

MY GARAGE AT NORTHCREST
Project No. 25020 April 16, 2026
Sheet 1 of 3

V1_PLAT DRAWING.PDF MARKUP SUMMARY CLIENT/LDC COMMENT RESPONSES

In my general opinion, a "strict" Exemption Plat application should not apply to a Condominium Plat's units, GCE's and LCE's that are controlled by State Statutes and Condominium Declarations. El Paso County should review this application as to the conformity of the "as-built" conditions to the "approved" Site Development Plan PPR2412 dated October 23, 2024 and individual unit planned uses in the CC Zoning District. Tracts, and their land survey monumentation requirements, are not planned for this property, as the exterior foundation walls and interior unit walls create the use ownerships and maintenance responsibilities.

1. Bearings and distances added representing building foundation footprint measurements on Sheet 1 of 3, with individual unit "typical" measurements noted on Sheets 2 and 3 of 3 (no bearings indicated with rectangular figures).
2. Individual unit "typical" measurements noted on Sheets 2 and 3 of 3 (no bearings indicated with rectangular figures) and unit square footages noted.
3. through 8. Tracts have not been created or stipulated within Condo Declarations, as ALL remainder Common Area (GCE ... none considered LCE), outside of the building footprints to the exterior lot lines, is to be owned and maintained by the HOA and is never planned to be transferred to outside entities.
- 9./10a. Unit numbers take the place of conflicting lot numbering on Sheets 1, 2 and 3 of 3.
- 9./10b. Unit numbers are dictated by the Condominium Declarations, and PPRBD Enumerations have accepted the numbering system noted on Sheets 1, 2 and 3 of 3.
- 9./10c. Public right-of-way lines, names and associated data adjacent to this property (Lot 3A, NORTHCREST CENTER NO. 1A) have been indicated on Sheet 1 of 3. PPRBD/EPC, TELLER 911 did not require naming of the interior private accessways.
- 9./10d. N/A to this Condominium Plat.
- 9./10e. Indicated on Sheet 1 of 3.
- 9./10f. Boundary of Lot 3A, NORTHCREST CENTER NO. 1A indicated as a heavy solid line on Sheet 1 of 3.
- 9./10g. Adjacent property data indicated on Sheet 1 of 3.
- 11a. See Note No. 8 and Site Data on Sheet 1 of 3.
- 11b. N/A to this Condominium Plat.
12. Added to Sheets 1, 2 and 3 of 3.
13. Corrected on Sheets 1, 2 and 3 of 3.
- 14a. Lot corner monuments have been labeled and data clarified, together with Easement type/bearings/distances noted, where needed.
- 14b. Site Data has been included on Sheet 1 of 3.

- 14c. Pertinent platted data and applicable easements (previously platted and "as created" with this Condominium Plat have been delineated and noted on Sheet 1 of 3.
15. Note No. 11 modified and parking spaces delineated/noted on Sheet 1 of 3.
16. Added Note No. 12 on Sheet 1 of 3.
17. Unit numbers (accepted by PPRBD) supersede lot numbering.
18. Unit numbers (accepted by PPRBD) supersede lot numbering.
- 19a. See Owner's Statement and Notarial on Sheet 1 of 3.
- 19b. N/A to this Condominium Plat.
- 19c. See EASEMENTS note on Sheet 1 of 3. Tracts have not been created or stipulated within Condo Declarations, as ALL remainder Common Area (GCE ... none considered LCE), outside of the building footprints to the exterior lot lines, is to be owned and maintained by the HOA and is never planned to be transferred to outside entities.
- 19d. N/A to this Condominium Plat except as covered within the Condominium Declarations.
- 19e. Added Note No. 13 on Sheet 1 of 3.
20. and 21. See Comments 19a. through 19e. above.
22. Added missing information and modified data for clarification on Sheet 1 of 3.
23. Added Note No. 12 on Sheet 1 of 3.
24. Modified Note No. 11 on Sheet 1 of 3.
25. Unit numbers (accepted by PPRBD) supersede lot numbering.
26. Corrected on Sheets 2 and 3 of 3.
27. Noted within units and per note on Sheets 2 and 3 of 3, with applicable bearings noted on Sheet 1 of 3.
28. Restroom labeled on Sheet 2 of 3.
29. IT Room labeled on Sheets 2 and 3 of 3.
30. Parking spaces delineated/noted on Sheet 1 of 3.
31. Delineated/noted on Sheet 1 of 3.
32. Dump stations delineated/noted on Sheet 1 of 3.
33. Noted within units and per note on Sheet 2 of 3, with applicable bearings noted on Sheet 1 of 3.
34. Restroom labeled on Sheet 3 of 3.
35. Unit numbers (accepted by PPRBD) supersede lot numbering.

36. Noted within units and per note on Sheet 3 of 3, with applicable bearings noted on Sheet 1 of 3.
37. Depicted, delineated and labeled with created Private Drainage Easement on Sheet 1 of 3.
38. Tracts have not been created or stipulated within Condo Declarations, as ALL remainder Common Area (GCE ... none considered LCE), outside of the building footprints to the exterior lot lines, is to be owned and maintained by the HOA and is never planned to be transferred to outside entities. See EASEMENT Note on Sheet 1 of 3.
39. Traffic Impact Fees have been PAID "to date" per "approved" Site Development Plan and received Building Permits. Additional Traffic Impact Fees, if needing to be assessed, addressed in modified Note No. 11 on Sheet 1 of 3.
40. Addressed within modified Note No. 11 on Sheet 1 of 3.
41. Pertinent platted data and applicable easements (previously platted and "as created" with this Condominium Plat have been delineated and noted on Sheet 1 of 3. PLEASE NOTE that the platted 30' Public Utility Easement in the Southerly portion of Lot 3a, NORTHCREST CENTER NO. 1A, was created for the loop water main, mislabeled as "public" and which has been realigned around Building C per the "approved" Utility Service Plan Construction Set, and has been deemed by CHEROKEE WATER AND SANITATION DISTRICT a "private" looped water system not requiring an additional easement configuration.
42. See Owner's Statement.
43. Added to Sheets 1, 2 and 3 of 3.
- JCRITES 44. Modified Note No. 5 on Sheet 1 of 3.
- JCRITES 45. Noted all monuments found on drawing viewport, Sheet 1 of 3.
- JCRITES 46. Added EASEMENT Note on Sheet 1 of 3.
- JCRITES 47. Noted all monuments found on drawing viewport, Sheet 1 of 3.
- JCRITES 48. Pertinent platted data and applicable easements (previously platted and "as created" with this Condominium Plat have been delineated and noted on Sheet 1 of 3. PLEASE NOTE that the platted 30' Public Utility Easement in the Southerly portion of Lot 3a, NORTHCREST CENTER NO. 1A, was created for the loop water main, mislabeled as "public" and which has been realigned around Building C per the "approved" Utility Service Plan Construction Set, and has been deemed by CHEROKEE WATER AND SANITATION DISTRICT a "private" looped water system not requiring an additional easement configuration.
49. Basis of Bearings has found monuments at each end, as noted on drawing viewport and noted in Note No. 5 on Sheet 1 of 3.
50. Clarified line work and data in this vicinity on Sheet 1 of 3.
51. Corrected and resubmitted by Owner.
52. Westerly lot line data correction for boundary closure on drawing viewport on Sheet 1 of 3.
- MVEA 53. Easements, previously accepted per plat, and as created with additional public improvement easements and modified widths (property is bounded by public rights-of-way on North, East and West sides) as delineated/noted on drawing viewport on Sheet 1 of 3.

Respectfully submitted, David V. Hostetler, Professional Land Surveyor, Colorado P.L.S. No. 20681
For and on behalf of LDC, Inc.

