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

LEGAL DESCRIPTION

TRACT F, DAWSON TRAILS FILING NO. 1, RECORDED AT RECEPTION NO. 2025035148 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN PORTIONS OFTHE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE STATEMENT

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CONSTRUCT A 83,000 SQUARE-FOOT FIELD HOUSE ALONG WITH ASSOCIATED VEHICLE CIRCULATION DRIVES AND PARKING.

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY IN THE TOWN OF CASTLE ROCK.

TOWN OF CASTLE ROCK

BY: _____ TITLE: AUTHORIZED SIGNATORY FOR TOWN OF CASTLE ROCK

SIGNED THIS _____ DAY OF_____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF_____, 20____.

BY_____

_____
WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS _____DAY OF_____, 20____.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF_____, 20____.

BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROJECT DATA

CLIENT: GOLD CROWN FOUNDATION
150 S HARLAN ST.
LAKEWOOD, CO 80237

PROJECT ADDRESS: TBD

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8	LIGHTING PLAN NORTH
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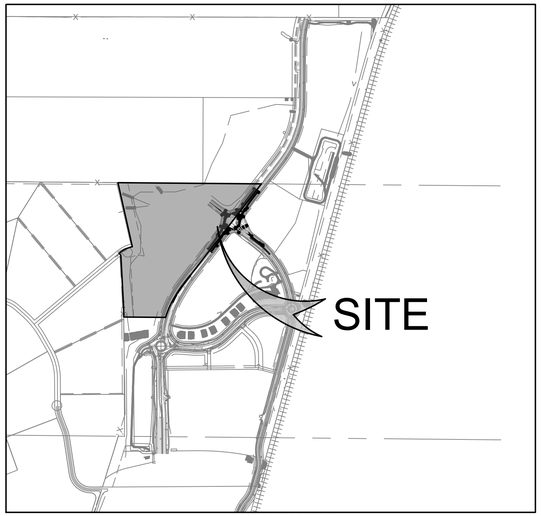

VICINITY MAP

0 750' 1,500'

1 inch = 750 ft.

ZONING COMPARISON AND DEVELOPMENT STANDARDS		
ZONING	DAWSON TRAILS PD	
USE AREA	PL 1.07	
	PD ZONING ALLOWANCE/REQUIRED	SDP26-0014
USES	MIXED USE	RECREATION
MIN. FRONT BUILDING SETBACK	TBD WITH SDP	15' FROM PROPERTY LINE
MIN. REAR BUILDING SETBACK		100' FROM PROPERTY LINE
MIN SIDE TO STREET SETBACK		15' FROM ROW
PARKING REQUIRED	MIN 4/1000SF = 332 TOTAL SPOTS	MIN ADA SPOTS REQUIRED = 7 (2 VAN-ACCESSIBLE)
PARKING PROVIDED	503 TOTAL SPOTS	(2% OF TOTAL SPACES) - 11 ADA (2 VAN)

OWNER / DEVELOPER

GOLD CROWN FOUNDATION, INC.
1743 WAZEE ST. #300
DENVER, CO 80202
CONTACT: KEVIN PETTY
PHONE: 720-543-9199

SURVEYOR

CORE CONSULTANTS, INC.
3743 S. BROADWAY
ENGLEWOOD, CO 80113
PHONE: (303) 703-4444

ENGINEER

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
CONTACT: TODD WOLMA
PHONE: (303) 703-4444

CASTLE ROCK WATER

175 KELLOGG COURT, BUILDING 171
CASTLE ROCK, CO 80109
PHONE: (720) 733-6000

TOWN OF CASTLE ROCK DEVELOPMENT SERVICES

TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
100 N. WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: 303-660-1393

TOWN OF CASTLE ROCK PUBLIC WORKS

TOWN OF CASTLE ROCK
PUBLIC WORKS DEPARTMENT
4175 NORTH CASTLETON COURT
CASTLE ROCK, CO 80109
PHONE: (720) 733-5612

ELECTRIC

CORE ELECTRIC COOPERATIVE
5496 N US HIGHWAY 85, SEDALIA CO 80135
CONTACT: JIM POTTER
PHONE: (720) 733-5612

UTILITIES

BLACK HILLS ENERGY
1769 PARK ST
CASTLE ROCK, CO 80109
CONTACT: PATRICIA RIBER
PHONE: (303) 217-7817

LANDSCAPE

NORRIS DESIGN
1101 BANNOCK ST.
DENVER, CO 80204
CONTACT: STACEY WEAKS
PHONE: (303) 892-1166

SITE UTILIZATION TABLE - SDP26-0014			
	SQUARE FEET	ACRES	% OF TOTAL
TOTAL LOT AREA	810,216	18.60	100
BUILDING COVERAGE	83,000	1.91	10.24
INTERNAL DRIVES AND PARKING LOT	212,774	4.88	26.26
SIDEWALKS	60,507	1.39	7.47
COMMON PUBLIC ACCESS DRIVES	118,419	2.71	14.62
TURF FIELDS	81,682	1.87	10.08
LANDSCAPE/ OPEN SPACE COVERAGE	253,834	5.83	31.33

CIVIL ENGINEER'S STATEMENT

I, TODD WOLMA, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____ _____
TODD WOLMA PE #59513 DATE

SURVEYOR'S STATEMENT

I, JEFFREY C. ANTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
JEFFREY C. ANTON DATE
PROFESSIONAL LAND SURVEYOR COLORADO PLS. 38818
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

DIRECTOR OF DEVELOPMENT SERVICES APPROVAL STATEMENT

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

_____
DIRECTOR OF DEVELOPMENT SERVICES

NON-RESIDENTIAL DEVELOPMENT TRACKING TABLE				
TRACT	SQFT.	PA NO.	SDP NO.	NON-RESIDENTIAL AREA (SF)
F	1,924,217	PL-1.07	TBD	83,000
TOTAL ALLOWED PER PDP				1,924,217
REMAINING SQ. FT.				1,841,217

_____
DATE

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

_____ _____
CHAIR DATE

ATTEST:

_____ _____
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

_____ _____
MAYOR DATE

ATTEST:

_____
TOWN CLERK

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°27'59" W A DISTANCE OF 2656.71', FROM THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 38002", TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 1-INCH DIAMETER PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "LS 6935", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT BENCHMARK

BENCHMARK: NGS "X 396"- PID: KK1331 - BEING A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD IN A CONCRETE SLEEVE SET FLUSH IN GROUND. PUBLISHED ELEV=6355.09' (NAVD88-GEOID18).

WATER RIGHT DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DAWSON TRAILS DEVELOPMENT AGREEMENT, RECORDED ON THE 8TH DAY OF FEBRUARY, 2023 AT RECEPTION NO. 2023005661 AND ACCORDINGLY 4.0 SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK PER THE SITE DEVELOPMENT PLAN, RECEPTION NO. 2025037559. THE PROJECT IS ANTICIPATED TO REQUIRE 20.00 SFE WITH 3.33 SFE DEDICATED FOR IRRIGATION AND 16.67 SFE DEDICATED FOR DOMESTIC WATER USE.

GOLD CROWN FIELDHOUSE
PROJECT NO. SDP26-0014

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM
CORE
NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	TW

GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
COVER SHEET

DESIGNED BY: LC
DRAWN BY: LI
CHECKED BY: TW

SDP NO. 26-0014

SHEET 1 OF 32

2021-09-11 (4:30 PM) X:\25-092 Gold Crown Fieldhouse\Civil\CAD\Plans\GCFHSDP COVER SHEET.dwg

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

FIRE NOTES:

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
4. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
5. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
6. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
7. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ‘‘ALL-WEATHER DRIVING CAPABILITIES’’ HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
9. ‘‘NO PARKING FIRE LANE’’ SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
10. "FIRE LANE NO PARKING" CURB MARKING. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGH VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING-FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACE DON THE FACE AND TOP OF CURB. LETTERING SHALL BE LOCATED NO MROE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
11. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
12. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

SITE DEVELOPMENT PLAN GENERAL NOTES:

1. THE APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
2. THIS SITE IS ZONED **PL-1.07 PORTION OF THE DAWSON TRAILS DEVELOPMENT.**
3. RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT, AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
4. RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA OR METRO DISTRICT.
5. IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.
6. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
7. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
8. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
9. FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREIN DOES NOT LIE WITHIN ANY FLOOD ZONES AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0282G AND 08035C084G, MAPS REVISED MARCH 16, 2016
10. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
11. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
12. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
13. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
14. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON **THE COVER** OF THIS SITE DEVELOPMENT PLAN.
15. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK AND PUBLIC UTILITIES WITH THE PLAT.
16. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
17. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS, AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
18. THIS DEVELOPMENT **IS NOT** IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUICIPAL CODE REGARDING PROCEDURES.
19. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF THE DAWSON TRAILS PLANNED DEVELOPMENT ZONING REGULATIONS AND THE TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
20. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USED OF THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
21. ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
22. NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF TH EASEMENT.
23. ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPNAY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.
24. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
25. MIGRATORY BIRD SURVEY IS REQUIRED BEFORE ANY GRADING OR CONSTRUCTION CAN OCCUR BETWEEN THE FIRST OF FEBRUARY UNTIL MID-AUGUST.
26. TIME AND MATERIALS UTILITY PERMIT WILL BE REQUIRED WHERE SITE WILL TIE INTO OR CROSS CRITICAL INFRASTRUCTURE. TMU PERMIT FEES PER THE TMU COST ESTIMATE WILL BE REQUIRED TO BE PAID PRIOR TO CONSTRUCTION.

Required Site Development Plan (SDP) Note
CORE requires that the following note be included on the Site Development Plan:
“No improvements that conflict with or interfere with construction, maintenance, or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls or components, and any other objects that may interfere with utility facilities or access, use, and maintenance thereof.”

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE
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ENGLEWOOD, CO 80113
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CORE
NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	TW

GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GENERAL NOTES

DESIGNED BY: LC
DRAWN BY: LI
CHECKED BY: TW

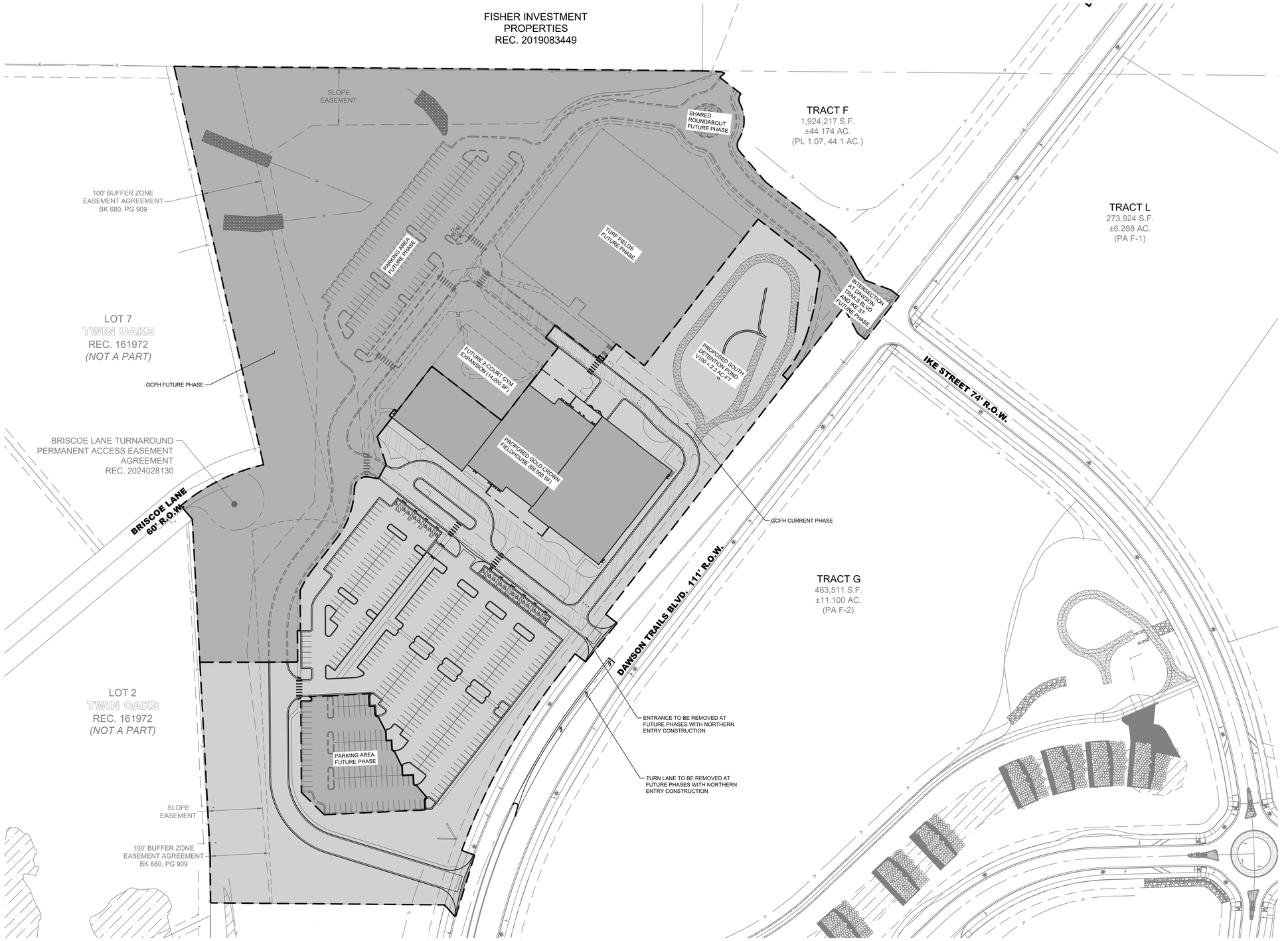
SDP NO.
26-0014

SHEET
2 OF 32

2021-09-11 (4:30 PM) X:\25-092 Gold Crown Fieldhouse\Civil\CAD\Plans\GCFH\SDP GENERAL NOTES.dwg

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



C

0 80' 160'

1 inch = 80 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- FUTURE CURB & GUTTER
- FUTURE SIDEWALK
- FUTURE RET WALL
- EXISTING FENCE - CHAIN LINK
- EXISTING FENCE - WOOD POST

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
- 100 YEAR FLOODPLAIN
- FIRE LANE
- CONCRETE
- HEAVY DUTY PAVEMENT
- CURRENT PHASE
- FUTURE PHASE

* THICKER SECTION DEFINED BY GEOTECHNICAL ENGINEER.

ABBREVIATIONS:

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

GOLD CROWN FIELDHOUSE
PROJECT NO. SDP26-0014

CORE CONSULTANTS. INC.
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ENGLEWOOD, CO 80113
303.703.4444
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LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	TW

GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
PHASING PLAN

DESIGNED BY: LC
DRAWN BY: LI
CHECKED BY: TW

SDP NO. 26-0014

SHEET 3 OF 32

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SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

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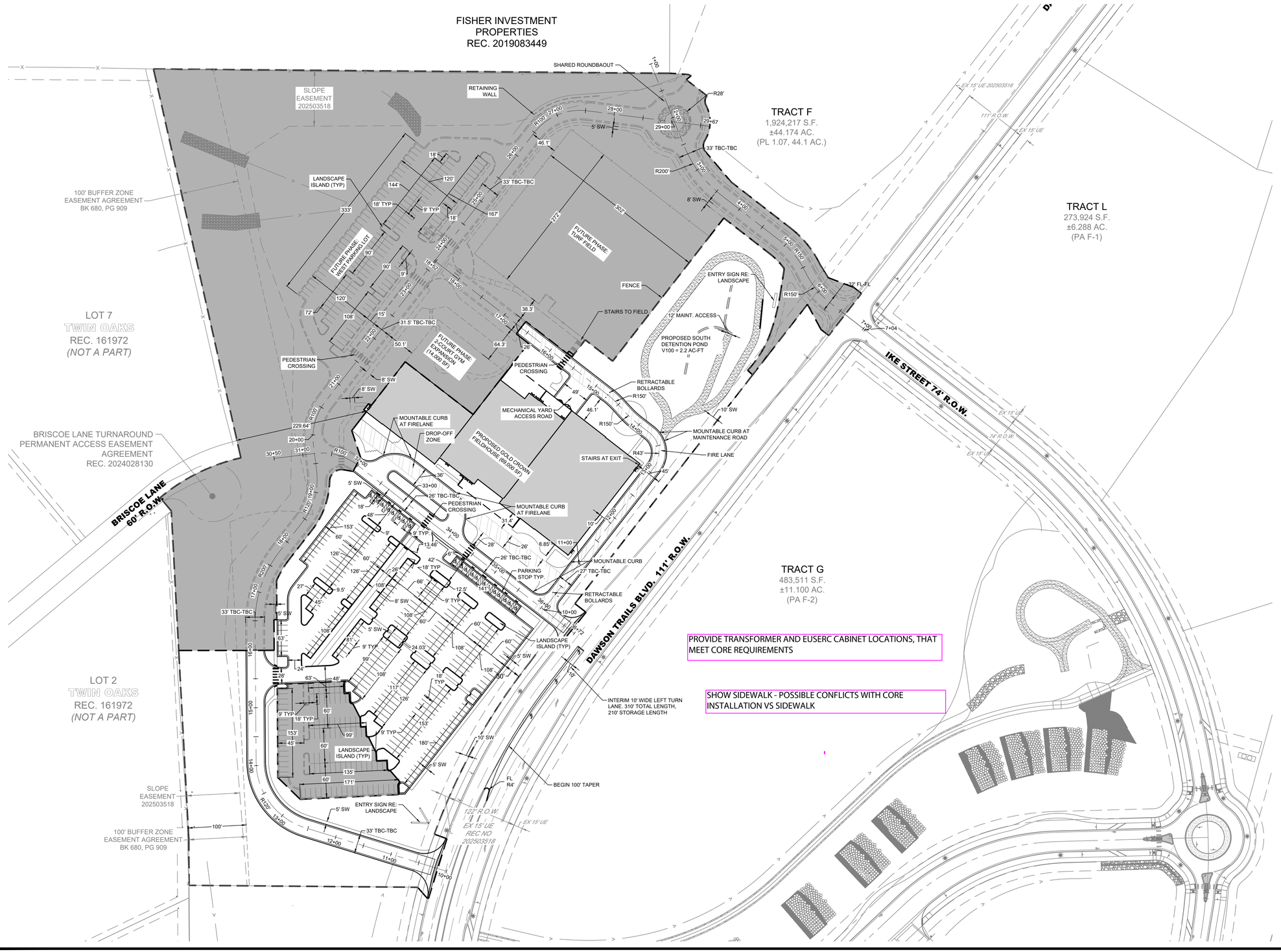

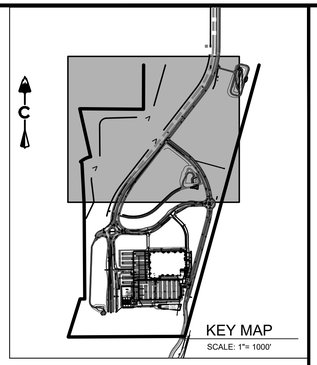

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EXISTING	PROPOSED
	STREET LIGHT POLES
	STREET SIGNS
	RAMPS
	CROSSWALK
	FIRE HYDRANTS
	PROPOSED CONCRETE
	EXISTING CONCRETE
	RIPRAP
	BUILDING SETBACK
	SANITARY MANHOLES
	STORM MANHOLES
	STORM INLETS
	PROPOSED FENCE
	100 YEAR FLOODPLAIN
	FIRE LANE
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	CURRENT PHASE
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ABBREVIATIONS:

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UE	UTILITY EASEMENT
SW	SIDEWALK
ROW	RIGHT OF WAY

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GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
SITE PLAN

DESIGNED BY: LC
DRAWN BY: LI
CHECKED BY: TW

SDP NO. 26-0014

SHEET 4 OF 32

GOLD CROWN FIELDHOUSE
PROJECT NO. SDP26-0014

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SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

SITUATED IN PORTIONS OF THE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22,
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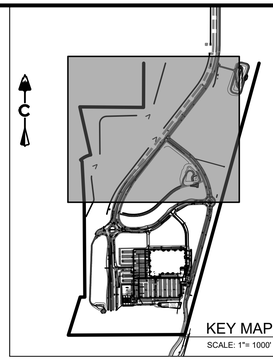

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LEGEND

- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR (5279)
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR (5279)
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION (5150)
- TOP OF FOUNDATION ELEVATION (LOT TYPE — (A) TF= 5150.0)
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- RETAINING WALL
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- WETLAND
- BLOCK NUMBER (1 2 3 4 / A B W T)
- A LOT, B LOT, WALKOUT, TRANSITION

EXISTING / PROPOSED

- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT
- FUTURE STORM & STUB OUT
- CRUSHER FINES MAINTENANCE ACCESS
- RIPRAP
- CURRENT PHASE
- FUTURE PHASE

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT

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GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
GRADING PLAN

DESIGNED BY: LC
DRAWN BY: LI
CHECKED BY: TW

SDP NO. 26-0014

SHEET 5 OF 32

GOLD CROWN FIELDHOUSE
PROJECT NO. SDP26-0014

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SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

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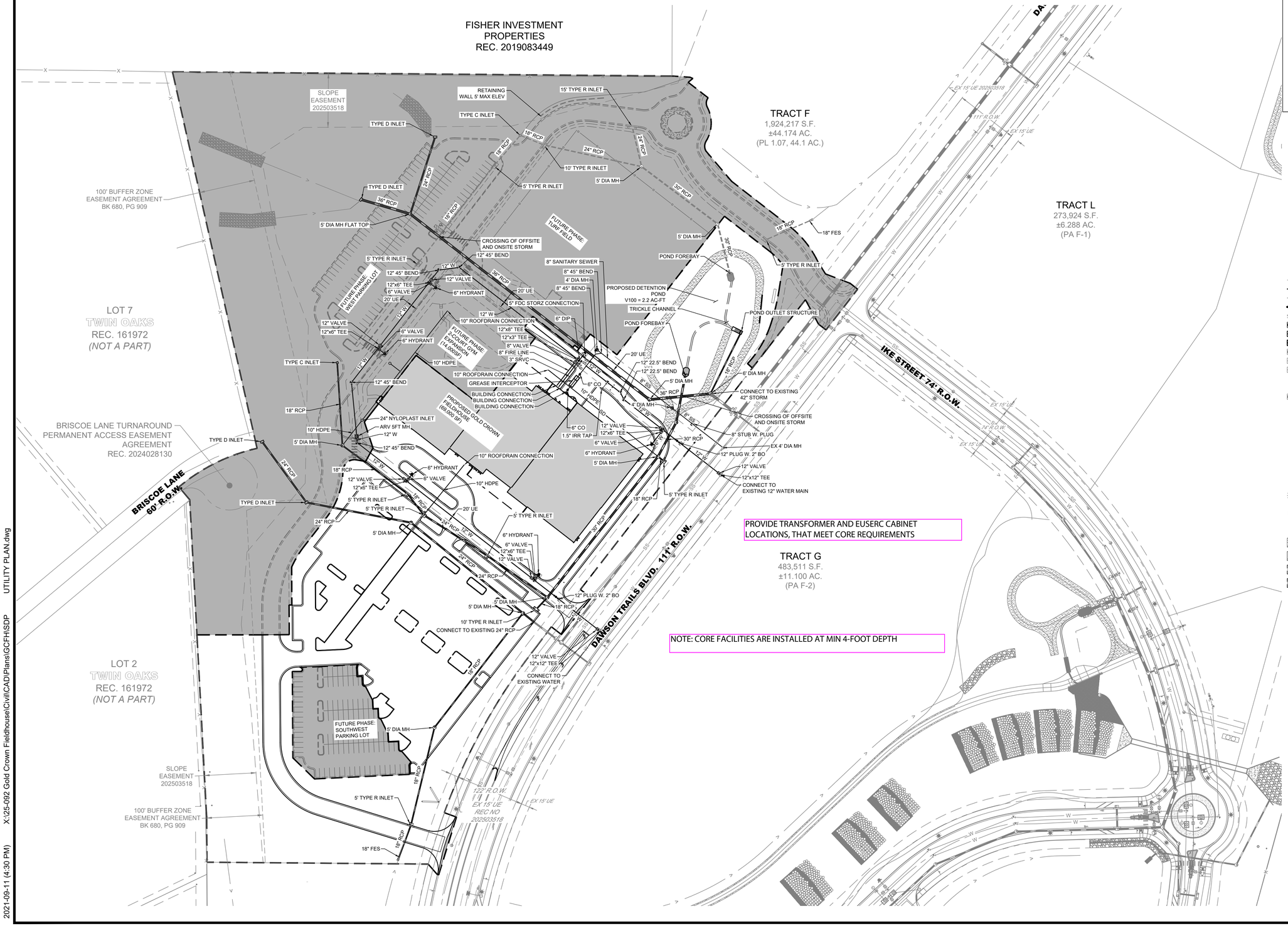

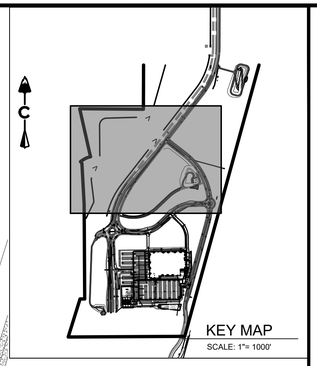

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- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED STORM & STUB OUT
- PROPOSED SANITARY & STUB OUT
- PROPOSED WATER & STUB OUT
- EXISTING STORM & STUB OUT
- EXISTING SANITARY & STUB OUT
- EXISTING WATER & STUB OUT
- SANITARY SERVICE
- WATER SERVICE
- FUTURE STORM & STUB OUT

EXISTING	PROPOSED	
		STREET LIGHT POLES
		POWER POLES
		SANITARY MANHOLES
		SANITARY CLEAN OUT
		WATER VALVES
		BEND AND THRUST BLOCK
		FIRE HYDRANTS
		WATERLINE REDUCER
		WATER STUB WITH BLOW OFF
		AIR RELEASE VALVE MH & VENT PIPE
		STORM MANHOLES
		STORM INLETS
		FES, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		CRUSHER FINES MAINTENANCE ACCESS
		RIPRAP
		CURRENT PHASE
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GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
UTILITY PLAN

DESIGNED BY: LC
DRAWN BY: LI
CHECKED BY: TW

SDP NO. 26-0014

SHEET 6 OF 32

GOLD CROWN FIELDHOUSE
PROJECT NO. SDP26-0014

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SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN INFORMATION

TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: STACEY WEAKS
TOWN OF CASTLE ROCK REGISTRATION #: CR21-0121
STATE OF COLORADO LICENSE LANDSCAPE ARCHITECT #: LA.0000609
COMPANY: NORRIS DESIGN
ADDRESS: 1101 BANNOCK STREET, DENVER, COLORADO 80204
PHONE: 303-892-1166
EMAIL: SWEAKS@NORRIS-DESIGN.COM
DATE: 06/12/2026

GENERAL LANDSCAPE PLAN STANDARD NOTES

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHALL BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP) AND THE DAWSON TRAILS WATER EFFICIENCY PLAN (WEP).
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
11. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
14. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
15. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
16. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
17. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY THE METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.

GRADING NOTES

1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1).
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS

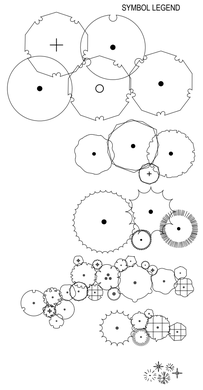
PLANT SCHEDULE NOTES

1. ALL GRASSES WITHIN RIGHT OF WAY MUST BE PLANTED IN 5 GALLON CONTAINERS (AFFECTED SPECIES DENOTED WITH ASTERISK IN PLANT SCHEDULE). SEE PLAN FOR LOCATIONS. *
2. ALL PLANTING MUST MAINTAIN 36 INCHES FROM CORE INSTALLED UG FACILITIES - IN ADDITION MAINTAIN MIN CLEARANCE REQUIREMENTS TO ELECTRIC COOPERATIVE ABOVE GROUND FACILITIES PER CORE'S BUILDER HANDBOOK.
3. PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

SEEDING NOTES

1. OVERSEEDING AND RESEEDING SHALL ONLY BE NECESSARY DURING THE ESTABLISHMENT PERIOD. AREAS SHALL BE RESEEDED IF THEY EXHIBIT AREAS GREATER THAN THE ACCEPTABLE AMOUNTS NOTED IN THE PERFORMANCE STANDARDS.
2. THE PERFORMANCE OF AN AREA SHOULD BE EVALUATED BETWEEN 6-8 WEEKS AFTER SEEDING TO DETERMINE IF OVERSEEDING IS JUSTIFIED. IF ENVIRONMENTAL CONDITIONS ARE FAVORABLE THIS MONITORING CAN BE DONE SOONER.
3. OVERSEEDING SHALL OCCUR USING A DRILL SEEDER OR BROADCAST SEEDER BASED ON THE AMOUNT OF VEGETATIVE COVERAGE, AMOUNT OF THATCH, WHETHER AREAS ARE IRRIGATED OR NON-IRRIGATED.
4. IF BROADCAST SEEDING, IT IS IMPORTANT TO ACHIEVE PROPER SEED-SOIL CONTACT. SEED MAY NEED TO BE WEIGHTED USING AN INERT INGREDIENT (SUCH AS SAND) TO ALLOW SEED TO GET TO THE GROUND LEVEL. IN SOME CASES THE IRRIGATION SYSTEM CAN BE USED TO "WASH" SEED DOWN TO THE SOIL. BROADCAST SEED RATES SHALL BE DOUBLE THE SPECIFIED DRILL SEED RATE. BROADCAST SEEDING SHALL ONLY BE USED IF THERE IS EXISTING VEGETATION AND A SUFFICIENT THATCH LAYER TO MULCH THE NEWLY APPLIED SEED. IF THE MULCH LAYER IS EXCESSIVE, DO NOT BROADCAST SEED. DO NOT BROADCAST SEED ON BARE AREAS. NO ADDITIONAL MULCH SHOULD BE REQUIRED WITH BROADCAST SEEDING.
5. DRILL SEED WHERE AREAS ARE BARE OR HAVE INSUFFICIENT THATCH TO MULCH IN NEW SEED. DRILL SEED USING A SLIT OR DRILL SEEDER AT THE SPECIFIED RATES. NO MORE THAN 24 HOURS AFTER OVERSEEDING WITH A DRILL SEEDER THE AREA SHOULD BE TERRASEEDED AT A RATE OF 2,000 POUNDS PER ACRE WITH TERRASEED AND TACKIFIER.

SYMBOL LEGEND



SITE DEVELOPMENT PLAN PLANT SCHEDULE

DECIDUOUS SHADE TREES — HYDROZONE **LOW** — QUANTITY **144**
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH

ORNAMENTAL TREES — HYDROZONE **LOW/MOD** — QUANTITY **24**
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND

EVERGREEN TREES — HYDROZONE **LOW** — QUANTITY **105**
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH

DECIDUOUS SHRUBS — HYDROZONE **LOW/VERY LOW** — QUANTITY **776**
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS — HYDROZONE **LOW/VERY LOW** — QUANTITY **124**
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES — HYDROZONE **LOW/VERY LOW** — QUANTITY **1,046**
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIAL PLANTING BEDS — HYDROZONE **N/A** — AREA **0**
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

ANNUAL PLANTING BEDS — HYDROZONE **N/A** — AREA **0**
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER

NATIVE SEED — HYDROZONE **LOW** — AREA **144,561**
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON
APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]

NATIVE SEED

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE
SOD/SEED				
	NW SE	NON IRRIGATED	DOUGLAS COUNTY DRILL SEED MIX	SEED
	NS TE	TEMP-IRRIGATED NATIVE SEED	DOUGLAS COUNTY DRILL SEED MIX	SEED

PERMANENT DRILL SEED MIX (LOW 2 - HYDROZONE)

SPECIES	VARIETY	% OF MIX	PLS/ ACRE
BIG BLUESTEM	KAW	10	1.1
YELLOW INDIANGRASS	CHEYENNE	10	1
SWITCHGRASS	BLACKWELL	10	0.4
SIDEOATS GRAMA	VAUGHN	10	0.9
WESTERN WHEATGRASS	ARRIBA	10	1.6
BLUE GRAMA	HACHITA	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	10	1
PRAIRIE SANDREED	GOSHEN	10	0.7
GREEN NEEDLEGRASS	LODORM	10	1
SLENDER WHEATGRASS	PRYOR	5	0.6
STREAMBANK WHEATGRASS	SODAR	5	0.6
APPLY AT A RATE OF 9.2 PLS LBS. PER ACRE DRILLED			

LANDSCAPE SUMMARY TABLE

AREA	TOTAL	REQUIRED LANDSCAPE AREA (10%)	PROPOSED LANDSCAPE AREA	REQUIRED TREES	PROVIDED TREES	REQUIRED SHRUBS	PROVIDED SHRUBS	SOIL PREP AMOUNTS
GROSS SITE	1,061,111 SF	106,111 SF	169,350 SF	213	213	425	613	4 CU. YDS PER 1,000 SF.
PARKING	224,937 SF	22,494 SF	23,234 SF	45	45	90	227	4 CU. YDS PER 1,000 SF.

STREETSCAPE SUMMARY TABLE

STREET NAME	LINEAR FEET	REQUIRED STREET TREES	PROVIDED STREET TREES	REQUIRED STREET SHRUBS	PROVIDED STREET SHRUBS
IKE STREET E	271	7	7	28	28
IKE STREET W	283	8	8	32	32

CONCEPTUAL IRRIGATION STANDARD NOTES:

1. ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION
2. TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED
4. TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION
5. SHRUB AND PERENNIAL BEDS WATERED WITH DRIPLINE OR POINT SOURCE DRIP EMITTERS.

GOLD CROWN FIELDHOUSE
SDP
PROJECT NO. SDP26-0014

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	XXX

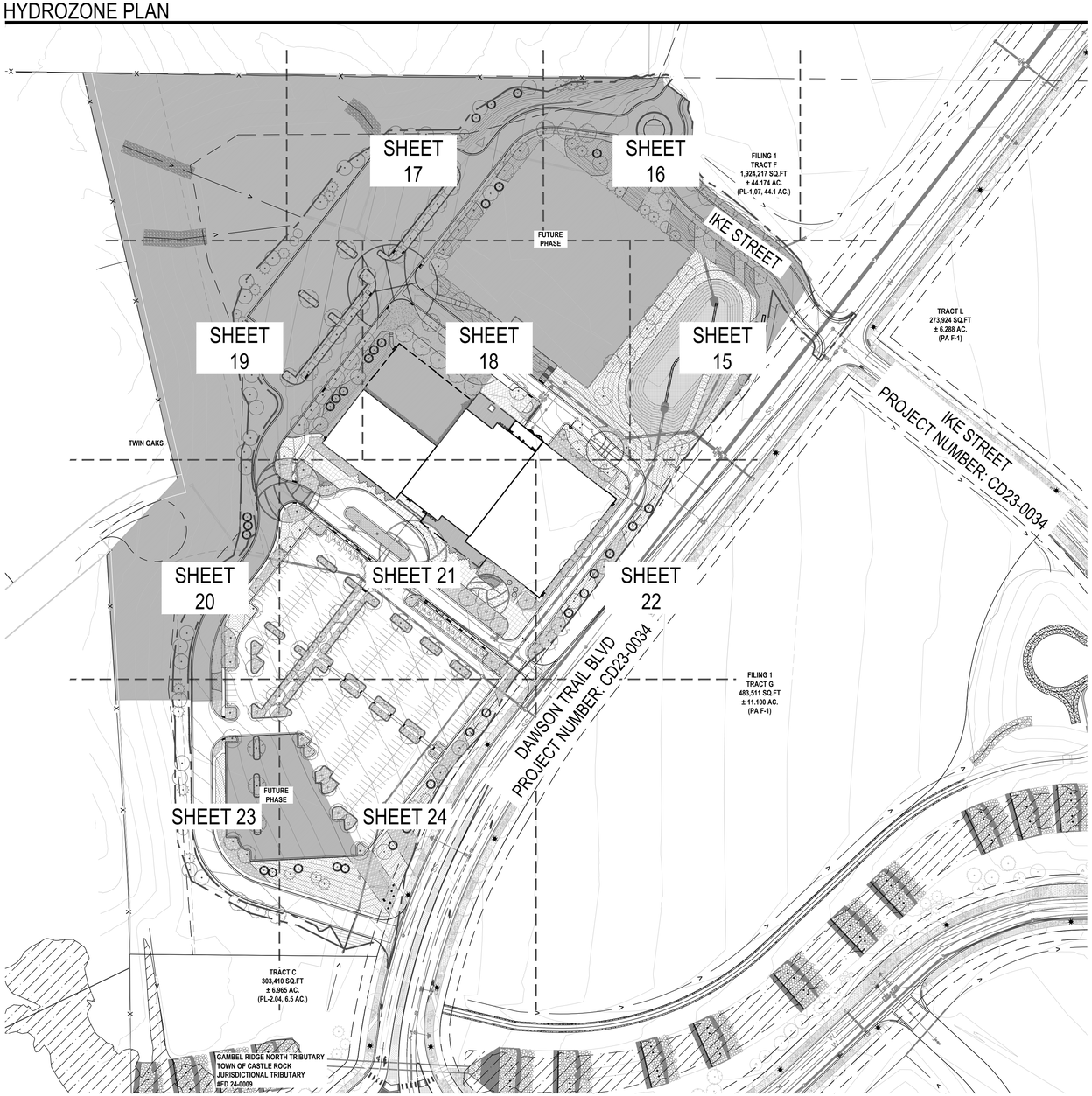
GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE NOTES

DESIGNED BY: MD, TC
DRAWN BY: MD, TC
CHECKED BY: SW, CB

SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

HYDROZONE PLAN



FUTURE PHASE

NON-IRRIGATED NATIVE SEED
(HYDROZONE 1-2)

TEMP. IRRIGATED NATIVE SEED
(HYDROZONE 1-2)

SHRUB AREA
(HYDROZONE 1-2)

DECIDUOUS SHADE TREE
(HYDROZONE 2-3)

ORNAMENTAL TREE
(HYDROZONE 2-3)

EVERGREEN TREE
(HYDROZONE 1-2)

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
13	LANDSCAPE NOTES
14	HYDROZONE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE PLAN
23	LANDSCAPE PLAN
24	LANDSCAPE PLAN
25	LANDSCAPE DETAILS
26	LANDSCAPE DETAILS
27	LANDSCAPE DETAILS
28	WILDLIFE URBAN INTERFACE

PROVIDE TRANSFORMER AND EUSERC CABINET LOCATIONS, THAT MEET CORE REQUIREMENTS

SHOW 15' UE ON LANDSCAPE PLANS

811

NORTH

0 50 100 200
SCALE 1" = 100'

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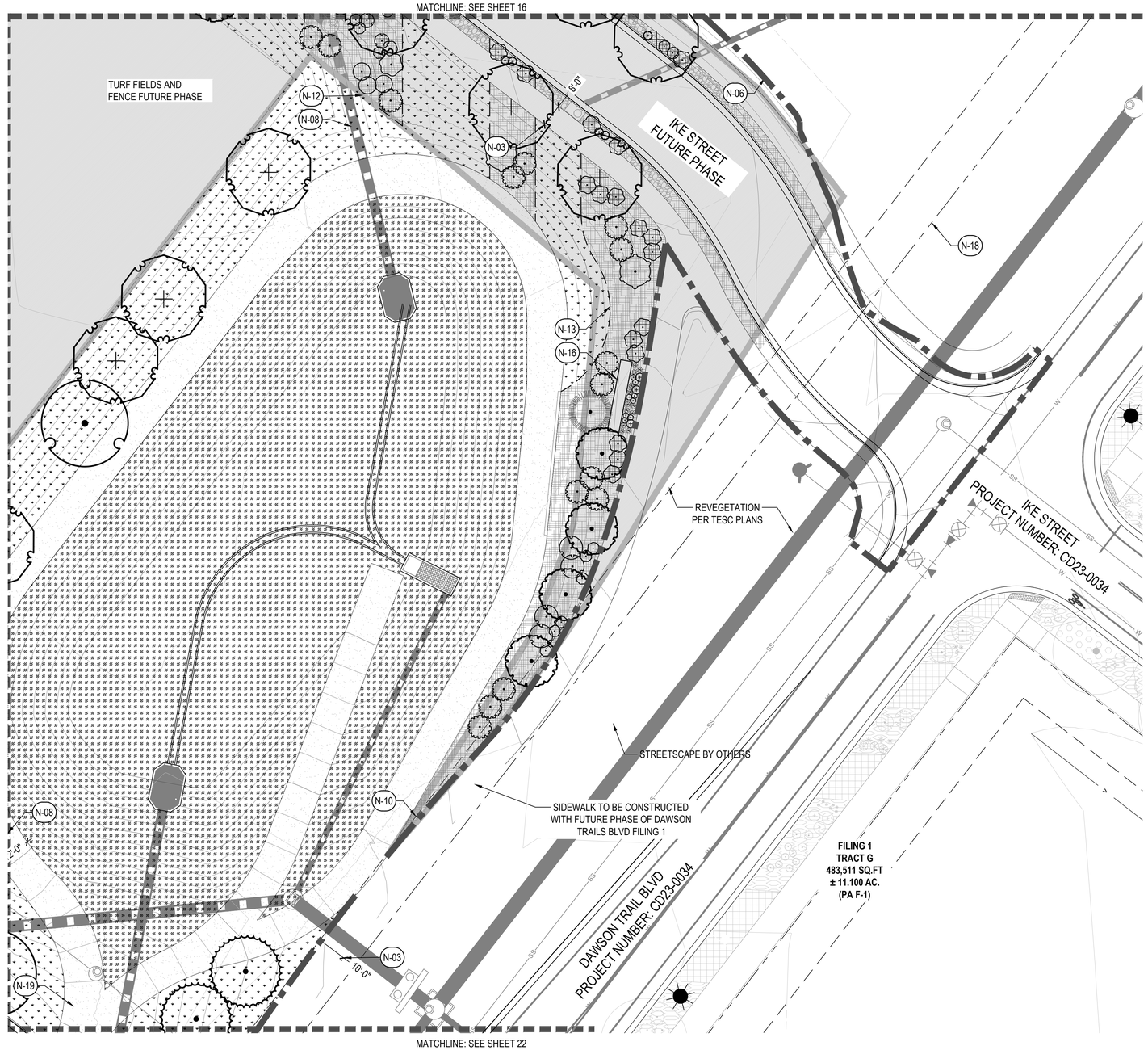

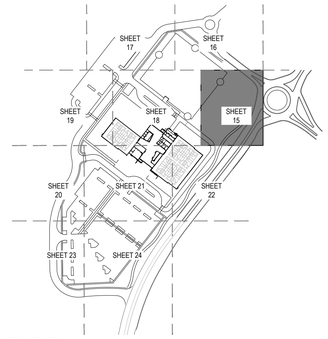

LEGEND

PROPERTY LINE
LIMIT OF WORK
RIGHT OF WAY
MATCHLINE
FUTURE PHASE

CODE	DESCRIPTION
M-01	COBBLE - A
M-02	COBBLE - B
M-03	WOOD MULCH
M-04	CRUSHER FINES

SYMBOL	DESCRIPTION
M-05	LANDSCAPE BOULDER - 1
M-06	METAL EDGER

CODE	DESCRIPTION
P-01	ENHANCED CONCRETE SCORING
P-02	BASKETBALL NET SCORE PATTERN
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CODE	DESCRIPTION
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SYMBOL	CODE	BOTANICAL NAME
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	S-08	PICNIC TABLE
	S-09	ADA PICNIC TABLE

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N-08	STORM SEWER
N-09	SANITARY SEWER
N-10	UTILITY EASEMENT
N-11	STREET LIGHT, TYP.
N-12	CMU RETAINING WALL
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SCALE 1" = 20'

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LANDSCAPE PLAN

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SHEET
15 OF 32

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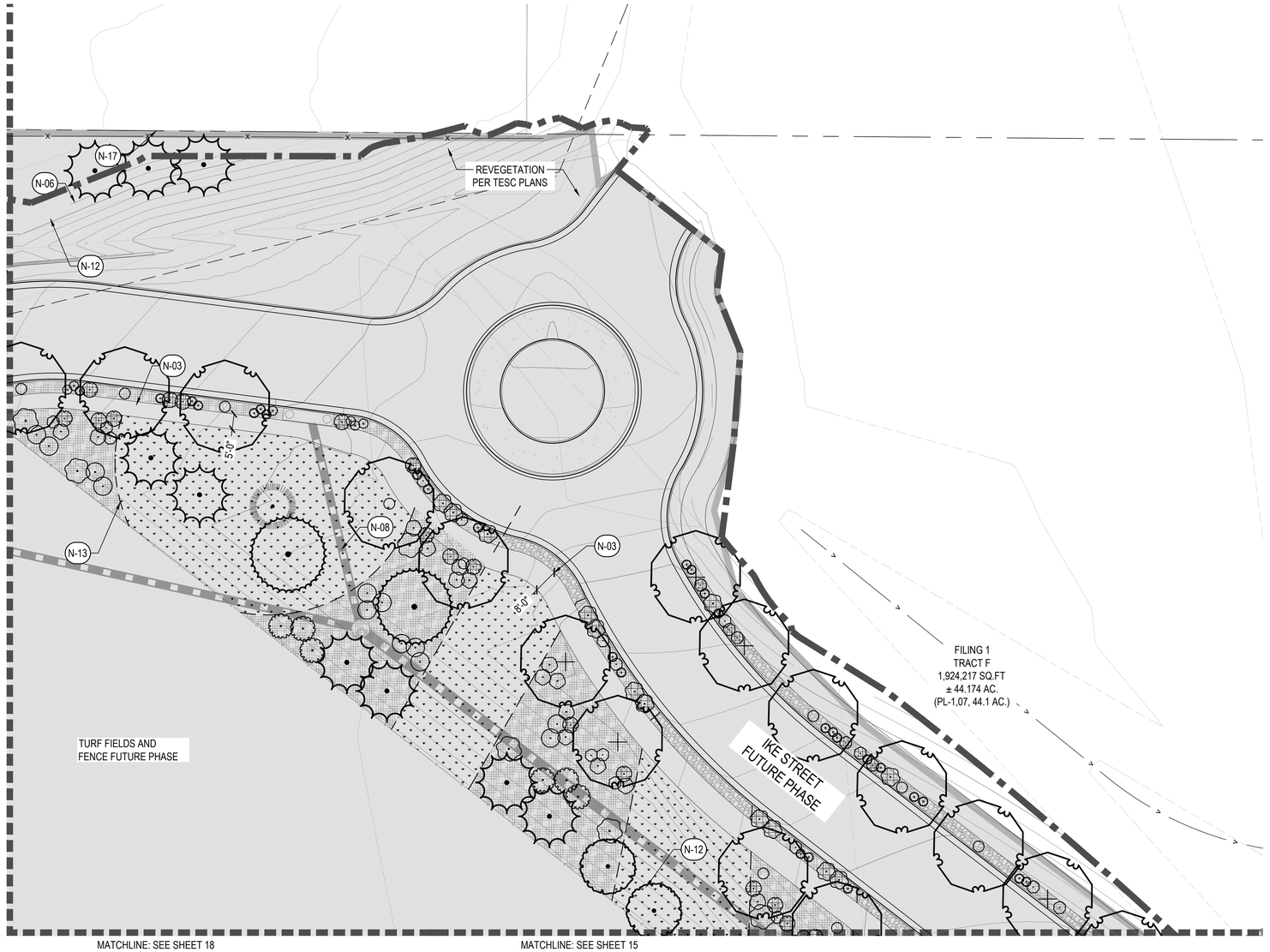

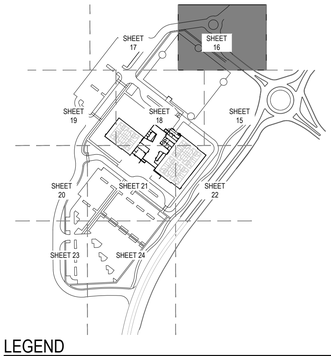

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811

NORTH

0 10 20 40
SCALE 1" = 20'

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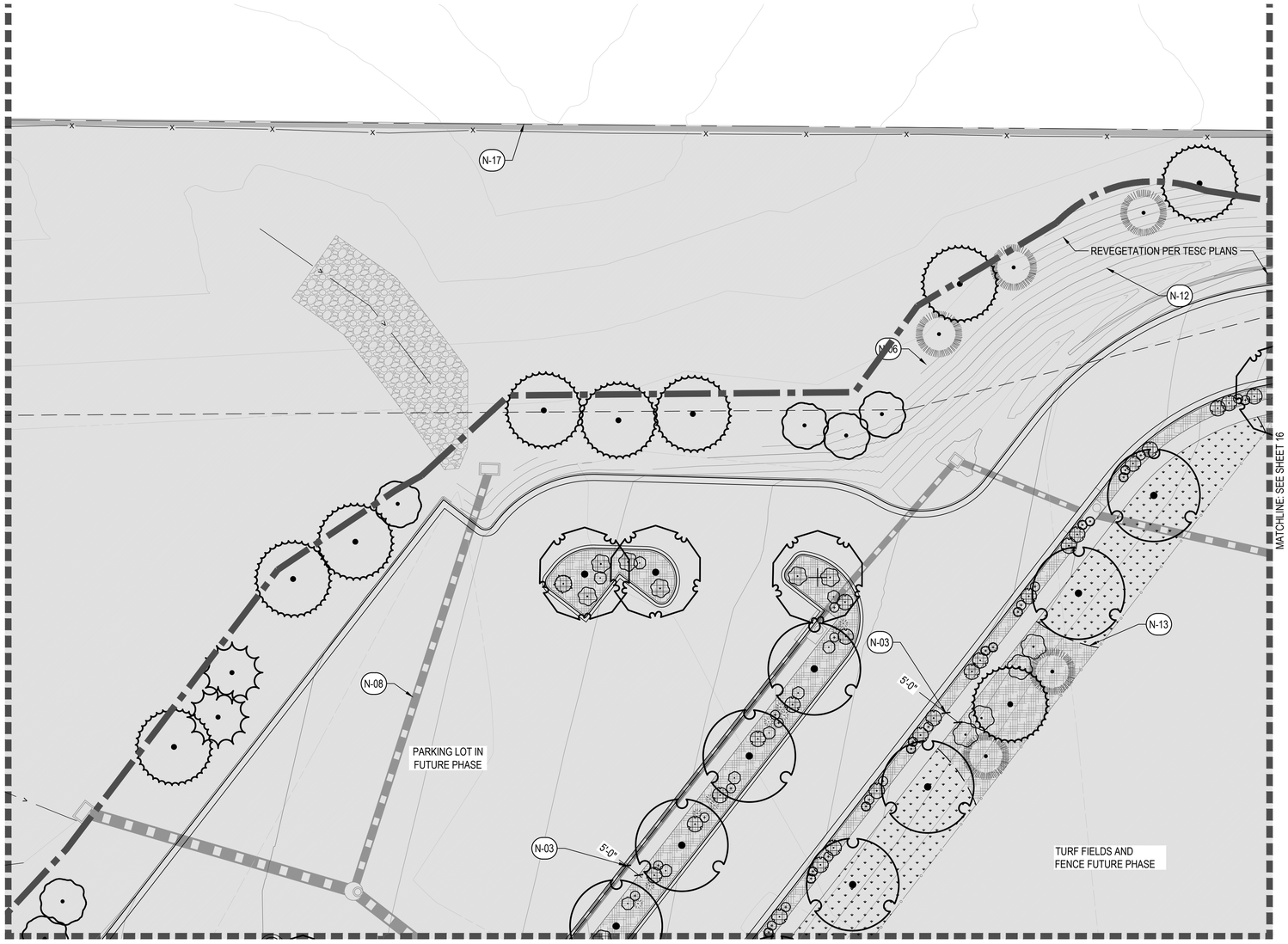

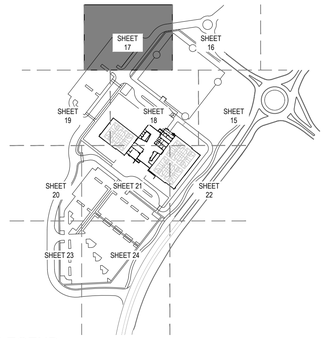

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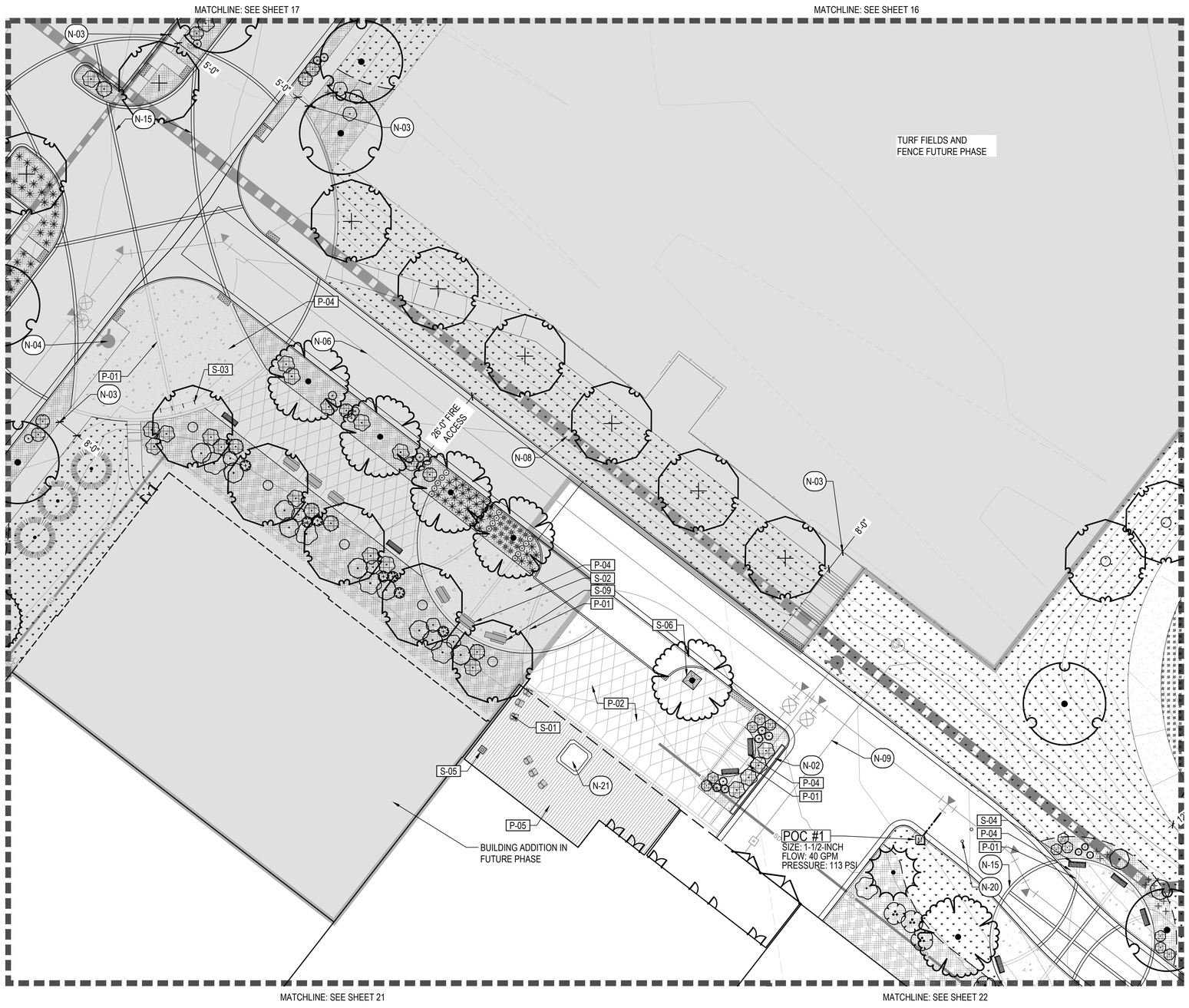

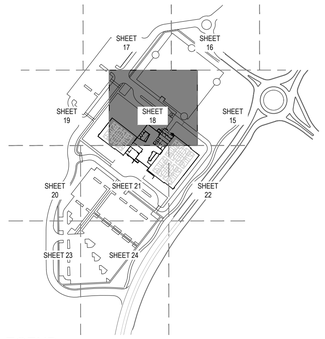

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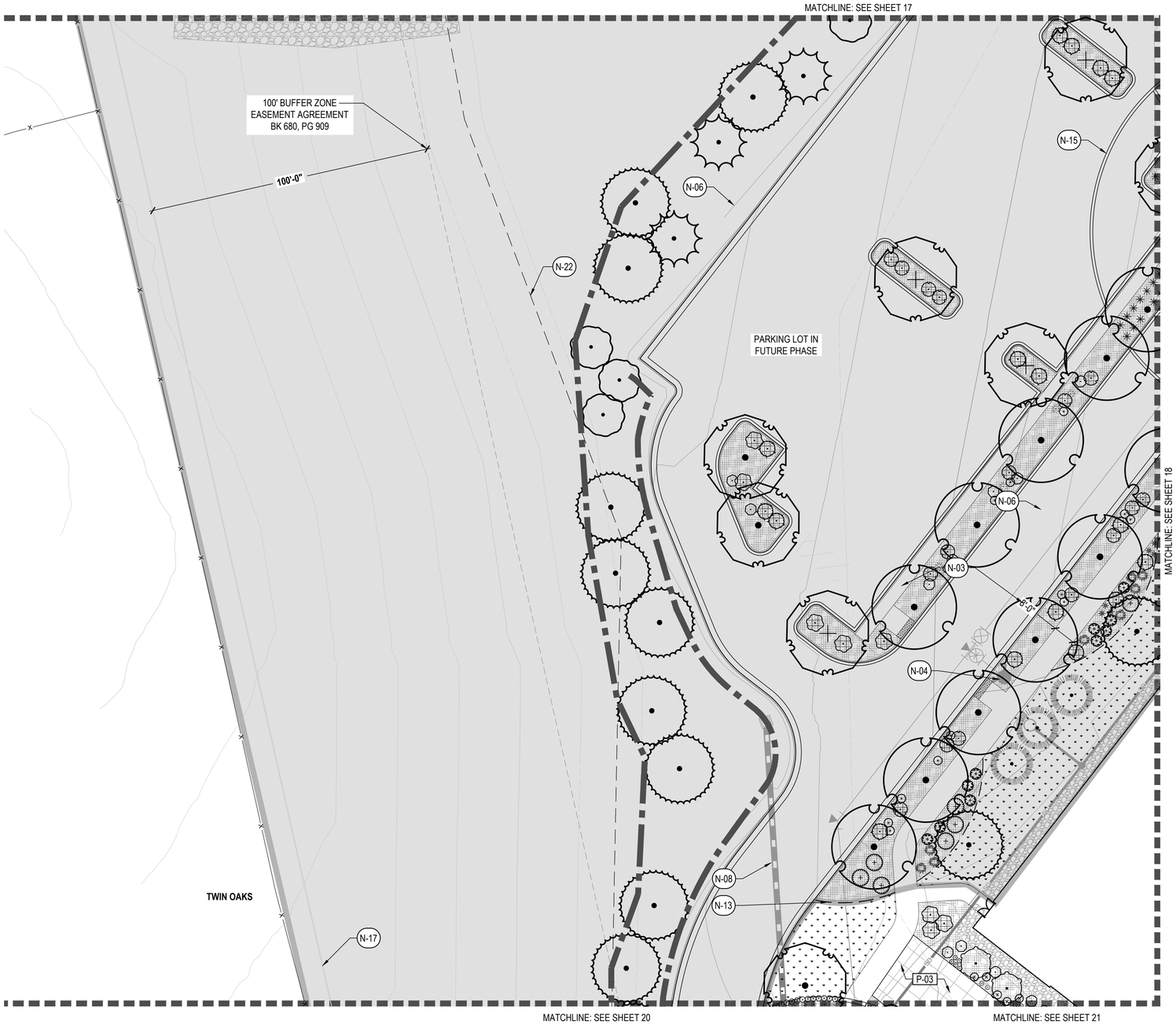

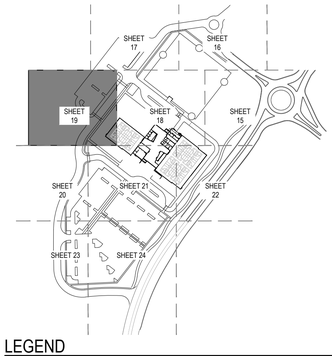

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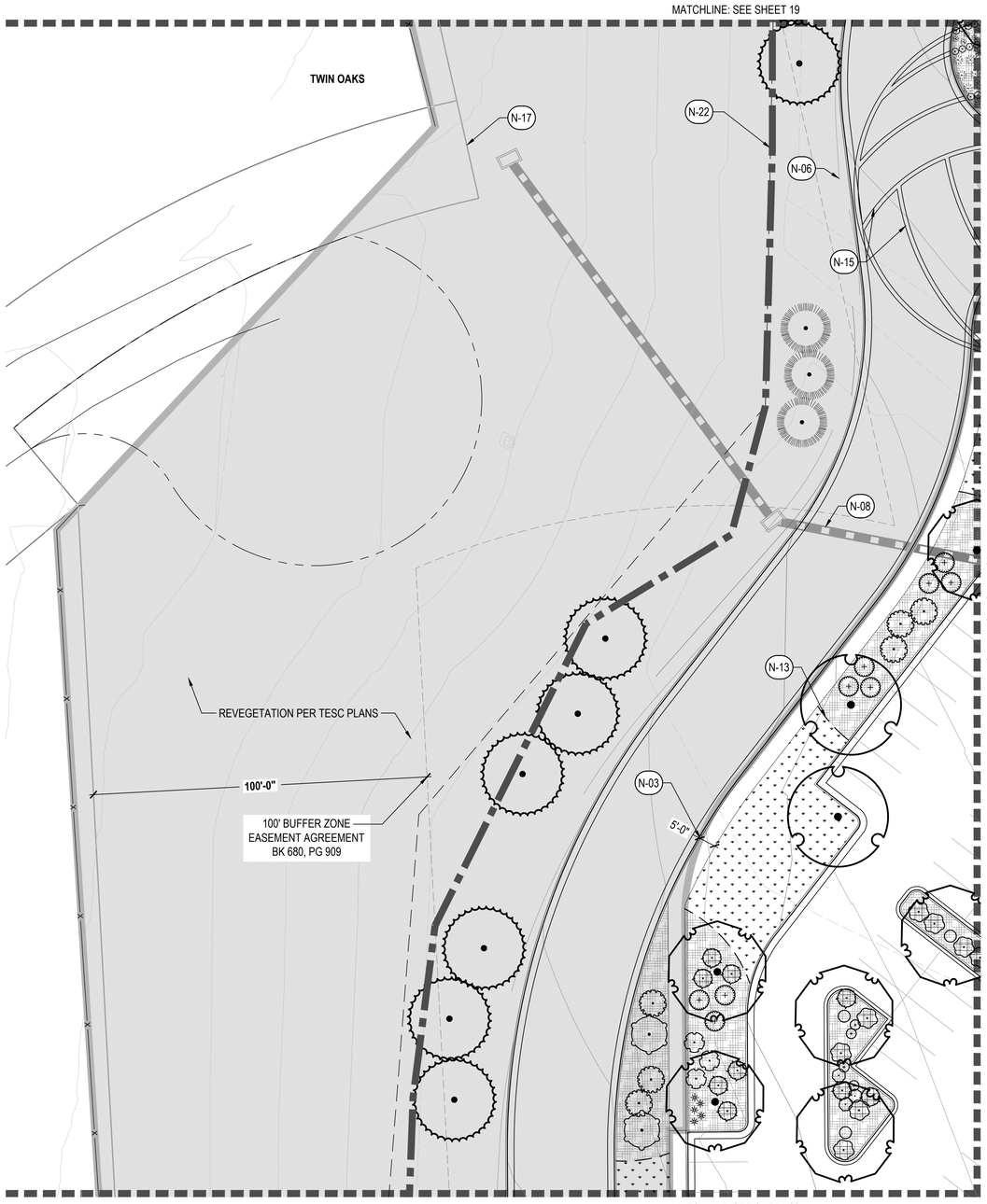

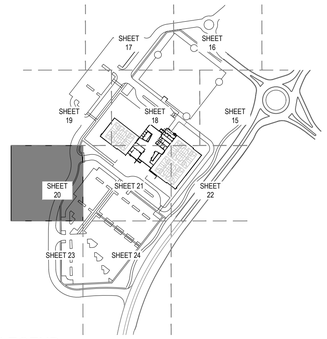

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N-07	SIGHT TRIANGLE
N-08	STORM SEWER
N-09	SANITARY SEWER
N-10	UTILITY EASEMENT
N-11	STREET LIGHT, TYP.
N-12	CMU RETAINING WALL
N-13	SPADE CUT EDGER
N-14	PRIMARY ENTRY MONUMENT
N-15	THERMOPLASTIC PAVEMENT MARKING
N-16	SECONDARY ENTRY MONUMENT
N-17	PROPERTY LINE
N-18	RIGHT OF WAY
N-19	MAINTENANCE ACCESS
N-20	VEHICULAR BOLARD
N-21	SCULPTURE
N-22	SLOPE EASEMENT

811

NORTH

0 10 20 40
SCALE 1" = 20'

GOLD CROWN FIELDHOUSE
SDP
PROJECT NO. SDP26-0014

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

CORE

NORRIS DESIGN
PEOPLE + PLACEMAKING

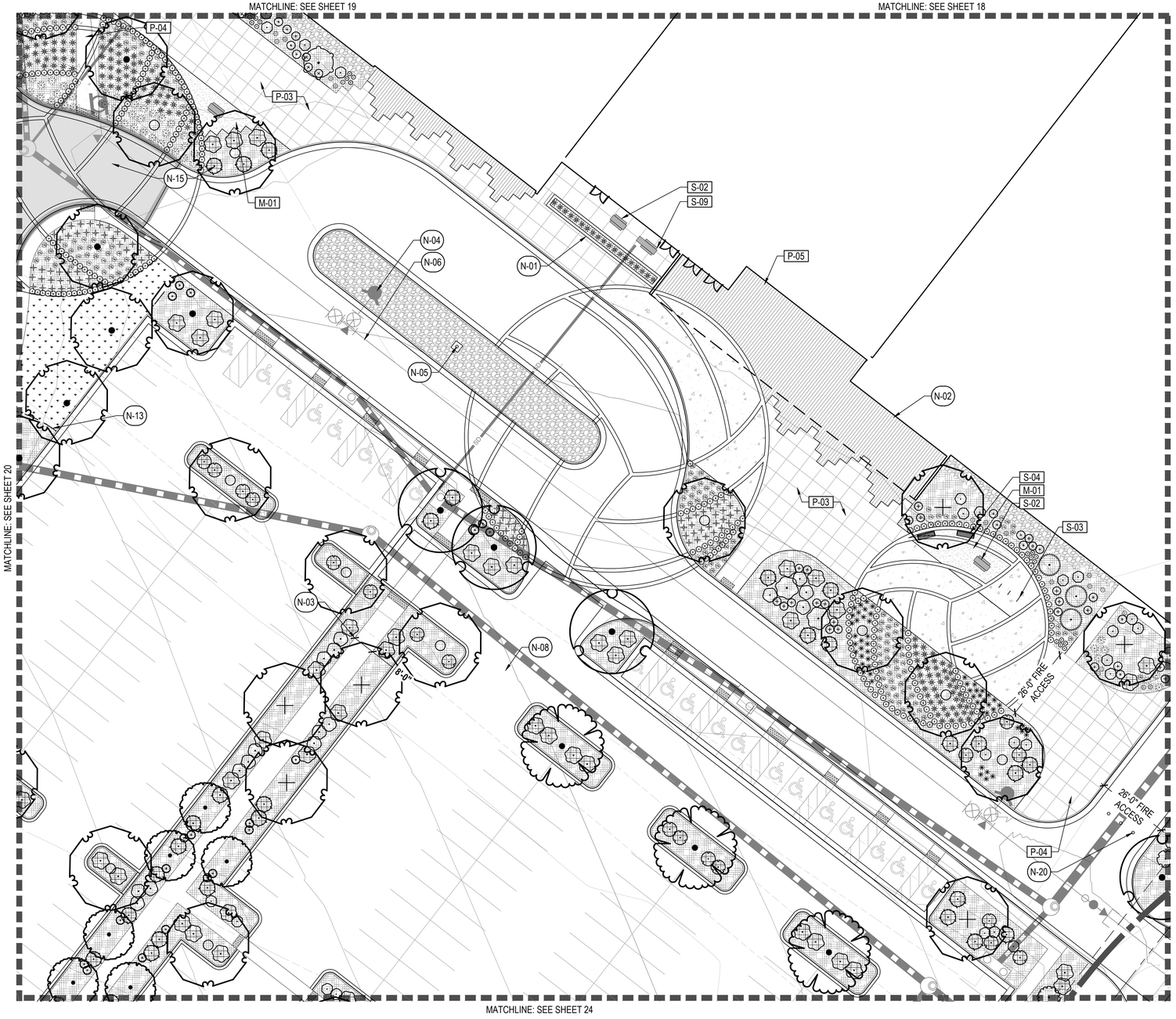
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	XXX

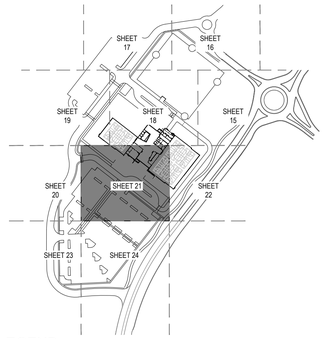
GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

DESIGNED BY: MD, TC
DRAWN BY: MD, TC
CHECKED BY: SW, CB

SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO





LEGEND

PROPERTY LINE
LIMIT OF WORK
RIGHT OF WAY
MATCHLINE
FUTURE PHASE

CODE	DESCRIPTION
M-01	COBBLE - A
M-02	COBBLE - B
M-03	WOOD MULCH
M-04	CRUSHER FINES

SYMBOL	DESCRIPTION
M-05	LANDSCAPE BOULDER - 1
M-06	METAL EDGER

CODE	DESCRIPTION
P-01	ENHANCED CONCRETE SCORING
P-02	BASKETBALL NET SCORE PATTERN
P-03	VOLLEYBALL NET SCORE PATTERN

CODE	DESCRIPTION
P-04	CONCRETE- DECORATIVE
P-05	PAVERS

SYMBOL	CODE	BOTANICAL NAME
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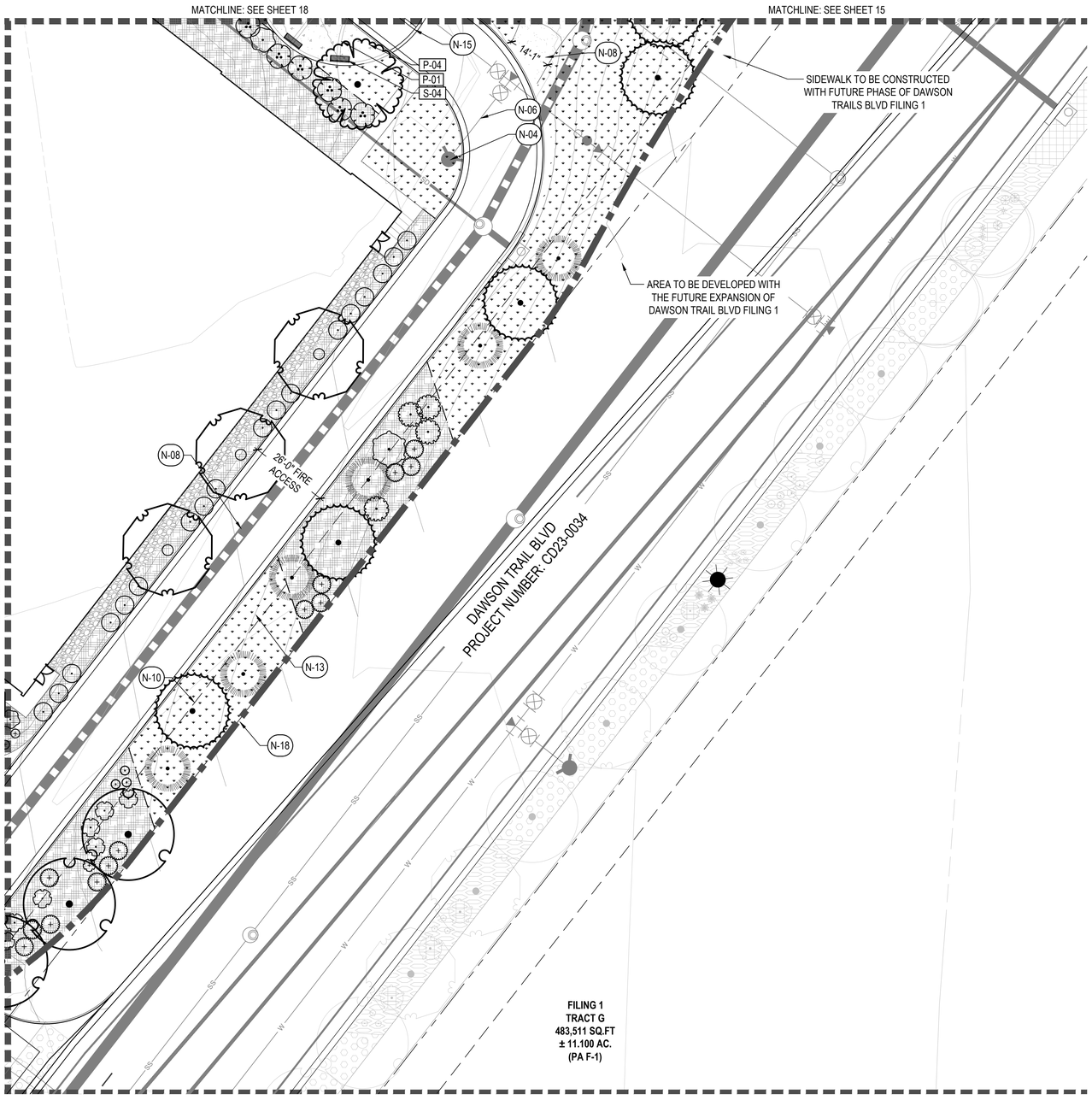

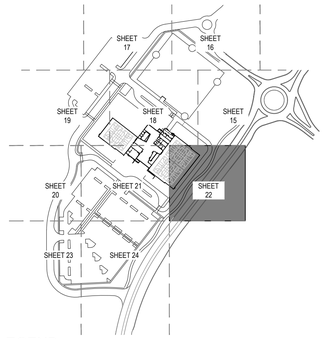

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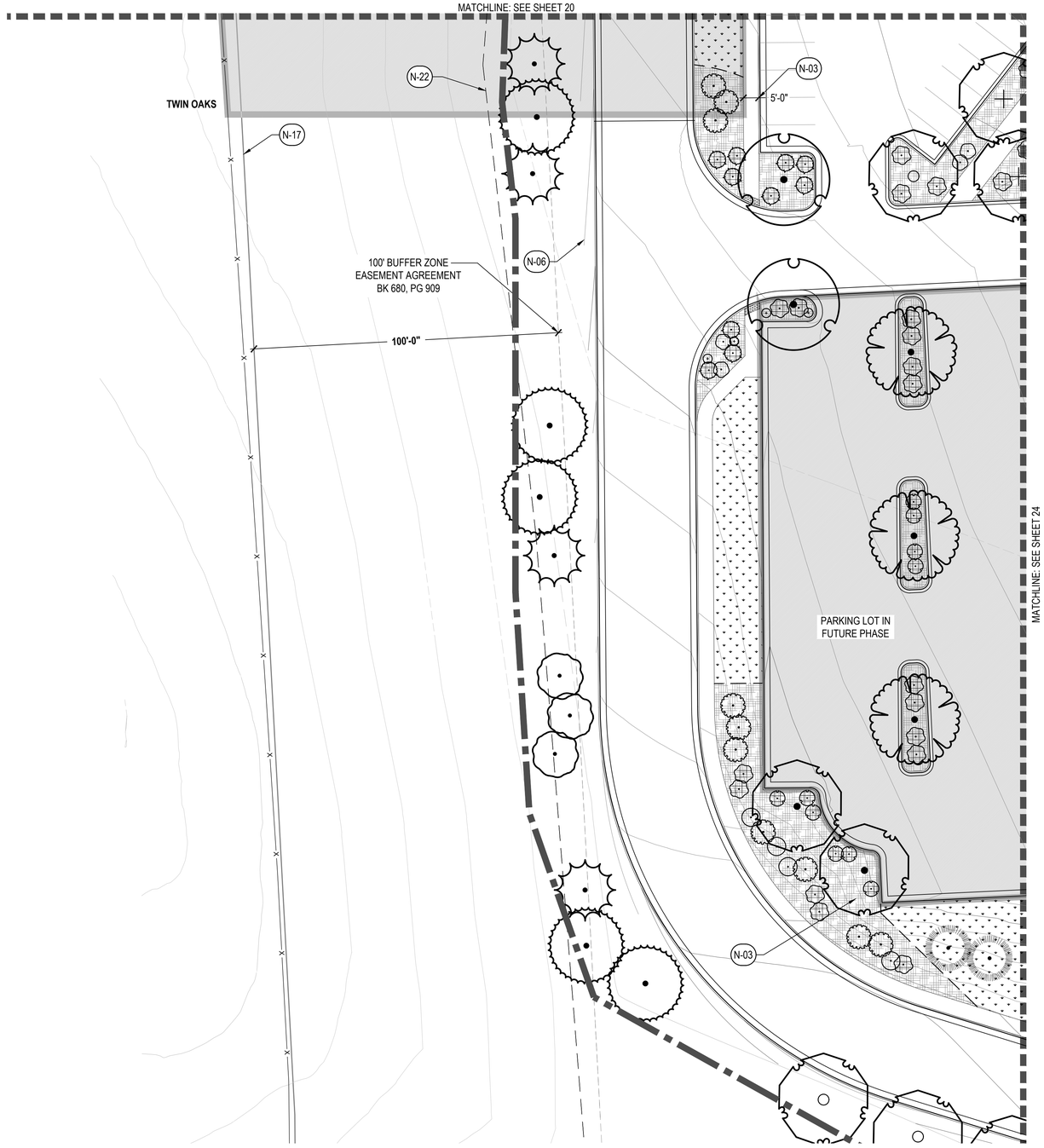

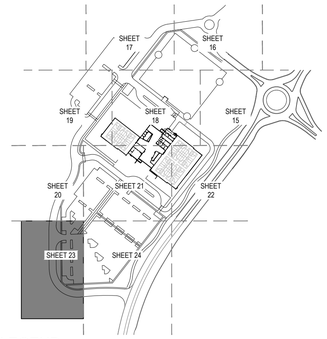

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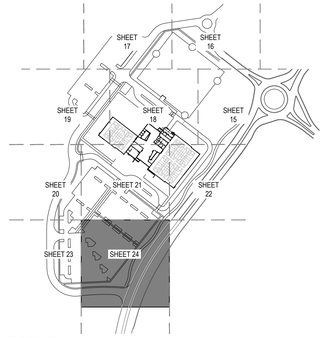

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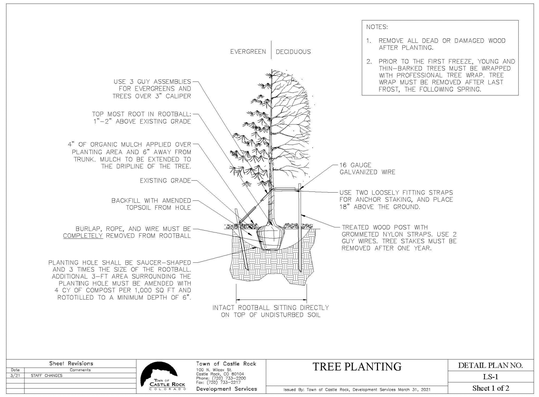
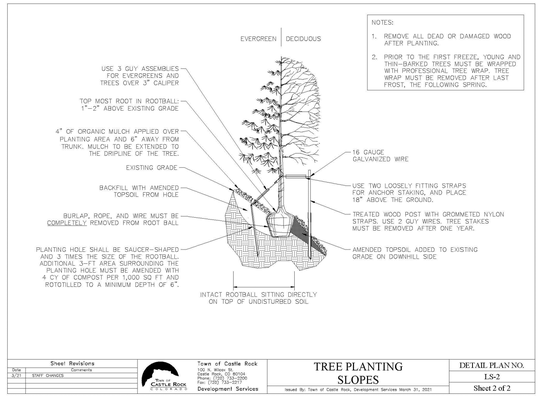
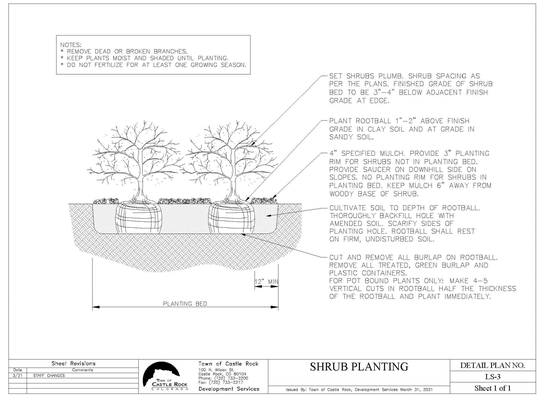


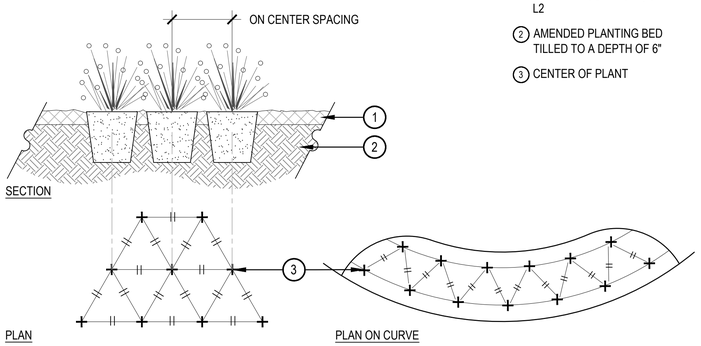




1 TREE PLANTING DETAIL

TOWN OF CASTLE ROCK STANDARD DETAIL

SCALE: NTS



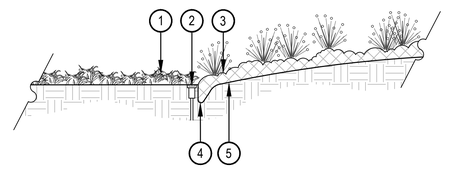
1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L2
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 SHRUB PLANTING

TOWN OF CASTLE ROCK STANDARD DETAIL

SCALE: NTS



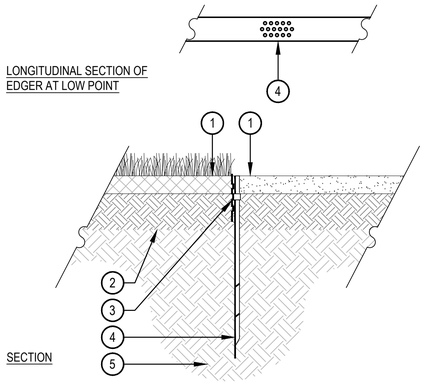
1. TURFGRASS OR DRYLAND SEED
2. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
3. PLANTING BED
4. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
5. SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

4 METAL EDGER

SCALE: 1" = 1'-0"

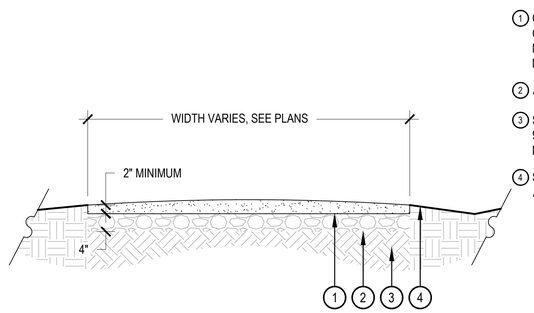


1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

5 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"



1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L2
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. SLOPE ADJACENT GRADE AWAY FROM TRAIL

NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

6 CRUSHER FINES TRAIL

SCALE: 3/4" = 1'-0"

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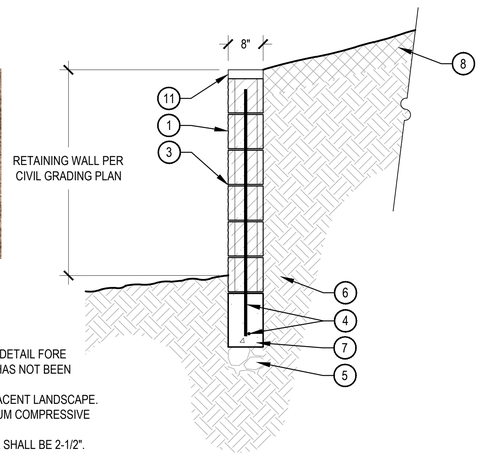
EXAMPLE IMAGE

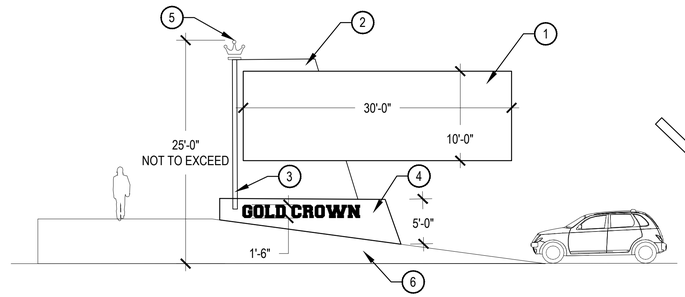


1. SPLITFACE CMU BLOCK, FULLY GROUTED, COLOR: TBD
2. PRECAST CONCRETE CAP, COLOR: TBD
3. 3/8" GROUTED JOINTS
4. #4 REBAR CONTINUOUS 18" ON CENTER
5. COMPACTED AGGREGATE BASE
6. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
7. CONCRETE FOOTER, RE: STRUCTURAL
8. ADJACENT LANDSCAPE: RE: PLANS
11. CMU RETAINING WALL: RE: CIVIL

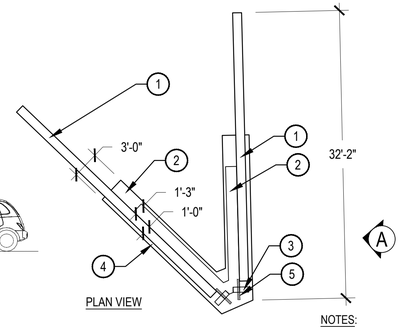
NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FORE REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. SLOPE CAP TO DRAIN TOWARDS ADJACENT LANDSCAPE.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
4. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".

1 RETAINING WALLS

SCALE: 3/4" = 1'-0"



ELEVATION A



PLAN VIEW

1. DIGITAL SCREEN
2. ALUMINUM BACKER CABINET
3. SQUARE ACCENT TUBE
4. STONE VENEER
5. ALUMINUM GOLD CROWN LOGO
6. EXISTING GRADE

NOTES:
1. ALL OTHER ELECTRONIC FEATURES TO FOLLOW TOWN OF CASTLE ROCK MUNICIPAL CODE SECTION 19.04.54
2. SIGN DETAIL IS FOR DESIGN INTENT ONLY, SIGNAGE MANUFACTURER TO PROVIDE SHOP DRAWINGS AND REFINED DIMENSIONS.

2 MONUMENT SIGN

SCALE: 1/8" = 1'-0"

LEGEND

ALTERNATE DESIGN PHASE LINE

SYMBOL	CODE	BOTANICAL NAME
SOD/SEED		
	NS TE	TEMP-IRRIGATED NATIVE SEED

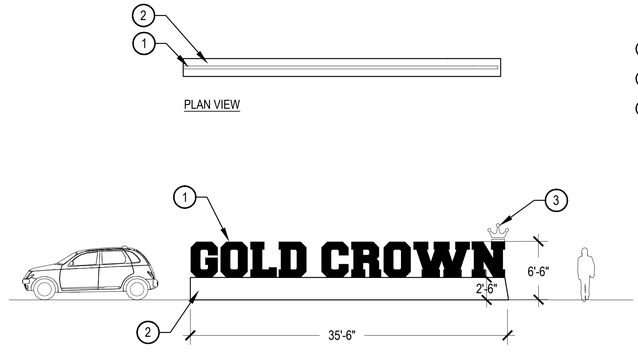
SYMBOL	CODE	DESCRIPTION
	M-01	CRUSHER FINES
	M-02	METAL EDGER

SYMBOL	CODE	DESCRIPTION
	S-01	ADIRONDACK SEATING
	S-02	PICNIC TABLE

NOTES:
1. DESIGN TO BE INSTALLED PRIOR TO THE CONSTRUCTION OF THE BUILDING EXPANSION.
2. ALL HARDSCAPE AND LANDSCAPE WITHIN THE PHASE LINE ARE TO BE REMOVED DURING THE CONSTRUCTION OF THE BUILDING EXPANSION. RE: SHEET 18 FOR FINAL LANDSCAPE CONDITIONS.

3 ALTERNATE #1-2 DESIGN

SCALE: 1" = 20'



PLAN VIEW

ELEVATION A

1. ALUMINUM LETTERING
2. STONE VENEER
3. ALUMINUM GOLD CROWN LOGO

4 SECONDARY MONUMENT SIGN

SCALE: 1/8" = 1'-0"

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	XXX

GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

DESIGNED BY: MD, TC
DRAWN BY: MD, TC
CHECKED BY: SW, CB

GOLD CROWN FIELDHOUSE
SDP
PROJECT NO. SDP26-0014

SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

S-01
DESCRIPTION:
ADIRONDACK CHAIR
MANUFACTURER: ANOVA
OR APPROVED EQUAL
MODEL: #PLK60C
COLOR/FINISH: TBD
NOTES: INSTALL PER
MANUFACTURER
SPECIFICATIONS

1 ADIRONDACK CHAIR

S-02
DESCRIPTION: BIKE
RACK
MANUFACTURER: ANOVA
OR APPROVED EQUAL
MODEL: #LBR2PSURF
COLOR/FINISH: TBD
NOTES: INSTALL PER
MANUFACTURER
SPECIFICATIONS

2 BIKE RACK

S-04
DESCRIPTION: BENCH
MANUFACTURER: ANOVA
OR APPROVED EQUAL
MODEL: #LEXC6
COLOR/FINISH: TBD
NOTES: INSTALL PER
MANUFACTURER
SPECIFICATIONS

3 BENCH

S-05
DESCRIPTION: TRASH &
RECYCLING
MANUFACTURER: ANOVA
OR APPROVED EQUAL
MODEL: #LEX70
COLOR/FINISH: TBD
NOTES: INSTALL PER
MANUFACTURER
SPECIFICATIONS

4 TRASH & RECYCLING

S-06
DESCRIPTION: TREE
GRATE
MANUFACTURER: IRON
AGE DESIGNS OR
APPROVED EQUAL
MODEL: RAIN
COLOR/FINISH: TBD
NOTES: INSTALL PER
MANUFACTURER
SPECIFICATIONS

5 TREE GRATE

S-07
DESCRIPTION: PASO
CIRCULAR PLANTER
MANUFACTURER:
TOURNESOL OR
APPROVED EQUAL
COLOR/FINISH: TBD
NOTES: INSTALL PER
MANUFACTURER
SPECIFICATIONS

6 PLANTER WITH SEATING

S-08
DESCRIPTION:
PLANTERS
MANUFACTURER:
TOURNESOL OR
APPROVED EQUAL
MODEL: DOWNTOWN
COLOR/FINISH: TBD
NOTES: INSTALL PER
MANUFACTURER
SPECIFICATIONS

7 PLANTER

S-09
DESCRIPTION: PICNIC
TABLE
MANUFACTURER: ANOVA
OR APPROVED EQUAL
MODEL: #T2003R
COLOR/FINISH: TBD
NOTES: INSTALL PER
MANUFACTURER
SPECIFICATIONS

8 PICNIC TABLE

S-10
DESCRIPTION: ADA
PICNIC TABLE
MANUFACTURER: ANOVA
OR APPROVED EQUAL
MODEL: #T1038R
COLOR/FINISH: TBD
NOTES: INSTALL PER
MANUFACTURER
SPECIFICATIONS

9 ADA PICNIC TABLE

P-03
DESCRIPTION: PAVERS

IMAGE FOR DESIGN
INTENT

10 PAVERS

P-02
DESCRIPTION:
DECORATIVE CONCRETE

IMAGE FOR DESIGN
INTENT

11 ENHANCED CONCRETE PAVING

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	XXX

GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
LANDSCAPE DETAILS

DESIGNED BY: MD, TC
DRAWN BY: MD, TC
CHECKED BY: SW, CB

GOLD CROWN FIELDHOUSE
SDP
PROJECT NO. SDP26-0014

SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN:

This property has varying degrees of coverage by multiple vegetative types, thusly fire mitigation shall be appropriately considered as development moves forward. Wildfire mitigation is the implementation of various measures designed to minimize the destructive effects from a wildfire. Below are suggested practices that developers, builders and homeowners can implement to help mitigate fire risk for residences (source: Heckendorf Ranch Filing No. 2, Preliminary Plat and Final PD Site Plan, Revised July 2004). **Note**: this wildfire mitigation plan is provided as guidelines. In the event that these guidelines conflict with Town standards, the Town standards shall take precedence.

A. Within 30 feet of a structure (building envelope and immediate area)

1. Create a "defensible space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
2. If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 10 feet. Remove any small or suppressed stems in the under story of dominant trees. Do not remove more than 1/3rd of live branches from conifers.
3. When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
4. Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
5. Thin dense, continuous Gambel Oak stands and prune taller specimens up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
6. Install a continuous non-irrigated rock mulch bed for a minimum of 5 feet around the perimeter of the building.
7. Minimize foundation-type plantings, especially adjacent to combustible siding. Keep all shrub plantings a minimum of 5 feet from the foundation. Exclude more combustible shrub species (coniferous evergreens like juniper, arborvitae, spruce, pine and fir) and space shrubs to create low, non-continuous plantings near the building.
8. Plant only deciduous tree and shrub species within 15 feet of structures. Provide irrigation as required for the successful establishment and long-term health of new trees.
9. Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
10. Plant sod or seed with low-growing grass seed mixes.
11. Provide irrigation to turf and native grasses within this area to prevent summer dormancy.
12. Maintain native grass height to a maximum of 6 inches.
13. Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 inches at the end of growing season (following seed production).
14. Dispose of all slash or plant trimmings outside of this zone (off site).

B. Between 30 feet and 150 feet from structures and roadways (tree and shrub preservation area) **Note**: The extent of this zone is affected by slope and is greater when structures or roadways are at the top of the slope and when slopes are relatively steep. Slope is less critical when structures are at the base of a slope or on level ground.

1. Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
2. Prune to raise the canopy of large, existing trees to 12 feet above ground level.
3. Thin shrubs growing directly beneath larger trees per section A, note 2 above.
4. Remove annually, dead stems and branches from shrubs and trees.
5. Space newly planted coniferous trees (>20' tall at maturity) at least 20-30 feet apart to provide a minimum of 10 feet between crowns at maturity. If pinon pine groupings (clumps of two or more of the same species), and coniferous shrub groupings are planted, provide 20-30 feet between groupings. Deciduous trees and shrubs are not subject to this guidance when planted as part of an irrigated and maintained landscape.
6. Prune the branches of smaller or newly planted trees as they grow, up to a height of 8-12 feet above the ground. Do not over prune the crowns of smaller trees.
7. Trim or mow native grasses and wildflowers mid-summer and in the fall or spring to maximum height of 6 inches.
8. Dispose of all slash or plant trimmings off site, by chipping, or other mechanical treatments.

C. Beyond 150 feet of the structure and open spaces (preservation / environmentally sensitive area)

1. Clear smaller understory trees and shrubs per section B, note 1 above.
2. Undertake selective thinning to improve health and appearance of wooded and native brush areas.
3. Remove smaller trees in crowded stands to increase tree spacing.
4. Provide separation between Gambel oak clumps to break up horizontal continuity of fuels and reduce crown fire potential.
5. Native grasses and shrub clumpings along trails shall be mowed, trimmed, and/or pruned to Town Standards. Trail fire mitigation is subject to Town Parks and Fire's approval at construction documents. Vegetation shall be maintained in a mitigated condition per Town Standards.
6. Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
7. Slash or plant trimmings may be disposed of within this area if treated and reduced to a maximum depth of 6 inches. If chipped, mulch depth should not exceed 4 inches in depth.

D. Structural Wildfire Guidelines

1. All roofs shall have Class A fire rating.
2. Decking material shall have a Class B or higher fire rating.
3. Any fencing connected to structures shall use non-combustible materials within 5 feet of structures or decks.
4. All vents (foundation, soffit, eave, etc.) shall have 1/8th inch or smaller opening sizes.
5. Gutters shall be non-combustible or have Class A fire rating.

E. Maintenance of Fire Mitigation

1. Fire mitigation on private lots is the responsibility of the property owner.
2. Fire mitigation undertaken by the developer on open spaces or common areas shall be maintained by the homeowners association (HOA) or alternatively by a special district (SD), as may be determined at the time of conveyance.
3. Planted vegetation along all thoroughfares shall be maintained to manage risk of crown fire or flame intrusion (impingement) into the public right-of-way.
4. The HOA or SD (if applicable) shall establish procedures for residents to implement or maintain wildfire mitigation measures per *C.R.S 38-33.3-106.5* (a.k.a. SB-100, Homeowner Bill of Rights).

LEGEND

- LIMIT OF WORK
- TRACT BOUNDARY
- PROPERTY BOUNDARY

GOLD CROWN FIELDHOUSE
SDP
PROJECT NO. SDP26-0014

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GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
WILDLIFE URBAN INTERFACE

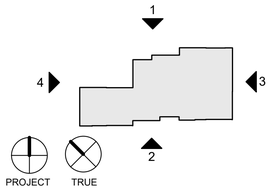
DESIGNED BY: MD, TC
DRAWN BY: MD, TC
CHECKED BY: SW, CB

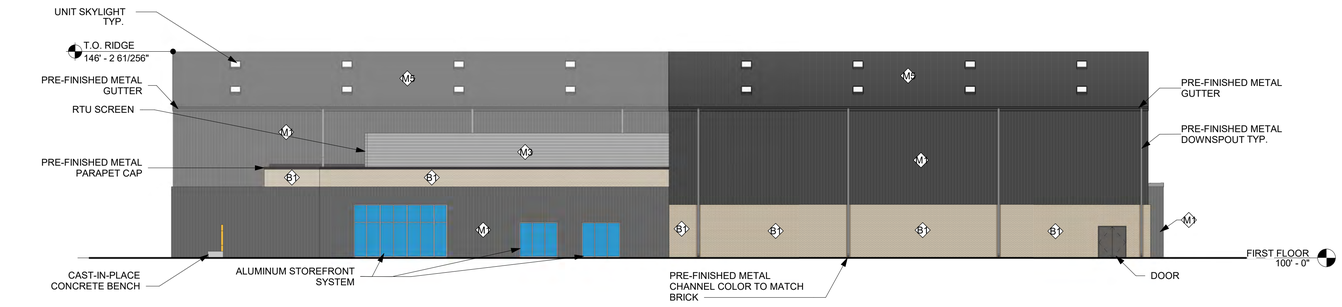
SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATERIAL TAG LEGEND

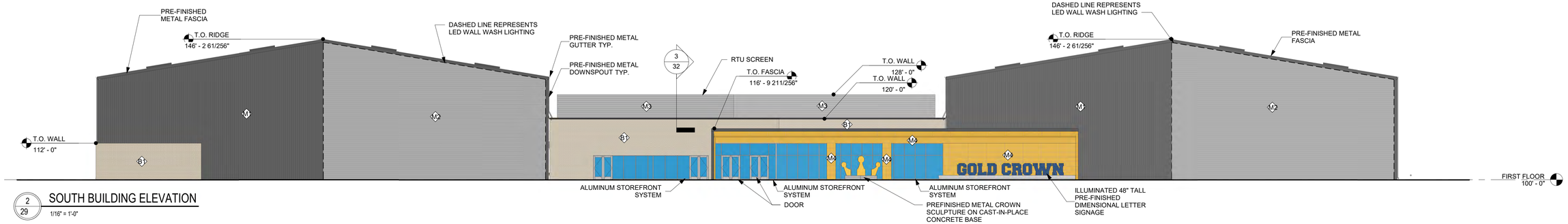
- M1 — ARCHITECTURAL METAL PANEL TYPE 1: RIBBED WALL PANEL AT PRE-ENGINEERED METAL BUILDING
- M2 — ARCHITECTURAL METAL PANEL TYPE 2: RIBBED WALL PANEL AT PRE-ENGINEERED METAL BUILDING, INSTALLED HORIZONTALLY
- M3 — ARCHITECTURAL METAL PANEL TYPE 3: CORRUGATED WALL PANEL
- M4 — ARCHITECTURAL METAL PANEL TYPE 4: FLUSH WALL/SOFFIT PANEL
- M5 — ARCHITECTURAL METAL PANEL TYPE 5: RIBBED ROOF PANEL AT PRE-ENGINEERED METAL BUILDING
- B1 — EXTERIOR BRICK MASONRY VENEER



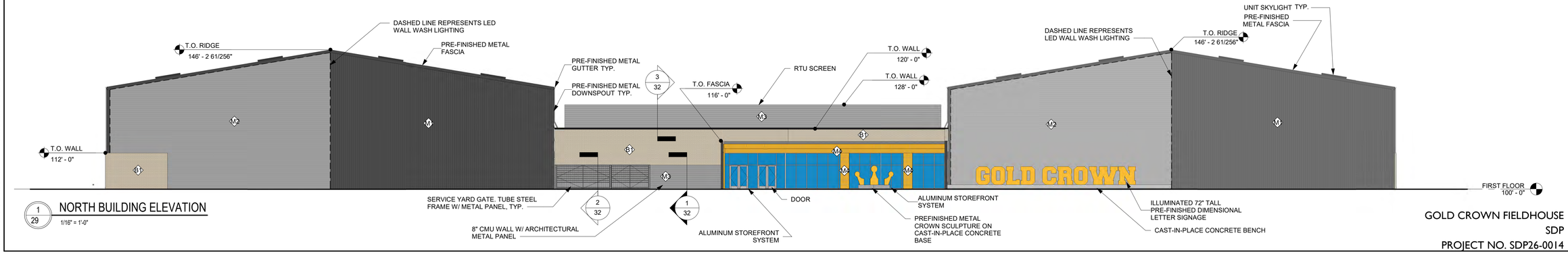


4/29 WEST BUILDING ELEVATION
1/16" = 1'-0"

3/29 EAST BUILDING ELEVATION
1/16" = 1'-0"



2/29 SOUTH BUILDING ELEVATION
1/16" = 1'-0"



1/29 NORTH BUILDING ELEVATION
1/16" = 1'-0"

GOLD CROWN FIELDHOUSE
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GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
EXTERIOR ELEVATIONS

DESIGNED BY: TE
DRAWN BY: TE
CHECKED BY: KF

SDP NO. 26-0014

SHEET 29 OF 32

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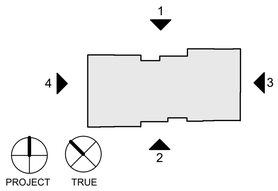
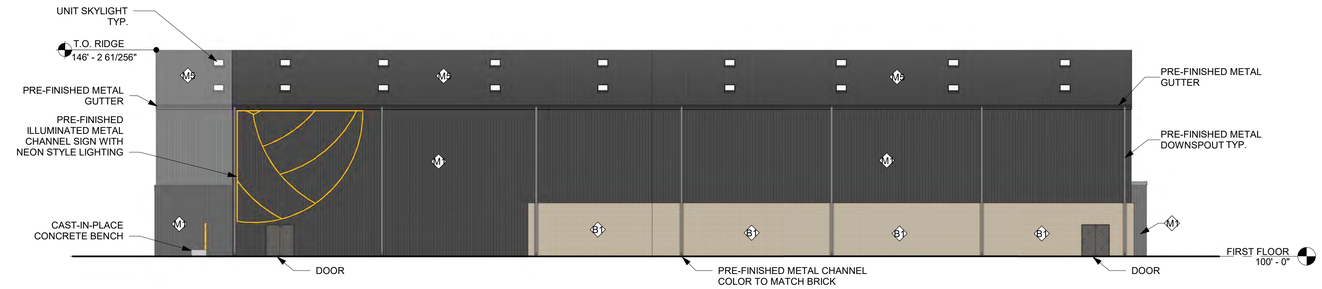
SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

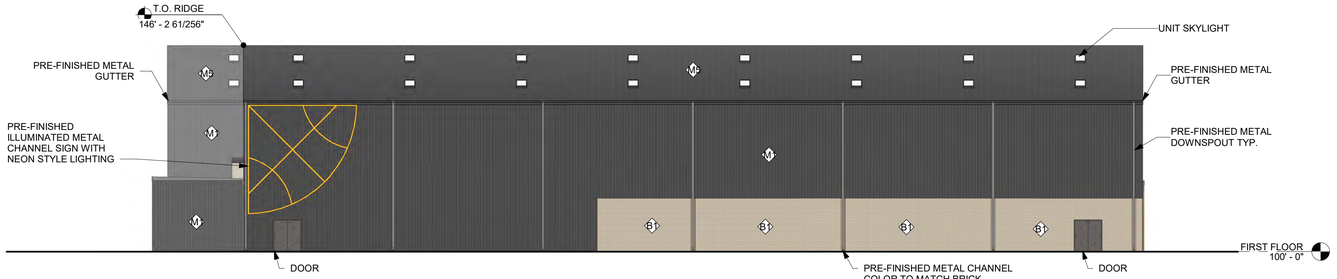
MATERIAL TAG LEGEND

- M1 — ARCHITECTURAL METAL PANEL TYPE 1: RIBBED WALL PANEL AT PRE-ENGINEERED METAL BUILDING
- M2 — ARCHITECTURAL METAL PANEL TYPE 2: RIBBED WALL PANEL AT PRE-ENGINEERED METAL BUILDING, INSTALLED HORIZONTALLY
- M3 — ARCHITECTURAL METAL PANEL TYPE 3: CORRUGATED WALL PANEL
- M4 — ARCHITECTURAL METAL PANEL TYPE 4: FLUSH WALL/SOFFIT PANEL
- M5 — ARCHITECTURAL METAL PANEL TYPE 5: RIBBED ROOF PANEL AT PRE-ENGINEERED METAL BUILDING
- B1 — EXTERIOR BRICK MASONRY VENEER

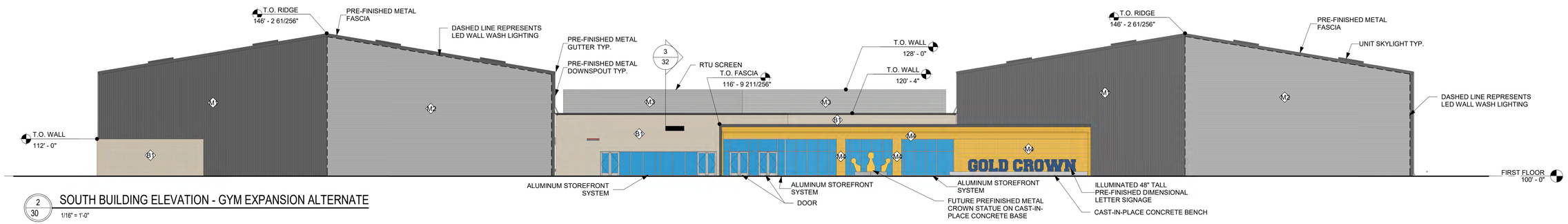




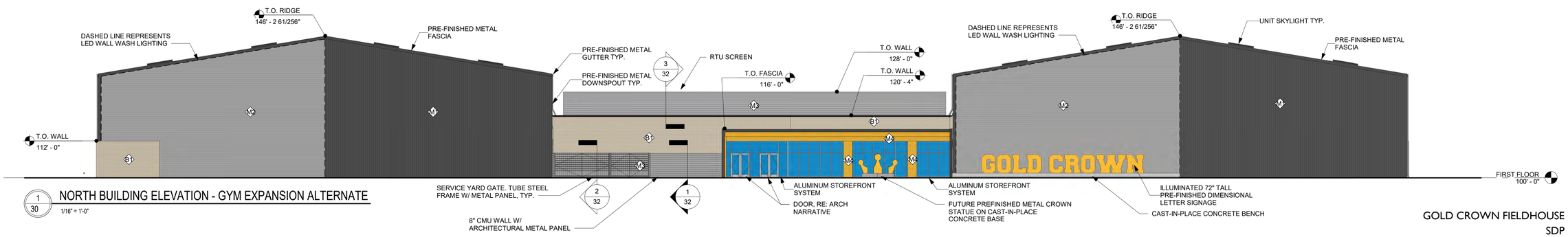
4/30 WEST BUILDING ELEVATION - GYM EXPANSION ALTERNATE
1/16" = 1'-0"



3/30 EAST BUILDING ELEVATION - GYM EXPANSION ALTERNATE
1/16" = 1'-0"



2/30 SOUTH BUILDING ELEVATION - GYM EXPANSION ALTERNATE
1/16" = 1'-0"



1/30 NORTH BUILDING ELEVATION - GYM EXPANSION ALTERNATE
1/16" = 1'-0"

GOLD CROWN FIELDHOUSE
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PROJECT NO. SDP26-0014

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GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
EXTERIOR ELEVATIONS - GYM EXPANSION ALTERNATE

DESIGNED BY: TE
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SHEET 30 OF 32

6/11/2026 3:24:40 PM Autodesk Docs://Gold Crown Field House/GCFH_Arch_R26.rvt

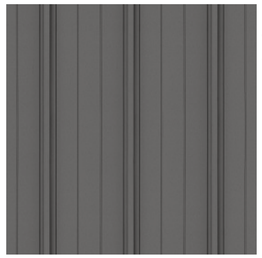
SITE DEVELOPMENT PLAN
GOLD CROWN FIELDHOUSE

LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PERSPECTIVE FROM SOUTH

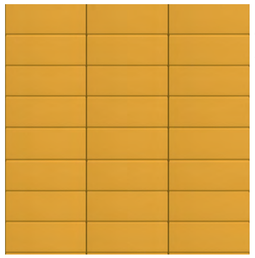
PERSPECTIVE FROM NORTH

PERSPECTIVE FROM NORTH - W/ GYM EXPANSION ALT.

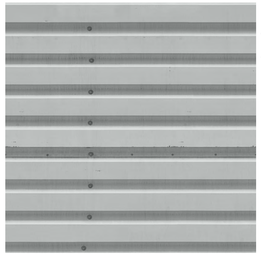


M1 & M5
ARCHITECTURAL METAL PANEL
RIBBED - VERTICAL
"CHARCOAL GRAY"

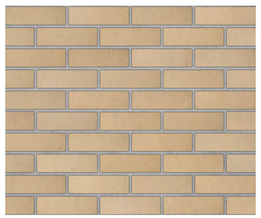
M2
ARCHITECTURAL METAL PANEL
RIBBED - HORIZONTAL
"REGAL GRAY"



M4
ARCHITECTURAL METAL PANEL
FLUSH
CUSTOM YELLOW



M3
ARCHITECTURAL METAL PANEL
CORRUGATED - HORIZONTAL
"SLATE GRAY"



B1
BRICK MASONRY VENEER
MODULAR - SMOOTH
"GOLDEN BUFF"

STOREFRONT MULLIONS
CLEAR ANODIZED ALUMINUM

SOUTH ENTRY DIMENSIONAL
LETTER SIGNAGE
PRE-FINISHED METAL
CUSTOM BLUE

NORTH ENTRY DIMENSIONAL
LETTER SIGN
PRE-FINISHED METAL
CUSTOM YELLOW

EXTERIOR HOLLOW METAL DOOR
& FRAME PAINT
CUSTOM GRAY TO MATCH
"CHARCOAL GRAY"

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GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
MATERIAL BOARD

DESIGNED BY: TE
DRAWN BY: TE
CHECKED BY: KF

SDP NO.
26-0014

SHEET
31 OF 32

GOLD CROWN FIELDHOUSE
SDP
PROJECT NO. SDP26-0014

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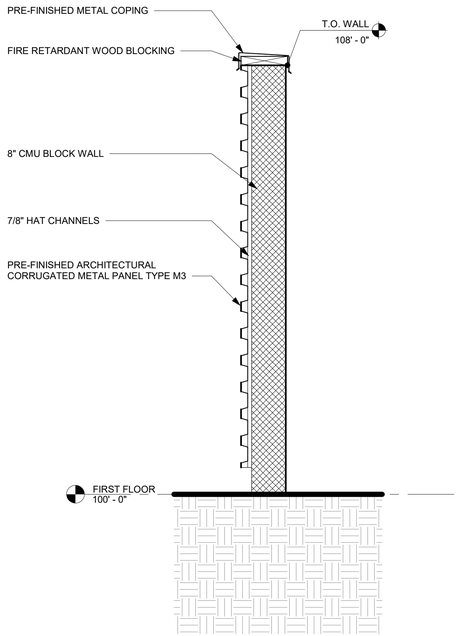
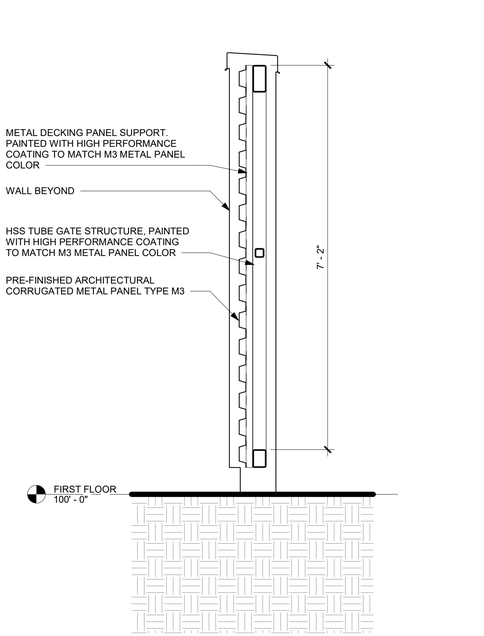
SITE DEVELOPMENT PLAN

GOLD CROWN FIELDHOUSE

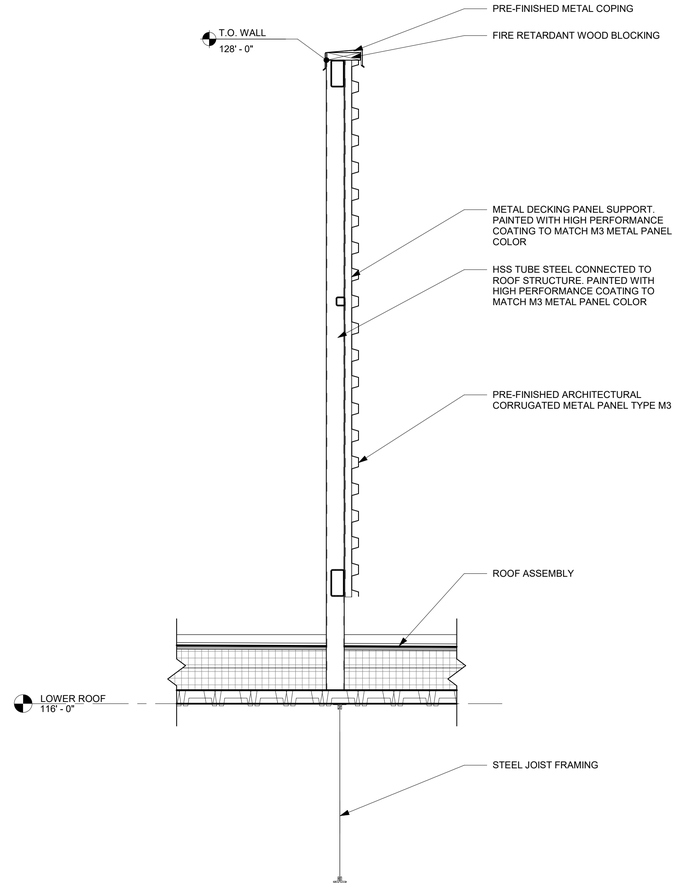
LOCATED IN SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1/32 WALL SECTION @ TRASH ENCLOSURE
3/4" = 1'-0"



2/32 WALL SECTION @ TRASH ENCLOSURE GATE
3/4" = 1'-0"



3/32 WALL SECTION - MECHANICAL SCREENING
3/4" = 1'-0"

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

NORRIS DESIGN
PEOPLE + PLACEMAKING

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	6/12/2026	XXX

GOLD CROWN FIELDHOUSE
CASTLE ROCK, COLORADO
SITE DEVELOPMENT PLAN
TRASH ENCLOSURE & MECHANICAL SCREENING DETAILS

DESIGNED BY:	TE
DRAWN BY:	TE
CHECKED BY:	KF

SDP NO. 26-0014

SHEET 32 OF 32

GOLD CROWN FIELDHOUSE
SDP
PROJECT NO. SDP26-0014

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