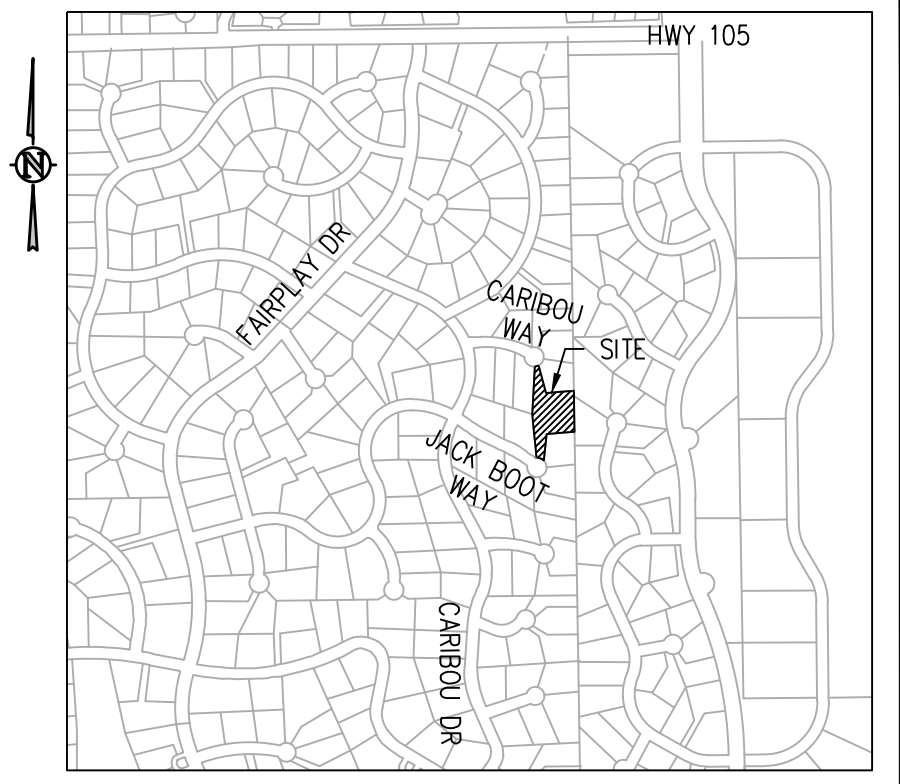
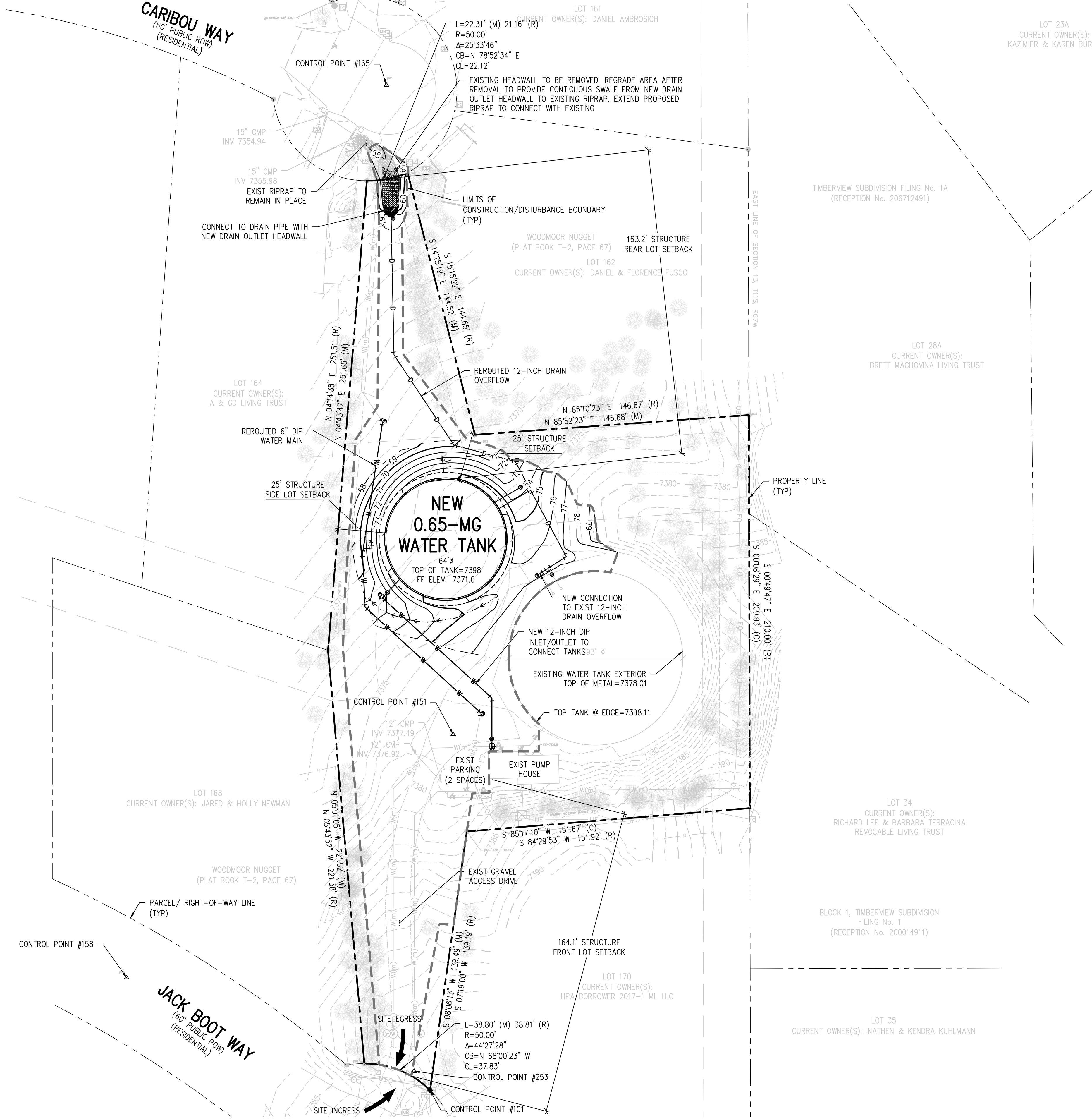


A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 1000'

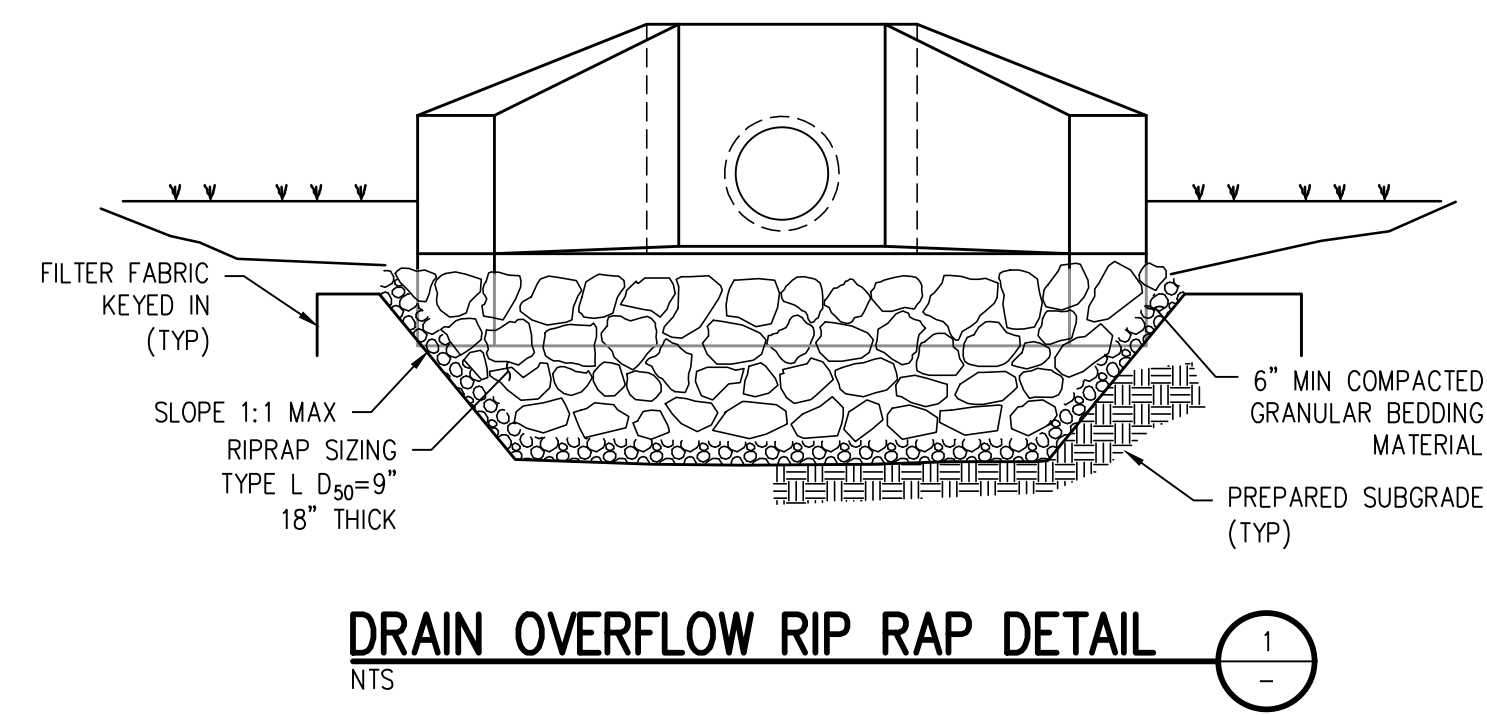


LEGEND

- LIMITS OF CONSTRUCTION/DISTURBANCE BOUNDARY
- LIMITS OF EARTHWORK CUT/FILL
- PARCEL/RIGHT-OF-WAY LINE
- WOODMOOR WSD PROPERTY LINE

LAND USE AREA TABLE

DESCRIPTION	AREA (SQ-FT)	AREA (AC)	AREA (%)
EXISTING TANK	6,793	0.156	11.45
EXISTING PUMP HOUSE	551	0.013	0.93
EXISTING GRAVEL ACCESS DRIVE	7,544	0.173	12.72
NEW TANK	3,353	0.077	5.65
NEW LANDSCAPING AREA	20,327	0.467	34.26
UNDISTURBED AREA	20,762	0.477	34.99
TOTAL:	59,330	1.362	100



PROPERTY INFORMATION:

ADDRESS: 234 JACK BOOT WAY
 USE: EXEMPT NON RESIDENTIAL LAND
 TAX SCHEDULE: 7113401040-EXEMPT
 CURRENT ZONING: RS-20000
 LOT/PARCEL: R07669

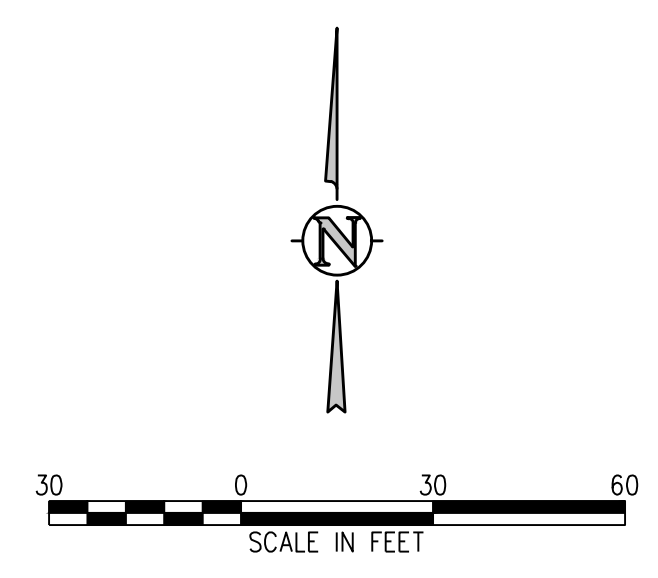
OWNER CONTACT:

JESSIE SHAFFER, DISTRICT MANAGER
 WOODMOOR WATER AND SANITATION DISTRICT
 BOX 1407, MONUMENT, CO 80132
 719-488-2525 EXT. 14
 JESSIE@WOODMOORWATER.COM

APPLICANT:

RICHARD HOOD, PROJECT MANAGER
 JVA, INCORPORATED
 1675 LARIMER STREET, SUITE 550
 DENVER, CO 80202

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT	40 FT	164.1 FT
REAR	40 FT	163.2 FT
SIDE	15 FT	25 FT
BUILDING HEIGHT:	30 FT	29.7 FT
LOT COVERAGE:	20%	18%



PCD File No. PPR2431

REVISION DESCRIPTION

NO. DATE DESD DWN

DESIGNED BY: RLK/KCT
 DRAWN BY: JGJ
 CHECKED BY: JJM/RAH
 JOB #: 240504.ENV
 DATE: OCTOBER 29, 2024
 © JVA, INC.

WOODMOOR WSD NO. 1
 SOUTH TANK PROJECT
 EL PASO COUNTY, CO

SITE DEVELOPMENT PLAN

SHEET NO.
FIG-1