

FILE - SFD25671  
 ZONING - RR-5  
 PLAT - 2574

**APPROVED**  
**Plan Review**  
 07/09/2025 1:57:26 PM  
 dsdmas  
 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.  
 Diversion 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  
 dsdmas  
 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.

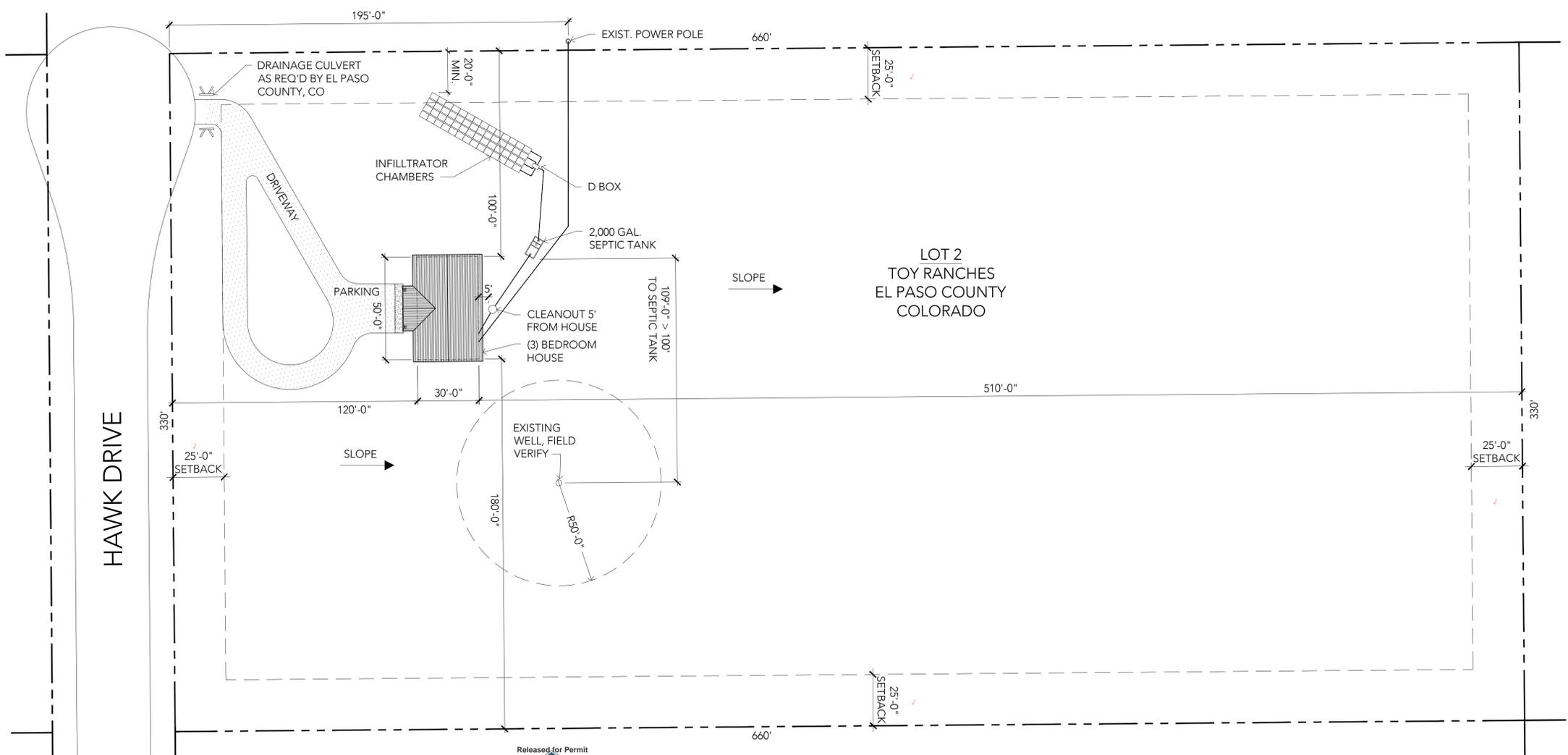


2  
 T1 VICINITY MAP  
 SCALE: NOT TO SCALE

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 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:		
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.



Released for Permit  
 07/07/2025 4:18:40 PM  
 dsdmas  
 EPC Planning & Community  
 Development Department

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

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



Becky A  
ENUMERATION

**Floodplain**

(N/A) RBD GIS

**Construction**

Released for Permit  
07/08/2025 5:52:18 AM



bphillips  
CONSTRUCTION

**Electrical**

**Mechanical**

Released for Permit  
07/09/2025 1:30:54 PM



tcrippen  
MECHANICAL

**Plumbing**  
Released for Permit  
07/08/2025 8:04:02 AM



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*

*dsdmaes*

**EPC Planning & Community  
Development Department**