



# Design Review Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for a design review amendment for the Wells Fargo signage and landscaping plan.  
**Type of Decision:** Administrative  
**Applicant:** Wells Fargo Corporate Properties Group  
**Authorized Agent:** Yesco-Kent Hyde  
**File Number:** DR# 2016-04

### Property Information

**Approximate Address:** 2487 N Highway 158 Eden, UT  
**Project Area:** 0.60 Acres  
**Zoning:** Commercial Valley-2 (CV-2)  
**Existing Land Use:** Commercial Development  
**Proposed Land Use:** Commercial Development  
**Parcel ID:** 22-046-0076  
**Township, Range, Section:** Township 7 North, Range 1 East, Section 34

### Adjacent Land Use

<b>North:</b> Commercial	<b>South:</b> Commercial
<b>East:</b> Agriculture	<b>West:</b> Agriculture

### Staff Information

**Report Presenter:** Ronda Kippen  
rkippen@co.weber.ut.us  
801-399-8768  
**Report Reviewer:** RG

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 21 Commercial Valley Zones (CV-2)
- Title 104, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 104, Chapter 1 Design Review
- Title 104, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations
- Title 108, Chapter 16 Ogden Valley Lighting
- Title 110, Chapter 2, Ogden Valley Signs

## Summary and Background

The applicant is requesting to update and amend the signage plan for the Wells Fargo site that was approved by the Ogden Valley Planning Commission on August 11, 1998 (file# CSP 1998-01) as part of the required design review for a commercial site plan. During the review process, it was found that the ground monument sign as well as the landscaping was not in compliance with the zoning requirements of the CV-2 zone nor the Ogden Valley Architectural, Landscape and Screening Design Standards. Wells Fargo has willingly worked with the Planning Division staff as well as the Ogden Valley Starry Nights to bring the site into compliance. The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC) and appears to meet these standards. The following is staff's evaluation of the request.

## Analysis

**Design Review:** The commercial zone mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable to the current amendment application, such as the signage, landscaping and site layout. As part of this review, consideration has taken into account the applicable matters based on the proposed amendment and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to outdoor advertising.* The applicant has provided architectural renderings for the permitted signs in the CV-2 Zone including a proposed new wall sign, updating the existing site signage and the relocating the ground monument sign. The proposal includes the location, color, lighting and size of the proposed (see Exhibit A). The proposed lighting for the proposed wall sign includes gooseneck lamps with a full cut-off illumination to ensure that no light is emitted above the horizontal plane of the shade which is in conformance with the standards of the Ogden Valley Lighting LUC §108-16. The ground monument sign will not be illuminated.
- *Considerations relating to buildings and site layout.* The proposal includes adding a wall sign to the building, relocating the ground monument sign to meet the yard setbacks per LUC §110-2-12 (b)(10) and updating the site plan to bring the site landscaping into compliance. The applicant has provided a complete landscape design that meets the requirements of the Ogden Valley Architectural, Landscape and Screening Design Standards LUC §104-2 (see Exhibit B). The ground monument sign must be located ten feet from the property line and ten feet from the right of way due to the property fronting on a state highway. A record of survey has been filed with the Weber County Surveyor's Department; therefore, the property lines have been established and the adequate setback should be easily located. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

## Conformance to the General Plan

The proposed use conforms to the Ogden Valley General Plan by encouraging commercial development within established commercial areas and enforcing the adopted "quality development standards" to ensure compatibility with the Valley's character.

## Staff Recommendation

The Planning Division recommends approval of file# DR2016-04, design review amendment for the Wells Fargo signage and landscaping plan. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The ground monument sign must be located at least ten feet from any property line and ten feet from the right of way line due to the property fronting a state highway.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide a necessary service to the citizens of the Ogden Valley.
3. The proposal, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
4. The proposal, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed design implements quality development standards and will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Administrative Approval

Administrative Design Review approval of the amended Wells Fargo signage and landscaping site plan is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

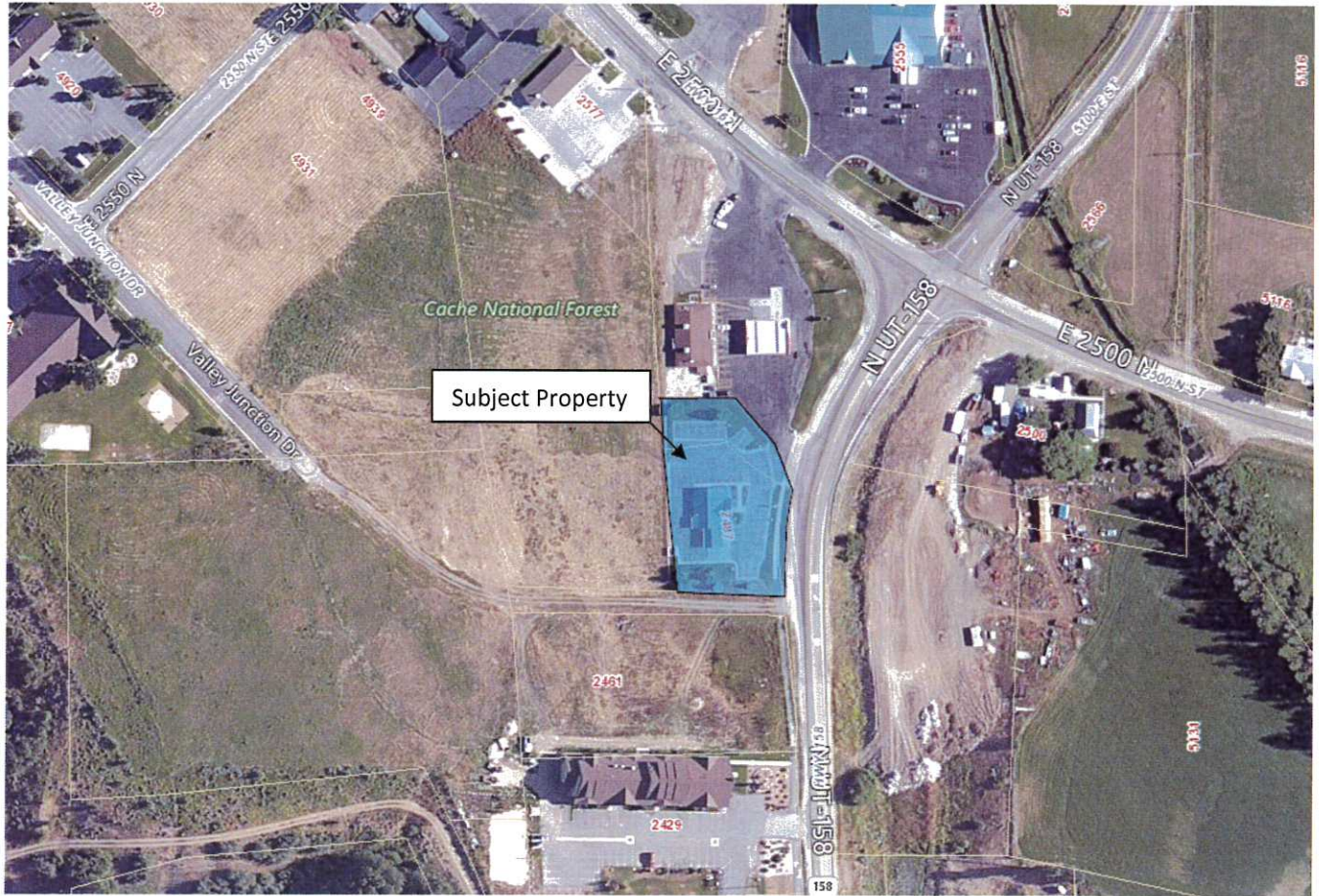
Date of Administrative Approval: 9/9/16

  
Rick Grover  
Weber County Planning Division Director

## Exhibits

- A. Original/Proposed Architectural Renderings
- B. Landscaping Plan

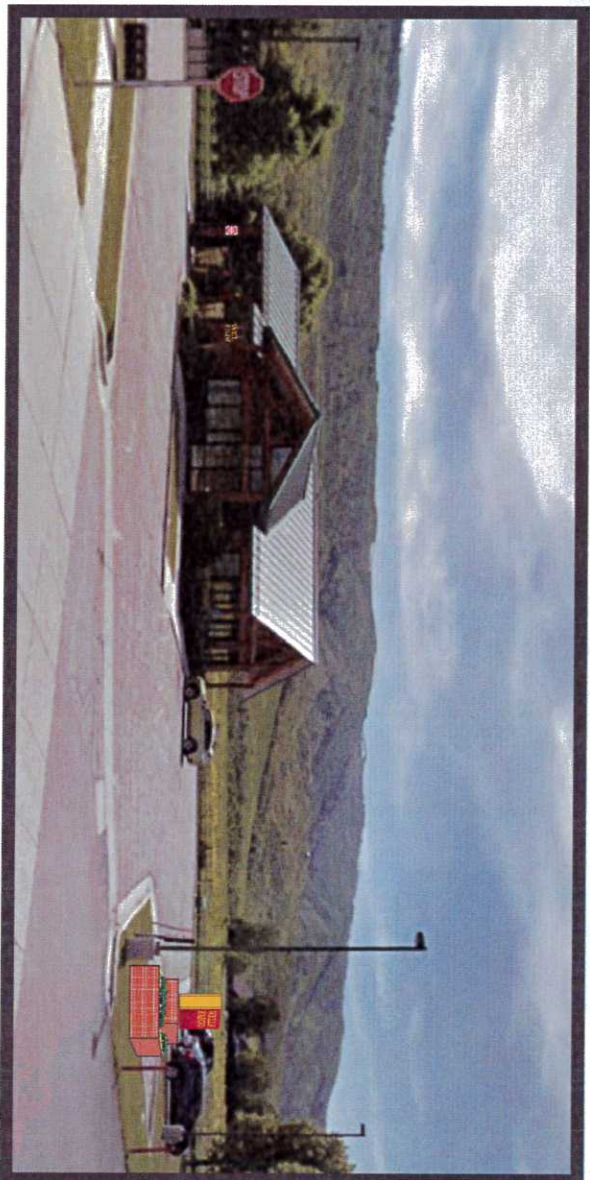
## Map 1



# WELLS FARGO

Store Number # 104114  
Ogden Valley

2487 N HWY 158 Eden, UT 84310 USA  
Owned



BEFORE

AFTER



Together we'll go far



4444 Federal Blvd., San Diego CA 92102  
Phone: (619) 527-6100 / Fax: (619) 527-6111  
www.signitechUSA.com



Wells Fargo  
# 104114  
Ogden Valley  
2487 N HWY 158  
Eden, UT 84310 USA

Initial Date: 12/16/15  
Salesperson: Art Navarro  
Coordinator: Julie L. Horton  
Designer: O Lemus  
Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
COPY COLORS & SIZES

Signitech does NOT provide primary  
electrical to sign location.  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
The design is the exclusive property of Signitech  
and shall remain the property of Signitech  
without their prior written approval.  
Drawing Number: 16-00140  
Project ID: WELLS\_FARGO\_104114\_1

## SIGN LEGEND

SIGN #	EXISTING SIGN	SF	RECOMMENDED SIGN	SF	QTY
E01	MONUMENT	58.3	REMOVE ONLY	0	1
NE02	NONE	0	M-22-NON-ILL-CUSTOM PLANTER	22	1
NE03	NONE	0	CPL-12-ST-GNL	20.4	1
E04	DIRECTIONAL SIGN		DS-20-48		1
E05	INFORMATIONAL SIGN		IS-18-60		1
E06	INFORMATIONAL SIGN		IS-18-60		1
E07	CLEARANCE SIGN		DRIVE THRU CLEARANCE		1
NE08	NONE		DRIVE THRU CLEARANCE		1
E09	DO NOT ENTER SIGN		DOT DO NOT ENTER		1
E10	WALL POSTER		REMOVE ONLY		1
E11	HANDICAP SIGN		AADA HANDICAP		1
NE12	NONE		VLSP-ATM-5-375-CUSTOM	1.75	1

## Exhibit A



PROPOSED

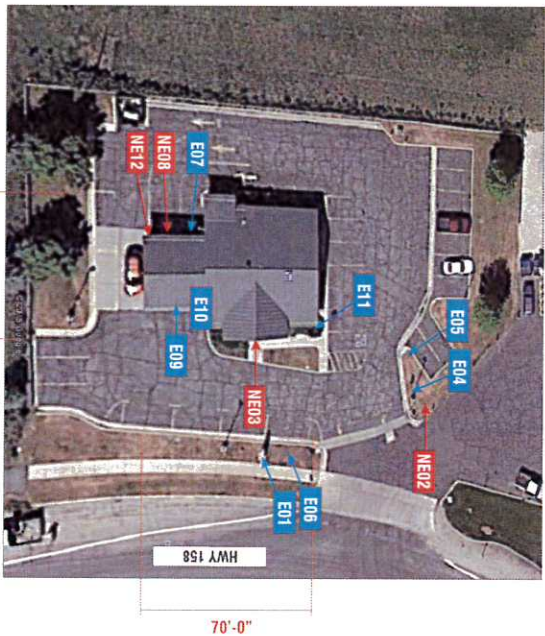


PROPOSED



PROPOSED

NE12



## SITE PLAN

N.T.S.



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### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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 Project ID: WELLS FARGO\_104114\_1

E01

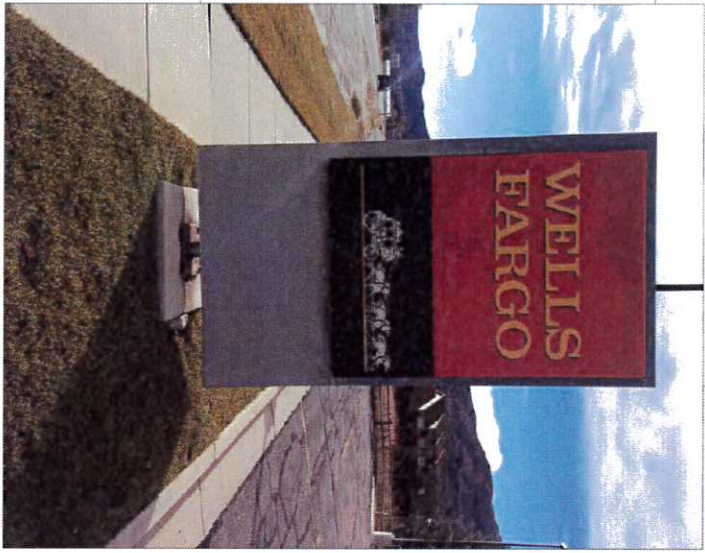
SIGNTYPE

REMOVE ONLY

# Exhibit A

10'-4 1/2"  
(124 1/2")

5'-7 1/2" (67 1/2")



SIGN ELEVATION

SCALE: 3/8" = 1'-0"

E01

EXISTING

MONUMENT



SIGN ELEVATION

SCALE: 3/8" = 1'-0"

E01

PROPOSED

REMOVE ONLY

CUSTOM COMMENTS:



## Sightech

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 Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

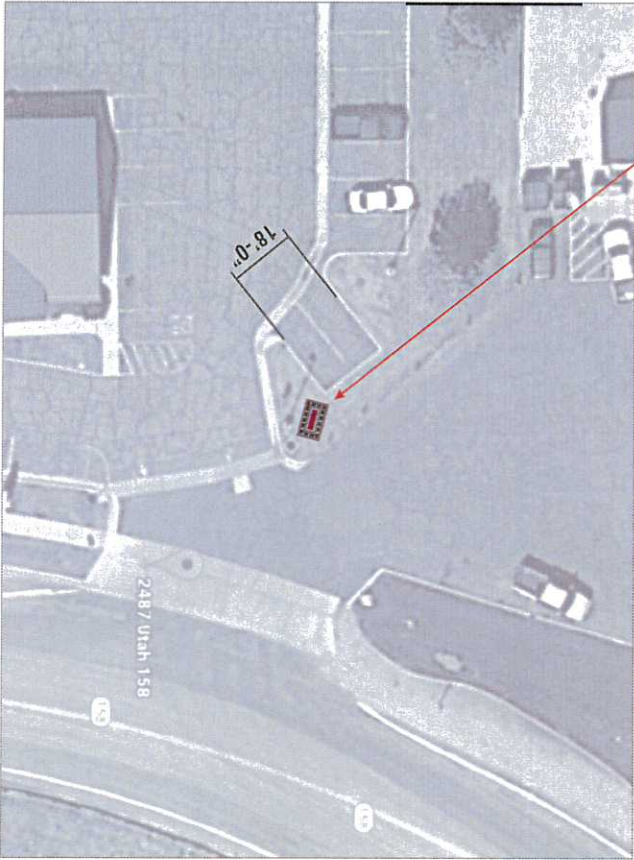
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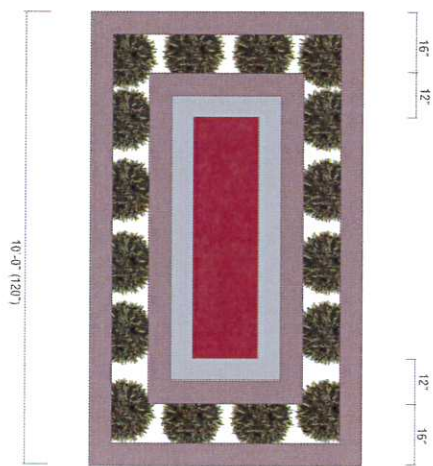
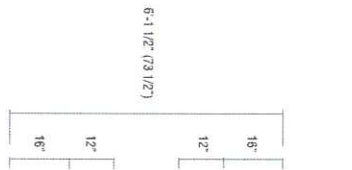
# Exhibit A

NEW MONUMENT ORIENTATION

SCALE: 1/32" = 1'-0"



NE02



PLAN VIEW SCALE: 3/8" = 1'-0"



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 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES  
 Signitech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Drawing Number: 16-00140  
 Project ID: WELLS\_FARGO\_104114\_1

NE02

SIGNTYPE

M-22-NON-ILL



SIGN ELEVATION \_\_\_\_\_ SCALE: 3/8" = 1'-0"  
 NE02 EXISTING NONE



SIGN ELEVATION \_\_\_\_\_ SCALE: 3/8" = 1'-0"  
 NE02 PROPOSED M-22-NON-ILL

CUSTOM COMMENTS:

9'-2.34"  
 (110.344)

# Exhibit A



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 Scale: As noted

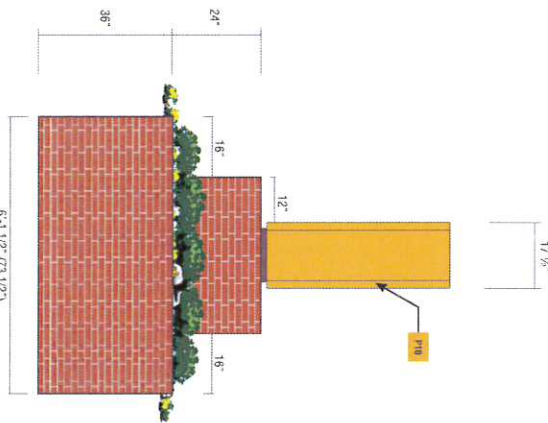
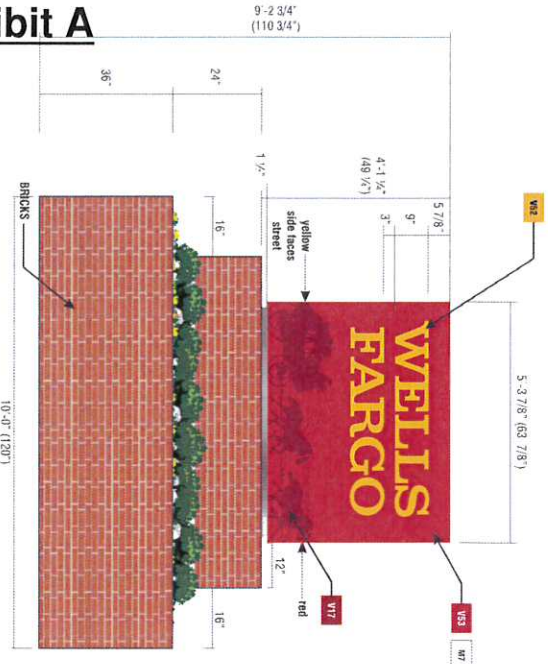
**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLONS & SIZES  
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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Drawing Number: 16-00140  
 Project ID: WELLS FARGO\_104114\_1



# Exhibit A



### SPECIFICATIONS

- 1 SIGNCOMP #2008 DOUBLE FACE HINGE BODY (TOP & BOTTOM)
- 2 SIGNCOMP #2107 FLAT BLEED RETRO FRAME II (TOP & BOTTOM)
- 3 SIGNCOMP #2121 FLAT BLEED RETRO FRAME COVER (TOP & BOTTOM)
- 4 2" X 2" X 3/16" THICK ALUMINUM ANGLE CORNER BODY
- 5 2" X 2" X 1/8" THICK ALUMINUM ANGLE CORNER RETRO FRAME
- 6 2" X 2" X 1/4" THICK STEEL ANGLE CORNER
- 7 SIGNCOMP #5357 FRAME BRACE
- 8 1" X 1 1/2" X 1/8" THICK ALUMINUM RECTANGLE SUPPORT
- 9 9 1/2" X 8 1/2" X 3/8" THICK STEEL SADDLE PLATE
- 10 9 1/2" X 8 1/2" X 3/8" THICK STEEL SADDLE PLATE
- 11 SIGNCOMP #5990 #6 X 1/2" LENGTH COUNTERSUNK SCREW
- 12 SIGNCOMP #5178 #10 X 5/8" LENGTH HINGE CLOSURE SCREW
- 13 1" X 1/8" THICK ALUMINUM FLAT BAR
- 14 1/2-13 HEX NUT
- 15 4" X 3/16" THICK STEEL SQUARE TUBE
- 16 3/8-16 X 1" LENGTH STAINLESS STEEL HEX BOLT W/WASHER & NUT
- 17 1/2-13 X 6" LENGTH HEX STEEL BOLT W/WASHER & NUT
- 18 1/4-20 X 3/4" LENGTH HEX STEEL BOLT
- 19 SIGNCOMP #5360 TENSION CLIP - CLIP & MANDREL

**NE02 SIGNTYPE WF-M-22-NON-ILL-CUSTOM PLANTER**  
**MANUFACTURE AND INSTALL ONE (1) DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN**

### VINYL

- V02 TRANSLUCENT YELLOW VINYL  
3M ENVISION 3730-3790
- V03 TRANSLUCENT RED VINYL  
3M ENVISION 3730-2222
- V17 OPAQUE DARK RED VINYL  
3M SCOTCHCAL 7725-1802
- V18 CLEAR MATTE FILM  
3M 3620

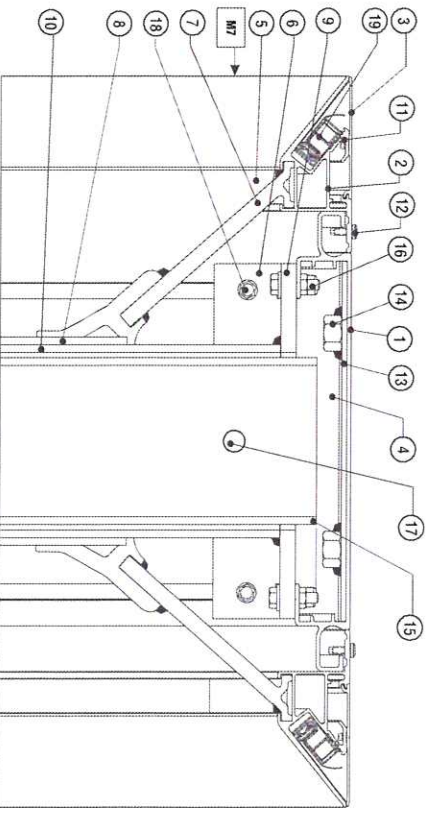
### PAINT

- P0 LIGHT BRONZE WITH CLEARCOAT SEMI GLOSS  
MATTHEWS MP75296
- P10 YELLOW WITH CLEARCOAT SEMI GLOSS  
MATTHEWS MP66985
- P11 DARK RED WITH CLEARCOAT SEMI GLOSS  
MATTHEWS MP01126

### MATERIALS

- M7 3M PANORAPHICS III, WHITE

**Custom Comments:**



### SECTION DETAIL

artwork file name: 13\_WF\_Cabinet.eps



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### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

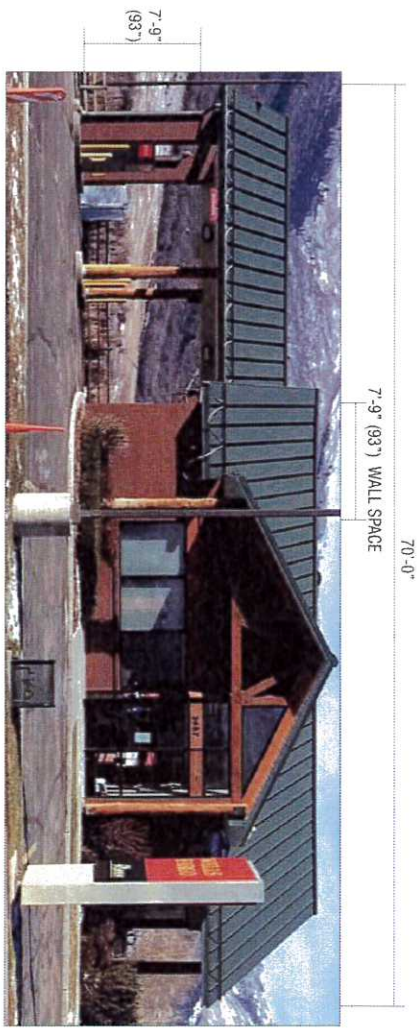
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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Drawing Number: 16-00140  
 Project ID: WELLS FARGO\_104114\_1

NE03

SIGNTYPE

CPL-12-ST-GNL



NE03

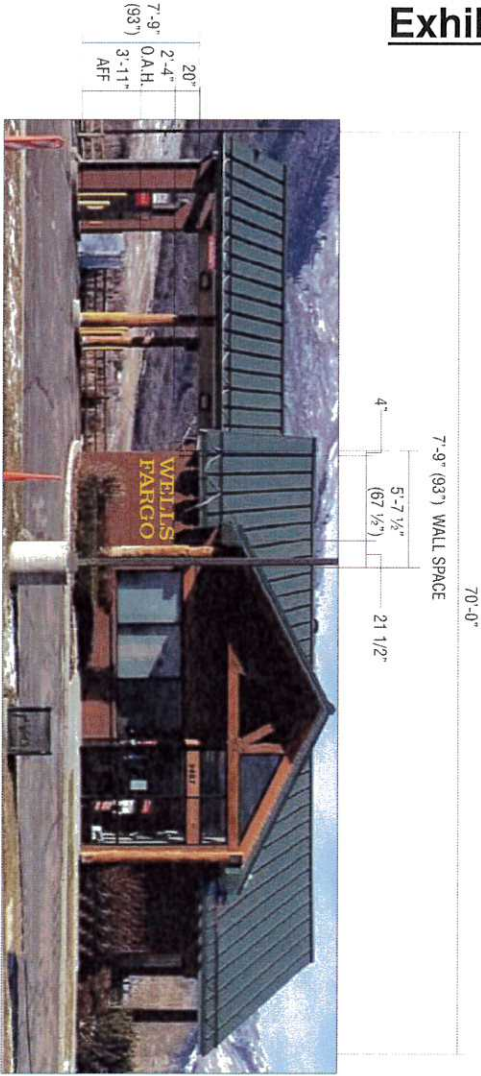
EXISTING

NONE

SIGN ELEVATION

SCALE: 1/8" = 1'-0"

# Exhibit A



NE03

PROPOSED

CPL-12-ST-GNL

SIGN ELEVATION

SCALE: 1/8" = 1'-0"

CUSTOM COMMENTS:

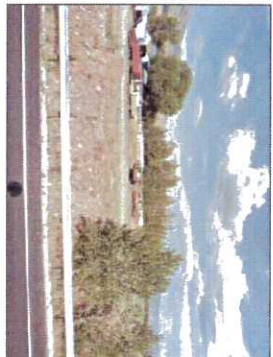


PHOTO LOOKING AWAY FROM SIGN



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 Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

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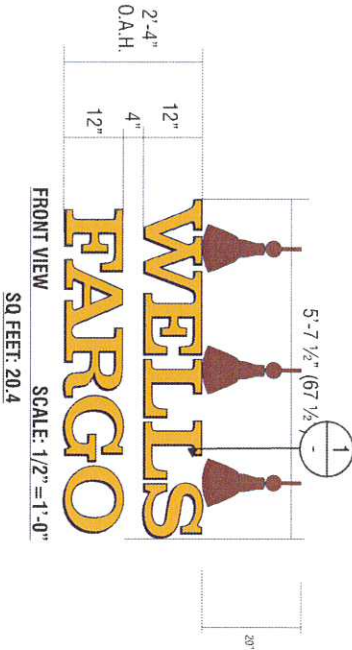
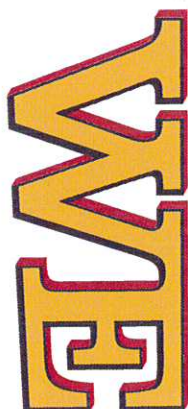
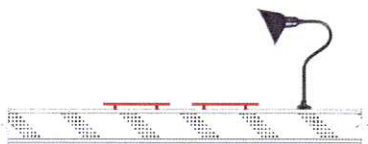
**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

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 Project ID: WELLS FARGO\_104114\_1



**Exhibit A**

**NE03 SIGNTYPE WF-CPL-12-ST-GNL**

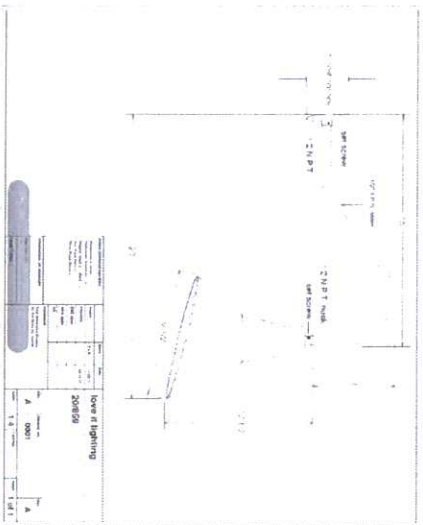
MANUFACTURE AND INSTALL ONE (1) SET OF NON-ILLUMINATED CUT PLATE LETTERS / W. GOOSENECK LAMPS

**PAINT**

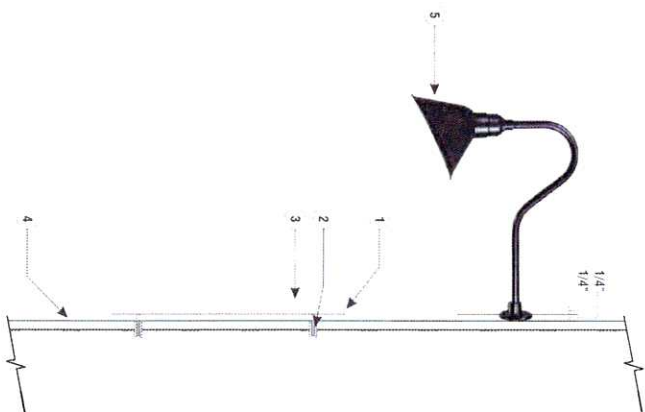
- P2 BLACK WITH CLEARCOAT FULL GLOSS MATTHEWS MP30132
- P10 YELLOW WITH CLEARCOAT SEMI GLOSS MATTHEWS MP65985

**SPECIFICATIONS**

- 1 1/4" ALUMINUM RETURNS
- 2 WELDED STUDS
- 3 1/4" ALUMINUM PLATE LETTERS
- 4 FASCIA MATERIAL - BRICKS
- 5 GOOSENECK LAMP (http://www.lovelighting.com/drawing/20-859.pdf) PAINTED (TBV)



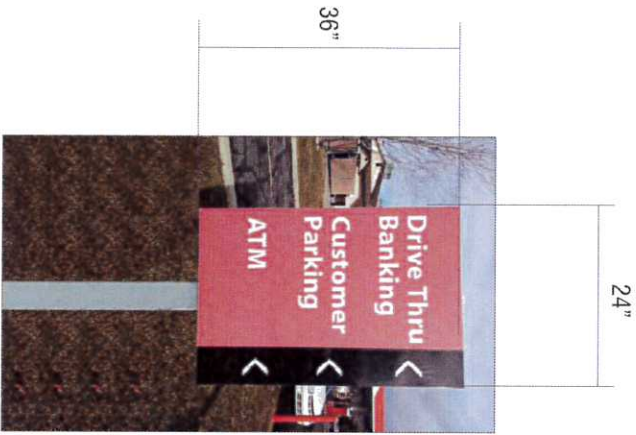
**SECTION DETAIL**



E04

SIGNTYPE

DS-20-48



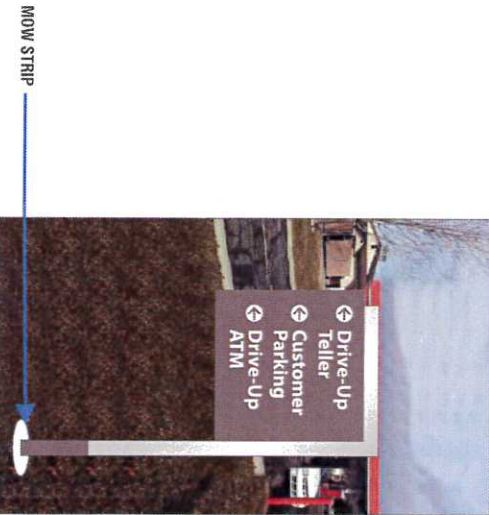
SIGN ELEVATION

SCALE: 3/4" = 1'-0"

E04

EXISTING

DIRECTIONAL SIGN



SIGN ELEVATION

SCALE: 3/4" = 1'-0"

E04

PROPOSED

DS-20-48

CUSTOM COMMENTS:

CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

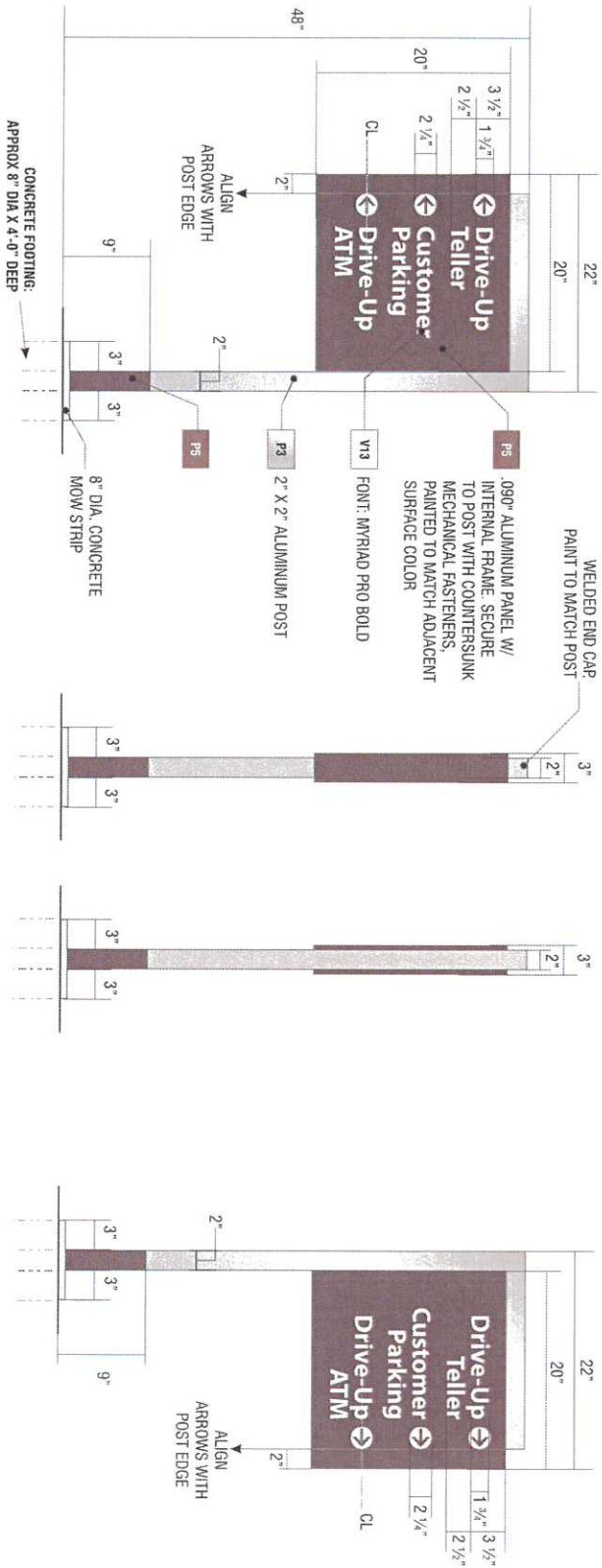
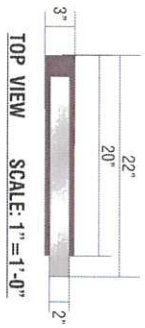
Signtech does NOT provide primary electrical to sign location. **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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Drawing Number: 16-00140  
 Project ID: WELLS\_FARGO\_104114\_1

Exhibit A

# Exhibit A



**E04**  
**SIGNTYPE** **WF-DS-20-48** MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED INFORMATIONAL SIGN - POLE MOUNTED

**PAINT**  
 P3 LIGHT BRONZE WITH CLEARCOAT SEMI GLOSS MATTHEWS MP75296  
 P5 WARM GRAY WITH CLEARCOAT SEMI GLOSS MATTHEWS MP20148

**VINYL**  
 V13 WHITE, OPAQUE, GRAY ADHESIVE 3M CONTROLTAC 180-10

- NOTES**
- 1) ALL WELDS TO BE GROUND SMOOTH PRIOR TO PAINTING.
  - 2) ALL SURFACES TO BE FREE OF VISIBLE SEAMS.
  - 3) FOOTINGS TO BE ENGINEERED BASED ON EXISTING CONDITIONS, LOCAL WINDLOADS, AND WEATHER CONDITIONS.

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Logos for MSA, IFA, and AUSA are displayed.

Drawing Number: 16-00140  
 Project ID: WELLS\_FARGO\_104114\_1

Page No. 11



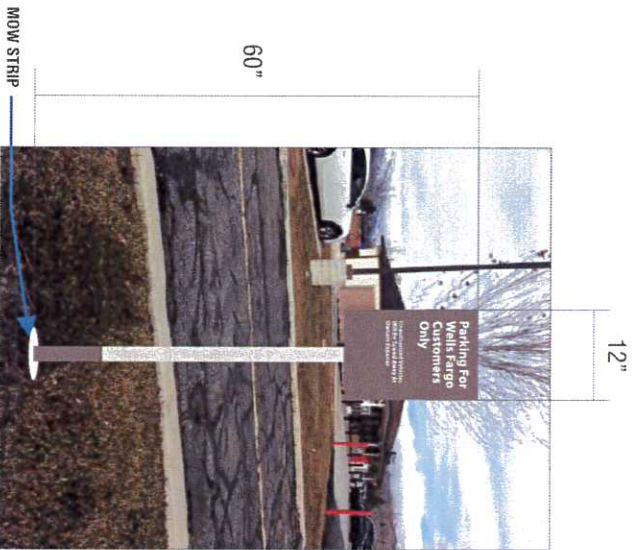
SIGN ELEVATION

SCALE: 3/4" = 1'-0"

E05

EXISTING

INFORMATIONAL SIGN



SIGN ELEVATION

SCALE: 3/4" = 1'-0"

E05

PROPOSED

IS-18-60

CUSTOM COMMENTS:



**Signitech**  
Page 14 of 26

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**Wells Fargo**  
# 104114

Ogden Valley  
 2487 N HWY 158  
 Eden, UT 84310 USA

Initial Date: 12/16/15  
 Salesperson: Art Navarro  
 Coordinator: Julie L. Horton  
 Designer: O Lemus  
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

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**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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 Drawing Number: 16-00140  
 Project ID: WELLS\_FARGO\_104114\_1

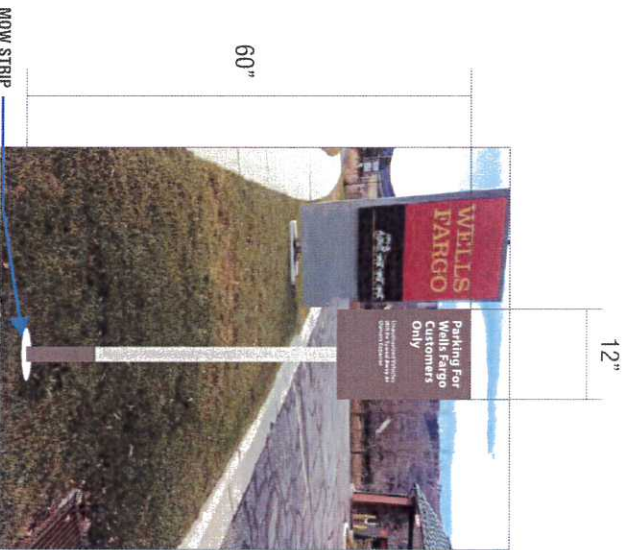
# Exhibit A



SIGN ELEVATION

SCALE: 3/4" = 1'-0"

E06 EXISTING INFORMATIONAL SIGN



SIGN ELEVATION

SCALE: 3/4" = 1'-0"

E06 PROPOSED IS-18-60

CUSTOM COMMENTS:

# Exhibit A



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 Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLONS & SIZES

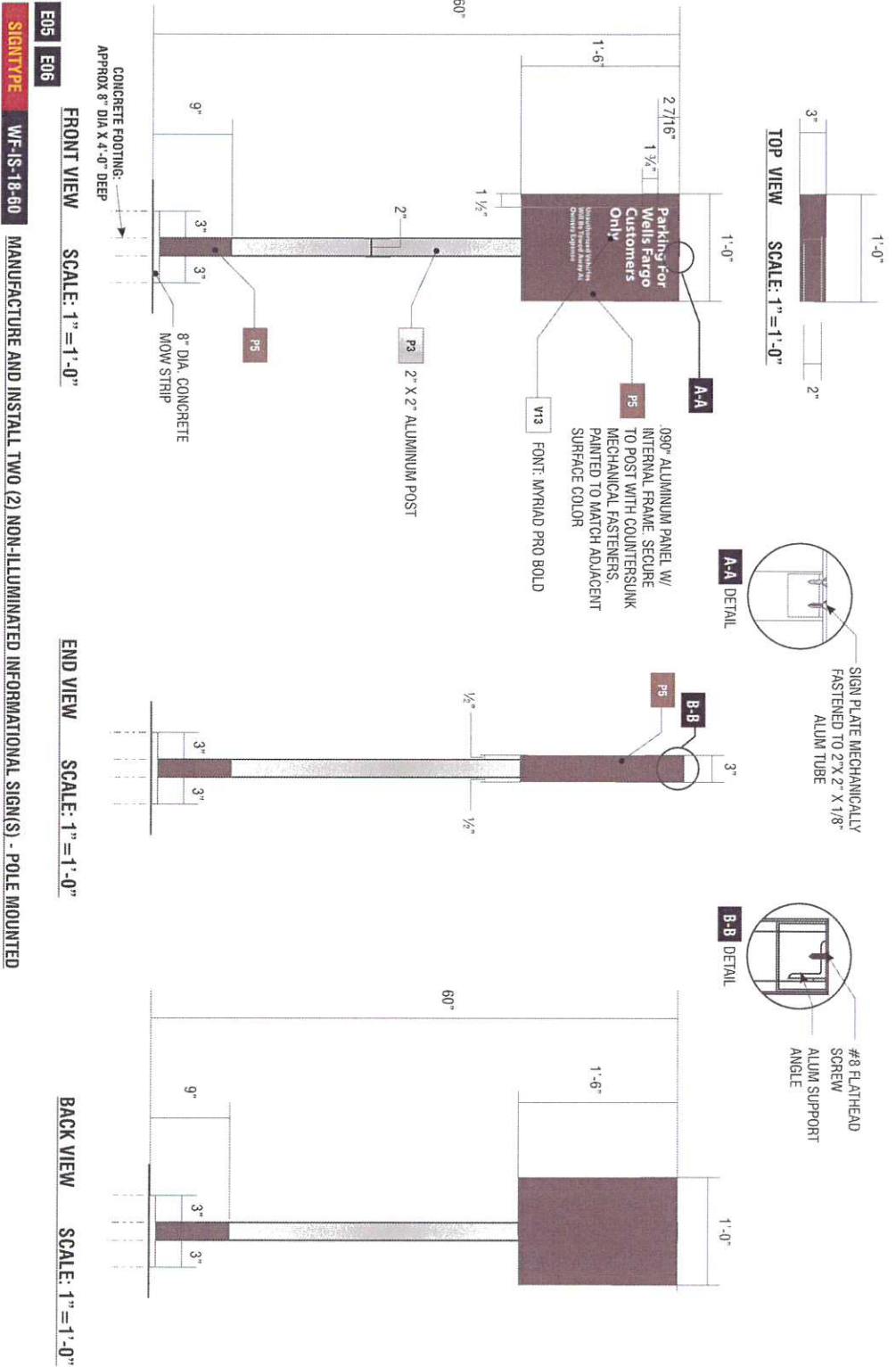
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# Exhibit A



**E05 E06**  
**SIGNTYPE** WF-IS-18-60

**MANUFACTURE AND INSTALL TWO (2) NON-ILLUMINATED INFORMATIONAL SIGN(S) - POLE MOUNTED**

**PAINT**


- P3 LIGHT BRONZE WITH CLEARCOAT SEMI GLOSS  
MATTHEWS MP75296
- P5 WARM GRAY WITH CLEARCOAT, SEMI GLOSS  
MATTHEWS MP20148

**VINYL**

- V13 WHITE, OPAQUE, GRAY ADHESIVE  
3M CONTROLTAC 180-10

**NOTES**

- 1) ALL WELDS TO BE GROUND SMOOTH PRIOR TO PAINTING.
- 2) ALL SURFACES TO BE FREE OF VISIBLE SEAMS.
- 3) FOOTINGS TO BE ENGINEERED BASED ON EXISTING CONDITIONS, LOCAL WINDLOADS, AND WEATHER CONDITIONS.



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 Garden Valley  
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 Coordinator: Julie L. Horton  
 Designer: O Lemus  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 COPY COLORS & SIZES

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Page 16 of 26



E07 NE08

SIGNTYPE

DRIVE THRU CLEARANCE

QTY: 2

# Exhibit A



E07	EXISTING	CLEARANCE SIGN
NE08	EXISTING	NONE

SIGN ELEVATION

SCALE: 1/8" = 1'-0"



E07	PROPOSED	DRIVE THRU CLEARANCE
NE08	PROPOSED	DRIVE THRU CLEARANCE

SIGN ELEVATION

SCALE: 1/8" = 1'-0"

CUSTOM COMMENTS:



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 Designer: O Lemus  
 Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

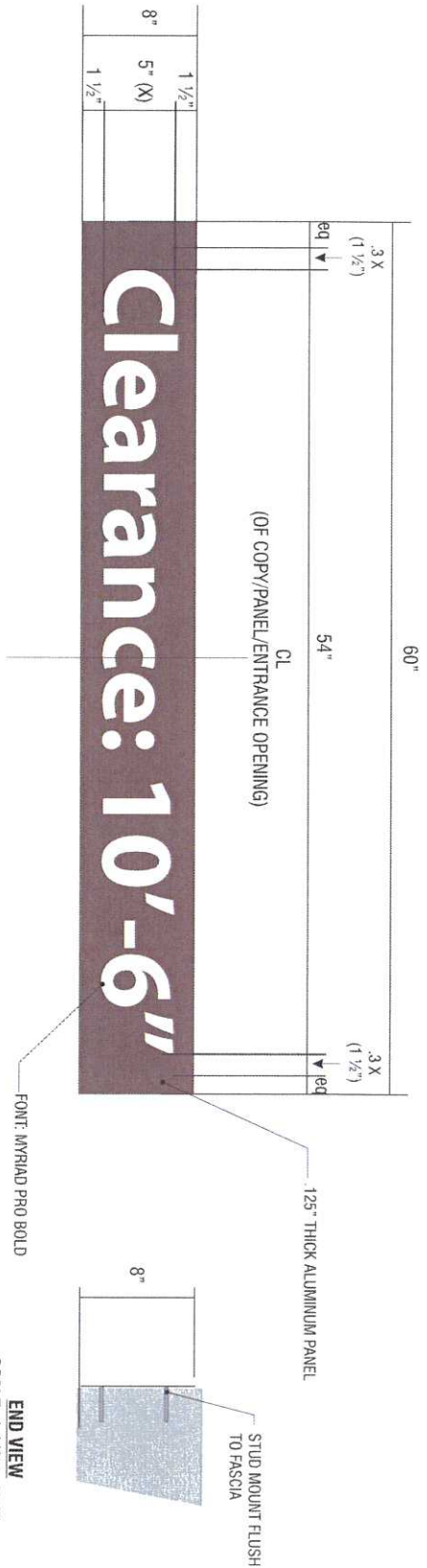
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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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# Exhibit A



**E07 NE08**  
**SIGNTYPE DRIVE THRU CLEARANCE SIGN**  
**MANUFACTURE AND INSTALL TWO (2) NON-ILLUMINATED CLEARANCE SIGNS**

SIGN ELEVATION SCALE: 1 1/2" = 1'-0"

END VIEW SCALE: 1 1/2" = 1'-0"

- VINYL**
- V13** WHITE OPAQUE GRAY ADHESIVE  
3M CONTROLTAC 180-10
- PAINT**
- P5** WARM GRAY WITH CLEARCOAT SEMI GLOSS  
MATTHEWS MP20148



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 Coordinator: Julie L. Horton  
 Designer: O LEMUS  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY COLORS & SIZES**  
 Signitech does NOT provide primary electrical to sign location.  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Drawing Number: 16-00140  
 Project ID: WELLS\_FARGO\_104114\_1

E09

SIGNTYPE

DOT DO NOT ENTER

# Exhibit A



SIGN ELEVATION

SCALE: 1/4" = 1'-0"

E09

EXISTING

DOT DO NOT ENTER SIGN



SIGN ELEVATION

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

E09

PROPOSED

DOT DO NOT ENTER

CUSTOM COMMENTS:



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 Designer: O Lemus  
 Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

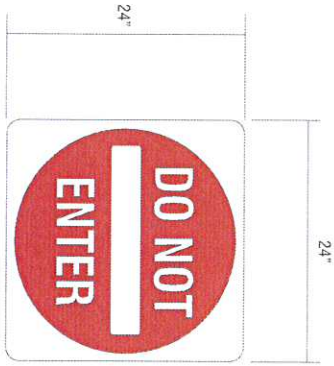
Signtech does NOT provide primary electrical to sign location. **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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 Project ID: WELLS\_FARGO\_104114\_1

# Exhibit A



SCALE: 1" = 1'-0"

EO9

**SIGNTYPE** DOT APPROVED " DO NOT ENTER SIGN"

**MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DOT SIGN**

**SIGN CONSTRUCTION:**

- THESE SIGNS ARE MANUFACTURED WITH RUST FREE ALUMINUM LAMINATED WITH ENGINEERING GRADE REFLECTIVE (TYPE I).
- GRAPHICS ARE PRINTED WITH TRANSLUCENT INKS OR APPLIED VINYL GRAPHICS, OPAQUE AND TRANSLUCENT FILM.

STUD MOUNT FLUSH TO WALL AS SHOWN ABOVE



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**# 104114**

Orden Valley  
 2487 N HWY 158  
 Eden, UT 84310 USA

Initial Date: 12/16/15  
 Salesperson: Art Navarro  
 Coordinator: Julie L. Horton  
 Designer: Q Lernus  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY COLORS & SIZES**

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 16-00140

Project ID: WELLS FARGO\_104114\_1

E10 SIGNTYPE REMOVE ONLY

RESTORATION AREA

31 1/2"

# Exhibit A

39 1/2"



SIGN ELEVATION

SCALE: 1" = 1'-0"

E10 EXISTING MARKETING POSTER

REMOVE ONLY

**CUSTOM COMMENTS:**  
 RESTORATION AREA = 12 SOFT PAINTED TO MATCH  
 ADD PAINT COLOR HERE

E10 PROPOSED REMOVE ONLY



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 Designer: O.Lemus  
 Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

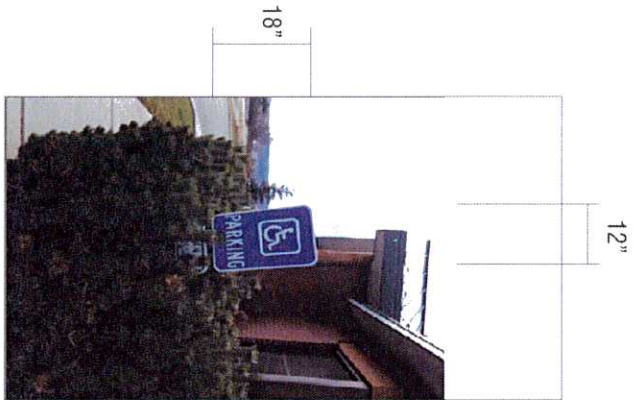
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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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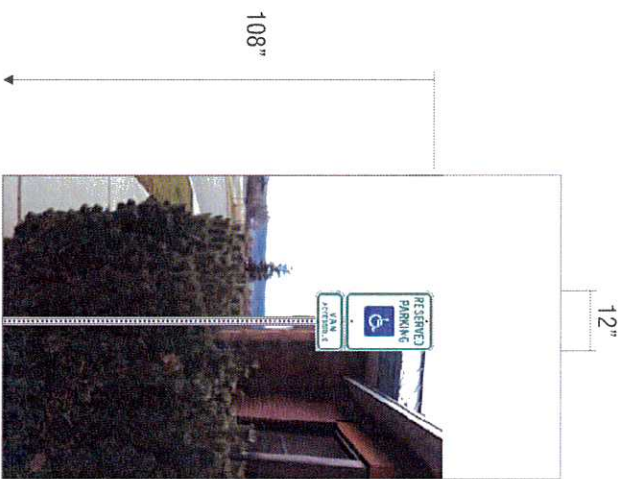
Drawing Number: 16-00140  
 Project ID: WELLS FARGO\_104114\_1

# Exhibit A



SIGN ELEVATION SCALE: 1/4" = 1'-0"

E11 EXISTING HANDICAP SIGN



SIGN ELEVATION SCALE: 1/4" = 1'-0"

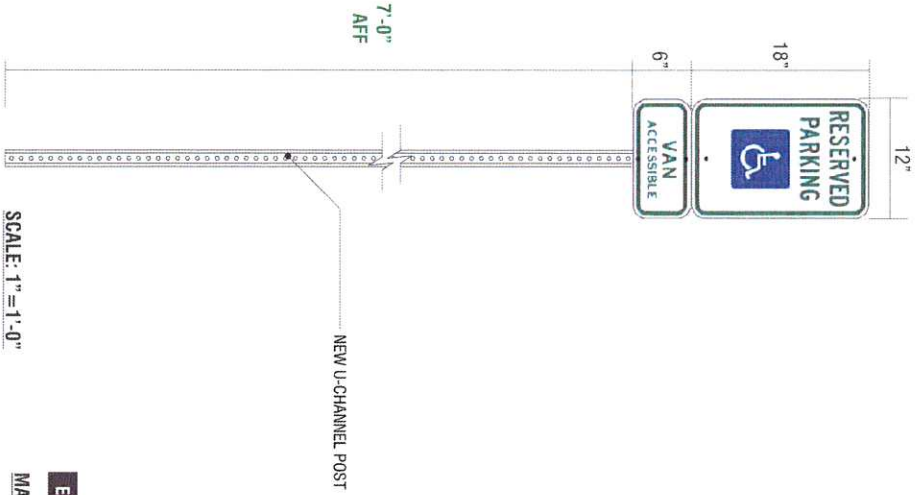
E11 PROPOSED ADA HANDICAP / VAN ACCESSIBLE

CUSTOM COMMENTS:

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPX, COLONS & SIZES  
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# Exhibit A



SCALE: 1" = 1'-0"

**E11 SIGN TYPE UTAH HANDICAP PARKING SIGN - VAN ACCESSIBLE**  
**MANUFACTURE AND INSTALL ONE (1) HANDICAP SIGN W/ POLE & VAN ACCESSIBLE SIGN**



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 Designer: O Lemus  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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 Project ID: WELLS\_FARGO\_104114\_1

NE12

SIGNTYPE

VLSP-ATM-5.375-CUSTOM

# Exhibit A



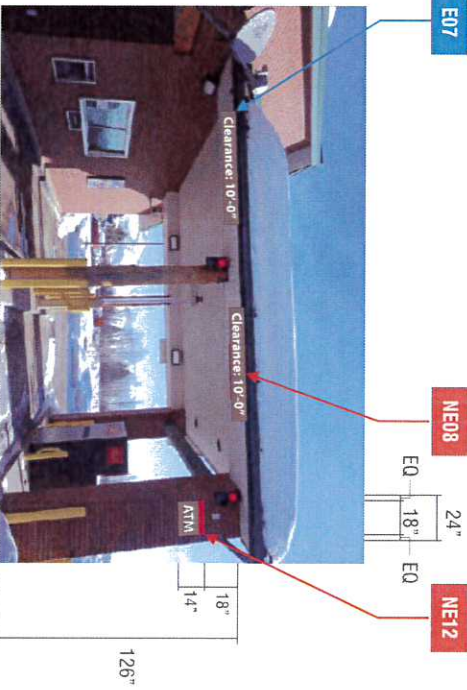
SIGN ELEVATION

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

NE12

EXISTING

NONE



SIGN ELEVATION

SCALE: 1/4" = 1'-0"

NE12

PROPOSED

VLSP-ATM-5.375-CUSTOM

CUSTOM COMMENTS:

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 COPY COLORS & SIZES

Signitech does NOT provide primary electrical to sign location.  
**RESPONSIBILITY OF OTHERS!**

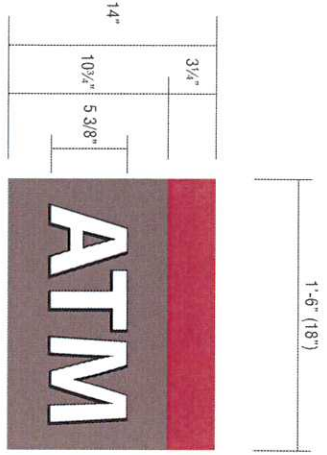
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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 Project ID: WELLS\_FARGO\_104114\_1



# Exhibit A



FRONT VIEW SCALE: 1 1/2" = 1'-0"  
SQ FEET: 1.75

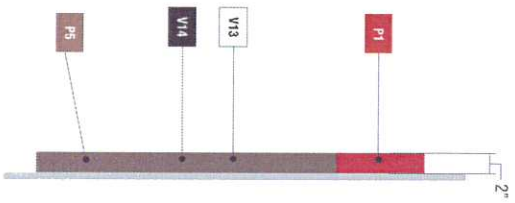
**NE12 SIGNTYPE WF-PTSP-ATM-5-375-CUSTOM**  
**MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED VINYL LETTERSET ON A STAGING PANEL**

**VINYL**

- V13** WHITE, OPAQUE, GRAY ADHESIVE  
3M CONTROLTAC 180-10
- V14** OPAQUE BLACK VINYL  
3M SCOTCHCAL 7725-12

**PAINT**

- P1** RED WITH CLEARCOAT, SEMI GLOSS  
MATTHEWS MP85837
- P5** WARM GRAY WITH CLEARCOAT SEMI GLOSS  
MATTHEWS MP20148



ENDVIEW SCALE: NTS



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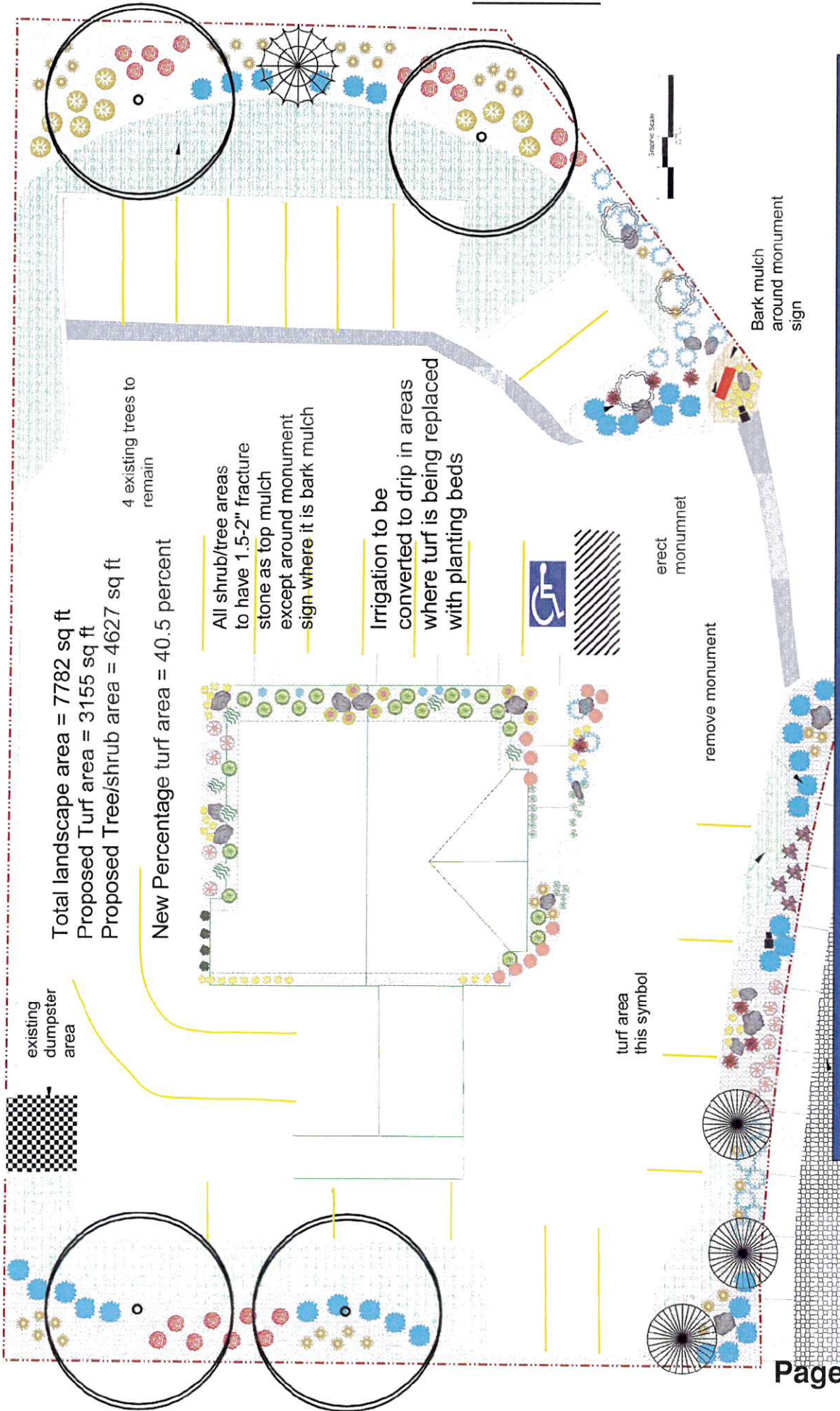
**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY COLORS & SIZES**

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# Exhibit B



Total landscape area = 7782 sq ft  
 Proposed Turf area = 3155 sq ft  
 Proposed Tree/shrub area = 4627 sq ft

New Percentage turf area = 40.5 percent

Plant Legend														
Symbol	Qty	Botanical	Common	Size	Symbol	Qty	Botanical	Common	Size	Symbol	Qty			
	21	<i>Juniperus horizontalis</i>	Blue Chip	#5		10	<i>Forsythia x intermedia</i>	'Gold Tidy	#5		11	<i>Spreaea japonica</i>	'Magic Carpet	#5
	18	<i>Festuca ovina</i>	glauca	#1		3	<i>Koeleria paniculata</i>	Golden Rain Tree	2'		3	<i>Malus Red Baron</i>		2'
	8	<i>Helictotrichon sempervirens</i>	Blue oak grass	#5		14	<i>Ribes alpinum</i>	'Greenmount curran'	#5		5	<i>Ceranum Rozanne</i>		#1
	1	<i>Picea pungens</i>	glauca	6'		36	<i>Rhus aromatica</i>	Grow Lo Sumac	#5		5	<i>Panicum tropicalis</i>		#5
	4	<i>Viburnum opulus</i>	rosa	#5		7	<i>Berberis Helmond</i>	Pillar	#5		47	<i>Hemerocallis Stella L'Oro</i>		#1
	4	Existing to stay		existing		45	<i>Calamagrostis Karl Foerster</i>		#5		19	<i>Buxus microchrysa</i>	'Winter Gair	#5
	6	<i>Rhamnus fragula</i>	Fine Line	#5		21	<i>Physocarpus opulifolius</i>	Little Devil	#5					

existing parkway to remain as is