



11 North 300 West, Washington, Utah 84780  
TEL 435.652.8450 | FAX 435.652.8416

June 9, 2026

Mayor Michael Farrar  
1777 North Meadowlark Drive  
Apple Valley, UT 84737

RE: Lot Split AV-1361-B and AV-1361-C

Dear Mayor Farrar,

Sunrise Engineering has reviewed the lot split application regarding Parcels AV-1361-B and AV-1361-C. Below are our review comments regarding the lot split application.

Lot Split Platting Documents:

1. The lot split application submitted a boundary survey document but does not include the lot split platting documents. Please submit the platting documents for the proposed parcels.

Construction Drawings:

1. Show all easements and ROW on the drawing.
2. Show all setbacks on the site plan.
3. A geotechnical report was referenced but was not included in the application set. Please include the geotechnical report.
4. Will serve letters from Ash Creek Special Service District and South West Health Department for septic, and Rocky Mountain Power indicating if the proposed plan meet their standards have not been provided for review (AVMC Section 11.02.070K). It is unclear if these districts can serve this development. The town will need to verify that this issue is being addressed.
5. It's assumed that this will be a private water system with multiple users. Is their water usage agreements between the separate parcels?
6. Additional comments may be necessary once the platting documents have been provided. We currently do not have enough information to fully check the construction drawings.

Please call me at (435)652-8450 with any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nathan Wallentine".

Nathan Wallentine, P.E.  
Town Engineer