

RICHMOND AMERICAN HOMES

JOB#33060091
LOT 51 ✓

PLOT PLAN

REVISIONS:
03.12.26 - CORRECTED DRIVE WAY WIDTH - DV

SCHEDULE NUMBER 5522307075 ✓

Released for Permit

03/13/2026 2:01:34 PM
REGIONAL
Building Department
Becky A
ENUMERATION

SFD26206
PLAT 15518
RS-6000

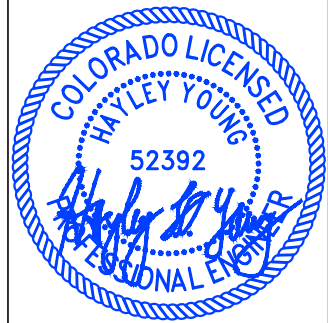
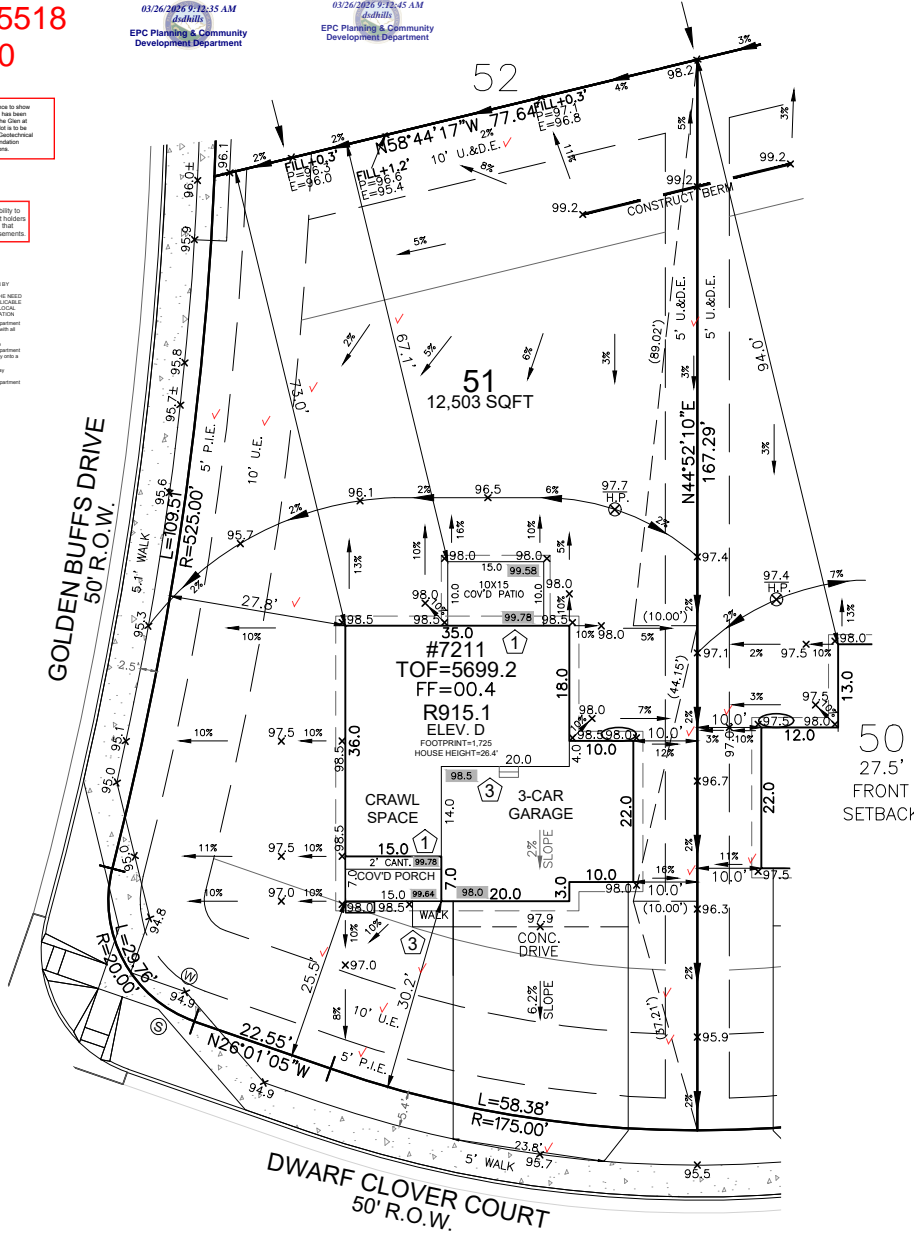
APPROVED
Plan Review
03/26/2026 9:13:35 AM
(Initials)
EPC Planning & Community
Development Department

APPROVED
BESQCP
03/26/2026 9:12:45 AM
(Initials)
EPC Planning & Community
Development Department

Applicant did not provide evidence to show that the recommendations made have been followed. As in other filings of The Glen at Widefield Court, each individual lot 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. It is advised to include the location of the easements in the assessments.

ANY APPROVAL GIVEN BY THE ADOPTING AGENCY DOES NOT GUARANTEE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS. Planning & Community Development Department approval is required for any construction. An access permit must be granted by the Planning & Community Development Department prior to the abandonment of any driveway onto a County road. All other easements are not permitted without approval of the Planning & Community Development Department.



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.



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.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 99.2
- GARAGE SLAB = 98.0
- GRADE BEAM = 18"
(99.2 - 98.0 = 01.2 * 12 = 14" + 4" = 18")
*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

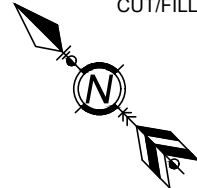
AVG F.G. CALC.
98.0
98.5
98.0
+98.0
393.0/4 = 98.3

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 2,200 SF
DRIVE COVERAGE IN
FRONT SETBACK = 692 SF
COVERAGE = 31.5 %

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



0 30 60
SCALE: 1"=30'

LOT SIZE = 12,503 SF ✓
BLDG. SIZE = 1,725 SF ✓
COVERAGE = 13.8% ✓

T.O.F. TO TOP OF ROOF = 26.4' ✓
AVG. F.G. = 98.3
AVG. BLDG. HT. = 22.3' ✓

T.O.F. = 99.2
AVG. F.G. = 98.3

22.3' AVERAGE
27.3' OVERALL

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

MODEL OPTIONS: R915.2-D/3-CAR/CRAWL SPACE/ENH. NON-GARAGE SIDE/COV'D PATIO #1

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 12

COUNTY: EL PASO
ADDRESS: 7211 DWARF CLOVER COURT ✓

02.18.26 / RIGHT / NAIL TO NAIL=63.00'
Front 10': N=7723.9790 E=11885.1316
Rear 10': N=7768.6281 E=11929.5777

- GENERAL NOTES:**
- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
 - PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
 - EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
 - PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
 - LOT CORNER ELEVATION CHECK: 07.24.25

MINIMUM SETBACKS:
FRONT: 25' ✓
REAR: 25' ✓
CORNER: 15' ✓
SIDE: 5' ✓

DRAWN BY: KM
DATE: 02.18.26

B&J Surveying, Inc.
Specializing in Home Builder Services Since 1985.
6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.net

SITE



2023 PPRBC
2021 IECC Amended

Address: 7211 DWARF CLOVER CT, COLORADO SPRINGS

Parcel: 5522307075

Plan Track #: 210884 

Received: 09-Mar-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	414	
Main Level	986	
Upper Level 1	1202	
	2602	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

3/9/2026 4:15:42 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

03/10/2026 11:51:51 AM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

03/26/2026 9:14:55 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.