

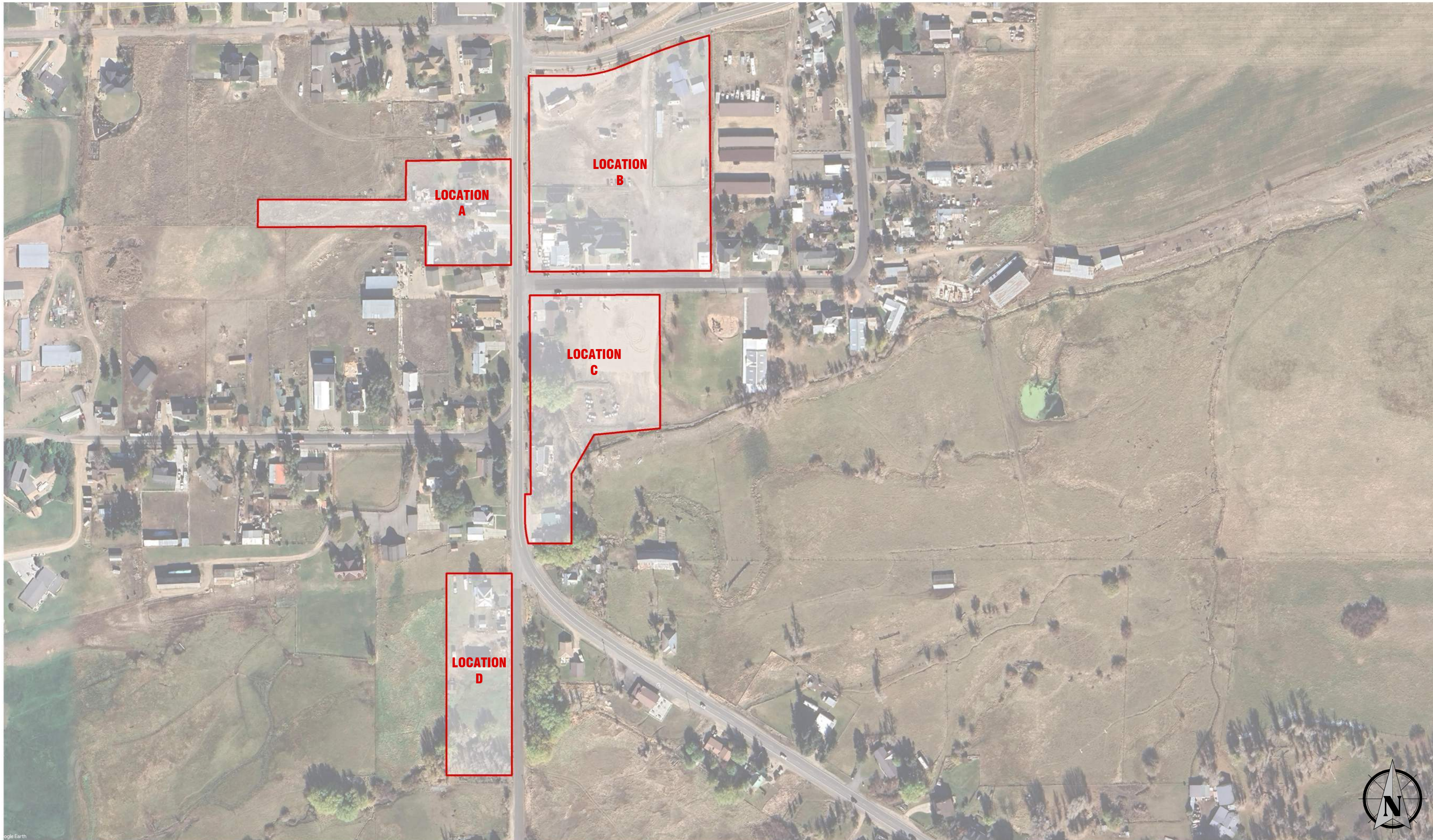
# OAKLEY TOWN CENTER

OAKLEY CITY, UT

MAY 1, 2025



3500 US HWY 40, Ste A  
Daniel, Utah 84032  
(435) 352-1920  
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## 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:	

OAKLEY CITY CENTER

Drawings For:

Document Date:  
MAY 1, 2025

Project Status:  
PROGRESS SET

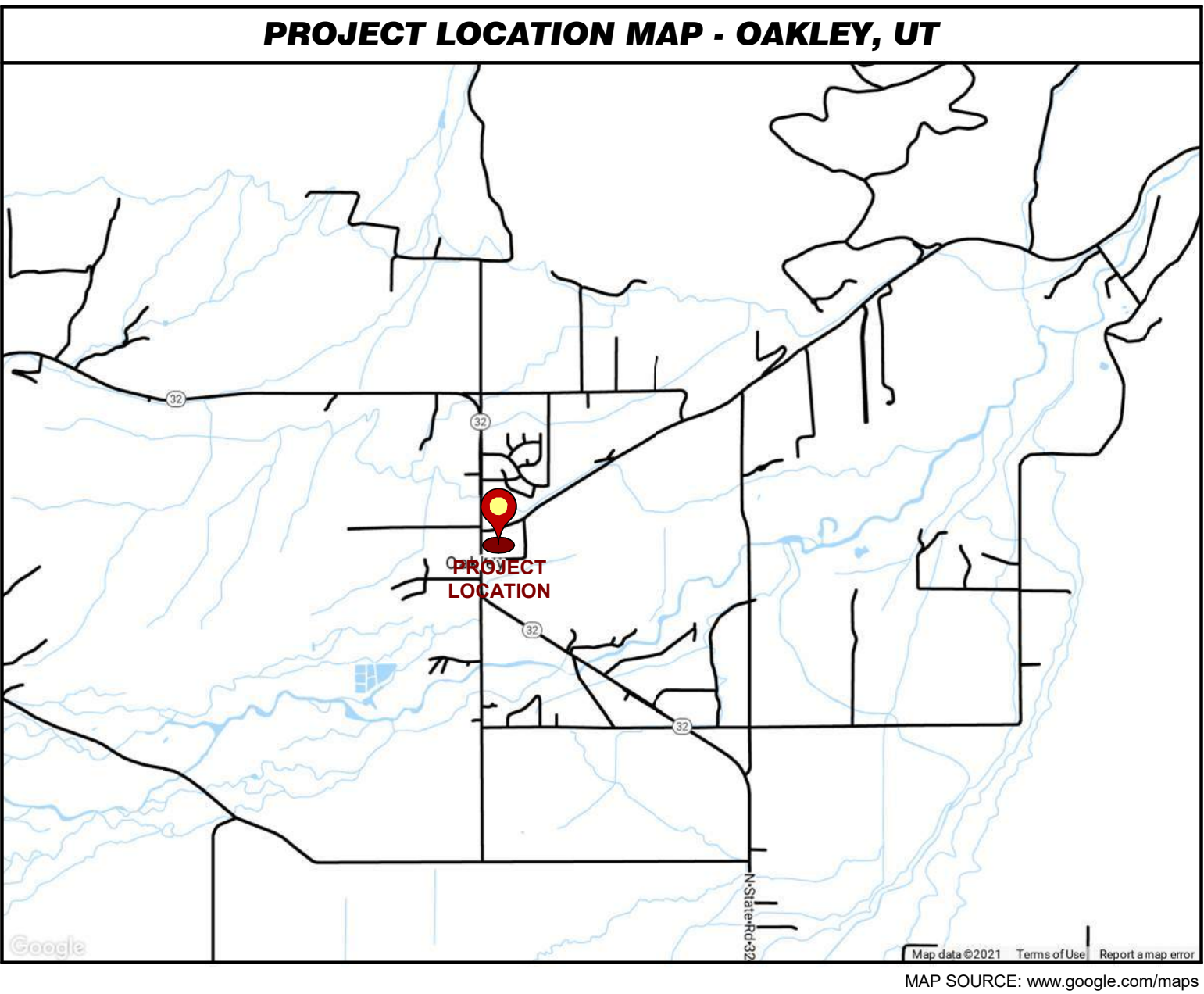
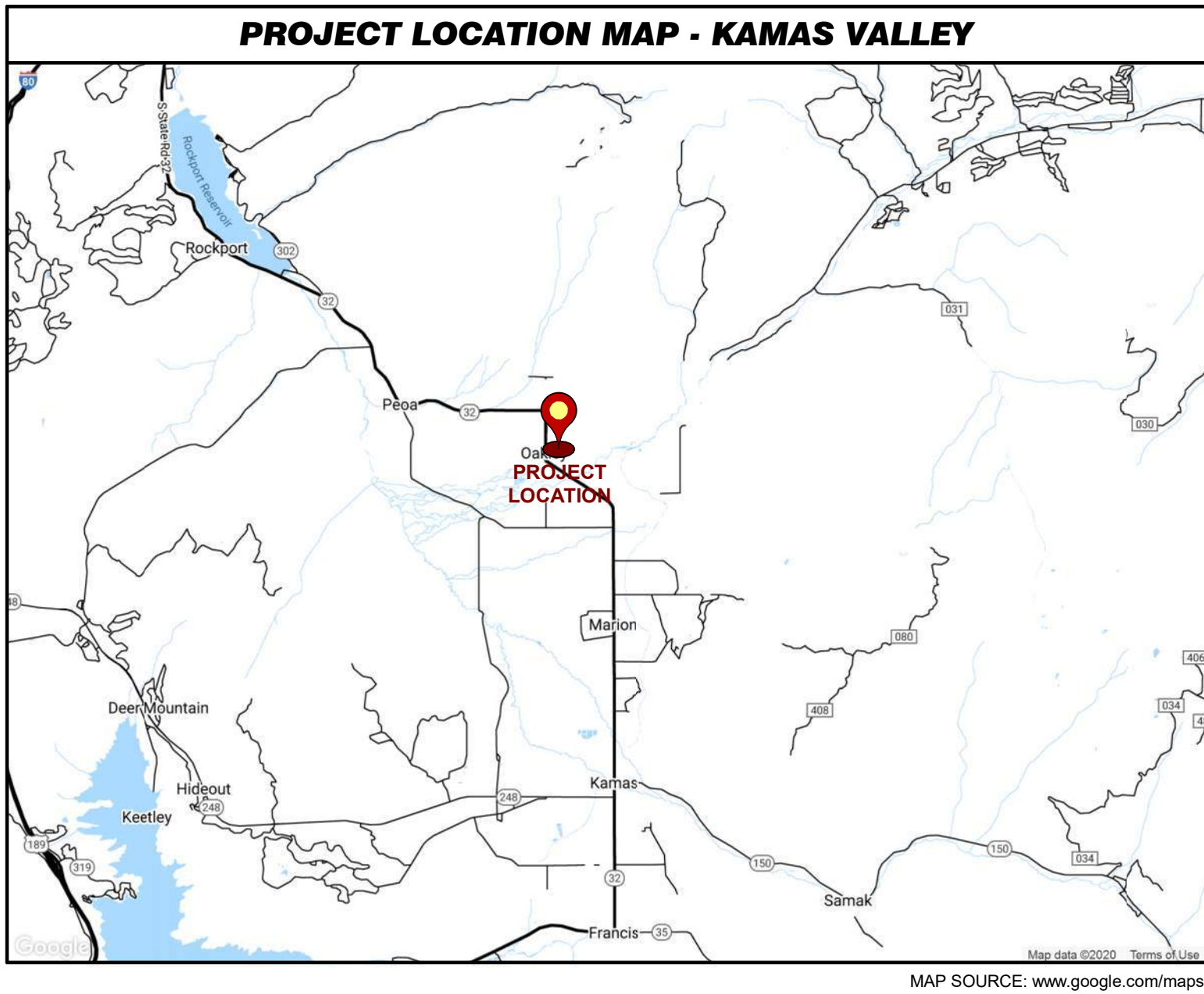
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CHECKED BY: TMM  
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NOTE: IF THIS DRAWING IS NOT 36" x 24", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

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 PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

COVER SHEET

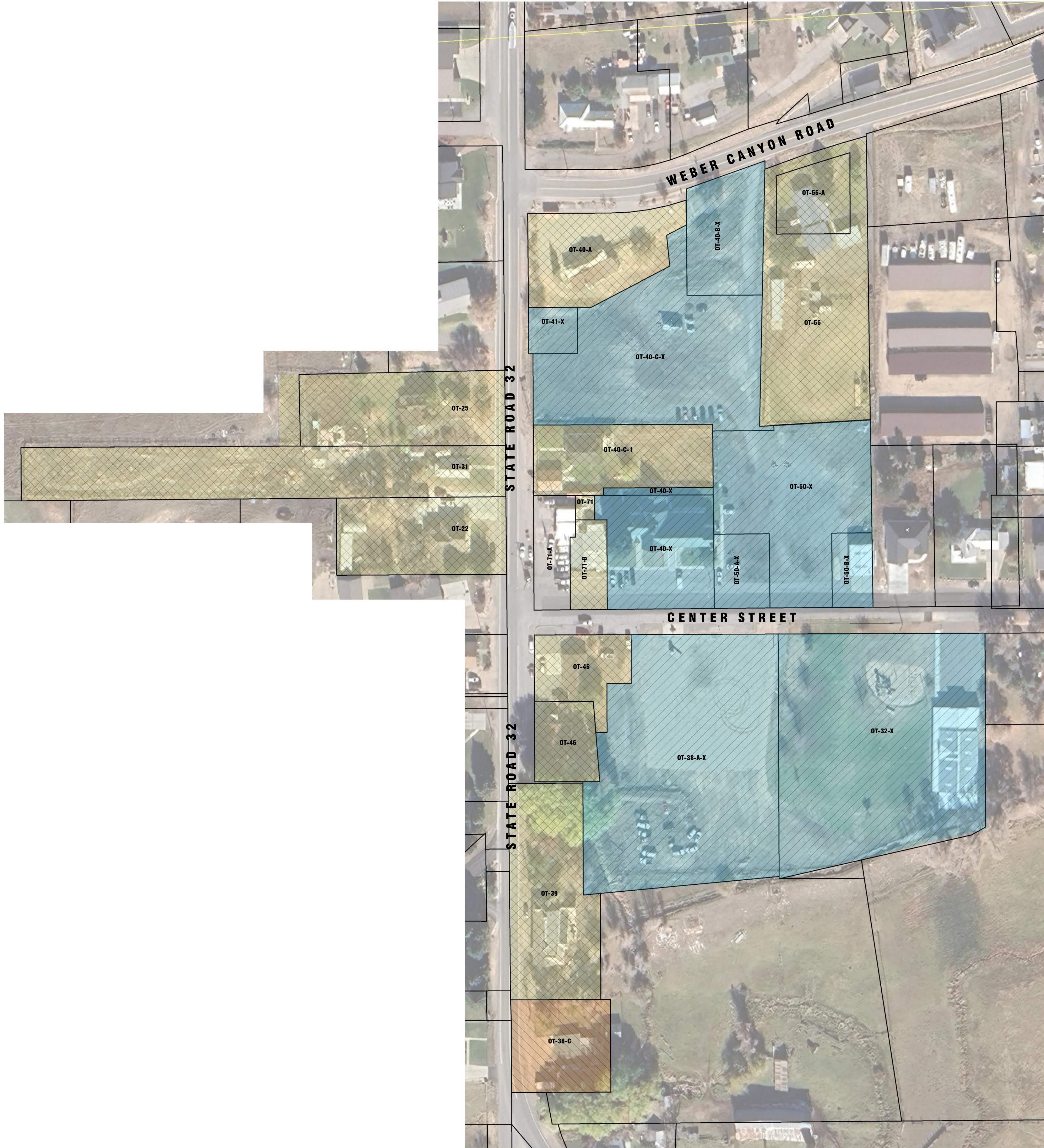
C001



## SHEET INDEX

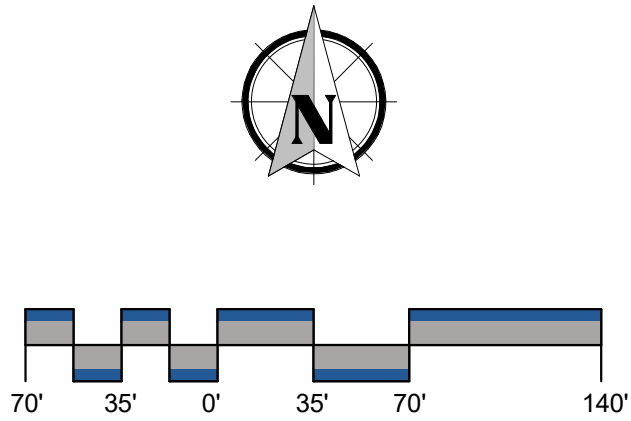
PG #	SHEET NAME
C100	OWNERSHIP MAP
C101	MASTER PLAN
C102	MASTER PLAN
C103	MASTER PLAN
C201	ZONING MAPS
C301	PEDESTRIAN CIRCULATION PLANS
C302	PARKING PLANS
C303	OPEN SPACE PLAN
CS101	SURVEY OT-26, OT-31, OT-22
CS102	SURVEY OT-40-A, OT-40-C-X, OT-55
CS103	SURVEY OT-40-C-1, OT-33-X, OT-50-A-X
CS104	SURVEY 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





1 OWNERSHIP MAP - EXISTING

SCALE: 1" = 840'



PROPERTY OWNERSHIP LEGEND

- PROPERTY OWNED BY DEER MEADOWS ENTERPRISES, LLC
- PROPERTY OWNED BY TOWN OF OAKLEY
- PROPERTY OWNED BY EDWARD SORENSON



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Drawings For:

OAKLEY CITY CENTER

Document Date:  
MAY 1, 2025

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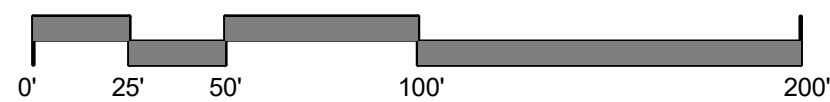
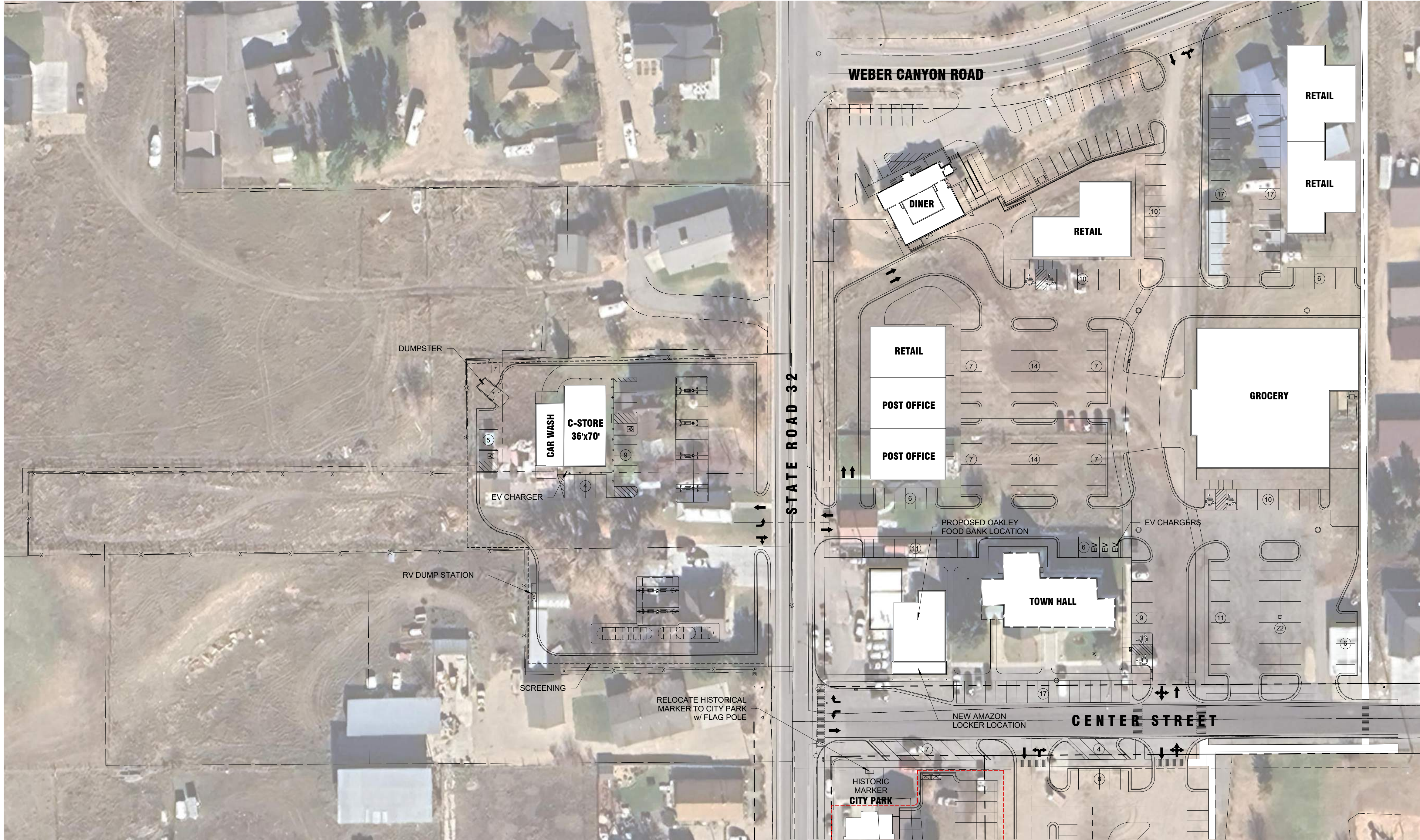
OWNERSHIP MAP

C100



1 SITE PLAN - MASTER PLAN - NORTH

SCALE: 1" = 50'-0"



OAKLEY CITY CENTER

Drawings For:

Document Date:  
**MARCH 28, 2025**

Project Status:  
**PROGRESS SET**

PROJECT #:  
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SCALE: **1" = 50'-0"**

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NO	DATE	ISSUE
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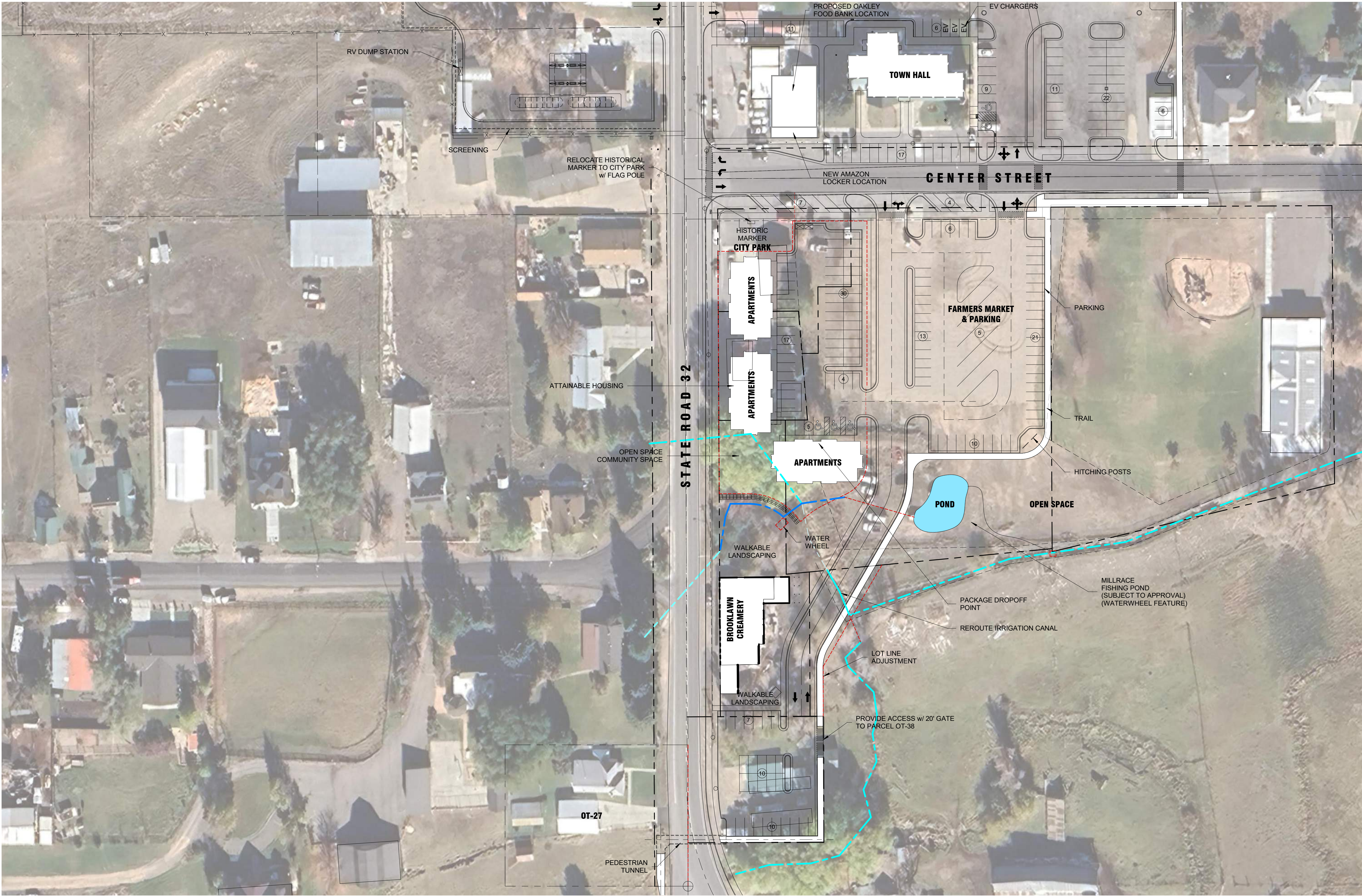
MASTER PLAN

**C101**

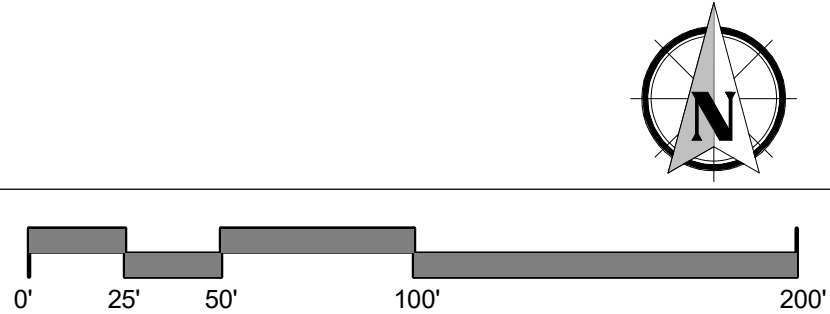


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OAKLEY CITY CENTER



**1 SITE PLAN - MASTER PLAN - CENTER STREET**  
SCALE: 1" = 50'-0"



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Drawings For:  
**OAKLEY CITY CENTER**

Document Date:  
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Project Status:  
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SCALE: **1" = 50'-0"**

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NO	DATE	ISSUE
1	01.01.24	DESIGN REVIEW SET

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**MASTER PLAN**

**C102**



Drawings For:  
**OAKLEY CITY CENTER**

Document Date:  
**MARCH 28, 2025**

Project Status:  
**PROGRESS SET**

PROJECT #: \_\_\_\_\_  
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SCALE: **1" = 50'-0"**

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NO	DATE	ISSUE
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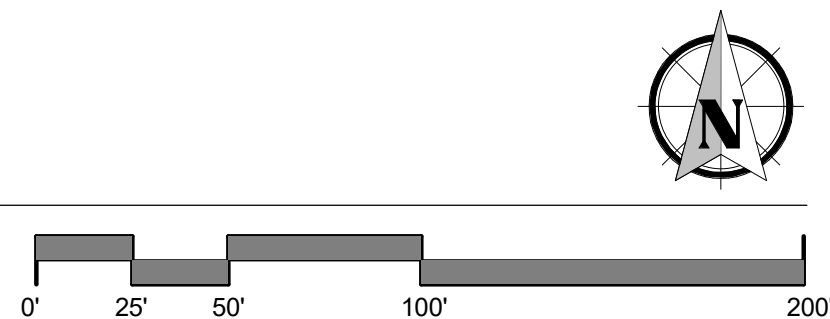
**MASTER PLAN**

**C103**

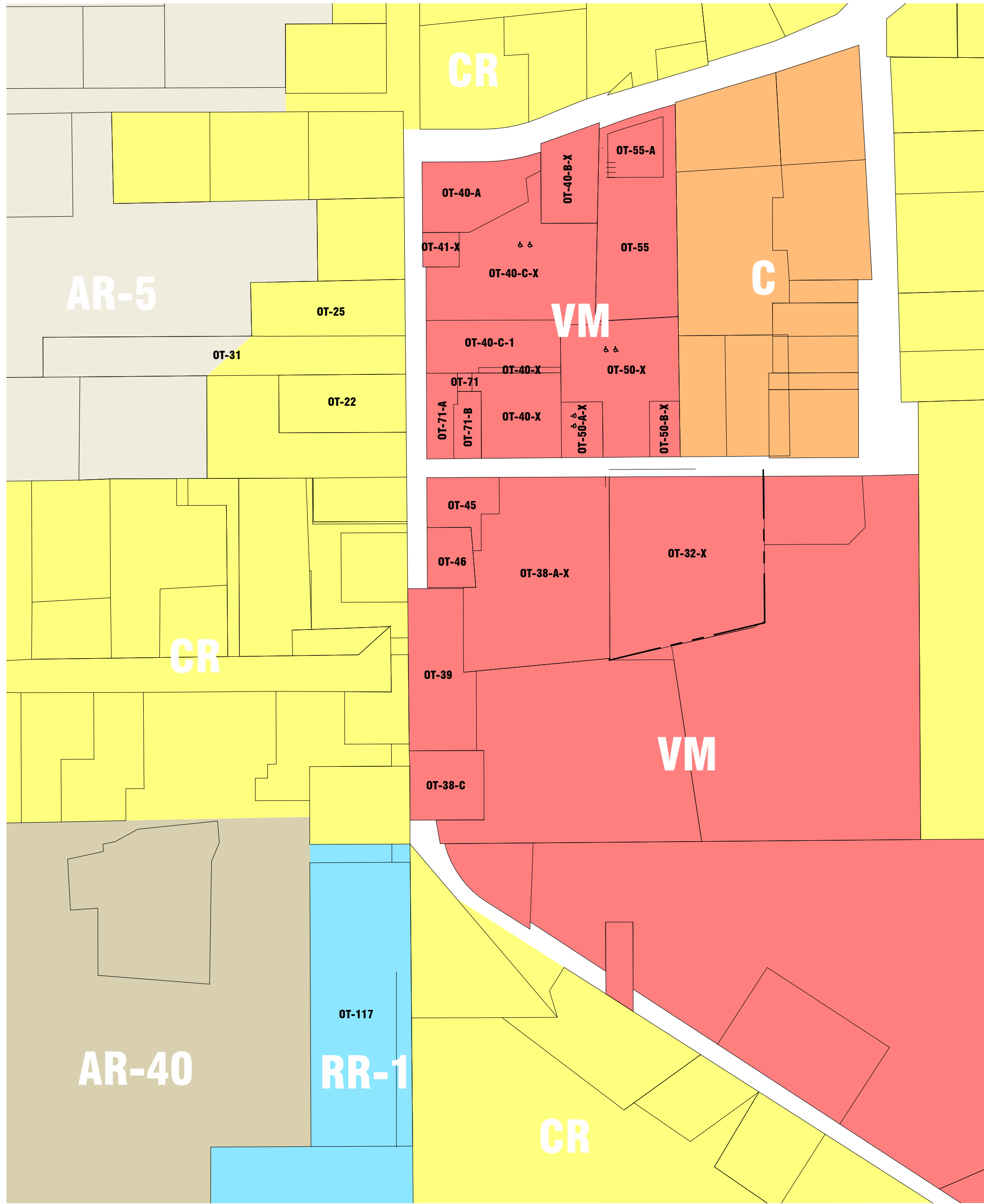


**1 SITE PLAN - MASTER PLAN - SOUTH**

SCALE: 1" = 50'-0"

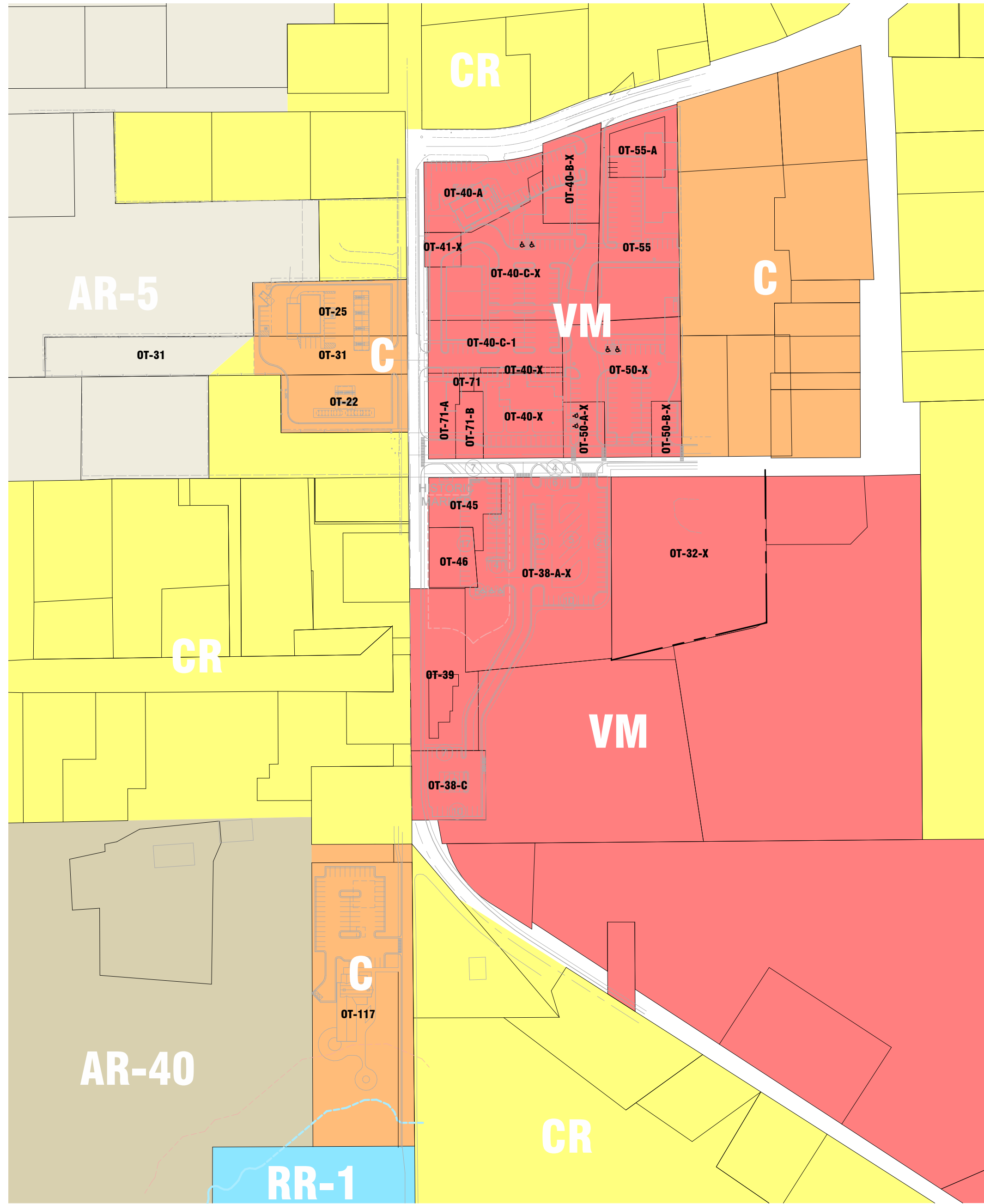
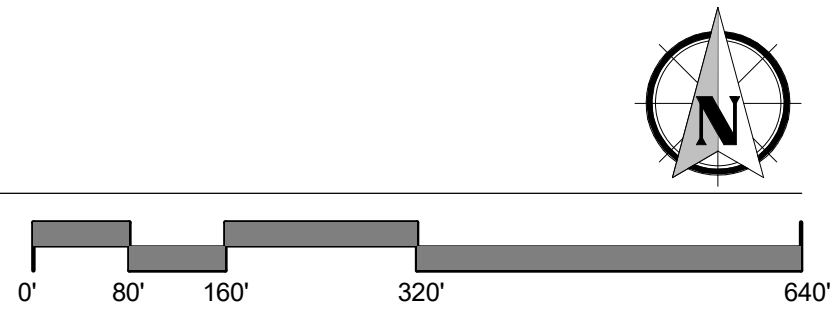






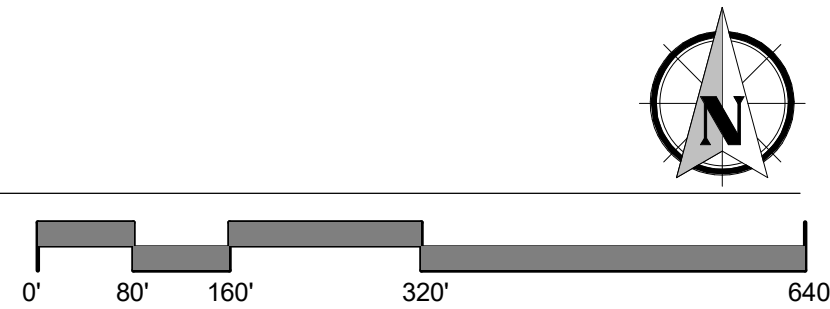
**1 ZONING MAP - EXISTING**

SCALE: 1" = 160'-0"



**2 ZONING MAP - PROPOSED**

SCALE: 1" = 160'-0"

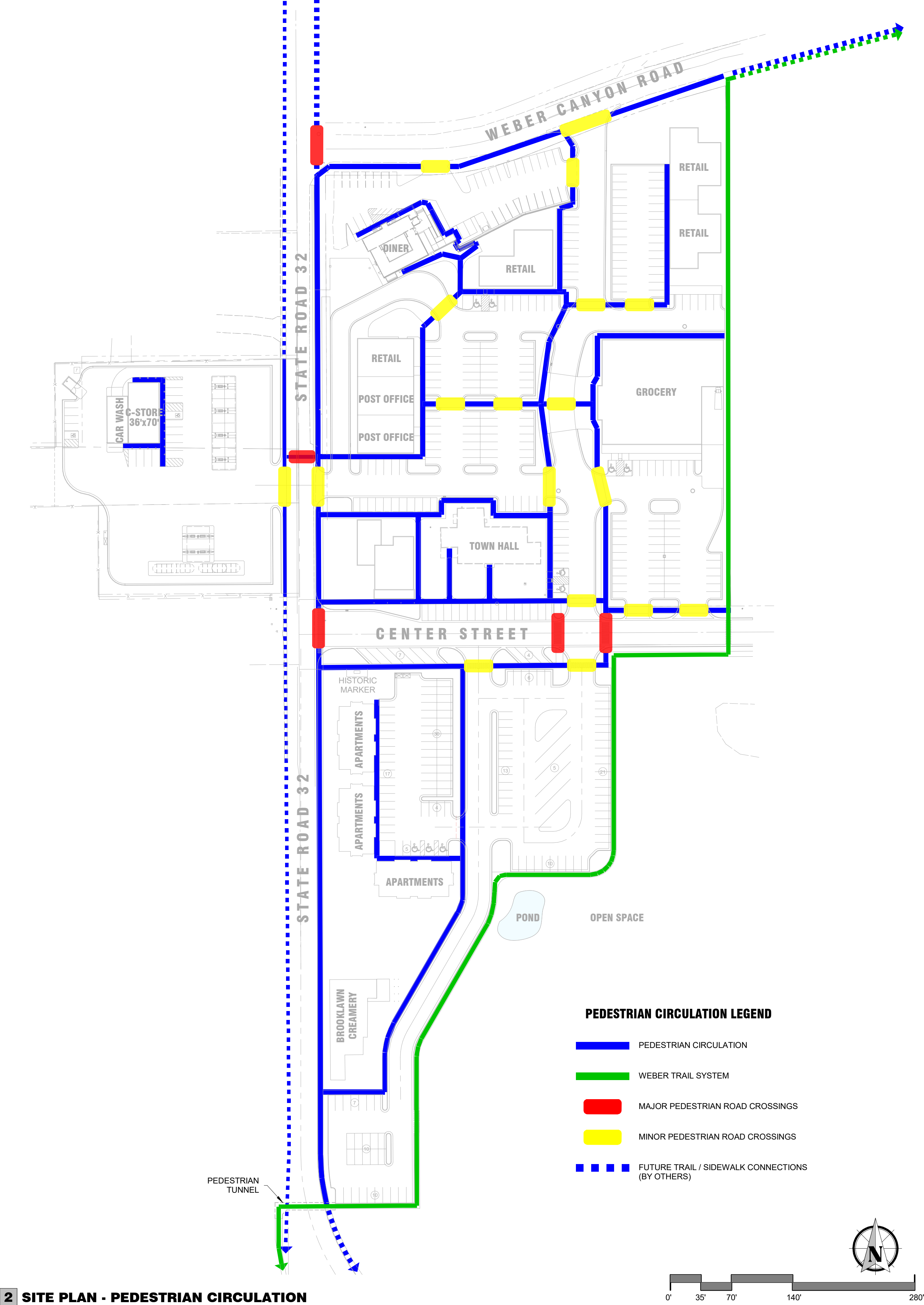
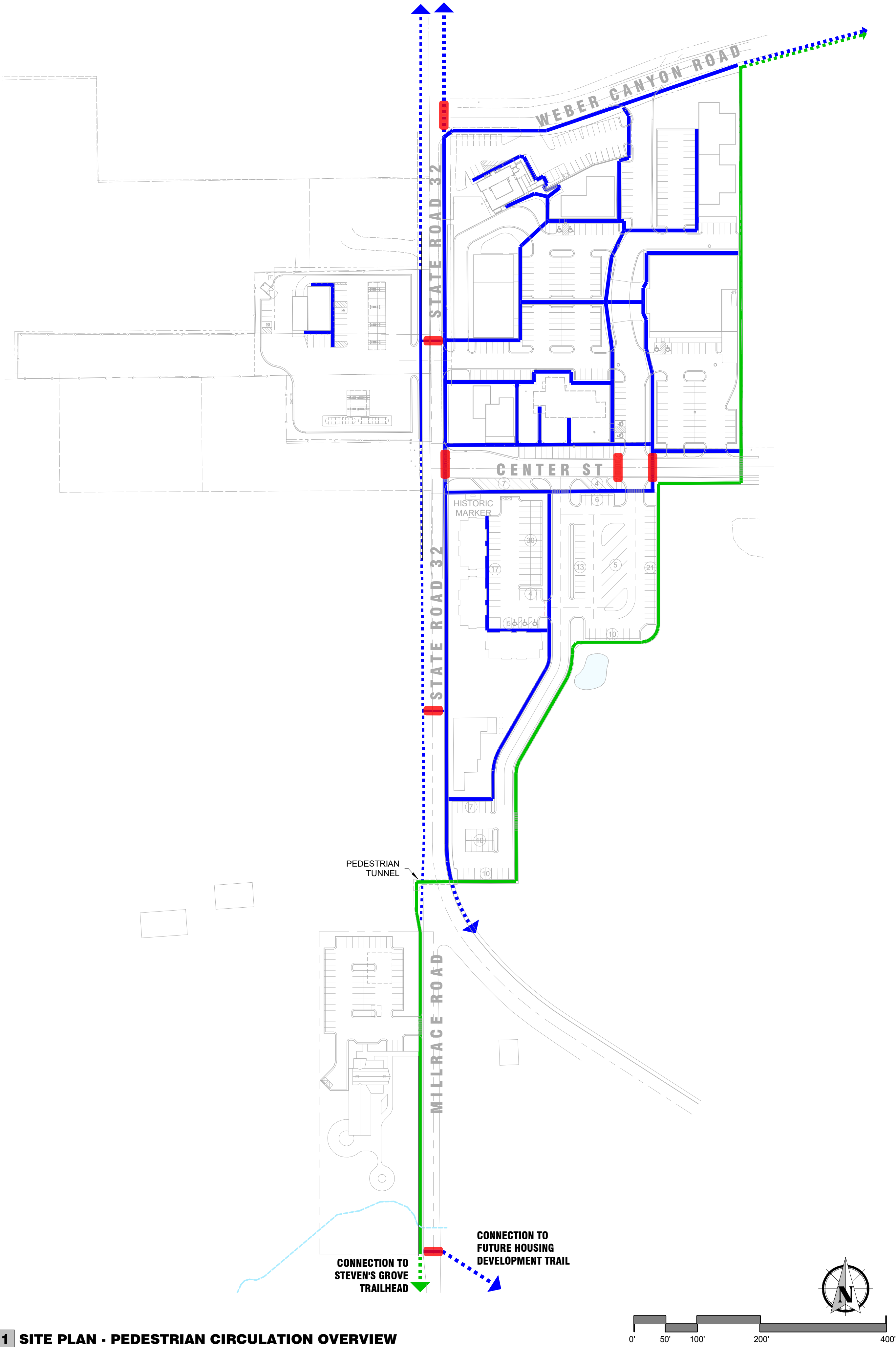


**ZONE LEGEND**

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

3/29/2025 5:22:42 PM

OAKLEY CITY CENTER



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# OAKLEY CITY CENTER

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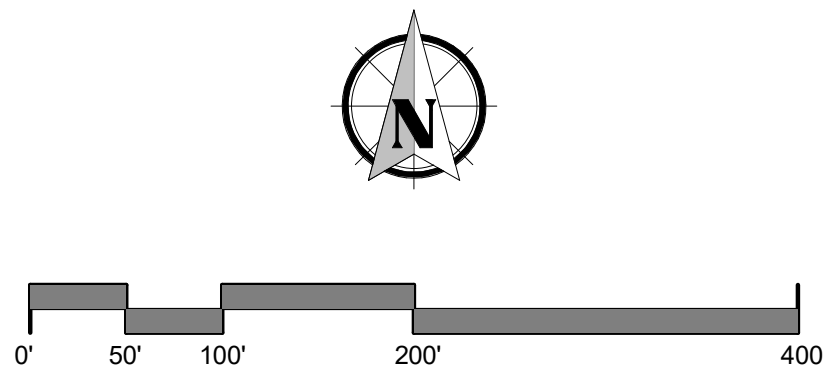
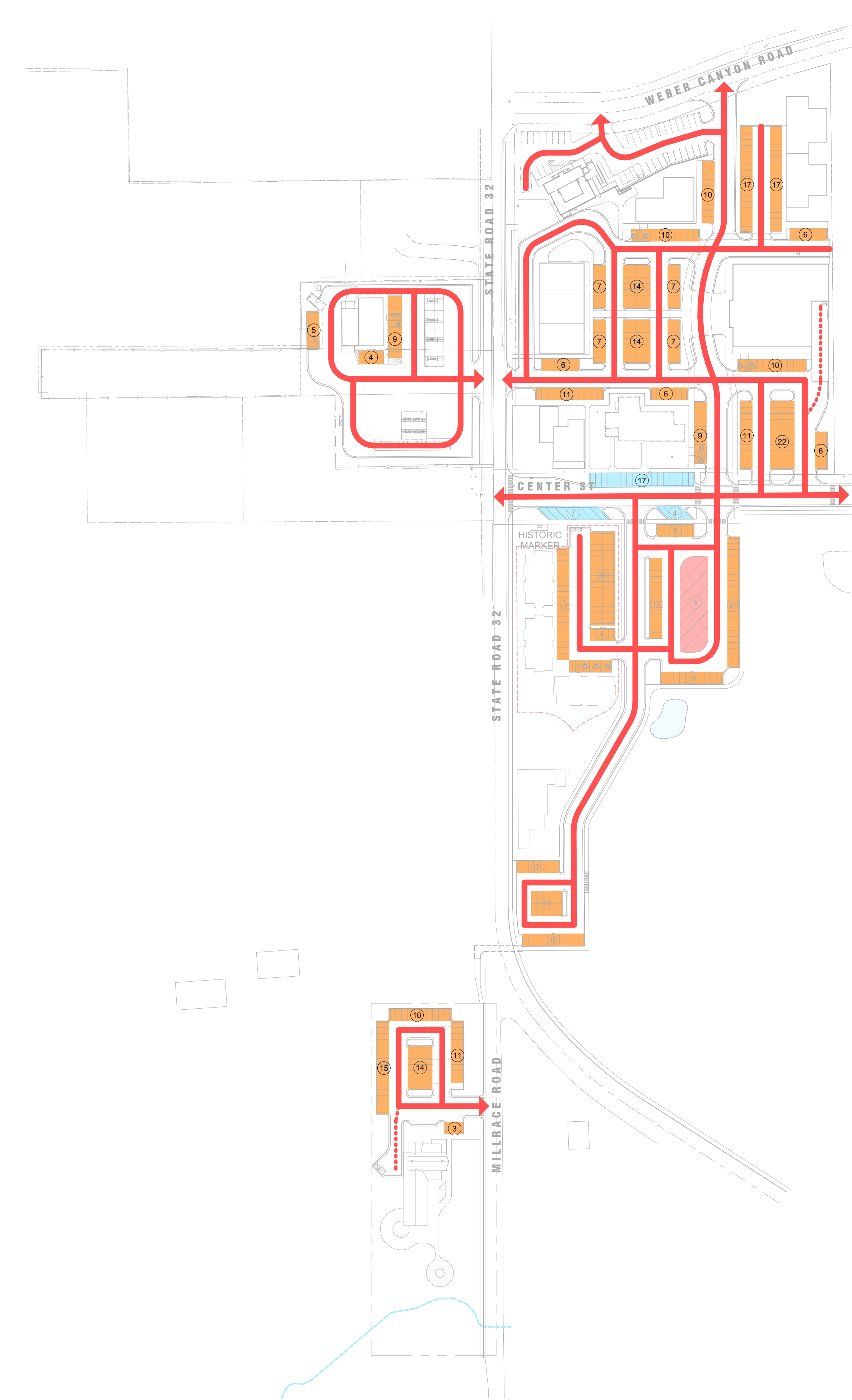
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1	01.01.24	DESIGN REVIEW SET

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## PEDESTRIAN CIRCULATION PLANS

# C301





VEHICLE CIRCULATION LEGEND

- TOWN CENTER PARKING**  
184 PARKING STALLS
- C-STORE PARKING**  
18 PARKING STALLS
- APARTMENTS**  
56 PARKING STALLS
- OVERFLOW LOT**  
50 PARKING STALLS
- CREAMERY**  
27 PARKING STALLS
- RESTAURANT PARKING**  
53 PARKING STALLS
- ON-STREET PARKING**  
28 PARKING STALLS
- TEMPORARY SOUTH PARKING**  
5 TRAILER STALLS
- VEHICULAR CIRCULATION**
- LOADING DOCK ACCESS**



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OAKLEY CITY CENTER

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Document Date:  
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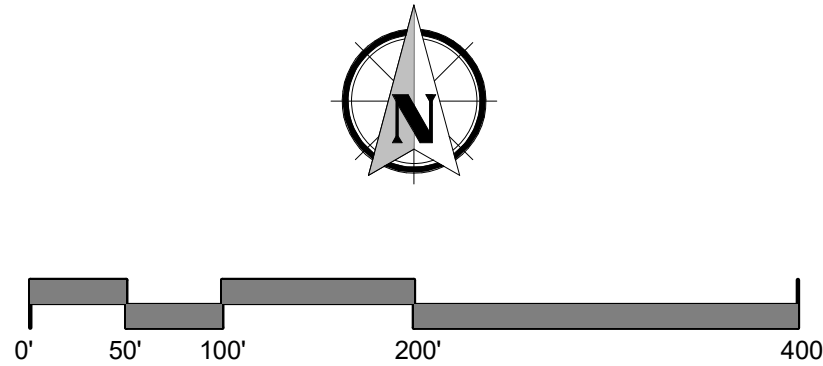
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PARKING PLANS

C302





OPEN SPACE LEGEND

- OPEN SPACE LANDSCAPING
  - C-STORE  
36,160 SF
  - TOWN CENTER  
53,297 SF
  - SOUTH TOWN CENTER  
51,253 SF
  - RESTAURANT  
45,431 SF
- OPEN PLAZA SPACE  
3,513 SF
- FLEXIBLE FESTIVAL SPACE  
1.94 AC

1 SITE PLAN - OPEN SPACE

SCALE: 1" = 100'-0"



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OAKLEY CITY CENTER

Drawings For:

Document Date:  
03/29/25

Project Status:  
PROGRESS SET

PROJECT # :  
DRAWN BY : Author  
CHECKED BY : Checker  
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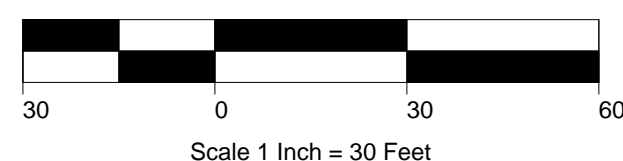
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OPEN SPACE PLAN

C303





RUTH CRITTENDEN WEST  
LOT 1

Northeast Corner  
Section 19  
T1S, R6E, SLB&M  
(Survey Spike in Asphalt)

Witness Corner

N 89°48'10" E

16.00'

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 00°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 0°18'17" East 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.



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

COMMENTS:

DRAWN BY:

PROJECT NO:

SURVEYED BY:

PCS FILE:

DATE: \_\_\_\_\_

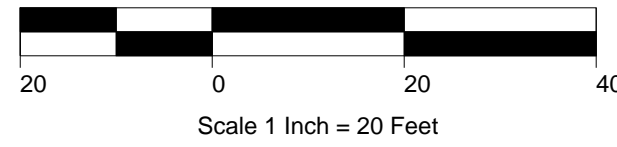
SHEET 1 OF 1

## RECORD OF SURVEY

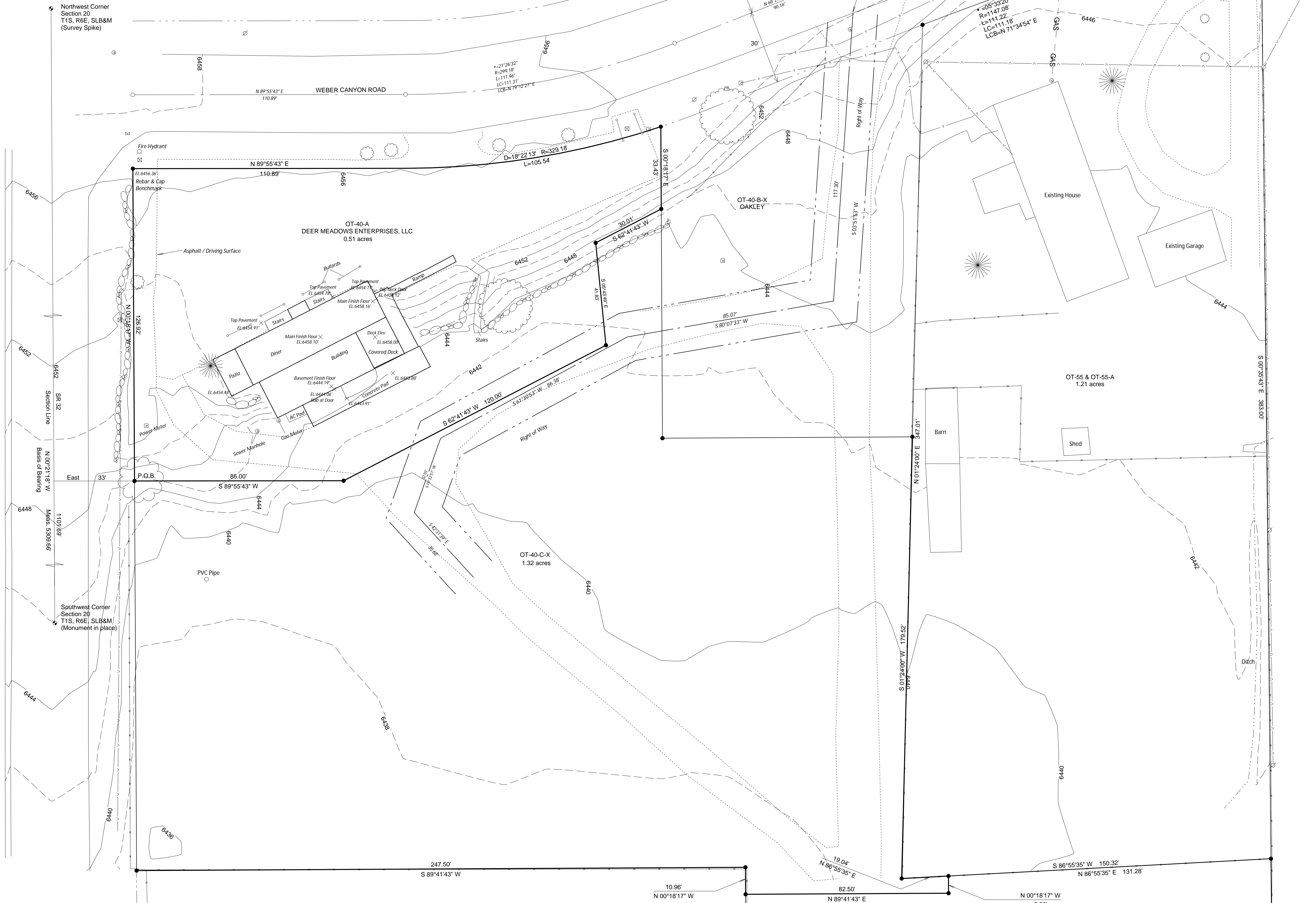
Prepared For: Steve Smith & Deer Meadows  
Parcels OT-26, OT-31 & OT-22  
Being part of the Southeast 1/4 of Section 19, T1S, R6E, SLB&M  
Oakely, Summit County, Utah

CS101





- T — T — Buried Telephone / Communication
- GAS — GAS — Buried Gas
- — — — Overhead Power
- — — — Fence
- — — — Asphalt / Driving Surface
- — — — Rock Wall
- — — — Right of Way
- — — — Power Pole
- — — — Rebar & Cap, 368358
- — — — Sign
- — — — Water Valve Lid
- — — — Telephone Pedestal
- — — — Sewer Manhole



**RECORD OF SURVEY**  
Prepared For: Steve Smith, Diner Survey  
Survey and Topographical of Parcel OT-40-A,  
OT-40-C-X & OT-55  
Part of the SW 1/4 of Section 20, T1S, R6E, SLB&M  
Oakley, Summit County, Utah

**CS102**

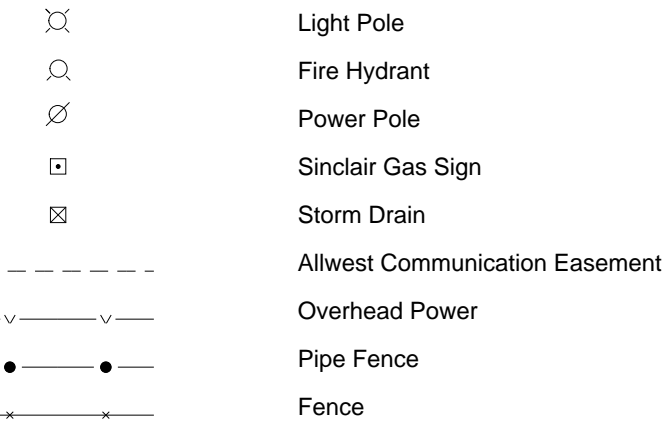
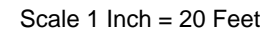
COMMENTS:

SURVEYED BY:	DRAWN BY:
PCS FILE:	PROJECT NO:
DATE:	MAY 04, 2022


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

SHEET 1 OF 1





## Survey Description OT-71-A

A tract of land being part of the Southeast 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) described as follows:

Beginning at a point which is North 00°18'17" West 693.00 feet along the Section Line and North 89°41'43" East 33.00 feet from the Southwest Corner of Section 20, T1S, R6E, SLB&M and running thence North 00°18'17" West 156.75 feet along the right of way line of SR 32 more or less to a line of fence; thence North 89°41'43" East 56.42 feet along said fence; thence South 00°18'17" East 58.08 feet; thence South 89°41'43" West 7.33 feet; thence South 00°18'17" East 98.67 feet; thence South 89°41'43" West 49.09 feet to the POINT OF BEGINNING; said described tract containing 0.19 Acres, more or less.

Narrative

1. Scott Bates requested a boundary survey of Dutch's Service in Oakley, Parcel OT-71-A, being part of the Southwest 1/4 of Section 20, T1S, R6E, SL&M and having a basis of bearing taken from North 00°18'17" West between the Southwest Corner and the Northwest Corner of said Section 20.
2. The right of way of Center Street appears to be undefined or prescriptive. There is fence evidence along the sides of the existing roadway that suggest a 60 foot wide right of way. From this information, I calculated a centerline and 30 foot offset for the right of way as shown.
3. Structures shown hereon were scaled from aerial photo maps, with exception of Kens Kash and Dutch's Service.

## 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.



## RECORD OF SURVEY

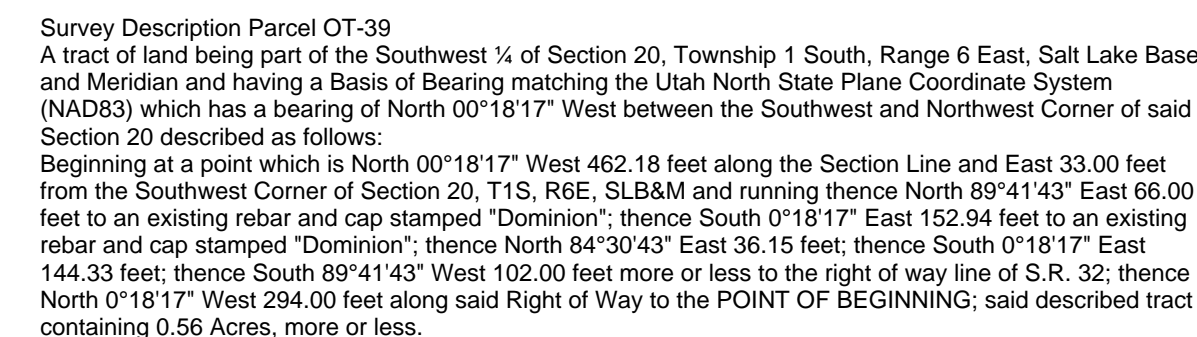
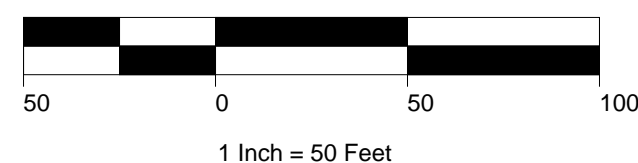
Prepared For: Steve Smith  
Survey of Parcels OT-71-A  
Part of the SW 1/4 of Section 20, T1S, R6E, SLB&M  
Oakley, Summit County, Utah

CS103

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

SHEET 1 OF 1





Survey Description Parcel OT-38

A tract of land being part of the Southwest 1/4 of Section 20, Township 14 S., Range 6 E., 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, T14S, R6E, S1&M and running thence North 89°41'43" East 91.60 feet to the intersection of the Section Line and the line of the Southwest 1/4 of Section 20, Township 14 S., Range 6 E., East Salt Lake Base and Meridian; thence North 00°27'24" East 3.01 feet; thence North 89°41'43" East 115.15 feet; thence South 8°50'37" East 334.68 feet along 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 along the arc of a 285.31 foot radius curve to the right, (Long Chord bearing S 26°18' W, 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 QT-39, easterly 13 feet as shown into 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.



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

SHEET 1 OF 1

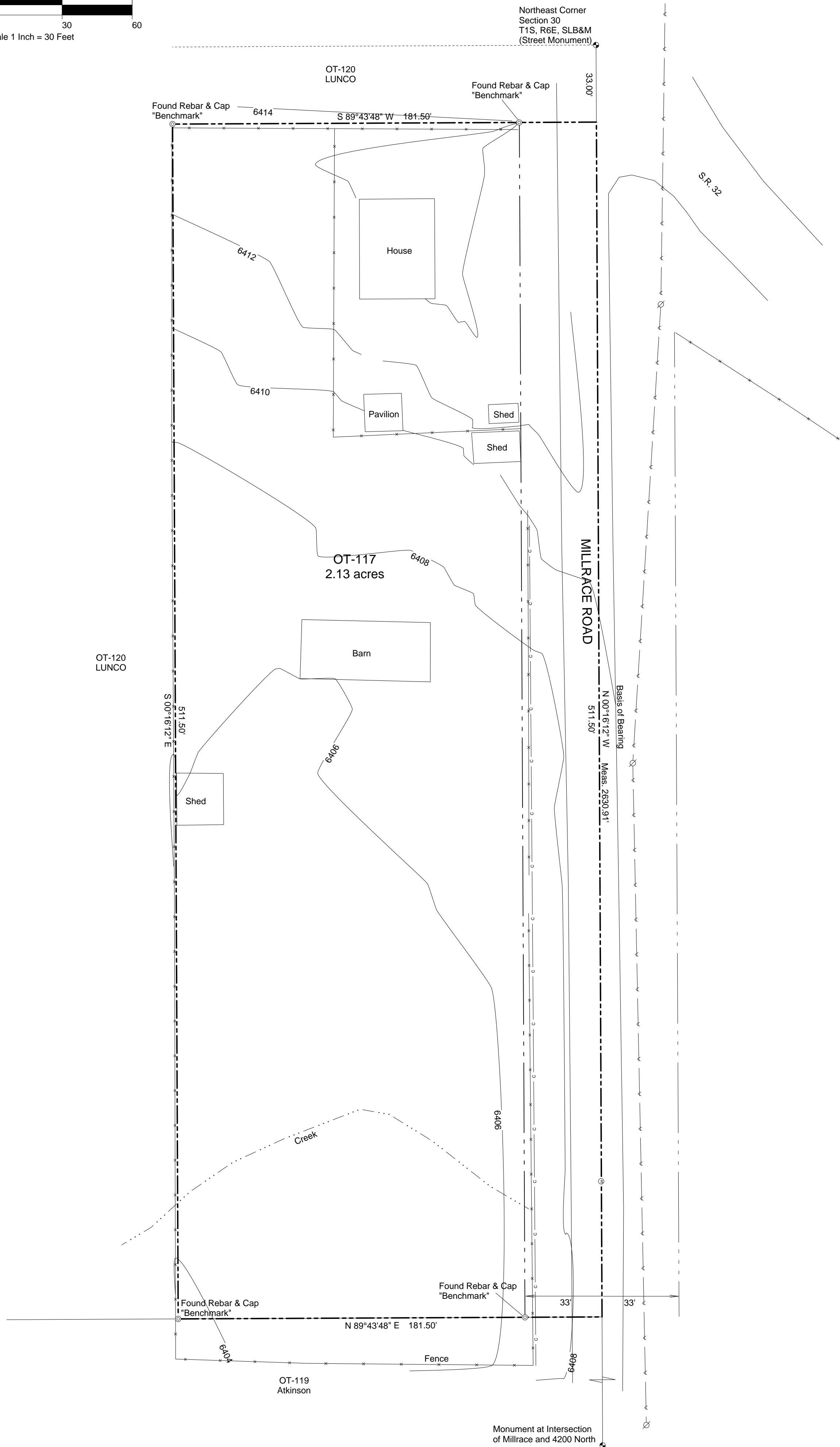
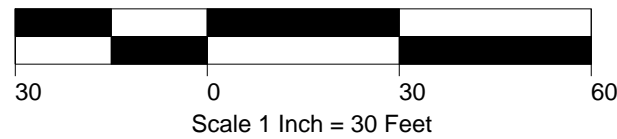
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SURVIVED BY:	DRAWN BY:
PCS FILE:	PROJECT NO:
DATE:	

**RECORD OF SURVEY**  
Survey of Parcels OT-39, OT-40  
Part of the SW 1/4 of Section 20, T1S, R1E,  
Oakley, Summit County Utah

CS104





- Power Pole
- Section Corner / Street Monument
- Rebar & Cap stamped "Benchmark"
- Overhead Power
- Fence

Survey Description OT-117

A tract of land being part of the Northeast 1/4 of Section 30, 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 South 00°16'12" East 33.00 feet along the Section Line from the Northeast Corner of Section 30, T1S, R6E, SLB&M and running thence South 89°43'48" West 181.50 feet; thence South 00°16'12" East 511.50 feet; thence North 89°43'48" East 181.50 feet; thence North 00°16'12" West 511.50 feet to the POINT OF BEGINNING; said described tract containing 2.13 Acres, more or less.

Narrative

1. Scott Bates requested a boundary survey of Parcel OT-117 in Oakley. Said tract being part of the Northeast 1/4 of Section 30, T1S, R6E, SLB&M and having a basis of bearing taken as North 00°16'12" West between the Street monument at the intersection of Millrace and 4200 North streets and the Northeast Corner of said Section 30, T1S, R6E, SLB&M.
2. The right of way of Millrace is 66 feet as found in other subdivisions and surveys in the 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 by and that the plat hereon is a true and correct representation of said survey.



RECORD OF SURVEY

Prepared For: Steve Smith

Survey of Parcels OT-117

Part of the NE 1/4 of Section 17, T1S, R6E, SLB&M

Oakley, Summit County, Utah

CS105

SHEET 1 OF 1

SURVEYED BY:	DRAWN BY:
PCS FILE:	PROJECT NO:
DATE:	June 03, 2023

COMMENTS:

HIGH MOUNTAIN

SURVEYING, LLC

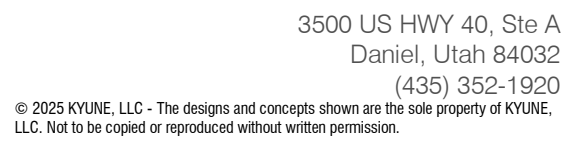
P.O. Box 445

1325 South Hoytsville Road

Coalville, Utah 84017

(435) 336-4210





**Drawings For:**

Project Status:  
**PROGRESS SET**

PROJECT # :  
DRAWN BY : TMM  
CHECKED BY : TMM  
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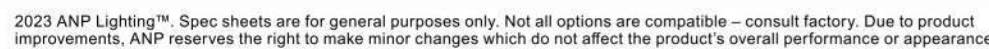
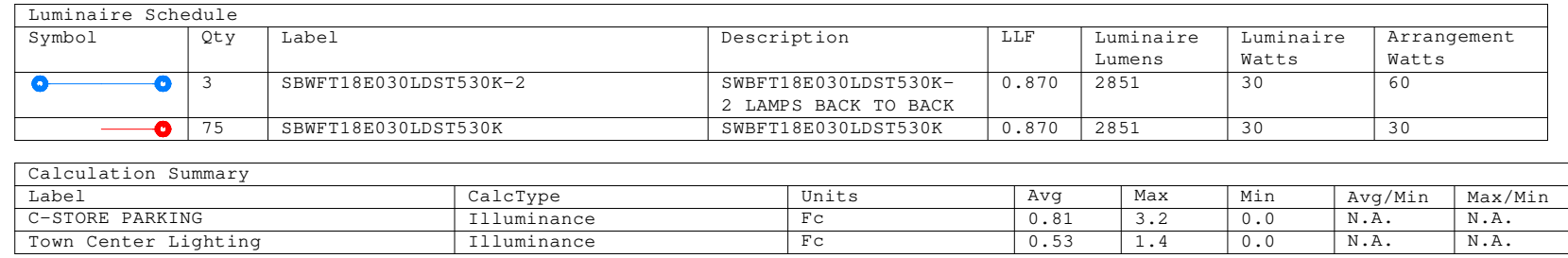
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NO	DATE	ISSUE
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ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.

## SITE ILLUMINATION PLAN

# ES101

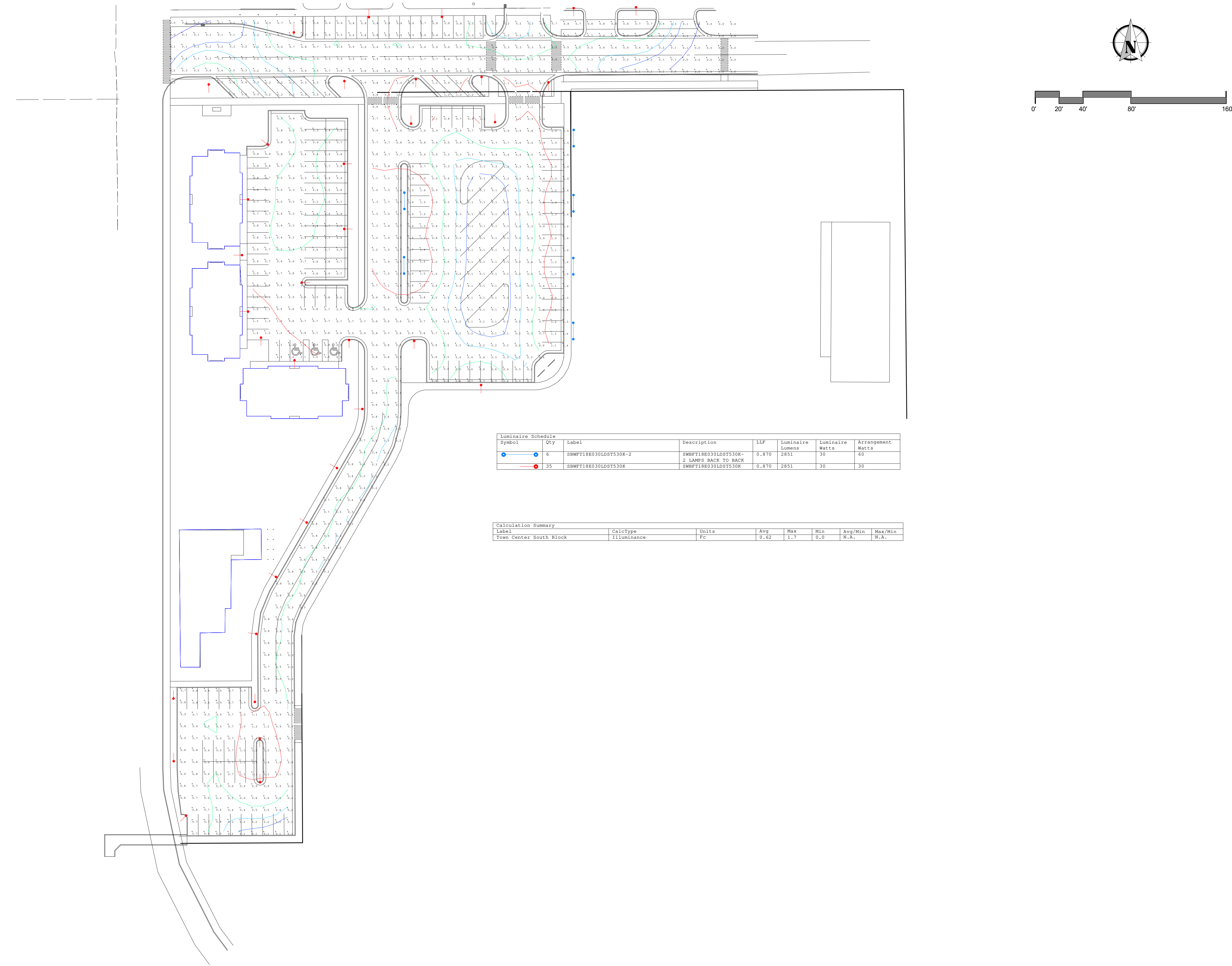


1-800-548-3227  
ANPlighting.com



5/7/2025 1:06:50 PM

OAKLEY CITY CENTER



**1 SITE ILLUMINATION PLAN - TOWN CENTER SOUTH**  
SCALE: 1" = 40'-0"



3500 US HWY 40, Ste A  
Daniel, Utah 84032  
(435) 352-1920  
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**OAKLEY CITY CENTER**

**Document Date:**  
MAY 1, 2025

**Project Status:**  
PROGRESS SET

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

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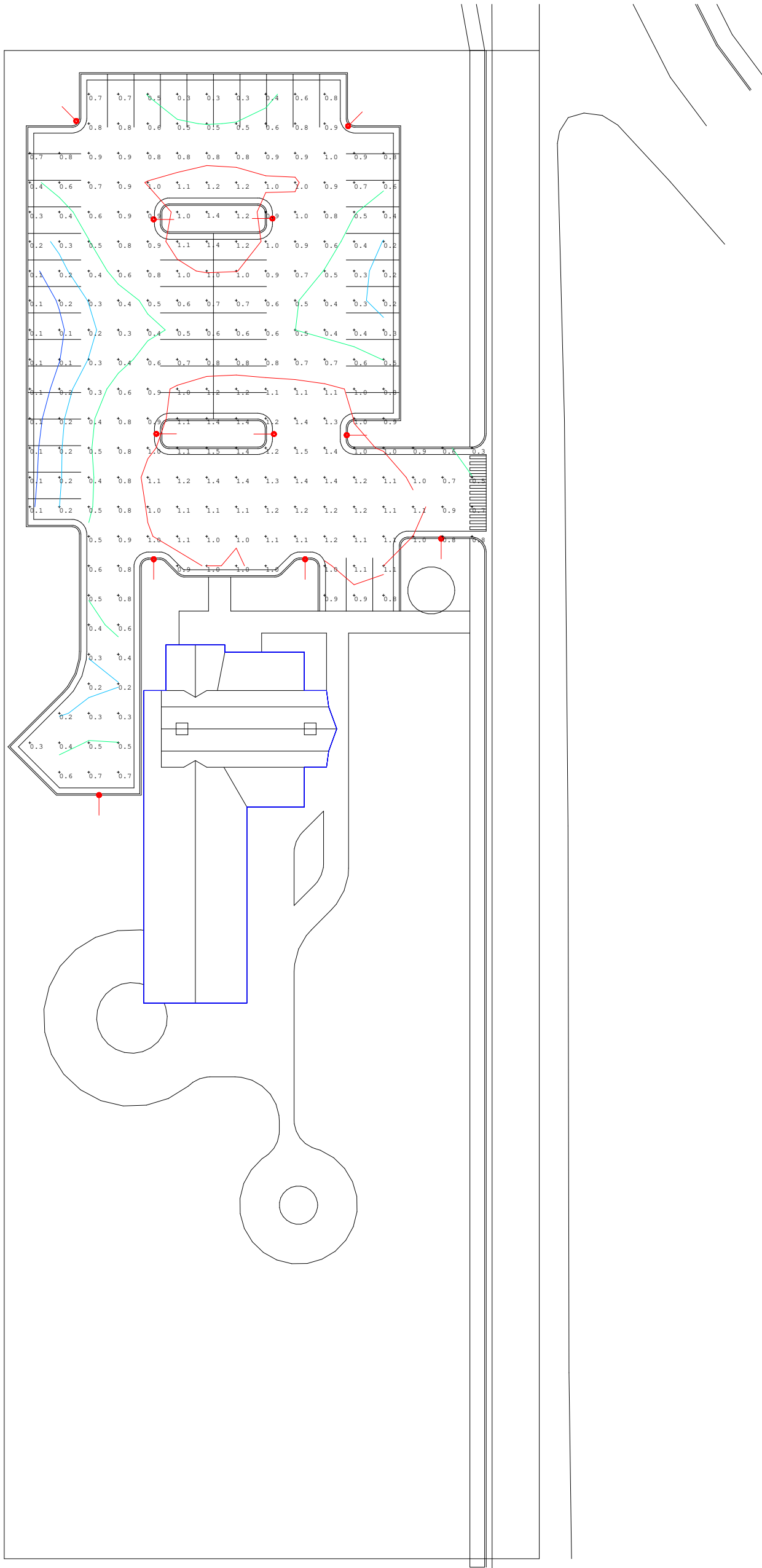
**SITE ILLUMINATION PLAN**

**ES102**




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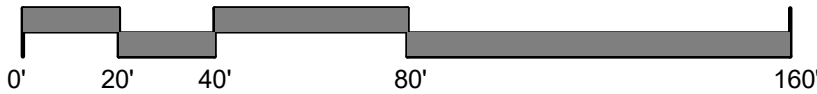
OAKLEY CITY CENTER



**1 SITE ILLUMINATION PLAN - RESTAURANT**  
SCALE: 1" = 40'-0"

Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	11	SWBFT18B030LDST530K	SWBFT18B030LDST530K	0.870	2851	30	30

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Restaurant Parking	Illuminance	Fc	0.74	1.5	0.1	7.40	15.00



3500 US HWY 40, Ste A  
Daniel, Utah 84032  
(435) 352-1920  
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Drawings For:  
**OAKLEY CITY CENTER**

Document Date:  
**MAY 1, 2025**

Project Status:  
**PROGRESS SET**

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

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NO	DATE	ISSUE
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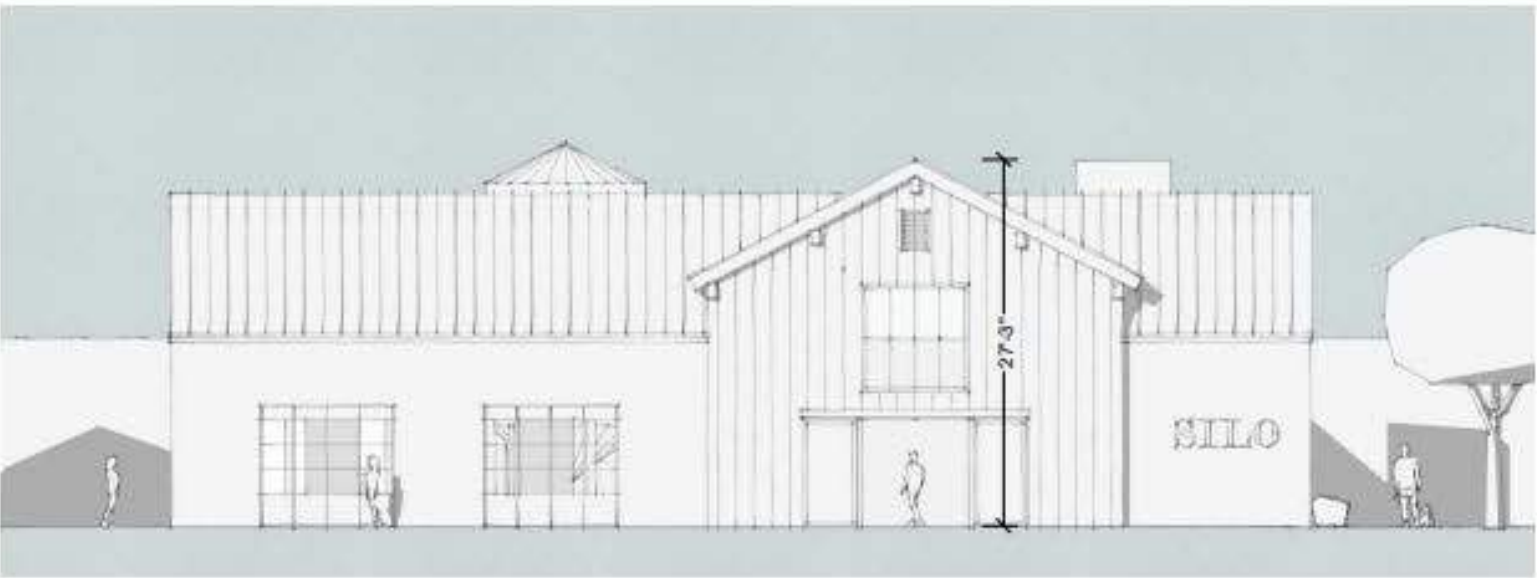
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**SITE ILLUMINATION PLAN**

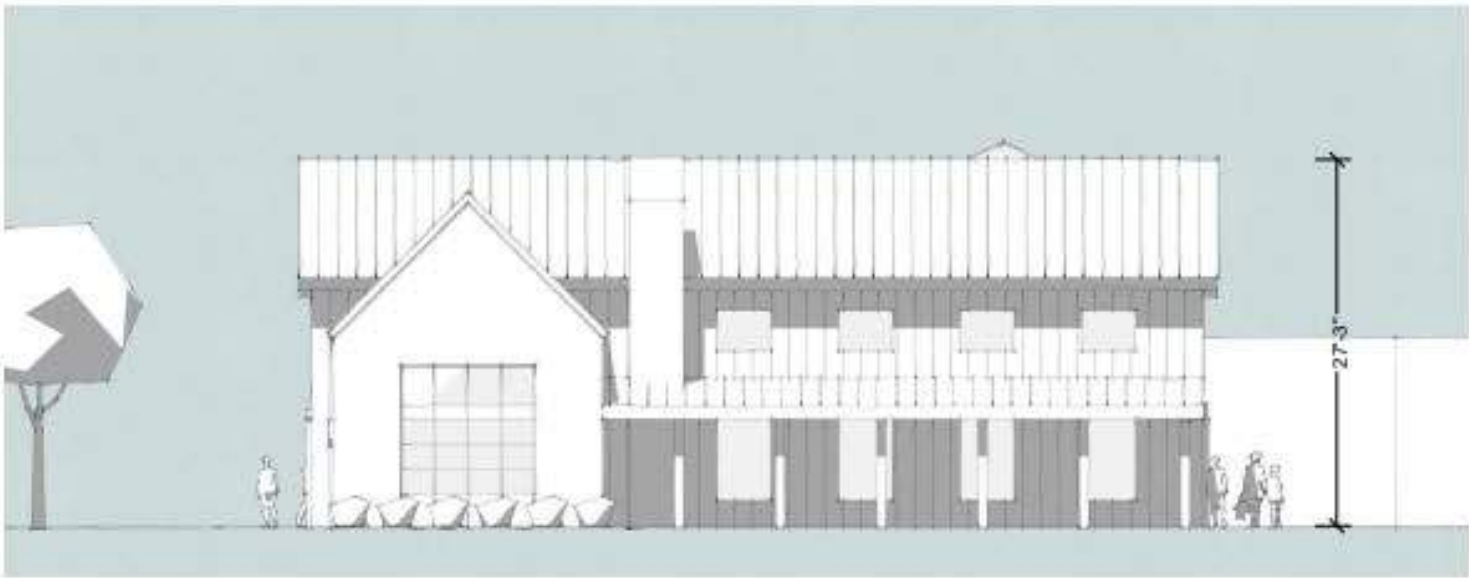
**ES103**



# City Center – Concept Design



BARN RETAIL ELEVATION



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



MAIN STREET ELEVATION



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



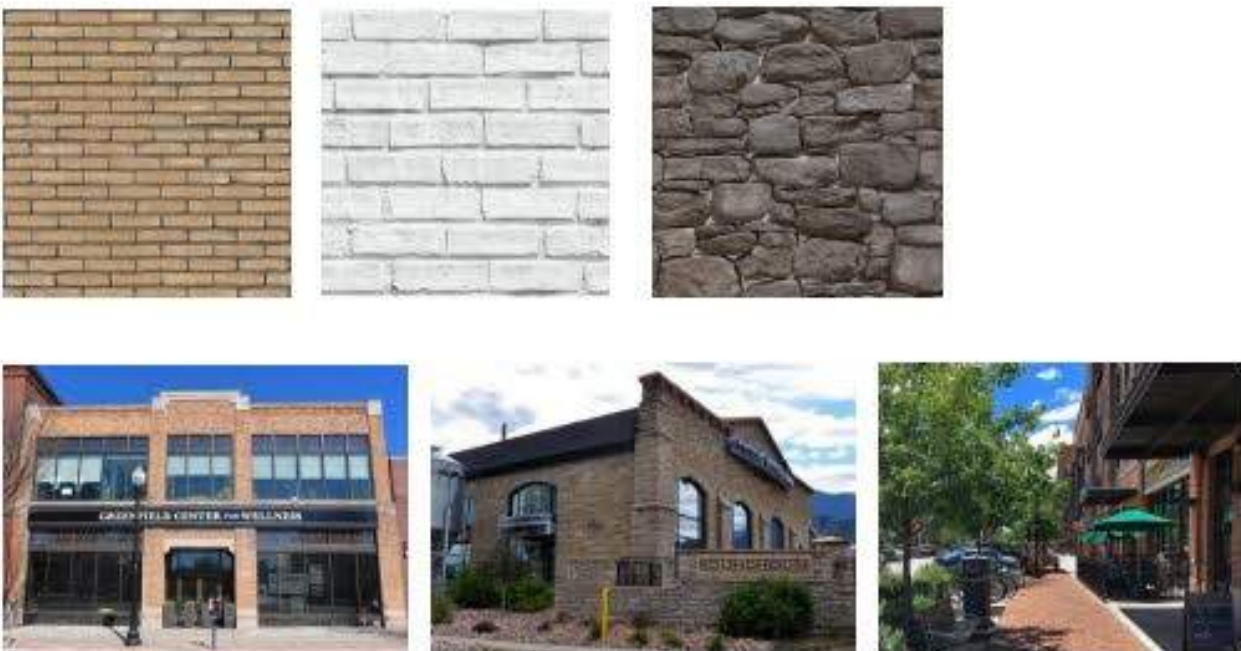
GROCERY ELEVATION



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



RETAIL ELEVATION



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



7/18/2023 1:13:10 PM



**OAKLEY**  
Enter address here  
**STENA**  
**CONCEPT GATHER**

PROJECT NUMBER Project  
Number

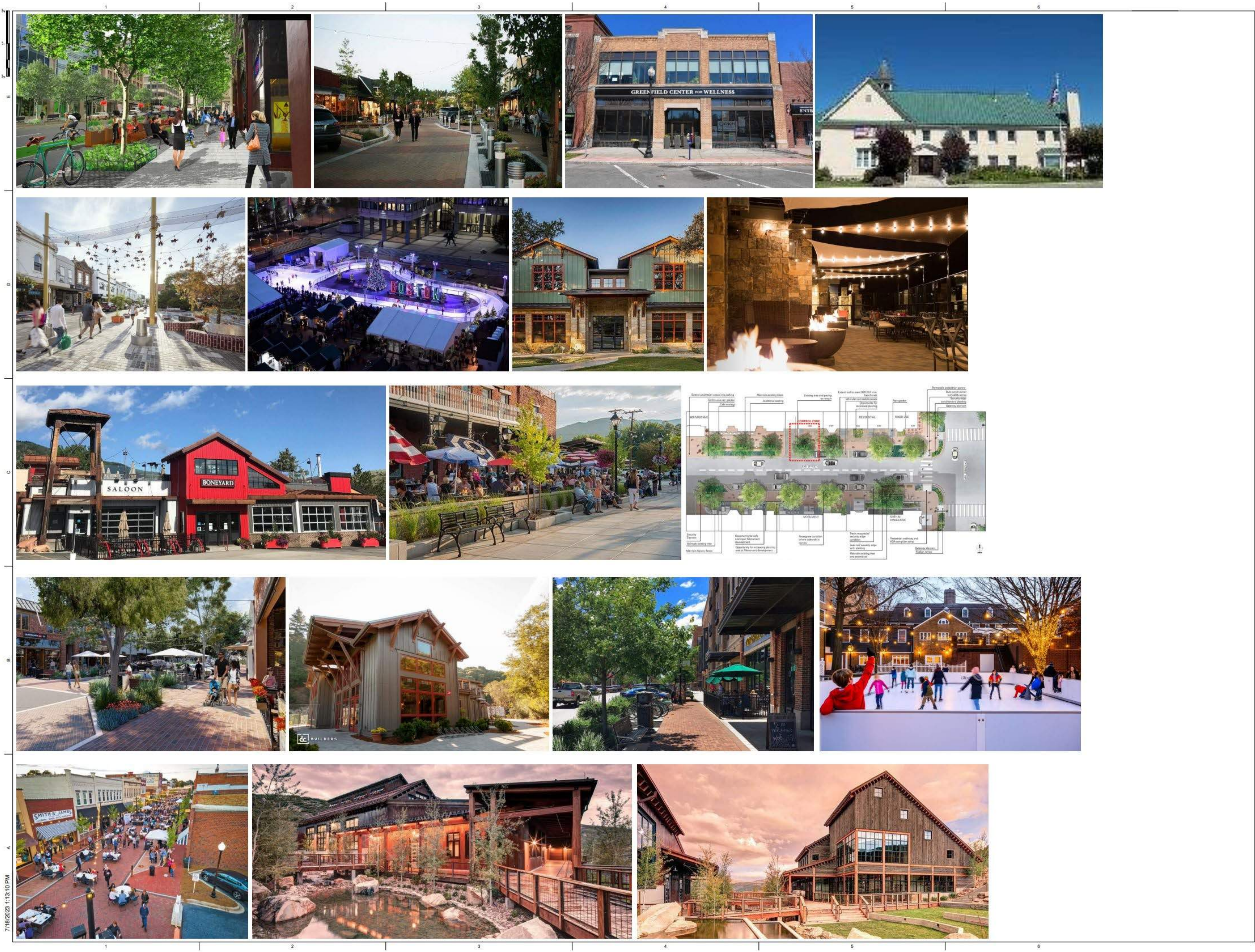
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# CONCEPT IMAGES

10



# City Center – Concept Design



**FFKR ARCHITECTS**  
780 Pacific Avenue • Salt Lake City, Utah 84104  
O 801.621.6186 • FFKR.COM

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**STENA**  
CONCEPT GATHERING - 07.19.23

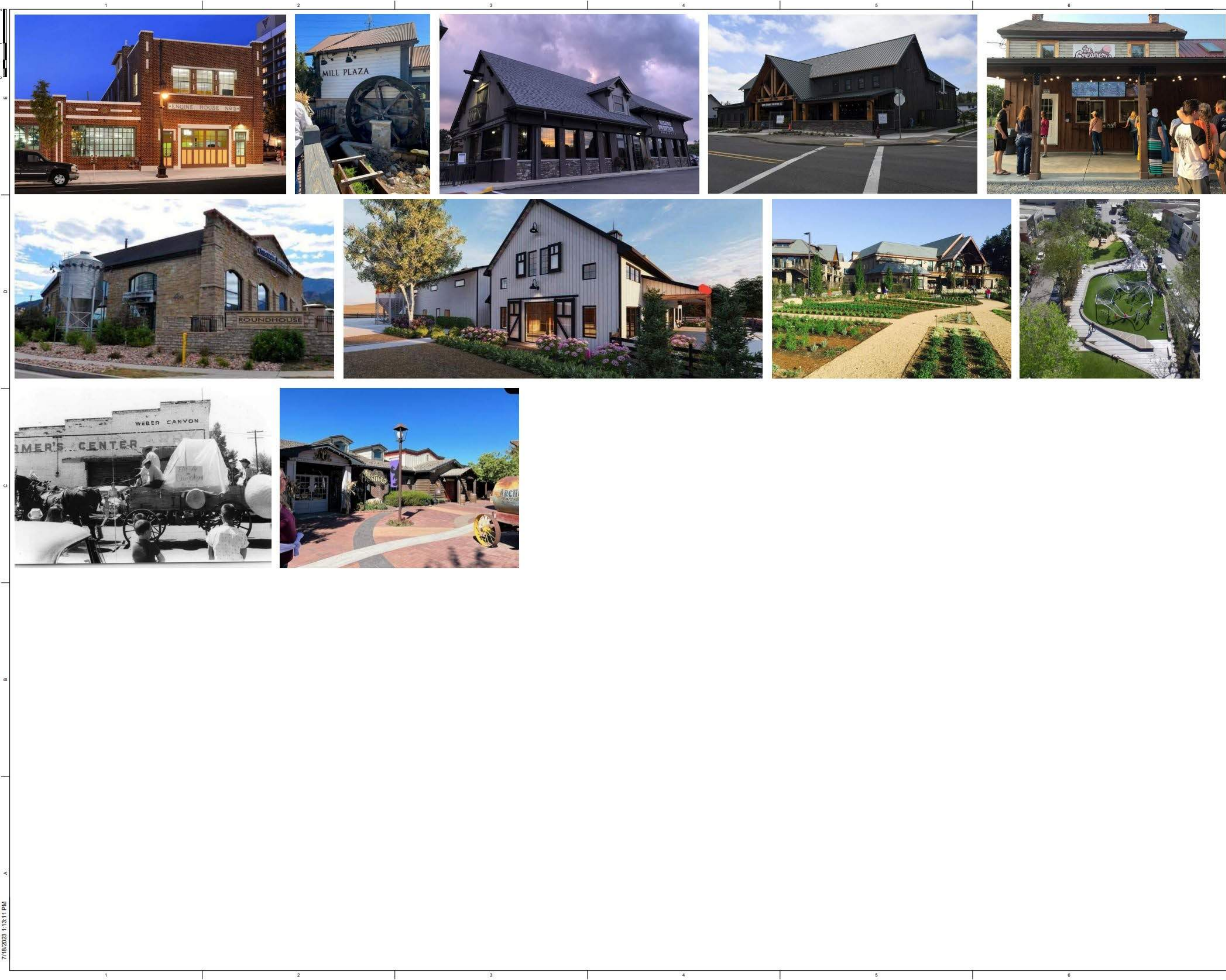
△ DATE REVISION

PROJECT NUMBER Project  
CONCEPT IMAGES

A101



# City Center –



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CONCEPT  
IMAGES

A102