

## I. PROJECT DESCRIPTION

### LOCATION

Falcon Meadows at Bent Grass Channel Improvements is located in the West half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado. The project site is bounded to the East by Bent Grass Residential Filing No. 2, to the North by The Meadows Filing No. 2, to the West by The Meadows Filing No. 3, and to the South by Woodmen Road and Latigo Business Center Filing No. 1.

### LEGAL DESCRIPTION

The legal description of Falcon Meadows at Bent Grass Drainage Channel is defined as: Tract H Bent Grass Residential Filing No. 2; Tract K Bent Grass Residential Filing No. 2; a tract in SW4 Section 1-13-65 described as follows: beginning at NE corner Latigo Business Center Filing No. 1, thence S 89°42'50" E 1190.72 feet, S 00°07'47" W 627.84 feet, N 89°42'50" W 1192.23 feet, N 00°16'02" E 627.84 feet to point of beginning; S2NW4, SW4, existing part converted by Book 3233-824, existing part to Latigo Business and Research Center Filing No. 1 Section 1-13-65, existing part in SD Section 1 converted by reception # 203261895, existing part platted to #12007 – Latigo Business Center Filing No. 1 (53010-02-005), existing that point converted by reception # 208053974.

provide overall exhibit or exhibits showing easement area on each parcel.

these easements are for the existing channel

Easements are provided for the proposed Drainage Channel. Please see Appendix G for the recorded Maintenance Agreement & Easement for all (3) off-site parcels.

### DESCRIPTION OF PROPERTY

The project site contains approximately 9.175 acres and is comprised of an unnamed tributary of the Back Squirrel Creek and is also referred to as the northern portion of the West Tributary of the Falcon Basin.

### CONSTRUCTION ACTIVITY

Construction activities include but are not limited to channel realignment, channel grading, relocation of any existing utilities which may conflict with any of the channel improvements.

Temporary stabilization measures (silt fence) will be installed prior to beginning construction. During construction, temporary stabilization measures, including outlet protection of existing structures, will be utilized to control stormwater runoff. Once final stabilization is achieved, temporary erosion control measures will be removed.

## II. PHASING AND PROPOSED CONSTRUCTION SEQUENCE

### PHASING

Construction activities will be completed in three phases, Initial, interim and final, across 5 different properties (a.k.a "Properties" within the construction plans). Initial phase includes the installation of silt fence around the entire project's Limit of Disturbance area, and inlet protection around