

## **EXHIBIT 2**

Vineyard Land Disturbance Permit (PLANLDP25-0020)



# PLAN REVIEW REPORT

## District Energy Plant - Dover Street / Bronson Tatton

PLANLDP25-0020

Permit #: PLANLDP25-0020 / Lot c / Utah City / 1155 North Main Street

Land Disturbance Permit

| Design Team                           |                                                                                                                                                            |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Design Professional:</b> Ted Didas | <b>Applicant:</b> Bronson Tatton<br><b>Contact Name:</b><br><b>Address:</b> , ,<br><b>Phone:</b> (801) 766-4442<br><b>Email:</b> bronson@flagshiphomes.com |

| Engineering Department                                                                                                       |               |            |                                                                                                                                                                                                                 |                                                                                                           |                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------|---------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item                                                                                                                         | Date Approved | Approval   | Final Comments                                                                                                                                                                                                  |                                                                                                           |                                                                                                                                                                               |
| Bluebeam Session - TRC Comments                                                                                              | 11/19/25      | N/A        | 11/19/25 - Patrick James                                                                                                                                                                                        | - N/A                                                                                                     |                                                                                                                                                                               |
| Contractor Information                                                                                                       | 11/19/25      | Approved   | 11/14/25 - Bronson Tatton<br>11/19/25 - Patrick James                                                                                                                                                           | - Updated<br>- Approved                                                                                   | - see additional notes                                                                                                                                                        |
| Private Infrastructure Cost Estimate                                                                                         | 11/19/25      | App W/Cond | 11/14/25 - Bronson Tatton<br>11/19/25 - Patrick James                                                                                                                                                           | - Updated<br>- App W/Cond                                                                                 | - Inspection Fee = \$4,912                                                                                                                                                    |
| Public Infrastructure Cost Estimate                                                                                          | 11/19/25      | N/A        | 11/14/25 - Bronson Tatton<br>11/19/25 - Patrick James                                                                                                                                                           | - Updated<br>- N/A                                                                                        |                                                                                                                                                                               |
| Civil Construction Drawings (Site Plan, Utility Plan, Grading Plan, Road Plans and Profiles, Erosion Control Plans, Details) | 12/19/25      | Approved   | 12/03/25 - Patrick James<br><br>12/09/25 - Bronson Tatton<br>12/12/25 - Patrick James<br><br>12/17/25 - Bronson Tatton<br>12/18/25 - Patrick James<br>12/19/25 - Bronson Tatton<br><br>12/19/25 - Patrick James | - Rejected<br><br>- Updated<br>- Rejected<br><br>- Updated<br>- App W/Cond<br>- Updated<br><br>- Approved | - See attached pdf for comments.<br>- Revised Civil Set<br>- See comments in attached pdf.<br>- Revised civil set<br>- see additional notes<br>- Updated civil set with snout |
| Stormwater Drainage Calculations                                                                                             | 12/19/25      | App W/Cond | 12/19/25 - Patrick James                                                                                                                                                                                        | - App W/Cond                                                                                              | - see additional notes                                                                                                                                                        |
| Final Subdivision Plat                                                                                                       | 11/19/25      | App W/Cond | 11/19/25 - Patrick James                                                                                                                                                                                        | - App W/Cond                                                                                              | - see additional notes                                                                                                                                                        |
| ALTA Land Survey                                                                                                             | 11/19/25      | N/A        | 11/19/25 - Patrick James                                                                                                                                                                                        | - N/A                                                                                                     |                                                                                                                                                                               |
| Geotechnical Report                                                                                                          | 11/19/25      | Approved   | 11/19/25 - Patrick James                                                                                                                                                                                        | - Approved                                                                                                |                                                                                                                                                                               |
| Phasing Plan                                                                                                                 | 11/19/25      | N/A        | 11/19/25 - Patrick James                                                                                                                                                                                        | - N/A                                                                                                     |                                                                                                                                                                               |
| Mass Grading Plan                                                                                                            | 11/19/25      | N/A        | 11/19/25 - Patrick James                                                                                                                                                                                        | - N/A                                                                                                     |                                                                                                                                                                               |
| DEQ Notice of Intent (NOI)                                                                                                   | 01/07/26      | App W/Cond | 12/19/25 - Patrick James<br><br>01/07/26 - Patrick James                                                                                                                                                        | - App W/Cond<br><br>- App W/Cond                                                                          | - Included with the downtown NOI<br>- Not required as the site is under an acre.                                                                                              |
| SWPPP - Complete Construction Storm Water Pollution Prevention Plan                                                          | 01/07/26      | App W/Cond | 12/19/25 - Patrick James<br>01/07/26 - Patrick James                                                                                                                                                            | - App W/Cond<br>- App W/Cond                                                                              | - see additional notes<br>- Not required as the site is under an acre.                                                                                                        |

| Engineering Department                    |          |            |                                                                                                         |                                                           |                                                                       |
|-------------------------------------------|----------|------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------|
| Long-Term Stormwater Management Agreement | 01/16/26 | Updated    | <b>12/19/25</b> - Patrick James<br><b>01/16/26</b> - Bronson Tatton<br><b>01/16/26</b> - Bronson Tatton | <b>- Rejected</b><br><b>- Updated</b><br><b>- Updated</b> | - see additional notes<br>- LTSMP attached.<br>- signed copy uploaded |
| Stormwater Maintenance Agreement          | 01/12/26 | Updated    | <b>12/19/25</b> - Patrick James<br><b>01/12/26</b> - Bronson Tatton                                     | <b>- Rejected</b><br><b>- Updated</b>                     | - see additional notes                                                |
| Transportation Impact Study               | 11/19/25 | N/A        | <b>11/19/25</b> - Patrick James                                                                         | <b>- N/A</b>                                              |                                                                       |
| Utility (Water & Sewer) Impact Study      | 12/03/25 | App W/Cond | <b>11/19/25</b> - Patrick James<br><b>12/03/25</b> - Patrick James                                      | <b>- Rejected</b><br><b>- App W/Cond</b>                  | - see additional notes<br>- see additional notes                      |

| Pre-Construction Meeting             |               |          |                                                      |
|--------------------------------------|---------------|----------|------------------------------------------------------|
| Item                                 | Date Approved | Approval | Final Comments                                       |
| Finalize Fees & Invoice Applicant    | 01/09/26      | Approved | <b>01/09/26</b> - Savannah Poorman - <b>Approved</b> |
| Payment Received                     |               | Pending  | - <b>- Pending</b>                                   |
| Schedule Pre-Con                     |               | Pending  | - <b>- Pending</b>                                   |
| Approved Civil Construction Drawings | 01/09/26      | Approved | <b>01/09/26</b> - Savannah Poorman - <b>Approved</b> |

# Additional Comments

## Bronson Tatton

Application #: PLANLDP25-0020 / Lot c / Utah City / 1155 North Main Street



PLANLDP25-0020

| Engineering Department                                                                                                       |                          |              |                                                                             |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------|-----------------------------------------------------------------------------|
| Item                                                                                                                         | Comments                 |              |                                                                             |
| Civil Construction Drawings (Site Plan, Utility Plan, Grading Plan, Road Plans and Profiles, Erosion Control Plans, Details) | 12/18/25 - Patrick James | - App W/Cond | - Add snout with 3 foot minimum sump at last storm d - See additional Notes |
| Add snout with 3 foot minimum sump at last storm drain box. See attached pdf.                                                |                          |              |                                                                             |
| Stormwater Drainage Calculations                                                                                             | 12/19/25 - Patrick James | - App W/Cond | - see additional notes                                                      |
| Will need to have stormwater calculations and finalized routing for this section of downtown.                                |                          |              |                                                                             |
| Final Subdivision Plat                                                                                                       | 11/19/25 - Patrick James | - App W/Cond | - see additional notes                                                      |
| Please coordinate addressing and update plats as necessary.                                                                  |                          |              |                                                                             |
| SWPPP - Complete Construction Storm Water Pollution Prevention Plan                                                          | 12/19/25 - Patrick James | - App W/Cond | - Included with the downtown SWPPP. Please update th - See additional Notes |
| Included with the downtown SWPPP. Please update the SWPPP to include this property.                                          |                          |              |                                                                             |
| Long-Term Stormwater Management Agreement                                                                                    | 12/19/25 - Patrick James | - Rejected   | - Provide updated LTSWMP and agreement to include th - See additional Notes |
| Provide updated LTSWMP and agreement to include this phase.                                                                  |                          |              |                                                                             |
| Stormwater Maintenance Agreement                                                                                             | 12/19/25 - Patrick James | - Rejected   | - Provide updated LTSWMP and agreement to include th - See additional Notes |
| Provide updated LTSWMP and agreement to include this phase.                                                                  |                          |              |                                                                             |
| Utility (Water & Sewer) Impact Study                                                                                         | 11/19/25 - Patrick James | - Rejected   | - We need to set up a franchise agreement for this u - See additional Notes |
| We need to set up a franchise agreement for this utility before this permit can be approved.                                 |                          |              |                                                                             |
| Utility (Water & Sewer) Impact Study                                                                                         | 12/03/25 - Patrick James | - App W/Cond | - see additional notes                                                      |
| The franchise agreement will need to be established before operations begin.                                                 |                          |              |                                                                             |