

G&S Development letterhead

October 1, 2020

BY CERTIFIED AND REGULAR MAIL

Lot Owner/Purchaser in Gleneagle Filing 2 - Silver Compass LLC
Reference: 14149 Stone Eagle Place, Colorado Springs, CO 80921

RE: Notice and Acknowledgement of Change of Grading and Drainage Plans in Filing
No. 2

Dear Silver Compass LLC:

El Paso County recently approved a modification of the grading and erosion control (GEC) plans for Gleneagle Golf Course Residential Infill Development Filing No. 2, where you own a Lot and either are in the process of constructing a home or will be constructing a home in the near future. The purpose of the GEC plan modification was to accommodate grading changes to a few lots at the end of the cul-de-sac to grade those lots for walk-out basements. In general, GEC plans affect grading, erosion control and stormwater drainage onto and coming from lots in a subdivision. Prior to selling Lots in Filing No. 2, G&S Development, as the developer, performed extensive overlot grading over the entire tract to provide positive storm water drainage flow to the rear of each of the Lots.

As a result of the approved GEC plan modification, it is imperative that each Lot owner and their builder retain the existing grading on each Lot, and/or ensure the final grading of each Lot after the home is completed maintains the required positive storm water flow to the rear of or front of each Lot where drainage swales and/or right of way facilities have been constructed to manage those flows to proper detention and water quality facilities. In addition, each Lot must preserve positive stormwater flow between the Lots that will either flow into the gutters located on the public street in the front of each home, or flow to the rear of the Lot. Cooperation among adjacent Lot owners and their builders during and after construction will be important to prevent drainage and erosion problems on the Lots.

Please sign, date and return the acknowledgement on the next page to my attention at sgratrix@gandsdevelopment.com. If you have any questions, please contact me at 720-490-4250.

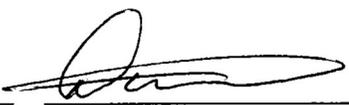
Sincerely,

Scott Gratrix
G&S Development, Inc.

ACKNOWLEDGEMENT
(email to sgratrix@gandsdevelopment.com)

I am the owner of Lot 12, Gleneagle Golf Course Residential Infill Development Filing No. 2, and acknowledge receipt of the letter dated Oct 1, 2020 concerning the amended GEC plan, and my obligations as a Lot owner to ensure positive stormwater drainage from my Lot upon completion of construction.

Dated: 11/17/2020

Owner Signatures:  

Print Names: Timothy Langness Darcell Langness