

# RICHMOND AMERICAN HOMES

JOB#33060086  
LOT 46 ✓

## PLOT PLAN

**REVISIONS:**  
03.12.26 - CORRECTED DRIVE WAY WIDTH - DV

Released for Permit

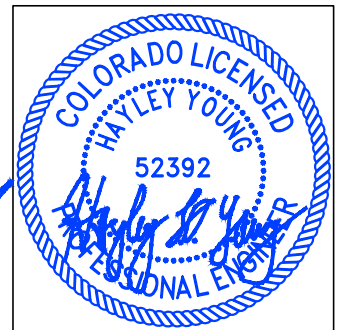
SCHEDULE NUMBER 5522307070 ✓

03/13/2026 12:03:35 PM

**APPROVED**  
**Plan Review**  
03/26/2026 8:40:02 AM  
dsdhills  
EPC Planning & Community  
Development Department

**SFD26209**  
**PLAT15518**  
**RS-6000**

**Becky A**  
**ENUMERATION**



T. CHRIS MADRID, P.L.S.  
DATE: 03.12.26  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

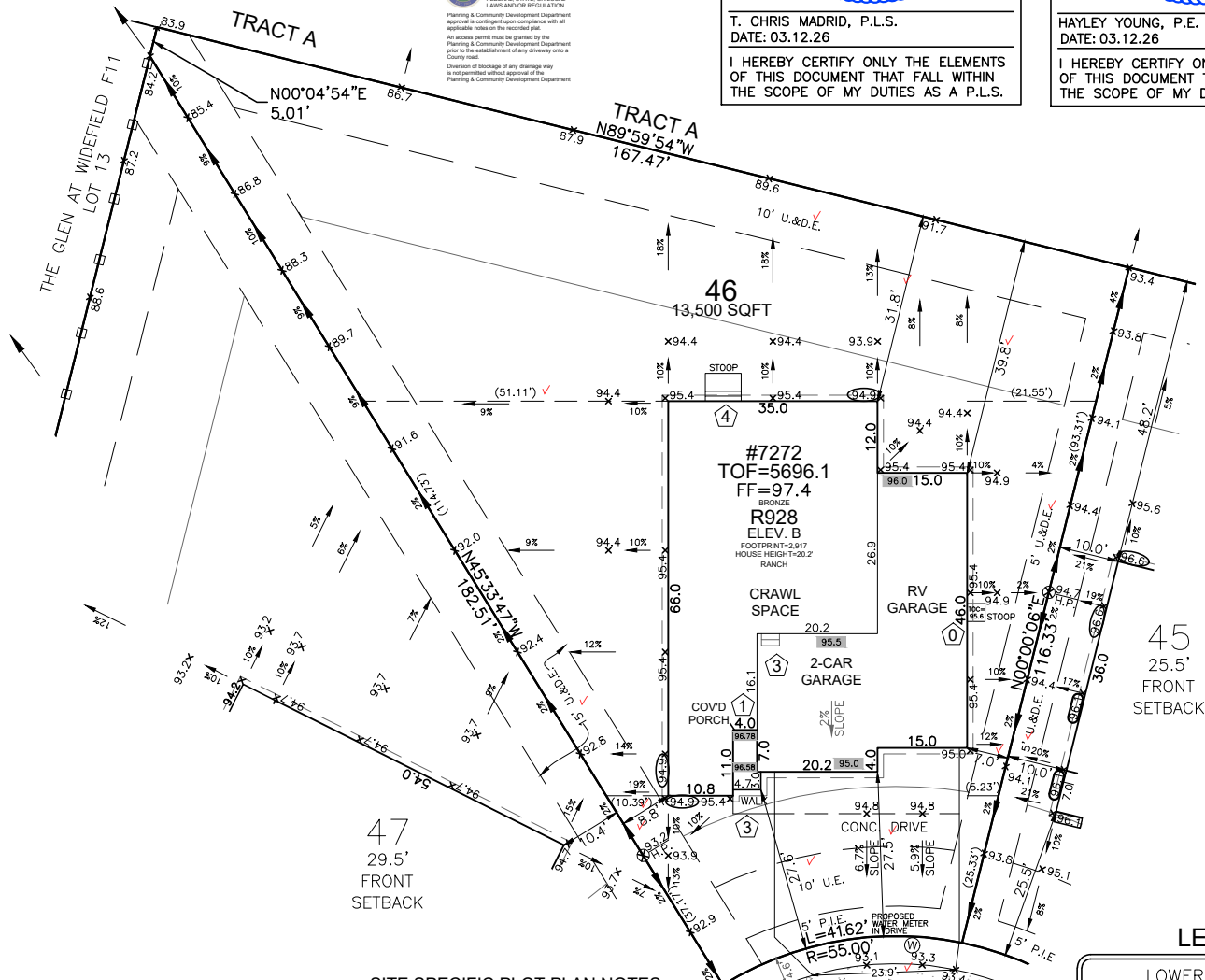
HAYLEY YOUNG, P.E.  
DATE: 03.12.26  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

**APPROVED**  
**BESQP**  
03/26/2026 8:40:41 AM  
dsdhills  
EPC Planning & Community  
Development Department

Applicant did not provide evidence to show that the recommendation below has been followed. As in other filings of The Glen at Widefield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CREATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Division of backlogs of any change may be not identified without approval of the Planning & Community Development Department.



**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 96.1
- GARAGE SLAB = 95.0
- GRADE BEAM = 17"
- (96.1 - 95.0 = 01.1 \* 12 = 13" + 4" = 17")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

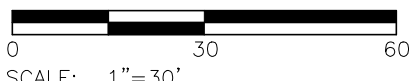
AVG F.G. CALC.	
94.9	
95.4	
+95.0	
380.7/4=	95.2

FRONT SETBACK DRIVE COVERAGE	
FRONT SETBACK=	1,289 SF
DRIVE COVERAGE IN	FRONT SETBACK=
782 SF	COVERAGE=60.7 %

**LEGEND**

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION



LOT SIZE=13,500 SF ✓

BLDG. SIZE=2,917 SF ✓

COVERAGE=21.6% ✓

T.O.F. TO TOP OF ROOF=20.2' ✓

AVG. F.G.=95.2 ✓

AVG. BLDG. HT.=16.1' ✓

T.O.F.=96.1 ✓

AVG. F.G.=95.2 ✓

AVERAGE: 16.1'

OVERALL: 21.1'

Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: R928-B/2+RV-CAR/CRAWL SPACE/GSD	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 12 ✓	
COUNTY: EL PASO	02.17.26 / RIGHT / NAIL TO NAIL=86.00'
ADDRESS: 7272 DWARF CLOVER COURT ✓	Front 10': N=7553.3176 E=12002.8282 Rear 10': N=7469.8321 E=12023.4720
<b>MINIMUM SETBACKS:</b>	<b>GENERAL NOTES:</b>
FRONT: 25' ✓	• PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
REAR: 25' ✓	• PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
CORNER: 15' ✓	• EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
SIDE: 5' ✓	• PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
	• LOT CORNER ELEVATION CHECK: 07.24.25
DRAWN BY: KM DATE: 02.17.26	6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 7272 DWARF CLOVER CT, COLORADO SPRINGS

Parcel: 5522307070

Plan Track #: 210895 

Received: 10-Mar-2026 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	462	
Main Level	1723	
	2185	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BRENT**

**3/10/2026 7:47:15 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**03/10/2026 11:42:28 AM**

**REGIONAL Building Department**

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**03/26/2026 8:54:39 AM**

**dsdhills**

**EPC Planning & Community Development Department**

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.