

G&S Development letterhead

(date) ____, 2020

BY CERTIFIED AND REGULAR MAIL

Lot Owner in Gleneagle Filing 2 – (name and address)

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

Dear (Lot Owner):

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.

Lot owners and builders should expect that during construction of homes on lots, grading may occur and fill may spill over onto adjacent lots at locations between the structures. Each lot owner and their builder constructing a home must work with the adjacent lot owner(s) to create side lot swales adjacent to the home under construction so as to channel stormwater flow to the rear of the lot. Upon completion of construction, it is expected that the lot owner and builder will ensure that the area between the structures is graded appropriately and sloped away from the front of the house to preserve the walk-out. In other words, at final grading, there must be sufficient soil placed at the top of the lower level in the front of the house, and the bottom of the lower level in the back so a positive slope and flow to the rear of the lot for stormwater is provided.

As a result of the approved GEC plan modification, it is imperative that each Lot owner and their builder 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 gutter 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 _____.

Sincerely,

Scott Gratrix
G&S Development, Inc.

ACKNOWLEDGEMENT
(email to sgratrix@gandsdevelopment.com)

I am the owner of Lot _____, Gleneagle Golf Course Residential Infill Development Filing No. 2, and acknowledge receipt of the letter dated _____, 2020 concerning the amended GEC plan, and my obligations as a Lot owner to communicate and work with adjacent lot owners during construction on providing stormwater swales adjacent to the house under construction that allows positive stormwater flow to the rear of the lot, and to ensure that final grading on my house will maintain positive stormwater drainage from my Lot upon completion of construction.

Dated: _____

Owner Signatures: _____

Print Names: _____