

July 1, 2024

Town of Parker
Mr. Bryce Matthews
Assistant Director- Planning
20120 E. Mainstreet
Parker, CO 80138

Subject: Parker and Pine Condo Plat- 3rd Phase

Dear Bryce,

I am writing to formally request acceptance of our initial Condo Plat submittal for a property located within the Parker and Pine Filing No.2 Lots 1-3. I am the owner representative of Echelon Parker, LLC, and per Town standards we are required to submit a Condo Plat.

Per previous coordination efforts with Stacey Neger, we will be submitting our Condo Plat over three (3) phases due to timing of construction. This third submittal captures the Condo Plat for our third phase, located at 9540 and 9542 Twenty Mile Road.

I kindly request that the Planning Department review the submitted plans and consider their merit for approval.

Thank you for your attention to this matter. I look forward to your favorable response and the continuation of our collaboration with the Town of Parker. Should you require any additional information or have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,



W. Karl Stout
Director of Civil Engineering



PARKER
COLORADO

TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT LAND USE AND DEVELOPMENT APPLICATION

20120 E. Mainstreet, Parker, CO 80138 303.841.2332 (Phone) 303.841.3223 (Fax) <http://www.parkeronline.org>

Instructions:

1. All applications must be typed or printed. Illegible applications may be rejected at the discretion of the Town.
2. All applicable sections must be completed and **signed by ALL parties of interest on page 2. Unsigned applications WILL NOT be processed.**
3. All requisite Exhibit Attachments must be included if the application is to be deemed complete.

Type of Application (check all that apply):

☐ Amendment to Comprehensive Plan	☐ Vacation of Lot Line or Easement	☐ Final Plat
☐ Annexation & Rezoning	☐ Use by Special Review	☐ Minor Development Plat
☐ Rezoning or PD Amendment	☐ Variance	☐ Re-Plat
☐ Sketch Plan	☐ Site Plan	☒ Condo Plat
☐ Preliminary Plan	☐ Site Plan Amendment	☐ Amendment to SIA or Recorded Plat
		☐ Other: _____

PROPERTY	Address or General Location: 9540 & 9542 Twenty Mile Road
	Parcel Number(s) if known Lots 1-3 and Tracts A-C, Parker and Pine Filing 2
	Brief project description: Condo Plat associated with Parker and Pine Multifamily Project

Property Owner of Record:		Applicant (if different from Property Owner):	
Name:	Karl Stout, Director of Civil Engineering	Name:	
Company:	Echelon Parker, LLC	Company:	
Address:	1051 Greenwood Springs Blvd	Address:	
	Greenwood, IN 46143		
Phone:	317-886-7923 Fax:	Phone:	Fax:
Email:	Karl@thegarrettco.com	Email:	
Project Representative or Consultant:		Other/Additional	
Name:	Karl Stout, Director of Civil Engineering	Name:	
Company:	Echelon Parker, LLC	Company:	
Address:	1051 Greenwood Springs Blvd	Address:	
	Greenwood, IN 46143		
Phone:	317-886-7923 Fax:	Phone:	Fax:
Email:	Karl@thegarrettco.com	Email:	
Note: All correspondence is sent to the project representative. If the project representative is the owner, or applicant, write in "same as owner" or "same as applicant" in the above section.		Project Role	

Signatures Required on Page 2

ACCEPTANCE OF TERMS	By signing below, each party are indicating that they understand and agree to the following terms:		
	1. Authorized personnel from the Town of Parker, and its consultants, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application.		
	2. The Property Owner of Record acknowledges and agrees that the Town of Parker may file liens against the subject property for any unpaid financial obligation owed to the Town related to reviewing and processing the application.		
	3. There are no known geologic, physical or biologic hazards, or vicious animals present on the subject property except as indicated in the attached Exhibit D.		
	4. All requirements for submission of this application for reviewing and processing by Town of Parker Community Development Department made in accordance with the Town's Land Development Code, and any and all applicable Town of Parker Ordinances and Resolutions.		
	5. All requisite fees have been paid to the Town of Parker.		
	6. All information contained in this application, the attached Exhibits, and other materials submitted in connection with this application are true and accurate to the best knowledge of the Applicant, Land Owner of Record and Project Representative. It is clearly understood and agreed to that false or untruthful information may be grounds for the Town to stop processing this application or withdrawing any approval granted based upon such false or untruthful information.		
	7. The Town of Parker is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.		
	8. By submitting this development application, you acknowledge that all materials submitted to the Town for review are subject to inspection via public records requests, as governed by the Colorado Open Records Act. Additionally, you acknowledge the application package will be made available for public review via the Town's webpage. Protection of any copyrighted materials is solely the responsibility if the applicant.		
	9. The schedule of Exhibit attachments, as described below, accompanies this application:		
Exhibit A: Legal Description of Property.			
Exhibit B: Title Policy, current to within thirty (30) days of the date of signatures below.			
Exhibit C: Letter of Authorization from the Property Owner of Record, allowing Applicant and Project Representative to act on their behalf, and accepting ultimate financial obligation for expenses incurred by the Town of Parker as a result of the evaluation of this request.			
Exhibit D: Disclosure of any Geologic, Physical or Biologic Hazard present on site, or any vicious animals in residence on property.			
Exhibit E: Vicinity Map of Project Site.			
SIGNATURES	Property Owner of Record:		
	Print Name:	Karl Stout, Director of Civil Engineering	
	Signature:		Date: 7/1/2024
	Applicant, if different from Property Owner		
	Print Name:		
	Signature:		Date:
	Project Representative or Consultant		
	Print Name:	Karl Stout, Director of Civil Engineering	
	Signature:		Date: 7/1/2024
	Additional		
Print Name:			
Signature:		Date:	

Exhibit A- Legal Description of Property

Lots 1 through 3 and Tracts A-C, Parker and Pine Filing No. 2, County of Douglas, State of Colorado.

Exhibit C to Town of Parker Land Use Application
Letter of Authorization from Property Owner

[Date 7/1/2024]

Community Development Director
Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Regarding: Property Owner Letter of Authorization
[Name of Project: SLB74-034 Parker and Pine Condo Plat- Phase 3]

I, Echelon Parker, LLC, hereby certify that I am the legal owner of record of the land described in the attached Legal Description (See Exhibit A to this Land Use Application), and do hereby authorize Garrett Companies to process this land use application on behalf of the subject property.

I understand that in the review of this project, by providing this authorization, I will allow Town of Parker Staff to enter the subject property for purposes of evaluating this land use request, as the specifics of this application may require.

I also understand that as part of the review of this project, the Town may find it necessary to outsource certain aspects of the review. Although there is a Charge Back Agreement submitted by the applicant for payment of those outsourced review fees which specifies that the applicant shall pay such fees, ultimately, it is the subject property, itself, which encumbers the ultimate responsibility for repayment of those fees in the event of default of payment by the applicant. Should this occur, I understand that the Town has, as part of its remedies under the Charge Back Agreement and Land Use Application, the imposition of liens against the property, should such become necessary.

[Signature]
Signature of Property Owner

Name: Karl Stout, Director of Civil Engineering
Address: 1051 Greenwood Springs Blvd
Greenwood, N 46143
Phone Number: 317-886-7923

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Sworn to before me this 1st day of July, 2014

My commission expires: 11/9/2025

(SEAL)



[Signature]
Notary Public

Exhibit D to Town of Parker Land Use Application
Disclosure Letter

[Date 7/1/2024]

Community Development Director
Community Development Department
Town of Parker
20120 East Mainstreet
Parker, CO 80138

Regarding: Disclosure Letter of Known Hazards on Site
[Name of Project: SUB24-034 Parker and Pine Condo Plat- Third Phase]

As applicant for the above referenced project, we understand that Town staff and its consultants may need to visit the subject property for the purpose of observation, assessment, measurement or analysis of the property related to the land development request we have submitted. Consistent with the Town's Risk Management policies, the purpose of this disclosure letter is to advise the Town of any know Geologic, Biologic, or Physical Hazards on site, or of viscous animals present on site.

(Choose the applicable paragraph from the next two paragraphs)

☐ We are therefore advising the Town of the following known hazards (list in bullet point form below)

☒ We are therefore advising the Town that to the best of our knowledge and understanding regarding the subject property, there are no known hazards on site for which Town staff would need to take precautions before entering the property.

Should you have any questions or require clarification of the above referenced information, you may contact us using the information below.

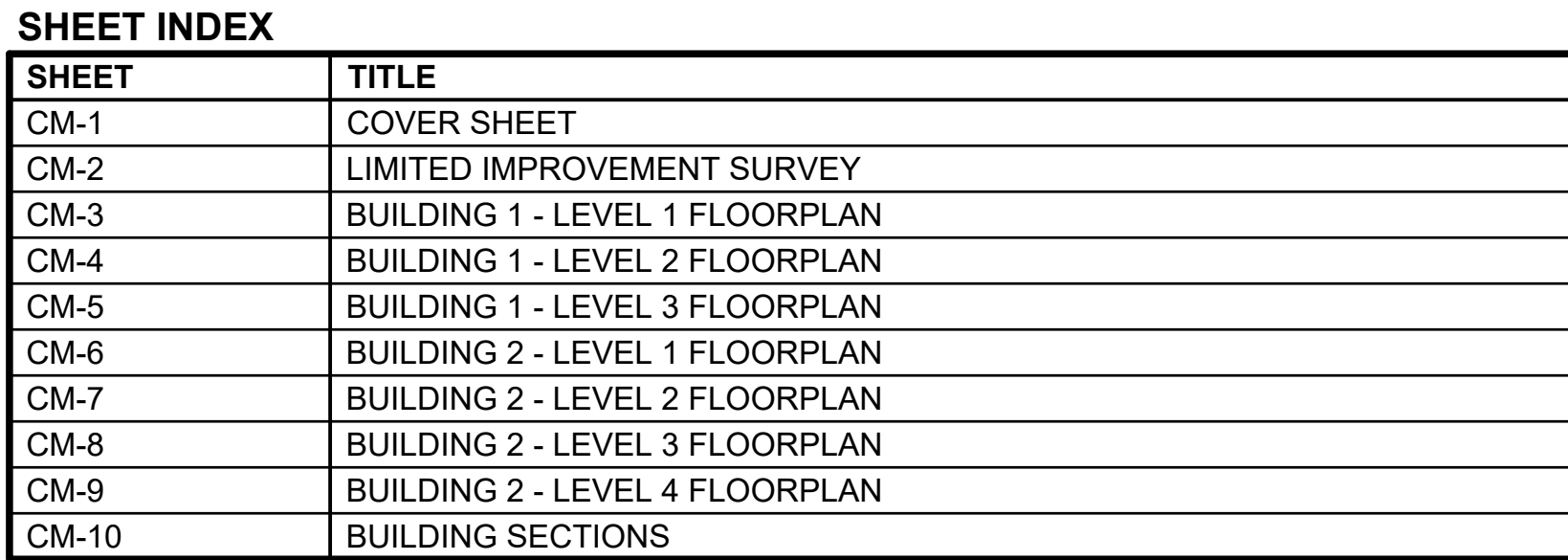


Signature of Applicant

Name/ Title:	Karl Stout, Director of Civil Engineering
Company:	Echelon Parker, LLC
Address:	1051 Greenwood Springs Blvd
	Greenwood, IN 46143
Phone Number:	317-886-7923

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD



I, CHARLES N. BECKSTRO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE FOREGOING CONDOMINIUM MAP FOR PARKER AND THE CONDOMINIUM WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CHECKING, AND THAT THE MAP SHOWS THE UNIT DESIGNATIONS, UNIT DIMENSIONS AND ELEVATIONS SUBSEQUENT TO THE SUBSTANTIAL COMPLETION OF THE BUILDING AND UNITS. FURTHER, ALL IMPROVEMENTS SHOWN ON THIS CONDOMINIUM MAP HAVE BEEN SUBSTANTIALLY COMPLETED, ALL STRUCTURAL COMPONENTS OF THE BUILDING HAVE BEEN SUBSTANTIALLY COMPLETED, AND THE CONDOMINIUM MAP IS NOW SUBSTANTIALLY COMPLETED, AND THIS CONDOMINIUM MAP CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTION 38-33-3-209 OF THE COLORADO COMMON INTEREST OWNERSHIP ACT.

CHARLES N. BECKSTROM
COLORADO P.L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY



1. THIS SURVEY WAS BASED ON INFORMATION SHOWN AND/OR DEDICATED ON THE PLAT OF PARKER AND PINE FILING 2 AND WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OR ENGINEERING SERVICE COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES RECORDED OR UNRECORDED AFFECTING THIS TRACT OF LAND.
3. PER THE CLIENT'S REQUEST, NO TITLE COMMITMENT WAS PROVIDED AND ANY EASEMENTS SHOWN ON THIS SURVEY MAY, OR MAY NOT, BE AN ACCURATE DEPICTION OF ALL EXISTING EASEMENTS.
4. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND FLOOD ZONE "AE" WITH BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0067G WITH A MAP REVISED DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
5. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A RECORD BEARING OF N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING 2 AND MONUMENTED BY A 3-1/4" ALUMINUM CAP ON A 3" PIPE, WITH APPROPRIATE MARKINGS AND STAMPED "SC, 1989, LS 19003" FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR, WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC CONSULTANTS INC, 2008, PL5 22561" FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
6. ALL UNITS SHOWN HEREON ARE COMMERCIAL UNITS AS DEFINED IN THE RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKER AND PINE CONDOMINIUMS DATED _____, AS RECORDED AT RECEPTION NO. _____ OF THE DOUGLAS COUNTY, COLORADO RECORDS.
7. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTY OF WARRANTY, EITHER EXPRESSED OR IMPLIED.
8. THE ENTIRE CONDOMINIUM COMMUNITY IS SUBJECT TO RESERVED DEVELOPMENT RIGHTS AS SET FORTH IN THE DECLARATION.
9. ALL INTERIOR HORIZONTAL MEASUREMENTS ARE BETWEEN THE FACE OF THE BLOCK AND/OR STUD WALLS; ALL INTERIOR VERTICAL MEASUREMENTS ARE FROM TOP OF CONCRETE FLOORING TO THE BOTTOM OF THE CEILING RAFTERS.
10. GENERAL COMMON ELEMENTS (G.C.E.) AND LIMITED COMMON ELEMENTS (L.C.E.) ARE DEFINED IN THE DECLARATION.
11. ALL PORTIONS OF THIS CONDOMINIUM NOT SHOWN AS UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) SHALL BE GENERAL COMMON ELEMENTS (G.C.E.)
12. THE REAL ESTATE DESCRIBED ON THIS CONDOMINIUM MAP IS SUBJECT TO DEVELOPMENT RIGHTS (AS DEFINED IN THE COLORADO COMMON INTEREST OWNERSHIP ACT, C.R.S. 38-33-3-10 et. seq.) INCLUDING THE RIGHT TO CONSTRUCT ADDITIONAL UNITS AND COMMON ELEMENTS AND TO ANNEX EXPANSION PROPERTY, MORE SPECIFICALLY DESCRIBED IN THE DECLARATION.
13. ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
14. 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.
15. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES

LOT 1, PARKER AND PINE FILING 2,
COUNTY OF DOUGLAS, STATE OF COLORADO

ECHELON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREON, DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR PARKER AND PINE CONDOMINIUMS HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKER AND PINE CONDOMINIUMS DATED _____ AS RECORDED AT RECEPTION NO. _____ OF THE DOUGLAS COUNTY, COLORADO RECORDS.

ECHELON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____ BY _____ AS _____
OF ECHELON PARKER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS CONDOMINIUM UNIT MAP WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20____ FOR FILING

PLANNING DIRECTOR

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY
OF _____, 20____ A.D., AT _____ A.M./P.M. AND WAS RECORDED AT
RECEPTION NUMBER _____.

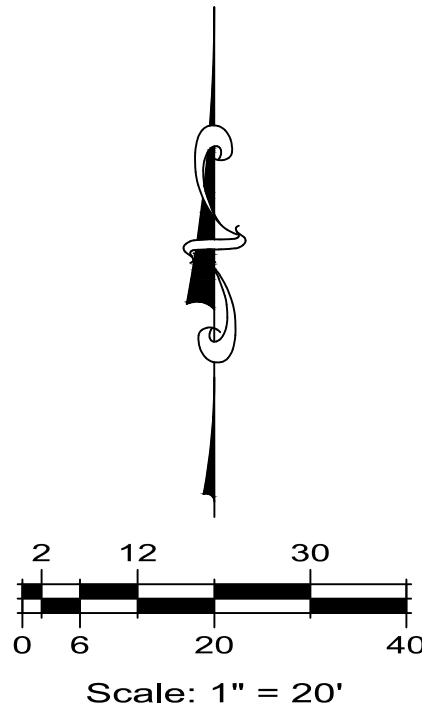
DOUGLAS COUNTY CLERK AND RECORDER

14100 East Expway Avenue Aurora, Colorado 80014 engineering@esandc.com P 303.337.1563 F 303.337.7481 T/F 1.877.273.0659		 ES&C ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> CIVIL ENGINEERS / LAND SURVEYORS <i>Anniversary</i>		No.: Description: Date: 1 INITIAL CONDO MAP-SUBMITTAL 6/26/2024		Client: THE GARRETT COMPANIES 10000 SHILOH DRIVE SUITE 125 LOVE TREE, COLORADO 80124 PHONE: (317) 886-7923 ATTN: KARL STOUT	
ISC Team: CNB, JDP Date: 6/26/2024 Survey No: 23-025-CM Scale: N.A.		Sheet No: 1					

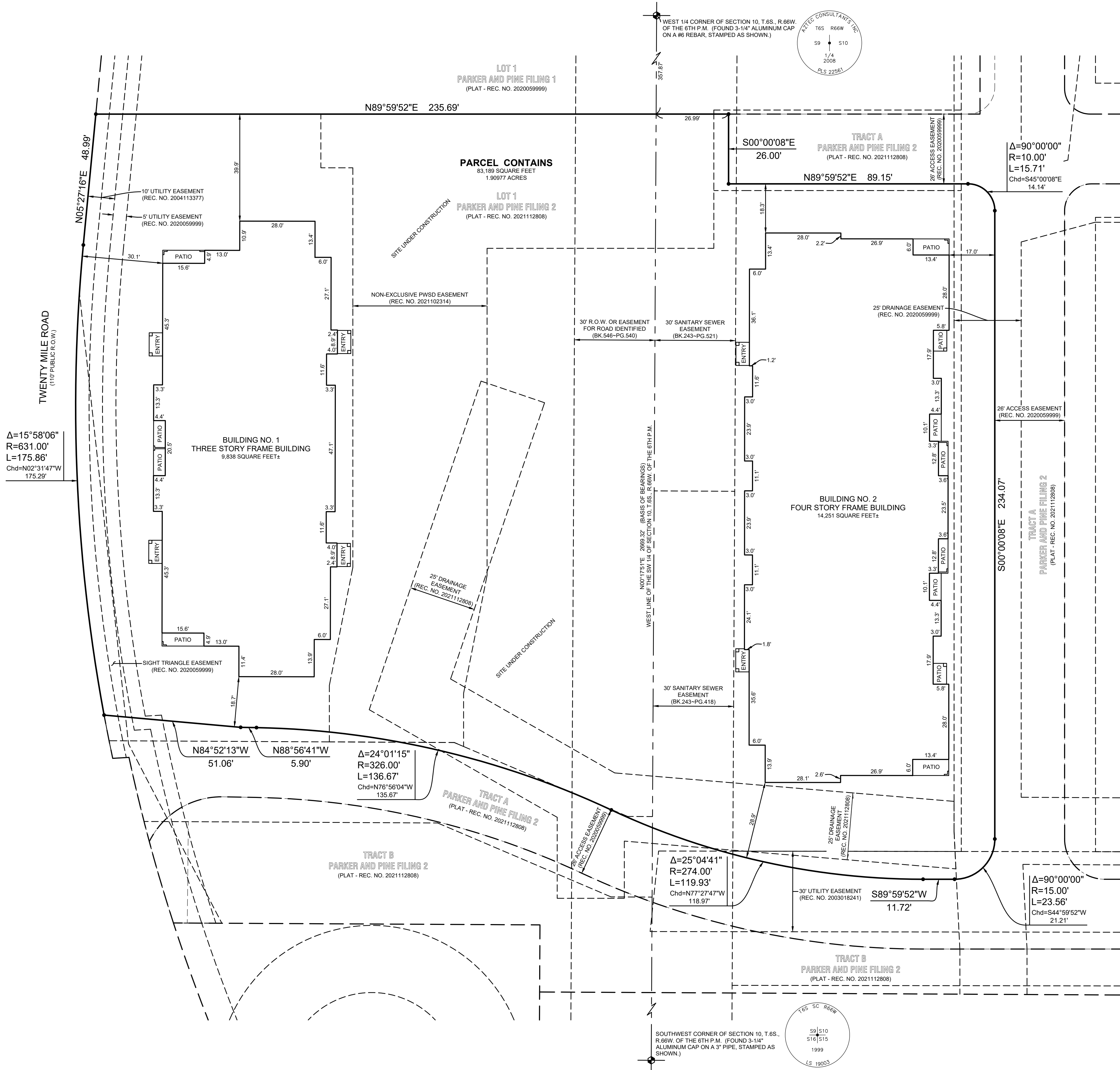
PARKER AND PINE CONDOMINIUM PLAT
BUILDINGS 1 & 2

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD



LEGEND	
REC. NO.	RECEPTION NUMBER
	ALIQUOT CORNER
	NO MONUMENT FOUND OR SET



LIMITED IMPROVEMENT SURVEY
PARKER AND PINE CONDOMINIUM PLAT - BUILDINGS 1 & 2
A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD
Date: 6/28/2024
ES&C Team: CNB, JDP
Survey No.: 23-025-CM
Scale: 1" = 20'
Sheet No.: CM-2

ES&C ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1383
F 303.337.7481
T/F 1.877.273.0659
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS

No.	Description
1	INITIAL CONDO MAP SUBMITTAL

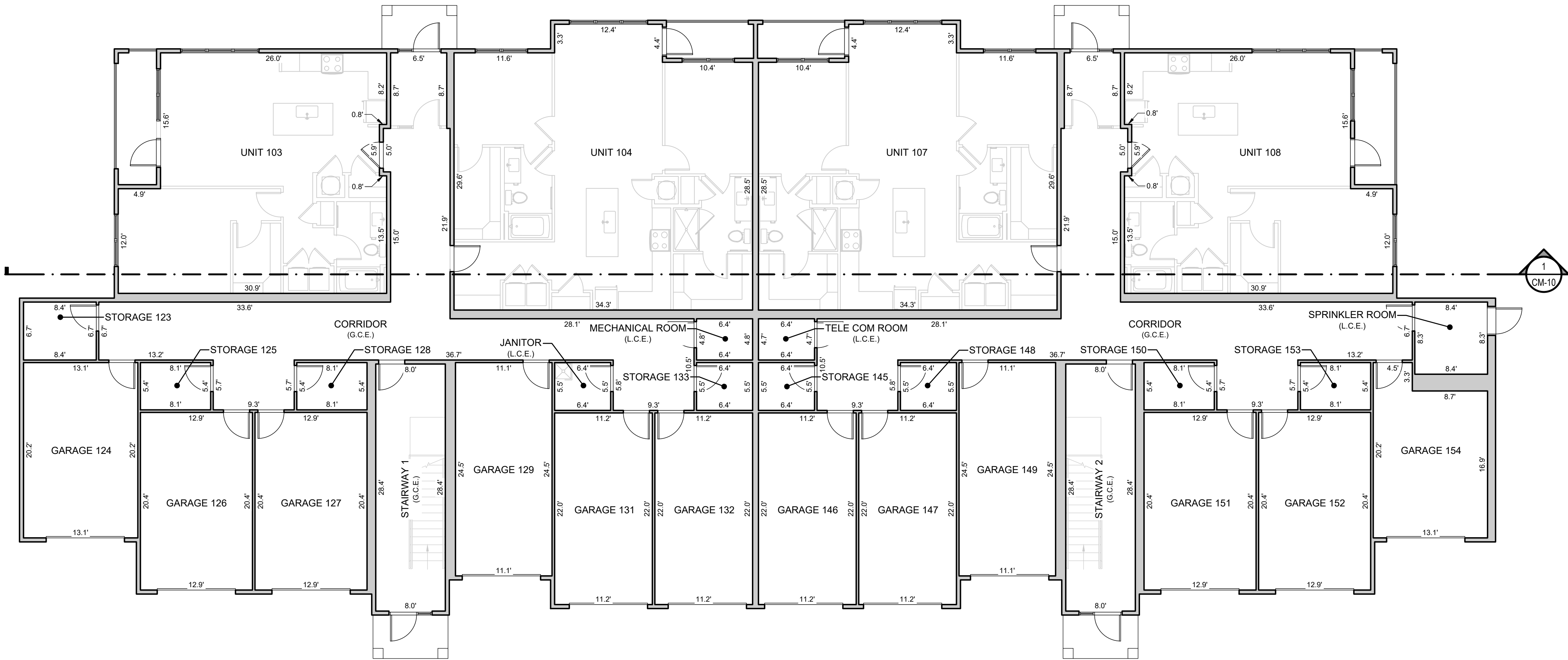
THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
DENVER, COLORADO 80124
ATTN: KARL STOUT



PARKER AND PINE CONDOMINIUM PLAT
BUILDINGS 1 & 2

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD



1 BUILDING 1 - LEVEL 1 FLOORPLAN
SCALE: 1/8" = 1'-0"



LEGEND

G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

GENERAL NOTES:

ALL LINEWORK DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBREE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



BUILDING 1 - LEVEL 1 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDINGS 1 & 2
A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9540 TWENTY MILE ROAD



No.	Description	Date	Client
1	INITIAL CONDO MAP SUBMITTAL	6/28/2024	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	

THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
DENVER, COLORADO 80231
ATTN: KARL STOUT

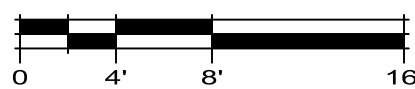
PARKER AND PINE CONDOMINIUM PLAT
BUILDINGS 1 & 2

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD



2 BUILDING 1 - LEVEL 2 FLOORPLAN
SCALE: 1/8" = 1'-0"



BUILDING ORIENTATION



LEGEND

G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

GENERAL NOTES:

ALL LINEWORK DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBREE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



BUILDING 1 - LEVEL 2 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDINGS 1 & 2
A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9540 TWENTY MILE ROAD



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escoco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

No.: 1

Description: 1 INITIAL CONDO MAP SUBMITTAL

Date: 6/28/2024

Client:

THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
LOUISVILLE, COLO 80123
ATTN: KARL STOUT

CM-4

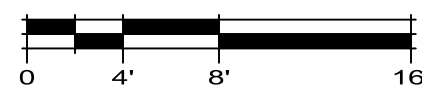
PARKER AND PINE CONDOMINIUM PLAT
BUILDINGS 1 & 2

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD



BUILDING 1 - LEVEL 3 FLOORPLAN
SCALE: 1/8" = 1'-0"



BUILDING ORIENTATION



LEGEND

G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

GENERAL NOTES:

ALL LINEWORK DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBREE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



BUILDING 1 - LEVEL 3 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDINGS 1 & 2
A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9540 TWENTY MILE ROAD

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
14190 East Evans Avenue
Aurora, Colorado 80014
engineering@esc-co.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659
CIVIL ENGINEERS | LAND SURVEYORS

THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
DENVER, COLORADO 80231
ATTN: KARL STOUT

No.	Description	Date
1	INITIAL CONDO MAP SUBMITTAL	6/28/2024
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

File: ESC Team: CMB, JDP Date: 6/28/2024
Survey No.: 23-025-CM Scale: 1/8" = 1'-0"
Sheet No.: **CM-5**

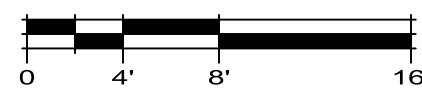
PARKER AND PINE CONDOMINIUM PLAT
BUILDINGS 1 & 2

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD



1 BUILDING 2 - LEVEL 1 FLOORPLAN
SCALE: 1/8" = 1'-0"



BUILDING ORIENTATION



LEGEND

G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

GENERAL NOTES:

ALL LINEWORK DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBREE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



BUILDING 2 - LEVEL 1 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDINGS 1 & 2
A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9540 TWENTY MILE ROAD

ES&C ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS



No.: 1
Description: INITIAL CONDO MAP SUBMITTAL
Date: 6/28/2024

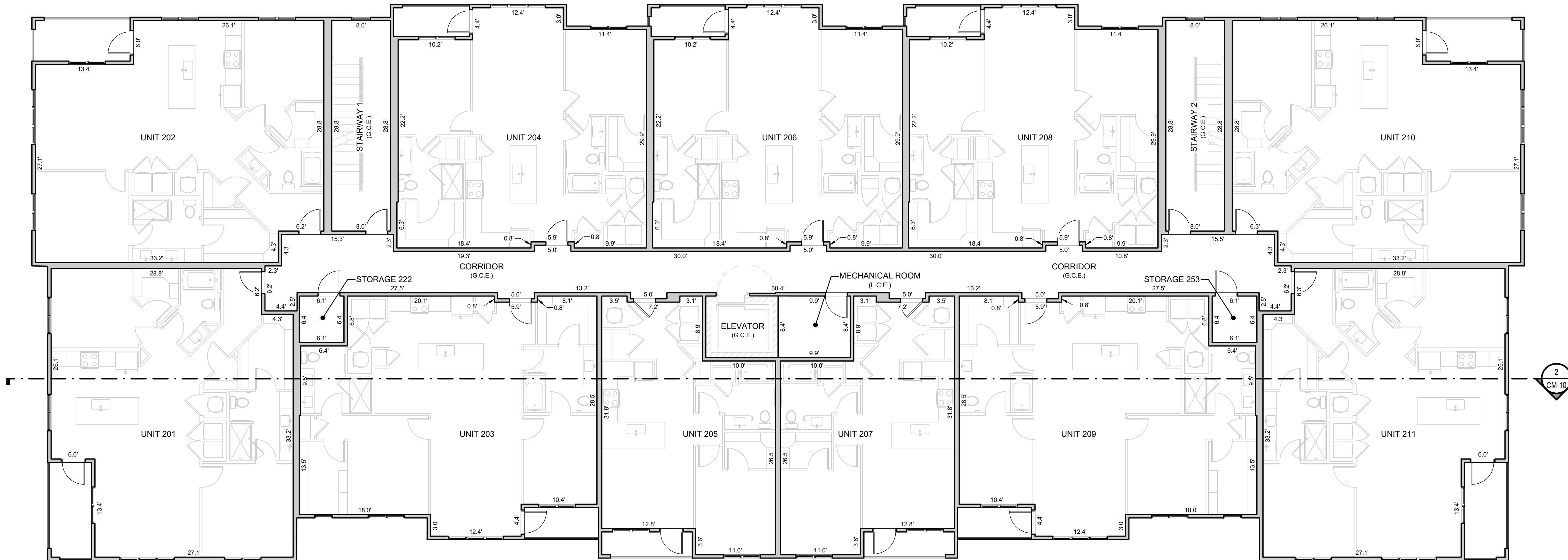
Client:
THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
DENVER, COLORADO 80231
ATTN: KARL STOUT

Sheet No.: **CM-6**

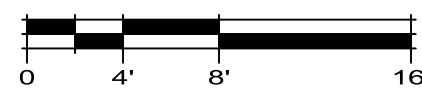
PARKER AND PINE CONDOMINIUM PLAT
BUILDINGS 1 & 2

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD



2 BUILDING 2 - LEVEL 2 FLOORPLAN
SCALE: 1/8" = 1'-0"



BUILDING ORIENTATION



LEGEND

G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

GENERAL NOTES:

ALL LINework DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBREE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



BUILDING 2 - LEVEL 2 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDINGS 1 & 2
A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9540 TWENTY MILE ROAD

ESC ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 F 303.337.7481
T/F 1.877.273.0659
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS

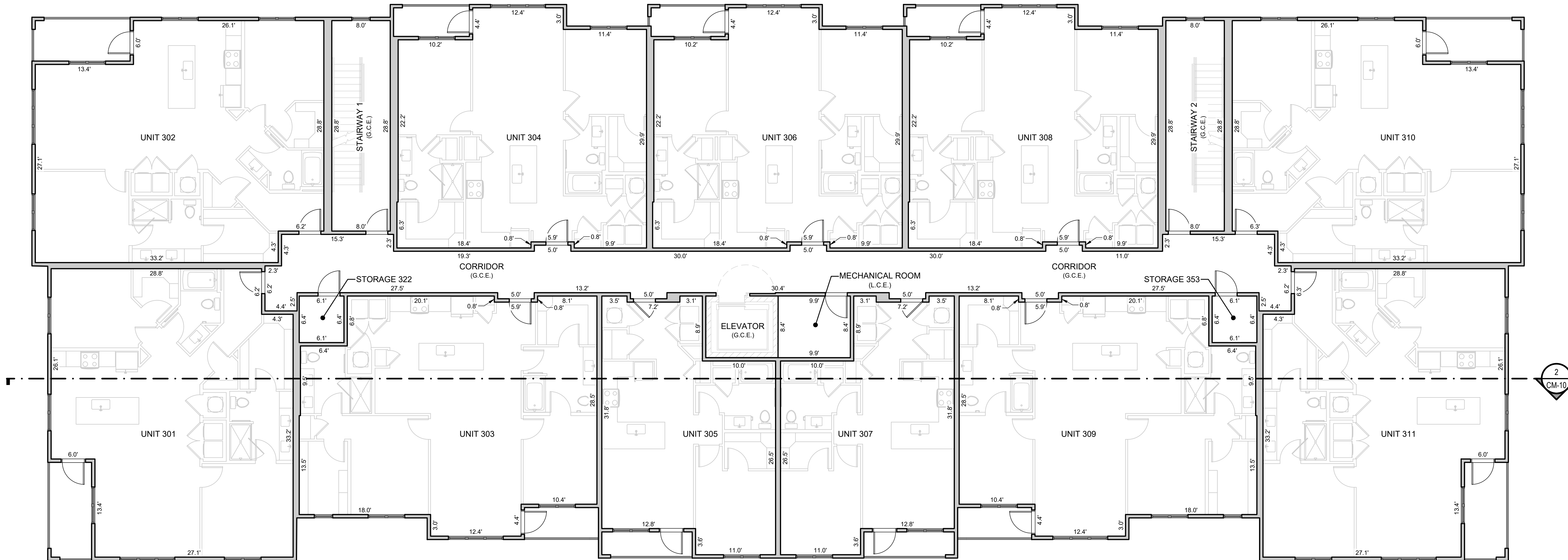
No.	Description	Date
1	INITIAL CONDO MAP SUBMITTAL	6/28/2024
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
DENVER, COLORADO 80231
ATTN: KARL STOUT

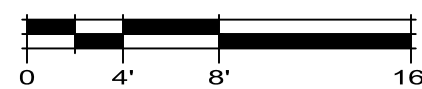
PARKER AND PINE CONDOMINIUM PLAT
BUILDINGS 1 & 2

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD



BUILDING 2 - LEVEL 3 FLOORPLAN
SCALE: 1/8" = 1'-0"



BUILDING ORIENTATION



LEGEND

G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

GENERAL NOTES:

ALL LINework DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBREE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



BUILDING 2 - LEVEL 3 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDINGS 1 & 2
A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9540 TWENTY MILE ROAD

Title: Building 2 - Level 3 Floorplan
ES&C Team: CNB, JDP
Survey No.: 23-025-CM
Scale: 1/8" = 1'-0"
Date: 6/28/2024
Sheet No.: CM-8

ES&C ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 F 303.337.7481
T/F 1.877.273.0659
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS

No.: 1
Description: INITIAL CONDO MAP SUBMITTAL

Date: 6/28/2024

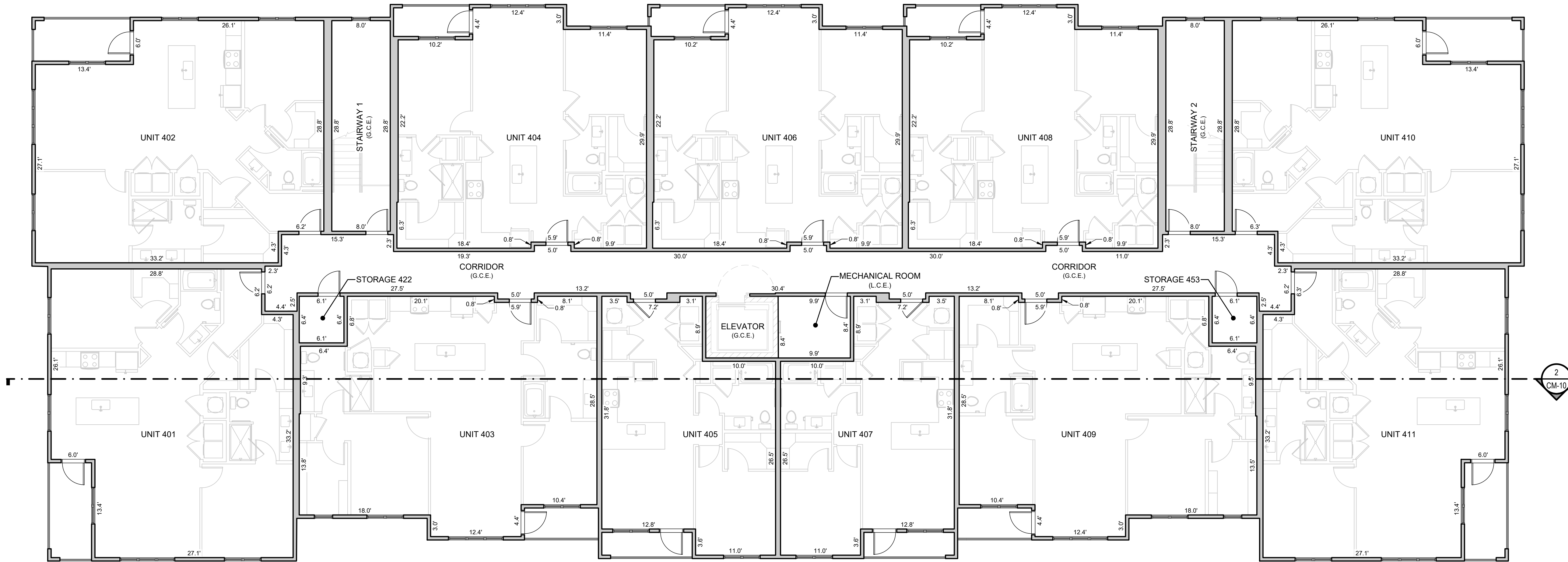
Client:

THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
DENVER, COLORADO 80231
ATTN: KARL STOUT

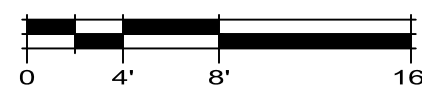
PARKER AND PINE CONDOMINIUM PLAT
BUILDINGS 1 & 2

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

9540 TWENTY MILE ROAD



BUILDING 2 - LEVEL 4 FLOORPLAN
SCALE: 1/8" = 1'-0"



BUILDING ORIENTATION



LEGEND

G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

GENERAL NOTES:

ALL LINENWORK DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBREE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



BUILDING 2 - LEVEL 4 FLOORPLAN
PARKER AND PINE CONDOMINIUM PLAT - BUILDINGS 1 & 2
A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9540 TWENTY MILE ROAD

ESC ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 F 303.337.7481
T/F 1.877.273.0659
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS



No.	Description	Date
1	INITIAL CONDO MAP SUBMITTAL	6/28/2024
-	-	-
-	-	-
-	-	-
-	-	-

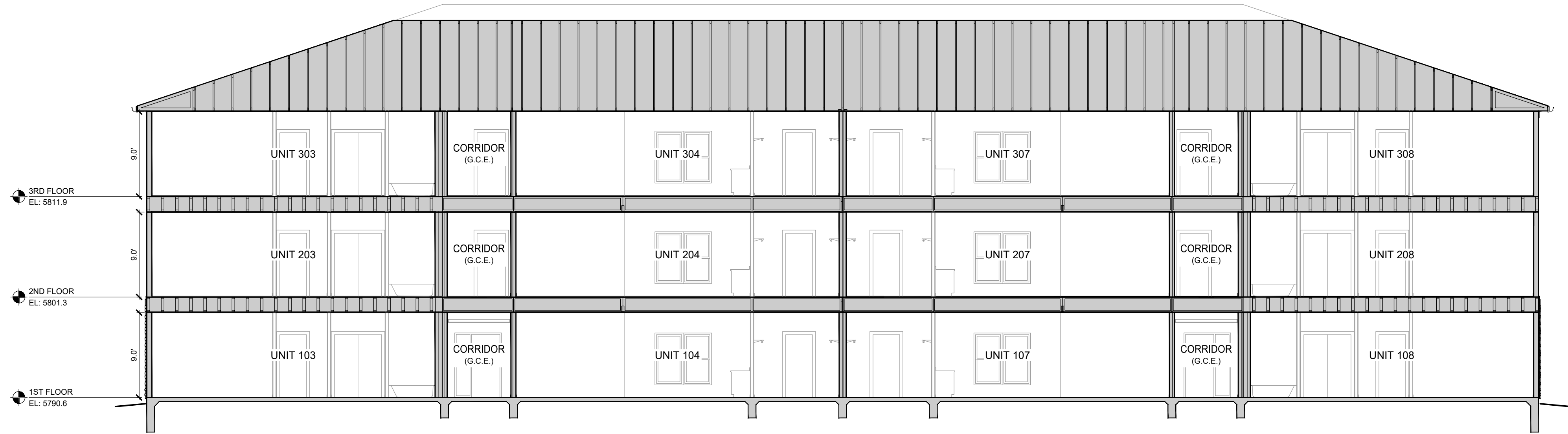
THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
DENVER, COLORADO 80231
ATTN: KARL STOUT

CM-9

PARKER AND PINE CONDOMINIUM PLAT
BUILDINGS 1 & 2

A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

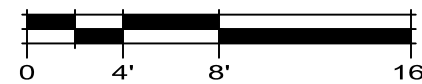
9540 TWENTY MILE ROAD



BUILDING 1 SECTION
SCALE: 1/8" = 1'-0"



BUILDING 2 SECTION
SCALE: 1/8" = 1'-0"



LEGEND

G.C.E. GENERAL COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

GENERAL NOTES:

ALL LINEWORK DEPICTING INTERIOR IMPROVEMENTS THAT ARE WITHIN AND PART OF A UNIT SHOWN HEREON ARE PER THE ARCHITECTURAL DESIGN PROVIDED BY SEBREE ARCHITECTS, INC. AND MAY NOT REPRESENT THE ACTUAL LOCATIONS OF SUCH INTERIOR IMPROVEMENTS.



BUILDING SECTIONS
PARKER AND PINE CONDOMINIUM PLAT - BUILDINGS 1 & 2
A PART OF LOT 1, PARKER AND PINE FILING 2
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
9540 TWENTY MILE ROAD

File: CM-10
ESC Team: CNB, JDP
Survey No.: 23-025-CM
Scale: 1/8" = 1'-0"
Date: 6/28/2024
Sheet No.: 1



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escc.com
P 303.337.1383
F 303.337.7481
T/F 1.877.273.0659

No.: 1
Description: INITIAL CONDO MAP SUBMITTAL

Date: 6/28/2024

Client:

THE GARRETT COMPANIES
10375 PARK MEADOWS DRIVE, SUITE 125
LONG TREE, COLORADO 80124
P 303.337.1383
ATTN: KARL STOUT