

D. COMMUNITY DESIGN ELEMENTS

1. Entry Monumentation

The primary entry monumentation for Johnson Ranch will emphasize the sense of arrival to the project from Murrieta Hot Springs Road from the west and Butterfield Stage Road from the south.

The main project entry will be located at the intersection of Butterfield Stage Road and "A" Street. All intersections will have a low arcing entry wall with a vertical tower element at each end. Project signage will be placed on the entry wall. Tall vertical backdrop trees will be placed behind the entry walls with flowering accent trees, shrubs and groundcovers provided in front of the entry walls (see Figure 21, Major Community Entry, Plan and Elevation).

A second project entry will be developed at the intersection of Butterfield Stage Road and "A" Street. This intersection is also the main entry to a majority of the proposed residential uses.

2. Common Space Design Elements

Residential neighborhoods may have common design elements intended for the use of project residents, such as support facilities, parking areas, trash enclosures and mailboxes. The following guidelines apply to the location and design of such common design elements. Materials and colors should be consistent with those elements employed in the surrounding residential neighborhood.

- a. Any support buildings within residential areas such as recreation buildings and sales/leasing offices should be located at project entries or centralized locations convenient to a majority of project residents.
- b. Common parking lots or parking areas should include separate means of pedestrian and automobile access. Landscape nodes should be provided between and/or surrounding parking stalls. Carports and parking areas should be screened with landscaping to reduce their visual exposure.
- c. Trash bins shall be fully enclosed within five foot high walls and solid gates. Their appearance should be softened with landscaping, trellis work or other screening techniques. Trash collection stations should be located in areas that are convenient, yet as inconspicuous as possible.
- d. Where common mailbox services are provided for any residential area, they shall be located close to the project entry or near recreational facilities. Their architectural character shall be similar to the surrounding buildings. Mailbox locations and design must be approved by the U.S. Postal Service.

IV. Design Guidelines

Johnson Ranch Specific Plan No. 307/E.I.R. No. 402