

SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

SITUATED IN PORTIONS OF THE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FISHER INVESTMENT
PROPERTIES
REC. 2019083449

100' BUFFER ZONE
EASEMENT AGREEMENT
REC. 8625692

LOT 7
TWIN OAKS
REC. 161972
(NOT A PART)

GCFH PHASE 2

BRISCOE LANE TURNAROUND
PERMANENT ACCESS EASEMENT
AGREEMENT
REC. 2024028130

BRISCOE LANE
60' R.O.W.

LOT 2
TWIN OAKS
REC. 161972
(NOT A PART)

SLOPE
EASEMENT
2025035148

100' BUFFER ZONE
EASEMENT AGREEMENT
REC. 8625692

TRACT C
303,410 S.F. / ±6.965 AC. / (PL 2.04, 6.5 AC.)

TRACT F1
1,048,982 S.F.
±24.081 AC.
(A PART OF
PL 1.07, 44.1 AC.)

SLOPE
EASEMENT
2025035148

TRACT F2
835,136 S.F.
±19.172 AC.
A PART OF
(PL 1.07, 44.1 AC.)

TRACT L
273,924 S.F.
±6.288 AC.
(PA F-1)

Street extension may be completed as part of future
infrastructure improvements or by others as approved by the
Town. Street section for Ike Street to be determined by the
Town at time of public improvement construction plans.

INTERSECTION AT DAWSON TRAILS BLVD
AND IKE ST GOLD CROWN PHASE 2 OR WITH
THE FULL WIDENING OF DAWSON TRAILS
BOULEVARD, WHICHEVER OCCURS FIRST.

Legend:
Phase 1 - Dawson Trails Blvd Filing 1
Phase 1 - Gold Crown Field House
Phase 2 - Gold Crown Field House
Ike Street/Dawson Trails Blvd Roadway Extension

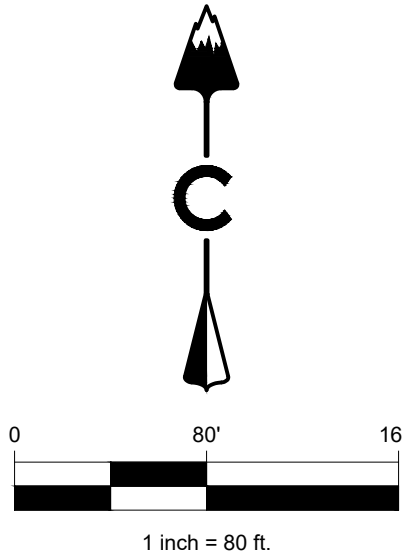
TRACT G
483,511 S.F.
±11.100 AC.
(PA F-2)

Yellow depicts Phase 1 of
Dawson Trails Blvd. Future
roadway expansion will happen at
the time of future development in
adjacent tracts or traffic volumes
trigger the need for the roadway
expansion.

ENTRANCE TO BE REMOVED AT FUTURE PHASES
WITH NORTHERN ENTRY CONSTRUCTION OR
WITH THE FULL WIDENING OF DAWSON TRAILS
BOULEVARD, WHICHEVER OCCURS FIRST.

LEFT TURN LANE TO BE REMOVED WITH
CONSTRUCTION OF ENTRY AT IKE STREET.

Turnaround
circulation at the end of
Dawson Trails
Blvd.



LEGEND

---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROPERTY LINE
---	SIGHT TRIANGLE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	FUTURE CURB & GUTTER
---	FUTURE SIDEWALK
---	FUTURE RET WALL
---	EXISTING FENCE
---	EXISTING
---	PROPOSED
---	STREET LIGHT POLES
---	STREET SIGNS
---	RAMPS
---	CROSSWALK
---	FIRE HYDRANTS
---	PROPOSED CONCRETE
---	EXISTING CONCRETE
---	RIPRAP
---	BUILDING SETBACK
---	SANITARY MANHOLES
---	STORM MANHOLES
---	STORM INLETS
---	PROPOSED FENCE
---	ACCESSIBLE ROUTE
---	100 YEAR FLOODPLAIN
---	CONCRETE FIRE LANE
---	PHASE I
---	PHASE II

ABBREVIATIONS:

DE	DRAINAGE EASEMENT
FTR	FUTURE
UE	UTILITY EASEMENT
SW	SIDEWALK
ROW	RIGHT OF WAY

#	REVISION DESCRIPTION	DATE	BY	TW
1	1ST SUBMITTAL	8/12/2026		