River Bend Cluster Subdivision Planning Review (preliminary)

**Cluster Code:**

Provide an Open Space Preservation Plan

***Open space preservation plan submittal requirements.***The open space preservation plan submittal shall include the following:

1. An overall cluster subdivision map identifying all open space areas and open space area amenities.
2. An open space site plan that:
	1. Identifies the open space parcel ownership types specified in subsection (c)(9) of this section;
	2. Identifies each proposed ownership type with a unique color;
	3. Shows the locations of existing and proposed future structures and other open space amenities; structures housing a subdivision utility or serving as a subdivision amenity shall be subject to all applicable standards including all design review and applicable architectural standards found in title 108 of the Weber County Land Use Code; and
	4. Includes all park improvements and is accompanied by a letter of approval from the local park district for open space that will be gifted as a park parcel to a local park district.
3. A narrative describing all proposed open space parcels, their proposed method of ownership, their proposed method of maintenance, their proposed uses, and any proposed building envelopes.
4. The phasing of open space parcels and their relationship to the overall subdivision phasing plan, if any.

Provide a Phasing Plan

**Open space phasing.** If development phasing is proposed and approved during preliminary cluster subdivision approval, the percent of open space of the overall platted acreage shall at no time be less than the percent of proposed open space approved in the open space plan.

Include a table with the phasing plan that shows area calculations and open space percentages.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Phase** | **Gross area** | **Area for ROW** | **Area for lots** | **Area for O.S.** | **percentage** |
| 1 | 12345 | 12345 | 12345 | 12345 | 50% |
| 2 | 12345 | 12345 | 12345 | 12345 | 50% |

25% of the area considered the floodway may be counted toward the net developable acreage.

Acreage consumed by a lake, floodway within a river corridor, or a naturally occurring pond area is acreage unsuitable for development, as otherwise defined in [Section 101-2](https://weber.municipalcodeonline.com/book?type=ordinances#name=Sec_101-2-2_Ac-Definitions). When any of these is offered as a community amenity on an open space parcel with public access and a blanket public access easement, the subdivision shall receive 25 percent of the acreage credited to the net developable acreage for the purpose of calculating base density.

**Subdivision Code Preliminary:**

It looks like you have placed an “R” on each lot. In the “Notes” portion, state what restrictions exists. The “R” classification may not be needed.