

RICHMOND AMERICAN HOMES

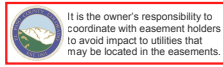
JOB# 33060084
LOT 44

PLOT PLAN

REVISIONS:
03.12.26 - CORRECTED DRIVE WAY WIDTH - DV

SCHEDULE NUMBER 5522307068

SFD26212
PLAT 15518
RS-6000

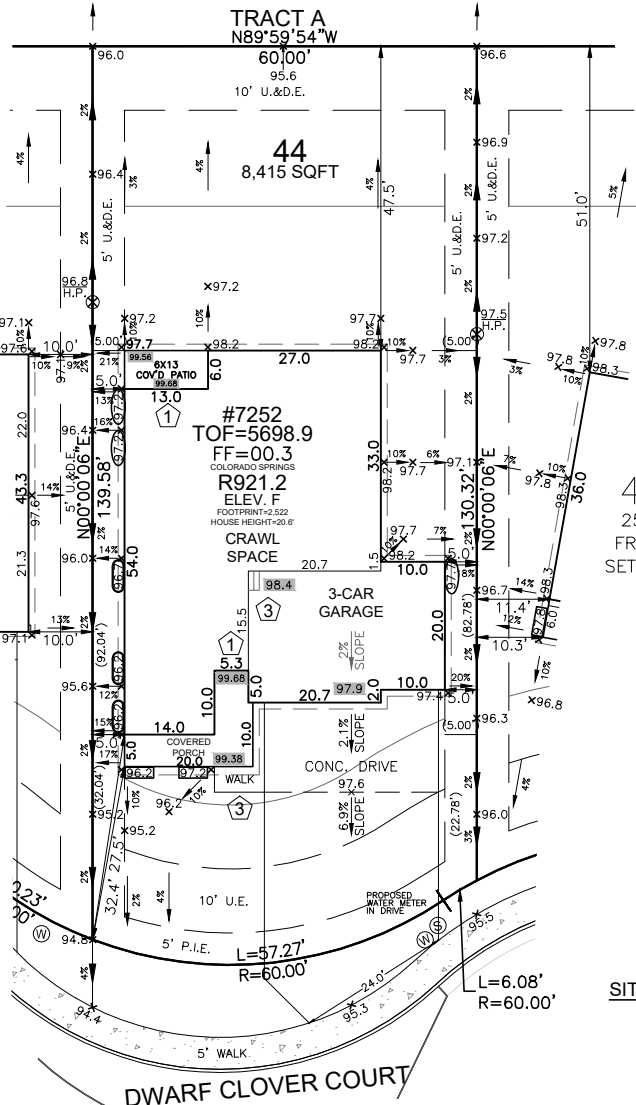


Applicant did not provide evidence to show that the recommendation below has been followed: As in other filings of The Glen at Widefield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

APPROVED
Plan Review
03/26/2026 2:03:49 PM
dsdrangel
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN 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

APPROVED
BESQCP
03/26/2026 2:03:59 PM
dsdrangel
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.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 98.9
- GARAGE SLAB = 97.9
- GRADE BEAM = 16"
(98.9 - 97.9 = 01.0 * 12 = 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 32"
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO

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
97.7
99.2
+97.4
389.5/4 = 97.4

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 1,603 SF
DRIVE COVERAGE IN FRONT SETBACK = 743 SF
COVERAGE = 46.4 %

LOT SIZE = 8,415 SF
BLDG. SIZE = 2,522 SF
COVERAGE = 30.0%

T.O.F. TO TOP OF ROOF = 20.6'

AVG. F.G. = 97.4
AVG. BLDG. HT. = 17.1'

T.O.F. = 98.9
AVG. F.G. = 97.4

119.5x
114.5x
17.1'
AVERAGE
22.1'
OVERALL

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

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

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 12

COUNTY: EL PASO

ADDRESS: 7252 DWARF CLOVER COURT

02.17.26 / RIGHT / NAIL TO NAIL=80.00'
Front 10': N=7568.8890 E=11890.1499
Rear 10': N=7488.8890 E=11890.1477

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'

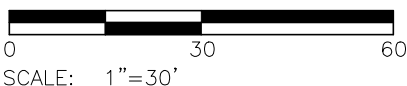
DRAWN BY: KM

DATE: 02.17.26



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

Released for Permit
03/26/2026 10:42:40 AM
Files Peak
REGIONAL
Building Department
Becky A
ENUMERATION




SITE



2023 PPRBC
2021 IECC Amended

Address: 7252 DWARF CLOVER CT, COLORADO SPRINGS

Parcel: 5522307068

Plan Track #: 210893 

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 7:42:21 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

03/10/2026 1:50:05 PM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

03/11/2026 2:02:52 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.