

November 26, 2025

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

RE: Oculata Roca Subdivision and Construction Drawings

Dear Mayor Farrar,

Sunrise Engineering has reviewed the construction drawings regarding the Oculata Roca subdivision. Below are the review comments regarding the construction plans and other issues that may be pertinent to this development.

1. The development is located in the Rural Estate Open Space Transition (OST) zone with a Planned Development Overlay (PDO) according to the town's new and old zoning maps. It is assumed that the town has approved the PDO overlay on the subject property, that a residential use is permitted and that the provisions of AVMC Section 10.10.20 have been met.
2. The PDO zone requires a minimum lot size of five acres. The lots meet this minimum lot size requirement. A lot width of 100 feet is required. All lots meet the minimum width requirement.
3. A hydraulic report has been prepared by Jones and DeMille Engineering dated October 28, 2025. Recommendations in the report are for the Oculata Roca Subdivision only. A drainage study is necessary for the entire length of improvements to Gould Wash Road. All recommendations of the October 28, 2025, hydraulic analysis should be followed.
4. Three separate geotechnical studies were provided for review: a generalized geotechnical report dated October 25, 2023; an Oculata Roca Phase 1 Pavement Design report dated May 7, 2024; and a septic feasibility report for residential units. The geotechnical report dated October 25, 2023, does not address the same property as this application. As such, a revised/new geotechnical report is necessary. The Oculata Roca pavement design report addresses only Oculata Roca Road. Recommendations contained in this report should be followed. The report does not address Gould Wash Road. A separate report needs to be provided addressing Gould Wash Road. A previous pavement engineering report dated May 7, 2024, prepared by Landmark Testing and Engineering has been previously reviewed for Cinder Hill Road. The applicant should comply with the recommendations of this report.
5. Plans associated with all off-site access roads connecting this development to SR-59 should be approved and constructed/bonded prior to recordation of the final plat associated with this development. All improvements necessary in the UDOT right-of-way require UDOT approval. Moreover, all environmental clearances should also be obtained prior to construction of any improvements on federal land. No certificates of occupancy or sale of property should be allowed prior to all improvements being constructed and accepted by UDOT and by the town.
6. The will-serve letter provided from Rocky Mountain Power is dated October 18, 2022. It is not clear if the development in its present state is the same as what was proposed in 2022. This will-serve letter should be updated.
7. The letter from Ash Creek SSD dated October 24, 2022, does not address this residential development. A new letter from Ash Creek SSD is necessary.

8. Preliminary plat requirements can be found in AVMC Section 11.02.070. The applicant should check that all necessary preliminary plat requirements are being provided.
9. Show all existing easements on the preliminary plat.
10. Southwest Utah Public Health Department needs to approve septic system designs and the geotechnical report related to septic design.
11. Portions of the site and some lots are located in FEMA Flood Zone A. Lots affected by FEMA Flood Zone A should be clearly identified on the plat and the areas of lots impacted should also be clearly identified.
12. Fire hydrants are required to be spaced at 250 feet from any subdivided lot (AVMC Section 11.12.030). Please provide a note stating that this requirement has been met.
13. Identify the sizes of all waterlines on all pages of the plans.
14. Provide electric distribution plans for the subdivision.
15. Some street sections proposed do not meet town specifications (AVMC Section 11.08.040) or town design standards. The town will need to determine if an alternative design is appropriate.
16. A traffic study may be necessary to determine the entire impact of this development on SR59.
17. Any public improvements should be constructed prior to map recordation; if not constructed prior, a performance bond must be submitted and accepted by the city. This also includes all off-site improvements.
18. No HOA CCRs were submitted for review. An HOA may be required for maintenance of the OST zoned properties located around the parcels.

Please call me at (435) 233-0382 with any questions or comments.

Sincerely,



Brad Robbins
Planning Manager

Sincerely,



Nathan Wallentine
City Engineer