

PIEDMONT OAK ESTATES

A Planned Development



107
Residential
Lots

1 Commercial
Lot

Right Plan, Right Place at the Right Time

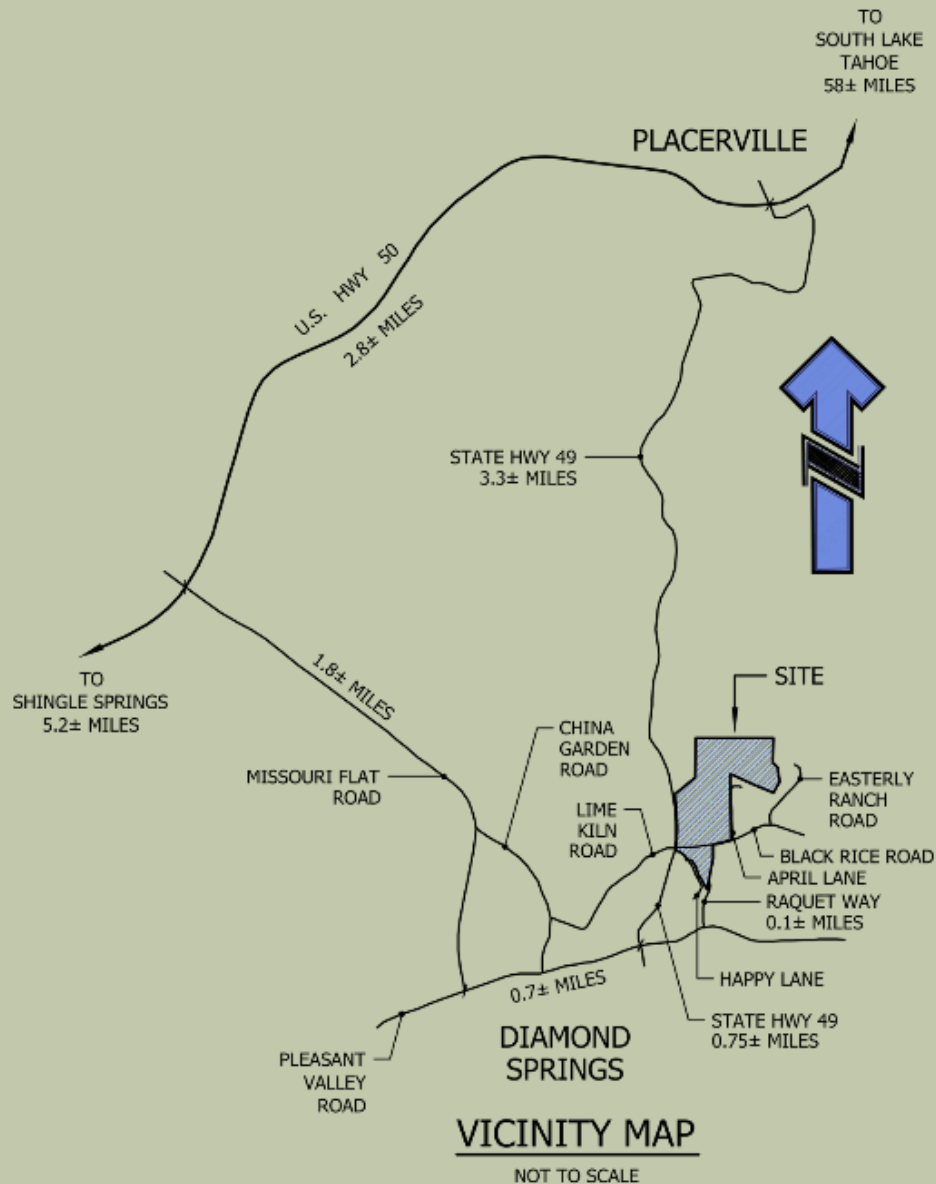
“ This proposed planned development is unique in that it provides **quality, small scale housing with high-end amenities**. The design approach incorporated in the plans is **environmentally sensitive to the land, to the surrounding neighborhoods (existing and future), and to the countryside**. Our approach is to incorporate **imagination, conservation and realization of work force & affordable housing**. ”



Vision Statement

- Provide a project that is compliant with local ordinances and yet will transition the many different types of properties that exist within this small area.
- Provide new housing to the community that is affordable for the workforce. An element of housing desperately lacking in the area.
- Provide quality and safety for the neighborhood and those who move into our homes
- Provide something that we and the community will be proud of, yet which is financially sound and responsible.





LOCATION

- Piedmont Oak Estates is situated east of Hwy 49 near Black Rice Road, north of Diamond Springs in Eldorado County,
- Just 3 miles from Hwy 50 and Missouri Flat Rd. in line with the proposed Diamond Springs Parkway intersection.



GOOGLE IMAGE OF AREA

- West - Industrial and Commercial
- North - Rural Housing (5+ Acres)
- East - Rural Housing (5+ Acres)
- South - (1+ Acre mfg housing) & Very High Density Apartments, Tri-plex Units & Duets



LOCATION AND ACCESS

- 25.89 Acres
- North of Black Rice Rd. & east of Diamond Parkway (HWY 49)
- Access from Highway 49 directly in line with the proposed Diamond Spring Parkway
- No traffic will be added to Black Rice Road
- Eva Road will be for Emergency Vehicle only



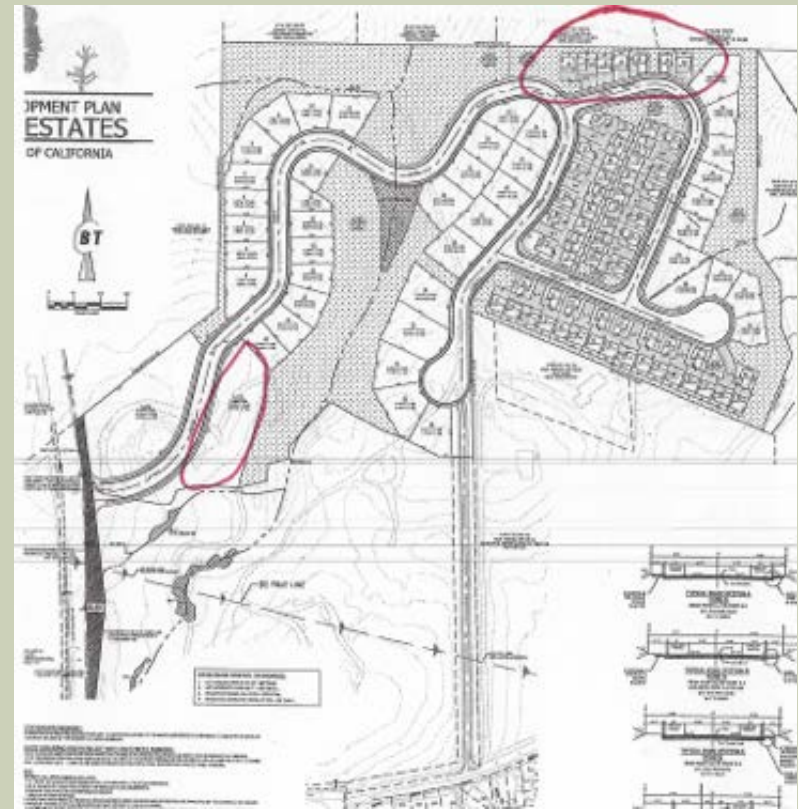
PIEDMONT OAK ESTATES

- Zoned as R1 PD
- General Plan Use as High Density Residential
- 1-5 units per acre
- 107 Residential lots with 64 patio lots, 43 Premium lots
- 1 acre commercial lot

PLAN REDUCTION FROM 2016 SUBMITTAL

Current Submittal Map

2016 Submittal Map



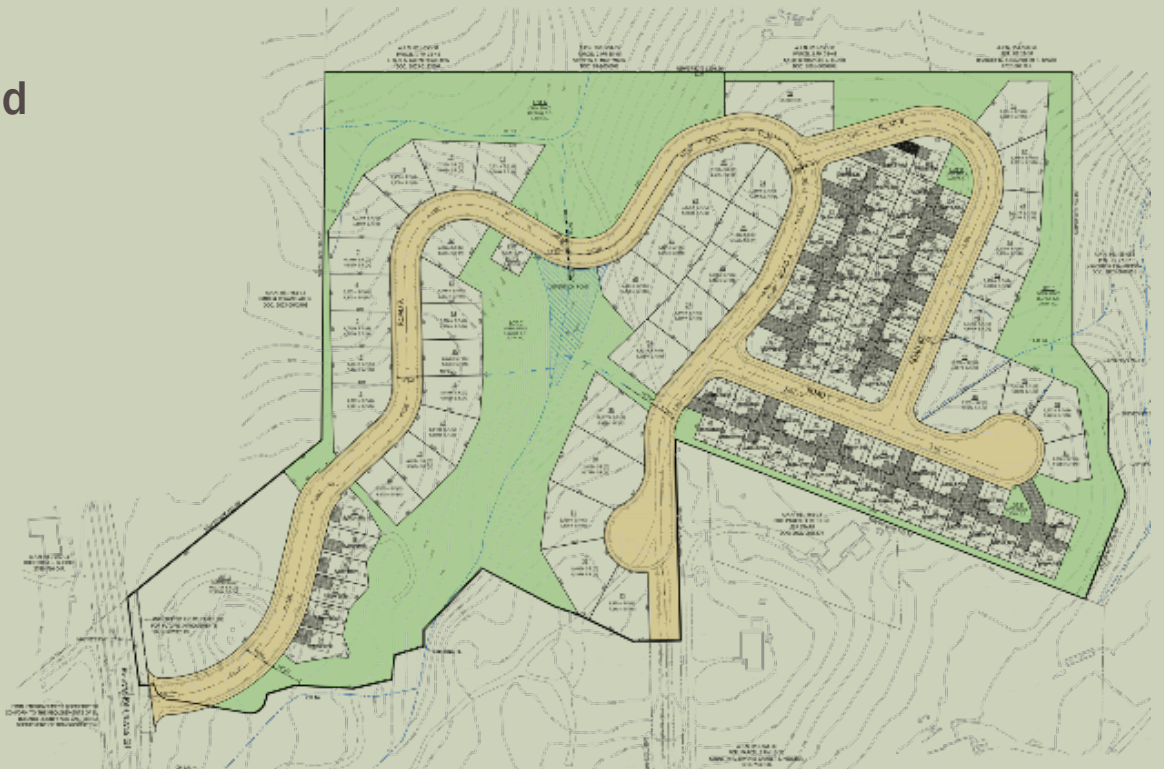
POE PHASE 1



- **85 Single Family Residential Lots**
 - 21 Custom home lots
 - 58 Clustered patio lots
 - 6 Individual patio lots

COMPLIANCE WITH ZONING & GENERAL PLAN

- Current General Land Use Plan: High Density Residential 1-5 Units / acre
- Proposed Land Use: Residential high density 3.28 units/acre





FEATURES OF THE CLUSTER LOT HOMES

- 24-foot entrance roads to 5 homes
- 2 car garage and full sized driveway for each cluster lot home
- Includes 1 affordable house per cluster
- Multiple tiered pricing for different sizes
- Sense of security from neighborhood watch
- Opportunity for extended family purchases for better care of family members

CLUSTER LOT HOMES



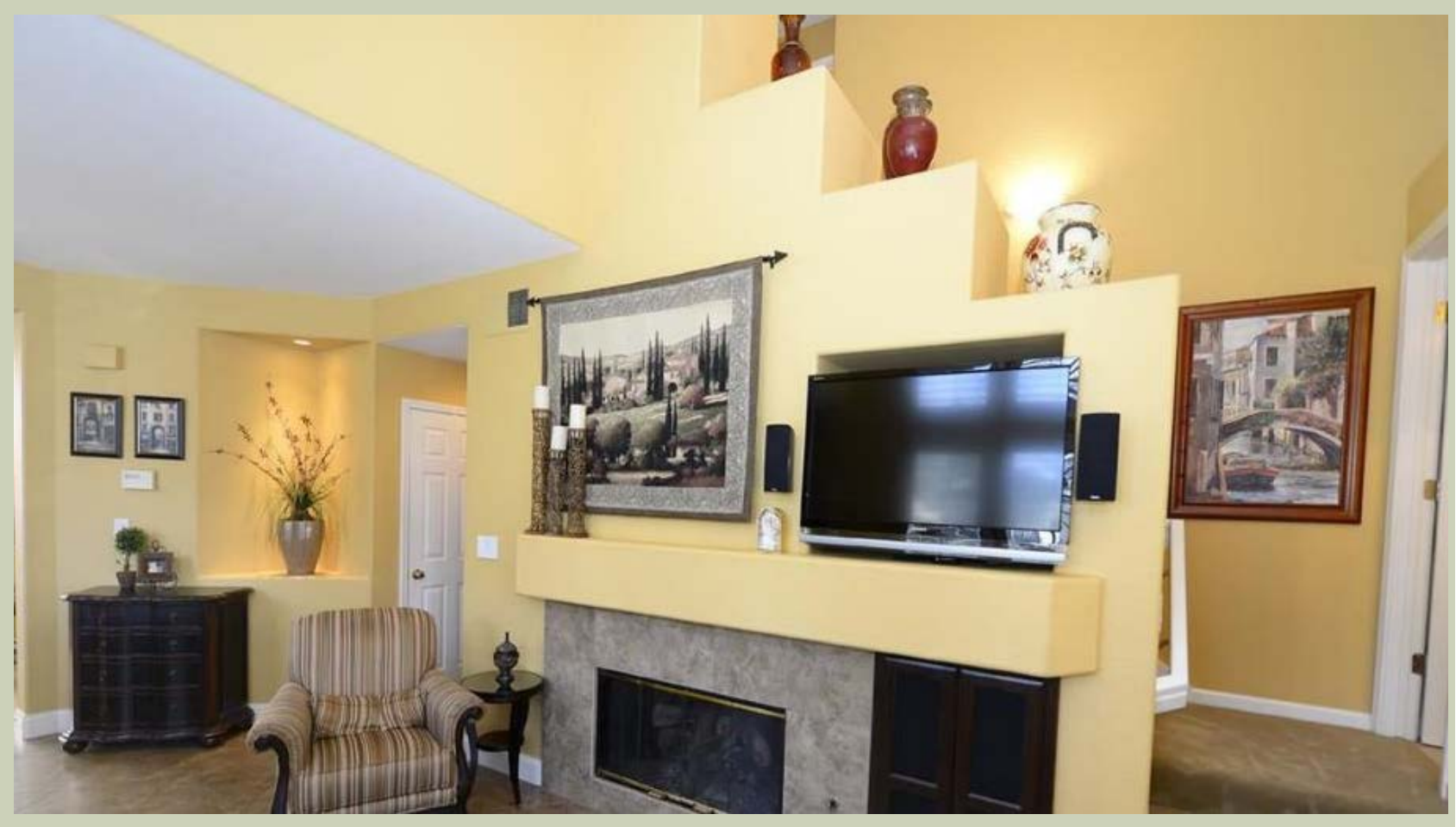
A SINGLE ROAD INTO 5 HOMES



AFFORDABLE HOUSING



INTERIOR VIEW OF AN AFFORDABLE HOME

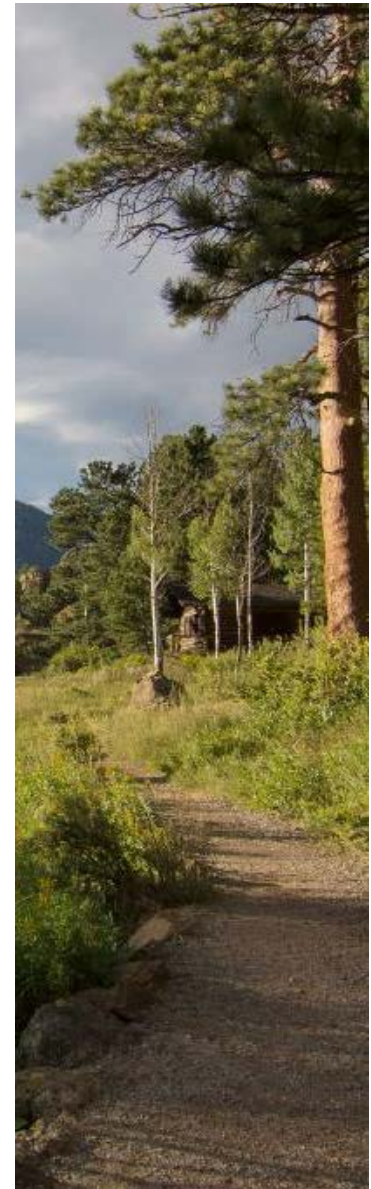


KITCHEN VIEW OF AFFORDABLE HOME



Open Space

- **8+ acres deeded & reserved as open space**
 - Preserving the rural feel in the community, yet still compliant with HDR in the general plan
- **Hiking trails surround the subdivision**





FITNESS STATIONS

Fitness stations will be along the hiking path around the entire property

We'll also have doggie stations along the trail

Amenities

- **Gated Community Beyond the Commercial Lot**
- **Private Road System**
- **Playground Areas**
- **Pools**
- **Community Vegetable Garden**
- **Hiking/Exercise Trails**
- **Sidewalks**
- **On-Street & Off-Street Parking**



Preserving the Rural Feel

- **Our Project has limited view from the roads surrounding the property**
- **Highway 49 frontage is only 136 feet**
- **The cars driving by will see the trees and open space**
- **Black Rice Road is over 900 feet from us**



VIEW FROM HIGHWAY 49

Looking At The Commercial Lot



VIEW FROM BLACK RICE ROAD



ANOTHER VIEW FROM BLACK RICE ROAD



INTERSECTION OF THE EVA ROAD



COURTSIDE MANOR TOWN HOMES



INTERSECTION OF EASTERLY RANCH ROAD



CASH FLOW TO THE COMMUNITY

NAHB Data	\$3,000,000 / year*
Property Taxes	\$400,000 / year
Fire Department Fees	\$40,000 / year
Home Insurances	\$70,000 / year
Miscellaneous	\$25,000 / household

** based on 100 homes at \$280,000 average*

BENEFITS TO THE COMMUNITY

- **Improved Infrastructure**
 - Traffic Mitigation (new traffic signals, etc.)
 - Upgrading of the Pump Station now serving Courtside Manor Townhomes
- **Economic Benefits**
 - Construction time will bring in new jobs
 - Cash flow to the community
- **Housing Affordable to the Local Work Force**
- **Beautify the environment**
- **Eliminate vagrants and provide safety**
- **Local Businesses & DS-EDCAC Approval**
- **Mutual Benefit Acknowledged by the Neighborhood**