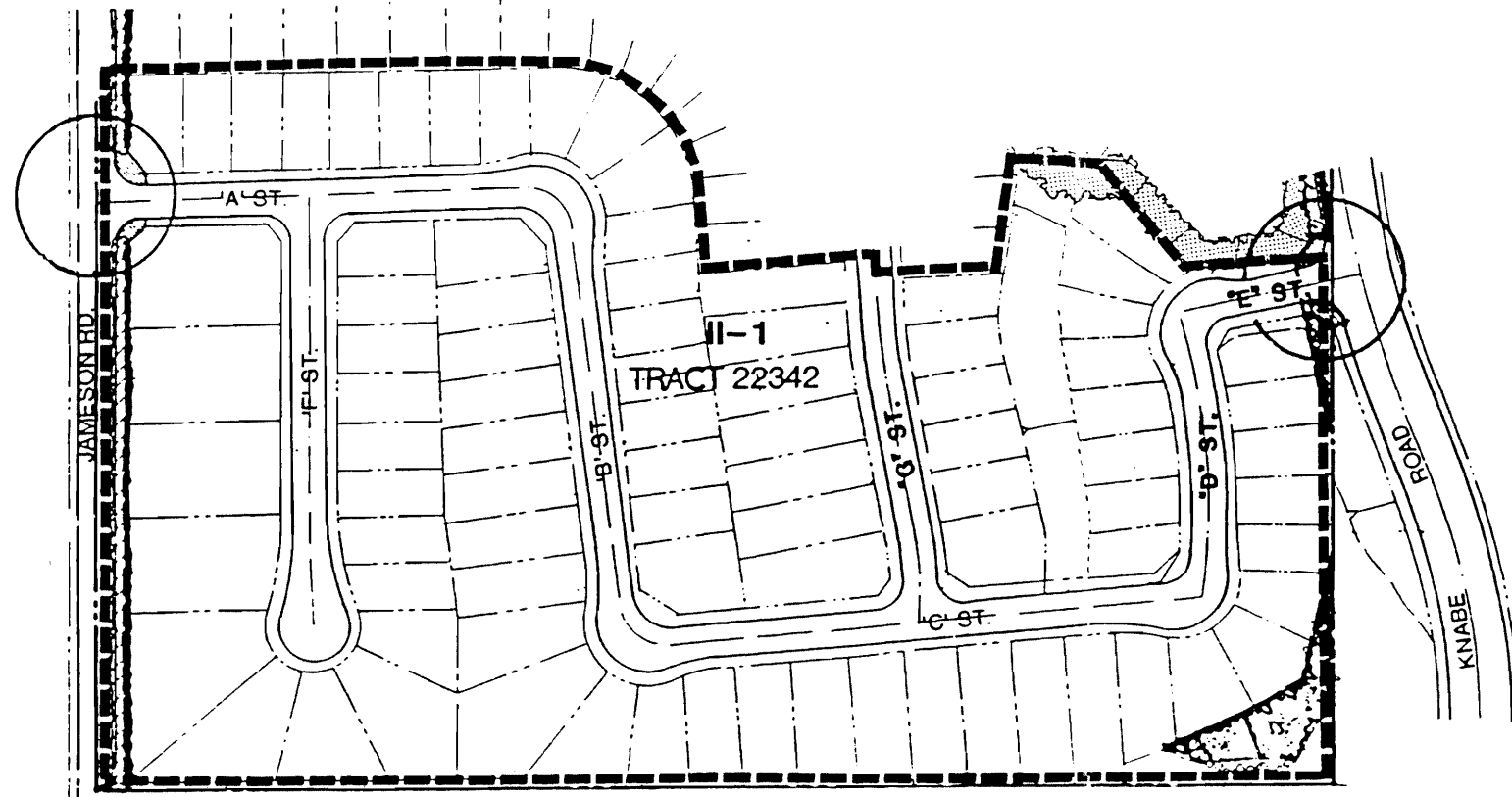
b. Specific Development Requirements

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

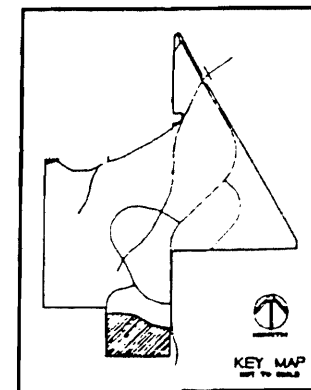
12. PLANNING AREA II-2 (SEE EXHIBITS III-58 AND III-59)

a. General Requirements

- (1) The 15.8 acre II-2 planning area permits 43 lots at a density of 2.7 DU/acre.
- (2) Access to Specific Plan area II-2 will be from Jameson Road and from Knabe Road via local streets within Planning Area II-1 (see Exhibit III-58).
- (3) Collector streetscape will be provided along the west face of Planning Area II-1 (see Exhibits III-9 and III-16).
- (4) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(2)).
- (5) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).
 - (a) Masonry wall along Jameson Road.
 - (b) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).
- (6) This area requires that a combination of fuel breaks, age class management, green belts, and a noncombustible wall be provided to mitigate impacts on the National Forest; fire lanes be established to provide unobstructed access to firefighting forces; and a Wildland Fire Protection Plan be prepared by the applicant and approved by the U.S. Forest Service and the Riverside County Fire Department.
- (7) General mitigation measures are presented in Section II. No special measures specifically apply to this planning area.



--- LOT BOUNDARY



LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
 WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
 JACARANDA ACUTIFOLIA
 KOELREUTERIA
 TIPIANA TIPU
 LAGERSTROEMIA INDICA
- EVERGREEN TREES
 CUPANOPSIS ANACARDIODES
 PINUS HALEPENSIS
 ERBOBTRYA DEFLEXA
 JUNIPERUS CHINENSIS 'TORULOSA'
 EUCALYPTUS CITRIODORA
- DECIDUOUS TREES
 POPULUS NIGRA 'ITALICA'
 PRUNUS CERASIFERA
- EVERGREEN SHRUBS
 AGAPANTHUS AFRICANUS
 NEROLIUM OLEANDER
 PITTOSPORUM TOBRA
 XYLOSMA CONGUSTUM 'COMPACTA'
 TECOMARIA CAPENSIS
- GROUND COVER
 TRAILING YELLOW GAZANIAS
 HEDERA HELIX 'MAHNS'
- ROSES
- TURF
- STREETScape-COLLECTOR STREET
- STREET TREES
 JACARANDA ACUTIFOLIA
 KOELREUTERIA
 TIPIANA TIPU
- EVERGREEN SHRUBS
 GREVILLEA 'NOELLII'
 HEMEROCALLIS
 LANTANA MONTEVIDENSIS
 PHOTNIA FRASERI
 TECOMARIA CAPENSIS
 VIBURNUM JAPONICUM
- GROUND COVER
 HEDERA 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

WILD ROSE

UDC HOMES

REVISED ON JUNE 27, 89

DATE JUNE 18, '88

NOT TO SCALE



NORTH

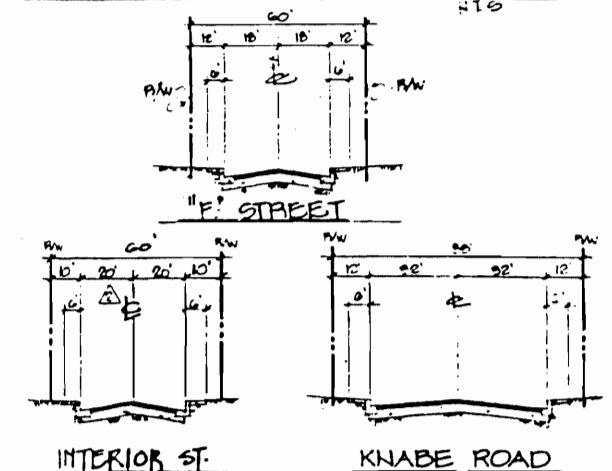


COUNTY OF RIVERSIDE

NOTES:

1. PURPOSE: SINGLE FAMILY HOMES
2. PRESENT USE: VACANT LAND
3. PROPOSED ZONING: SP.
4. SPECIFIC PLAN LAND USE DESIGNATION:
5. UTILITY INFORMATION: ALL UTILITIES TO BE UNDERGROUND.
 - A. WATER SERVICE: LEB LAKE WATER DISTRICT.
 - B. SEWER SERVICE: LEB 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 SIZES 15000 SF; 8000 SF
8. ALL DRAINAGE FACILITIES WILL BE DESIGNED TO ACCOMMODATE 100 YEARS Q STORM FLOWS

TYPICAL STREET SECTIONS:



PREPARED BY:

CHURCH ENGINEERING
2501 ALTON AVE.
IRVINE, CA 92714
(714) 660-8600

PREPARED FOR:

FOOTHILL PROPERTIES
510 WEST CHASE DR.
CORONA, CA 92720
(914) 737-6521

Douglas J. Bender
DOUGLAS J. BENDER
VICE-PRESIDENT

Robert Henning
ROBERT HENNING
DATE PROJECT MANAGER

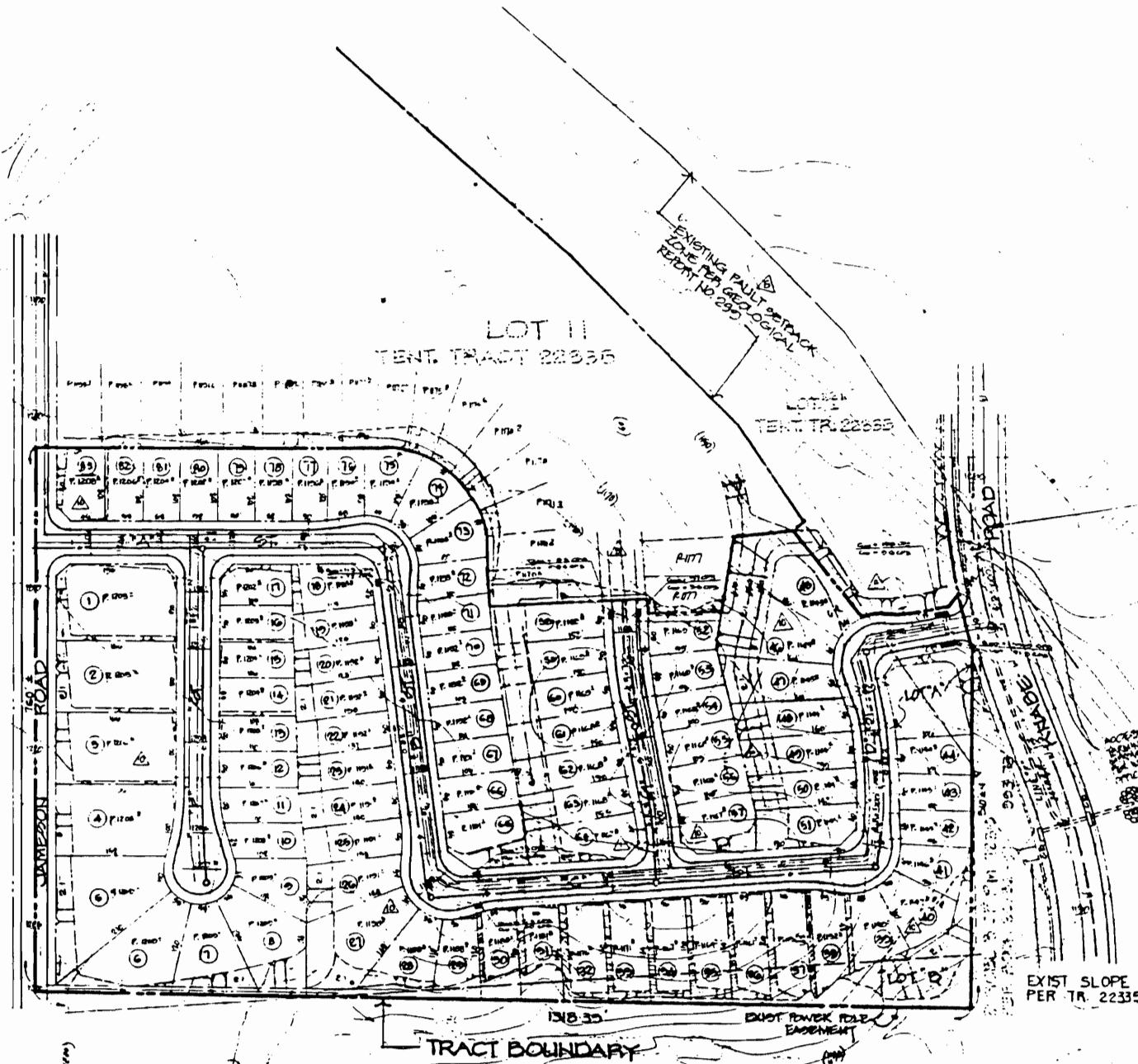
* THE OWNER OF RECORD CONSENTS TO THE FILING OF THIS MAP

83 NUMBERED LOTS
2 LETTERED LOTS
21.8 ACRES GROSS

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

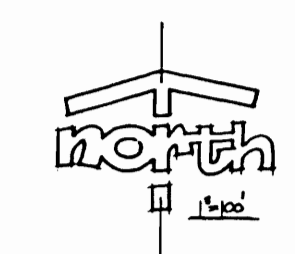
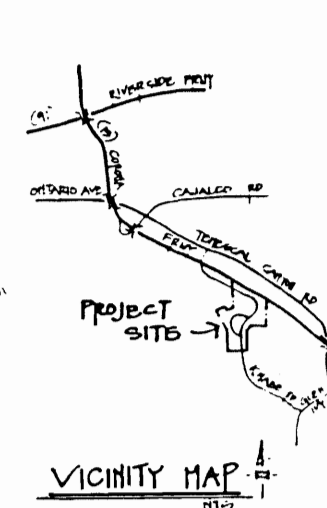
LEGAL DESCRIPTION:

PARCEL 13 OF PARCEL MAP NO. 19201 FILED BOOK 189, PAGES 86/87, RECORDS OF RIVERSIDE COUNTY (LOT 7 OF TENTATIVE TRACT 22335)



EARTHWORK QUANTITY ESTIMATE

24,640 C.Y. CUT & FILL
24,640 C.Y. FILL
SITE WILL BALANCE AS PART OF THE OVERALL GRADING FOR TRACT # 22335



REVISIONS		
1	REMOVED CURB OF 5/8" FROM TRACT 22334 AND TRACT 22335	M.K.
2	LOWER INV. ELEVATION FOR WATER SUPPLY PURPOSE	M.K.
3	REVISED STREET ELEVATION	M.K.
4	REVISED NOTES DESCRIPTION	M.K.
APPENDIX A-2		

REVISE NO. 1

1	REVISED TRACT BOUNDARY	G.M.
2	REVISED NO. OF LOTS FROM 81 TO 83 DUE TO REALIGNMENT OF ROAD AS SHOWN ABOVE	G.M.
3	ADDED APPROX. LOCATIONS OF EXIST. NATIVE TREES	G.M.
4	REVISED TACIT SETBACK LINE	G.M.
5	ADDED EARTHWORK QUANTITY ESTIMATE	G.M.
6	REVISED LEGAL DESCRIPTION	G.M.
7	REVISED INTERIOR STREET WIDTH TO 40' (CURED TO CURB)	G.M.
8	REVISED SITE SECTION, ADDED NO. TANGENT (1/4" @ 10')	G.M.
9	REVISIONS	DY

TENTATIVE TRACT 22342

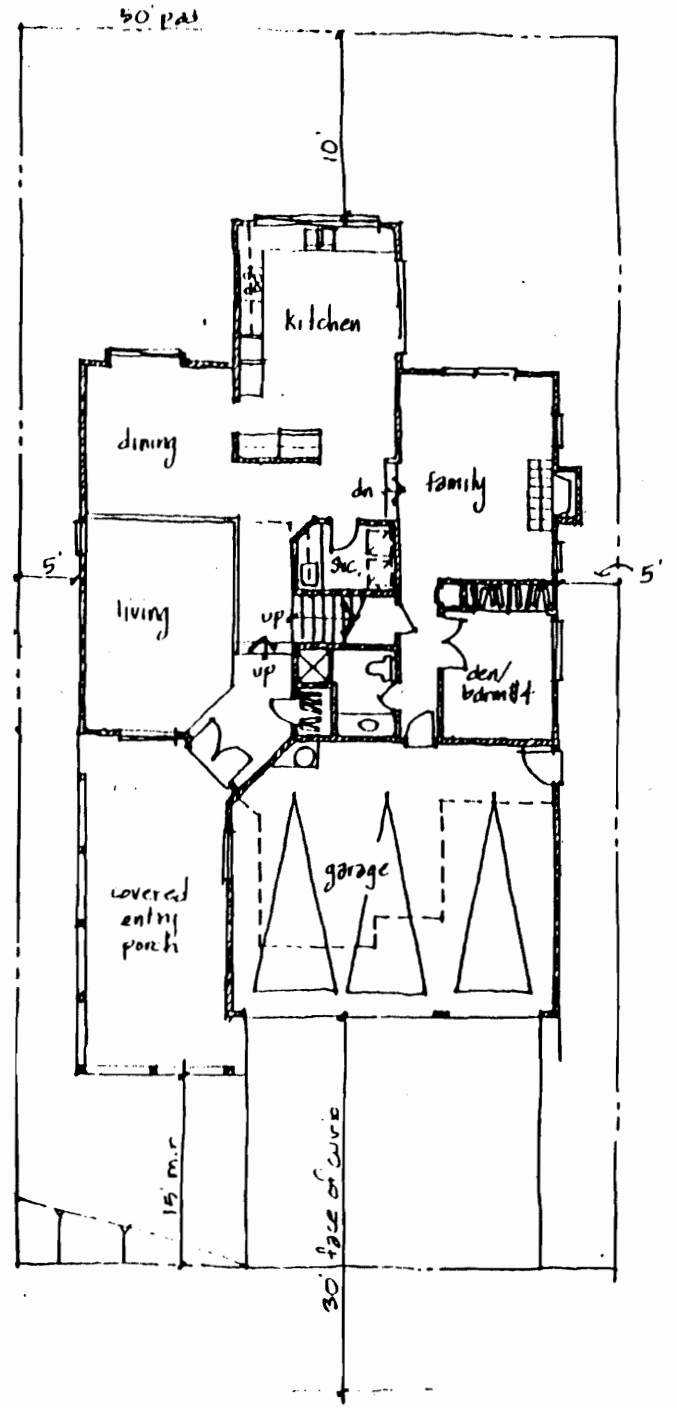
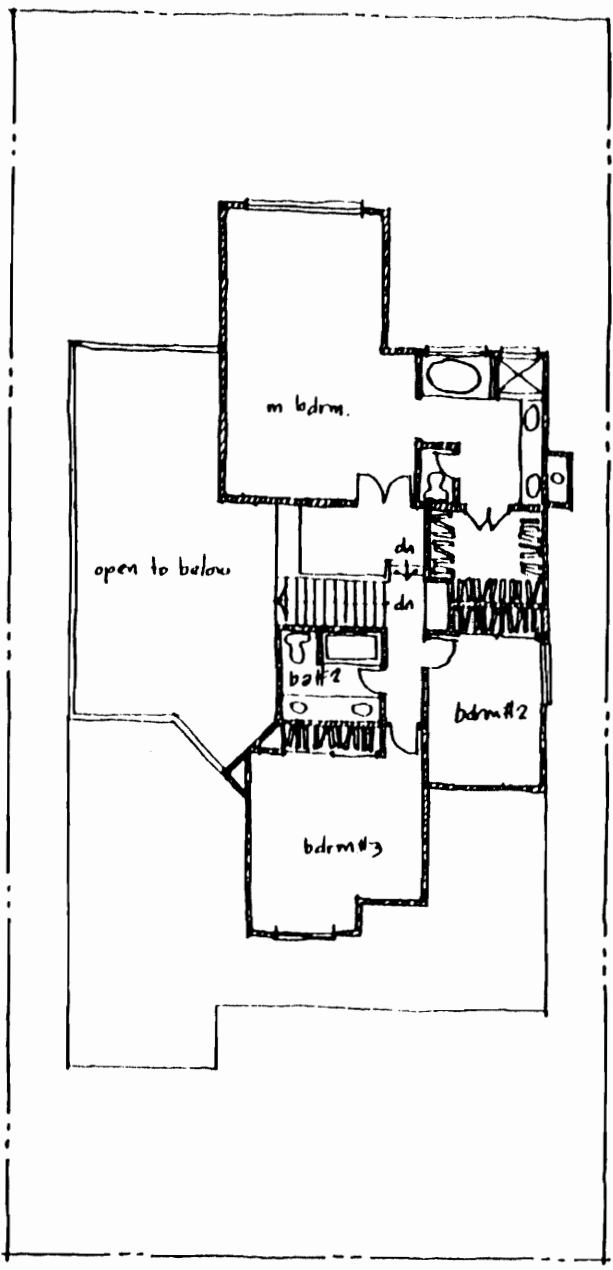


EXHIBIT 57

WILD ROSE Temecul valley, Calif

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