

a. Project Description

The landscaping plan provides a general description of the landscaping concept for the Crossroads in Winchester. A more detailed description of the landscaping concept is provided in *Section IV-C Landscape Design Guidelines*. Landscape plans for The Crossroads in Winchester, have been designed to produce a visually pleasing, water conserving, and energy enhancing development through the use of landscape flora and materials consistent with the soils and temperature gradients of the Winchester Valley and surrounds. Project landscape "zones," areas adjacent to the major roadways but outside of the right-of-way, have been designed with increased width in parkway dimensions and tree specifications, to provide natural shade from tree canopies for pedestrians/bicyclists. These enhanced parkways are more fully described in *Section IV.C., Landscape Design Guidelines*. Water-efficient landscape requirements may reduce the amount of potable water used in landscape irrigation by requiring use of reclaimed water from locally available sources. Consistency of wall and fence design and community entry monumentation with the architectural guidelines contained within this document will assist in visually blending the plan into a cohesive new development.

Monumentation at the major intersections of access to The Crossroads in Winchester Specific Plan will create definition of entering the community, while a format of categories for entry into the individual neighborhoods will provide the resident or visitor a sense of belonging and direction while within the community. **Table IV-A-5 - Entry Monumentation** outlines the proposed locations and hierarchy of monumentation, and illustrates monumentation locations; please refer to **Figures C-3-1.a - Major Community Entry Monumentation, C-3-2.a - Minor Community Entry Monumentation, C-3-3.a - Neighborhood Entry Monumentation, C-3-4.a - Commercial Entry Monumentation** in Section IV.C.

Table IV-A-5 - Entry Monumentation

Location	Hierarchy and Description
MAJOR COMMUNITY ENTRY	
South-west corner of Domenigoni Parkway and State Highway 79/Winchester Road	Entry monumentation, extensive landscaping (see Figure C-3-1.a and C-3-1.b)
North-east corner of Domenigoni Parkway and Rice Road	Entry monumentation, extensive landscaping (see Figure C-3-1.a and C-3-1.b)

Location	Hierarchy and Description
MINOR COMMUNITY ENTRY	
North-west corner of Rice Road and Old Newport Road	Entry monumentation, extensive landscaping (see Figure C-3-2.a and C-3-2.b)
North-east corner of Rice Road and Seta Road	Entry monumentation, extensive landscaping (see Figure C-3-2.a and C-3-2.b)
COMMERCIAL/RETAIL ENTRY	
North-west corner of Domenigoni Parkway and State Highway 79/Winchester Road	Entry monumentation, extensive landscaping (see Figure C-3-4.a and C-3-4.b)
Access Drives of Planning Area 3	Entry monumentation, extensive landscaping (see Figure C-3-4.a and C-3-4.b)
Access Drives of Planning Area 9	Entry monumentation, extensive landscaping (see Figure C-3-4.a and C-3-4.b)
NEIGHBORHOOD ENTRY	
Entry from major streets where residential development occurs	Minor entry monumentation and landscaping (see standard in Figure C-3-3.a and C-3-3.b)

b. Development Standards

- 1) Prior to construction, all landscaping programs for planting areas and roadways will be prepared by a qualified landscape architect in accordance with this section and with *Section IV.C., Landscape Design Guidelines*, with sufficient detail to allow review by County decision-making departments.
- 2) All improvements under this landscaping plan shall be made with quality materials and intended to perform subject to the weather, use and "incidental wear to which outside improvements are typically subjected.
- 3) The landscaping design for the roadways, entries, parks, and other public areas will include trees, shrubs and ground cover, which are drought tolerant and compatible with the natural vegetation on site, wherever feasible.
- 4) All landscaping in public and semi-public areas will be subject to water efficient landscape requirements, and such areas will be fitted with a reclaimed water system to supply reclaimed water for irrigation.
- 5) Prior to tentative approval of any subdivision map, or use plan, improvement plans for public or semi-public landscaped areas within the subdivision, or plans to mitigate any environmental impact occurring from such landscaping,

as noted in the EIR Summary Matrix of this document, shall be submitted to the County Planning Department for approval. The improvement plans shall include, but not be limited to the following:

- a) Final Grading Plan
 - b) Irrigation Plans utilizing reclaimed water, prepared by a licensed landscape architect.
 - c) A Planting Plan and schedule with the following information: types, locations, sizes and quantity of plant material to be used, as well as best time of year to plant tree, shrub, and ground covers specified, irrigation needed to establish planting material, and care needed to bring planting materials to maturity. The purpose of these requirements is to avoid extensive loss of plant material through adverse conditions and to provide for the maturation of a high percentage of trees and shrubs within the Specific Plan.
 - d) Hardscape Plan identifying the type and location of all built features, and details identifying the construction and installation of same
 - e) Fencing Plan
 - f) Monumentation Plan
- 6) The applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party.
- 7) At the time of recordation of any subdivision, plot map or parcelization which contains a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment district or community service district/area, homeowners association or similar public/private entity shall be established for the entire Specific Plan, and shall include provisions for maintenance of landscaped areas within the Specific Plan.

For further landscape development standards, please refer to *Section IV.C., Landscape Design Guidelines*.