

THE CROSSROADS IN WINCHESTER SPECIFIC PLAN

1. Major Community Entry Monumentation

Major entry monumentation (see Figure IV-33) shall be placed at three major intersections in The Crossroads in Winchester Specific Plan: at the northwest corner of Highway 79 and Newport Road, which is the east entry to the project and the most heavily trafficked intersection in the vicinity of the project; at three of the corners of "A" Street and Newport Road, which is the main intersection within the project; and at both corners of Old Newport Road and "B" Street, which is the southernmost entry into the project. (See Table IV-7 "Entry Monumentation").

The entry theme is designed to depict a modern and well-integrated, small community, through the use of native flora and accent plantings, and hardscape materials which are consistently specified in monumentation, walls and as preferred architectural materials. Arrangement of entry theme hard and softscape in a balanced, moderately structured atmosphere reflects order and communicates information about the quality of the development. (see Figure IV-34). Design criteria are described, beginning at a point furthest from the intersection curb:

- a) Sixty-foot radius curving community theme wall, using as its most prominent material river rock in gray and gray brown tones.
- b) Stone-covered Entry Monument Sign Wall. Lettering and/or logos shall be predominately of solid cast or formed metallic materials, such as copper, which, when aged by the weather, will create a look of "timeless quality."
- c) Tall background planting of Evergreen trees with foreground of small, flowering accent trees
- d) Accent Shrub and groundcover from radius sidewalk to sign wall. Turf is optional, and shall be of dry climate variety.
- f) Planting area - low shrubs, groundcover, boulders, rolling mounds - extending away from the intersection and parallel to sidewalk.
- g) Twelve-foot enhanced pedestrian/bike parkway, adjacent to the curb at the intersection and gradually separating from the curb by a 12-foot turf section as it extends away from the intersection

2. Minor Community Entry Monumentation

Minor entry monumentation (see Figure IV-35) shall be placed at two intersections in the Crossroads Specific Plan: at the northwest corner of Highway 79 (Winchester Road) and Old Newport Road and at the entry into Planning Area 1 from Rice Road. (See Table IV-7 Entry Monumentation).

While not as expansive or detailed as the major community entry monumentation, the minor entry hard and softscape shall maintain the same quality and communicate the same overall community atmosphere which the major entry monumentation seeks to achieve. The design

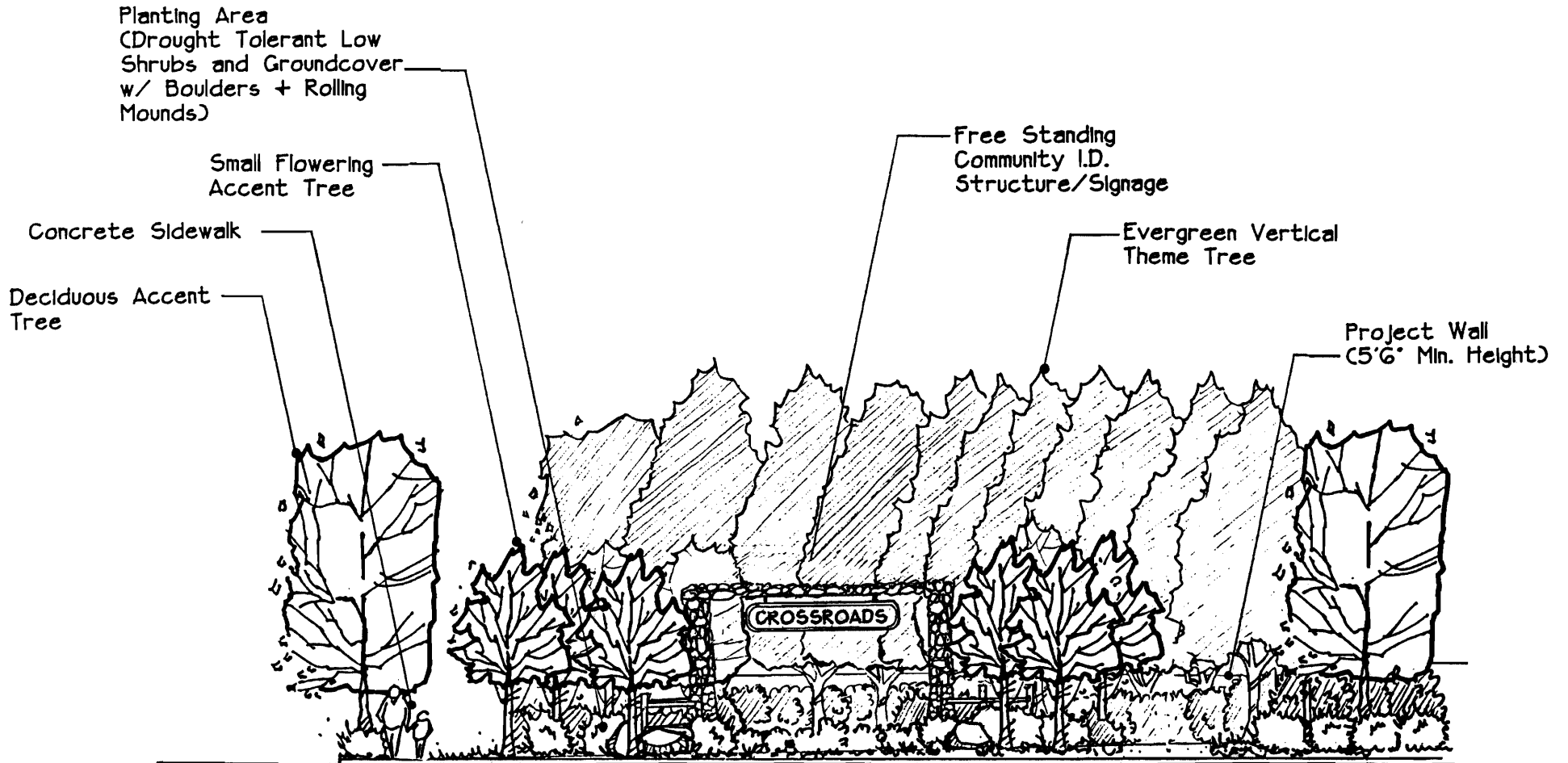
parameters to achieve this are described, beginning at a point furthest from the intersection curb:

- a) Forty-foot radius curving landscaped area
- b) Freestanding community identification sign or entry monument located on the turf mound
- c) Tall background planting of Evergreen trees with foreground of small, flowering accent trees
- d) Accent Shrub and groundcover from radius sidewalk to sign wall. Turf is optional, and shall be of dry climate variety.
- f) Planting area - low shrubs, groundcover, boulders, rolling mounds - extending away from intersection and parallel to sidewalk
- g) Parkway adjacent to the curb at the intersection and gradually separating from the curb by a turf section as it extends away from the intersection

3. Neighborhood Entry Monumentation

Neighborhood entry monumentation (see Figure IV-36) occurs at the corner of the entry points to the residential neighborhoods from collector or major highways. The entry monumentation will be complementary to the layout of the side or rear yard condition which is present. The builder/developer may choose to place monumentation at two, three or all four corners of the entry point.

These entries provide a visual reference point for both the resident as well as the visitor, and the design allows for flexibility and interpretation based on the individual developer's needs. Design criteria are described, beginning at a point furthest from the intersection curb:



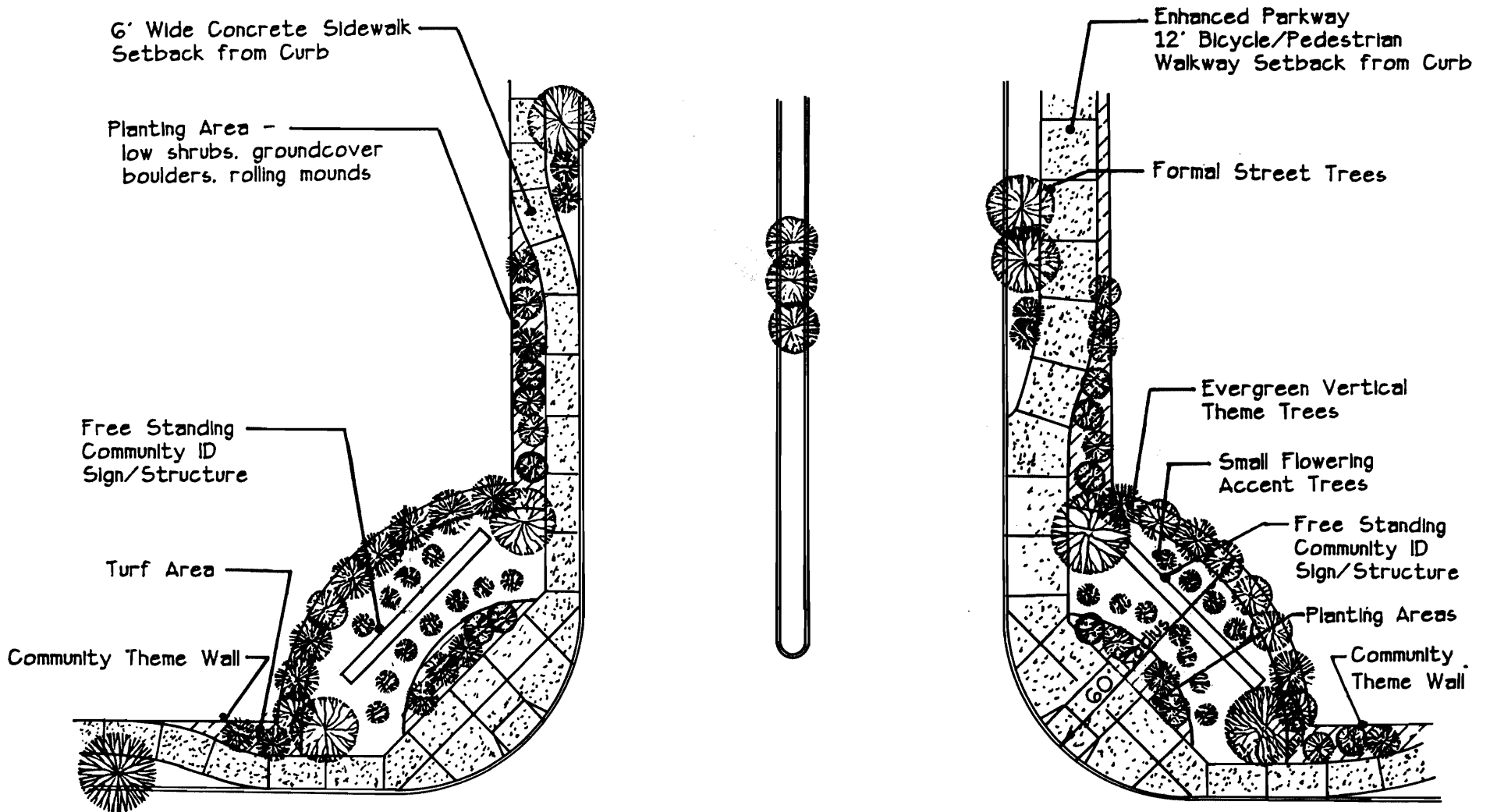
THE CROSSROADS IN WINCHESTER SPECIFIC PLAN

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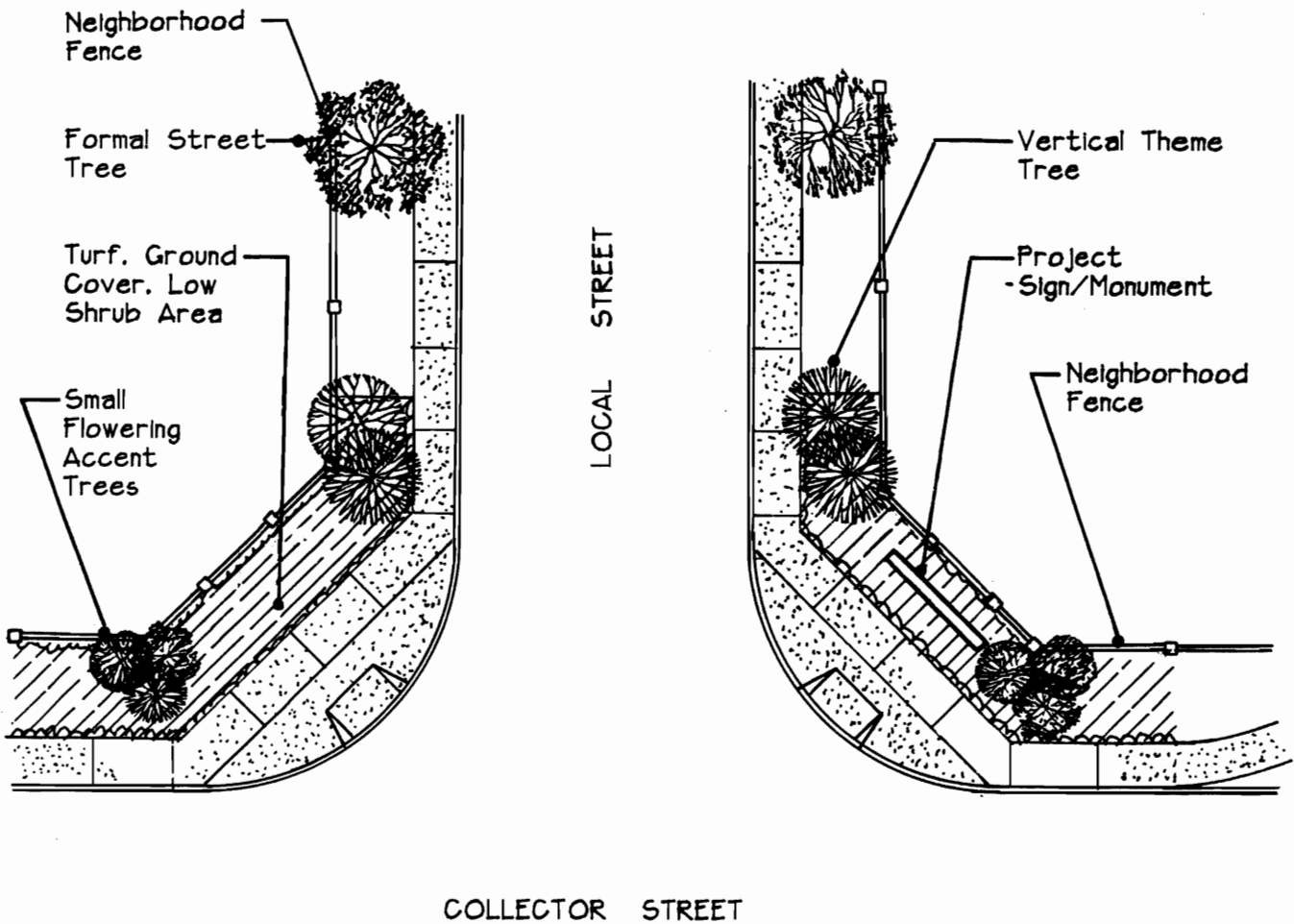
FIGURE

COMMUNITY ENTRY

IV-34



THE CROSSROADS IN WINCHESTER SPECIFIC PLAN



THE CROSSROADS IN WINCHESTER SPECIFIC PLAN

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FIGURE

NEIGHBORHOOD
ENTRY
MONUMENTATION

IV-36

- a) Line of small, flowering accent trees at community wall
- b) Freestanding project monument sign located on small mound
- c) Landscape / hardscape from edge of sidewalk to back of community wall or property line, including small mound, accent shrub and turf or groundcover
- g) Parkway adjacent to the curb at the intersection and gradually separating from the curb by a turf section as it extends away from the intersection

4. Commercial / Retail Entry Monumentation

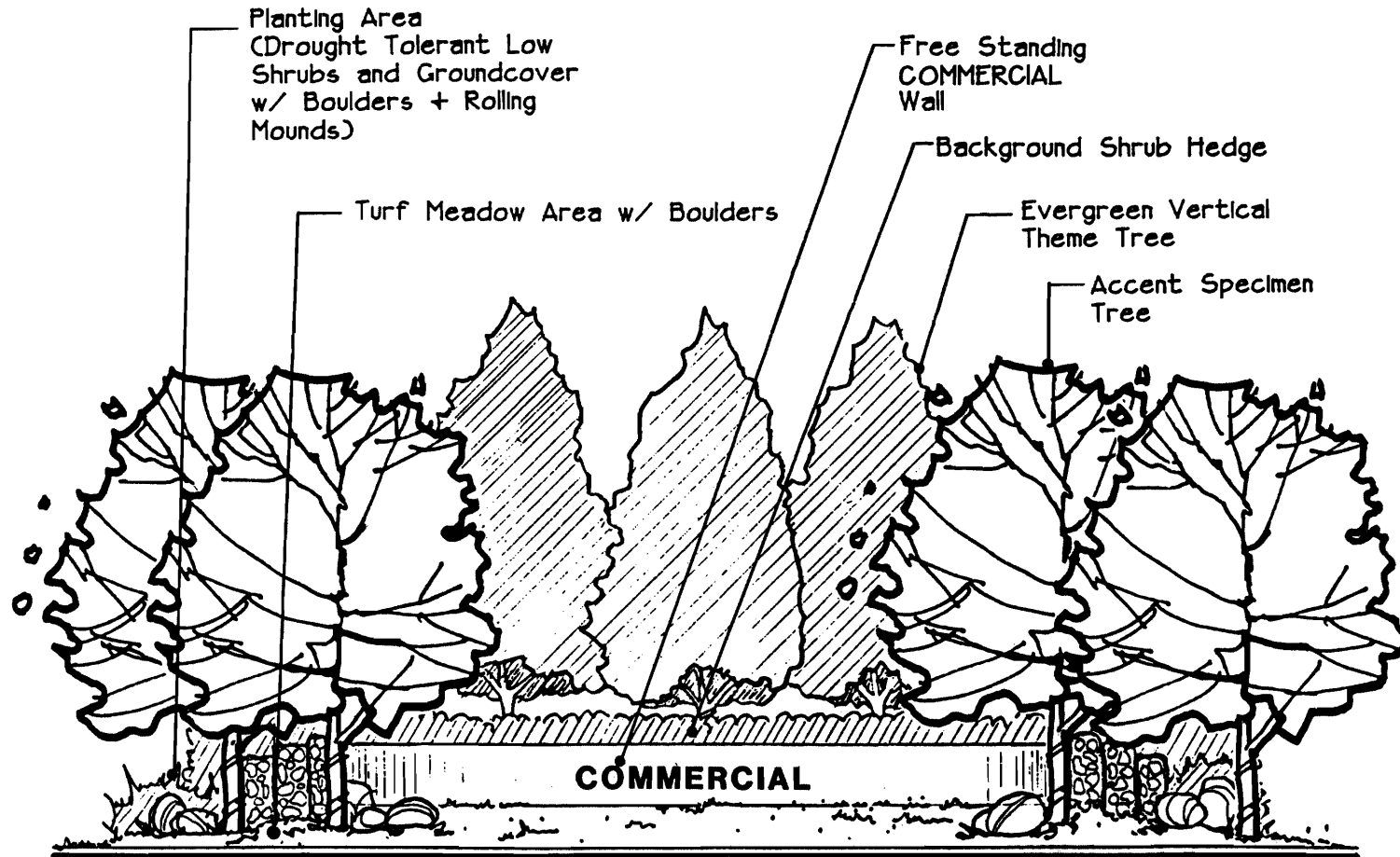
Commercial/Retail entry monumentation (Figures IV-36a and IV-36b) shall be placed at the southeast corner of Newport Road and "A" Street, and at the southwest corner of Newport Road and Highway 79, both within Planning Area 4 (see Table IV-7 "Entry Monumentation").

These entries are designed to highlight the service and shopping areas and to provide the shopper with a limited source of information via signage within the monumentation. The design allows for flexibility and can be interpreted based on the individual developer's needs. Design criteria are described, beginning at a point furthest from the intersection curb:

- a) Forty-foot radius curving landscaped area
- b) Freestanding Entry monument sign, with vertical height and overall surface area not to exceed County of Riverside standards for commercial signage.
- c) Line of small, flowering accent trees offset to either side to allow visibility of the sign
- d) Accent shrub and groundcover from sidewalk back to parking area
- g) Twelve-foot enhanced pedestrian/bike parkway, adjacent to the curb at the intersection and remaining adjacent to the curb at all sections which front the retail zoning.

b. Perimeter Wall Elements

Perimeter elements of walls and fencing are a major component in achieving an overall community theme in The Crossroads. A strong cohesive appearance is achieved through the use of "Community Walls" which adhere to overall walls and fencing guidelines (Figure IV-37).



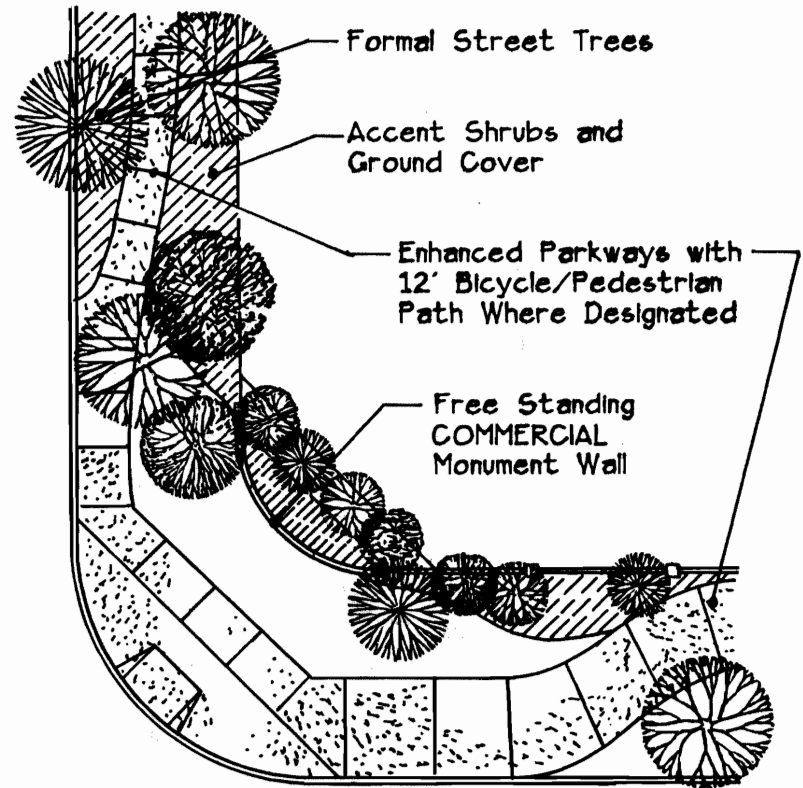
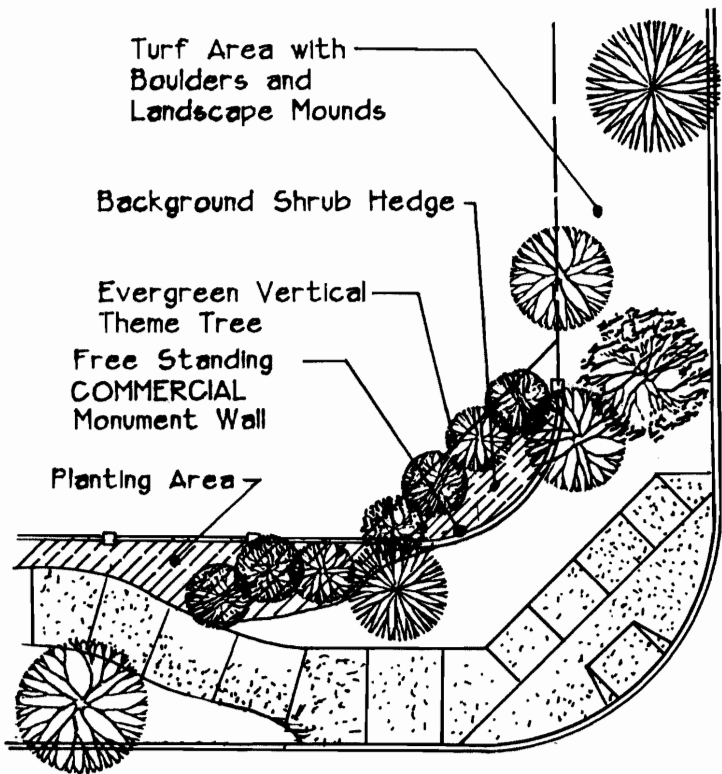
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COMMERCIAL ENTRY
MONUMENTATION

FIGURE

IV-36 A



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