

# RICHMOND AMERICAN HOMES

JOB#33060081  
LOT 40

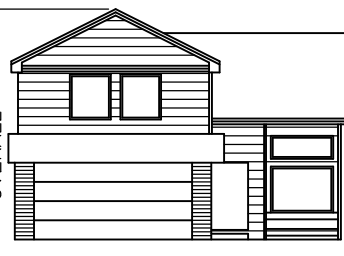
## PLOT PLAN

FILE - SFD26216  
RS-6000  
PLAT - 15518 SCHEDULE NUMBER 5522307064

LOT SIZE=11,037 SF  
BLDG. SIZE=1,710 SF  
COVERAGE=15.5%

T.O.F. TO TOP OF ROOF=27.9'

AVG. F.G.=97.2  
AVG. BLDG. HT.=24.8'



T.O.F. = 99.1  
AVG. F.G. = 97.2

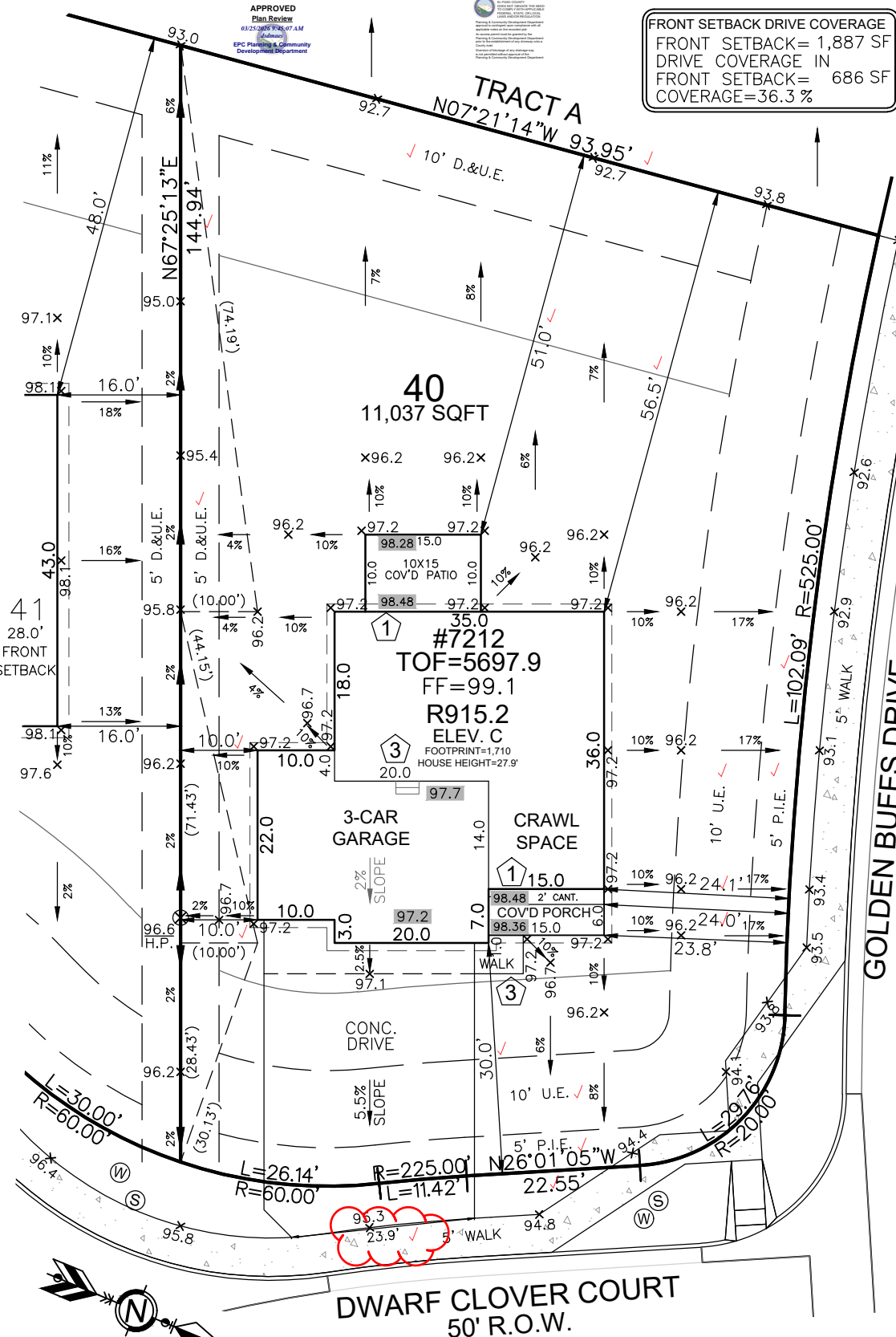
AVG F.G. CALC.

97.2  
97.2  
97.2  
+97.2  
388.8/4= 97.2

**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

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



FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,887 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 686 SF  
COVERAGE=36.3%

Released for Permit  
03/16/2026 8:43:57 AM  
DRAFT  
ENUMERATION

Applicant did not provide evidence to show that the recommendation below has been followed. As in other things 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  
BESQCP  
03/25/2026 9:07:11 AM  
(Initials)  
EPC Planning & Community  
Development Department

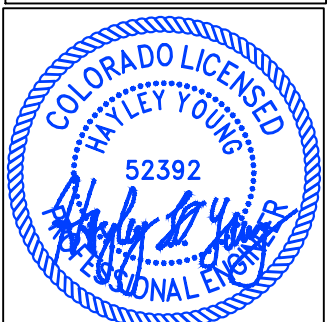
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 97.9
- GARAGE SLAB = 97.2
- GRADE BEAM = 12"
- (97.9 - 97.2 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED



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.

**REVISIONS:**

03.12.26 - CORRECTED DRIVE WAY WIDTH - DV

Released for Permit  
03/13/2026 12:08:38 PM  
Building Control  
Bldg. A  
ENUMERATION

MODEL OPTIONS: R915.2-C/3-CAR/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 12

COUNTY: EL PASO	02.10.26 / LEFT / NAIL TO NAIL=63.00'
ADDRESS: 7212 DWARF CLOVER COURT	Front 10': N=7691.0973 E=11787.0086
	Rear 10': N=7666.9071 E=11728.8379

<p><b>MINIMUM SETBACKS:</b></p> <p>FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'</p>	<p>DRAWN BY: DEV</p> <p>DATE: 02.10.26</p>	<p><b>GENERAL NOTES:</b></p> <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>
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# SITE



2023 PPRBC  
2021 IECC Amended

Address: 7212 DWARF CLOVER CT, COLORADO SPRINGS

Parcel: 5522307064

Plan Track #: 210880 

Received: 09-Mar-2026 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BECKYA**

**3/9/2026 4:09:47 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**03/10/2026 11:45:10 AM**

**REGIONAL Building Department**

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**03/25/2026 9:47:39 AM**

**dmdmaes**

**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.