

CONSTRUCTION PLANS

THE GARDENS AT WHITE MOUNTAIN

ROCK SPRINGS, WYOMING

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GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH:

- a) WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, LATEST EDITION.
- b) RULES, REGULATIONS, AND STANDARDS FOR SYSTEM OPERATIONS FOR THE CITY OF ROCK SPRINGS, STATE OF WYOMING, GREEN RIVER/ROCK SPRINGS JOINT POWERS WATER BOARD.
- c) ANY CONFLICTING LANGUAGE IN THE APPLICATION OF THE ABOVE REQUIREMENTS SHALL BE RESOLVED BY APPLYING THE MOST STRINGENT REQUIREMENT.

2. PIPES IN AREAS WHERE 18" OF VERTICAL OR 10' OF HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES CANNOT BE MAINTAINED MUST BE ENCASED WITH FLOWABLE FILL.

3. ALL BACK FLOW PREVENTION DEVICES MUST HAVE A CERTIFICATION BY AN APPROVED THIRD PARTY CERTIFICATION AGENCY. APPROVED CERTIFICATION AGENCIES ARE:

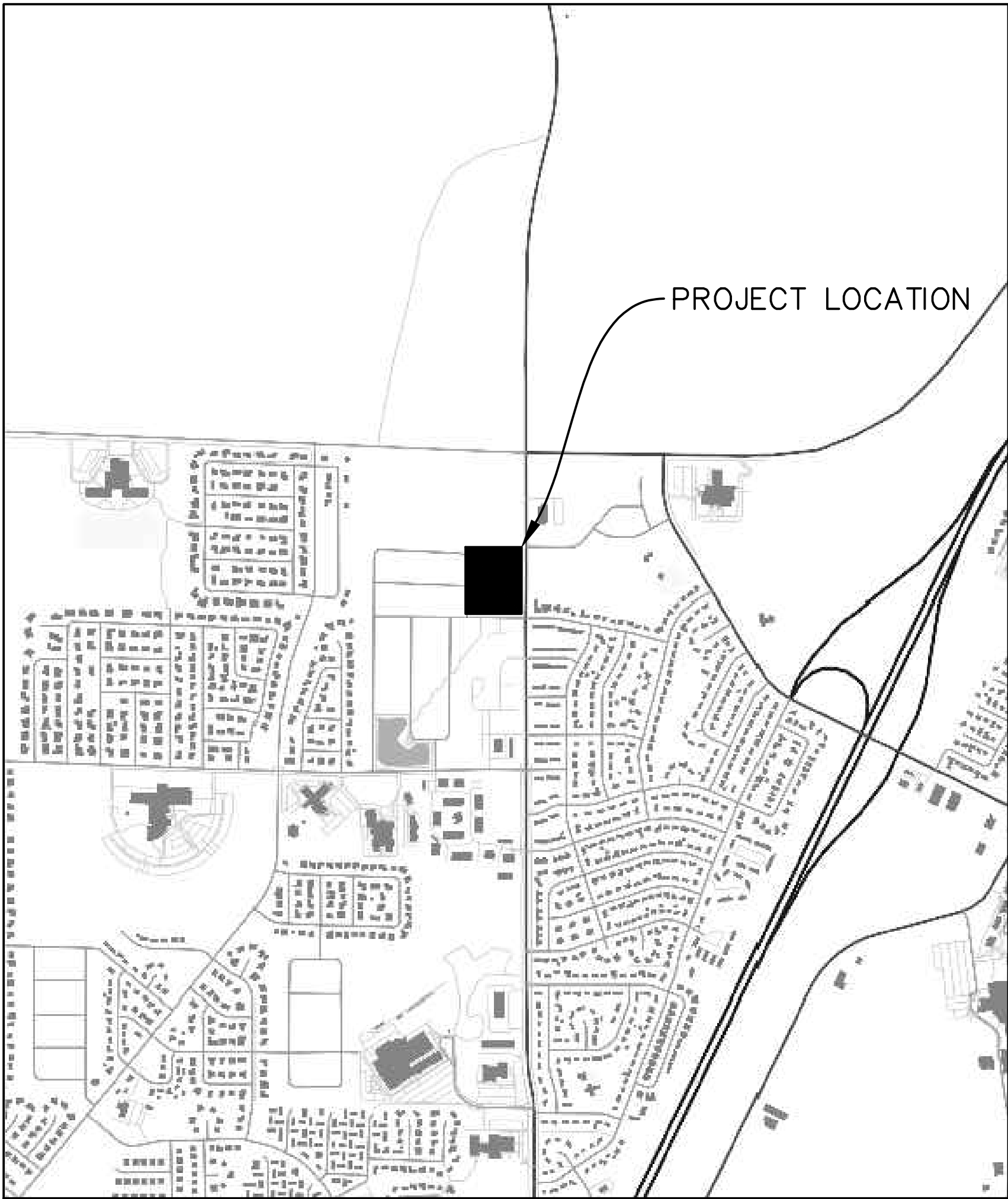
- (I) AMERICAN SOCIETY OF SANITARY ENGINEERS (ASSE).
- (II) INTERNATIONAL ASSOCIATION OF PLUMBING / MECHANICAL OFFICIALS (IAPMO), AND
- (III) FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTH CALIFORNIA (USC_FCCCHR).

4. GENERAL LOCATIONS OF UTILITIES SHOWN ON THE DRAWINGS ARE TO BE USED FOR GENERAL INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN CONSTRUCTION MIGHT INTERFERE WITH NORMAL OPERATION OF ANY UTILITIES. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY FOR MAINTAINING SERVICE OF EXISTING UTILITIES AND FOR RESTORING ANY UTILITIES DAMAGED DUE TO THE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING AN NPDES PERMIT FROM THE WDEQ.

6. ALL STORM DRAINAGE PIPE ON THE PROJECT IS IDENTIFIED TO BE CORRUGATED HDPE PIPE AASHTO M294 TYPE S.

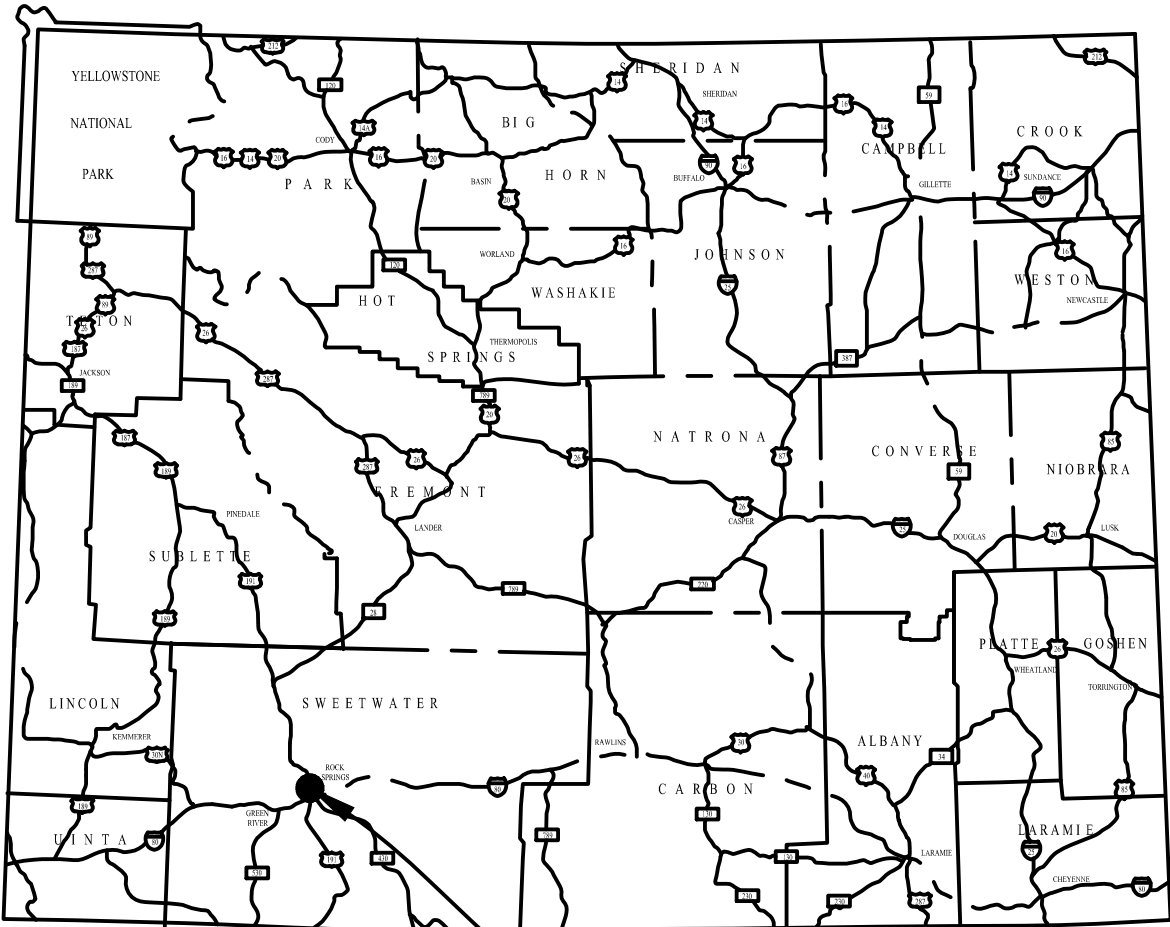
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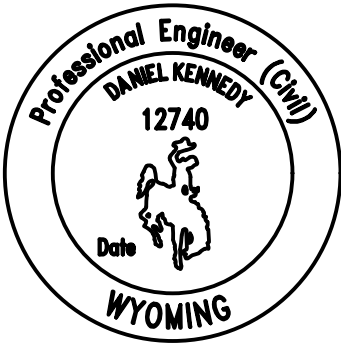
VICINITY MAP
NTS
LOCATED IN
SECTION 28, T19N, R105W
NE1/4, LOT 18



Know what's below.
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PROJECT LOCATION

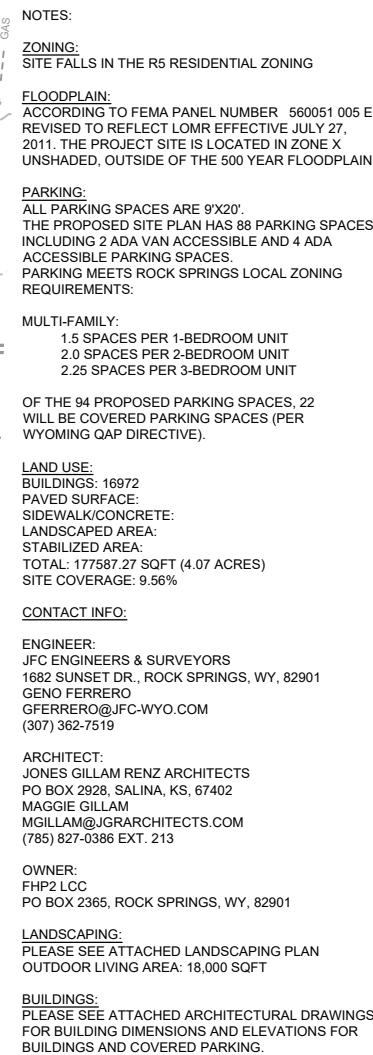


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SURVEYORS

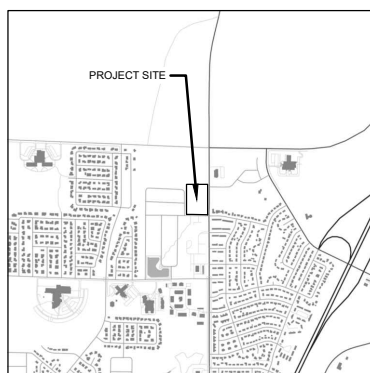
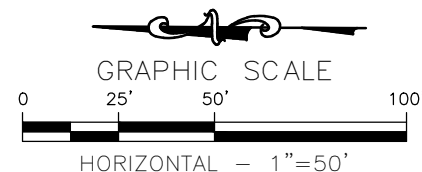
PO BOX 2026
ROCK SPRINGS, WY 82902
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<http://www.jfc-wyo.com>

PROJECT NO. 11704-26E
JUNE 2026



SITE PLAN

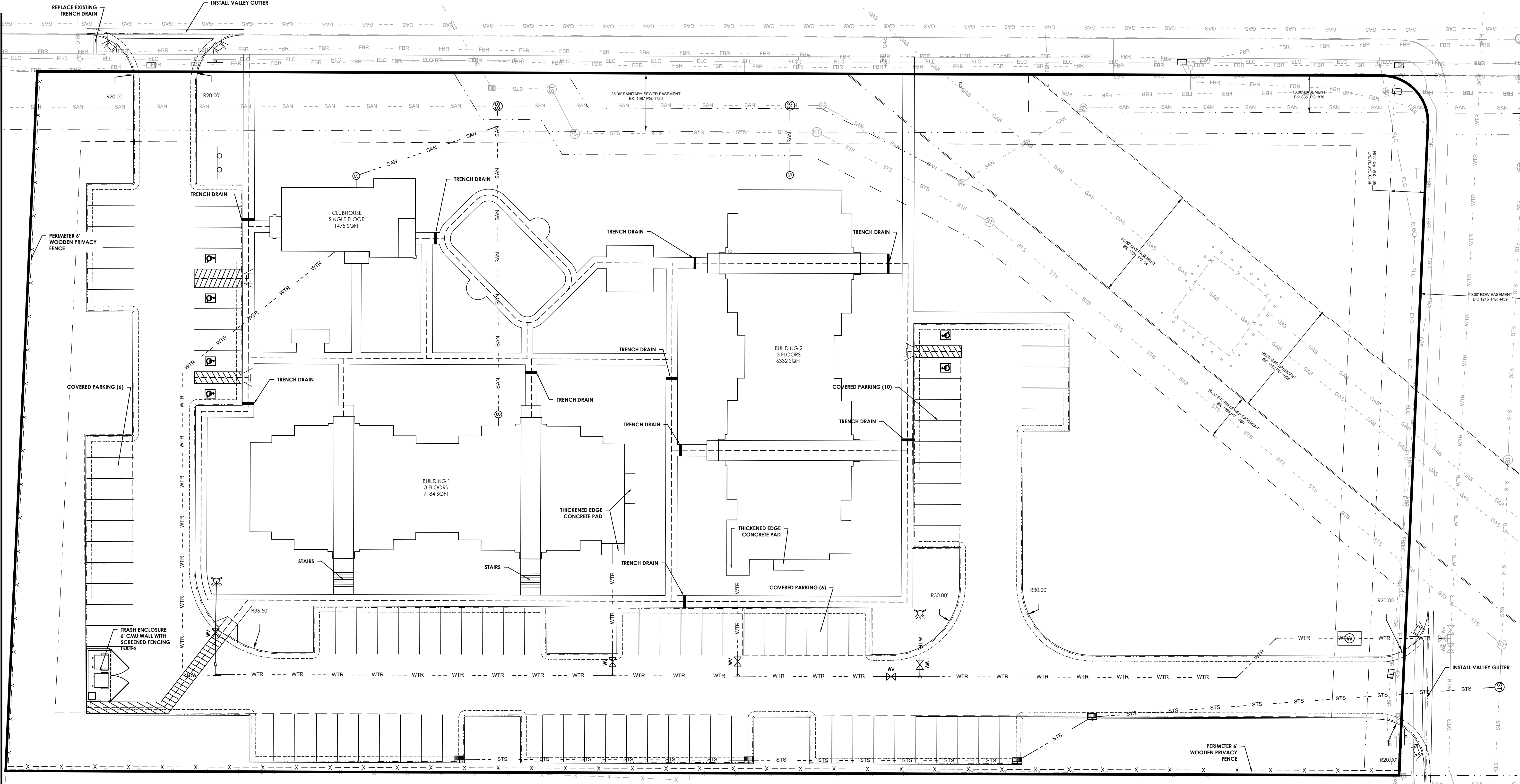
T19N R105W SEC 28 NE4 LOT 18 PT



SITE LOCATION MAP

	PROPOSED WATER RIGHT		EXISTING BURIED FIBER LINE
	PROPOSED WATER LINE		EXISTING FIBER UTILITY BOX
	PROPOSED FIRE HYDRANT		EXISTING GAS LINE
	PROPOSED WATER VALVE		EXISTING OVERHEAD ELECTRIC
	PROPOSED SANITARY SEWER		EXISTING BURIED ELECTRIC
	PROPOSED STORM SEWER		EXISTING ELECTRIC UTILITY BOX
	PROPOSED STORM SEWER MANHOLE		EXISTING POWER POLE
	PROPOSED STORM SEWER MANHOLE		EXISTING POWER POLE ANCHOR
	PROPOSED FLARED END		EXISTING FENCE
	PROPOSED CATCH BASIN		EXISTING BOLLARD
	PROPOSED CATCH BASIN		EXISTING TRAFFIC SIGN
	PROPOSED EDGE OF ASPHALT PAVEMENT		EXISTING WATER LINE
	PROPOSED TOP BACK CURB		EXISTING WATER VALVE
	PROPOSED FLOW LINE CURB		EXISTING SANITARY SEWER
	PROPOSED SIDEWALK		EXISTING SANITARY MANHOLE
	PROPOSED STRIPING		EXISTING STORM SEWER
	PROPOSED COVERED PARKING		EXISTING STORM SEWER MANHOLE
	PROPOSED BUILDING		EXISTING CATCH BASIN
	PROPOSED FENCE		EXISTING EDGE OF PAVEMENT
	PROPOSED ADA RAMP		EXISTING TOP BACK CURB
	PROPOSED ADA PARKING		EXISTING FLOW LINE CURB
	PROPOSED SANITARY SEWER CLEANOUT		EXISTING SIDEWALK
	PROPOSED DRAINAGE DIRECTION		EXISTING MINOR CONTOURS
	PROPOSED SIGN		EXISTING MAJOR CONTOURS
	PROPOSED TRENCH DRAIN		PROPERTY BOUNDARY
	PROPOSED STOP SIGN		SURVEY MONUMENTS
			PROPERTY SETBACKS
			EASEMENT BOUNDARY

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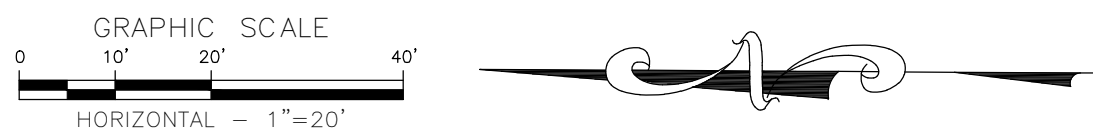
CONSTRUCTION PLAN

- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN CURB HOOD
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP BACK CURB
- PROPOSED FLOW LINE CURB
- PROPOSED SIDEWALK
- PROPOSED STRIPING
- PROPOSED COVERED PARKING
- PROPOSED BUILDING
- PROPOSED FENCE

LEGEND

- PROPOSED ADA RAMP
- PROPOSED ADA PARKING
- PROPOSED SIGN
- EASEMENT BOUNDARY
- SURVEY MONUMENTS
- PROPOSED SANITARY CLEANOUT
- EXISTING BURIED FIBER LINE
- EXISTING FIBER UTILITY BOX
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING BURIED ELECTRIC
- EXISTING ELECTRIC UTILITY BOX
- EXISTING POWER POLE
- EXISTING POWER POLE ANCHOR
- EXISTING TRAFFIC SIGN
- EXISTING EDGE OF PAVEMENT
- EXISTING BOLLARD
- EXISTING FENCE

- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING TOP BACK CURB
- EXISTING FLOW LINE CURB
- EXISTING SIDEWALK
- PROPERTY BOUNDARY
- PROPERTY SETBACKS
- PROPOSED STOP SIGN



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PROJECT TITLE:
JONES GILLAM RENZ ARCHITECTS
CONSTRUCTION DRAWING PACKAGE
THE GARDENS AT WHITE MOUNTAIN
ROCK SPRINGS, WY, 82901

DRAWING TITLE:
CONSTRUCTION
PLAN

DRAWN BY:
KTP

CHECKED BY:
DRK

SCALE:
AS NOTED

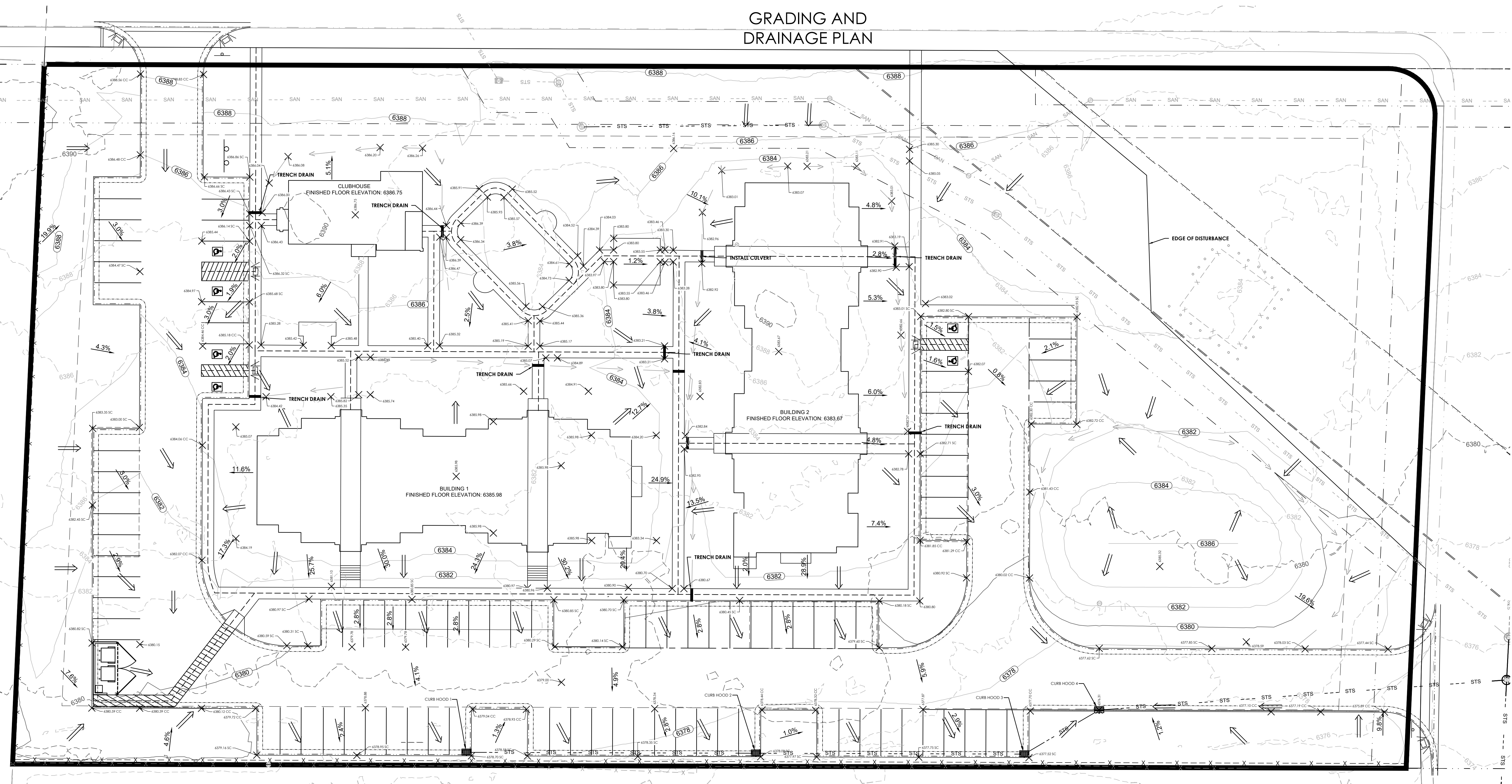
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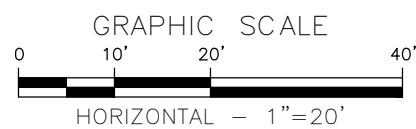
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GRADING AND DRAINAGE PLAN



LEGEND

	PROPOSED MAJOR 10' SURFACE CONTOUR		PROPOSED ADA RAMP		EXISTING 2' MINOR SURFACE CONTOUR
	PROPOSED MINOR 2' SURFACE CONTOUR		PROPOSED ADA PARKING		EXISTING 2' MAJOR SURFACE CONTOUR
	PROPOSED STORM SEWER		PROPOSED SIGN		EXISTING STORM SEWER
	PROPOSED STORM SEWER MANHOLE		PROPOSED STOP SIGN		EXISTING STORM SEWER MANHOLE
	PROPOSED CATCH BASIN WITH CURB HOOD		EASEMENT BOUNDARY		EXISTING CATCH BASIN
	PROPOSED CATCH BASIN		SURVEY MONUMENTS		EXISTING TOP BACK CURB
	PROPOSED EDGE OF PAVEMENT		PROPOSED DRAINAGE SWALE		EXISTING FLOW LINE CURB
	PROPOSED TOP BACK CURB		PROPOSED SLOPE		EXISTING SIDEWALK
	PROPOSED FLOW LINE CURB		PROPOSED SPOT ELEVATION		PROPERTY BOUNDARY
	PROPOSED SIDEWALK		PROPOSED TOP BACK CATCH CURB ELEVATION		PROPERTY SETBACKS
	PROPOSED STRIPING		PROPOSED TOP BACK SPILL CURB ELEVATION		EDGE OF DISTURBANCE
	PROPOSED COVERED PARKING		DRAINAGE ARROW		
	PROPOSED BUILDING		EXISTING EDGE OF PAVEMENT		
	PROPOSED FENCE		EXISTING BOLLARD		
			EXISTING FENCE		



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ROCK SPRINGS, WY, 82901

DRAWING TITLE:
GRADING AND
DRAINAGE PLAN

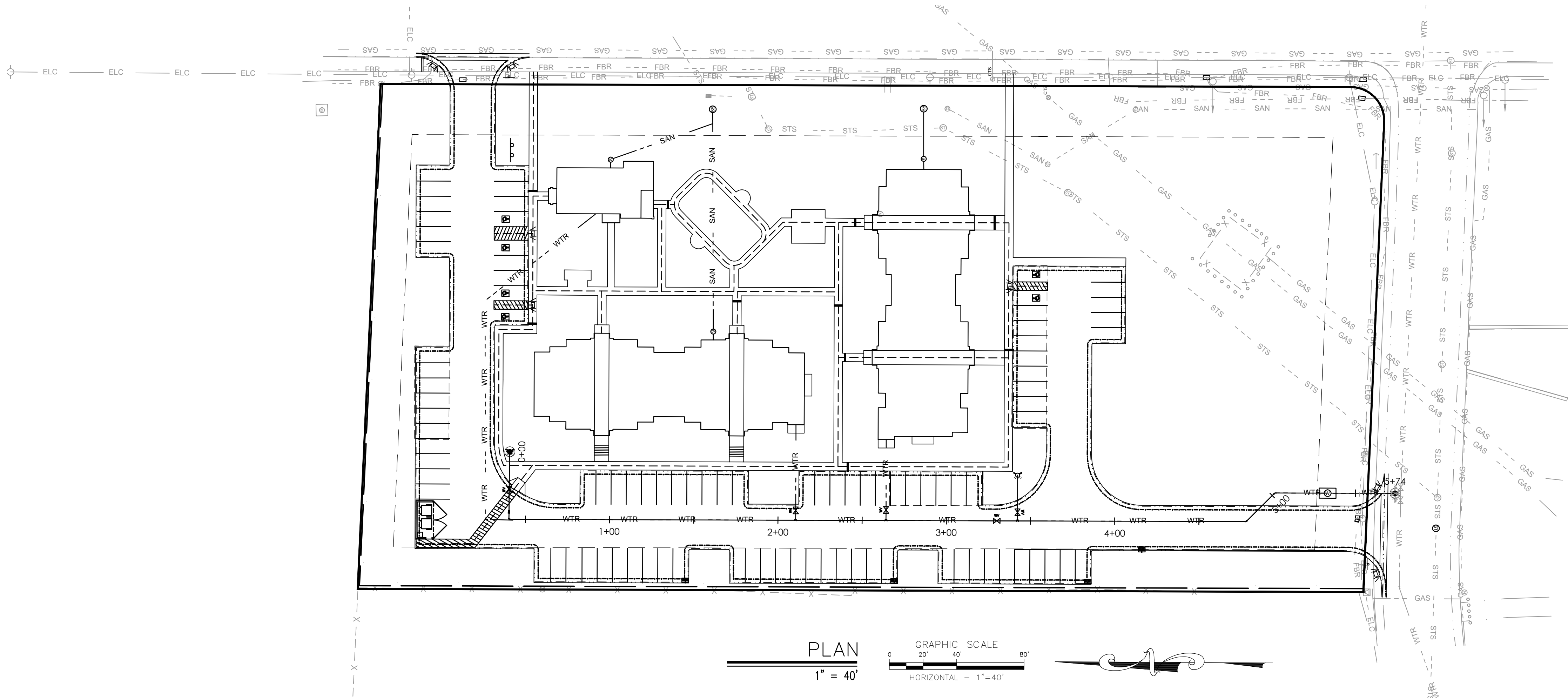
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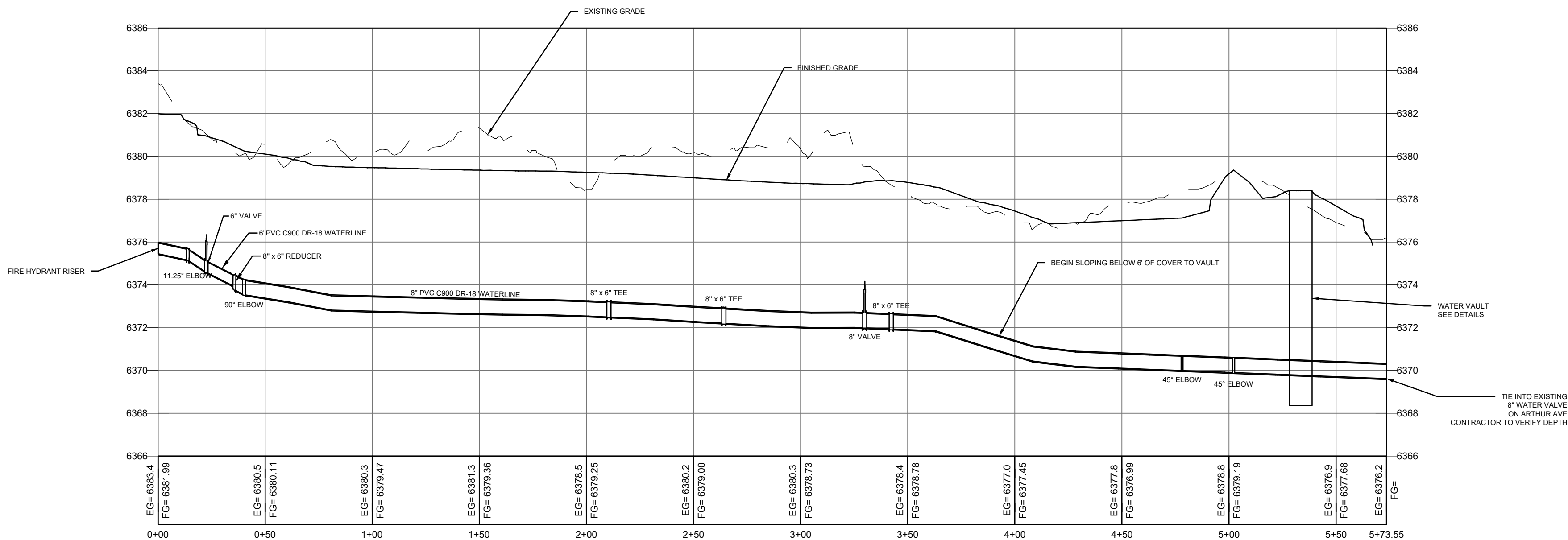
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WATER SERVICE MAIN PLAN AND PROFILE



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PROFILE
HORZ. 1" = 40'
VERT. 1" = 4'

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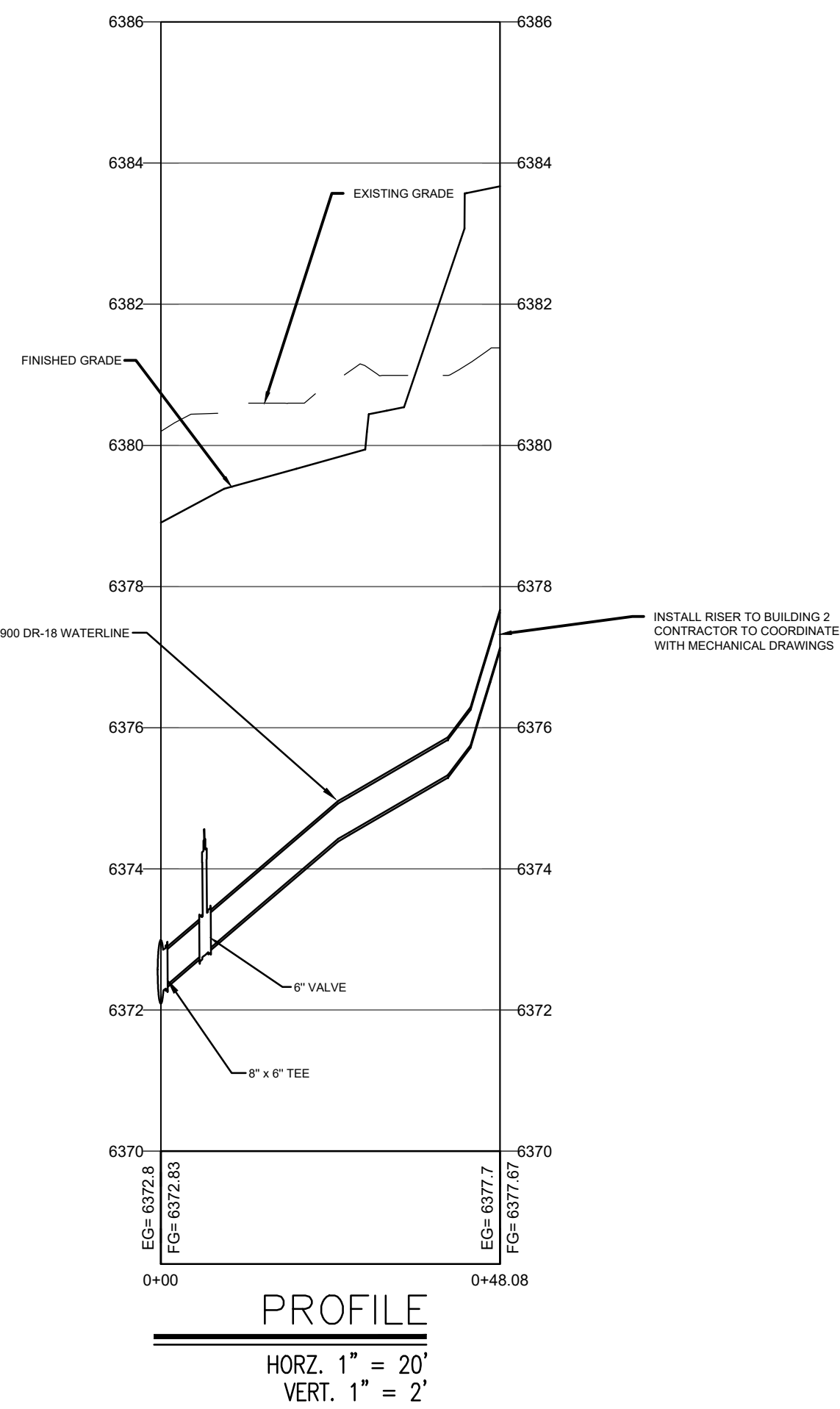
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CONSTRUCTION DRAWING PACKAGE
THE GARDENS AT WHITE MOUNTAIN
ROCK SPRINGS, WY, 82901

DRAWING TITLE:
WATER
SERVICE
MAIN PLAN
AND PROFILE

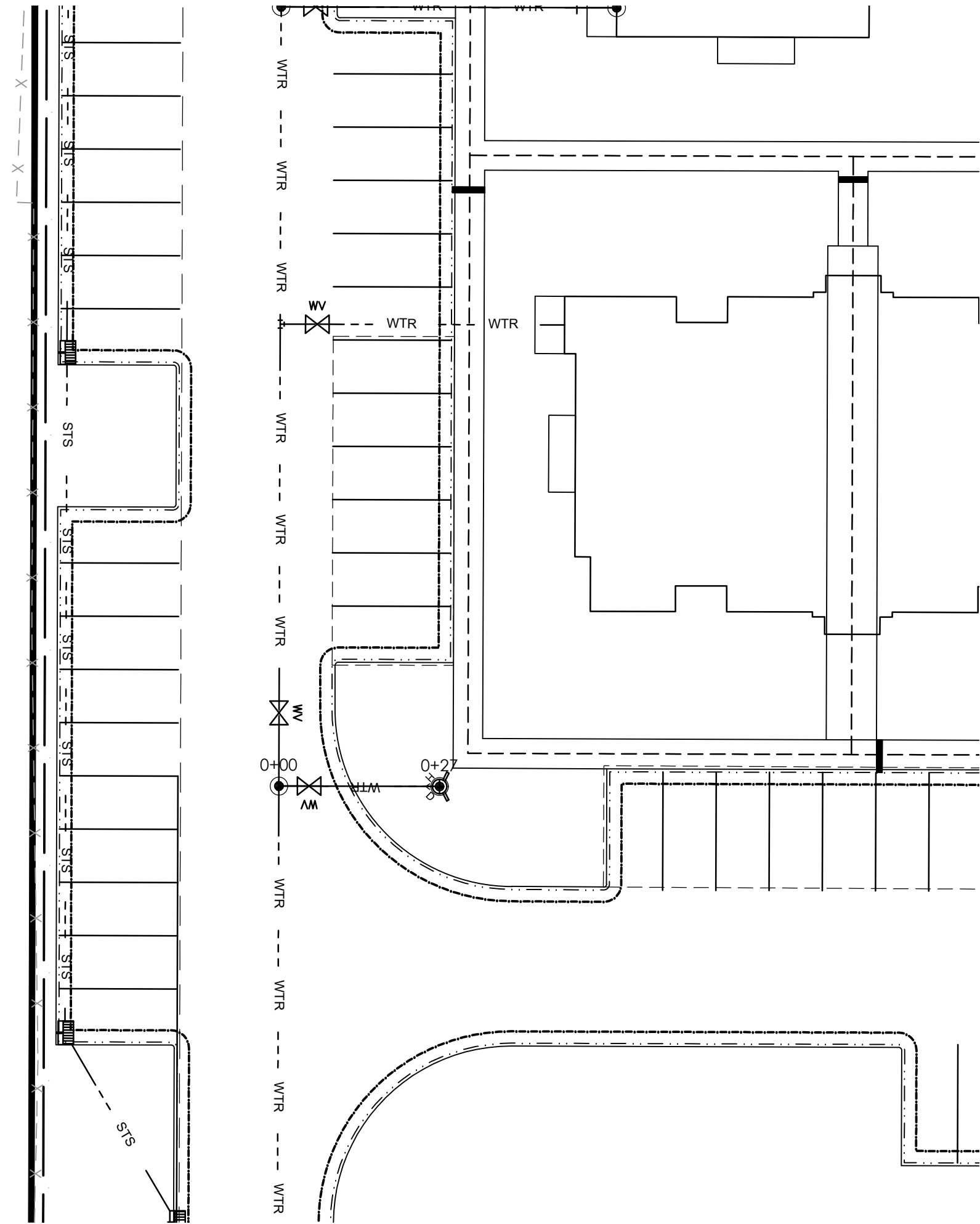
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SHEET NO:

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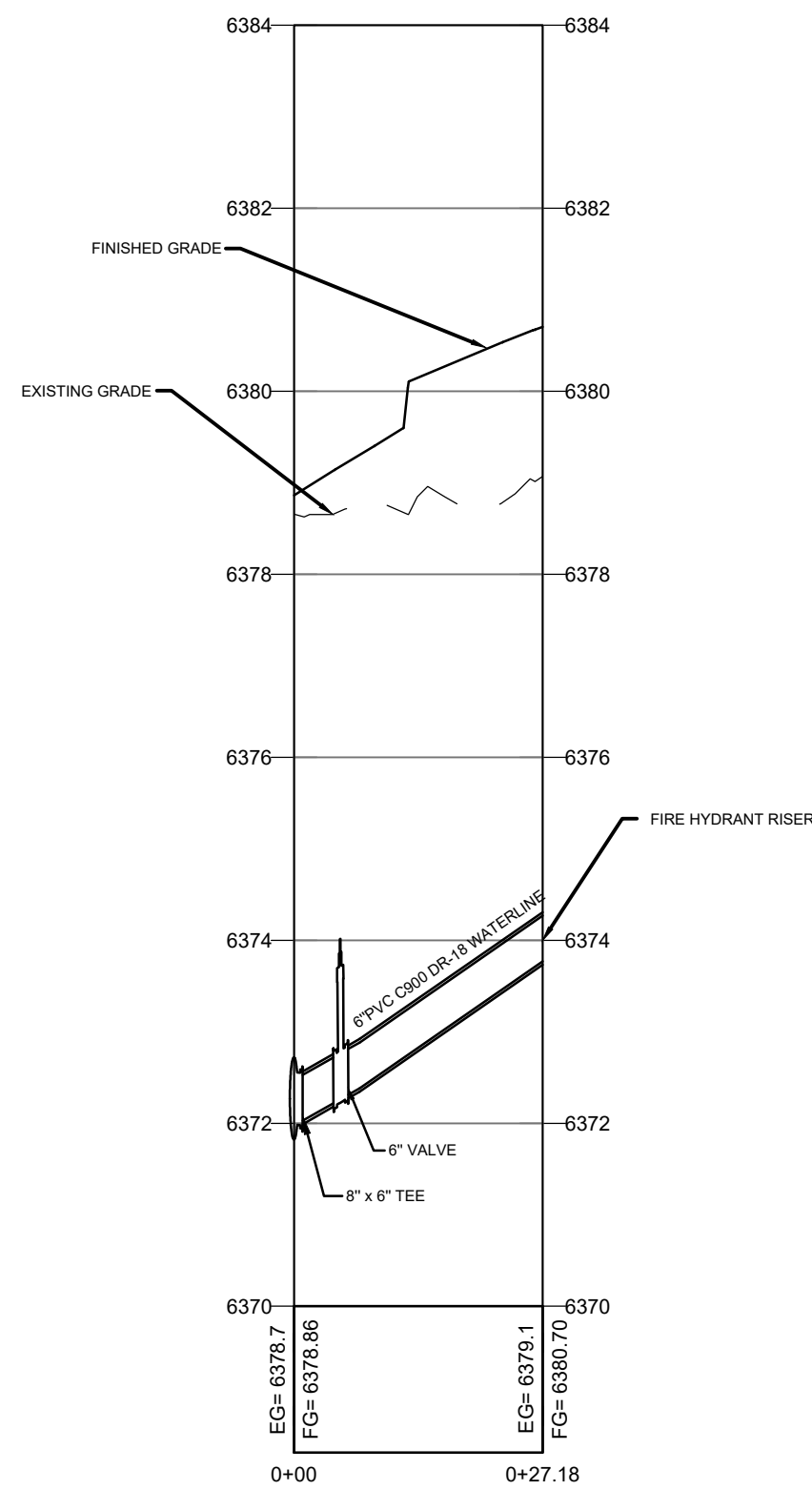
This plan view illustrates the sanitary sewerage system layout. It shows a main sewer line running horizontally across the middle of the site, with several vertical branches connecting to individual buildings. The buildings are represented by simple rectangular outlines. The sewer lines are shown as solid lines with arrows indicating the direction of flow. A manhole is located at the intersection of the main line and a vertical branch on the left. The plan also shows the connection to the municipal sewer system at the bottom right, indicated by a dashed line and a manhole symbol. A north arrow is located in the upper right corner, pointing towards the top of the page. A scale bar at the bottom indicates a distance of 100 feet.



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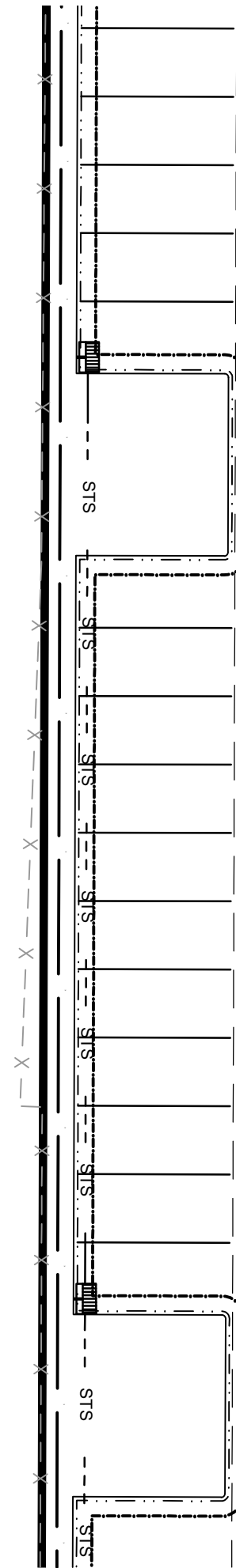
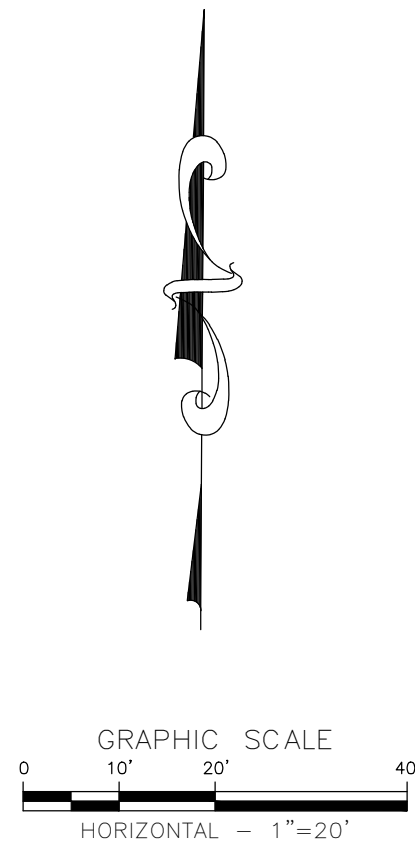


HYDRANT 1 PLAN
1" = 20'

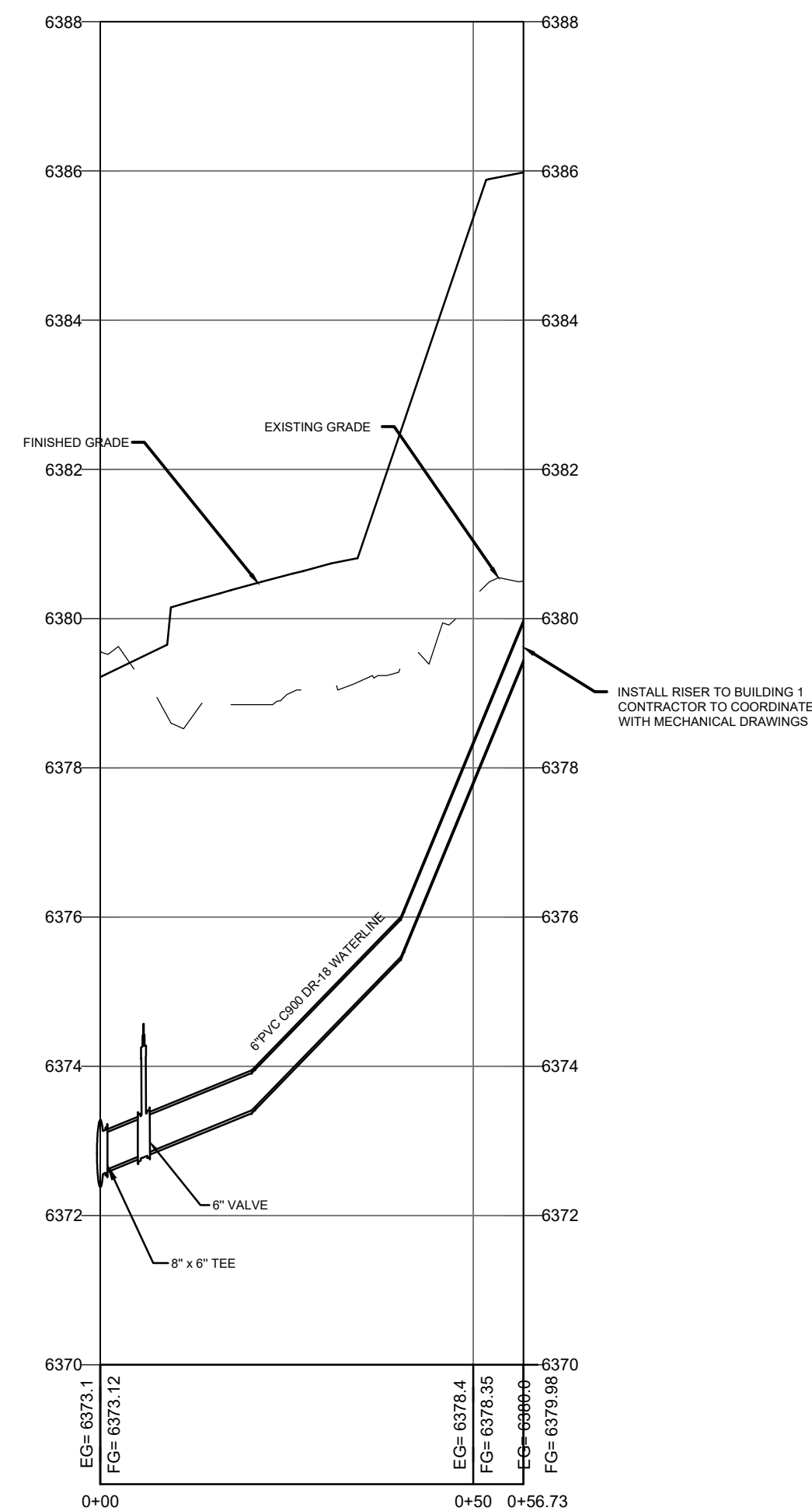


HYDRANT 1 PROFILE
HORZ. 1" = 20'
VERT. 1" = 2'

BUILDING 1 AND HYDRANT 1 SERVICE
PLAN AND PROFILE



BUILDING 1 SERVICE PLAN
1" = 20'



BUILDING 1 SERVICE PROFILE
HORZ. 1" = 20'
VERT. 1" = 2'

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THE GARDENS AT WHITE MOUNTAIN
ROCK SPRINGS, WY, 82901

DRAWING TITLE:
BUILDING 1
AND
HYDRANT 1
SERVICE
PLAN AND
PROFILE

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CHECKED BY:
DRK

SCALE:
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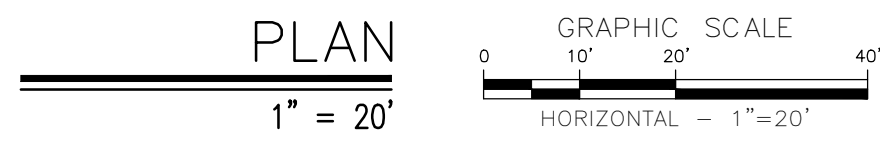
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BUILDING 1 SANITARY SEWER MAIN PLAN AND PROFILE



PROJECT TITLE:
JAMES GILLAM RENZ ARCHITECTS
CONSTRUCTION DRAWINGS
THE GARDENS AT WHITE
CLACK SPRINGS, WY, 82901

SANITARY SEWER MAIN PLAN AND PROFILE

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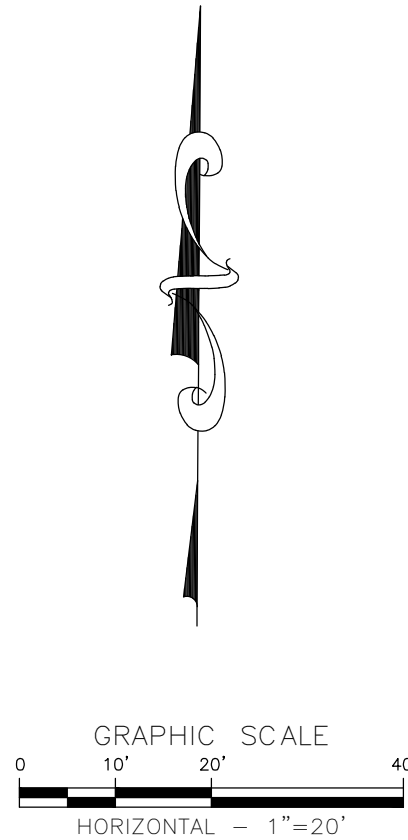
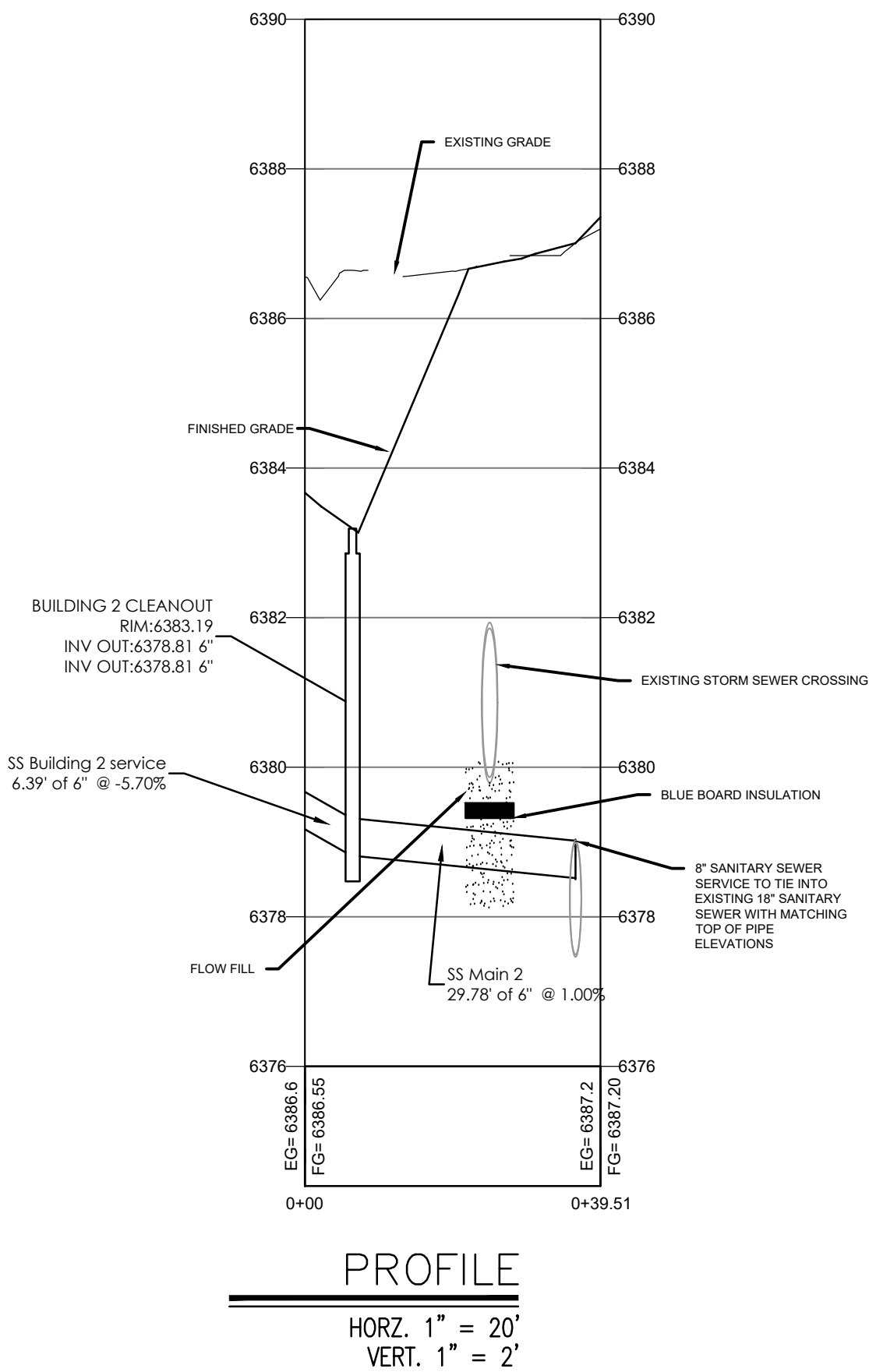
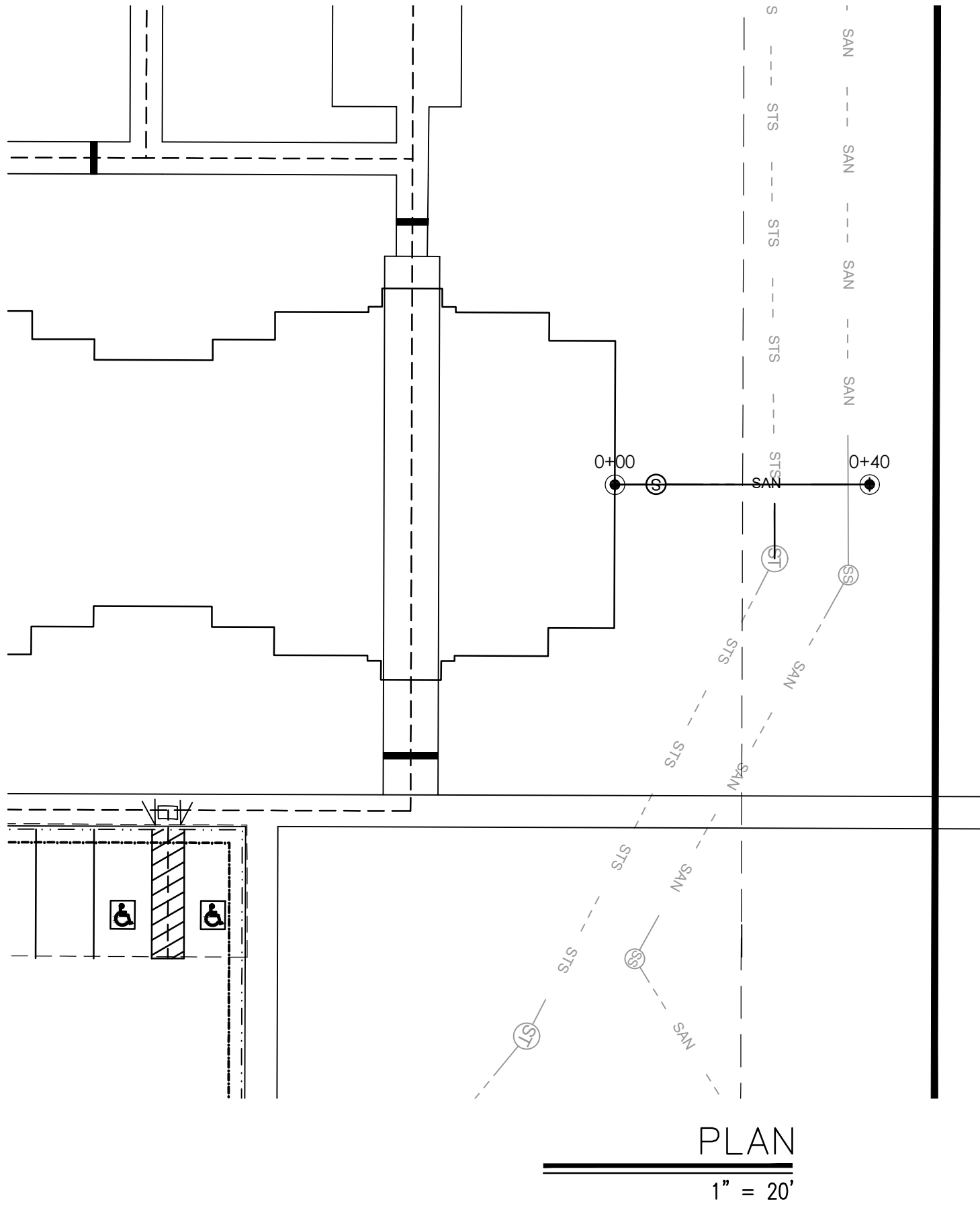
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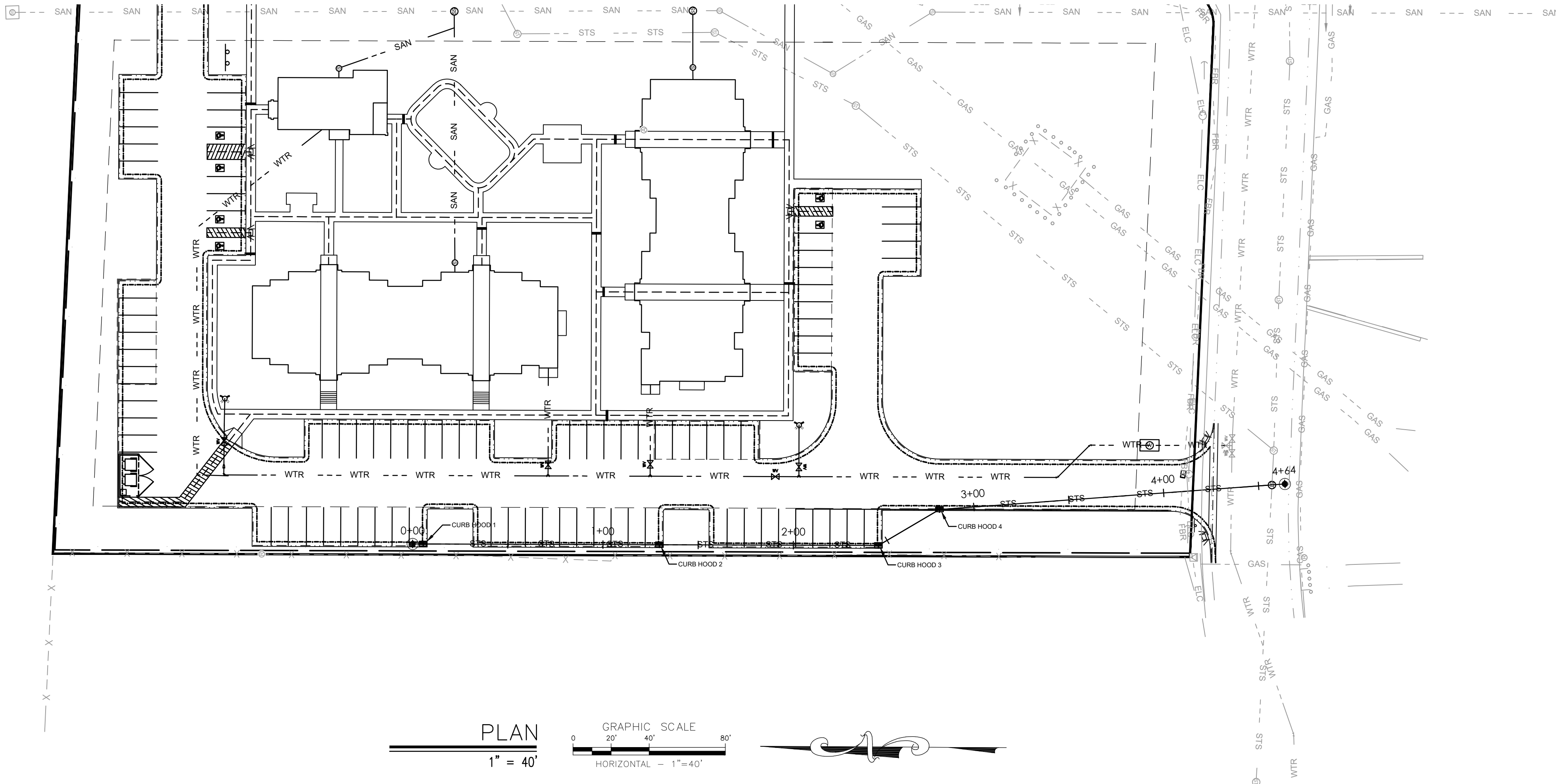
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BUILDING 2 SANTIARY SEWER
MAIN PLAN AND PROFILE

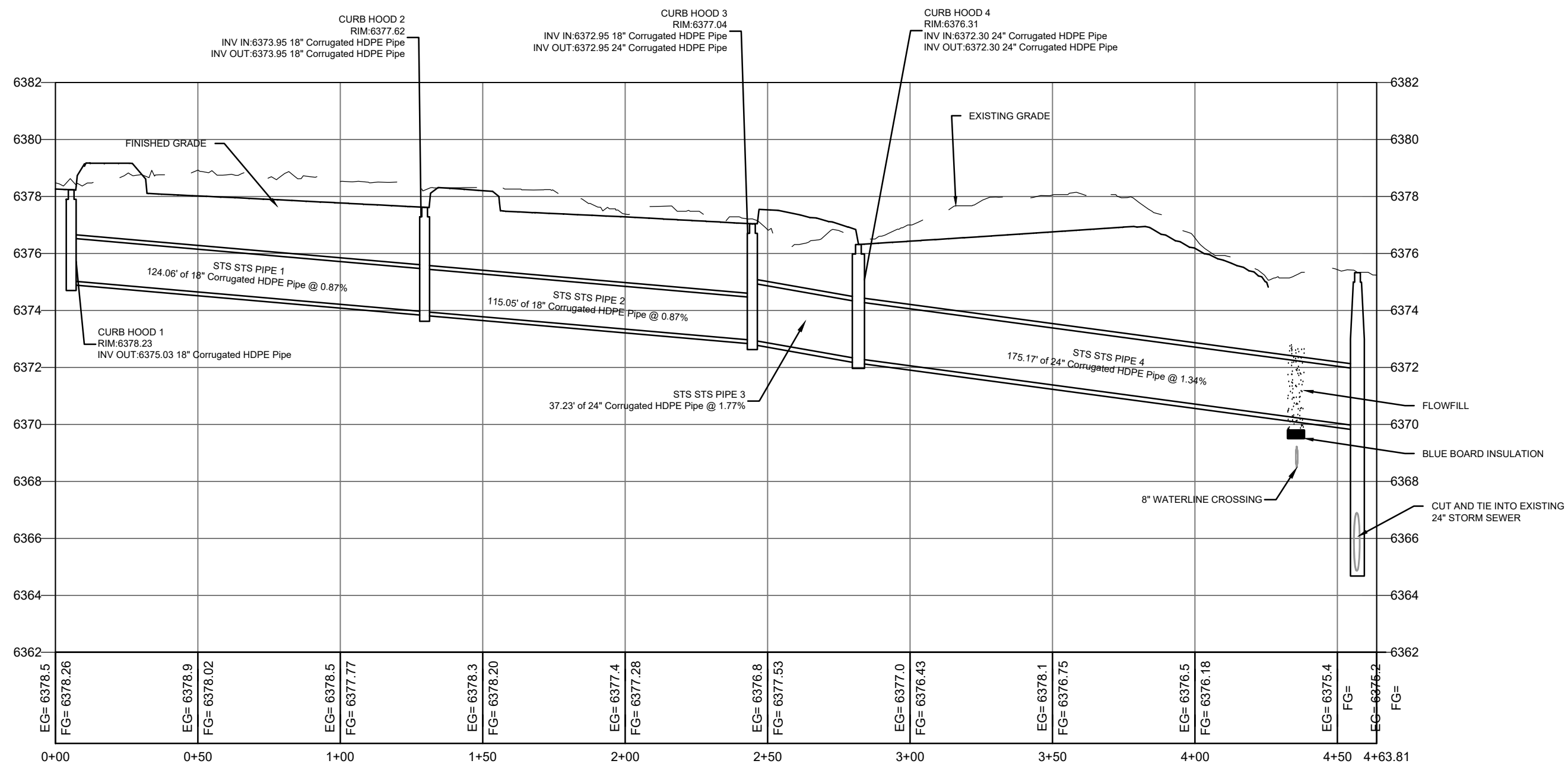


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STORM SEWER INLET PLAN AND PROFILE



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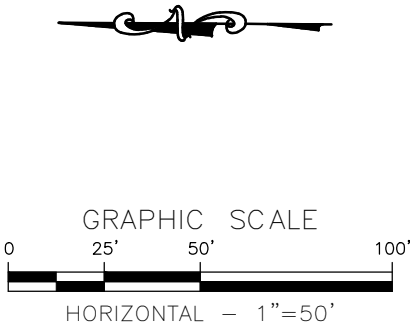
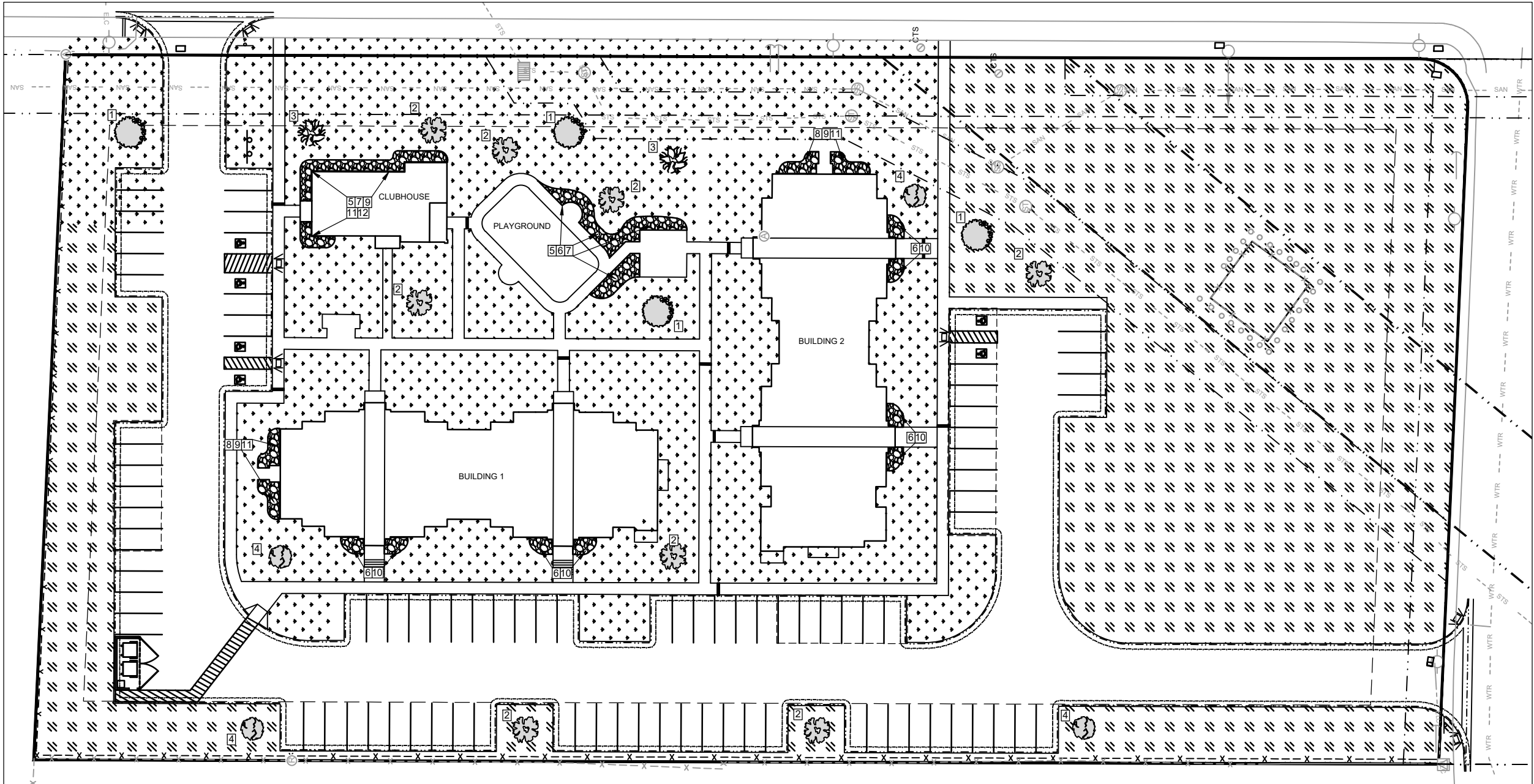
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THE GARDENS AT WHITE MOUNTAIN
ROCK SPRINGS, WY, 82901

DRAWING TITLE:
STORM
SEWER INLET
PLAN AND
PROFILE

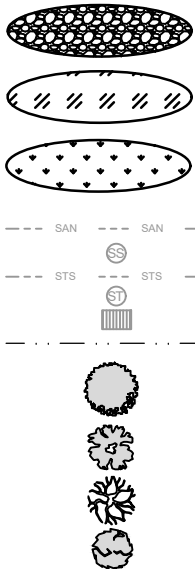
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DATE:
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PROJECT NO:
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SHEET NO:

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LEGEND

- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP BACK CURB
- PROPOSED FLOW LINE CURB
- PROPOSED SIDEWALK
- PROPOSED STRIPING
- PROPOSED COVERED PARKING
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED ADA RAMP
- PROPOSED ADA PARKING
- PROPOSED DUMPSTER
- PROPOSED SIGN
- EXISTING ELECTRIC UTILITY BOX
- EXISTING POWER POLE
- EXISTING POWER POLE ANCHOR
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING BOLLARD
- EXISTING TRAFFIC SIGN
- PROPERTY BOUNDARY
- SURVEY MONUMENTS
- PROPERTY SETBACKS



- PROPOSED ROCK BED WITH SHRUBS LANDSCAPING
- PROPOSED NATIVE LANDSCAPING
- PROPOSED GRASS LANDSCAPING
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE
- EXISTING CATCH BASIN
- EASEMENT BOUNDARY
- PROPOSED SHADEMASTER LOCUST
- PROPOSED CANADA RED CHOKECHERRY
- PROPOSED LONDON PLANETREE
- PROPOSED AUTUMN BRILLIANCE SERVICEBERRY

NOTE:

- * ALL DISTURBED AREA WITHIN THE NATIVE LANDSCAPING REGION ARE TO BE RESEED WITH NATIVE SEED MIX. SEE ATTACHED NATIVE SEED MIX
- * ALL GRASS LANDSCAPING REGIONS TO HAVE KENTUCKY BLUEGRASS SOD PLACED.
- * INSTALL MOW CURB AT BOUNDARY BETWEEN ROCK BED LANDSCAPING AND GRASS LANDSCAPING AREAS
- * ALL GRASS (SOD) LANDSCAPED AREAS ARE TO BE IRRIGATED. IRRIGATION SYSTEM TO BE DESIGNED BY THE INSTALLER.

PLANTING LEGEND:

- 1) SHADEMASTER LOCUST (4 TOTAL)
- 2) CANADA RED CHOKECHERRY (8 TOTAL)
- 3) LONDON PLANETREE (2 TOTAL)
- 4) AUTUMN BRILLIANCE SERVICEBERRY (4 TOTAL)
- 5) ROSE OF SHARON (14 TOTAL)
- 6) GRO-LOW SUMAC
- 7) LITTLE BLUESTEM GRASS
- 8) COYOTE WILLOW (4 TOTAL)
- 9) HUGHES OF JUNIPER
- 10) GOLDFLAME SPIREA (16 TOTAL)
- 11) BLUE ARCTIC WILLOW (8 TOTAL)
- 12) RUSSIAN SAGE

NATIVE SEED MIXTURE

COMMON NAME	POUNDS/ACRE PLS
GRASSES- use all	
BOTTLEBRUSH SQUIRRELTAIL	2
THICKSPIKE WHEATGRASS	6
INDIAN RICEGRASS	2
SANDBERG BLUEGRASS	6
SHRUBS	
BIG SAGEBRUSH	1
SHADESCALE	1
WINTERHAT	2
GARDNER'S SALTBUCH	
FORBS	
SCARLET GLOBEMALLOW	0.5
LUPINE	0.5
BLUE FALX	0.25
ROCKY MOUNTAIN PENSTEMON	0.25
TOTAL POUNDS PURE LIVE SEED PER ACRE	23.5
* FINAL SEED MIXTURE TO BE APPROVED BY THE CITY OF ROCK SPRINGS	

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JFC ENGINEERS SURVEYORS

811
Know what's below.
Call before you dig.

PROJECT TITLE:
THE GARDENS AT WHITE MOUNTAIN
LANDSCAPING PLAN
JONES GILLAM RENZ ARCHITECTS
ROCK SPRINGS, WYOMING

DRAWING TITLE:
LANDSCAPING PLAN

DRAWN BY:
KTP

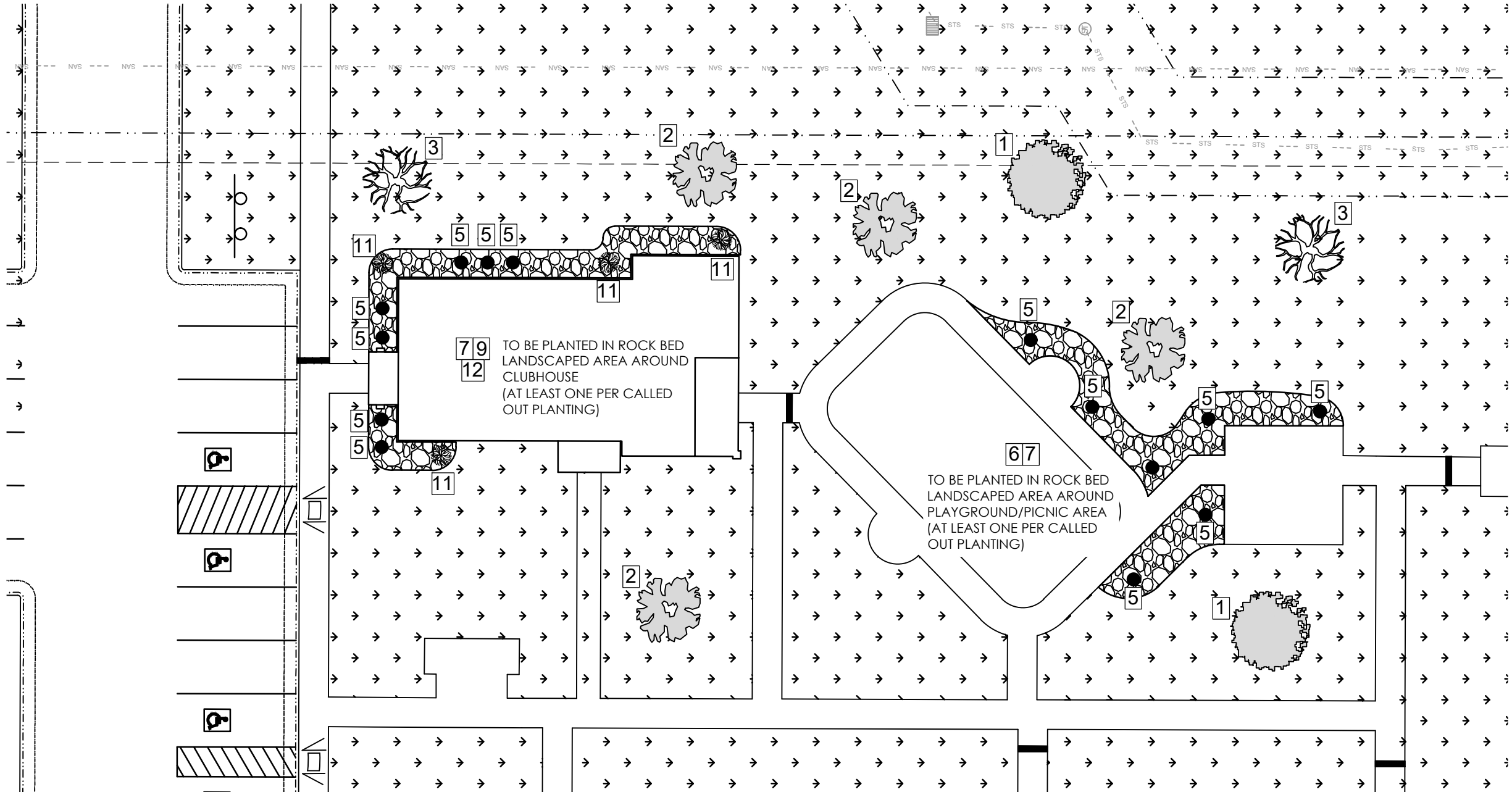
CHECKED BY:
DRK

SCALE:
AS NOTED

DATE:
4/21/2026

PROJECT NO:
11704-26E

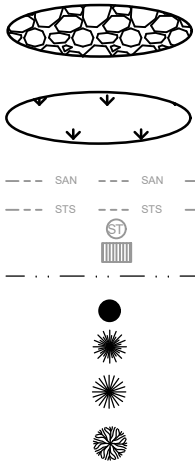
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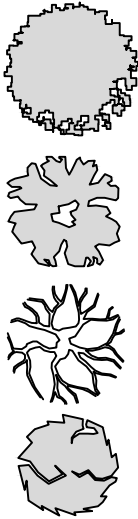
LANDSCAPING PLAN

LEGEND

- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP BACK CURB
- PROPOSED FLOW LINE CURB
- PROPOSED SIDEWALK
- PROPOSED STRIPING
- PROPOSED COVERED PARKING
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED ADA RAMP
- PROPOSED ADA PARKING
- PROPOSED SIGN
- PROPERTY SETBACKS



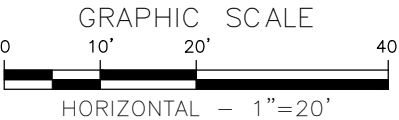
- PROPOSED ROCK BED WITH SHRUBS LANDSCAPING
- PROPOSED GRASS LANDSCAPING
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE
- EXISTING CATCH BASIN
- EASEMENT BOUNDARY
- PROPOSED ROSE OF SHARON
- PROPOSED COYOTE WILLOW
- PROPOSED GOLDFLAME SPIREA
- PROPOSED BLUE ARCTIC WILLOW



- PROPOSED SHADEMASTER LOCUST
- PROPOSED CANADA RED CHOKECHERRY
- PROPOSED LONDON PLANETREE
- PROPOSED AUTUMN BRILLIANCE SERVICEBERRY

NOTE:
* ALL DISTURBED AREA WITHIN THE NATIVE LANDSCAPING REGION ARE TO BE RESEED WITH NATIVE SEED MIX. SEE ATTACHED NATIVE SEED MIX
* ALL GRASS LANDSCAPING REGIONS TO HAVE KENTUCKY BLUEGRASS SOD PLACED.
* INSTALL MOW CURB AT BOUNDARY BETWEEN ROCK BED LANDSCAPING AND GRASS LANDSCAPING AREAS

- PLANTING LEGEND:**
- 1) SHADEMASTER LOCUST (4 TOTAL)
 - 2) CANADA RED CHOKECHERRY (8 TOTAL)
 - 3) LONDON PLANETREE (2 TOTAL)
 - 4) AUTUMN BRILLIANCE SERVICEBERRY (4 TOTAL)
 - 5) ROSE OF SHARON (14 TOTAL)
 - 6) GRO-LOW SUMAC
 - 7) LITTLE BLUESTEM GRASS
 - 8) COYOTE WILLOW (4 TOTAL)
 - 9) HUGHES OF JUNIPER
 - 10) GOLDFLAME SPIREA (16 TOTAL)
 - 11) BLUE ARCTIC WILLOW (8 TOTAL)
 - 12) RUSSIAN SAGE



NATIVE SEED MIXTURE	
COMMON NAME	POUNDS/ACRE FLS
GRASSES- use all	
BOTTLEBRUSH SQUIRRELTAIL	2
THICKSPIKE WHEATGRASS	6
INDIAN RICEGRASS	2
SANDBERG BLUEGRASS	6
SHRUBS	
BIG SAGEBRUSH	1
SHADESCALE	1
WINTERFAT	2
GARDNER'S SALTBUSH	2
FORBS	
SCARLET GLOBEMALLOW	0.5
LUPINE	0.5
BLUE FALX	0.25
ROCKY MOUNTAIN PENSTEMON	0.25
TOTAL POUNDS PURE LIVE SEED PER ACRE	
23.5	
* FINAL SEED MIXTURE TO BE APPROVED BY THE CITY OF ROCK SPRINGS	

PO BOX 2026
ROCK SPRINGS WY 82902
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

JFC ENGINEERS SURVEYORS

811
Know what's below.
Call before you dig.

PROJECT TITLE:
THE GARDENS AT WHITE MOUNTAIN
LANDSCAPING PLAN
JONES GILLAM RENZ ARCHITECTS
ROCK SPRINGS, WYOMING

DRAWING TITLE:
LANDSCAPING
PLAN:
CLUBHOUSE
AND
PLAYGROUND

DRAWN BY:
KTP

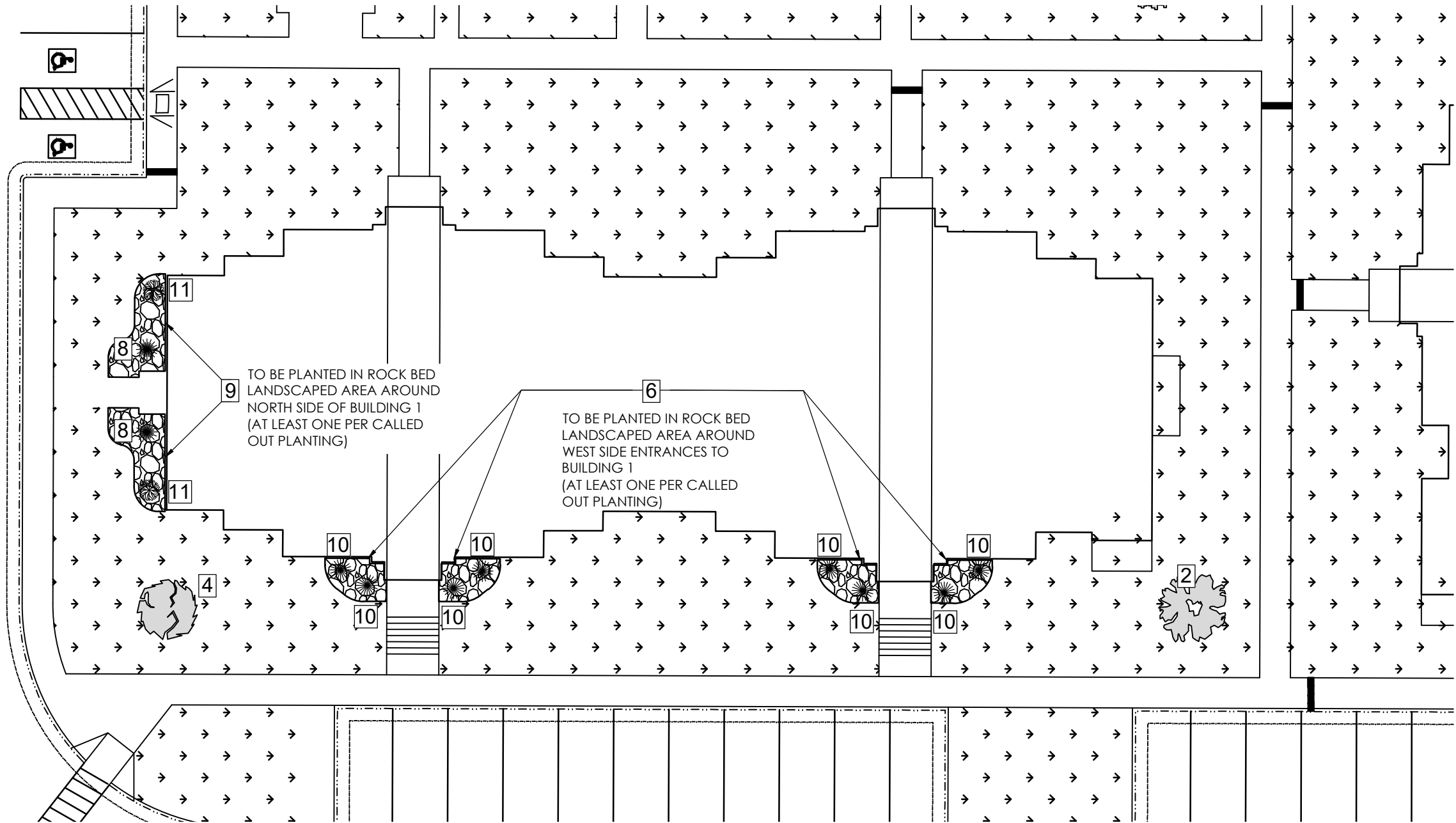
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DRK

SCALE:
AS NOTED

DATE:
4/21/2026

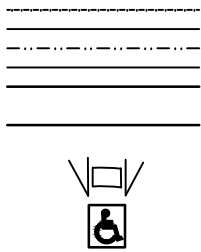
PROJECT NO:
11704-26E

SHEET NO:
L-1.1



LANDSCAPING PLAN

LEGEND

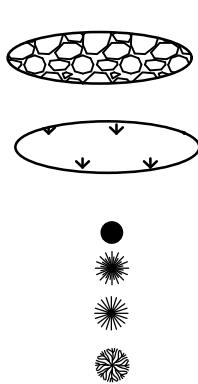


PROPOSED EDGE OF PAVEMENT
PROPOSED TOP BACK CURB
PROPOSED FLOW LINE CURB
PROPOSED SIDEWALK
PROPOSED STRIPING

PROPOSED BUILDING

PROPOSED ADA RAMP

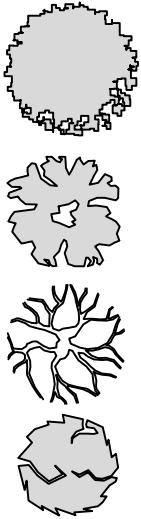
PROPOSED ADA PARKING



PROPOSED ROCK BED WITH SHRUBS LANDSCAPING

PROPOSED GRASS LANDSCAPING

PROPOSED ROSE OF SHARON
PROPOSED COYOTE WILLOW
PROPOSED GOLDFLAME SPIREA
PROPOSED BLUE ARCTIC WILLOW



PROPOSED SHADEMASTER LOCUST

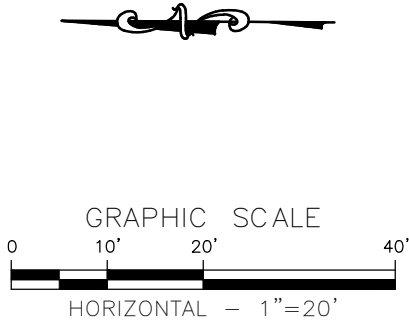
PROPOSED CANADA RED CHOKECHERRY

PROPOSED LONDON PLANETREE

PROPOSED AUTUMN BRILLIANCE SERVICEBERRY

NOTE:
* ALL DISTURBED AREA WITHIN THE NATIVE LANDSCAPING REGION ARE TO BE RESEED WITH NATIVE SEED MIX. SEE ATTACHED NATIVE SEED MIX
* ALL GRASS LANDSCAPING REGIONS TO HAVE KENTUCKY BLUEGRASS SOD PLACED.
* INSTALL MOW CURB AT BOUNDARY BETWEEN ROCK BED LANDSCAPING AND GRASS LANDSCAPING AREAS

- PLANTING LEGEND:**
1) SHADEMASTER LOCUST (4 TOTAL)
2) CANADA RED CHOKECHERRY (8 TOTAL)
3) LONDON PLANETREE (2 TOTAL)
4) AUTUMN BRILLIANCE SERVICEBERRY (4 TOTAL)
5) ROSE OF SHARON (14 TOTAL)
6) GRO-LOW SUMAC
7) LITTLE BLUESTEM GRASS
8) COYOTE WILLOW (4 TOTAL)
9) HUGHES OF JUNIPER
10) GOLDFLAME SPIREA (16 TOTAL)
11) BLUE ARCTIC WILLOW (8 TOTAL)
12) RUSSIAN SAGE



NATIVE SEED MIXTURE	
COMMON NAME	POUNDS/ACRE PLS
GRASSES- use all	
BOTTLEBRUSH SQUIRRELTAIL	2
THICKSPIKE WHEATGRASS	6
INDIAN RICEGRASS	2
SANDBERG BLUEGRASS	6
SHRUBS	
BIG SAGEBRUSH	1
SHADESCALE	1
WINTERFAT	2
GARDNER'S SALTBUSH	2
FORBS	
SCARLET GLOBEMALLOW	0.5
LUPINE	0.5
BLUE FALX	0.25
ROCKY MOUNTAIN PENSTEMON	0.25
TOTAL POUNDS PURE LIVE SEED PER ACRE	23.5
* FINAL SEED MIXTURE TO BE APPROVED BY THE CITY OF ROCK SPRINGS	

PO BOX 2026
ROCK SPRINGS WY 82902
PHONE (307) 362-7519
FAX (307) 362-7569
<http://www/jfc-wyo.com>

JFC ENGINEERS SURVEYORS

811
Know what's below.
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PROJECT TITLE:
THE GARDENS AT WHITE MOUNTAIN
LANDSCAPING PLAN
JONES GILLAM RENZ ARCHITECTS
ROCK SPRINGS, WYOMING

DRAWING TITLE:
LANDSCAPING
PLAN:
BUILDING 1

DRAWN BY:
KTP

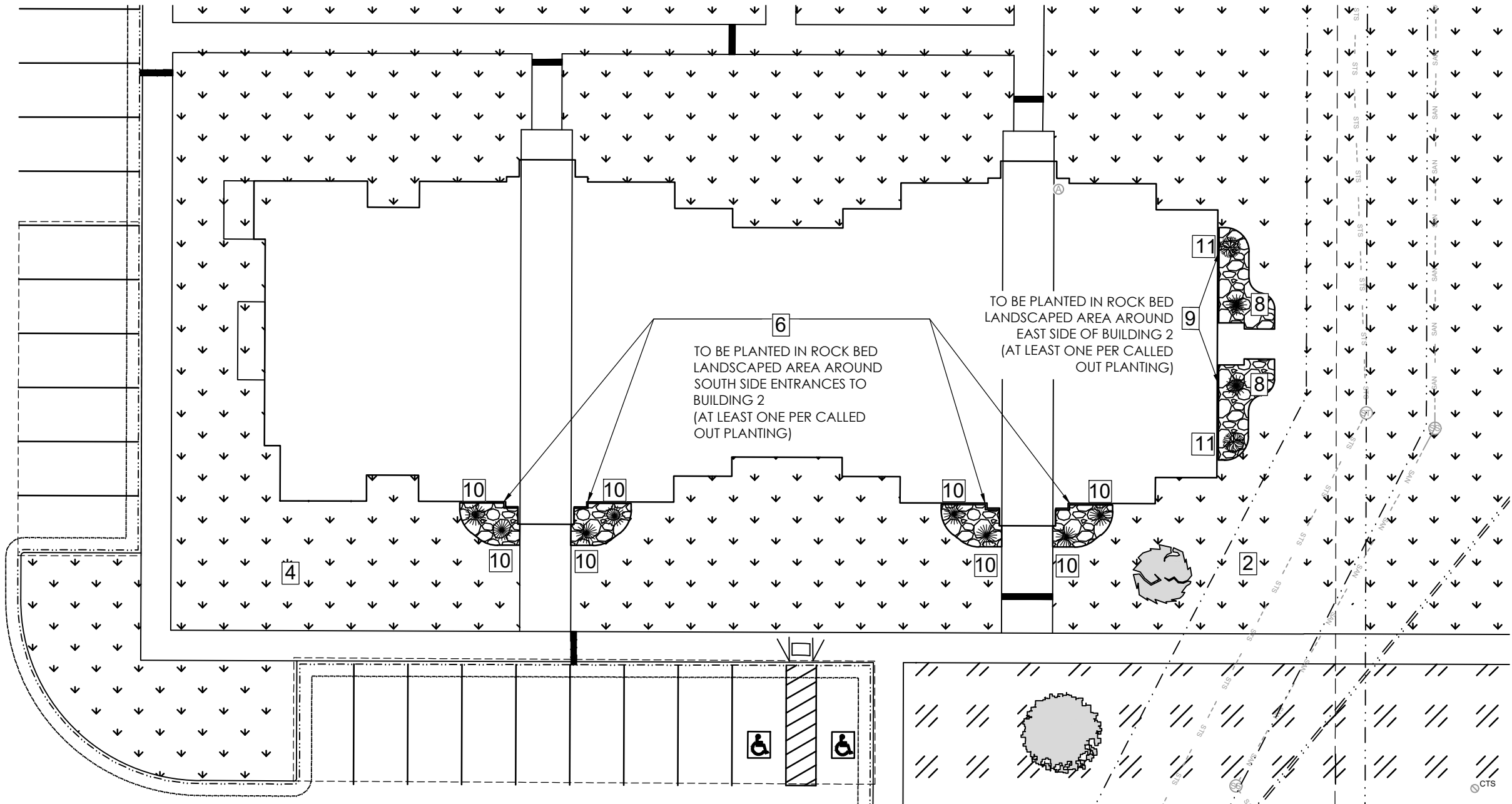
CHECKED BY:
DRK

SCALE:
AS NOTED

DATE:
4/21/2026

PROJECT NO:
11704-26E

SHEET NO:
L-1.2



LANDSCAPING PLAN

LEGEND

- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP BACK CURB
- PROPOSED FLOW LINE CURB
- PROPOSED SIDEWALK
- PROPOSED STRIPING
- PROPOSED COVERED PARKING
- PROPOSED BUILDING
- PROPOSED ADA RAMP
- PROPOSED ADA PARKING
- PROPERTY SETBACKS

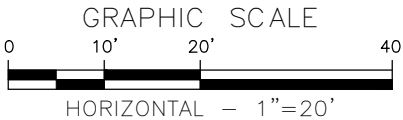
- PROPOSED ROCK BED WITH SHRUBS LANDSCAPING
- PROPOSED NATIVE LANDSCAPING
- PROPOSED GRASS LANDSCAPING
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE
- EXISTING CATCH BASIN
- EASEMENT BOUNDARY
- PROPOSED ROSE OF SHARON
- PROPOSED COYOTE WILLOW
- PROPOSED GOLDFLAME SPIREA
- PROPOSED BLUE ARCTIC WILLOW

- PROPOSED SHADEMASTER LOCUST
- PROPOSED CANADA RED CHOKECHERRY
- PROPOSED LONDON PLANETREE
- PROPOSED AUTUMN BRILLIANCE SERVICEBERRY

NOTE:

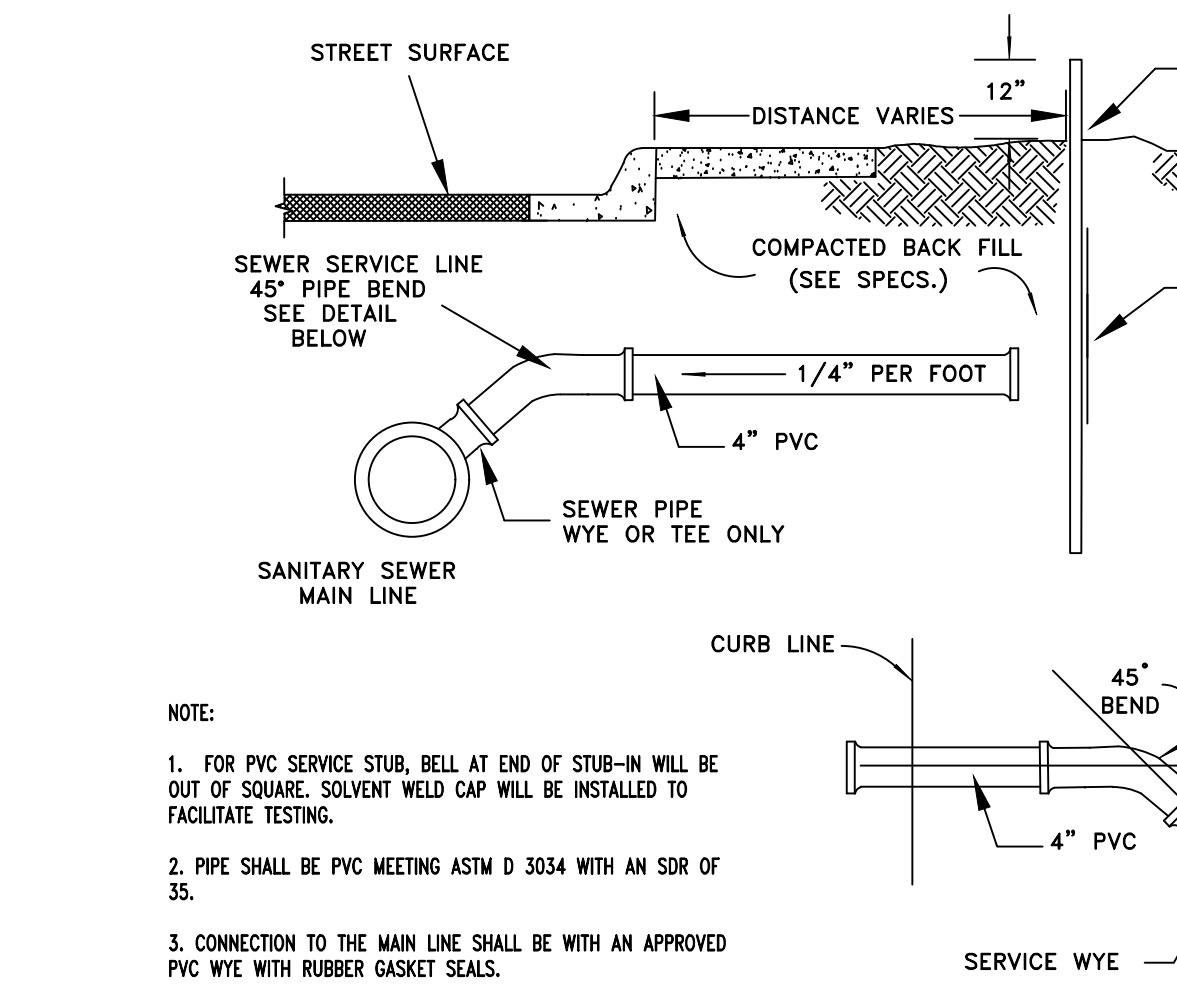
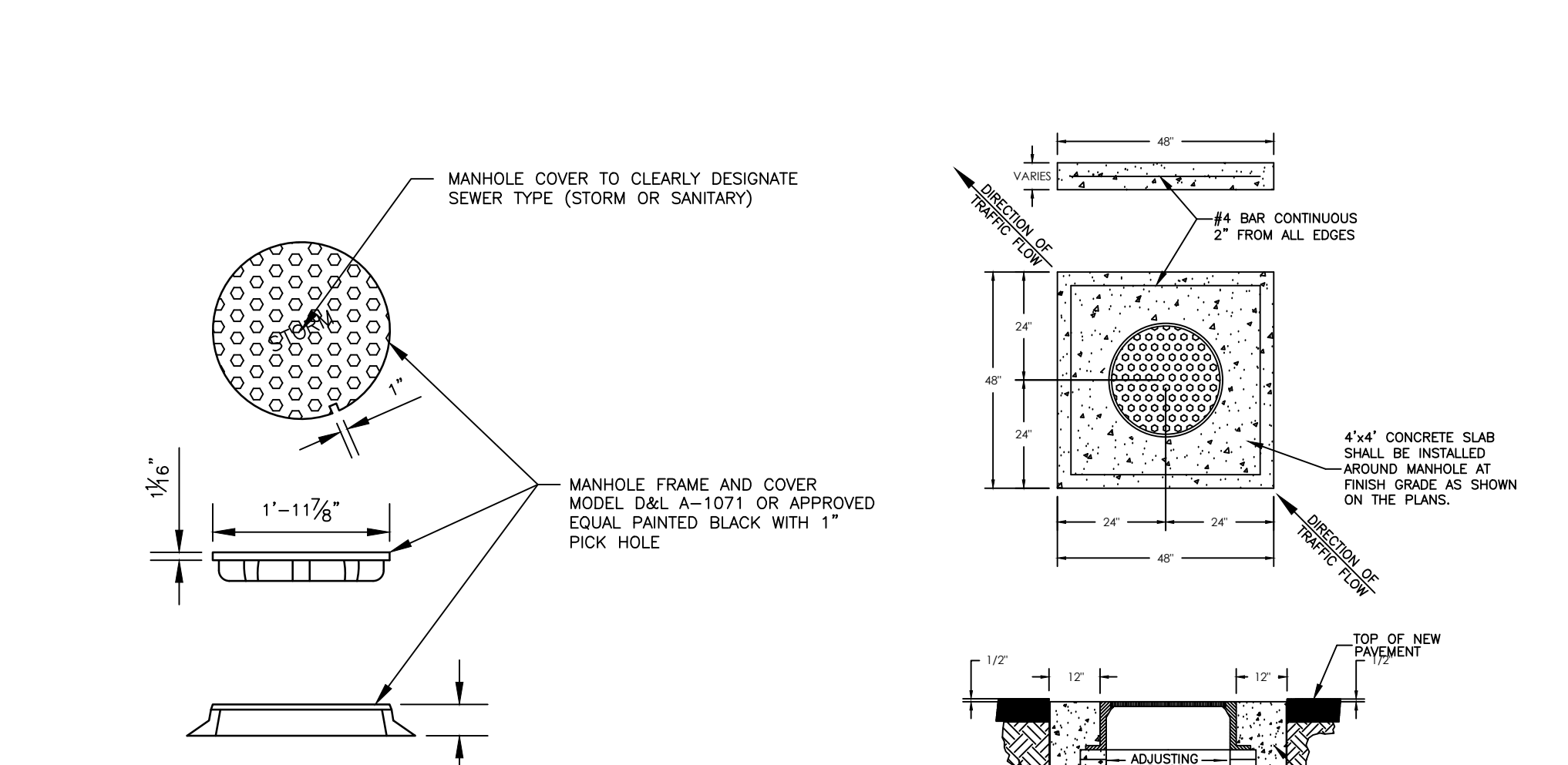
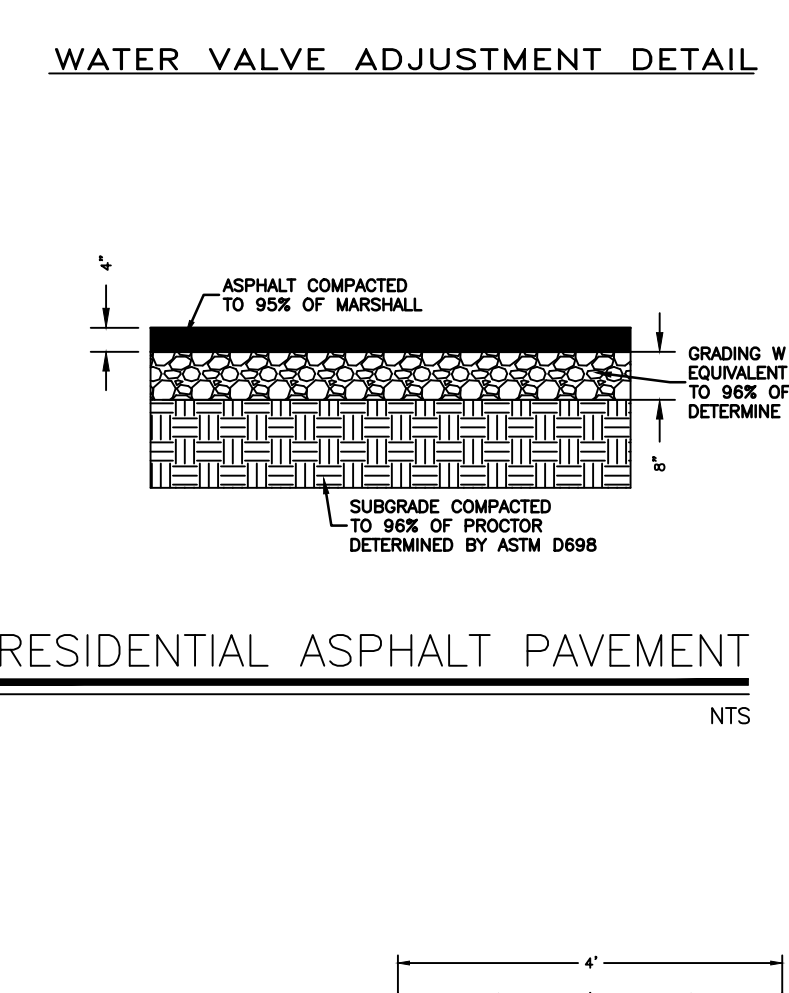
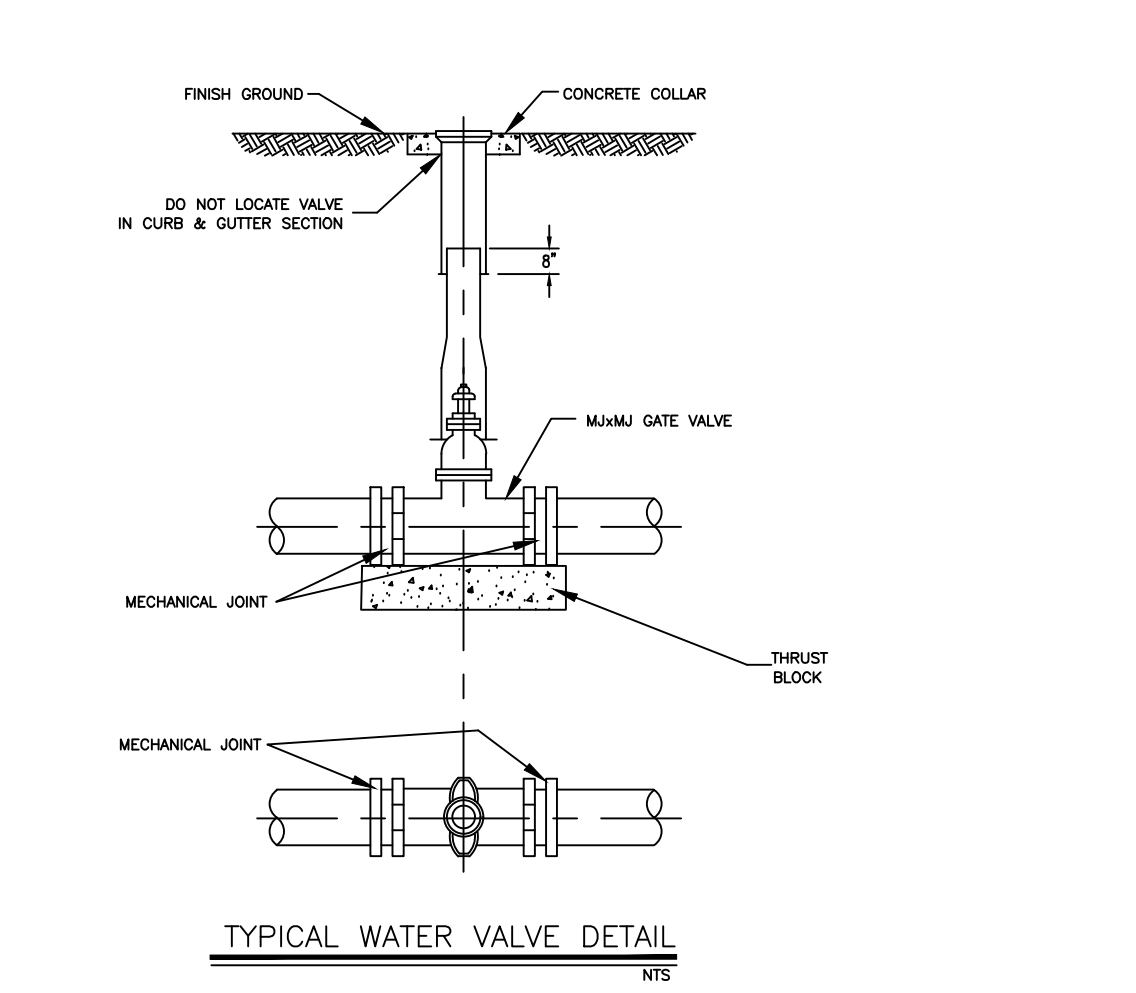
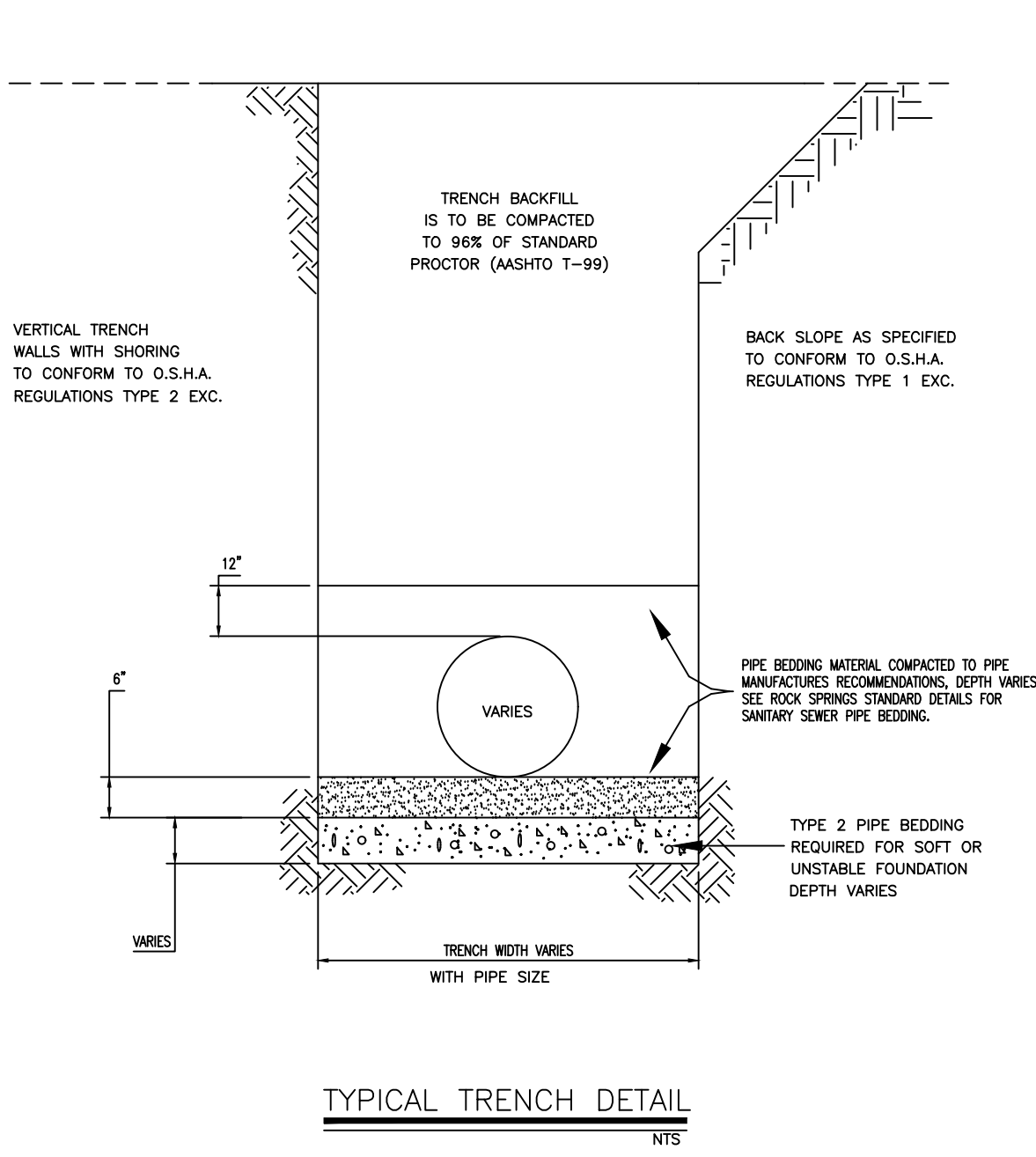
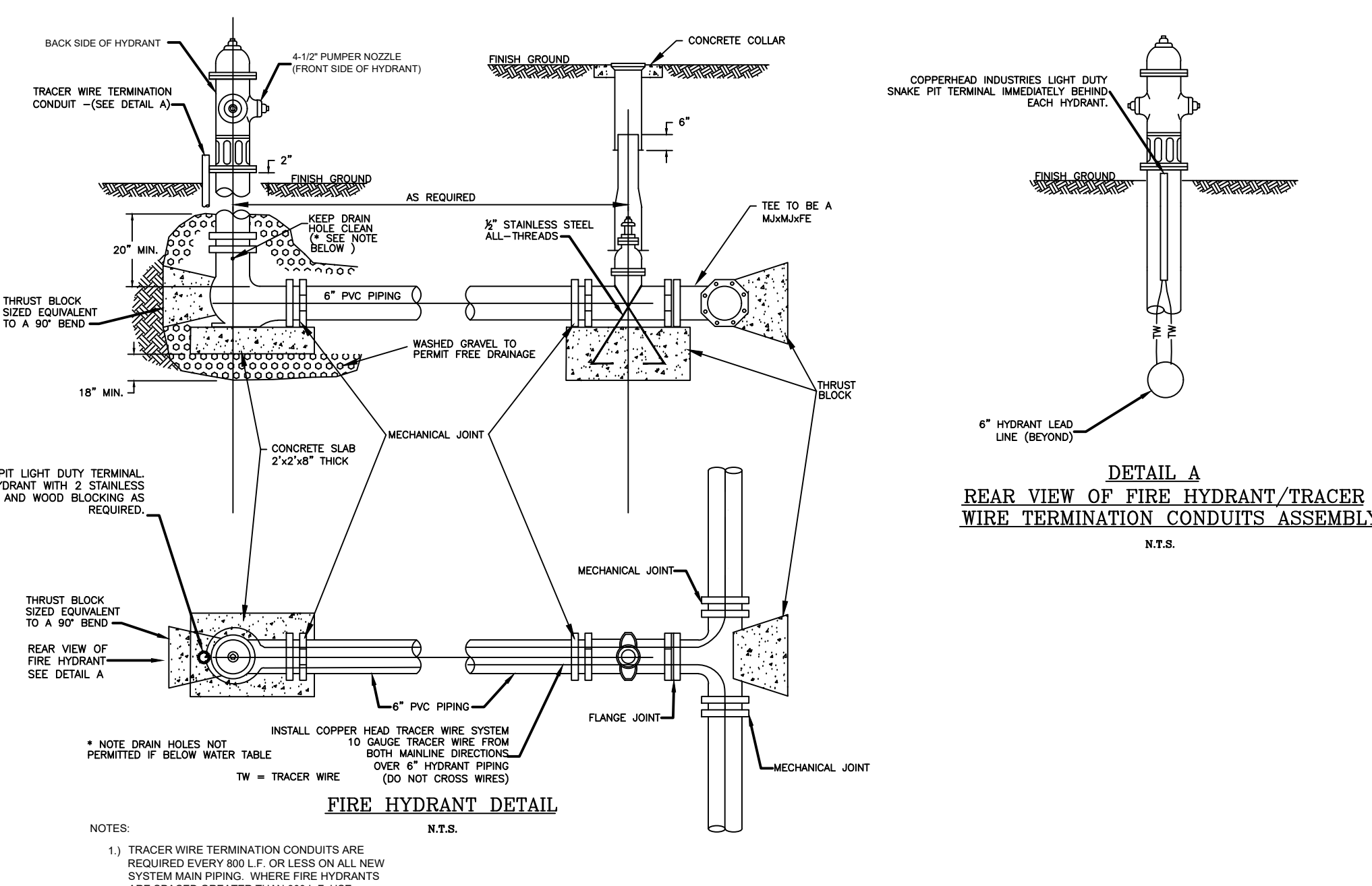
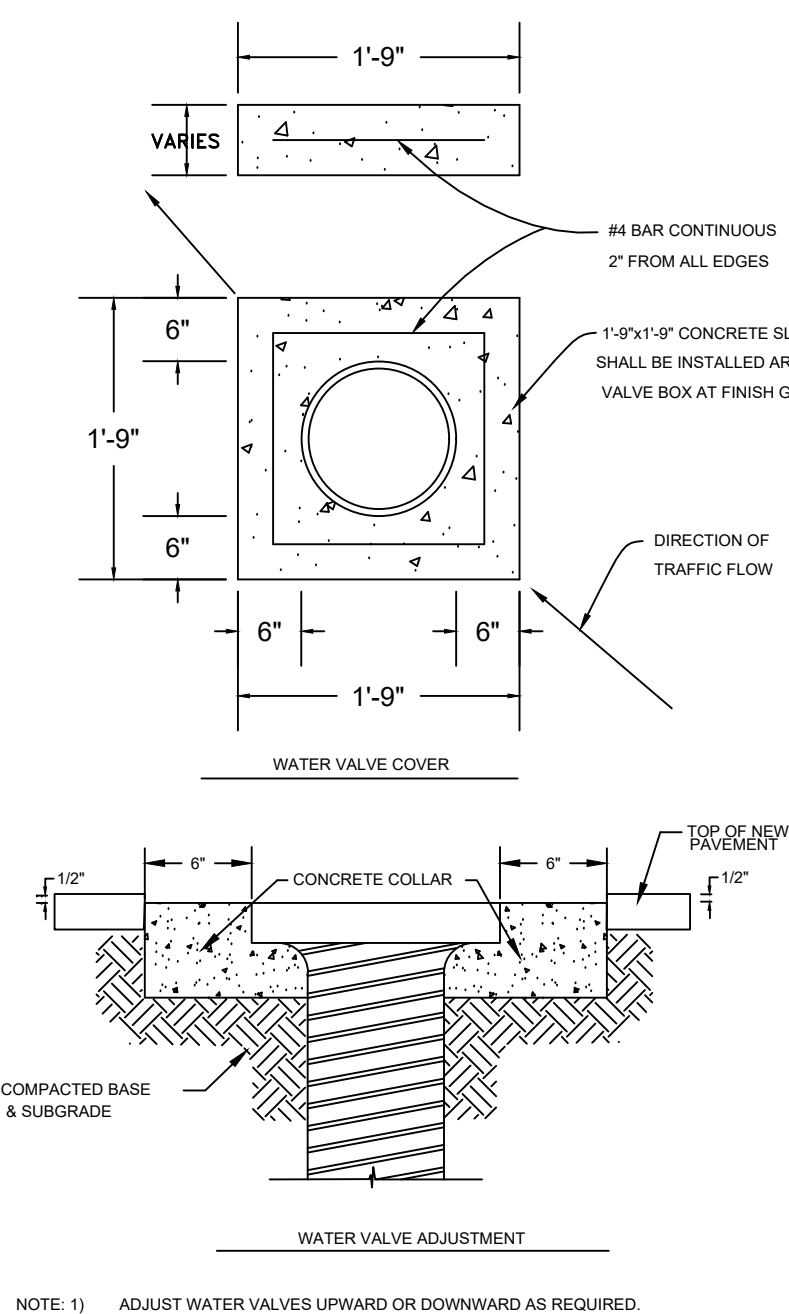
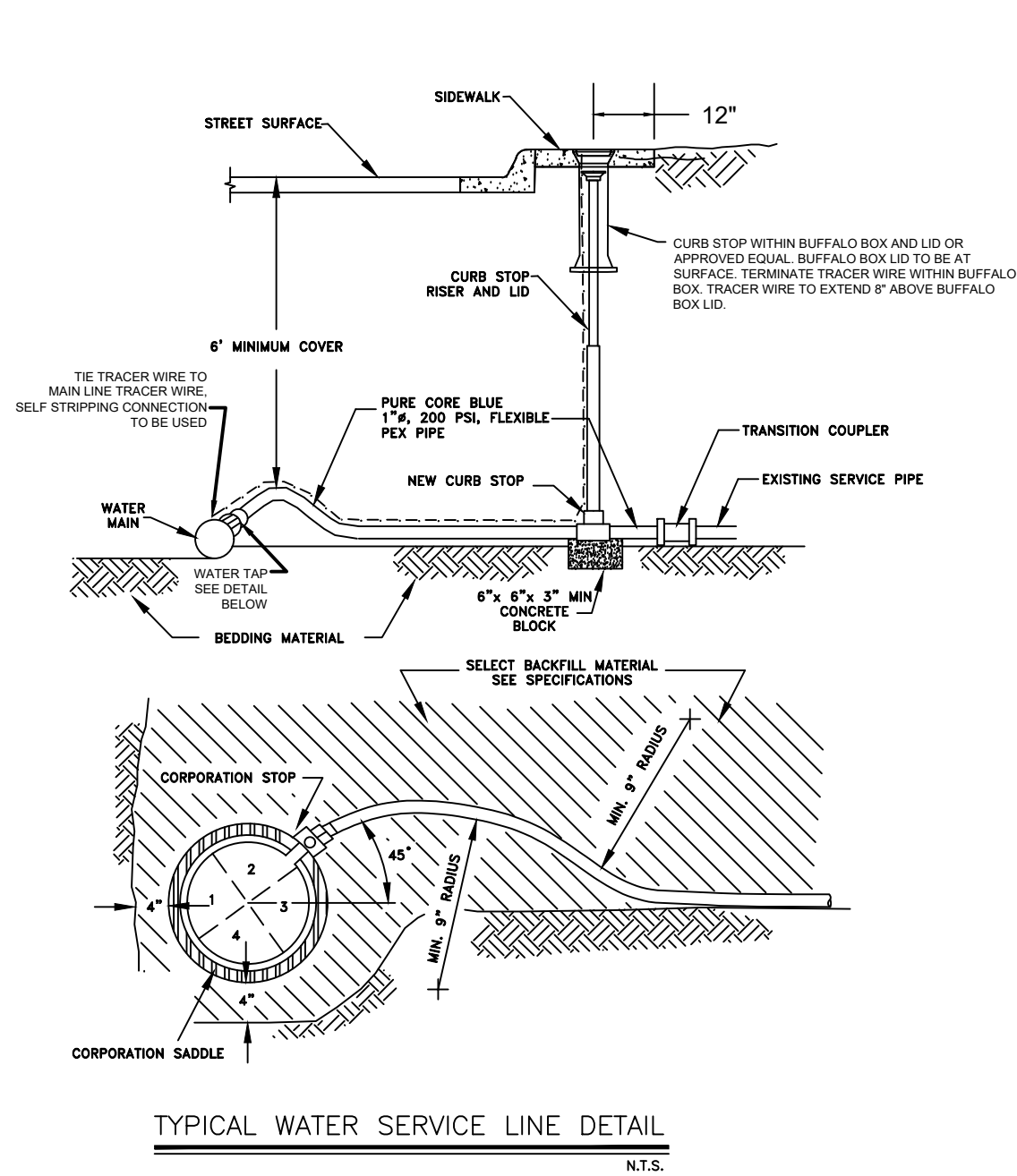
- ALL DISTURBED AREA WITHIN THE NATIVE LANDSCAPING REGION ARE TO BE RESEED WITH NATIVE SEED MIX. SEE ATTACHED NATIVE SEED MIX
- ALL GRASS LANDSCAPING REGIONS TO HAVE KENTUCKY BLUEGRASS SOD PLACED.
- INSTALL MOW CURB AT BOUNDARY BETWEEN ROCK BED LANDSCAPING AND GRASS LANDSCAPING AREAS

- PLANTING LEGEND:
- 1) SHADEMASTER LOCUST (4 TOTAL)
 - 2) CANADA RED CHOKECHERRY (8 TOTAL)
 - 3) LONDON PLANETREE (2 TOTAL)
 - 4) AUTUMN BRILLIANCE SERVICEBERRY (4 TOTAL)
 - 5) ROSE OF SHARON (14 TOTAL)
 - 6) GRO-LOW SUMAC
 - 7) LITTLE BLUESTEM GRASS
 - 8) COYOTE WILLOW (4 TOTAL)
 - 9) HUGHES OF JUNIPER
 - 10) GOLDFLAME SPIREA (16 TOTAL)
 - 11) BLUE ARCTIC WILLOW (8 TOTAL)
 - 12) RUSSIAN SAGE

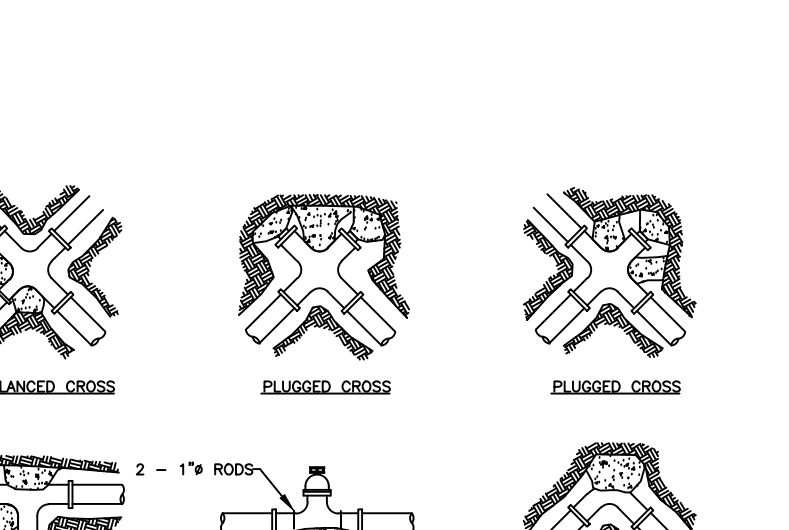
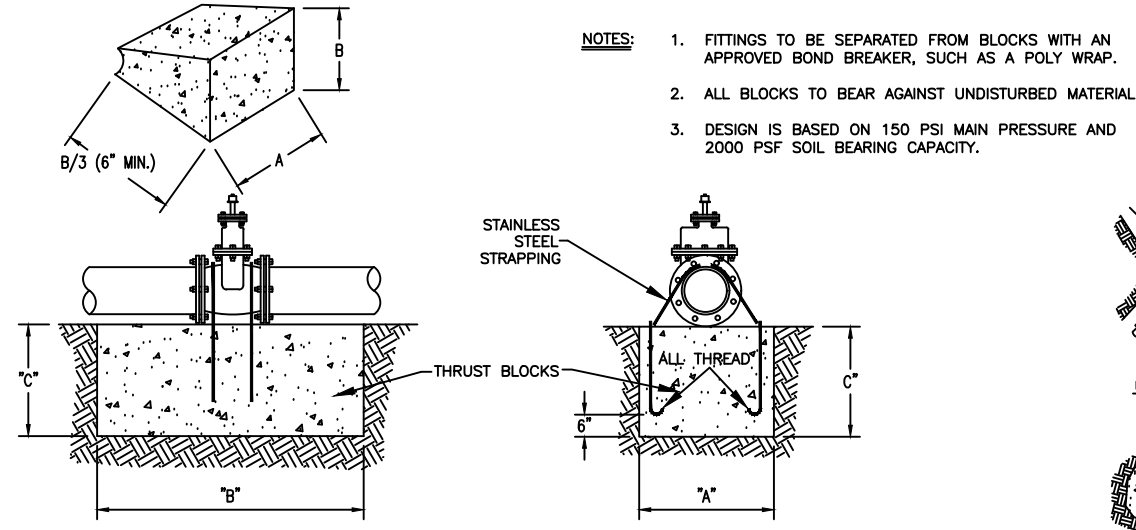
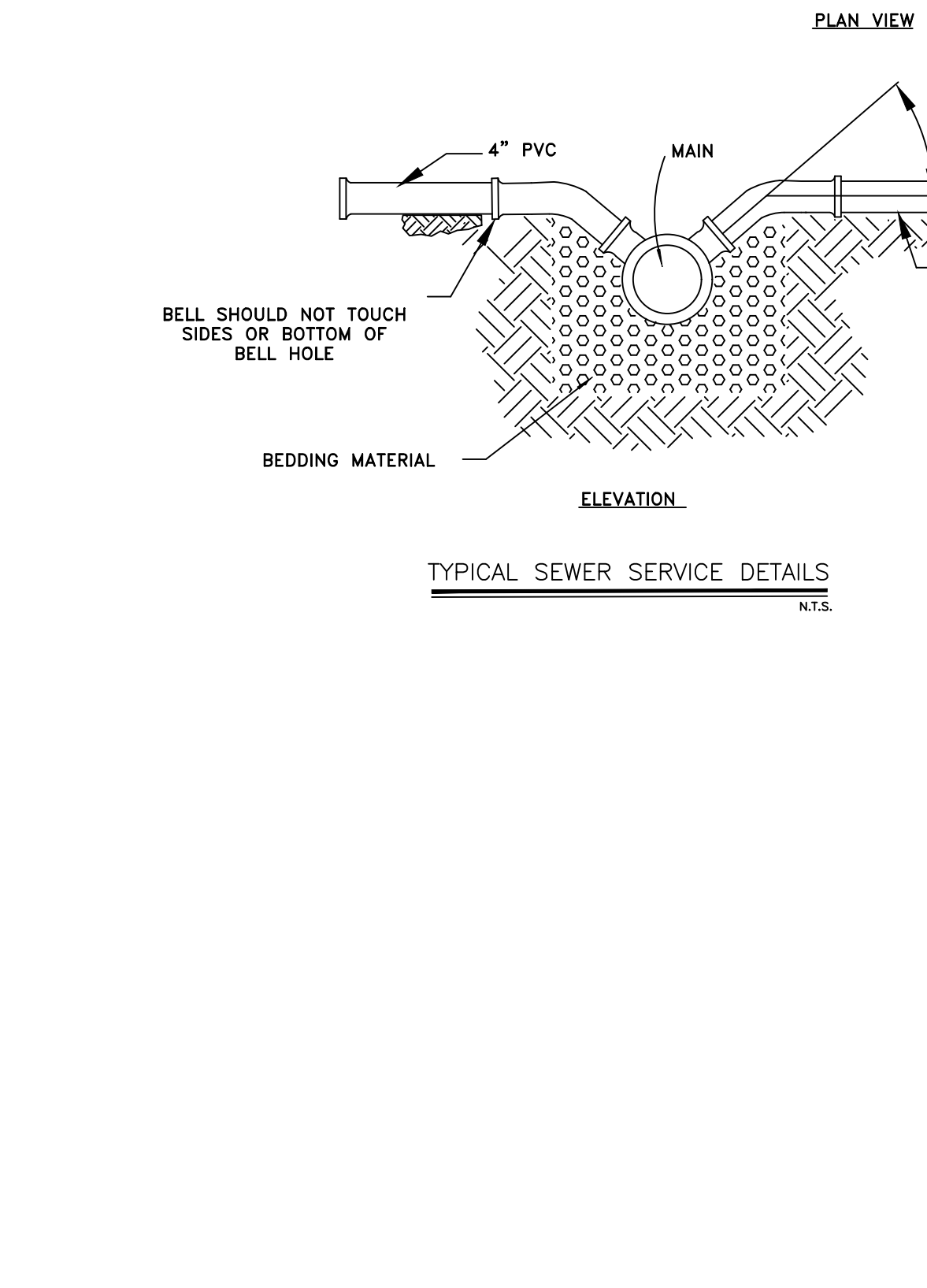
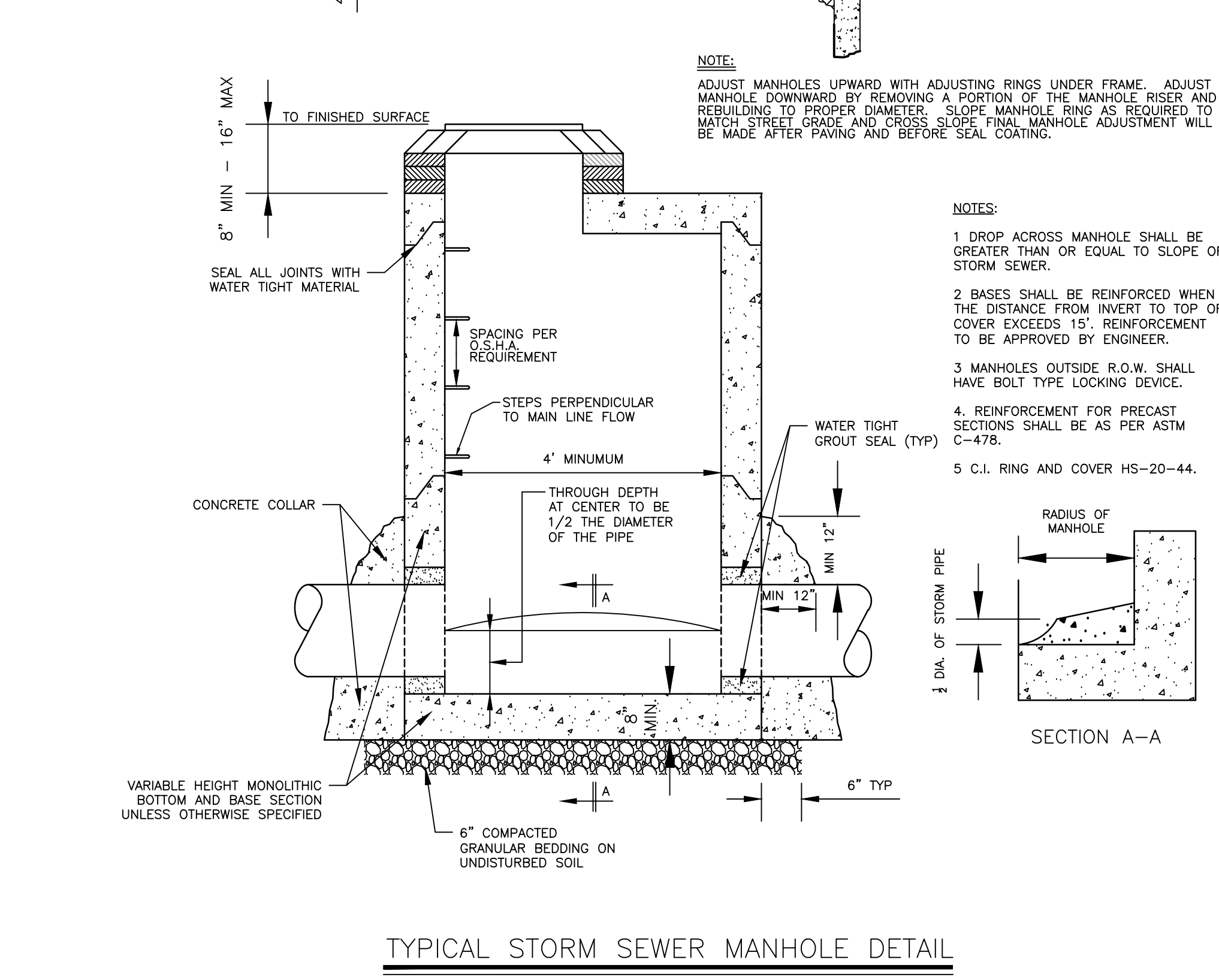
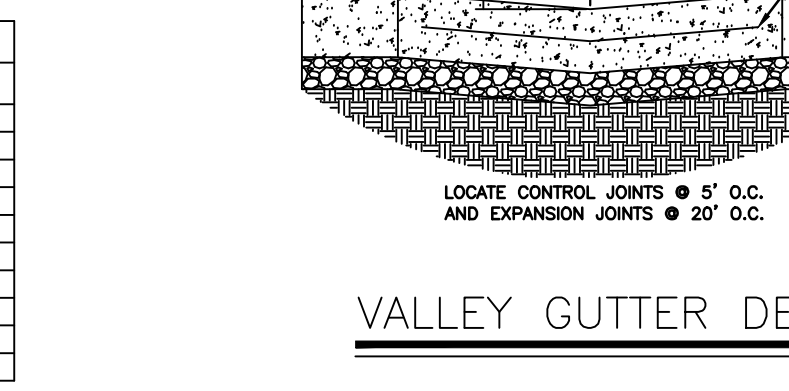


NATIVE SEED MIXTURE	
COMMON NAME	POUNDS/ACRE FLS
GRASSES- use all	
BOTTLEBRUSH SQUIRRELTAIL	2
THICKSPIKE WHEATGRASS	6
INDIAN RICEGRASS	2
SANDBERG BLUEGRASS	6
SHRUBS	
BIG SAGEBRUSH	1
SHADESCALE	1
WINTERFAT	2
GARDNER'S SALTBUSH	2
FORBS	
SCARLET GLOBEMALLOW	0.5
LUPINE	0.5
BLUE FALX	0.25
ROCKY MOUNTAIN PENSTEMON	0.25
TOTAL POUNDS PURE LIVE SEED PER ACRE	
23.5	

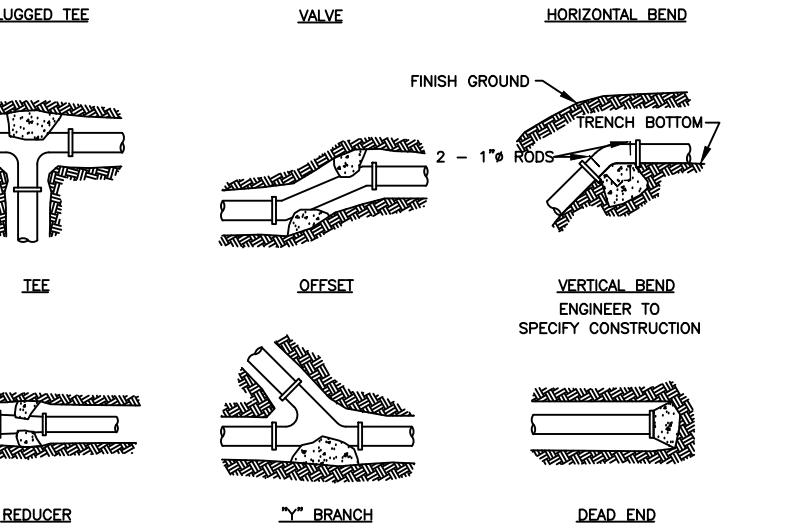
* FINAL SEED MIXTURE TO BE APPROVED BY THE CITY OF ROCK SPRINGS



MINIMUM DIMENSIONS FOR THRUST BLOCKING											
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS		
	A	B	A	B	A	B	A	B	A	B	
4"	1'-2"	1'-3"	1'-3"	1'-4"	1'-4"	1'-5"	1'-5"	0'-8"	0'-8"	0'-8"	
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"	
8"	2'-6"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"	
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"	
12"	4'-0"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"	1'-0"	
14"	5'-0"	3'-10"	6'-8"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"	
20"	5'-0"	5'-0"	6'-0"	6'-0"	4'-0"	3'-6"	3'-0"	3'-0"	3'-0"	2'-0"	
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"	
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"	

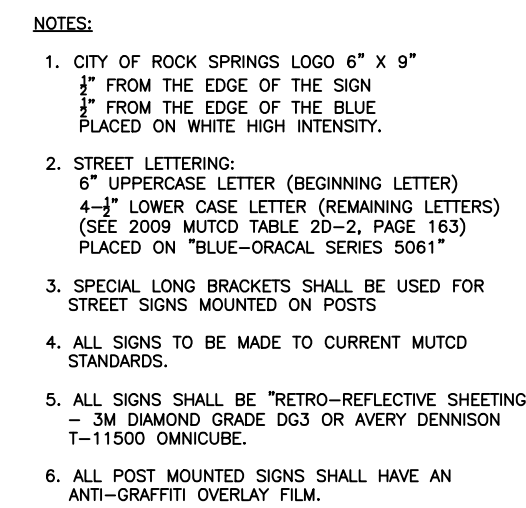
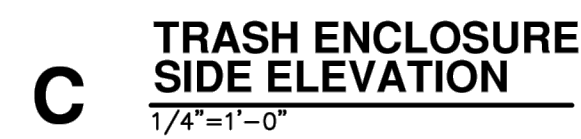
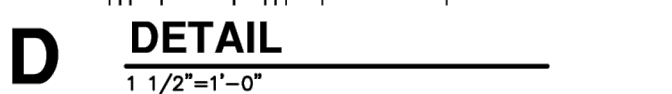


MINIMUM THRUST BLOCK DIMENSIONS											
ANCHOR ROD SIZE	3/4"		3/4"		1"		1 1/8"		1 1/4"		1 3/8"
	6" & 8"	10"	12"	14"	16"	18"	20"	24"	28"	30"	
4"	2'-0"	2'-0"	2'-3"	2'-3"	2'-3"	3'-0"	3'-8"	4'-4"	4'-0"	4'-0"	
6"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	
8"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-11"	3'-0"	4'-0"	4'-0"	4'-0"	
10"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	
12"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	
14"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	
16"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	
18"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	
20"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	
24"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	
28"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	
30"	2'-0"	2'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"	4'-0"	4'-0"	



1. PRESSURES SHOWN ABOVE ARE MAXIMUM WORKING PRESSURE IN THE SYSTEM.
2. TO BE INSTALLED AS CALLED FOR AND AT THE LOCATIONS SHOWN ON THE PLANS.
3. COAT EXPOSED PORTIONS OF ANCHOR RODS WITH "XOPERS" BITUMASTIC NO. 50 COATING OR APPROVED EQUAL.

1. SIZE OF BLOCK SHALL BE A MINIMUM OF 6" THICK.
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTURBED MATERIAL.
3. BLOCKING NOT BEARING AGAINST UNDISTURBED MATERIAL SHALL HAVE FILL SOIL PLACED BETWEEN THE BLOCK AND THE UNDISTURBED EARTH AND SHALL BE COMPACTED TO MIN. 90% STANDARD PROCTOR DENSITY.
4. FITTINGS TO BE SEPARATED FROM THRUST BLOCK WITH AN APPROVED BOND BREAKER.



NTS

THE GARDENS AT WHITE MOUNTAIN
NEW MULTIFAMILY DEVELOPMENT
ROCK SPRINGS, WYOMING



REVISION:

DATE: 6-15-2026

JOB: 26-3455

SHEET NO.:

A1.3

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ENGINEERS
SURVEYORS

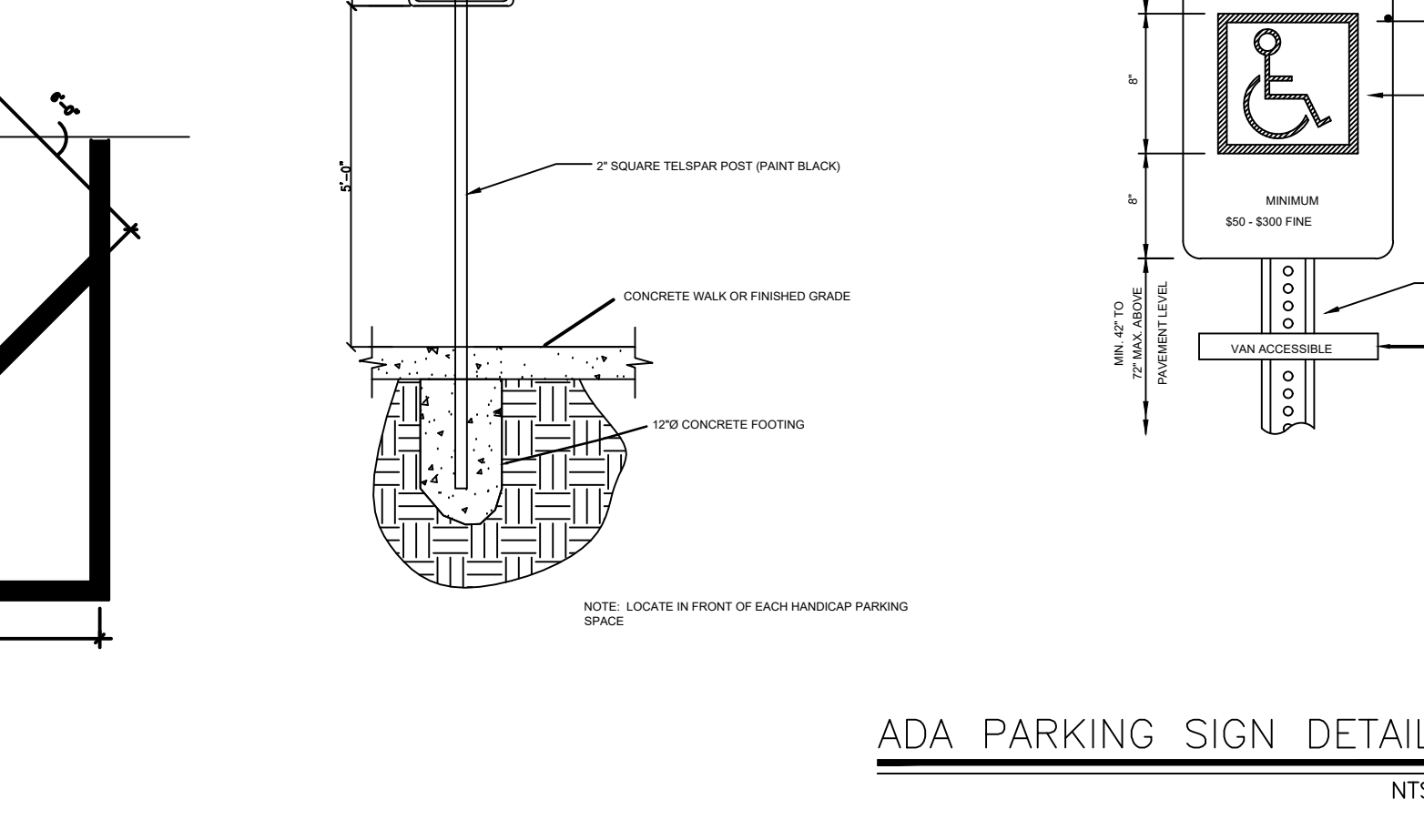
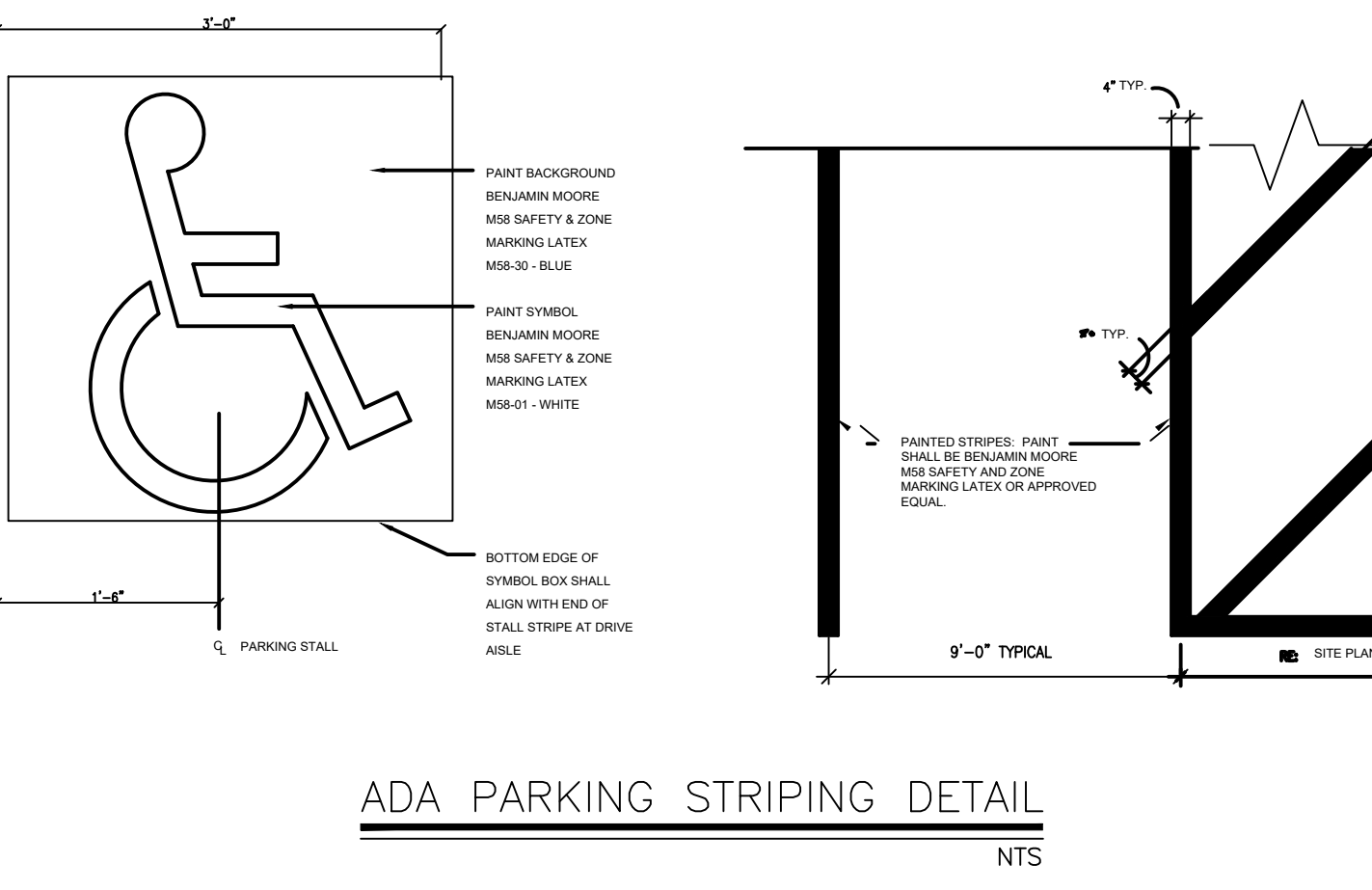
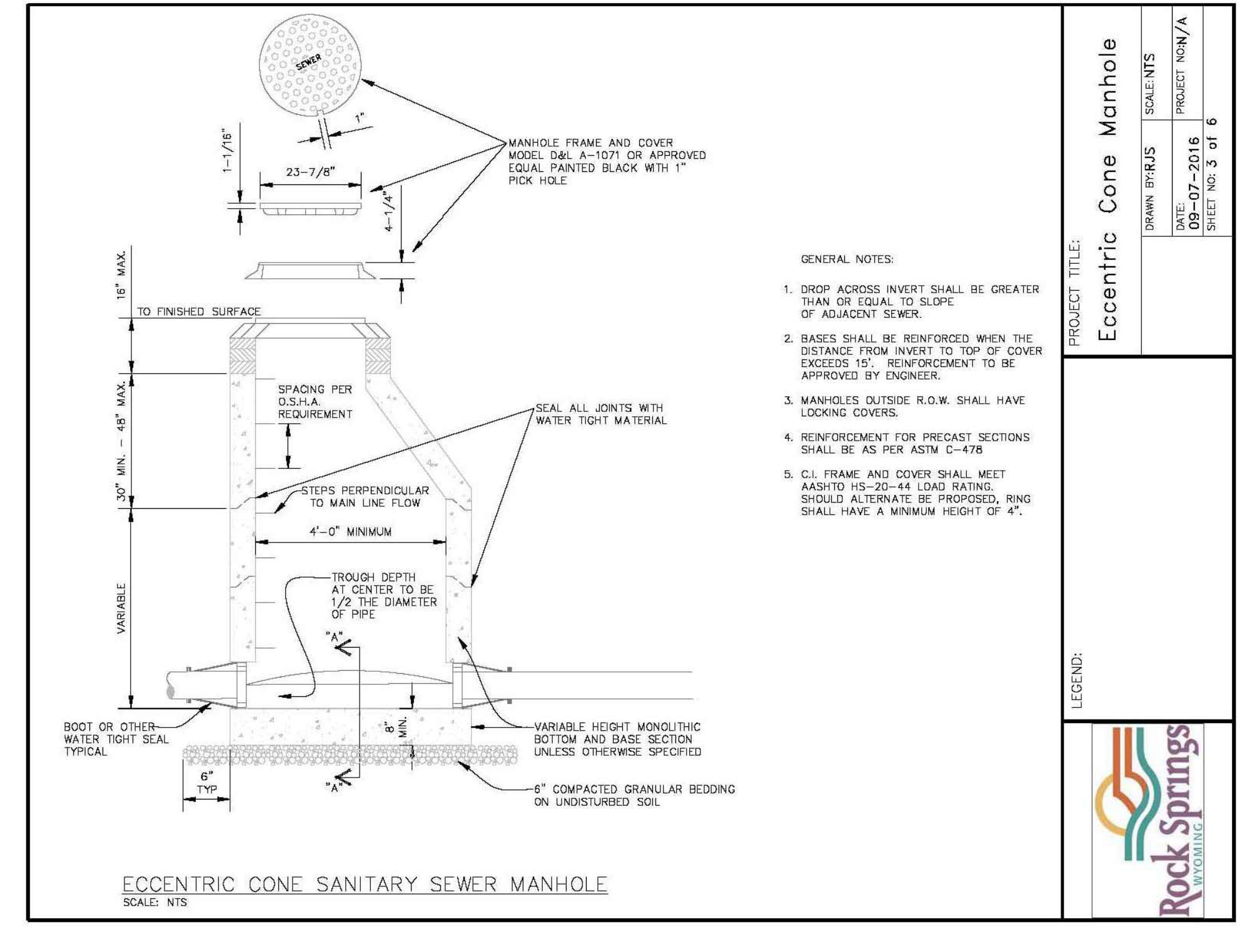
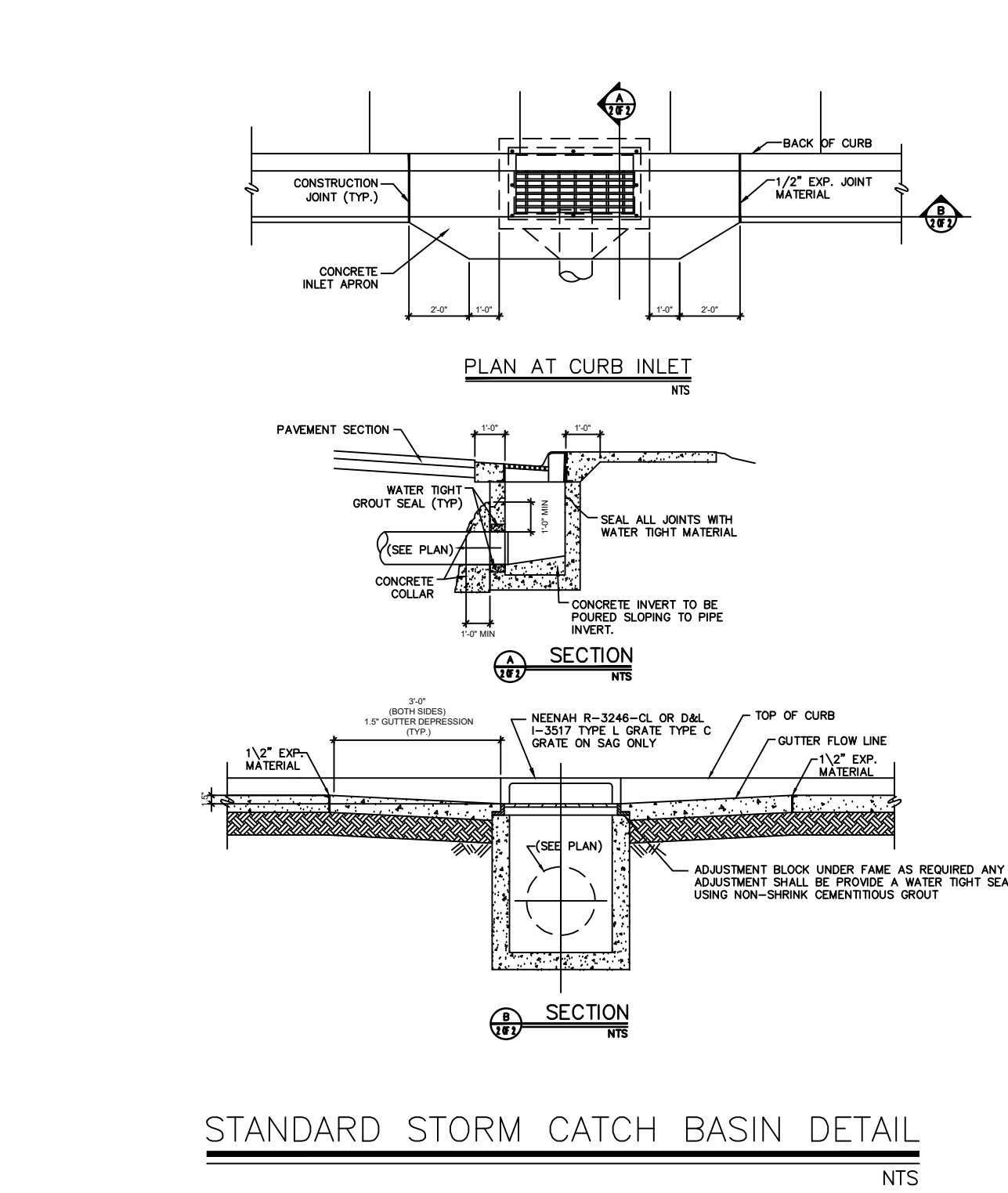
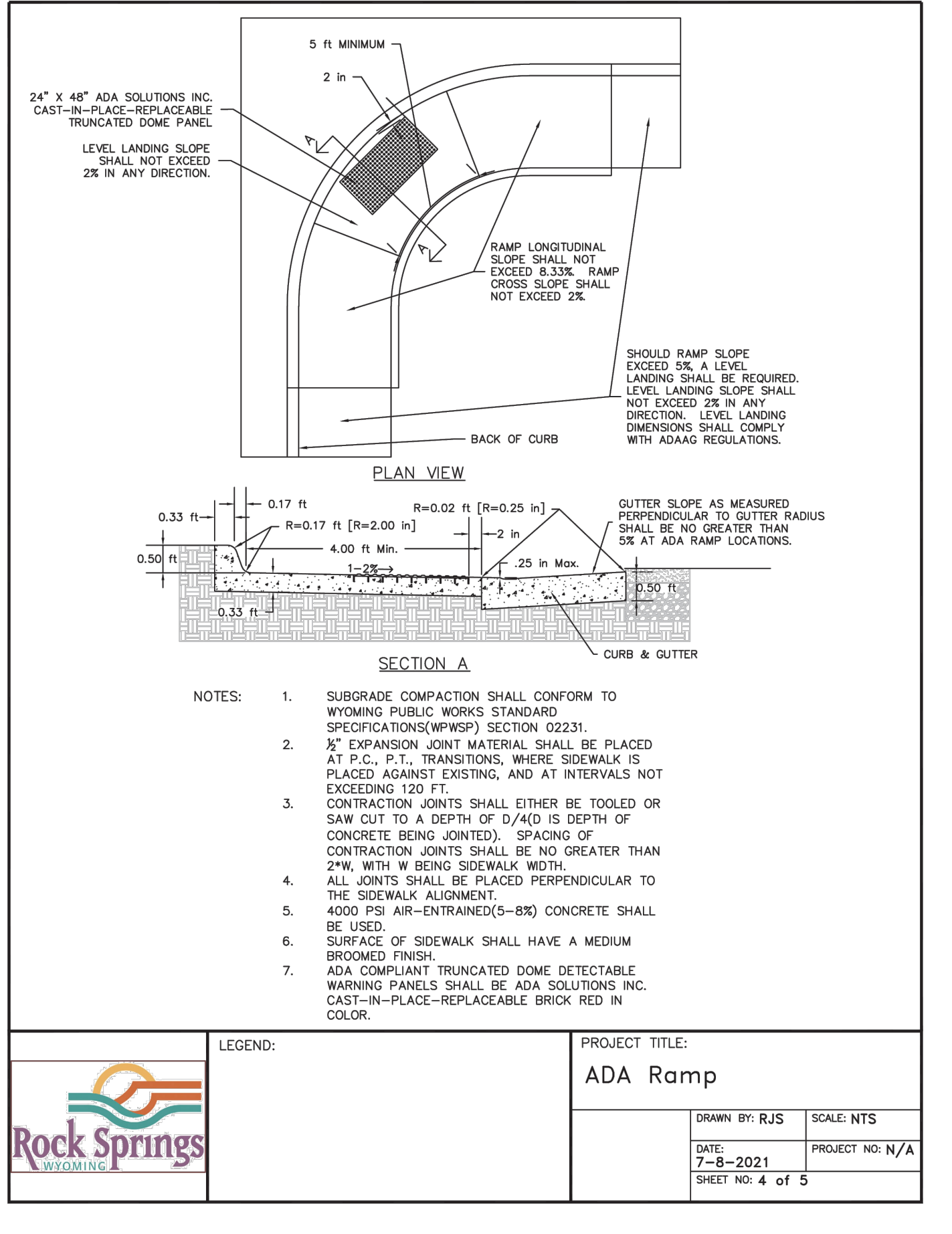
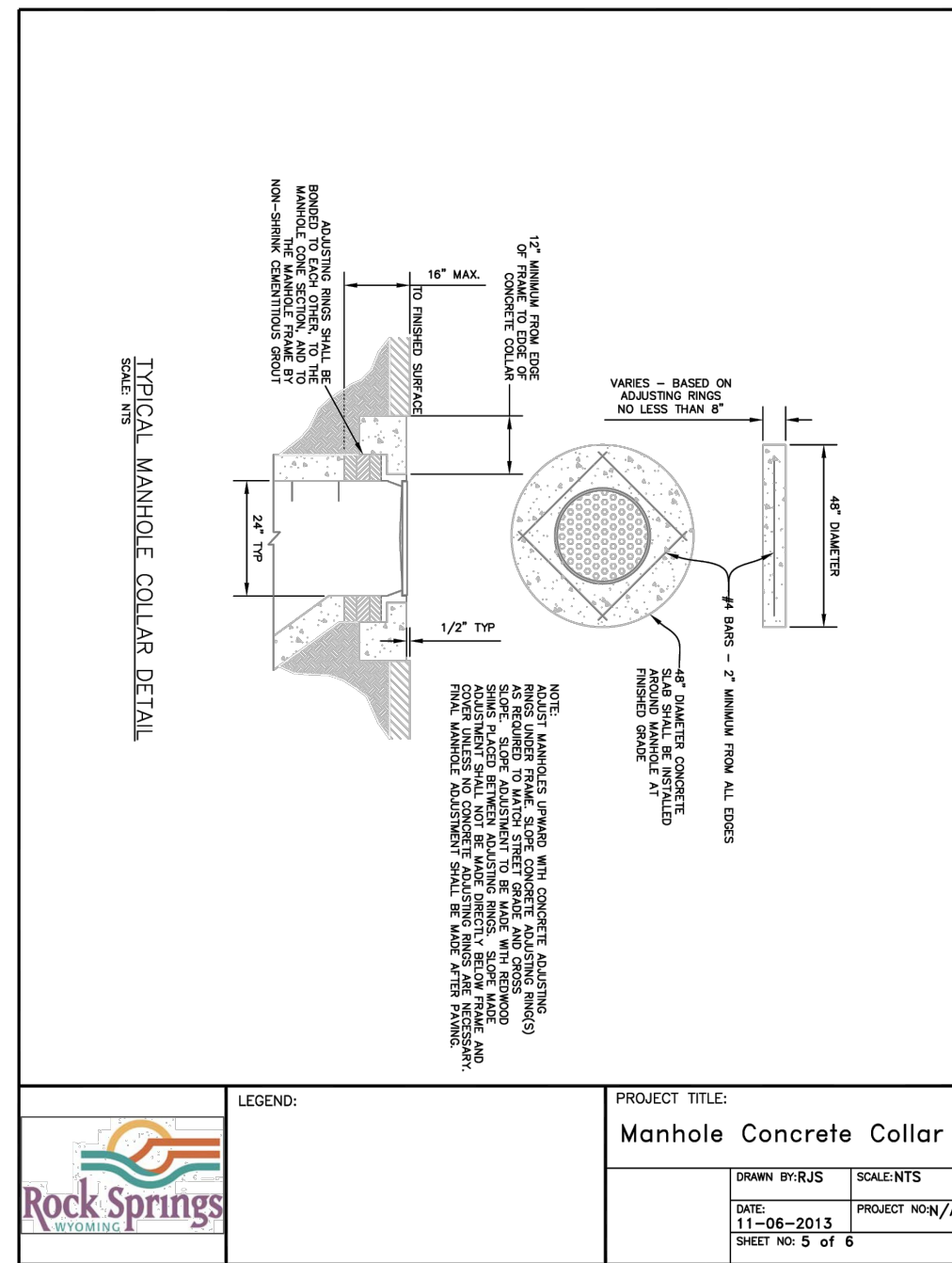
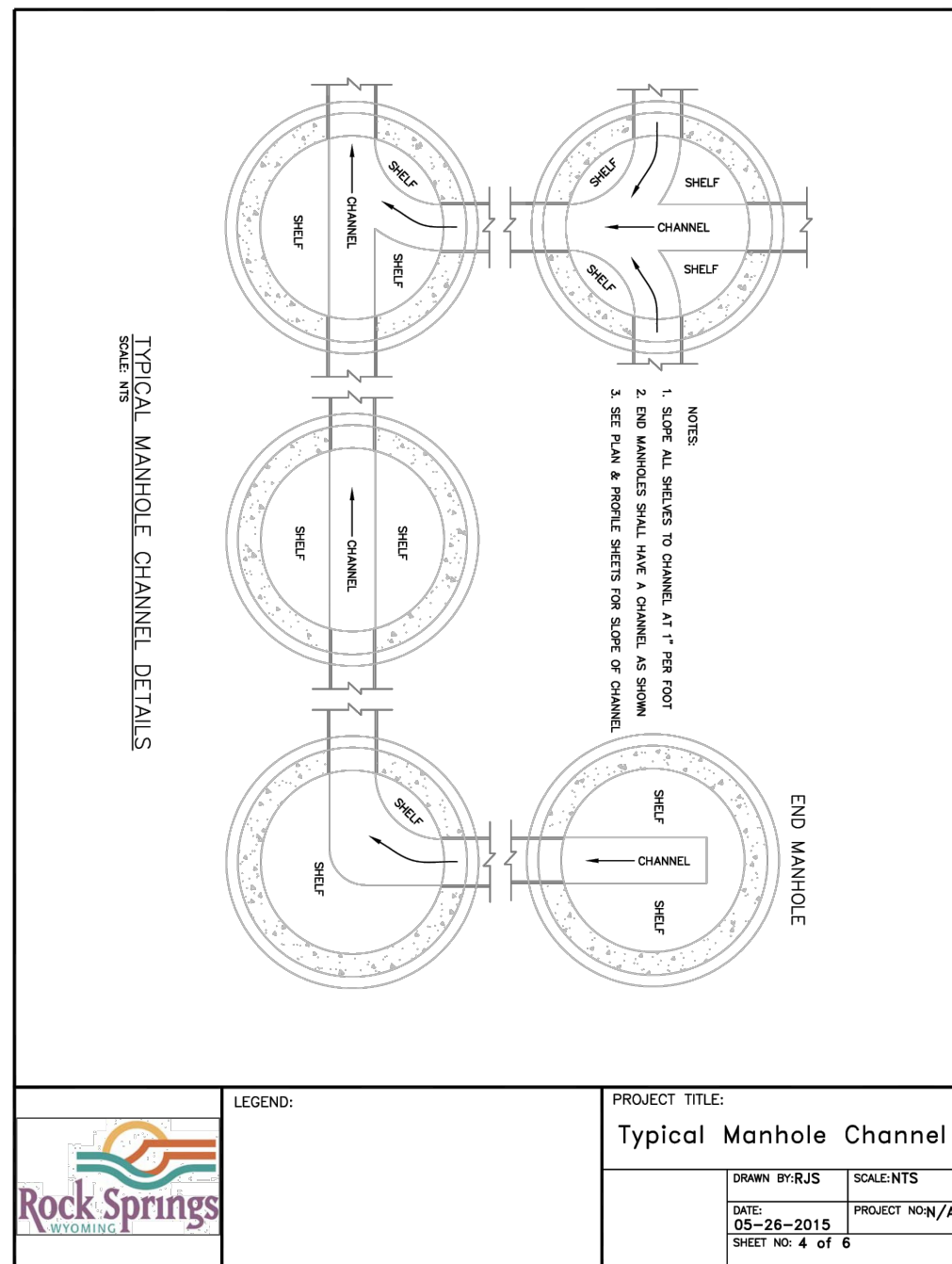
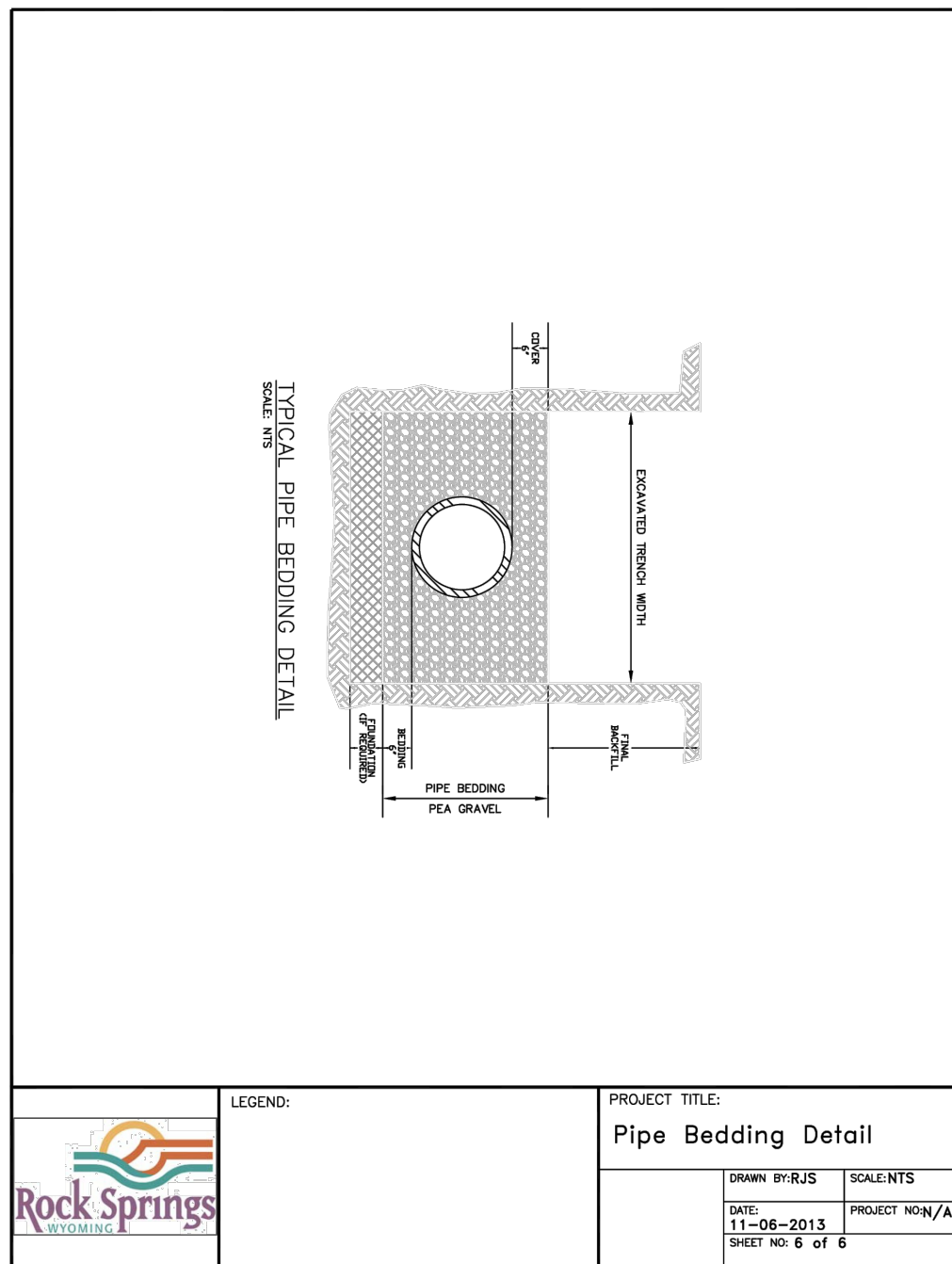
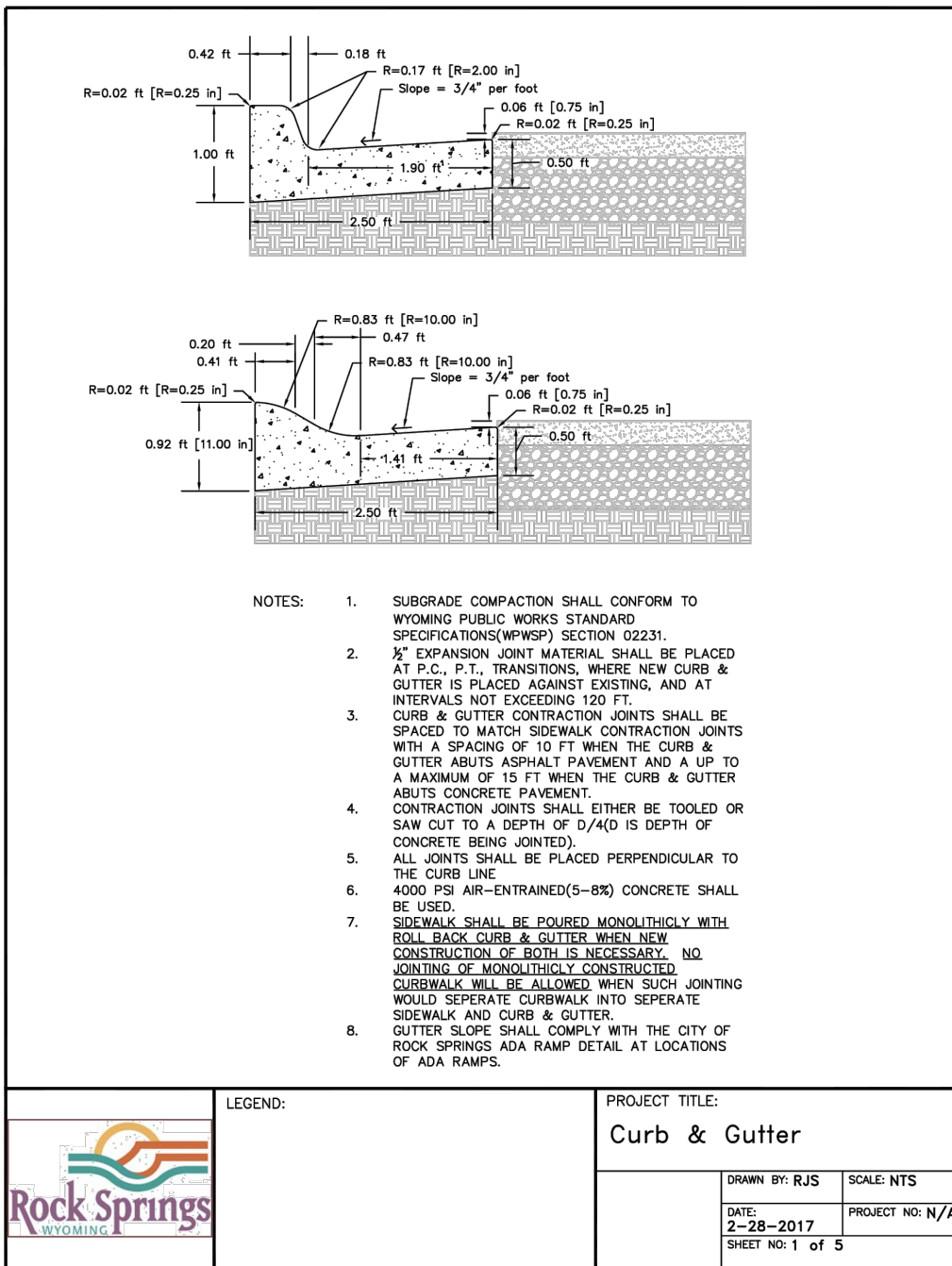
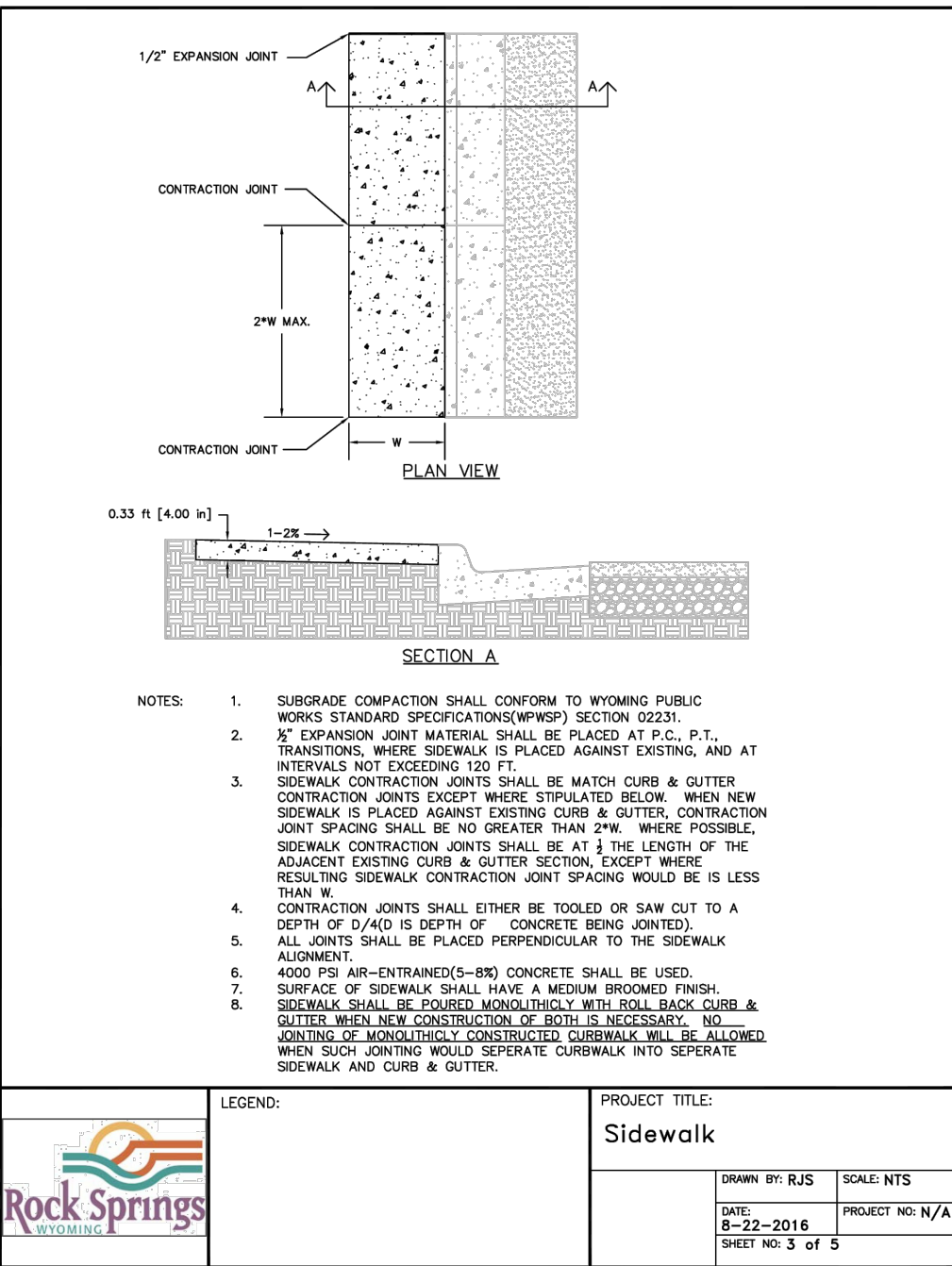
PO BOX 2026
ROCK SPRINGS, WY 82902
PHONE (307) 362-7519
FAX (307) 362-7569
<http://www.jfc-wyo.com>

PROJECT TITLE:
JONES GILLAM RENZ ARCHITECTS
CONSTRUCTION DRAWING PACKAGE
THE GARDENS AT WHITE MOUNTAIN
ROCK SPRINGS, WY. 82901

DRAWING TITLE:
CONSTRUCTION
DETAILS

DRAWN BY:	KTP
CHECKED BY:	DRK
SCALE:	AS NOTED
DATE:	7/6/2026
PROJECT NO:	11704-26
SHEET NO:	

C-4.1



PO BOX 2026
ROCK SPRINGS, WY 82902
PHONE (307) 362-7519
FAX (307) 362-7569
<http://www/jfc-wyo.com>

JFC

ENGINEERS
SURVEYORS

PROJECT TITLE:
JONES GILLAM RENZ ARCHITECTS
CONSTRUCTION DRAWING PACKAGE
THE GARDENS AT WHITE MOUNTAIN
ROCK SPRINGS, WY, 82901

DRAWING TITLE:
CONSTRUCTION
DETAILS

DRAWN BY:
KTP

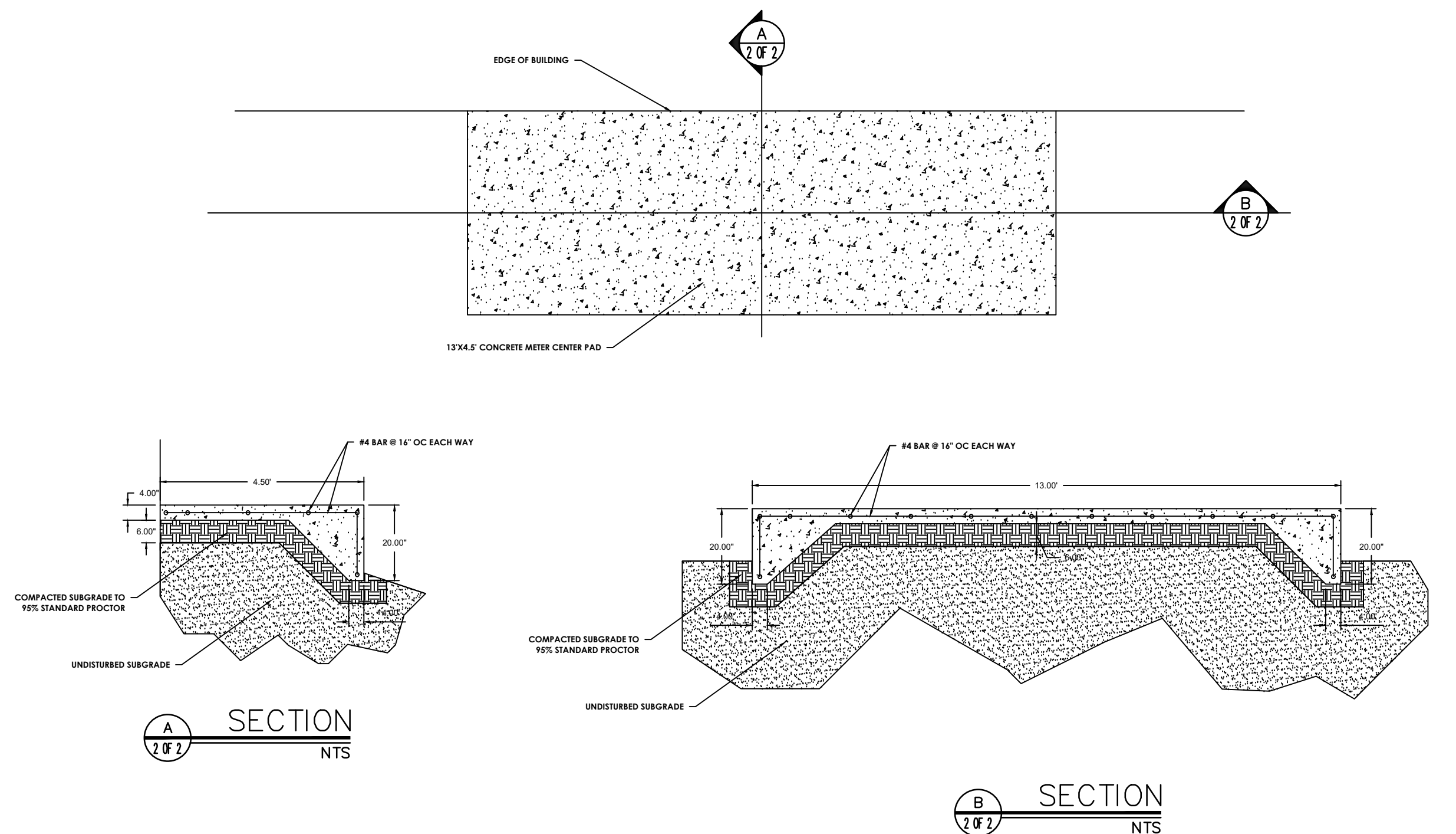
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DRK

SCALE:
AS NOTED

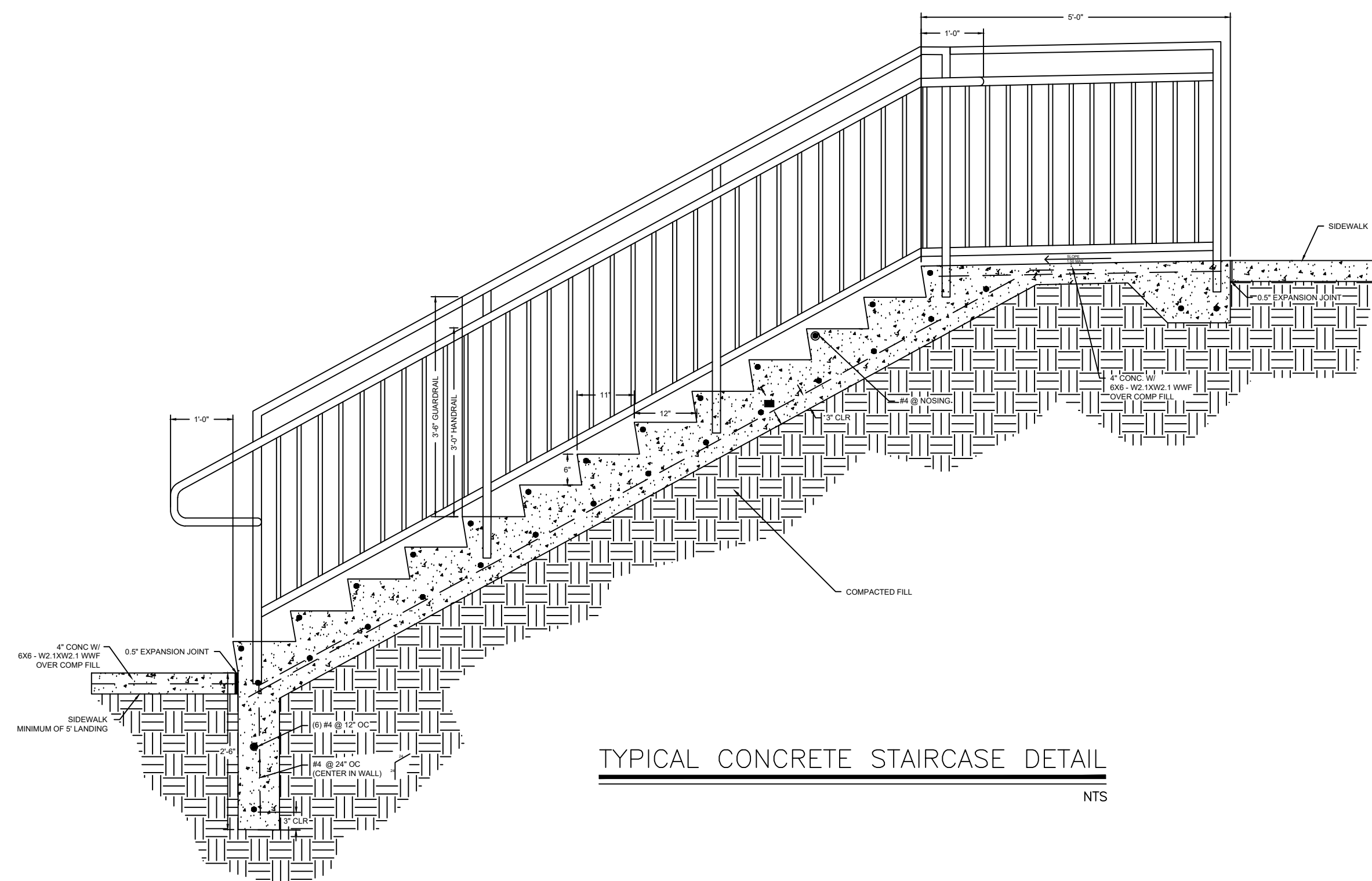
DATE:
6/25/2026

PROJECT NO:
11704-26

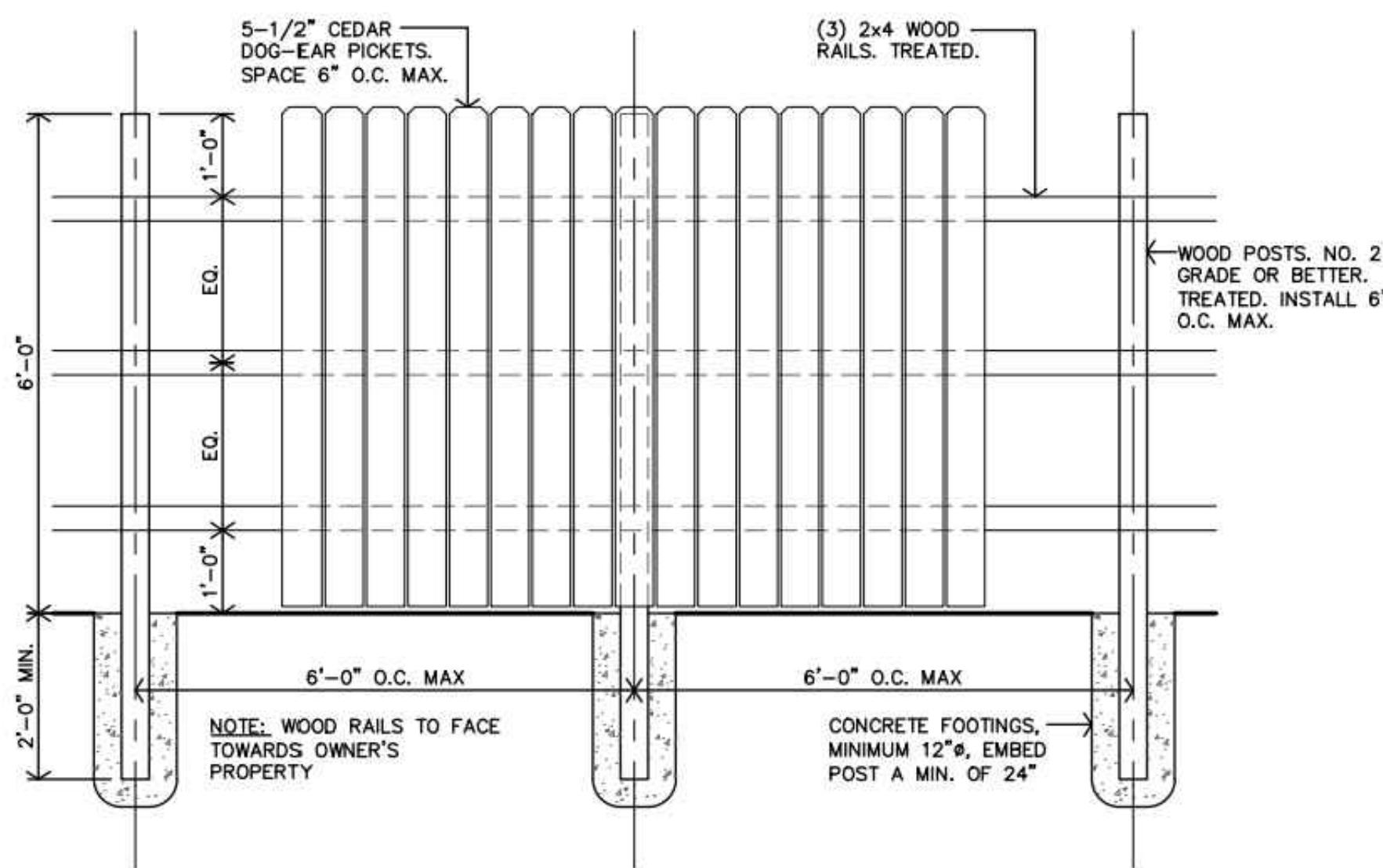
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C-4.2



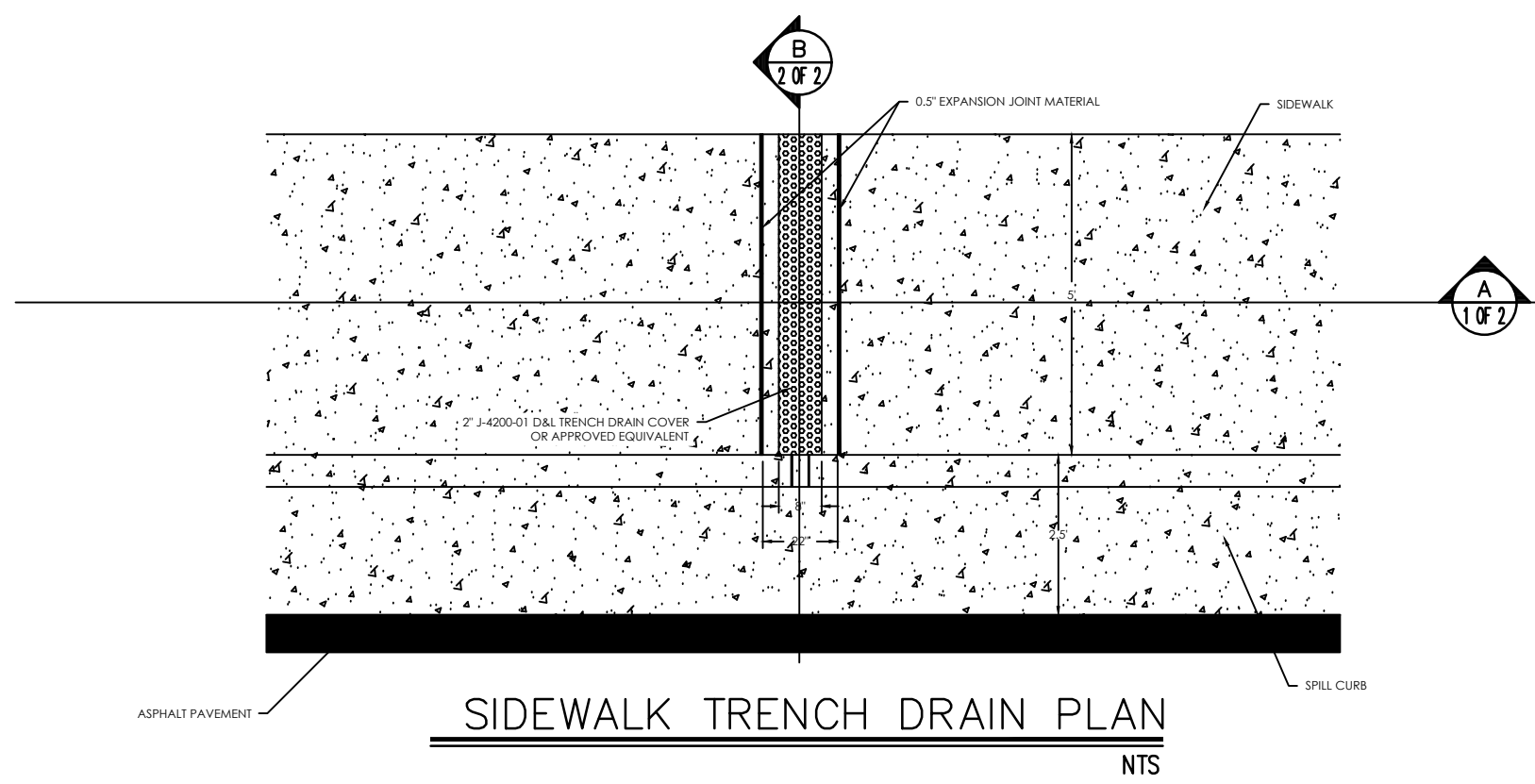
THICKENED EDGE CONCRETE PAD DETAIL
NTS



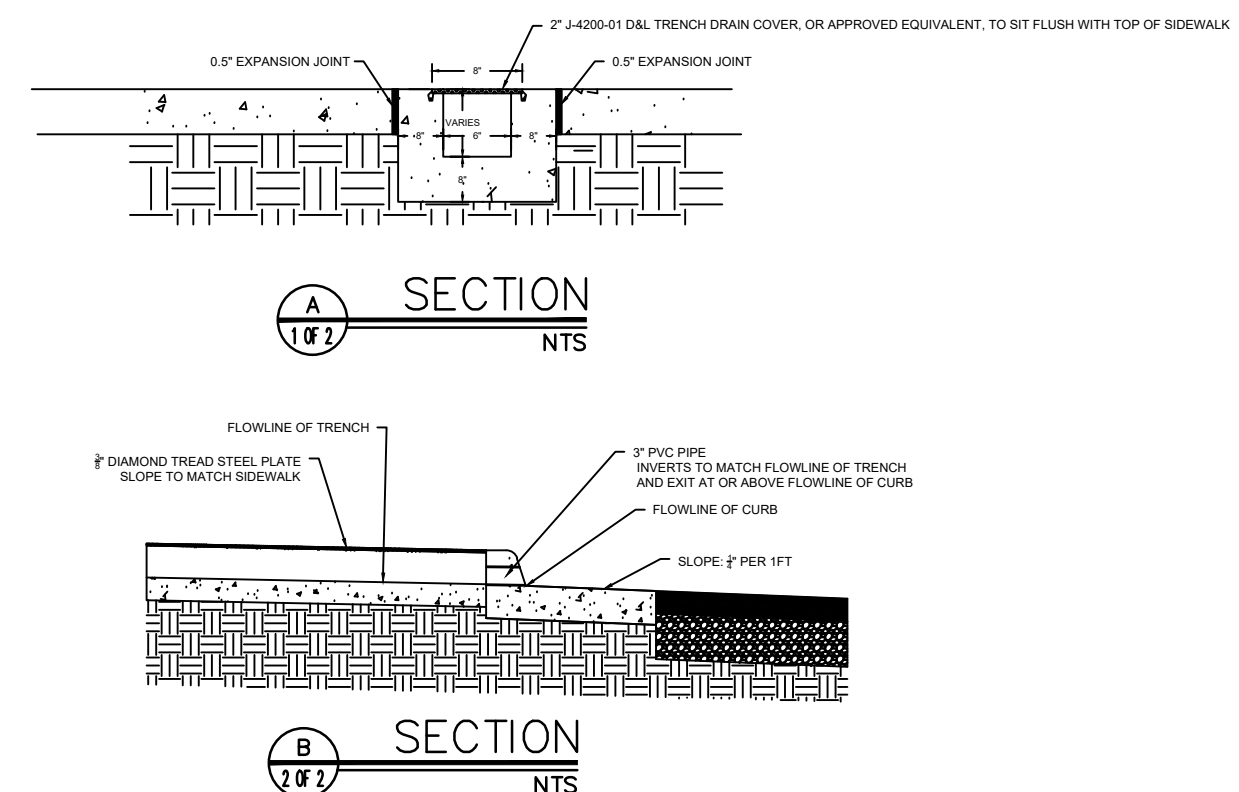
TYPICAL CONCRETE STAIRCASE DETAIL
NTS



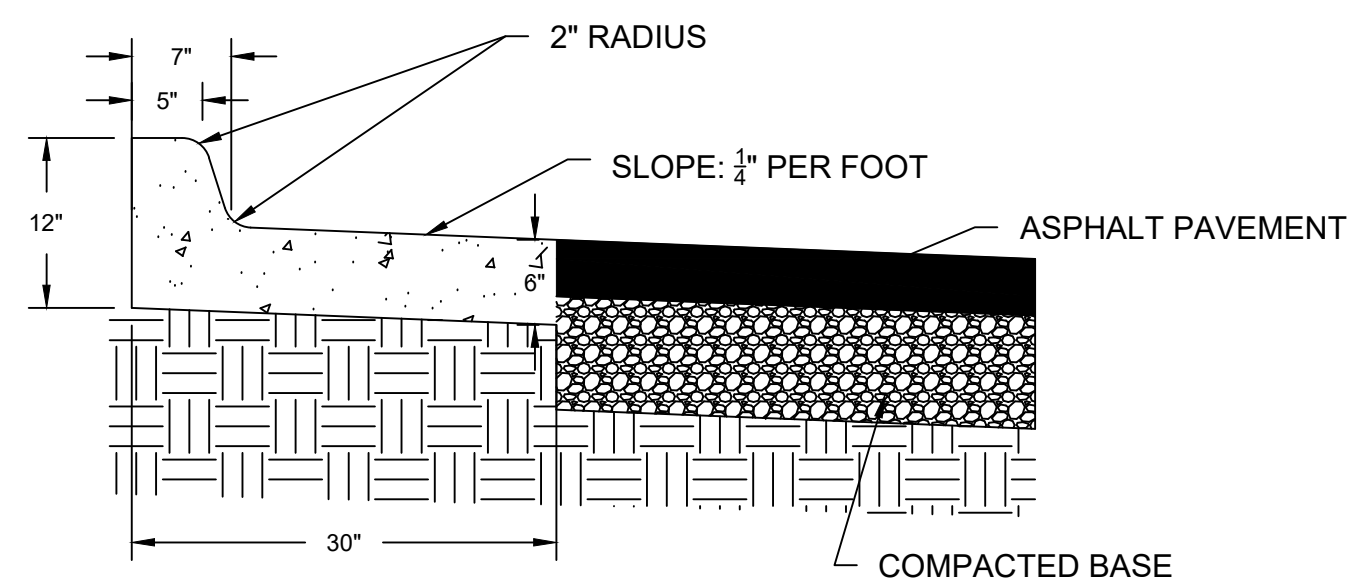
P WOOD PRIVACY FENCE
1/2" = 1'-0"



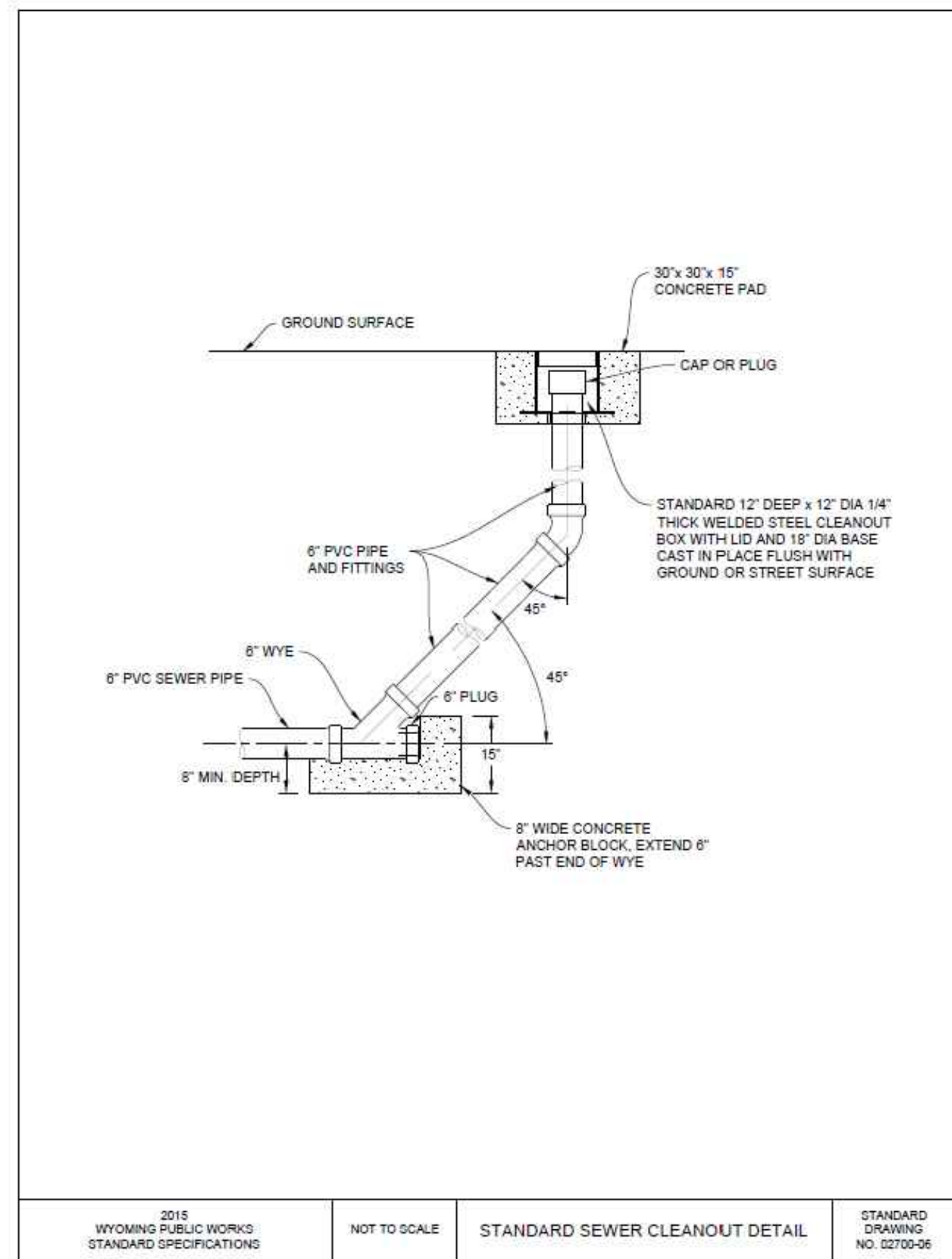
SIDEWALK TRENCH DRAIN PLAN
NTS



TYPICAL SIDEWALK TRENCH DRAIN DETAIL
NTS



TYPICAL SPILL CURB DETAIL
NTS



TYPICAL CLEAN OUT DETAIL
NTS