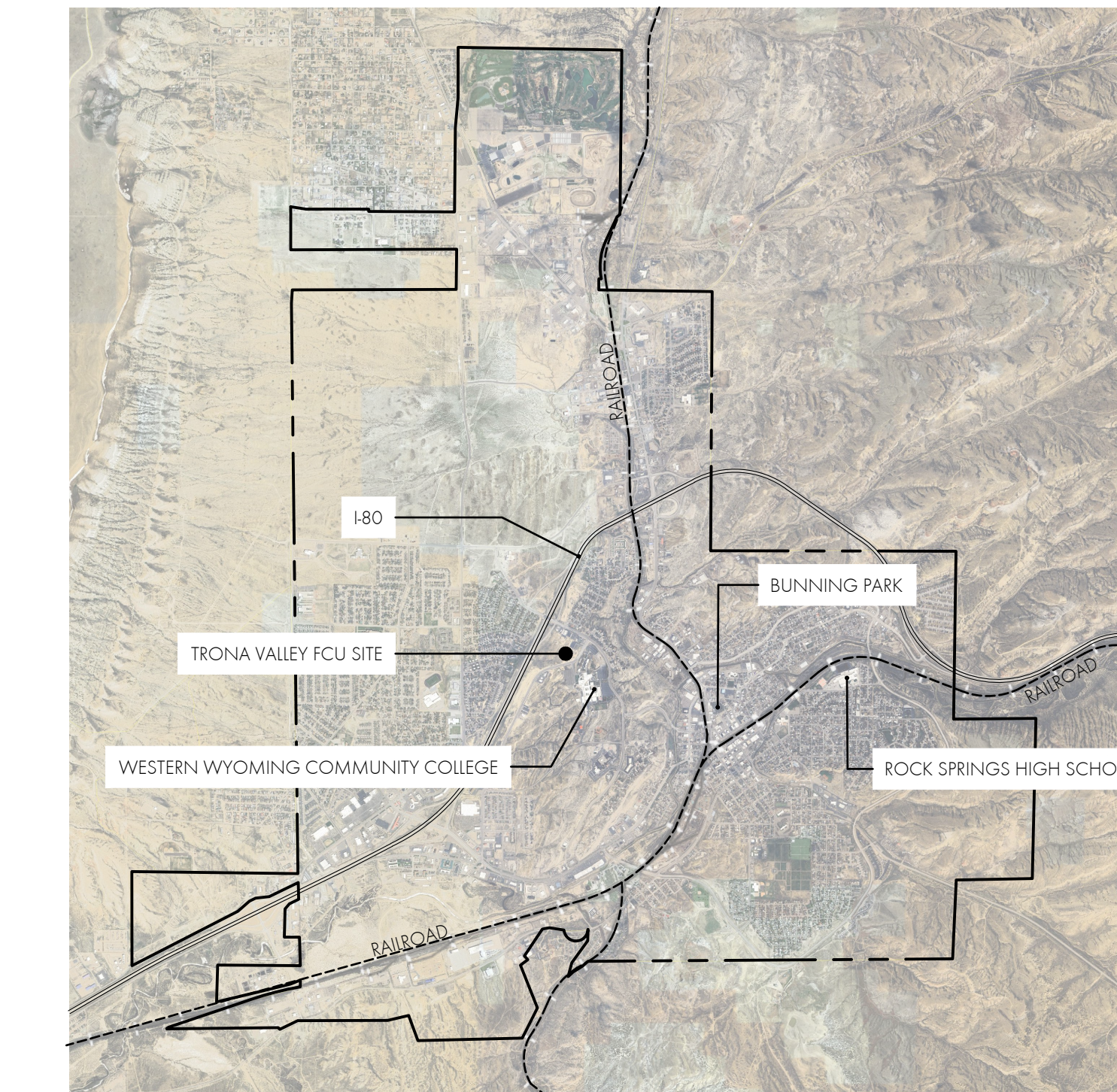




LOCATION MAP: ROCK SPRINGS, WY

SCALE: NTS

SITE SUMMARY

SITE AREA:	441431 SQ. FT. OR 10.1 ACRES
EXISTING BUILDING AREA:	0 SF
NEW BUILDING FOOTPRINT:	17,482 SF MAIN, 188 SF DRIVE-THRU
ZONING CLASSIFICATION:	B2: COMMUNITY BUSINESS
BUILDING SETBACKS	FEET
1. FRONT	35
2. INTERIOR SIDE AND REAR	15
3. CORNER SIDE	25
4. RESIDENTIAL ZONE BOUNDARY	45
PARKING LOT SETBACKS	
5. FRONT	4
6. INTERIOR SIDE AND REAR	3
7. CORNER SIDE	4
8. RESIDENTIAL ZONE BOUNDARY	3

PARKING SUMMARY*

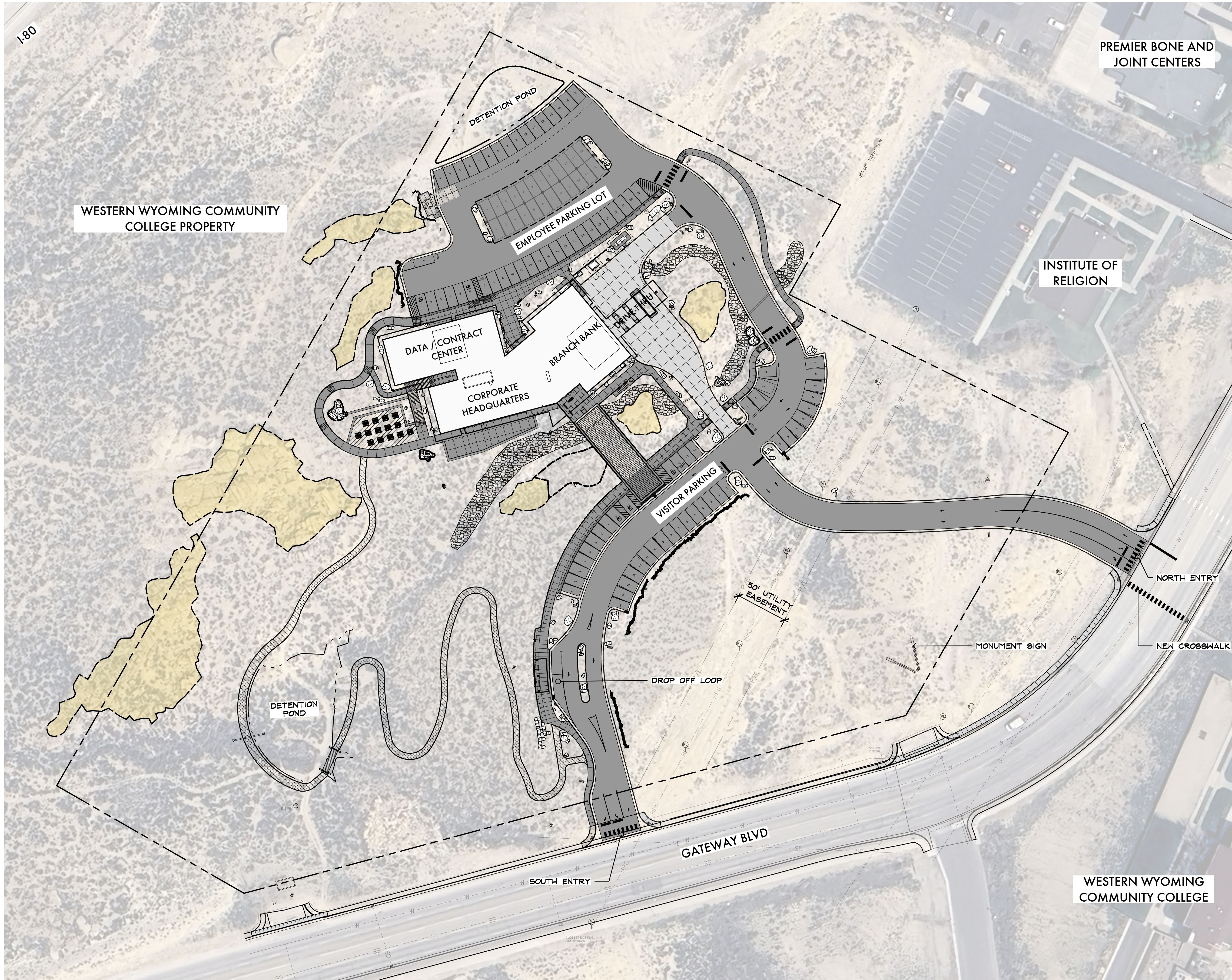
ACCESS ROUTES		25 (26 FOR FIRE LANE)
2-WAY ROAD WIDTH		15 (20 FOR FIRE LANE)
EXISTING PARKING	NONE	
REQUIRED PARKING SUMMARY:	SPACES	
• PER CODE: (157.133)	96	
• CODE PARAMETERS		MIN. OF 106
• TYPICAL DIRECTION	5	
• ADA REQUIRED		(2 MUST BE VAN)
NO. OF SPACES PROVIDED	PARKING TYPE	
2	LARGE VEHICLE DELIVERY	
2	TEMPORARY PARKING SPACE	
2	ADA VAN ACCESSIBLE SPACE	
3	ADA STANDARD ACCESSIBLE SPACE	
51	10'X20' STANDARD SPACE	
25	8.5'X20' STANDARD SPACE	
24	COVERED EMPLOYEE STANDARD SPACES	
109	ON SITE TOTAL SPACES*	
* ON STREET PARKING IS NOT INCLUDED AS PART OF THE REQUIRED PARKING TOTALS		

SHEET INDEX

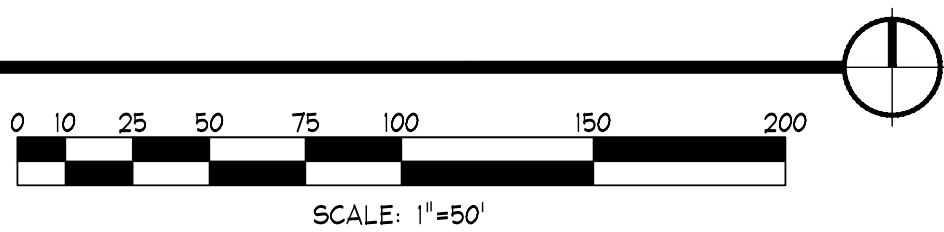
SHEET NO.	SHEET NAME
C	COVER
L100	OVERALL SITE PLAN
L101	DEMO & RECOVERY PLAN
L102	SITE PLAN
L103	LIGHTING PLAN
L104	SITE ROCK OUTCROPPINGS
L105	OVERALL LAYOUT PLAN
L106	DETAILED LAYOUT PLAN - LOWER PATIO AND LAWN
L107	DETAILED LAYOUT PLAN - NORTH BUILDING ENTRY
L108	LAYOUT PLAN - RAILINGS & WALLS
L109	DETAILS 01
L110	DETAILS 02
L111	DETAILS - SITE SIGNS
L112	DETAILS 03
L113	DETAILS 04
L114	DETAILS 05
L115	DETAILS 06
L116	DETAILS 07
L200	LANDSCAPE DRAINAGE PLAN
L201	DETAILS - GRADING AND DRAINAGE
L300	OVERALL IRRIGATION PLAN
L301	IRRIGATION PLAN
L302	DETAILS - IRRIGATION 01
L400	LANDSCAPE SURFACING PLAN
L401	SITE PLANTING AREAS
L402	PLANTING PLAN
L403	DETAILS - PLANTING 01

ABBREVIATIONS

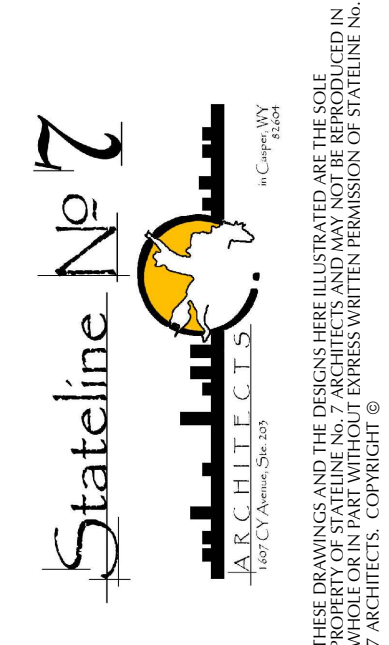
A.C.	ASPHALT CONCRETE	L.P.	LOW POINT
A.E.	APPROVED EQUAL	MAX.	MAXIMUM
AGG.	AGGREGATE	MIN.	MINIMUM
APPROX.	APPROXIMATE	N.A.	NOT APPLICABLE
AVE.	AVENUE	N.I.C.	NOT IN CONTRACT
B.C.	BEGIN HORIZONTAL CURVE	NO.	NUMBER
BLDG.	BUILDING	NOZ.	NOZZLE
B.S.	BASE OF STAIR	N.T.S.	NOT TO SCALE
B.S.L.	BUILDING SETBACK LINE	Q.C.V.	QUICK COUPLER VALVE
BW	BASE OF WALL/BACK OF WALK	P.C.C.	PORTLAND CEMENT CONCRETE
C.B.	CATCH BASIN	PL	PROPERTY LINE
C.F.	CUBIC FEET	P.O.B.	POINT OF BEGINNING
C&G	CURB AND GUTTER	P.O.C.	POINT OF CONNECTION
<	CENTERLINE	P.S.I.	POUNDS PER SQUARE INCH
CL	CLASS	PT.	POINT
COTG	CLEANOUT	P.U.E.	PUBLIC UTILITY EASEMENT
CONC.	CONCRETE	P.V.C.	POLYVINYL CHLORIDE
CTR	CENTER	PVMT.	PAVEMENT
CU.	COPPER	R/RAD.	RADIUS
C.Y.	CUBIC YARD	R.C.	RELATIVE COMPACTION
D.G.	DECOMPOSED GRANITE	REF.	REFERENCE
D.I.	DROP INLET	R/W	RIGHT OF WAY
DIA.	DIAMETER	S	SLOPE
DR	DRIVE	SIM.	SIMILAR TO
DIW	DRIVEWAY	S.A.D.	SEE ARCHITECTS DRAWINGS
DWG.	DRAWING	S.C.D.	SEE CIVIL DRAWINGS
EL.	ELEVATION	SCH.	SCHEDULE
ELEC.	ELECTRICAL	S.F.	SQUARE FOOT
ENCL.	ENCLOSURE	S.D.	STORM DRAIN
E.P.	EDGE OF PAVEMENT	S.G.	SUBGRADE
EQUIP.	EQUIPMENT	SHT.	SHEET/DRAWING
ESMT.	EASEMENT	SLV.	SLEEVE
EX.	EXISTING	SPEC.	SPECIFICATION
F.C.	FACE OF CURB	STA.	STATION
F.F.E.	FINISHED FLOOR	STD.	STANDARD
F.G.	FINISH GRADE	ST.	STREET
F	FLOWLINE	SW	SIDEWALK
F.O.B.	FACE OF BUILDING WALL	S.Y.	SQUARE YARD
FT.	FOOT	TAN.	TANGENT
GALV.	GALVANIZED	T.B.	TOP OF BANK OR BOX
G.B.	GRADE BREAK	T.C.	TOP OF CURB
G.P.M.	GALLONS PER MINUTE	T.G.	TOP OF GRATE
G.P.H.	GALLONS PER HOUR	TOE	TOE OF SLOPE
G.V.	GATE VALVE	T.S.	TOP OF STAIR
HDPE	HIGH DENSITY POLYETHYLENE	T.W.	TOP OF WALL
H.P.	HIGH POINT	TYP.	TYPICAL
I.C.V.	IRRIGATION CONTROL VALVE	U.O.N.	UNLESS OTHERWISE NOTED
INV.	INVERT	W	WATER OR WEST
L	LENGTH	W.M.	WATER METER
L.F.	LINEAR FEET	W.S.	WATER SERVICE



SITE CONTEXT



TRONA VALLEY FEDERAL CREDIT UNION
1700 GATEWAY BLVD
ROCK SPRINGS, WYOMING 82901



PROJECT NUMBER
23-018

DATE
09-27-2025

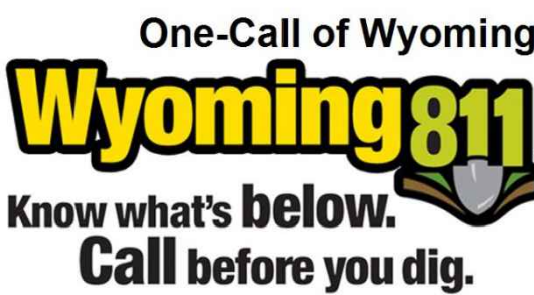
DRAWN BY
MATT FRIDELL

DISK ID.

SHEET TITLE
COVER SHEET

SHEET NUMBER

C



Use Wyoming One Call to locate underground utilities before you dig. Excavators planning to dig, drill or trench should make the required locate request to Wyoming One Call two working days before the planned work.

Make your locate requests by simply calling 811 (in-state) and (800) 949-2476 outside of Wyoming. Locate requests are accepted 24/7. The One Call service is free to excavators. WWW.ONECALLOFWYOMING.COM

THESE DRAWINGS ARE CONCEPT DRAWINGS AND ARE MEANT TO RELAY THE CONCEPTUAL SITE CONFIGURATION OF THE PROJECT AREA. THEY ARE NOT MEANT TO REPRESENT FINAL LAYOUT AND GRADING INFORMATION, BUT RATHER SITE PERFORMANCE INFORMATION AND MINIMUM OR MAXIMUM GRADING, LAYOUT, DIMENSIONAL AND AREA REQUIREMENTS. FINAL LAYOUT AND GRADING DECISIONS SHALL BE MADE ON SITE THROUGH JOINT CONSENSUS BETWEEN THE CONTRACTOR, LANDSCAPE ARCHITECT AND OWNER.