

# RICHMOND AMERICAN HOMES

JOB#33060089  
LOT 49

## PLOT PLAN

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

SCHEDULE NUMBER 5522307073

**SFD26210**  
**PLAT: 15518**  
**ZONE: RS-6000**

**APPROVED**  
**BESQCP**  
03/27/2026 9:27:23 AM  
*dschambers*  
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.

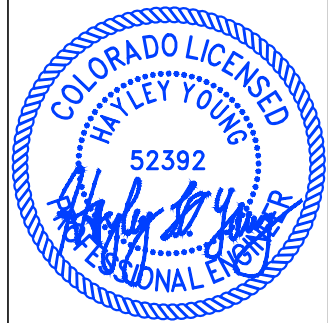
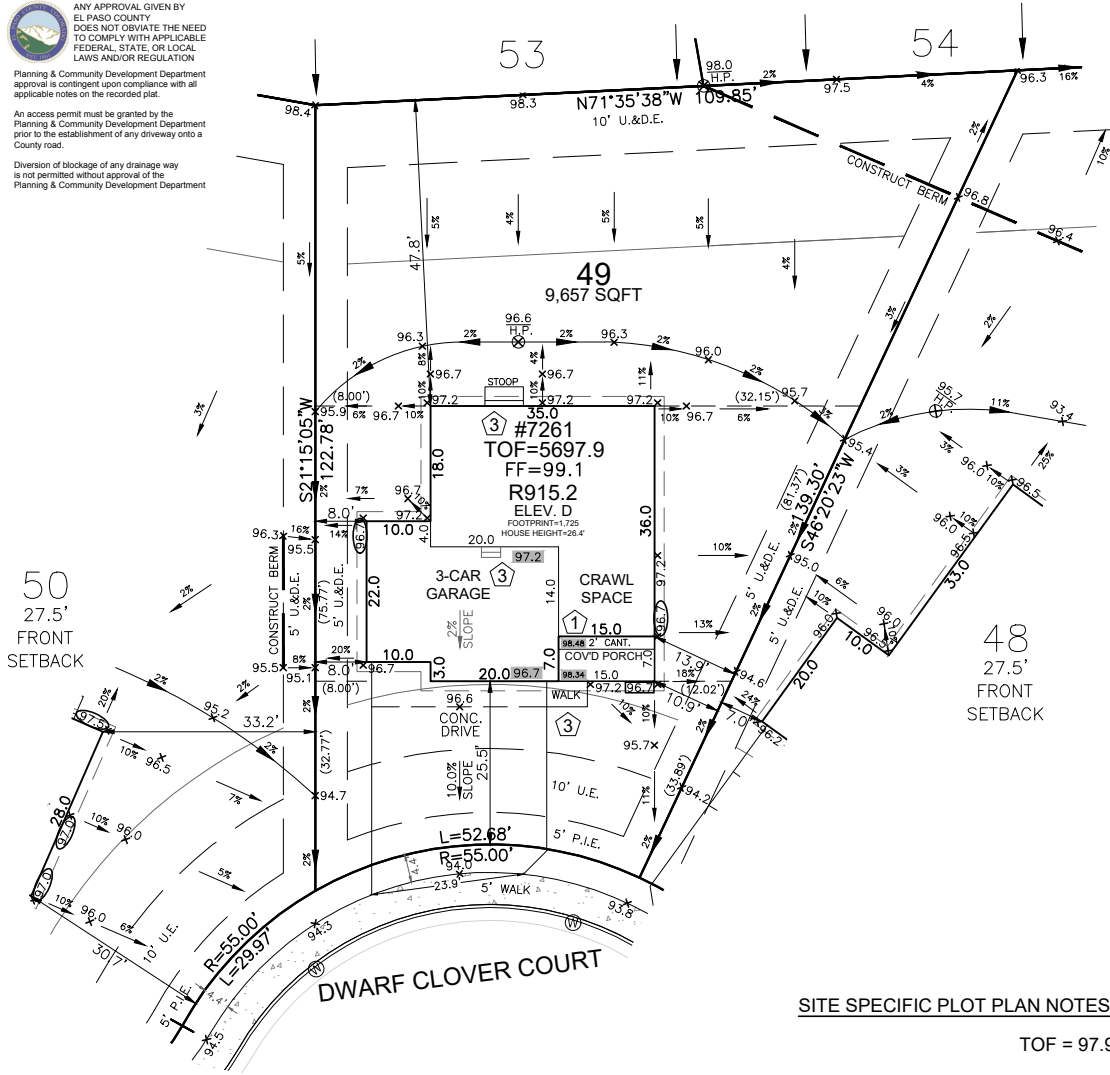
**APPROVED**  
**Plan Review**  
03/27/2026 9:31:26 AM  
*dschambers*  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTIATE 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.

Division of blockage of any drainage way is 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 = 97.9
- GARAGE SLAB = 96.7
- GRADE BEAM = 18"  
(97.9 - 96.7 = 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

**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

**FRONT SETBACK DRIVE COVERAGE**

AVG F.G. CALC.  
96.7  
97.2  
+96.7  
387.8/4 = 97.0

FRONT SETBACK = 1,443 SF  
DRIVE COVERAGE IN FRONT SETBACK = 690 SF  
COVERAGE = 47.8 %

LOT SIZE = 9,657 SF  
BLDG. SIZE = 1,725 SF  
COVERAGE = 17.9%

T.O.F. TO TOP OF ROOF = 26.4'

AVG. F.G. = 97.0  
AVG. BLDG. HT. = 22.3'

T.O.F. = 97.9  
AVG. F.G. = 97.0

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

Released for Permit  
03/26/2026 10:44:45 AM  
Regional Building Department  
Becky A  
ENUMERATION

MODEL OPTIONS: R915.2-D/3-CAR/CRAWL SPACE

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 12

COUNTY: EL PASO  
ADDRESS: 7261 DWARF CLOVER COURT

02.18.26 / LEFT / NAIL TO NAIL=63.00'  
Front 10': N=7695.3500 E=12005.5756  
Rear 10': N=7754.0659 E=12028.4106

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

**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

**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@bjsurvey.net

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 7261 DWARF CLOVER CT, COLORADO SPRINGS

Parcel: 5522307073

Plan Track #: 210887 

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 4:20:05 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**03/10/2026 11:54:09 AM**

**REGIONAL Building Department**

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**03/11/2026 1:36:14 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.