



August 18, 2023

Carson Byerhof
Development Services Department
100 N. Wilcox Street
Castle Rock, Colorado 80104

RE: Narrative for Mount Royal Lots Construction Document Submittal

Dear Mr. Byerhof,

Our Company, Point Consulting LLC, on behalf of the property owner, Douglas Group, Inc., is proposing a project within the Town of Castle Rock. The project is in the Plum Creek Subdivision on a vacant parcel of land. The property is 1.50 acres in size and has recently been rezoned to Single Family – Low Density and Private Open Space.

The intent of this project is to subdivide the lot into three separate single-family lots and three open space tracts. There will be two distinct phases with this project. Work in phase one will include installing a shared driveway, providing utility services, and grading the building envelopes for future homes. The second phase will consist of the developer finding future homeowners each lot and they will work with a custom home builder to design and construct the homes.

This project complies with the Town of Castle Rock 2030 Comprehensive Master Plan. It is practicing responsible growth by turning an underutilized vacant lot into new home opportunities for the community. The design principles associated with this project will take the context and character of the neighborhood into account to ensure that the proposed homes going on the new lots will integrate well into the nearby community. While the character of the neighborhood will be considered in the home design, the homes going on these lots are intended to be higher in value than the surrounding houses. Which will in turn benefit the values of the neighboring properties. The Town's criteria manuals were followed when planning the drainage and infrastructure for this project. Overall, this project will have a positive benefit for the neighborhood and community.

We look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "MT", with a long horizontal line extending to the right.

Michael Tollefson, PLA
Project Manager