

R I V E R W O O D

RIVERWOOD is an environment evolving from a site. The entire concept of the community to become RIVERWOOD is environmental. The site is a magnificent 23 acres lying on the south side of Oak Avenue just west of the Oak Avenue/California Avenue intersection in Carmichael. Principally bluff lands overlooking the American River, the site has substantial variation in terrain and hundred of trees. Of particular consequence are mature fir trees and fine old oaks of rare variety. Two natural ravines, adding both beauty and interest, course through the property. The preservation of these trees and of this site is paramount to the concept that is RIVERWOOD.

The developers of RIVERWOOD, Thomas W. Yeates and Lloyd F. Donant, in a venture to be known as Riverwood Associates, have caused careful study of the site by both engineers and architects. The land use plan was governed by the site and two basic concepts established the basis of the plan. The first was that as little terrain as possible was to be disturbed and the second was that no major tree was to be removed. From these concepts evolved the plan wherein single family homes are grouped in clusters that emphasize views and settings while causing the least interruption of the natural beauty of the site. A private street program will serve the community, allowing a minimum of street widths and a variety of setbacks, each giving the maximum flexibility of home site determination. The developers plan to blend in secluded recreation areas, served by rambling wooded walks, including two swimming pools, a tennis court and a putting green. These facilities will be for the exclusive use of the Home Owners and their guests. The tone of the community will not be recreational, however, but sylvan privacy and grace combined with the freedom of individual activity which a total maintenance situation allows.

The property is now zoned R-1-B under the Sacramento County Zoning Ordinance. The allowable density under this zoning is approximately 9 living units to the acre. The developers are applying for Planned Unit Development zoning

with a density of less than 4 homes to the acre. Based on the planning done to date, approximately 70% of the developable acreage will be open common area maintained by the Community Organization for the enjoyment of the owners. The projected 90 homes in RIVERWOOD will have approximately 11,000 square feet of land per unit allocable to them, comparing favorably with areas of lots in conventional subdivisions. Architectural distinction and elegance will be emphasized and it is currently anticipated that sales prices for homes will range from \$35,000.00. All homes built, both attached and detached, will be offered for sale on an individual ownership basis. The actual site delivered to the purchaser, however, will be small, at times only the property immediately under his structure. Title to the open areas will be held in common and maintenance of the common areas will be provided by a home owners organization. Exterior maintenance of the homes built in clusters, including roofs and exterior siding, will also be provided by the organization.

In the presentation of these plans, the developers of RIVERWOOD are climaxing three years of study and research. Included in this period were visits to other projects throughout California as well as a detailed topographical and tree identification program by the engineering firm of Bailiff and Butz. Following this, the architectural firms of Cox, Liske, Lionakis & Beaumont of Sacramento and Essert & Morton of Lafayette prepared a scale model of the entire project as well as many study plans of the future homes. The result is a new concept that, when brought into being, will represent the ultimate in careful planning, architectural distinction and the preservation of irreplaceable property.