



**T-Bone Construction, Inc.**  
1310 Ford St.  
Colorado Springs, CO 80915  
(719) 570-1456 Fax (719) 591-5217  
14 September 2020

## NATURAL FEATURES REPORT

RE: 7615 McLaughlin Road Plat Amendment

---

### SITE DESCRIPTION

The existing site is located at 7615 McLaughlin Road, Falcon, Colorado. The parcel of land is approximately 1.64 acres and zoned CR. The site is proposed to be divided into three separate lots of the same use as the original lot. The site is bound by Greenough Road to the north, McLaughlin Road to the west, the Safeway shopping center to the east, and the private entrance to the shopping center at the south.

### SITE FEATURES

A concrete sidewalk exists along the length of the property bound by McLaughlin Road, and along the entrance access at the south. The topography of the lot is flat, and covered by short grassland. Five small conifer trees exist along Greenough Road, and a few small random deciduous trees exist near the access to the shopping center. No streams, wetland hydrology, or wildlife was observed on the site.

---



Site aerial view



View from northwest corner



View from southwest corner