

PRELIMINARY CONCEPT

RIVERS EDGE

A Land Development Proposal
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Development Principles

- *All units are on separate title (lots)*
- *Except where desired, all units are detached*
- *All units are constructed by owners of the lots*
- *A diversity of unit types and design is intended*
- *Covenants are placed on design to achieve visual harmony*
- *All designs feature raised houses, screen porches and a regional style*
- *Campground, green riverside character is retained*
- *All units have full access to marine features and park*
- *Everyone has a boat if they want it*
- *Informal village center/ club house in Phase Three*
- *Existing trees are retained where at all possible*
- *New trees are planted using local plant material*



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Proposed Phase One Development



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Proposed Phase Two Development

38 units
6 boat houses





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Proposed Phase Three Development





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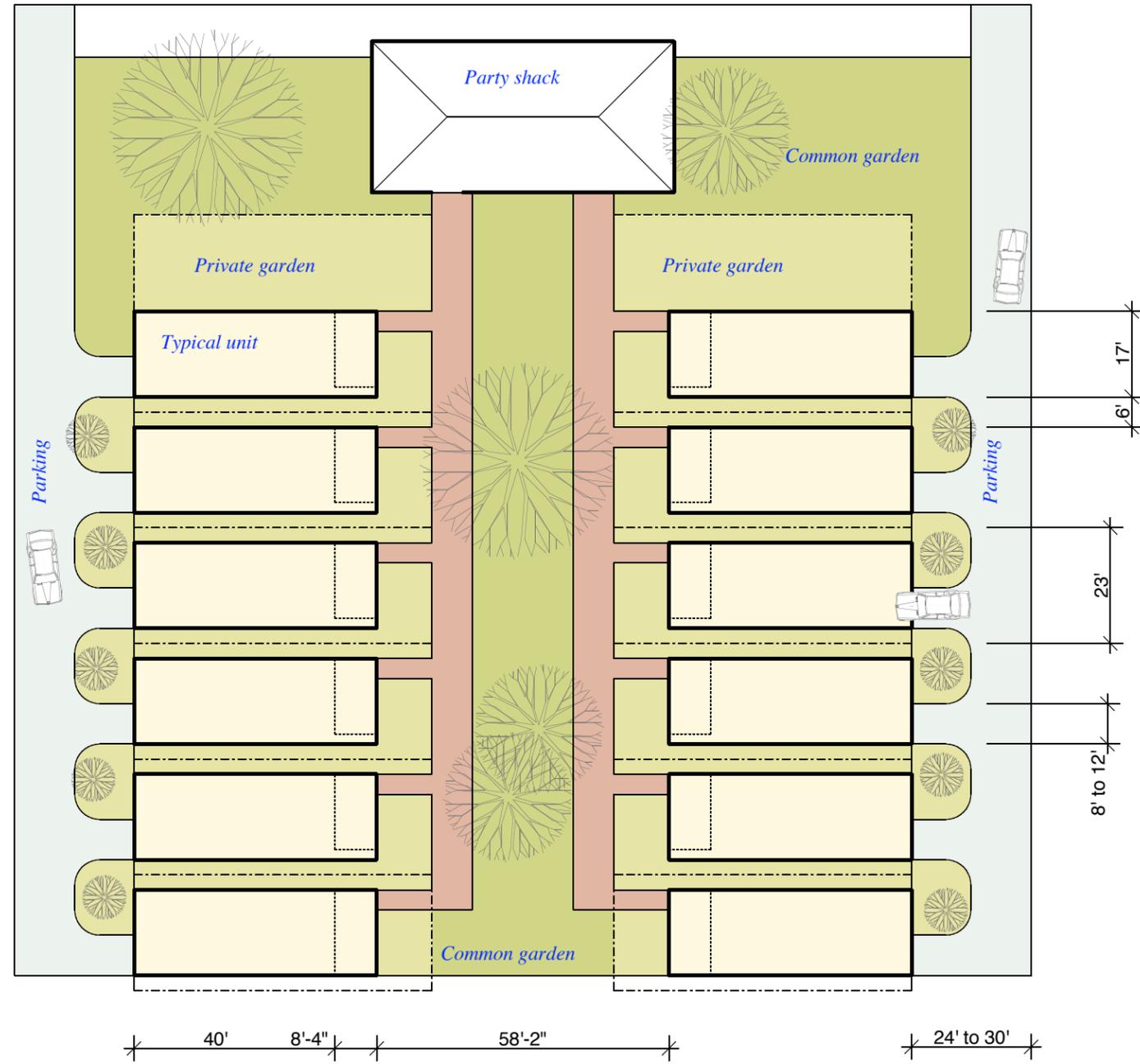
View of group 1 showing group club house at entry (garages and driveways on outside of group)



RIVERS EDGE View of group 1 showing internal board walk and large private yards for end units

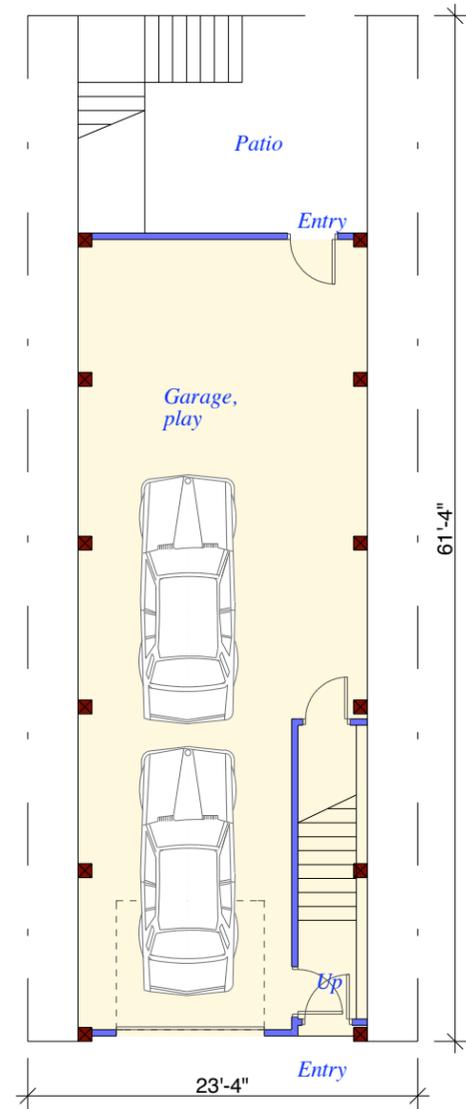


RIVERS EDGE View of group 1. Each unit is intended to be a different design—to promote diversity in appearance

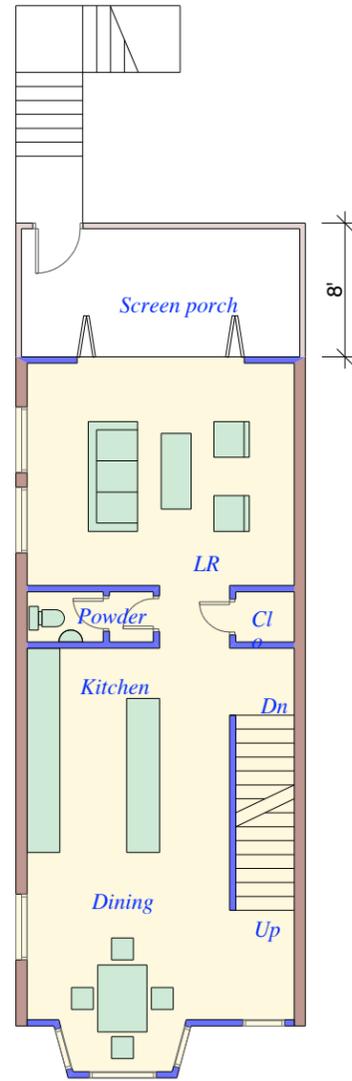


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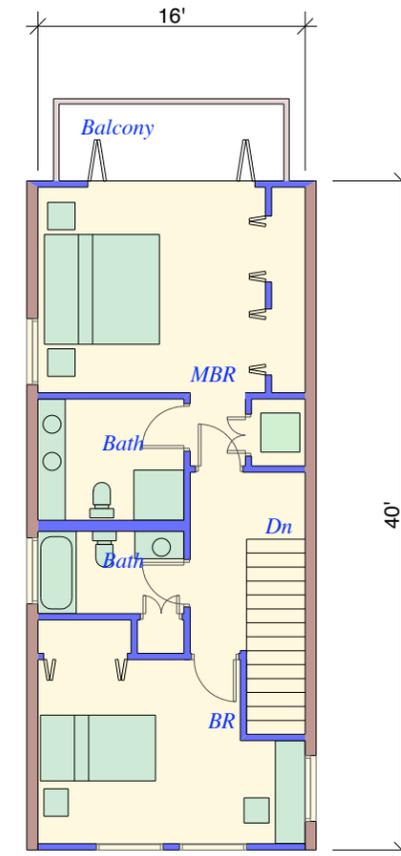
Plan of group 1 (driveways to outside—board walk on the inside)



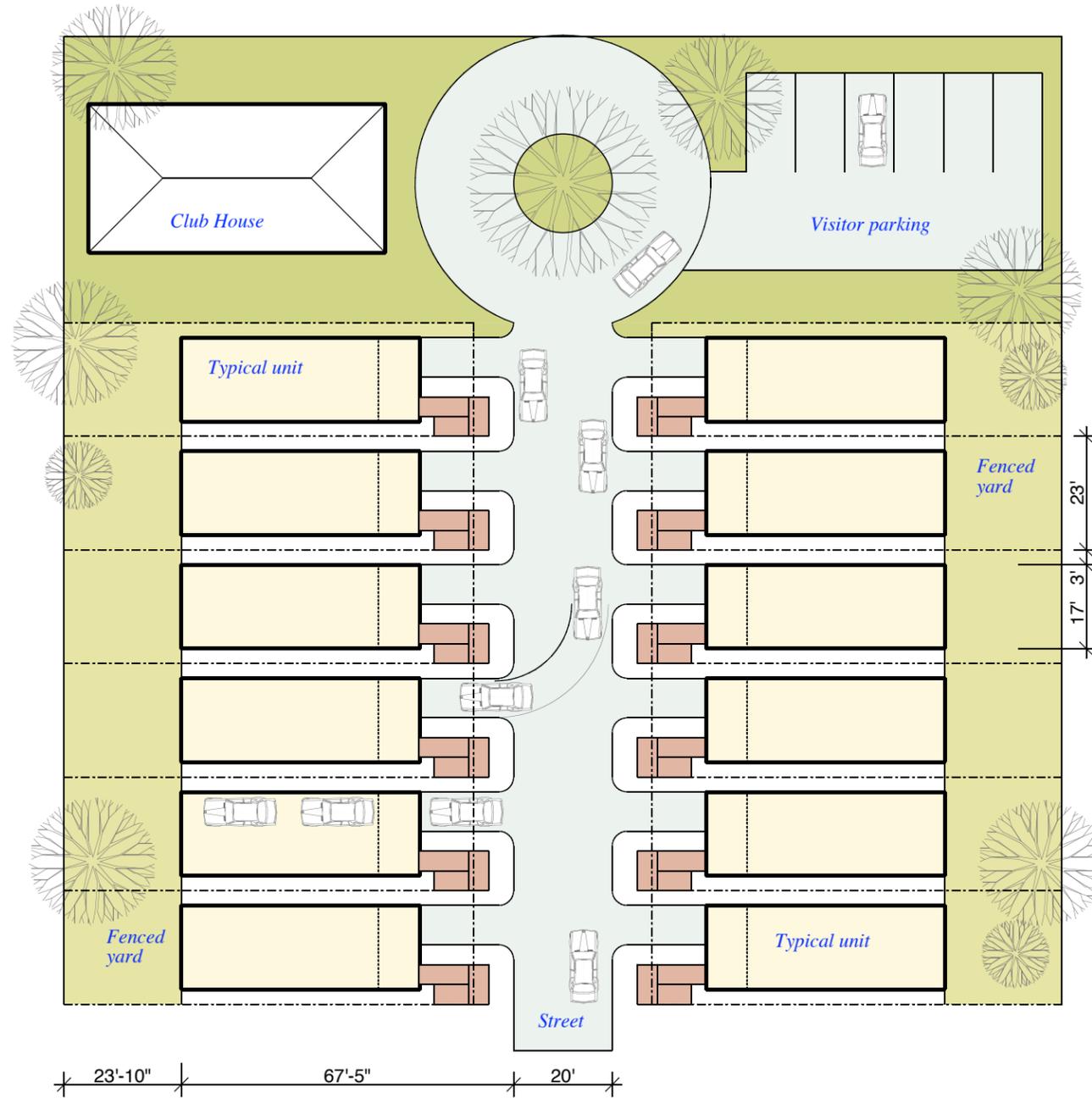
Townhouse 1
L1 Plan
825.5 sq ft



Townhouse 1
L2 Plan
716.2 sq ft

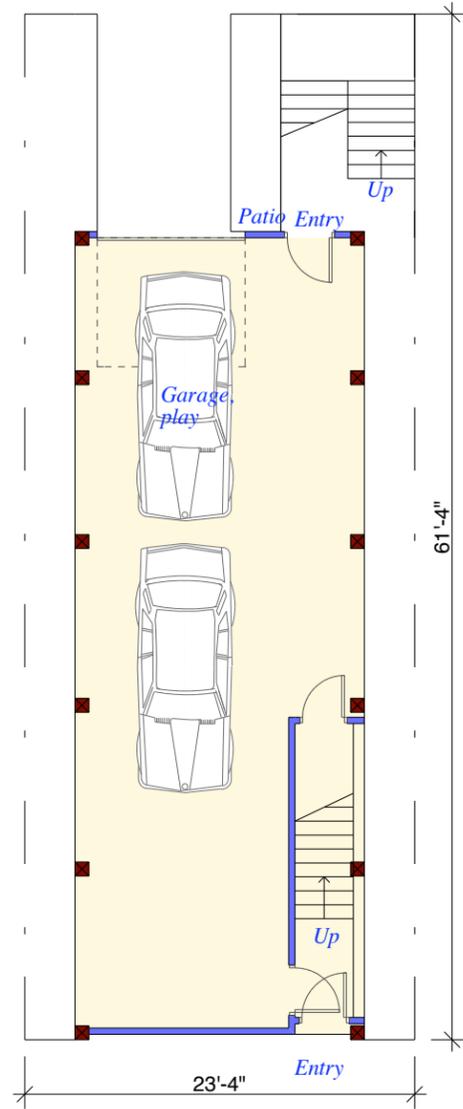


Townhouse 1
L3 Plan
693.3 sq ft

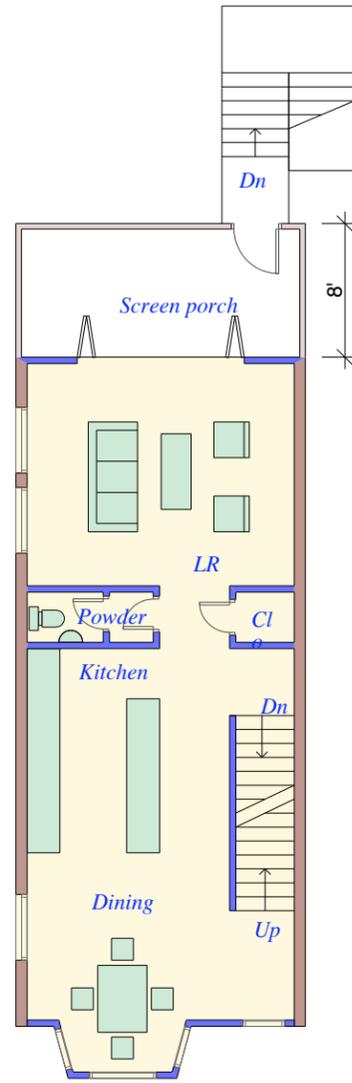


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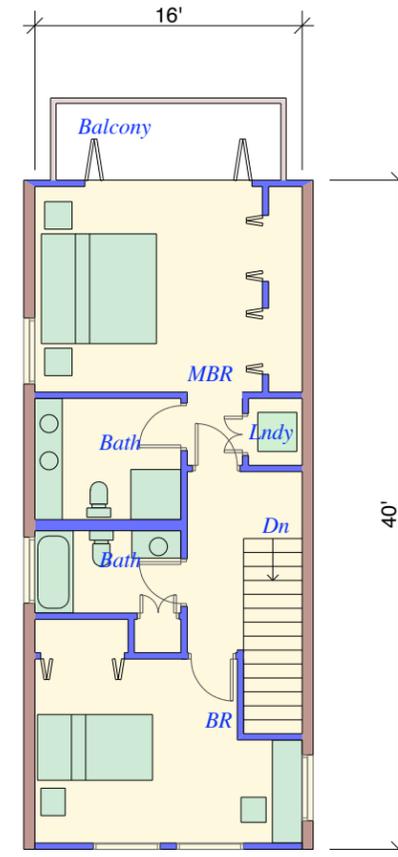
Plan of group 2 (alternate with driveways to inside to promote a street-like environment)



Townhouse 2
L1 Plan
825.5 sq ft



Townhouse 2
L2 Plan
716.2 sq ft



Townhouse 2
L3 Plan
693.3 sq ft



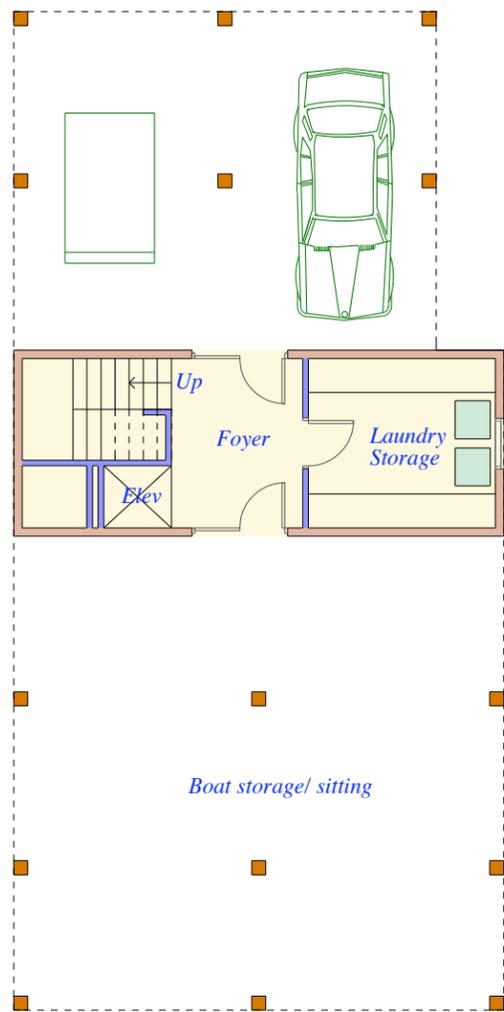
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Floor plans of group 2 units (garages face inside of group 2 alternate)



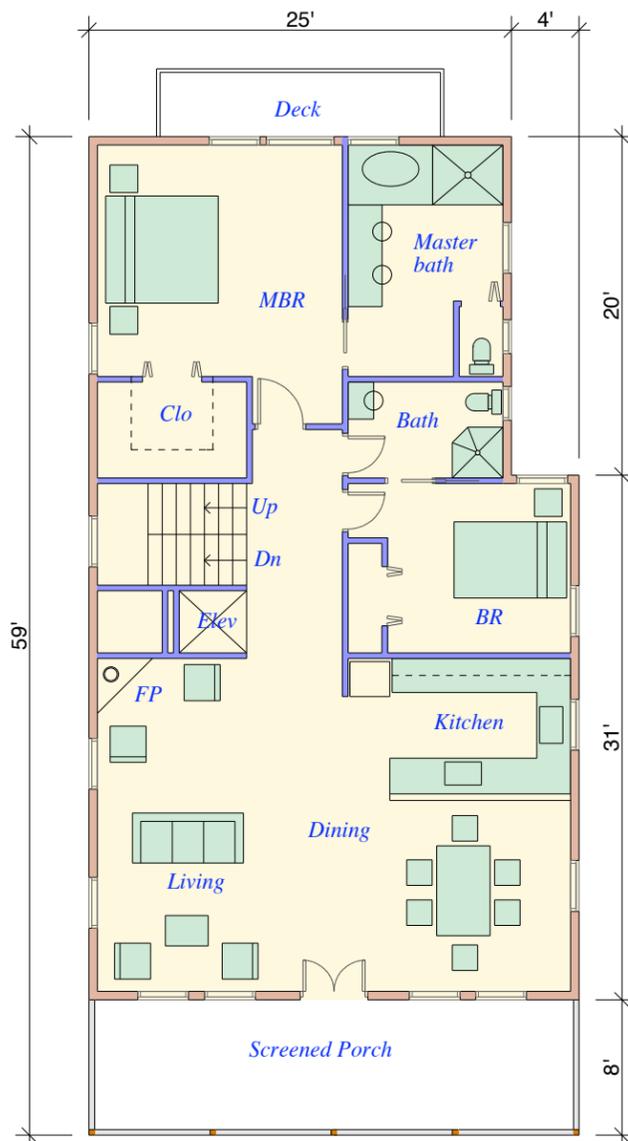
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View of a Town House Unit 1 (separated from other units for clarity)



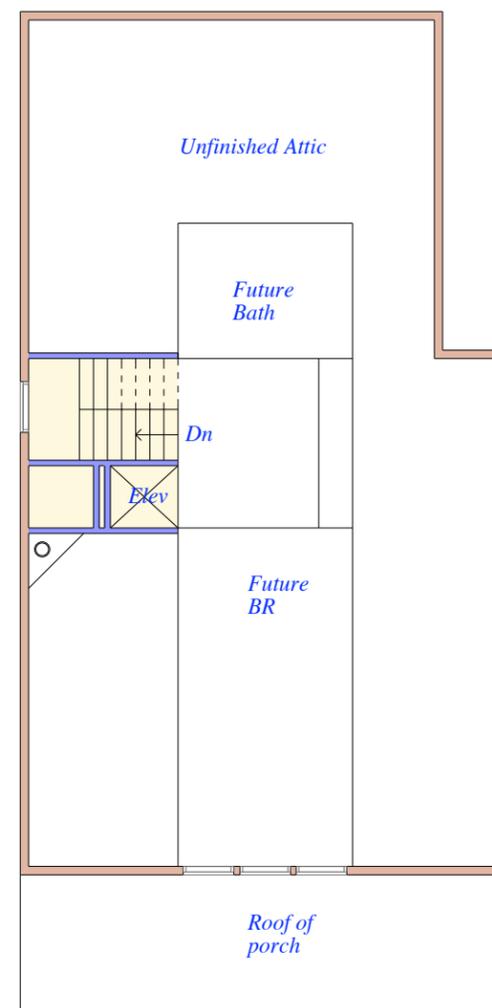
Deck House 2

L1 Plan
319.0 sq ft



Deck House 2

L2 Plan
1,399.0 sq ft



Deck House 2

L3 Plan
94.2 sq ft



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Floor plans of larger units in southeast corner of site (garden walls not shown in plan)



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Deck House 2 view



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Deck House 2 view showing walled garden



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Deck House 2 view (showing screened porch facing northeast)