Grand County Community Development
Planning & Zoning
125 E Center St.
Moab, UT 84532
435-259-1368
planning@grandcountyutah.net

January 8, 2021

To: GPD Group
520 South Main Street, Suite 2531
Akron, OH 44311

RE: Site Plan Review for Rivian

Dear GPD Group,

The Development Review Team considered your application at their regular meeting on January 6, 2021 and had the following comments. Please follow-up with individual agencies where necessary, and do not hesitate to contact our office if you have any questions. Thank you!

Planning & Zoning / Engineering

We cannot issue an approval for Phase II until there are more engineering details included; most importantly, proving up septic and water feasibility. Please either submit more details for Phase II or remove it from the Phase I site plan

Comments on site plan in general:

- Light Poles in solid rock outcrop need anchoring details
- Please submit dust control plans for the proposed gravel surface
- Please specify what a mass water area panel is (#26)
  Underground electrical shown on Phase 1 for future (as proposed)
- Delineate charging stalls on the site plan vs regular parking – please make clear which are which for Phases I and II

Building

- Proposed ADA Terrakoat pathway surface needs to go to temporary restrooms as well as proposed future ones
- Submit ADA accessibility plans from first three spots to trailers
- Submit ADA restroom plans including ramps
- ADA spots can not be crushed granite. They need to be paved or at least VERY hard

Roads

- Please submit UDOT access permit when obtained including access plans for the back lot

Fire

- Water storage will be needed in future phases for fire flow requirements for buildings
- Please contact the fire department for details

Health

- Please note that septic will be a major concern
- Phase II cannot be permitted without showing more detail and engineering for septic system

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- A public drinking water system will be needed for Phase II
- Sewer lines will need to go under the rock outcropping and be bedded in gravel
- Please note that there can be no driving on a septic drainfield

Grand Water and Sewer Service Agency

Rocky Mountain Power
Please submit approvals / will serve.

Dominion Energy
N/A

DEQ / DWQ
Please submit approvals when obtained.

Legal
N/A

Regards,

Mila Dunbar-Irwin
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