

2. PLANNING AREA I-2 (SEE EXHIBITS III-33, III-34, AND III-35)

a. General Requirements

- (1) The 11.0-acre I-2 planning area permits 26 single family dwelling units (DU) at a density of 3.2 DU/acre.**
- (2) Access to I-2 will be provided from Knabe Road. The road will be improved, in phases, to a secondary highway with 4 undivided lanes and an 88-foot right-of-way (see Exhibit III-33).**
- (3) A drainage channel runs along the southeastern face of the I-2 site, and will be buffered with special treatments (see Exhibits III-8, III-22, and III-28).**
- (4) A trail will be developed to connect Temescal Wash to the properties east of the Wild Rose Development (see Exhibit III-33).**
- (5) The primary project entry will be constructed in the northernmost portion of planning area I-2 (see Exhibits III-9 and III-10).**
- (6) Secondary intersection treatment will be constructed at the entrance to Planning Area I-2 from Knabe Road (see Exhibits III-12 and III-14).**
- (7) Secondary streetscape will buffer I-2 from Forest Boundary Road and I-15 Freeway (see Exhibits III-12 and III-14).**
- (8) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(2)).**
- (9) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).**
 - (a) Masonry walls along Knabe Road.**
 - (b) Wood fencing along forest Boundary Road and the southerly planning area boundary, and between residential uses and the drainage channel.**
 - (c) Chain link fencing along the drainage channel adjacent to the park.**
 - (d) 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 to assess noise levels along Interstate 15 and collector and larger roadways.**

(11) The following mitigation measures specifically applies to this planning area:

- (a) Lower densities are proposed adjacent to existing rural residential areas to minimize compatibility impacts, and to provide a transition for higher densities proposed within residential village centers. Also, design treatments are proposed to minimize potential interface conflicts.
- (b) Direct access to dwellings within the Wild Rose development may not be from local streets now being used for access to existing rural residential uses.

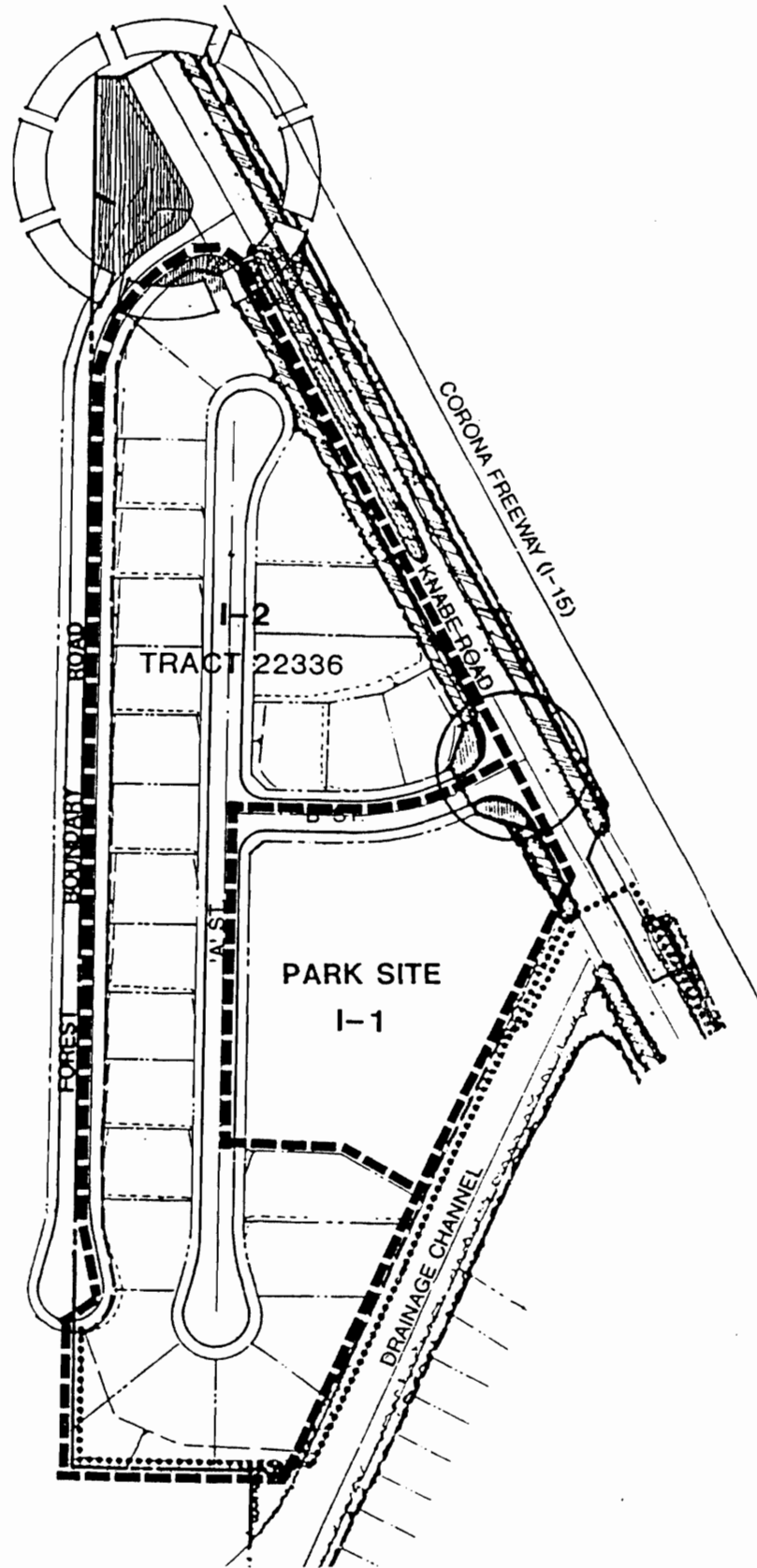
b. Specific Development Requirements

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

3. PLANNING AREA I-3 (SEE EXHIBITS III-36, III-37, AND III-38)

a. General Requirements

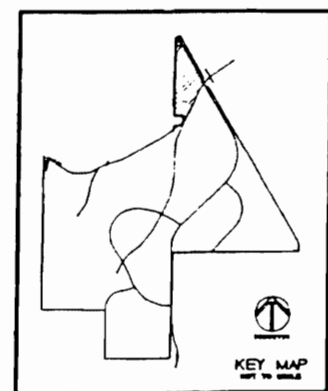
- (1) The 13.3-acre I-3 planning area permits 64 single family dwellings at a density of 6.0 DU/acre.
- (2) Access to I-3 will be from Knabe Road (see Exhibits III-36 and III-37).
- (3) A drainage channel runs along the western face of the I-3 site, and will be buffered with special treatment (see Exhibits III-36 and III-37).
- (4) A trail will be developed along the freeway right-of-way (see Exhibits III-36 and III-37).
- (5) Secondary streetscape will buffer I-3 from Knabe Road and the freeway (see Exhibits III-12 and III-14).
- (6) Secondary intersection treatments will be constructed at the entries to Planning Area I-3 from Knabe Road (see Exhibits III-8 and III-12).
- (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 walls along Knabe Road and Clay Canyon Drive.
 - (b) Wood Fencing along the drainage channel.
 - (c) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-29).



LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TPUANA TPU
LAGERSTROEMIA INDICA
- EVERGREEN TREES
CUPANIOPSIS ANACARDIODES
PINUS HALEPENSIS
ERIBOTRYA DEFLEXA
JUNIPERUS CHNENSIS 'TORULOSA'
EUCALYPTUS CITRIDDORA
- DECIDUOUS TREES
POPULUS NIGRA 'TAUCA'
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX 'HAHNS'
- ROSES
- TURF
- ▬ STREETScape-KNABE ROAD
- STREET TREES
PLATANUS ACERIFOLIA
ALNUS RHOMBIFOLIA
LIQUIDAMBER STYRACFLUA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
RAPHOLEPIS INDICA
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX 'HAHNS'
O'CONNORS LEGUME
- VINES
PARTHENOCISSUS TRICUSPDATA
- TURF
- ▬ SLOPE PLANTING
- ▬ TREES
EUCALYPTUS CITRIDDORA
PINUS HALEPENSIS
- ▬ EVERGREEN SHRUBS
SAME AS SHRUBS OF ADJACENT ROAD
- ▬ GROUND COVER
SAME AS GROUND COVERS OF ADJACENT ROAD
- TRAIL

--- LOT BOUNDARY



WILD ROSE

UDC HOMES

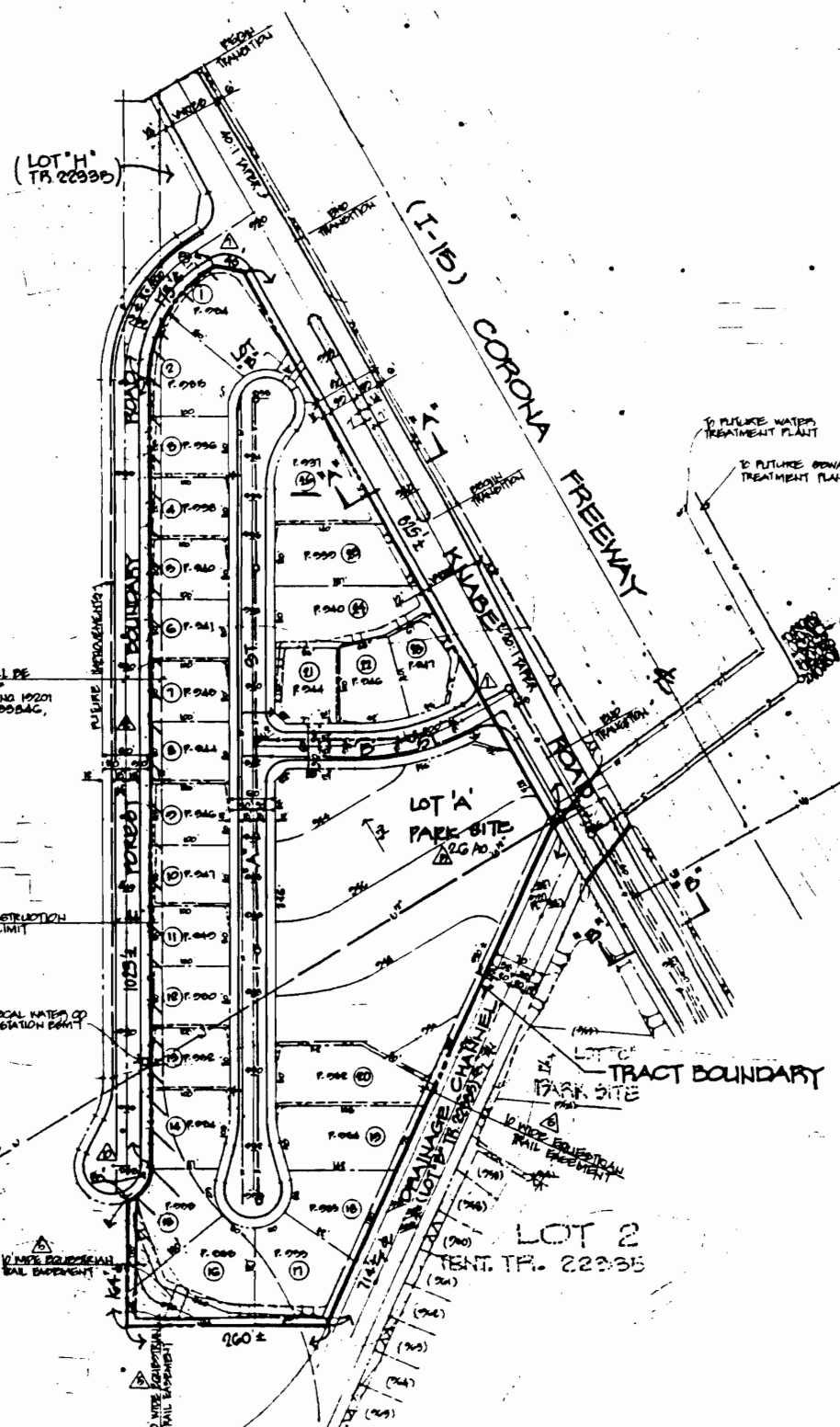
REVISED ON JUNE 27, 89
DATE JUNE 18, '89
NOT TO SCALE



COUNTY OF RIVERSIDE

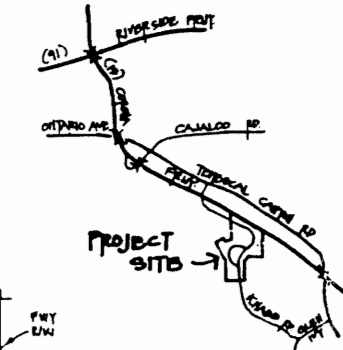
NOTES:

1. PURPOSE: SINGLE FAMILY HOMES
2. PRESENT USE: VACANT LAND
3. PROPOSED ZONING: R-1
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: 8000 S.F.

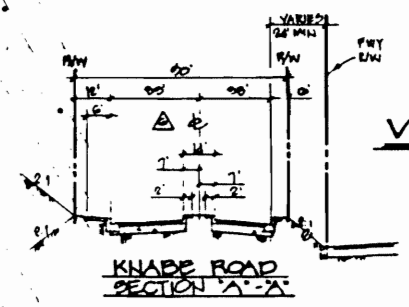


EARTHWORK QUANTITY ESTIMATE

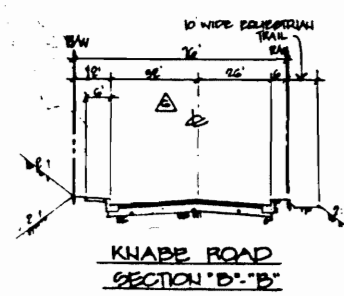
9,800 C.Y. CUT
 9,800 C.Y. FILL
 STARTING DATE OF GRADING: JANUARY 1987
 (THE AREA MAY BE SUBJECT TO GRADING BETWEEN MONTHS OF JANUARY & MARCH)



VICINITY MAP

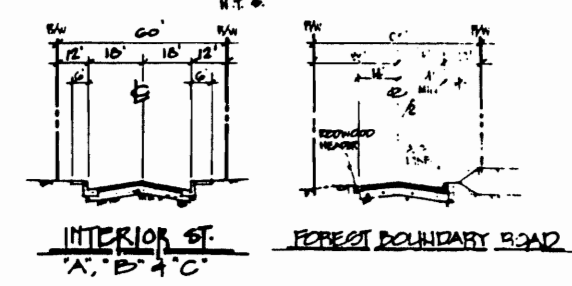


KNABE ROAD SECTION "A-A"



KNABE ROAD SECTION "B-B"

TYPICAL STREET SECTIONS:



INTERIOR ST. "A", "B", "C"

FOREST BOUNDARY ROAD

PREPARED BY:

CHURCH ENGINEERING
 2501 ALDIN AVE.
 IRVINE, CA 92714
 (714) 660-8500

PREPARED FOR:

POOTHILL PROPERTIES
 510 WEST CHASE DR.
 CORONA, CA 91720
 (917) 797-0821

DOUGLAS J. BENDER
 VICE-PRESIDENT

ROBERT HONNIGER
 DATE PROJECT MANAGER

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

26 NUMBERED LOTS
 2 LETTERED LOTS
 11.0 ACRES GROSS

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

LEGAL DESCRIPTION:

PARCEL B OF PARCEL MAP NO. 19201 FILED IN BOOK 180, PAGES 56/42, RECORDS OF RIVERSIDE COUNTY (LOT 1 OF TENTATIVE TRACT 22336)

NO.	DATE	REVISIONS	BY
1	1/15/87	ADDED EARTHWORK QUANTITY ESTIMATE	GM
2	1/15/87	REVISED STREET CUL-DE-SAC (BREATHER ROAD)	GM
3	1/15/87	ADDED TEMPORAL WATER CO PUMP STATION SHIRT	GM
4	1/15/87	REVISED LEGAL DESCRIPTION	GM
5	1/15/87	REVISED STREET INTERSECTION KNABE ROAD & FOREST BOUNDARY ROAD	GM
6	1/15/87	REVISED STREET SECTION KNABE ROAD	GM
7	1/15/87	ADDED 10 WIDE EQUESTRIAN TRAIL EASEMENT	GM
8	1/15/87	ADDED SEWER WATER LINE PER TEMPORAL WATER CO	GM
9	1/15/87	ADDED EXISTING ACCESS EASEMENT	GM
10	1/15/87	REVISED FOREST BOUNDARY ROAD WIDTH	GM
11	1/15/87	REVISED E.W. INTERSECTION ADDED 50' TANGENT	GM

TENTATIVE TRACT 22336

