

FILE - SFD25671
ZONING - RR-5
PLAT - 2574

APPROVED
Plan Review
07/09/2025 1:57:26 PM
dsdmaes

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE 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
07/09/2025 1:57:41 PM
dsdmaes

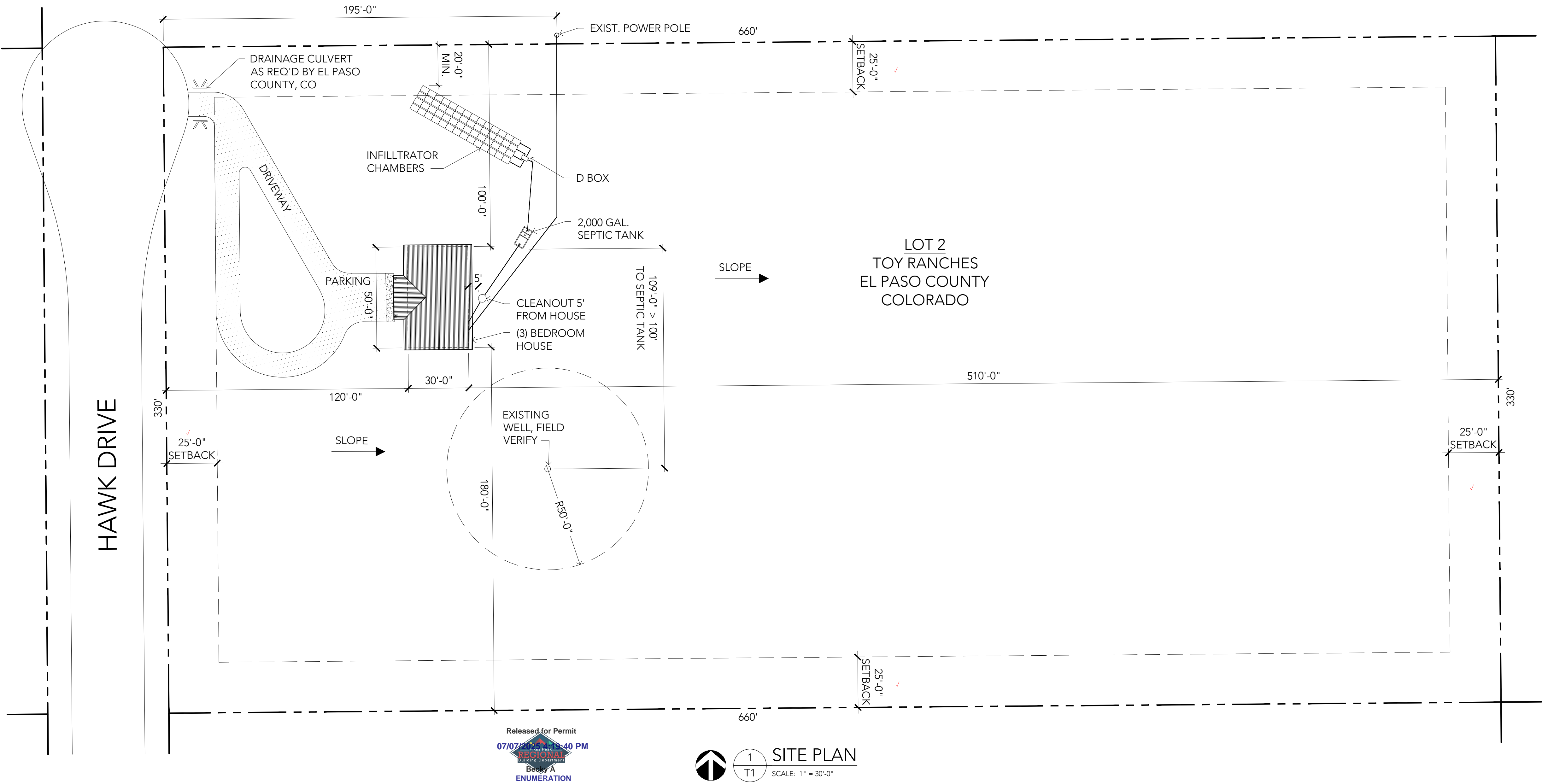
EPC Planning & Community
Development Department



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



2
T1
VICINITY MAP
SCALE: NOT TO SCALE



Released for Permit
07/07/2025 4:19:40 PM
Betsy A
ENUMERATION



1
T1
SITE PLAN
SCALE: 1" = 30'-0"

SHEET INDEX

T-1 TITLE SHEET / SITE PLAN, VICINITY MAP,
PROJECT INFO
A-1 FLOOR PLANS - ELEVATIONS

PROJECT INFO

SCOPE OF WORK: NEW SINGLE FAMILY DWELLING W/ SEPTIC
AND LEECH FIELD
ADDRESS / LEGAL: 855 HAWK DRIVE, MONUMENT
SITE ADDRESS: COLORADO, 80132
LEGAL DESCRIPTION: LOT 2, BLK 1, TOY RANCHES, SUB 1
PLAT NO: R02574
LOT NO: 2
LOT / PARCEL AREA: 5 ACRES (217,800 S.F.)
MAP SHEET: 44110
ZONING: RR-5
ASSESSOR: 4411001004
ASSESSOR PARCEL NO: 4411001004
OWNER: ABRAHAM GEVSHENIAN
BUILDING SUMMARY:
NUMBER OF STORIES: 2
BUILDING HEIGHT: 12'-8"
MAIN FLOOR AREA: 1,500 S.F.
BASEMENT AREA: 1,500 S.F. (UNFINISHED)
TOTAL BUILDING AREA: 3,000 S.F.
BUILDING COVERAGE: 6%
APPLICABLE BUILDING CODES:
2021 IBC INTERNATIONAL BUILDING CODE
2021 IRC INTERNATIONAL RESIDENTIAL CODE
2021 IEBC INTERNATIONAL EXISTING BUILDING CODE
2020 NEC NATIONAL ELECTRICAL CODE
2021 IMC INTERNATIONAL MECHANICAL CODE
2021 IPC INTERNATIONAL PLUMBING CODE
2021 IECC INTERNATIONAL ENERGY CONSERVATION CODE
2023 RBC REGIONAL BUILDING CODE

PLAN NOTES

- ALL GRADES SHALL SLOPE AWAY FROM THE STRUCTURE IN ALL DIRECTIONS, A MINIMUM OF 10% OR 1" IN 10' AND SHALL CONFORM TO ALL REQUIREMENTS INDICATED IN THE SOILS REPORT. SOILS REPORT SHALL GOVERN FOUNDATION, DRAINAGE AND SLAB DESIGN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FULLY REVIEW THE PLANS AND TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES THAT MAY EXIST BEFORE PROCEEDING WITH CONSTRUCTION. FAILURE TO DO SO WILL PLACE ENTIRE RESPONSIBILITY UPON CONTRACTOR.

REVISIONS:

LOCKE
DRAFTING
SERVICES

krauseask@gmail.com
(719) 360-8954

GEVSHENIAN RESIDENCE
855 HAWK DRIVE, EL PASO COUNTY, COLORADO

DRAWING TITLE:
SITE PLAN
VICINITY MAP
PROJECT INFO AND NOTES

DRAWN BY:
ASL

DATE:
7/2/2025

JOB NUMBER:

SHEET NUMBER:

T1

RESIDENTIAL



2023 PPRBC
2021 IECC Amended

Address: 855 HAWK DR, COLORADO SPRINGS

Parcel: 4411001004

Plan Track #: 203422

Received: 07-Jul-2025 (SIERRAC)

Description:

RESIDENCE

Contractor: HOMEOWNER

Type of Unit:

Lower Level 2	1344	
Main Level	1421	
	2765	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit
07/07/2025 4:19:52 PM
Pikes Peak
REGIONAL
Building Department
Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
07/08/2025 5:52:18 AM
Pikes Peak
REGIONAL
Building Department
bphillips
CONSTRUCTION

Electrical

Mechanical

Released for Permit
07/09/2025 1:30:54 PM
Pikes Peak
REGIONAL
Building Department
tcrippen
MECHANICAL

Plumbing Released for Permit

07/08/2025 8:04:02 AM
Pikes Peak
REGIONAL
Building Department
shanen
PLUMBING

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.

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/09/2025 1:58:59 PM

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Development Department