

Mount Royal Lots

SITE DEVELOPMENT PLAN

APRIL 16, 2024

Project Team

- Owner
 - Douglas Group, Inc
 - John Chen
- Owner's Representative/Developer
 - Trailstar Development
 - Rick Stucy
- Design Consultants (Engineering, Landscape Architecture, Survey)
 - Point Consulting, LLC
 - Michael Tollefson

Project Background

- When the Plum Creek Subdivision was getting developed back in the 1990's, this property was set aside as private open space for future development. To date this parcel has occasionally been used as a location for the golf course to dump their landscape waste.
- In May of 2023, the parcel was rezoned to Single Family-Low Density (SF-LD), and the three corners encumbered by easements were kept as Private Open Space (OSP).

Project Location

- § The project consists of a 1.5 Acre tract of vacant land.
- § Lies at the Southwest corner of the Mount Royal Drive and W Prestwick Way intersection.
- § Adjacent to trail that leads to local park.
- § Abuts hole 5 on the Plum Creek Golf Course.
- § Abuts Plum Creek and the Railroad.



Existing Conditions

- § The existing site consists of a mixture of weeds and native vegetation. The site slopes from East to West at 5-7 percent slopes.
- § A golf course restroom is located on the north corner of the site in an easement.
- § There is an existing tee box on the west corner of the site that hasn't been utilized in years.
- § The parcel has never been used for any golf course purpose. The prior owners have occasionally used it to dump grass clippings and dead plant materials which current ownership (Douglas Group) has had to clean up.

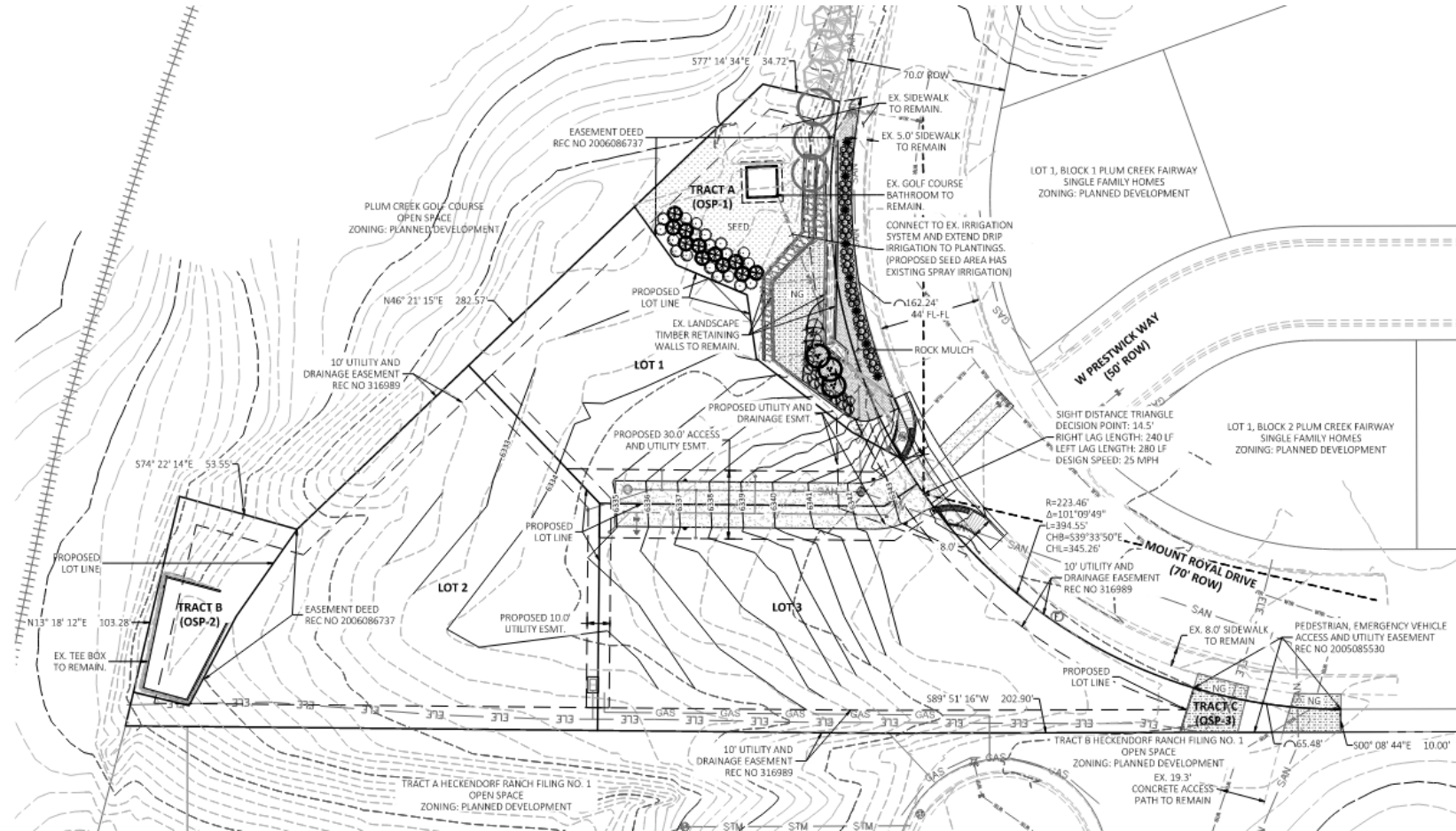


Site Photos



Proposed Improvements

- § Proposing 3 Single Family Lots and 3 Open Space Tracts.
- § A shared driveway will serve the three lots.
- § Utilities will be stubbed to the lots.
- § Overlot grading of the anticipated building envelopes.
- § New landscaping along Mount Royal Drive.
- § New landscaping between the golf course bathroom and future Lot 1 to provide adequate screening.
- § Properties not part of HOA or Metro District.



Thank you

QUESTIONS?
