

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#33060088
LOT 48

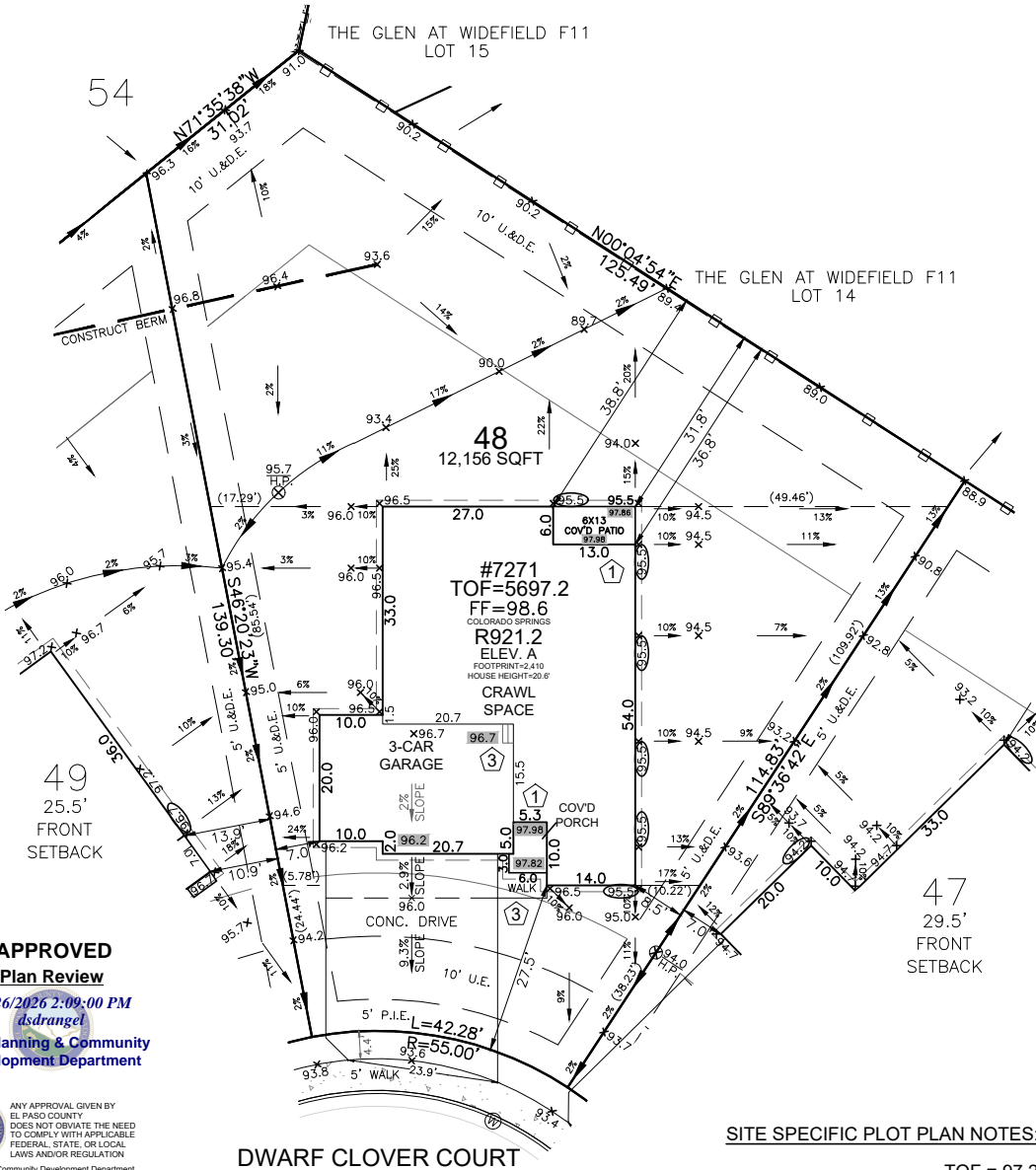
REVISIONS:

03.12.26 - CORRECTED DRIVE WAY WIDTH - DV

SFD26213
PLAT 15518
RS-6000

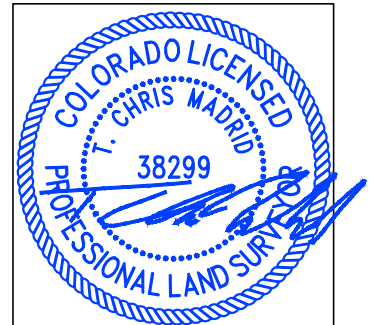
SCHEDULE NUMBER 55220307072

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.



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 = 97.2

GARAGE SLAB = 96.2

GRADE BEAM = 16"
(97.2 - 96.2 = 01.0 * 12 = 12" + 4" = 16")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PATIO

CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE

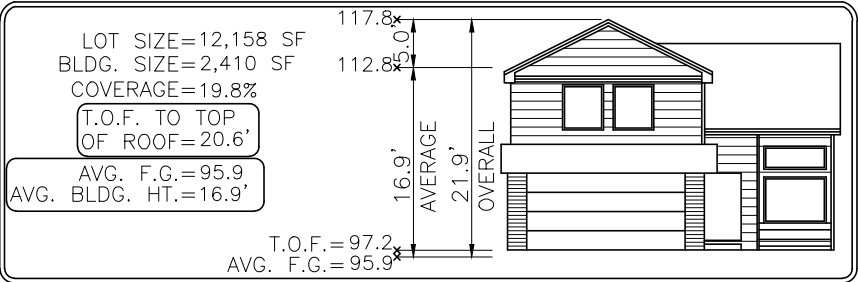
LEGEND

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

AVG F.G. CALC.
96.2
95.5
+95.5
383.7/4 = 95.9

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 1,297 SF
DRIVE COVERAGE IN
FRONT SETBACK = 688 SF
COVERAGE = 53.0 %



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

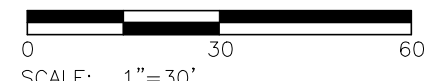
APPROVED Plan Review
03/26/2026 2:09:00 PM
dsdrangel
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

APPROVED BESQCP
03/26/2026 2:09:09 PM
dsdrangel
EPC Planning & Community Development Department

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

Released for Permit
03/26/2026 10:43:12 AM
REGIONAL
Building Department
Becky A
ENUMERATION



MODEL OPTIONS: R921.2-A/3-CAR/CRAWL SPACE

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 12

COUNTY: EL PASO

ADDRESS: 7271 DWARF CLOVER COURT

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: KM

DATE: 02.18.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

- 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

SITE



2023 PPRBC
2021 IECC Amended

Address: 7271 DWARF CLOVER CT, COLORADO SPRINGS

Parcel: 5522307072

Plan Track #: 210898 

Received: 10-Mar-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	417	
Main Level	1747	
	2164	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

3/10/2026 7:53:36 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

03/10/2026 11:40:34 AM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

03/11/2026 2:12:28 PM

dsdyounger

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.