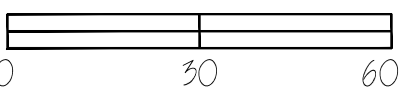


PLOT PLAN



SCALE: 1" = 30'-0"

LEGAL DESCRIPTION:

LOT 2 BLK 2 PINE HILLS

ZONING

RR-5

SCHEDULE NUMBER:

7122002090

APPLICANT / OWNER:

BRYAN LEE
16755 VINCENT AVE
MONUMENT CO 80132-8108
661-755-0150
BRYAN@OSCUM.COM

RUSSELL FLETCHER
1914 HERCULES DR
COLORADO SPRINGS CO 80905
719-382-3737
RUSSELL@RDKDESIGN.NET

ADDRESS:

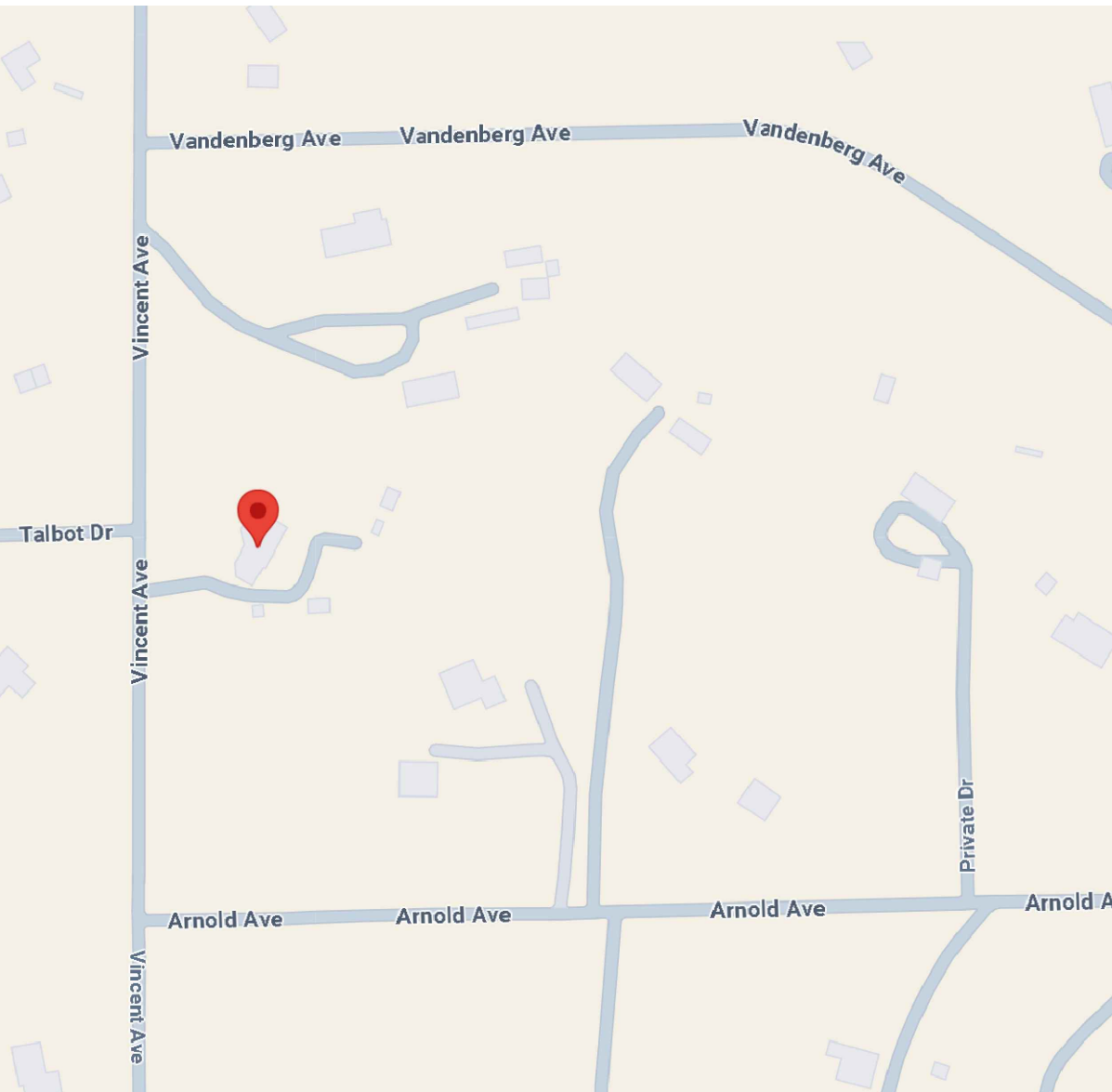
16755 VINCENT AVE
MONUMENT CO 80132-8108

SQUARE FEET CALCULATION

LOT SIZE:	5.44 ACRES
EXISTING LOT COVERAGE:	7,096 S.F.
PROPOSED RESIDENCE LOT COVERAGE:	1,264 S.F.
TOTAL LOT COVERAGE:	8,360 S.F.
MAX LOT COVERAGE:	25%
ACTUAL LOT COVERAGE:	3.3%

BUILDING HEIGHT:

MAX. BUILDING HEIGHT:	30'
AVERAGE BUILDING HEIGHT:	18'-0"



VICINITY MAP

ASSIGNED MSP 2505

DATE	REV.	BY
6-2-25	TO CITY	RDK
6-15-25	TO CITY	RDK
6-16-25	TO BL	RDK
7-9-25	TO COUNTY	RDK

RDK Design
Colo. Springs, CO 80905
719-382-3737
Russell@RDKdesign.net
CUSTOM HOME DESIGN



CUSTOM GARAGE/ SHOP FOR:
16755 VINCENT AVE.
MONUMENT, CO 80132

B&B Homes Company
2423 Bott Ave
Colorado Springs 80904

DATE: 6-1-25
DRAWN BY: R.D.F.

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