

# POPPYSEED & RIVERBEND DEVELOPMENTS

By Poppybend LLC

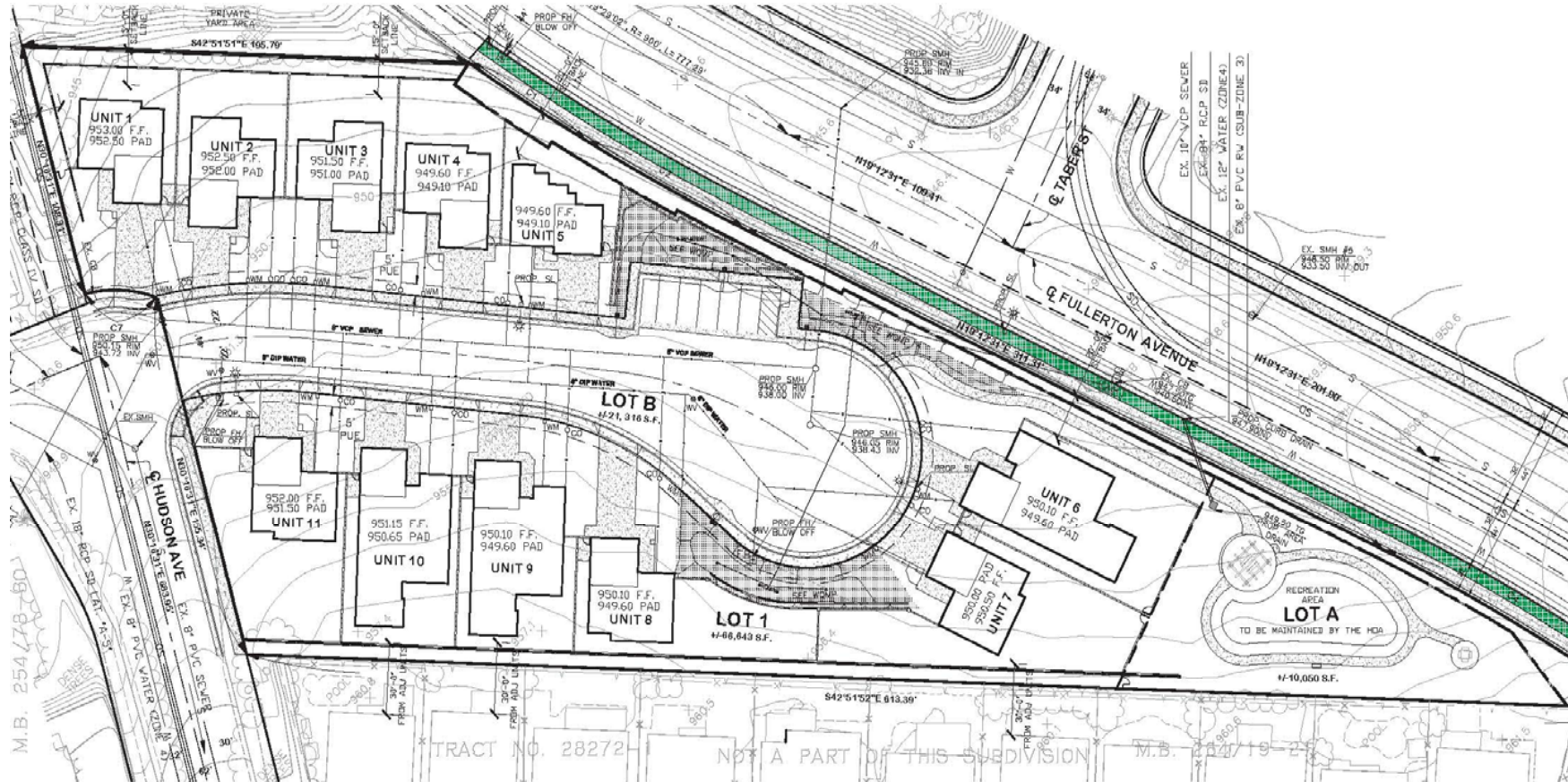
- Riverbend (4 Homes):  
SF: Approx. 3,000+  
4 – 5 Bedrooms  
Lot Size: 10,621 – 27,498 sf

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- UNIT 1  
1,733 SF
- UNIT 2  
1,554 SF
- UNIT 3  
1,554 SF
- UNIT 4  
1,733 SF
- UNIT 5  
1,278 SF
- 5,816 SF
- 4,699 SF
- 4,878 SF
- 4,812 SF
- 3,975 SF
- POPPYSEED CIRCLE (PVT)
- UNIT 6  
2,744 SF
- UNIT 7  
1,733 SF
- UNIT 8  
1,733 SF
- UNIT 9  
2,744 SF
- UNIT 10  
2,744 SF
- 6,376 SF
- 5,438 SF
- 5,441 SF
- 5,971 SF
- 2,744 SF
- 1,733 SF
- 4,236 SF
- 5,943 SF
- HUDSON AVENUE
- PARCEL 1  
10,621 SF
- A3a  
2,168 SF
- PARCEL 2  
11,330 SF
- A3c  
2,168 SF
- A2a  
2,745 SF
- PARCEL 4  
15,823 SF
- G14  
700 SF
- A1e  
3,128 SF
- PARCEL 3  
27,498 SF
- FULLERTON AVENUE

# Riverbend Development



# Poppyseed Development





# Poppyseed Elevations: North side of Poppyseed

Units  
1 & 11



FRONT ELEVATION

MODEL: B1c - 2

Unit 4



FRONT ELEVATION

MODEL: B1S - 10

Unit 2



FRONT ELEVATION

MODEL: B2s - 8

Unit 5



FRONT ELEVATION

MODEL: B3s - 11

Unit 3



FRONT ELEVATION

MODEL: B2c - 9

## Poppyseed Elevations: South side of Poppyseed

Unit 6



FRONT ELEVATION

MODEL: B4c - 1

Units  
9 & 10



FRONT ELEVATION

MODEL: B4c - 4

Unit 7



FRONT ELEVATION

MODEL: B1c - 7

Units  
9 & 10



FRONT ELEVATION

MODEL: B4s - 5

Unit 8



FRONT ELEVATION

MODEL: B1s - 3

Units 1  
& 11



FRONT ELEVATION

MODEL: B1c - 6

# Poppyseed Development: South Wall

Concern	Comment
Privacy of homeowners on both sides	Privacy trees / shrubs will be part of the landscaping plan (see later slides)
Proximity of homes to existing homes	Along the south border there are 11 existing homes, we will only have 5 along the same border. Of those 5 2 are single story. The development lot is about 8 – 10 feet lower than existing homes.
Maintenance of shared wall	An HOA will be established as part of the development process and will share the costs of wall maintenance.
Any other options considered?	<u>Remove Wrought Iron &amp; Build on Top</u> : Structurally unsound. City opposes. <u>New Wall Next to Existing Wall</u> : City opposes. Aesthetically undesirable. Space between walls difficult to maintain.



### EXISTING WALL AND HOMES ALONG SOUTH WALL

GRAPHIC SCALE  
0 10 20 40  
( IN FEET )  
1 inch = 20 ft.

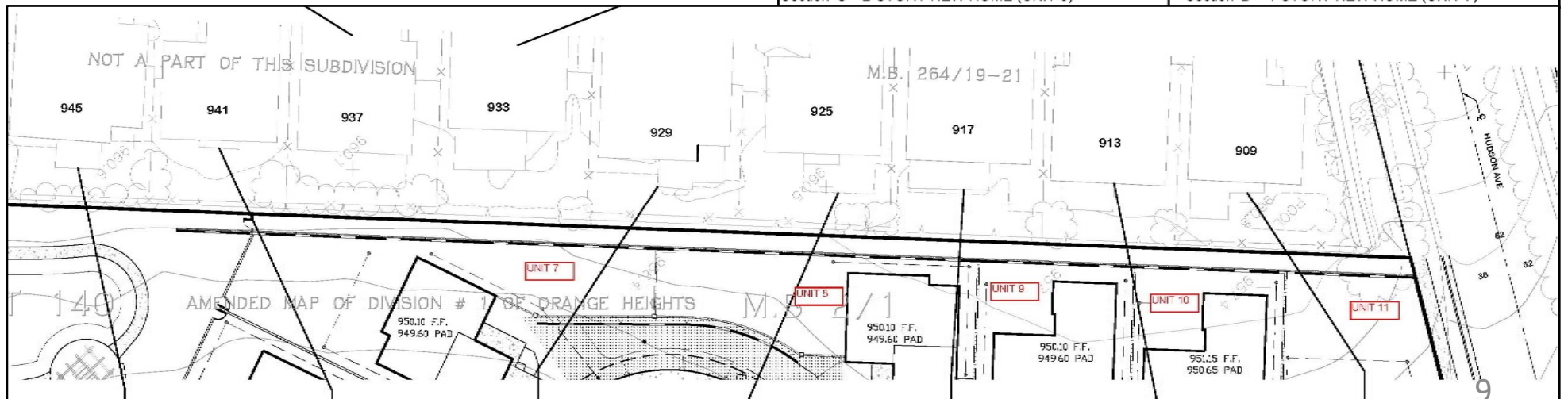
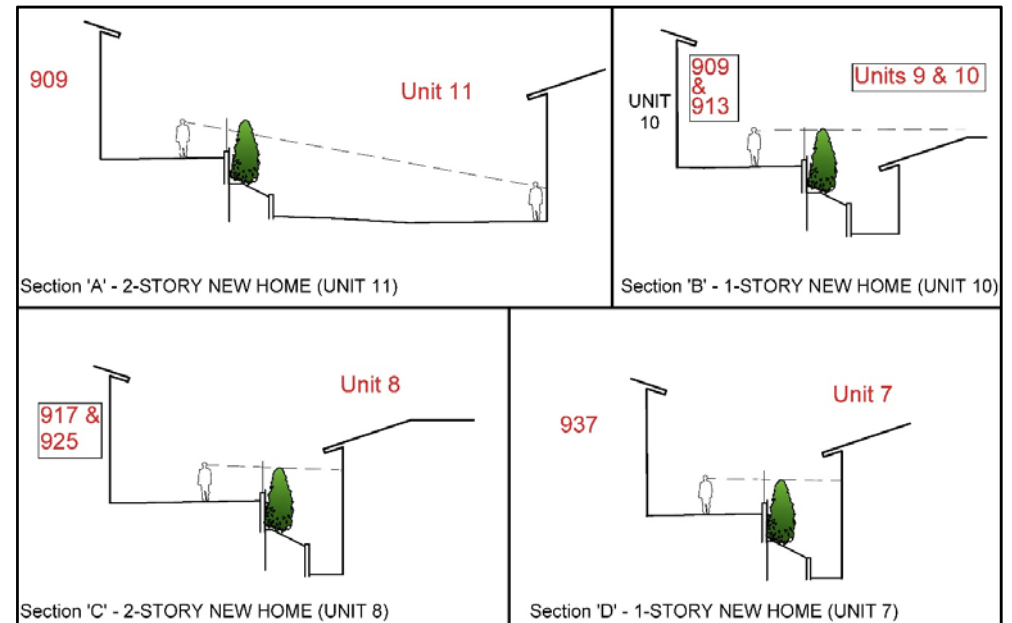
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# Poppyseed Development: Cross - Section



# Poppyseed Development: Landscaping



# Poppyseed Development: Landscaping – South Wall

**Coast Rosemary**



**Jeffers Weeping Bottlebrush**



Questions?