

In consideration of these facts, the design criterion calls for the following roadway landscape:

- 1) Median island tree planting with shade trees in a formal, repeating design between 40 and 60 feet on center.
- 2) Median island accent shrubs and ground cover (see **Figure C-2-2 – Typical Median Landscaping**).
- 3) The landscaped parkway on the south side of the street varies between 5 and 11 feet in width. It is to be planted with low, flowering shrubs and native grasses with formal street trees placed at 40 feet on center. Adjacent to the parkway, is a concrete, meandering pedestrian sidewalk that is 5 feet wide. The north edge of the right-of-way is a landscape buffer that varies between 5 and 11 feet (due to the meandering sidewalk). The buffer is to be planted with low shrubs and flowering groundcovers.
- 4) The landscaped parkway on the north side of the street will be 5 feet wide and is to be planted with the following: flowering shrubs and native grasses paralleling and adjacent to the curb; formal street trees placed at 40 feet on center with low shrubs or groundcover. In addition, a 12-foot-wide stabilized decomposed granite trail, adjacent to flowering shrubs/grasses and the landscaped parkway will be provided with an optional landscape buffer at the outside of trail, with low shrubs or groundcover with 4:1 maximum mounding. Total horizontal measurement of the roadway landscape is 152 feet.

b. State Highway 79/Winchester Road Right-of-Way and Landscape Zone

The landscape development associated with State Highway 79/Winchester Road shall be in accordance with the guidelines which Caltrans has developed for state highways. Total right-of-way, width of median island, distance between trees, parkway width, and other guidelines are highlighted and illustrated in **Figure C-2-3 – State Highway 79/Winchester Road – Expressway**.

Where feasible and within the limitations set by Caltrans, hardscape and landscaping enhancements to Highway 79 have been outlined herein to create a visual statement for the entry into a master-planned community, as well as to buffer both visual and audible traffic byproducts of the highway from the residential areas adjacent to it.

Highway 79 is situated at the eastern boundary of The Crossroads, and is proposed as an urban arterial highway with a 220-foot right-of-way and a raised landscaped median. The west side of the roadway landscaping lies within The Crossroads Specific Plan; the east side of State Highway 79 lies outside of the

C. LANDSCAPE DESIGN

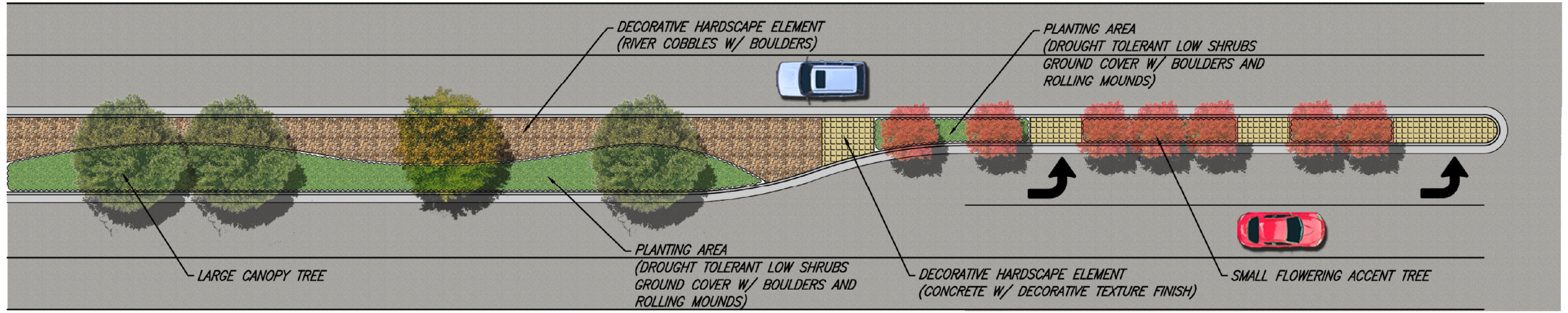
THE CROSSROADS IN WINCHESTER

GUIDELINES

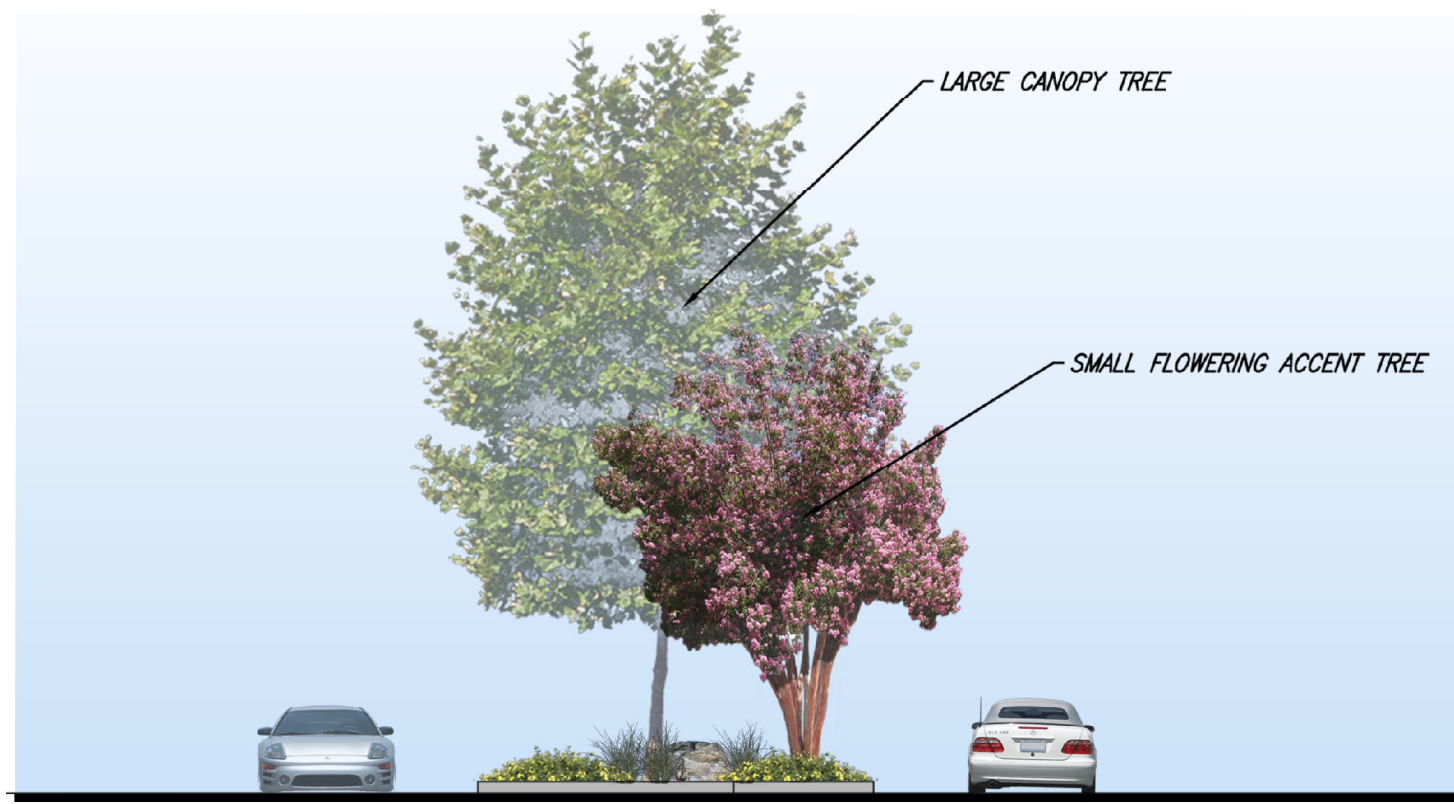
Specific Plan and, while landscaping is suggested, implementation will rely on future development of the east side of the roadway.

In consideration of these facts, the design criterion calls for the following roadway landscape:

- 1) Median island tree planting with shade trees in a formal, repeating design between 40 and 60 feet on center.
- 2) Median island accent shrubs and ground cover
- 3) The parkway on the west side of the street adjacent to the curb will vary in width between 10 and 19 feet because of the adjacent five-foot-wide meandering concrete sidewalk. The parkway can be mounded with a 4:1 maximum slope and planted with formal accent trees placed 40 feet on center. The parkway is to be planted with low flowering shrubs, ornamental grasses, and flowering groundcovers below the trees. A five-foot meandering concrete sidewalk will separate the parkway from a landscape buffer area. Between the sidewalk and the edge of the right-of-way is a landscape buffer area that varies between 10 feet and 19 feet in width which is to be planted with trees spaced between 40 and 60 feet, low flowering shrubs, ornamental grasses, and flowering groundcover.

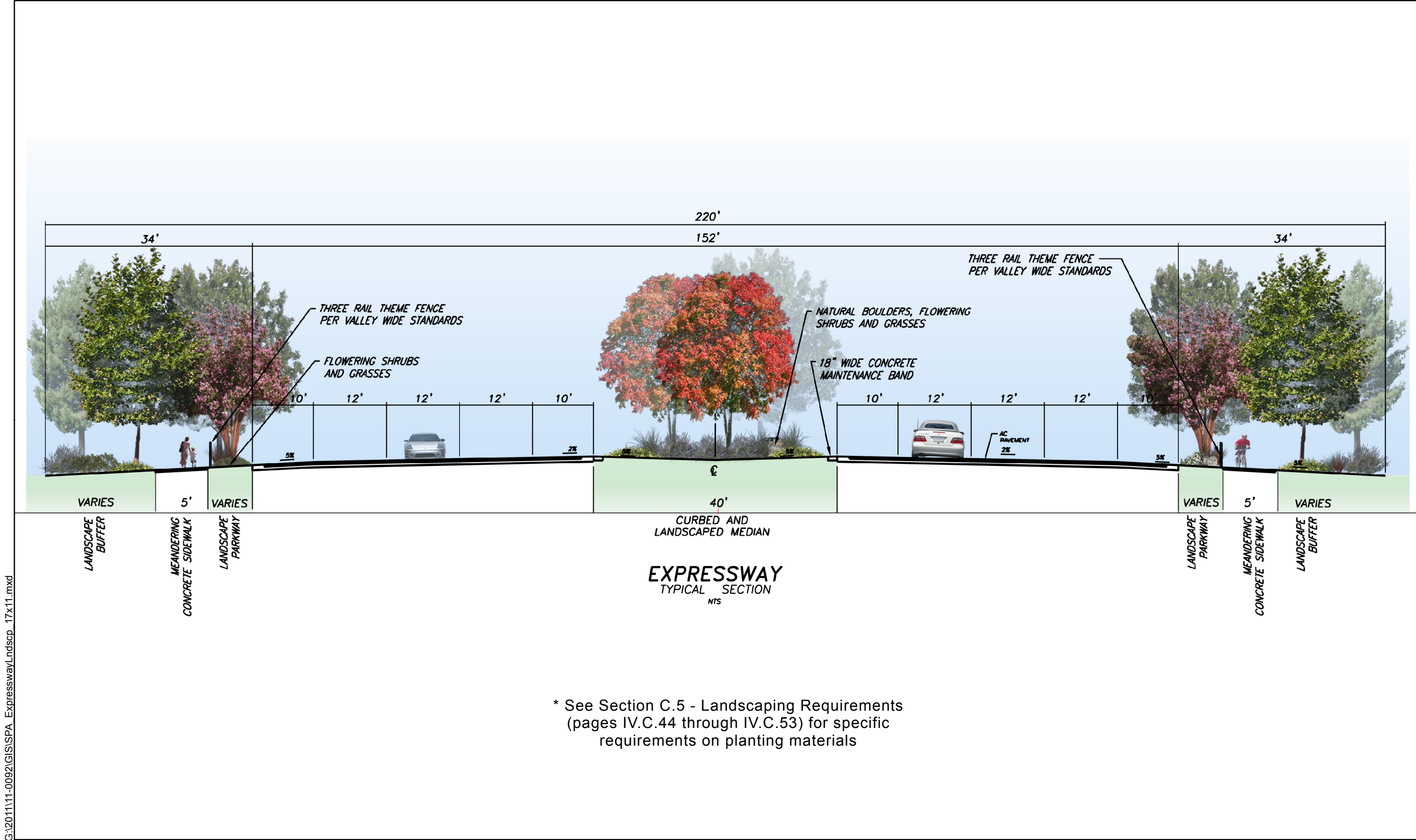


PLAN VIEW



* See Section C.5 - Landscaping Requirements (pages IV.C.44 through IV.C.53) for specific requirements on planting materials

G:\201111-0092\GIS\SPA_MedianLandscape_17x11.mxd



* See Section C.5 - Landscaping Requirements
 (pages IV.C.44 through IV.C.53) for specific
 requirements on planting materials

G:\2011\11-0092\GIS\SPA_Expressway\ndscp_17x11.mxd

c. Rice Road Right-of-Way and Landscape Zone

The landscape development associated with the Specific Plan roadway along Rice Road (**Figure C-2-4 – Rice Road and Old Newport Road – Major Road**) has been designed to provide for continuity with the design of the arterial roadways within the Specific Plan. Rice Road is proposed as a secondary highway with a 118-foot right-of-way, is a minor crossing over the Salt Creek Channel, and is planned to serve the residential neighborhoods in the northern part of the Specific Plan.

In consideration of these facts, the design criterion calls for the following roadway landscape:

- 1) In the southern portion of the Specific Plan area, the parkway will be developed on both sides of Rice Road. In the middle of the Specific Plan area up to Domenigoni Road, the parkway will only occur on the west side of Rice Road. The parkway located adjacent to the curb will vary in width between 5 and 11 feet because of the adjacent five-foot-wide meandering concrete sidewalk. The parkway can be mounded with a 4:1 maximum slope and planted with formal accent trees placed 40 feet on center. The parkway is to be planted with low flowering shrubs, ornamental grasses, and flowering groundcovers below the trees. A five-foot meandering concrete sidewalk will separate the parkway from a landscape buffer area. Between the sidewalk and the edge of the right-of-way is a landscape buffer area that varies between 5 and 11 feet in width, which is to be planted with trees spaced between 40 and 60 feet, low flowering shrubs, ornamental grasses, and flowering groundcover.
- 2) North of Domenigoni Road, Rice Road narrows to 100 foot right of way and parkway is to be developed on the east side of Rice Road. The parkway adjacent to the curb and will be 9 feet wide planted with formal accent trees placed 40 feet on center, low flowering shrubs, ornamental grasses, and flowering groundcovers. A 5-foot concrete sidewalk will separate the parkway from a landscape buffer area. Between the sidewalk and the edge of the right-of-way is a landscape buffer area 4 feet wide which is to be planted with trees spaced between 40 and 60 feet, low flowering shrubs, ornamental grasses and flowering groundcover.

