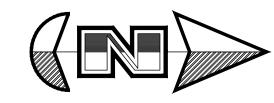


VICINITY MAP Not to Scale



## Scale: 1" = 150'

## NOTES:

- 1. Phase 1 = 1,565,966 Sq Ft 35.949 Acres
- 2. Phase 2 = 1,457,872 Sq Ft 36.275 Acres 3. Parcels C, D, E, F, G, H, & I, are to be designated as Common Area.
- 3.1. Common Area is to be owned and maintained by Home Owners Association.
- 4. Parcels A, B, and J are to be dedicated as Open Space for Agricultural Preservation and Detention
- 4.1. Open Space is to be owned by a private entity (entities) and is to be used for Agricultural/Open Space Proposes and/or Irrigation Ponds.
- 5. Parcel L is to be Dedicated as Open Space for Agricultural Preservation and Irrigation Pond Purposes and will be owned and maintained by Hooper Irrigation Company.
- 6. Weber River is to be dedicated as Sensitive Lands and is to be used for Open Space Proposes.

## SITE TABLE

Overall Area Agricultural Open Space Required Provided Weber River Additional Common Area Net Open Space Area	72.224 Acres 31.065 Acres 34.820 Acres 3.485 Acres 1.722 Acres 40.027 Acres
Area in Roads	10.094 Acres
Developable Area (100%) Allowable lots Developable Area (25%) Allowable Lots	58.645 Acres 63.8644 3.485 Acres 0.9487
Total Allowable Lots 50% Bonus Density	64.813 32.406
Total Lots	97.219

## RIVERBEND FARMS OPEN SPACE PRESERVATION PLAN NARRATIVE

There are approximately 31 acres of open space in the Riverbend Farms

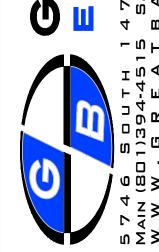
subdivision that will be preserved for agricultural use.

Although Agricultural Preservation Open Space Parcels are to preferably be organized into on 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

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

There are also approximately 5.5 acres of Common Area Open Space that is not part of the Agricultural Preservation Open Space, of which 2.2 Acres will be dedicated to the Homeowner's Association. the remaining 3.7 acres will be dedicated to Hopper Irrigation Company for a Regional Irrigation pond, this area is adjacent to Parcel A which will be Agricultural Preservation Open Space. The existing drainage slough that runs through the property will be located within the Common Area Open Space Parcels, together with a walking path.

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Farms Space

22 Dec, 2021 C1

21N724

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