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Figure C-2-5 - Rice Road - Secondary Road

e. Seta Road Right-of-Way and Landscape Zone

The landscape development associated with the Specific Plan roadway along Seta Road (see **Figure C-2-6 – Seta Road and Western Hills Drive – Collector Street**) has been designed to provide continuity with the design of the arterial roadways within the Specific Plan. Seta Road is proposed as Collector with a 74-foot right-of-way, and is planned to serve the pedestrian and bicycling activity of the residential neighborhood centers. Because Seta Road is the north/south backbone of the Specific Plan, execution of hardscape and landscape along their edges is extremely crucial in encouraging alternate modes of transportation within the Specific Plan. The streets shall reflect a design which provides for safety to pedestrians and bicyclists, well-developed shade patterns, easy and well-lit access to the parks and the commercial center, and a pleasing visual presentation through the use of quality landscape materials and coordinated flora.

In consideration of these facts, the design criterion calls for the following roadway landscape (see **Figure C-2-2 – Typical Median Landscaping**):

- 1) The parkway on both sides of the roadway is to be nine feet wide, adjacent to the curb and planted with formal accent trees placed 30 feet on center. Below the trees, the parkway is to be planted with low-flowering shrubs, ornamental grasses, and flowering groundcovers. A six-foot-wide concrete enhanced bike/pedestrian walkway will separate the parkway from a six-foot high block community wall located at the outside edge of the sidewalk.
- 2) Total horizontal measurement of roadway landscape is 74 feet, extending 11.5 feet.
- 3) Access openings to cul-de-sacs or street rights-of-way within the residential areas adjacent to the roadway to provide more direct access within the Specific Plan; access openings shall contain minimum landscape and hardscape design integrated with the community wall, if present, at each opening location.

f. Typical Local Streets Right-of-Way and Landscape Zone

The landscape development associated with the Specific Plan roadway along the local streets (see **Figure A-3-1 – Circulation Plan** for a location of planned local streets) has been designed to provide for continuity with the design of arterial roadways within the Specific Plan. The local streets are proposed with 56-foot right-of-way, and are planned to serve the activity of the residential neighborhood centers.

C. LANDSCAPE DESIGN

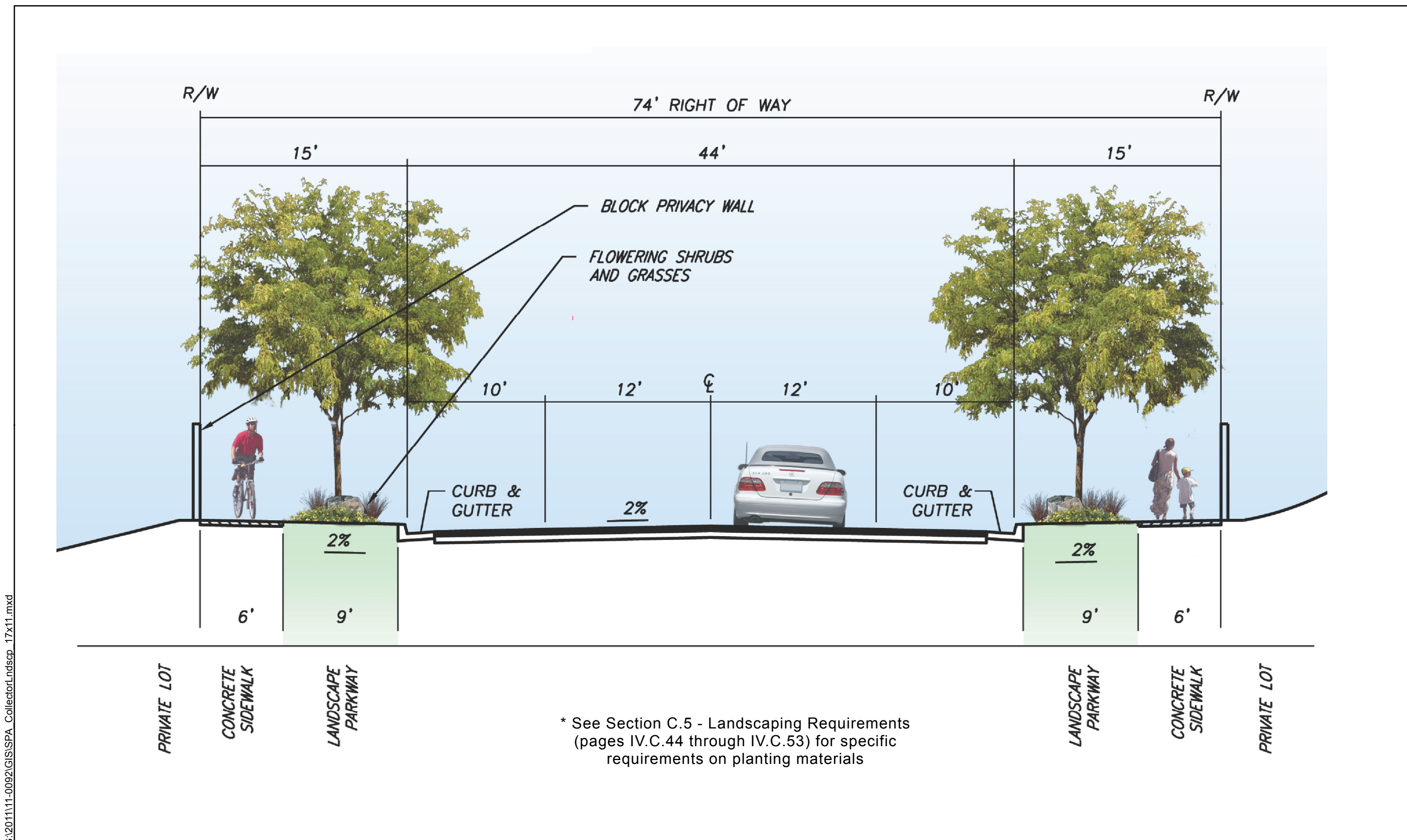
THE CROSSROADS IN WINCHESTER

GUIDELINES

In consideration of these facts, the design criterion calls for the following roadway landscape (see **Figure C-2-7 – Local Streets**):

- 1) A 36-foot roadway bordered on each side by a contiguous five-foot wide sidewalk and an adjacent five-foot-wide parkway.
- 2) The home owner shall be responsible for the maintenance of the landscaped parkway.

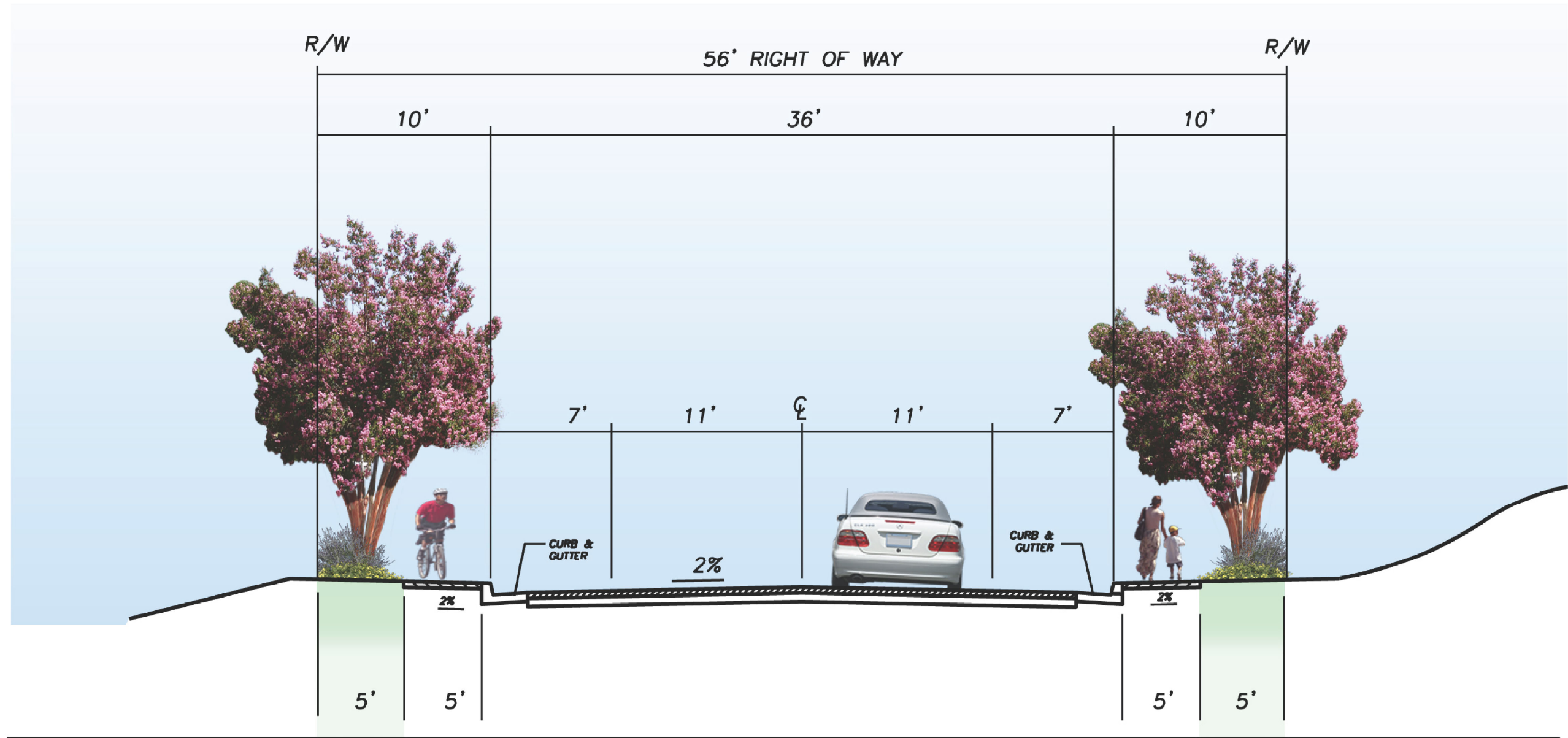




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Figure C-2-6 - Seta Road and Western Hills Drive - Collector Street
The Crossroads in Winchester Specific Plan Amendment No. 2

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PRIVATE LOT

LANDSCAPE R/W

CONCRETE SIDEWALK

CONCRETE SIDEWALK

LANDSCAPE R/W

PRIVATE LOT

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

2. Community Entry and Perimeter Elements

Specifically addressed in this section are the guidelines for major and minor community entries, community nodes and neighborhood entries. A distinctive community character is defined through the use of the prescribed hard and softscape materials at strategic points of the community. The landscape parameters establish a reference for the planting of public areas and entries, using the plant palette described below under "Plant Material Guidelines."

Community hardscape elements at The Crossroads are generally composed of entry monumentation, perimeter walls, and fencing. Hardscape elements contribute to the functioning of the community by identifying the development with a landscape hierarchy, giving the homeowner a sense of place and belonging.

a. Entry Monumentation

Entry monumentation consists of a thematic blend of construction materials, landscaping features, and identifying signage which provide strong landmarks to reinforce the rural nature and community character of the Winchester area. Visible landmarks also help orient pedestrians and make walking routes interesting and memorable. A hierarchy of theme entries has been designed, which consists of the following:

- Major Community Entry Monumentation
- Minor Community Entry Monumentation
- Neighborhood Entry Monumentation
- Commercial Entry Monumentation

1) Major Community Entry Monumentation

Major community entry monumentation (see **Figure C-3-1a – Major Community Entry Monumentation** and **C-3-1b – Major Community Entry Monumentation Plan**) shall be placed at two major intersections in The Crossroads in Winchester Specific Plan at the southeast corner of Highway 79 and Domenigoni Parkway, which is the east entry to the Project and the most heavily trafficked intersection in the vicinity of the Project; and at the northwest corner of Domenigoni Parkway and Rice Road which is the westernmost entry into the Project (see **Figure A-8-1 – Landscape Plan**).

