



Scale: 1" = 150'

- NARRATIVE:**
- Phase 1 = 1,565,966 Sq Ft - 35.949 Acres
 - Phase 2 = 1,457,872 Sq Ft - 36.275 Acres
 - Parcels C, D, E, F, I, H, and G are to be designated as Common Area Open Space.
 - Common Area Open Space is to be owned and maintained by Home Owners Association.
 - Parcels A, B, and J is to be dedicated as Agricultural Preservation Open Space.
 - Agricultural Preservation Open Space is to be owned by a private entity (entities) and is to be used for Agricultural Proposes.
 - Weber River is to be dedicated as Sensitive Lands Open Space.
 - Sensitive Lands open space is to be owned by a private entity (entities) with with an blanket public access easement.

SITE TABLE

Overall Area	72.224 Acres
Agricultural Open Space Required	31.146 Acres
Agricultural Protection Area	34.828 Acres
Area in Weber River	3.484 Acres
Common Area	1.715 Acres
Net Open Space Area	40.027 Acres
Area in Roads	9.932 Acres
Developable Area (100%)	58.947 Acres
Allowable lots	64.193
Developable Area (25%)	3.345 Acres
Allowable Lots	0.911
Total Allowable Lots	65.104
50% Bonus Density	32.552
Total Lots	97.656 (98)
Additional Common Area	1.715 Acres

RIVERBEND OPEN SPACE PRESERVATION PLAN NARRATIVE

There are approximately 40 acres of Open Space in the Riverbend subdivision that will be preserved for agricultural use.

Although Agricultural Preservation Open Space parcels are preferably to be organized into one contiguous area, in this case the preservation of Agricultural Preservation Open Space is best accomplished by creating two separate areas. This allows land that is best suited for agricultural purposes to be preserved. A memorandum of findings that supports this conclusion has been submitted to Weber County.

The Agricultural Preservation Open Space will be made available to farmers for lease to be used for the agricultural purposes. Discussions with local farmers who are knowledgeable and experienced in agricultural uses has shown there is strong interest in farming the land to produce crops.

There are also approximately 1.8 acres of Common Area open space that are not part of the Agricultural Preservation Open Space that will be dedicated to the homeowner's association. The drainage ditch that runs from the south to the north will be located on this open space property.

REV	DATE	DESCRIPTION
1	6/9/2021	County Comments, Site Table

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Open Space Preservation Plan
Riverbend

A part of Section Southeast Quarter of 16 and the West Half of Section 15, TEN. R2W, SL&M, U.S. Survey