

**CATHEDRAL ROCK COMMONS COMMERCIAL - FINAL PLAT
NATURAL FEATURES REPORT**

September 28, 2021

DEVELOPER

Marvin Boyd
6035 Erin Place Drive, Suite 100
Colorado Springs, CO 80918

PROPERTY OWNER

STORE MASTER FUNDING VII LLC
100 Big R Street
Pueblo, CO 81001-4806

CONSULTANT

YOW ARCHITECTS
115 S. Weber Street
Colorado Springs, CO 80903

SURVEYOR

LDC, INC.
3898 Maizeland Road
Colorado Springs, CO 80909

LOCATION

CATHEDRAL ROCK COMMONS COMMERCIAL proposes 3 lots (existing BIG R Retail Store and two (2) proposed commercial structures) and 1 tract (existing Detention Pond) located Northeasterly adjacent to Struthers Road and Spanish Bit Drive, to be planned per commercial landscape requirements. This property is located at 840 Spanish Bit Drive with a total of 10.246 Acres. The surrounding properties consist of single-family lots to the North, East and Southeast approximately 5 acres in size, the I-25 corridor to the West and a proposed multi-family development to the South.

The property contains no features of natural or geographical significance, no drainage ways are running through the site and the site is not heavily vegetated (existing native grasses/plants), and is, therefore, in accordance with the policies of Section 2 of the County Policy Plan, which seeks to preserve significant natural landscapes and features.

