

SITE DEVELOPMENT PLAN

BERKENKOTTER HOLDINGS LLC
LOCATED IN THE SW; Section: 2; Township: 8; Range: 67
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
COLORADO
1-SPDXX-00XX



VICINITY MAP NTS

Legal Description

LOT 1 RESUB OF LOT 1 KOLACNY'S ADD TO CASTLE ROCK 0.861 AM/L, a subdivision located in the SW Quarter of Section 2, Township 8 North , Range 67 West of the 6th P.M., Castle Rock, Colorado

OWNER

Dan Berkenkotter
Berkenkotter Holdings LLC
15 S. Wilcox
Castle Rock Co 80104
303-809-1618

CIVIL ENGINEER

Mark Harris
Bulldog Engineering
1051 Cherrybrook Drive
Windsor Co 80550
970-502-6444

LANDSCAPE ARCHITECT

Rob Molloy
Planscapes LLC
3911 Rainbow Lane
Loveland CO 80538
970-988-5301

PURPOSE STATEMENT

THE PROPOSED APPLICATION INCLUDES THE PAVING OF EMPTY LOT AT 1100 CAPRICE DR. FOR ADDITIONAL PARKING AND THE CHANGE OF CHURCH TENET AT 11212 CAPRICE DR. REPLACING THE PREVIOUS CHURCH TENET WITHIN THE MAIN BUILDING AND THE ADDITION OF A CAR DEALERSHIP AT THE EAST END OF THE LOT WITH OFFICES IN MOBILE UNIT WITH THE INTENTION OF USING THE FULL SITE AS A CAR DEALERSHIP IN THE FUTURE AT THE END OF THE CHURCHES LEASE.

BENCHMARK

BENCHMARK: DOUGLAS COUNTY BENCHMARK
#3005015 LOCATED 78 FEET +/- SOUTHWEST OF
THE NORTH-WEST FLOWLNE OF CANYON DRIVE
AND 140 +/- NORTI-WEST OF THE CENTERLINE
OF CANYON DRIVE AND FRONT STREET.
ELEVATION = 6197.87 (NAO 1983 DATUM)

- the time of construction.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
 - All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
 - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
 - Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 88,000 pounds, and shall be surfaced so as to provide all weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
 - "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Castle Rock Fire Department. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
 - "Fire Lane No Parking" Curb Marking. All designated lanes SHALL be accompanied with curb markings in a weather resistant red paint. Reflective paint may be used for higher visibility. Curbing shall be labeled, "NO PARKING -FIRE LANE" in all upper case letters. Lettering shall be no less than three (3") inches high with white lettering on a red back ground and placed on the face and top of the curb. Lettering shall be located no more than fifty (50') apart and within five feet of the beginning and end of any fire lane.
 - The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) or Community Wildfire Protection Plan (CWPP) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.

SITE UTILIZATION TABLE			
ZONE: B-2 General Business District, Wolfensberger North Overlay			
1100 CAPRICE DRIVE SITE AREA	92,322 SF	2.12 AC	100%
MAIN BUILDING FOOTPRINT	12,151 SF	0.28 AC	13%
MOBILE OFFICE	1,443 SF	.03 AC	2%
OPEN SPACE	34,832 SF	0.84 AC	39%
PARKING, DRIVES & SIDEWALKS	42,453 SF	0.97 AC	46%
1212 CAPRICE DRIVE PARKING LOT	37,492 SF	0.86 AC	100%
OPEN SPACE	11,182 SF	0.26 AC	30%
PARKING, DRIVES, SIDEWALKS	26,310 SF	.60 AC	70%

STANDARD NOTE:

- Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.
- "This site is zoned B-COMMERCIAL
- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this Site Development Plan. Any changes to the approved landscape plans shall require an SDP amendment.
- The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.
- A sign permit for each sign must be obtained from the Town of Castle Rock Zoning Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code or applicable Planned Development Zoning regulations.
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are conceptual and shall be established with a plat or separate document.
- Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, water meters, fire hydrants and curb boxes as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines. Any variation from this requires an approved Technical Criteria Variance.
- All subdivisions shall include adequate easements to accommodate the construction, maintenance and repair of all public access, sidewalks, trails, water supply system, waste water systems, storm water management system and erosion control facilities, telecommunications and other utilities required to provide each utility to each occupied structure in the subdivision.
- No structure shall be constructed over any portions of a recorded Town easement unless a revocable license is approved by the Town and the structure will not interfere with the intended use of the easement.
- Any structures placed in the easement including but not limited to paving, fencing, retaining walls and landscaping shall be removed and replaced by the owner upon the request of the utilities department or private utility company so that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities and all associated costs.

FIRE NOTES

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DAN BERKENKOTTER

SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____

BY _____

WITNESS MY HAND AND OFFICIAL

SEAL_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY
SIGNED THIS _DAY OF _____, 20____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY ____ AS

AUTHORIZED REPRESENTATIVE

OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____.

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (name of document) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

LICENSED PROFESSIONAL ENGINEER DATE

PLANNING COMMISSION RECOMMENDATION

THIS (name of document) WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

CHAIR DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

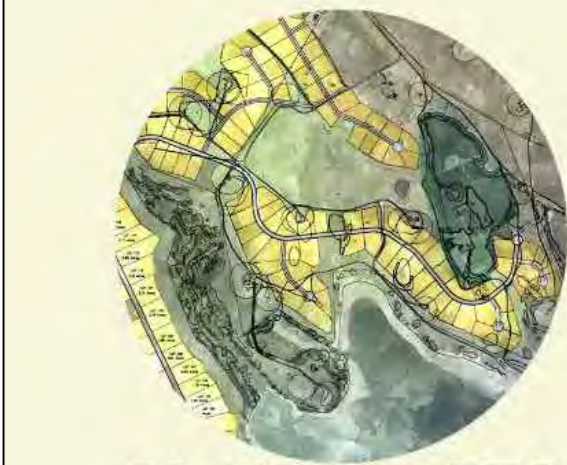
THIS (name of document) WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 20____.

MAYOR DATE

ATTEST:

TOWN CLERK DATE

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER	1
SITE PLAN	2
LANDSCAPE PLAN	3
GRADING PLAN-PARKING LOT	4
UTILITIES-PARKING LOT	5



PLANSCAPES
DESIGN GROUP
LAND PLANNING | LANDSCAPE ARCHITECTURE

3911 Rainbow Lane
Loveland, CO 80537
970-988-5301

PROJECT NAME:

**BEKENENKOTTER HOLDINGS
SITE DEVELOPMENT PLAN**

DRAWING TITLE:

COVER

DRAWN BY:
RM

CHECKED BY:
RM

APPROVED BY:
-

DATE:
02/20/2026

CLIENT

BERKENKOTTER HOLDINGS LLC

11 S WILCOX ST
CASTLE ROCK, CO 80104

	Submittal 1	02/20/26

SHEET NO:

1 of 5

LOCATED IN THE SW; Section: 2; Township: 8; Range: 67
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
COLORADO
1-SPDXX-00XX



3911 Rainbow Lane
Loveland, CO 80537
970-988-5301

PROJECT NAME:
BEKENENKOTTER HOLDINGS
SITE DEVELOPMENT PLAN

DRAWING TITLE:

SITE PLAN

DRAWN BY:
RM

CHECKED BY:
RM

APPROVED BY:

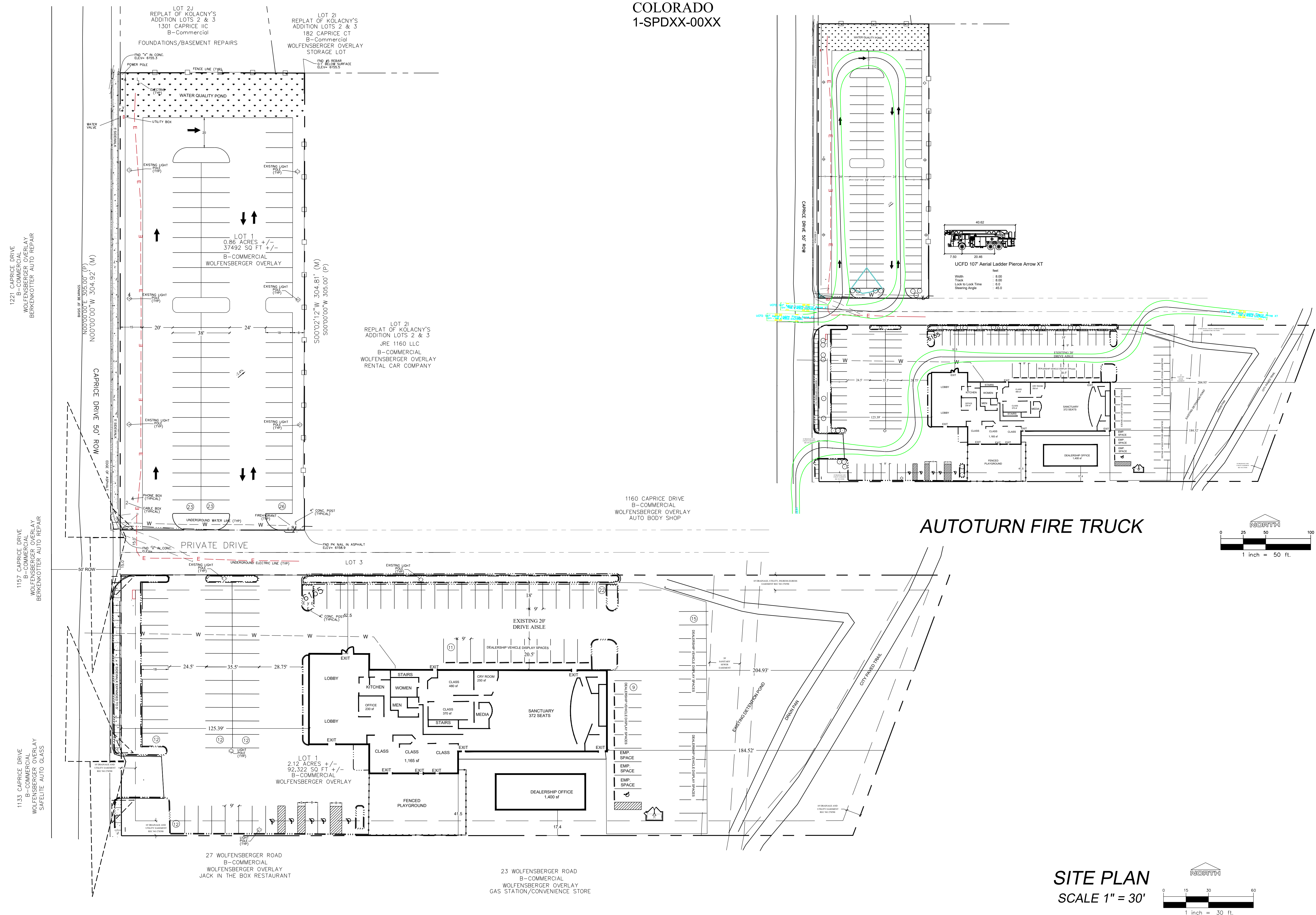
DATE:
02/20/2026

CLIENT
BERKENKOTTER HOLDINGS LLC

11 S WILCOX ST
CASTLE ROCK, CO 80104

SHEET NO:

2 OF 5



SITE PLAN
SCALE 1" = 30'

SITE DEVELOPMENT PLAN

BERKENKOTTER HOLDINGS LLC
LOCATED IN THE SW; Section: 2; Township: 8; Range: 67
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
COLORADO
1-SPDXX-00XX

SITE LEGEND

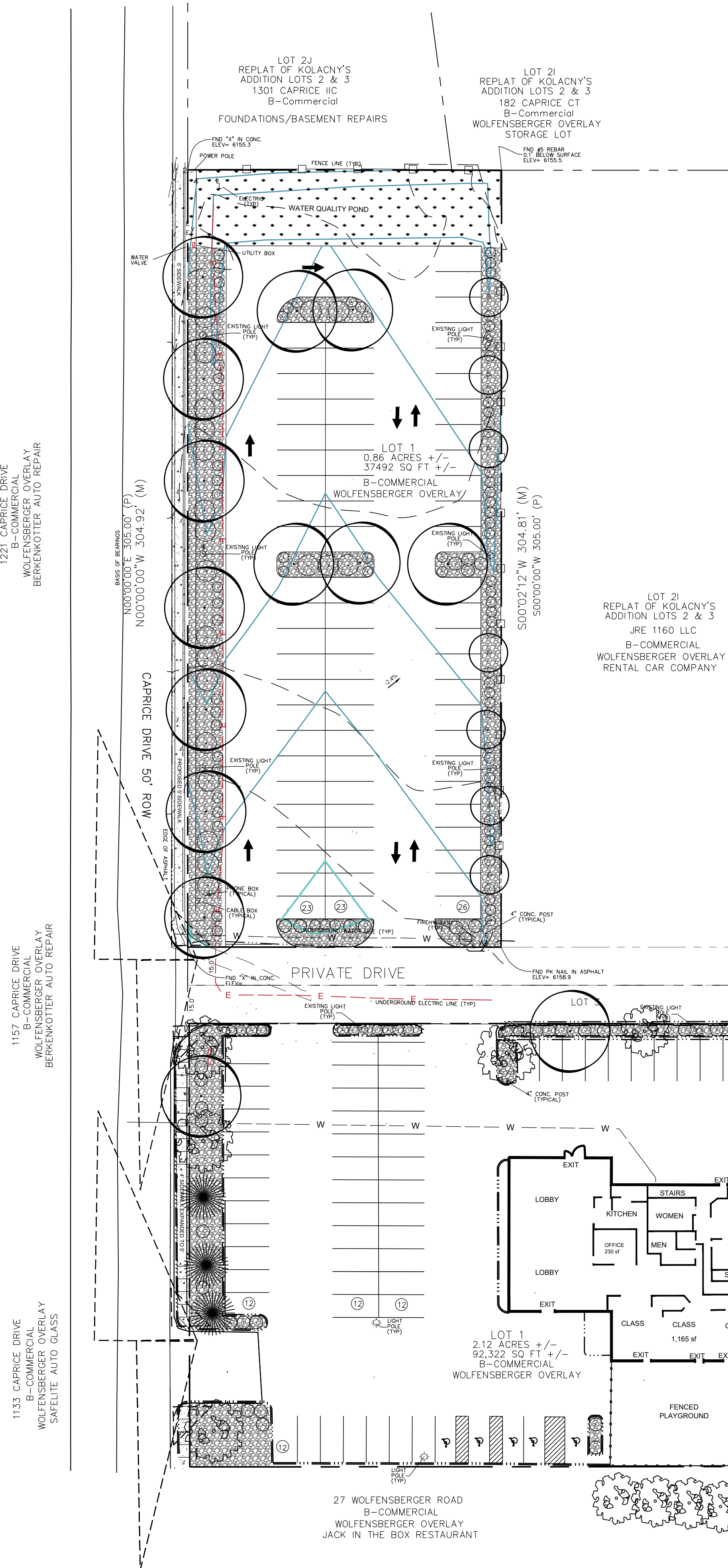
- PROPERTY LINE
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING ELECTRIC
- CONCRETE PAVEMENT
- EXISTING LIGHT POLE
- PARKING COUNT
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE

LANDSCAPE NOTES

- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.
- Distance of trees to wet utility lines should be a minimum of ten (10) feet.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
- Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
- All plants are to be properly hydro zoned per Town of Castle Rock Plant list.
- Distance of trees to wet utility lines should be a minimum of 10 feet.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
- No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
- Nonliving landscape material such as rock, stone, bark chips, and shavings which no longer cover the area in which they were originally installed, shall be regularly replenished to maintain the full coverage to a minimum depth of two (2) inches for rock mulch and four (4) inches for wood mulch.
- Plants and vegetation under the Town of Castle Rock's plant list shall be in line with the adopted CWPP and fire resistive vegetation for the region to meet the adopted fire codes by the Town of Castle Rock.
- An irrigation plan is required with the submittal of the Construction Documents.
- Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.

COMPOSITE LANDSCAPE WATER USE RATING CHART

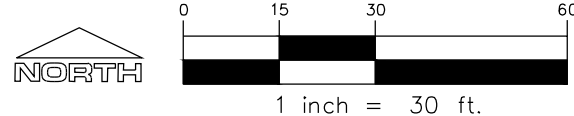
LANDSCAPE ZONE	LWU RATING RANGE
Very low	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5



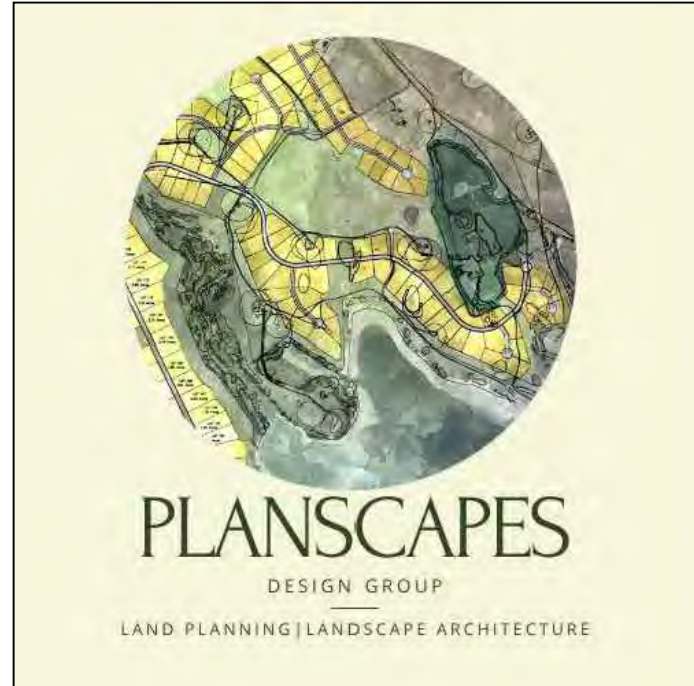
SITE DEVELOPMENT PLAN PLANT SCHEDULE			
DECIDUOUS SHADE TREES	HYDROZONE	LOW	QUANTITY
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND			
ORNAMENTAL TREES	HYDROZONE	LOW	QUANTITY
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1 1/2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND			
EVERGREEN TREES (existing)	HYDROZONE	LOW	QUANTITY
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH			
DECIDUOUS SHRUBS	HYDROZONE	LOW	QUANTITY
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
EVERGREEN SHRUBS	HYDROZONE	LOW	QUANTITY
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
ORNAMENTAL GRASSES	HYDROZONE	LOW	QUANTITY
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
PERENNIAL PLANTING BEDS	HYDROZONE	LOW	AREA
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE			
ANNUAL PLANTING BEDS	HYDROZONE	N/A	AREA
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER PLANT, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER			
NATIVE SEED	HYDROZONE	LOW	AREA
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON			
APPROVED NATIVE GRASS SEED MIXES: Low Grow Mix/Good Mix/Colorado Native Mix			

LANDSCAPE PLAN

SCALE 1" = 20'



SITE DEVELOPMENT PLAN NON-RESIDENTIAL SITE INVENTORY							
Company Name: Planscapes		Address: 3911 Rainbow Lane Loveland, Colorado 80537		Phone: 970-988-5301		Date: 2/20/2026	
Project Name: Berkenkotter Motors/Mission Hill Church		Email: mmetley@planscapes.com		Project Number: 1-SPDXX-00XX		Project Location: 1160 Caprice Drive, Castle Rock, CO 80104	
Gross Site Area	Required Landscape (10% of the gross site area)	Provided Landscape Area	****Required Trees (2 trees / 1,000 sqft)	*****Provided Trees	Required Shrubs (4 shrubs / 1,000 sqft)	Provided Shrubs	Soil Prep Amounts (cu.yds. Per 1000 SF)
92,322 SqFt & 37,492 SqFt 129,814 SqFt	12,981 sq ft	46,014 sq ft - 35.4% Landscape area	12,981/1000*2 = 26 Trees	40 Proposed Trees	12,981/1000*4 = 52 shrubs	114 Proposed Shrubs	37492/1000 = 38 cu.yds.
Turf Grass Square Footage (SF)*	Landscape Coverage at Maturity (SF)	Landscape Coverage Percentage (75% minimum)	Nonliving Ornamental Area in Landscape (SF)	Nonliving Ornamental Percentage (25% maximum)	Number of Large Canopy Deciduous Shade Tree	Percentage (50% Large Canopy Deciduous Shade Tree)	Separate Irrigation Service Connections
0 sq ft Existing Irrigated Turf Grass	41,412 sq ft	90% coverage	308 sq ft of non-living islands	308/46,014 = 0.6% non-living	55 Proposed	20 Shade Trees/40 tree = 50% Shade Trees	Yes ___X___ No ___
1212 Caprice Drive Parking Lot Peninsula/Islands (40 Spaces or More)****							
Number of Parking Spaces	Number of Landscaped Islands Required (1 island per 15 spaces)	Number of Landscaped Islands Provided	Required Trees*** (Minimum of 2 large canopy deciduous shade tree per island/peninsula)	Provided Trees	Required Shrubs (Minimum of 4 shrubs per island/peninsula)	Provided Shrubs	
72 spaces	72/15 = 5 islands	5 islands	5 Required Trees	5 Provided	20 Shrubs Required	24 Shrubs Provided	
****Parking Lot Peninsula/Islands criteria for lots less than 40 spaces can be found in Section 17.54.100(f) of the Castle Rock Municipal Code.							
*****Parking Lot Peninsula/Islands criteria for lots over 40 spaces can be found in Section 7.2.1.2(c) of the Landscape and Irrigation Criteria Manual.							



3911 Rainbow Lane
Loveland, CO 80537
970-988-5301

PROJECT NAME:
BERKENKOTTER HOLDINGS
SITE DEVELOPMENT PLAN

DRAWING TITLE:
LANDSCAPE PLAN

DRAWN BY:
RM

CHECKED BY:
RM

APPROVED BY:
-

DATE:
02/20/2026

CLIENT
BERKENKOTTER HOLDINGS LLC

11 S WILCOX ST
CASTLE ROCK, CO 80104

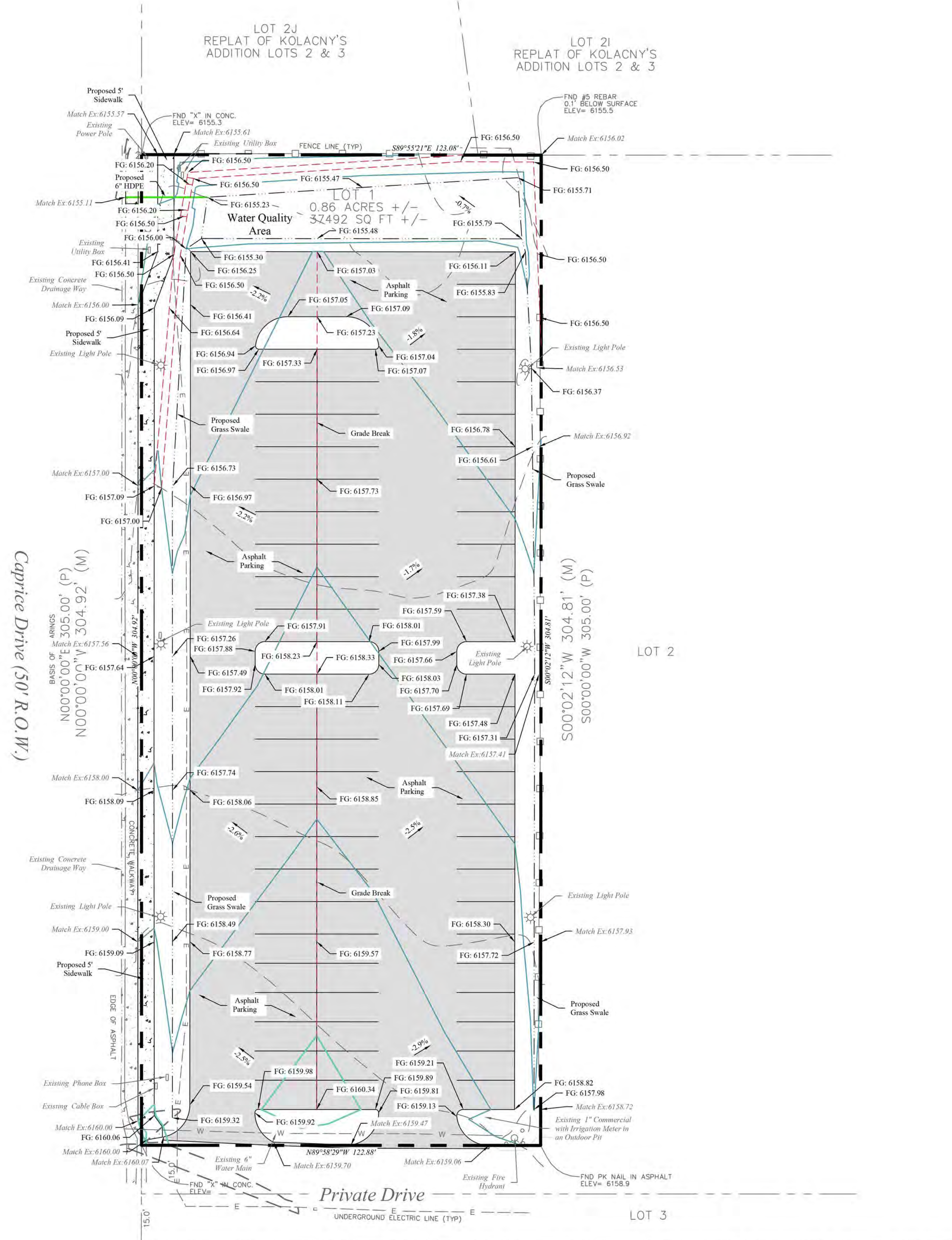
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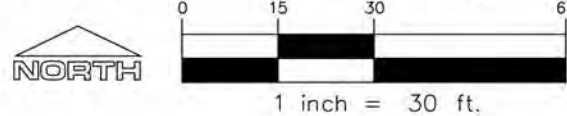
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LOCATED IN THE SW; Section: 2; Township: 8; Range: 67
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1-SPDXX-00XX



GRADING PLAN 1212 Caprice Drive
SCALE 1" = 20'



PLANSAPES
DESIGN GROUP
LAND PLANNING | LANDSCAPE ARCHITECTURE

3911 Rainbow Lane
Loveland, CO 80537
970-988-5301

PROJECT NAME:
BERKENKOTTER HOLDINGS
SITE DEVELOPMENT PLAN

DRAWING TITLE:
GRADING PLAN
PARKING LOT ADDITION

DRAWN BY:
RM

CHECKED BY:
RM

APPROVED BY:
-

DATE:
02/20/2026

CLIENT
BERKENKOTTER HOLDINGS LLC

11 S WILCOX ST
CASTLE ROCK, CO 80104

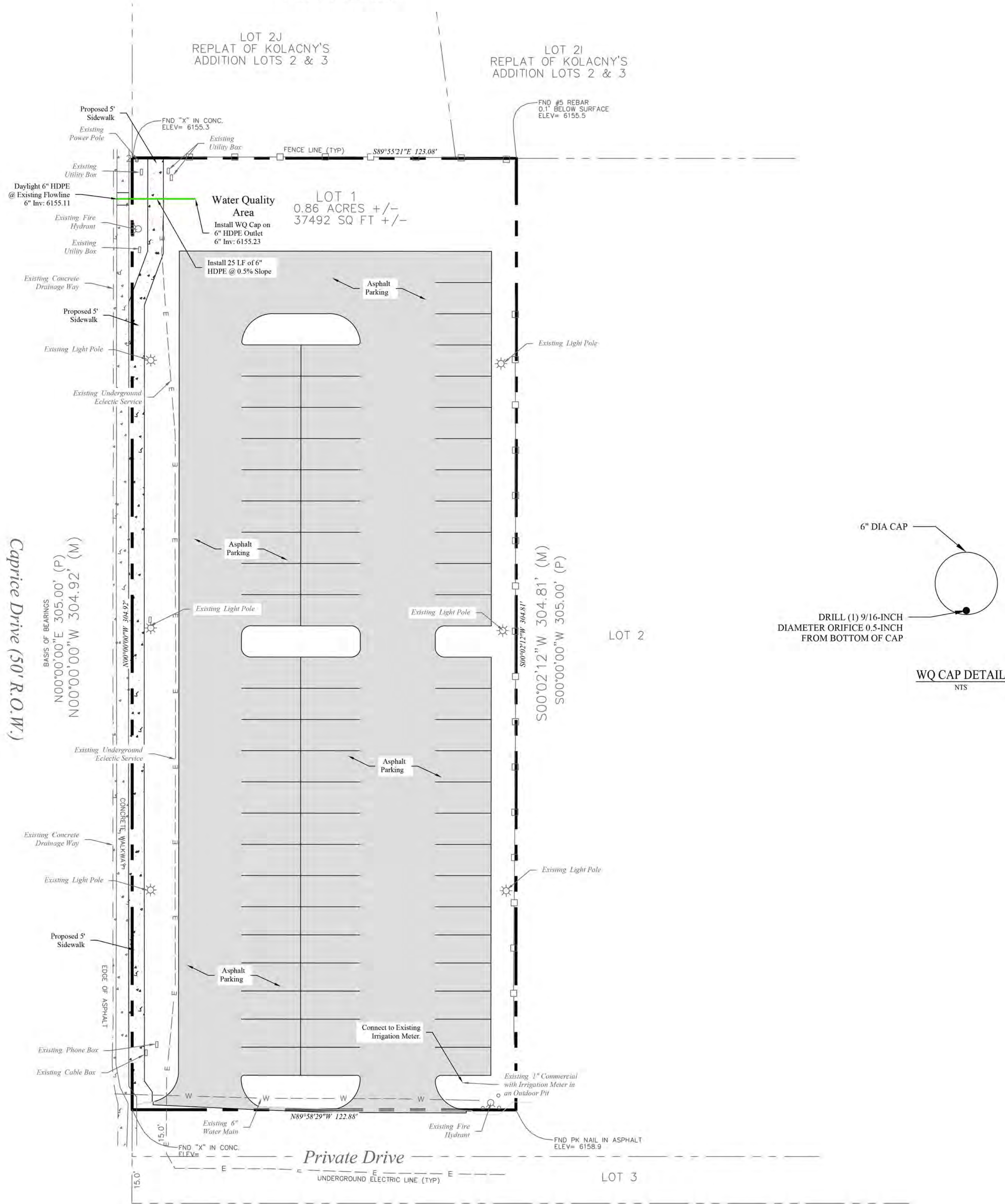
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SHEET NO:

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PROJECT NAME:
BERKENKOTTER HOLDINGS
SITE DEVELOPMENT PLAN

DRAWING TITLE:
UTILITIES
PARKING LOT ADDITION

DRAWN BY:
RM

CHECKED BY:
RM

APPROVED BY:
-

DATE:
02/20/2026

CLIENT
BERKENKOTTER HOLDINGS LLC
11 S WILCOX ST
CASTLE ROCK, CO 80104

	Submittal 1	02/20/26

SHEET NO:
5 of 5

UTLITIES PLAN 1212 Caprice Drive

SCALE 1" = 20'

