TERAKEE FARMS
A CLUSTER SUBDIVISION
MASTERPLAN

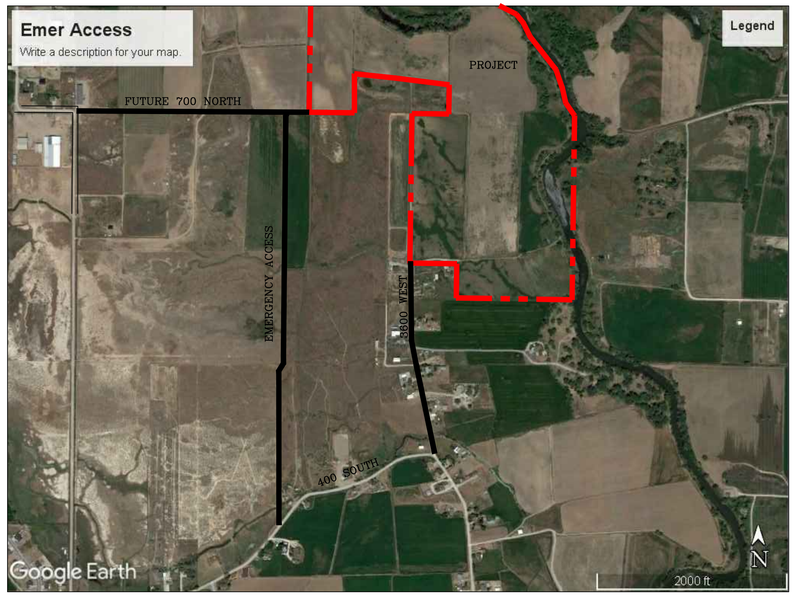
0 100 200 400

SCALE: 1"= 200'(24x36 PLAN SET)

Area: 156.5 acres
206 original
357 proposed (2.28 lots per acre)
470 max possible (3 lots per acre)

LEGEND
- PROJECT BOUNDARY
- EXISTING RIVER BANK
- PROPOSED TRAIL/SIDEWALK
- PROPOSED ADDITIONAL OPEN SPACE
- PROPOSED AREA GIVEN TO PARKS DEPARTMENT

waterfowl observation point
bathroom
parking
WEBER RIVER
OPEN SPACE (DARK GREEN) not owned by developer but used for additional density
EDGE OF RIVER
Area given to Parks department (light green)
100' setback
70' asphalt path (by others)
300'
lift station
lift station 4231
FUTURE ROAD CONNECTION (700 NORTH)
700 North
lift station 4234
4300 West
3600 West
EMERGENCY ACCESS
Owner: DANIEL L & MELANIE SCARBROUGH REVOCABLE FAMILY TRUST
Mailing Address: 5057 W 1500 N, PLAIN CITY UT 844049025
Owner: EAVES, BRAD LISTON & WF LIZ EAVES
Mailing Address: 3325 W 2100 S, WEST HAVEN UT 844019708
Owner: CLEO R WAGSTAFF REVOCABLE TRUST
Mailing Address: 695 S 4700 W, OGDEN UT 844048829
Owner: DUANE L WAGSTAFF REVOCABLE TRUST -1/2 ETAL
Mailing Address: 695 S 4700 W, OGDEN UT 844048829



SEAL

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No.	REVISIONS/ SUBMISSIONS	DATE

DRAWN :
PROJECT NO. :
REVIEWED :
CAD FILE :

PROJECT TITLE
TERAKEE FARMS
A CLUSTER SUBDIVISION

DRAWING TITLE
MASTERPLAN

DATE : DEC,2023
DRAWING No. 1