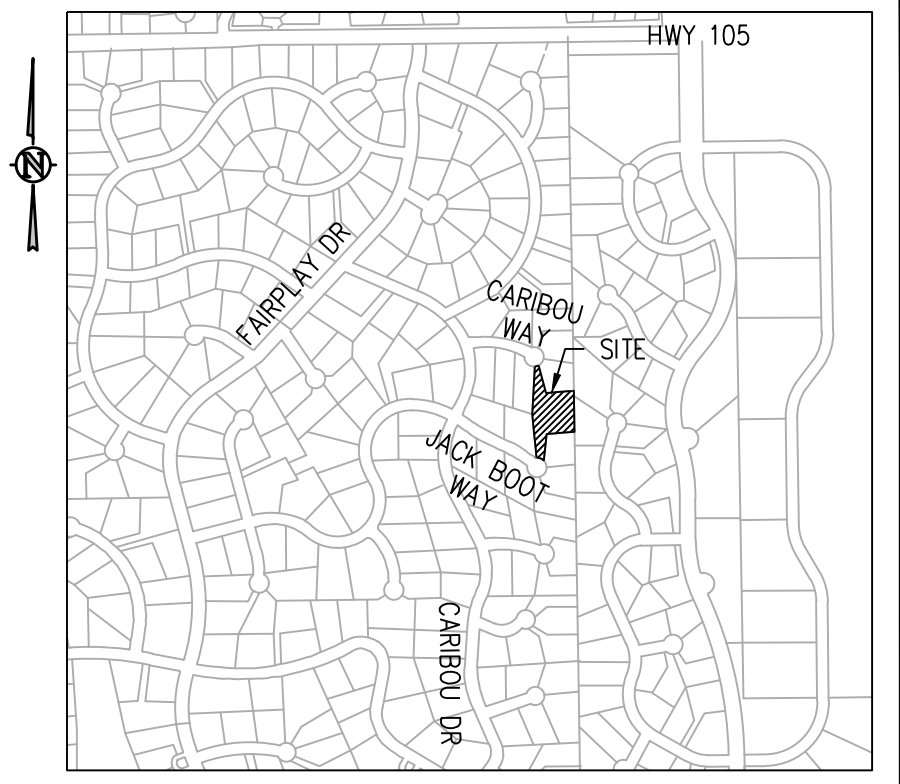
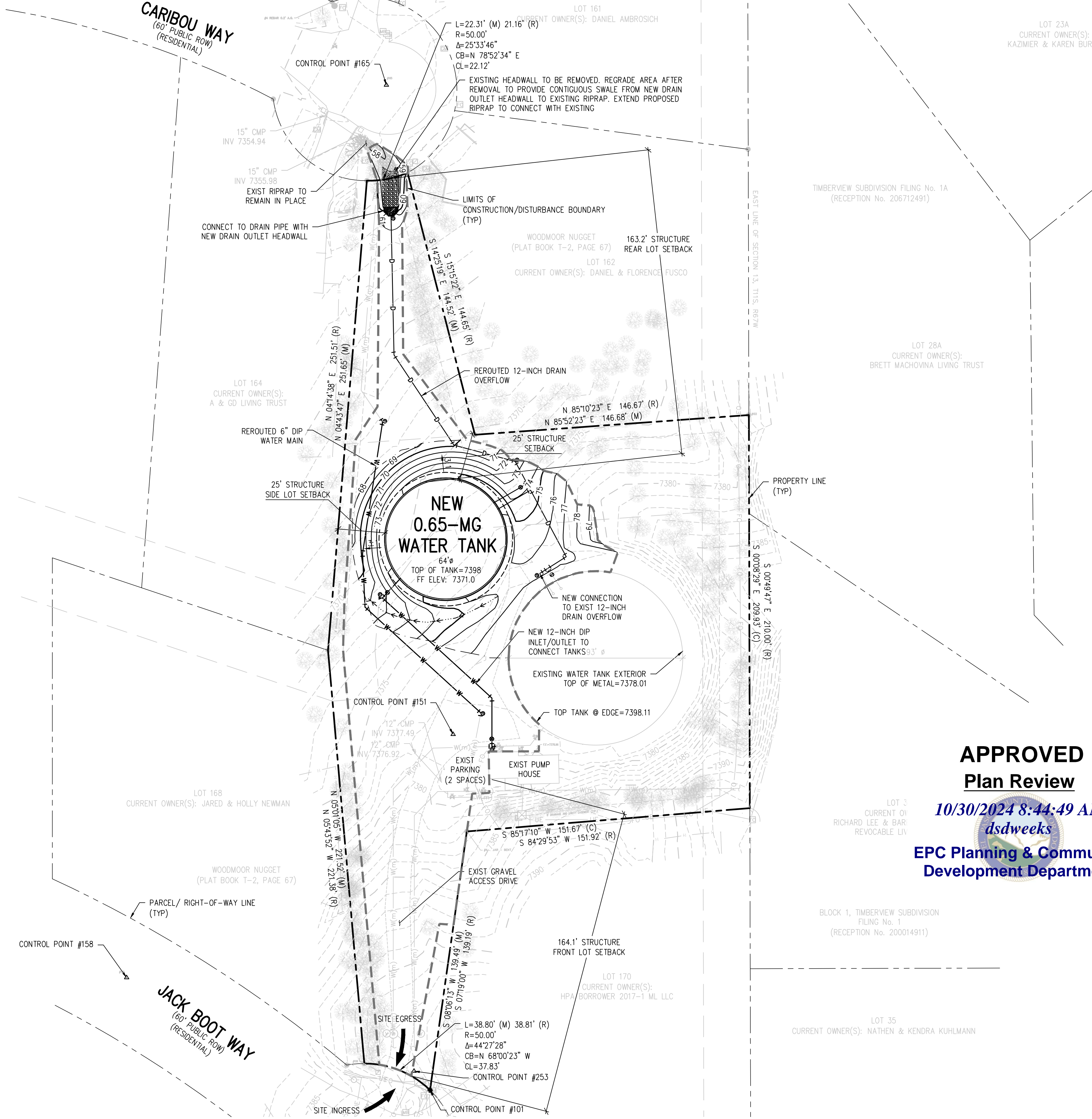


# A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO



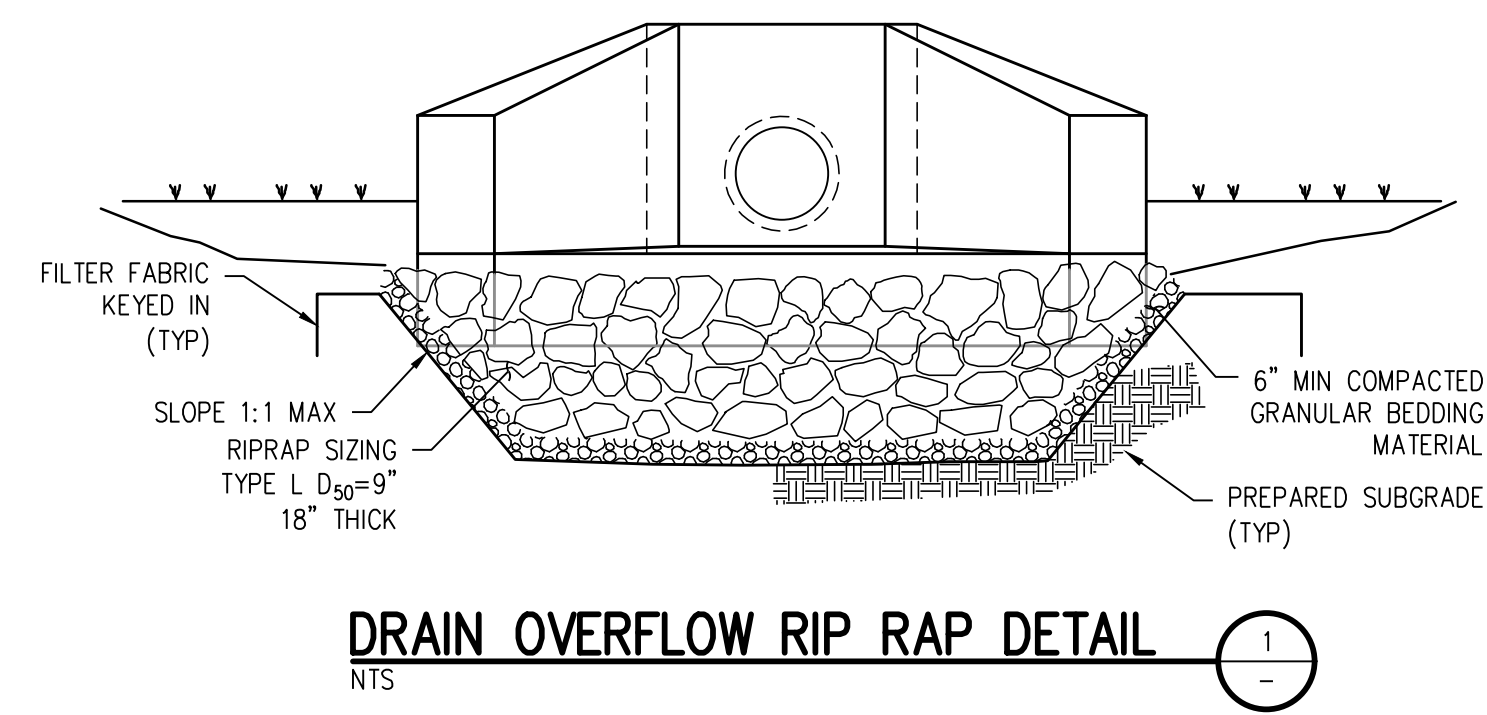
VICINITY MAP  
SCALE: 1" = 1000'



**LEGEND**

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

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
<b>TOTAL:</b>	<b>59,330</b>	<b>1.362</b>	<b>100</b>



DRAIN OVERFLOW RIP RAP DETAIL  
NTS

**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:**

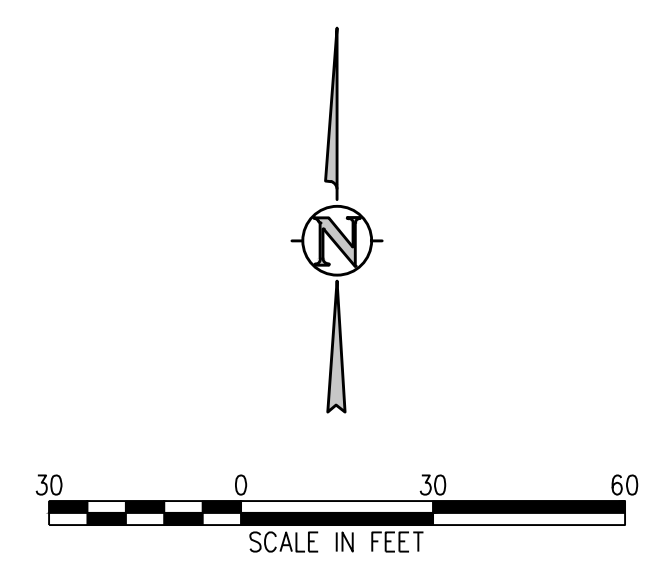
JESSIE SHAFFER, DISTRICT MANAGER  
 WOODMOOR WATER AND SANITATION DISTRICT  
 BOX 1407, MONUMENT, CO 80132  
 719-488-2525 EXT. 14  
 JESSIE@WOODMOORWATER.COM

**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%

**APPROVED**  
**Plan Review**  
 10/30/2024 8:44:49 AM  
 dsdweeks  
 EPC Planning & Community  
 Development Department



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**