

December 10, 2018

El Paso County Planning and  
Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910  
Attn: Ms. Kari Parsons

RE: Drainage Easement – Gleneagle Golf Course Infill Residential Development Filing No. 2  
15070 Westchester Drive – Lot 7, Block 3, Donala Subdivision Filing No. 1

Dear Ms. Parsons,

This letter shall serve as notification that my wife and I have been in discussions over the past several months with G&S Development, Inc. concerning our agreement to grant a drainage easement across the northern boundary of our property for purposes of installing a 30" wide drain pipe to transport storm water from their proposed Filing No. 2 residential development that is currently known as Tract G, to the drainage improvements along Westchester Drive. We have reviewed the proposed easement (attached to this letter) and agree to execute that easement once the Filing No. 2 final plat is approved by the Board of County Commissioners.

Should you have any further questions concerning this issue, please contact me at your convenience.

Sincerely,



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Floyd Kerr



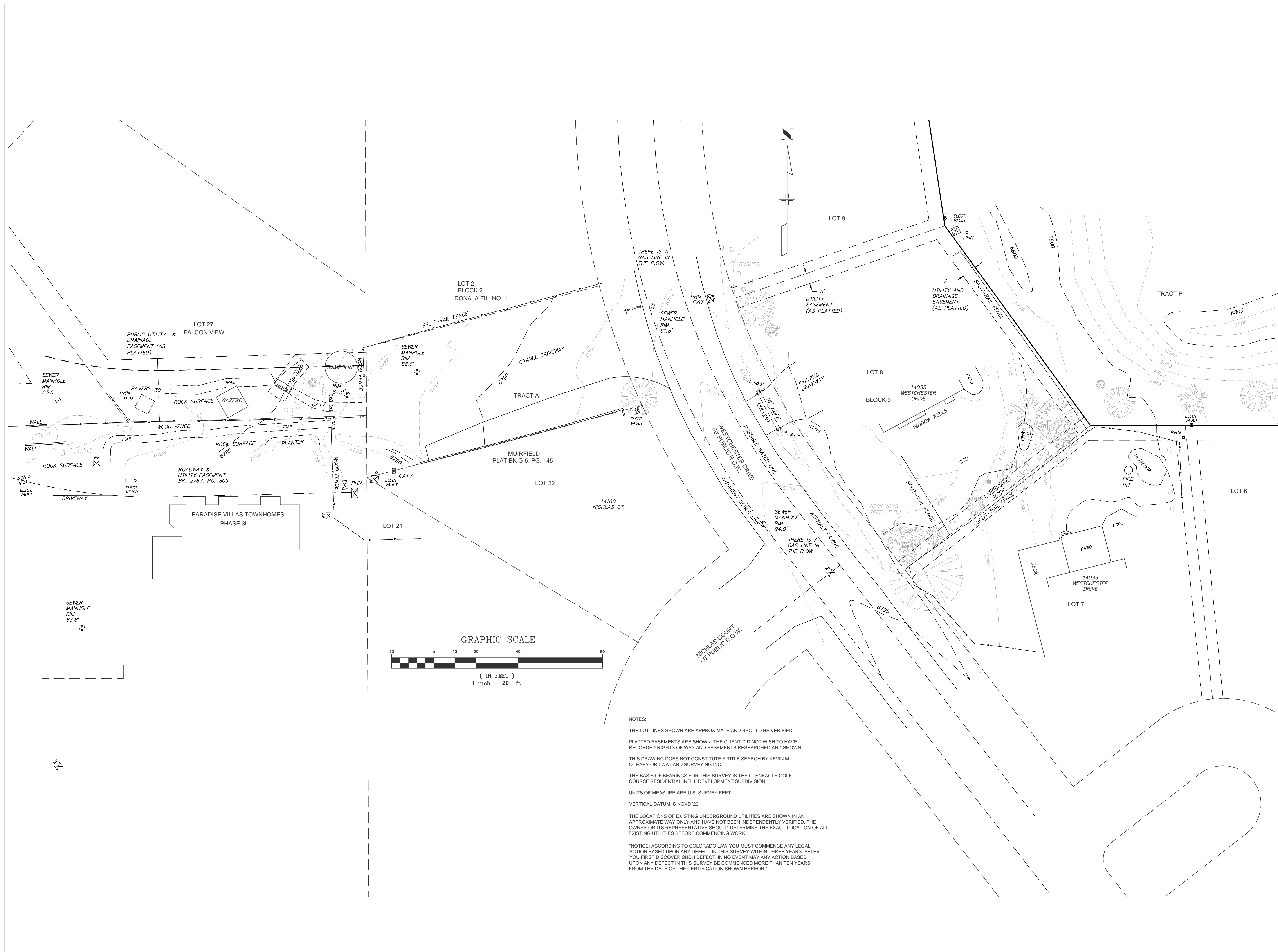
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Amy Kerr

Enclosure

The attached documents identify Lot 7 as 14035 Westchester, also there is no identified dimensions on the attached documents. Is there an exhibit missing (the easement document)?

Also as previously discussed the Easement documents will need to be reviewed and approved by the PCD prior to the ECM sign-off of Drainage report, CD's etc.



REVISIONS:  
ADD WESTERLY TOPO 7-13-18

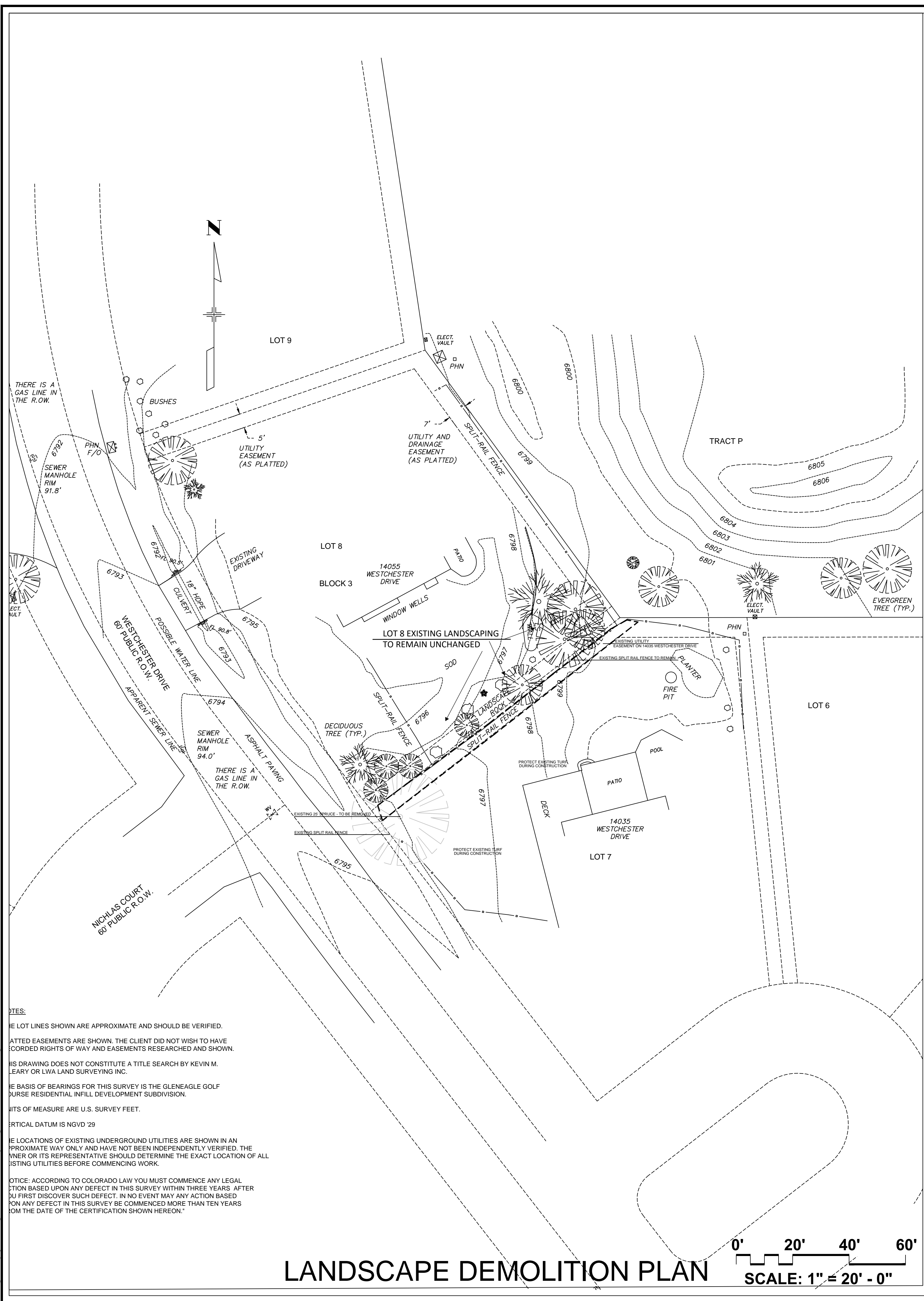
LWA LAND SURVEYING, INC.  
953 E. FILLMORE STREET  
COLORADO SPRINGS, CO 80907  
TELEPHONE (719) 636-5179 FAX (719) 636-5199

DWG: GLENEAGLE  
SCALE 1"=20'  
DATE 6/27/18  
DRAWN BY: KMO  
CHECKED BY: THK  
PROJECT NO. 15083  
SHEET 1 OF 1

TOPOGRAPHIC SURVEY  
LOTS 7 AND 8, BLOCK 3  
DONALA SUB. FIL. 1  
GLENEAGLE GOLF COURSE INFILL

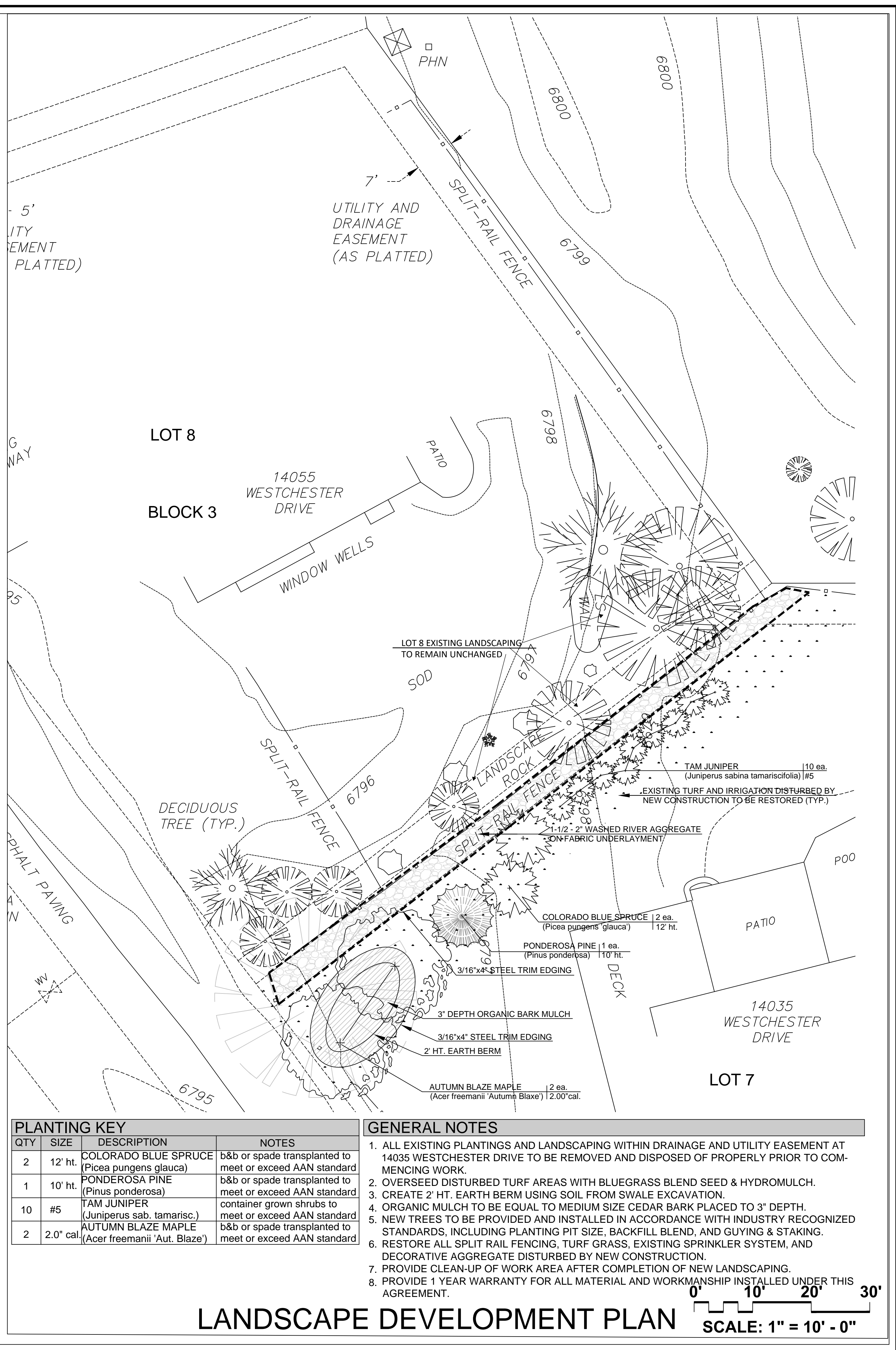
**NOTES:**  
THE LOT LINES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED.  
PLATTED EASEMENTS ARE SHOWN. THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.  
THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT SUBDIVISION.  
UNITS OF MEASURE ARE U.S. SURVEY FEET.  
VERTICAL DATUM IS NGVD '29  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.  
\*NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.\*





**LANDSCAPE DEMOLITION PLAN**

0' 20' 40' 60'  
SCALE: 1" = 20' - 0"



**LANDSCAPE DEVELOPMENT PLAN**

0' 10' 20' 30'  
SCALE: 1" = 10' - 0"

NOTES:  
 1. ALL LOT LINES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED.  
 2. EASEMENTS ARE SHOWN. THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.  
 3. THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. LEARY OR LWA LAND SURVEYING INC.  
 4. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT SUBDIVISION.  
 5. UNITS OF MEASURE ARE U.S. SURVEY FEET.  
 6. THE DATUM IS NGVD '29.  
 7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL LISTED UTILITIES BEFORE COMMENCING WORK.  
 8. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

QTY	SIZE	DESCRIPTION	NOTES
2	12' ht.	COLORADO BLUE SPRUCE ( <i>Picea pungens glauca</i> )	b&b or spade transplanted to meet or exceed AAN standard
1	10' ht.	PONDEROSA PINE ( <i>Pinus ponderosa</i> )	b&b or spade transplanted to meet or exceed AAN standard
10	#5	TAM JUNIPER ( <i>Juniperus sab. tamarisc.</i> )	container grown shrubs to meet or exceed AAN standard
2	2.0" cal.	AUTUMN BLAZE MAPLE ( <i>Acer freemanii 'Aut. Blaze'</i> )	b&b or spade transplanted to meet or exceed AAN standard

- GENERAL NOTES**
- ALL EXISTING PLANTINGS AND LANDSCAPING WITHIN DRAINAGE AND UTILITY EASEMENT AT 14035 WESTCHESTER DRIVE TO BE REMOVED AND DISPOSED OF PROPERLY PRIOR TO COMMENCING WORK.
  - OVERSEED DISTURBED TURF AREAS WITH BLUEGRASS BLEND SEED & HYDROMULCH.
  - CREATE 2' HT. EARTH BERM USING SOIL FROM SWALE EXCAVATION.
  - ORGANIC MULCH TO BE EQUAL TO MEDIUM SIZE CEDAR BARK PLACED TO 3" DEPTH.
  - NEW TREES TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH INDUSTRY RECOGNIZED STANDARDS, INCLUDING PLANTING PIT SIZE, BACKFILL BLEND, AND GUYING & STAKING.
  - RESTORE ALL SPLIT RAIL FENCING, TURF GRASS, EXISTING SPRINKLER SYSTEM, AND DECORATIVE AGGREGATE DISTURBED BY NEW CONSTRUCTION.
  - PROVIDE CLEAN-UP OF WORK AREA AFTER COMPLETION OF NEW LANDSCAPING.
  - PROVIDE 1 YEAR WARRANTY FOR ALL MATERIAL AND WORKMANSHIP INSTALLED UNDER THIS AGREEMENT.

**William Guman & Associates, Ltd.**  
 LANDSCAPE ARCHITECTURE  
 733 North Weber Street  
 Colorado Springs, CO 80903  
 (719) 633-9700  
 www.gumanltd.com  
 bill@guman.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT FROM GUMAN IS PROHIBITED.

THIS DRAWING IS DIAGNOSTIC IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED (ESPECIALLY) SHALL PREVAIL OVER ANY SCHEDULED QUANTITIES. ANY CHANGES MADE TO THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. SHALL BE AT THE USER'S RISK. THE SECOND DRAWING WILL RESULT IN DELAY OF FINAL OCCUPANCY AND/OR SEIZURE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.

ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PLAN NORTH:

**GLENEAGLE GOLF COURSE INFILL**  
**LOTS 7 AND 8, BLOCK 3**  
**DONALA SUB. FIL. 1**

PROJECT NAME: \_\_\_\_\_  
 PROJECT ADDRESS: \_\_\_\_\_  
 PROJECT DESCRIPTION: **DEVELOPMENT PLAN**

DATE: 02/12/2018  
 DESIGNED: WFG  
 CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
11/13/18	WFG	ADD 2 TREES AND BERM

NOTES:

PLAN SCALE: 1" = 20' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**DEVELOPMENT PLAN**

SHEET NO.  
**LS1**  
 1 of 1 SHEETS

FILE NO.



# Markup Summary

Steve Kuehster (4)

RE: Drainage Easement - Drainage and Sewer and Residential Development  
15070 Westchester Drive - Lot 7, Block 3, South Lakeside Trng No 1

Dear Ms. Parsons,

This letter shall serve as notification that my wife and I have been in discussion with the City of Colorado Springs, CO, concerning an agreement to grant an easement to the City of Colorado Springs for the purpose of installing and maintaining a sewer line, water line and stormwater line for the property located at 15070 Westchester Drive, Lot 7, Block 3, South Lakeside Trng No 1, Colorado Springs, CO. The City of Colorado Springs has agreed to grant the easement to the City of Colorado Springs for the purpose of installing and maintaining a sewer line, water line and stormwater line for the property located at 15070 Westchester Drive, Lot 7, Block 3, South Lakeside Trng No 1, Colorado Springs, CO. The City of Colorado Springs has agreed to grant the easement to the City of Colorado Springs for the purpose of installing and maintaining a sewer line, water line and stormwater line for the property located at 15070 Westchester Drive, Lot 7, Block 3, South Lakeside Trng No 1, Colorado Springs, CO.

Should you have any further questions concerning this legal notice, please contact me.

Sincerely,  
 Steve Kuehster

**Subject:** Highlight  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 1/28/2019 1:16:29 PM  
**Color:** 


We have reviewed the proposed easement (attached to this letter)

Colorado Springs, CO 80910  
Attn: Ms. Kari Parsons

RE: Drainage Easement - Gleneagle  
**15070 Westchester Drive** - Lot 7


Dear Ms. Parsons,

This letter shall serve as notification

**Subject:** Highlight  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 1/29/2019 12:13:09 PM  
**Color:** 

  
Steve Kuehster


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**Subject:** text box  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 1/29/2019 12:16:50 PM  
**Color:** 

Also as previously discussed the Easement documents will need to be reviewed and approved by the PCD prior to the ECM sign-off of Drainage report, CD's etc.

  
Steve Kuehster

This document is intended for electronic recording only and is not to be recorded or registered with the Public Records Office of the City of Colorado Springs, CO.

**Subject:** text box  
**Page Label:** 1  
**Author:** Steve Kuehster  
**Date:** 1/29/2019 8:49:36 AM  
**Color:** 

The attached documents identify Lot 7 as 14035 Westchester, also there is no identified dimensions on the attached documents. Is there an exhibit missing (the easement document?)?