

- (3) Edge design along I-15 will buffer the commercial center from the freeway. This edge treatment will be designed as part of the required plot plan for Planning Area I-9.
- (4) Secondary streetscape will buffer the west face of the site from Knabe Road (see Exhibits III-12 and III-14).
- (5) Collector streetscape will buffer the south face of the site from Claystone Avenue (see Exhibit III-16).
- (6) Primary intersection treatment will be constructed at the intersection of Knabe Road and Claystone Avenue (see Exhibit III-11).
- (7) The commercial center shall be developed subject to the submittal of a plot plan under the provisions of Section 18.30 of County Ordinance No. 348. This plot plan shall include detailed building sizes, elevations, parking, roof treatment, landscaping, and circulation designs, and will designate the major uses proposed on each site.

b. Specific Development Requirements

- (1) Development of Planning Area I-9 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

10. PLANNING AREA I-10: ELEMENTARY SCHOOL PLANNING AREA (SEE EXHIBIT III-54)

a. General Requirements

- (1) The 12.0-acre elementary school site will be located in the southeastern portion of the Wild Rose specific plan area west of I-15 (see Exhibit III-54).
- (2) The elementary school will be located adjacent to the Planning Area I-8, which is planned for single family attached development.
- (3) Access to the school will be from Claystone Avenue (see Exhibit III-54).
- (4) Collector streetscape will buffer the northwest face of the school site from Claystone Avenue (see Exhibits III-9 and III-16).
- (5) The school will be buffered from adjacent residences within Wild Rose by slope plantings; the school will sit higher than the adjacent Planning Area I-8.
- (6) The school will be buffered from adjacent residences to the south by slope plantings; the school will sit lower than the residential area south of Wild Rose.
- (7) General mitigation measures are presented in Section II. No special measures specifically apply to this planning area.

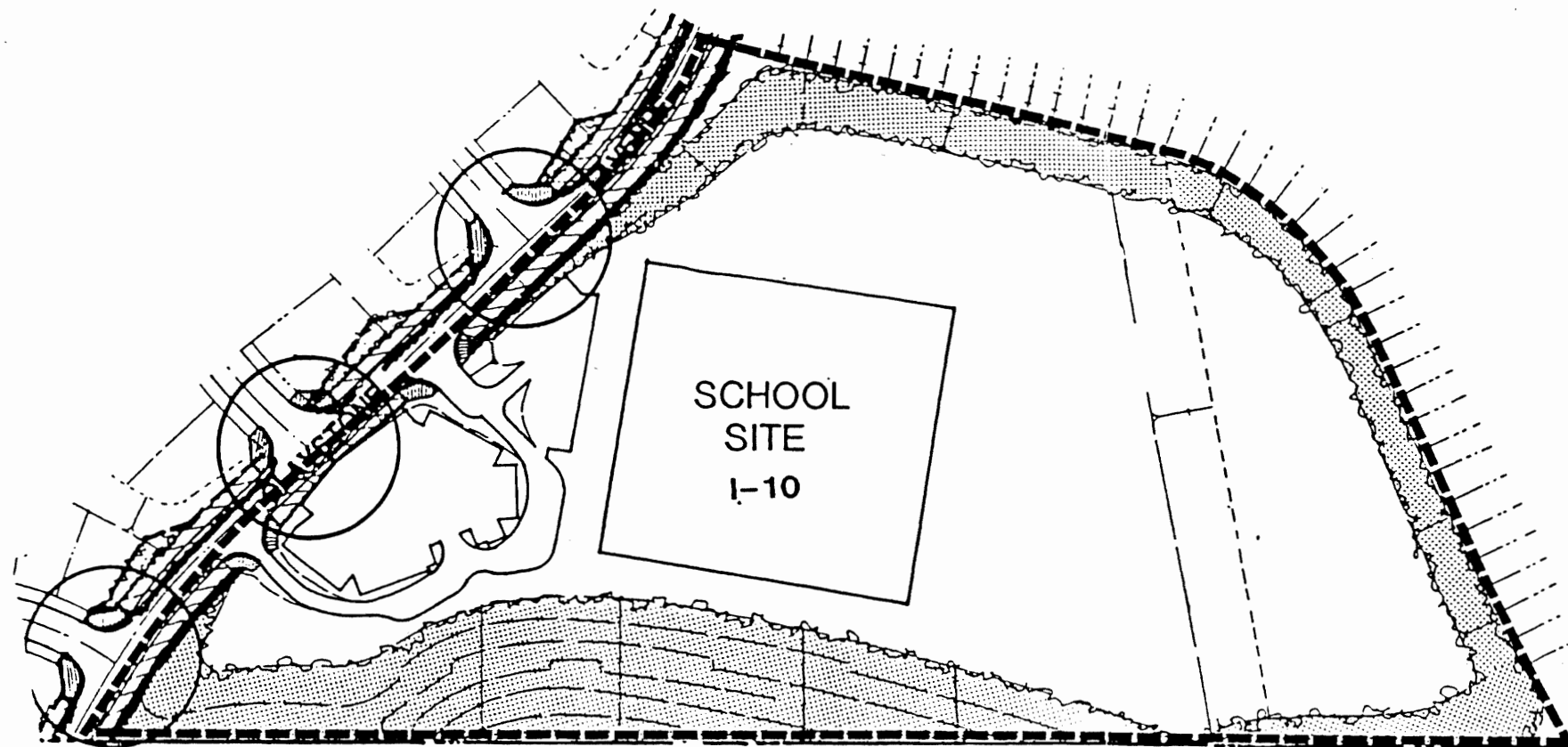
b. Specific Development Requirements

- (1) Development of Planning Area 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).

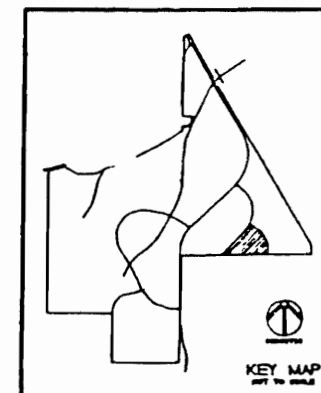
11. PLANNING AREA II-1 (SEE EXHIBITS III-55, III-56, AND III-57)

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).



--- LOT BOUNDARY



LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TIRU
LAGERSTROEMIA INDICA
- EVERGREEN TREES
CUPANOPSIS ANACARDIODES
PINUS HALEPENSIS
ERDBOTRYA DEFLEXA
JUNIPERUS CHINENSIS 'TORULOSA'
EUCALYPTUS CITRODORA
- DECIDUOUS TREES
POPULUS NIGRA ITALICA
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGUSTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX 'HAHNS'
- ROSES
- TURF
- ▨ STREETScape-COLLECTOR STREET
- STREET TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TIRU
- EVERGREEN SHRUBS
GREVILLEA 'NOELLI'
HEMEROCALLIS
LANTANA MONTEVIDENSIS
PHOTNIA FRASERI
TECOMARIA CAPENSIS
VIBURNUM JAPONICUM
- GROUND COVER
HEDERA HELIX 'HAHNS'
TRAILING YELLOW GAZANIA
- VINES
PARTHENO CISSUS TRICUSPIDATA
- TURF
- ▨ SLOPE PLANTING
- ▨ TREES
EUCALYPTUS CITRODORA
PINUS HALEPENSIS
- ▨ EVERGREEN SHRUBS
SAME AS SHRUBS OF ADJACENT ROAD
- ▨ GROUND COVER
SAME AS GROUND COVERS OF ADJACENT ROAD
- ▨ COMMERCIAL BUFFER
PINUS EL DARICA
LOW SHRUBS AND GROUND COVER
6' HIGH BLOCK WALL

WILD ROSE

UDC HOMES

REVISED ON JUNE 27, 89

DATE JUNE 19, '89

NOT TO SCALE

