



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

November 7, 2025

10:00 a.m.

1. Administrative Items

1.1 LV2060425: Consideration and action on a request for final approval of 2200 South Street Church Subdivision consisting of 1 lot, located at 3691 W 2200 S, Ogden.

Staff Presenter: Tammy Aydelotte

1.2 DR 2025-05: Consideration and action on a request for design review approval of an updated signage plan to replace the 2017 approval. This proposed sign plan includes 36 signs, consisting of sandblasted stainless steel, thermally treated wood, and vinyl-coated sign faces. Approximate address is 6500 Powder Mountain Rd., Eden, UT, 84310.

Staff Presenter: Tammy Aydelotte

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374



Staff Report to the Western Weber Planning Director

Weber County Planning Division

Synopsis

Application Information

Agenda Item: Consideration and action on a request for final approval of 2200 South Street Church Subdivision consisting of 1 lot, located at 3691 W 2200 S, Ogden.

Agenda Date: Friday, November 7, 2025

Application Type: Subdivision, administrative

Applicant: Mike Davey

File Number: LV2060425

Property Information

Approximate Address: 3691 West 2200 South Ogden 84401

Project Area: 3.419 acres

Zoning: A1

Existing Land Use: Agricultural

Proposed Land Use: Institutional

Parcel ID: 150780139/150780140

Adjacent Land Use

North: 2200 South	South: Residential
East: Weber Fire District	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 2 (Definitions)
- Title 104 (Zones) Chapter 2, Agricultural Zones
- Title 106 (Subdivisions)

Background and Summary

An application for a Lot of Record Determination was accepted on 3/18/2025 under the name of Davey-Michael. A Notice of Non-Buildable Parcel was issued on 3/31/25. A Design Review for the church was approved on 5/13/2025, file # DR2025-03. The subdivision application was accepted for review on June 4, 2025. The applicant is requesting final approval of 2200 South Street Church Subdivision consisting of 1 lot. The proposal complies with the county land use code and applicable ordinances. The following is an analysis of the proposal and how it complies with the applicable regulations.

Analysis

General Plan: The Future Land Use map for Western Weber County shows this property being utilized for rural residential lots. Section 104-2-3 (e) lists church, synagogue or similar building used for regular religious worship as a land use in the A-1 Zone. This request fits within the goals and policies of the Western Weber General Plan.

Zoning: The subject property is located in the A1 zone. Chapter 104-2 gives the following purpose and intent of the A1 zones:

The A1 zone is both an agricultural and a low-density rural residential zone. The purpose is to designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern; set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and direct orderly low-density residential development in a continuing rural environment.

Lot area, frontage/width and yard regulations: The A1 zone requires 40,000 square feet of area per lot and 150 feet of lot width for other use. The proposal is to combine 2 parcels (150780139 & 150780140) into a 1 lot subdivision with 3.419 acres. This lot meets area, frontage, and width regulations.

Common and Open Space: No open spaces are proposed within this project.

Culinary water and sanitary sewage disposal: A final will-serve letter has been provided by Taylor West Weber Water for culinary water. A preliminary will-serve letter has been provided from Hooper Irrigation for secondary water. Proof of annexation into the Central Weber Sewer district has been provided for sewer service. Recorded easements for the sewer line are reflected on the plat.

Public street infrastructure: ROW dedication along the entire frontage of the subdivision on 2200 South of a half width (33') will be required, from center of road. A letter of credit has been put in place for the improvements within the ROW (5' sidewalk, asphalt, widening).

Review Agencies: This subdivision is being reviewed by review agencies including the County Engineering Division, County Surveyors, and the Fire District. The applicant will be required to comply with review agency comments. All agencies have recommended approval.

Planning Division Recommendation

The Planning Division recommends approval of the 2200 South Street Subdivision, consisting of 1 lot. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Improvement Guarantee to be recorded with final plat.
2. Easement for sewer line signed and recorded prior recording final plat.
3. Final approval letter from Hooper Irrigation prior recording final plat.

These recommendations based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Exhibits

- A. Application
- B. Will serve letters
- C. Proposed final plat
- D. Improvements Guarantee

Location map



Exhibit A - Application

2200 South Street Church Subdivision (Taylor Landing Church bldg.)

[+ Add Follower](#)
[/ Change Status](#)
[/ Change Review Due Date](#)
[/ Edit Project](#)

Address: 3681 West 2200 South, Ogden, UT, 84401
Map: Google Maps
Project Type: Subdivisions
Sub Type: Small Subdivision
Created By: Mike Davoy
Created On: 5/9/2025

Project Status: Accepted
Status Date: 6/4/2025
File Number: LV20250425
Project Manager: Tiffany Snider

[Application](#)
[Documents 21](#)
[Comments 2](#)
[Revised 11](#)
[Followers 15](#)
[History](#)
[Reminders 0](#)
[Payments 1](#)
[Area Fees](#)
[Interests 0](#)

Application

[+ Add Building](#)
[+ Add Parcel](#)
[/ Edit Application](#)
[+ Add a Contractor](#)
[Print](#)
[Building Permit](#)

Project Description

Taylor Landing Church Building

Property Address

3681 West 2200 South
Ogden, UT, 84401

Property Owner

David Flint
801-240-0967
david.flint@churchofjesuschrist.org

Representative

Mike Davoy
801-631-8722
mike@ohdsarchitects.com

Accessory Dwelling Unit

False

Current Zoning

A-1

Subdivision Name

2200 South Street Church Subdivision

Number of new lots being created

1

Number of lots affected

2

Number of lots approved

0

Lot Number

1

Lot Size

3.419 acres

Frontage

Culinary Water Authority

Taylor-West Weber Water District

Secondary Water Provider

Hooper Irrigation Company

Sanitary Sewer Authority

Central Water Sewer

Nearest Hydrant Address

on property

Signed By

Representative: Mike Davoy

Parcel Number

[X Remove](#) 1507B0138 - County Map

[X Remove](#) 1507B0140 - County Map

Building Description

Square Feet

Valuation

Contractor Type

Name

Contact

Address



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668

6/23/2025

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve approval** has been given, Taylor West Weber Water Improvement District has the capacity to provide **only** culinary water for **1-lot at 3691 West 2200 South, Ogden UT. Water right impact fees, impact fees, water meter fee and plan review have all been paid. Pressurized secondary water** must be provided by Hooper Irrigation. The connection must be installed by a licensed and insured contractor and Taylor West Weber Water must be notified of the connection 24 hrs. prior to the work. You may contact me with any additional questions.

Sincerely, 
Ryan Rogers-Manager
Taylor West Weber Water District



PO Box 184 5375 S 5500 W Hooper, Utah 84315	Phone: (801)985-8429 Fax: (801)985-3556 hooperirrigationco@msn.com
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May 8, 2025

Weber County Planning Commission
2380 Washington Blvd, Ste 240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Taylor Landing Ogden Utah West Stake for the Church of Jesus Christ of Latter-Day Saints Meetinghouse

There is proposed construction of a meetinghouse to be in the Taylor Landing development area relating to a parcel located at approximately 3691 W and 2200 S. The subdivision is in the boundaries of the Hooper Irrigation Company service area and Hooper Irrigation is willing and able to provide secondary pressurized water for the subdivision.

There sufficient Hooper Irrigation shares affiliated with the property to connect to the secondary pressurized system for the building lot and the shares are in good standing. The lot size would require three shares of water to be turned in for connection to the pressurized system. The lot size would require no smaller than a 1 ½ -inch connection but a 2-inch connection would provide the water quicker. The fee for connection plus meter fee would range between \$14,100 and \$22,050 depending upon the size of the connection.

Any private ditches, drains, or tailwater ditches, within the boundaries of the subdivision will need to be piped with a minimum of 18-inch RCP, according to Hooper Irrigation standards and specs, to ensure a continuation of water flow for irrigation users. Ditches should not be planned with locations underneath building structures. This project only is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned into Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office. If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston
Office Manager
Board Secretary

ANNEXATION



"W3383324"

ANNEXATION TO: Central weber sewer

ORDINANCE NO. 2025-14

RECORDED FOR: central weber

RECORDING FEE: NONE

SEC. SE1/4 TOWNSHIP 6N RANGE 2W

BOOK 100 PAGE 007



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the ANNEXATION TO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2025-14, located in WEBER COUNTY, dated AUGUST 19, 2025, complying with §17B-1-414 Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the ANNEXATION TO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2025-14, located in WEBER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 29th day of August, 2025 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203051

**CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION 2025-14
Annexation Approval Resolution
(100% landowner petition)**

WHEREAS, the Central Weber Sewer Improvement District (the "District") is a duly organized improvement district primarily located in Weber County, Utah, but also including a relatively small part of Davis County, Utah, established and operating as prescribed in Title 17B, Chapter 2a, Part 4 of the Utah Code and other relevant portions of Title 17B of the Utah Code;

WHEREAS, the District owns and operates sanitary sewer outfall collection and treatment facilities which serve much of Weber County and a small portion of Davis County, Utah;

WHEREAS, a Landowner Annexation Petition (the "Petition") has been filed with the District requesting that the real property identified on Exhibit "A" attached to this Resolution (the "Subject Property") be annexed into the District in order to receive sanitary sewer treatment and disposal services from the District (the Landowner is referred to herein as "Applicant");

WHEREAS, the District requires that Applicant's property be annexed into the District as a condition to receiving, and continuing to receive, sewer service;

WHEREAS, the District Board of Trustees (the "Board") has the statutory authority to annex areas into the District pursuant to the requirements of Title 17B, Chapter 1, Part 4 of the Utah Code, which outlines the procedure to be followed to accomplish such annexations;

WHEREAS, Applicant owns 100% of the Subject Property;

WHEREAS, the Petition satisfies the applicable requirements of Utah Code Ann. §§ 17B-1-403 and -404;

WHEREAS, within thirty days after the Petition was filed, at a duly called meeting of the Board of Trustees of the District for which certification of the Petition was listed on the agenda, the Board voted to certify the Petition in accordance with Utah Code Ann. § 17B-1-405;

WHEREAS, the identified contact sponsor was notified, in writing, of the certification of the Petition as required by Utah Code Ann. § 17B-1-405;

WHEREAS, since the Petition has been signed by the sole owner of the Subject Property, pursuant to Utah Code Ann. § 17B-1-413(1), the District Board is not required to hold a public hearing pursuant to Utah Code Ann. §§ 17B-1-409 and -410 and the protest provisions of Utah Code Ann. § 17B-1-412 are not applicable to this annexation proceeding;

WHEREAS, a notice of the proposed annexation was given pursuant to the requirements of Utah Code Ann. § 17B-1-413;

WHEREAS, the written Notice referenced in the immediately preceding paragraph contained a brief description of the proposed annexation and included the name of the Central Weber Sewer Improvement District, the services provided by the District, a description and/or map of the area proposed to be annexed, a local district telephone number where additional information about the proposed annexation could be obtained and an explanation of the right of an owner of property located within or a registered voter residing within the area proposed to be annexed who did not sign the annexation petition to request a public hearing on the proposed annexation in accordance with Utah Code Ann. § 17B-1-413(2)(a)(ii)(B), provided that such request was submitted to the District Board of Trustees within 20 days after the date the Notice was given;

WHEREAS, more than 20 days have passed since the notice was given, no property owner or registered voter having a right to do so has requested a hearing, and the time for submitting a request for a public hearing has passed;

WHEREAS, not more than 30 days has passed since the expiration of the time for submitting a request for a public hearing;

WHEREAS, no part of the area proposed to be annexed is located within the boundaries of any local district or special service district which is authorized to perform the same functions or provide the same services as the District, nor is it located within the boundaries of any municipality or any county that provides the same service that the District provides;

WHEREAS, it is not necessary to provide a notice of the proposed annexation to any county or municipality pursuant to Utah Code Ann. § 17B-1-406 and the provisions of Utah Code Ann. §§ 17B-1-407 through -408 are not applicable; and

WHEREAS, the Board has determined that all applicable statutory requirements have been satisfied and, having considered the proposed annexation, has determined it to be in the best general interest of the District and of the property owners, residents and taxpayers within both the District as presently constituted and the area proposed to be annexed for the requested annexation to be completed.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Central Weber Sewer Improvement District, as follows:

1. That all of the legal requirements stated in Title 17B, Chapter 1, Part 4 of the Utah Code that must be satisfied before the adoption of this Resolution have been satisfied.
2. That, in accordance with Utah Code Ann. § 17B-1-414, the real property described and/or otherwise identified in attached Exhibit "A," which is incorporated by reference as part of this Resolution, shall be and hereby is annexed into and, from the effective date of the annexation, shall be part of the Central Weber Sewer Improvement District.
3. That, from and after the issuance by the Lt. Governor of a certificate of annexation pursuant to Utah Code Ann. §§ 67-1a-6.5 and § 17B-1-414(3)(b), the Subject

Property shall be an integral part of the District and, upon the submittal of the original notice of annexation, the original certificate of annexation issued by the Lieutenant Governor, the approved final local entity plat, and a certified copy of this Resolution to the Weber County Recorder for recordation, the taxable property located within the Subject Property shall be subject to taxation for the purposes of the District, including the payment of any bonds and other obligations now outstanding or hereafter authorized and issued. All properties within and users of services provided by the District, as enlarged by this annexation, shall be subject to the payment of service and user fees and such other applicable fees and charges as may be assessed from time to time by the District and shall be subject to all rules, regulations, powers and authority of the District and of the Board as provided by law or otherwise.

4. That the Chairman and/or General Manager of the District be and are instructed, within 30 days after adoption of this Annexation Resolution, to file a written notice of annexation with the Lt. Governor of the State of Utah, accompanied by a copy of this Resolution and an approved final local entity plat. The Chairman and/or General Manager are further instructed, upon receipt of the certificate of annexation from the Lieutenant Governor, to submit the documents identified in paragraph 3 above to the Weber County Recorder for recordation.

5. That this Resolution shall take effect immediately upon its approval and adoption, but the annexation shall not be complete and effective until the date specified in the certificate of annexation issued by the Lt. Governor.

Approved and adopted by the Board of Trustees of the Central Weber Sewer Improvement District this 18th day of August, 2025.

Richard Hyer

Richard Hyer, Vice Chairman

STATE OF UTAH)
 :ss.
COUNTY OF WEBER)

The foregoing Resolution was subscribed before me, a notary public and also the Clerk of the Central Weber Sewer Improvement District, this 18th day of August, 2025 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.



Camille Cook

Camille Cook, Notary Public

EXHIBIT A

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 3" FLAT BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE NORTH 89°13'11" WEST 1056.00 FEET ALONG THE SECTION LINE BETWEEN MONUMENTS FOUND AT SAID EAST QUARTER CORNER AND THE 3" FLAT BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 28, BEING THE BASIS OF BEARING, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°39'41" WEST 330.01 FEET TO THE NORTHWESTERLY TO A POINT ON THE NORTHERLY LINE OF LOT 303, SUMMERSET FARM PHASE 3 SUBDIVISION, ENTRY NO. 3292411, WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG THE SAID NORTHERLY AND LINES AND WESTERLY LINE OF SAID LOT 303 THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°13'11" WEST 1.20 FEET; AND (2) SOUTH 0°46'55" WEST 62.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 304 OF SAID SUMMERSET FARM PHASE 3; THENCE NORTH 89°13'11" WEST 414.00 FEET ALONG THE NORTHERLY LINE OF SAID SUMMERSET FARM PHASE 3 SUBDIVISION EXTENDED TO A POINT ON THE EASTERLY LINE OF LOT 1, SUMMERSET FARMS PHASE 1 SUBDIVISION, ENTRY NO. 3066733, WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY LINE AND NORTHERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES: (1) NORTH 0°46'50" EAST 62.01 FEET; AND (2) NORTH 89°13'11" WEST 0.07 FEET TO THE SOUTHEASTERLY CORNER OF LOT 204, FAVEROS LEGACY CLUSTER SUBDIVISION PHASE 2, ENTRY NO. 3065151, WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 0°46'49" EAST 330.00 FEET ALONG THE EASTERLY LINE OF SAID FAVEROS LEGACY CLUSTER SUBDIVISION PHASE 2 TO A POINT ON THE SECTION LINE; THENCE SOUTH 89°13'11" EAST 414.59 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 162,600 SQ. FT. OR 3.732 ACRES

Reference: 2200 South Church for The Church of Jesus Christ of Latter-Day Saints.



Central Weber Sewer Improvement District

August 19, 2025

NOTICE OF IMPENDING BOUNDARY ACTION (LOCAL DISTRICT ANNEXATION)

Deldre Henderson, Lieutenant Governor
State of Utah
P. O. Box 142325
Salt Lake City, UT 84114-2325

Submitted via portal

SU: Annexation The Church of Jesus Christ of Latter-Day Saints - 2200 South Church

To Whom It May Concern,

We are pleased to submit to you a Notice of Annexation for the Church of Jesus Christ of Latter-Day Saints - 2200 South Church Annexation in Weber County to be annexed into the Central Weber Sewer Improvement District. In addition to this notice, please find submitted the following three items:

- A Notice of Proposed Annexation that was mailed to the landowner(s);
- A copy of Resolution 2025-14; and,
- An approved final local entity plat as defined in Utah Code Ann. § 67-1a-6.5 and meeting the requirements of Utah Code Ann. § 17-23-20.

We request that a certificate of annexation as described in UCA 17B-1-414, be issued in accordance with the requirements of Utah Code Ann. §§ 17B-1-414, be issued in accordance with the requirements of Utah Code §§ Ann. 17B-1-414(2) and 67-1a-6.5. Please mail the certification to Central Weber Sewer Improvement District, 2618 West Pioneer Road, Ogden, UT 84404.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Hall", is written over a horizontal line.

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
Kevin Hall, P.E. General Manager

2618 West Pioneer Road, Ogden, UT 84404
(801)731-3011

Page 1 of 1

[illegible]

IN ACCORDANCE WITH SECTION 19-44-01 OF THE UTAH CODE, ANYONE IN VIOLATION OF HUMAN RIGHTS ACT 1 AND 2, AND ANY PERSON WHOSE EMPLOYER VIOLATES HUMAN RIGHTS ACT 1 IN ACCORDANCE WITH TITLE 19, CHAPTER 4 OF THE PROFESSIONAL, OCCUPATIONAL AND PROFESSIONAL AND BUSINESS LICENSING ACT 1, FURTHER CANNOT A FURTHER DEVELOPMENT OF BUSINESS AND LICENSING ACT 1, HAVE CHARGED A FINE OF THE COURT IS DECREASED TO THE FINE IN ACCORDANCE WITH SECTION 19-41 OF THE UTAH CODE, AND THE COURT MAY, AT THE DISCRETION OF THE COURT, ORDER THE VIOLATOR TO PAY A FINE OF \$1000 TO BE PAID TO THE UTAH STATE BAR ASSOCIATION TO SUPPORT THE UTAH STATE BAR ASSOCIATION'S EFFORTS TO ENFORCE THE UTAH STATE BAR ASSOCIATION'S RULES OF PROFESSIONAL CONDUCT.

[illegible][illegible][illegible]

2200 SOUTH STREET CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36
TOWNSHIP 6 NORTH RANGE 2 WEST SALT LAKE BASIN AND UPPERCAN
WEBER COUNTY UTAH
MARCH 2003



DIAMOND
LAND SURVEYING

800-THRU-706 WIND ST. 104
1000-000, 1000-000

Phone (800) 284-3886 Fax (800) 284-3882
info@superconductingmag.com

www.bjpsychopharmacology.com

WESTERN COUNTY RECORDER

Dated this _____ day of _____ 19____.

I, _____, County Clerk,
do hereby certify that _____
is the true and correct copy of the original
as recorded in my office.

DEPUTY RECORDER
WESTERN COUNTY RECORDER

Exhibit D Improvements Guarantee

See attached

**WEBER COUNTY
IMPROVEMENTS GUARANTEE AGREEMENT**

THIS AGREEMENT (herein "Agreement") is entered into this ____ day of _____, 2025,

******* PARTIES *******

"APPLICANT": 2200 South Street Church Subdivision (Taylor Landing Church bldg.) /
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, FORMERLY KNOWN AS
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTA
CORPORATION SOLE

a(n): Corporation (corporation, limited liability company, partnership, individual).

address: 3691 West 2200 South city: Ogden state: UT zip: 84401

telephone: 8012400967, facsimile: (____) _____

"COUNTY": Weber County, a political subdivision of the State of Utah,
2380 Washington BLVD, Ogden, UT 84401,
(801) 399-8374.

******* RECITALS *******

WHEREAS, APPLICANT desires to post the following improvement guarantee(s) (check):

- ☐ Off-site improvement guarantee
- ☒ On-site improvement guarantee

with the COUNTY for 2200 South Street Church Subdivision (Taylor Landing Church bldg.)
(description or name of Project)

located at approximately 3691 West 2200 South Ogden, Utah 84401
(address of Project)

WHEREAS, COUNTY ordinances require APPLICANT to guarantee the construction of certain improvements prior to either the recordation of the above described subdivision plat or the actual issuance of any permit(s) or approval(s) related to the above-described Project; and

WHEREAS, the terms of either the subject subdivision plat approval or the issuance of the subject permit(s)/approval(s) require APPLICANT to complete the following improvements, (herein "the Improvements") (check one and complete):

☒ specified in Exhibit B , attached hereto and incorporated herein by this reference;

- or -

☐ described as follows: _____; and

WHEREAS, COUNTY will not record the subject subdivision or grant the subject permit(s)/approval(s) until adequate provision has been made to guarantee completion of the Improvements and to warrant the Improvements shall be maintained and remain free from any defects or damage, which improvements and required warranty are estimated to cost the amount set forth herein, and which improvements shall be installed in accordance with the specifications of COUNTY, and inspected by COUNTY;

NOW THEREFORE, For good and valuable consideration, the parties agree as follows:

******* TERMS AND CONDITIONS *******

1. **PURPOSE FOR AGREEMENT.** The parties hereto expressly acknowledge that the purpose of this Agreement is not only to guarantee the proper completion of the Improvements named herein, but also, among other things, to eliminate and avoid the harmful effects of unauthorized subdivisions and other land developments which may leave property or improvements improperly completed, undeveloped or unproductive.

2. **UNRELATED OBLIGATIONS OF APPLICANT.** The benefits and protection of the Proceeds specified herein shall inure solely to COUNTY and not to third parties, including, but not limited to, lot purchasers, contractors, subcontractors, laborers, suppliers, or others. COUNTY shall not be liable to claimants or others for obligations of APPLICANT under this Agreement. COUNTY shall further have no liability for payment of any costs or expenses of any party who attempts to make a claim under this Agreement, and shall have under this Agreement no obligation to make payments to, give Notices on behalf of, or otherwise have obligations to any alleged claimants under this Agreement.

3. **AGREEMENT DOCUMENTS.** All data which is used by COUNTY to compute the cost of or otherwise govern the design and installation of the Improvements is hereby made a part of this Agreement, and is incorporated herein by this reference. This Agreement incorporates herein by reference any subject subdivision plat, plan, construction drawing, permit, condition of approval, and any and all other relevant data and specifications required by the Weber County Land Use Code.

4. **COMPLETION DATE.** APPLICANT shall complete the Improvements: (check one and complete)

☐ within a period of _____ ☐ Year(s) ☐ Months (check one) from the date this Agreement was entered into;

- or -

☒ as specified in Exhibit D (Completion Schedule), attached hereto and incorporated herein by this reference.

5. **FEES.** APPLICANT agrees to pay all Fees required by COUNTY for the entire Project prior to the issuance of any subsequent permit or approval within the Project.

6. **SPECIFIC PERFORMANCE.** APPLICANT has entered into this Agreement with COUNTY for the purpose of guaranteeing construction of the Improvements and payment of the Fees. COUNTY shall be entitled to specifically enforce APPLICANT'S obligation under this Agreement to construct and install the Improvements in a manner satisfactory to COUNTY, and to pay the Fees.

7. **APPLICANT'S INDEPENDENT OBLIGATION.** APPLICANT EXPRESSLY ACKNOWLEDGES, UNDERSTANDS AND AGREES that its obligation to complete and warrant the Improvements and pay the Fees and fulfill any other obligation under this Agreement, COUNTY ordinances, or other applicable law is independent of any obligation or responsibility of COUNTY, either express or implied. APPLICANT agrees that its obligation to complete and warrant the Improvements and pay the Fees is not and shall not be conditioned upon the commencement of actual construction work in the subdivision or development or upon the sale of any lots or part of the subdivision or development. APPLICANT further acknowledges (a) that its contractual obligation to complete and warrant the Improvements and pay the Fees pursuant to this Agreement is independent of any other remedy available to COUNTY to secure proper completion of the Improvements and payment of the Fees; (b) that APPLICANT shall not assert as a defense that COUNTY has remedies against other entities or has other remedies in equity or at law that would otherwise relieve APPLICANT of its duty to perform as outlined in this Agreement or preclude COUNTY from requiring APPLICANT'S performance under this Agreement; (c) that APPLICANT has a legal obligation, independent of this Agreement, to timely complete and pay for the Improvements in full and timely pay the Fees in full; and (d) should APPLICANT Default under this Agreement in any degree, APPLICANT agrees to compensate COUNTY for all costs, including Incidental Costs, related to APPLICANT'S failure to perform its obligation to complete and warrant the Improvements or pay the Fees to the extent that such costs are not adequately covered by the Proceeds ("Proceeds" defined in paragraph 10).

8. **INCIDENTAL COSTS.** "Incidental Costs", as used in this Agreement, shall mean engineering and architect fees, administrative expenses, court costs, attorney's fees (whether incurred by in-house or independent counsel), insurance premiums, mechanic's or materialmen's liens, and any other cost and interest thereon incurred by COUNTY, occasioned by APPLICANT'S Default under this Agreement.

9. **DEFAULT.** "Default," as used in this Agreement, shall mean, in addition to those events previously or subsequently described herein, a party's failure to perform, in a timely manner, any obligation, in whole or in part, required of such party by the terms of this Agreement or required by COUNTY ordinance or other applicable law. In addition, the following shall also be considered Default on the part of APPLICANT: APPLICANT'S abandonment of the Project, as determined by COUNTY; APPLICANT'S insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy; APPLICANT'S failure to file with COUNTY a renewed Financial Guarantee, as defined in paragraph 10, more than 60 days before a Financial Guarantee will expire, unless APPLICANT'S obligations have been terminated under paragraph 36(b); APPLICANT'S Escrow Repository's or Financial Institution's insolvency, appointment of a receiver, filing of a voluntary or involuntary petition in bankruptcy, or failure to perform under the terms of this agreement; the commencement of a foreclosure proceeding against the Project property; or the Project property being conveyed in lieu of foreclosure.

The occurrence of such shall give the other party or parties the right to pursue any and all remedies available at law, in equity, or otherwise available pursuant to the terms of this Agreement. Only the parties hereto are authorized to determine Default. Default shall not be declared prior to the other party receiving written notice.

10. **GUARANTEE OF IMPROVEMENTS.** APPLICANT hereby files, as an independent guarantee (herein "Financial Guarantee") with COUNTY for the purpose of insuring construction and installation of the Improvements and payment of the Fees, one of the following (check one and complete applicable information):

☐ CASH CERTIFICATE, identified by the following:

Escrow Account: _____,

Escrow Account Repository: _____,

☒ IRREVOCABLE LETTER OF CREDIT (herein the "Letter of Credit"), identified by the following:

Letter of credit account or number: SUPUT300115,

Financial Institution: Zions Bank

The Financial Guarantee shall be in the amount of one hundred ten percent (110%) of the County Engineer's Cost Estimate (see also Exhibit A attached hereto). The Escrow Certificate or Letter of Credit shall be issued in favor of COUNTY to the account of APPLICANT herein, in the amount of \$ 81,034.80 (herein the "Proceeds"), and is made a part of this Agreement as Exhibit C (Escrow Certificate or Letter of Credit).

11. **PARTIAL RELEASE OF PROCEEDS.** As the Improvements are initially accepted by COUNTY and the Fees are paid, the APPLICANT may submit written request to COUNTY for authorization for a partial release of Proceeds. APPLICANT is only entitled to make a request once every 30 days. The amount of any release shall be determined in the sole discretion of COUNTY. No release shall be authorized by COUNTY until such time as COUNTY has inspected the Improvements and found them to be in compliance with COUNTY standards and verified that the Fees have been paid. Payment of Fees or completion of Improvements, even if verified by COUNTY, shall not entitle APPLICANT to an automatic authorization for a release of the Proceeds. At no time may APPLICANT request a release of funds directly from Escrow Account Repository or Financial Institution.

12. **NOTICE OF DEFECT.** COUNTY will provide timely notice to APPLICANT whenever an inspection reveals that an Improvement does not conform to the standards and specifications shown on the Improvement drawings on file in COUNTY's Engineering and Surveyor's Office or is otherwise defective. The APPLICANT will have 30 days from the issuance of such notice to cure or substantially cure the defect.

13. **FINAL ACCEPTANCE.** Notwithstanding the fact that Proceeds may be released upon partial completion of the Improvements, neither any partial release nor any full release of the Proceeds shall constitute final acceptance of the Improvements by COUNTY. Final acceptance of the Improvements shall be official only upon written notice to APPLICANT from COUNTY expressly acknowledging such and only after APPLICANT provides a policy of title insurance, where appropriate, for the benefit of the County showing that the APPLICANT owns the improvement in fee simple and that there are no liens, encumbrances, or other restrictions on the improvement unacceptable to the County in its reasonable judgment.

14. **WARRANTY OF IMPROVEMENTS.** Following initial acceptance of the Improvements, APPLICANT hereby warrants that the Improvements shall be maintained by APPLICANT and remain free from defects or damage as determined by COUNTY, such that the Improvements continue to meet COUNTY standards for ____ years following said initial acceptance.

15. **RETAINAGE.** APPLICANT expressly agrees that, notwithstanding any partial release of any of the Proceeds, the Proceeds shall not be released below 10% of the estimated cost of the Improvements (herein the "Retainage"), as specified herein, for the timeframe specified in paragraph 14. The Retainage shall be held to insure that the Improvements do not have any latent defects or damage as determined by COUNTY, such that the Improvements do not continue to meet COUNTY standards for the timeframe specified in paragraph 14. Notwithstanding said Retainage, APPLICANT shall be responsible for bringing any substandard, defective, or damaged Improvements to COUNTY standard if the Retainage is inadequate to cover any such Improvements.

16. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless

COUNTY, its elected officials, officers, employees, agents, and volunteers from and against any and all liability which may arise as a result of the installation of the Improvements prior to COUNTY'S initial acceptance of the Improvements as defined herein, and from and against any and all liability which may arise as a result of any Improvements which are found to be defective during the warranty period covered by this Agreement. With respect to APPLICANT'S agreement to defend COUNTY, as set forth above, COUNTY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of COUNTY.

17. **FINAL RELEASE OF PROCEEDS.** In the event the Improvements have been installed to the satisfaction of COUNTY and the Fees have been paid pursuant to this Agreement and COUNTY ordinances within the above stated time period(s), COUNTY agrees to execute a written release to Escrow Account Repository or Financial Institution of the remaining Proceeds.

18. **DEMAND FOR AND USE OF PROCEEDS.** In the event APPLICANT fails to install Improvements to the satisfaction of COUNTY, or the Fees are not paid pursuant to this Agreement and COUNTY ordinances within the above stated time period(s), or APPLICANT Defaults on any obligation under this Agreement or COUNTY ordinances, as determined at the sole discretion of COUNTY, COUNTY shall send Notice of APPLICANT'S Default to Escrow Account Repository or Financial Institution with a written demand for the release of Proceeds. COUNTY may, at its sole discretionary option, use and expend all the Proceeds or such lesser amount as may be estimated by COUNTY to be necessary to complete Improvements, pay Fees, and/or reimburse COUNTY for Incidental Costs as required herein.. COUNTY may, at its sole discretionary option, convert the Proceeds to a COUNTY held cash escrow for future satisfactory installation of Improvements.

19. **INADEQUATE PROCEEDS.** If the Proceeds are inadequate to pay the cost of the completion of the Improvements according to COUNTY standards or to pay the Fees or to compensate for Incidental Costs, for whatever reason, including previous reductions, APPLICANT shall be responsible for the deficiency independent of the Financial Guarantee. Additionally, no further approvals, permits or business licenses shall be issued, and any existing approvals, permits or business licenses applicable to the location of the Improvements may be immediately suspended or revoked by COUNTY'S Community and Economic Development Director until the Improvements are completed and the Fees are paid, or, until a new guarantee acceptable to the COUNTY has been executed to insure completion of the remaining Improvements and payment of the Fees. Furthermore, the cost of completion of the Improvements shall include reimbursement to COUNTY for all costs including, but not limited to, construction costs and any Incidental Costs incurred by COUNTY in completing the Improvements or collecting the Proceeds.

20. **ACCESS TO PROPERTY.** Should COUNTY elect to use the Proceeds to complete the Improvements, APPLICANT herein expressly grants to COUNTY and any contractor or other agent hired by COUNTY the right of access to the Project property to complete the Improvements.

21. **IMPROVEMENT STANDARDS.** Improvements shall be done according to the specifications and requirements of the COUNTY. All work shall be subject to the inspection of COUNTY. Any questions as to conformity with COUNTY specifications or standards, technical sufficiency of the work, quality, and serviceability shall be decided by the County Engineer. The County Engineer's decision shall be final and conclusive.

22. **SUBSTANDARD IMPROVEMENTS.** Should any Improvements prove to be substandard or defective within the timeframe specified in paragraph 14, COUNTY shall notify APPLICANT in writing of such substandard or defective Improvements. APPLICANT shall then have 15 days from Notice from the COUNTY in which to commence repair of the Improvements, and a reasonable amount of time, as determined by COUNTY, which shall be specified in the Notice, to complete repair of the Improvements. Should APPLICANT fail to either commence repair of the Improvements or complete repair of the Improvements within the required time periods, COUNTY may exercise its option to remedy the defects

and demand payment for such from APPLICANT, should the Proceeds be insufficient to cover the costs incurred by COUNTY.

23. **INSURANCE.** Should COUNTY elect to install, complete, or remedy any defect or damage in the Improvements, APPLICANT shall be responsible for the payment of the premium for an insurance policy covering any liability, damage, loss, judgment, or injury to any person or property, including, but not limited to, damage to APPLICANT or its property as a result of the work of any contractor or agent hired by COUNTY to complete or remedy the Improvements. The minimum dollar amount and the scope of coverage of the insurance policy shall be determined and set by COUNTY. APPLICANT shall indemnify, defend, and hold harmless COUNTY, its officers, employees, and agents for any liability which exceeds the insurance policy limit. COUNTY, at its option, may collect and expend the Proceeds to make the premium payments should APPLICANT fail to pay said premium. No permit, approval or business license shall be issued by COUNTY, and any existing permit, approval, or business license shall be suspended until said premium is initially paid and a bond is in place to cover subsequent payments.

24. **NOTICE.** Notice to any party herein shall be mailed or delivered to the address shown in this Agreement. The date Notice is received at the address shown in this Agreement shall be the date of actual Notice, however accomplished.

25. **MECHANIC/MATERIAL LIENS.** Should COUNTY elect to complete or remedy the Improvements, APPLICANT shall indemnify, defend, and hold harmless COUNTY from and against any liability which exceeds the Proceeds for the payment of any labor or material liens as a result of any work of any contractor (including subcontractors and materialmen of any such contractor or agent) hired by COUNTY or which may arise due to either a defect in or failure of this Agreement or insufficient Proceeds to cover such costs.

26. **WAIVER.** The failure by any party to insist upon the immediate or strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy consequent upon a Default thereof shall not constitute a waiver of any such Default or any other covenant, agreement, term, or condition. No waiver shall affect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring Default.

27. **ATTORNEY'S FEES.** In the event there is a Default under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith, either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorney's fees incurred by such party, and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

28. **TIME IS OF THE ESSENCE.** Time is of the essence of this Agreement. In case either party shall Default on its obligations at the time fixed for the performance of such obligations by the terms of this Agreement, the other party may pursue any and all remedies available in equity or law.

29. **GOVERNING LAW.** This Agreement shall be interpreted pursuant to, and the terms thereof governed by, the laws of the State of Utah. This Agreement shall be further governed by COUNTY ordinances in effect at the time of the execution of this Agreement. However, the parties expressly acknowledge that any subdivision or other development regulations enacted after the execution of this Agreement, which are reasonably necessary to protect the health, safety, and welfare of the residents of COUNTY, shall also apply to the subdivision or development which is the subject of this Agreement.

30. **SUCCESSORS.** "APPLICANT" and "COUNTY," as used in this Agreement, shall also refer to the heirs, executors, administrators, successors, or assigns of APPLICANT and COUNTY respectively.

31. **INDUCEMENT.** The making and execution of this Agreement has been induced by no

representations, statements, warranties, or agreements other than those herein expressed.

32. **INTEGRATION.** This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter herein.

33. **MODIFICATION.** Except as otherwise authorized by this Agreement, this instrument may be amended or modified only by an instrument of equal formality signed by the respective parties.

34. **CAPTIONS.** The titles or captions of this Agreement are for convenience only and shall not be deemed in any way to define, limit, extend, augment, or describe the scope, content, or intent of any part or parts of this Agreement.

35. **SEVERABILITY.** If any portion of this Agreement is declared invalid by a court of competent jurisdiction, the remaining portions shall not be affected thereby, but shall remain in full force and effect.

36. **TERMINATION.**

- (a) APPLICANT cannot unilaterally terminate its obligations under this Agreement.
- (b) If, under the terms of this Agreement, COUNTY releases the full amount of the Proceeds or demands and receives the full remaining amount of the Proceeds, then APPLICANT'S obligations under paragraphs 4 and 10 shall terminate.
- (c) All rights and obligations in this Agreement that are not terminated under sub-paragraph (b) shall survive until all applicable statutes of limitations have run with respect to the types of claims that may be associated with those rights and obligations.
- (d) The entire Agreement shall terminate when all applicable statutes of limitations have run or when the parties jointly execute an agreement to terminate this Agreement.

37. **CONFLICT.** Any conflict between this Agreement and its exhibits or any other document shall be interpreted against the exhibit or other document and in favor of statements made in the numbered paragraphs of this Agreement.

WHEREUPON, the parties hereto have set their hands the day and year first above written.

“APPLICANT”

By: _____
Applicant Signature Date

Title: _____
(Signature must be notarized on following pages.)

APPROVED AS TO CONTENT:

By _____
Planning Division Director Date

By _____
County Engineer Date

By _____
County Treasurer Date

APPROVED AS TO FORM:

By _____
County Attorney Date

APPLICANT NOTARIZATION

COMPLETE ONLY IF APPLICANT IS AN INDIVIDUAL

State of _____)
:ss
County of _____)

On this _____ day of _____, 20____, personally appeared before me _____ *[name of person(s)]*, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged that he/she/they executed the same.

Notary Public

COMPLETE ONLY IF APPLICANT IS A CORPORATION

State of _____)
:ss
County of _____)

On this _____ day of _____, 20____, personally appeared before me _____ *[name of person(s)]*, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the _____ *[title]*, of _____ *[name of corporation]*, a corporation, and said document was signed by him/her in behalf of said corporation by authority of its bylaws or of a Resolution of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Notary Public

COMPLETE ONLY IF APPLICANT IS A PARTNERSHIP

State of _____)
:ss
County of _____)

On this _____ day of _____, 20____, personally appeared before me _____ *[name of person(s)]*, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the _____ *[title]*, of _____ *[name of partnership]*, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held or by authority of its bylaws and signed in behalf of said partnership.

Notary Public

COMPLETE ONLY IF APPLICANT IS A LIMITED LIABILITY COMPANY

State of _____)
County of _____ :ss
_____)

On this _____ day of _____, 20____, personally appeared before me
_____ *[name of person(s)]*, whose identity is personally known
to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the _____
_____ *[title]*,
of _____ *[name of LLC]*, limited liability company,
by authority of its members or its articles of organization, and he/she acknowledged to me that said
limited liability company executed the same.

Notary Public

Exhibit A: County Engineer-Approved Cost Estimate

November 5, 2025

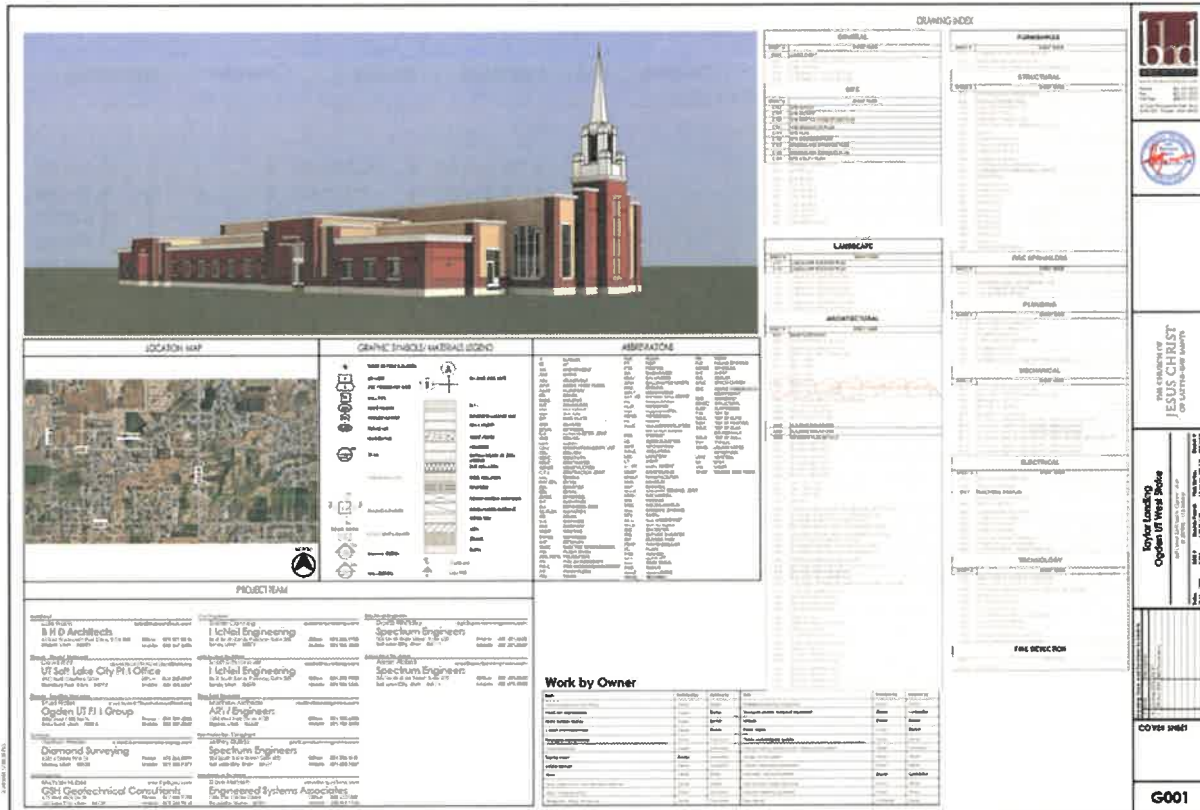
Weber County Engineering
2380 Washington Blvd. Ste 240
Ogden, UT 84401

RE: **2200 South Street Church Subdivision**

	Quantity	Unit	Unit Price	Escrow	Release 1	Remaining
Weber County Engineering,						
ROW Estimate						
Asphalt (Includes Base)	1	LS	\$ 23,805.00	\$ 23,805.00	\$ -	\$ 23,805.00
Sidewalk (Base)	1	LS	\$ 9,251.00	\$ 9,251.00	\$ -	\$ 9,251.00
Sidewalk (Concrete)	1	LS	\$ 16,830.00	\$ 16,830.00	\$ -	\$ 16,830.00
Approach (Base)	1	LS	\$ 1,641.00	\$ 1,641.00	\$ -	\$ 1,641.00
Approach (Concrete)	1	LS	\$ 2,591.00	\$ 2,591.00	\$ -	\$ 2,591.00
Curb and Gutter (Base)	1	LS	\$ 3,971.00	\$ 3,971.00	\$ -	\$ 3,971.00
Curb and Gutter (Concrete)	1	LS	\$ 15,580.00	\$ 15,580.00	\$ -	\$ 15,580.00
Total				\$ 73,669.00	\$ -	\$ 73,669.00
Subtotal				\$ 73,669.00		\$ 73,669.00
10% Contingency				\$ 7,366.90	\$ -	\$ 7,366.90
Release Total					\$ -	\$ -
Grand Total				\$ 81,035.90		\$ 81,035.90

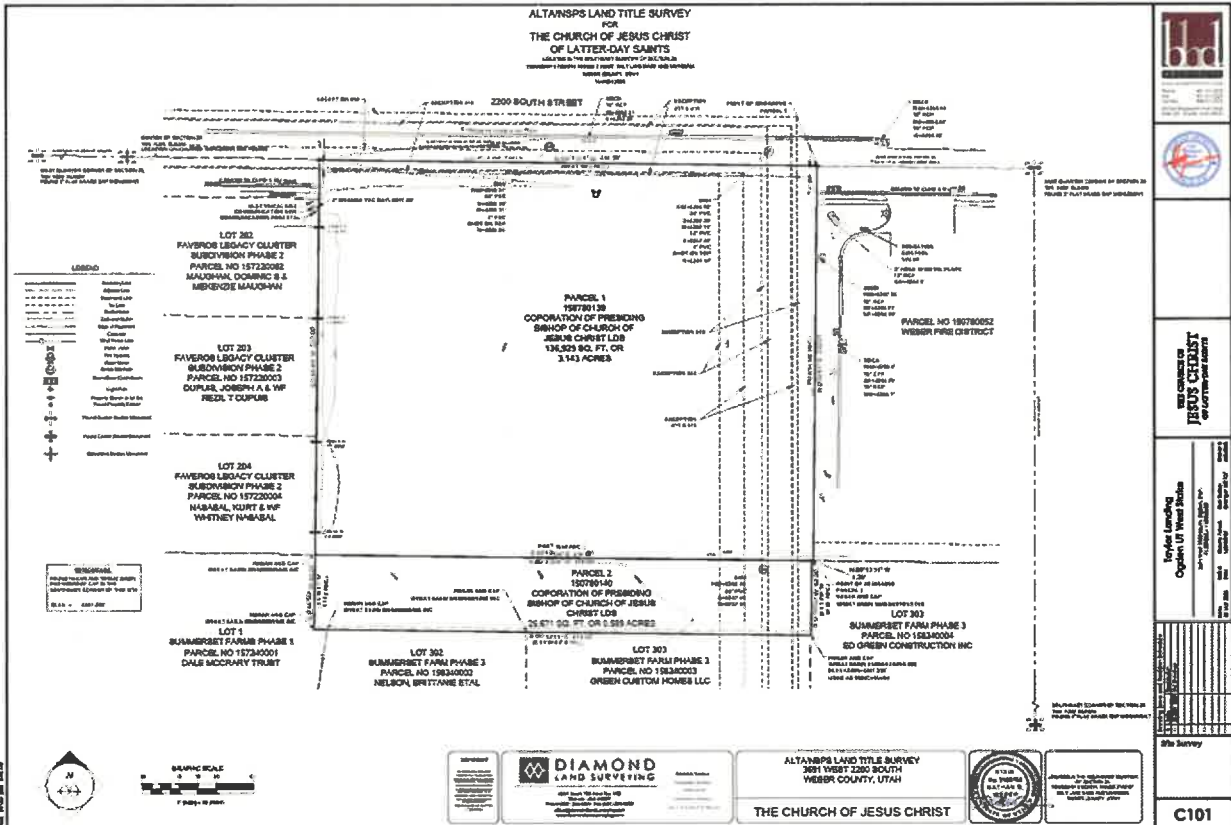
Survey Monuments will need to be paid to Surveyors Office prior to signing of the Mylar.

Exhibit B: County Engineer-Approved Construction Drawings
As on file with Weber County Engineering



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-01-2001 BY 60322 UCBAW/STP

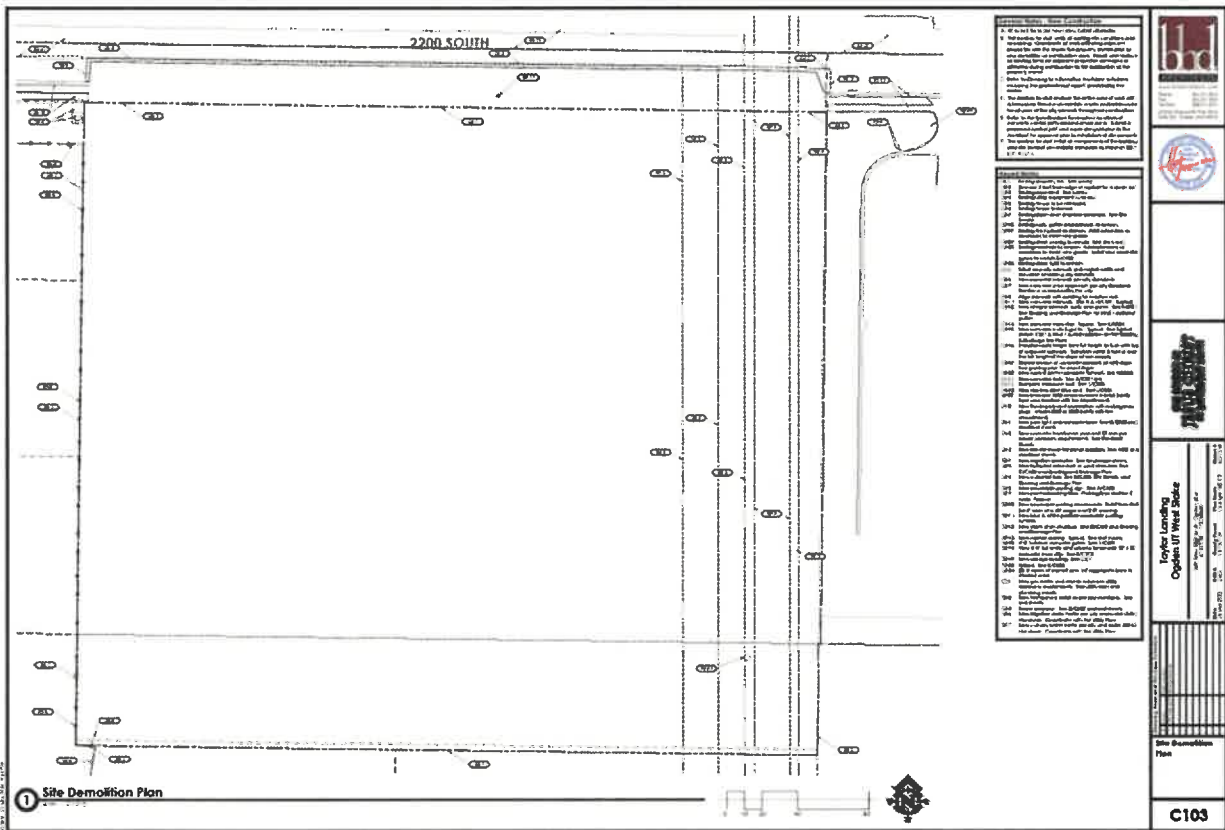
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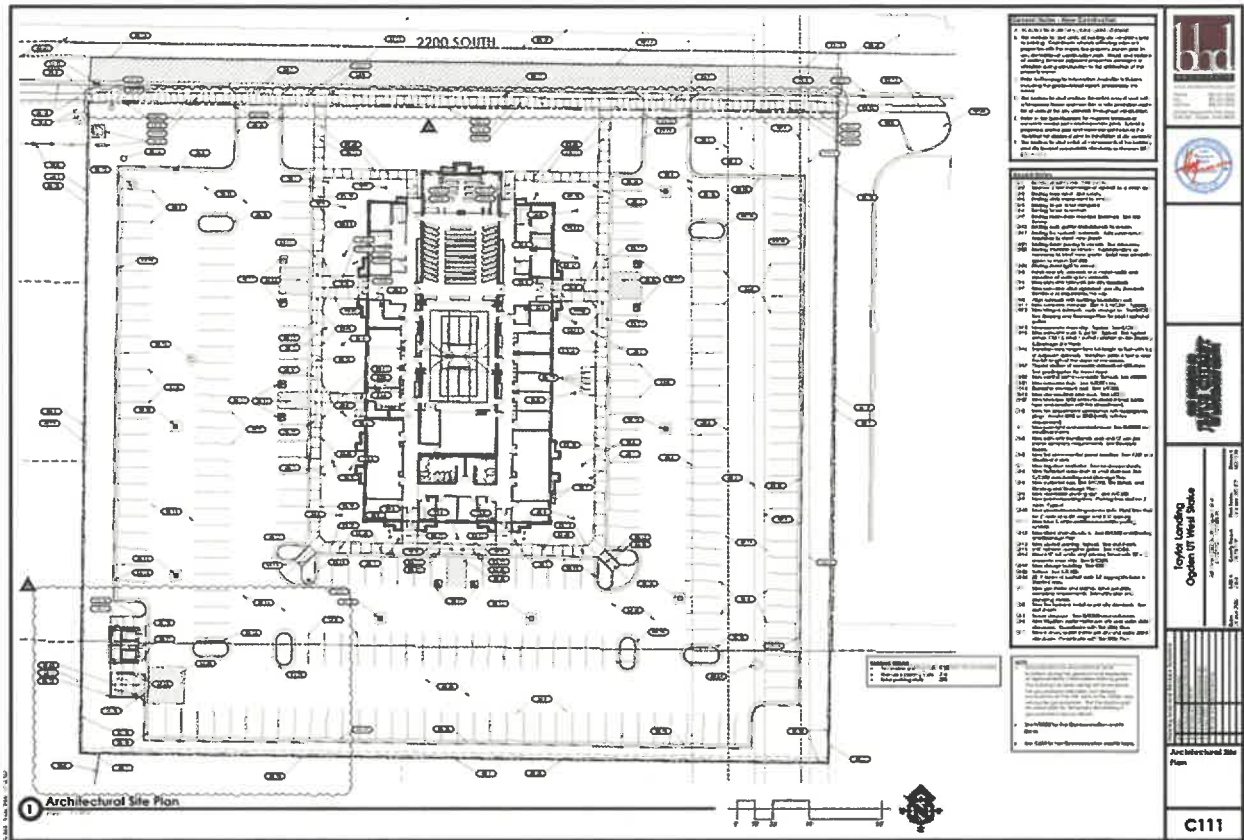


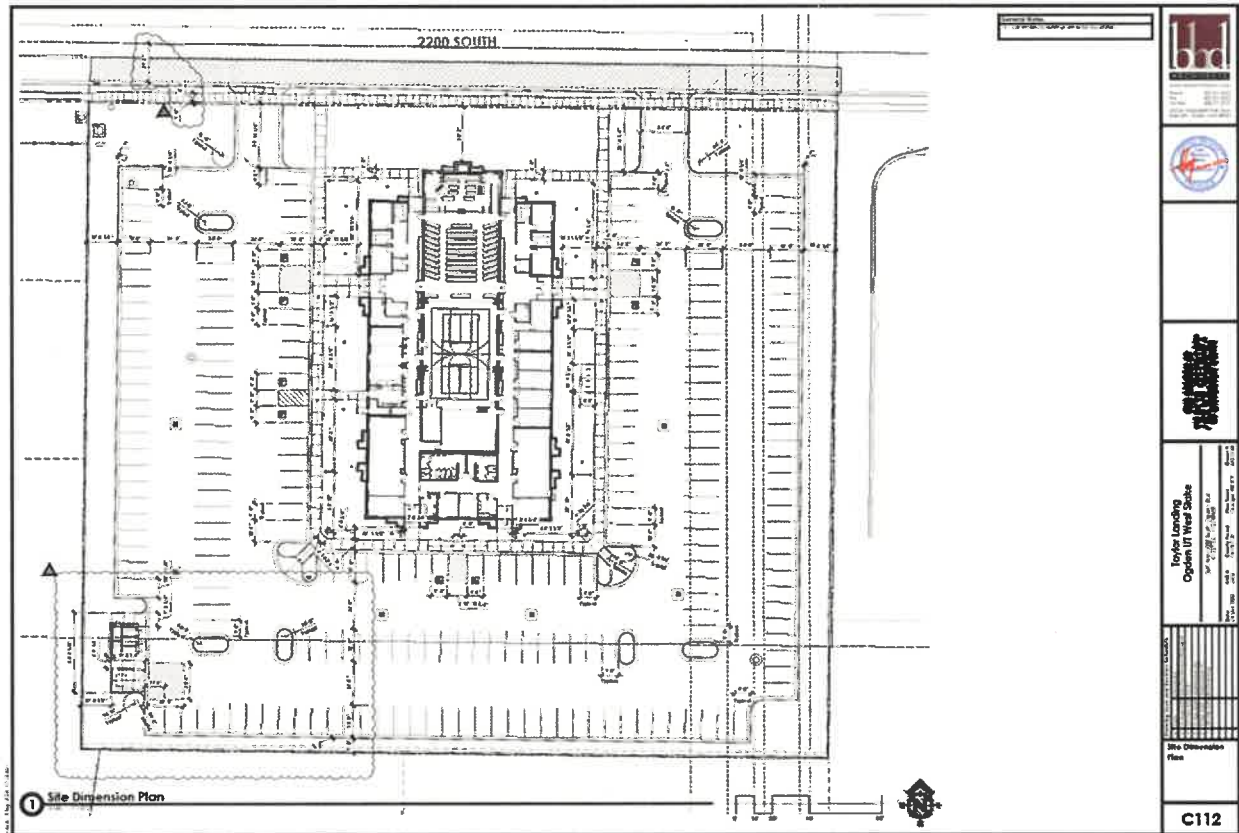
REVISED 12/06/23

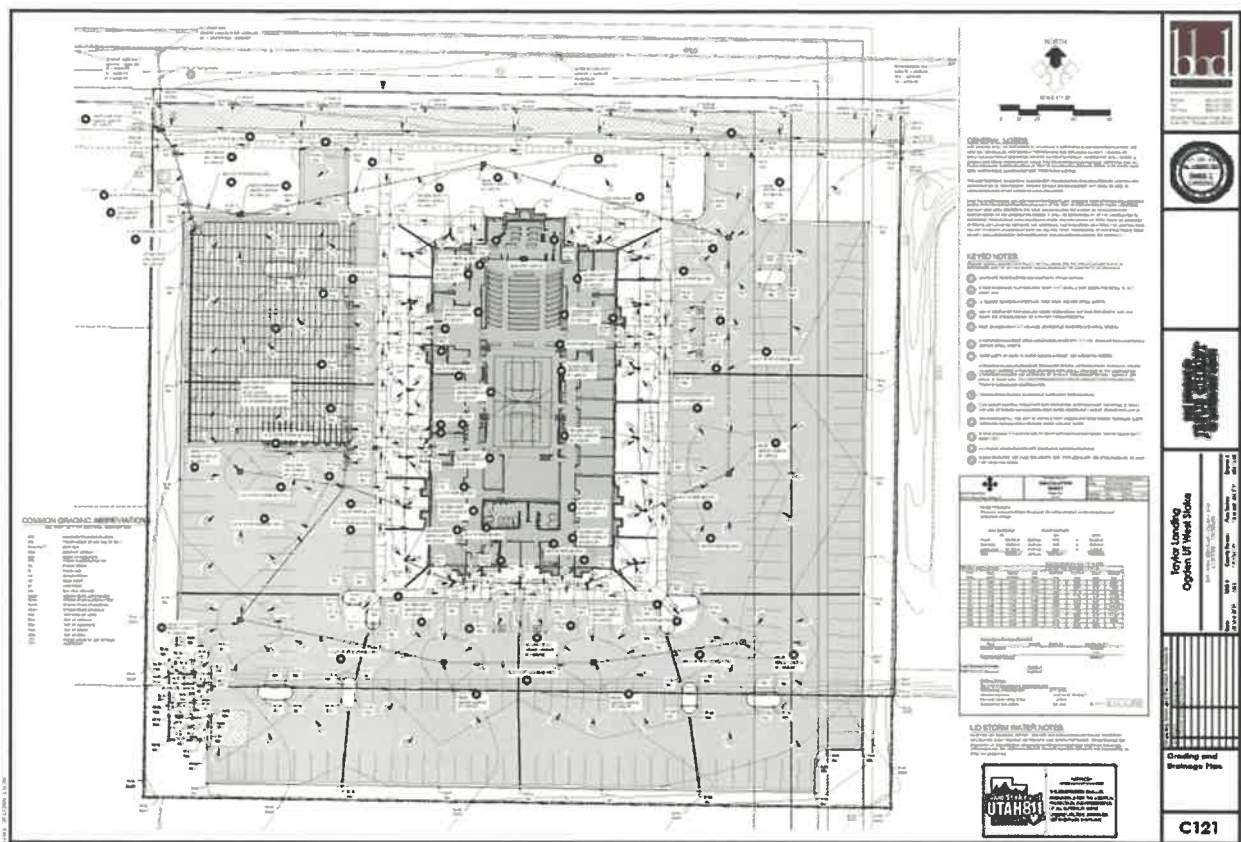
LETTER OF CREDIT
 Page 14 of 40

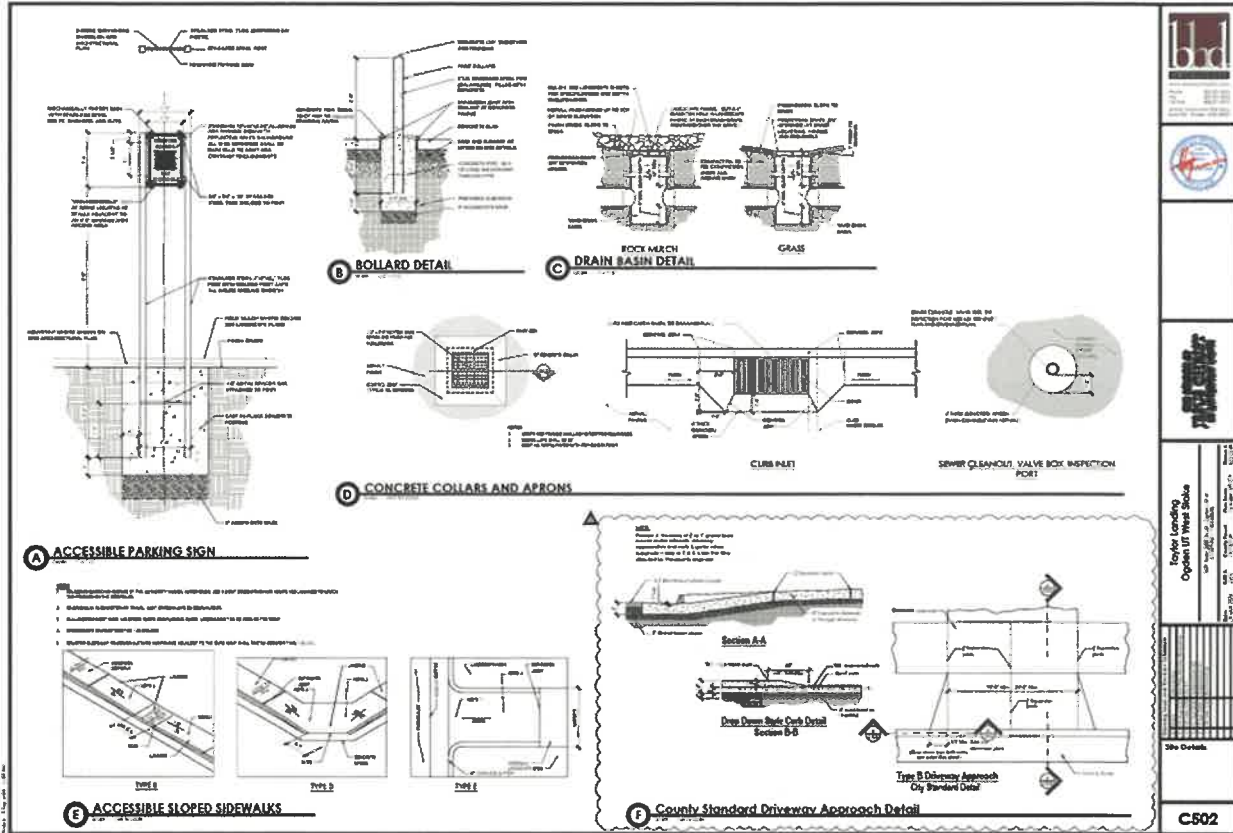


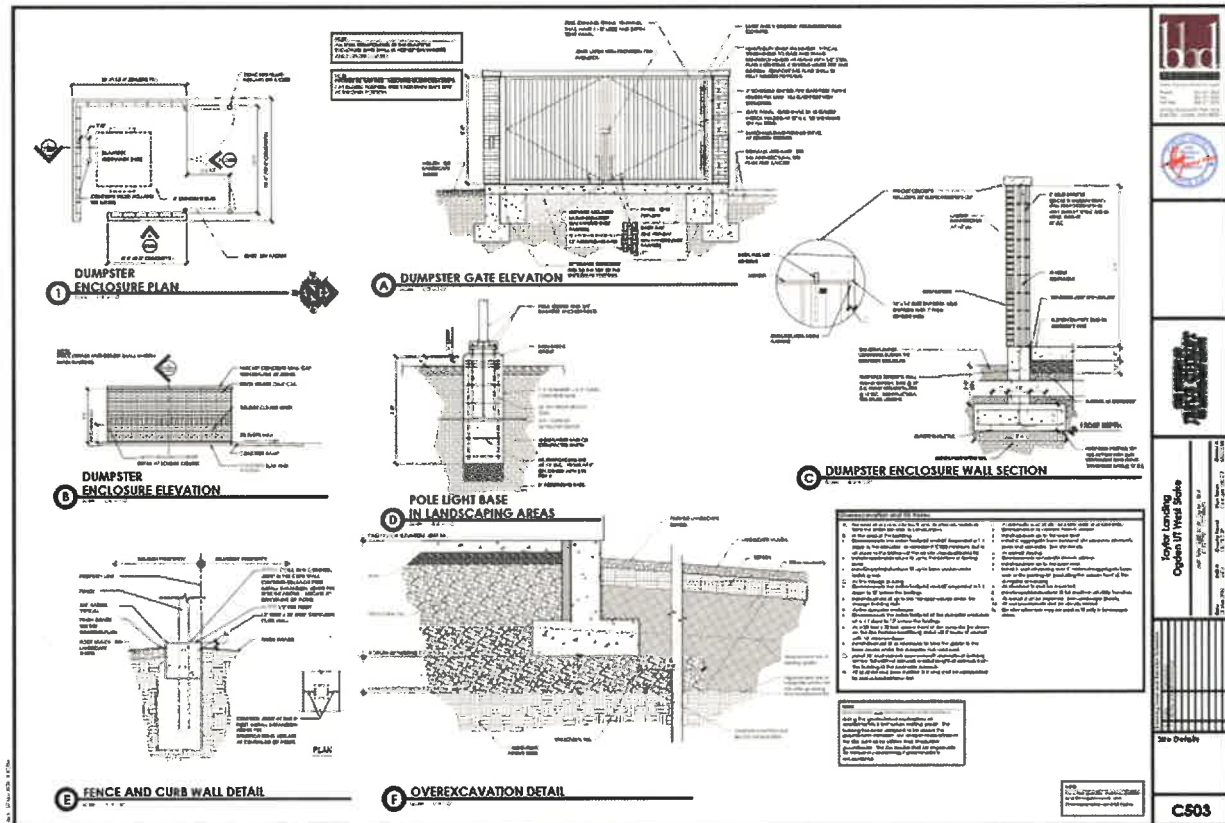


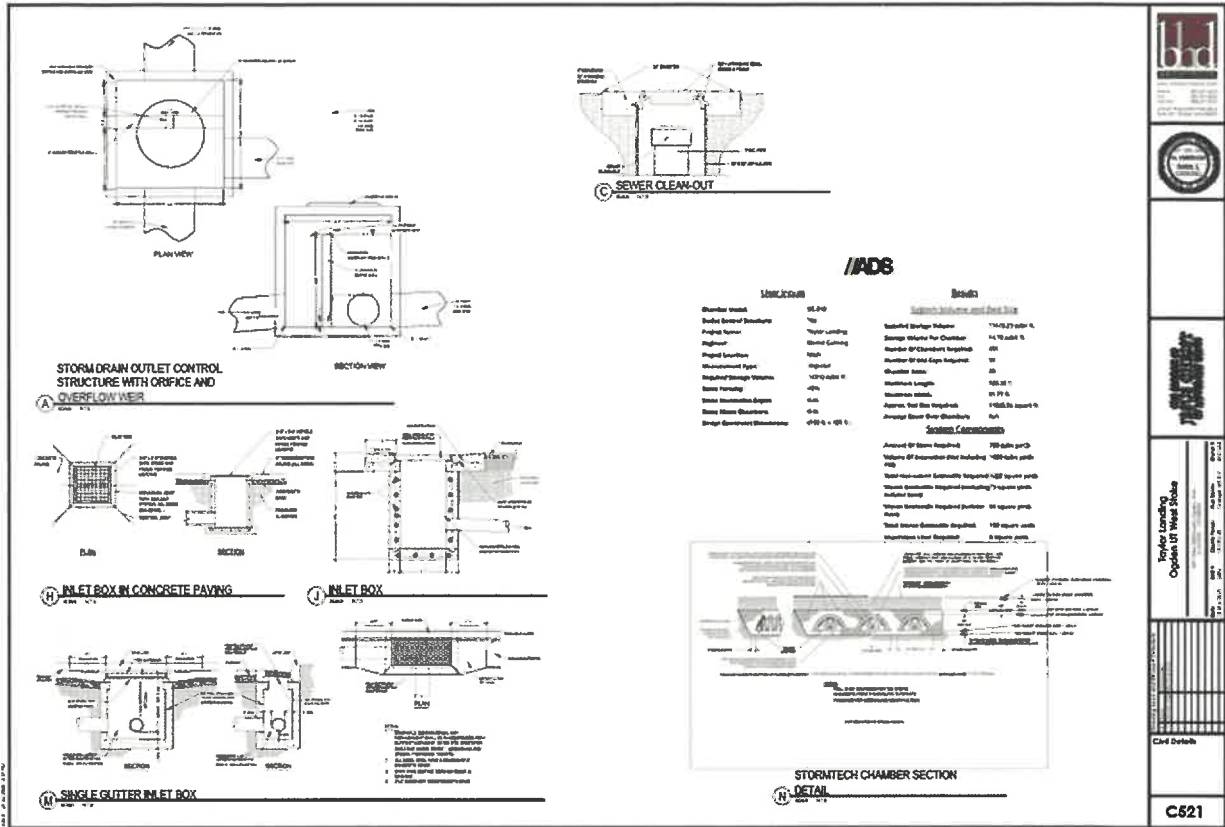




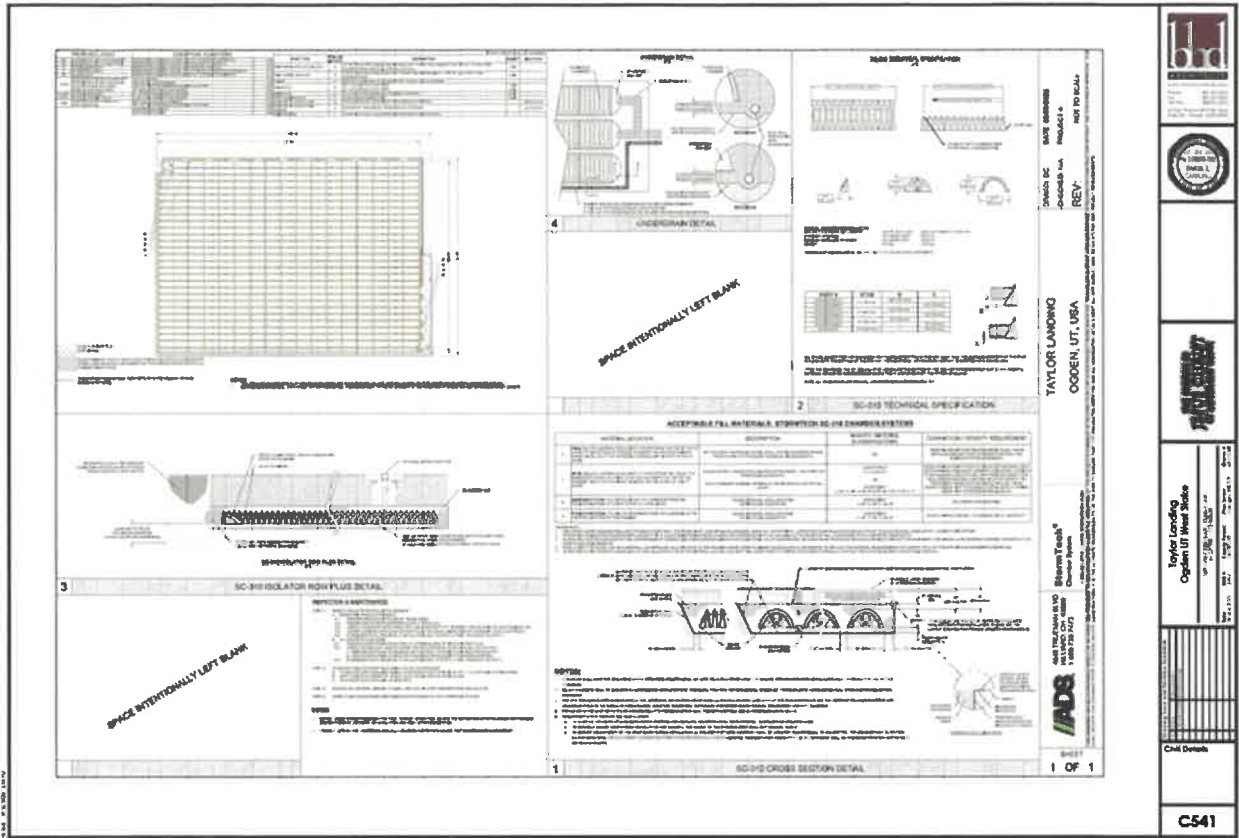








 1. General layout of the vessel showing the location of the loading area.	 2. Detailed view of the loading area showing the structure and equipment.	 3. Detailed view of the loading area showing the structure and equipment.	 4. Detailed view of the loading area showing the structure and equipment.	 Logo of the Ministry of National Defense of Turkey.
				 Taylor Loading Open 1st Well Deck  C-8 Datab C531



SEDIMENT BARRIER / FILTER SOCK PROTECTION

DESCRIPTION:

- 1. Sediment barrier to prevent erosion and sediment runoff.
- 2. Filter sock to catch sediment and debris.
- 3. Installation of barrier and sock.
- 4. Maintenance of barrier and sock.

INSTALLATION:

1. Prepare the area by clearing debris and vegetation.
2. Install the sediment barrier across the slope.
3. Place the filter sock at the base of the barrier.
4. Secure the barrier and sock with stakes.
5. Monitor the barrier and sock regularly.

MAINTENANCE:

- 1. Check the barrier and sock for damage.
- 2. Replace the filter sock if it becomes clogged.
- 3. Repair the barrier if it is torn or damaged.

BUILT FENCE

DESCRIPTION:

- 1. Built fence to provide security and safety.
- 2. Installation of fence posts and rails.
- 3. Maintenance of fence.

INSTALLATION:

1. Mark the location of the fence.
2. Dig holes for the fence posts.
3. Insert the fence posts and secure them.
4. Attach the fence rails to the posts.
5. Check the fence for stability.

MAINTENANCE:

- 1. Inspect the fence for damage.
- 2. Repair or replace damaged sections.

PORABLE TOILETS

DESCRIPTION:

- 1. Portable toilet for temporary use.
- 2. Installation of toilet.
- 3. Maintenance of toilet.

INSTALLATION:

1. Choose a suitable location for the toilet.
2. Place the toilet on a flat surface.
3. Connect the toilet to the waste disposal system.
4. Check the toilet for proper operation.

MAINTENANCE:

- 1. Empty the waste tank regularly.
- 2. Clean the toilet interior.

MATERIALS STORAGE

DESCRIPTION:

- 1. Material storage area for construction materials.
- 2. Installation of storage racks.
- 3. Maintenance of storage area.

INSTALLATION:

1. Mark the location of the storage area.
2. Install the storage racks.
3. Organize the materials on the racks.
4. Check the storage area for safety.

MAINTENANCE:

- 1. Keep the storage area clean.
- 2. Remove any debris or clutter.

CONCRETE WASTE MANAGEMENT

DESCRIPTION:

- 1. Concrete waste management system for disposal.
- 2. Installation of waste containers.
- 3. Maintenance of waste management system.

INSTALLATION:

1. Choose a suitable location for the waste containers.
2. Place the waste containers on a flat surface.
3. Connect the waste containers to the disposal system.
4. Check the waste management system for proper operation.

MAINTENANCE:

- 1. Empty the waste containers regularly.
- 2. Clean the waste management system.

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- 2. Remove any debris or clutter.

CONCRETE WASTE MANAGEMENT

DESCRIPTION:

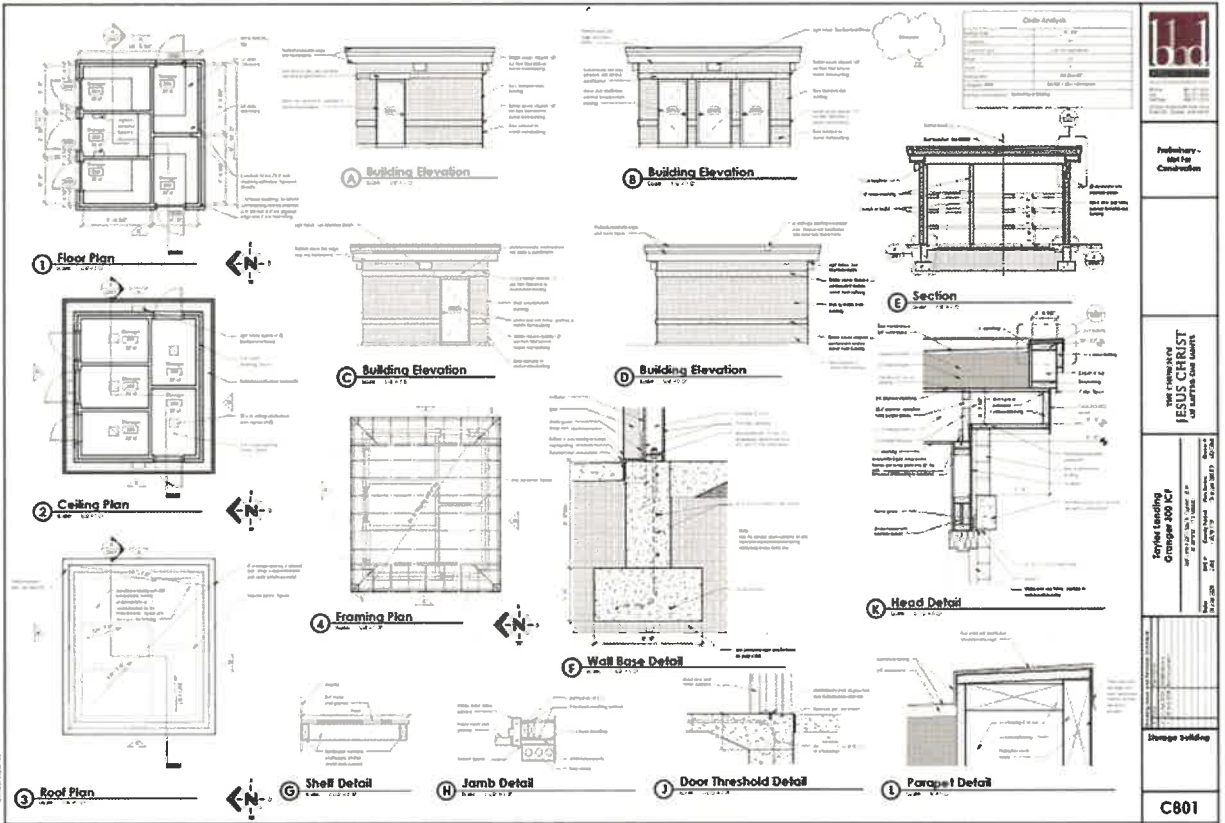
- 1. Concrete waste management system for disposal.
- 2. Installation of waste containers.
- 3. Maintenance of waste management system.

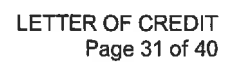
INSTALLATION:

1. Choose a suitable location for the waste containers.
2. Place the waste containers on a flat surface.
3. Connect the waste containers to the disposal system.
4. Check the waste management system for proper operation.

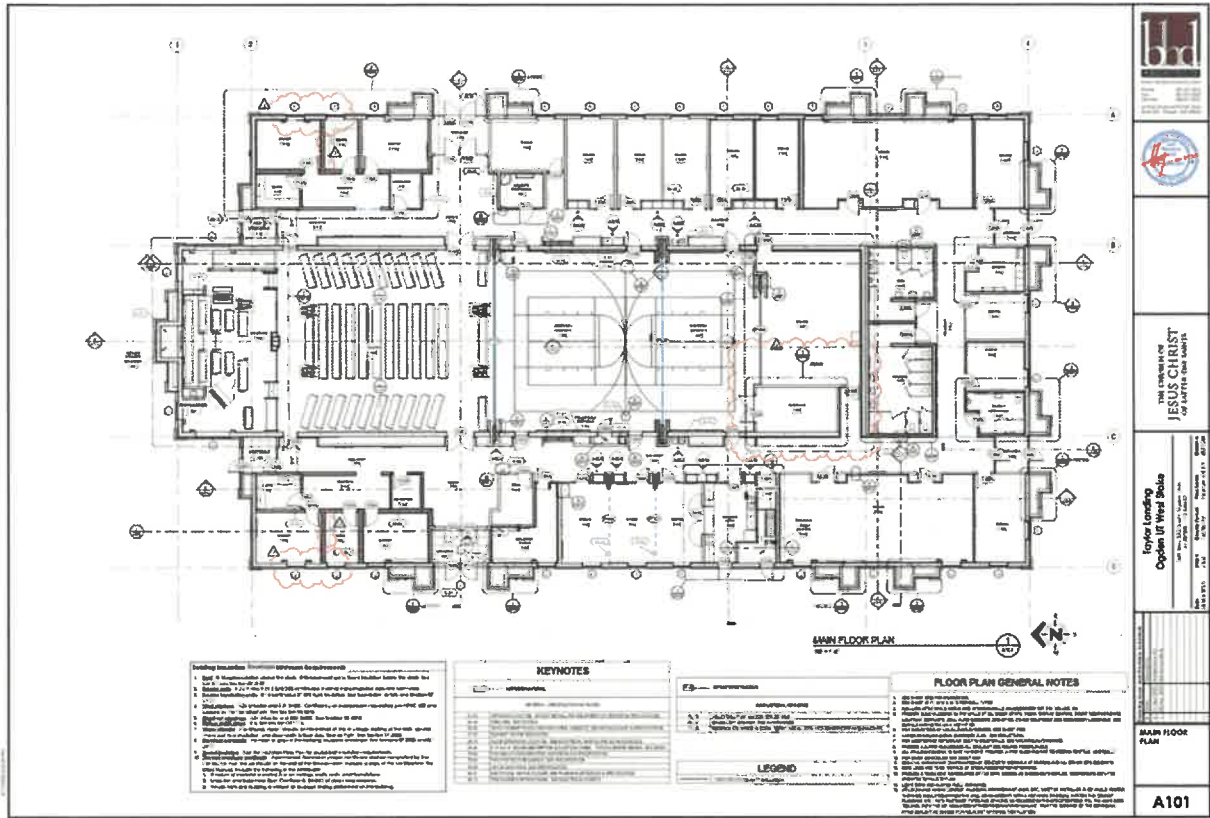
MAINTENANCE:

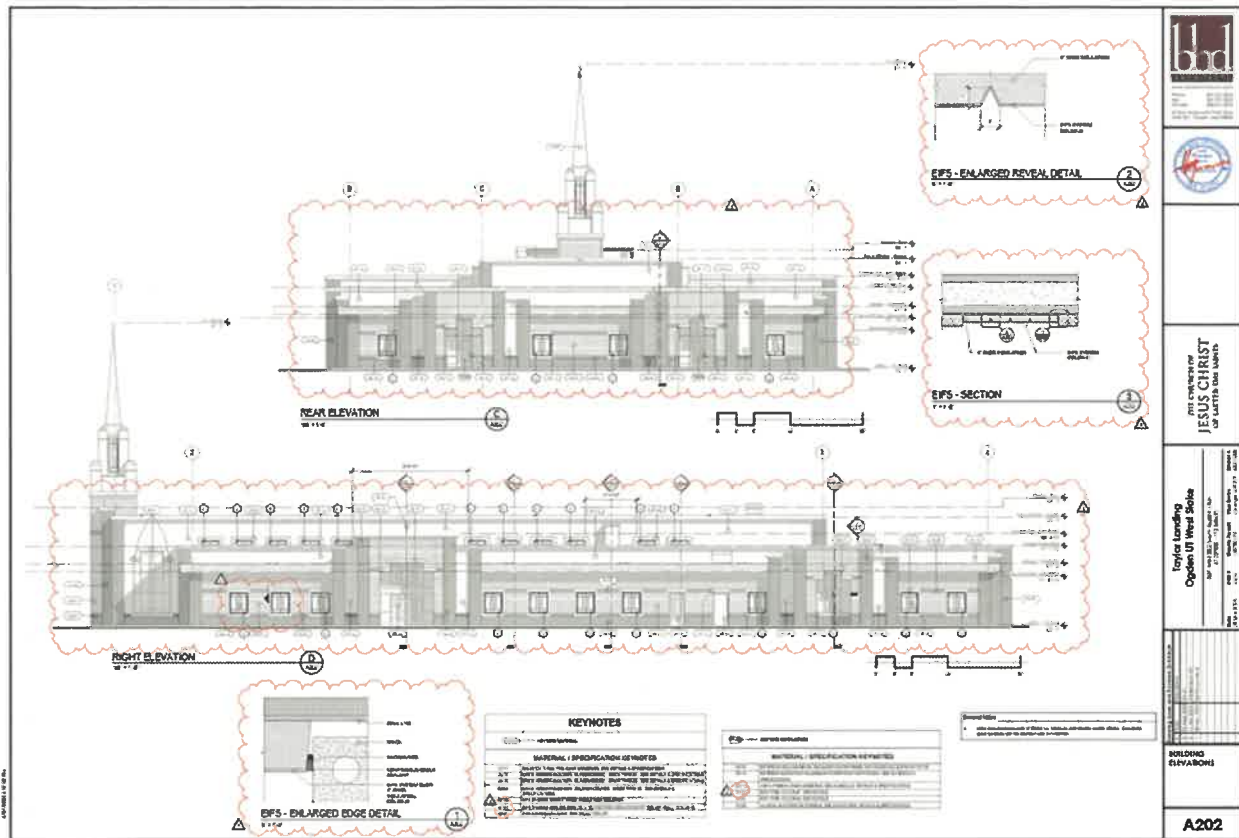
- 1. Empty the waste containers regularly.
- 2. Clean the waste management system.

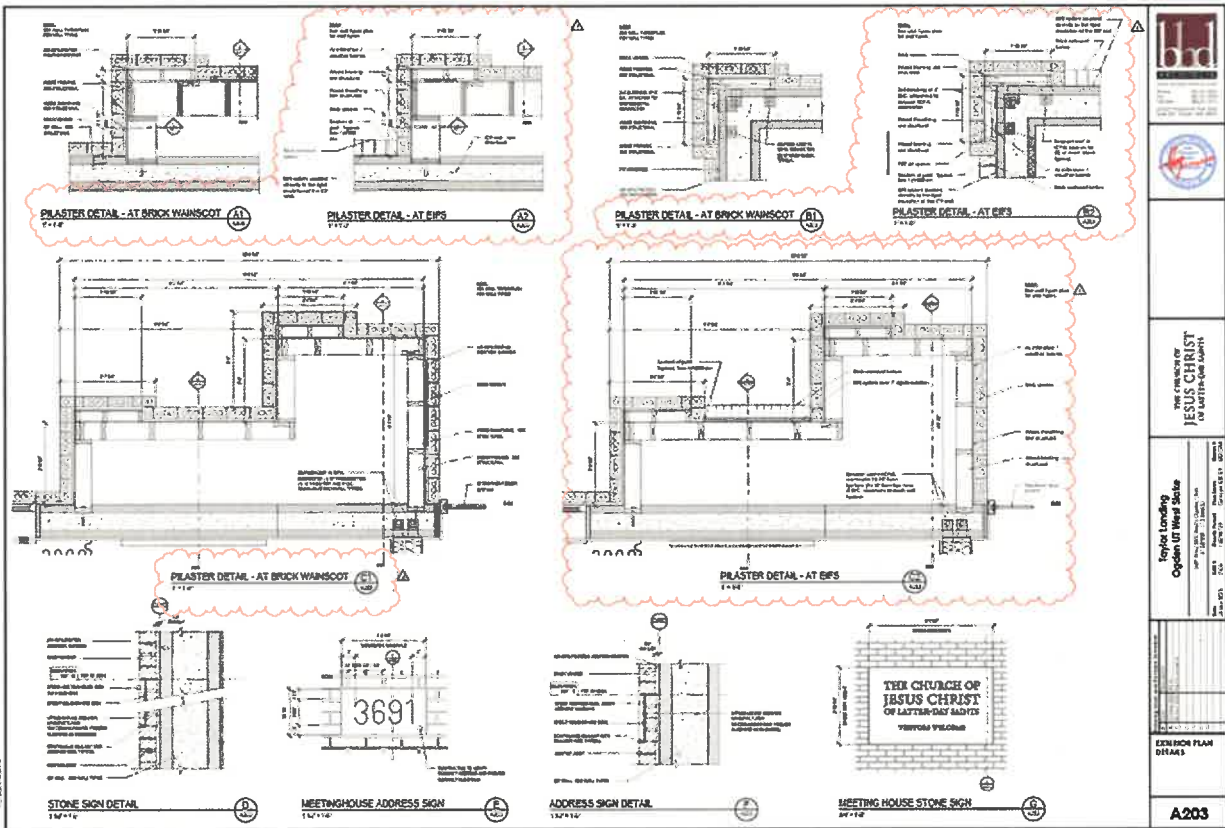












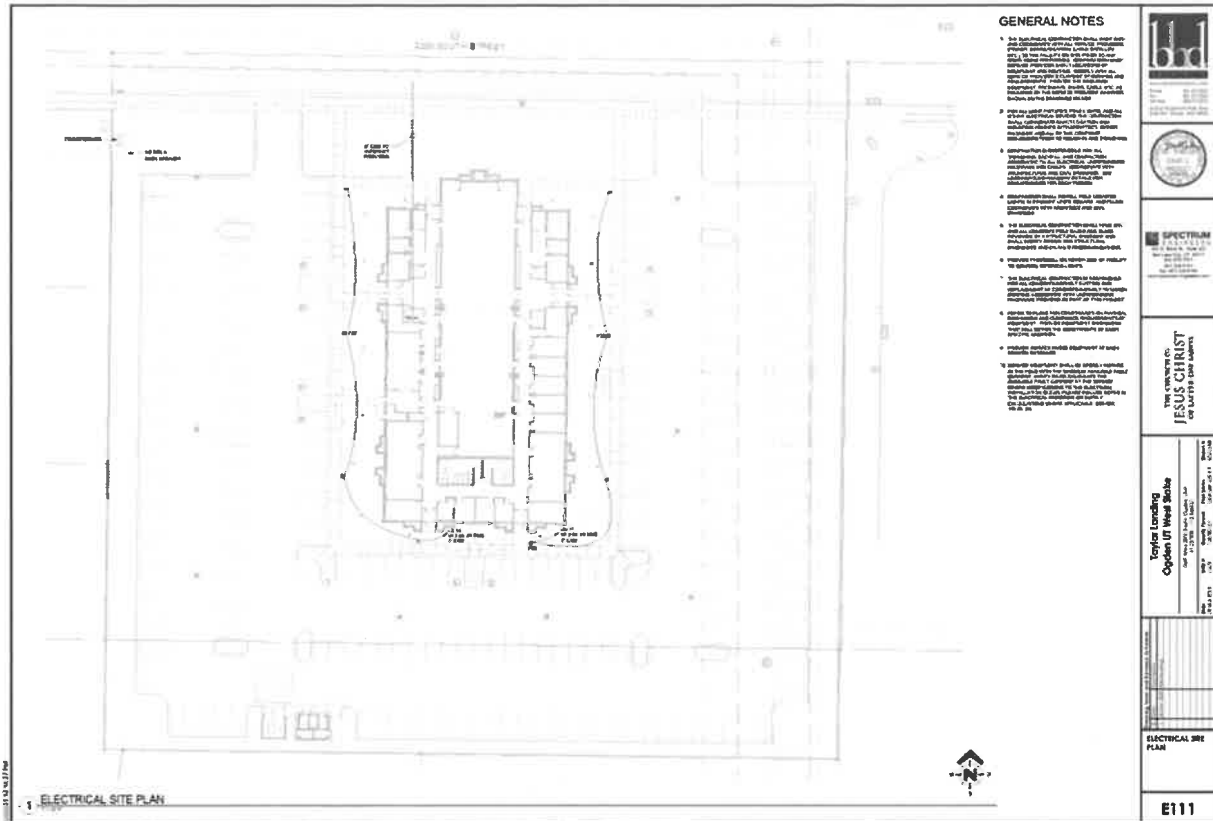


Exhibit C: Reserved for Escrow Certificate or Letter of Credit

ZIONS BANK.

**ZIONS BANCORPORATION, N.A.
DBA ZIONS BANK
INTERNATIONAL BANKING
ONE SOUTH MAIN STREET, 4TH FL
SALT LAKE CITY, UT 84133
SWIFT: ZFNB US 55 SLC**

NOVEMBER 04, 2025

IRREVOCABLE STANDBY LETTER OF CREDIT NO. SUPUT300115

BENEFICIARY: WEBER COUNTY 2380 WASHINGTON BLVD. OGDEN, UT 84401	APPLICANT: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS 50 EAST NORTH TEMPLE, FLOOR 15 SALT LAKE CITY, UT 84150
EXPIRY DATE: DECEMBER 26, 2026	USD 81,034.80

DEAR SIR/MADAM:

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT IN FAVOR OF WEBER COUNTY UP TO AN AGGREGATE AMOUNT OF EIGHTY-ONE THOUSAND THIRTY-FOUR AND 80/100 (USD81,034.80). THIS LETTER OF CREDIT IS ISSUED TO SECURE THE COMPLETION AND INSTALLATION OF IMPROVEMENTS (THE "IMPROVEMENTS") REQUIRED UNDER THAT CERTAIN IMPROVEMENTS GUARANTEE AGREEMENT (THE "AGREEMENT") MADE BETWEEN THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS AND WEBER COUNTY, DATED NOVEMBER 4, 2025.

THIS LETTER OF CREDIT IS AVAILABLE WITH US AT OUR OFFICE SPECIFIED HEREIN BY SIGHT PAYMENT AGAINST PRESENTATION OF THE FOLLOWING DOCUMENTS:

1. BENEFICIARY'S CERTIFICATION PURPORTEDLY SIGNED BY THE WEBER COUNTY ENGINEER STATING THAT THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS IS IN DEFAULT UNDER THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT; AND
 2. THIS ORIGINAL LETTER OF CREDIT AND AMENDMENT(S) THERETO, IF ANY, WHICH WILL BE RETURNED TO YOU FOLLOWING OUR NOTATION THEREON OF THE AMOUNT OF SUCH DRAWING HEREUNDER. IF THE AMOUNT OF THE DRAW IS FOR THE FULL AMOUNT OF THIS LETTER OF CREDIT, THE ORIGINAL LETTER OF CREDIT WILL BE RETAINED BY US.
- THE FINANCIAL INSTITUTION IS ENTITLED TO RELY UPON THE CERTIFICATION FROM THE WEBER COUNTY ENGINEER AND WILL HAVE NO OBLIGATION TO INDEPENDENTLY VERIFY THE ACCURACY THEREOF.

PARTIAL AND MULTIPLE DRAWINGS ARE ALLOWED.

BENEFICIARY MAY REDUCE THE LETTER OF CREDIT AMOUNT FROM TIME TO TIME BY PROVIDING US WITH A RELEASE LETTER PURPORTEDLY SIGNED BY AN AUTHORIZED REPRESENTATIVE OF WEBER COUNTY INDICATING THIS LETTER OF CREDIT NO. SUPUT300115, THE AMOUNT TO BE REDUCED AND THE NEW LETTER OF CREDIT AMOUNT.

IRREVOCABLE STANDBY LETTER OF CREDIT NO. SUPUT300115
NOVEMBER 4, 2025
PAGE 2

THIS LETTER OF CREDIT MAY BE CANCELLED PRIOR TO THE EXPIRATION DATE, ONLY UPON OUR RECEIPT OF THE ORIGINAL OF THIS LETTER OF CREDIT AND AMENDMENTS THERETO, IF ANY, AND A STATEMENT PURPORTEDLY SIGNED BY AN AUTHORIZED REPRESENTATIVE OF WEBER COUNTY AUTHORIZING ZIONS BANCORPORATION, N.A. DBA ZIONS BANK TO CANCEL LETTER OF CREDIT NO. SUPUT300115.

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE DEEMED AUTOMATICALLY EXTENDED, WITHOUT AMENDMENT, FOR ONE YEAR FROM THE EXPIRATION DATE HEREOF, OR ANY FUTURE EXPIRATION DATE, UNLESS AT LEAST NINETY (90) DAYS PRIOR TO ANY SUCH EXPIRATION DATE WE SEND WRITTEN NOTICE TO YOU BY CERTIFIED MAIL OR OVERNIGHT COURIER SERVICE THAT WE ELECT NOT TO EXTEND THIS LETTER OF CREDIT FOR ANY ADDITIONAL PERIOD.

IN THE EVENT OF A DRAWING ALL ORIGINAL DOCUMENTS MUST BE DISPATCHED IN ONE LOT BY REGISTERED MAIL OR COURIER SERVICES DIRECTLY TO ZIONS BANCORPORATION, N.A. DBA ZIONS BANK, INTERNATIONAL OPERATIONS, ONE SOUTH MAIN STREET, 4TH FLOOR, SALT LAKE CITY, UT 84133, NOT LATER THAN THE EXPIRY DATE OR ANY AUTOMATICALLY EXTENDED DATE.

ALL BANKING CHARGES ARE FOR THE APPLICANT.

THIS STANDBY LETTER OF CREDIT EXPIRES AT OUR COUNTERS AT THE CLOSE OF BUSINESS ON THE EXPIRATION DATE, OR ANY AUTOMATICALLY EXTENDED DATE.

WE HEREBY AGREE WITH YOU THAT ANY DRAWS PRESENTED UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE HONORED UPON PRESENTATION TO US AS SPECIFIED HEREIN AND SHALL BE HONORED BY US AND PAYMENT MADE NO LATER THAN THREE (3) BUSINESS DAYS AFTER OUR RECEIPT OF DOCUMENTS AS SPECIFIED, ON OR BEFORE THE EXPIRATION DATE OF THIS LETTER OF CREDIT.

IF YOU HAVE ANY QUESTIONS CONCERNING TO THIS TRANSACTION, PLEASE CALL US AT (801) 844-7255.

UNLESS OTHERWISE EXPRESSLY STATED HEREIN, THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES ISP98 (ICC PUBLICATION NO. 590) OR ANY SUBSEQUENT REVISION THERETO, TO THE EXTENT THAT IT DOES NOT CONFLICT WITH THE UTAH CODE ANNOTATED SECTIONS 70A-5-101 ET SEQ. (1953 AS AMENDED). JURISDICTION FOR RESOLUTION OF DISPUTES ARISING UNDER THIS LETTER OF CREDIT LIES IN THE COURTS OF WEBER COUNTY, UTAH.

SINCERELY,

ZIONS BANCORPORATION, N.A. DBA ZIONS BANK



AUTHORIZED SIGNATURE

ZIONS BANK.

ZIONS BANCORPORATION, N.A.
DBA ZIONS BANK
INTERNATIONAL BANKING
ONE SOUTH MAIN STREET, 4TH FL
SALT LAKE CITY, UT 84133
SWIFT: ZFNB US 55 SLC

DEBIT ADVICE

NOVEMBER 04, 2025

TO:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
50 EAST NORTH TEMPLE, FLOOR 15
SALT LAKE CITY, UT 84150

RE: LETTER OF CREDIT NO: SUPUT300115
BENEFICIARY: WEBER COUNTY
L/C AMOUNT: USD 81,034.80

PLEASE BE ADVISED THAT THE FOLLOWING AMOUNTS WERE DEBITED FROM YOUR ACCOUNT:

DESCRIPTION:	
COURIER-DOMESTIC	USD 25.00
STANDBY COMMISSION	USD 500.00
STANDBY LC SETUP FEE	USD 100.00

TOTAL AMOUNT: USD 625.00

COMMISSION CALCULATED AT .53% P.A. (MIN. APPLIED) COVERING THE PERIOD OF NOV. 4, 2025 TO NOV. 4, 2026.

WE APPRECIATE YOUR BUSINESS. THANK YOU FOR BANKING WITH US.

This is a computer generated advice for which no signature is required.

Exhibit D Completion Schedule

The improvements shall be completed by the expiration date on the letter of credit, December 26, 2026.



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for design review approval of an updated signage plan to replace the 2017 approval. This proposed sign plan includes 36 signs, consisting of sandblasted stainless steel, thermally treated wood, and vinyl-coated sign faces. Approximate address is 6500 Powder Mountain Rd., Eden, UT, 84310.
Type of Decision:	Administrative
Applicant:	Summit Mountain Holding Group LLC
File Number:	DR# 2025-05

Property Information

Approximate Address:	6500 Powder Mountain Road, Eden, UT 84310
Project Area:	Throughout Resort
Zoning:	DRR-1
Existing Land Use:	Resort
Proposed Land Use:	Resort
Parcel ID:	Various
Township, Range, Section:	Township 6 North, Range 1 East, Section 32 NE

Adjacent Land Use

North:	Resort	South:	Resort
East:	Powder Mountain Road.	West:	Resort

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
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Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 - Ogden Valley Destination and Recreation Resort Zone (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 110, Chapter 2 - Ogden Valley Signs

Summary and Background

The applicant is requesting design review approval, of a 2025 master sign plan, updating a previously approved (2017) master sign plan for the Powder Mountain Resort. This updated plan consists of 36 signs, made of sandblasted steel, thermally treated wood, and vinyl-coated sign faces. Upon request of the applicant, future modifications in this approved plan may be made by the planning commission or the planning director.

The planning director may approve revisions to an approved design review plan that he/she determines are de minimis. Proposed revisions shall be considered de minimis if the planning director determines the changes to be slight, inconsequential, and not in violation of any substantive provision of this Code. The planning director's written approval of a de minimis revision(s) shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice."

Staff Analysis:

Design Review:

Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:

- The proposal complies with the Ogden Valley Sign Ordinance and the applicable zoning development agreement.

Sign materials, sizes and colors meet standards set forth in Weber County LUC §110-2 (Ogden Valley Signs). Proposed materials meet the following standards (Weber County LUC 110-2-12(a):

1. *“Sign materials. All materials used to construct signs, supports or fasteners shall conform to the following standards:*
1. *Signs may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass (including plexi-glass), metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina.*
2. *Support structures may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass, metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina. Support structures shall use natural, muted earth-tone colors including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.*

...

(b)(13) Directional or circulation signs not visible offsite. Directional or circulation signs that are not visible from any point outside of the property boundary are not subject to the illumination requirements of this subsection (b) or the outdoor lighting requirements of chapter 108-16. An applicant wishing to install such an exempt illuminated directional or circulation sign shall have the burden of proof by communicating the proposed sign height, location, and visibility from any point outside of the property boundaries through the submission of an outdoor lighting plan to the land use authority. Directional or circulation signs claiming exemption from the illumination requirements of this chapter or chapter 108-16 shall not allow their illumination to extend past the horizontal plain of the upper sign boundary into the night sky.”

Weber County Engineering has required that no signs shall be installed within the County right-of-way. As a result of this requirement, the original sign plan went from 52 signs to 36 signs, all of which are proposed to be located on private property, or within a private right-of-way.

Weber Fire District has no concerns with this proposal. Engineering has approved the revised plan showing no signage within the County right-of-way.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by enhancing existing recreation use within existing resort areas (pg. 25 Ogden Valley General Plan, Commercial Development Goal 1).

Staff Recommendation

The Planning Division recommends approval of file# DR 2025-05, subject to all review agency requirements and the following conditions:

1. Any future changes to this master sign plan shall require approval from Weber County Planning.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Powder Mountain Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

Exhibits

- A. Site Plans and maps
- B. Sign Specifications.

Area Map

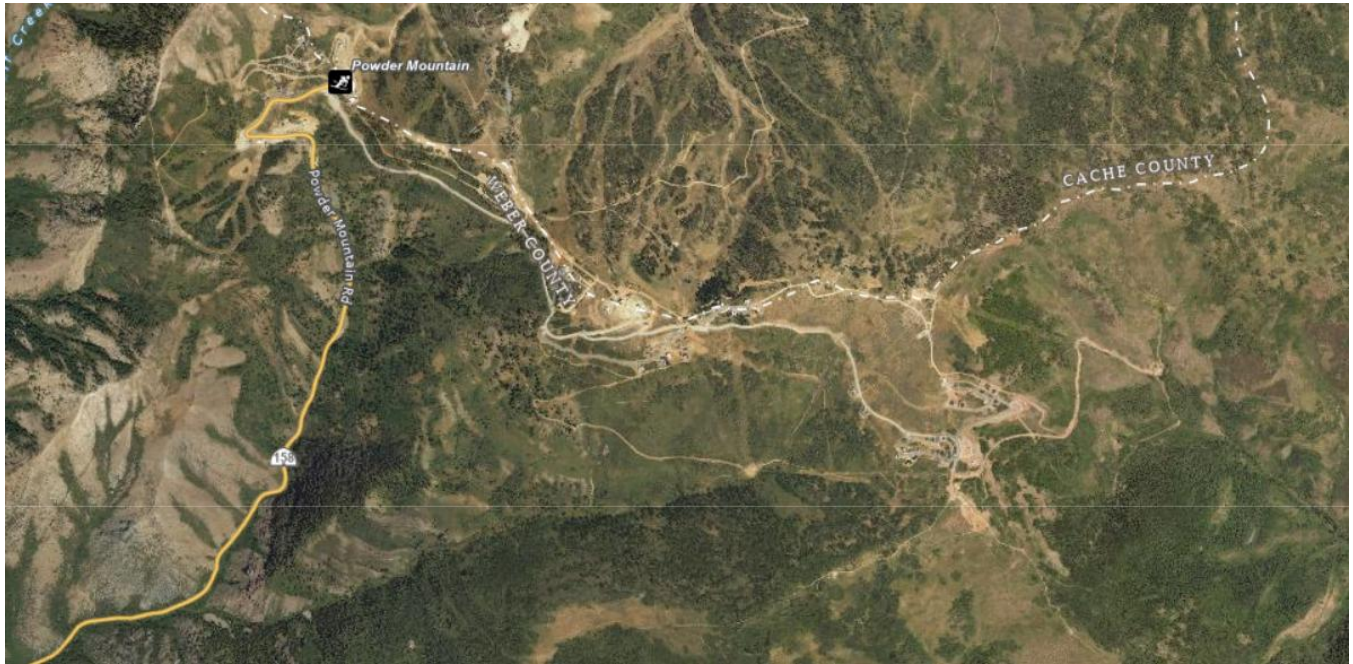
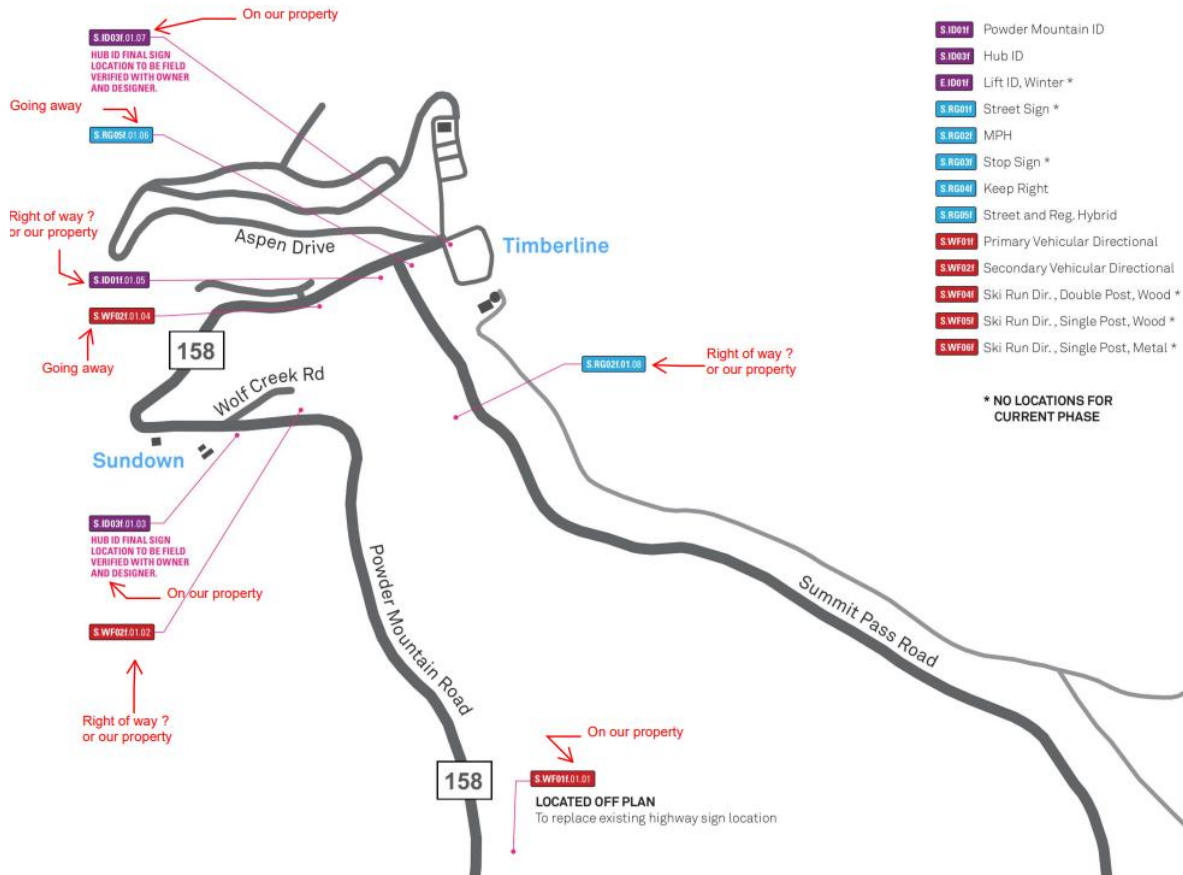


Exhibit A – Site Plans and Maps



SQPEG
Square Peg Design
www.sqpeg.com

PROJECT	
Powder Mountain 3965 E Powder Mountain Rd, Eden, UT 84310	
CLIENT	
Powder Mountain 3965 E Powder Mountain Rd, Eden, UT 84310	
ARCHITECT	
Hart Powerdon 1 Union St, 3rd Floor San Francisco, CA 94111	
DATE	ISSUE
10/24/24	100% DDG

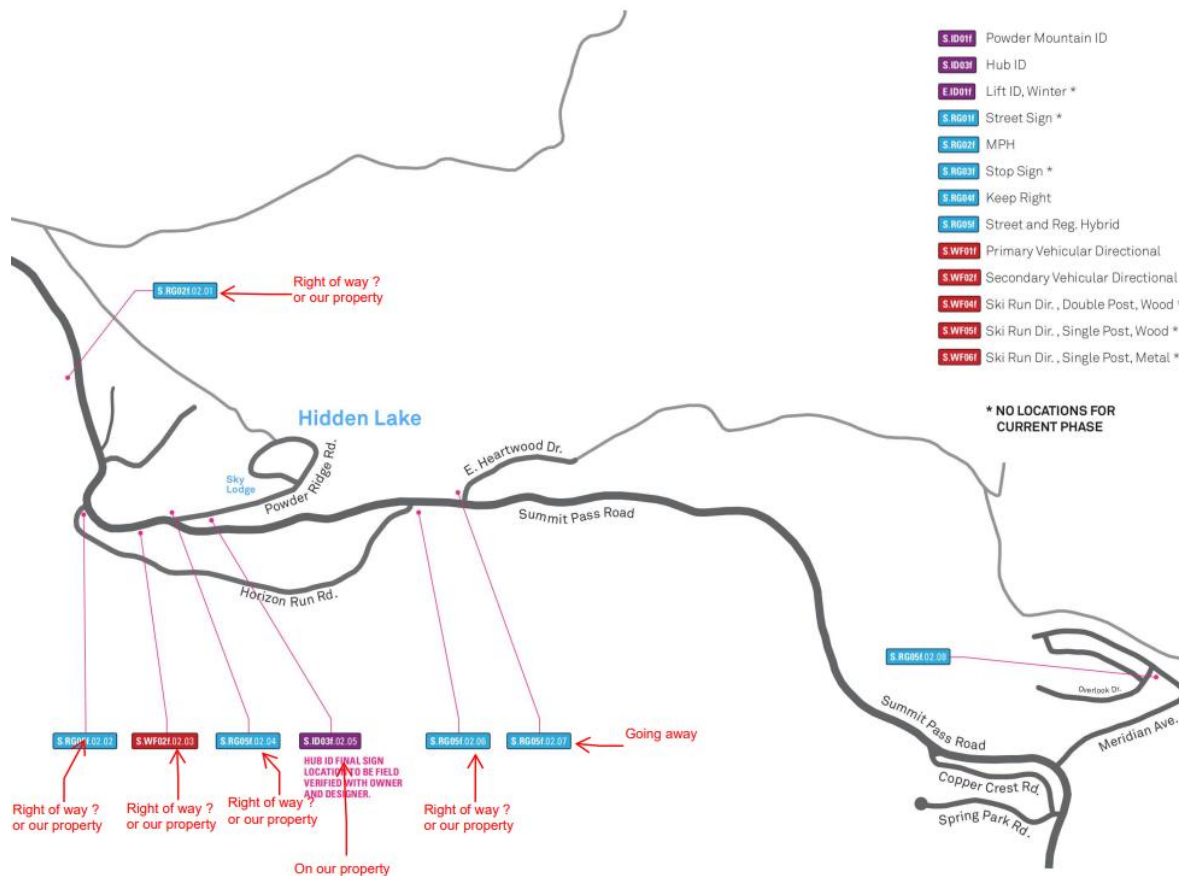
GENERAL NOTES

DRAWING FOR DESIGN INTENT ONLY. NOT INTENDED FOR CONSTRUCTION. ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

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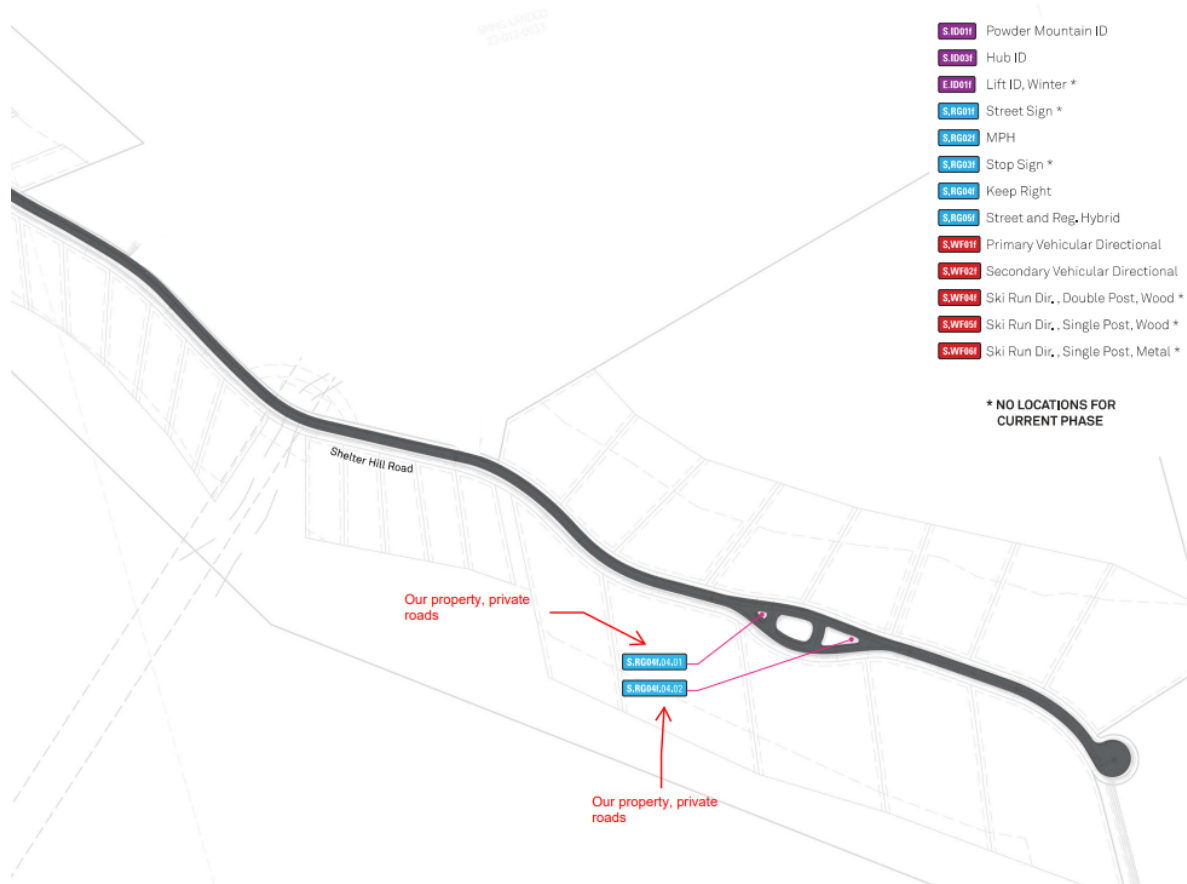
SHEET TITLE	
Part 1 Signage Location Plan	
SHEET NUMBER	

AG101



PROJECT	
Powder Mountain 6965 E Powder Mountain Rd, Eden, UT 84310	
CLIENT	
Powder Mountain 6965 E Powder Mountain Rd, Eden, UT 84310	
ARCHITECT	
Hart Posen LLP 1 Union St, 3rd Floor San Francisco, CA 94111	
DATE	ISSUE
2025.01.24	100% DDC
GENERAL NOTES	
DRAWING FOR DESIGN REVIEW ONLY, NOT INTENDED FOR CONSTRUCTION. ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.	
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SHEET TITLE	
Part 2 Signage Location Plan	
SHEET NUMBER	

AG102



PROJECT
Powder Mountain
6965 E Powder Mountain Rd,
Eden, UT 84310

CLIENT
Powder Mountain
6965 E Powder Mountain Rd,
Eden, UT 84310

ARCHITECT
Hart Howerton
1 Union St, 3rd Floor
San Francisco, CA, 94111

DATE	ISSUE
2025.01.24	100% DDG

GENERAL NOTES
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SHEET TITLE
Part 4
Signage Location Plan

SHEET NUMBER
AG104

Exhibit B – Sign Specifications

R:\Powder Mountain-18429\dwg\28756\PM_00 TS 18429.DWG Plotted on: 18 June 25 - 12:06pm By: Joe

POWDER MOUNTAIN SIGNAGE 18429

INDEX

- 00 Shop Drawing Index
- 01 Sign Type S.ID001: Powder Mountain ID
- 01a Sign Type S.ID001: Powder Mountain ID
- 01b Sign Type S.ID001: Powder Mountain ID
- 02 Sign Type S.ID003: Hub ID
- 02a Sign Type S.ID003: Hub ID
- 02b Sign Type S.ID003: Hub ID
- 03 Sign Type S.RG02: MPH
- 03a Sign Type S.RG02: MPH
- 03b Sign Type S.RG02: MPH
- 04 Sign Type S.RG04: Keep Right
- 04a Sign Type S.RG04: Keep Right
- 04b Sign Type S.RG04: Keep Right
- 05 Sign Type S.RG05: Street/Regulatory Sign
- 05a Sign Type S.RG05: Street/Regulatory Sign
- 05b Sign Type S.RG05: Street/Regulatory Sign
- 06 Sign Type S.WF01: Primary Vehicle Directional
- 06a Sign Type S.WF01: Primary Vehicle Directional
- 06b Sign Type S.WF01: Primary Vehicle Directional
- 07 Sign Type S.WF02: Secondary Vehicle Direct.
- 07a Sign Type S.WF02: Secondary Vehicle Direct.
- 07b Sign Type S.WF02: Secondary Vehicle Direct.

22 sheets total (including index)



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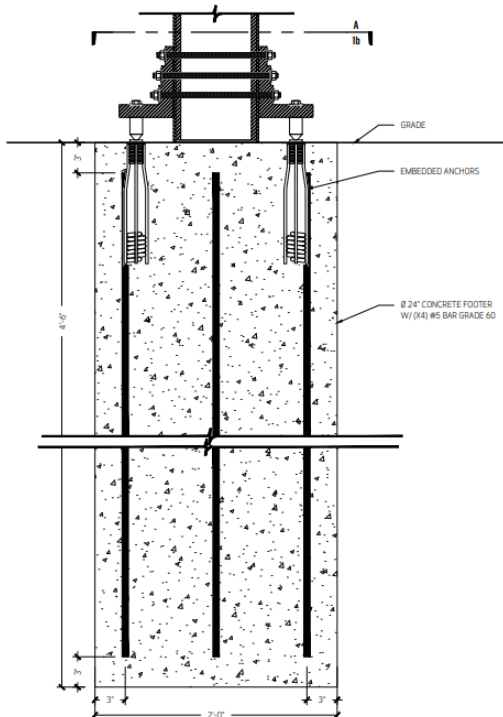
BOSTON, MA 617.542.8620
ORLANDO, FL 407.856.9661
NEW YORK, NY 212.255.3226

Powder Mountain Signage

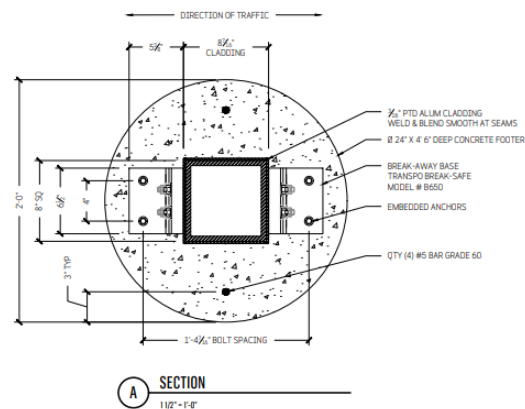
TITLE Shop Drawing Index

ISSUE

R:\Powder Mountain-18429\dwg\28756\PM_01 S.ID001 Powder Mountain ID.DWG Plotted on: 18 June 25 - 12:06pm By: Joe



1 FOOTER DETAIL
1 1/2" = 1'-0"



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Powder Mountain Signage

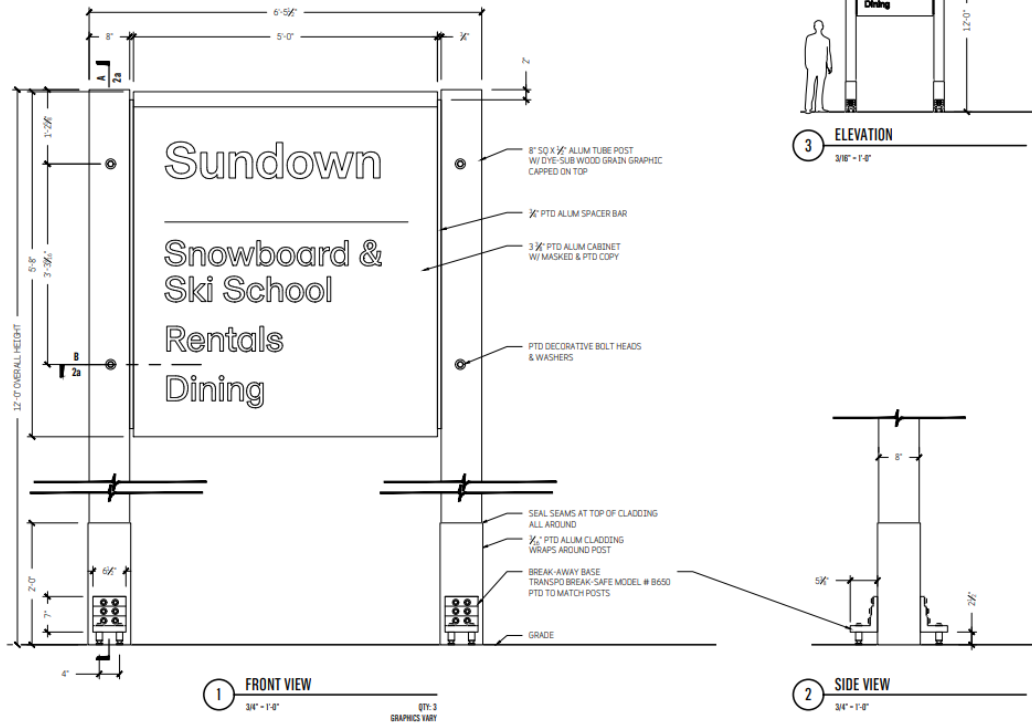
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ISSUE For Approval
18 June 25

DRAWN BY JBG Exterior

CHECKED SD

Shop Drawing
18429 1b



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Powder Mountain Signage

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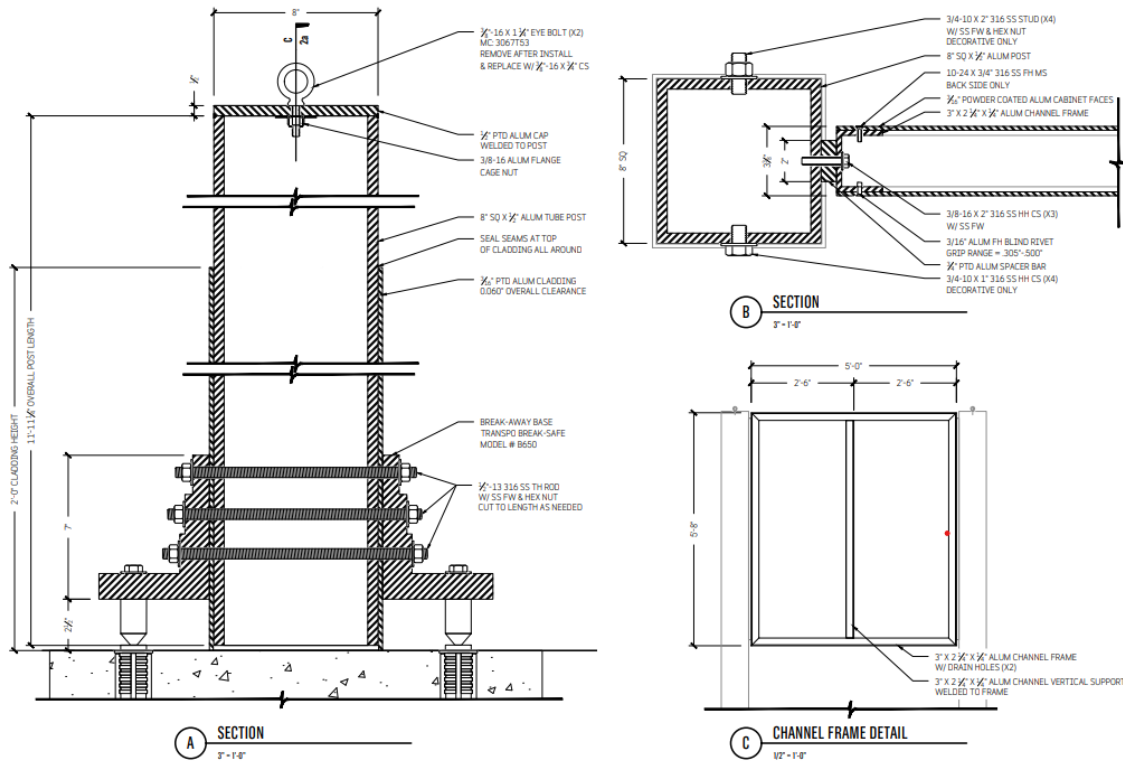
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18 June 25

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Shop Drawing
18429

2



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Powder Mountain Signage

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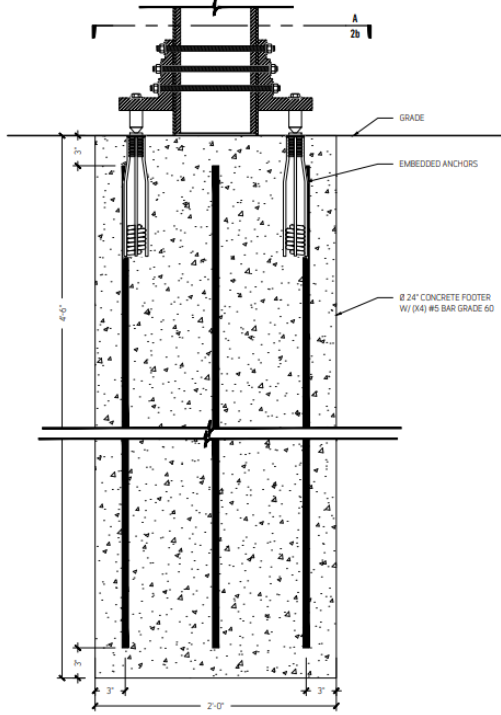
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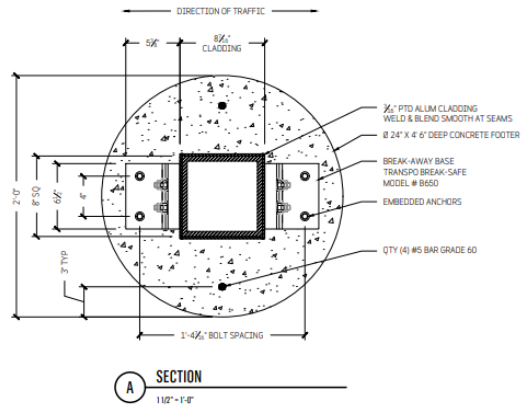
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Shop Drawing
18429

2a



1 FOOTER DETAIL
1 1/2" x 1'-0"



A SECTION
1 1/2" x 1'-0"



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Powder Mountain Signage

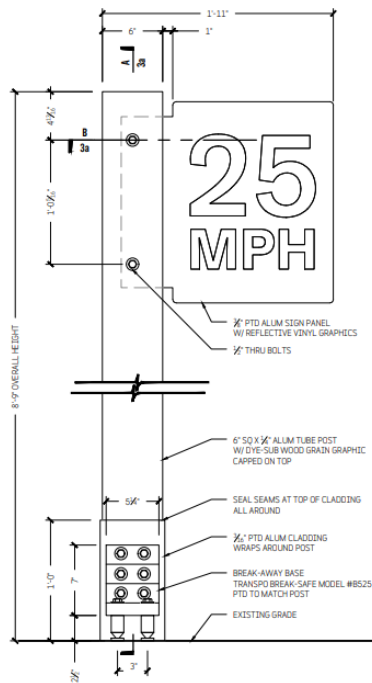
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18 June 25

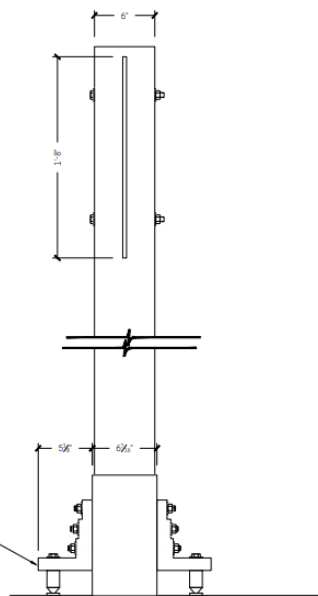
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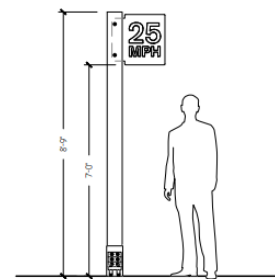
Shop Drawing 18429 **2b**



1 FRONT VIEW
1 1/2" x 1'-0"



2 SIDE VIEW
1 1/2" x 1'-0"



3 ELEVATION
3/8" x 1'-0"

NOTE:
ENSURE ALL PERMANENT HARDWARE IS GRADE 316 SS



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Powder Mountain Signage

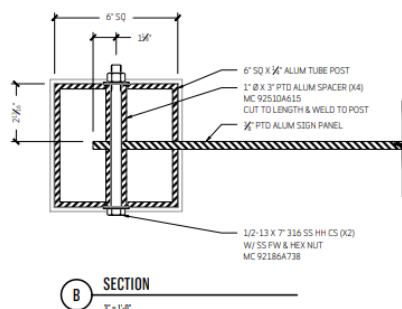
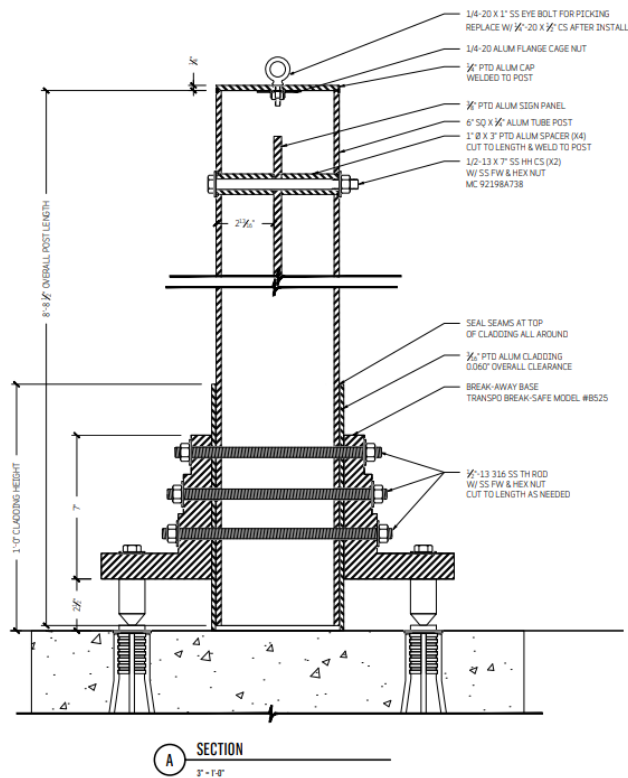
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Shop Drawing 18429 **3**



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Powder Mountain Signage

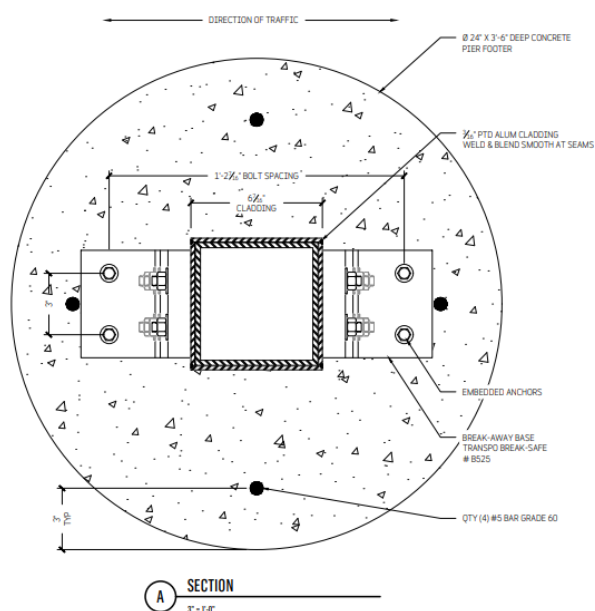
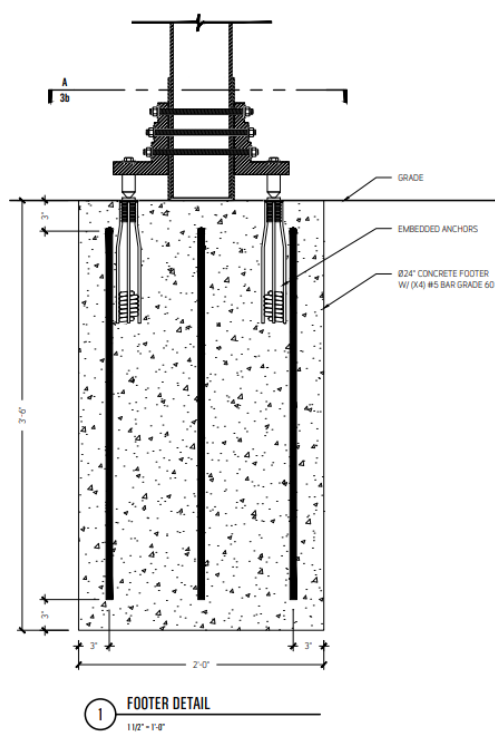
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ISSUE	For Approval 18 June 25
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Shop Drawing 18429	3a
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ORLANDO, FL 407.856.9661
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Powder Mountain Signage

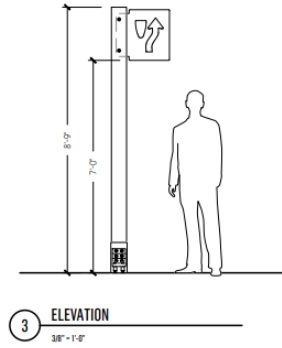
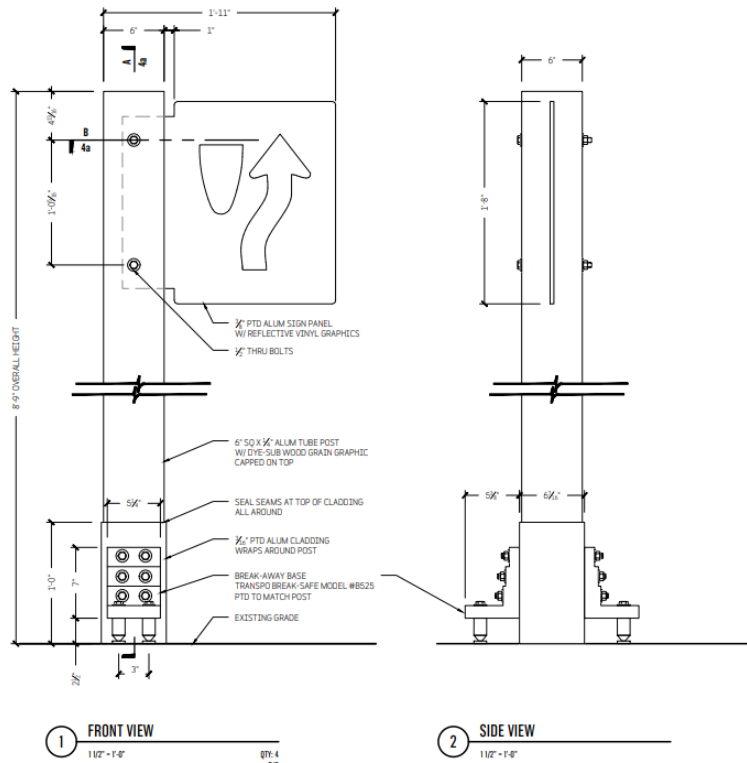
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ISSUE	For Approval 18 June 25
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Shop Drawing 18429	3b
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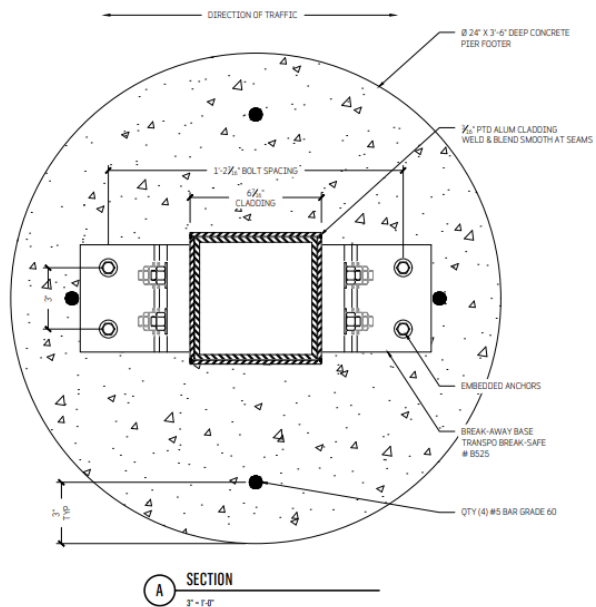
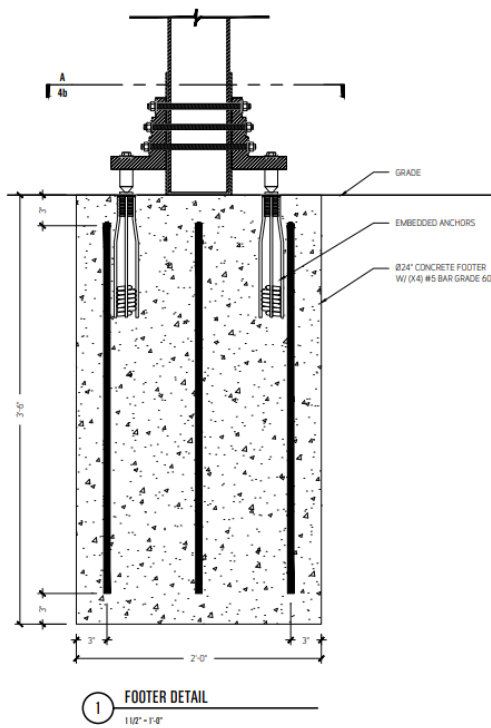


Powder Mountain Signage

TITLE	Sign Type S.RGD4F: Keep Right
ISSUE	For Approval 18 June 25

DRAWN BY	JBG	Exterior
CHECKED	SD	

Shop Drawing	18429	4
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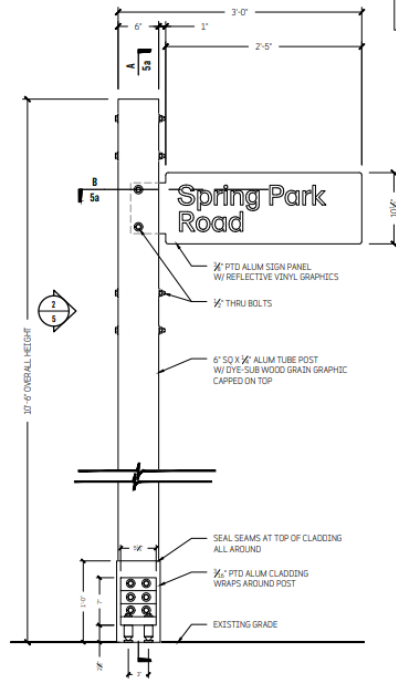


Powder Mountain Signage

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ISSUE	For Approval 18 June 25

DRAWN BY	JBG	Exterior
CHECKED	SD	

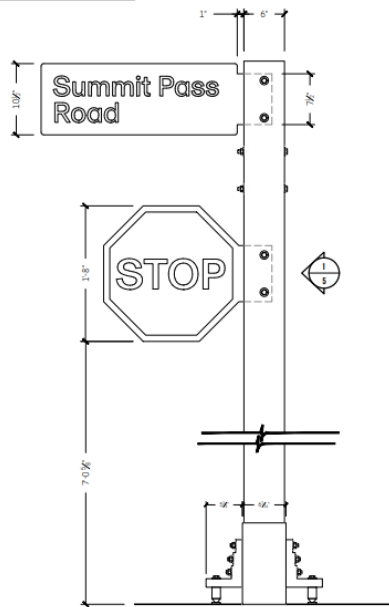
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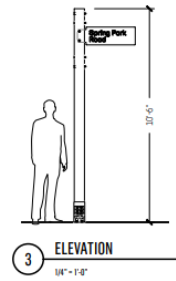
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1\"/>

QTY: 13
B/S

NOTE:
ENSURE ALL PERMANENT HARDWARE IS GRADE 316 SS



2 SIDE VIEW
1\"/>



3 ELEVATION
1/4\"/>



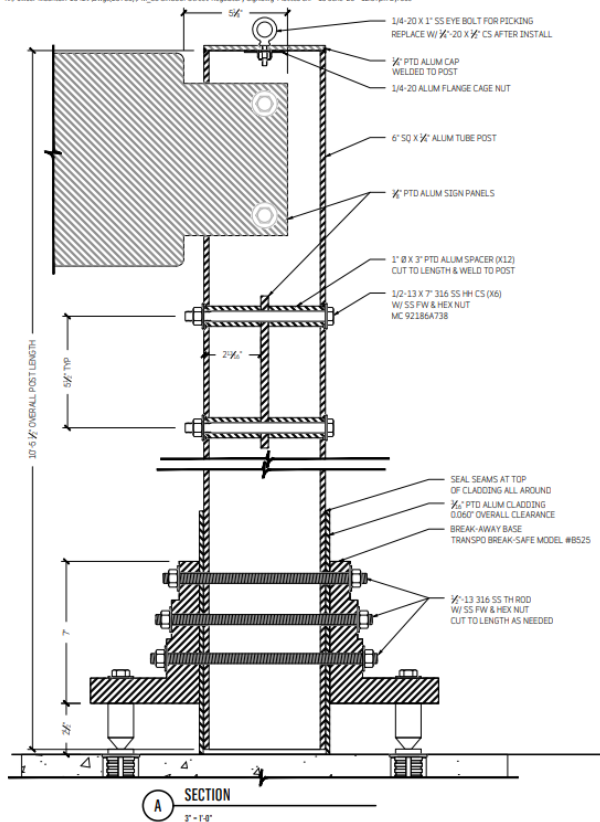
Powder Mountain Signage

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ISSUE	For Approval 18 June 25

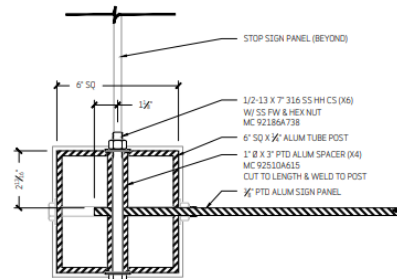
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CHECKED	SD	

Shop Drawing
18429

5



A SECTION
3\"/>



B SECTION
3\"/>



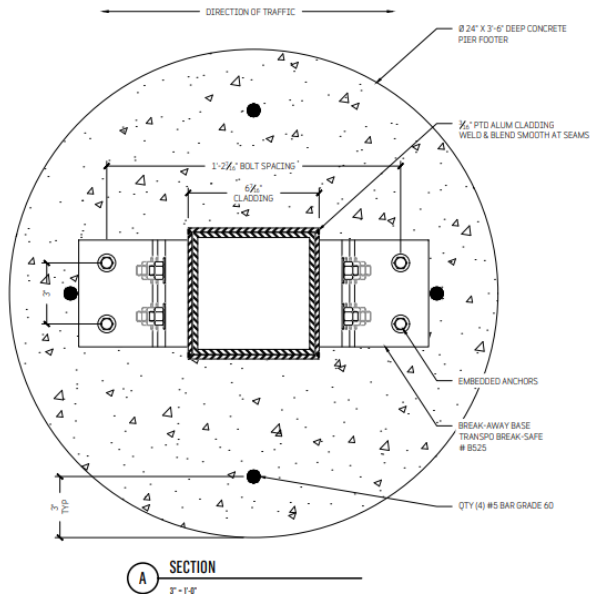
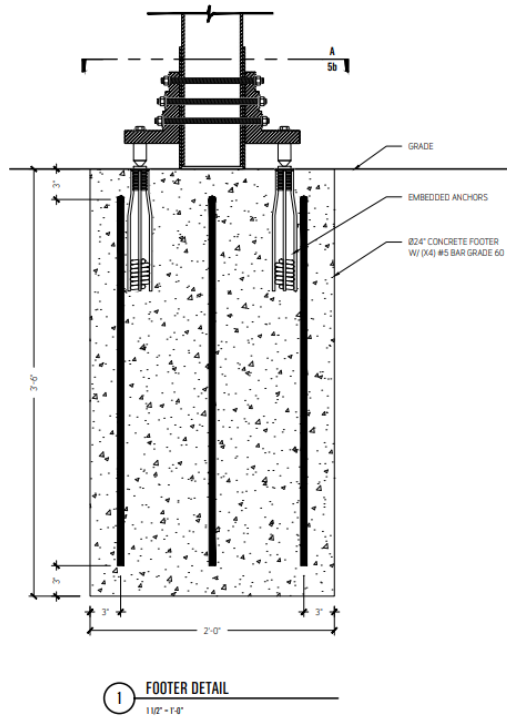
Powder Mountain Signage

TITLE	Sign Type S.R605f Street/ Regulatory Sign
ISSUE	For Approval 18 June 25

DRAWN BY	JBG	Exterior
CHECKED	SD	

Shop Drawing
18429

5a



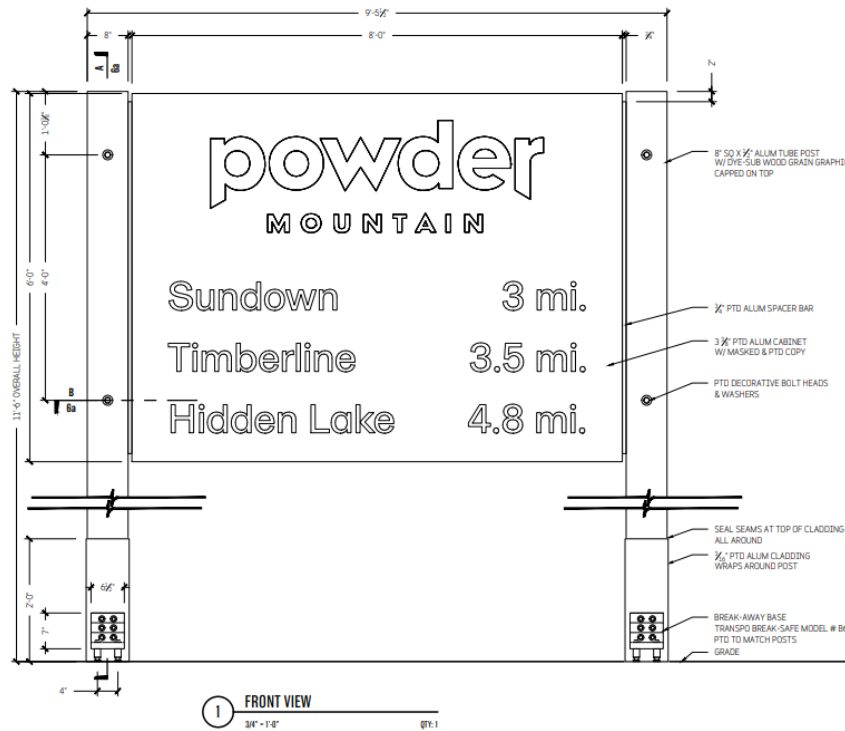
Powder Mountain Signage

TITLE	Sign Type S.R0501: Street/Regulatory Sign
ISSUE	For Approval 18 June 25

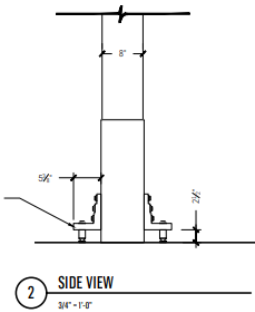
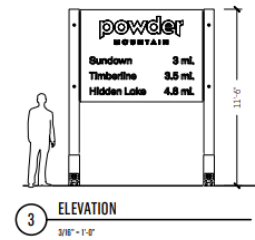
DRAWN BY	JBG	Exterior
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CHECKED	SD
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Shop Drawing 18429	5b
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NOTE:
ENSURE ALL PERMANENT HARDWARE IS GRADE 316 SS



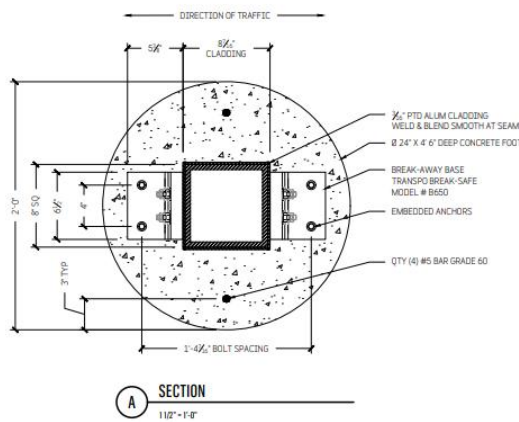
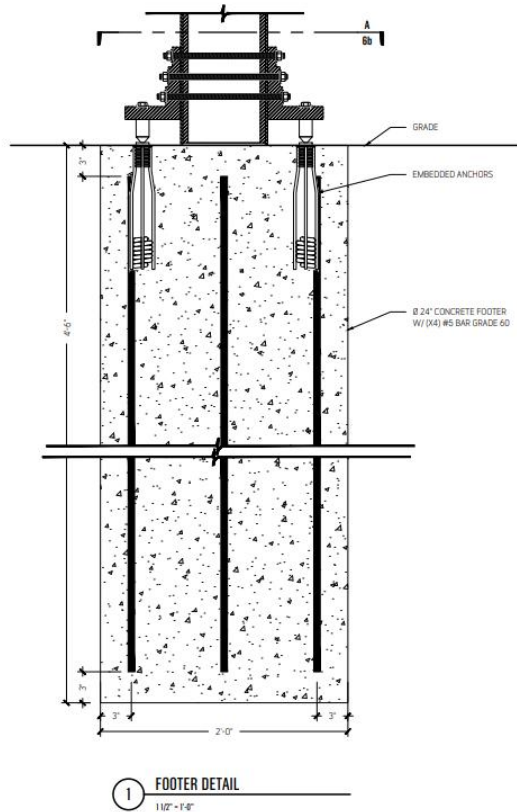
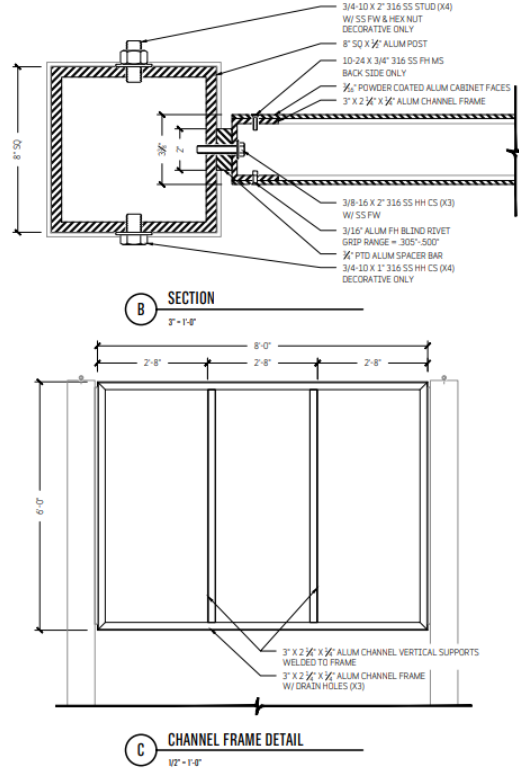
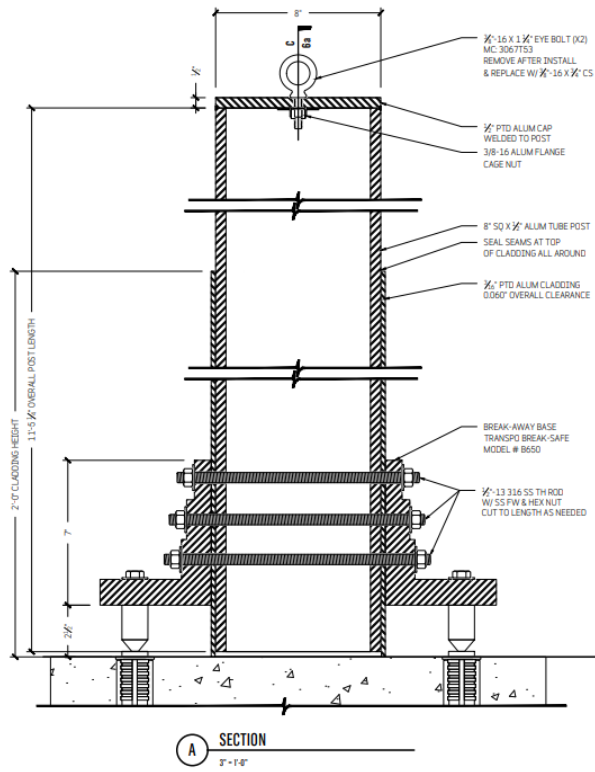
Powder Mountain Signage

TITLE	Sign Type S.WF01: Primary Vehicle Directional
ISSUE	For Approval 18 June 25

DRAWN BY	JBG	Exterior
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CHECKED	SD
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Shop Drawing 18429	6
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TITLE	Sign Type S.WF01: Primary Vehicle Directional
ISSUE	For Approval 18 June 25

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Shop Drawing 18429 **6a**

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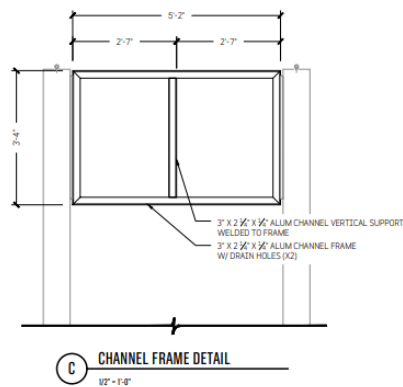
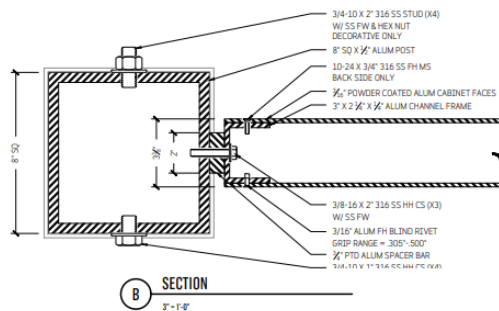
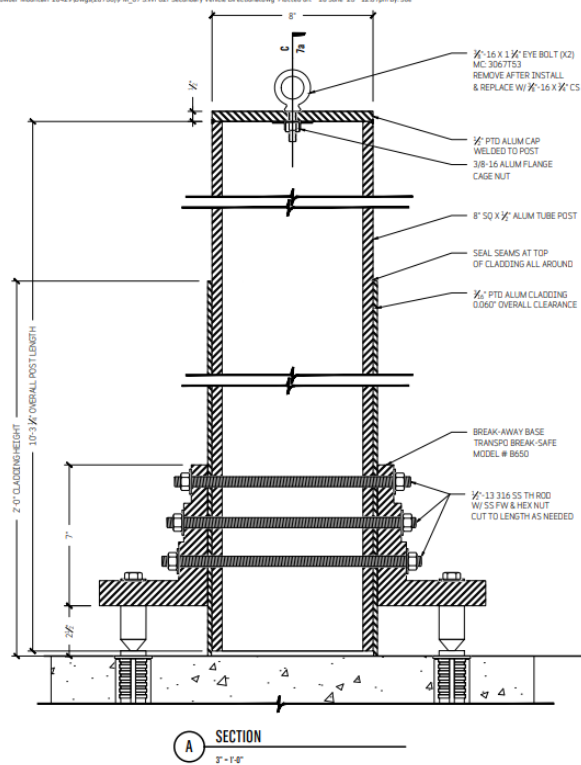
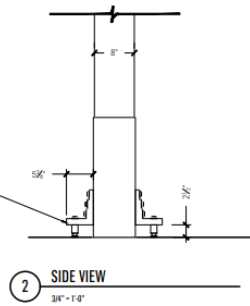
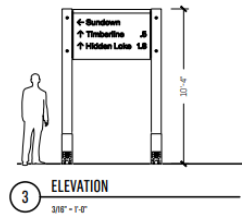
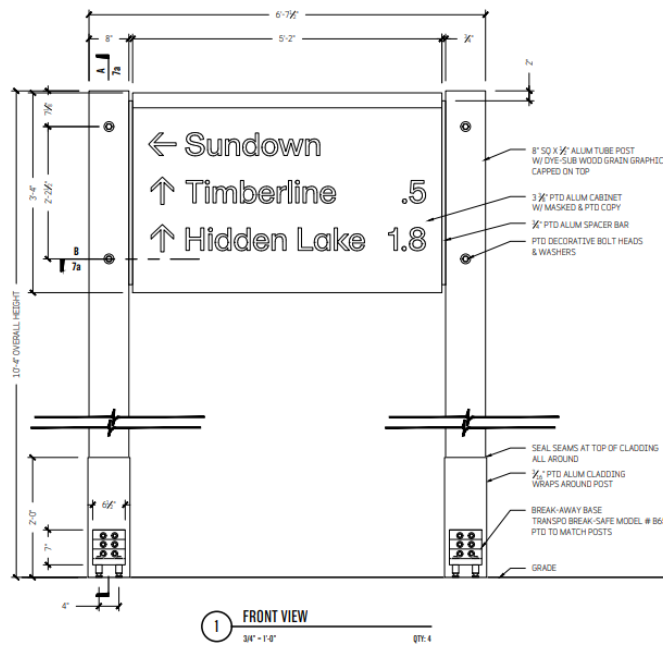
TITLE	Sign Type S.WF01: Primary Vehicle Directional
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Shop Drawing 18429 **6b**

NOTE:

ENSURE ALL PERMANENT HARDWARE IS GRADE 316 SS



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TITLE Sign Type S.WF02t:
Secondary Vehicle Direct.

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Shop Drawing 18429 **7**



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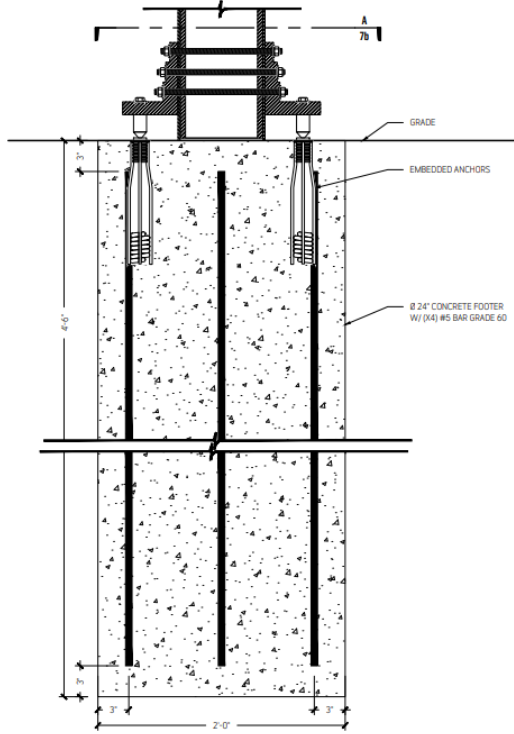
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Secondary Vehicle Direct.

ISSUE For Approval
18 June 25

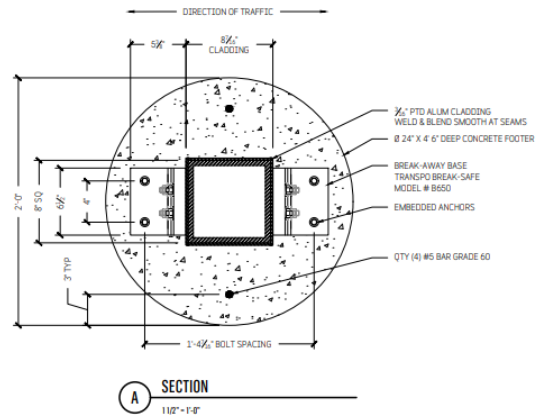
DRAWN BY JBG Exterior

CHECKED SD

Shop Drawing 18429 **7a**



1 FOOTER DETAIL
1 1/2" - 1'-0"



A SECTION
1 1/2" - 1'-0"



Powder Mountain Signage

TITLE	Sign Type S.WF02: Secondary Vehicle Direct.
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Shop Drawing	18429	7b

PAINT COLORS

P1	P2	P3	P4	P5	P6	P7	A	P8	P9
Matthews Paint MP32701 White Wonder	Matthews Paint to match PM Treeline PMS 5470 / 548C	Matthews Paint to match PM Frost PMS 2191 U/C	Matthews Paint MP59647 Black is Black	Matthews Paint to match PH Earth PMS 2449 U/C	Matthews Paint to match PH Sunset PMS 1645 U/C	Matthews Paint MP18140 Smoky Silver Metallic		Matthews Paint MP 13552 Green Vireo	Matthews Paint MP 13912 Soda Can Blue

VINYL COLORS

V1	V2	V3	V4
3M Reflective Engineer Grade #3430 White	Oracal 8300 Transparent Cal Vinyl #030 Dark Red	To match PM Frost PMS 2191 U/C	To match PH Sunset PMS 1645 U/C

SPECIALTY MATERIAL - ACRYLIC/METAL/STONE/TILE (A1, M1, S1, T1)

M1	A	W1
Sandblasted 316 Stainless Steel		Accoya Thermally Treated Wood, or approved equal

NOTES

- A Provide pricing for Painted finish and alternative Stainless Steel
- Signage fabricator to provide 5 sets of paint color samples for review. Up to 3 rounds of color sample production may be required.
- Second round of color selection, if required, may require up to 3 variations on each color.
- All samples to be painted on 6" x 6" aluminum, min. 1/16" thick.
- All paint colors are to have satin finish U.N.O. See drawings & Specifications for required submittals.



PROJECT	Powder Mountain 6985 E. Powder Mountain Rd. Eden, UT 84310
CLIENT	Powder Mountain 6985 E. Powder Mountain Rd. Eden, UT 84310
ARCHITECT	Hart Howerton 1 Union St. 3rd Floor San Francisco, CA, 94111
DATE	2025.04.24
ISSUE	100% DOC
GENERAL NOTES	DRAWING FOR DESIGN INTENT ONLY. NOT INTENDED FOR CONSTRUCTION. ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS
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SYMBOLS



TYPOGRAPHY AND ARROWS

Eden Sans - Book

A B C D E F G H I J K L M
N O P Q R S T U V W X Y Z
a b c d e f g h i j k l
m n o p q r s t u v w x y z
1 2 3 4 5 6 7 8 9 0 & - - - ; , .
1 2 3 4 5 6 7 8 9 0
← ↑ → ↖ ↗

Eden Sans - Bold

A B C D E F G H I J K L M
N O P Q R S T U V W X Y Z
a b c d e f g h i j k l
m n o p q r s t u v w x y z
1 2 3 4 5 6 7 8 9 0 & - - - ; , .
1 2 3 4 5 6 7 8 9 0
← ↑ → ↖ ↗

Eden Sans - Medium

A B C D E F G H I J K L M
N O P Q R S T U V W X Y Z
a b c d e f g h i j k l
m n o p q r s t u v w x y z
1 2 3 4 5 6 7 8 9 0 & - - - ; , .
1 2 3 4 5 6 7 8 9 0
← ↑ → ↖ ↗

Specifications

INDEX TO ARTICLES

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- 1.2 General Instructions
- 1.3 Work Included
- 1.4 Quality Assurance
- 1.5 Designer / Provided Information
- 1.6 Referenced Documents
- 1.7 Submittals
- 1.8 Field Measurements
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- 1.10 Guarantee
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- 3.8 Electrical
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PART 4 - ACKNOWLEDGMENT

PART 1. GENERAL

1.1 CONTRACT DOCUMENTS

All work of this Section shall comply with the requirements of the Contract Documents for the Main Site Works, with the Drawings, Schedules and with all other Contract Documents.

1.2 GENERAL INSTRUCTIONS

1.2.1 The Signage Contractor shall comply with the requirements of the following specifications, where applicable:

- a) Submittal : 01 33 00
- b) Glass Fiber Reinforced Concrete : 03 49 00
- c) Glazing and Miscellaneous Glass : 08 80 00
- d) Architectural Woodwork : 06 40 00
- e) Joint Protection : 07 90 00

- f) Decorative Metal : 05 70 00
- g) Painting & Coating : 09 90 00
- h) Stone Assemblies : 04 40 00
- i) Structural Steelwork : Refer to C&S
- j) Electrical : Refer to M&E

1.2.2 The Signage Contractor shall be responsible for the engineering, fabrication, coordination with other sub-contractors, installation and service of the signs as per the Design Intent Drawings and Specifications.

1.2.3 The Signage Contractor shall at all times guard from damage or loss the property of the Client and their vendors or Contractors, and shall replace or repair any loss or damage unless such be caused by the Client, other vendors or Contractors. The Client may withhold payment or make such deductions as deemed necessary to ensure reimbursement for loss or damage to property through negligence of the Signage Contractor or his agents. The Signage Contractor shall at all times guard against injury to persons within the Client's facility or facility site.

1.2.4 During the installation of all signage units, the Signage Contractor shall structure his work and provide adequate and qualified personnel to ensure the least amount of inconvenience and interruption of normal activities of other Contractors. Working hours shall have the approval of the Supervising Contractor.

1.3 WORK INCLUDED

Development of design intent, supply and installation of signage and related works as shown on the Drawings and Finishes Schedules, including:

1.3.1 Signage Works

- a) Signs and graphic amenities described in the Graphics Drawings, the Location Plans, Message Schedule and the specifications.
- b) The Signage Contractor shall be required to submit for Supervising Consultant's approval, construction drawings (Shop Drawings) for each sign type unless otherwise noted or agreed to by the Supervising Consultant.
- c) The Graphics Drawings AG001 through AG372 provided by the Supervising Consultant to the Contractor are for design intent purposes only and are not to be used for construction and / or fabrication without shop drawings, patterns, prototypes, mock-ups, engineering etc., prepared by the Signage Contractor, having been approved by the Supervising Consultant.
- d) The Signage Contractor shall be responsible for submitting and getting approval of all structural and electrical engineering drawings / calculations executed by a licensed professional engineer for all signs requiring engineering and authorities approval.
- e) The Signage Contractor shall be responsible for reviewing Architectural, Interiors, Landscaping, Civil, Structural, Electrical and Lighting drawings along with related specifications for layout and location of all related items, necessary connections to work or other trades and potential installation conflicts.
- f) The Signage Contractor shall provide all work including all equipment, appliances, labor, materials, related electrical work, transportation and all operations required for complete fabrication and installation of all signage and graphic items detailed on drawings.
- g) Unless otherwise agreed to, the Signage Contractor shall obtain and pay for all necessary municipal and/or local inspections, applicable taxes (including sales tax, if any) and permits as may be required.

1.3.2 Related Work Specified Elsewhere

- a) Refer to Architectural, Interiors, Landscaping, Civil, Structural, Electrical and Lighting drawings and specifications as related to the work to be performed.
- b) Refer to drawings for logos and message graphics materials to be used during signage fabrication.

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www.sqpeg.com

PROJECT

Powder Mountain
6965 E Powder Mountain Rd,
Eden, UT 84310

CLIENT

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Eden, UT 84310

ARCHITECT

Hart Howerton
1 Union St, 3rd Floor
San Francisco, CA, 94111

DATE

2020.04.24

ISSUE

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SHEET TITLE

Symbols & Typography

SHEET NUMBER

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PROJECT

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6965 E Powder Mountain Rd,
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SHEET TITLE

Specifications

SHEET NUMBER

AG005.01

Specifications

1.4	QUALITY ASSURANCE
1.4.1	The Signage Contractor shall review all construction documents, schedules and phasing requirements of the project and submit a fabrication and installation schedule.
1.4.2	Where special job conditions occur or where there is uncertainty as to the interpretation, the Signage Contractor shall inform the Supervising Consultant in writing for clarification before executing the work.
1.4.3	Should the Signage Contractor find any discrepancies in the design intent drawings, location plans and/or message schedule, it is his responsibility to note the discrepancy in writing and obtain clarification from the Supervising Consultant prior to proceeding with fabrication.
1.4.5	The Signage Contractor shall use adequate equipment and number of skilled workers who are thoroughly trained in the necessary crafts and are completely familiar with the specified requirements, materials and methods needed for the proper performance of the work to be completed.
1.4.6	The Signage Contractor shall be responsible for visiting the site as necessary and shall be responsible for verifying all field dimensions and site conditions.
1.4.7	The Signage Contractor shall be responsible for attending construction co-ordination meetings as established or required in the Main Contract.
1.4.8	The Signage Contractor shall have a representative on site to manage any subcontractors or installers for the entire duration of installation.
1.5	DESIGNER / PROVIDED INFORMATION
	The Signage Contractor shall be provided with the following:
1.5.1	Graphics Drawings, Location Plans, Message Schedule and Specifications,
1.5.2	Design Documentation Drawings and documents shall be provided in one hard copy and one electronic file.
1.5.3	Design drawings are provided in Mac OS, Adobe Illustrator CS.
1.5.4	Location Plans shall be provided in PDF.
1.5.5	Message schedules will be provided in MS Excel.
1.5.6	The Signage Contractor shall be expected to have compatible hardware and software to utilize the documentation.
1.5.7	It is the Signage Contractor's responsibility to insure they have obtained all of the documentation described above prior to the commencement of works on this project.
1.6	REFERENCED DOCUMENTS
	All Works under this Section shall conform to the latest edition of the following referenced documents:
1.6.1	ASTM B 209 (ASTM B 209M) Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate (Metric)
1.6.2	NAAMM's "Metal Finishes Manual for Architectural and Metal Products"
1.7	SUBMITTALS
1.7.1	General
	a) Unless otherwise agreed to, the Signage Contractor shall not order any materials or perform any construction or fabrication until shop drawings, patterns, samples, engineering and prototypes have been approved by the Supervising Consultant in writing.
	b) Any construction or fabrication performed, or materials ordered prior to the approval of samples and prototypes shall be at the Signage Contractor's own risk.
	c) Unless otherwise agreed to by the Supervising Consultant, FIVE sets of each submittal shall be submitted for approval. Submittals shall include Shop Drawings (in sufficient detail to indicate materials, dimensions and fabrication method), patterns, prototypes / mock-ups, material samples, paint matches and any other material pertaining to the specified work. One set of submittals shall be returned to the Signage Contractor with indication as to the

	approval status of each submittal item. All Signage Contractor inquiries shall be directed to the Supervising Consultant unless noted otherwise.
	d) Approval by the Supervising Consultant of the Signage Contractor's samples and prototypes / mock-ups relates to the requirements for design and compliance with drawings and specifications only.
	e) Approval shall not relieve the Signage Contractor from responsibility for errors in dimensions, nor for inadequate or improper use of materials for construction.
	f) The Signage Contractor is to provide a complete schedule of submittals relating to all signage and dates anticipated for such submittals and intended installation. The schedule shall include dates of submittal of Shop Drawings, samples, prototypes, fabrication schedule, and installation dates.
1.7.2	Shop Drawings and Record Drawing
	a) ALL Signage Contractor shop drawings MUST include Supervising Consultant's identity for the purpose of acknowledgment that Supervising Consultant is the Graphic Consultant/Designer.
	b) Submit Shop Drawings in PDF softcopy for approval prior to the fabrication of all items furnished under this Contract. FIVE (5) complete sets of Hard copies may be requested at the SC's discretion.
	c) "Shop Drawings" are expected for each sign type. Depending on the complexity of a sign type, information may vary from detailed and annotated version of Supervising Consultant' drawings to fully engineered and detailed construction drawings. Shop drawings are to follow the sign type number and page number formatting for ease of review.
	d) Patterns - Full size layouts for each sign type shall be provided. Each pattern shall contain representative messages. If message requirements vary (e.g. from single lines to multiple lines of messages) for a specific sign type, patterns for several conditions shall be provided.
	e) Patterns shall contain a solid black line, indicating the outline of the sign. Patterns shall be on white paper with SOLID black letterforms. Adobe PDF pattern layouts may be provided in lieu of printed layouts at the approval of the Supervising Consultant.
	f) Signage Contractor shall submit scaled layouts for all messages. Layouts shall contain an outline indicating the shape of the sign panel and placement of the message. Layouts shall be large enough in size that message is a minimum of 12 pts. Adobe PDF layouts may be provided in lieu of printed layouts at the approval of the Supervising Consultant.
	g) Shop Drawings for all signs requiring engineering shall bear the seal and signature of a Structural Engineer licensed and certified by governing authority and shall conform to all applicable codes.
	h) Shop Drawings shall include all fabrication and attachment details, all mechanical fasteners, hinges, removable panels, attachments, support structures, illumination, location, size, dimensions, finishes or any other related item necessary to fabricate and install finished signs.
	i) Shop Drawings shall include the location of all seams on exposed faces as required or as indicated on Design Intent Drawings. Hand drawn patterns of logotypes will not be accepted by the Supervising Consultant for review.
	j) Shop Drawings shall include exact identification of all materials used for all sign types and required sizes of structural members as determined by the Structural Engineer.
	k) Shop Drawings shall include exact product identification of all lighting, displays (or other purchased products) and painted formulas and colors.
	l) Shop Drawings shall include all vinyl and ink colors used for legends, texts, symbols and background colors as indicated.

1.7.3	Samples
	a) Submit FIVE (5) sets of 8" x 8" non-returnable samples of each type of material, color, and finish specified. Paint submittals to be provided on min. 0.062" aluminum.
	b) Submit full-size patterns of each sign with solid black letterforms and graphic elements on a white background with sign face outlined. Typography must be represented in exact typeface and letter spacing specified either as film positives to photocopies produced from camera-ready artwork or typesetting or as pen plots when computer-cut lettering is specified. Graphic elements must be represented either by film positives or photocopies produced from camera-ready artwork.

Specifications

	c) Submit non-returnable samples of each lettering type, finish, color and exposed material to be used in the Work.
	d) All samples and prototypes submitted shall be in strict accordance with the requirements of the General Provisions, Special Conditions, Technical Specifications and approved Shop Drawings and shall establish a standard of workmanship, construction and finish.
	e) Samples and prototypes submitted to the Supervising Consultant for approval shall be reviewed; they will then either be approved or returned to the Signage Contractor for changes and/or corrections. Returned samples and prototypes shall be revised and resubmitted until approved.
	f) The approved samples and prototypes shall be used as a standard for determining the acceptability of the Work to be installed. Approved samples shall remain with the Owner or Supervising Consultant, or may be approved for installation. Approved prototype shall be wrapped, protected and stored locally by the Contractor until the installation phase of the Work.
1.7.4	PROTOTYPES
	Provide a full size, working prototype for each of the following sign types. Full size mock-up delivered to site for scale review. Accepted prototypes may be used for signage installation:
	a) S.1003f, Hub ID - Sign Panel, Partial Wood Post with Bracket and Connection
	b) S.J860f, Street and Regulatory Sign Hybrid, with Stop Sign
1.8	FIELD MEASUREMENTS
	Where sizes of signs are determined by dimensions of surfaces on which they are installed, verify dimensions by field measurement before fabrication and indicate measurements on Shop Drawings.
1.9	ANCHORAGE
	1.9.1 For signs supported by or anchored to permanent construction, advise installers of anchorage devices about specific requirements for placement of anchor age devices and similar items to be used for attaching signs.
	1.9.2 For signs supported by or anchored to permanent construction, furnish templates for installation of anchorage devices.
1.10	GUARANTEE
	1.10.1 The Signage Contractor shall furnish a written guarantee stating that all materials and workmanship are guaranteed against defects for a period of two (2) years after completion and final acceptance of the work, and that all materials and installation are in complete accordance with these and the Manufacturer's written specifications and/or recommendations.
	1.10.2 The Signage Contractor shall furnish a written guarantee stating that all materials and workmanship are in complete accordance with Manufacturer's written specifications, written recommendations and governing standards.
	1.10.3 Defects due to faulty material or workmanship developed during the guarantee period shall be repaired or replaced by the Signage Contractor at no additional cost to the Employer, to the satisfaction of the Employer.
1.11	PRODUCT STORAGE, DELIVERY, HANDLING AND REMOVAL
	1.11.1 All signs, graphics or signage materials shall be protected with wrapping materials and shall be on palette, platforms or other supports and not stored directly on the floor during fabrication and delivery for installation.
	1.11.2 All signs, graphics or signage materials shall not be exposed to damaging conditions or abrasion during storage, fabrication, delivery or installation.
	1.11.3 All signs shall be stored in an enclosed, conditioned space and not be subject to natural elements until installation.

PART 2. PRODUCTS

2.1	GENERAL
	The signage systems as designed shall be custom systems.
2.2	ACCEPTABLE MANUFACTURERS
	Products described below and identified by product name, model number, or other manufacturer designation, establish the standards of type, function, dimension, in-service performance, physical properties, appearance, warranty, cost, and other characteristics required by the Project.
2.3	SIGN MATERIALS
2.3.1	Aluminum
	a) Aluminum shall be suitable for ornamental, architectural work. Surface finish shall be smooth, free of extrusion marks or imperfections.
	b) Aluminum Sheet and Plate: ASTM B 209 (ASTM B 209M), alloy and temper recommended by Aluminum producer and finisher for type of use, as required to meet the structural requirements of the specific application, for finish indicated, and with not less than the strength and durability properties of 5005-H15.
2.3.2	Acrylite® Cast Acrylic Sheet
2.3.3	Steel Art™ Dimensional & Fabricated Letters (http://steelartco.com/)
2.3.4	Stainless Steel Grade 316, finish as noted. All machined stainless steel to be treated for passivation to ASTM A-967 and ASTM A-380 standards.
2.3.5	3M Vinyl
2.3.6	Sloan LED Lighting. Sign Contractor responsible for determining segmenting/strip layout of LED modules to provide even illumination without hot spots. Each sign cabinet face to be direct illuminated for the entirety of the sign face (regardless of message length) to allow for future face/message changes. Perimeter cabinet illumination is only allowed on small or narrow sign cabinets.
2.4	FINISHES (GENERAL)
2.4.1	Metal Finishes
	a) Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designing finishes.
	b) Protect mechanical finishes on exposed surfaces from damage by applying strippable, temporary protective covering before shipping.
2.4.2	Appearance of Finished Work
	Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of range of approved Samples. Noticeable variations in same piece are not acceptable. Variations in appearance of other components are acceptable if they are within range of approved Samples and are assembled or installed to minimize contrast.
2.5	FINISHING MATERIALS
2.5.1	Acrylic Polyurethane Paints
	Matthews Paints or Akzo Nobel sign finishes: An acrylic polyurethane system engineered for extreme color and gloss retention and the highest level of durability.
	a) Adhere strictly to the application specifications of paint manufacturers.
	b) All paints shall be UV resistant.

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AG005.03	

Specifications

- c) Verify all paint types with manufacturer specific regard to substrate in order to achieve the greatest durability and performance,
- d) Paint metal sign components with a catalyst hardened acrylic polyurethane paint that is UV resistant,
- e) Adhere strictly to the application specifications of the manufacturers of accessory paint and ink components, including, but not limited to, solvent wipes, metal pre-treatment, metal activators, paint reducers and paint catalysts,
- 2.5.2 Screen Printing Materials
- Provide photo processed screening, arranged to furnish sharp and solid images without edge build-up or bleeding of the coating. Pattern-cut screens may be used for non-repeat messages, provided that final image quality is equal to photo screen quality. Provide only weather and UV-resistant coating materials, compatible with the intended substrates.
- 2.6 ACCESSORIES
- 2.6.1 Mounting Methods
- Use concealed fasteners OR other indicated products for attachment fabricated from materials that are not corrosive or marring to sign material and mounting surface,
- 2.6.2 Anchors and Inserts
- Provide nonferrous-metal or hot-dip galvanized anchors and inserts for exterior installations and elsewhere as required for corrosion resistance. Use toothed steel or lead expansion-bolt devices for drilled-in-place anchors. Furnish inserts, as required, to be set into concrete or masonry work. Coordinate all anchor selections and locations in structural concrete,
- 2.6.3 Dissimilar Metals
- Provide gaskets or other barrier / separation components to prevent corrosion between dissimilar metals.

PART 3. EXECUTION

- 3.1 GENERAL
- 3.1.1 All written dimensions shall take precedent over scaled dimensions on all drawings. Verify all dimensions
- 3.1.2 Perform work in cooperation with other trades and verify size, location and placement of all signage. Coordinate field measurements and Shop Drawings with fabrication and shop assembly,
- 3.1.3 Where adhesive is specified, only adhesives specifically recommended by the manufacturer for compatibility with the base materials and adhesive strength shall be used,
- 3.1.4 Sign faces and material shall utilize proper adhesives and shall be smooth, consistent, free of bubbles, bulging and foreign matter,
- 3.1.5 All message pattern applications shall be crisp, sharp, clean and free of nicks, discontinuous curves, line waver and other imperfections,
- 3.1.6 All finished work shall be smooth, free of scratches, gouges and other imperfections. Sign edges shall be straight, smooth, free of cutting marks and other defects,
- 3.1.7 Restore all adjoining structures and surfaces of finishes where damaged or soiled by the sign installation. Restoration shall be performed by the Signage Contractor or by original Trades if requested by the Supervising Consultant,
- 3.1.8 Repair and replace materials or signs damaged during installation,
- 3.1.9 Coordinate with other related trades, the removal and installation of signage and components to ensure uninterrupted progress of Work,
- 3.1.10 Retain protective coverings on signage and remove only when there is no possibility of damage from other work to be performed at the same location,
- 3.1.11 All coatings are to be smooth and consistently uniform,
- 3.1.12 The cured coating surface is to have a uniform finish that matches the specified color and finish,

- 3.1.13 All coatings shall be compatible with the surface to which they are applied. They shall also be applied in the method recommended by the manufacturer and with high industry standards,
- 3.1.14 All splatters, drips, spills and over sprays shall be removed,
- 3.2 FABRICATION
- 3.2.1 All work shall be fabricated in accordance with the approved Shop Drawings,
- 3.2.2 All cutting, fabrication and assembly shall be done in the factory and shipped to the job site as one complete unit, unless approved by the Supervising Consultant,
- 3.2.3 All joints, corners, miter joints, splices shall be accurately machined, filled, fitted and rigidly framed together at joints and contact points. All signs shall be painted smooth to produce a monolithic appearance and with visually imperceptible joints,
- 3.2.4 All mechanical fasteners shall be counter-sunk, filled, ground smooth and painted as to render them visually imperceptible, unless otherwise specified as exposed,
- 3.2.5 The heads of exposed mounting fasteners shall match the color and finish of the sign area where they occur,
- 3.2.6 All work shall be erected plumb, level and true with proper alignment and proper relationship to the work of the trades,
- 3.2.7 All priming, surface preparation and paint application shall be in accordance with the manufacturer's written data, description and instructions for that type of material,
- 3.2.8 All signs shall be flat, true and free of waviness. Fabrication to accommodate expansion and contraction factors of all materials and the local environment,
- 3.3 SIGNAGE LOCATION
- 3.3.1 The sign location plans illustrate the general location and orientation of specific sign units. Sign location plans created by the Signage Contractor shall utilize the same sign type designations and sign location numbers utilized in the Design Intent Documentation,
- 3.3.2 Conduct on-site inspection of the existing site prior to sign fabrication and review all final sign locations and positioning with the Supervising Consultant,
- 3.3.3 Verify all dimensions and conditions shown in the Design Intent Drawings and Specifications. For all sign units that must fit closely with an existing architectural detail. On Site Dimension verification is critical,
- 3.3.4 Any variation from the dimensions shown within the Design Intent Drawings and Specifications from those on site dimensions taken by the Signage Contractor shall be brought to the attention of the Supervising Consultant prior to sign fabrication,
- 3.3.5 Fabricate the signage to meet the on site field conditions,
- 3.3.6 Where signs are attached to glazing, provide vinyl backer at 1/4" smaller than sign panel size unless otherwise directed in design documentation. Mounting condition shall be brought to the attention of the Supervising Consultant for review and selection of vinyl color,
- 3.4 Message Patterns, Letterforms And Symbols
- 3.4.1 Do not cut apart characters, words, or message lines or in any way alter the alphabet spacing guide without the approval of Supervising Consultant. No fasteners shall interrupt sign typography or graphics,
- 3.4.2 Should signage information be found to not fit the panel, or found to be conflicting, such information shall be brought to the attention of Supervising Consultant. The Signage Contractor shall not resolve content discrepancies on his own,
- 3.4.3 All letterforms and symbols shall be as indicated in the Drawings,
- 3.4.4 All finished letterforms and symbols shall be free of nicks, burns, cuts, bubbles or any other irregularities,
- 3.4.5 All typographic and graphic images for signage shall be computer generated. All such images, whether fabricated metal characters, routed or acrylic characters, shall be completely smooth and uniform in appearance, with even opaque colors, and sharp, clear and unbroken edges, curves and angles,

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CLIENT	
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ARCHITECT	
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SHEET TITLE	
Specifications	
SHEET NUMBER	
AG005.04	

Specifications

- 3.4.5 All typographic and graphic images for signage shall be computer generated. All such images, whether fabricated metal characters, routed or acrylic characters, shall be completely smooth and uniform in appearance, with even opaque colors, and sharp, clear and unbroken edges, curves and angles,
- 3.5 METALS
- 3.5.1 All metal surfaces shall be cleaned, prepared, degreased and treated in strict accordance with the recommendations of the manufacturer of the surfacing material to be applied thereon. All work shall be subject to the approval of and performed to the satisfaction of the Supervising Consultant,
- 3.5.2 All metals shall be smooth and free of nicks, scars, marks or burrs. Fluorocarbon and silicon finishes are not suitable finishes for refinishing,
- 3.5.3 Aluminum plates, extrusions and supports shall conform to the requirements of the sign details, ASTM standards and as submitted and approved on the Shop Drawings,
- 3.5.4 All screws, bolts and fasteners where used with aluminum shall be aluminum, unless otherwise specified,
- 3.5.5 Flat-headed screws used to hold signage in place shall be countersunk with the head painted to match the adjacent panel surface color,
- 3.5.6 Miscellaneous steel shall conform to the requirements of the sign details and ASTM standards and shall be as submitted and approved on the shop drawings,
- 3.5.7 All steel items shall be thoroughly cleaned and hot dipped galvanized after fabrication,
- 3.5.8 Welding of aluminum or steel shall conform to AWS Standards and shall be performed by certified welders licensed to perform such work,
- 3.5.9 Fastenings shall be as indicated on the drawings and shall be compatible to the materials fastened,
- 3.5.10 Isolation materials shall be provided between unlike metals (i.e., aluminum and steel) including fasteners,
- 3.6 MATERIAL CLEANING AND INSTALLATION
- 3.6.1 Examine backing surfaces to determine that corners are plumb and straight; surfaces are smooth, uniform, clean and free from foreign matter; nails are countersunk and holes, joints and cracks filled flush and smooth with adjoining surface prior to attaching signage,
- 3.6.2 The Signage Contractor shall not commence installation until backup materials are in a condition satisfactory to the Main Contractor to receive surfacing,
- 3.7 PAINT APPLICATION
- 3.7.1 All paints and inks shall be of type specially formulated and manufactured for application of the surface material upon which it is to be applied and recommended for such use by the manufacturer of the paint and ink,
- 3.7.2 Priming, surface preparation and application of all materials shall be in strict accordance with manufacturer's written product data and description, and as otherwise necessary to produce a finish free of blistering, bleeding, fading and other imperfections,
- 3.7.3 Mix paint for each color shall be ordered in sufficient quantity to assure consistent signage application,
- 3.7.4 All paint colors and samples shall match specified manufacturer's color number as approved by Supervising Consultant during Shop Drawings review,
- 3.7.5 All paint colors shall be consistent in chroma and value and shall maintain proper opacity or translucency as indicated,
- 3.7.6 All paint shall be of the finest quality of heat, moisture and fade proof pigments and vehicles. For each color specified, the paint shall be mixed in sufficient quantity to accommodate every sign application of the specified color,
- 3.7.7 Allow paint surfaces to air-dry forty-eight (48) hours prior to the application of masking film which shall be applied to protect all sign surfaces during shipping and erection,
- 3.7.8 Screws used to hold signage in place shall be painted to match the adjacent panel surface color,

3.8 ELECTRICAL

- 3.7.9 Properly prepare all surfaces to receive paint, which includes cleaning, sanding, and touching up of all prime coats applied under other Sections of the work,
- 3.7.10 Color breaks that occur on the sign face are to be sharp and even, with no serration or color bleed,
- 3.8.1 All electrical components, assemblies, and wiring shall conform to Local Authorities standards for the specific application, and shall be labeled as such. Upon final acceptance of the work, provide a notarized statement of conformance for the project, along with Authorities certification documents,
- 3.8.2 It shall be the Signage Contractor's responsibility to coordinate all electrical service requirements on-site to match existing available services),
- 3.8.3 Provide adequate water drainage for all electrical enclosures. Drainage systems shall be, wherever reasonably possible, concealed from normal user-level views. Provide light baffles at weep holes to prevent light leaks,
- 3.8.4 Provide service access to all electrical components. Access panels shall be, wherever reasonably possible, concealed from normal user-level views,
- 3.8.5 Provide locking shut-off switches for all electrical components, as required by code,
- 3.8.6 Wiring stubs will be provided at all locations by others. The Signage Contractor shall be responsible for all final electrical tie-ins and connections on site. This work shall be performed at the Signage Contractor's expense by qualified master electricians, with licensing as required by local codes and authorities,
- 3.9 SIGNAGE INSTALLATION
- 3.9.1 All signage is to be clean and free of all glue, tape and other extraneous materials,
- 3.9.2 All signage is to be free of fabricator's logo or identification,
- 3.9.3 All debris relating to signage installation must be removed from the areas of the project after completion of the installation phase,
- 3.9.4 Provide in writing any specific signage maintenance specifications or upkeep instructions to the SC for issue to the Employer. This information relates specifically to the needs of all provided sign types contained in this document,
- 3.9.5 No screws or fasteners shall be permitted to interrupt and/or interfere with signage typography or graphics,

PART 4. ACKNOWLEDGMENT

Fabricator must sign and date this page and return with bid proposal certifying they have read and agree to the specifications contained herein.

Agent Name

Title

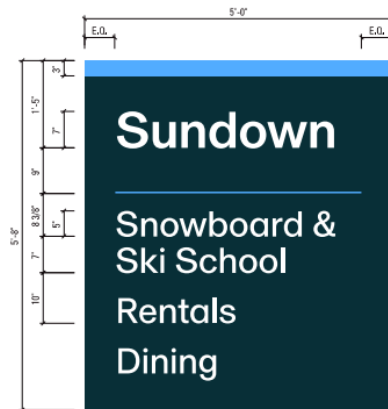
Company

Signature

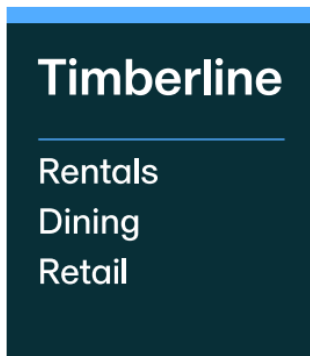
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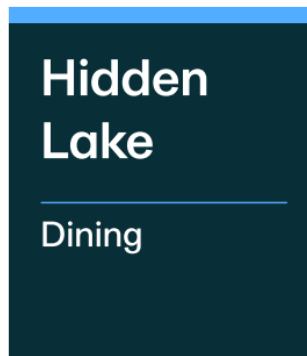
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CLIENT	
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ARCHITECT	
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Specifications	
SHEET NUMBER	
AG005.05	



1 PANEL DETAIL, SUNDOWN
Scale: 3/4" = 1'



2 ALT LAYOUT, TIMBERLINE
Scale: 3/4" = 1'



3 ALT LAYOUT, HIDDEN LAKE
Scale: 3/4" = 1'



3 EXISTING EXAMPLE
Scale: NTS

NOTES

- (A) Fabricated aluminum sign panel with internal aluminum structure; 1/8" thick min. faces; with painted finish at all exposed surfaces; finish for monolithic appearance with no exposed fasteners at faces.
 - (B) Direct print UV cure graphics with clear coat.
 - (C) 5 1/2" x 5 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges.
 - (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
 - (E) Provide footing and attachment as required by engineering.
- Note: Post length to be field verified for minimum noted dimensions.

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PROJECT
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SHEET TITLE
Sign Type
Description

SHEET NUMBER
AG204

NOTES

- (A) Vinyl graphics; minimum 50% of ski lift panel height.
- (B) Provide pricing option to clad over existing lift panels with printed ACM panels.

Final sizes TBD per ski lift. Conditions to be VRF by signage fabricator. All layouts to be reviewed and approved by ownership prior to fabrication and install.

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SHEET TITLE
E1001
Lift ID, Winter

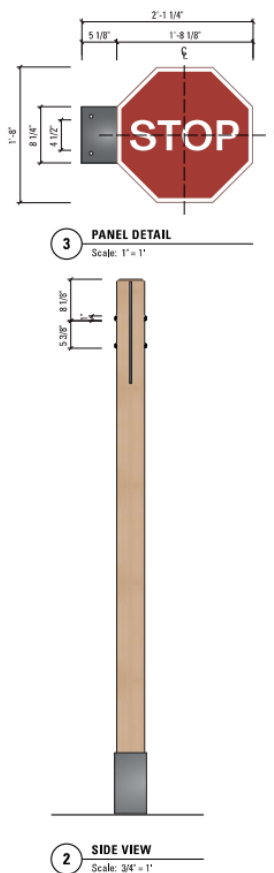
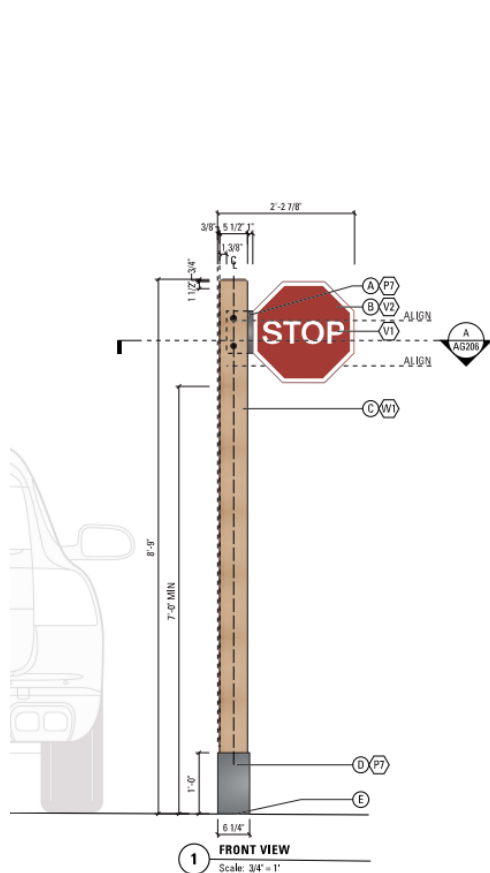
SHEET NUMBER
AG205

Mary's Lift (A V4)

2 FRONT VIEW - HAVEN LIFT
Scale: NTS

Timberline (A V3)

1 FRONT VIEW - PUBLIC LIFT
Scale: NTS



NOTES

- (A) 3/8" thick painted aluminum sign panel with eased edges & rounded corners; with painted finish at all exposed surfaces.
- (B) Reflective vinyl graphics.
- (C) 5 1/2" x 5 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges; provide break-away detail.
- (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
- (E) Provide footing and attachment as required by engineering.

Note: Post length to be field verified for minimum noted dimensions.

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ARCHITECT

Hart Howerton
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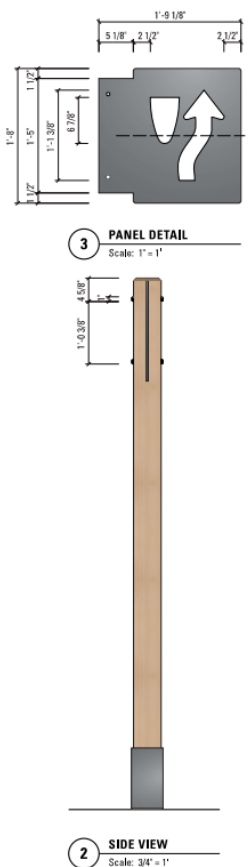
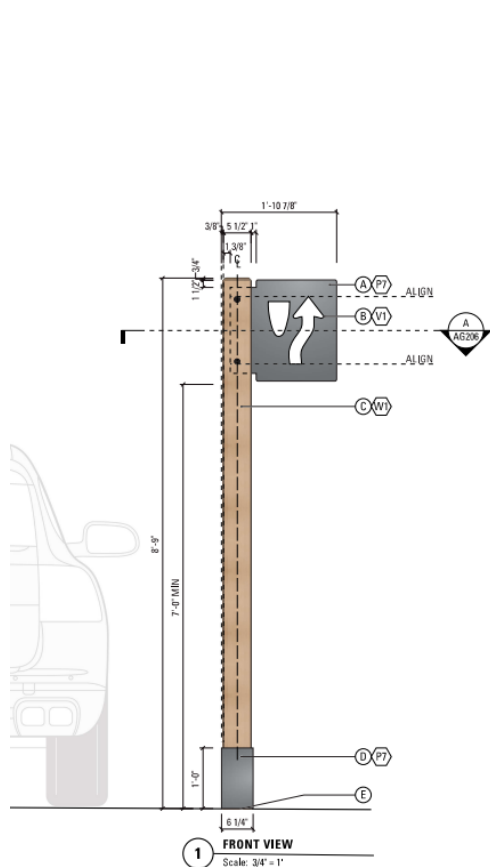
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SHEET TITLE

S.RG03f
Stop Sign

SHEET NUMBER

AG208



NOTES

- (A) 1/4" min. thick aluminum sign panel with eased edges & rounded corners; with painted finish at all exposed surfaces.
- (B) Reflective vinyl graphics.
- (C) 5 1/2" x 5 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges; provide break-away detail.
- (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
- (E) Provide footing and attachment as required by engineering.

Note: Post length to be field verified for minimum noted dimensions.

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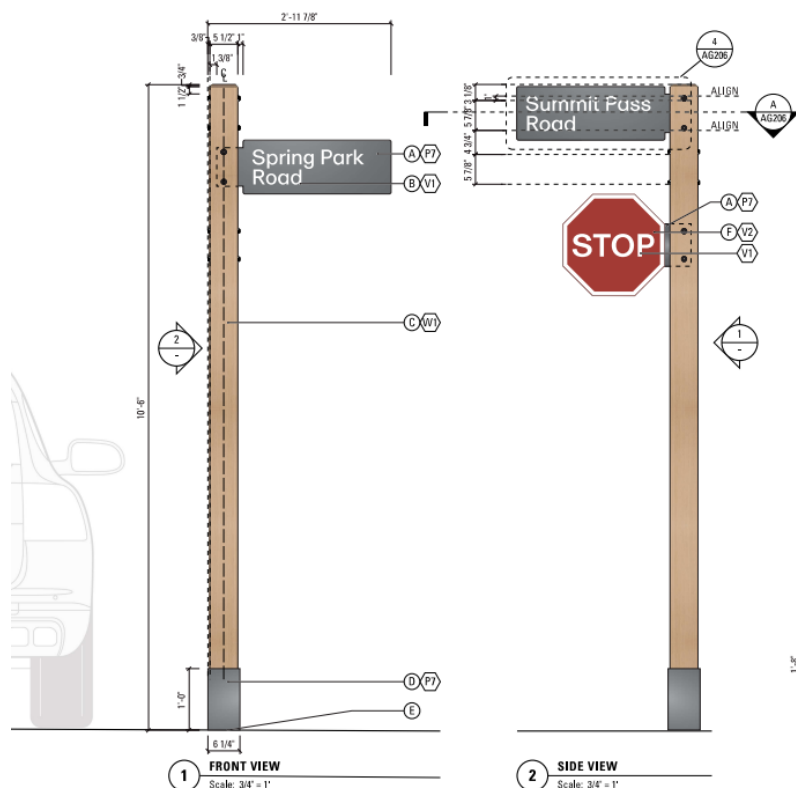
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SHEET TITLE

S.RG04f
Keep Right

SHEET NUMBER

AG209

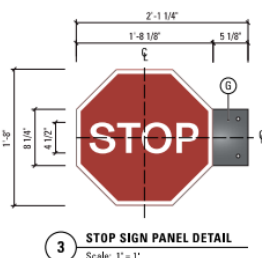


NOTES

- (A) 1/4" min, thick aluminum sign panel with eased edges & rounded corners; with painted finish at all exposed surfaces.
- (B) Reflective vinyl graphics.
- (C) 5 1/2" x 5 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges; provide break-away detail.
- (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
- (E) Provide footing and attachment as required by engineering.
- (F) 1/4" min, thick aluminum sign panel with eased edges; with painted finish at all exposed surfaces & reflective vinyl graphics at front face.
- (G) Aluminum knife plate fixes in routed recess in post; thickness subject to engineering; fix to posts with 316 stainless steel fasteners.

Note: Post length to be field verified for minimum noted dimensions.

5 PLAN VIEW Scale: 3/4" = 1'



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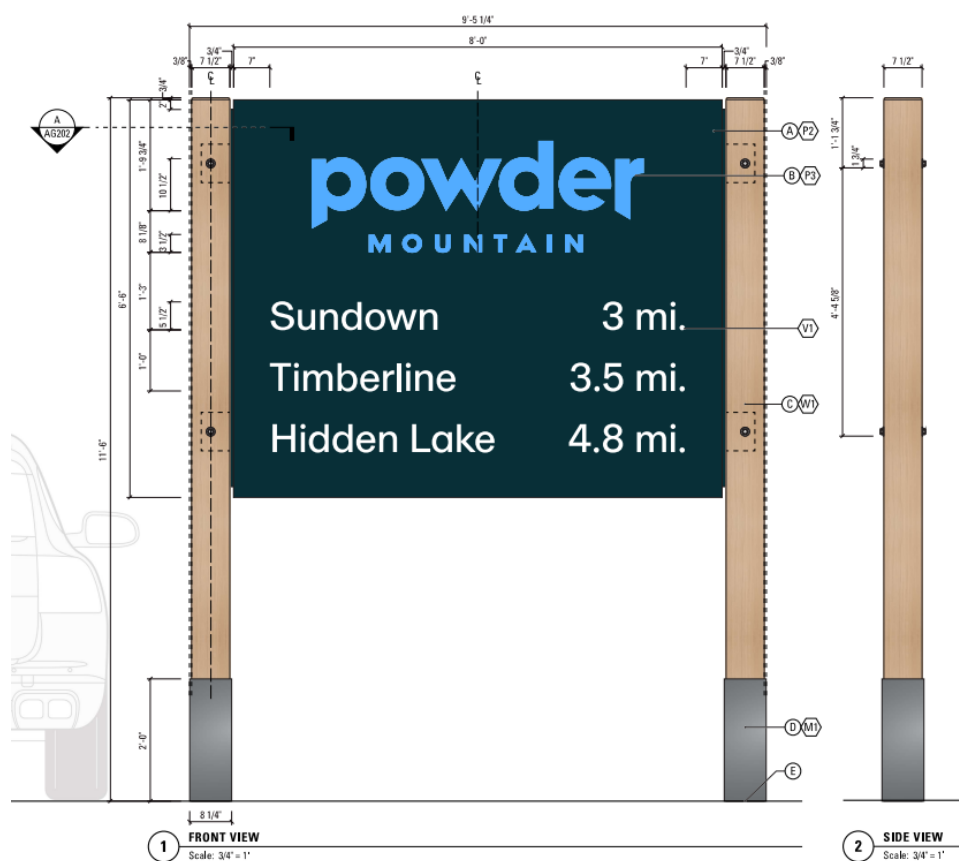
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SHEET TITLE
SJRG051
Street and Regulatory
Sign Hybrid

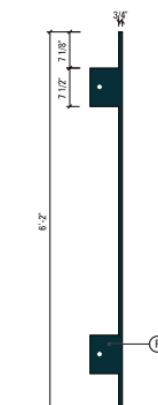
SHEET NUMBER
AG210



NOTES

- (A) Fabricated aluminum sign panel with internal aluminum structure; 3/16" thick min, faces; with painted finish at all exposed surfaces; finish for monolithic appearance with no exposed fasteners at faces.
- (B) Reflective vinyl directional graphics and direct print UV cure logo graphics with clear coat.
- (C) 7 1/2" x 7 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges.
- (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
- (E) Provide footing and attachment as required by engineering.
- (F) 3/8" thick min, aluminum knife plates & panel bracket; with painted finish at all exposed surfaces; thickness or structure subject to engineering; fix to posts with 316 stainless steel fasteners.

Note: Post length to be field verified for minimum noted dimensions.



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6905 E Powder Mountain Rd
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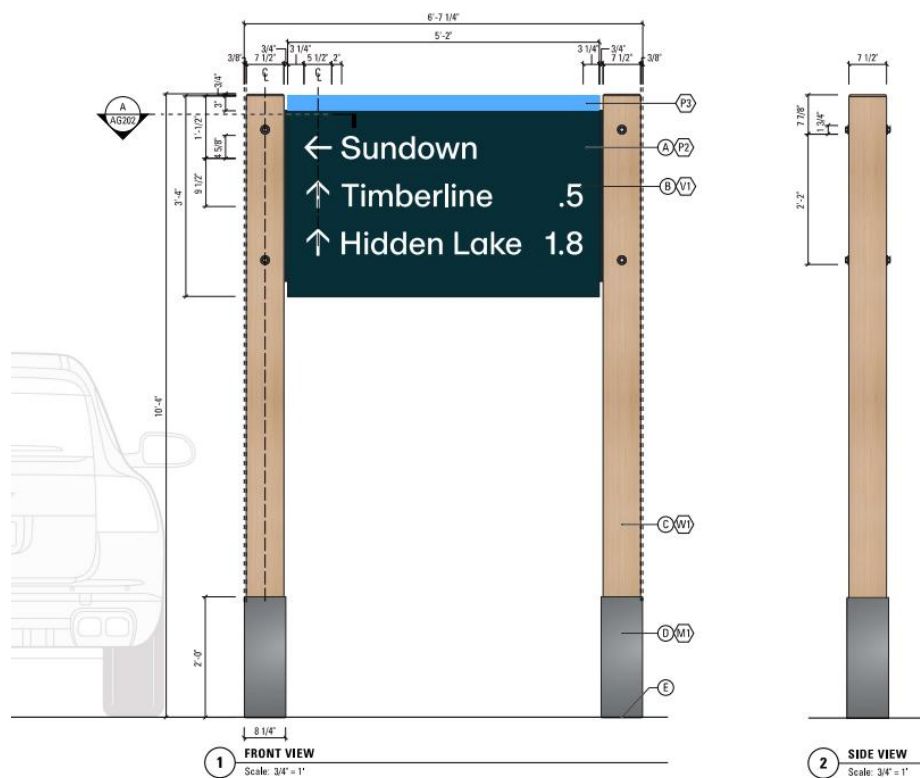
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SHEET TITLE
SJWF011
Primary Vehicular
Directional

SHEET NUMBER
AG211



NOTES

- (A) Fabricated aluminum sign panel with internal aluminum structure; 3/16" thick min. faces; with painted finish at all exposed surfaces; finish for monolithic appearance with no exposed fasteners at faces.
 - (B) Reflective vinyl directional graphics and direct print UV cure logo graphics.
 - (C) 7 1/2" x 7 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges.
 - (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
 - (E) Provide footing and attachment as required by engineering.
- Note: Post length to be field verified for minimum noted dimensions.

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PROJECT

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6965 E Powder Mountain Rd,
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ARCHITECT

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DATE

2023.04.24

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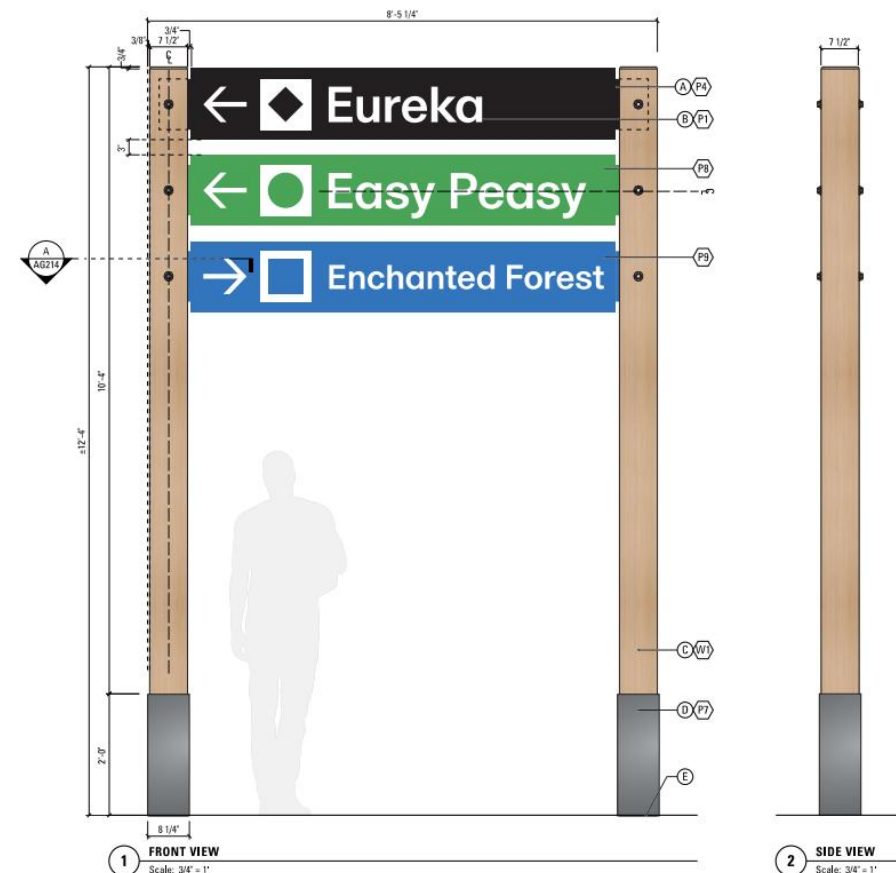
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SHEET TITLE

SJWF021
Secondary Vehicular Directional

SHEET NUMBER

AG212



NOTES

- (A) 3/8" thick min. aluminum knife plate with painted finish to match sign panel at all exposed surfaces; thickness or structure subject to engineering; fix to posts with 316 stainless steel fasteners.
 - (B) Opt. 1: CHPL panels with embedded graphics; Opt. 2: 3/8" thick min. aluminum sign panel with eased edges & rounded corners; with painted finish at all exposed surfaces, and UV Cure direct print graphics & clear coat. Provide integral structure as required by engineering & to prevent sagging.
 - (C) 7 1/2" x 7 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges.
 - (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
 - (E) Provide footing and attachment as required by engineering.
- Note: Post length to be field verified for minimum noted dimensions.

Notice: -Wood posts to be used for locations in proximity of FOM amenities.

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6965 E Powder Mountain Rd,
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Hart Housen
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San Francisco, CA, 94111

DATE

2023.04.24

100% DOC

GENERAL NOTES

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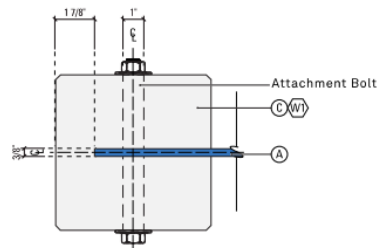
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SHEET TITLE

SJWF041
Ski Run Directional, Double Post

SHEET NUMBER

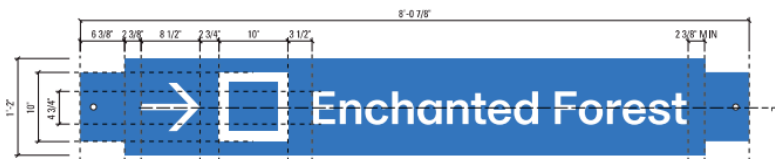
AG213



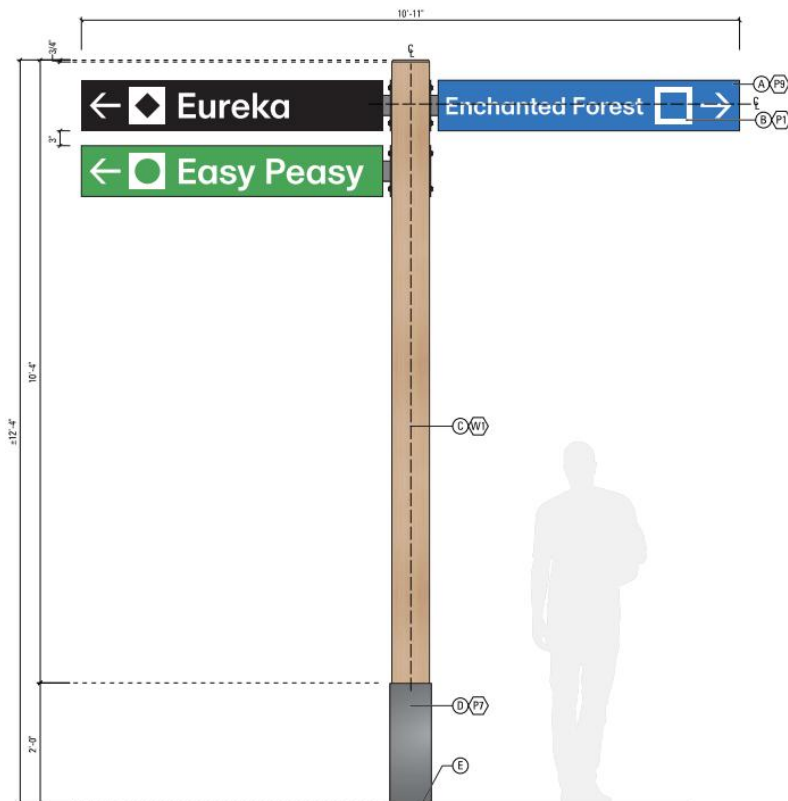
A TOP SECTION
Scale: 3" = 1"



3 PANEL DETAIL, LARGE TEXT
Scale: 1" = 1"



1 PANEL DETAIL, SMALL TEXT
Scale: 1" = 1"



1 FRONT VIEW
Scale: 3/4" = 1"



2 SIDE VIEW
Scale: 3/4" = 1"

- NOTES**
- (A) Opt. 1: CHPL panels with integral color & graphics and embedded 316 stainless steel hardware.
Opt. 2: 1/4" thick min. aluminum sign panel with eased edges & rounded corners; with painted finish at all exposed surfaces. Thickness or structure subject to engineering.
 - (B) For Option 2 provide UV Cure direct print graphics & clear coat.
 - (C) 7 1/2" x 7 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges.
 - (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
 - (E) Provide footing and attachment as required by engineering.
 - (F) Aluminum support bracket as required by engineering, with capped end & welded mounting plate & 316 stainless steel fasteners to wood post; painted all exposed surfaces.
 - (G) Provide backing mounting plate where a single sign panel occurs.

Note: Post length to be field verified for minimum noted dimensions.

Notice! - Wood posts to be used for locations in proximity of FDI amenities.



3 SIDE VIEW, DETAIL
Scale: 1 1/2" = 1"

NOTES

- (A) 3/8" thick min. aluminum knife plate with painted finish to match sign panel at all exposed surfaces; thickness or structure subject to engineering; fix to posts with 316 stainless steel fasteners.
- (B) Opt. 1: CHPL panels with embedded graphics; Opt. 2: 3/8" thick min. aluminum sign panel with eased edges & rounded corners; with painted finish at all exposed surfaces, and UV Cure direct print graphics & clear coat. Provide integral structure as required by engineering & to prevent sagging.
- (C) 7 1/2" x 7 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges.
- (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
- (E) Provide footing and attachment as required by engineering.

Notice! - Wood posts to be used for locations in proximity of FDI amenities.

SQPEG

Square Peg Design
www.sqpeg.com

PROJECT

Powder Mountain
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GENERAL NOTES

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SHEET TITLE

SJWF041
Ski Run Directional,
Double Post

SHEET NUMBER

AG214

SQPEG

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PROJECT

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ISSUE

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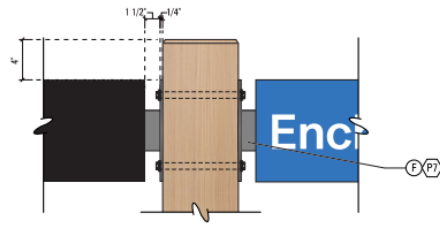
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SHEET TITLE

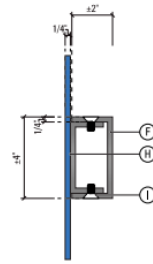
SJWF051
Ski Run Directional,
Single Post, Wood

SHEET NUMBER

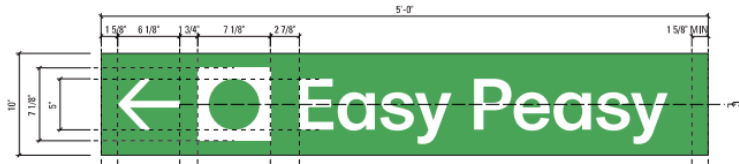
AG215



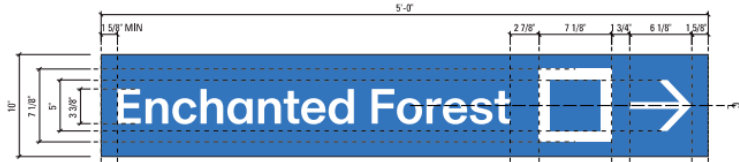
3 POST ATTACHMENT DETAIL
Scale: 1 1/2" = 1'



4 BRACKET DETAIL
Scale: 3\"/>



2 PANEL DETAIL, LARGE TEXT, LEFT MOUNT
Scale: 1 1/2" = 1'



1 PANEL DETAIL, SMALL TEXT, RIGHT MOUNT
Scale: 1 1/2" = 1'

NOTES

- (A) Opt. 1: CHPL panels with integral color & graphics and embedded 316 stainless steel hardware.
Opt. 2: 1/4" thick min. aluminum sign panel with eased edges & rounded corners; with painted finish at all exposed surfaces. Thickness or structure subject to engineering.
- (B) For Option 2 provide UV Cure direct print graphics & clear coat.
- (C) 7 1/2" x 7 1/2" Accoya, or approved equal, thermally treated wood post with exterior grade sealer and stain; with chamfered top and eased edges.
- (D) Painted aluminum base sleeve to fix post to footing and hold wood above grade; all fasteners to be 316 stainless steel.
- (E) Provide footing and attachment as required by engineering.
- (F) Aluminum support bracket as required by engineering, with capped end & welded mounting plate & 316 stainless steel fasteners to wood post.
- (G) Provide backing mounting plate where a single sign panel occurs.
- (H) Provide concealed attachment of sign panel to bracket.
- (I) Provide countersunk fasteners to achieve a monolithic appearance as feasible.

Notice! - Wood posts to be used for locations in proximity of FOH amenities.

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GENERAL NOTES

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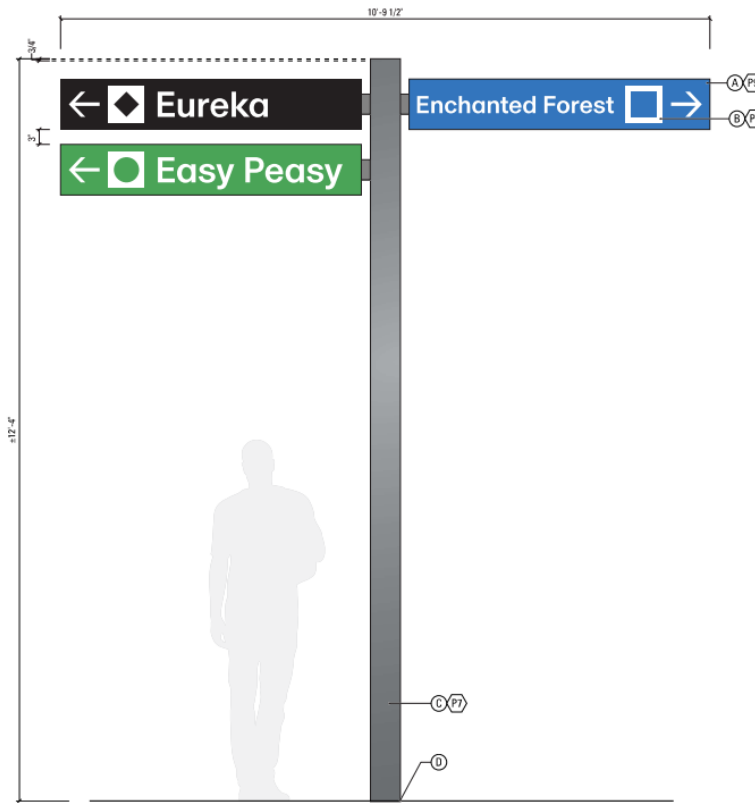
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SHEET TITLE

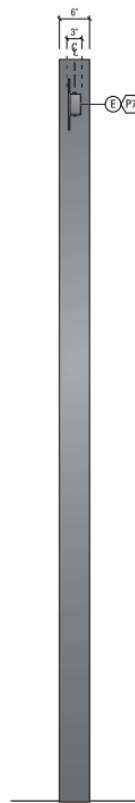
SJWF051
Ski Run Directional,
Single Post, Wood

SHEET NUMBER

AG216



1 FRONT VIEW
Scale: 3/4" = 1'



2 SIDE VIEW
Scale: 3/4" = 1'

NOTES

- (A) Opt. 1: CHPL panels with integral color & graphics and embedded 316 stainless steel hardware.
Opt. 2: 1/4" thick min. aluminum sign panel with eased edges & rounded corners; with painted finish at all exposed surfaces. Thickness or structure subject to engineering.
- (B) For Option 2 provide UV Cure direct print graphics & clear coat.
- (C) 6" x 6" aluminum post with eased or rounded edges; with painted finish at all exposed surfaces; provide finished cap at top.
- (D) Provide footing and attachment as required by engineering.
- (E) Aluminum support bracket with welded connection to post as required by engineering, with finished capped end; painted all exposed surfaces.

Note: Post length to be field verified for minimum noted dimensions.

Notice! - Metal posts to be used for locations not in proximity of FOH amenities.

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PROJECT

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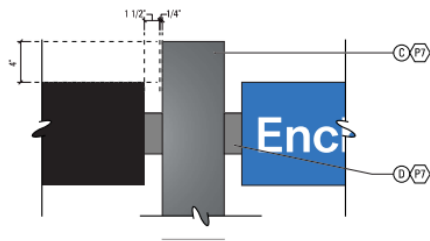
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SHEET TITLE

SJWF061
Ski Run Directional,
Single Post, Metal

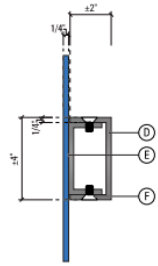
SHEET NUMBER

AG217



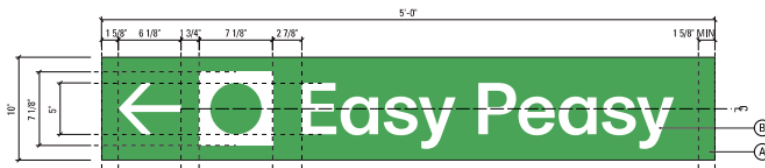
3 POST ATTACHMENT DETAIL

Scale: 1 1/2" = 1'



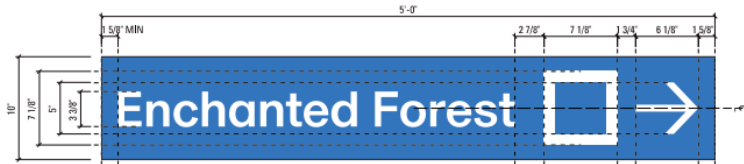
4 BRACKET DETAIL

Scale: 3" = 1'



2 PANEL DETAIL, LARGE TEXT, LEFT MOUNT

Scale: 1 1/2" = 1'



1 PANEL DETAIL, SMALL TEXT, RIGHT MOUNT

Scale: 1 1/2" = 1'

NOTES

- (A) Opt. 1: CHPL panels with integral color & graphics and embedded 316 stainless steel hardware.
Opt. 2: 1/4" thick min. aluminum sign panel with eased edges & rounded corners; with painted finish at all exposed surfaces. Thickness or structure subject to engineering.
- (B) For Option 2 provide UV Cure direct print graphics & clear coat.
- (C) 6" x 6" aluminum post with eased or rounded edges; with painted finish at all exposed surfaces; provide finished cap at top.
- (D) Aluminum support bracket with welded connection to post as required by engineering, with finished capped end; painted all exposed surfaces.
- (E) Provide concealed attachment of sign panel to bracket.
- (F) Provide countersunk fasteners to achieve a monolithic appearance as feasible.

Note: Optional panel fabrication method: Reflective vinyl graphics.

Notice! - Metal posts to be used for locations not in proximity of FOH amenities.

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SHEET TITLE

SJWF061
Ski Run Directional,
Single Post, Metal

SHEET NUMBER

AG218