

RICHMOND AMERICAN HOMES JOB#33060083

PLOT PLAN LOT 43

REVISIONS:
03.12.26 - CORRECTED DRIVE WAY WIDTH - DV

SCHEDULE NUMBER 5522307067

SFD26211
PLAT: 15518
ZONE: RS-6000 CAD-O

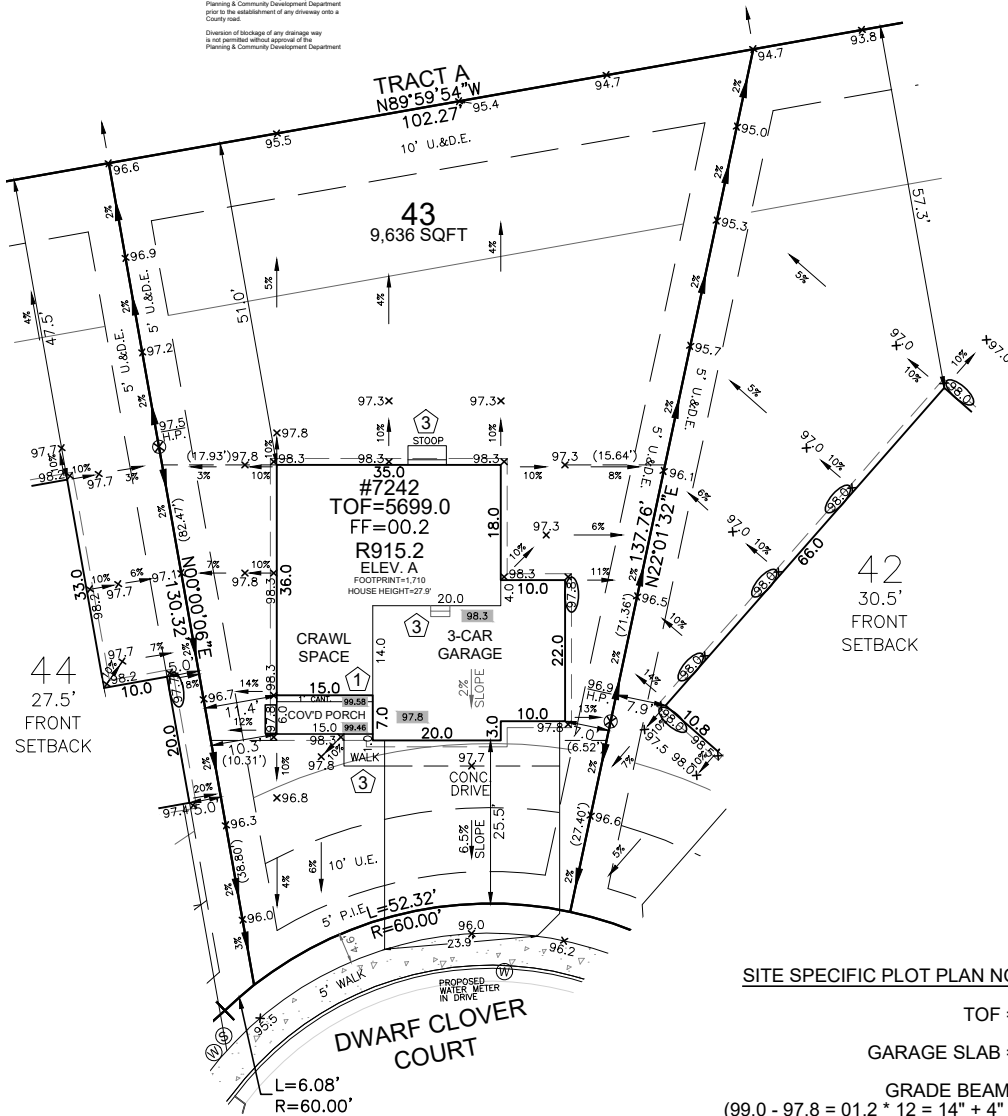
APPROVED
BESQCP
03/27/2026 9:47:52 AM
dschambers
EPC Planning & Community
Development Department

APPROVED
Plan Review
03/27/2026 9:47:55 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 Sub, each individual lot to be investigated by the city 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.

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 rules 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 storage 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 = 99.0
- GARAGE SLAB = 97.8
- GRADE BEAM = 18" (99.0 - 97.8 = 01.2 * 12 = 14" + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"

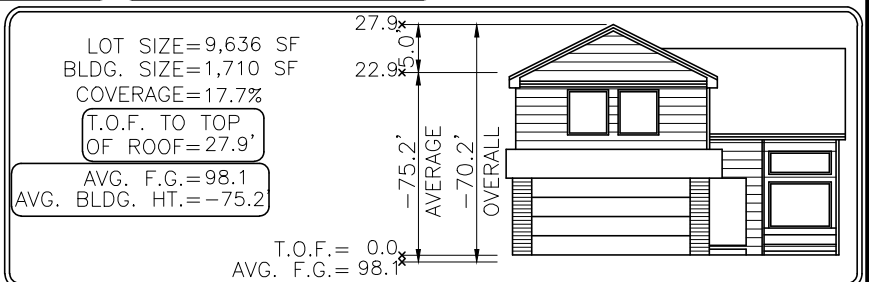
LEGEND

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.
97.8
98.3
97.8
392.2/4 = 98.1

FRONT SETBACK = 1,419 SF
DRIVE COVERAGE IN FRONT SETBACK = 688 SF
COVERAGE = 48.5 %



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

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

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 12

COUNTY: EL PASO

02.17.26 / RIGHT / NAIL TO NAIL=63.00'
Front 10': N=7562.3671 E=11832.4289
Rear 10': N=7500.3331 E=11821.4389

ADDRESS: 7242 DWARF CLOVER COURT

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 10:41:45 AM
REGIONAL Building Department
Becky A
ENUMERATION

0 30 60
SCALE: 1"=30'

SITE



2023 PPRBC
2021 IECC Amended

Address: 7242 DWARF CLOVER CT, COLORADO SPRINGS

Parcel: 5522307067

Plan Track #: 210888 

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 4:21:01 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

03/10/2026 11:54:49 AM

REGIONAL
Pikes Peak
Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

03/11/2026 1:53:14 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.