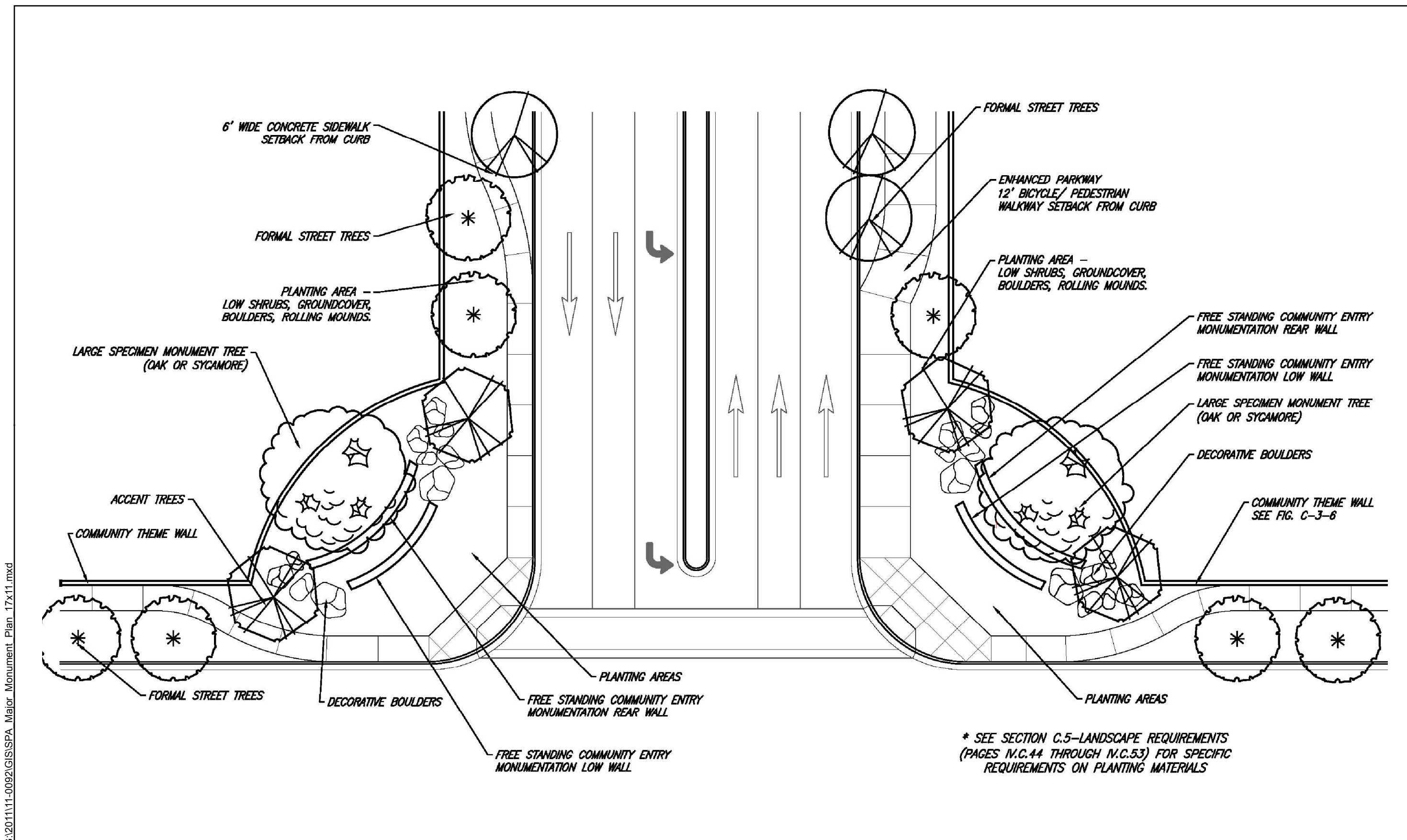


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Figure C-3-1b - Major Community Entry Monumentation Plan
The Crossroads in Winchester Specific Plan Amendment No. 2

C. LANDSCAPE DESIGN

THE CROSSROADS IN WINCHESTER

GUIDELINES

The entry theme is designed to depict a modern and well-integrated, small community, through the use of native flora and accent plantings, and hardscape materials which are consistently specified in monumentation, walls, and as preferred architectural materials. Arrangement of entry theme hard and softscape in a balanced, moderately structured atmosphere reflects order and communicates information about the quality of the development. Design criteria are described, beginning at a point furthest from the intersection curb:

- a) Two sixty-foot radius curving community theme walls, the second wall set back from the first and higher than the first with a planting area between the two walls, using as its most prominent material, rock in gray and gray-brown tones.
- b) Stone-covered Entry Monument Sign Wall. Lettering and/or logos shall be predominately of solid cast or formed metallic materials, such as copper, which, when aged by the weather, will create a look of "timeless quality."
- c) Tall background planting of evergreen trees with foreground of small, flowering accent trees.
- d) Accent shrub and groundcover from radius sidewalk to sign wall.
- e) Planting area – low shrubs, groundcover, boulders, rolling mounds extending away from the intersection and parallel to sidewalk.
- f) Twelve-foot enhanced pedestrian/bike parkway, adjacent to the curb at the intersection and gradually separating from the curb by a 12-foot turf or low-flowering groundcover section as it extends away from the intersection.

