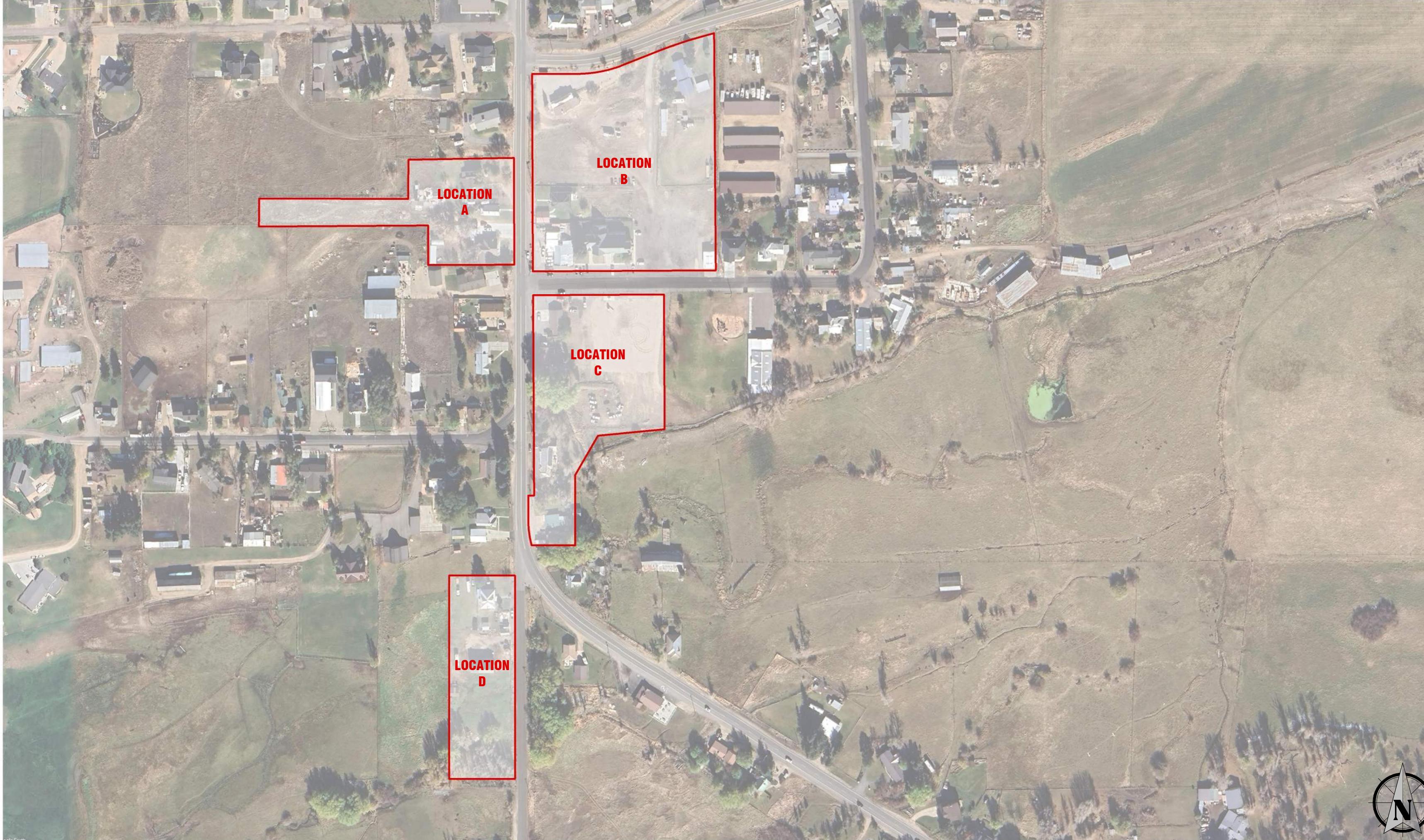


OAKLEY TOWN CENTER

OAKLEY CITY, UT

MAY 1, 2025



PROJECT INFORMATION

PROJECT AREA:

LOCATION A: 97,138.8 SF; 2.23 AC
 LOCATION B: 224,334 SF; 5.15 AC
 LOCATION C: 152,355 SF; 3.498 AC
 LOCATION D: 92,782.8 SF; 2.13 AC

TOTAL PROJECT AREA:

566,610.6 SF; 13.0 AC

TOTAL OPEN SPACE PROVIDED:

181,961.29 SF; 4.18 AC

CITY WATER AVAILABLE:

YES

CITY SEWER AVAILABLE:

YES

PUBLIC ACCESS TYPE:

PUBLIC ROADS & STATE HIGHWAY

IRRIGATION SHARES:

WATER RIGHTS:

Drawings For:

Document Date:
MAY 1, 2025

Project Status:
PROGRESS SET

PROJECT #: TMM
 DRAWN BY: TMM
 CHECKED BY: TMM
 SCALE: 1" = 200'-0"
 NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
 FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO DATE ISSUE
1 01.01.24 DESIGN REVIEW SET

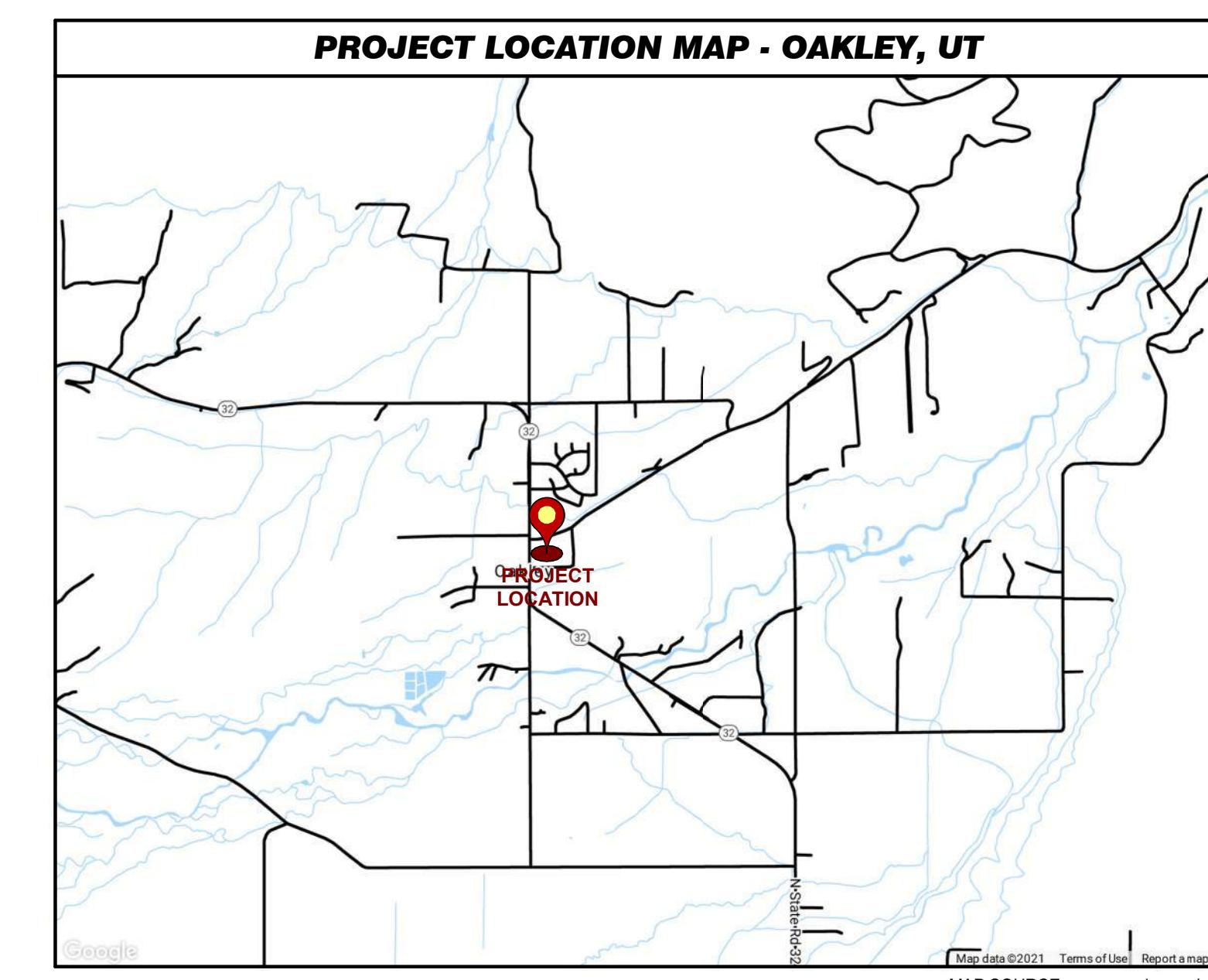
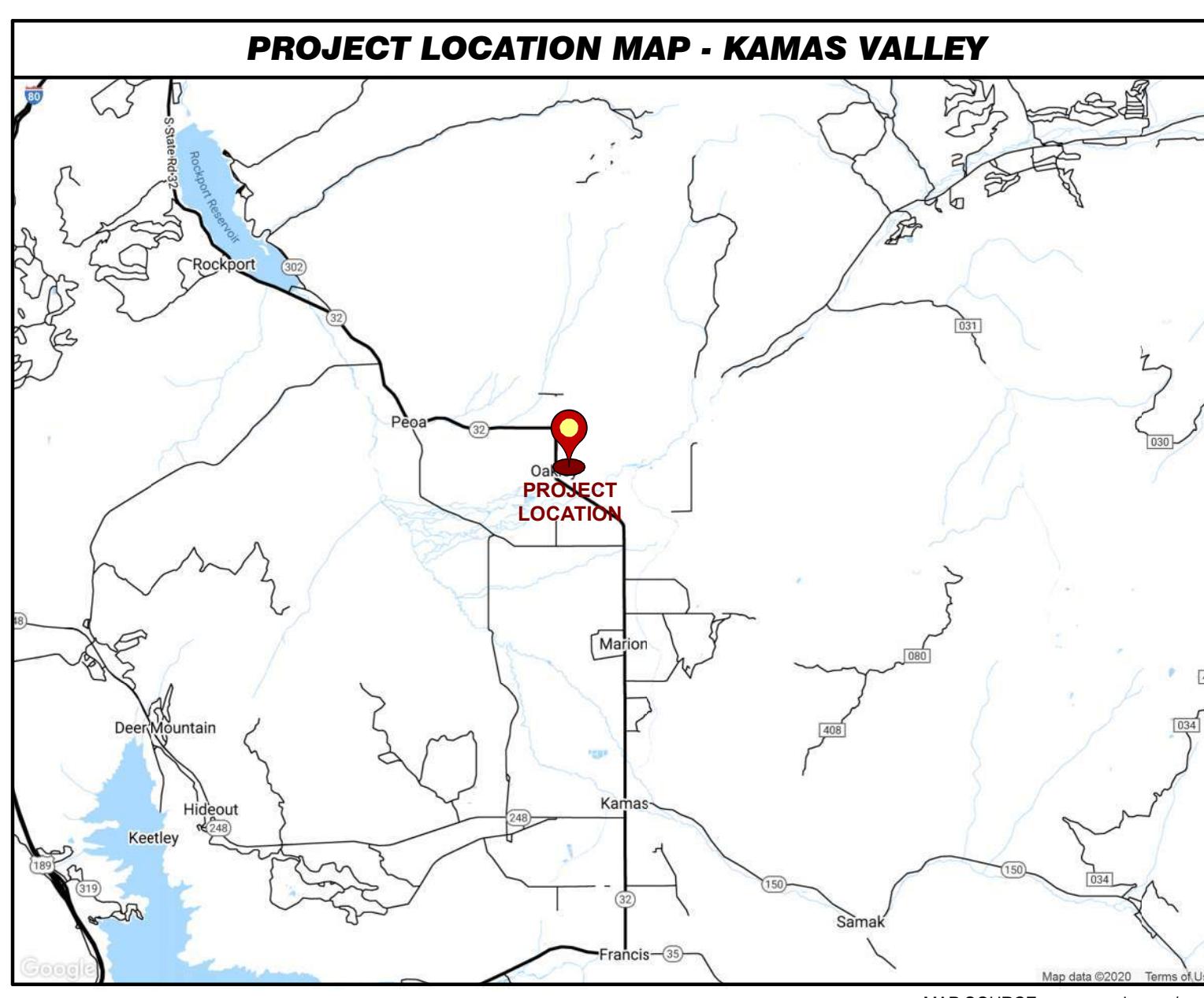
ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, REGULATIONS, ETC.
 SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND
 SHALL TAKE PRIORITY OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED
 WHERE SAME ARE AT VARIANCE.

COVER SHEET

C001

5/1/2025 1:03:37 PM

OAKLEY CITY CENTER



SHEET INDEX

| PG # | SHEET NAME |
|-------|---|
| C100 | OWNERSHIP MAP |
| C101 | MASTER PLAN |
| C102 | MASTER PLAN |
| C103 | MASTER PLAN |
| C201 | ZONING MAPS |
| C301 | PEDESTRIAN CIRCULATION PLANS |
| C302 | PARKING PLANS |
| C303 | OPEN SPACE PLAN |
| CS101 | SURVEY OT-26, OT-31, OT-22 |
| CS102 | SURVEY OT-40-A, OT-40-C-X, OT-55 |
| CS103 | SURVEY OT-40-C-1, OT-33-X, OT-50-A-X |
| CS104 | SURVEY OT-45, OT-46, OT-39, OT-38-C, OT-38-A-X, OT-32-X |
| CS105 | SURVEY OT-117 |
| ES101 | SITE ILLUMINATION PLAN |
| ES102 | SITE ILLUMINATION PLAN |
| ES103 | SITE ILLUMINATION PLAN |

OAKLEY CITY CENTER

Drawings For:

Document Date:
MAY 1, 2025

Project Status:
PROGRESS SET

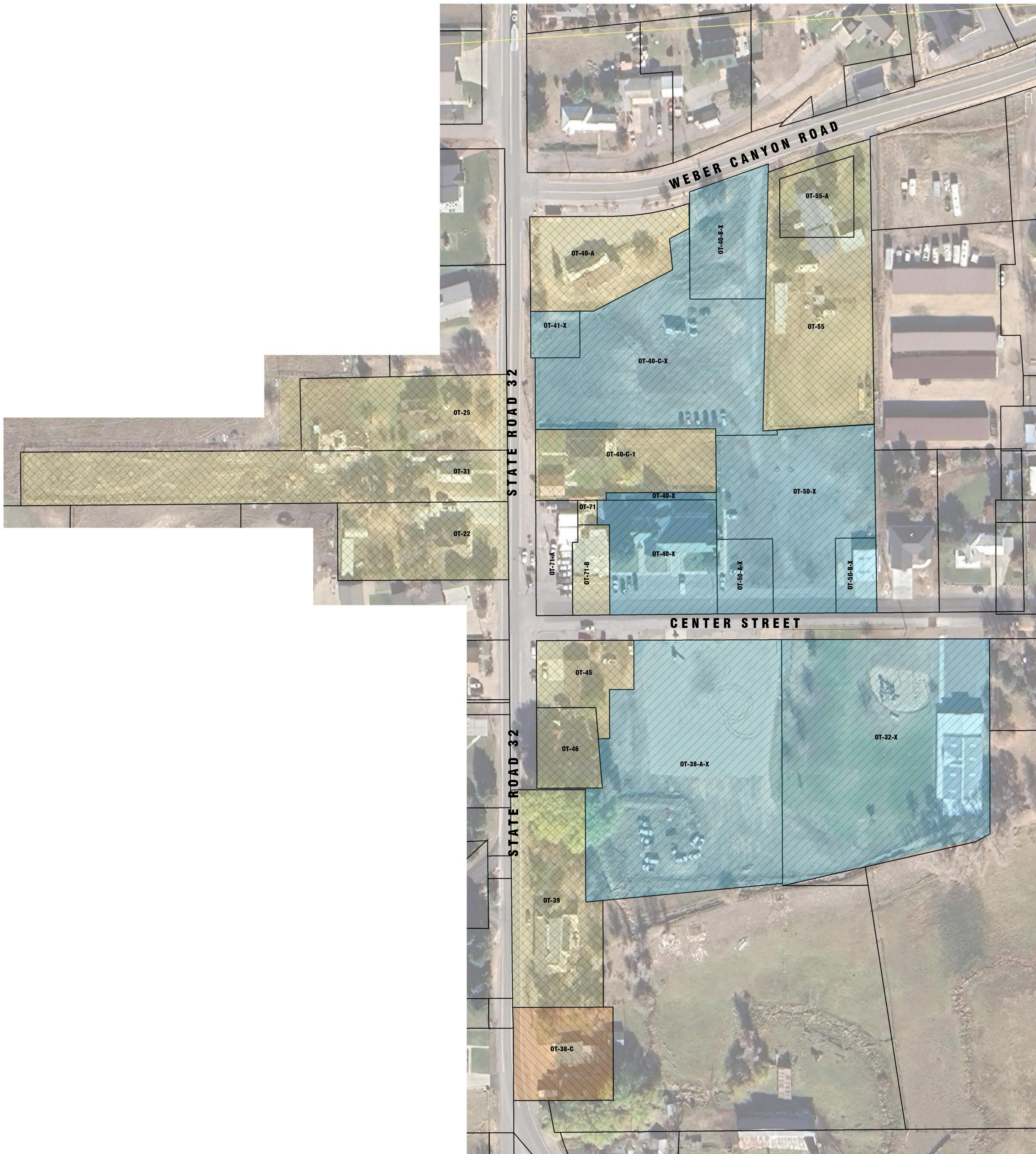
PROJECT #: **TMM**
DRAWN BY: **TMM**
CHECKED BY: **TMM**
SCALE: **As indicated**

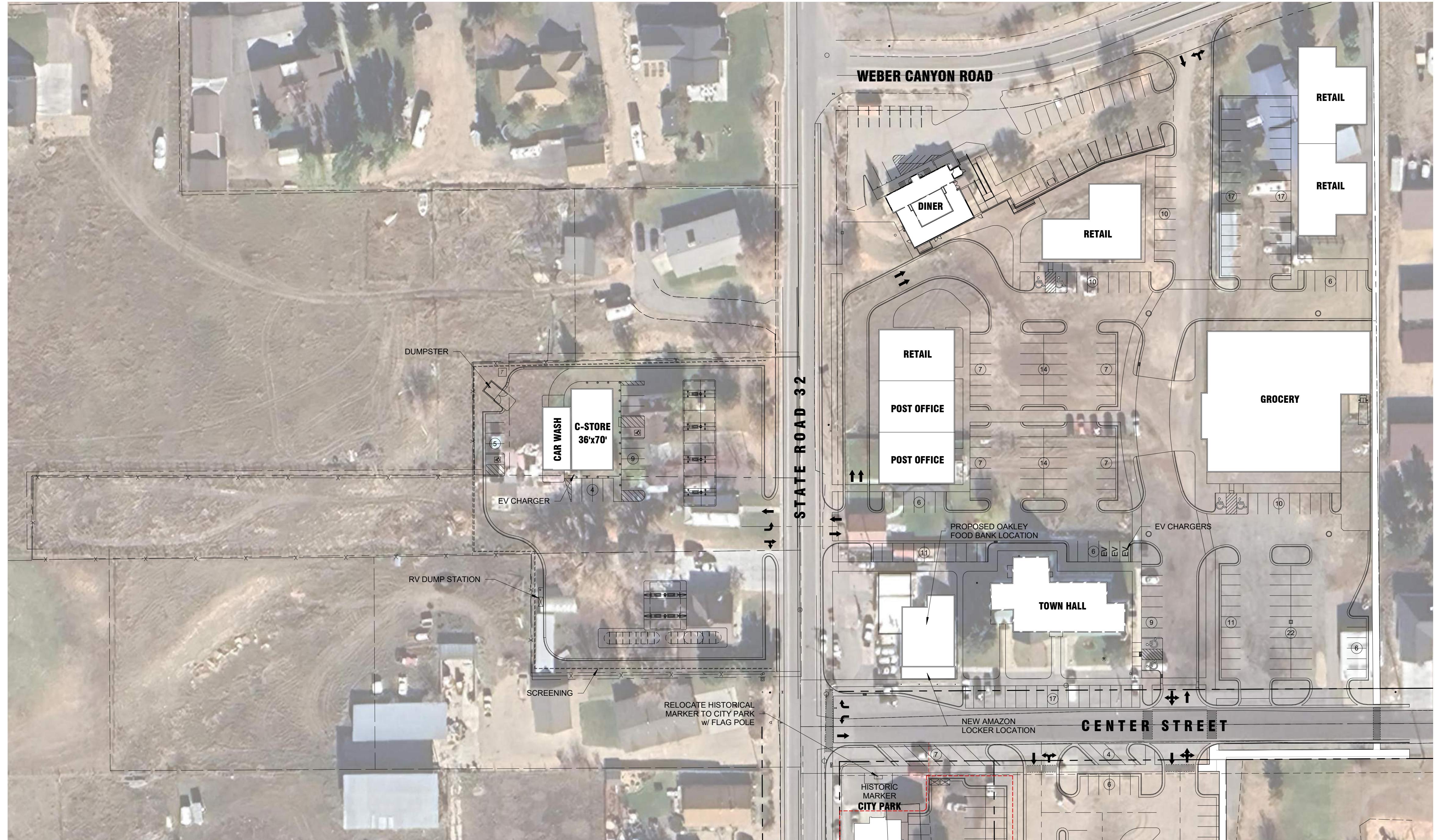
NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

| NO | DATE | ISSUE |
|----|----------|-------------------|
| 1 | 01.01.24 | DESIGN REVIEW SET |

ALL FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, REGULATIONS, ETC.
SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND
SHALL TAKE PRIORITY OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED
WHERE SAME ARE AT VARIANCE.

OWNERSHIP MAP





OAKLEY CITY CENTER

Drawings For:

Document Date:
MARCH 28, 2025

Project Status:
PROGRESS SET

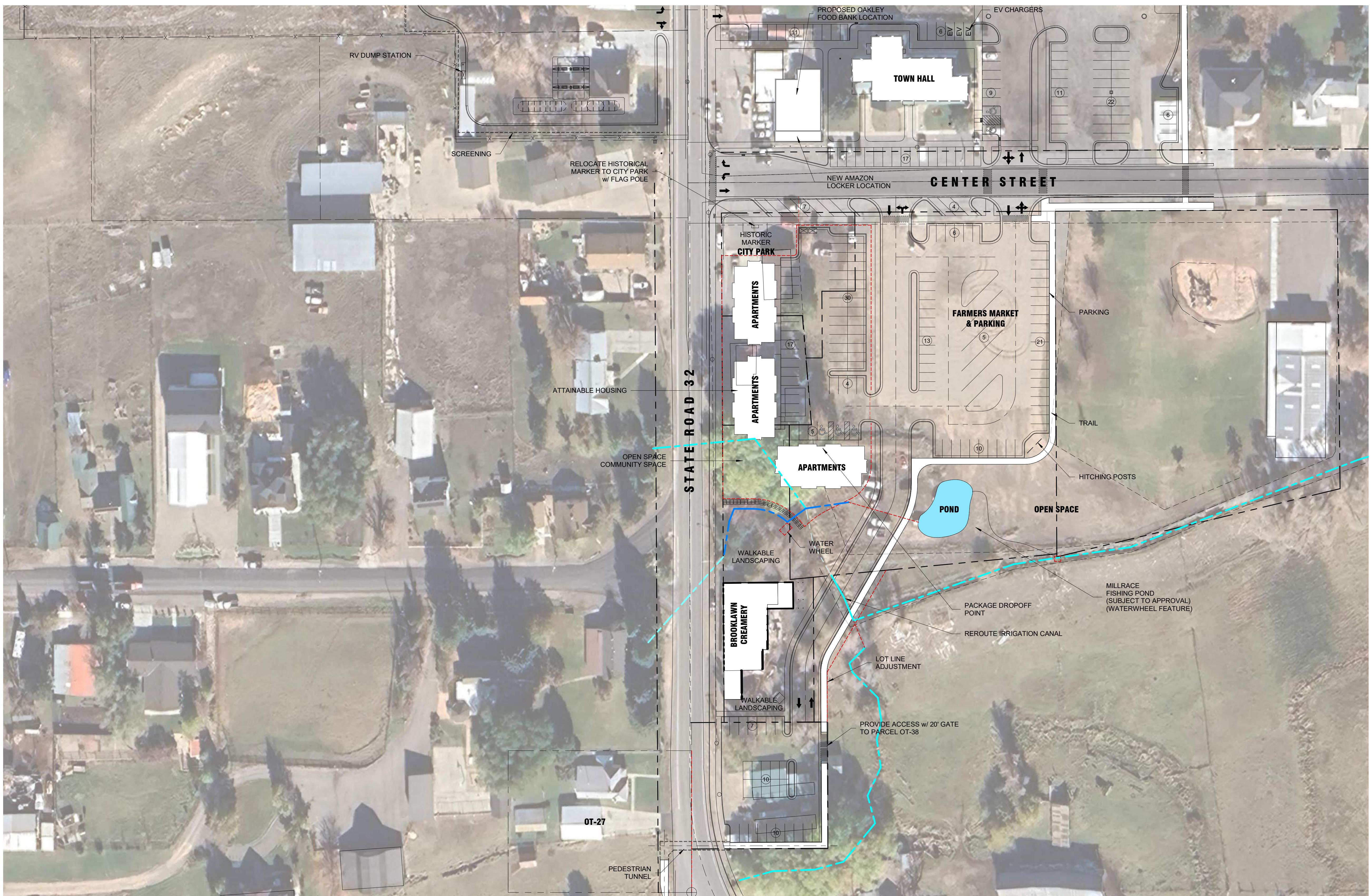
PROJECT #: TMM
DRAWN BY: TMM
CHECKED BY: TMM
SCALE: 1" = 50'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO DATE ISSUE
1 01.01.24 DESIGN REVIEW SET

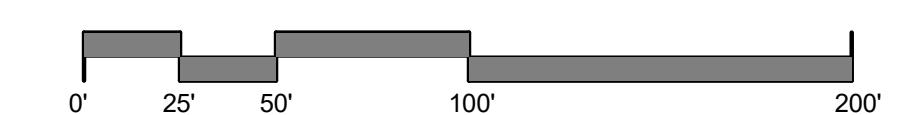
ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC.
SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND
SHALL TAKE PRIORITY OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED
WHERE SAME ARE AT VARIANCE.

MASTER PLAN



1 SITE PLAN - MASTER PLAN - CENTER STREET

SCALE: 1" = 50'-0"



OAKLEY CITY CENTER

Drawings For:

Document Date:
MARCH 28, 2025

Project Status:
PROGRESS SET

PROJECT #: TMM
DRAWN BY: TMM
CHECKED BY: TMM
SCALE: 1" = 50'-0"

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO DATE ISSUE
1 01.01.24 DESIGN REVIEW SET

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC.
SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND
SHALL TAKE PRIORITY OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED
WHERE SAME ARE AT VARIANCE.

MASTER PLAN



OAKLEY CITY CENTER

Drawings For:

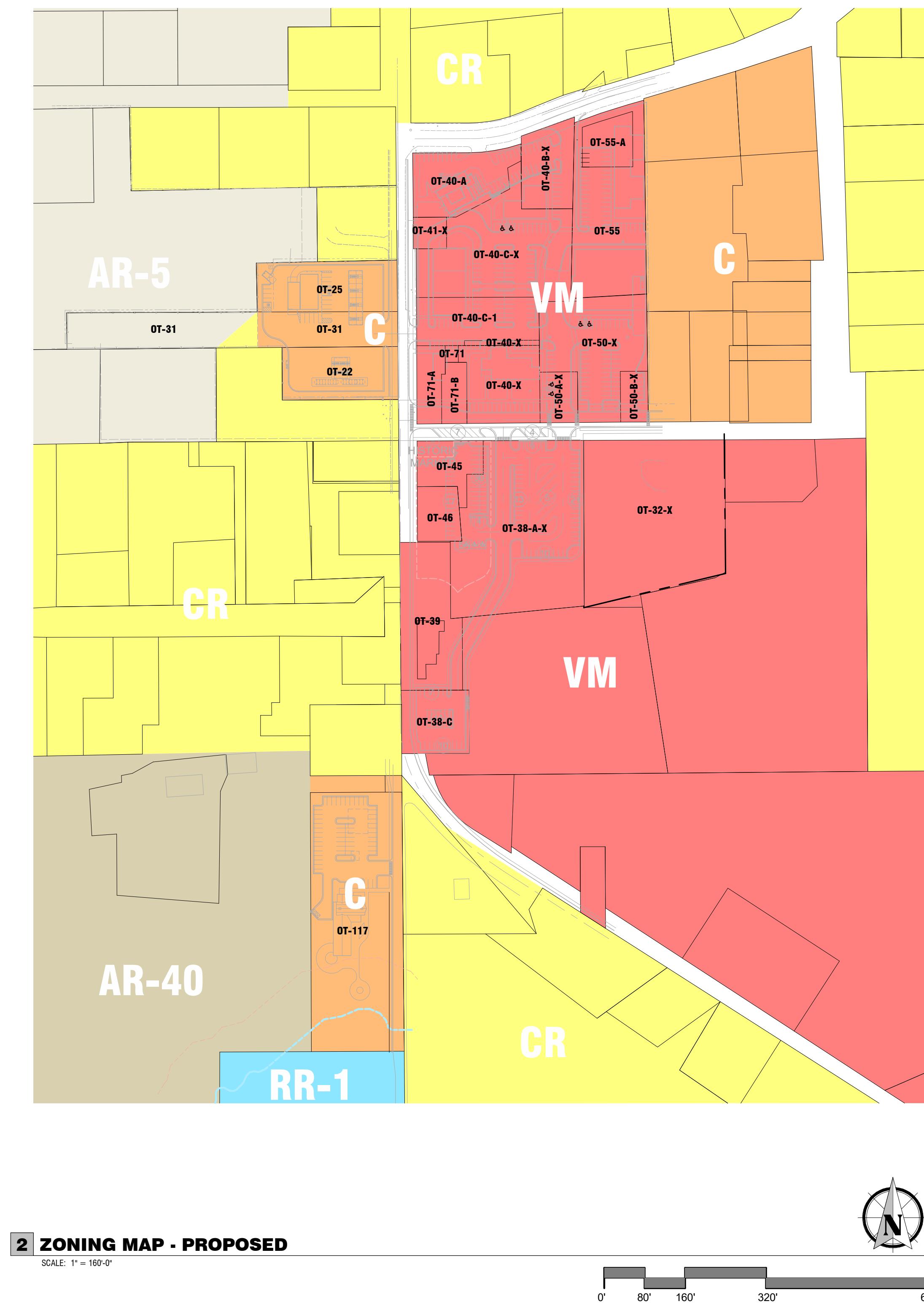
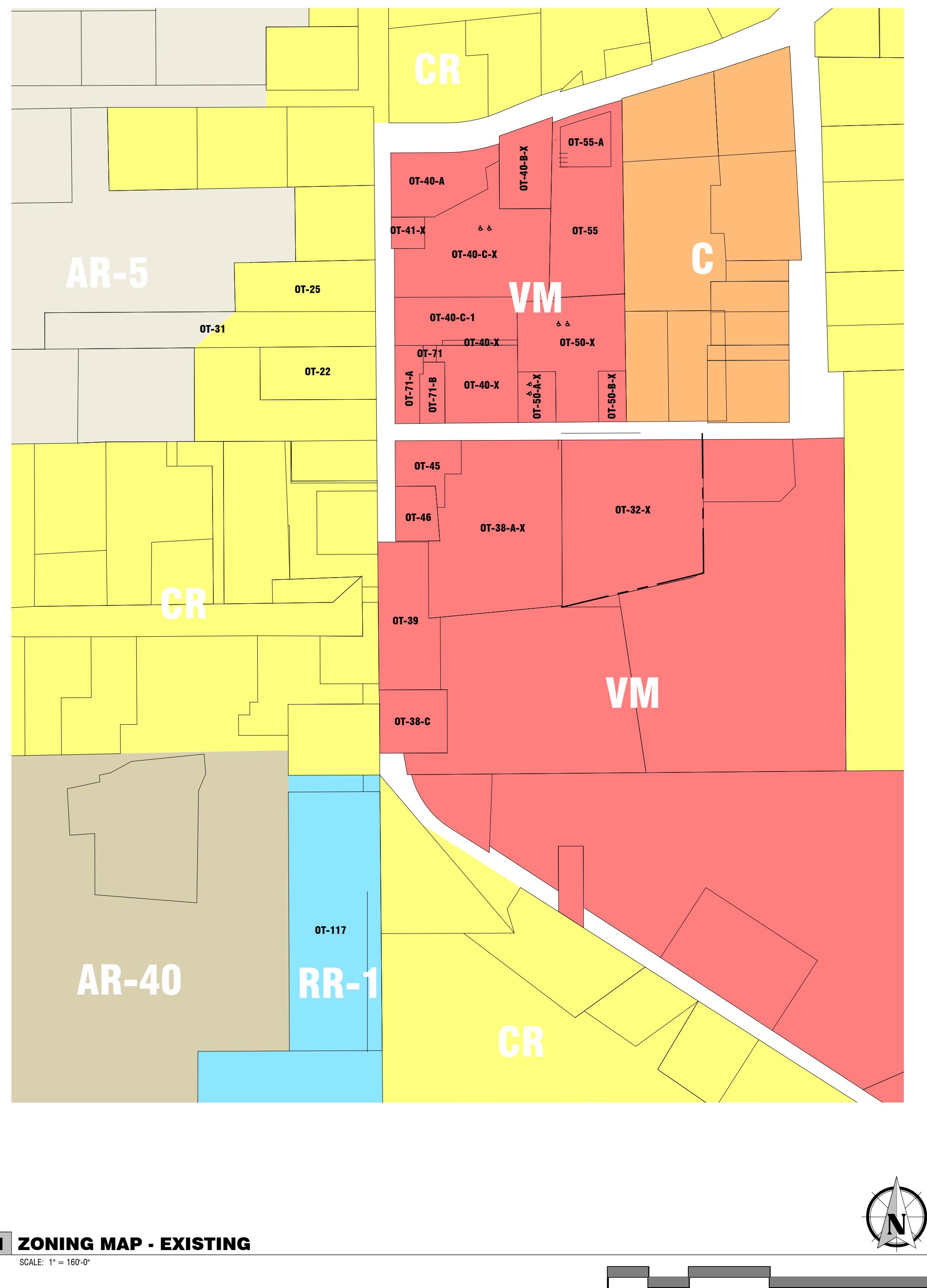
Document Date:
MARCH 28, 2025

Project Status:
PROGRESS SET

PROJECT #: **TMM**
DRAWN BY: **TMM**
CHECKED BY: **TMM**
SCALE: **As indicated**

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO DATE ISSUE



ZONE LEGEND

- AR-5: AGRICULTURAL RESIDENTIAL 5
- AR-40: AGRICULTURAL RESIDENTIAL 40
- C: COMMERCIAL
- CR: COMMUNITY RESIDENTIAL
- RR-1: RURAL RESIDENTIAL 1
- VM: VILLAGE MIXED USE

C201

OAKLEY CITY CENTER

Drawings For:

Document Date:
MARCH 28, 2025

Project Status:
PROGRESS SET

PROJECT #: **TMM**
DRAWN BY: **TMM**
CHECKED BY: **TMM**
SCALE: **As indicated**

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

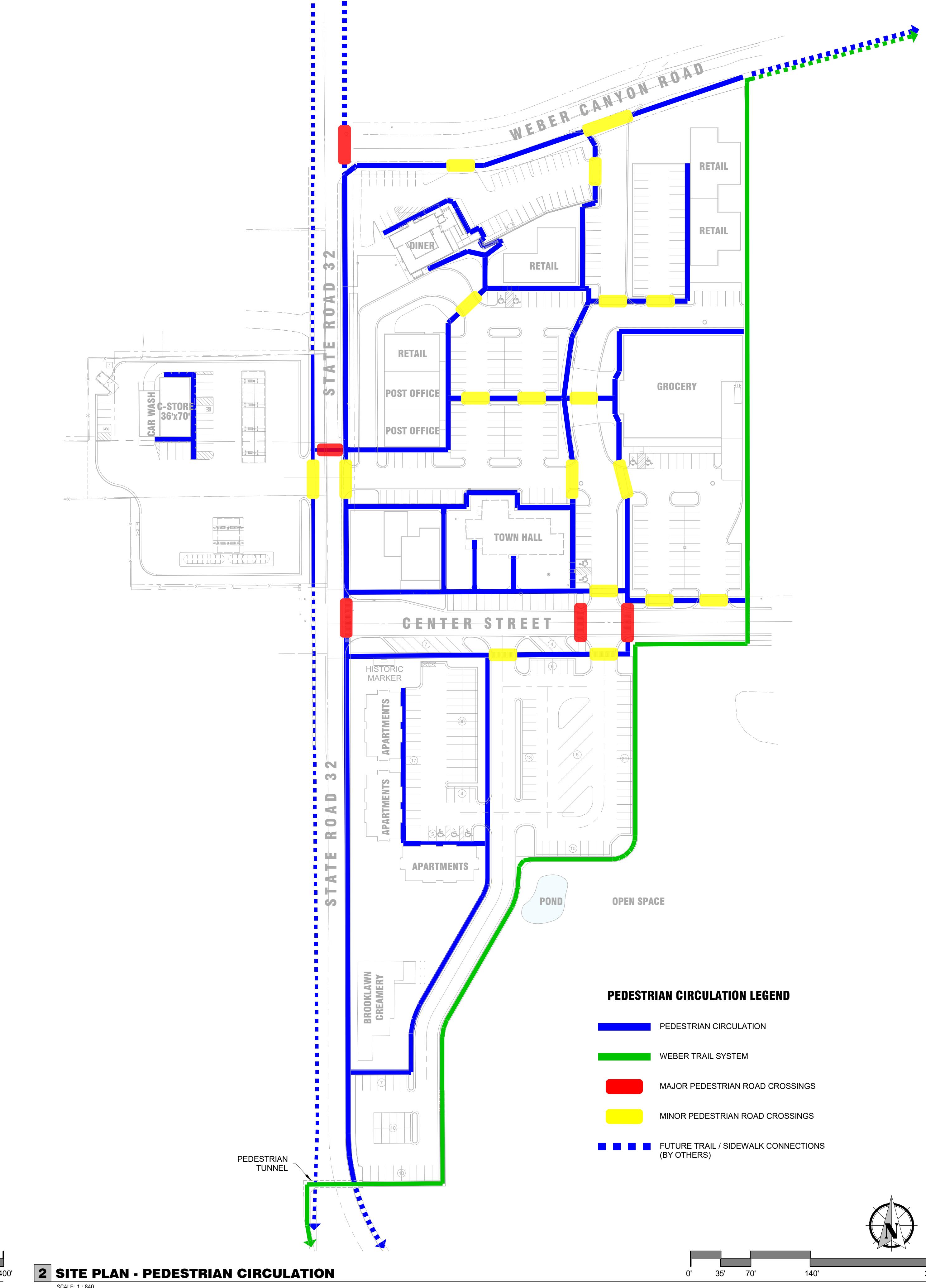
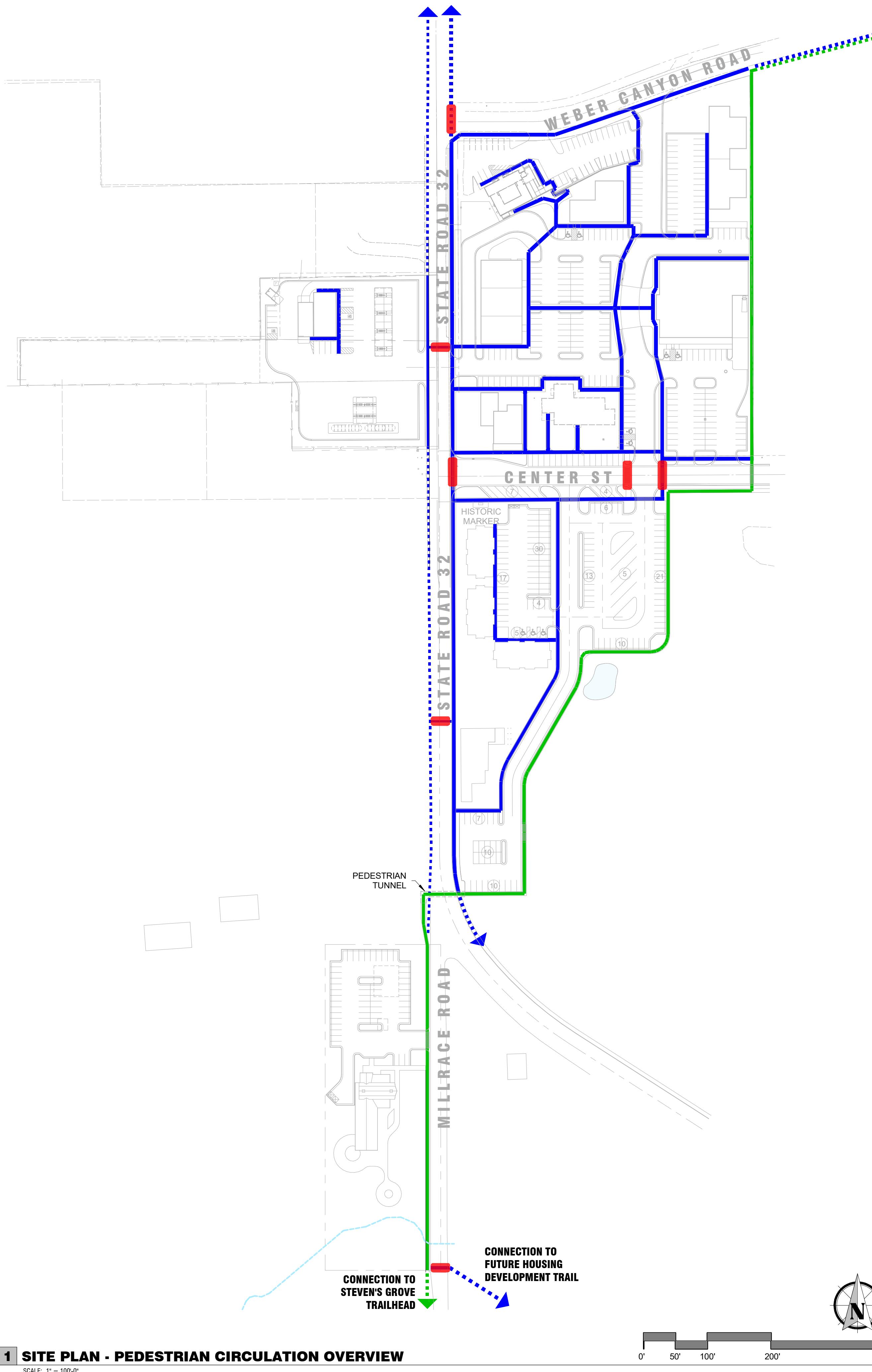
NO DATE ISSUE

1 01.01.24 DESIGN REVIEW SET

ALL FEDERAL, STATE, AND LOCAL ORDINANCES, REGULATIONS, ETC.
SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND
SHALL TAKE PRIORITY OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED
WHERE SAME AT VARIANCE.

PEDESTRIAN CIRCULATION PLANS

C301



PEDESTRIAN CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION (Blue line)
- WEBER TRAIL SYSTEM (Green line)
- MAJOR PEDESTRIAN ROAD CROSSINGS (Red box)
- MINOR PEDESTRIAN ROAD CROSSINGS (Yellow box)
- FUTURE TRAIL / SIDEWALK CONNECTIONS (BY OTHERS) (Dashed blue line)

OAKLEY CITY CENTER

Drawings For:

Document Date:
MARCH 28, 2025

Project Status:
PROGRESS SET

PROJECT #: **TMM**
DRAWN BY: **TMM**
CHECKED BY: **TMM**
SCALE: **As indicated**

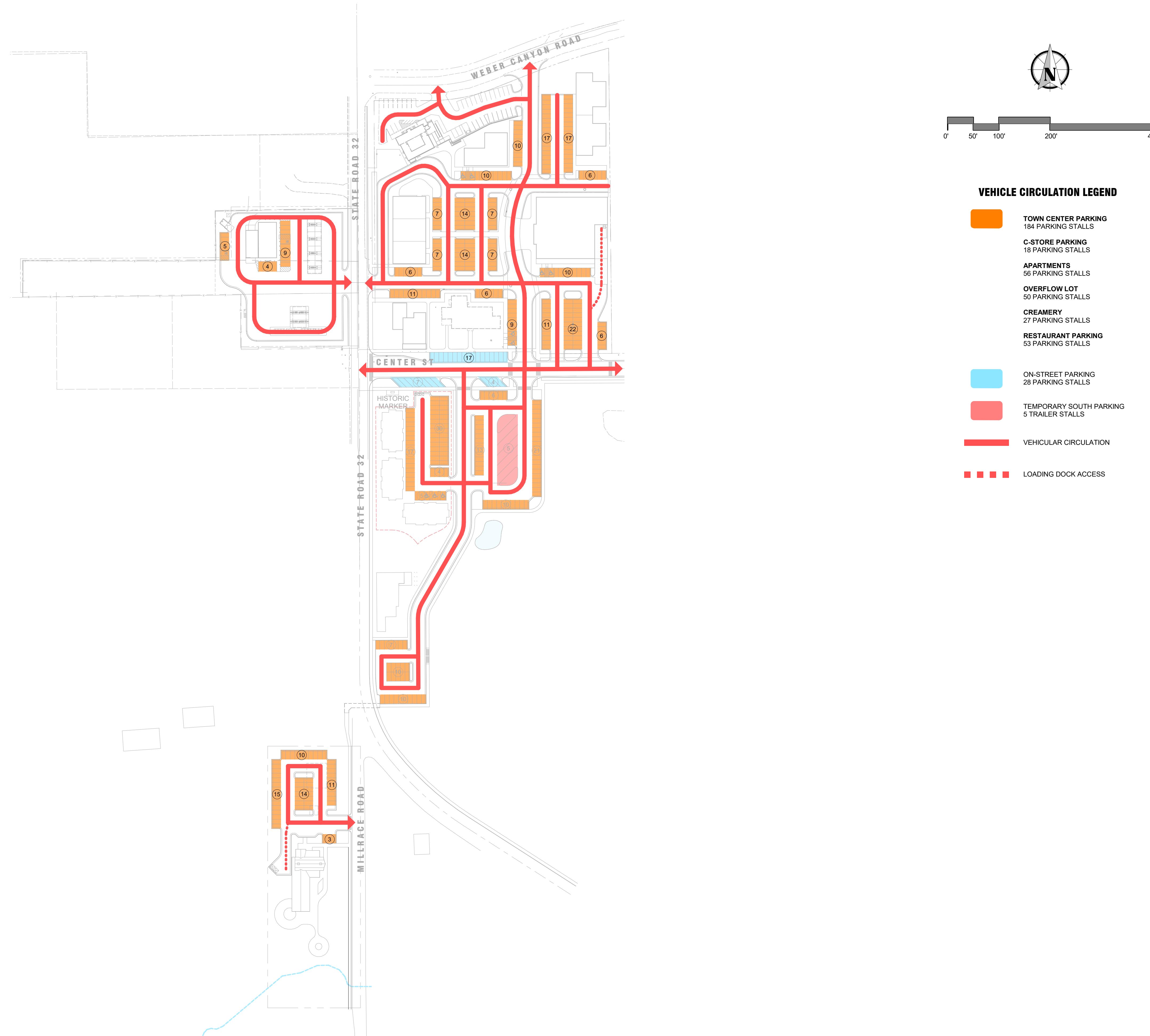
NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO DATE ISSUE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC.
SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND
SHALL TAKE PRIORITY OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED
WHERE SAME ARE AT VARIANCE.

PARKING PLANS

C302



OAKLEY CITY CENTER

Drawings For:

Document Date:
03/29/25

Project Status:
PROGRESS SET

PROJECT #: DRAWN BY: Author
DRAWN BY: CHECKED BY: Checker
SCALE: As indicated

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO DATE ISSUE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC.
SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND
SHALL TAKE PRIORITY OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED
WHERE SAME ARE AT VARIANCE.

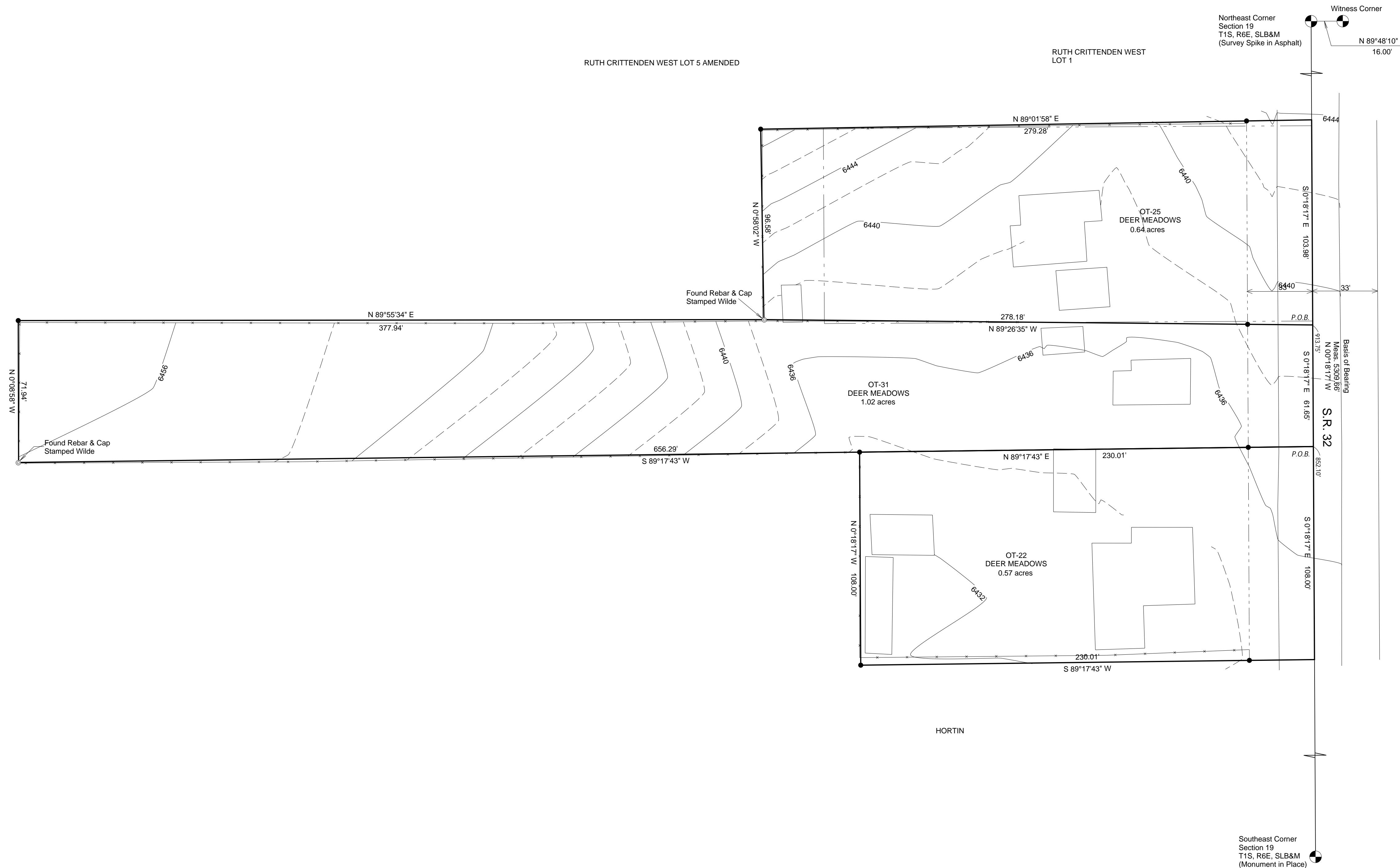
OPEN SPACE PLAN



30 0 30 60

Scale 1 Inch = 30 Feet

RUTH CRITTENDEN WEST LOT 5 AMENDED



Survey Description OT-25

A tract of land being part of the Southeast 1/4 of Section 19, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate System (NAD83) described as follows:

Beginning at a point which is North 0°18'17" West 913.75 feet along the Section Line and running thence North 89°26'35" West 278.18 feet to the Ruth Crittenden West Subdivision; thence North 0°58'02" West 96.58 feet along said subdivision; thence North 89°01'58" East 279.28 feet along said subdivision to the Section Line; thence South 0°18'17" East 103.98 feet to the POINT OF BEGINNING; said described tract containing 0.64 Acres, more or less.

Survey Description OT-31

A tract of land being part of the Southeast 1/4 of Section 19, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate System (NAD83) described as follows:

Beginning at a point which is North 00°18'17" West 852.10 feet along the Section Line and running thence South 89°17'43" West 656.29 feet to the Ruth Crittenden West Subdivision; thence North 0°08'58" West 71.94 feet along said subdivision; thence North 89°55'34" East 377.94 feet along said subdivision; thence South 89°26'35" East 278.18 feet to the Section Line; thence South 0°18'17" East 61.65 feet to the POINT OF BEGINNING; said described tract containing 1.02 Acres, more or less.

Survey Description OT-22

A tract of land being part of the Southeast 1/4 of Section 19, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate System (NAD83) described as follows:

Beginning at a point which is North 00°18'17" West 852.10 feet along the Section Line and running thence South 89°18'17" West 108.00 feet along the Section Line; thence South 89°17'43" West 230.01 feet; thence North 0°18'17" West 108.00 feet to and along an existing line of fence; thence North 89°17'43" East 230.01 feet to the POINT OF BEGINNING; said described tract containing 0.57 Acres, more or less.

Narrative

1. Steve Smith & Deer Meadows requested a boundary survey for Parcels OT-25, OT-31 and OT-22. All being part of the Southeast 1/4 of Section 19, T1S, R6E, SLB&M.
2. The basis of bearing used for this survey is North 00° 18' 17" West between the Southeast and Northeast Corners of Section 19.
3. There is a gap in the record description on the west end of Parcel OT-25 over to the Ruth Crittenden West Subdivision. This survey is correcting the description to include that area.

Surveyor Certificate

I Paul Ferry, a Licensed Professional Land Surveyor as prescribed by the Laws of the State of Utah and holding License No. 368358, do hereby certify that I have made a survey, or a field survey was made under my direction of the described property and that the plat hereon is a true and correct representation of said survey.



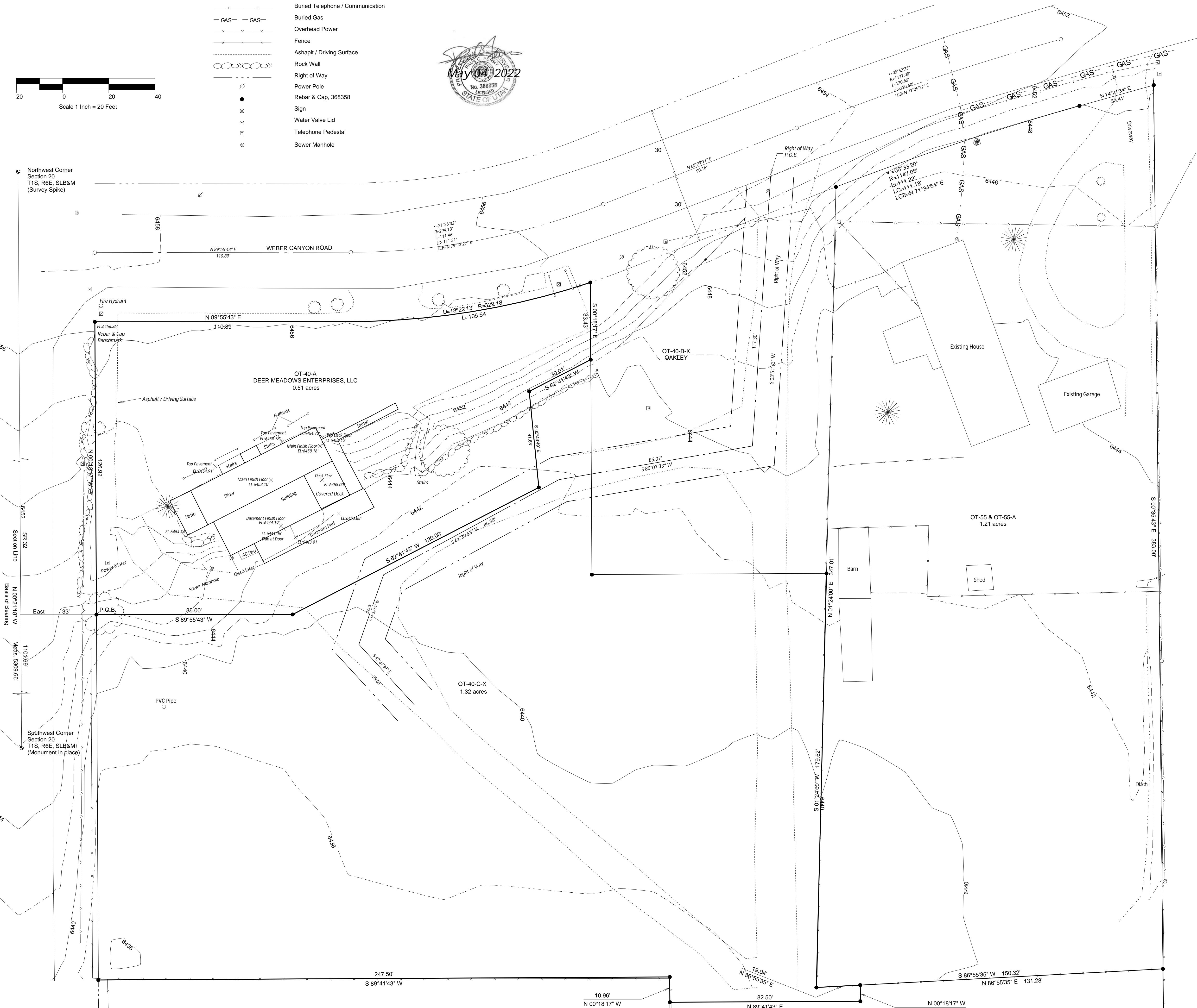
RECORD OF SURVEY
Prepared For: Steve Smith & Deer Meadows
Parcels OT-25, OT-31 & OT-22
Being part of the Southeast 1/4 of Section 19, T1S, R6E, SLB&M
Oatley, Summit County, Utah

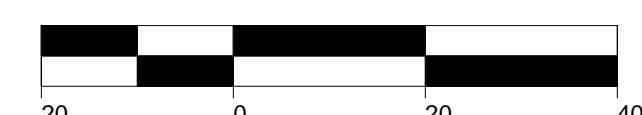
HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
(435) 336-4210

COMMENTS:
SHEET 1 OF 1

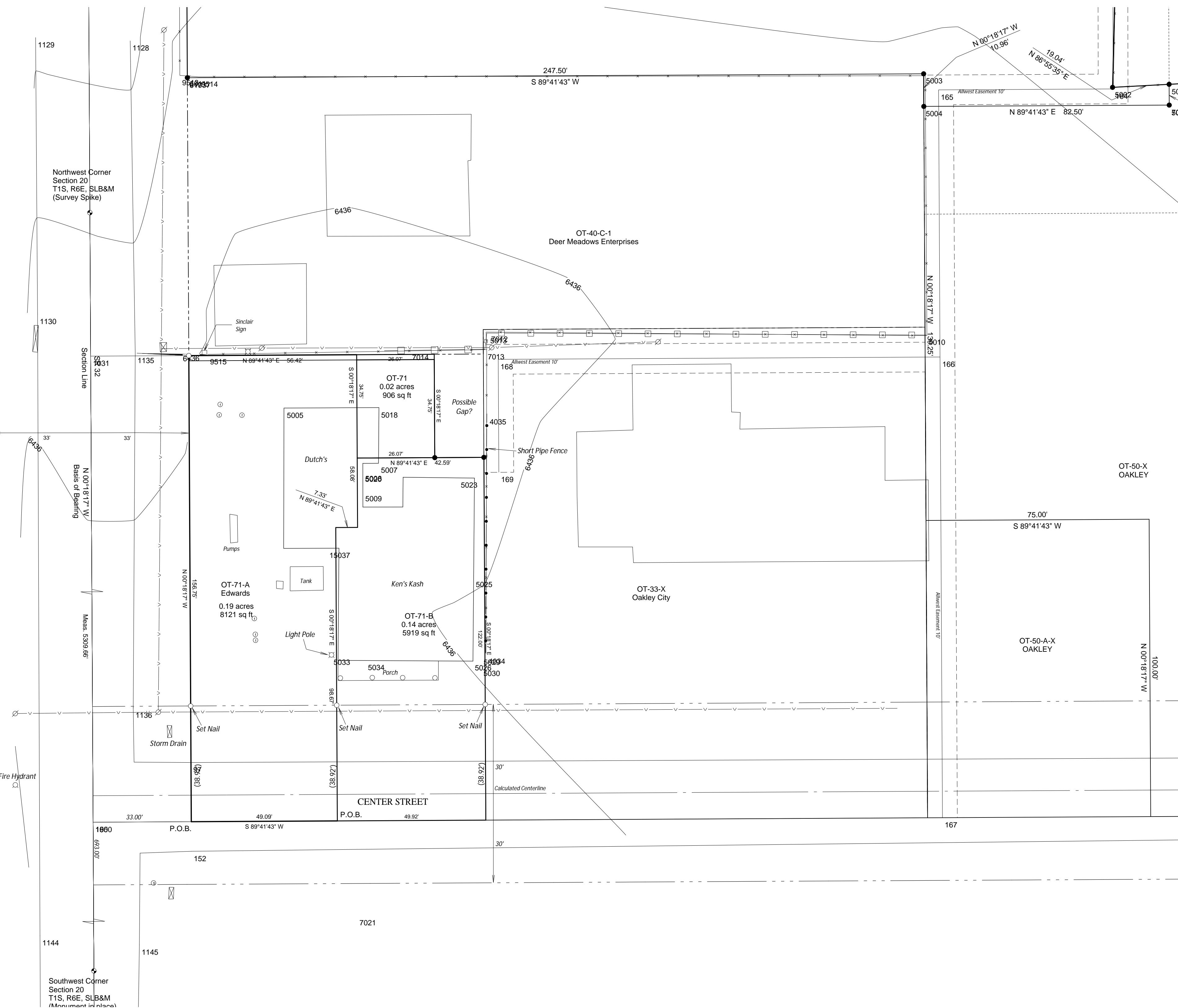
DRAWN BY:
PROJECT NO.:
PCN FILE:
DATE:

CS101





Scale 1 Inch = 20 Feet



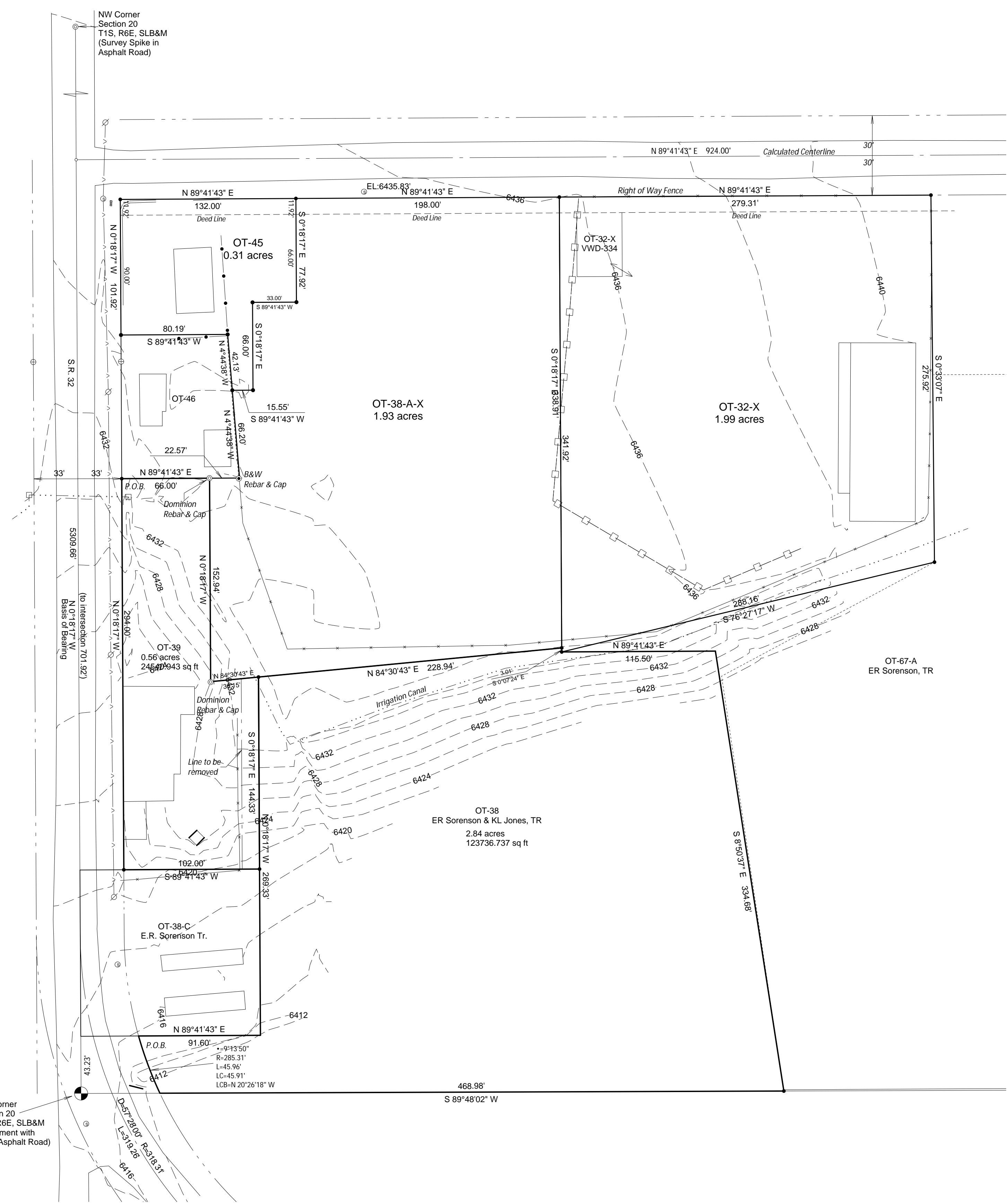
RECORD OF SURVEY

Prepared For: Steve Smith
Survey of Parcels OT-71-A
Oakley, Summit County, Utah

Part of the SW 1/4 of Section 20, T1S, R6E, SLB&M

CS103

50 0 50 100
1 Inch = 50 Feet



Survey Description Parcel OT-39
A tract of land being part of the Southwest 1/4 of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate System (NAD83) which has a bearing of North 00°18'17" West between the Southwest and Northwest Corner of said Section 20 described as follows:
Beginning at a point which is North 00°18'17" West 43.23 feet along the Section Line and East 43.40 feet from the Southwest Corner of Section 20, T1S, R6E, SLB&M and running thence North 89°41'43" East 66.00 feet; thence North 0°18'17" West 269.33 feet; thence North 84°30'43" East 228.94 feet; thence South 0°18'17" East 152.94 feet to an existing rebar and cap stamped "Dominion"; thence North 84°30'43" East 36.15 feet; thence South 0°18'17" East 144.33 feet; thence South 89°41'43" West 102.00 feet more or less to the right of way line of S.R. 32; thence North 0°18'17" West 294.00 feet along said Right of Way to the POINT OF BEGINNING; said described tract containing 0.56 Acres, more or less.

Survey Description Parcel OT-38
A tract of land being part of the Southwest 1/4 of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate System (NAD83) which has a bearing of North 00°18'17" West between the Southwest and Northwest Corner of said Section 20 described as follows:
Beginning at a point which is North 00°18'17" West 43.23 feet along the Section Line and East 43.40 feet from the Southwest Corner of Section 20, T1S, R6E, SLB&M and running thence North 89°41'43" East 61.60 feet; thence North 0°18'17" West 269.33 feet; thence North 84°30'43" East 228.94 feet; thence South 0°18'17" East 334.68 feet to the section line; thence South 89°48'02" West 468.98 feet along the section line more or less to the right of way line of S.R. 32; thence 45.96 feet more or less to the arc of a 285.31 foot radius curve to the right, (Long Chord Bears North 20°26'18" West, 45.91') to the POINT OF BEGINNING; said described tract containing 2.84 Acres, more or less.

Narrative
1. Todd Bowthorpe requested a boundary survey of the parcels described above for the purpose of adjusting the boundary of OT-39, easterly 13 feet as shown in OT-38.
2. The Basis of Bearing used for this survey is the Utah North State Plane Coordinate System (NAD 83). This results in a bearing of North 0°18'17" West between the Southwest and Northwest Corners of Section 20, T1S, R6E, SLB&M.

Surveyor Certificate
I Paul Ferry, a Licensed Professional Land Surveyor as prescribed by the Laws of the State of Utah and holding License No. 368358, do hereby certify that I have made a survey, or a field survey was made under my direction of the described property by and that the plat hereon is a true and correct representation of said survey.

February 25, 2025
No. 368358
LICENED
STATE OF UTAH

RECORD OF SURVEY
Survey of Parcels OT-39, OT-38
Part of the SW 1/4 of Section 20, T1S, R6E, SLB&M
Oakley, Summit County Utah

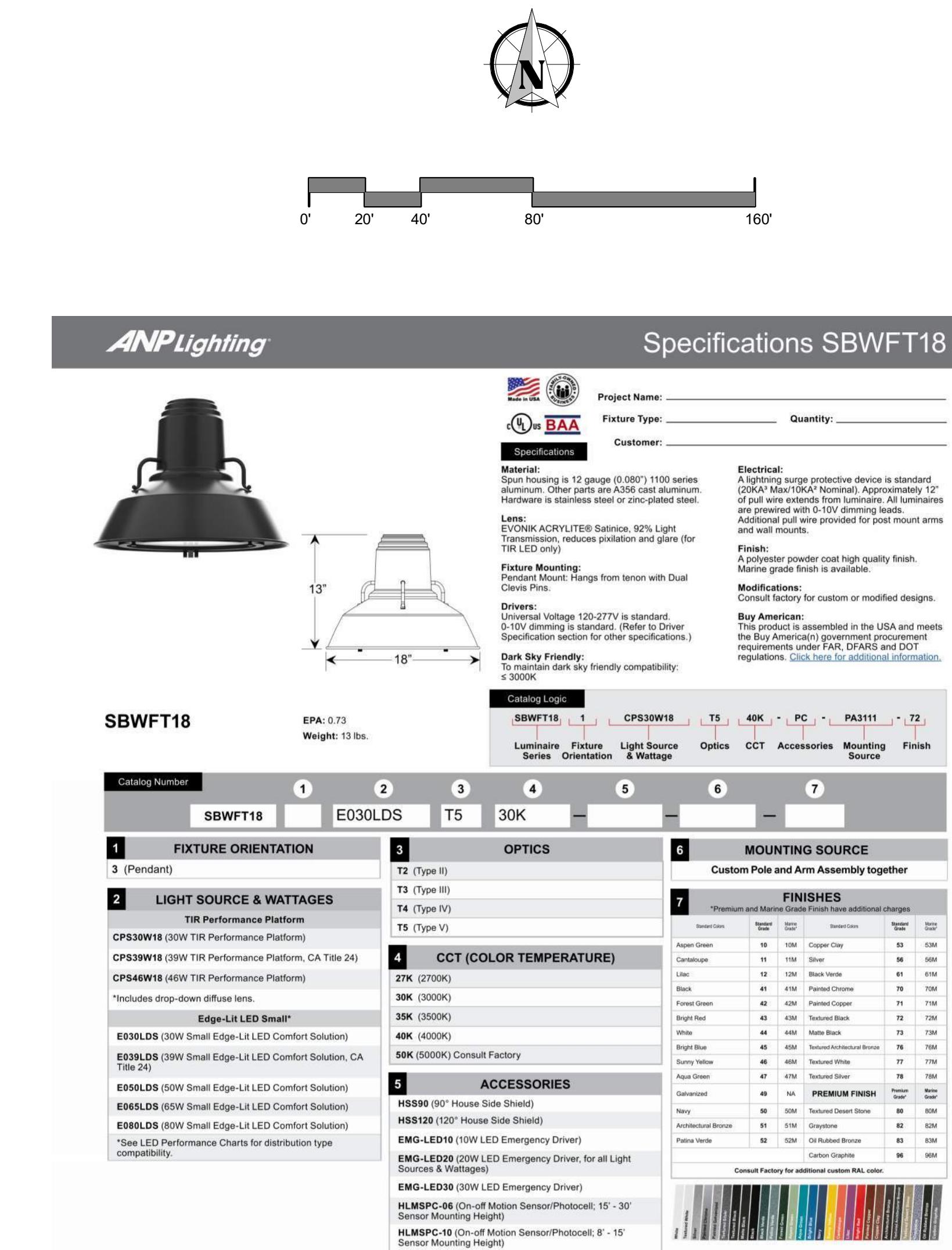
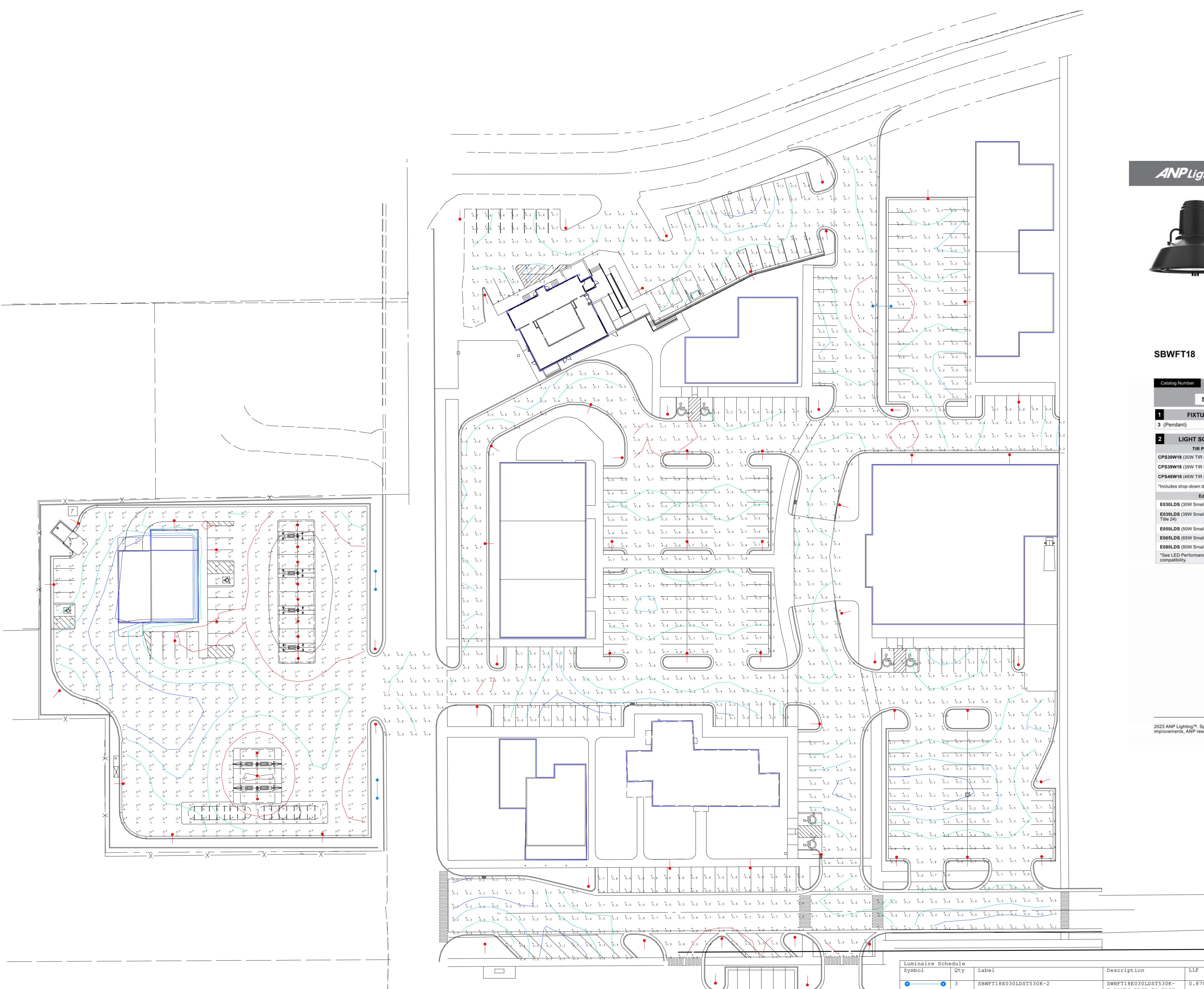
HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
Coalville, Utah 84017
(435) 336-4210

SHEET 1 OF 1

COMMENTS:

| | |
|--------------|--------------|
| SURVEYED BY: | DRAWN BY: |
| PCS FILE: | PROJECT NO.: |
| DATE: | |

CS104



1 SITE ILLUMINATION PLAN - TOWN CENTER NORTH

OAKLEY CITY CENTER

Drawings For:

Document Date:
MAY 1, 2025

Project Status:
PROGRESS SET

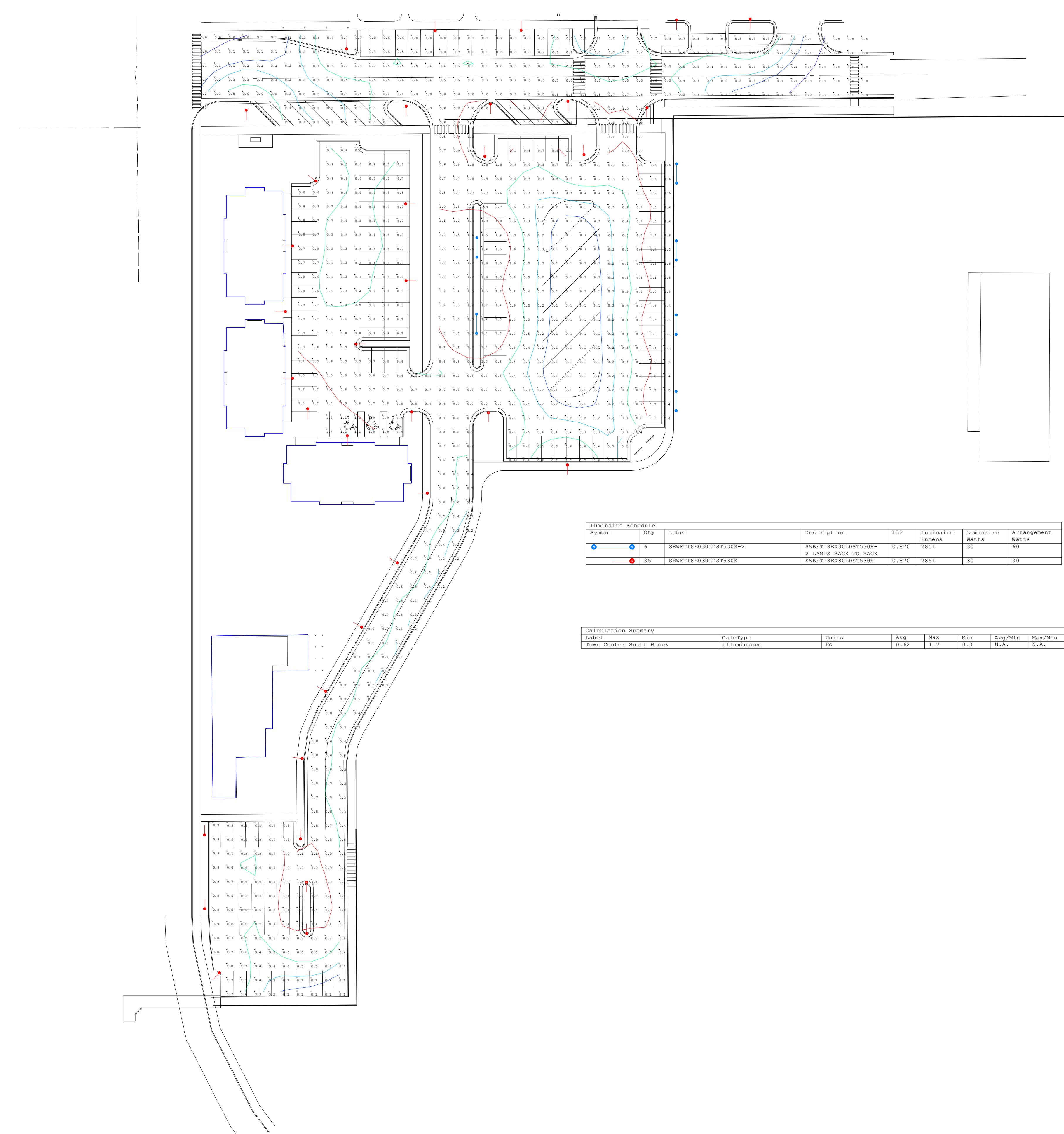
PROJECT #: **TMM**
DRAWN BY: **TMM**
CHECKED BY: **TMM**
SCALE: **1" = 40'-0"**

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO DATE ISSUE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC.
SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND
SHALL TAKE PRIORITY OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED
WHERE SAME ARE AT VARIANCE.

SITE ILLUMINATION PLAN



OAKLEY CITY CENTER

Drawings For:

Document Date:
MAY 1, 2025

Project Status:
PROGRESS SET

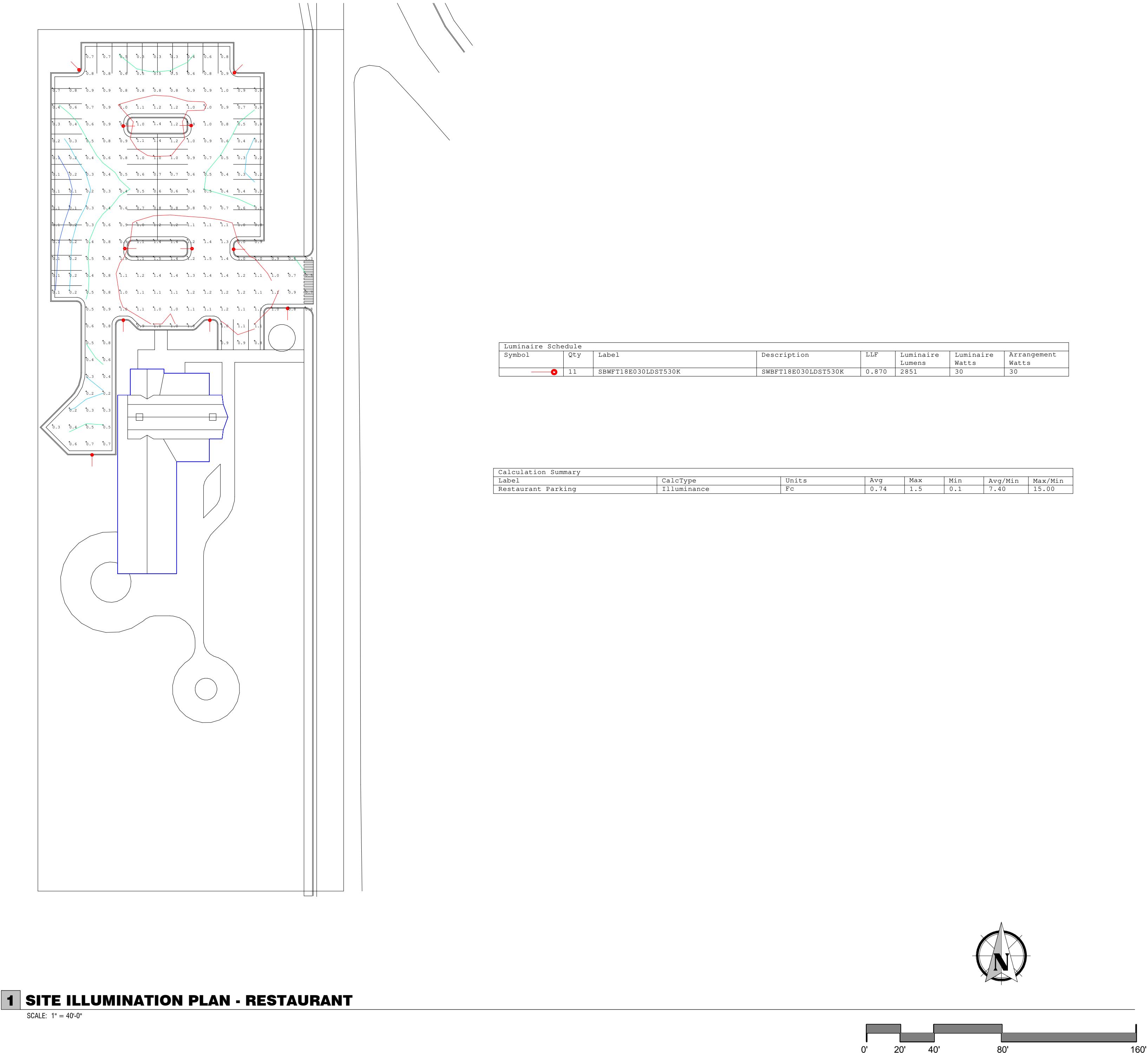
PROJECT #: **TMM**
DRAWN BY: **TMM**
CHECKED BY: **TMM**
SCALE: **1" = 40'-0"**

NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

NO DATE ISSUE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC.
SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND
SHALL TAKE PRIORITY OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED
WHERE SAME ARE AT VARIANCE.

SITE ILLUMINATION PLAN



City Center – Concept Design

1 2 3 4 5 6

BARN RETAIL ELEVATION

MAIN STREET ELEVATION

GROCERY ELEVATION

RETAIL ELEVATION

Weathered timber and board-form concrete combined to create a modern expression of a rustic agricultural history and barn aesthetic.

The combination of brick and timber planks creates a captivating main street design with a historical and traditional aesthetic.

Weathered timber and rustic stone are used to evoke the agricultural heritage of Oakley, particularly its iconic barns and silos.

Traditional and contemporary brick and rustic stone are used to honor the historical architectural past.

7/18/2023 1:13:11 PM

1 2 3 4 5 6

OAKLEY STENA CONCEPT GATHERING - 07.19.23

Enter address here

DATE

PROJECT NUMBER Project Number

CONCEPT DESIGN

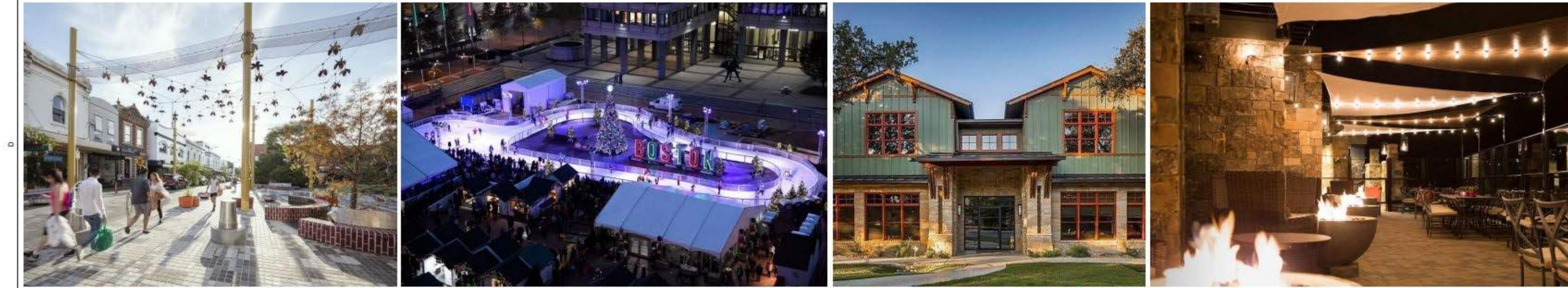
A102

9

City Center - Concept Design



FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
801.621.6186 • FFKR.COM



Enter address here
STENA
CONCEPT GATHERING - 07.19.23



City Center – Concept Design



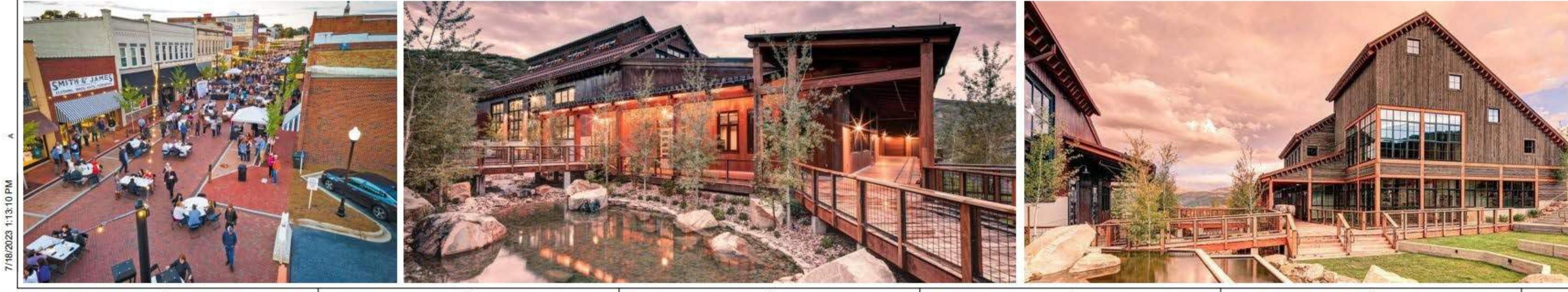
FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
• 801.521.6186 • FFKR.COM



OAKLEY Enter address here
STENA CONCERT GATHERING 07 10 22



DATE
REVISION



City Center –



FFKR ARCHITECTS
700 Pacific Avenue • Salt Lake City, Utah 84104
• 801.221.5186 • FFKR.COM

OAKLEY
Enter address here
STENA
CONCEPT GATHERING - 07.19.23

PROJECT NUMBER: Project Number:
CONCEPT IMAGES

A102