

Heroes Hall

Response to TOCR Comments From 3/05/2026 (Review #1)

Submitted by DLH Architecture, LLC

6/11/26

Comments:

BUILDING	ATTN: KEVIN ARENCIBIA	(720) 733-3521
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Notes:

B1. Please contact Kevin Arencibia, with questions at karencibia@crgov.com or 720-733-3521.

DLH: Noted.

B2. This review is rated green for minor comments. Note: This rating is specific to the Building Plan Review discipline and may not be the overall rating for this review.

DLH: Noted.

B3. Please see attached redline comments. This information and/or clarification is requested to identify and resolve potential issues. Additional comments/questions may be identified in response to the additional information provided in the resubmittal.

DLH: Please find the updated plans attached and comments to redlines on redlined sheets.

CASTLE ROCK WATER/DRAINAGE	ATTN: DAVID VAN DELLEN	(720) 733-2474
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Notes:

D1. Please contact David Van Dellen, Sr. Plan Review Engineer with questions. dvandellen@crgov.com or 720-733-2474

DLH: Noted.

D2. The rating for this review is Yellow due to pond design issues. Note: This rating is specific to this discipline and may not be the overall rating for this review.

DLH: Noted. Please see the revised pond design in the included Civil documents.

D3. Please see attached redline comments.

DLH: See the updated Civil Engineering plans and comments to redlines.

CASTLE ROCK WATER/FLOODPLAIN	ATTN: DAVID VAN DELLEN
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No Comments

CASTLE ROCK WATER/SANITATION	ATTN: KEN TORRES	(720) 733-6072
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Notes:

U1. Please contact Ken Torres, PE, Senior Plan Review Engineer with questions. ktorres@crgov.com or 720-733-6072 or (303) 319-0766.

DLH: Noted.

U2. The rating for this review is Yellow. Explanation for rating: Information or data is incomplete, missing, or not clear. Expanded information, data, and clarification would be beneficial to identify and resolve potential issues. Note: This rating is specific to this discipline and may not be the overall rating for this review.

DLH: Noted.

U3. Please see attached redline comments.

DLH: Please find the updated plans attached and comments to redlines on redlined sheets.

CR WATER/WATER CONSERVATION	ATTN: RANDY BURKHARDT	(720) 733-6045
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Notes:

WC1. Please contact Randy Burkhardt, Landscape and Irrigation Plan Reviewer with any questions. 720-733-6045

DLH: Noted

WC2. the rating on this review is Yellow-Needs Revisions.

DLH: Noted

WC3. Revisions are needed on the overall landscape design to meet the Town of Castle Rocks Landscape and Irrigation Criteria.

NDS: See updated plans attached and comments to redlines on redlined sheets.

WC4. The rating on this review is specific to this discipline and may not reflect the overall rating on this project.

DLH: Noted.

CR WATER/WATER RESOURCES**ATTN: ADRIANA ALFARO**

Notes:

WR1. Please contact Adriana Alfaro, Water Resources Program Analyst, with questions.

DLH: Noted.

WR2. Please add to the SDP a Water Rights Dedication Agreement statement (below) and fill in blanks:
WATER RIGHTS DEDICATION AGREEMENT

The provision of municipal water to this subdivision is subject to the terms and conditions of the [name of water bank][amendment # if there is one] Development Agreement, Recorded on the [x] day of [month], [year], at Reception Number [#]. [X] SFEs will be deducted for commercial use and [X] SFEs will be deducted for irrigation.

DLH: Please find the updated title sheet including the Water Rights Dedication Agreement attached.

DS PLAN CHECK**ATTN: JULIE KIRKPATRICK****(720) 733-3516**

Notes:

DS1. Please contact Julie Kirkpatrick, PLA, with questions, JKirkpatrick@CRgov.com or 720-733-3516.

DLH: Noted.

DS2. This review is rated Yellow. Explanation for rating: amount of redlines and missing, required items from the checklist. Note: This rating is specific to this discipline and may not be the overall rating for this review.

DLH: Noted.

DS3. Please see attached redline comments.

DLH: Please find the updated plans attached and comments to redlines on redlined sheets.

FIRE**ATTN: ALAYNA MOORE**

Notes:

F1) 15.38.030 - Amendments.

4.4.10.6 Fire Protection Service Lines

FDCs are to be freestanding in a location approved by the Fire Code Official. The connection shall be at a distance of one and a half times the building height, offset from one of the corners of the building for easy accessibility. The line to the FDC shall terminate with a five-inch Storz fitting with permanently attached cap, and a 22-30 degree elbow to direct the Storz halfway between horizontal and the ground.

DLH: See the attached Civil Engineering plans from Collins Engineering. The freestanding FDC location is still being evaluated and will be revised and included in the next submission.

F2) Autoturn detail must be designed with KME specs – attached

DLH: See the attached Civil Engineering plans from Collins Engineering.

PARKS**ATTN: MATT ROTH****(720) 786-1313**

No Comments

PLANNING**ATTN: BRIANNA GRANDY****(720) 733-3566**

Notes:

PL1. Please contact Planning, BrieAnna Grandy with questions at 720.733.3566 or bgrandy@crgov.com.

DLH: Noted

PL2. The rating for this review is Yellow. Additional information is needed in order for Planning to complete the review. Additional comments may be provided on the next review based on the information provided.

Note: This rating is specific to this discipline and may not be the overall rating for this review.

DLH: Noted

PL3. Please see and address attached redline comments (PL-SDP25-0027 Site Development Plan Rev1).

DLH: Please find the updated plans attached and comments to redlines on redlined sheets.

PW

ATTN: AARON MONKS

No Comments

TIA

ATTN: TOM REIFF

No Comments

ZONING

ATTN: TAMMY KING

Notes:

IF A MONUMENT SIGN IS ANTICIPATED, SHOW IT ON THE SITE PLAN AND A GRAPHIC WITH DIMENSIONS IS NEEDED, AS WELL.

No monument sign has been decided upon at this time. If a sign is decided on by the next SDP submission, full information will be included, otherwise the mention will be removed along with the related object lighting.

Review Group: EXTERNAL REFERRAL ADMIN

CENTURY LINK

ATTN: CENTURY LINK

Notes:

Our engineer has completed the review of the plat, and the comments are as follows: "I do not see that there are any conflicts at this location." If you require signatures or have any additional questions, please contact the engineer directly at Ben.Hoselton@lumen.com to schedule. If you require a letter of no objection, feel free to use this email as said letter.

DLH: Noted.

CHERRY CREEK BASIN AUTHORITY

ATTN: CHERRY CREEK BASIN AUTHORITY

Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Castle Rock that the proposed development plans for SDP25-0027, Heroes Hall have been or will be reviewed by the Town of Castle Rock for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Castle Rock's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

DLH: Noted.

CORE

ATTN: CORE

Notes:

CORE Electric Cooperative has completed its review of the referral materials submitted for the above-referenced project. Based on our evaluation of existing facilities, easements, loading requirements, and future service needs, we provide the following formal comments and requirements:

Existing Underground Electric Facilities-

CORE has existing underground electric infrastructure located within the subject property. All associated utility easements and facilities will remain in place and will continue to be maintained by CORE unless the applicant formally requests modifications in accordance with CORE's current line extension policies.

DLH: Noted. Please see the updated utility and easement information on the revised plans.

Transformer and EUSERC Cabinet Locations-

The applicant must identify and provide proposed locations for required transformer and EUSERC-compliant service equipment. The submitted plans shall also clearly show all existing utilities and all existing utility easements.

DLH: See the attached Civil Engineering plans from Collins Engineering and updated Architecture plans from DLH.

Additional Easement Requirements-

Additional utility easement widths will be required at the time of replat for Lot 1 and Lot 2, Block 1. Further, an easement by separate document will be required for the future transformer location at the time of electric design.

DLH: Noted, replat submission is pending approval of proposed utility easements.

CORE Standards and Clearance Requirements-

Please refer to the attached CORE Builders Handbook and the accompanying clearance requirement documents to ensure the project complies with CORE's construction and service standards.

DLH: Noted.

DC PLANNING ENGINEERING

ATTN: DC PLANNING ENGINEERING

Notes:

See the attached Douglas County Comments.

DLH: Noted.

PLUM CREEK WATER RECLAMATION AUTHORITY

ATTN: PLUM CREEK WASTE AUTHORITY

Notes:

To move forward, please complete the Industry Information Questionnaire available at pcwracolorado.com. Once submitted, we will provide a Food Service Application specifically for your commercial kitchen. Please note that a properly sized external interceptor is required; you can find the full specifications in our Rules & Regulations on the website.

DLH: Noted. The final scope of the commercial kitchen and service programming is currently being finalized with the Client before completion of the questionnaire.