A NEW PLAN FOR THE

HOME RANCH

27315 HOME RANCH ROAD
ROUTT COUNTY, COLORADO

DWN BY:
JPR / BKR
P.U.D. SUBMITTAL
10/29/2021

JOE PATRICK
ROBBINS
A·I·A
ARCHITECT
BOX 1463 879-4320
STEAMBOAT SPRINGS
COLORADO
80477

IMPROVEMENT SURVEY PLAT

OF A TRACT OF LAND LOCATED IN THE SW $\frac{1}{4}$ SECTION 22, SECTION 27, SE $\frac{1}{4}$ SECTION 28 AND THE NE $\frac{1}{4}$ SECTION 34, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO

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
ORIGINAL SURVEY RESURVEY
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.

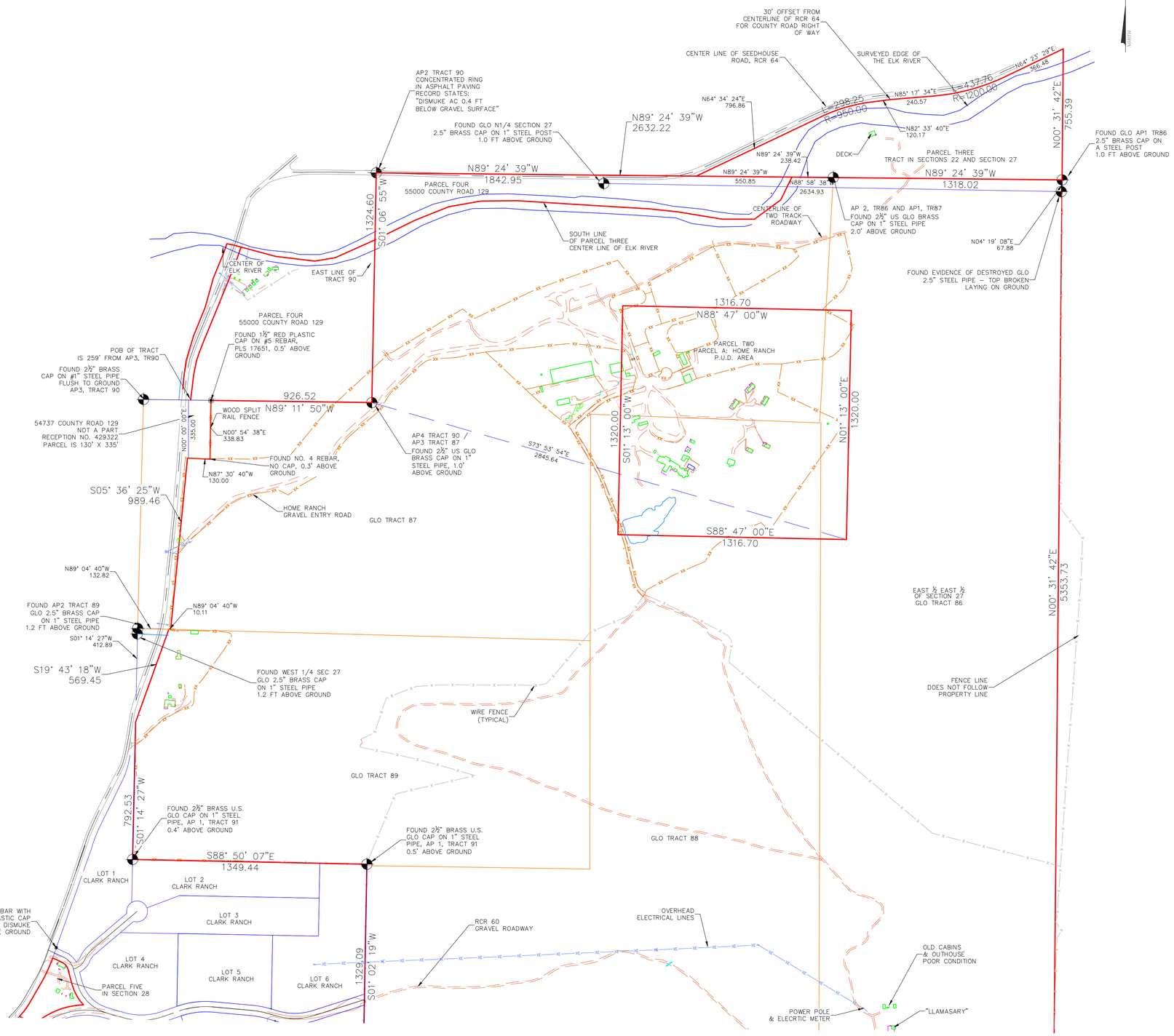
PARCEL B:
A 40 FOOT WIDE INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT BEING 20 FEET ON EACH SIDE OF THE EXISTING ROAD CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF COUNTY ROAD NO. 129 (ELK RIVER ROAD) FROM WHICH AP 2 TRACT 89 BEARS S 21°35'43" W, 481.81 FEET;
THENCE 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.
EXCEPTION 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 RECORDED JUNE 26, 1978 AT FILE NO. 8184 AND DESIGNATED AS "NOT A PART".



FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

THE HOME RANCH
27315 HOME RANCH ROAD
CLARK, COLORADO

Horizontal Scale
300' 0 150' 300'
1" = 300'

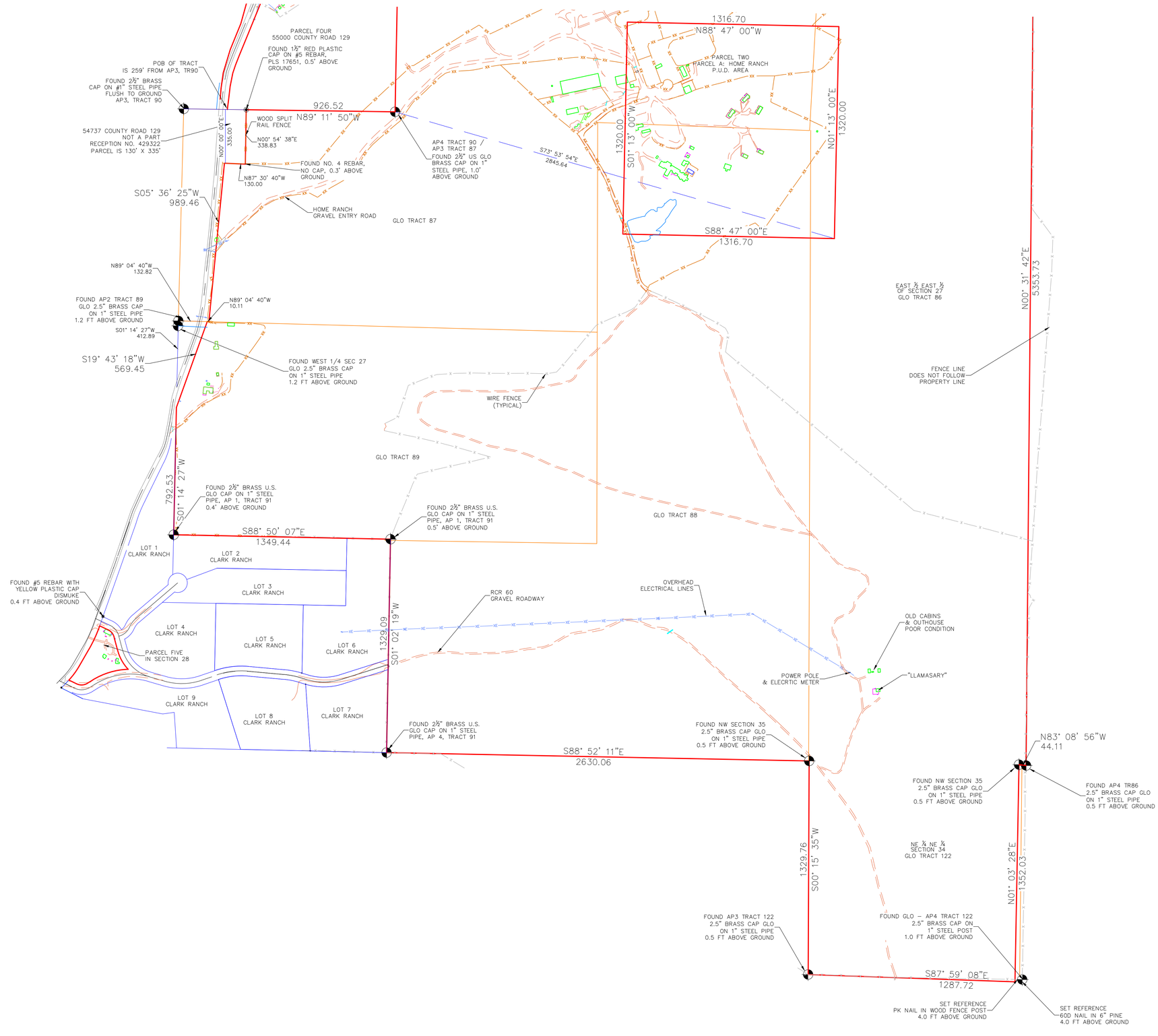
Contour Interval = 2 ft

DATE: 7-29-2019
JOB #: 1163-007
DRAWN BY:
DESIGN BY:
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: IMPROVEMENT SURVEY PLAT

SHEET #
1



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www.fourpointsse.com

No.	DATE	REVISIONS	INT

THE HOME RANCH
27315 HOME RANCH ROAD
CLARK, COLORADO

Horizontal Scale

1" = 300'

Contour Interval = 2 ft

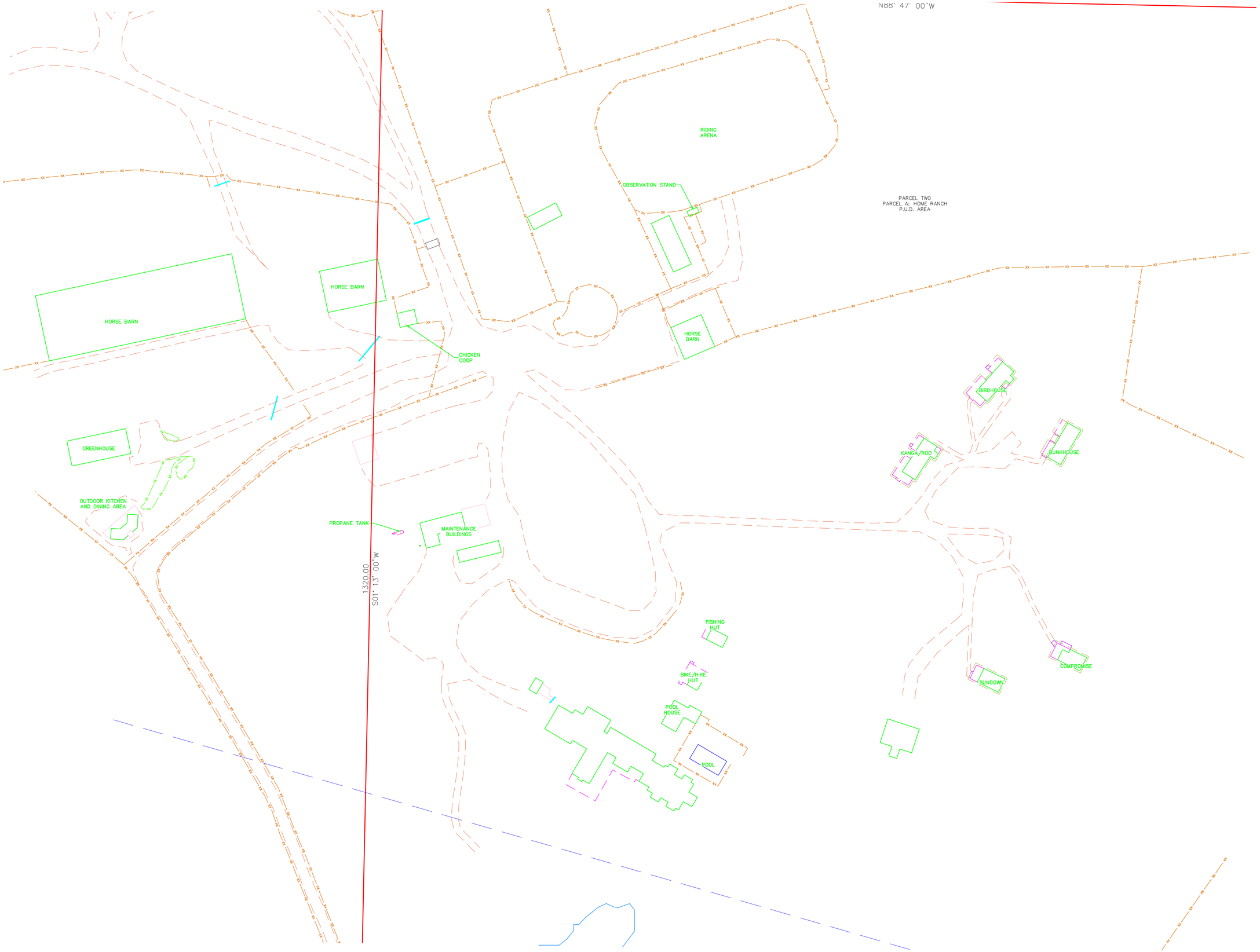
DATE: 7-29-2019
JOB #: 1163-007
DRAWN BY:
DESIGN BY:
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: **IMPROVEMENT SURVEY PLAT**

SHEET #

2



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No.	DATE	REVISIONS	INT

THE HOME RANCH
27315 HOME RANCH ROAD
CLARK, COLORADO

Horizontal Scale

50' 0 25' 50'

1" = 50'

Contour Interval = 2 ft

DATE: 7-25-2019
JOB #: 1163-007
DRAWN BY:
DESIGN BY:
REVIEW BY:

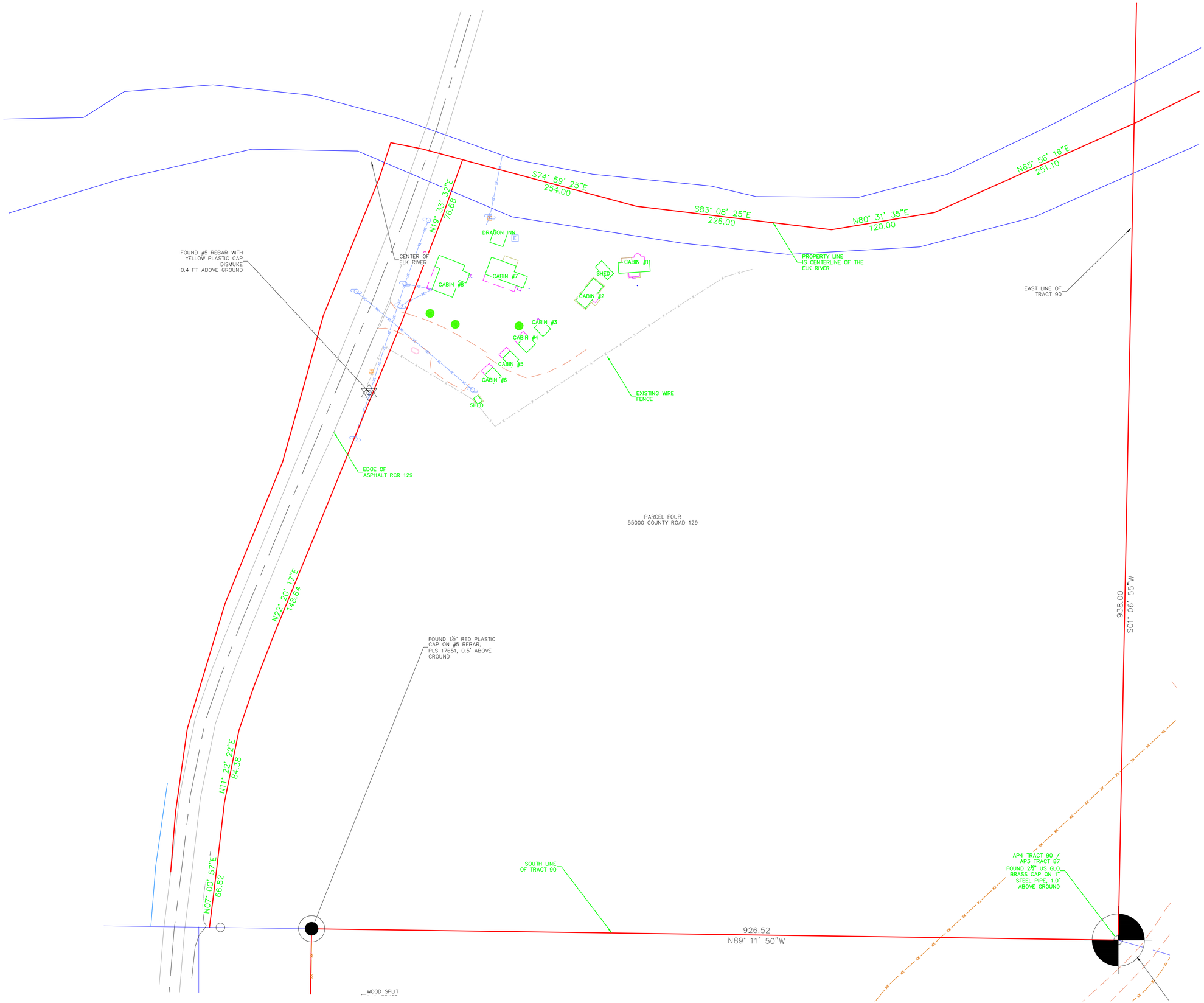
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

IMPROVEMENT SURVEY PLAT DETAIL OF PUD AREA

SHEET #

3



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No.	DATE	REVISIONS	INT

THE HOME RANCH
27315 HOME RANCH ROAD
CLARK, COLORADO

Horizontal Scale

5' 0 10' 5'

1" = 50'

Contour Interval = 2 ft

DATE: 7-25-2019
JOB #: 1163-007
DRAWN BY:
DESIGN BY:
REVIEW BY:

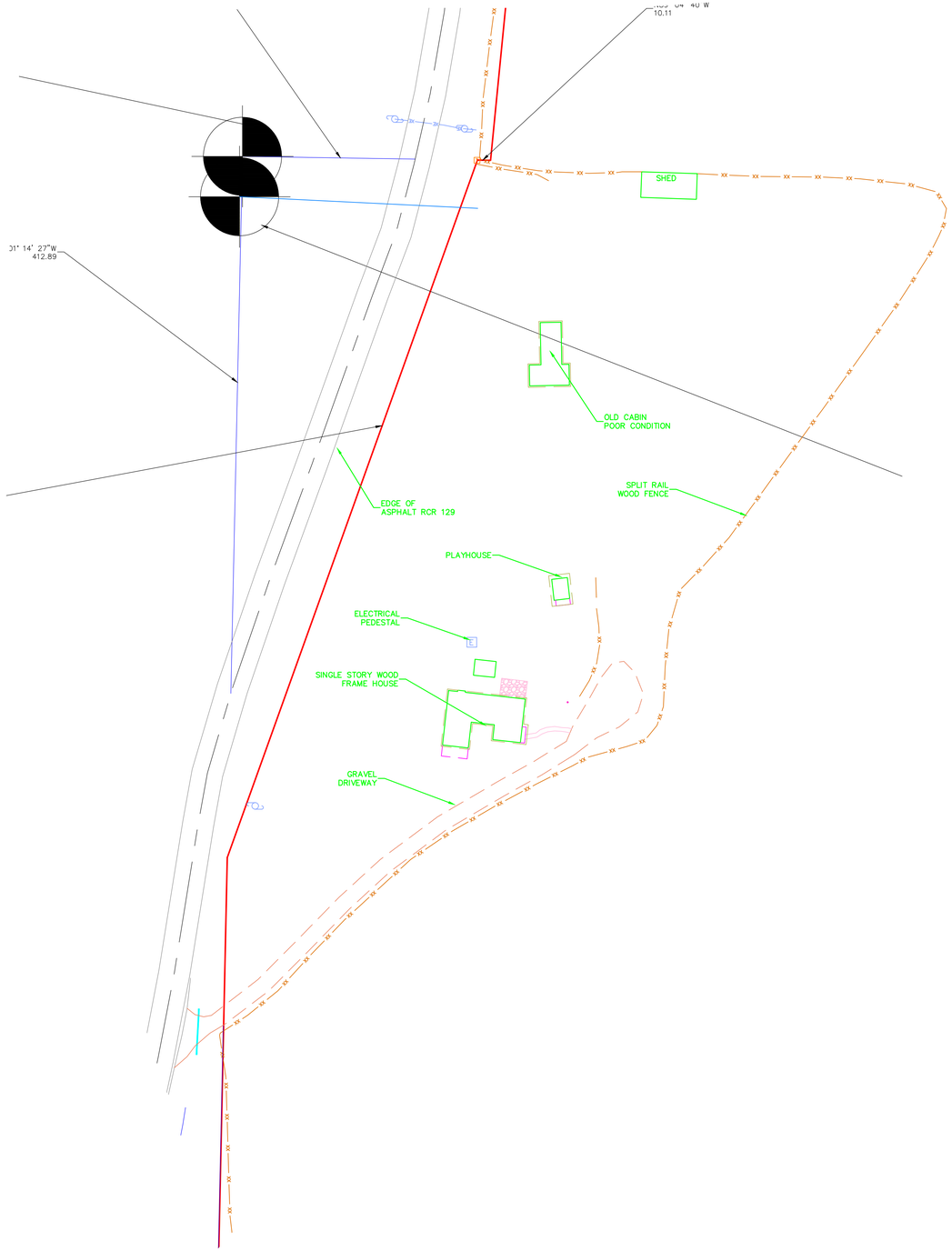
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

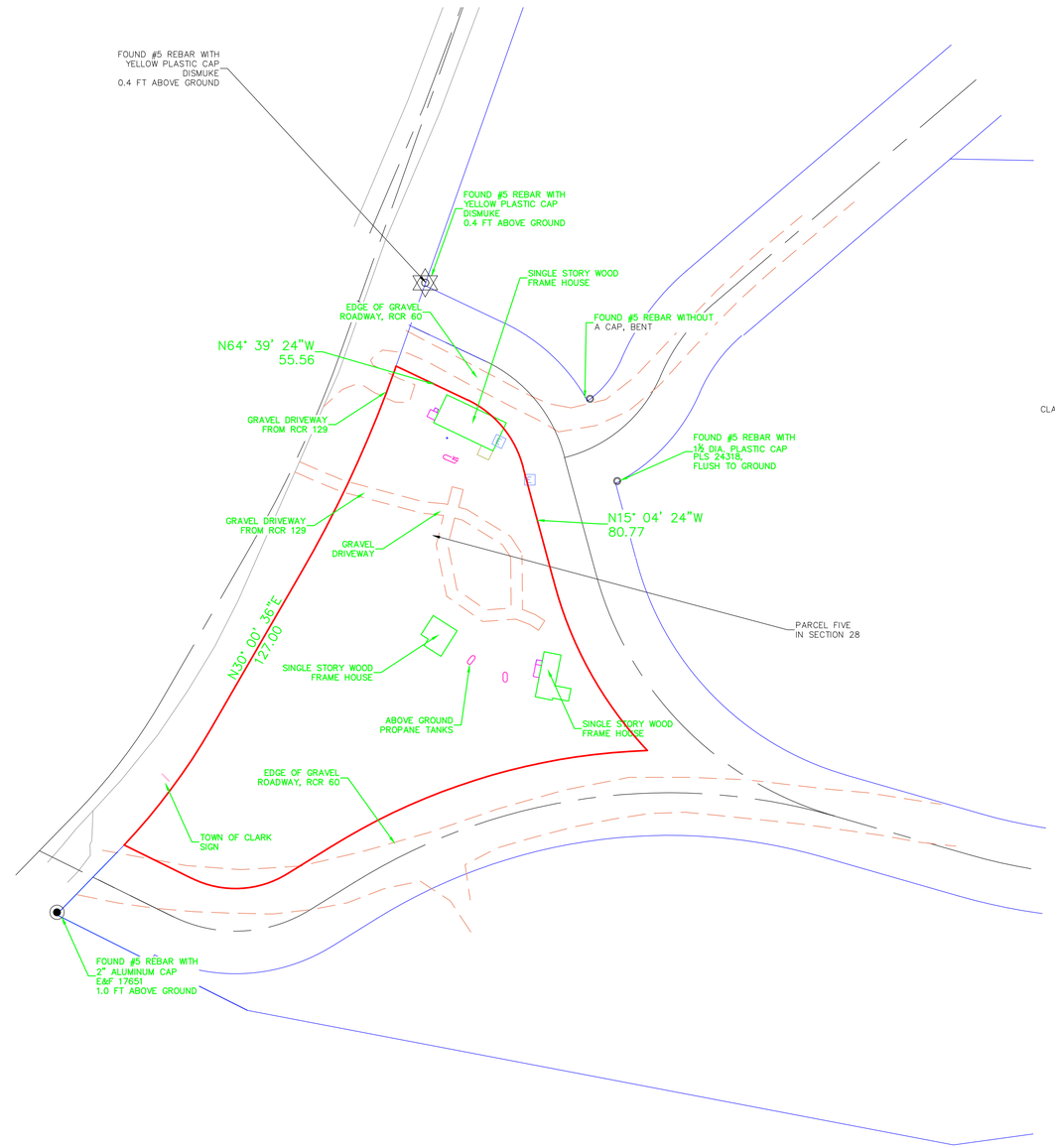
DRAWING:

IMPROVEMENT SURVEY PLAT PARCEL FOUR

SHEET #

4





CLA

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No.	DATE	REVISIONS	INT

THE HOME RANCH
27315 HOME RANCH ROAD
CLARK, COLORADO

Horizontal Scale

50' 0 25' 50'

1" = 50'

Contour Interval = 2 ft

DATE: 7-25-2019
JOB #: 1163-007
DRAWN BY:
DESIGN BY:
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

IMPROVEMENT SURVEY PLAT DETAIL OF PUD AREA

SHEET #

5

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 P.M., COUNTY OF ROUTT, STATE OF COLORADO ORIGINAL SURVEY RESURVEY
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.

LEGAL DESCRIPTION ~ P.U.D. AREA

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.

AMENDED TO INCLUDE:

A tract of land located in Tracts 87 and 88 of Section 27, Township 9 North, Range 85 West of the 6th P.M., Routt County, Colorado, being more particularly described as follows:
Beginning at a point from which AP 3, Tract 87 bears N61°29'00"W, 1121.78 feet;
Thence N01°13'00"E, 797.10 feet;
Thence S89°09'43"E, 436.62 feet to a point of intersection with the west line of the Home Ranch Amended Planned Unit Development Plan as recorded at Reception No. 645437 of Routt County Clerk and Recorder records on September 27, 2006;
Thence along said west line of the said Planned Unit Development Plan, S01°13'00"W, 799.99 feet;
Thence departing said line N88°47'00"W, 436.61 feet to the Point of Beginning, said tract contains 8.00 acres more or less.
Basis of Bearing: N01°06'55"E, 1,324.60 feet along the west line of Tract 87, Section 27 between found U.S. GLO brass monuments

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

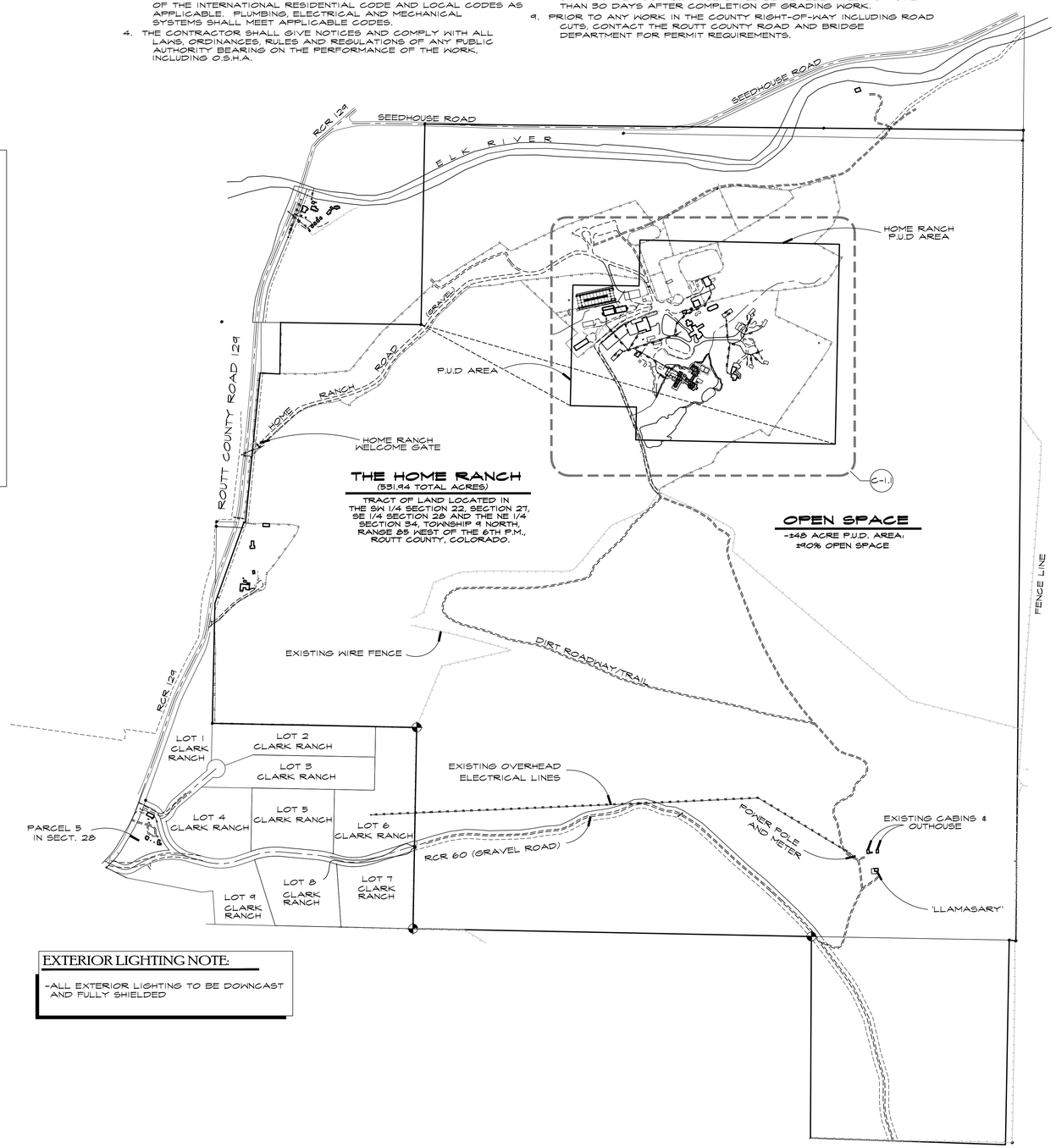
PARCEL THREE (PIN 919221001): A TRACT OF LAND LOCATED IN A PORTION OF TRACT 87 OF SECTION 22 AND SECTION 27 AND IN A PORTION OF TRACT 78, SECTION 22, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 87 LYING 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.
EXCEPTION 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".

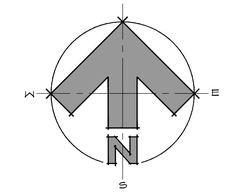
GENERAL SITE NOTES

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. 12" IN 10' MINIMUM.
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



0 400' 600'

SURVEY DATA BY: 4 POINTS 1163-007

DATE OF SURVEY: 10/23/19

DWN BY: JPR-BWR

10/29/21

JOE PATRICK ROBBINS A·I·A ARCHITECT
BOX 1443 879-4320
STEAMBOAT SPRINGS COLORADO 80477

HOME RANCH
PL-19-188, PL-20-105
AMENDED PLANNED UNIT DEVELOPMENT

27315 HOME RANCH ROAD

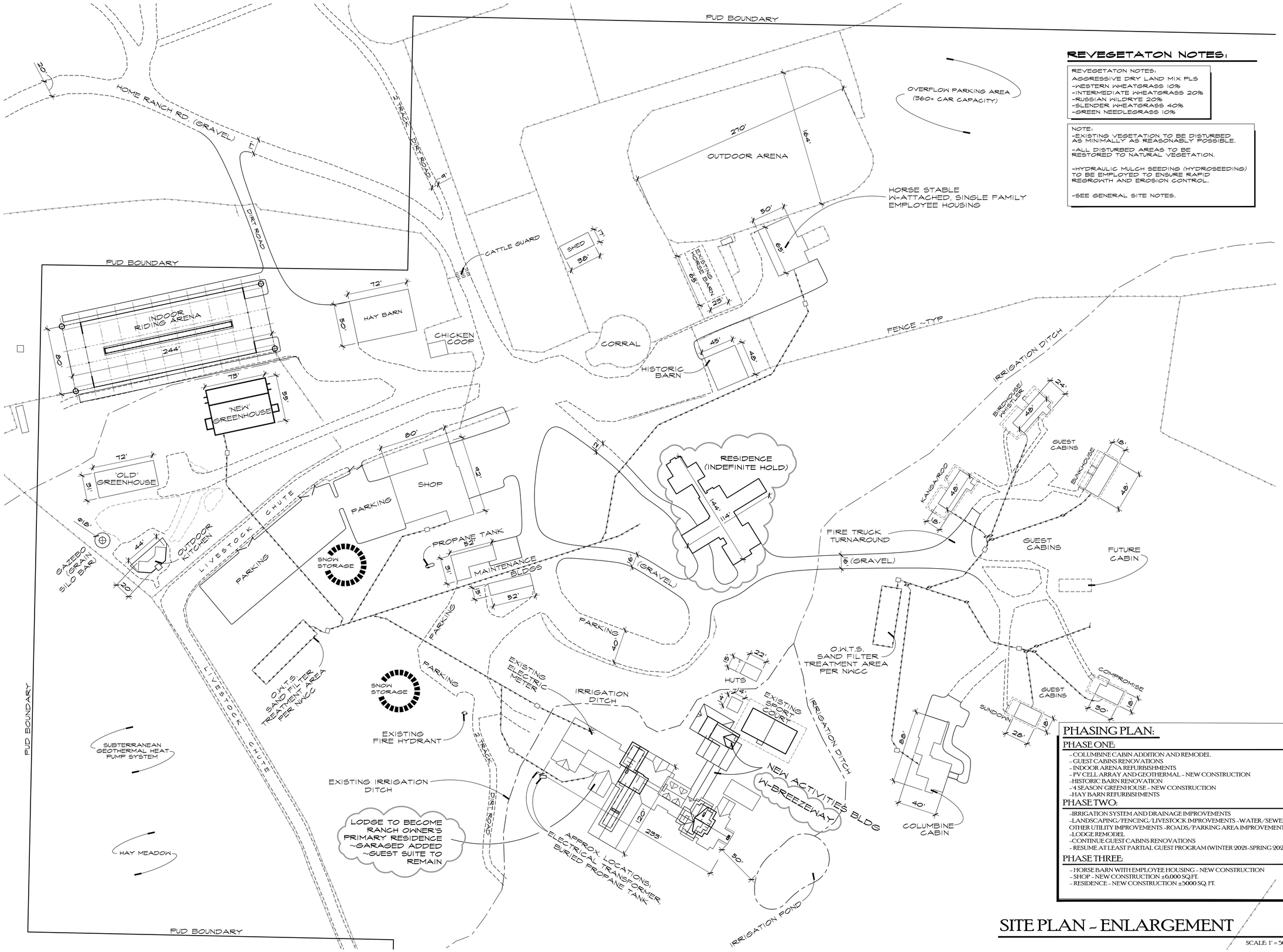
ROUTT COUNTY COLORADO

MASTER SITE PLAN & VICINITY MAP

SCALE: 1" = 400'-0"

C ~ 1.0

10/29/2021 9:20:45 AM



REVEGETATON NOTES:

REVEGETATON NOTES:
AGGRESSIVE DRY LAND MIX PLS
-WESTERN WHEATGRASS 10%
-INTERMEDIATE WHEATGRASS 20%
-RUSSIAN WILDRYE 20%
-SLENDER WHEATGRASS 40%
-GREEN NEEDLEGRASS 10%

NOTE:
-EXISTING VEGETATION TO BE DISTURBED AS MINIMALLY AS REASONABLY POSSIBLE.

-ALL DISTURBED AREAS TO BE RESTORED TO NATURAL VEGETATION.

-HYDRAULIC MULCH SEEDING (HYDROSEEDING) TO BE EMPLOYED TO ENSURE RAPID REGROWTH AND EROSION CONTROL.

-SEE GENERAL SITE NOTES.

0 25' 50' 75' 100'

SURVEY DATA BY: 4 POINTS 1163-007

DATE OF SURVEY: 10/23/19

DWN BY: JPR-BWR

10/7/21 --- STAFF REVIEW

PHASING PLAN:

PHASE ONE:

- COLUMBINE CABIN ADDITION AND REMODEL
- GUEST CABINS RENOVATIONS
- INDOOR ARENA REFURBISHMENTS
- PV CELL ARRAY AND GEOTHERMAL - NEW CONSTRUCTION
- HISTORIC BARN RENOVATION
- 4 SEASON GREENHOUSE - NEW CONSTRUCTION
- HAY BARN REFURBISHMENTS

PHASE TWO:

- IRRIGATION SYSTEM AND DRAINAGE IMPROVEMENTS
- LANDSCAPING/FENCING/LIVESTOCK IMPROVEMENTS - WATER/SEWER OTHER UTILITY IMPROVEMENTS - ROADS/PARKING AREA IMPROVEMENTS
- LODGE REMODEL
- CONTINUE GUEST CABINS RENOVATIONS
- RESUME AT LEAST PARTIAL GUEST PROGRAM (WINTER 2021-SPRING 2022)

PHASE THREE:

- HORSE BARN WITH EMPLOYEE HOUSING - NEW CONSTRUCTION
- SHOP - NEW CONSTRUCTION ±6,000 SQ.FT.
- RESIDENCE - NEW CONSTRUCTION ±5000 SQ.FT.

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HOME RANCH

PL-19-188, PL-20-105
AMENDED PLANNED UNIT DEVELOPMENT

27315 HOME RANCH ROAD

ROUTT COUNTY COLORADO

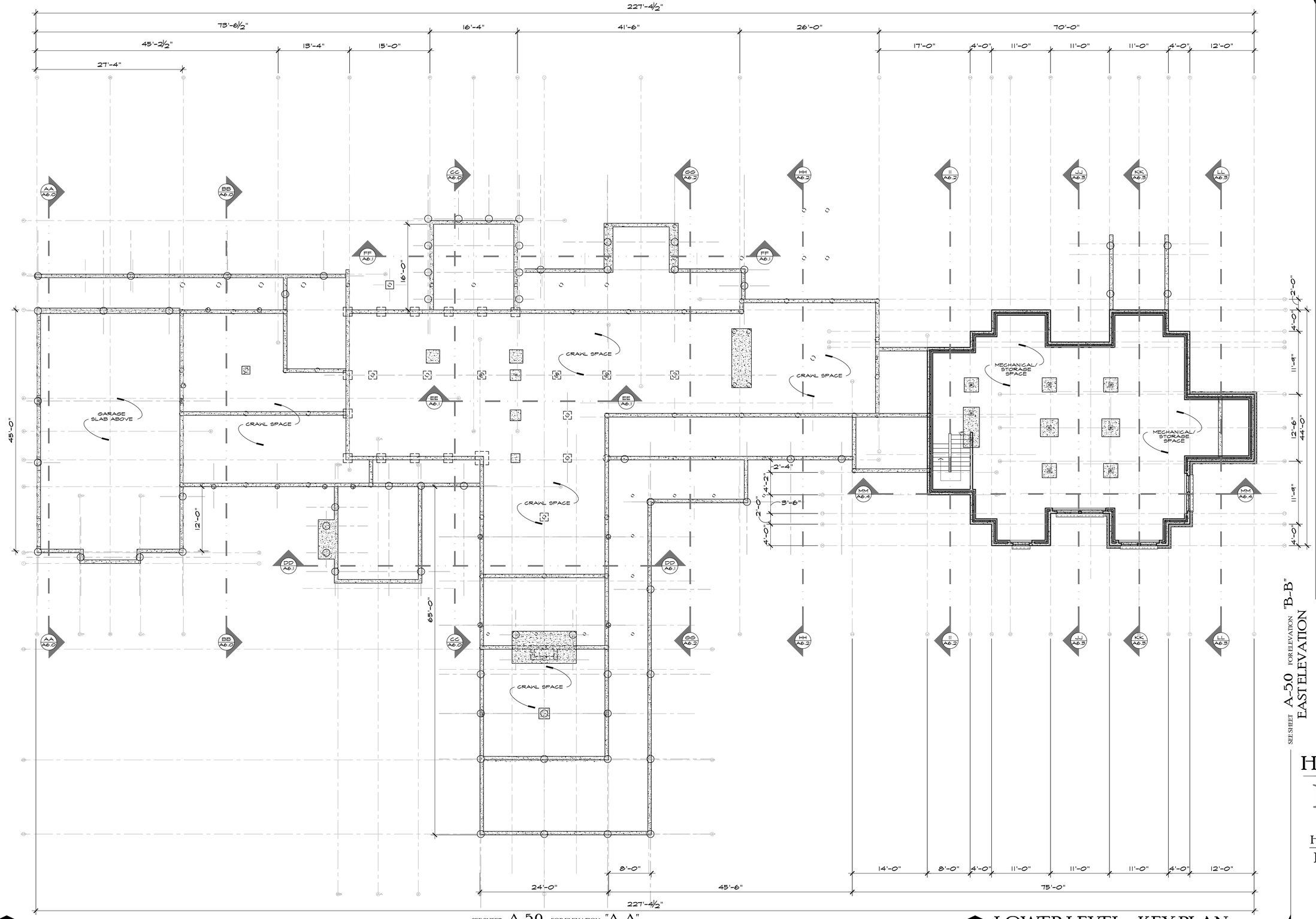
SITE PLAN ~ ENLARGEMENT

SCALE: 1" = 50'-0"

C ~ 1.1

10/29/2021 9:08:47 AM

SEE SHEET A-5.1 FOR ELEVATION "C-C"
NORTH ELEVATION



SEE SHEET A-5.1 FOR ELEVATION "D-D"
WEST ELEVATION

SEE SHEET A-5.0 FOR ELEVATION "B-B"
EAST ELEVATION

SEE SHEET A-5.0 FOR ELEVATION "A-A"
SOUTH ELEVATION

LOWER LEVEL - KEY PLAN

SCALE 1/8" = 1'-0"

0 2' 4' 8' 16'

DWN BY:
JPR / BWR

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10/29/2021

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COLORADO 80477

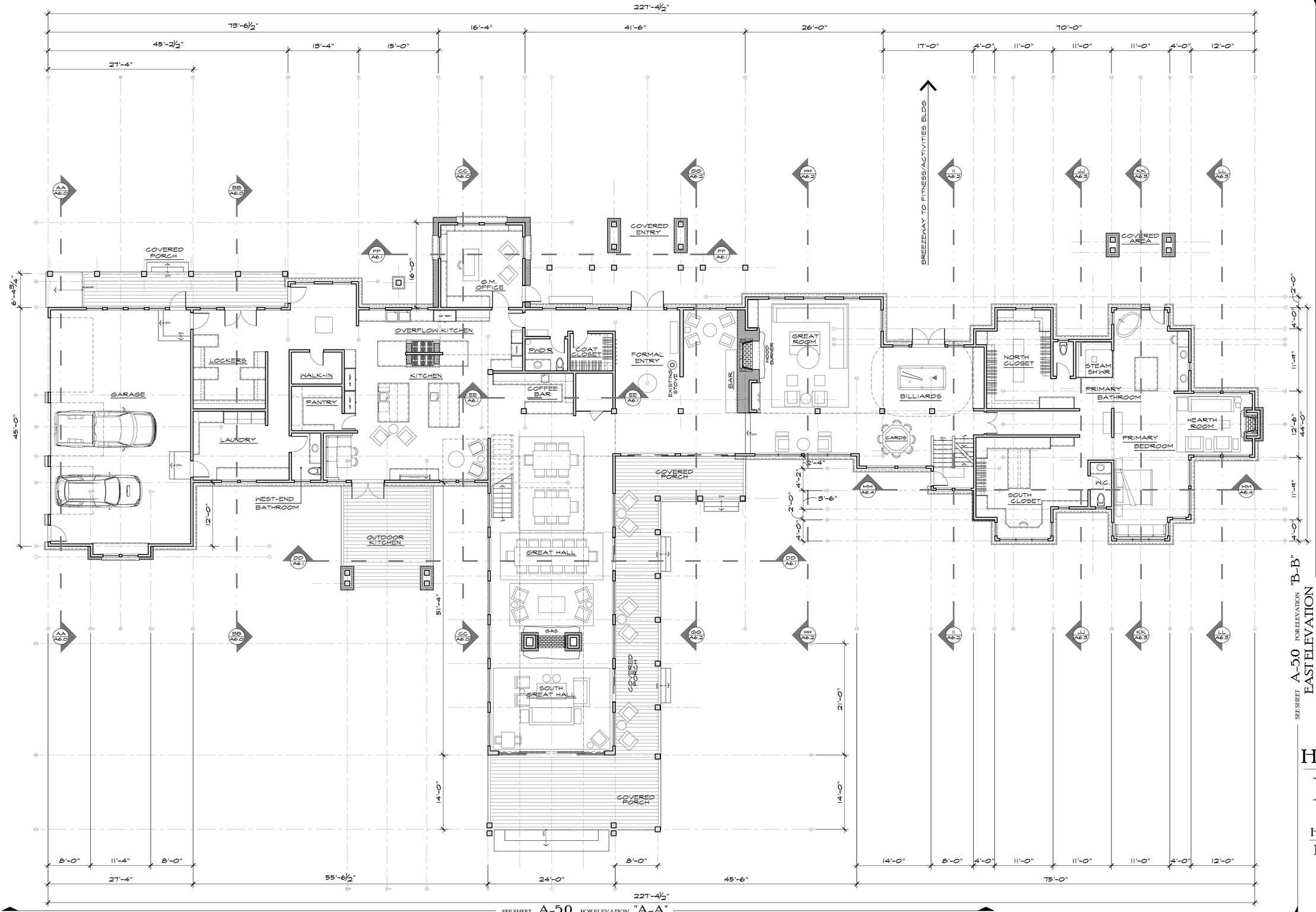
A NEW PLAN FOR THE
HOME RANCH
LODGE

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER
A-1.0

10/29/2021 9:39:07 AM

SEE SHEET A-5.1 FOR ELEVATION "C-C"
NORTH ELEVATION



SEE SHEET A-5.1 FOR ELEVATION "D-D"
WEST ELEVATION

SEE SHEET A-5.0 FOR ELEVATION "A-A"
SOUTH ELEVATION

SEE SHEET A-5.0 FOR ELEVATION "B-B"
EAST ELEVATION

0 2' 4' 8' 16'

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10/07/2021

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COLORADO
80477

A NEW PLAN FOR THE
HOME RANCH LODGE

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER
A-2.0

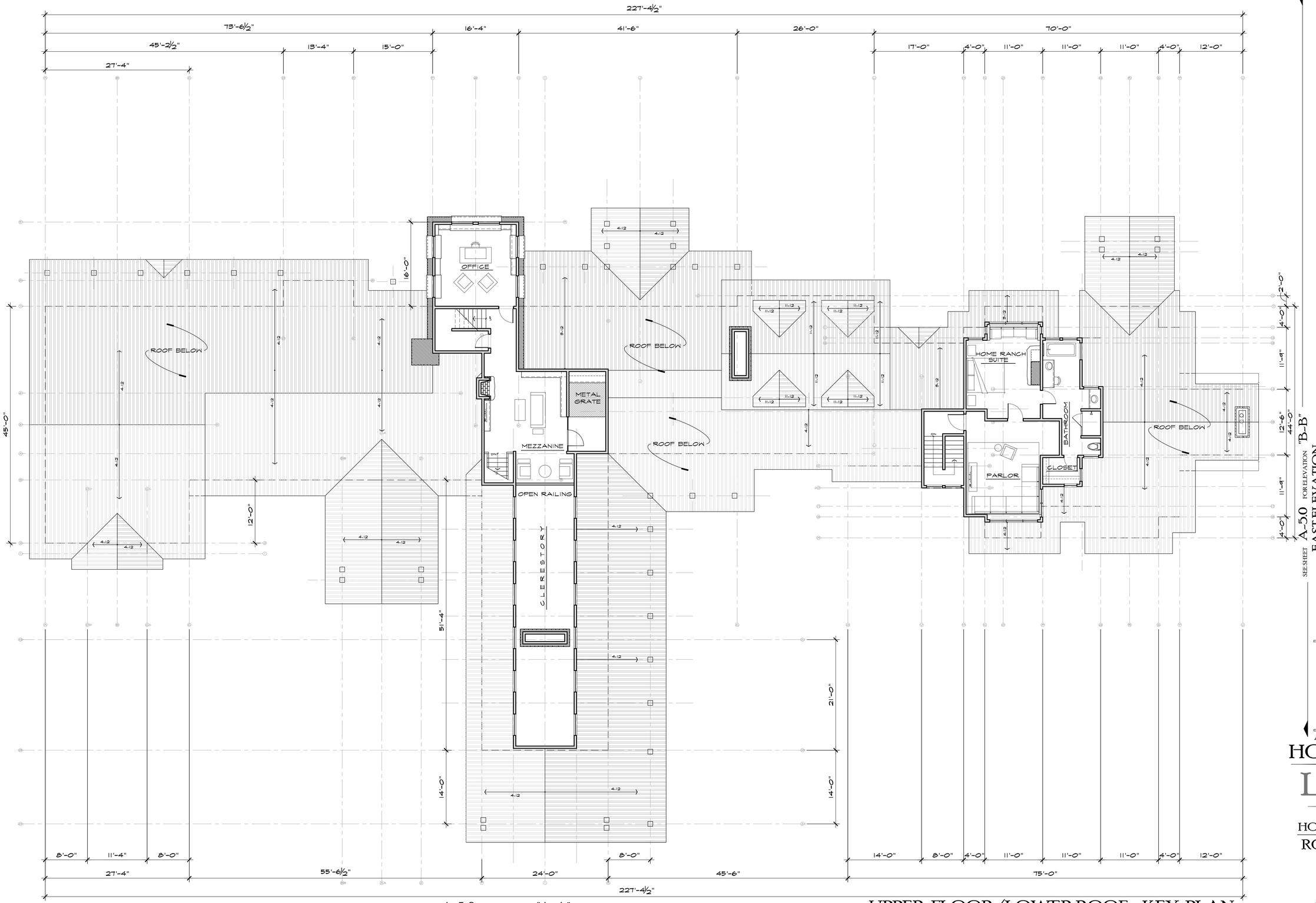
MAIN LEVEL ~ KEY PLAN

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

10/11/2021 10:53:52 AM

SEE SHEET A-5.1 FOR ELEVATION "C-C"

NORTH ELEVATION



SEE SHEET A-5.1 FOR ELEVATION "D-D"

WEST ELEVATION

SEE SHEET A-5.0 FOR ELEVATION "B-B"

EAST ELEVATION

SEE SHEET A-5.0 FOR ELEVATION "A-A"

SOUTH ELEVATION

0 2' 4' 8' 16'

DWN BY:
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10/07/2021

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COLORADO
80477

A NEW PLAN FOR THE

HOME RANCH LODGE

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER

A-3.0

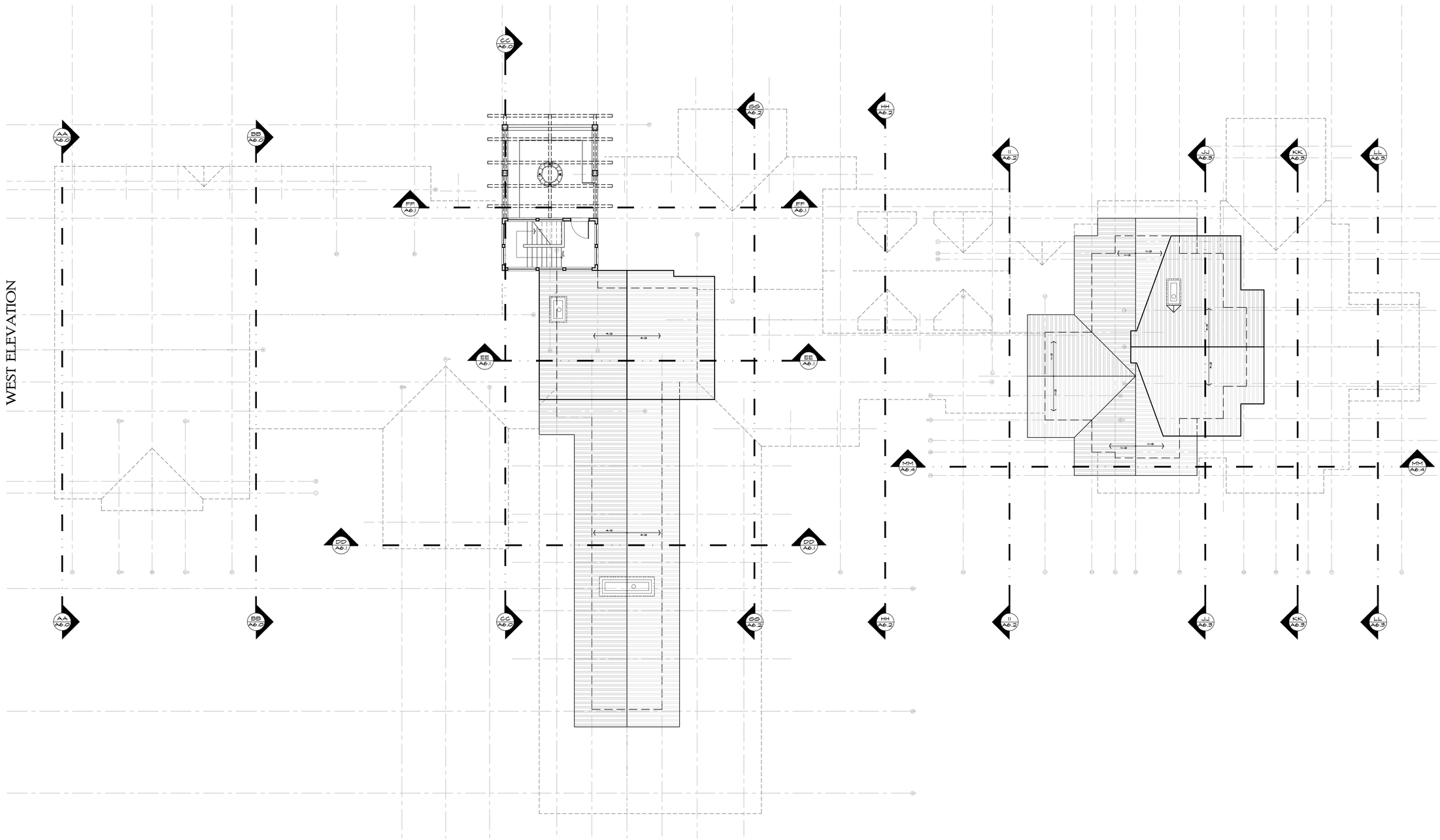
UPPER FLOOR/LOWER ROOF - KEY PLAN

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

10/11/2021 10:54:07 AM

SEE SHEET A-5.1 FOR ELEVATION "C-C"
NORTH ELEVATION

SEE SHEET A-5.1 FOR ELEVATION "D-D"
WEST ELEVATION



SEE SHEET A-5.0 FOR ELEVATION "B-B"
EAST ELEVATION

SEE SHEET A-5.0 FOR ELEVATION "A-A"
SOUTH ELEVATION

HAWKS NEST FLOOR/UPPER ROOF - KEY PLAN

SCALE 1/8" = 1'-0"

0 2' 4' 8' 16'

DWN BY:
JPR / BWR
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10/07/2021

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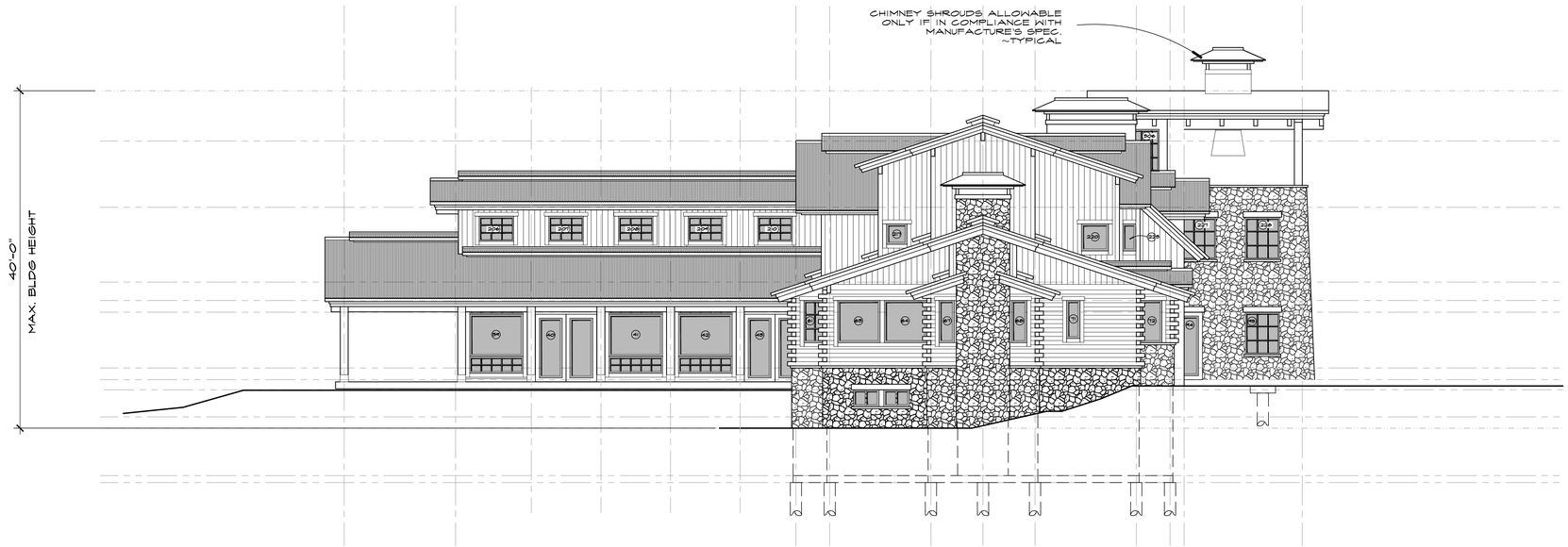
COLORADO
80477

A NEW PLAN FOR THE
HOME RANCH
LODGE

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

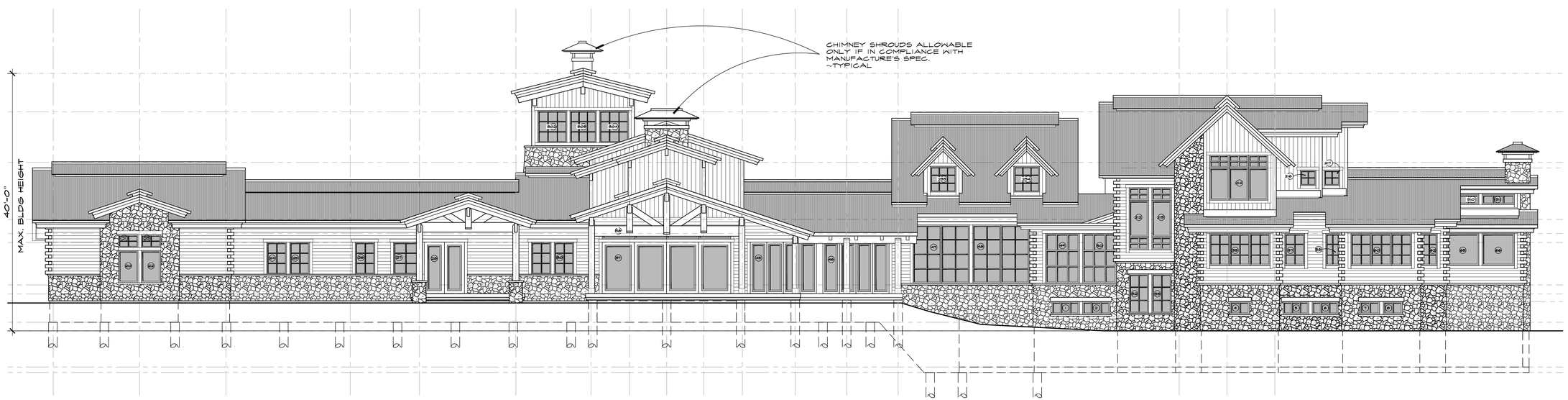
SHEET NUMBER
A-4.0

10/11/2021 10:54:27 AM



ELEVATION 'B-B' ~ EAST ELEVATION

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



ELEVATION 'A-A' ~ SOUTH ELEVATION

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

0 2' 4' 8' 16'

DWN BY:
JPR / BWR

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10/07/2021

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COLORADO
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A NEW PLAN FOR THE

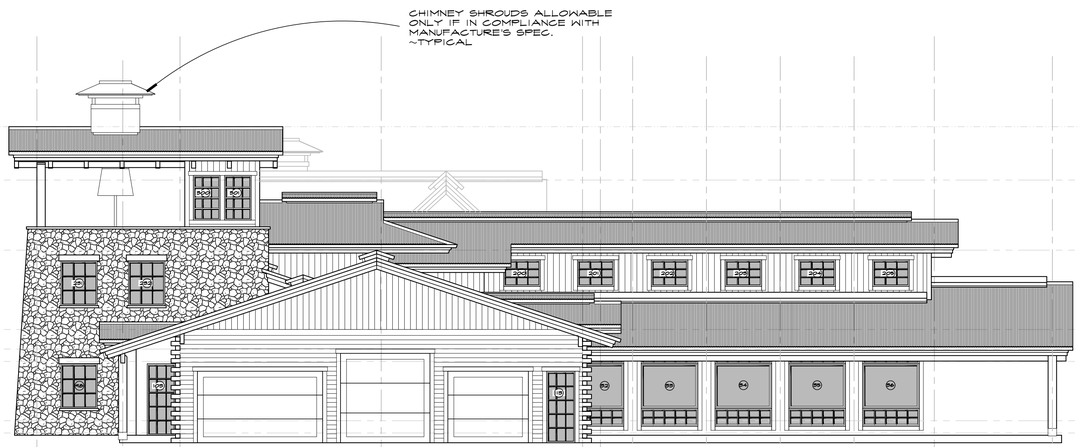
HOME RANCH LODGE

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER

A-5.0

10/11/2021 11:08:57 AM



ELEVATION 'D-D' ~ WEST ELEVATION

SCALE 1/8" = 1'-0"

ELEVATION 'C-C' ~ NORTH ELEVATION

SCALE 1/8" = 1'-0"

0 2' 4' 8' 16'

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10/07/2021

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COLORADO
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A NEW PLAN FOR THE
HOME RANCH LODGE

27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER

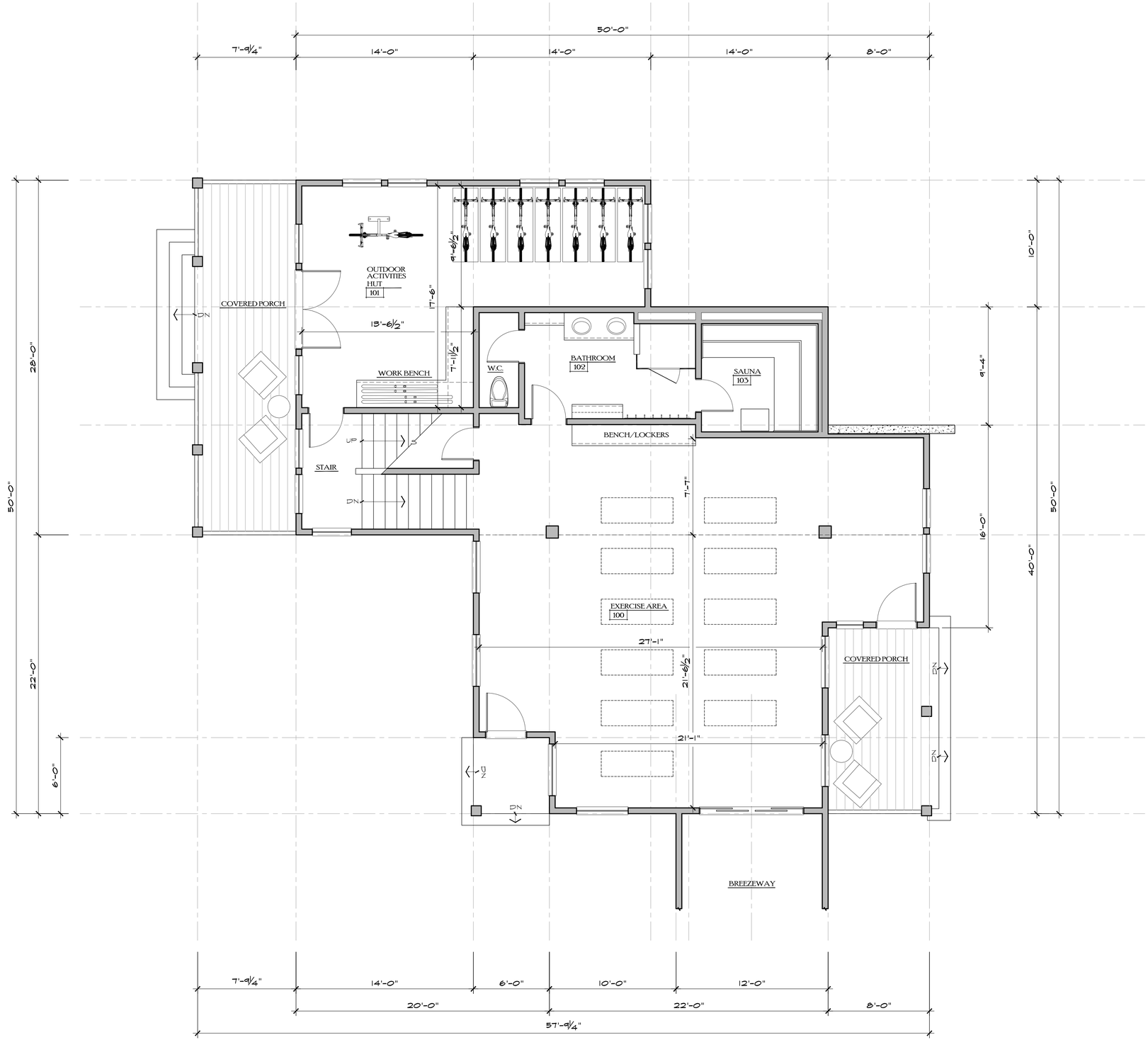
A-5.1

10/11/2021 11:09:16 AM

SEE SHEET A-4.1 FOR ELEVATION "C-C"
NORTH ELEVATION

SEE SHEET A-4.1 FOR ELEVATION "D-D"
WEST ELEVATION

SEE SHEET A-4.0 FOR ELEVATION "B-B"
EAST ELEVATION



SEE SHEET A-4.0 FOR ELEVATION "A-A"
SOUTH ELEVATION

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10/29/2021

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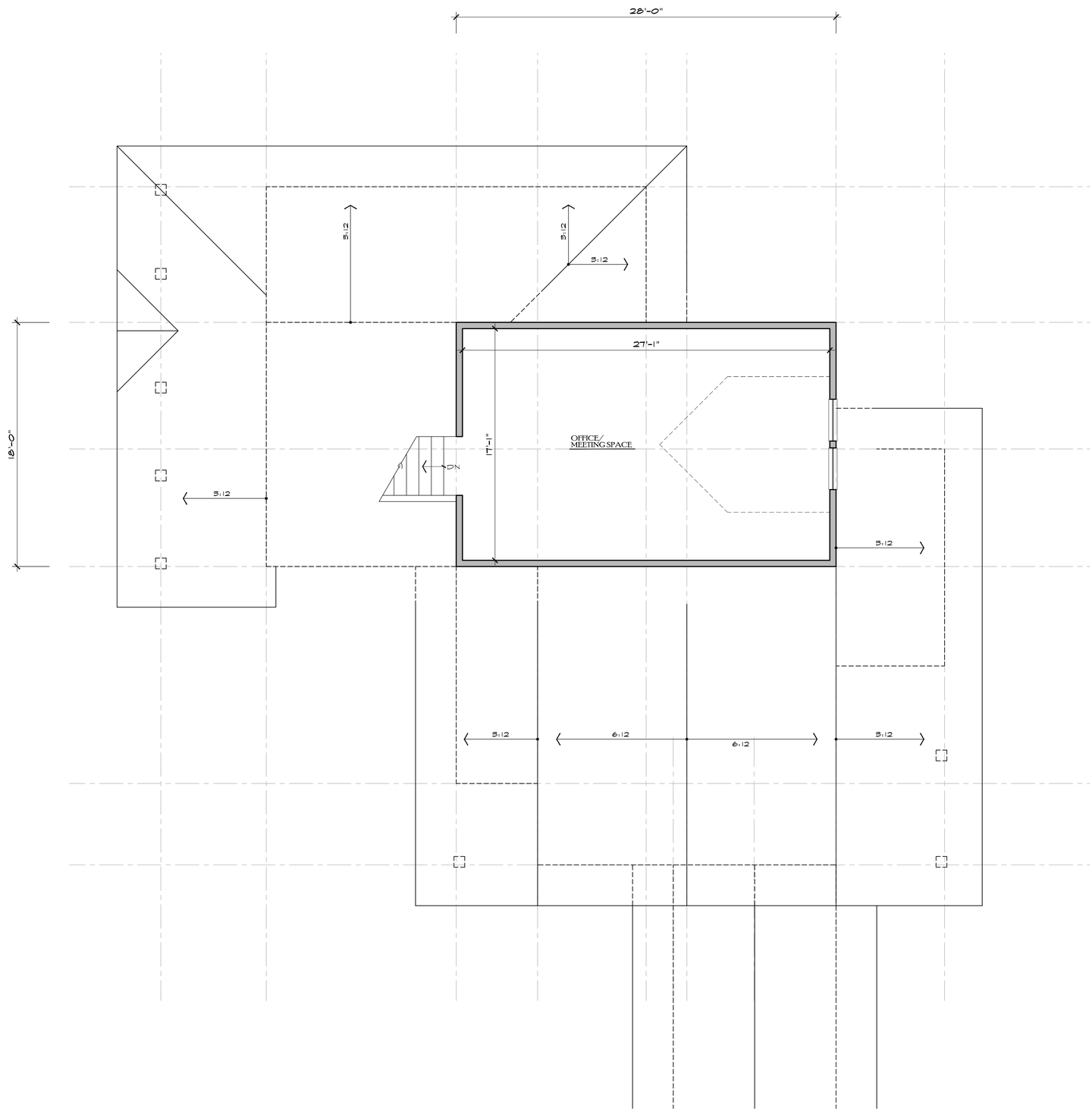
A NEW PLAN FOR THE
HOME RANCH
FITNESS/ ACTIVITIES
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER
A-1.0

MAIN LEVEL KEY PLAN
SCALE: 1/4" = 1'-0"

10/29/2021 9:33:03 AM

SEE SHEET A-4.1 FOR ELEVATION "C-C"
NORTH ELEVATION



SEE SHEET A-4.1 FOR ELEVATION "D-D"
WEST ELEVATION

SEE SHEET A-4.0 FOR ELEVATION "B-B"
EAST ELEVATION

SEE SHEET A-4.0 FOR ELEVATION "A-A"
SOUTH ELEVATION

UPPER FLOOR/
LOWER ROOF KEY PLAN

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

DWN BY:
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10/29/2021

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COLORADO
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A NEW PLAN FOR THE
HOME RANCH
FITNESS/ ACTIVITIES
27315
HOME RANCH ROAD
ROUTT COUNTY
COLORADO

SHEET NUMBER
A-2.0

10/29/2021 9:33:48 AM

0 1' 2' 4' 8'

DWN BY:
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10/7/2021

ELEVATION 'A-A' ~ SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION 'B-B' ~ EAST ELEVATION

SCALE: 3/16" = 1'-0"

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A NEW PLAN FOR THE

HOME RANCH

FITNESS/ ACTIVITIES

27315
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

SHEET NUMBER

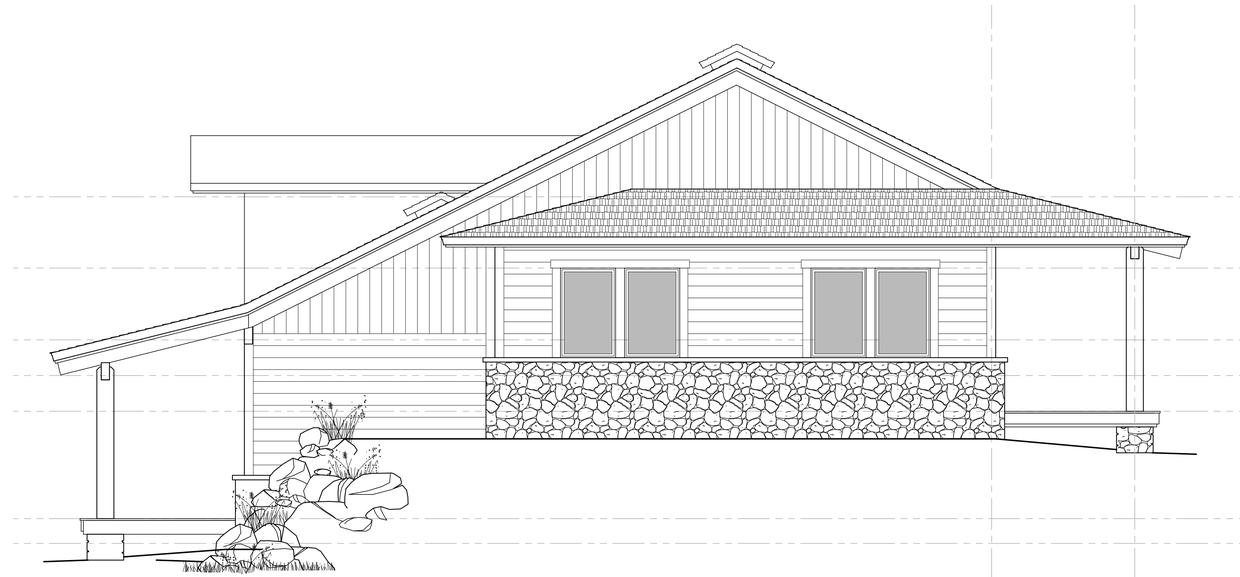
A-4.0

10/11/2021 10:15:38 AM

0 1' 2' 4' 8'

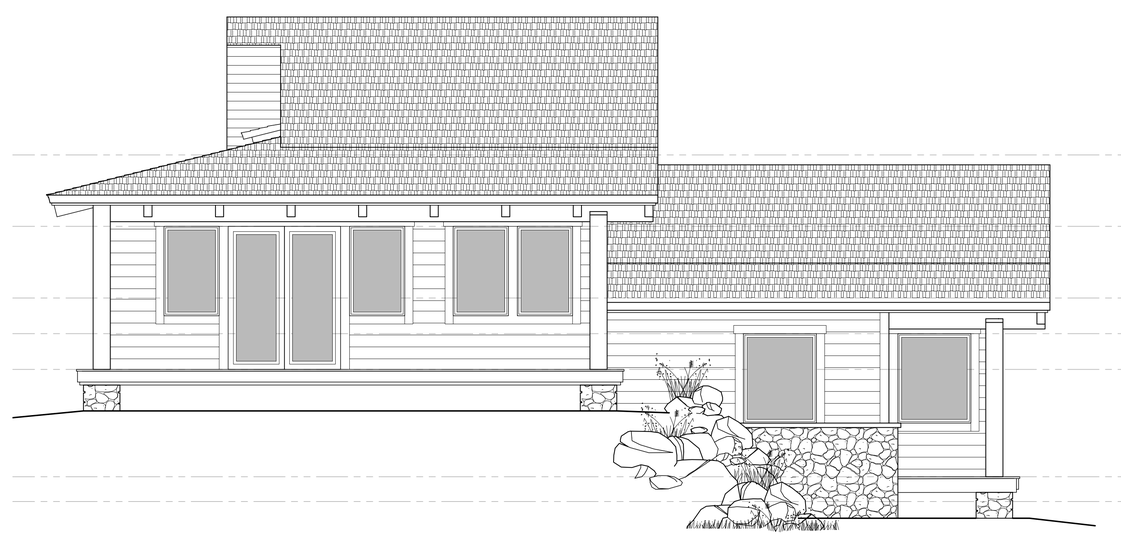
DWN BY:
JPR / BWR

P.U.D SUBMITTAL
10/7/2021



ELEVATION 'C-C' ~ NORTH ELEVATION

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



ELEVATION 'D-D' ~ WEST ELEVATION

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

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COLORADO 80477

A NEW PLAN FOR THE

HOME RANCH

FITNESS/ ACTIVITIES

27315
HOME RANCH ROAD

ROUTT COUNTY
COLORADO

SHEET NUMBER

A-4.1

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