

GONDOLA LANE CENTERLINE					
NUMBER	LENGTH	RADIUS	DELTA	LINE/CHORD BEARING	CHORD LENGTH
L1	11.03'			N 73°21'40" E	
C1	13.84'	95.00'	8.35°	N 69°11'14" E	13.83'
L2	129.99'			N 65°01'24" E	
C2	65.92'	126.17'	29.94°	N 50°33'08" E	65.17'
L3	50.75'			N 33°54'32" E	
C3	71.68'	100.00'	41.07°	N 54°26'38" E	70.16'
L4	82.14'			N 74°59'47" E	
C4	183.49'	58.69'	179.13°	N 15°52'41" W	117.38'
L5	91.15'			S 75°39'00" W	
C5	86.08'	88.00'	56.04°	N 76°19'42" W	82.69'
L6	55.36'			N 48°18'25" W	
C6	72.14'	54.55'	75.77°	N 85°49'42" W	67.00'
L7	37.68'			S 56°39'00" W	
C7	15.71'	10.00'	90.00°	N 78°21'00" W	14.14'

NOTE:
1. REFER TO STRUCTURAL PLANS FOR DETAILS FOR ALL RETAINING WALLS, AND ARCHITECTURAL PLANS FOR ALL FALL PROTECTION RAILING.
2. OWNER AND CONTRACTOR SHALL OBTAIN EASEMENTS OR PERMISSION TO WORK ON ADJACENT PROPERTIES.

LEGEND

APPROX. BOUNDARY OF PHASE 1 IMPROVEMENTS AND LANDSCAPING

PHASING NOTES:
1. HATCHED AREAS SHOWN ARE A GENERAL REPRESENTATION OF THE PHASED AREAS. EXACT EXTENT OF EACH PHASE WILL BE DETERMINED IN THE FIELD DURING THE COURSE OF CONSTRUCTION.
2. ALL DISTURBED AREAS OF THE SITE WILL BE REVEGETATED FOR EACH PHASE.
3. THE CONTRACTOR'S MEANS, METHODS AND SEQUENCING MAY REQUIRE MINOR REVISIONS TO THE PHASING PLAN DURING CONSTRUCTION.

PHASE 1:
1. DEVELOPMENT ACCESS ROAD (GONDOLA LANE) STARTING AT SKI TRAIL LANE AND STOPPING AT A POINT NEAR BUILDING 1 (TO A POINT WHERE THE FIRE DEPARTMENT CAN ACCESS THE END OF THE LANE & TURN AROUND). GONDOLA LANE TO BE SURFACED TO A LEVEL WHICH CAN BE CLEARED OF SNOW AND TRAVELED BY VEHICLES. FINAL PAVING TO BE COMPLETED AS PART OF PHASE 4.
2. SIDEWALK ALONG GONDOLA LANE STARTING AT THE INTERSECTION OF SKI TRAIL LANE TO THE OUTLOT PROPERTY LINE.
3. SIDEWALK AROUND THE DETENTION POND TO THE EAST OF BUILDING 5.
4. LANDSCAPING ALONG ANY SECTION OF GONDOLA LANE WHICH WILL NOT BE DAMAGED BY THE CONSTRUCTION OF PHASES 2-4.
5. WATER MAINS, SANITARY SEWER MAINS, DRY UTILITY MAINS STORM SEWER AND PERMANENT STORMWATER TREATMENT FACILITIES.
6. SITE WALLS 1-6, 11-13 AND 15.
7. REORIENTATION OF SKI INN CONDOMINIUMS PARKING LOT INCLUDING ADJACENT LANDSCAPING.
8. RELOCATION OF THE EXISTING PEDESTAL POSTAL BOXES.
9. BUILDING 7.
10. DRIVEWAY CONNECTION FOR BUILDING 7.
11. UTILITY SERVICE LINES FOR BUILDING 7.
12. LANDSCAPING AROUND BUILDING 7.
13. EXTERIOR CONCRETE STAIR FROM BUILDING 7 SOUTH TO GONDOLA LANE.

ACCESS & UTILITY EASEMENT BK 616 PG 127

REMOVE AND REBUILD EX. TIMBER WALL IN ORDER TO REPLACE EX. STORM SEWER

RELOCATE EX. USPS CLUSTER BOXES AND RECONSTRUCT EXISTING LANDSCAPE WALL DUE TO PROPOSED STORM SEWER

VEGETATION OVER 3' IN HEIGHT TO BE REMOVED WITHIN SIGHT TRIANGLE. TREE TRUNKS LESS THAN 12 IN. IN DIA. MAY REMAIN.

EX. ROW. (TYP.)

EX. GATE VALVE (TYP.)

EX. TELE. PED. (TYP.)

EX. ROW. (TYP.)

EX. ROW. (TYP.)

EX. ROW. (TYP.)

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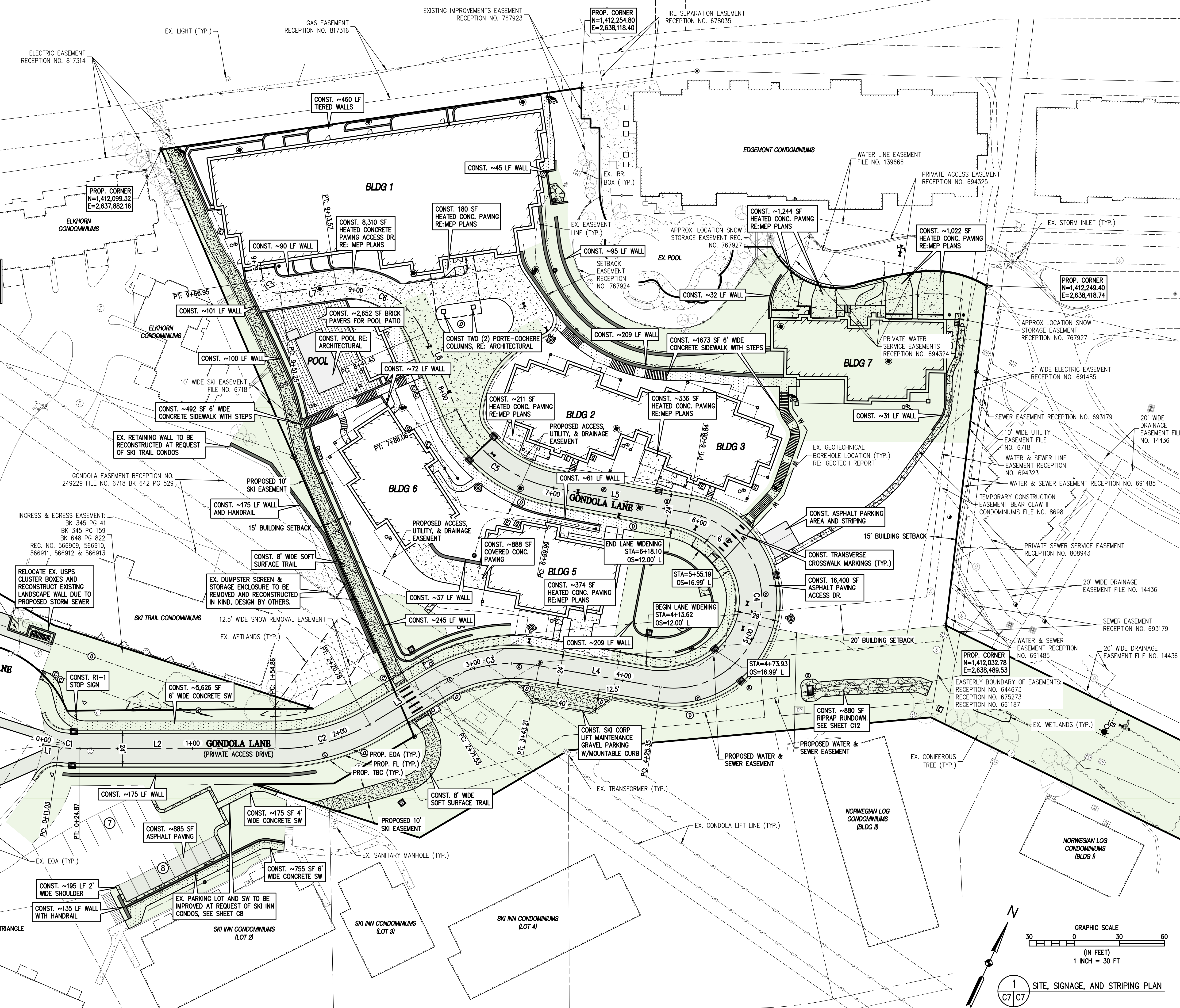
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EX. ROW. (TYP.)



BASELINE

Engineering - Planning - Surveying

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DESIGNED BY

SMB

DATE

2/29/2024

PREPARED BY

SMB

REVISION

INITIAL SUBMITTAL FOR CITY REVIEW

DESCRIPTION

CITY COMMENTS

ROUTT COUNTY

THE ASTRID

2410 SKI TRAIL LANE

SITE, SIGNAGE, AND STRIPING PLAN

FOR AND ON BEHALF OF

BASELINE CORPORATION

PROFESSIONAL ENGINEER

34962

5-15-24

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BASELINE CORPORATION

PROFESSIONAL ENGINEER

34962

5-15-24

INITIAL SUBMITTAL

2/29/2024

DRAWING SIZE

24" X 36"

SURVEY FIRM

LANDMARK, INC.

SURVEY DATE

06/03/22

JOB NO.

C020235

DRAWING NAME

SITE, SIGNAGE, AND STRIPING PLAN

SHEET

7 OF 64

GRAPHIC SCALE

30 0 30 60

(IN FEET)

1 INCH = 30 FT

1

C7/C7

SITE, SIGNAGE, AND STRIPING PLAN