STAGECOACH MOUNTAIN RANCH

PARCELS OF LAND LOCATED IN SECTIONS 18 AND 19, TOWNSHIP 3 NORTH, RANGE 84 WEST,
AND SECTIONS 11, 13, 14, 23, 24, 25, AND 26 OF TOWNSHIP 3 NORTH, RANGE 85 WEST, OF THE 6TH P.M.
COUNTY OF ROUTT, STATE OF COLORADO

Preliminary Application Document Set

ISSUED: December, 2nd, 2024

PROJECT DESCRIPTION

The Stagecoach Mountain Ranch is a an existing property in Routt County, Colorado. The land use application is being submitted for a proposed development, known as Stagecoach Mountain Ranch (SMR). Consisting of a master planned residential community having 613 residential homes to be constructed on a portion of approximately 5,057 acres of privately-owned property in the Stagecoach area. An additional component of the development is the recreational amenities that will be offered to the residents of the Stagecoach Mountain Ranch. In addition to SMR, the plan proposes development of public amenities and services for the Stagecoach community such as a public neighborhood commercial center, recreational trails and parks, housing, as well as upgrades to roads and infrastructure.

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L0.003	Site Plan Sheet 003	•
L0.004	Site Plan Sheet 004	•
L0.005	Site Plan Sheet 005	•
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L0.007	Site Plan Sheet 007	•
L0.008	Site Plan Sheet 008	•
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L0.012	Site Plan Sheet 012	•
L0.013	Site Plan Sheet 013	•
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L2.01	General Planting Notes	•
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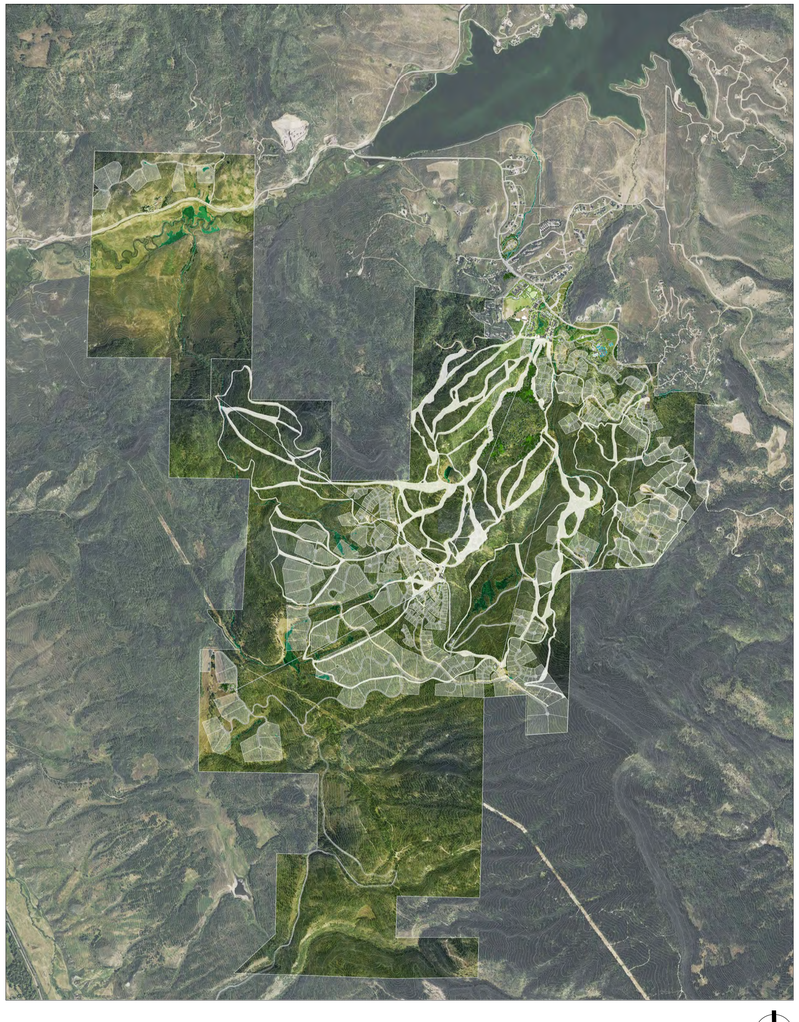
ILLUSTRATIVE PLAN



NOT TO SCALE NORTH

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- Ski Lift Line

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape
- Wetland
- Play Surfacing
- Ice Rink
- Existing Ski Area
- Proposed Ski Area
- Water Element

PROJECT TEAM

OWNER/CLIENT
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Contact: Madeline Song

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STAGECOACH MOUNTAIN RANCH
DISCOVERY LAND COMPANY
STAGECOACH, COLORADO

Cover Sheet

Preliminary Application

SHEET NUMBER
L 0-01

DW Project Number: 7088

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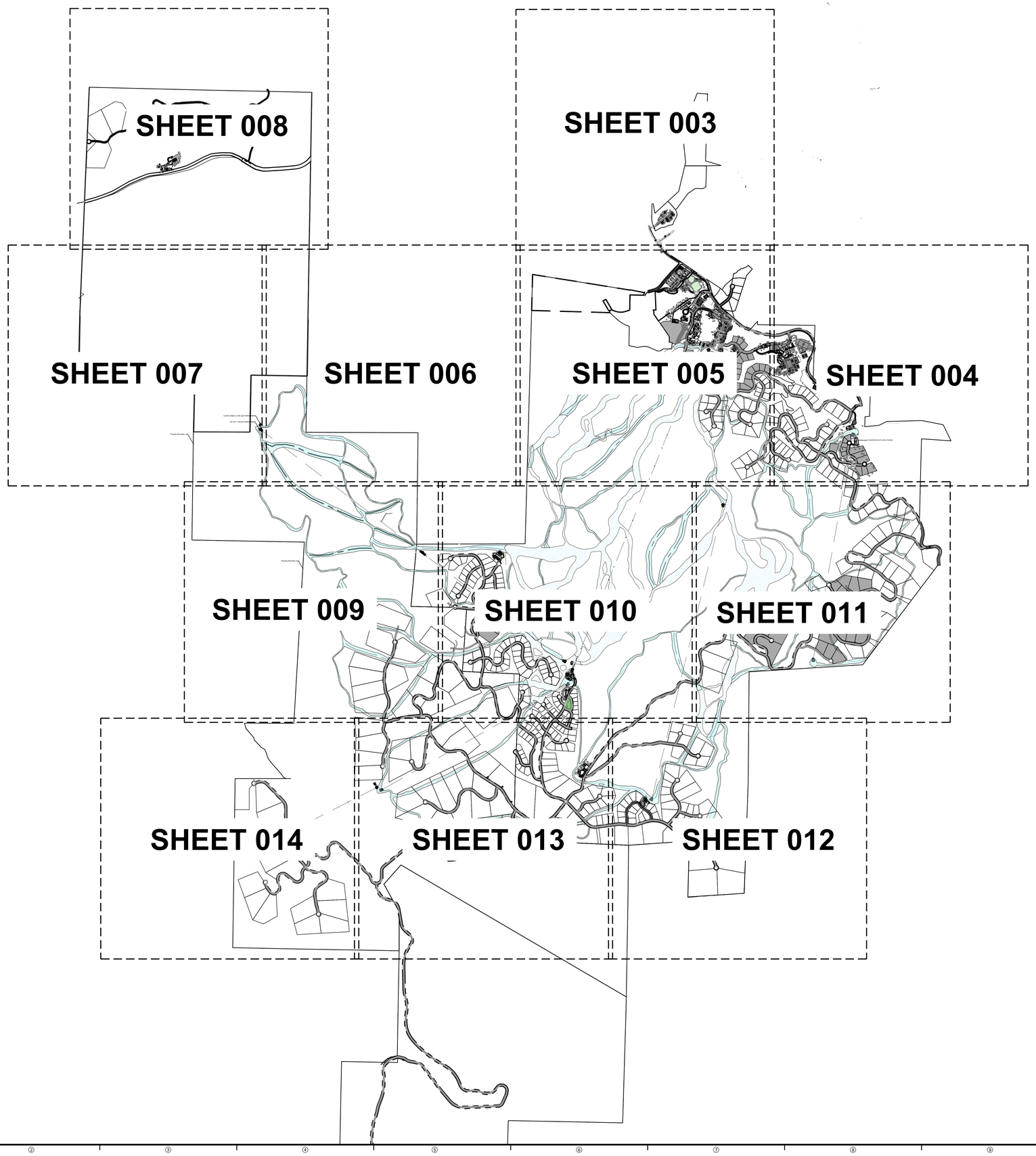

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Reference Sheet

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-02

NORTH

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ORIGINAL SCALE: 1"=1000'-00"

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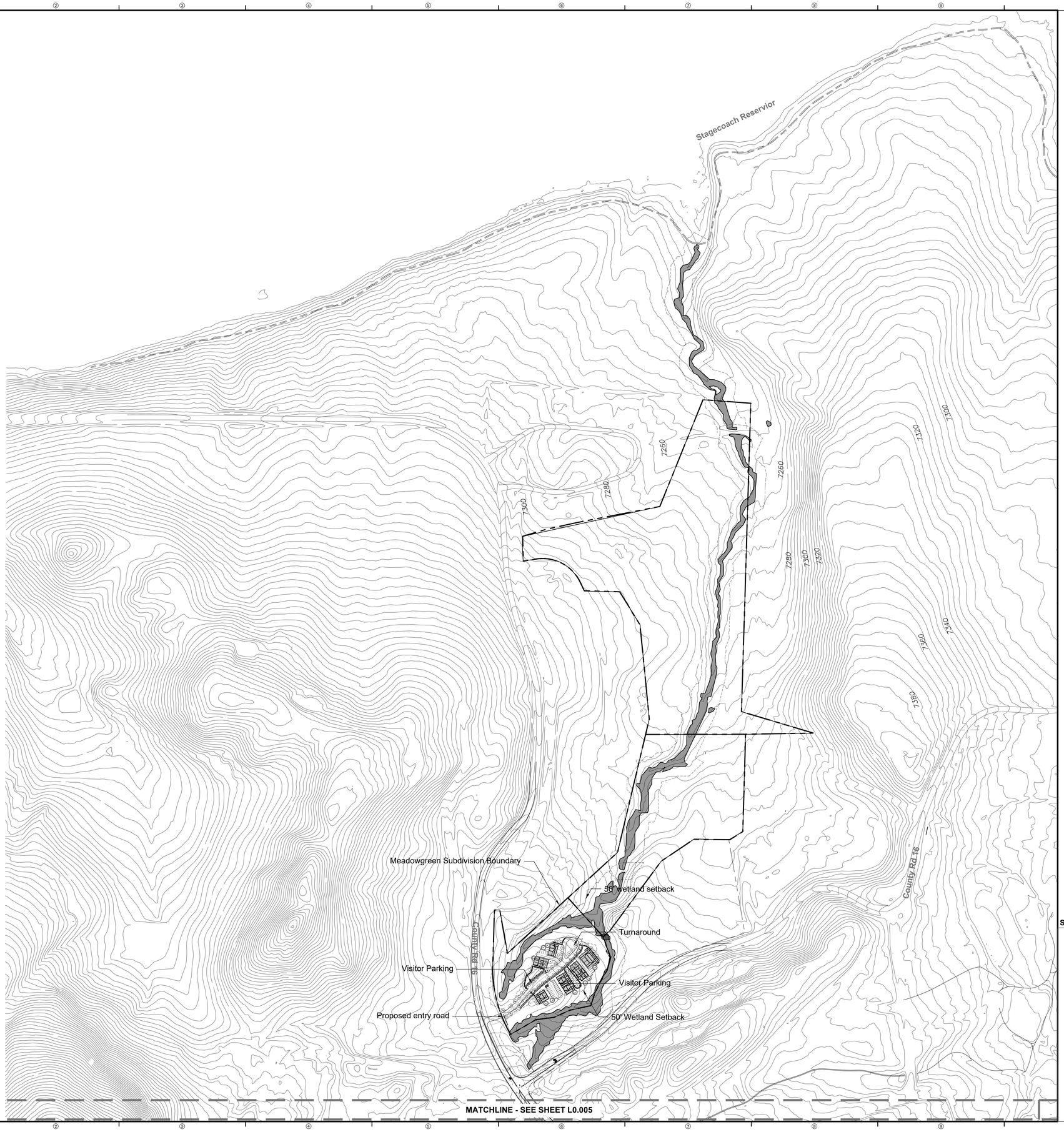

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Cart Paths
- 50' Wetland setback

HATCH SYMBOL LEGEND

- Buildings
- Wetland

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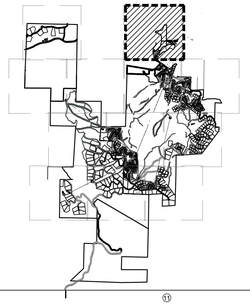
Sheet Reference Plan



Site Plan
Sheet 003

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-03

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ORIGINAL SCALE: 1"=200'-00"

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Plot Date: 2024, 1:19pm
Plot By: Jon Ellis
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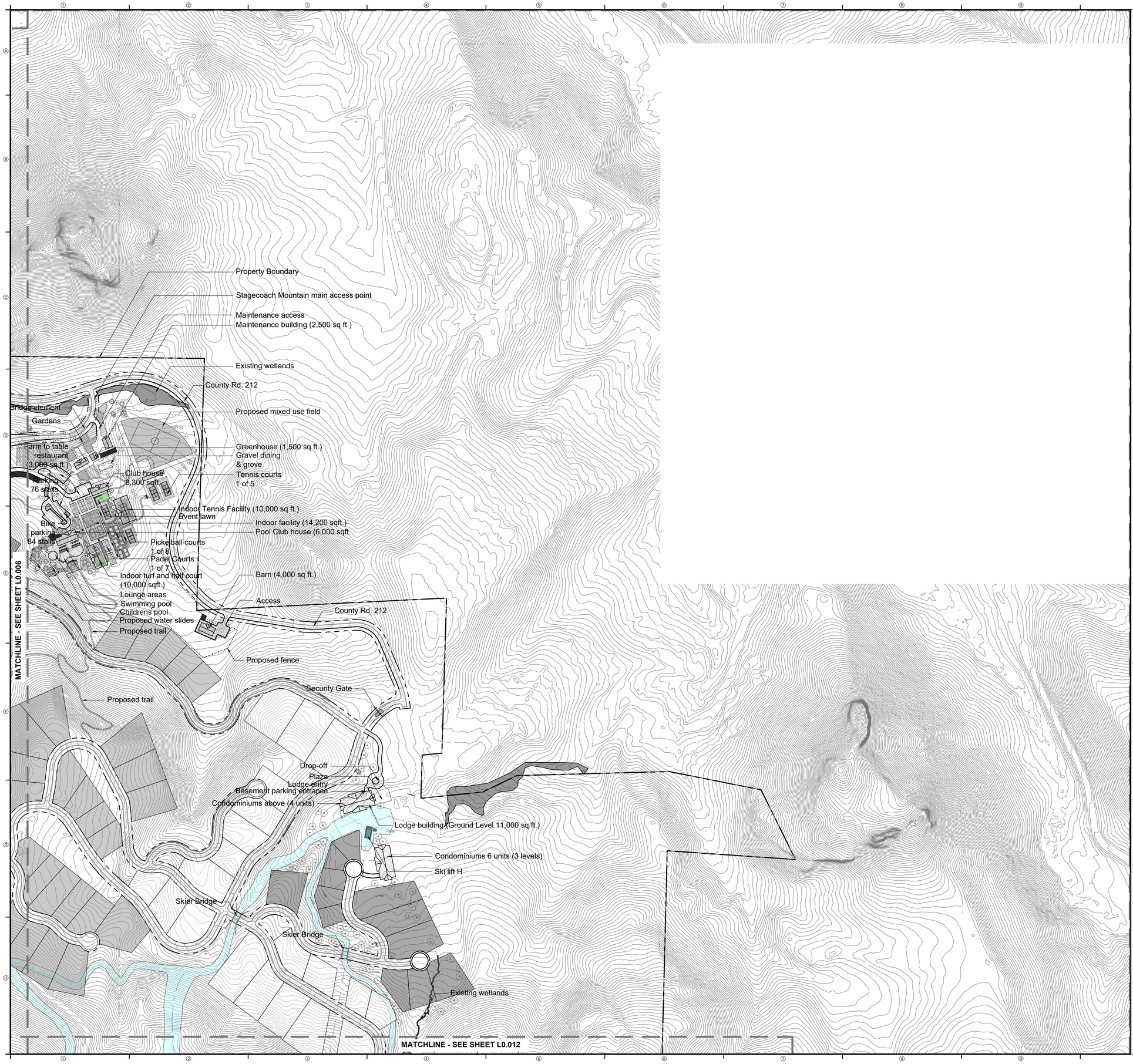

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- Ski Lift Line
- Fence
- 50' Wetland setback

HATCH SYMBOL LEGEND

- Buildings
- Wetland
- Play Surfacing
- Existing Ski Area
- Proposed Ski Area

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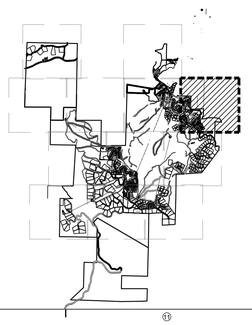
Sheet Reference Plan



Site Plan
Sheet 004

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-04

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Date: 10/21/2021 1:32pm
File: P:\7088 Stagecoach Mountain Resort DL\DI-CAD\02 - Sheets\dwg-7088-L4-General_V3.dwg

Snow storage 6,765 sq ft.
2 pump gas station
The Marketplace Apartment Building
The Community Marketplace Buildings
Bike Parking (24 stalls)
The Gateway Building Building
Bike Parking (40 Stalls)
Proposed internal roadway
access off county Rd. 212
Open Lawn space
Connector spine 20' wide
Pavement area: 37,034 sq ft.
Snow Storage 40% of pavement area: 16,666 sq ft.
Existing trail connection
Access off Schussmark Trail
Proposed public trails
connection to BLM Land
Ampitheatre stage
Pavilion & bathrooms
Ski maintenance
access road
Proposed Driveway
Ampitheatre
Proposed
play area
Admin services
Structure parking 210 stalls
Proposed public trail network
Parking 101 stalls
Informal sledding hill
Enahnced Landscape
(Visual mitigation)
Deliveries
Covered Storage
Proposed Landscaping
& berms
Parking 63 stalls
Access road
Fire Access
Condominiums 3 levels
Parkland owned by HOA with
public access easement
Lower Plaza
Stairs to upper
plaza level
Bike Parking (40 stalls)
Fire access
Basement parking entrance
Snowmaking cooling towers
Snowmaking Operations
& Storage
Easement to stagecoach townhouses association
Operations & Maintenance
Building
Upper Plaza
Bike Parking (40 stalls)
Mixed use retail &
condominiums (3 levels)
Valet Drop off
Condominiums 3 levels (1 of 5)
Mixed use retail & condominiums 3 levels
2 story spa & wellness
building (15,000 sqft.
incl. basement walkout)
Gate
Bridge Crossing
Gondola Terminal
Ski beach
Ice skate rink
Main security gatehouse
Pavement area: 8,497 sq ft
Snow Storage 40% of
pavement area: 3,406 sq ft.
Parking 25 stalls
Tow rope
Private treatment building
(660 sqft.) 1 of 2.
Bridge crossing
Beginner chair lift
Proposed trail
Skier Bridge
Proposed vehicle bridge
Existing Wetland

MATCHLINE - SEE SHEET L0.006

MATCHLINE - SEE SHEET L0.004

MATCHLINE - SEE SHEET L0.010

MATCHLINE - SEE SHEET L0.011

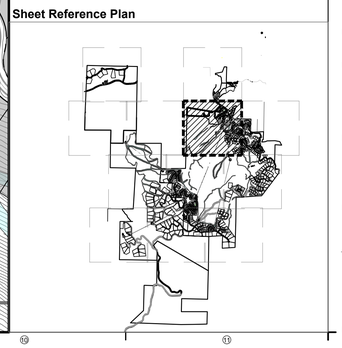
LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- Ski Lift Line

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape
- Wetland
- Play Surfacing
- Ice Rink
- Existing Ski Area
- Proposed Ski Area
- Existing Trees

Sheet Reference Plan



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STAGECOACH MOUNTAIN RANCH

DISCOVERY LAND COMPANY

STAGECOACH, COLORADO

Site Plan
Sheet 005

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-05

NORTH

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ORIGINAL SCALE: 1"=200'-00"

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Date/Time: 2021, 1:12pm
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MATCHLINE - SEE SHEET L0.008

MATCHLINE - SEE SHEET L0.007

MATCHLINE - SEE SHEET L0.005

Property Boundary

Lift F

MATCHLINE - SEE SHEET L0.009

MATCHLINE - SEE SHEET L0.010

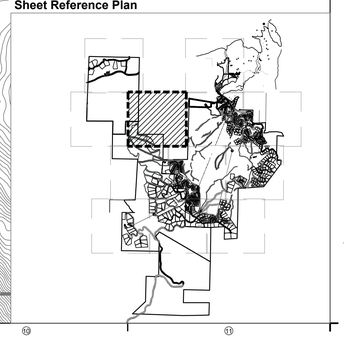
LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Ski Lift Line

HATCH SYMBOL LEGEND

- Wetland
- Existing Ski Area
- Proposed Ski Area

Sheet Reference Plan



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Site Plan
Sheet 006

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-06

NORTH

0 100' 200' 400'
ORIGINAL SCALE: 1"=200'-00"

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Plot: Oct 08, 1:7pm
Layout: L0.006 - 6.25x36
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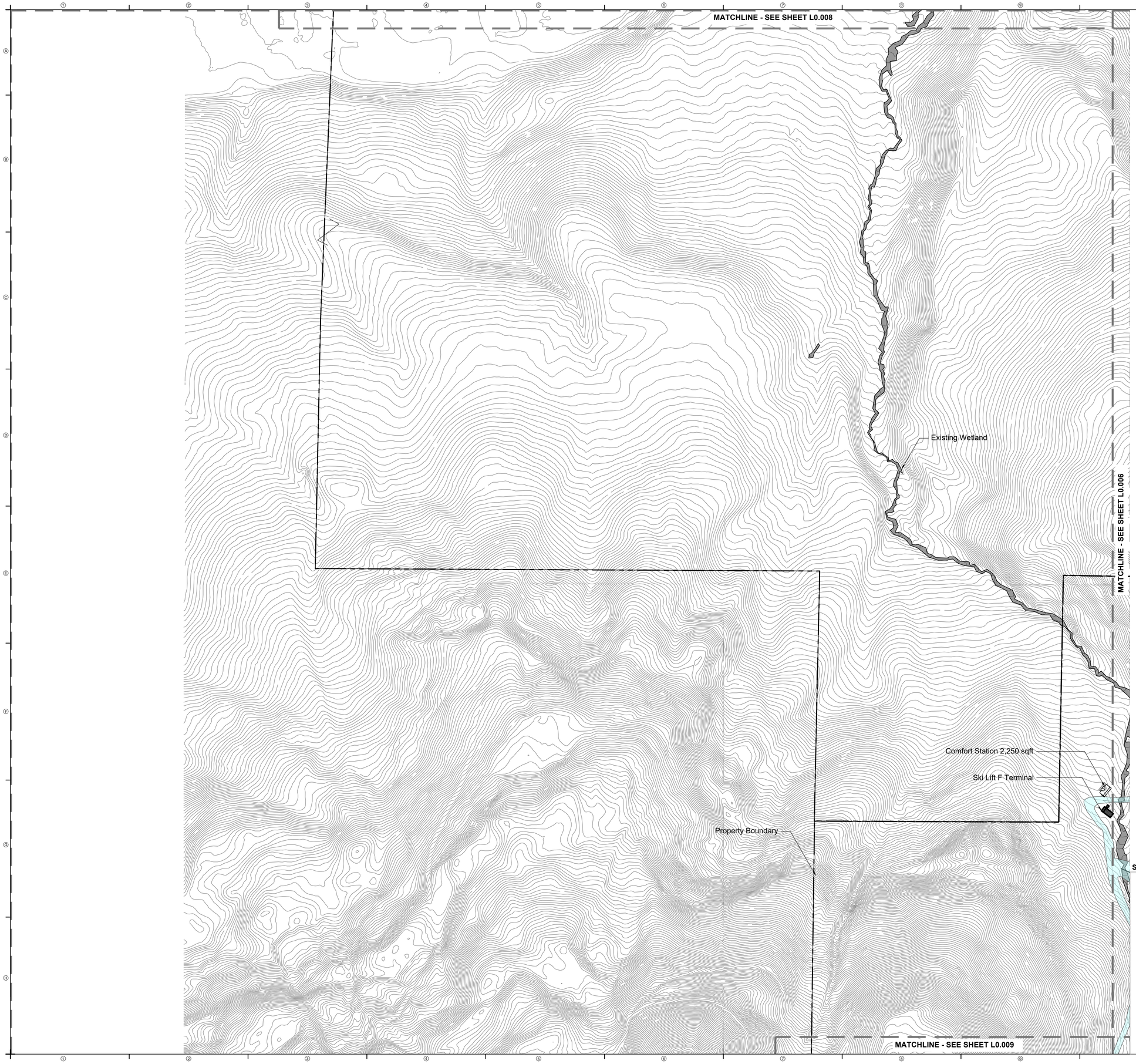

LINE SYMBOL LEGEND

- Property Line
- Major Contour
- Minor Contour
- Ski Lift Line

HATCH SYMBOL LEGEND

- Wetland
- Proposed Ski Area

Sheet Reference Plan

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Site Plan
Sheet 007

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-07

NORTH

0 100 200' 400'
ORIGINAL SCALE: 1"=200'-00"

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Date: 12/28/2021 3:12pm
File: G:\CAD\Projects\7088-Stagecoach Mountain Resort DLD\-CAD\02_Sheets\dwg-7088-L0-General_V3.dwg

Proposed LPS Lots

Proposed security gate

Existing Wetlands

Existing County Road

Proposed road alignment

New maintenance barn

New equestrian facility & stable

Existing Hut

Existing cottage

Renovate & upgrade historic barn

Parking (21 Stalls)

Bike parking (12 stalls)

County Rd. 14

MATCHLINE - SEE SHEET L0.007

MATCHLINE - SEE SHEET L0.006

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Wetland

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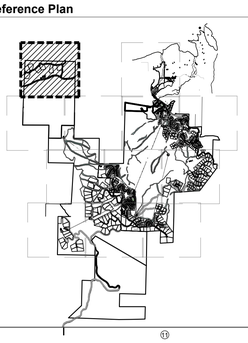
DISCOVERY LAND COMPANY

STAGECOACH, COLORADO

Sheet Reference Plan



Site Plan
Sheet 008

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-08

NORTH

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ORIGINAL SCALE: 1"=200'-00"

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Plot: 10/29/2014 1:37pm
J:\PROJECTS\7088 Stagecoach Mountain Resort DLG\CAD\02 Sheetsfile\7088-LO-General_V3.dwg

MATCHLINE - SEE SHEET L0.007

Property Boundary

Lift F

Midlift station

Community Boundary

Existing Wetland

MATCHLINE - SEE SHEET L0.010

Skier Bridge

Skier Bridge

Proposed LPS Lots

Skier Bridge

MATCHLINE - SEE SHEET L0.014

MATCHLINE - SEE SHEET L0.013

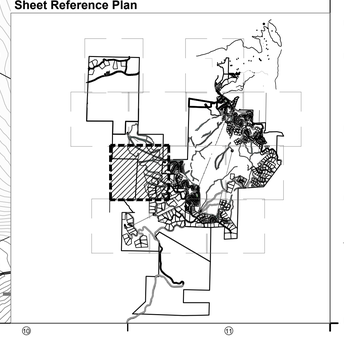
LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- Ski Lift Line

HATCH SYMBOL LEGEND

- Wetland
- Existing Ski Area
- Proposed Ski Area

Sheet Reference Plan



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STAGECOACH, COLORADO

Site Plan
Sheet 009

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-09

NORTH

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ORIGINAL SCALE: 1"=200'-00"

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Date: 2016 - 1 Nov
Plot Scale: 1:1
P:\PROJECTS\7088-Stagecoach Mountain Resort DLG\CAD\02 Sheetsfiles\7088-LO-General_V3.dwg

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MATCHLINE - SEE SHEET L0.005

MATCHLINE - SEE SHEET L0.009

MATCHLINE - SEE SHEET L0.011

MATCHLINE - SEE SHEET L0.013

MATCHLINE - SEE SHEET L0.012

Property Boundary

Day Lodge B (6,000 sq ft.)

Plaza snowmelt

Bike parking (12 stalls)

Parking (27 stalls)

Pavement area:15,561 sq ft.

Snow storage - 40% of pavement area: 6,632 sq ft.

Skier Bridge

Stagecoach Community Boundary

LPS Lots

Proposed lots

Skier Bridge

Gondola Towers

Gondola lift line

Ski Lift Terminal F

Existing Stagecoach Cabin

Gondola Terminal

Trail

Walkout level basement

Valet drop-off

Snowmelt hardscape

Day Lodge A - 44,000 sq ft. (2 levels + walkout basement)

Gondola storage below (7,000 sq ft.)

Bike Parking (16 stalls)

Bike Parking (28 stalls)

Ski terminal lift E

Ski Bridge over

Parking 63 stalls

Proposed footpaths

Skier Bridge

Existing wetland

Parking (23 stalls)

Open space

Existing wetland

Ski lift A

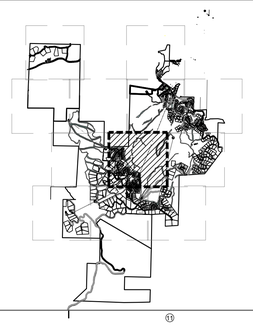
LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- Ski Lift Line

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape
- Wetland
- Existing Ski Area
- Proposed Ski Area

Sheet Reference Plan



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STAGECOACH, COLORADO

Site Plan
Sheet 010

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-10

NORTH

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ORIGINAL SCALE: 1"=200'-00"

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Oct 02, 2020, 1:39pm
P:\7088_CCR_SkiTown\Stagecoach Mountain Resort DLD\CAD\02_Sheets\de-7088-L0-General_V3.dwg

MATCHLINE - SEE SHEET L0.005

MATCHLINE - SEE SHEET L0.004

MATCHLINE - SEE SHEET L0.010

MATCHLINE - SEE SHEET L0.012

Ski Terminal Lift A

Skier bridge

Skier bridge

Skier bridge

Security Gate

Skier bridge

Open Space

Skier bridge

Skier bridge

Open Space

Open Space

Skier bridge

Ski Terminal Lift H

Property boundary

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Ski Lift Line

HATCH SYMBOL LEGEND

- Wetland
- Existing Ski Area
- Proposed Ski Area

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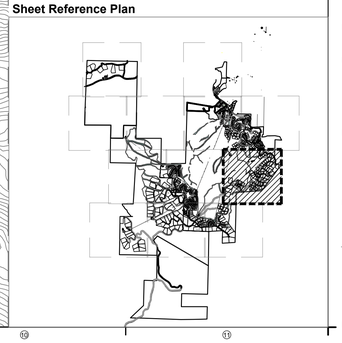
Sheet Reference Plan



Site Plan
Sheet 011

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-11

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ORIGINAL SCALE: 1"=200'-00"

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Date/Time: 1/28/2016 1:07pm
Plot Scale: 1:1
Filename: J:\7088-Stagecoach Mountain Resort\Dr\Ch-CA\012_Sheetindex-7088-L0-General_V3.dwg

MATCHLINE - SEE SHEET L0.010

MATCHLINE - SEE SHEET L0.011

MATCHLINE - SEE SHEET L0.013

Skier bridge

Day Lodge C (6,000 sq ft.)

Plaza (snowmelt)

Parking 15 stalls

Ski Lift Terminal A

Bike parking (12 stalls)

Pavement Area: (7,900 sq ft.)

Snow Storage 40% of pavement area: (3,400 sq ft.)

Existing Wetlamd

Stagecoach Community Boundary

LPS lots

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- Ski Lift Line

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape
- Wetland
- Existing Ski Area
- Proposed Ski Area

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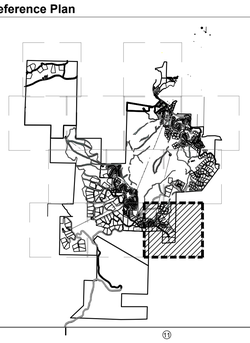
Sheet Reference Plan



Site Plan
Sheet 012

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-12

NORTH

0 100 200' 400'
ORIGINAL SCALE: 1"=200'-00"

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Oct 02, 2014 - 4:24pm
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MATCHLINE - SEE SHEET L0.009

MATCHLINE - SEE SHEET L0.010

MATCHLINE - SEE SHEET L0.014

MATCHLINE - SEE SHEET L0.012

Proposed bridge crossing

Skier bridge

Skier bridge

Skier bridge

Skier bridge

Skier bridge

Skier bridge

Trash collection & residential services 6,000 sqft.

Fire Substation 6,000 sqft

Parking (21 stalls)

Pavement area: (19,030 sq ft.)
Snow storage, 40% of pavement area: (8,000 sq ft.)

Comfort station 2,100 sqft

Pulse Gondola Terminal

Ski Lift Terminal E

Proposed LPS Lots

Overhead powerlines

Property boundary

Future development area

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- Ski Lift Line
- Existing Powerline

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Wetland
- Existing Ski Area
- Proposed Ski Area

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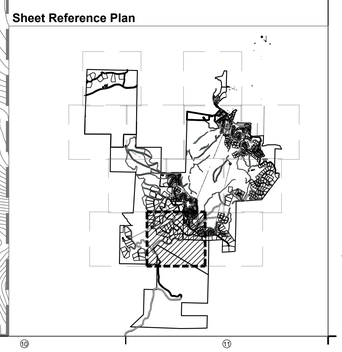
STAGECOACH MOUNTAIN RANCH

DISCOVERY LAND COMPANY

STAGECOACH, COLORADO

Sheet Reference Plan



Site Plan
Sheet 013

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-13

NORTH

0 100 200' 400'
ORIGINAL SCALE: 1"=200'-00"

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Plot Date: 2024, 4:00pm
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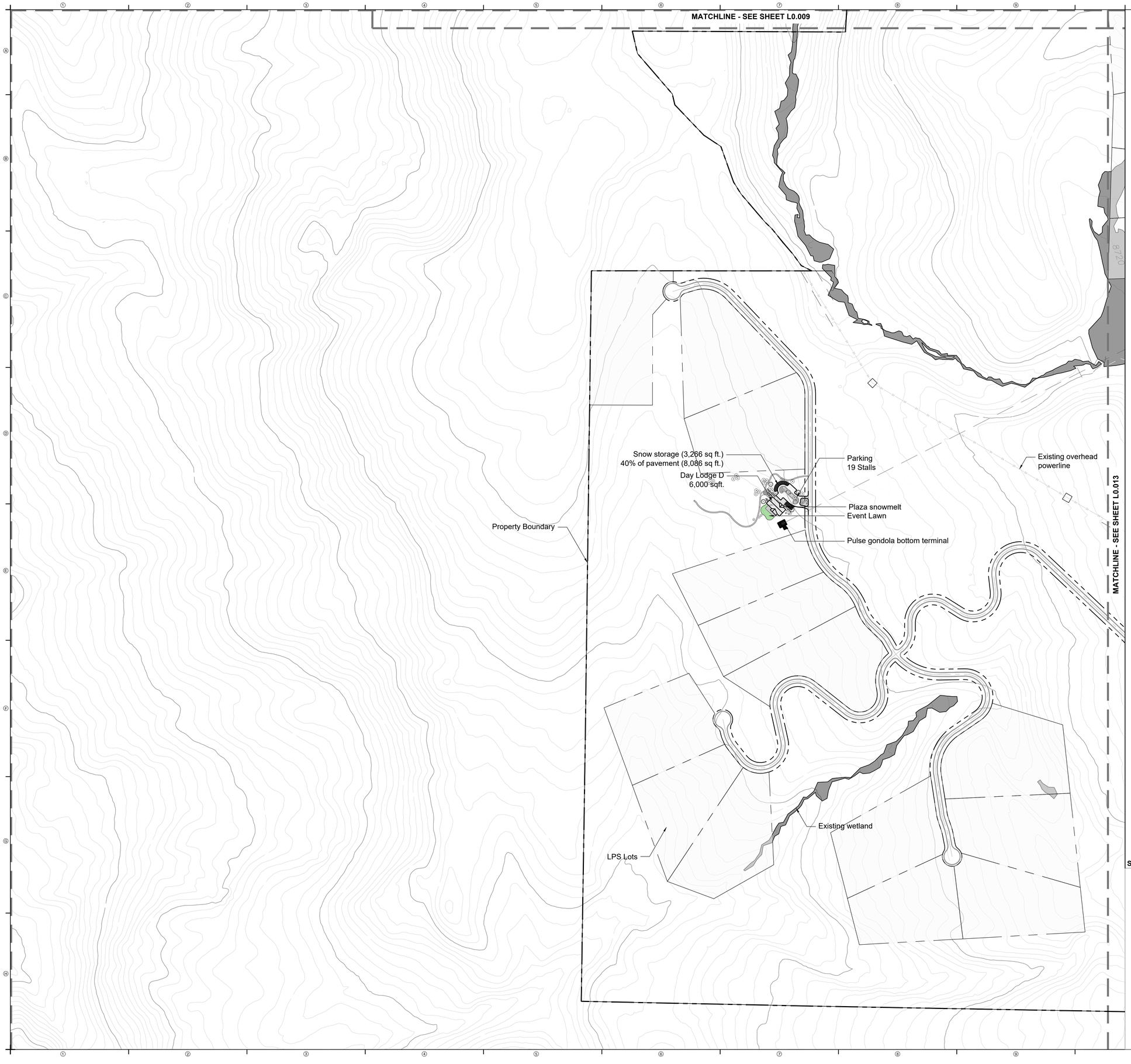


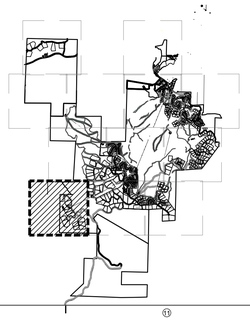
LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- Ski Lift Line
- Existing Powerline

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape
- Wetland
- Existing Ski Area
- Proposed Ski Area

Sheet Reference Plan



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STAGECOACH, COLORADO

Site Plan
Sheet 014

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 0-14

NORTH

0 100 200' 400'
ORIGINAL SCALE: 1"=200'-00"

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Date: 02.27.2024 1:18pm
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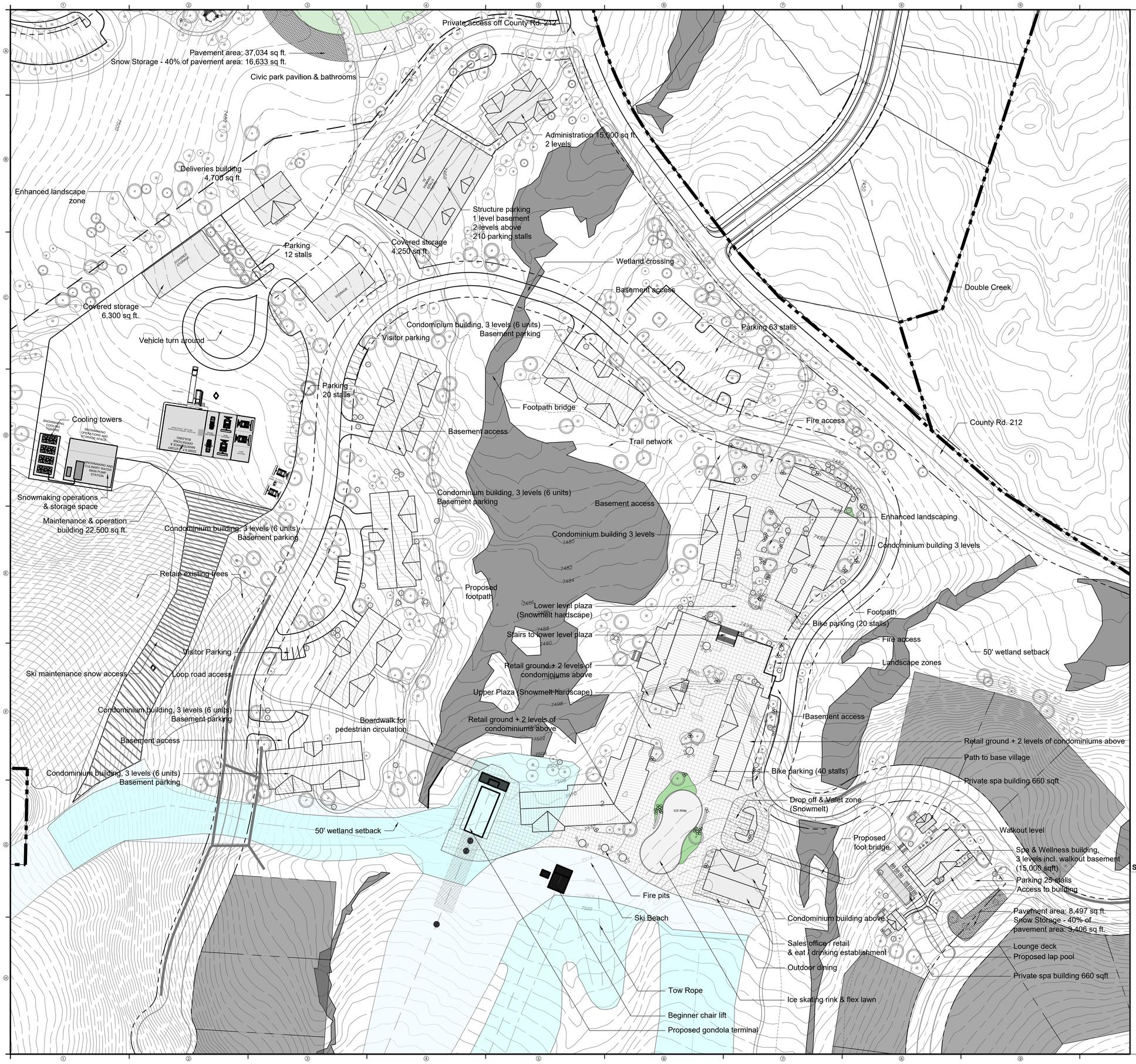

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- Ski Lift Line
- 50' wetland setback

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape
- Wetland
- Play Surfacing
- Ice Rink
- Existing Ski Area
- Proposed Ski Area

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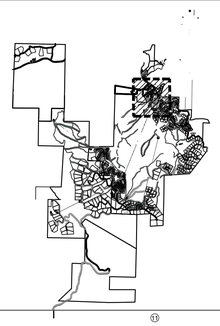
DISCOVERY LAND COMPANY

STAGECOACH, COLORADO

Sheet Reference Plan



Amenity Site Plan (Base area)

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 1-01

NORTH

0 30 200' 120'

ORIGINAL SCALE: 1"=60'-00"

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Date: Oct 28, 2016, 8:14am
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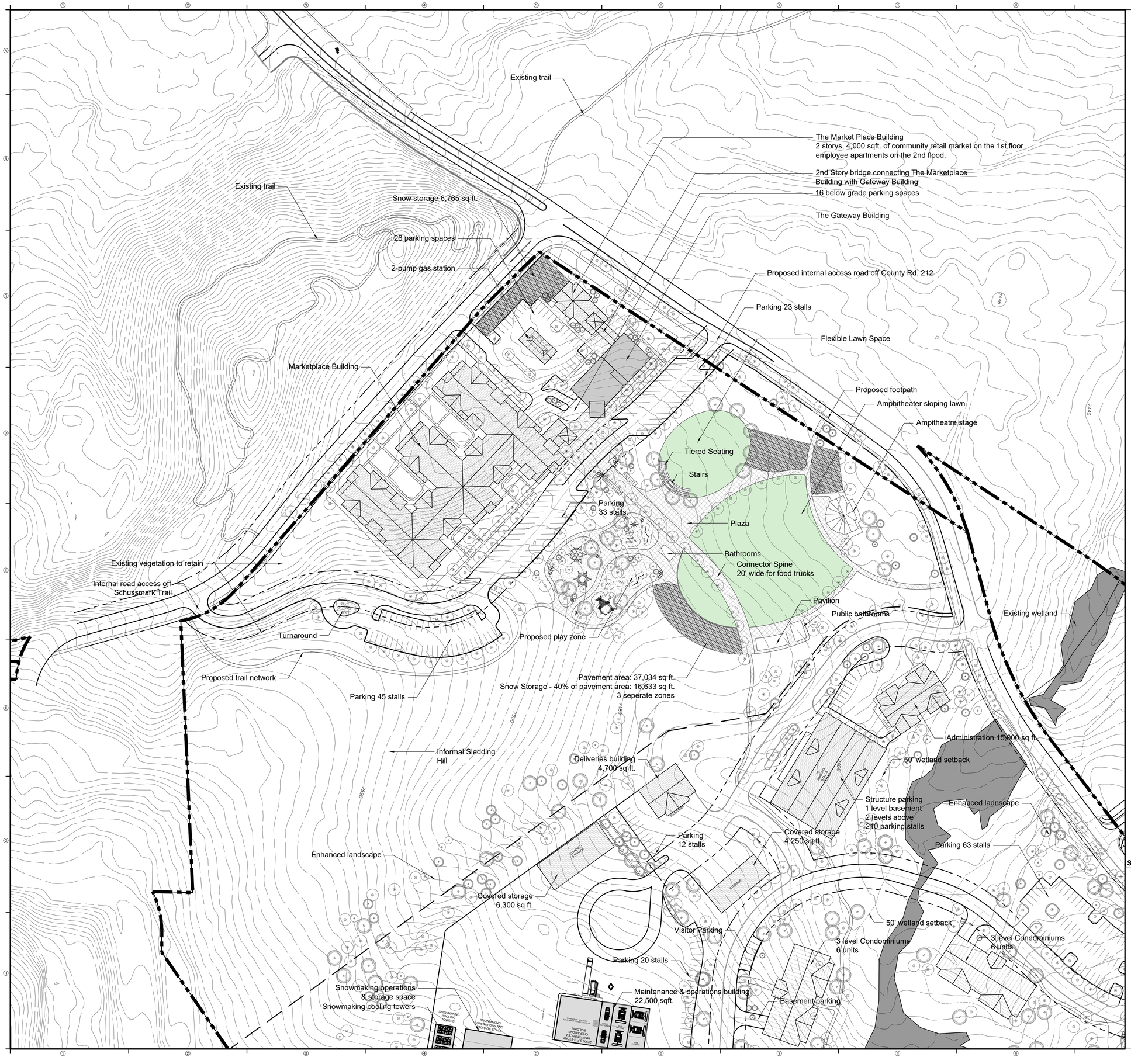

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- 50' wetland setback

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape
- Wetland
- Play Surfacing

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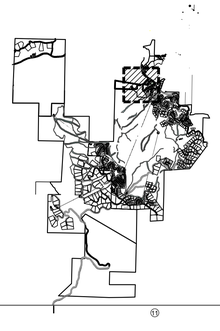
DISCOVERY LAND COMPANY

STAGECOACH, COLORADO

Sheet Reference Plan



Amenity Site Plan (Base area)

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 1-02

NORTH

0 30 200' 120'
ORIGINAL SCALE: 1"=60'-00"

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Plot Date: 2009, 1, 7pm
Plot Scale: 1:60, 8.25000
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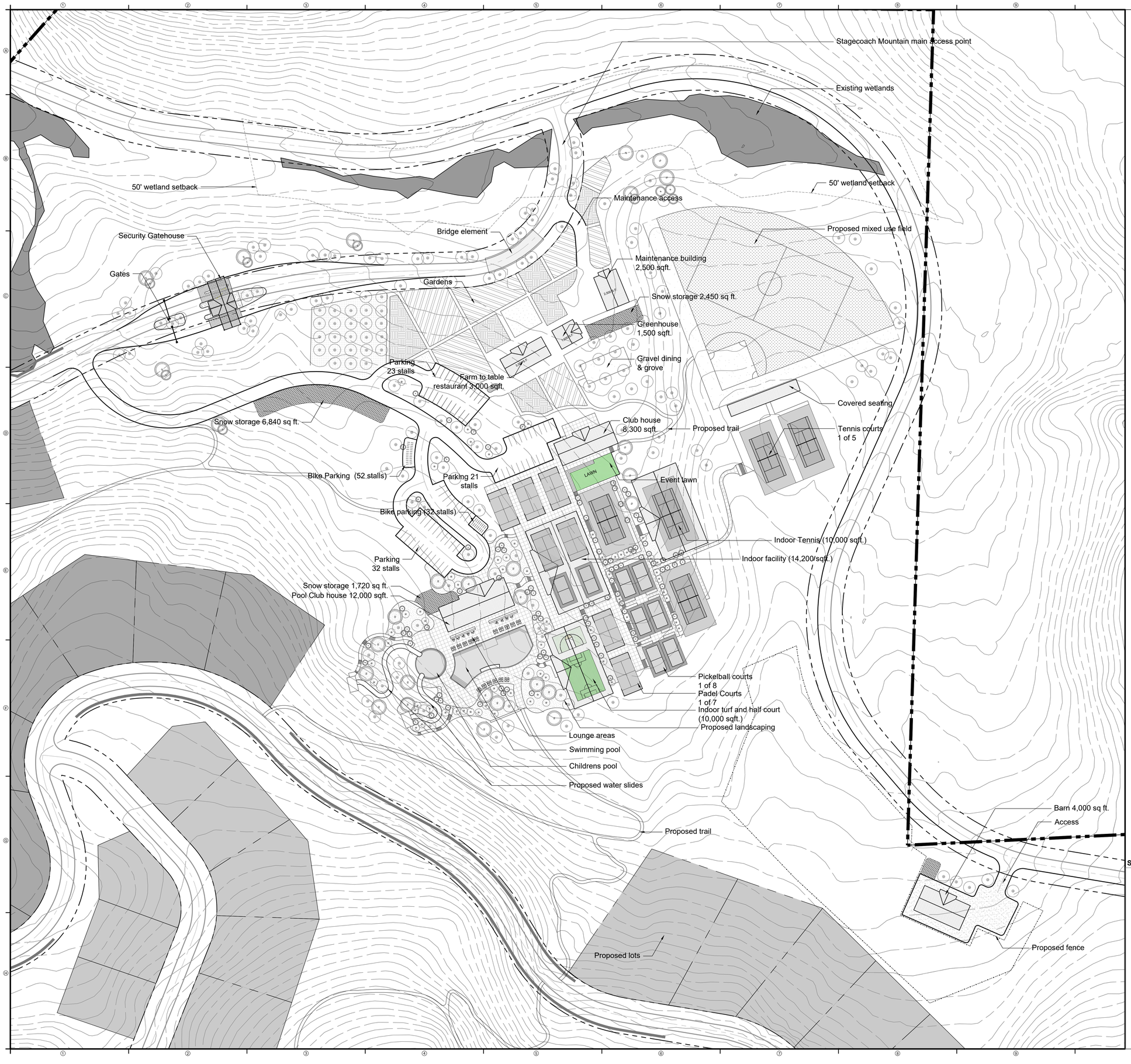

LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways
- 50' wetland setback

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape
- Wetland
- Play Surfacing
- Snow Storage

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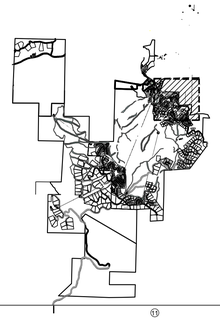
Sheet Reference Plan



Amenity Site Plan (Base area)

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 1-03

NORTH

0 30 200' 120'
ORIGINAL SCALE: 1"=60'-00"

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Plot Scale: 1:1 Plot
Plot Date: 8.27.2020
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Ski Lift Terminal F

Existing Stagecoach Cabin

Proposed trail

Gondola Terminal

Walkout level basement

Plaza (snowmelt hardscape)

Gondola basement storage 7,000 sqft

Day Lodge A 44,000 sqft.
2 levels + walkout basement

Bike parking (16 stalls)

Proposed trail

Ski terminal lift E

Ski Bridge over

Bike parking (28 stalls)

Parking (63 stalls)

Ski lift E

Proposed footpath

Parking (23 stalls)

Open space

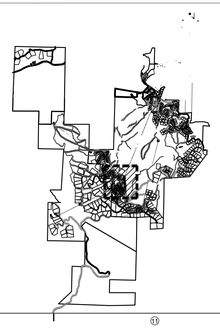
LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape
- Wetland
- Play Surfacing

Sheet Reference Plan



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STAGECOACH MOUNTAIN RANCH

DISCOVERY LAND COMPANY

STAGECOACH, COLORADO

Amenity Site Plan (Flat Tops)

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 1-04

NORTH

0 30 200' 120'
ORIGINAL SCALE: 1"=60'-00"

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Date: 2016, 9, 21
Time: 10:20:24 AM
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LINE SYMBOL LEGEND

- Property Line
- Lot Line
- Utility Easement
- Edge of Pavement
- Road Centerline
- Major Contour
- Minor Contour
- Walkways

HATCH SYMBOL LEGEND

- Buildings
- Landscape Area
- Irrigated Lawn
- Hardscape

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Sheet Reference Plan

Amenity Site Plan (Flat Tops)

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 1-05

NORTH

0 30 200' 120'
ORIGINAL SCALE: 1"=60'-00"

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Oct 02, 2015, 1:27pm
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GENERAL NOTES

1. DD Surveying prepared the survey for this project. It has been reformatted for use in and for preparation of these documents. Contractor shall obtain officially signed copy from DD Surveying and become familiar with it, the existing conditions and site context prior to construction. All discrepancies should be brought to the attention of the Landscape Architect for immediate resolution. Landscape Architect is not responsible for errors or omissions associated with preparation or documentation of survey.
2. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements, limits of site demolition, etc. for delineation of expected extents of disturbance, however, final impact shall be determined in the field. Should limits of disturbance exceed boundaries defined in drawings, Contractor shall contact Landscape Architect for resolution.
3. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through his/her means and methods and General Conditions to a condition acceptable to the owner at no additional cost.
4. Contractor is responsible for protecting all existing conditions, improvements, utilities, etc. to remain. Any damages shall be repaired to a condition acceptable to the owner at no additional cost.
5. Contractor is responsible for maintaining a complete up-to-date set of Drawings and Specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. The Drawings and Specifications are complementary to one another and implied to correspond withone another. Any discrepancies should be brought to the attention of the Landscape Architect for immediate resolution.
7. Contact the local underground utility service locator for utility locates and identification prior to commencing work and maintain in field throughout construction unless indicated or directed otherwise.
8. Verify plant protection, stormwater pollution protection plan (SWPPP), existing improvement to remain, and Contractor site control measures are in place prior to commencing with construction. Do not proceed with construction if not in compliance and maintained throughout. Coordinate with Owner's Representative and authorities having jurisdiction as required.

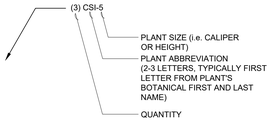
PLANT PROTECTION AND REMOVAL NOTES

1. Plants shall remain unless designated for removal and shall be protected as indicated. No disturbance is allowed within the dripline of the plants unless indicated or approved otherwise. Protect plants within the plant protection zone as indicated.
2. Plants encountered that are not shown on the drawings shall be brought to the attention of the Landscape Architect.
3. Remove demolished materials and legally dispose of offsite unless indicated otherwise. Disposal by burning and/or burying on-site is prohibited unless approved otherwise.
4. Prune roots and limbs/branches only as directed by Landscape Architect unless indicated otherwise.

LANDSCAPE PLANTING NOTES

1. Refer to Civil Engineer's utility and (roadway) (parking lot) (site) (Define other) grading and drainage plans as required. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.
2. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
3. Exact locations of plant materials shall be approved by the Landscape Architect in the field prior to installation. Stake or otherwise layout all proposed planting for review. Landscape Architect reserves the right to adjust plants to exact location in field.
4. Verify plant counts and square footages. Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail. If graphics are inconclusive contact Landscape Architect for clarification.
5. Perform excavation in vicinity of underground utilities and existing tree/plant driplines with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities and existing trees/plants shall be repaired or replaced immediately at no expense to the Owner.
6. Trees/plants shall bear same relation to finished grade as it bore to existing in place of growth. However, at no point shall it be less than 1 inch above adjacent finish grade.
7. Trees shall be planted a minimum of (10 feet) (Define other) from face of building and a minimum of (4 feet) (Define other) from edge of pavement, except as approved by Landscape Architect.
8. Shrubs shall be planted a minimum of (3 feet) (Define other) from face of building and a minimum of (12 inches) (Define other) from edge of pavement, except as approved by Landscape Architect.
9. All other plants (perennials, grasses, groundcover, annuals) shall be planted a minimum of (12 inches) (Define other) from face of building and a minimum of (6 inches) (Define other) from edge of pavement, except as approved by Landscape Architect.
10. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
11. Prune newly planted trees only as directed by Landscape Architect.
12. Finish grades of planting areas and lawns shall be flush and meet smoothly and evenly with adjacent paving, providing positive drainage. Shovel V-cut edges shall be provided at planting area transitions to adjacent pavement as indicated to allow for mulch installation.
13. Provide specified edging as divider between planting beds and lawn areas.

PLANT IDENTIFICATION KEY



NOTE: PLANT ABBREVIATION ON PLANT IDENTIFICATION KEY SHOULD CORRESPOND WITH ABBREVIATION ON PLANT LIST *(i.e. CSI-5 SHOULD REFER TO A CORNUS SERICEA 'ISANTI', 5 GALLON CONTAINER)*

NATIVE REVEGETATION

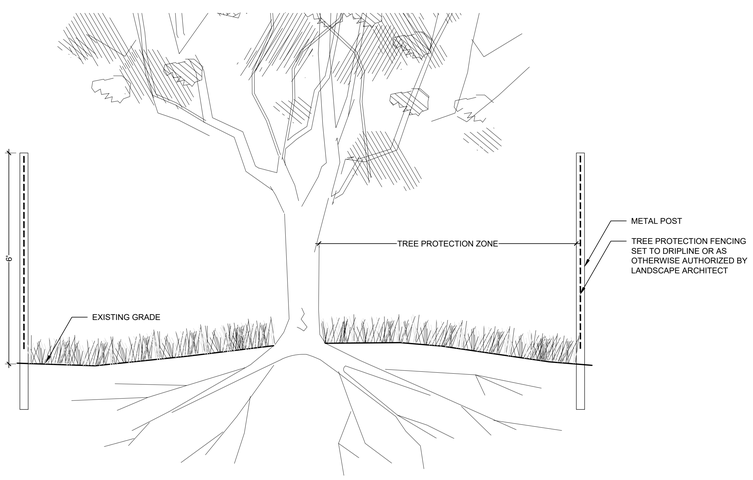
Native Seed Mix - to be made up of the following species and application rates

Botanical Name	Common Name	Application Rate (PLS lbs./acre)
Elymus trachycaulus	Slender Wheatgrass	6.4
Bromus marginatus	Mtn. Brome	12.0
Festuca brevipila	Hard Fescue	3.4
Poa compressa	Canada Bluegrass	0.8
Elymus lanceolatus	Steambank Wheatgrass	5.6
Elymus lanceolatus gould	Thickpike Wheatgrass	5.6
Pseudoroegneria spicata	Blue Bunch Wheatgrass	6.2

TYPICAL PLANT LIST

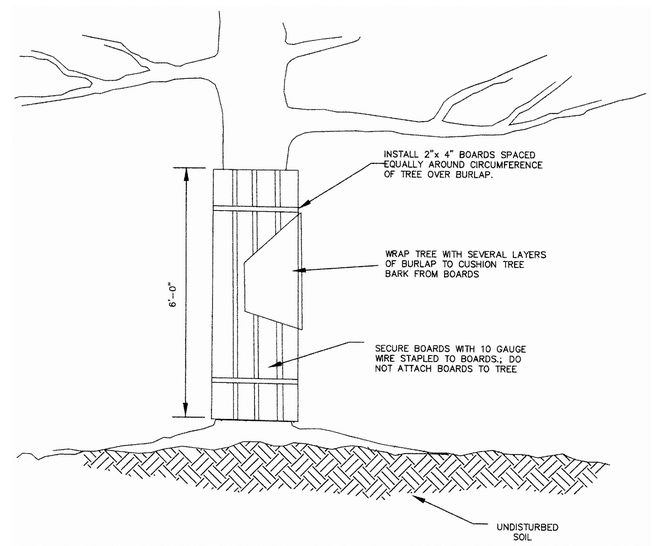
NOTE: ALL PLANT MATERIAL FOUND WITHIN 30' WILDFIRE DEFENSIFBLE ZONE IS CHOSEN FROM THE FIREWISE PLANT MATERIAL LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SPACING	SIZE	COMMENTS
TREES							
AS-4	2	Amelanchier sp.	Serviceberry	B&B	As Shown	4" Cal.	Full, Single Stemmed
PN-20	2	Pinus Nigra	Austrian Pine	B&B	As Shown	20' Ht.	Full, Single Stemmed
ALA-12	10	Abies lasiocarpa arizonica	Subalpine Fir	B&B	As Shown	12' Ht.	Full, Single Stemmed
ALA-16	3	Abies lasiocarpa arizonica	Subalpine Fir	B&B	As Shown	16' Ht.	Full, Single Stemmed
ALA-18	4	Abies lasiocarpa arizonica	Subalpine Fir	B&B	As Shown	18' Ht.	Full, Single Stemmed
ALA-22	4	Abies lasiocarpa arizonica	Subalpine Fir	B&B	As Shown	22' Ht.	Full, Single Stemmed
PT-2.5	19	Populus tremuloides	Quaking Aspen	B&B	As Shown	2.5" Cal.	Full, Single Stemmed
PT-3	21	Populus tremuloides	Quaking Aspen	B&B	As Shown	3" Cal.	Full, Single Stemmed
PTM-2.5	6	Populus tremuloides Multi-Stem	Quaking Aspen	B&B	As Shown	2.5" Cal.	Full, Multi Stemmed
PTM-4	9	Populus tremuloides Multi-Stem	Quaking Aspen	B&B	As Shown	4" Cal.	Full, Multi Stemmed
BO-3	3	Betula Occidentalis	Rocky Mountain Birch	B&B	As Shown	3" Cal.	Full, Multi Stemmed
QG-4	9	Quercus Gambelii	Gamble Oak	B&B	As Shown	4" Cal.	Full, Multi Stemmed
SHRUBS							
CS-5	10	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	Container	As Shown	5 Gal.	Full Plants
ER-5	15	Ericameria sp. aka	Rabbitbrush	Container	As Shown	5 Gal.	Full Plants
JH-5	64	Juniperus Horizontalis cv	Creeping Juniper	Container	As Shown	5 Gal.	Full Plants
AC-5	25	Alpine Currant	Ribes Alpinum	Container	As Shown	5 Gal.	Full Plants
PA-3	19	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	Container	As Shown	3 Gal.	Full Plants
RA-5	40	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	Container	As Shown	5 Gal.	Full Plants
SS-5	3	Sorbaria Sorbifolia	False Spiera	Container	As Shown	5 Gal.	Full Plants
GROUND COVERS							
AL-1		Artemisia ludoviciana	Praire Sage	Container	As Shown	1 Gal.	
NT-1		Nassella tenuissima	Mexican Feather Grass	Container	As Shown	1 Gal.	
SH-1		Sporobolus heterolepis	Prairie Dropseed	Container	As Shown	1 Gal.	
GO-1		Galium odoratum	Sweet Woodruff	Container	12" o.c.	1 Gal.	
TL-1		Thymus lanuginosis	Wooly Thyme	Container	12" o.c.	1 Gal.	
AM-1		Achillea millefolium	White Yarrow	Container	12" o.c.	1 Gal.	
LL-1		Linum Lewis	Blue Praire	Container	12" o.c.	1 Gal.	
SOD/SEED							
NMF		Festuca	No Mow Fescue				
NR		Native Revegetation					
PP2		Poa pratensis	Kentucky Bluegrass				



1 TREE PROTECTION FENCING

NTS



2 TREE TRUNK PROTECTION BOARD

NTS

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STAGECOACH MOUNTAIN RANCH
DISCOVERY LAND COMPANY
STAGECOACH, COLORADO

General Planting Details

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 2-01

NOT TO SCALE

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Oct 02, 2014 2:29pm
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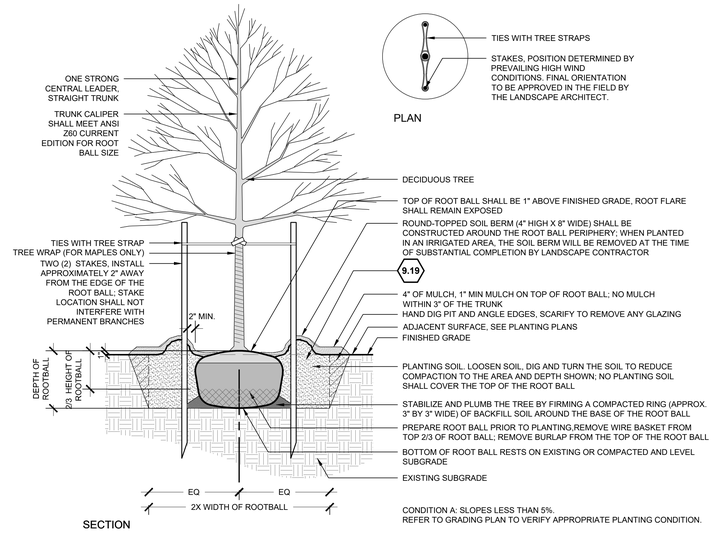
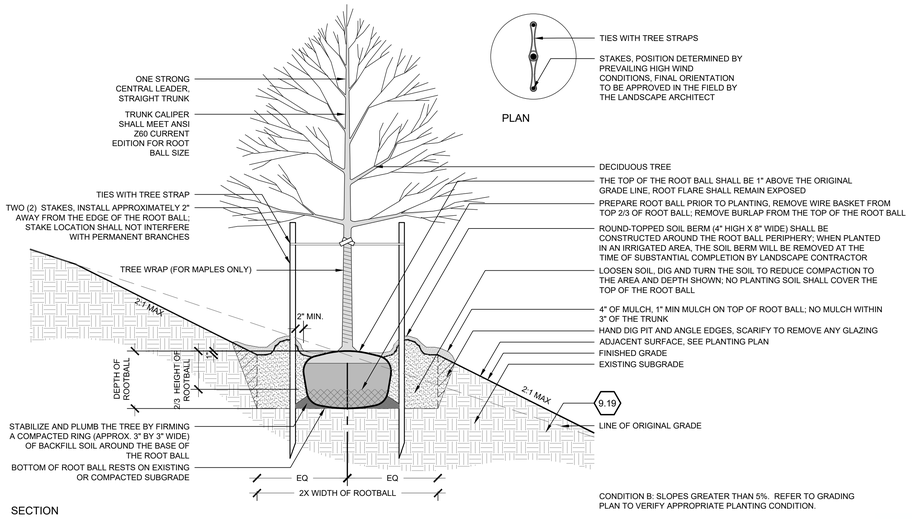
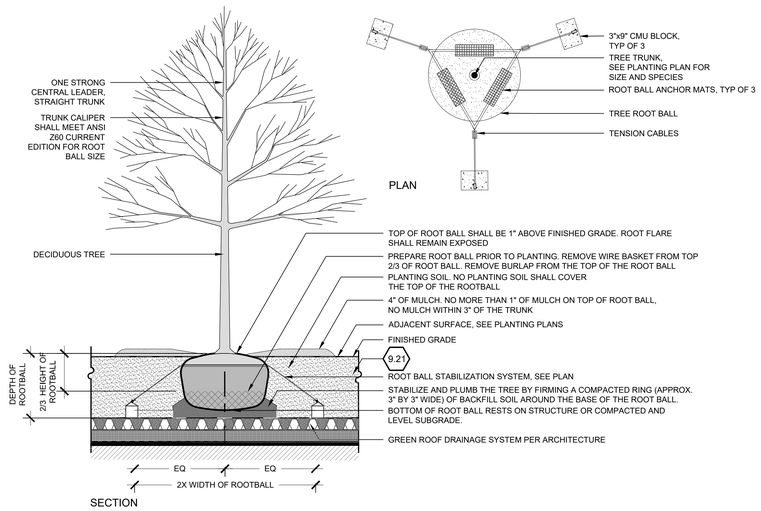


1 DECIDUOUS TREE PLANTING

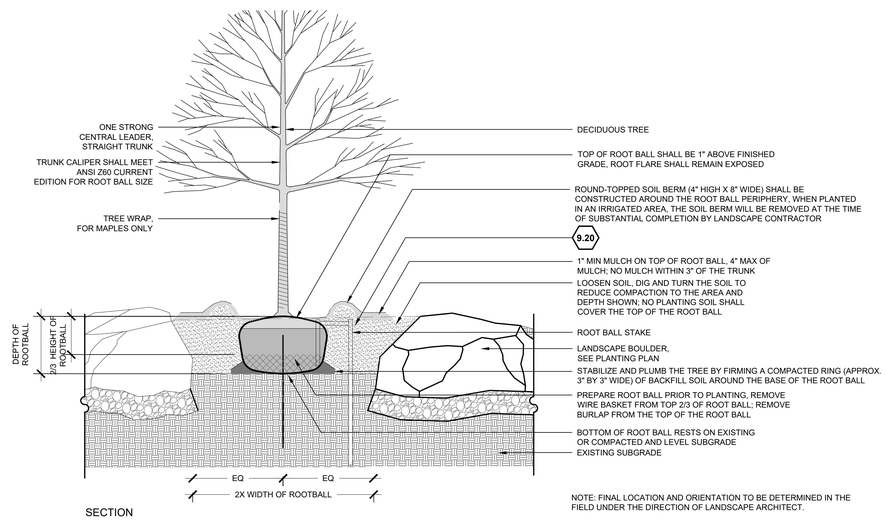
3/4" = 1'-0"





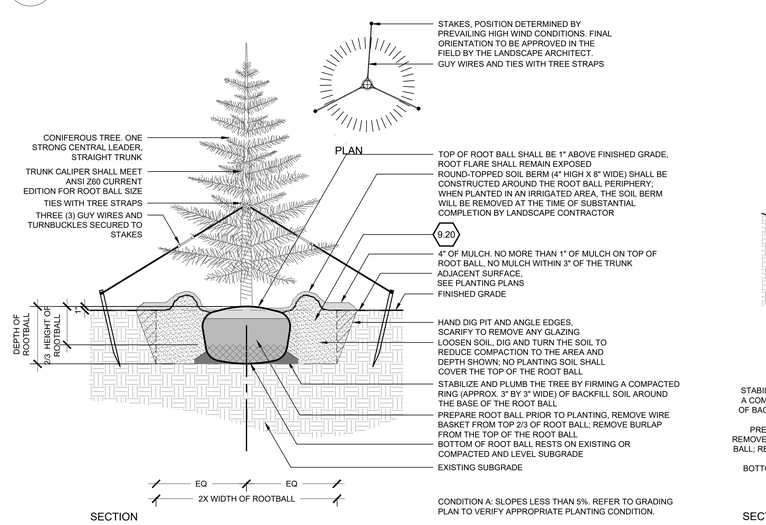
2 DECIDUOUS TREE PLANTING ON STRUCTURE

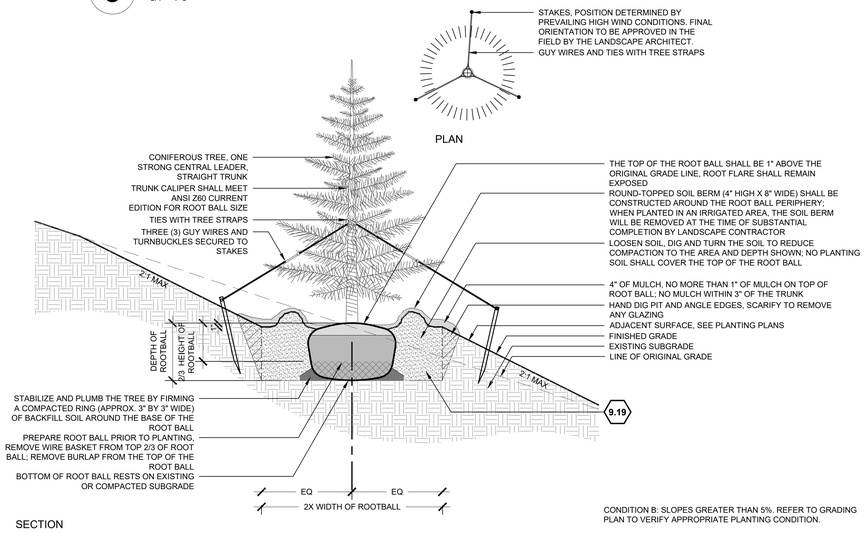
3/4" = 1'-0"



3 DECIDUOUS TREE PLANTING ON BOULDERS

3/4" = 1'-0"





4 CONIFEROUS TREE PLANTING

3/4" = 1'-0"

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STAGECOACH MOUNTAIN RANCH

DISCOVERY LAND COMPANY

STAGECOACH, COLORADO

General Planting Details

PROJECT NUMBER: 7088

Preliminary Application

SHEET NUMBER

L 2-02

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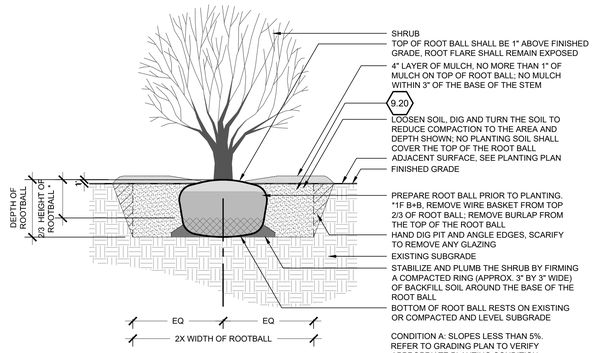
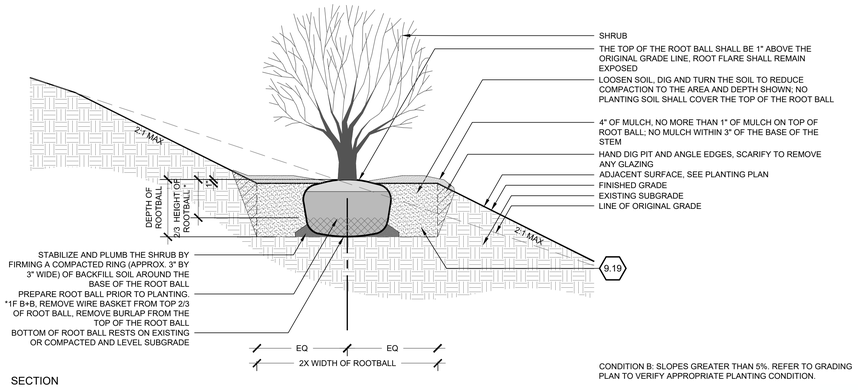
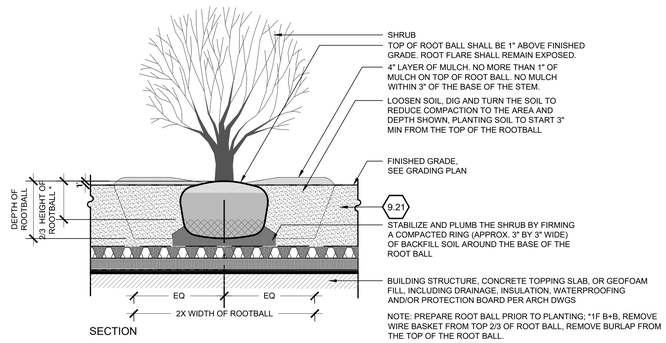
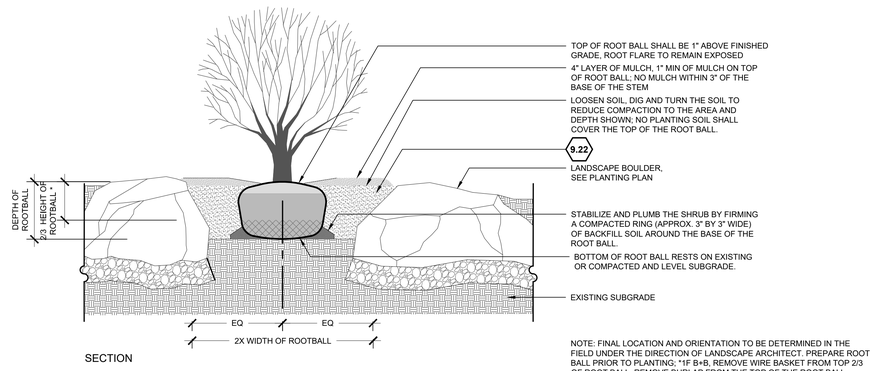




1 SHRUB PLANTING
3/4" = 1'-0"

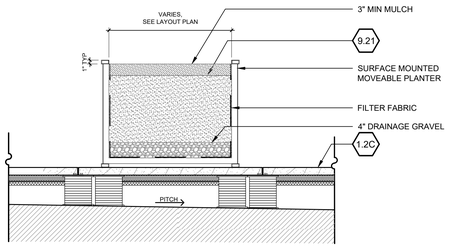


2 SHRUB PLANTING ON STRUCTURE
3/4" = 1'-0"

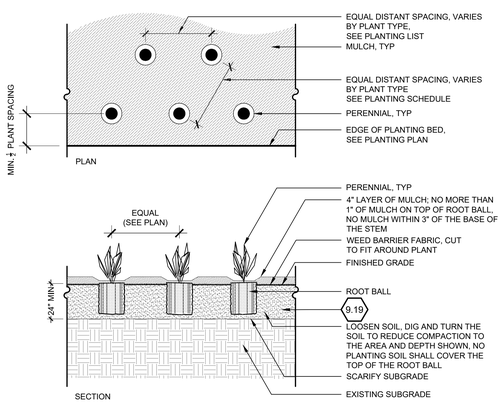


NOTE: FINAL LOCATION AND ORIENTATION TO BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF LANDSCAPE ARCHITECT. PREPARE ROOT BALL PRIOR TO PLANTING; *1F B+B, REMOVE WIRE BASKET FROM TOP 2/3 OF ROOT BALL, REMOVE BURLAP FROM THE TOP OF THE ROOT BALL.

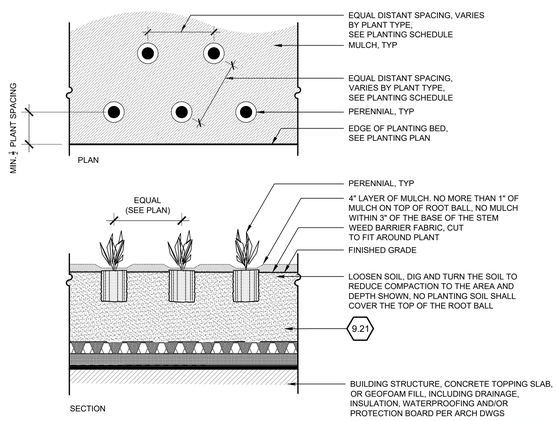
3 SHRUB PLANTING ON BOULDER
3/4" = 1'-0"



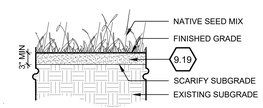
4 SHRUB PLANTING IN PLANTER
3/4" = 1'-0"



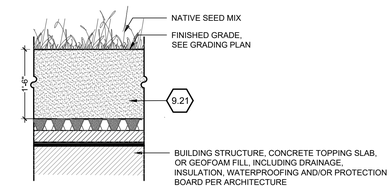
5 PERENNIAL PLANTING
3/4" = 1'-0"



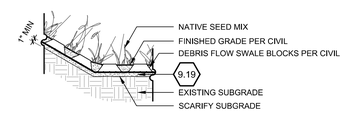
6 PERENNIAL PLANTING ON STRUCTURE
3/4" = 1'-0"



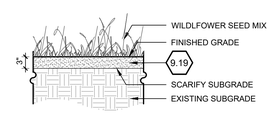
7 NATIVE SEEDING
3/4" = 1'-0"



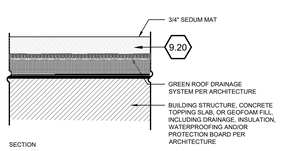
8 NATIVE SEEDING ON STRUCTURE
3/4" = 1'-0"



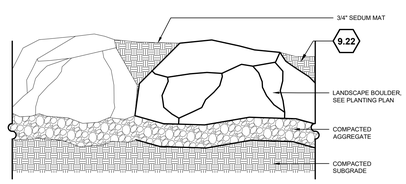
9 NATIVE SEEDING ON DEBRIS FLOW SWALE
3/4" = 1'-0"



10 WILDFLOWER SEEDING
3/4" = 1'-0"

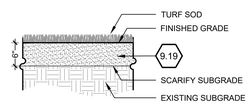


11 SEDUM PLANTING ON GREEN ROOF
3/4" = 1'-0"

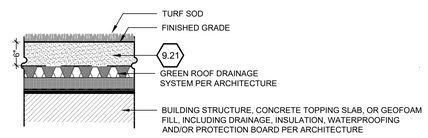


NOTE: FINAL LOCATION AND ORIENTATION TO BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF LANDSCAPE ARCHITECT.

12 SEDUM PLANTING ON BOULDERS
3/4" = 1'-0"



13 SOD PLANTING
3/4" = 1'-0"



14 SOD PLANTING ON STRUCTURE
3/4" = 1'-0"

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STAGECOACH MOUNTAIN RANCH
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