**Below are a list of items that must be submitted or shown on the plat as per Weber County Land Use Code:**

Sec. 106-1-5. - Preliminary plan/plat requirements and approval procedure

The individual or company names and addresses of the applicant, engineer and land surveyor of the subdivision.

The existing location, widths and other dimensions of all existing or platted streets and other important features such as, but not limited to, railroad lines, sanitary sewers, storm drains, water supply mains, fire hydrants, water wells, land drains, culverts, watercourses, wetlands, stream corridor setbacks, floodplain, fence lines or other lines of occupation, exceptional topography, easements and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided.

Final plat requirements

A signature block conforming to state code and county ordinances shall be included on the plat for the following:

County clerk's certificate of attest;

Weber-Morgan Health Department certificate of approval.

Map narrative. The map shall contain a written narrative which complies with U.C.A. 1953, § 17-23-17 and part I,[title 2](https://www.municode.com/library/ut/weber_county/codes/code_of_ordinances?nodeId=PTICOOR_TIT2AD), chapter 10, of the Weber County Code of Ordinances.

**Below are a list of deficiencies in the plat map:**

An existing shed (as portrayed on the plat map) does not meet the Site Development Standards of the FR-3 zone as outlined in LUC § 104-17-5(c).

*(c) Minimum yard setbacks.*

*(2) Side.*

*b. Accessory building: eight feet, except one foot if located at least six feet from rear of main building.*

All areas within the site which are not occupied by the primary and accessory uses, structures or parking areas, shall also be landscaped. This includes future expansion areas for either building or parking. A landscape plan that conforms with LUC § 108-2-5 must be submitted before the application will be considered at a public meeting. (see referenced code below)

***Sec. 108-2-5. - Minimum standards and guidelines; general landscaping.***

*(a) All commercial sites shall have a minimum of 20 percent of the total lot area landscaped and a minimum of 80 percent of the landscaping shall be living plant materials.*

*(b) All commercial sites shall provide a planting area, excluding sidewalk, of at least 15 feet in width along front and side property lines adjacent to street rights-of-way unless a zero foot setback and the applicant meeting the requirements of complete streets within the project limits. Side and rear property lines not adjacent to street rights-of-way shall have a planting area of not less than eight feet in width.*

*(c) A maximum of 50 percent of the total landscaped area shall be planted in turf grass.*

*(d) A minimum planting area of at least ten feet in width shall be provided between any parking lot or sidewalk and the front of the building. Minimum planting areas of at least five feet in width shall be provided along the sides and rear of the building except where service areas, docks and entrance points are located.*

*(e) All parkways shall be landscaped with a native grass mixture that is low growing. Manual or automatic irrigation of parkway landscaping shall also be required. Irrigation equipment shall be located outside of the parkway. Parkway landscaping shall not be included in the total area and turf grass percentage requirements listed in subsections (a) and (c) of this section.*

*(f) All areas within the site which are not occupied by the primary and accessory uses, structures or parking areas, shall also be landscaped. This includes future expansion areas for either building or parking.*

*(g) All elements of the landscape plan, including planting, irrigation, screening, and paving shall be installed as approved. If landscaping improvements are not to be completed until after the occupancy of the primary building, a financial guarantee, not to exceed one year, shall be posted and approved by the county attorney and the county commissioners.*

*(h) Plant material.*

*(1) Quality. Plant materials used in conformance with the provisions of this chapter shall be healthy and vigorous.*

*(2) Size. Plant sizes at the time of installation shall be as follows:*

*a. Deciduous trees. All deciduous trees shall have a minimum truck size of two inches caliper.*

*b. Evergreen trees. All evergreen trees shall have a minimum height of six feet.*

*c. Shrubs. All woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five-gallon containers will generally comply with this standard.*

*d. Vines. All vines shall be five-gallon size minimum unless otherwise specified.*

*e. Groundcovers. Areas in which groundcovers are specified in lieu of turf grass, in whole or in part, shall be planted densely enough such that the area will develop reasonably full and even coverage within two growing seasons after planting.*

*f. Turf grass. Turf grass species shall be hardy to the Ogden Valley and be of the type normally specified for this area. Turf may be planted by sodding, plugging, sprigging or seeding. Application rates for plugs, sprigs and seed shall be high enough to provide even and uniform coverage of turf within one growing season after planting. Turf areas where erosion is expected to occur under normal conditions, such as drainage swales and/or slopes greater than 30 percent, shall be planted exclusively with sod.*

*(3) Selection. Plants used in conformance with the provisions of this chapter shall be hardy and capable of withstanding the extremes of individual site microclimates typical of Ogden Valley. The use of drought tolerant and native plants is preferred within areas appropriate to site conditions.*

*(4) Installation. All plant materials shall be installed in accordance with the current professional planting procedures.*

*(5) Irrigation. All landscaped areas containing living plant material shall be provided with either a manual or automatic irrigation system.*

*(i) Maintenance.*

*(1) Responsibility. The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials on the site. Each owner is also responsible for maintenance of the parkway in front or to the side of the property.*

*(2) Materials. All plant materials shall be maintained in good condition so as to present a health, neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant material, refuse and/or debris.*

*(3) Replacement. All dead or removed plants shall be replaced with the same type and size of plant material as originally specified on the approved landscape plan. No substitutions shall be allowed without prior approval of the planning commission staff, whose decisions are appealable to the planning commission. Replacement shall be made within 30 days of the plant's demise or removal. In cases where the 30-day time limit for replacement extends beyond the normal growing season, replacement shall be made at the beginning of the following growing season.*

*(4) Fences, walls and hedges. Fences, walls and hedges shall be maintained in good repair.*

*(5) Irrigation systems. Irrigation systems shall be maintained in good operating condition to promote water conservation.*

*(j) Design guidelines.*

*(1) Scale. The scale and nature of landscaping materials shall be appropriate to the size of the structures to be landscaped. Large buildings should generally be complemented by larger plants and planting beds.*

*(2) Selection. Plants shall be selected for form, texture, color, habit and adaptability to local conditions.*

*(3) Evergreens. Evergreen plant materials shall be incorporated into the landscape to provide some year round structure and enhance screening and buffering.*

*(4) Softening. Plants shall be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect and add variety.*

*(5) Mulch. Planting beds may be mulched with bark chips, decorative stone or similar materials. Mulch shall not be used as a substitute for plant material.*

*(6) Water conservation. All irrigation systems shall be designed for efficient use of water. Use of qualified professional irrigation designers is recommended.*

*(7) Energy conservation. Placement of plant materials shall be designed to reduce the energy requirements for heating and cooling of the development. Summer shade and blocking of winter winds should be considered.*

*(8) Berming. Earth berms and existing topographic features should be incorporated into the proposed landscape where appropriate to enhance screening and provide variety in the ground plane.*

*(9) Trails. Landscape and site design shall encourage pedestrian access and where applicable, accommodate condition of public pathways.*