



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

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d. Old Newport Road Right-of-Way and Landscape Zone

The landscape development associated with the Specific Plan roadway along the Old Newport Road alignment (see **Figure C-2-5 – Rice Road – Secondary Road**) has been designed to provide for continuity with the design of the arterial roadways within the Specific Plan. Old Newport Road exists at the writing of this guideline as an unpaved lane, and is shown as an arterial with a 100-foot right-of-way in the *County of Riverside Master Plan of Highways*. No proposals to utilize it as a throughput road exists, therefore, Old Newport Road is proposed in this Specific Plan as a major highway with an approximately 88-foot right-of-way, to provide access to the most southerly planning area of The Crossroads in Winchester, as well as to various parcels to the south of the Specific Plan. The north side of Old Newport Road lies within the Specific Plan, while the south side lies outside the boundary of the Specific Plan.

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

- 1) The parkways on the north side of Old Newport Road 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-wide 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.

