

LEGAL DESCRIPTION

PL PARCEL ONE (PART OF PIN 919274001):
A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF ROUTT COUNTY ROAD 60: TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO TH P.M., COUNTY OF ROUTT, STATE OF COLORADO
SECTION 27: E1/2E1/2 TRACT 86
SECTION 27: S1/2NW1/4, NE1/4NW1/4, NW1/4NE1/4 TRACT 87
SECTION 27: SW1/4NE1/4, W1/2SE1/4, SE1/4SW1/4 TRACT 88
SECTION 27: N1/2SW1/4 TRACT 89
SECTION 34: NE1/4NE1/4 TRACT 122
EXCEPTING AND EXCLUDING THEREFROM:
THOSE TRACTS OF LAND CONVEYED BY DEEDS RECORDED IN BOOK 216 AT PAGE 437; BOOK 264 AT PAGE 385; BOOK 329 AT PAGE 94; AND BOOK 341 AT PAGE 484.
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;
THENCE N 01°13'00" E, 1320.00 FEET;
THENCE N 88°47'00" W, 1316.70 FEET;
THENCE S 01°13'00" W, 1320.00 FEET;
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

PARCEL TWO (PIN 919271001):
PARCEL A:
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;
THENCE N 01°13'00" E, 1320.00 FEET;
THENCE N 88°47'00" W, 1316.70 FEET;
THENCE S 01°13'00" W, 1320.00 FEET;
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

EXISTING
P.U.D. AREA
(SEE SURVEY
FOR PROPOSED)

PARCEL B:
A 40 FOOT WIDE INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT BEING 20 FEET ON EACH SIDE OF THE EXISTING ROAD CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF COUNTY ROAD NO. 129 (ELK RIVER ROAD) FROM WHICH AP 2 TRACT 89 BEARS S 21°35'43" W, 481.81 FEET;
THENCE N 64°49'07" E, 50.85 FEET;
THENCE N 45°01'24" E, 276.48 FEET;
THENCE N 46°47'31" E, 90.99 FEET;
THENCE N 54°12'52" E, 67.50 FEET;
THENCE N 66°33'42" E, 91.55 FEET;
THENCE N 76°58'42" E, 131.51 FEET;
THENCE N 71°26'20" E, 83.68 FEET;
THENCE N 68°06'37" E, 121.84 FEET;
THENCE N 61°56'09" E, 89.72 FEET;
THENCE N 44°19'23" E, 55.28 FEET;
THENCE N 28°02'00" E, 102.42 FEET;
THENCE N 38°23'50" E, 80.75 FEET;
THENCE N 43°16'11" E, 85.27 FEET;
THENCE N 46°35'18" E, 154.39 FEET;
THENCE N 35°41'34" E, 74.64 FEET;
THENCE N 38°10'33" E, 80.83 FEET;
THENCE N 44°35'54" E, 218.58 FEET;
THENCE N 51°28'05" E, 48.70 FEET;
THENCE N 72°35'36" E, 59.30 FEET;
THENCE N 80°27'45" E, 313.00 FEET;
THENCE N 82°25'40" E, 115.28 FEET;
THENCE N 56°47'36" E, 74.28 FEET;
THENCE N 55°39'47" E, 118.43 FEET;
THENCE N 62°00'22" E, 58.40 FEET;
THENCE N 81°38'20" E, 48.20 FEET;
THENCE S 81°29'14" E, 54.60 FEET;
THENCE S 65°43'59" E, 142.07 FEET;
THENCE S 73°03'43" E, 225.34 FEET TO THE POINT OF TERMINATION AT A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED TRACT FROM WHICH THE SW CORNER OF SAID TRACT BEARS S 01°13'00" W, 1137.03 FEET.
BEARINGS ARE BASED UPON THE MONUMENTED LINE BETWEEN THE GOVERNMENT BRASS CAPS FOUND FOR AP 4 AND AP 5 OF TRACT 87 BEING N 00°06'52" W.
COUNTY OF ROUTT, STATE OF COLORADO

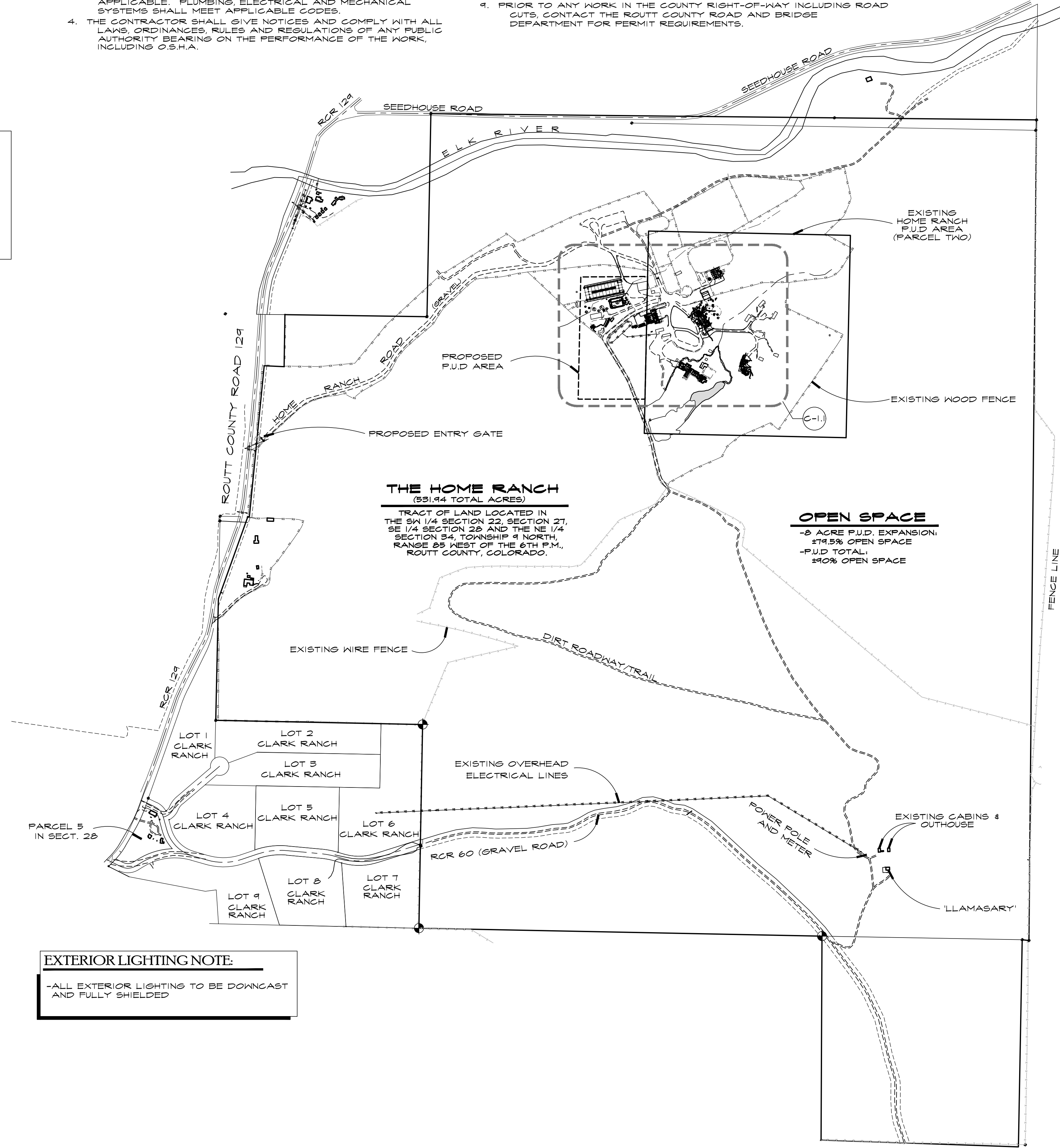
PARCEL THREE (PIN 919221001): A TRACT OF LAND LOCATED IN A PORTION OF TRACT 87 OF SECTION 22 AND SECTION 27 AND IN A PORTION OF TRACT 78, SECTION 22, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 87 LYING NORTH OF THE CENTERLINE OF ELK RIVER (MORE PARTICULARLY DEFINED IN THAT CERTAIN AFFIDAVIT AND AGREEMENT RECORDED IN BOOK 455 AT PAGE 582, (ROUTT COUNTY RECORDS), AND THAT PORTION OF TRACT 78 LYING SOUTH OF THE CENTERLINE OF SEED HOUSE ROAD. EXCEPTING AND EXCLUDING THEREFROM:
THAT CERTAIN TRACT OF LAND CONVEYED BY DEED RECORDED IN BOOK 338 AT PAGE 130.

PARCEL FOUR (PIN 919272002): A TRACT OF LAND LOCATED IN THE NW1/4NW1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.
(DESCRIBED UNDER THE RESURVEY AS TRACT 90) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT ANGLE POINT #3 OF SAID TRACT 90,
THENCE N 89°15'00" E 203.93 FEET ALONG THE SOUTH LINE OF SAID TRACT 90,
THENCE N 03°02'00" E 68.98 FEET TO A POINT OF CURVATURE,
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N 06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF GLEN EDEN TOWNHOUSES, PHASE I;
THENCE ALONG A CURVE TO THE RIGHT (WHOSE RADIUS POINT BEARS S 80°06'57" E 808.15 FEET) A DISTANCE OF 150.67 FEET AND WHOSE CHORD BEARS N 15°13'31" E 150.45 FEET;
THENCE N 20°34'00" E 175.05 FEET;
THENCE N 13°59'16" E 174.57 FEET;
THENCE N 20°34'09" E 169.53 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 66.39 FEET AND WHOSE CHORD BEARS N 18°31'09" E 66.38 FEET;
THENCE N 16°28'00" E 43.65 FEET TO THE CENTER OF ELK RIVER;
THENCE ALONG THE CENTERLINE OF SAID ELK. RIVER FOR THE FOLLOWING 5 COURSES,
S80°25'00" E 37.09 FEET,
S76°34'00" E 254.00 FEET,
S84°43'00" E 226.0 FEET,
N78°57'00" E 120.0 FEET,
N64°21'14" E 251.10 FEET TO THE EAST LINE OF SAID TRACT 90;
THENCE S00°27'40" E. 938.00 FEET ALONG SAID EAST LINE TO ANGLE POINT #4 OF SAID TRACT 90;
THENCE S89°15'00" W 1111.17 FEET ALONG THE SOUTH LINE OF SAID TRACT 90;
THENCE N03°02'00" E 68.98 FEET TO A POINT OF CURVATURE;
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ROUTT, STATE OF COLORADO

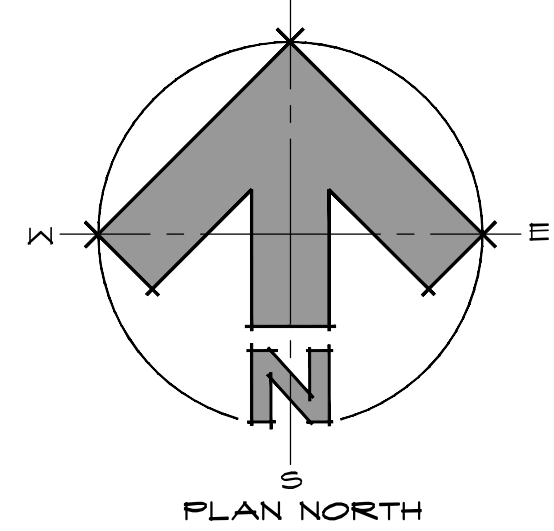
PARCEL FIVE (PIN 919284006):
THAT PART OF TRACT 92, SECTION 28, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO WHICH LIES SOUTHEASTERLY OF COUNTY ROAD NO. 129, SOUTHWESTERLY OF COUNTY ROAD NO. 60, AND
NORTHWESTERLY OF "FUTURE COUNTY ROAD NO. 60" AS SHOWN ON THE PLAT OF CLARK RANCH
AS SHOWN ON THE PLAT OF CLARK RANCH RECORDED JUNE 26, 1978 AT FILE NO. 8184 AND DESIGNATED AS "NOT A PART".

GENERAL SITE NOTES

1. ACTUAL SITE CONDITIONS MAY REQUIRE THAT SOME OF THE COMPONENTS OF THE WORK SHOULD BE DONE DIFFERENTLY THAN SHOWN ON THESE DRAWINGS. VERIFY WITH ARCHITECT AND ENGINEER.
2. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE OF THE HIGHEST QUALITY ATTAINABLE IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE OF THAT TRADE.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES AS APPLICABLE. PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS SHALL MEET APPLICABLE CODES.
4. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, INCLUDING O.S.H.A.
5. PROVIDE FOR POSITIVE DRAINAGE AWAY FROM SITE.
6. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD.
7. ALL ON SITE CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THERE IS NO IMPLICATION OF THE CONSTRUCTION SAFETY REQUIREMENTS OR BUILDING METHODS CONTAINED IN THESE DOCUMENTS.
8. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED NO MORE THAN 30 DAYS AFTER COMPLETION OF GRADING WORK.
9. PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY INCLUDING ROAD CUTS, CONTACT THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT FOR PERMIT REQUIREMENTS.

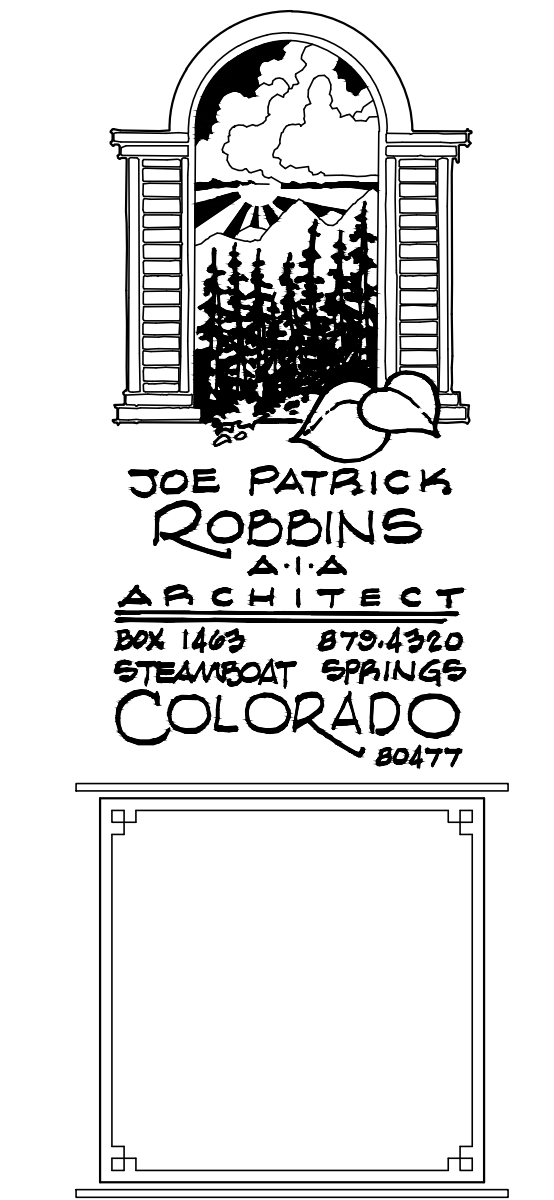


EXTERIOR LIGHTING NOTE:
-ALL EXTERIOR LIGHTING TO BE DOWNCAST AND FULLY SHIELDED



DWN BY:
JPR/BWR
P.U.D. SUBMITTAL
11/04/19 INITIAL
1/28/20 2ND SUBMITTAL
3/03/20 3RD SUBMITTAL
4/08/20 4TH SUBMITTAL
5/08/20 5TH SUB.
08/10/2020 GATE PERMIT

RCRBD
Record Set
TC
12/11/2020

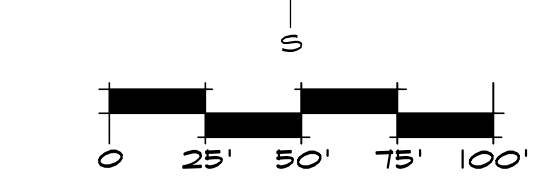
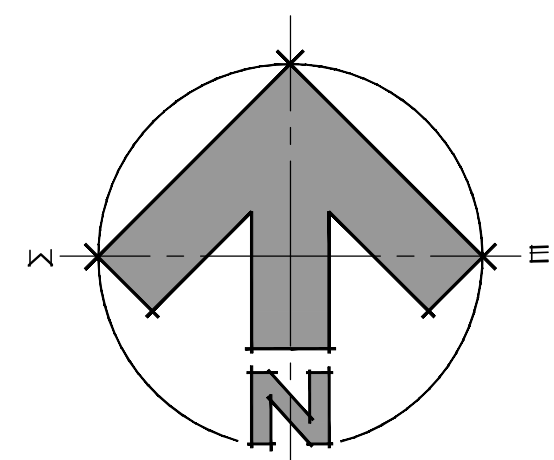
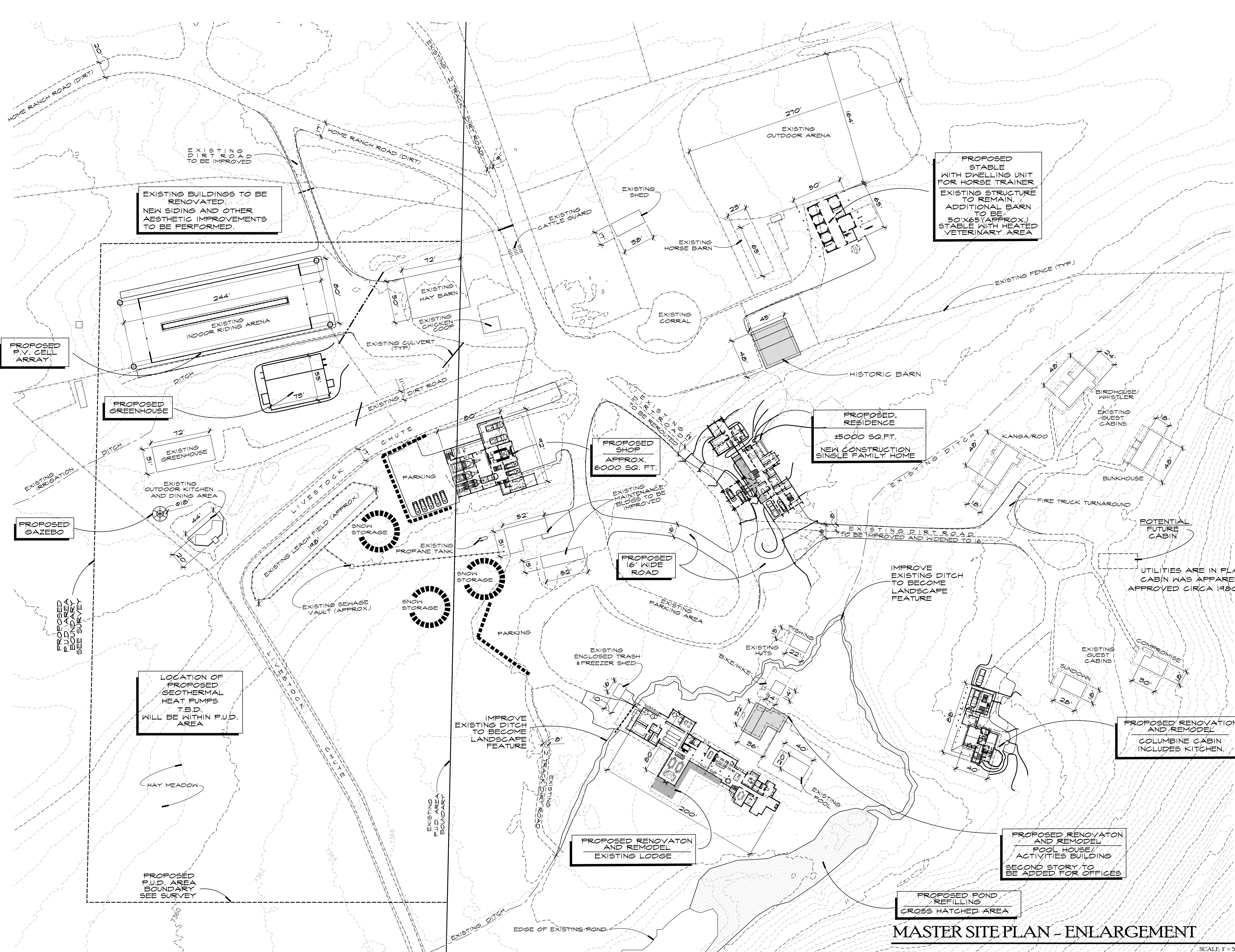


A NEW PLAN FOR THE
HOME RANCH
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

MASTER SITE PLAN & VICINITY MAP

SCALE 1" = 400'-0"

C - 1.0



DWN BY:
JPR/BWR
P.U.D. SUBMITTAL
11/04/19 INITIAL
1/28/20 2ND SUBMITTAL
5/03/20 3RD SUBMITTAL
4/08/20 4TH SUBMITTAL
(B) 6/10/20 5TH SUB.

PROPOSED RENOVATIONS
GUEST CABIN
KANGAROO
BUNKHOUSE
BIRDHOUSE
COMPROMISE
SUNDOWN
GUEST CABINS TO BE
REFURBISHED.
ALL TO REMAIN WITHIN
EXISTING FOOTPRINTS

RCRBD
Record Set
TC
12/11/2020

JOE PATRICK ROBBINS
ARCHITECT
BOX 1449 875-4320
STEAMBOAT SPRINGS
COLORADO 80477

A NEW PLAN FOR THE
HOME RANCH
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO
SHEET NUMBER

C - 1.1

MASTER SITE PLAN - ENLARGEMENT

SCALE: 1" = 50'-0"

STRUCTURAL NOTES

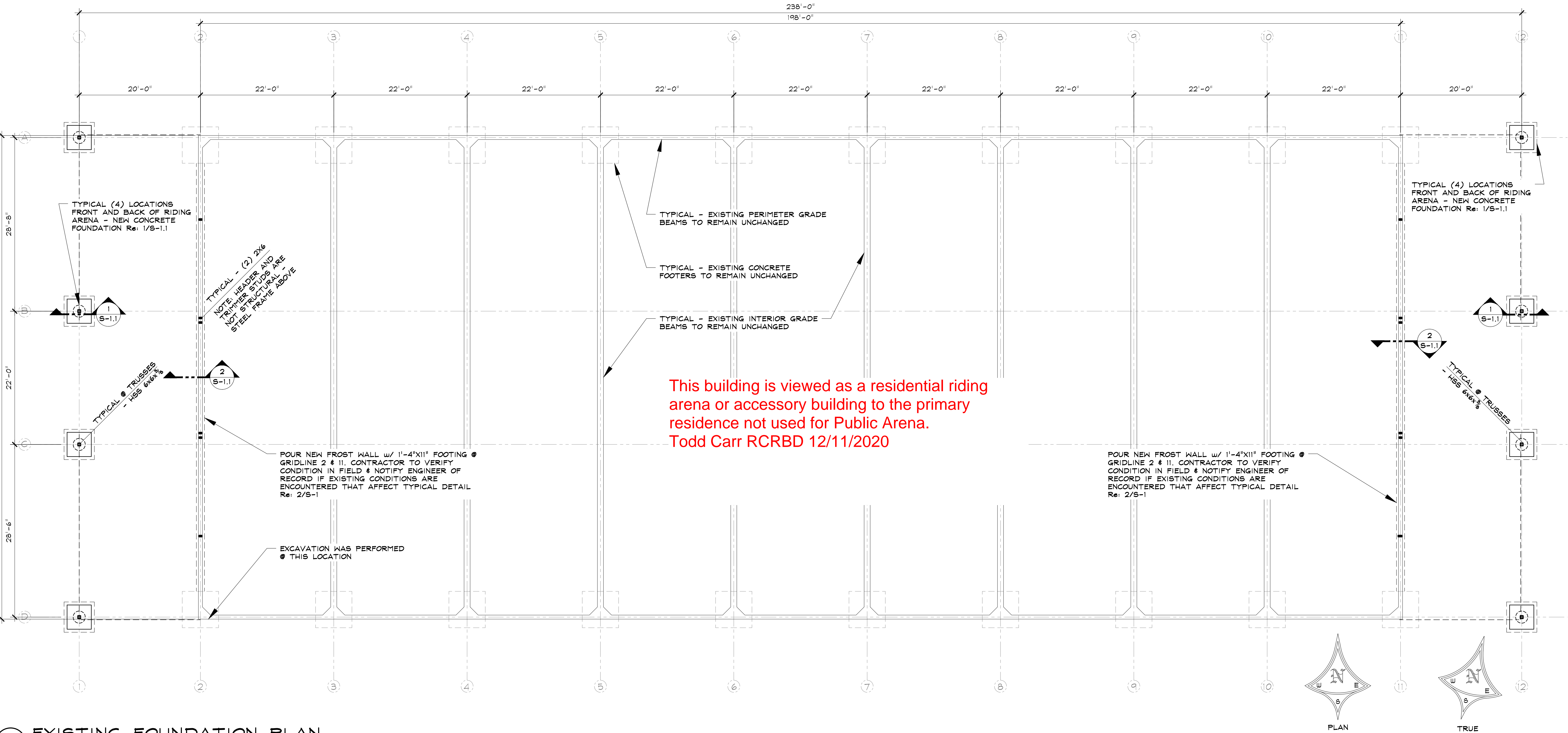
- Applicable Codes and Standards:
- A. 2015 International Building Code (including all local adoptions)
 - B. 2015 International Residential code (including all local adoptions)
 - C. "Minimum Design Loads for Buildings and Other Structures" - ASCE 7-10
 - D. "Building Code Requirements for Structural Concrete" - ACI318
 - E. "Steel Construction Manual" - AISC fourteenth edition
 - F. "National Design Specification for Wood Construction" - ANSI/APA-NDS 2015
- Design Live Loads:
- A. Roofs: 115 psf Ground Snow Load, 96 psf Roof Snow Load, 20 psf Dead Load
 - B. Wind: 115 mph, Exposure B
- Foundation Criteria:
- A. Design of continuous and individual footings is based on a maximum allowable soil bearing pressure of 3,000 psf dead load plus full live load and no minimum dead load placed on the natural undisturbed soils below frost depth per recommendations by NWCC.
- Structural Steel:
- A. Structural steel shall be detailed and fabricated in accordance with the latest version of the AISC Manual of Steel Construction.
 - B. All bolts, including anchor bolts, shall conform to ASTM spec. A307.
 - C. Structural steel rolled shapes, including plates and angles, shall be ASTM A36.
 - D. Expansion bolts called for on the drawings shall be Simpson "Weg-Ali", "Strong-Bolt 2" or approved wedge type anchors with the following minimum embedments: 3/4" diameter bolts - 3 3/8", 5/8" diameter bolts - 2 3/4", 1/2" diameter bolts - 2 1/4".
 - E. All epoxy shall be Simpson "Set-XP" and shall be installed per the "Anchoring and Fastening Systems For Concrete and Masonry" Simpson catalog #C-SAS-2012 by a qualified personnel.
 - F. Field welded connections must be inspected by the Engineer of Record.
 - G. Fillet welds indicated on the plans shall be of E70xx electrodes and shall be the minimum size specified in the AISC Manual of Steel Construction, Table J2.4.
 - H. All welds shall be performed by a certified welder.

- Structural Wood Framing:
- A. Unless noted otherwise, all 2" lumber shall be Douglas Fir S4S No. 2 and better. All solid timber beams and posts shall be DF-L No. 1 or better.
 - B. Unless noted otherwise, minimum nailing shall be provided as specified in Table No. 2304.9.1, "Fastener Schedule", of the 2015 IBC or Table No. R602.3(1), "Fastener Schedule For Structural Members", of the 2015 IRC.
 - C. Wall and floor sheathing shall be APA rated with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.
 - D. Where light gauge framing anchors are shown or required, they shall be Simpson "Strong Tie" (or equal approved by ICBO). They shall be installed with the number and type of fasteners recommended by the manufacturer to develop the rated capacity.
 - E. Laminated Veneer Lumber shall be of such stress grade to provide an allowable bending stress of 2,600 psi, allowable shear stress parallel to the glue line of 285 psi and a modulus of elasticity of 1,900,000 psi.
 - F. Glue laminated timber shall be stress grade marked 24F-V4 unless noted otherwise.
 - G. Roof trusses shall be designed by a Colorado Registered Professional Engineer to support the full live load and dead loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species, and grade and substantiating data for connector capacities and truss bearing, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.
 - H. Floor joists shall be plant fabricated I series with LVL or solid wood flanges and plywood or OSB webs, and shall carry ICBO approval for a complete section. Joists shall be designed to carry full live and dead loads of the roof(s), floor(s), and any superimposed loads.
 - I. Roof overframing shall be 2x6 rafters @ 24" O.C. w/ 2x6 studs @ 24" O.C. to stack over rafters or purlins below.

- Field Verification:
- A. The contractor shall thoroughly inspect and survey the existing structure to verify dimensions, elevations, framing, etc., which may affect the work shown on the drawings and report any variations or discrepancies to the Engineer.

STRUCTURE LEGEND

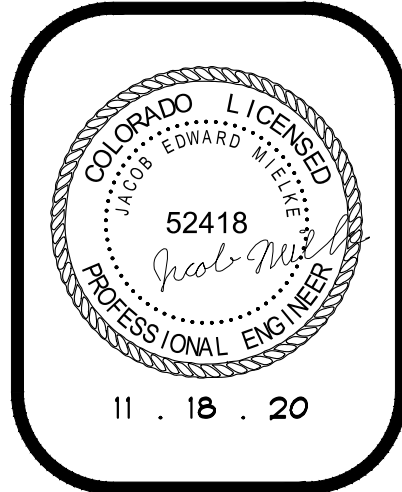
	= COLUMN BELOW
	= COLUMN ABOVE
	= CONT. COLUMN THIS LEVEL
	= RAFTER
	= JOIST
	= BEAM
	= RIM
	= LEDGER
	= TYPICAL HEADER
	= CLOSURE WALL
	= HANGER
	= CLIP



1 EXISTING FOUNDATION PLAN

NOTE: FOUNDATION SIZES ARE BASED ON EXCAVATION PERFORMED IN FIELD BY CONTRACTOR @ SELECT LOCATIONS. ALL OTHER LOCATIONS ARE ASSUMED TO BE SIMILAR

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



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HOME RANCH ARENA ROOF
27315 HOME RANCH ROAD
ROUTT COUNTY, COLORADO
A NEW ROOF STRUCTURE FOR:
HOME RANCH ARENA

ISSUE DATES

REVIEW SET
9 . 28 . 20
PERMIT
11 . 18 . 20

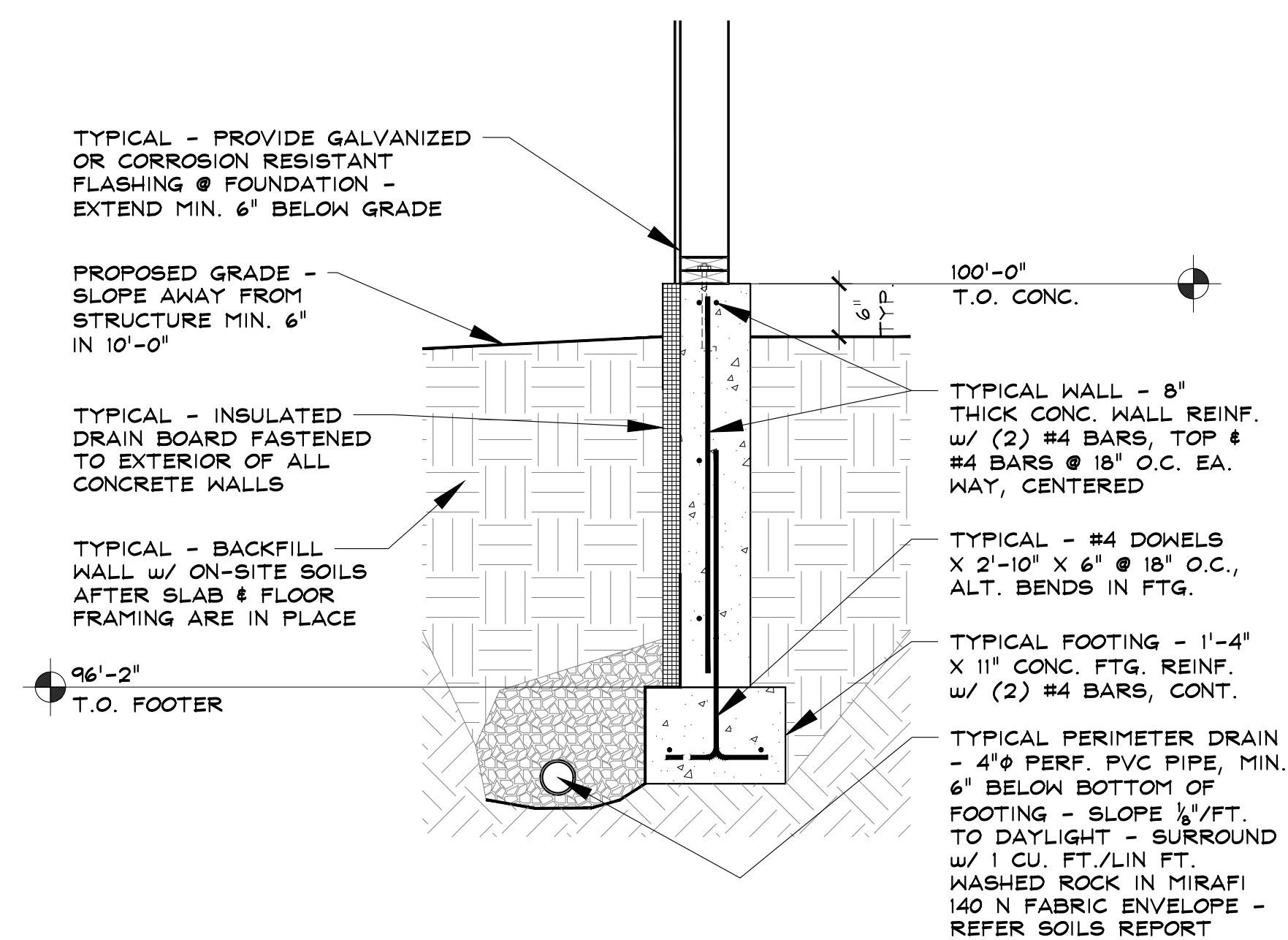
DRAWN BY: SMS
REVIEWED BY: JEM
PROJECT # 20038

EXISTING
FOUNDATION
PLAN & NOTES

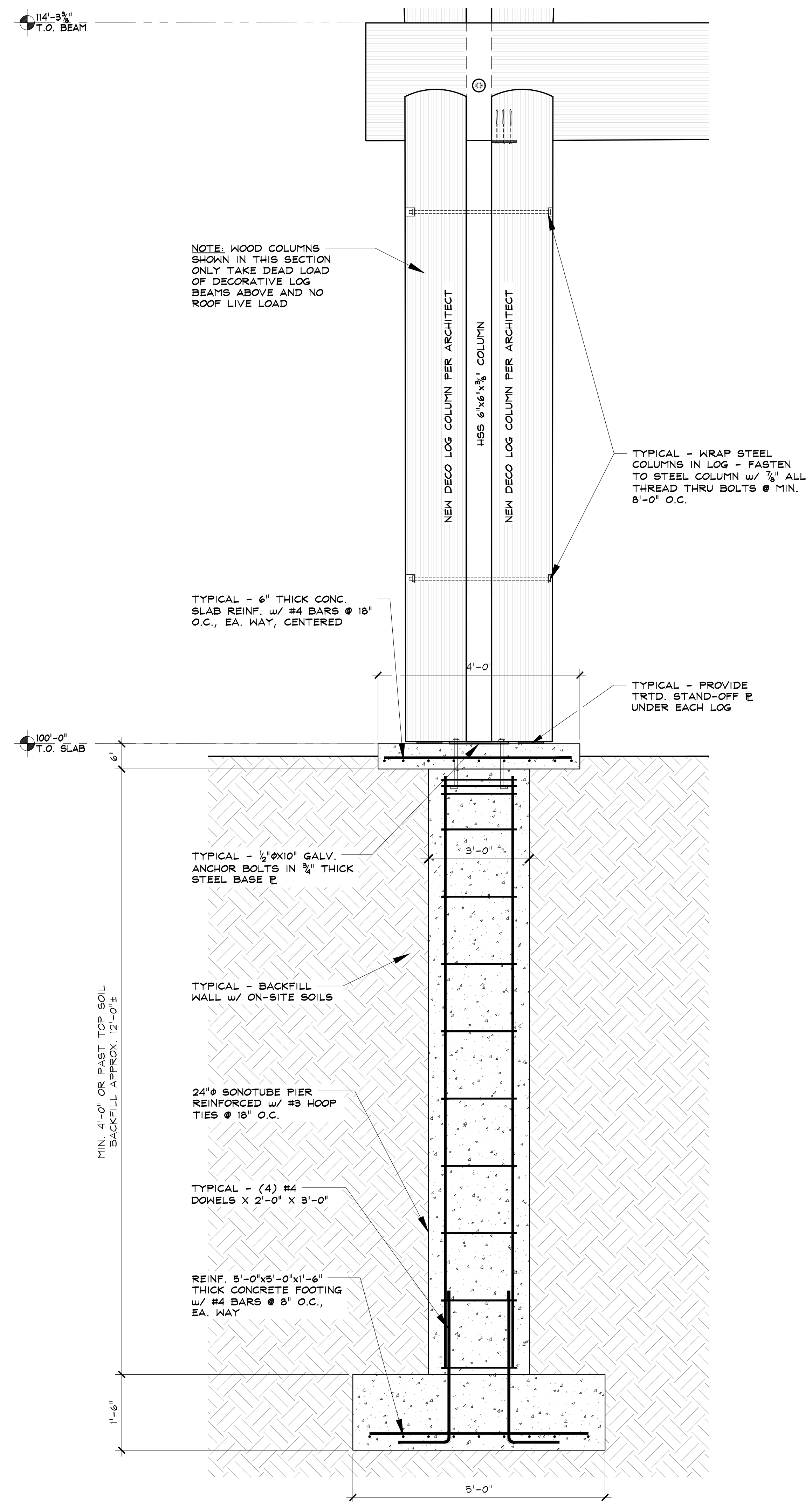
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SHEET 1 of 5

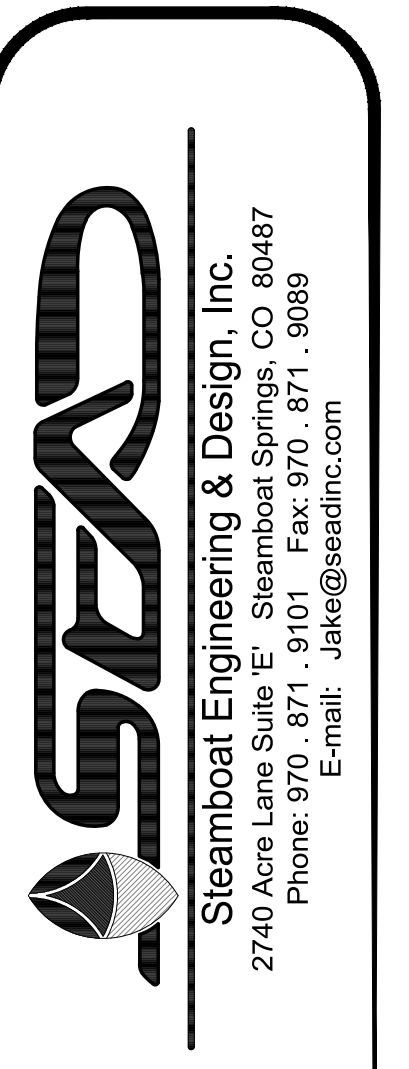
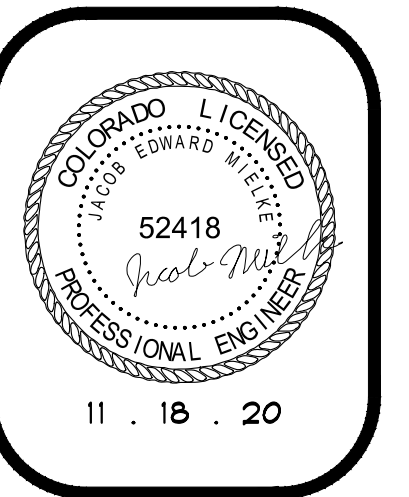
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12/11/2020



2 TYPICAL NEW CONCRETE WALL



① TYPICAL NEW CONCRETE PIER



HOME RANCH ARENA ROOF

ROUTT COUNTY, COLORADO

A NEW ROOF STRUCTURE FOR:
HOME RANCH ARENA

RCRBD
Record Set
TC
12/11/2020

ISSUE DATES

REVIEW SET
9 . 28 . 20

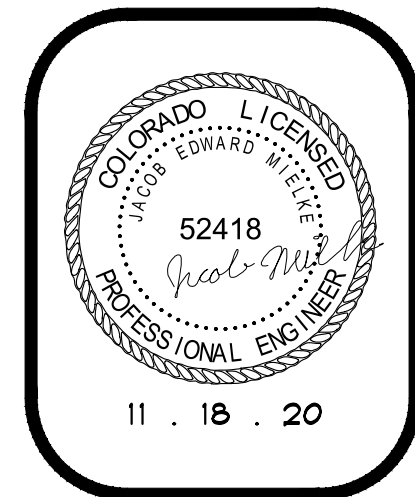
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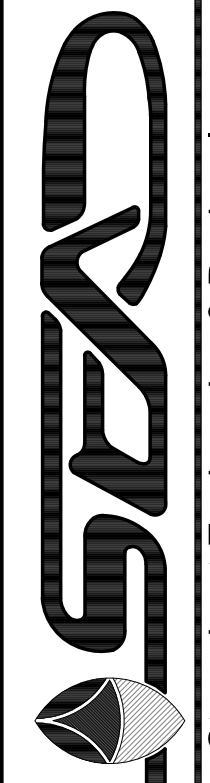
DRAWN BY: SWS
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PROJECT # 20038

NEW FOUNDATION
SECTION

3-1.1

SHEET 2 of 5





SEAD
Steamboat Engineering & Design, Inc.
2740 Acre Lane Suite E • Steamboat Springs, CO 80487
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E-mail: Jake@seadinc.com

HOME RANCH ARENA ROOF

27315 HOME RANCH ROAD
ROUTT COUNTY, COLORADO

A NEW ROOF STRUCTURE FOR:
HOME RANCH ARENA

CRBD
Record Set
TC
2/11/2020

ISSUE DATES

REVIEW SET
9 . 28 . 20

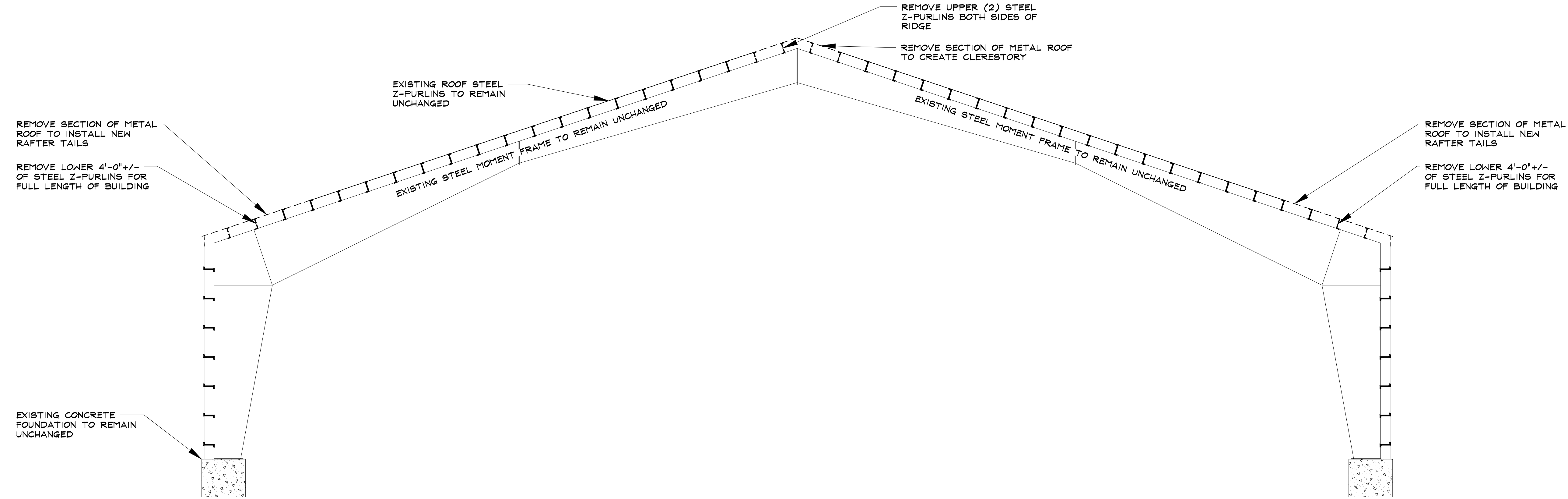
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REVIEWED BY: JEM
PROJECT # 20038

DEMOLITION PLAN
& SECTION

S-2

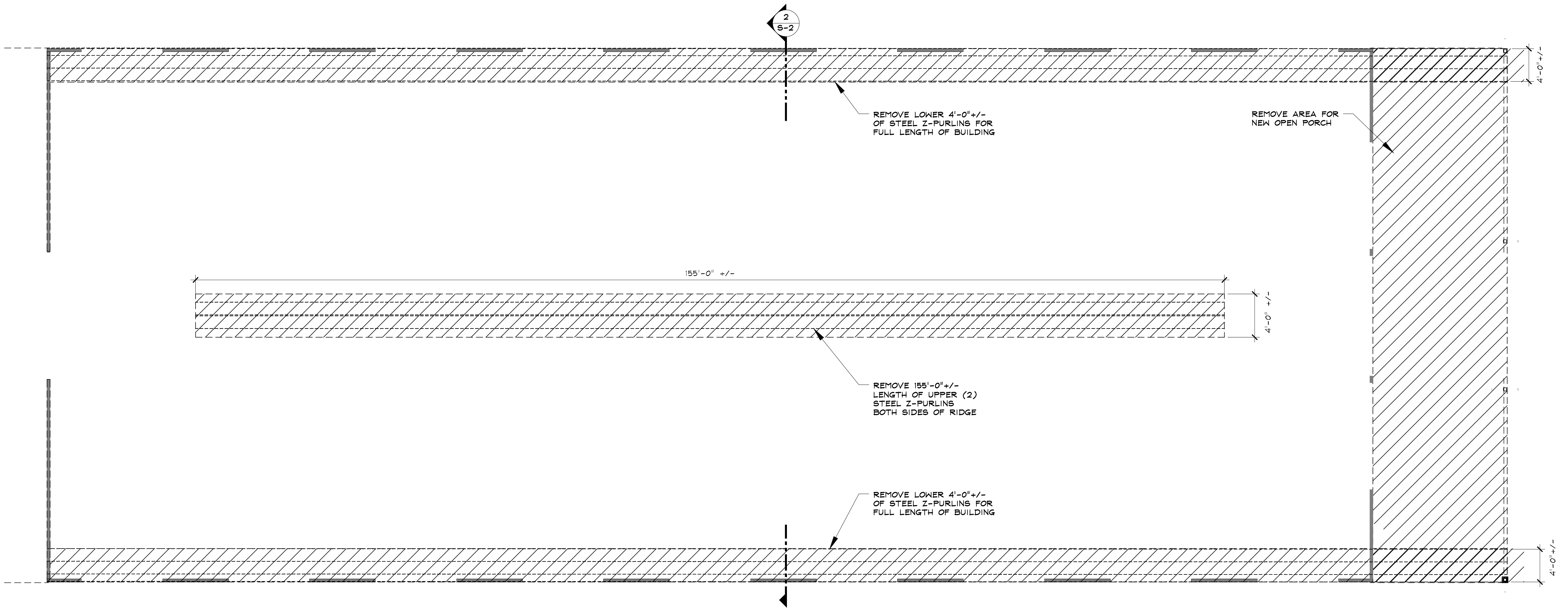
SHEET 3 of 5



2

DEMOLITION SECTION

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



1

DEMOLITION PLAN

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

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27315 HOME RANCH ROAD
ROUTT COUNTY, COLORADO

ISSUE DATES

REVIEW SET
9 . 28 . 20

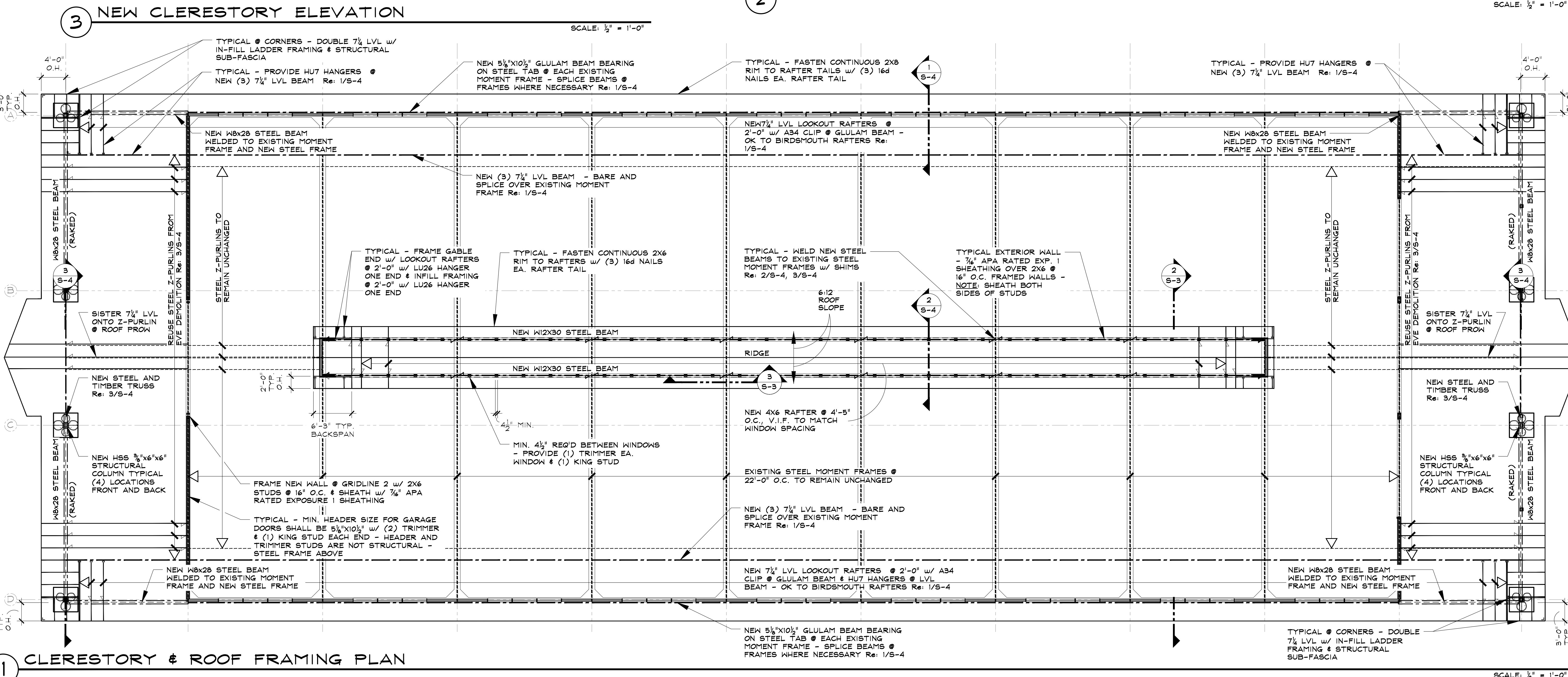
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11 . 18 . 20

DRAWN BY: SWS
REVIEWED BY: JE
PROJECT # 20038

CLERESTORY &
ROOF OVERHANG
PLAN & SECTION

S-3

SHEET 4 of 5





RCRED
Record Set
TC
2/2/2025



RCRB0-
Record Set
TC
12/11/2020