Figure C-3-3a - Neighborhood Entry Monumentation

The Crossroads in Winchester Specific Plan Amendment No. 2
Figure C-3-3b - Neighborhood Entry Monumentation Plan

The Crossroads in Winchester Specific Plan Amendment No. 2

- See Section 2.5 - Landscape Requirements (Pages B.C.44 Through B.C.53) for Specific Requirements on Planting Materials.
C. LANDSCAPE DESIGN

THE CROSSROADS IN WINCHESTER

GUIDELINES

4) Commercial/Retail Entry Monumentation

Commercial Entry Monumentation (see Figure C-3-4a – Commercial Entry Monumentation, Figure C-3-4b – Commercial Entry Monumentation Plan and Figure C-3-4c – Commercial Monument Sign) shall be placed at entries to the centers on the north and south sides of Domenigoni Parkway (see Figure A-8-1 – Landscape Plan).

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; and

e) 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.