

Section EV4.0120 Special Landscape Requirements for Other Streets

- (a) In addition to existing palm rows along Special Landscaped Streets as outlined in Section EV4.0115, the following streets within the planning area have rows of *Washingtonia robusta* and *Washingtonia filifera* located adjacent to the roadway:

Olive Avenue
Almond Avenue
Citrus Avenue
Nevada Street

- (b) These trees shall be preserved or relocated in accordance with the guidelines contained in Section EV4.0265 of the Specific Plan. Relocated trees shall be used to enhance or extend palm rows designated on Special Landscaped Streets or to enhance Special Landscaped Intersections.

Section EV4.0125 Setbacks at Intersections

- (a) As part of the streetscape design component of the Specific Plan, intersections shall be designed to provide a unified character throughout the planning area. Intersections shall be classified as follows:

- (1) Primary intersections:

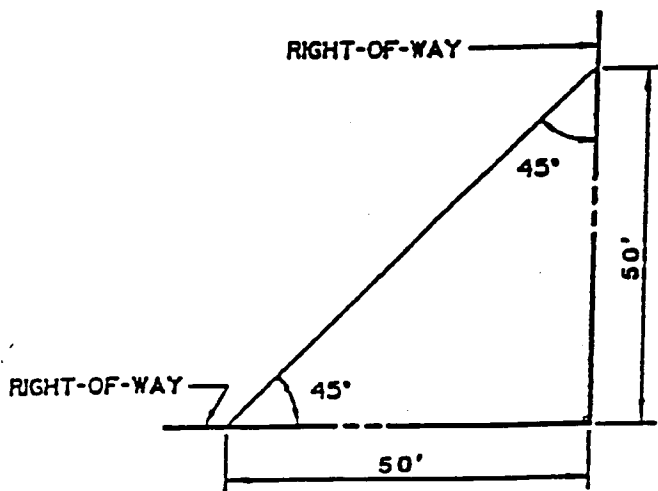
Alabama Street and Palmetto Avenue
Alabama Street and Lugonia Avenue
California Street and Lugonia Avenue

- (2) Secondary intersections:

San Bernardino Avenue and Mountain View Avenue
(southeast corner)
San Bernardino Avenue and Nevada Street
San Bernardino Avenue at Tennessee Freeway (State Route 30)
Mountain View Avenue at Interstate 10 (northeast corner)
Redlands Boulevard and Anderson Street
Redlands Boulevard and California Street
Redlands Boulevard and Alabama Street
Barton Road and California Street (northeast corner)
Barton Road and Alabama Street (northwest and northeast corners)

- (b) Building setbacks from intersections shall be defined by a line in a horizontal plane, taken at a forty-five (45) degree angle, connecting the property lines. On primary intersections, this line shall be drawn 50 feet from the intersection of the property lines or prolongation of such lines; on secondary intersections, 35 feet.

PRIMARY INTERSECTION



SECONDARY INTERSECTION

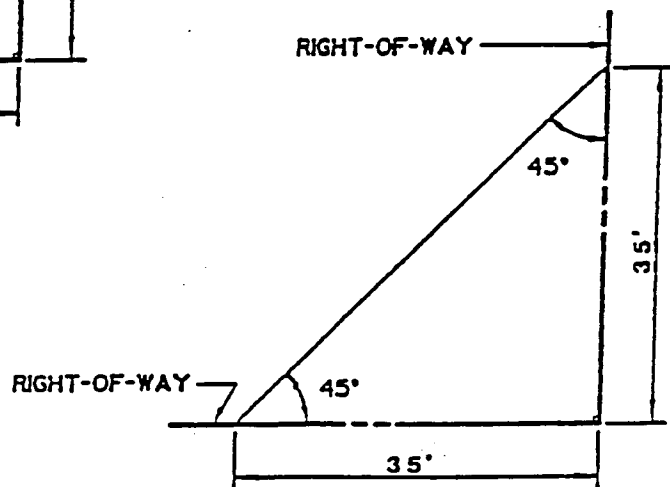


FIGURE 4-15

SETBACKS AT

SPECIAL LANDSCAPED INTERSECTIONS

- (c) A clear sight area shall be established at all intersections of public or private streets within the planning area. This area shall be defined by a line in a horizontal plane, taken at a forty-five (45) degree angle, connecting two points twenty-five (25) feet from the intersection of property lines or the prolongation of such lines. The maximum height of visual barriers, including but not limited to signs, vegetation, fences and walls, shall not exceed thirty-six (36) inches above the top of the curb or forty-four (44) inches above the surface of the street.

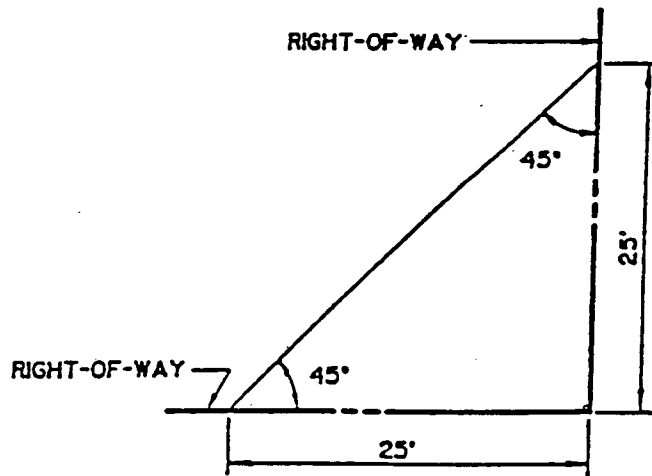


FIGURE 4- 16

SETBACK FOR CLEAR SIGHT TRIANGLE

Section EV4.0130 Planting and Design Concepts for Special Landscaped Intersections

- (a) The design of enhanced corner treatments at key intersections will vary between primary and secondary classifications, but will be developed to retain a similar character which will further establish a sense of continuity throughout the planning area. The design of these corner treatments shall include a combination of masonry walls, ballards, enriched paving, and plant materials which will coordinate with the proposed streetscape planting, yet create a specific focal element.
- (b) The dominant plant materials or Special Landscaped Intersection shall be Washingtonia Robusta Palms along with a flowering accent tree to provide human scale and color; shrub or groundcover planting and/or flowering groundcover.
- (c) Conceptual drawings of how Primary and Secondary Intersections might be constructed are shown on Figures 4-17 and 4-18 respectively. The actual configuration of each designated intersection may differ slightly to provide for integration into the adjacent site design; provided, however, that the primary plant and building materials and design concepts as contained in this Section are adhered to in the intersection design.

PRIMARY INTERSECTION

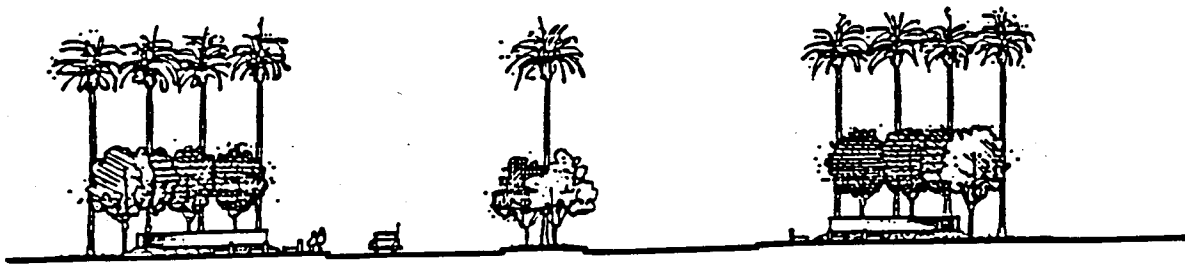
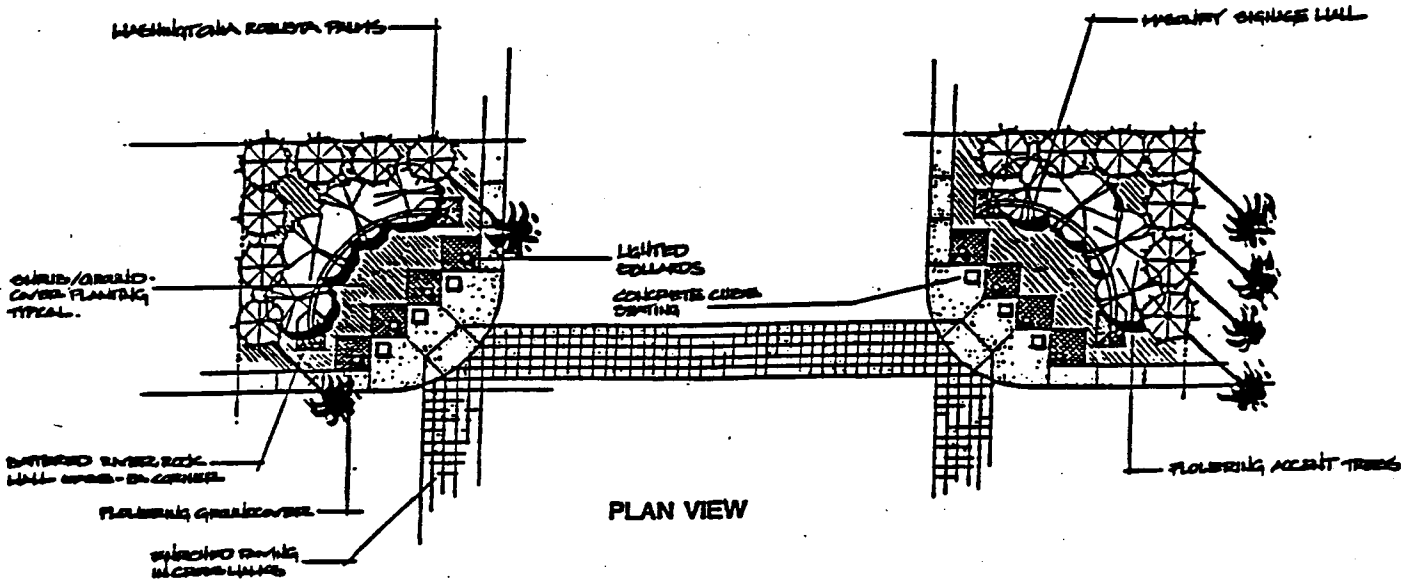
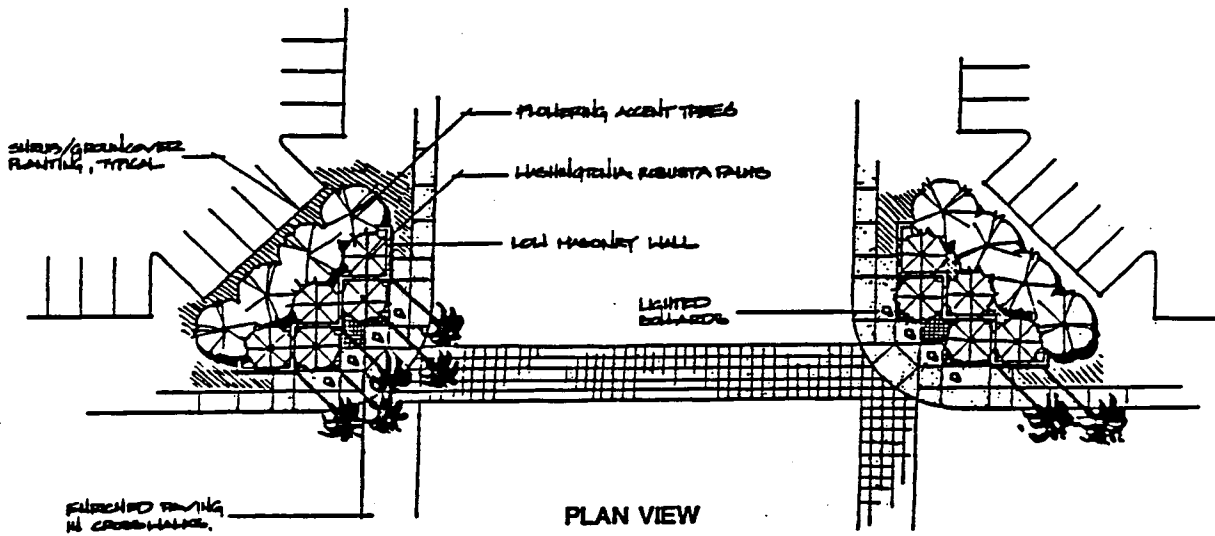


FIGURE 4-17

SECONDARY INTERSECTION



SECTION/ ELEVATION
FIGURE 4-18