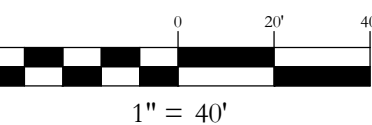


[illegible]

PARCEL C, NORTH ROUTT
PRESCHOOL SUBDIVISION EXEMPTION

54173 COUNTY ROAD 129
CLARK, CO 80428

Horizontal Scale



Contour Interval = 2 ft

DATE: 11-5-2021

DB #: 2025-002
RAWN BY: CER

DESIGN BY:

REVIEW BY: _____

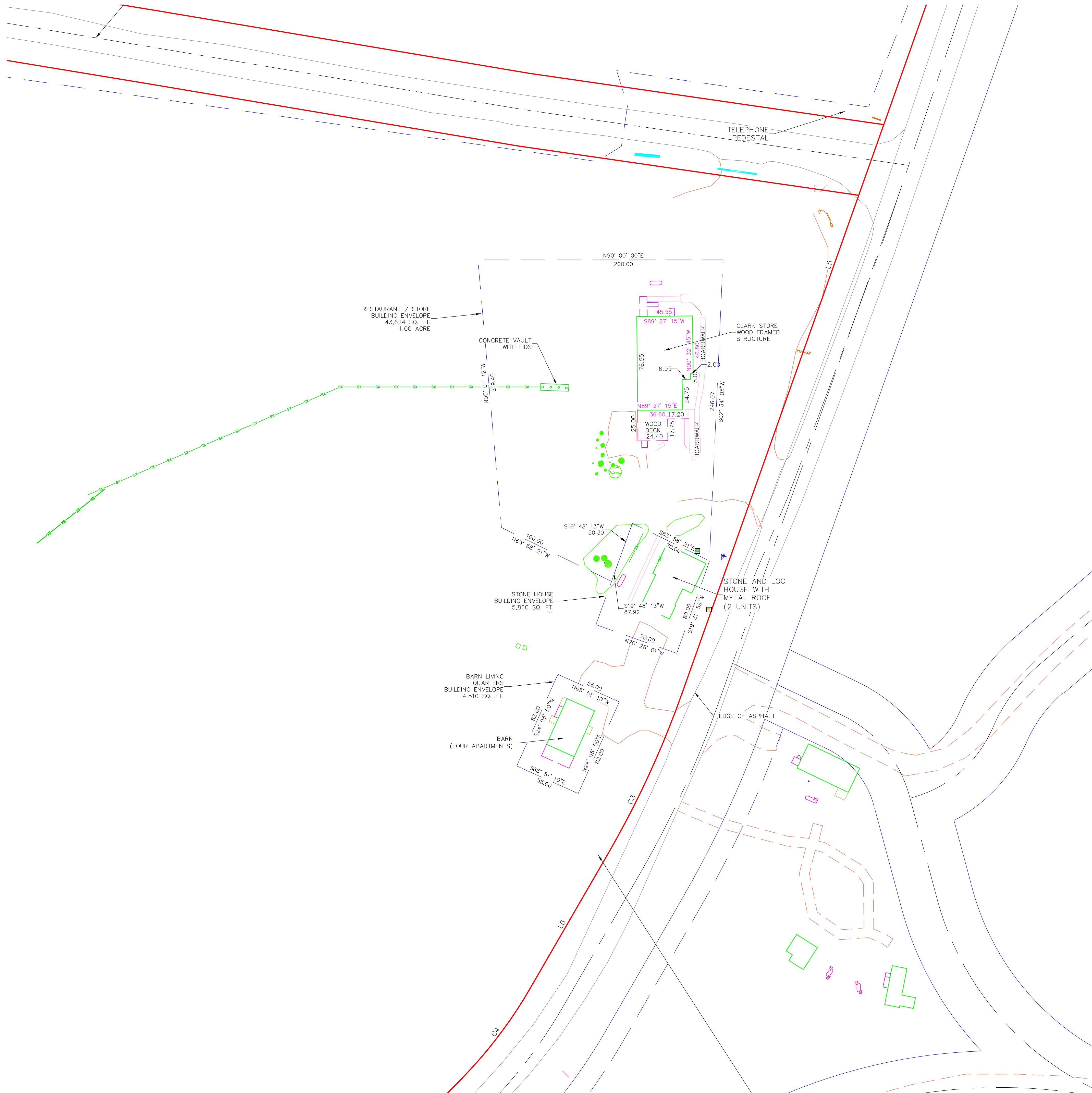
THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

PUD DETAILS

SHEET #

C4












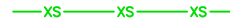





PLANNED UNIT DEVELOPMENT NOTES:

1. THE CLARK STORE PARCEL IS ESTABLISHED BY THE PLANNED UNIT DEVELOPMENT
RECORDED FINAL PLAT AND PUD RECORDED AT RECEPTION NO. _____.
2. THE PUD CREATES DEDICATES A RIGHT OF WAY PARCEL FOR ROUTT COUNTY ROAD
#62, A THREE LOT SUBDIVISION AND AN OPEN SPACE PARCEL.
3. THE OPEN SPACE PARCEL IS TO BE OWNED AND MANAGED BY LOT 1, PARCEL C
NORTH OF FRESHCHOOL SUBDIVISION EXEMPTION PUD.
4. THE EXISTING USES AS OF 2021 ARE PERMITTED BY THE APPROVAL OF THE PUD.
THE STORE BUILDING ENVELOPE CONTAINS THE EXISTING CLARK STORE FACILITY.
5. THE CLARK STORE CURRENTLY CONTAINS A COMMERCIAL KITCHEN, TAKEOUT DELI,
CONVENIENCE STORE, POST OFFICE, LIQUOR STORE AND BATHROOMS.
6. ALLOWED FUTURE USES WITHIN THE BUILDING ENVELOPE INCLUDE EXPANSION OF
ANY OF THE EXISTING USES WITHIN THE PROPOSED BUILDING ENVELOPE.
7. FUTURE USES MAY INCLUDE AN EXPANDED RESTAURANT AND OR BAR WITH LESS
THAN FIFTY SEATS. NEW OUTDOOR KITCHEN AND DINING AREA AND EXPANDED
RESTROOMS.
8. ANY EXPANSIONS OR INCREASED USES ARE SUBJECT TO BUILDING PERMIT REVIEW.
THE STONE HOUSE BUILDING ENVELOPE CONTAINS TWO EXISTING EMPLOYEE
HOUSING UNITS.
9. THE STONE HOUSE BUILDING ENVELOPE REPRESENTS THE MAXIMUM EXPANSION OF
ANY BUILDING FOOTPRINT. USES WITHIN STONE HOUSE BUILDING ENVELOPE SHALL
NOT EXCEED TWO HOUSING UNITS.
10. THE BARN LIVING QUARTER BUILDING ENVELOPE CONTAINS FOUR EXISTING
EMPLOYEE HOUSING UNITS.
11. THE BARN LIVING QUARTER BUILDING ENVELOPE REPRESENTS THE MAXIMUM
EXPANSION OF ANY BUILDING FOOTPRINT. USES WITHIN BARN LIVING QUARTER
BUILDING ENVELOPE SHALL NOT EXCEED FOUR HOUSING UNITS.
12. TOTAL HOUSING UNITS PERMITTED BY THE PUD IS SIX UNITS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	149.54	487.27	17.58	N17° 14' 29"E	148.95
C2	173.22	1526.90	6.50	S22° 46' 59"W	173.13
C3	144.08	786.22	10.50	N24° 46' 58"E	143.88
C4	92.07	372.38	14.17	N37° 06' 58"E	91.84

Houses Line Table		
Line #	Length	Direction
L1	248.14	S0° 56' 35"W
L2	266.86	S12° 58' 11"W
L3	100.00	S8° 26' 59"W
L4	267.00	S26° 01' 59"W
L5	740.00	S19° 31' 59"W
L6	127.00	S30° 01' 59"W
L7	61.89	S44° 11' 59"W
L8	297.25	S42° 23' 33"W
L9	235.80	S39° 13' 58"W
L18	69.77	N47° 04' 48"W

Houses Line Table		
Line #	Length	Direction

LEGEND	
	PROPERTY BOUNDARY
	MEASURED PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING TEMPORARY STRUCTURES