

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB# 33060082
LOT 42



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.

REVISIONS:
03.12.26 - CORRECTED DRIVE WAY WIDTH - DV

SCHEDULE NUMBER 5522307066

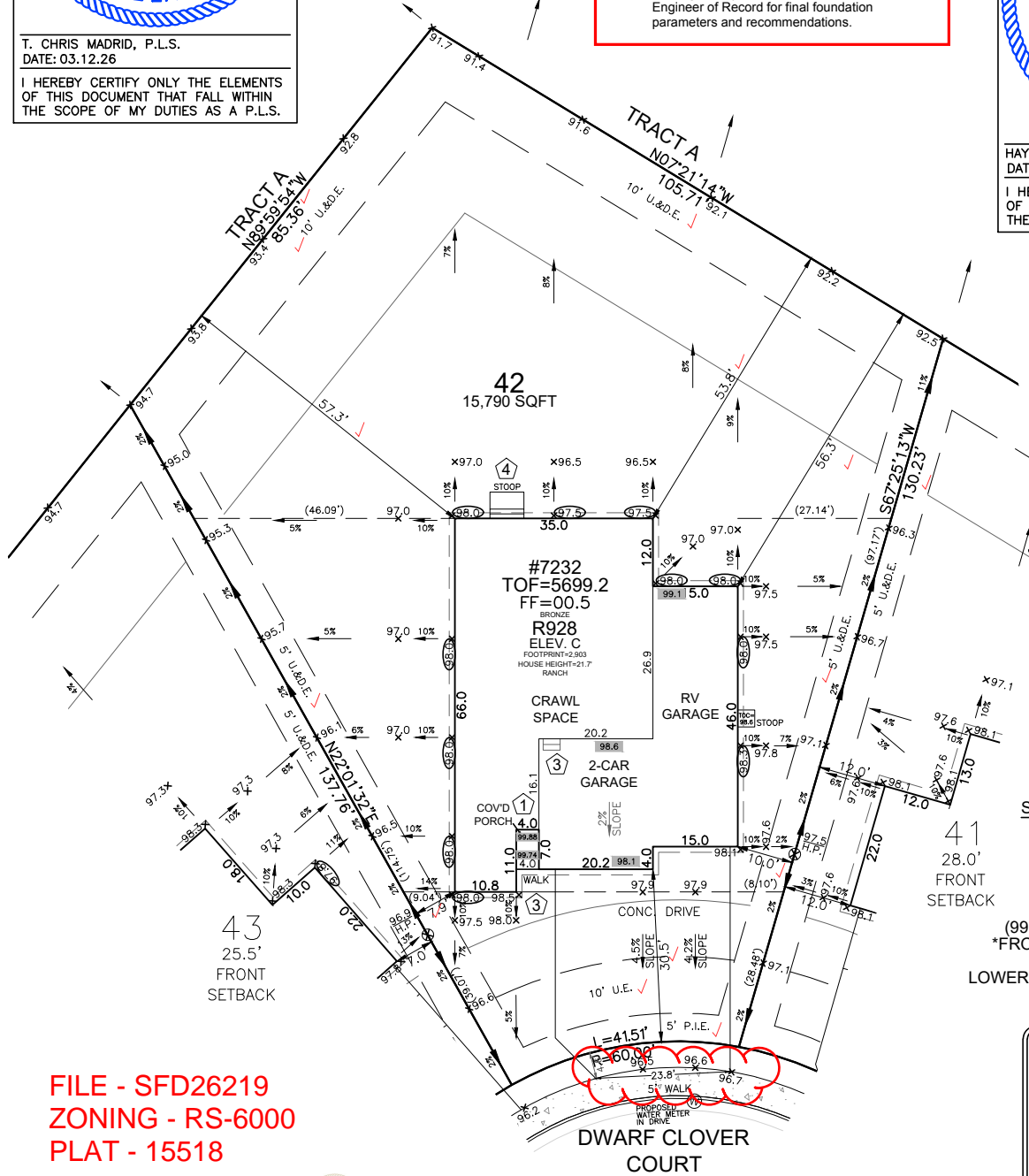
Applicant did not provide evidence to show that the recommendation below has been followed: As in other filings of The Glen at Widefield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.



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.

APPROVED
BESQCP
03/27/2026 8:49:40 AM
dsdmaes
EPC Planning & Community
Development Department

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



FILE - SFD26219
ZONING - RS-6000
PLAT - 15518

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 99.2
- GARAGE SLAB = 98.1
- GRADE BEAM = 17" (99.2 - 98.1 = 01.1 * 12 = 13" + 4" = 17")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

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

APPROVED
Plan Review
03/27/2026 8:49:19 AM
dsdmaes
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE 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

AVG F.G. CALC.
98.0
98.0
98.0
+ 98.1
392.1/4 = 98.0

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 1,285 SF
DRIVE COVERAGE IN FRONT SETBACK = 782 SF
COVERAGE = 60.9 %

Released for Permit
03/26/2026 11:06 AM
REGIONAL Building Department
Becky A
ENUMERATION

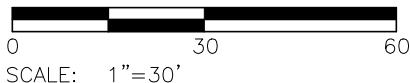
LOT SIZE = 15,790 SF
BLDG. SIZE = 2,903 SF
COVERAGE = 18.4% ✓

T.O.F. TO TOP OF ROOF = 21.7'
AVG. F.G. = 98.0
AVG. BLDG. HT. = 17.9'

T.O.F. = 99.2
AVG. F.G. = 98.0

AVERAGE 17.9'
OVERALL 22.9'

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



MODEL OPTIONS: R928-C/2+RV-CAR/CRAWL SPACE/GSD

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 12

COUNTY: EL PASO

ADDRESS: 7232 DWARF CLOVER COURT

02.17.26 / RIGHT / NAIL TO NAIL=86.00'
Front 10': N=7595.1921 E=11790.8040
Rear 10': N=7541.4547 E=11723.6602

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

SITE



2023 PPRBC
2021 IECC Amended

Address: 7232 DWARF CLOVER CT, COLORADO SPRINGS

Parcel: 5522307066

Plan Track #: 210885 

Received: 09-Mar-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	462	
Main Level	1723	
	2185	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

3/9/2026 4:17:04 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

03/10/2026 11:52:37 AM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

03/27/2026 8:53:03 AM

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.