

TRAIL PLAN

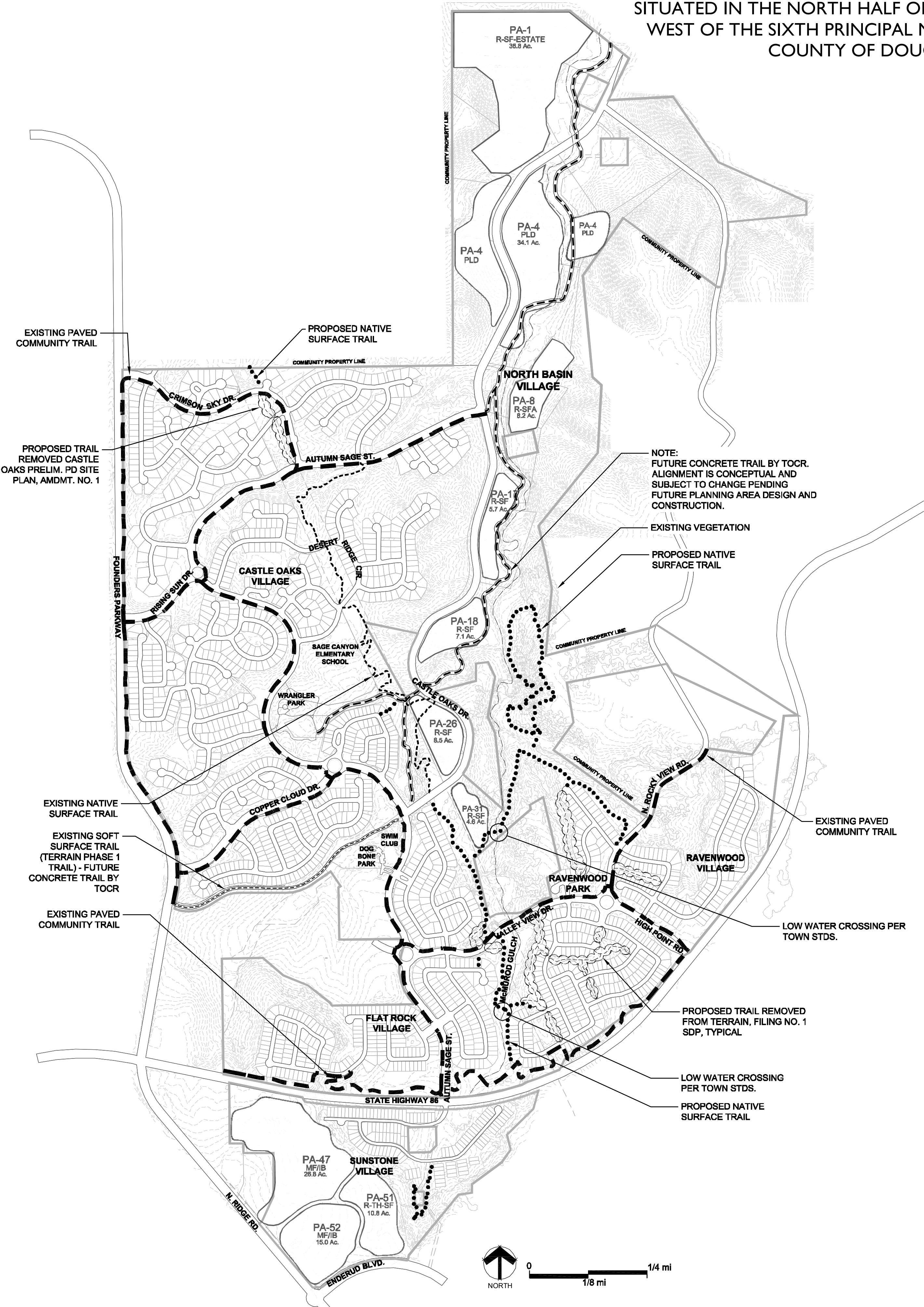
SITE DEVELOPMENT PLAN

TERRAIN TRAILS - PHASE 2

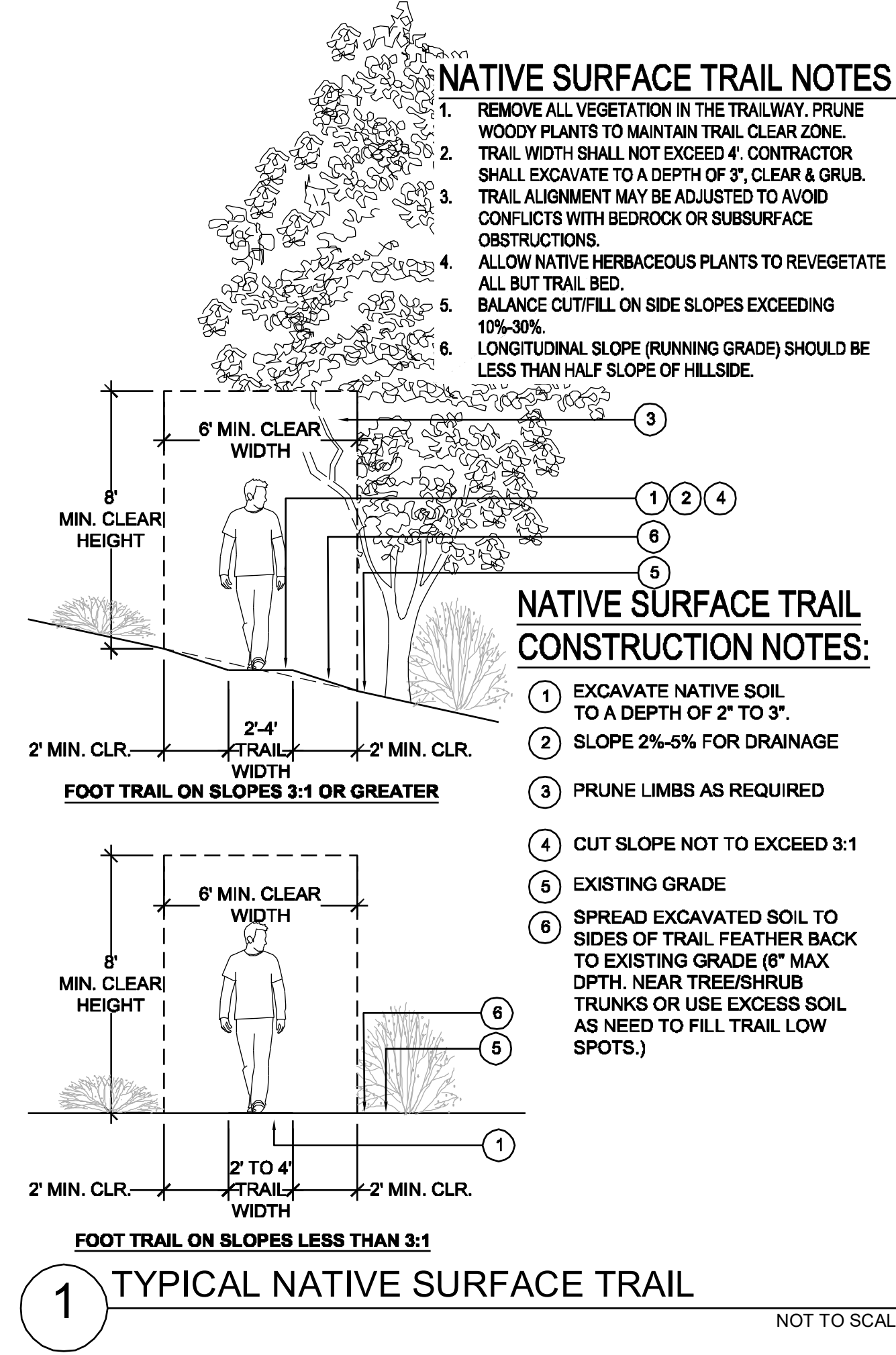
SITUATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- EXISTING NATIVE SURFACE TRAIL
- PROPOSED NATIVE SURFACE TRAIL, RE: DETAIL, THIS SHEET
- ===== EXISTING SOFT SURFACE TRAIL (TERRAIN PHASE 1 TRAIL),
FUTURE CONCRETE TRAIL BY TOCR
- ===== FUTURE CONCRETE TRAIL BY TOCR, CONCEPTUAL
ALIGNMENT SUBJECT TO CHANGE (FOR REFERENCE ONLY)
- ===== EXISTING PAVED COMMUNITY TRAIL
- PROPOSED TRAIL REMOVED FROM TOCR APPROVED
TERRAIN, FILING NO. 1 SDP / CASTLE OAKS PRELIM. PD SITE
PLAN, AMDMT. NO. 1
- COMMUNITY PROPERTY LINE
- EXISTING SINGLE-FAMILY LOT / RIGHT OF WAY
- EXISTING VEGETATION
- EXISTING 5' CONTOUR
- MCMURDO GULCH



- SITE DEVELOPMENT PLAN GENERAL NOTES:**
- THIS DOCUMENT OUTLINES GENERAL TRAIL NETWORK LOCATIONS AND PATTERNS OF NATIVE SURFACE & CONCRETE TRAILS LOCATED WITH THE TERRAIN COMMUNITY AND DESIGNATED AS TERRAIN COMMUNITY TRAILS - PHASE 2.
 - THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAILS. 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, MATERIALS AND A 25% FEE.
 - SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
 - PROPOSED TRAIL LOCATIONS DEPICTED IN THIS DOCUMENT ARE APPROXIMATE. FINAL TRAIL LOCATIONS MAY BE STAKED IN THE FIELD AND MAY BE SUBJECT TO REVIEW BY A TOWN OF CASTLE ROCK REPRESENTATIVE PRIOR TO CONSTRUCTION.



CONTACTS

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TERRAIN TRAILS- PHASE 2
SITE DEVELOPMENT PLAN
PROJECT NO. SDP18-XXXX

Prepared For

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Land Planning

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Engineering

SITE DEVELOPMENT PLAN
TERRAIN TRAILS - PHASE 2
CASTLE ROCK, COLORADO

Drawn by: **JWI**
Checked by: **STAFF**
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Sheet Name

TERRAIN TRAILS
PHASE 2

Sheet Number

1 OF 1