



**OAKLEY CITY APPLICATION  
ZONING CHANGE Application**

**\$2500 Fee**

**APPLICANT INFORMATION:**

**NAME:** HOYTS VIEW ESTATES LLC

**PHONE NUMBER:** \_\_\_\_\_

**MAILING ADDRESS:** 48 W BROADWAY #2502, Salt Lake City, UT 84101

**EMAIL:**  
smith.stevenb@gmail.com

**AGENT (If Applicable):** \_\_\_\_\_

**AGENT PHONE:** \_\_\_\_\_ **AGENT EMAIL:** \_\_\_\_\_

**ADDRESS/LOCATION OF SUBJECT PROPERTY:** 44685 N MILLRACE RD

**TAX ID OF SUBJECT PROPERTY:** OT-117

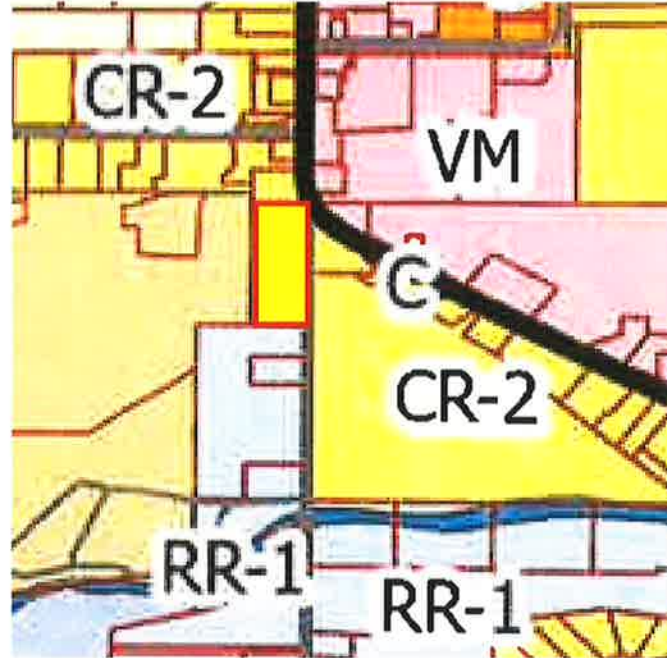
**CURRENT ZONING:** CR-2 **REQUESTED ZONING:** C- Commercial

**REASON FOR THE REQUEST:** The request is being made in order to accommodate a future restaurant with an event center for wedding and gatherings.

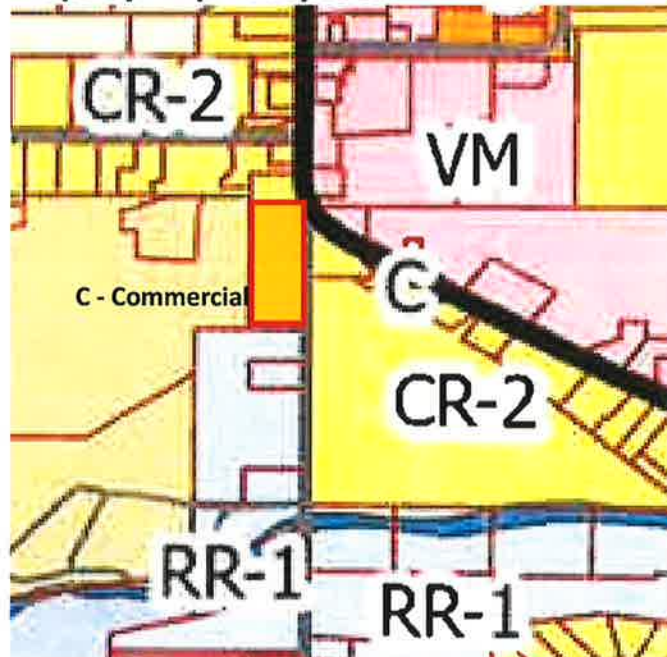
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**Proposed Commercial Rezone  
Parcel OT-117  
DEER MEADOWS ENTERPRISES**

**Property Map – Existing:**



**Property Map – Proposed:**



**Site Data**

Site Area = 91,591 s.f. (2.103 ac.)  
 Landscape Area Provided = 54,866 s.f. (59.9%)  
 Impervious Area Provided = 30,330 s.f. (33.1%)  
 Building Area = 6,395 s.f. (7.0%)  
 Parking Required = 1/x s.f. = x stalls  
 Parking Provided = 43 stalls (x/1,000)



Scale: 1" = 30'



**Hatch Legend**

	Standard Asphalt Paving
	Heavy Duty Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Heavy Duty Concrete Paving
	Existing Concrete Paving
	Building Interior
	Rip Rap/Gravel Areas

**Site Construction Notes**

- 1 Const. 24" Curb & Gutter
- 2 Const. Asphalt Paving
- 3 Const. Conc. Sidewalk
- 4 Const. Thickened Edge Sidewalk
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Conc. Paving
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Const. Directional Arrows per MUTCD
- 14 Const. 24" White Stop Bar
- 15 Const. Conc. Wheel Stop
- 16 Const. Stop Sign per MUTCD R1-1
- 17 Conn. & Match Existing Improvements
- 18 Const. Landscape Edging (Coordinate w/ Landscape Plan)

**General Site Notes:**

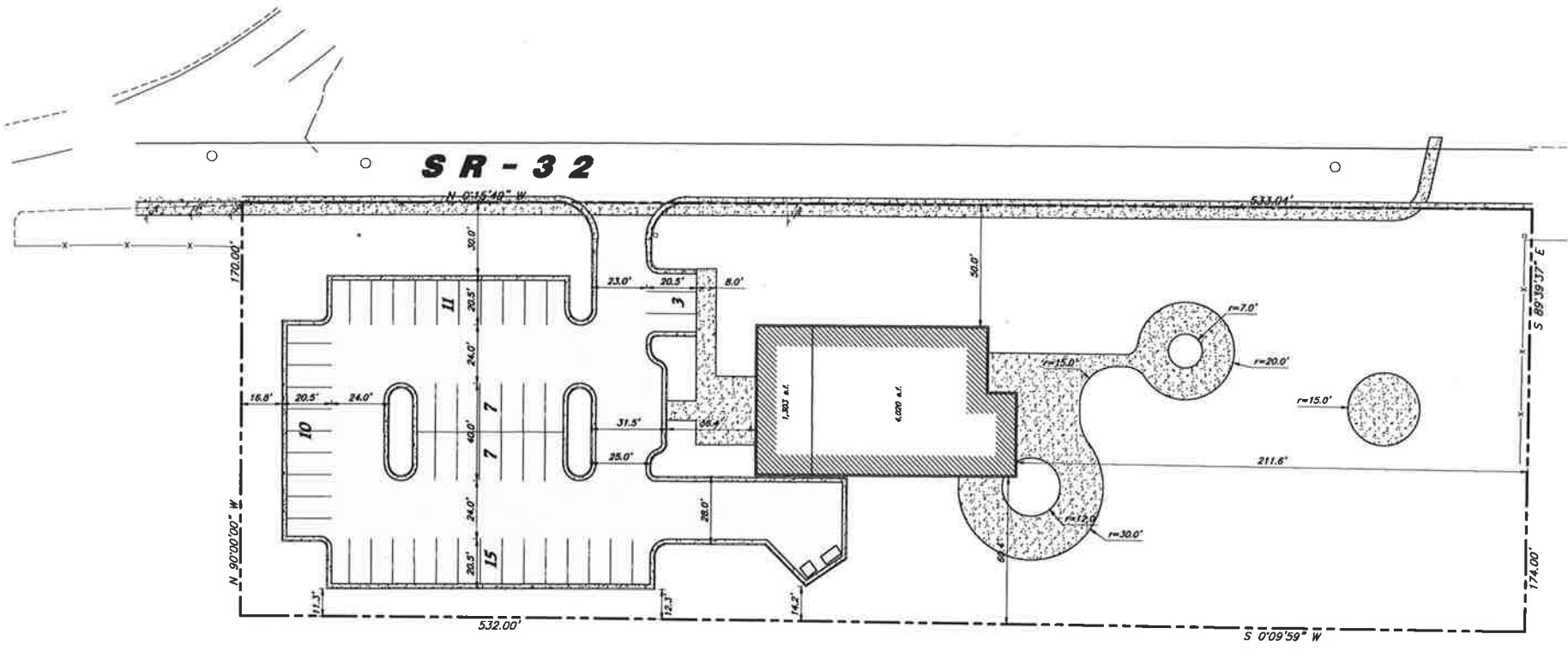
1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted of each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore or impacted areas and all restoration shall be part of the contract bid.

**Construction Survey Note:**

The Construction Survey Layout for this project will be provided by Anderson Whalen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

**Survey Control Note:**  
 The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Whalen & Associates ALTA Surveys or Anderson Whalen & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or an electronic data provided by Anderson Whalen & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or an electronic data provided by Anderson Whalen & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, accepting for liability arising from the sole negligence of the owner or the engineer.



<p>2010 North Redwood Road, Salt Lake City, Utah 84116              (801) 521-8529 - ANNAengineering.net</p>	<p>Site Plan</p> <p><b>Oakley Restaurant</b></p> <p>4685 North Millrace Road              Oakley, Utah</p>
<p>July 31, 2023</p> <p>SHEET NO.</p> <p><b>C1.1</b></p>	<p>Designed by: xx              Drafted by: xx              Client Name:              Client              2.3-081.sp</p>