4-28-2023

We have updated the drawings for the Howard Industrial Park subdivision to address comments received from Engineering staff

* The connection to 900 South will need to include acceleration and deceleration lanes.  Since Weber County does not have standards for these lanes, the UDOT standards can be used to assist the design of these lanes.  A traffic impact study will need to be submitted with assumptions based on general industrial uses.  Because of the concern for safety, the access for lot 1 will need to be through 9175 West and not directly onto 900 South.
  + We are showing 12 ft additional pavement added to 900 south along the entire frontage of the Janisan lot.  See sheet 4 attached
* Approval of the construction plans from the water and sewer providers will need to be submitted.  According to the Utah State Code, a sewer system with multiple connections is required to be part of a body politic.  The sewer line through the subdivision will need to be under a body politic, such as Little Mountain Sewer Association.
  + Water provider is Western Basin water company.  Approval letter was provided previously and accepted by county.  Another copy is attached.
  + Sewer provider is Little Mtn Service Area.  Approval letter was provided previously and accepted by county.  Another copy is attached.  Sewer has already been installed.
  + See also county staff report for April 19, 2023 meeting.
* The proposed road, 9175 West Street, will need to be designed with a storm drain that adjacent lots will be able to connect to and paved with asphalt according to the geotechnical report.
  + Storm drain is designed for 9175 West street.  It includes drainage swales, catch basins, storm pipes, etc.  Each lot can connect / discharge to this system as the individual site design accommodates.  A drainage easement has also been added along the west side of the lots 1-4 to allow drainage discharge along the low side of the lots. (See sheets 1,2,3)
  + Asphalt paving on 9175 is specified on the cross section and on detail sheet.  (See sheet 2 and 5).  This asphalt and base thickness follows geotechnical report and was previously approved by county engineering. See also county staff report for April 19, 2023 meeting.
* A note will need to be added to the plat that the individual lots will need to provide storm drain calculations and detention ponds.
  + A note has been added requiring the individual lots to provide their own storm drain calculations and detention.  (See sheet 1)

**From:** Frontier <[noreply@co.weber.ut.us](mailto:noreply@co.weber.ut.us)>   
**Sent:** Friday, April 21, 2023 5:17 PM  
**To:** [scarlson@twinpeakseng.com](mailto:scarlson@twinpeakseng.com)  
**Subject:** New Review on Howard Industrial Park Sub (Formerly known as Little Mountain Sub Ph1) - Frontier Notification

A Review has been added to the Howard Industrial Park Sub (Formerly known as Little Mountain Sub Ph1) project.

Review Status: More Information Needed by Ashley Thoman  
Review:

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Approval of the construction plans from the water and sewer providers will need to be submitted.  According to the Utah State Code, a sewer system with multiple connections is required to be part of a body politic.  The sewer line through the subdivision will need to be under a body politic, such as Little Mountain Sewer Association.

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A note will need to be added to the plat that the individual lots will need to provide storm drain calculations and detention ponds.

[Please login into Frontier to see more details.](https://frontier.co.weber.ut.us/Home/Login?ProjectId=14762)

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