

(9) This area requires the preparation of an acoustical report to assess noise levels along I-15 and collector and larger roadways.

(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 I-3 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

4. PLANNING AREA I-4 (SEE EXHIBITS III-39, III-40, AND III-41)

a. General Requirements

(1) The 18.3-acre I-4 planning area permits 111 single family dwellings at a density of 6.0 DU/acre.

(2) Access to I-4 will be from Knabe Road, directly and via and local streets within Planning Area I-3 (see Exhibits III-39 and III-40).

(3) A drainage channel runs along the western face of the I-4 site, and will be buffered with special treatment (see Exhibits III-39 and III-40).

(4) A trail will be developed along the freeway right-of-way (see Exhibits III-39 and III-40).

(5) Secondary streetscape will buffer I-4 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-4 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-28).

(9) This area requires the preparation of an acoustical report to assess noise levels along I-15 and collector and larger roadways.

(10) General mitigation measures are presented in Section II. No special measures apply specifically to this planning area.

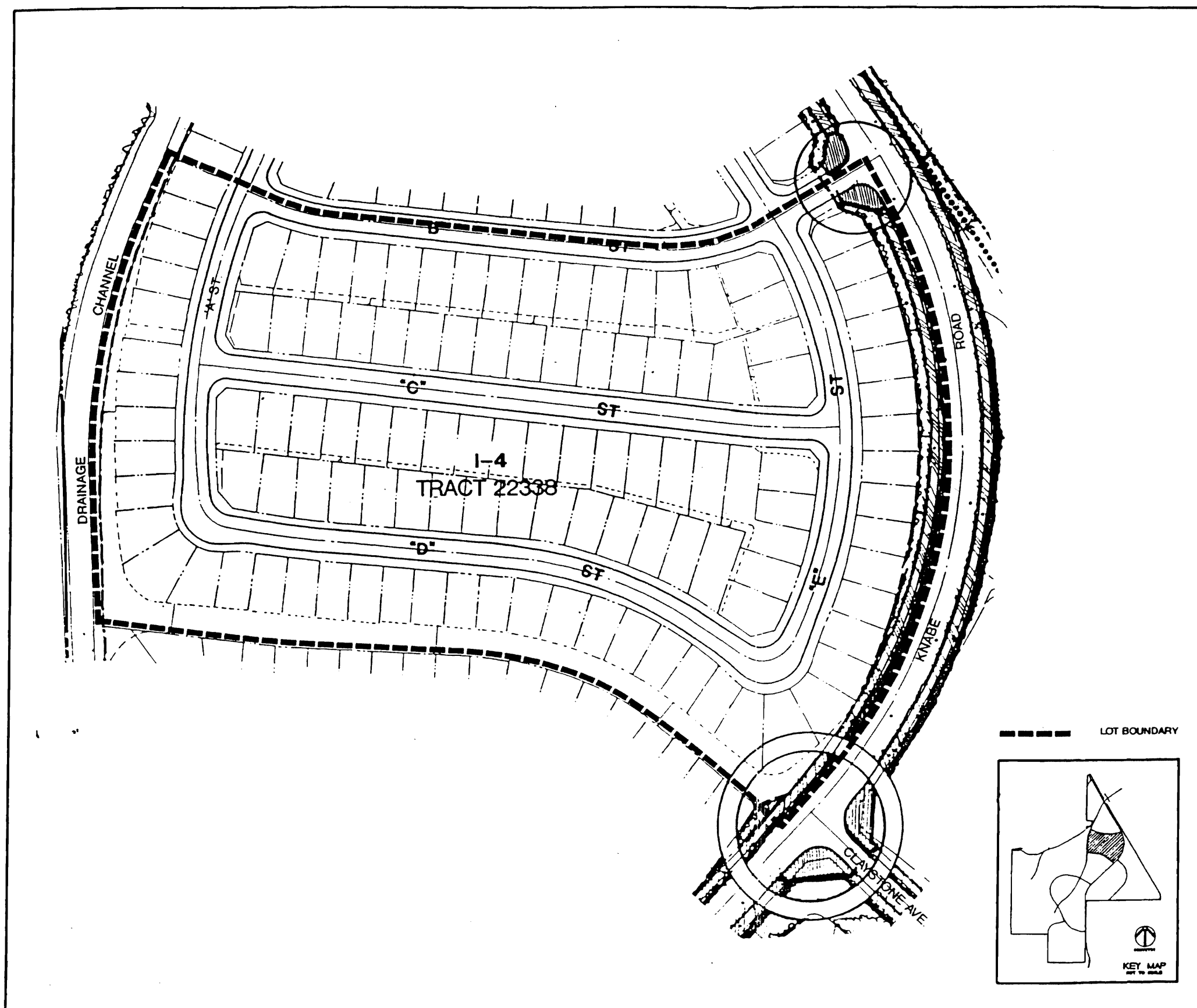
b. Specific Development Requirements

- (1) Development of Planning Area I-4 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

5. PLANNING AREA I-5 (SEE EXHIBITS III-42, III-43, AND III-44)

a. General Requirements

- (1) The 24.3-acre I-5 planning area permits 119 single family dwellings at a density of 5.2 DU/acre.
- (2) Access to I-5 will be from Knabe Road and Claystone Avenue (see Exhibit III-42 and III-43).
- (3) A collector road with 2 lanes and a 66-foot right-of-way, will be constructed along the eastern side of the site (see Exhibit III-42 and III-43).
- (4) Secondary streetscape will buffer Planning Area I-5 from Knabe Road (see Exhibits III-12 and III-14).
- (5) Collector streetscape will buffer Planning Area along Claystone Avenue (see Exhibits III-8 and III-16).
- (6) Primary intersection treatment will be constructed at the intersection of Knabe Road and Claystone Avenue (see Exhibit III-11).
- (7) Secondary intersection treatments will be constructed at the entries to Planning Area I-5 from Claystone Avenue (see Exhibits III-8 and III-12).
- (8) Front yard landscaping 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) Wrought iron view fence or masonry wall along Knabe Road and Claystone Avenue.
 - (b) Wood fence along southerly planning area boundary.
 - (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.



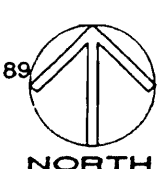
LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TPUANA TPU
LAGERSTROEMIA INDICA
- EVERGREEN TREES
CUPANOPSIS ANACARDIODES
PINUS HALEPENSIS
ERIOBOTRYA DEFLEXA
JUNIPERUS CHINENSIS 'TORULOSA'
EUCALYPTUS CITRIODORA
- DECIDUOUS TREES
POPULUS NIGRA 'ITALICA'
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIAS
HEDERA HELIX 'HAHNS'
- ROSES
- TURF
- ▬ STREETScape-KNABE ROAD
- STREET TREES
PLATANUS ACERFOLIA
ALNUS RHOMBIFOLIA
LOUDAMBER STYRACFLUA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
RAPHOLEPIS NDCA
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX 'HAHNS'
O'CONNORS LEGUME
- VINES
PARTHENOCESSUS TRICUSPDATA
- 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
- TRAIL

WILD ROSE

UDC HOMES

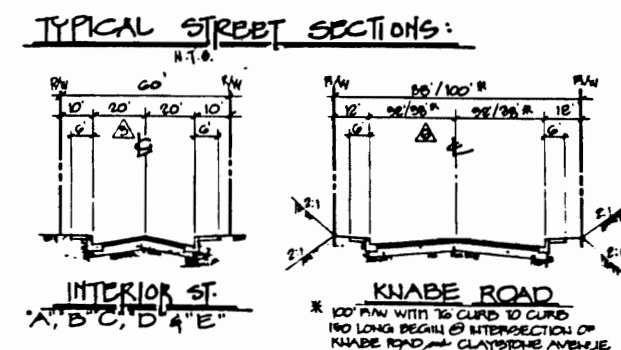
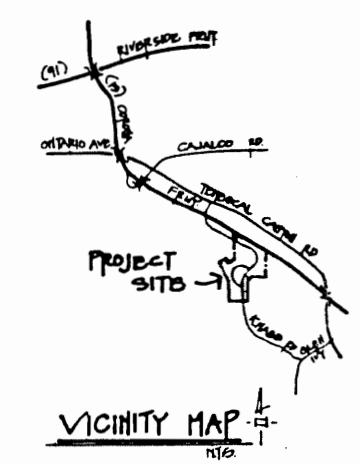
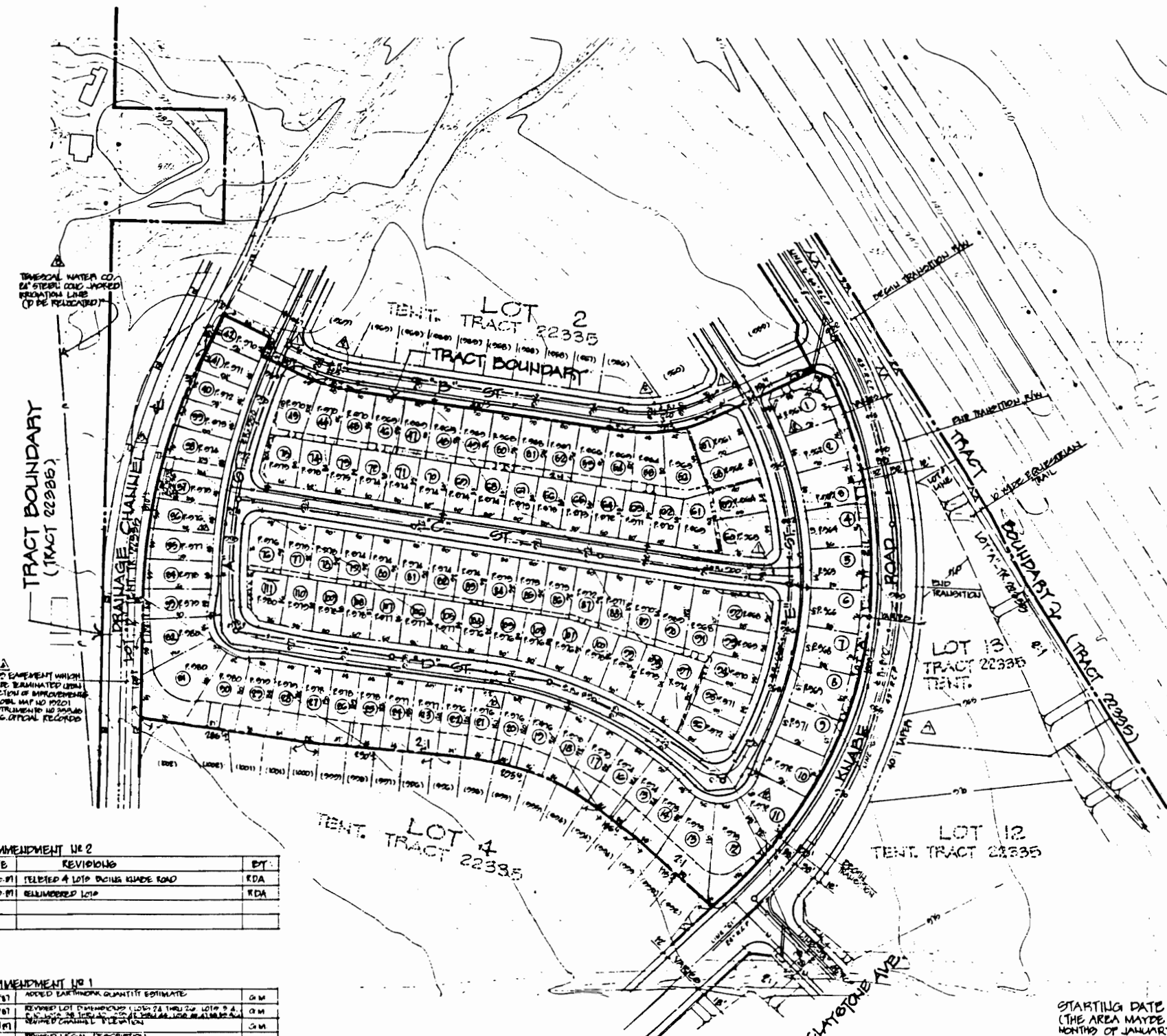
REVISED ON JUNE 27, 89
DATE JUNE 19, '89
NOT TO SCALE



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 MG APPROVED AUGUST 1986 GOVERNS DEVELOPMENT OF THIS PROJECT.
7. MINIMUM LOT SIZE: 4000 SF



EARTHWORK QUANTITY ESTIMATE
 32,200 C.Y. CUT
 32,200 C.Y. FILL

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

PREPARED FOR:
 POOTHILL PROPERTIES
 510 WEST CHASE DR.
 CORONA, CA. 92720
 (914) 791-6821

DATE: 1/28/87
PROJECT MANAGER: ROBERT HENNINGER

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

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

LEGAL DESCRIPTION:
 PARCELS 6 & 7 OF PARCEL MAP NO 12801 FILED IN BOOK 128, PAGES 36/42, RECORDS OF RIVERSIDE COUNTY. (LOT 3 OF TENTATIVE TRACT 22335)

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

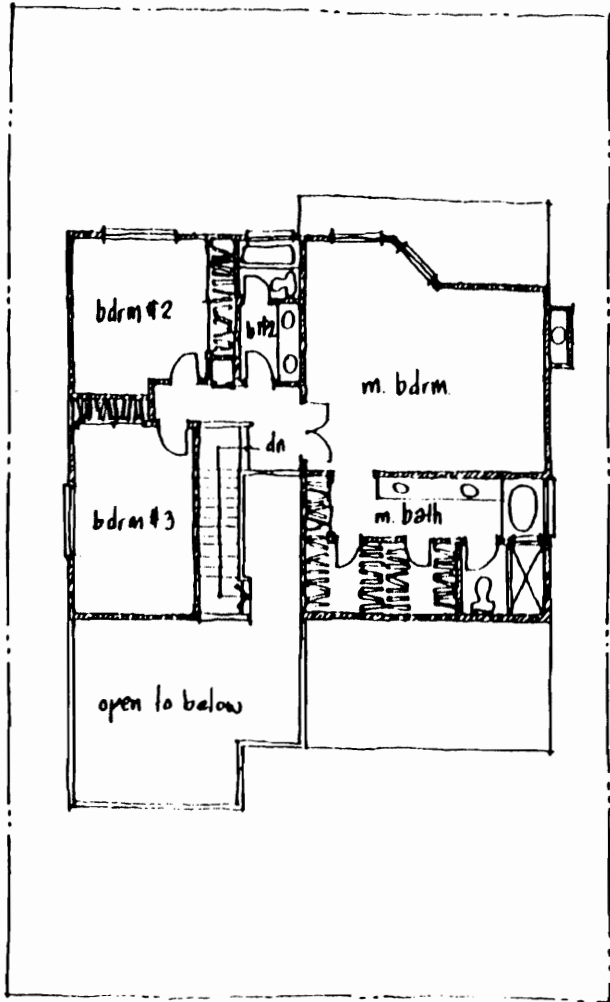
TENTATIVE TRACT 22338

AMENDMENT NO 2

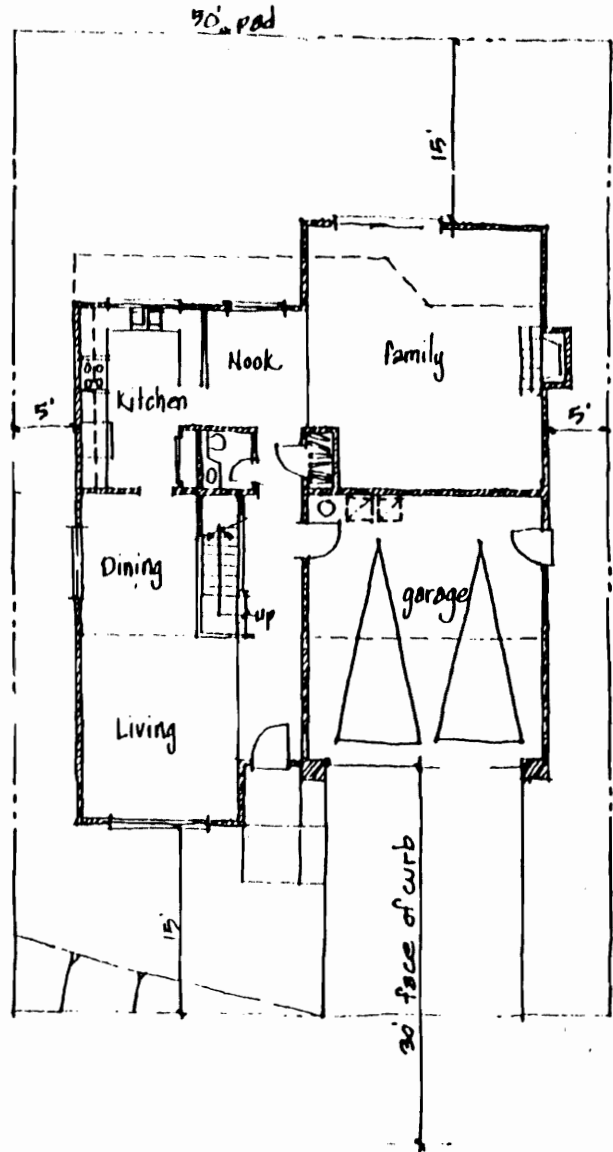
NO	DATE	REVISIONS	BY
1	2-20-87	REMOVED 4 LOTS BEING KNABE ROAD	RDA
2	2-29-87	RENUMBERED LOTS	RDA

AMENDMENT NO 1

NO	DATE	REVISIONS	BY
1	4/15/87	ADDED EARTHWORK QUANTITY ESTIMATE	G.M.
2	4/15/87	REVISED LOT DIMENSIONS LOTS 24 THROUGH LOTS 34	G.M.
3	4/15/87	REVISED CHANNEL LOCATION	G.M.
4	4/15/87	REVISED LEGAL DESCRIPTION	G.M.
5	4/15/87	ADDED FINISHED GRADE SLOPING AT LOT 405	G.M.
6	4/15/87	REVISED WIDTH OF KNABE ROAD 60' TO 100'	G.M.
7	4/15/87	ADDED TO SANITARY WATER LINE PER TEMESCAL	G.M.
8	4/15/87	ADDED EXISTING ACCESS EASEMENT	G.M.
9	4/15/87	REVISED INTERIOR STREET WIDTH TO 20'	G.M.
10	4/15/87	REVISED EASEMENT	G.M.
11	4/15/87	REVISED 2 INTERIOR ST. WIDTH TO 20' (SEE PLAN)	G.M.



2nd F



1st F