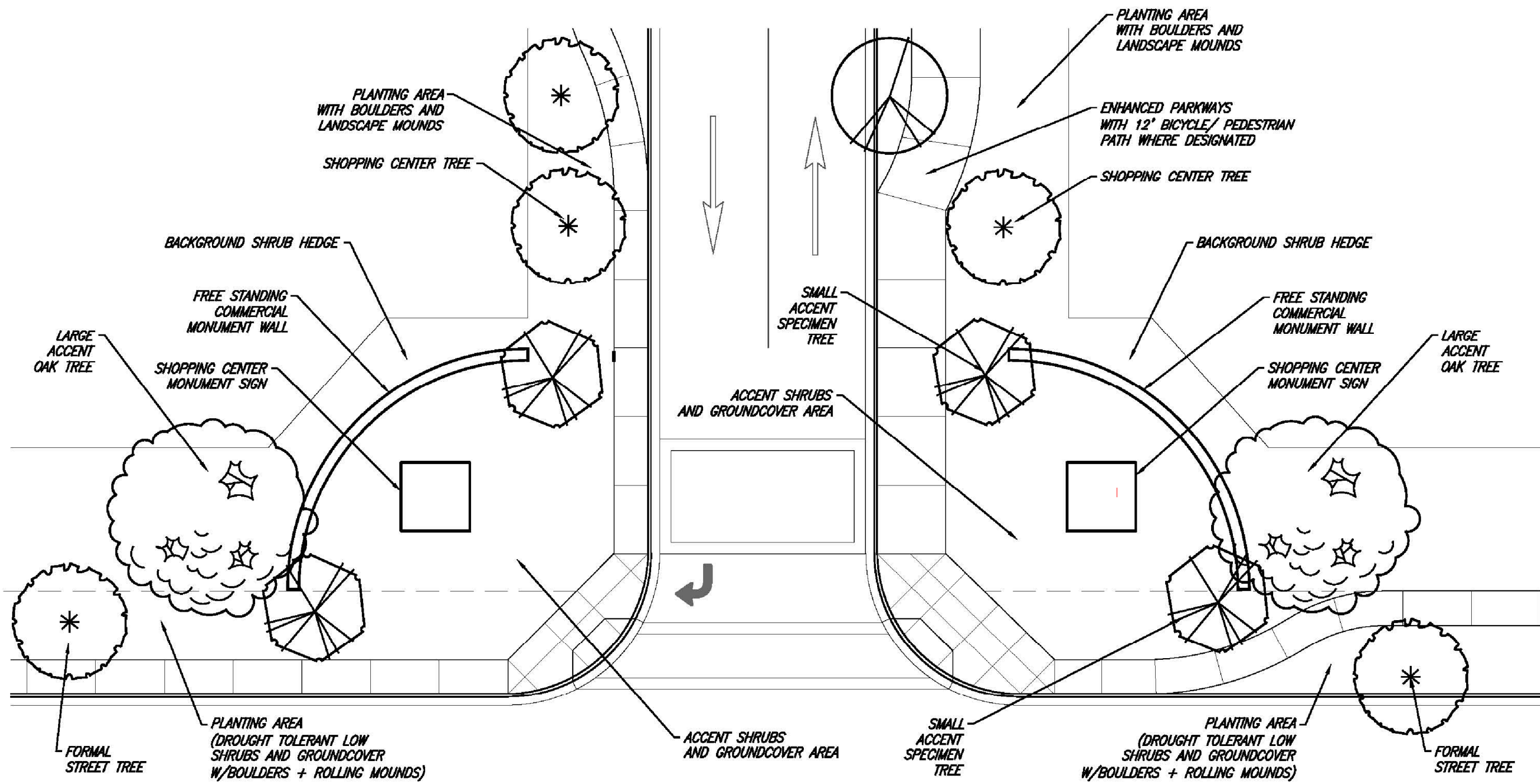




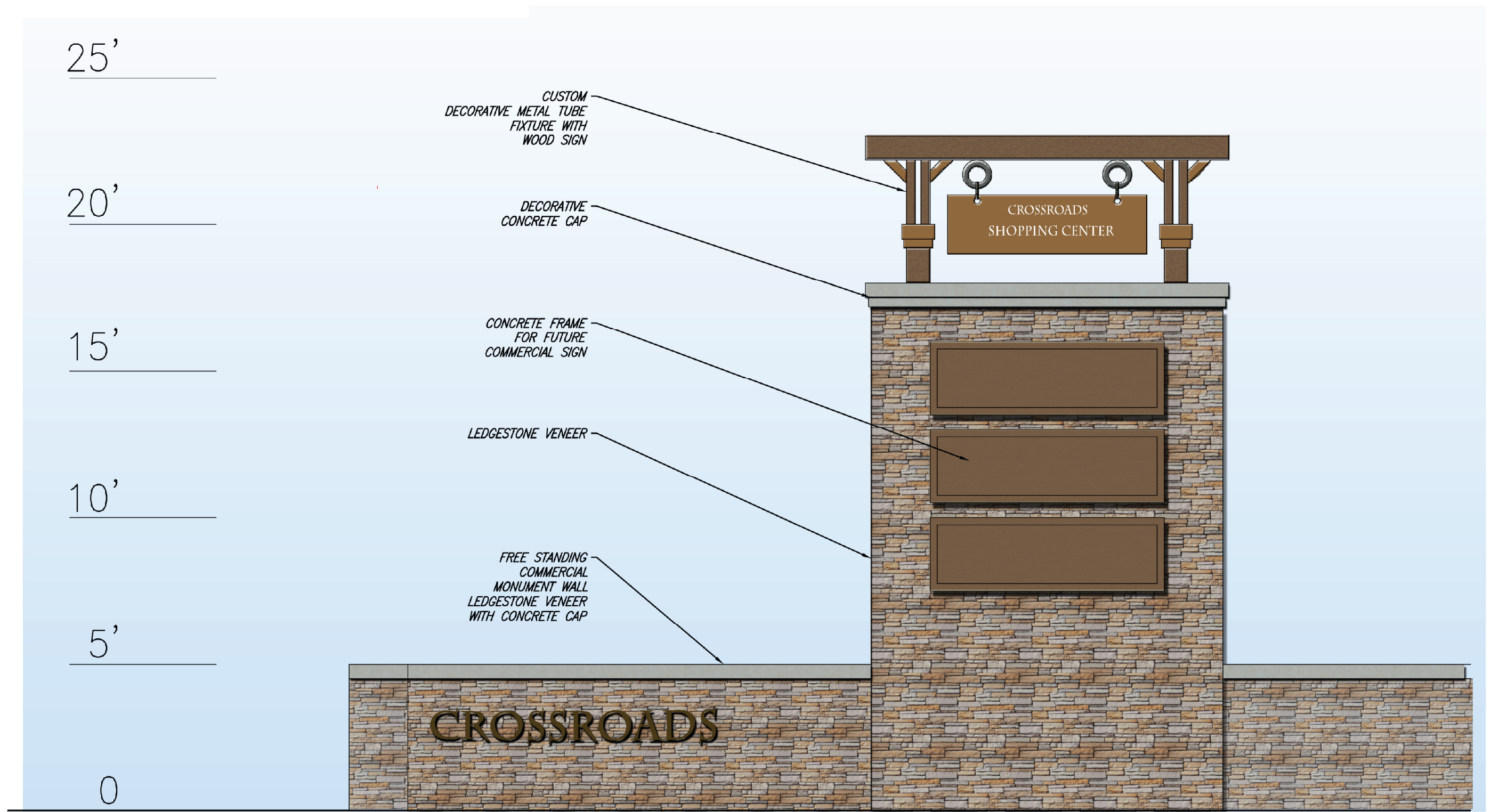
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\* SEE SECTION C.5 - LANDSCAPING REQUIREMENTS (PAGES IV.C.44 THROUGH IV.C.53) FOR SPECIFIC REQUIREMENTS ON PLANTING MATERIALS



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**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 (see **Figure C-3-5 – Community Wall Conceptual Plan**).

**1) Community Wall Plan**

All community walls which adjoin roadway landscaping shall be located entirely within the landscaping parcel (outside of street right-of way), allowing for common maintenance by a homeowners association. Such walls shall be termed, "Community Walls" and shall be designed and installed in accordance with the Community Wall elevations (see **Figures C-3-5 – C-3-9**). A Community wall generally includes: side yard and rear yard exposure for single-family residential where located adjacent to roadway landscape area; all property fronting or backing on to the Salt Creek Channel or onto an on-site flood control channel, see **Figure C-3-5** for a conceptual plan guideline for placement of the Community Wall in the Specific Plan.

Specifically excluded are: residential rear yard and side yard situations not adjoining a public street or common area and single-family residential front yard enclosure fencing, which is subject to other, specific requirements; all street front exposure for retail/commercial areas; street front exposure for park, landscaped or common areas of a residential planning area.





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Source: Riverside County GIS, 2011

**LEGEND**

- ◆◆◆◆◆ View Fence
- ▬▬▬▬ Community Wall
- Medium High Density Residential (62.9 ac.)
- High Density Residential (40 ac.)
- Very High Density Residential (8.9 ac.)
- Commercial Retail (32.5 ac.)
- Open Space Conservation (44.7 ac.)
- Open Space Recreation (17.7 ac.)
- \* Basin Locations

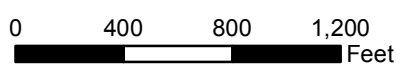


Figure C-3-5 - Community Wall Conceptual Plan





2) Wall and Fence Uses

a) Community Solid Wall

Where privacy or protection of common area views dictate, a solid wall of masonry, or of man-made lightweight material and reinforced, shall be finished with river rock. Pilasters of the same construction shall be used. Pilasters shall occur at all property lines, changes in vertical and horizontal direction and at other intervals appropriate to the length of wall run, with a maximum distance between pilasters not to exceed 50 feet. When designated to be installed on the property line between two residential properties, the center line of pilaster should be positioned on the property line with a permanent marker denoting the property line location for homeowner fence alignment purposes (see **Figure C-3-6 – Community Fence**).

b) Combination Wall Requirement

A combination masonry foundation wall of river rock, with a vertical portion of tubular steel panels, shall be used at the top of eight-foot vertical high slopes where partial privacy is necessary but permits some view opportunity. The pilasters shall match those described herein for the base requirement solid wall treatment inclusive of size, design configuration and locations (see **Figure C-3-7 – Combination Wall**).

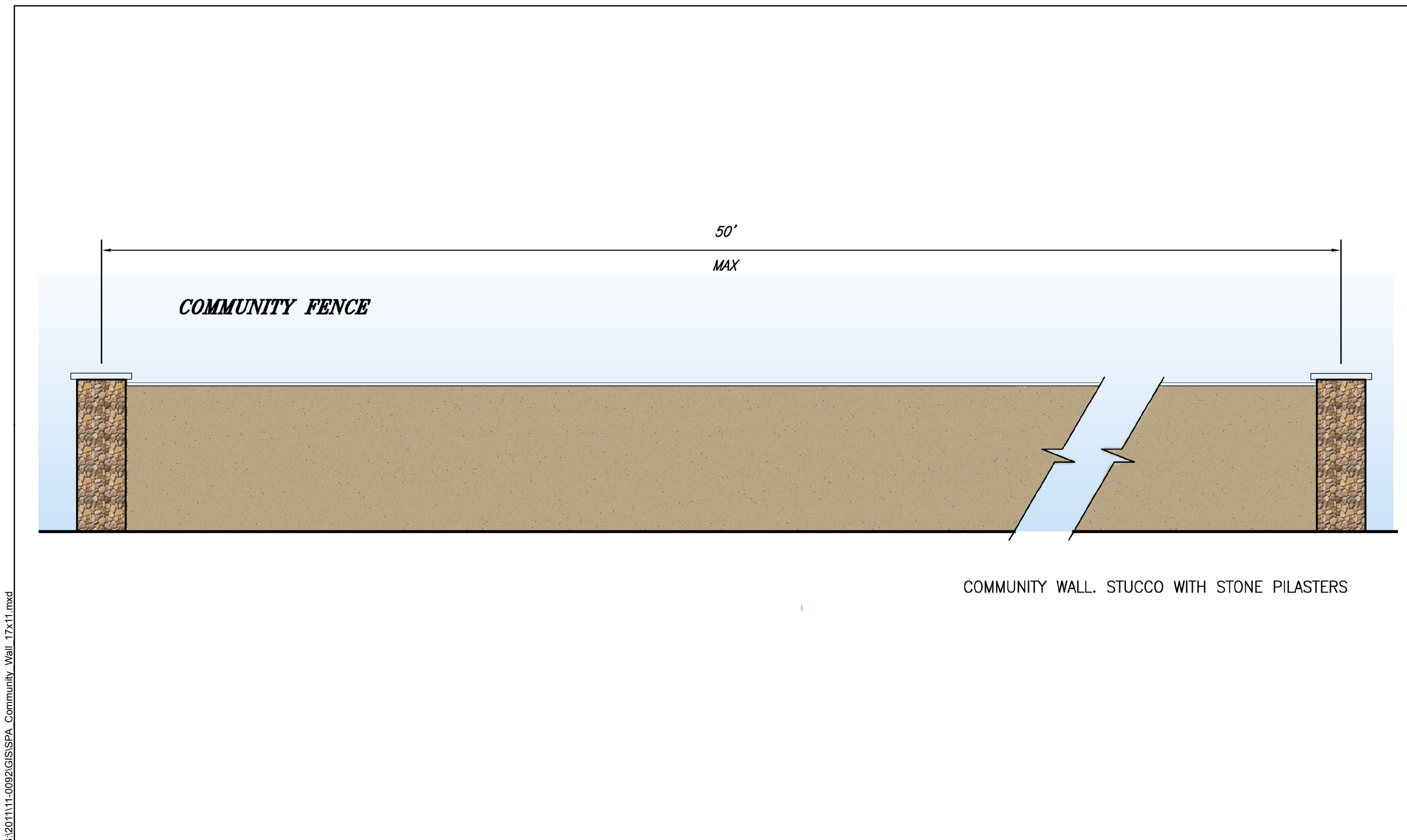
c) Open and/or View Wall Requirement

Where view opportunity exists and where the visual protection from common maintenance area is assured, an open or view; wall may be used. The view wall shall be constructed of tubular steel panels, and shall meet minimum height requirements (see **Figure C-3-8 – Open View Fence**).

d) Neighborhood Interior Fence

Neighborhood fences and walls shall be designed as an integral component and extension of the building design, and surrounding landscape of that neighborhood. Periphery walls may be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Walls and fences may be offset occasionally to avoid visual monotony. Variety in materials, design and height is encouraged. Fencing and walls may be used to define the limits of property ownership, as well as for the creation of exterior privacy (see **Figure C-3-9 – Wood Fence**).





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