



BULLDOG
ENGINEERING

December 31st, 2025

Aaron Monks
Castle Rock Engineering Manager
100 N. Wilcox St.
Castle Rock, CO 80104

RE: Berkenkotter Holdings LLC Parking Addition Traffic Analysis
Lot 1, Re-Subdivision of Lot 1 Kolacny's Addition to Castle Rock

Dear Mr. Monks:

Bulldog Engineering has completed an analysis of the traffic access & design for the proposed improvements to Lot 1 of the re-subdivision of Lot 1 Kolacny's Addition in Castle Rock, Colorado to determine the changes from the original to the proposed design. The owner proposes improving the conditions of the existing parking area by installing asphalt parking with striping, only improving the existing condition. The new area will replace an existing parking area that was previously used for overflow parking and there is no significant change in the use or traffic flow. Reference Exhibit A for the vicinity map.

The original design was analyzed to determine if further analysis would be required. The original design of the subdivision and surrounding sites anticipated the area of interest being used for commercial practices and therefore all existing infrastructure was designed for the traffic accordingly. As such, additional infrastructure will not be required. The intended traffic patterns will remain the same with the same access point to the lot, so detailed analysis of the changes will not be required.

To demonstrate the details of the drainage design, the following exhibits have been provided.

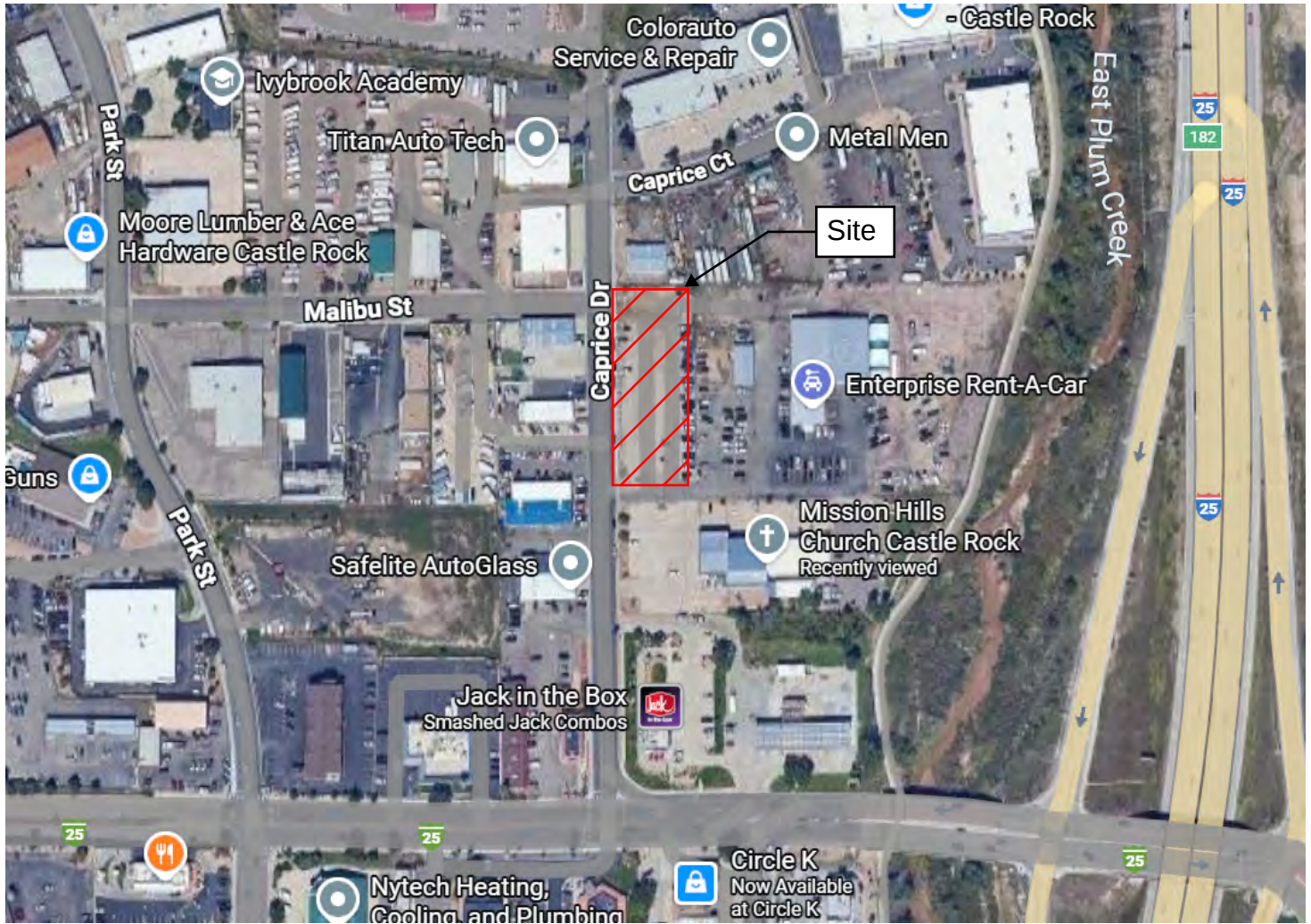
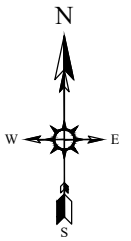
- Exhibit A - Vicinity Map
- Exhibit B – Proposed Site Plan

If you have any questions or need additional information, please contact me.

Sincerely,
Bulldog Engineering, LLC

Mark Harris, PE
Principal/Owner

Enclosures



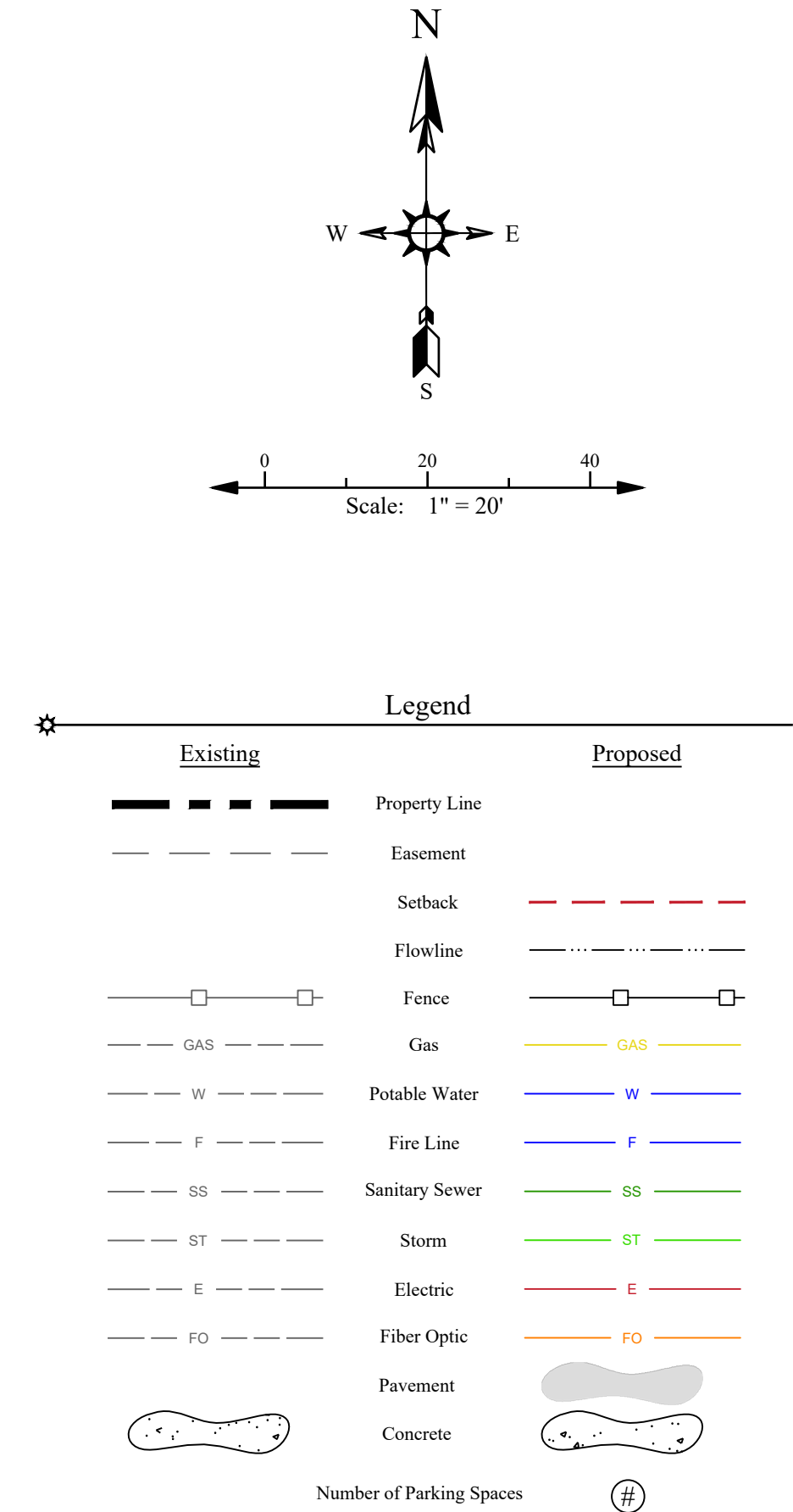
Lot 1, Re-subdivision . of
Lot 1 Kolacny's Addition to
Cstle Rock

Exhibit A: Vicinity Map



BULLDOG
ENGINEERING

970-502-6444



PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER	25-008
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DATE	12/31/2025
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BULLDOG ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL THE UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

[illegible]

Berkenkotter Parking Construction Documents
Horizontal Control & Site Plan 1212 Caprice Drive
Castle Rock, CO

SHEET NUMBER
C3