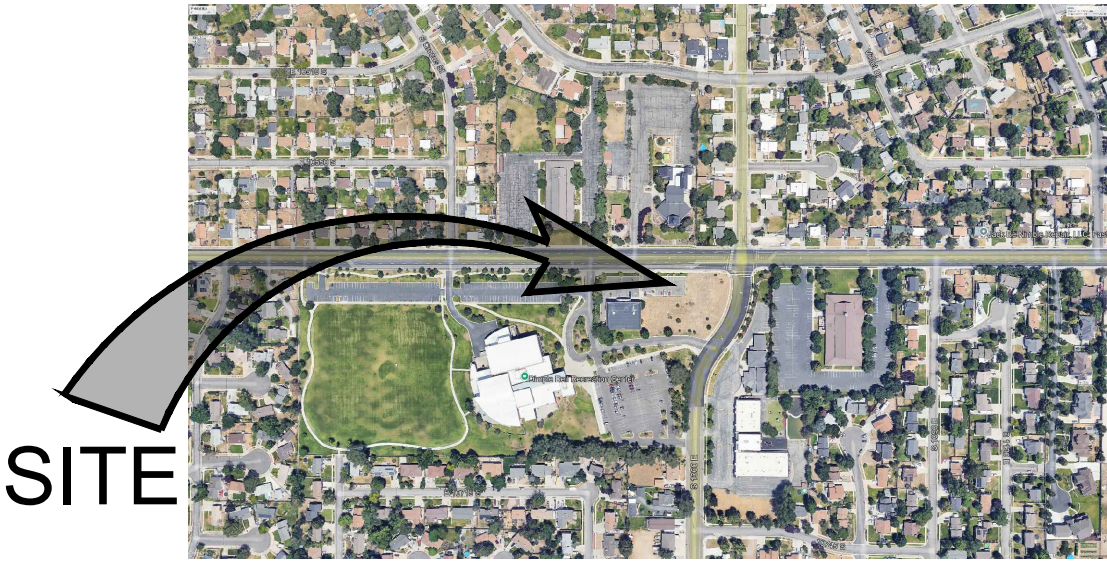
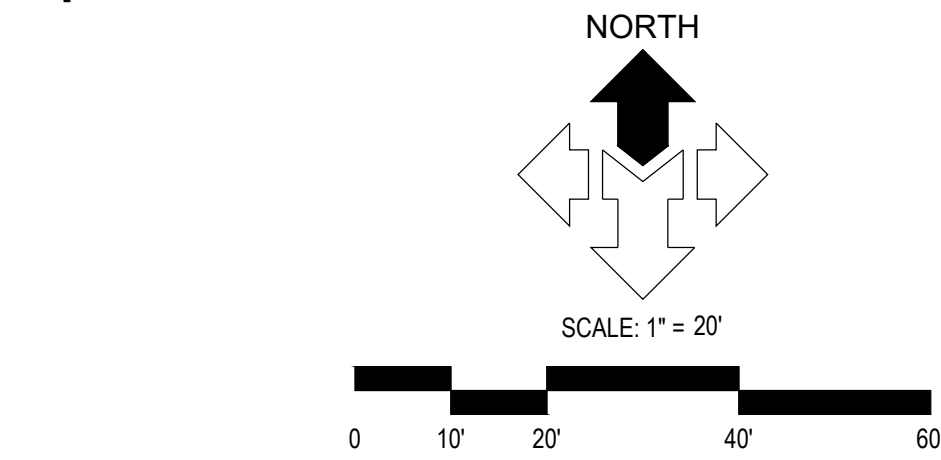


EXHIBIT "A"

LIBERTY DRUG STORE
CONSTRUCTION PLANS

984 EAST 10600 SOUTH
SANDY, UTAH



VICINITY MAP
N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	EROSION CONTROL NOTES

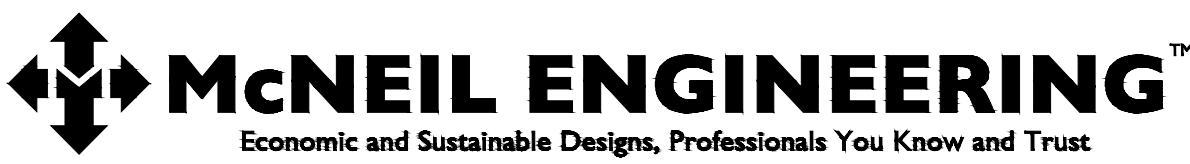
ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO SANDY CITY
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO SANDY SUBURBAN
I.D. STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO APWA STANDARDS AND
SPECIFICATIONS

DEVELOPER & OWNER

OWNER: JESSIE & JENNA MERCHANT
497 W 4800 S
MURRAY, UT 84123
jessie.merchant@gmail.com
jennalibertydrug@gmail.com



8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnileengineering.com

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Structural Engineering • Land Surveying & HDS

WEST CORNER SECTION 17
T.3 S., R.1 E. S.L.B. & M.
(FOUND BRASS CAP)

BASIS OF BEARING
S89°58'31"E 2637.09' (M) (2636.98' ARP)

CENTER SECTION 17
T.3 S., R.1 E. S.L.B. & M.
(FOUND BRASS CAP)

S89°58'31"E 30.29'

S0°16'37"W 6.12'

S89°58'31"E 292.79'

S89°58'31"E 141.83'

S89°58'31"E 85.75'

S46°10'48"E 32.57'

S0°10'24"W 76.10'

N89°58'31"W 124.07'

N0°10'24"E 197.54'

N0°10'24"E 121.53'

N89°56'43"W 168.72'

L=109.54', R=1040.00'
CH= S87°23'42"W. CHL=109.49'

N89°36'34"W 95.69'

L=178.30', R=260.00'
CH= S19°45'56"W. CHL=174.83'

LOT 1
PHARM 106
SUBDIVISION
37,595 S.F.
863 AC.
10/10 E. 10600 S.

46.80'
UTILITY
EASEMENT

33.20'
UTILITY
EASEMENT

10.00'
WATER
EASEMENT

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

10' SETBACK

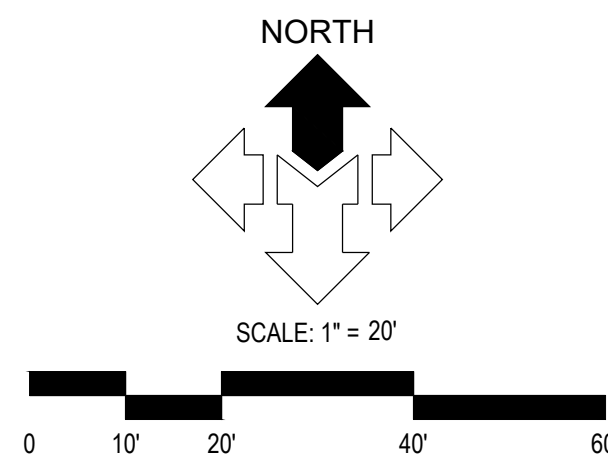
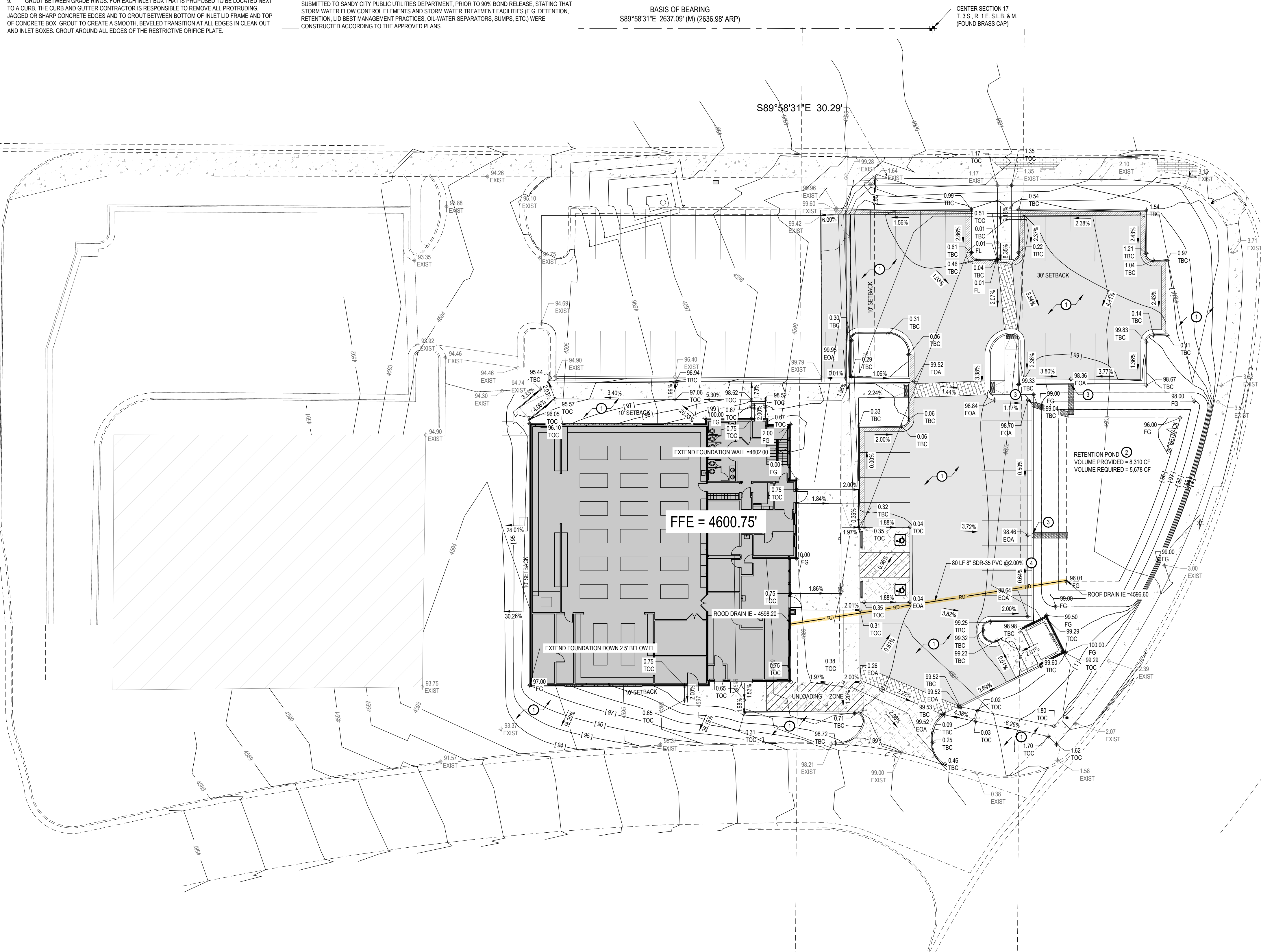
UNLOADING ZONE

30' SETBACK

1.00'

2. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING ANY CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPER'S SPECIFIC PROJECT AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
5. A. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
6. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
7. ALL MATERIALS AND WORK DONE UNDER FOOTING OF WALL SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
8. NON-SHRINKING GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
9. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT ALL CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
10. GROUT BETWEEN DRAIN RINGS. FOR EACH INLET BOX THAT IS PROPOSED TO BE LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET RIM FRAME AND TOP OF CURB. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXCESS GROUT FROM ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE OFFICE PLATE.

10. REMOVE SNAP LIDS, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS FILL FORM, WOOD, PLASTIC AND CARDBOARD.
11. ALL SPTS AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET, CLEAN OUT BOXES, AND PIPE. THE BOXES AND ALL PIPES ARE TO BE MAINTAINED IN A CLEANED CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS: "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
15. ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12" (MIN) COMPACTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING THE INSTALLATION OF OIL/WATER SEPARATORS AND UNDERGROUND DETENTION / RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS; IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT AT THE INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
18. A STAMPED "LETTER OF PERFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE. STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL/WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.



1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL UTILITY CONSTRUCTION, ADDRESSING THE REQUIREMENTS OF THE CITY ENGINEER, THE CITY ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE. THE CURRENT EDITION IS AVAILABLE AT: <http://sandy.utah.gov/government/public-works/standards-specifications.htm>
2. CONCRETE SHALL BE TO THE REQUIREMENTS SPECIFIED IN SECTION 03000 AND 03300.
3. REINFORCING STEEL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03000.
4. PRECAST MANHOLES AND STRUCTURES SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 03400. CONCRETE AND JUNCTION BOXES SHALL BE CAST-IN-PLACE UNLESS SPECIFIED OTHERWISE APPROVED BY THE CITY ENGINEER.
5. BACKFILL SHALL MEET THE REQUIREMENTS SPECIFIED IN SECTION 02240.
6. COMPACTION SHALL BE 96% PER SPECIFICATIONS IN SECTION 02240.
7. ELEVATION, LOCATION, AND LOCATION SHALL BE SHOWN ON APPROVED CONSTRUCTION DRAWINGS.
8. MANHOLE RING AND COVER SHALL BE D&J SUPPLY MODEL 1517 (FOR SLOPES LESS THAN 2%) OR MODEL 1518 (FOR SLOPES GREATER THAN 2%) OR APPROVED EQUAL.
9. FRAME, GRATE, AND GUTTER SHALL BE D&J SUPPLY MODEL 1517 (FOR SLOPES LESS THAN 2%) OR MODEL 1518 (FOR SLOPES GREATER THAN 2%) OR APPROVED EQUAL.
10. THROAT OPENING HEIGHT OF CURB INLET SHALL BE A MIN. OF 4".
11. CURB INLET SHALL BE D&J SUPPLY MODEL 1517 (FOR SLOPES GREATER THAN 2%) OR APPROVED EQUAL. CURB AND GUTTER SHALL BE REPLACED TO THE NET JOINT OR AS DIRECTED BY THE CITY REPRESENTATIVE.
12. REBAR SHALL BE CAST-IN-PLACE STRUCTURES SHALL BE MIN. 4 DIAMETERS.
13. PIPE TO STRUCTURE COLLAR (SEE SHEET 50.0) SHALL BE INSTALLED CUBES AND JUNCTION TO STRUCTURE CONNECTIONS FOR CURB INLET BOXES, COMBO BOXES, AND PIPE BOXES.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OR MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. ALL EXCAVATED AREAS SHALL BE 98% MINIMUM DENSITY. ALL FILL SHALL BE 98% MINIMUM DENSITY. THE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR
REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS

- ① GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- ② RETENTION POND. 3:1 MAX SIDE SLOPES.
- ③ 18" CURB CUT.
- ④ 8" SDR-35 PVC ROOF DRAIN LINE.

	CURB & GUTTER (OUTFALL)
	CURB & GUTTER (STD)
	RIP RAP FOR DRAINAGE
	STAMPED CONCRETE FOR CROSS WALK

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- | | |
|---------------|-----------------------------|
| - BFE | BASEMENT FLOOR ELEVATION |
| - BW | FINISH GRADE AT BOTTOM OF |
| - EX/GR EXIST | EDGE OF EXIST |
| - EOA | EDGE OF ASPHALT |
| - EOC | EDGE OF CONCRETE |
| - FFE | FINISH FLOOR ELEVATION |
| - FG | FINISH GRADE |
| - FLW LINE | FLOW LINE |
| - GB | GRADE BREAK |
| - HP | HIGH POINT |
| - LP | LOW POINT |
| - NG | NATURAL GROUND |
| - SDCB | STORM DRAIN CATCH BASIN |
| - SDCO | STORM DRAIN CLEANOUT BOX |
| - SDDB | STORM DRAIN DRAIN BASIN |
| - SDMH | STORM DRAIN MANHOLE |
| - TBC | TOP BACK OF CURB |
| - TOA | TOP OF ASPHALT |
| - TOC | TOP OF CONCRETE |
| - TOG | TOP OF GRADE |
| - TOW | TOP OF WALL |
| - TW | FINISH GRADE AT TOP OF WALL |
| - WW | WATERWAY |



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

[illegible]

PROJECT NO: 26104

DRAWN BY:

CHECKED BY

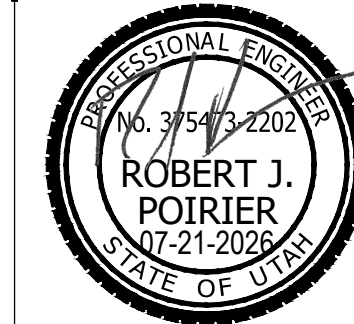
DATE: 7/21/2026

GRADING AND DRAINAGE PLAN

C2.01

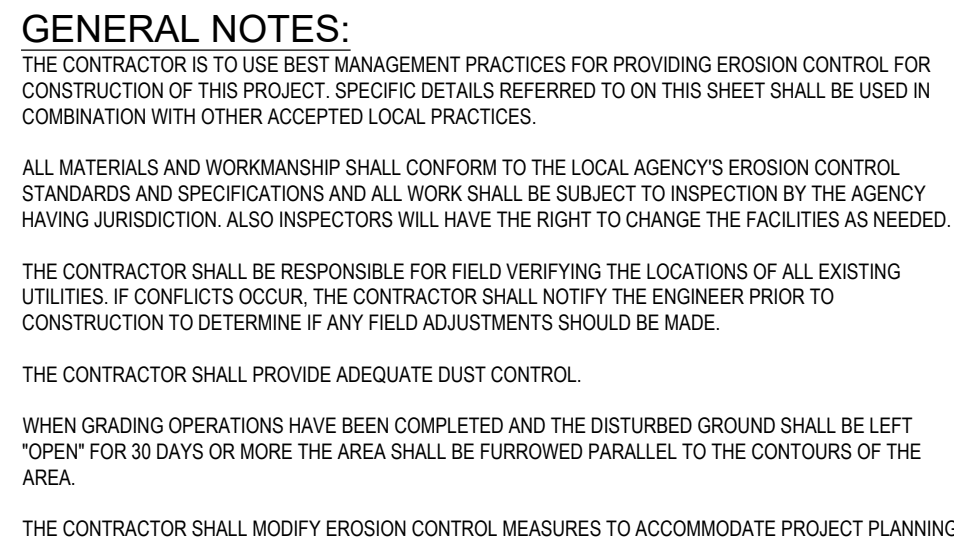
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LIBERTY DRUG STORE

**984 EAST 10600 SOUTH
SANDY, UTAH**



THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

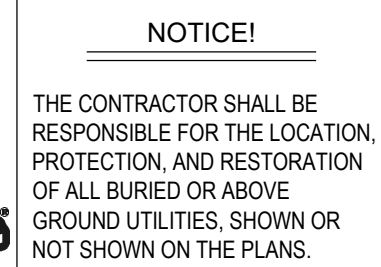
CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.
- ② INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.03.
- ③ TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ④ CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1" HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑤ CONSTRUCTION DUMPTER. CHECK LEVEL, DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑥ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD UP AROUND TOILET TO PREVENT WIND OR LEAKAGE. CHECK LEVEL, DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
- ⑦ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.



LIBERTY DRUG STORE

984 EAST 10600 SOUTH
SANDY, UTAH

[illegible]

PROJECT NO:	26104
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	7/21/2026

EROSION CONTROL PLAN

C2.10

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH BY THE PUBLIC UTILITIES PLAN REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. LOCATE WATER LINE 4' OFF LIP OF GUTTER ON THE NORTH AND / OR EAST SIDE OF THE ROADWAY.
7. A MINIMUM OF 48-INCHES OF COVER AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
9. FOR POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS SR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS OR APPROVED EQUIAL.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER, CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6- FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS TO BE PLUGGED WITH A 2" WASHOUT OR END WITH A FIRE HYDRANT.
14. DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM UNDER BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 16-FOOT WIDE, STREETLIGHT EASEMENT (7.5-FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRING TO THE POWER SOURCE ON PRIVATE PROPERTY.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
5. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
6. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
7. STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

1. SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS. COPIES OF THE DISTRICT STANDARDS AND SPECIFICATIONS ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 S 700 W., SANDY UTAH 84070.

2. VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE. ADDITIONAL TESTS MAY BE REQUIRED BY THE DISTRICT ENGINEER OR INSPECTOR. DEFECTS DESIGNATED BY THE DISTRICT ENGINEER OF INSPECTOR SHALL BE REPAIRED AT NO COST TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE SEWER IMPROVEMENTS.

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SANDY CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SANDY SUBURBAN I.D. STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

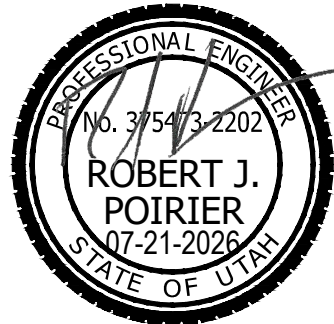
MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

- ① 6" DIP CLASS 52 FIRE LINE WRAPPED IN AWWA APPROVED POLYETHYLENE ENCASEMENT (POLYWRAP), PER SANDY CITY DETAIL. WTR-14 THURST BLOCKING PER SANDY CITY DETAIL. WTR-08.
- ② CONNECT NEW 1-1/2" TYPE K COPPER WATER SERVICE LINE TO EXISTING WATER MAIN, PER SANDY CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY WATER LOCATION.
- ③ CONNECT NEW 6" CLASS 52 DIP WATER LINE TO EXISTING WATER MAIN, PER SANDY CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY WATER LOCATION.
- ④ 6" GATE VALVE WITH VALVE BOX, PER SANDY CITY DETAIL. WTR-05.
- ⑤ 1-1/2" TYPE K COPPER WATER SERVICE LINE, PER SANDY CITY DETAIL. WTR-10. SEE SHEET C5.02.
- ⑥ CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER MAIN, PER SANDY SUBURBAN I.D. STANDARDS AND SPECIFICATIONS. SEE SHEET C5.01.
- ⑦ 6" PVC SD-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. TRENCHING PER SANDY SUBURBAN I.D. DETAIL ON SHEET C5.02.
- ⑧ SANITARY SEWER CLEANOUT, PER SANDY SUBURBAN I.D. DETAIL ON SHEET C5.02.
- ⑨ APPROXIMATE LOCATION OF NEW UNDERGROUND POWER LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY ROCKY MOUNTAIN POWER WITH OTHER CONSTRUCTION.
- ⑩ APPROXIMATE LOCATION OF NEW NATURAL GAS FACILITIES. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
- ⑪ APPROXIMATE LOCATION OF NEW UNDERGROUND TELEPHONE LINE. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION BY CENTURY LINK WITH OTHER CONSTRUCTION.
- ⑫ NEW POWER SLEEVE. SEE ELECTRICAL PLANS FOR DETAILS.
- ⑬ NEW TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS.
- ⑭ 1-1/2" WATER SERVICE METER SET, PER SANDY CITY DETAIL WTR-10. SEE SHEET C5.02.
- ⑮ LANDSCAPING WATER METER W/BACK FLOW PREVENTION. SEE LANDSCAPE PLANS FOR DETAILS.
- ⑯ CONTRACTOR TO PROVIDE NEW CONDUIT AND WIRING TO REROUTE POWER FOR STREET LIGHT.

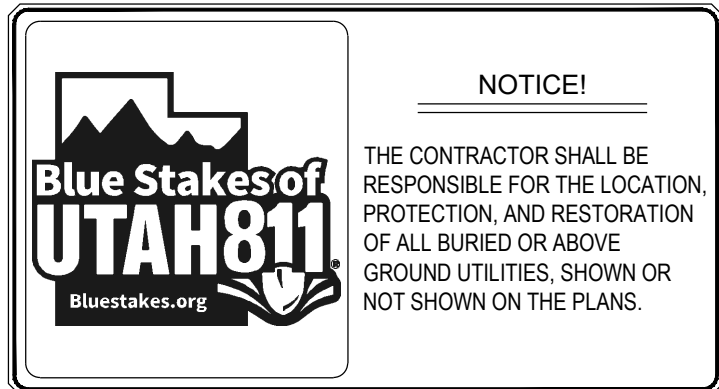


**984 EAST 10600 SOUTH
SANDY, UTAH**

[illegible]

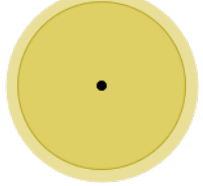
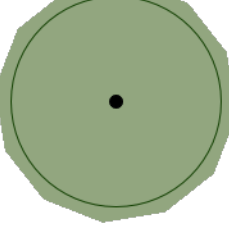
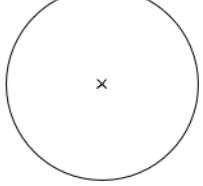
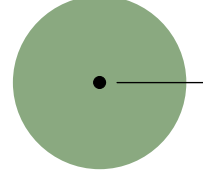
PROJECT NO:	26104
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	7/21/2026

C4.01





LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	4	MESA GLOW BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'JFS-Numex3' PP27830 MESA GLOW	2" CAL	D/L5.01
	8	CORAL SUN GOLDEN RAIN TREE	KOELREUTERIA PANICULATA 'CORAL SUN'	2" CAL	D/L5.01
	7	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL	D/L5.01
	4	EXISTING DECIDUOUS TREE TO REMAIN			
EVERGREEN TREES					
	16	GREY GLEAM UPRIGHT JUNIPER	JUNIPERUS SCOPULORUM 'GREY GLEAM'	5' HT.	E/L5.01
SHRUBS					
	18	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL.	B/L5.01
	28	FERN BUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	B/L5.01
	67	BABY BLUE DWARF RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA 'BABY BLUE'	5 GAL.	B/L5.01
	33	HILLSIDE CREEPER SCOTCH PINE	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	5 GAL.	B/L5.01
	65	JADE PARADE SAND CHERRY	PRUNUS PUMILA 'UCONNPP002' PP33,014	5 GAL.	B/L5.01
	35	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	B/L5.01
ORNAMENTAL GRASSES					
	62	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	A/L5.01
	96	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	A/L5.01
SYMBOL					
BOULDERS					
	49	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4" DIAMETER IN ALL DIRECTIONS	B/L5.01
CRUSHED ROCK					
	13,996 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 4" DEEP. INSTALL OVER DEWITT'S 4-1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	G/L5.01
	2,223 S.F.	"BROWNS CANYON" CRUSHED ROCK	INSTALLED A MINIMUM 4" DEEP. INSTALL OVER DEWITT'S 4-1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2'-4" DIAMETER	G/L5.01
	ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL				

SANDY CITY DATA

CH. 21-20: SPECIAL DEVELOPMENT (SD) DISTRICTS		
21-25-2: COMMERCIAL AND INDUSTRIAL LANDSCAPING REQUIREMENTS		
ZONED AS	SD (CARNATION)	
TOTAL SITE AREA	47,054 s.f.	
ON-SITE LANDSCAPE AREA	13,077 s.f.	
	REQUIRED	PROVIDED
GENERAL:		
LANDSCAPE DEPTH ALONG 10600 SOUTH	8' WIDE	YES
LANDSCAPE DEPTH ALONG 1000 EAST	15' WIDE	YES
LANDSCAPE DEPTH ALONG REAR & SIDE YARDS	5' WIDE	YES
TREES - 1 PER 500 S.F. OF ON-SITE LANDSCAPE	26	30
ON-SITE EVERGREEN TREES	40% MIN.	42%
OVERALL PLANT COVERAGE EXCLUDING TREE CANOPIES	33% MIN.	45%
SETBACKS:		
BUILDING SETBACK FROM 10600 SOUTH	30' MIN.	YES
BUILDING SETBACK FROM 1000 EAST REALIGNMENT	15' MIN.	YES
PARKSTRIP:		
STREET TREES - 1 PER 25' OF FRONTAGE		YES
PARKING LOT:		
TOTAL INTERIOR LANDSCAPE AREA	5% MIN.	8%
PLANT COVERAGE	50% MIN.	50%
LANDSCAPE AREA SIZE	5' WIDE MIN.	YES
TOTAL NUMBER OF TREES - 1 PER 7 STALLS	30 STALLS / 7 = 4	5

REFERENCE NOTES

- L-1. CONCRETE MOWSTRIP
DETAIL H/L5.01
- L-2. 20'x60' SIGHT TRIANGLE - ANY TREES WITHIN THIS AREA NEED TO BE TRIMMED UP TO A HEIGHT OF 8 FEET OVER THE SIDEWALK AND 14 FEET OVER THE STREET. NO OBJECTS 3 FEET OR TALLER MAY BE INSTALLED IN THIS AREA INCLUDING LANDSCAPE.

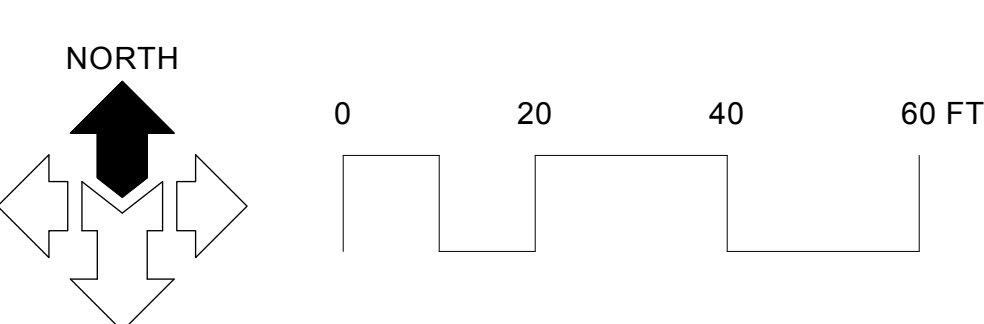
GENERAL NOTE

1. REFER TO COMMON EARTHWORK, TOPSOIL & GRADING, AND PLANTING NOTES ON SHEET L0.01

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig
1-800-662-4111

NOTICE!
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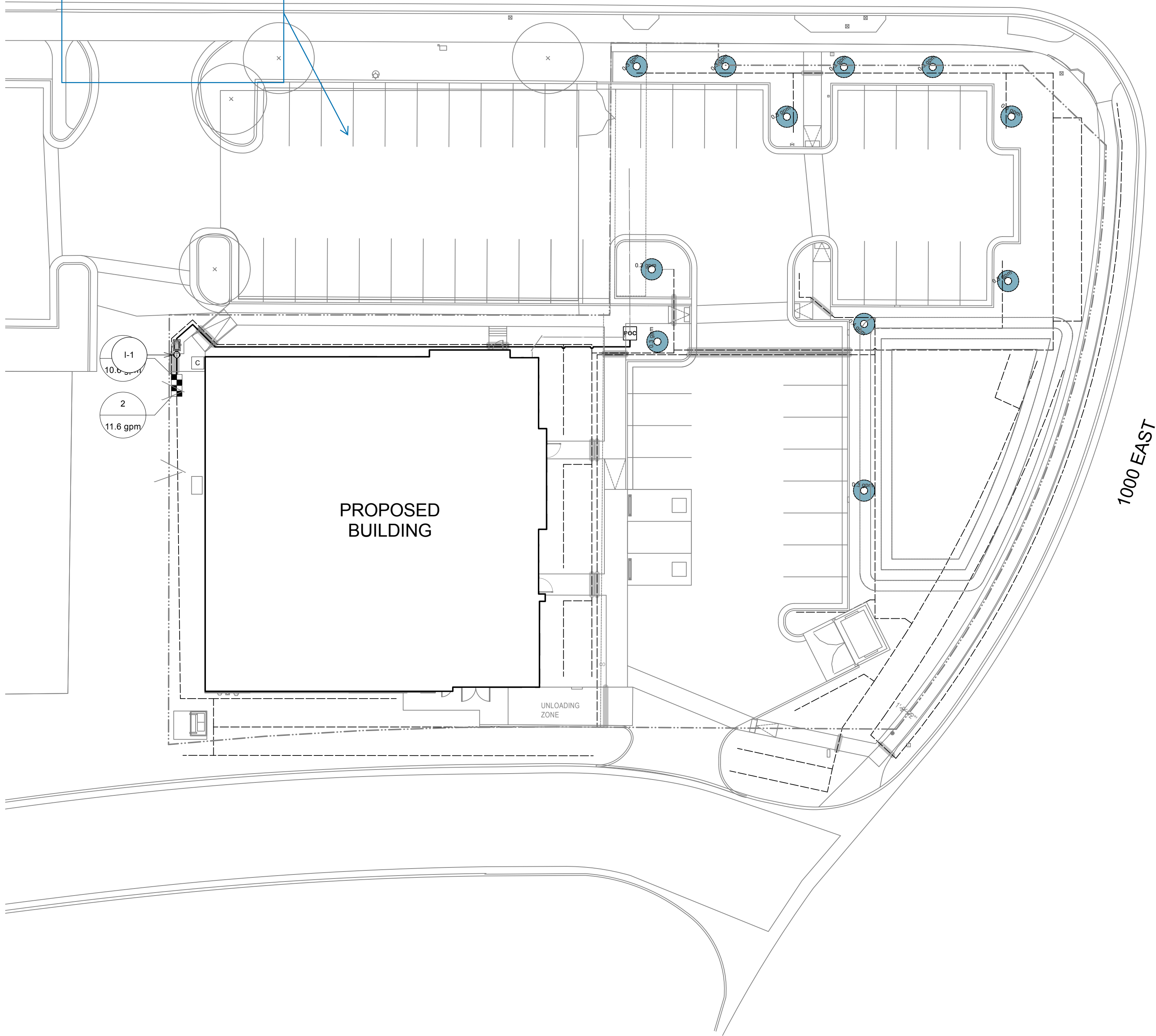
LIBERTY DRUG STORE

984 EAST 10600 SOUTH
SANDY, UTAH

REVISIONS		DESCRIPTION
REV	DATE	
1	6/8/26	CITY REVIEW COMMENTS
2	7/8/26	CITY REVIEW COMMENTS
3	7/22/26	REVISED BUILDING FOOTPRINT
4		
5		
6		
7		
8		
9		
10		
PROJECT NO: 26104		
DRAWN BY: TG		
CHECKED BY: SS		
DATE: MARCH 2026		
PROPERTY NO:		
LANDSCAPE PLANTING PLAN		
L2.01		

08/13/26 Code Sec 21-23-11 (c&d)
Please include photometrics for this site

10600 SOUTH



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	DETAIL
DRIP AREAS				
	TREE DRIP RING W/ ROWS SPACED @ 24" APART	NETAFIM	TLCV9-12	F/L5.02
VALVES				
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	C/L5.02
OTHER EQUIPMENT				
	EPA WATER SENSE CERTIFIED IRRIGATION SMART CONTROLLER	RAIN BIRD	ESP-ME3 WITH LNK2 WIFI MODULE AND WR2-RFC RAIN + FREEZE COMBO SENSOR	G/L5.03
	POINT OF CONNECTION			A/L5.03
	CONCRETE PAD FOR BACKFLOW PREVENTER			C/L5.03
	WATER METER	FLOMEC	QSE MAG FLOW METER	
PIPE				
	1" DRIP SUPPLY LINE, 1/2" SWING PIPE (FUNNY PIPE) AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.		SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	A/L5.02
	1" MAIN LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	A/L5.02
	VALVE NUMBER VALVE FLOW PIPE SLEEVE UNDER NEW PAVING		SCHEDULE 40 PVC	B/L5.02

REFERENCE NOTES

- I-1. INSTALL NEW WATER METER ON OUTLET SIDE OF BACKFLOW PREVENTION ASSEMBLY AND HOUSE WITHIN A VALVE BOX - SIZE TO MATCH BACKFLOW PREVENTION ASSEMBLY

GENERAL NOTE

1. REFER TO IRRIGATION NOTES ON SHEET L0.01

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	MANUFACTURER	MODEL	DETAIL
CORAL SUN GOLDEN RAIN TREE	(4) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	E/L5.02
GREEN VASE ZELKOVA	TREE DRIP RING	NETAFIM	TLCV9-12	F/L5.02
GREY GLEAM UPRIGHT JUNIPER	(2) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	E/L5.02
MESA GLOW BIGTOOTH MAPLE	TREE DRIP RING	NETAFIM	TLCV9-12	F/L5.02
BABY BLUE DWARF RUBBER RABBITBRU	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
BLUE OAT GRASS	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
FERN BUSH	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
FOERSTER'S FEATHER REED GRASS	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
GRO-LOW FRAGRANT SUMAC	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
HILLSIDE CREEPER SCOTCH PINE	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
JADE PARADE SAND CHERRY	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XB720 (RED)	D/L5.02
SASKATOON SERVICEBERRY	(1) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	D/L5.02

LANDSCAPE WATER ALLOWANCE

Project Name: Liberty Drug Store
Project Address: 984 East 10600 South Sandy, Utah
Prepared By: Taylor Goodnoe
Date: 2026-07-07

A. *Total Irrigated Landscape Area in (sq.ft.)	14,919
B. Annual ET _o for Lanscape Area (inches per growing season)	31.18
	0.62
C. Landscape Water Allowance (gallons per growing season)	288,408

MONTHLY IRRIGATION SCHEDULE

VALVE NUMBER	PLANT TYPE	IRRIGATION TYPE	FLOW RATE (GPM)	PRECIP. RATE (in/hr)	# OF CYCLE TIMES TO PREVENT RUNOFF	RUN TIME (MINUTES)	90 DAY ESTABLISHMENT PERIOD		WATERING DAYS PER WEEK												
							FIRST 30 DAYS	LAST 60 DAYS	LONG TERM												
									J	F	M	A	M	J	J	A	S	O	N	D	
1	TREES/SHRUBS	DRIP	10.6	NA	1	60	3	3	0	0	0	0	1	1	2	2	2	1	1	0	0
2	TREES/SHRUBS	DRIP	11.6	NA	1	60	3	3	0	0	0	0	1	1	2	2	2	1	1	0	0

SANDY CITY NOTES

- LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
- FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY
- REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
- PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
- A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
- A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
- AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
- NO IRRIGATION OF WALKWAYS OR DRIVE.
- WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. AUDIT SHOULD BE COMPLETED WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.

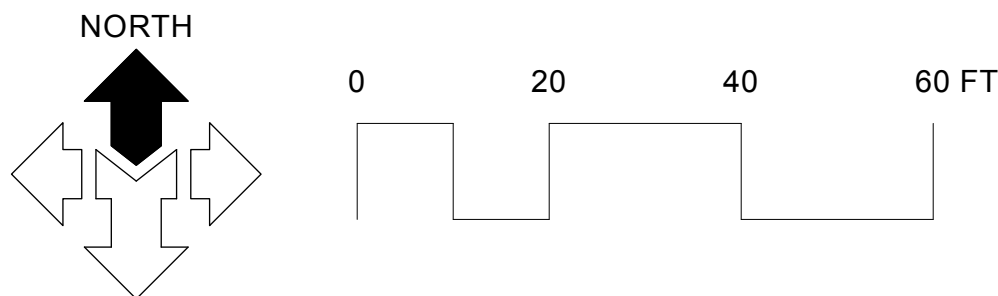
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

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LIBERTY DRUG STORE

984 EAST 10600 SOUTH
SANDY, UTAH

REVISIONS

REV	DATE	DESCRIPTION
6/8/26	7/8/26	CITY REVIEW COMMENTS
7/22/26		CITY REVIEW COMMENTS
		REVISED BUILDING FOOTPRINT

PROJECT NO: 26104

DRAWN BY: TG

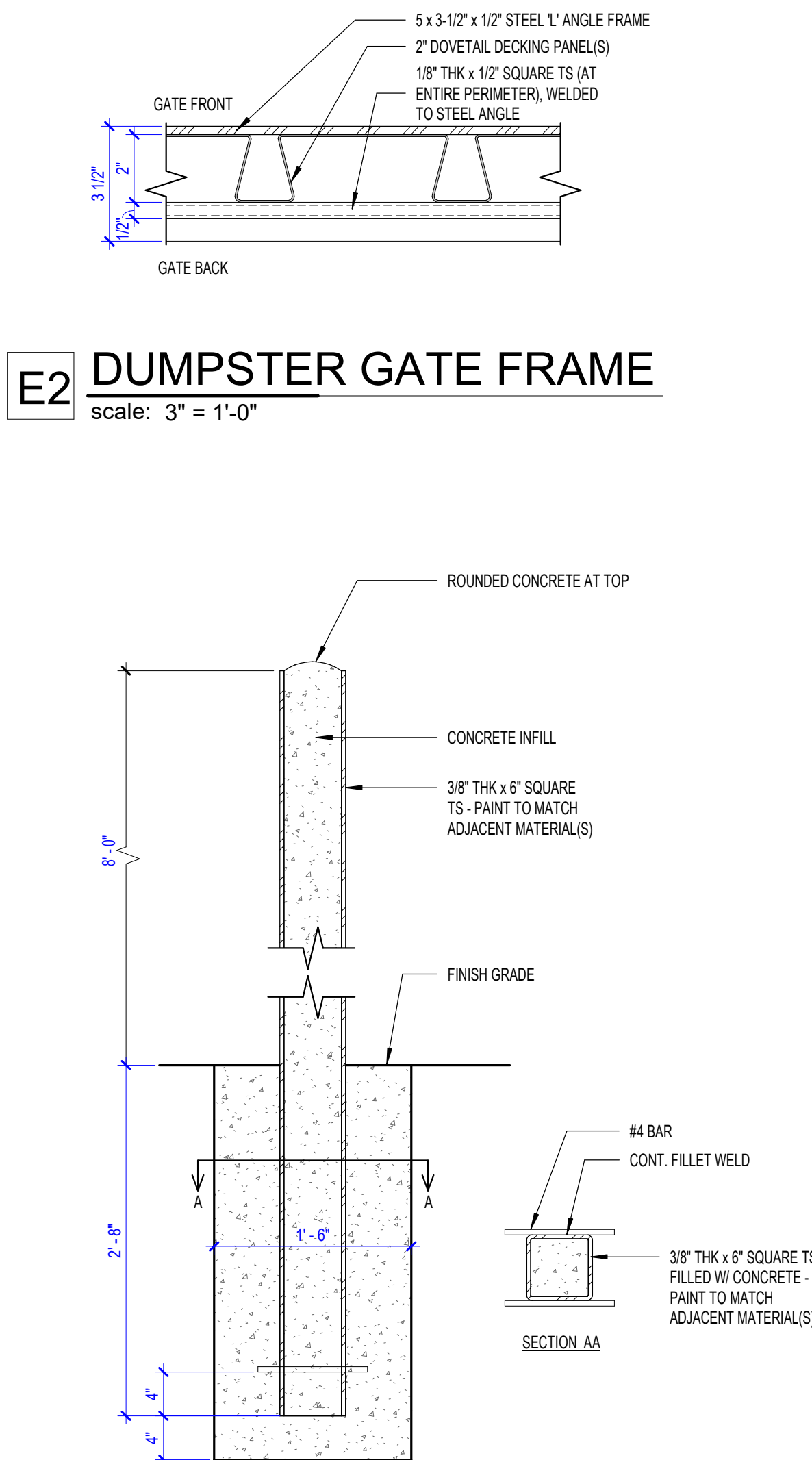
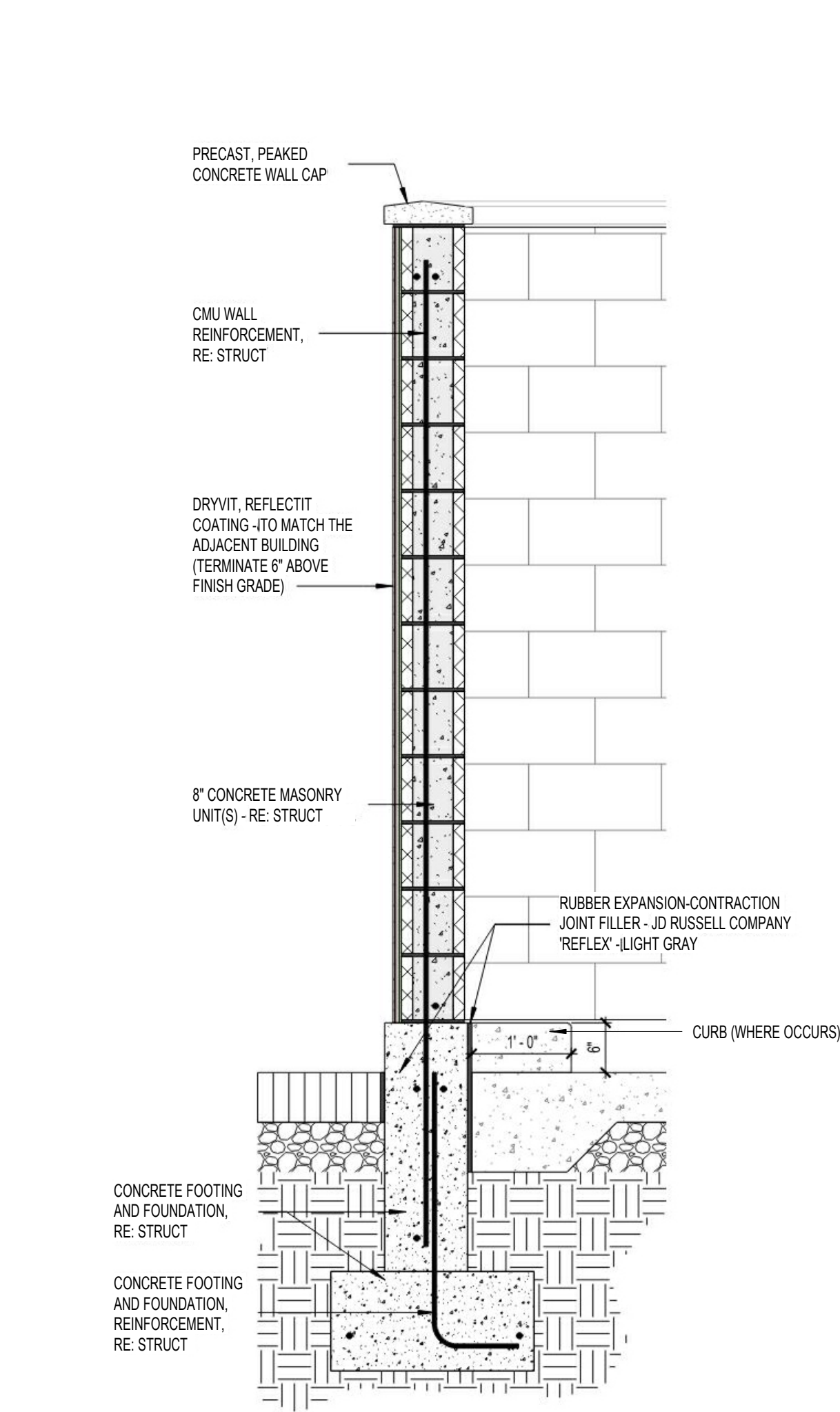
CHECKED BY: SS

DATE: MARCH 2026

PROPERTY NO:

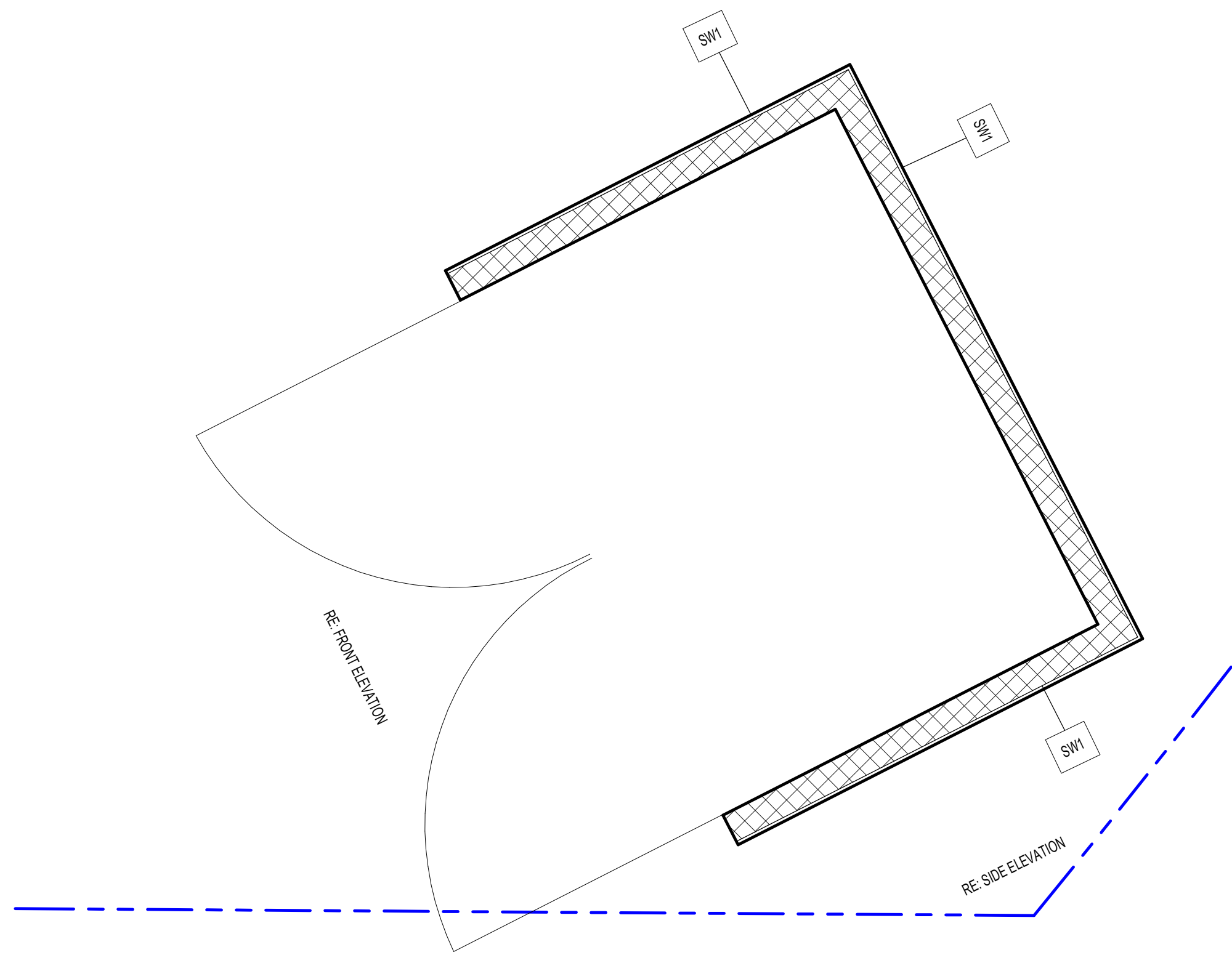
LANDSCAPE IRRIGATION PLAN

L3.01

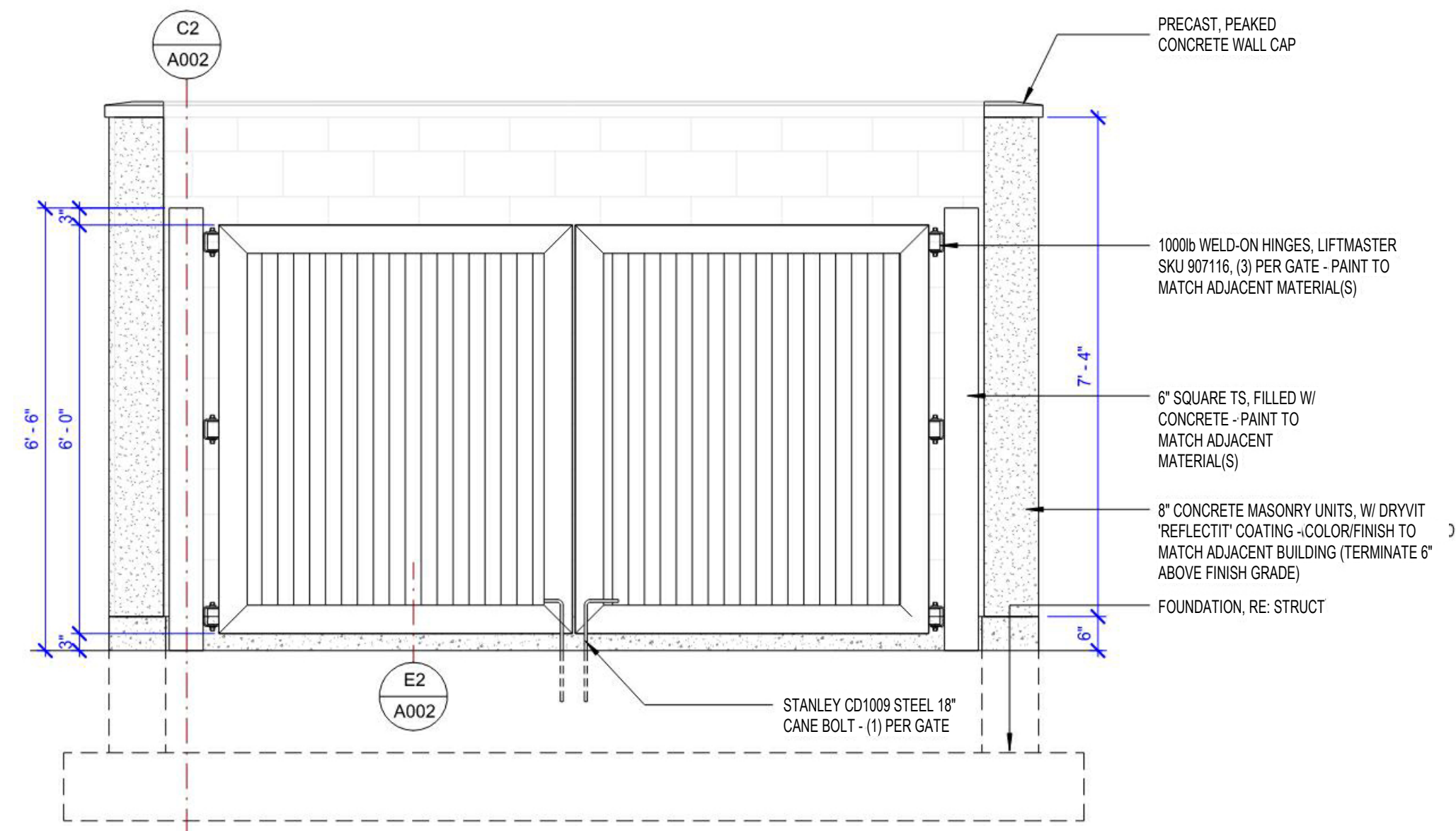


C1 TRASH ENCLOSURE WALL
scale: 3/4" = 1'-0"

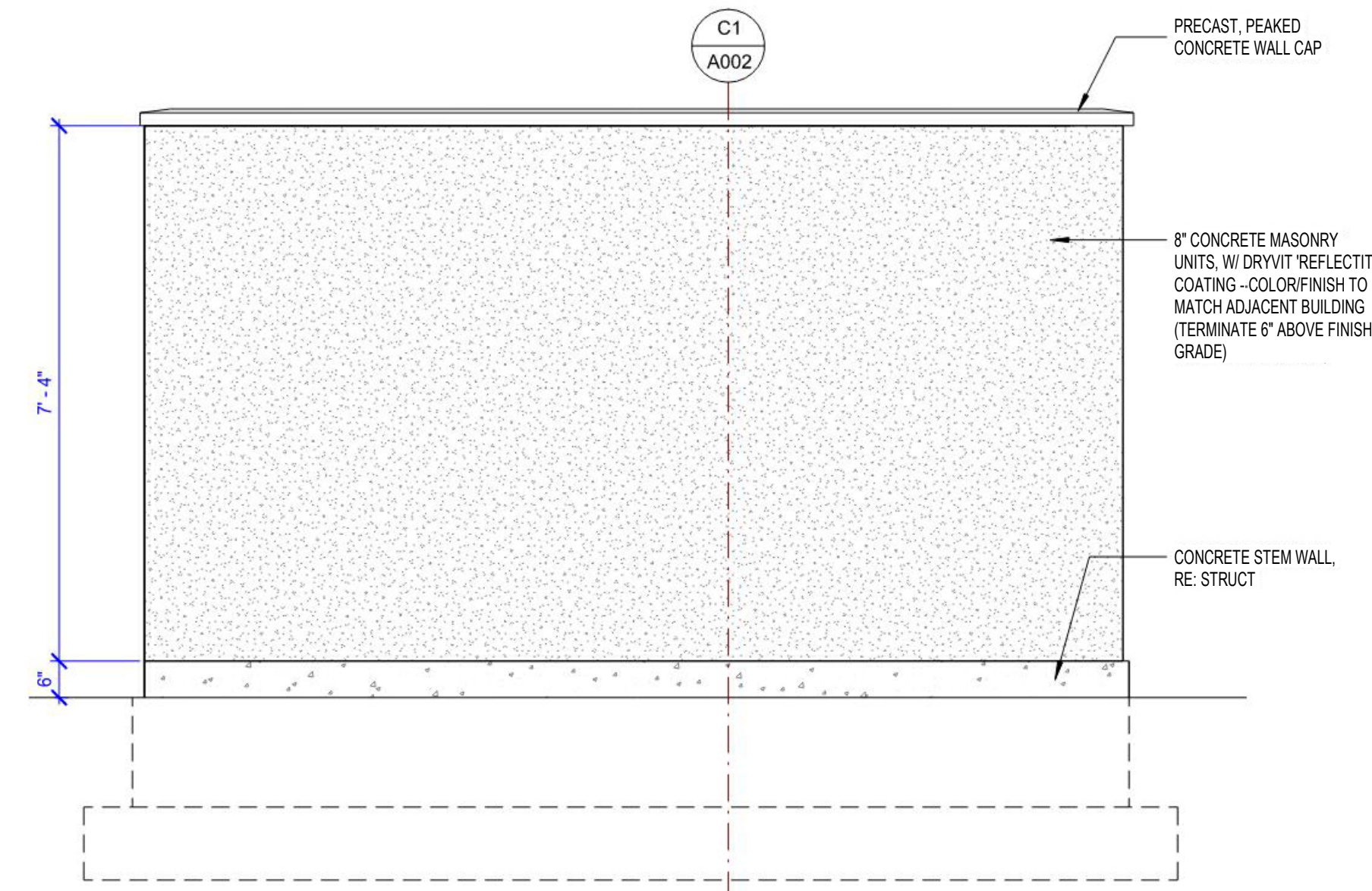
C2 GATE POST
scale: 1" = 1'-0"



A1 FLOOR PLAN - TRASH ENCLOSURE
scale: 3/8" = 1'-0"



A3 TRASH ENCLOSURE ELEVATION - FRONT
scale: 1/2" = 1'-0"



A5 TRASH ENCLOSURE ELEVATION - SIDE
scale: 1/2" = 1'-0"

GENERAL NOTES - ROOF

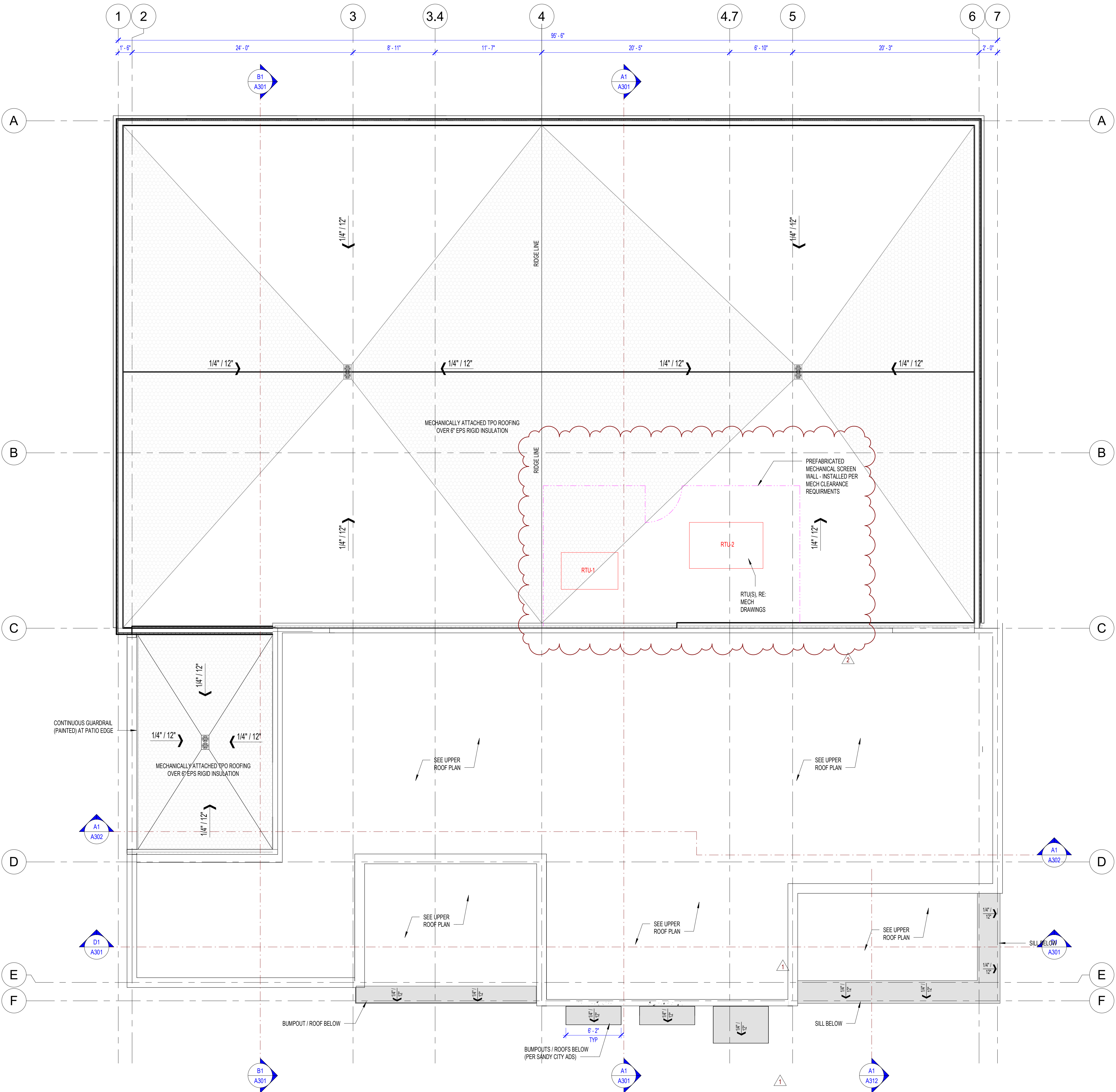
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS, OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK.
- DO NOT SCALE DRAWINGS.
- CRICKET AT ALL MECHANICAL ITEMS, DRYLIGHTS, ROOF HATCHES: 1/4" PER FOOT BACKSLOPE MINIMUM.
- SEE BUILDING AND WALL SECTIONS FOR ADDITIONAL ROOF DETAILS. SEE SHEET SERIES A300 FOR ROOF ASSEMBLY CONSTRUCTION.
- ROOF OVERFLOW DRAIN LOCATIONS SHOWN ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED IN FIELD. ROOF OVERFLOW DRAINS TO BE PLACED TO ONE SIDE OF STRUCTURAL ELEMENT (IF EXISTS) AND INSTALLED AT LOWEST POINT.
- ROOFING MATERIALS MUST HAVE AN APPROVAL BY AN APPROVED TESTING AGENCY. ROOF SLOPE WILL DETERMINE THE TYPES OF ROOFING THAT CAN BE USED. ROOFING MATERIALS MUST BE INSTALLED EXACTLY AS INTENDED BY THE APPROVAL. ASPHALT SHINGLES ON ROOFS LESS THAN 4:12 PITCH MUST BE OVER AN APPROVED WATER SHIELD. ASPHALT SHINGLES CANNOT BE USED FOR SLOPES LESS THAN 2:12. R005.2.2.
- ICE AND WATER SHIELD SHALL BE USED AT ROOF EAVES FROM EAVE EDGE TO 24" INSIDE THE EXTERIOR WALL. R005.2.7.1.
- STEP FLASHING SHALL BE USED WHERE THE ROOF MEETS A VERTICAL SURFACE. COUNTER FLASHING SHALL BE INSTALLED AT ROOF AND WALL JUNCTURES. R005.2.8.
- PARAPET WALLS SHALL BE APPROPRIATELY FLASHED AND CAPPED WITH ALUMINUM COPING.
- ALL DIMENSIONS ARE TO FACE OF WOOD STUD WALL.
- RIDGE VENT SHALL BE PROVIDED BY ROOFING MANUF. AND OF THE SAME MATERIAL AS ROOF.
- RIDGE VENTS SHALL PROVIDE MINIMUM ATTIC VENTILATION OF 1 TO 300.
- SUFTITS SHALL HAVE JOINTS AT EVERY 24" TO OR AS REQUIRED BY SUFTIT MANUFACTURER.
- ALL ROOFS WITH SLOPE < 2:12 SHALL RECEIVE CONTINUOUS ICE & SHIELD BARRIER.
- A 1-0" ENERGY HEEL IS THE BASIS OF DESIGN FOR ALL ROOFS. HOWEVER, COORDINATE WITH HOME OWNER AND ARCHITECT FOR PRICING AND USE OF ENERGY HEELS.

ROOF LEGEND

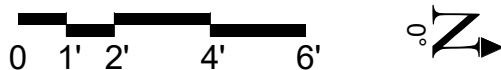
- ROOF CRICKETS
- ROOF DRAIN W/ OVERFLOW
- 1/4" / 12" ROOF SLOPE
- LEVEL CHANGE

KEYNOTES

Key #	Comments
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A1 ROOF PLAN - LOWER LEVEL
scale: 3/16" = 1'-0"



THIS SHEET IS FOR REFERENCE ONLY.
THIS WILL BE A PART OF A SEPARATE
BUILDING PERMIT SUBMITTAL



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LIBERTY DRUG

10600 S 984 E
Sandy, UT 84094

project#: Project Number
date: 04.20.2026
revisions :
1 CITY COMMENTS 01 06.09.26
2 CITY COMMENTS 02 07.23.26

title:
EXTERIOR
ELEVATIONS

sheet:
AP201
BID SET

ELEVATION MATERIALS TOTAL BUILDING

TOTAL BUILDING ELEVATION AREA: 8,979 SQ. FT.
TOTAL BUILDING ELEVATION AREA W/O OPENINGS: 7,167 SQ. FT.

TOTAL METAL PANEL / DECORATIVE FASCIA: 1,386 SQ. FT. (19%)
TOTAL STONE VENEER: 5,257 SQ. FT. (73%)
TOTAL WOOD: 524 SQ. FT. (6%)
PRIMARY MATERIALS
100% TOTAL

ELEVATION LEGEND

METAL PANEL
MOZ DESIGNS IW 1.5" HAT CHANNEL SYSTEM
COLOR: PATINA 2120 | BLENDPATINA

STONE VENEER
BEEHIVE BRICK & STONE
COLOR: TBD

FAUX WOOD PANELING
KNOTWOOD - CLADDING 8" (ST) KEC150
COLOR: LIGHT OAK

FLASHING / METAL FASCIA
METAL ERA - DESIGN SERIES FASCIA: SHADOW LINE 8.5"
COLOR: DARK BRONZE

WEST ELEVATION MATERIALS

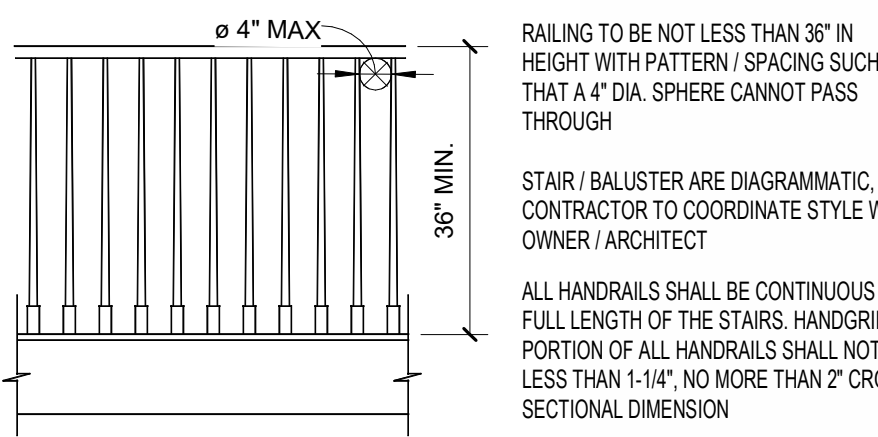
TOTAL BUILDING ELEVATION AREA: 2,471 SQ. FT.
TOTAL BUILDING ELEVATION AREA W/O OPENINGS: 2,391 SQ. FT.

TOTAL METAL PANEL / DECORATIVE FASCIA: 440 SQ. FT. (18%)
TOTAL STONE VENEER: 1,951 SQ. FT. (82%)
PRIMARY MATERIALS
100% TOTAL

SOUTH ELEVATION MATERIALS

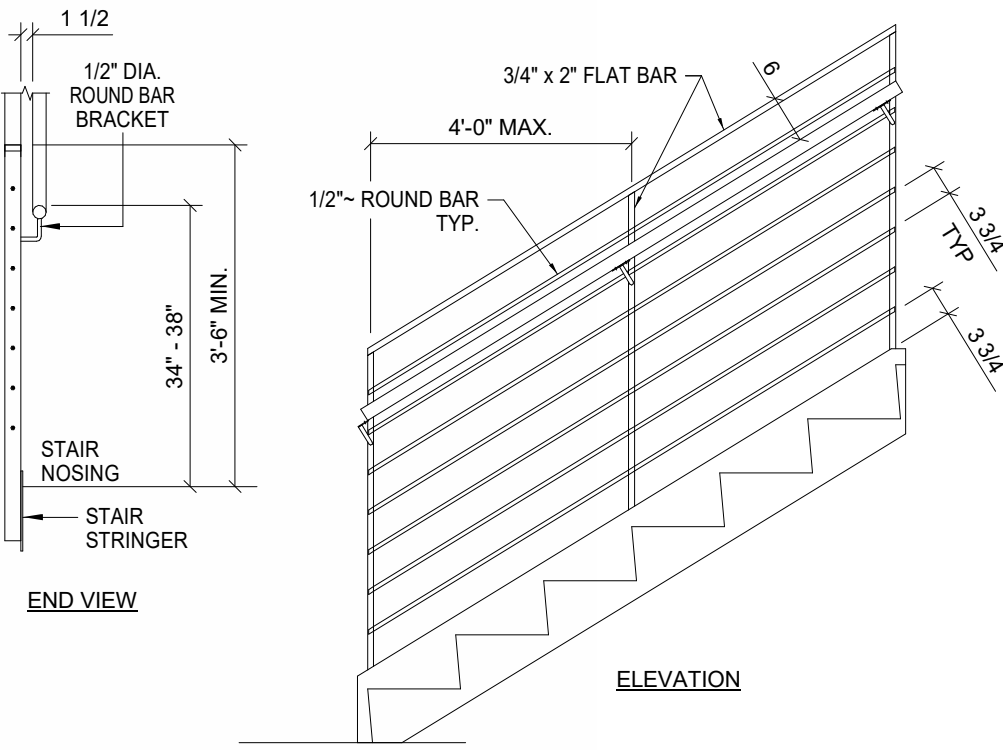
TOTAL BUILDING ELEVATION AREA: 2,092 SQ. FT.
TOTAL BUILDING ELEVATION AREA W/O OPENINGS: 1,822 SQ. FT.

TOTAL METAL PANEL / DECORATIVE FASCIA: 281 SQ. FT. (15%)
TOTAL STONE VENEER: 1,363 SQ. FT. (75%)
TOTAL WOOD: 178 SQ. FT. (10%)
PRIMARY MATERIALS
100% TOTAL



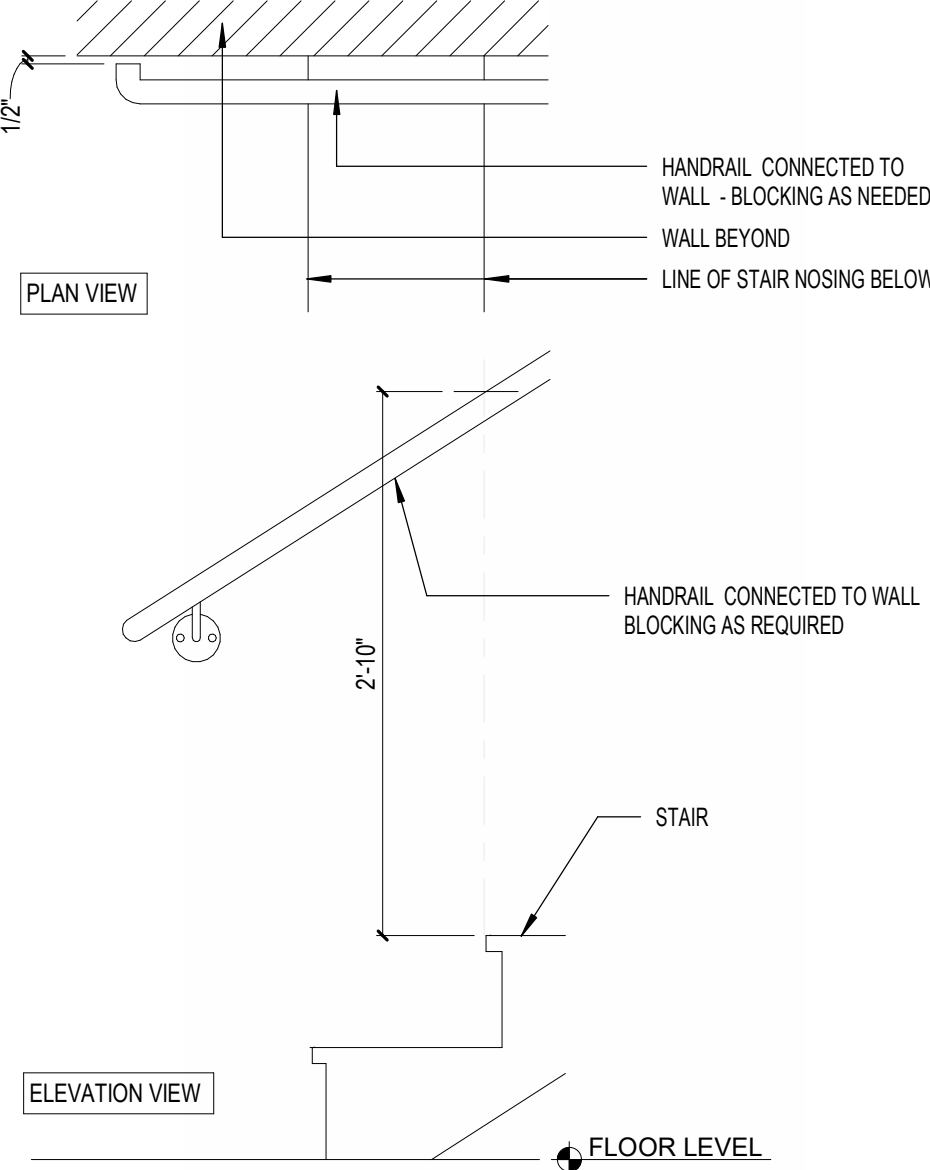
E1 RAILING DETAIL

scale: 1/2" = 1'-0"



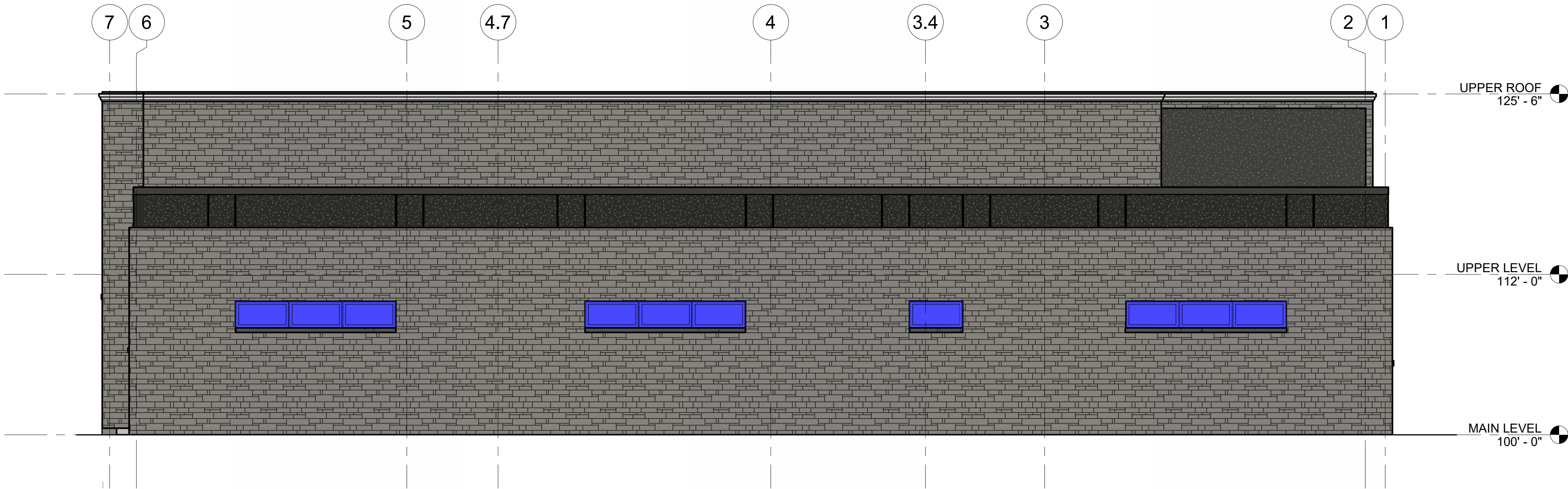
E3 HANDRAIL DETAIL

scale: 6" = 1'-0"



E4 HANDRAIL DETAIL

scale: 1" = 1'-0"



C1 EXTERIOR ELEVATION - WEST

scale: 3/16" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTH

scale: 3/16" = 1'-0"