

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.

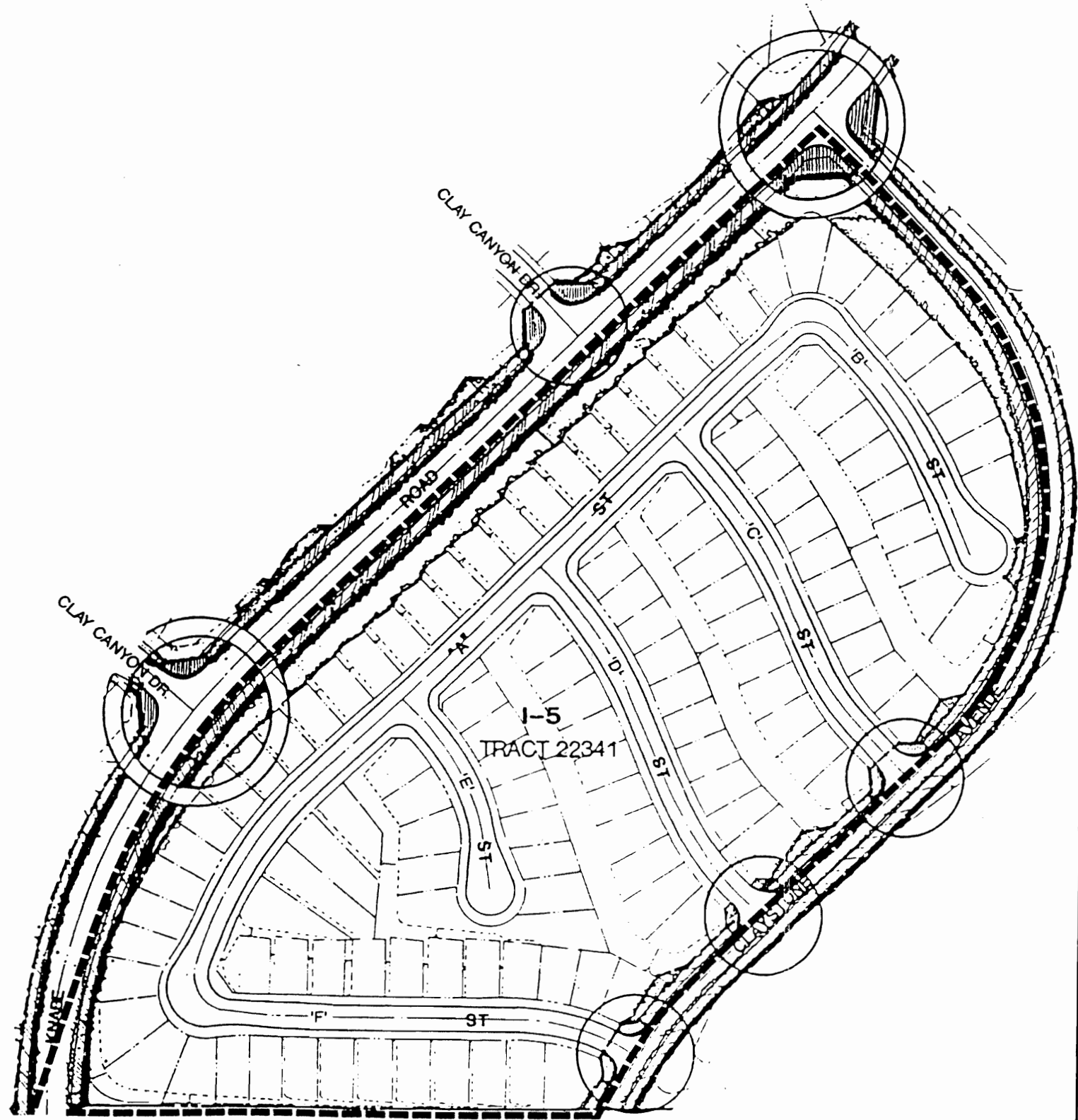
b. Specific Development Requirements

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

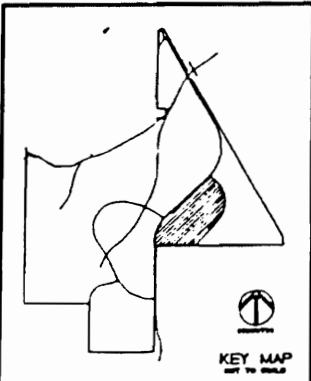
6. PLANNING AREA I-6 (SEE EXHIBITS III-45, III-46, AND III-47)

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).



--- LOT BOUNDARY



LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TPU
LAGERSTROEMIA INDICA
- EVERGREEN TREES
CUPANOPSIS ANACARDIODES
PINUS HALEPENSIS
ERIOBOTRYA DEFLEXA
JUNIPERUS CHINENSIS 'TORULOSA'
EUCALYPTUS CITRIDDORA
- DECIDUOUS TREES
POPULUS NIGRA 'ITALICA'
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITIOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX 'MAMMS'
- ROSES
- TURF
- ▬ STREETSCAPE-KNABER ROAD
- ▬ STREET TREES
PLATANUS ACERIFOLIA
ALNUS RHOMBIFOLIA
LIGUAMBER STYRACFLUA
- ▬ EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITIOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
RAPHOLEPS NDCA
TECOMARIA CAPENSIS
- ▬ GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX 'MAMMS'
O'CONNORS LEGUME
- ▬ VINES
PARTHENOCISSUS TRICUSPIDATA
- ▬ TURF
- ▬ STREETSCAPE-COLLECTOR STREET
- ▬ STREET TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TPU
- ▬ EVERGREEN SHRUBS
GREVILLEA 'NOELLI'
HEMEROCALLIS
LANTANA MONTEVDENSIS
PHOTNIA FRASERI
TECOMARIA CAPENSIS
VIBURNUM JAPONICUM
- ▬ GROUND COVER
HEDERA HELIX 'MAMMS'
TRAILING YELLOW GAZANIA
- ▬ VINES
PARTHENOCISSUS TRICUSPIDATA
- ▬ 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

WILD ROSE

UDC HOMES

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



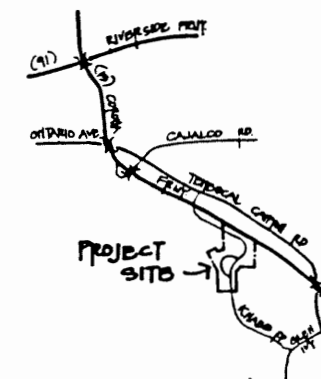
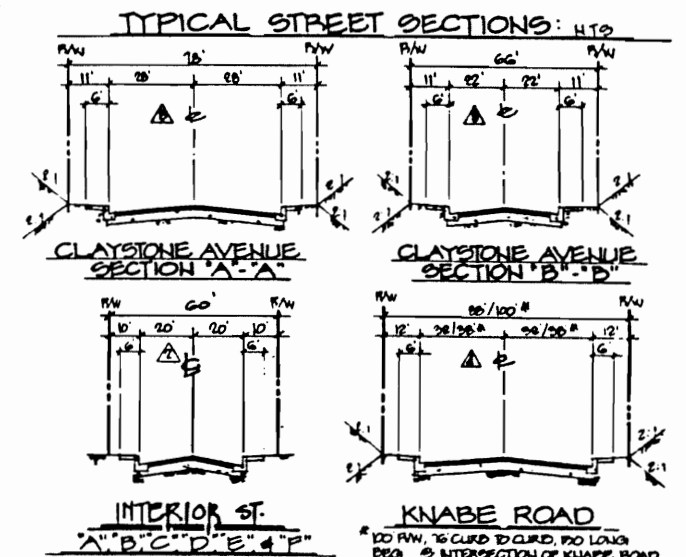
COUNTY OF RIVERSIDE

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: LEO LAKE WATER DISTRICT.
- B. SEWER SERVICE: LEO LAKE WATER DISTRICT
- C. GAS SOURCE: SO. CAL. GAS COMPANY
- D. ELECTRIC SOURCE: SO. CAL. EDISON
- E. TELEPHONE SERVICE: PACIFIC BELL
- F. CABLE TV:

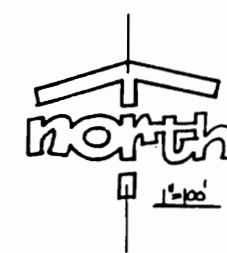
6. SPECIFIC PLAN NO. APPROVED AUGUST 1986 GOVERNS DEVELOPMENT OF THIS PROJECT.
7. MINIMUM LOT SIZE: 5000 SF



VICINITY MAP
N.T.S.

EARTHWORK QUANTITY ESTIMATE

35,000 C.Y. CUT
35,000 C.Y. FILL



PREPARED BY:
CHURCH ENGINEERING
2501 ALDM AVE.
IRVINE, CA 92714
(714) 660-8600

DATE: 1/28/87
DOUGLAS J. BENDER P.E. 12076
VICE-PRESIDENT

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

119 NUMBERED LOTS
9 LETTERED LOTS
243 ACRES GROSS

PREPARED FOR:
POOTHILL PROPERTIES
510 WEST CHASE DR.
CORONA, CA 91720
(949) 987-6821

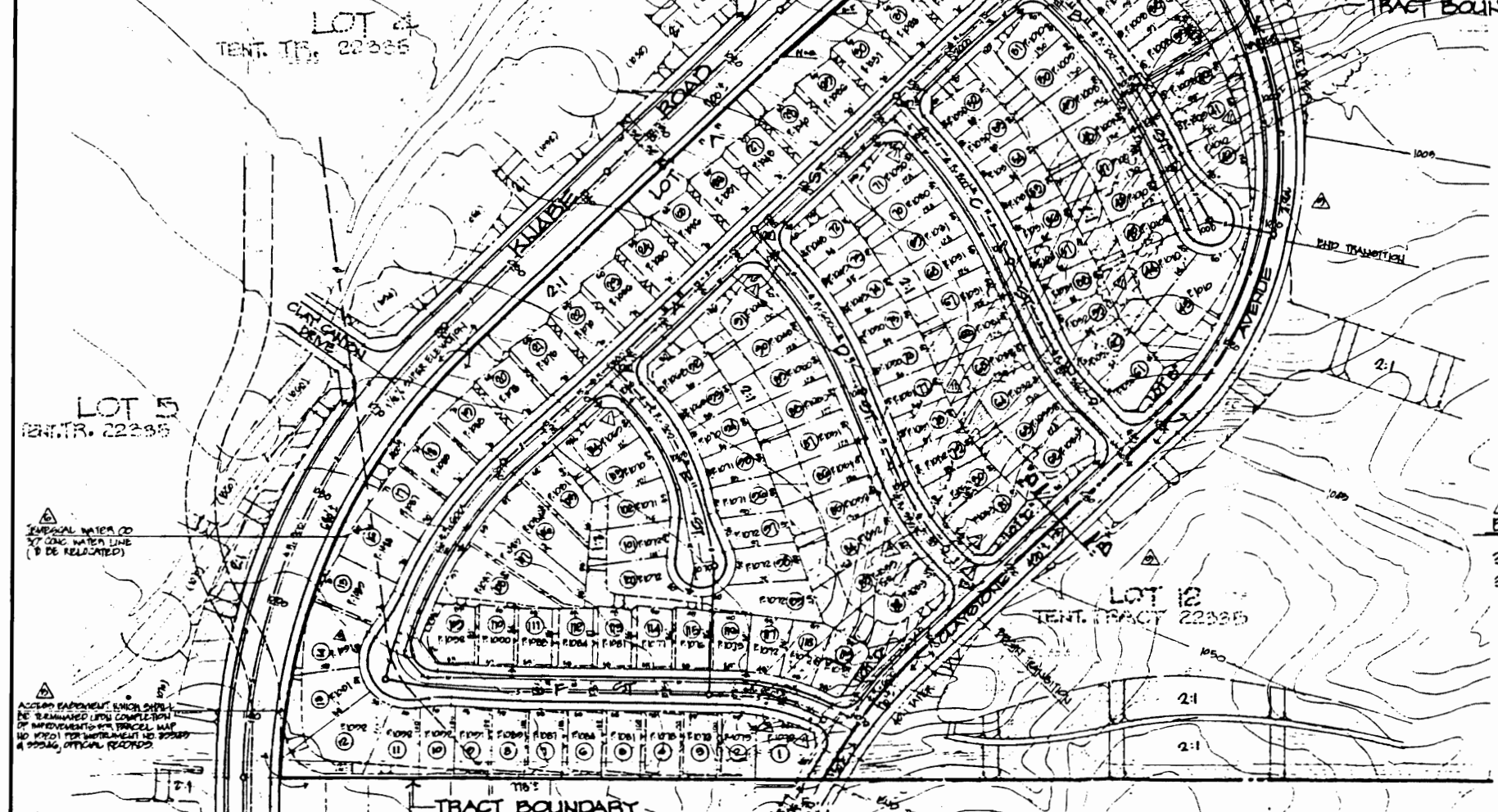
DATE: 1/28/87
ROBERT HENNINGER DATED
PROJECT MANAGER

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

LEGAL DESCRIPTION:

PARCEL 9 OF PARCEL MAP NO. 19201 FILED IN BOOK 129, PAGES 96/42, RECORDS OF RIVERSIDE COUNTY. (LOT 6 OF TENTATIVE TRACT 22335)

NO.	DATE	REVISIONS	BY
1	8-29-87	RENUMBERED LOTS	R.D.A.
2	8-29-87	DELETED G. LOTS FACING KNABE ROAD	R.D.A.



AMENDMENT NO. 1

NO.	DATE	REVISIONS	BY
1	1/28/87	ADDED EARTHWORK QUANTITY ESTIMATE	G.M.
2	1/28/87	ADDED APPROX LOCATION OF EXISTING TREES	G.M.
3	1/28/87	REVISED LEGAL DESCRIPTION	G.M.
4	1/28/87	ADDED FINISHED GRADE ELEVATIONS & LOT USE	G.M.
5	1/28/87	REVISED CLAYSTONE AVE. ROW WIDTH (SEE SECTION A-A & B-B)	G.M.
6	1/28/87	ADDED ACCESS FROM STREETS TO INTERIOR ALLEYS	G.M.
7	1/28/87	ADDED EXISTING WATER LINE FOR REVERSAL INTERLOCK	G.M.
8	1/28/87	ADDED EXISTING ACCESS EASEMENT	G.M.
9	1/28/87	REVISED WIDTH OF EXISTING EASEMENTS	G.M.
10	1/28/87	REVISED E. ELEVATIONS	G.M.
11	1/28/87	REVISED INTERIOR STREET WIDTH (SEE SECTION A-A & B-B)	G.M.
12	1/28/87	REVISED E. INTERSECTIONS NEAR 20' EASEMENT	G.M.

TENTATIVE TRACT 22341

WILD ROSE Temescal valley, Calif

