

# RICHMOND AMERICAN HOMES JOB#33060090

## PLOT PLAN LOT 50

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

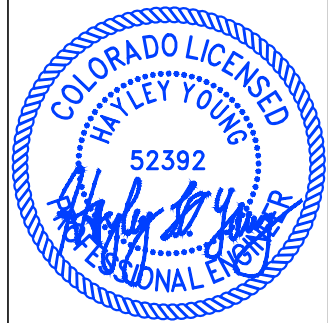
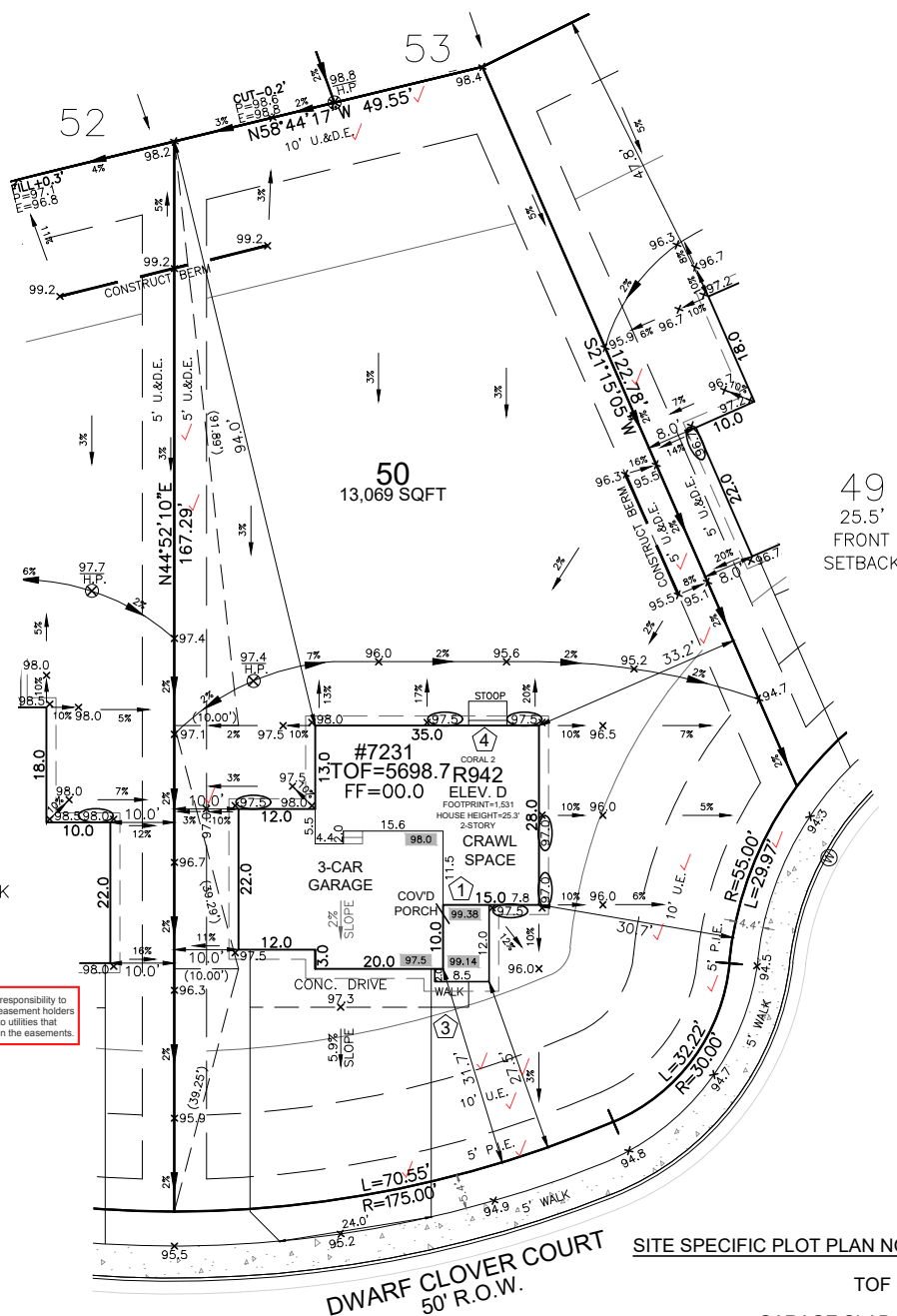
SCHEDULE NUMBER 5522307074

**FILE - SFD26262**  
**ZONING - RS-6000**  
**PLAT - 15518**

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.

**APPROVED**  
**Plan Review**  
03/27/2026 12:42:51 PM  
(Reviewed)  
EPC Planning & Community  
Development Department

**APPROVED**  
**BESDCP**  
03/27/2026 12:48:17 PM  
(Reviewed)  
EPC 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.

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

**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 98.7
- GARAGE SLAB = 97.5
- GRADE BEAM = 18" (98.7 - 97.5 = 01.2 \* 12 = 14" + 4" = 18") \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

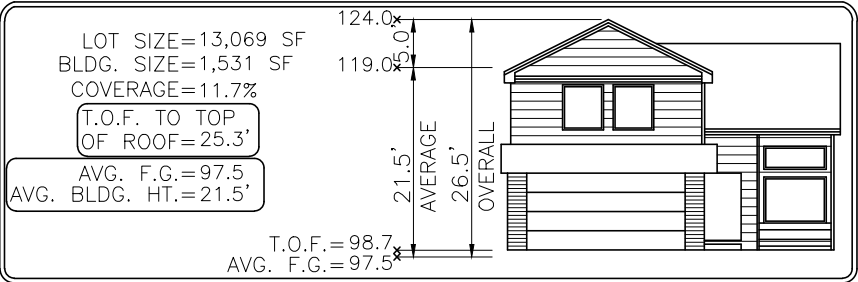
**LEGEND**

**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

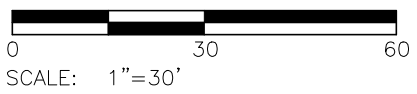
AVG F.G. CALC.  
97.5  
98.0  
97.5  
+37.0  
390.0/4 = 97.5

**FRONT SETBACK DRIVE COVERAGE**  
FRONT SETBACK = 3,200 SF  
DRIVE COVERAGE IN FRONT SETBACK = 719 SF  
COVERAGE = 22.5 %



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

**Released for Permit**  
**03/26/2026 10:45:56 AM**  
**REGIONAL**  
Becky A  
**ENUMERATION**



MODEL OPTIONS: R942.2-D/3-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 12	
COUNTY: EL PASO	02.18.26 / LEFT / NAIL TO NAIL=58.00' Front 10': N=7711.3668 E=11900.7968 Rear 10': N=7752.4723 E=11941.7155
ADDRESS: 7231 DWARF CLOVER COURT	
<b>MINIMUM SETBACKS:</b> FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	<b>GENERAL NOTES:</b> <ul style="list-style-type: none"> <li>• PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>• PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>• EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>• PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>• LOT CORNER ELEVATION CHECK: 07.24.25</li> </ul>
<b>DRAWN BY: KM</b> <b>DATE: 02.18.26</b>	<b>8641 South Yosemite Street #100</b> Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 7231 DWARF CLOVER CT, COLORADO SPRINGS

Parcel: 5522307074

Plan Track #: 210886 

Received: 09-Mar-2026 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	418	
Main Level	761	
Upper Level 1	1030	
	2209	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BRENT**

**3/9/2026 4:17:41 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**03/10/2026 11:53:22 AM**

Pikes Peak REGIONAL Building Department

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**03/27/2026 12:44:42 PM**

dsdmaes

**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.