



Landscaping Plan approved under initial Site Development Plan review is found under EDARP file number PPR1826. The portion of focus for this project is found below. Please include all existing landscaping on the current Landscaping Plan document. If landscaping in the subject area no longer exists due to site changes, please reinstate and show on the current document.



Land Development Code 6.2.2.D.2
Please relocate the previously approved landscaping east of the proposed moduls. (Buffer to adjacent residential.) This will satisfy the Code section below.

- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses.**
- (a) **Where Required.** A buffer is required in the following situations:
 - (i) Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.
 - (ii) Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.
 - (iii) On the residential side of the project when use to use compatibility is a concern.
 - (b) **Depth and Planting Standards.** The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/3 of the trees shall be evergreen trees.
 - (c) **Opaque Fencing or Wall Required.** An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line except where the adjacent single-family or duplex residential zoning district or use abuts a required roadway landscaping area.
 - (d) **Minimum Ground Covering Required.** Bark, wood chips, rock, stone, or other natural/synthetic landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved non-living ground cover material shall be covered in a living plant material.

CLIENT
WIDEFIELD SCHOOL DISTRICT
NO. 3
11060 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925

ARCHITECT OF RECORD
R. AUSTIN ARCHITECT

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PROJECT NO.
25-080.00

GRAND MOUNTAIN SCHOOL
MODULAR CLASSROOM
PPR AMENDMENT

DATE
3/31/26

VISIONS	DATE	DESCRIPTION

EET NAME

LANDSCAPE PLAN
SHEET 4 OF 7
A1.2

