

b. Specific Development Requirements

- (1) Development of Planning Area I-7 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

8. PLANNING AREA I-8 (SEE EXHIBITS III-51 AND III-52)

a. General Requirements

- (1) The 21.0-acre I-8 planning area permits 210 dwelling units at a density of 10 DU/acre.
- (2) Access to Specific Plan area I-8 will be from Claystone Avenue via Knabe Road (see Exhibit III-7).
- (3) Edge design along I-15 will buffer the site from the freeway. This edge treatment will be designed as part of the required plot plan for Planning Area I-8.
- (4) Collector streetscape will also buffer the site from Claystone Avenue (see Exhibit III-16).
- (5) Front yard landscaping consistent will be provided (see Exhibit III-26 and Section II.D.10.(1)).
- (6) This area requires the preparation of an acoustical report.
- (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-8 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

9. PLANNING AREA I-9 (SEE EXHIBIT III-53)

a. General Requirements

- (1) The 4.0-acre neighborhood commercial center lies on the west side of the I-15 Freeway within the east portion of the overall Wild Rose Development site (see Exhibit III-53).
- (2) Access will be from Knabe Road and Claystone Avenue (see Exhibit III-8).

- (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.

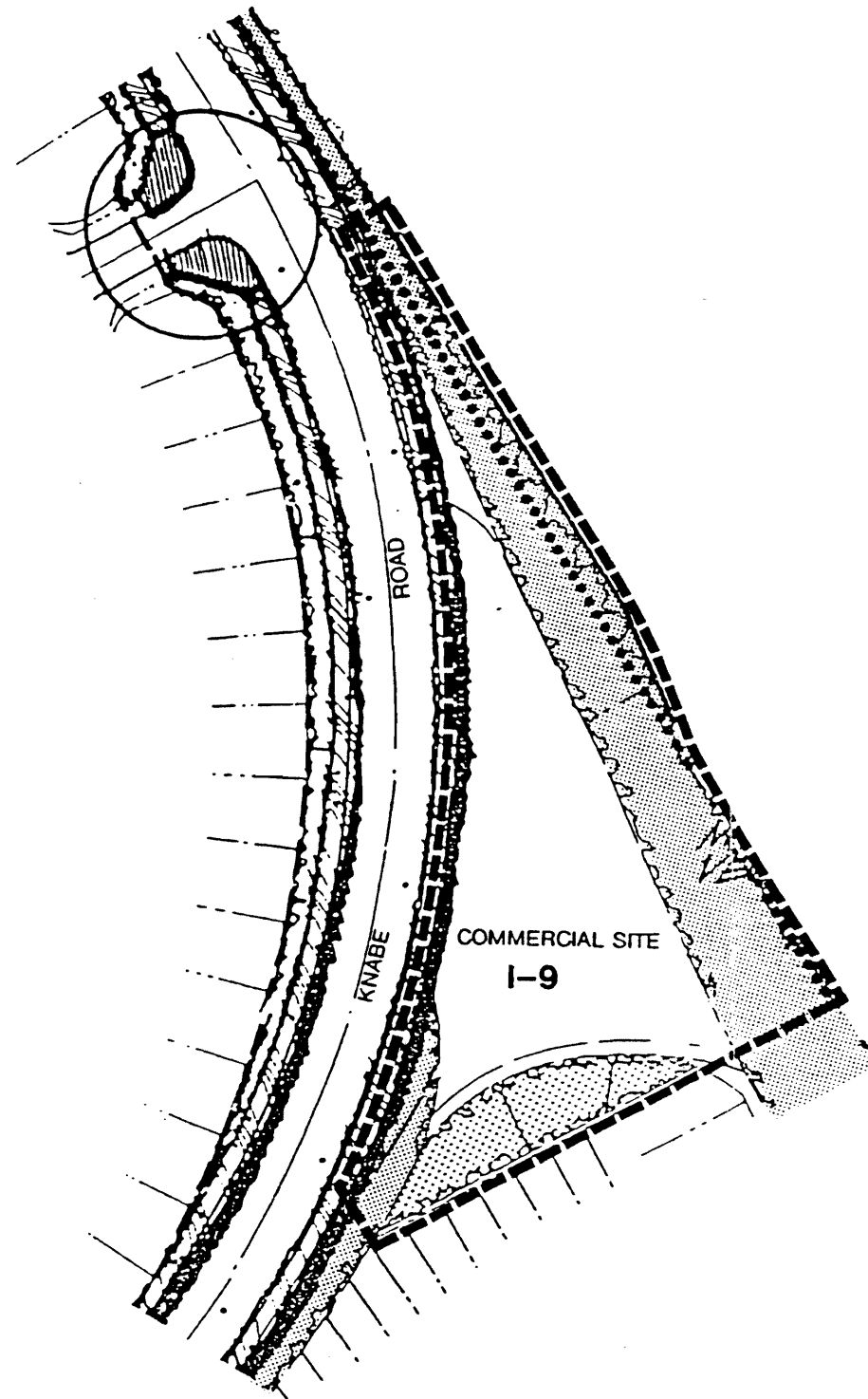
b. Specific Development Requirements

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

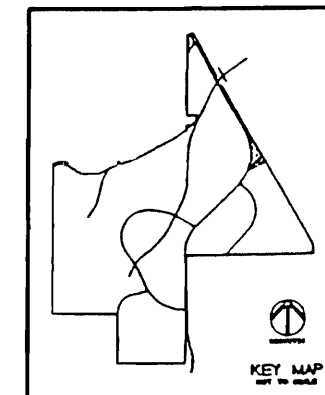
10. PLANNING AREA I-10: ELEMENTARY SCHOOL PLANNING AREA (SEE EXHIBIT III-54)

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.



--- LOT BOUNDARY



LEGEND

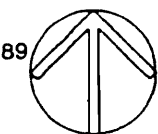
- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TPUJANA TPU
LAGERSTROEMIA INDICA
- EVERGREEN TREES
CUPANOPSIS ANACARDIODES
PINUS HALEPENSIS
EROBOTRYA DEFLEXA
JUNIPERUS CHINENSIS TORULOSA
EUCALYPTUS CITRIDORA
- DECIDUOUS TREES
POPULUS NIGRA ITALICA
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX 'MAHNS'
- ROSES
- TURF
- ▨ STREETScape-KNABE ROAD
- ▨ STREET TREES
PLATANUS ACERFOJA
ALNUS RHOMBIFOLIA
LOUDAMBER STYRACFLUA
- ▨ EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
RAPHIOLEPS INDICA
TECOMARIA CAPENSIS
- ▨ GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX 'MAHNS'
O'CONNORS LEGUME
- ▨ VINES
PARTHENOCISSUS TRICUSPDATA
- ▨ TURF
- ▨ SLOPE PLANTING
- ▨ TREES
EUCALYPTUS CITRIDORA
PINUS HALEPENSIS
- ▨ EVERGREEN SHRUBS
SAME AS SHRUBS OF ADJACENT ROAD
- ▨ GROUND COVER
SAME AS GROUND COVERS OF ADJACENT ROAD
- ▨ COMMERCIAL BUFFER
PINUS ELДАРICA
LOW SHRUBS AND GROUND COVER
6' HIGH BLOCK WALL
- ▨ TRAIL

WILD ROSE UDC HOMES

REVISED ON JUNE 27, '89

DATE JUNE 18, '89

NOT TO SCALE



NORTH



PLANNING
LANDSCAPE ARCHITECTURE
CONSULTING SERVICE
1000 10th Avenue, Suite 100
Tulsa, Oklahoma 74103
735-2222