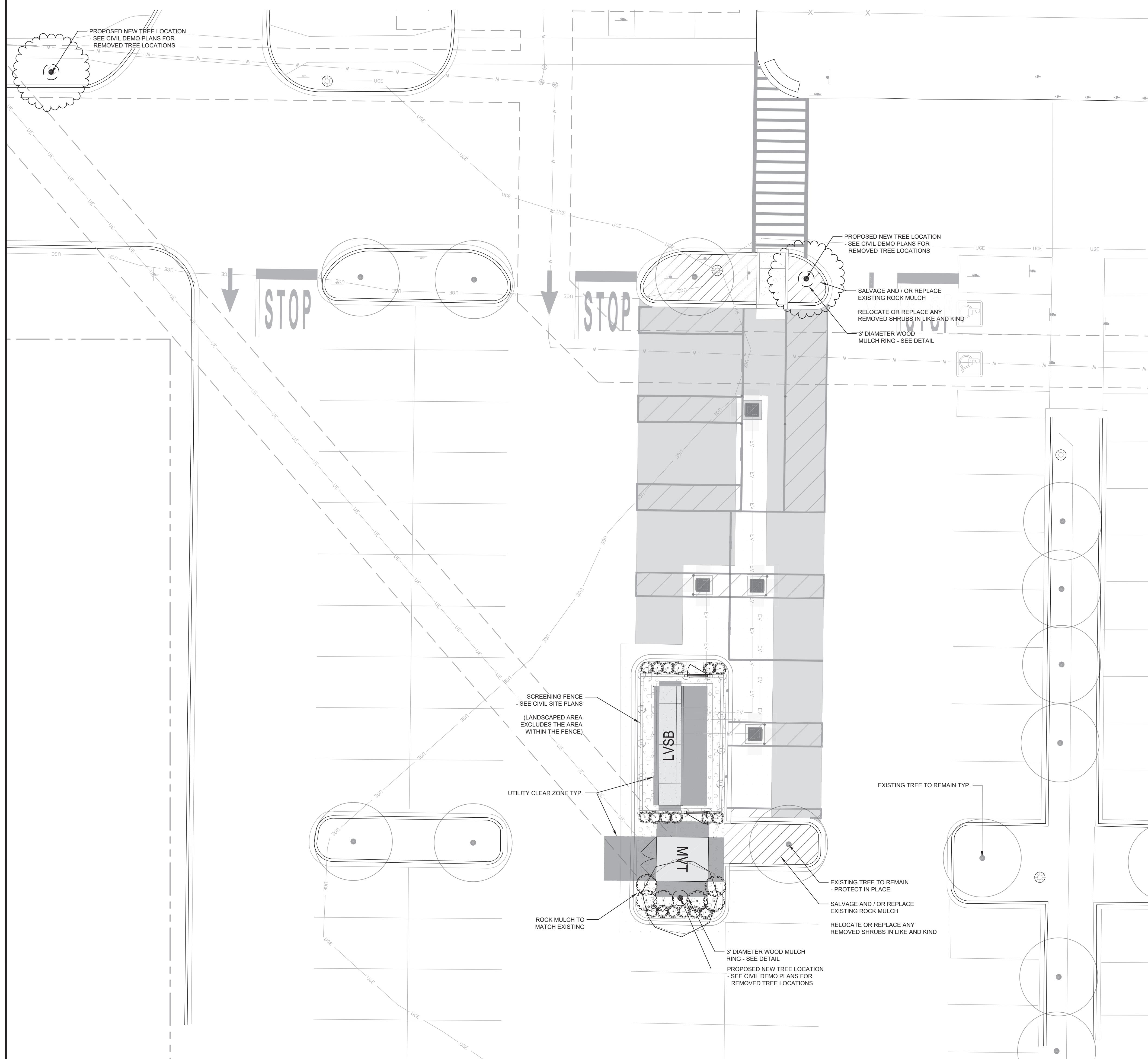


Exhibit 3: Approved Landscape and Irrigation Plans



LANDSCAPE REQUIREMENTS

19-06-06 PLANTING STANDARDS
2b. 25% of shrubs to be min 5 gal.
2d. 50% of all plants to be drought tolerant

REQUIRED
3 shrubs
6 plants

PROVIDED
6 shrubs
24 plants

19-06-07 AMOUNT OF REQUIRED LANDSCAPING
3a. 50% of landscaped area shall be covered with live vegetation

REQUIRED
Required

PROVIDED
Provided*

*See Landscape Data Table

19-09-08 PARKING LOT LANDSCAPING
1 Tree per parking island (2 per double stall)

REQUIRED
Required

PROVIDED
Provided

TREE MITIGATION:
2 new trees per 1 tree over 4" cal. removed
1 new tree per 1 Tree under 4" cal. removed

REQUIRED
2
1

PROVIDED
2**
1**

**Two trees removed due to improvements, one tree over 4" cal. replaced with two trees. One tree under 4" cal replaced to fulfill 1 to 1 requirement.

PERMANENT GRASS CHART			
SYMBOL	ACREAGE	VARIETY	SEEDING RATE
N/A	N/A	N/A	N/A

NOTE: NO ADDED TURF INCLUDED IN EV IMPROVEMENTS

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CALIPER	TYPE	QTY
TREES				
•	Existing Tree to remain Protect in Place			
•	Gleditsia triacanthos f. inermis Thornless Honey Locust	2" Cal.	B&B	1
•	Pyrus calleryana Callery Pear	2" Cal.	B&B	2

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.
NOTE: ALL PROPOSED LANDSCAPE PLANTING AREAS TO BE EXCAVATED TO A MINIMUM DEPTH OF 24" AS NECESSARY TO CATER APPROPRIATE PLANTING CONDITIONS. THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR PROTECTION OF ALL EXISTING UTILITIES, IRRIGATION LINES, WIRING, STRUCTURES, LANDSCAPE, ETC. WHICH ARE SCHEDULED TO BE RETAINED/REUSED.

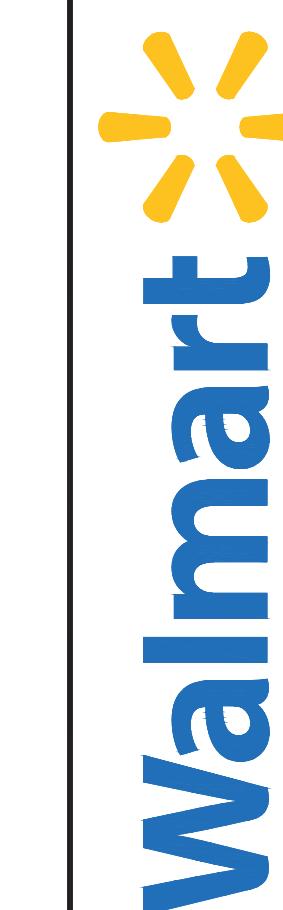
NOTE: CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF INVISIBLE SLOPED PAVING, EXY. PORCHES, RAMPS AND TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFIED.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALED AND BUR LAPED AS INDICATED IN THE SPECIFICATIONS.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DURING AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANT MATERIALS ARE TO BE COMPLETED AND LOADED AS SHOWN.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF THESE UTILITIES ARE TO BE DETERMINED BY THE CONTRACTOR BASED UPON THE MOST RECENT INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJUSTS TO THE WORK (2) TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION PERIOD BY RELOCATING ANY AND ALL EXISTING UTILITIES STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE COMMENCING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY STATE AND PROTECTIVE OF THE PLANT MATERIALS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANT MATERIAL BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC. ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
12. ANY PLANT MATERIAL WHICH IS DETERMINED BY THE LANDSCAPE ARCHITECT AS DEFECTIVE OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPAIRS DURING THE NORMAL WORKING HOURS.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. SPECIFIED PLANT MATERIALS (EX. ROCK MULCH, PLANTING BEDS, ETC.) ARE TO BE PROVIDED AS SHOWN IN THE 02900 SPEC.
16. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
17. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPP PLAN.
18. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
19. EXISTING TREES TO BE CORRECTLY PRUNED BY A CERTIFIED ARBORIST WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT.

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT THE ADDRESS SHOWN. IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMINE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

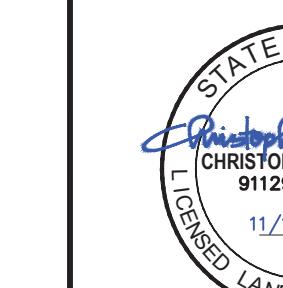


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CONSULTANTS



STATE OF UTAH
CHRISTOPHER M. ROSE
#101000000
15/10/2005
LICENCED LANDSCAPE ARCHITECT

LANDSCAPE DATA TABLE - IMPROVED AREA: 846 SF		
ITEM	QTY	% OF IMPROVED AREA
TREES	3	N/A
SHRUBS	12	N/A
TURF GRASS	0 SF	0%
WOOD MULCH	21 SF	2%
ROCK MULCH	481 SF	57%
EV EQUIPMENT	343 SF	41%
LANDSCAPED AREA	316 SF	37%
LIVE VEGETATION AREA	161 SF	51% (OF LANDSCAPED AREA)
DROUGHT TOLERANT PLANTS	23	100%

NOTE:

- ITEMS AND QUANTITIES LISTED ARE ONLY IN REFERENCE TO LANDSCAPE IMPROVEMENT AREAS IMPACTED BY THE EV DEVELOPMENT, NOT THE SITE AS A WHOLE.
- LANDSCAPED AREA EXCLUDES ROCK MULCH AREA THAT IS WITHIN THE SCREENING FENCE.

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No.	1	2
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PROT. CYCLE:	TBD	
DOCUMENT DATE:	10/27/2025	
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LANDSCAPE PLAN		
GRAPHIC SCALE IN FEET		
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SHEET NUMBER L1.0		