

SITE DEVELOPMENT PLANS FOR  
SLIM CHICKEN'S  
FALCON MARKETPLACE LOT 9  
LOT 9, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER  
OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.

PCD FILE #PPR-21-026

BENCHMARK:

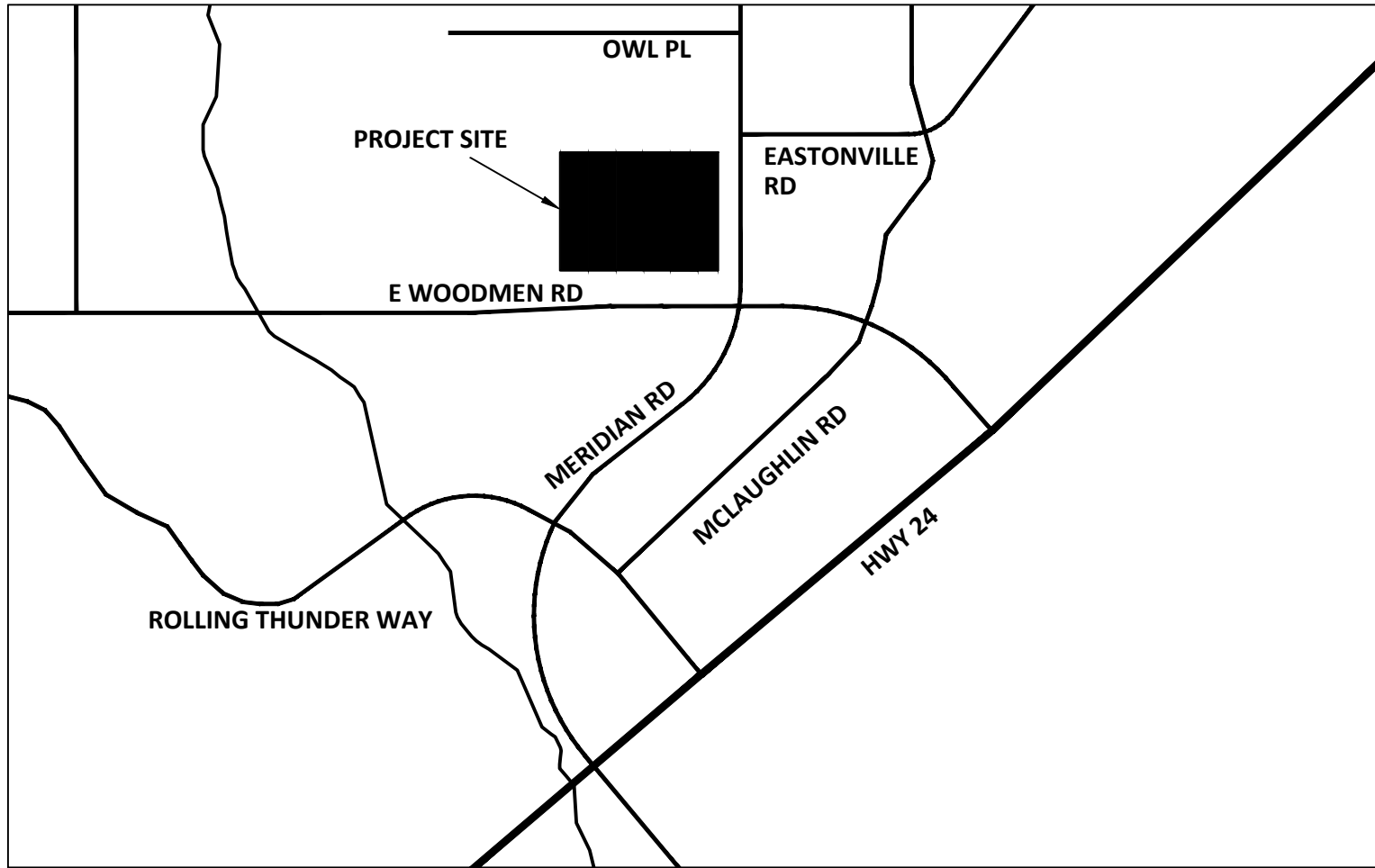
ELEVATIONS ARE BASED UPON THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT  
SYSTEM (FIMS) MONUMENT BLT167 (ELEVATION = 6873.18 NVGD29)

BASIS OF BEARING:

THE BEARINGS AS SHOWN HEREON AND IN THE RECORDED PLAT ARE BASED UPON THE THE CONSIDERATION  
THAT THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE  
SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°44'22" WEST. SAID LINE IS DOCUMENTED IN THE RECORDED PLAT,  
DATED 12-19-19.

LEGAL DESCRIPTION:

LOT 9, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF  
COLORADO.



VICINITY MAP

NOT TO SCALE

INDEX:

C0.00	COVER SHEET
C3.10	SITE PLAN
C6.10	UTILITY PLAN
L3.10	LANDSCAPE PLANS
L3.90	LANDSCAPE DETAILS
A0.3	SITE DETAILS

ARCHITECTURAL AND PHOTOMETRIC PLANS ARE PROVIDED AS SEPARATE DOCUMENTS.

DATA BLOCK	
GENERAL SITE DATA	
PROPERTY ADDRESS	7535 FALCON MARKETPLACE FALCON, CO 80831
PROPERTY TAX SCHEDULE NUMBER	53014-03-005
LOT/PARCEL SIZE	1.55-ACRES
LOT AREA COVERAGE CALCULATION	0.82-ACRES
EXISTING/PROPOSED LAND USE AND ZONING	CR
TOTAL GROSS BUILDING SQUARE FOOTAGE	3,762 SF (EXTERNAL BUILDING) 418 SF (EXTERNAL PATIO) 4,180 SF (EXTERNAL TOTAL)
TOTAL GROSS INTERNAL OCCUPIED BUILDING SQUARE FOOTAGE* (*PER ALTERNATIVE PARKING PLAN)	3,205 SF (INTERNAL BUILDING) 373 SF (INTERNAL PATIO) 3,578 (INTERNAL TOTAL)
AREA PERCENTAGES	
IMPERMEABLE SURFACE	53%
LANDSCAPING	26%
OPEN SPACE	21%
PARKING DATA	
PARKING SPACES: REQUIRED* (*PER ALTERNATIVE PARKING PLAN)	36
PARKING SPACES: PROVIDED	37
ADA PARKING SPACES: REQUIRED	2
ADA PARKING SPACES: PROVIDED	2
VAN ADA PARKING SPACES: REQUIRED	1
VAN ADA PARKING SPACES: PROVIDED	1
LOT DESCRIPTION	
LOT 9, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.	
PERSONNEL INFORMATION	
OWNER	7535 FALCON MARKET PLACE LLC MONTANA VISTA WAY CASTLE ROCK, CO 80108 CONTACT: RICK STUCY TELEPHONE: 303.378.1592
DEVELOPMENT CONSULTANT	DEEPWATER POINT COMPANY 1153 BERGEN PARKWAY, STE.1-50 EVERGREEN, CO 80439 CONTACT: TIMOTHY LEONARD EMAIL: TIM@DEEPWATERPOINT.NET TELEPHONE: 303.674.7856
SURVEYOR	POINT CONSULTING, LLC 8460 W KEN CARYL AVE LITTLETON, CO 80128 CONTACT: CAMERON WATSON, PLS EMAIL: CWATSON@PNT-LLC.COM TELEPHONE: 720.258.6836
ENGINEER	POINT CONSULTING, LLC 8460 W KEN CARYL AVE LITTLETON, CO 80128 CONTACT: MITCHELL SHEARER, PE EMAIL: MSHEARER@PNT-LLC.COM TELEPHONE: 720.258.6836
LANDSCAPE ARCHITECT	POINT CONSULTING, LLC 8460 W KEN CARYL AVE LITTLETON, CO 80128 CONTACT: JIM SHIPTON, RLA EMAIL: ISHIPTON@PNT-LLC.COM TELEPHONE: 720.258.6836
ARCHITECT	CAHEN ARCHITECTURE GROUP 7000 E. BELLEVIEW AVE LITTLETON, CO 80128 CONTACT: BEN HUGHES EMAIL: BHUGHES@CHAEN-ARCH.COM TELEPHONE: 303.743.0002

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH THE COUNTY DESIGN CRITERIA.  
THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR  
ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS  
DOCUMENT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILES IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE  
CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

PCD DIRECTOR

DATE

Approved

By:Craig Dossey, Executive Director  
Date: 03/14/2022



El Paso County Planning & Community Development

PREPARED UNDER  
THE DIRECT  
SUPERVISION OF  
MITCHELL L. SHEARER  
COLORADO LICENSE  
NO. 59277 FOR AND  
ON BEHALF OF POINT  
CONSULTING, LLC



SITE DEVELOPMENT PLANS

SLIM CHICKEN'S - FALCON

FALCON, EL PASO COUNTY, COLORADO

JOB NO. 21.030

DESCRIPTION

1ST SDP SUBMITTAL  
2ND SDP SUBMITTAL  
3RD SDP SUBMITTAL  
FINAL SDP SUBMITTAL

DATE

2021.04.15  
2021.08.26  
2022.01.17  
2022.02.25

CO.00

COVER SHEET

POINT  
CONSULTING, LLC  
8460 W KEN CARYL AVE #101  
LITTLETON, CO 80128  
720-258-6836  
www.pnt-llc.com  
PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

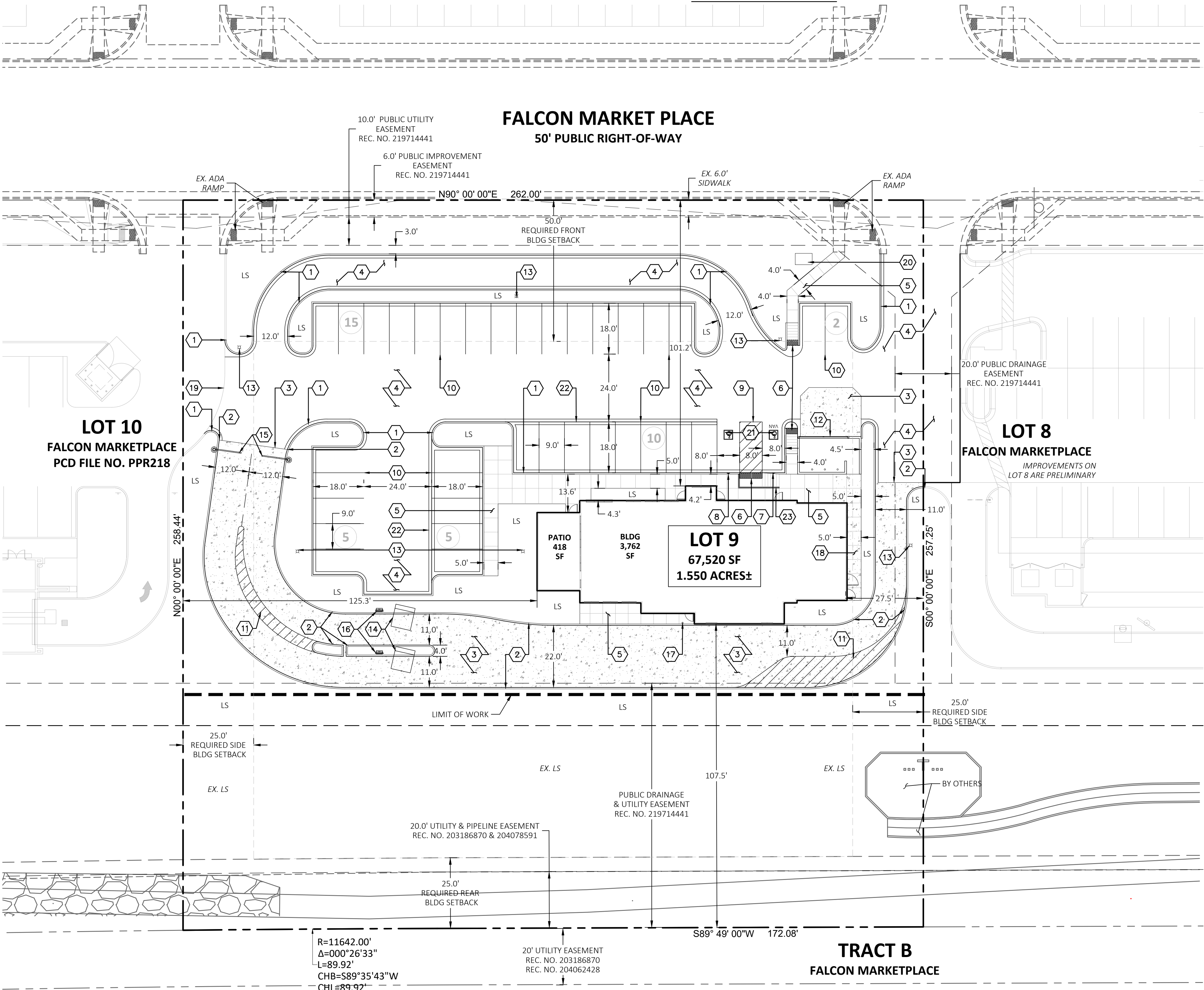




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FALCON MARKETPLACE LOT 9**

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PCD FILE #PPR-21-026



**LEGEND**

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER WITH 1-FOOT PAN
- LS
- EX. LS
- PROPOSED LANDSCAPE AREA
- EXISTING LANDSCAPE AREA
- PROPOSED SIDEWALK
- PROPOSED PARKING COUNT
- PROPOSED SITE LIGHTING
- PROPOSED SIGNAGE
- PROPOSED STORM SEWER INFRASTRUCTURE

**KEY NOTES**

- PROPOSED 6-INCH CURB AND GUTTER.
- PROPOSED 6-INCH VERTICAL CURB.
- PROPOSED BLACK CONCRETE PAVEMENT.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED SIDEWALK.
- PROPOSED ADA RAMP.
- PROPOSED ADA VAN ACCESSIBLE PARKING SIGN.
- PROPOSED ADA PARKING SIGN.
- PROPOSED ADA STRIPING, 4-INCH WHITE DIAGONAL.
- PROPOSED PARKING PAVEMENT STRIPING, 4-INCH SOLID WHITE.
- PROPOSED STRIPING, 4-INCH YELLOW DIAGONAL.
- PROPOSED TRASH ENCLOSURE. SEE SHEET A0.3.
- PROPOSED SITE LIGHTING. SEE LIGHTING PLAN FOR DETAILS.
- PROPOSED MENU BOARD. SEE ARCHITECTURAL PLANS.
- PROPOSED CLEARANCE BAR. SEE ARCHITECTURAL PLANS.
- PROPOSED ORDER KIOSK. SEE ARCHITECTURAL PLANS.
- PROPOSED BOLLARD. SEE SHEET A0.3.
- PROPOSED BLACK CONCRETE SIDEWALK.
- PROPOSED ASPHALT CONNECTION TO EXISTING CONCRETE DRIVE.
- PROPOSED CONCRETE PAD FOR TRANSFORMER.
- PROPOSED PAINTED ADA PARKING SYMBOL.
- PROPOSED 2-FOOT CONCRETE PAN.
- PROPOSED 36" HANDRAIL.

**GENERAL NOTES**

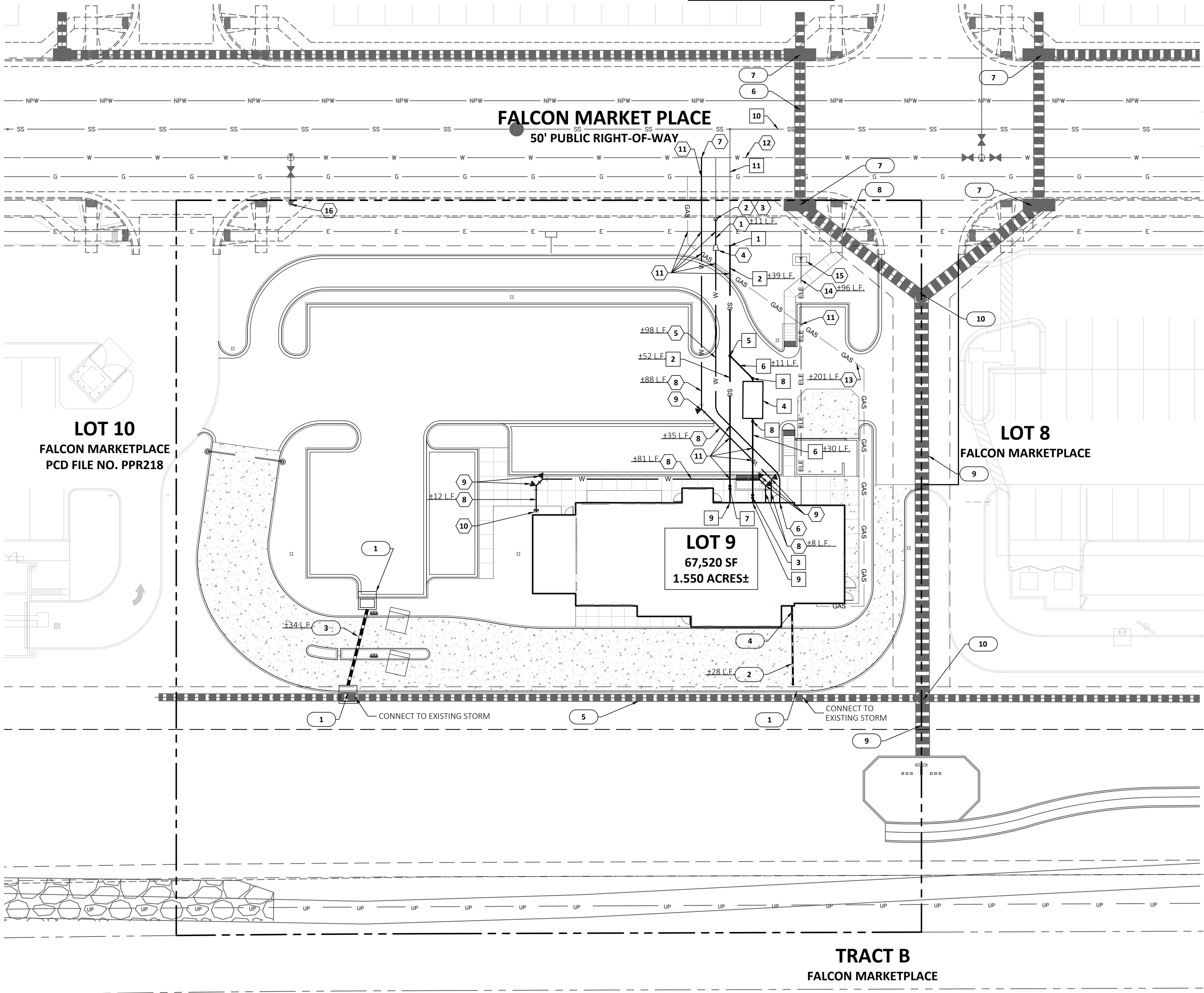
- SEE COVER SHEET FOR BENCHMARK AND BASIS OF BEARING



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LEGEND

- PROPERTY LINE  
EXISTING CURB AND GUTTER  
CURB AND GUTTER  
LANDSCAPE AREA  
CONCRETE SIDEWALK  
EXISTING SANITARY SEWER  
EXISTING WATER MAIN  
EXISTING GAS LINE  
EXISTING ELECTRIC LINE  
EXISTING STORM SEWER  
PROPOSED SEWER LINE  
EXISTING FIRE HYDRANT  
PROPOSED WATER LINE  
PROPOSED WATER CURB STOP  
PROPOSED WATER METER  
PROPOSED STORM PIPE  
PROPOSED STORM STRUCTURES

KEY NOTES

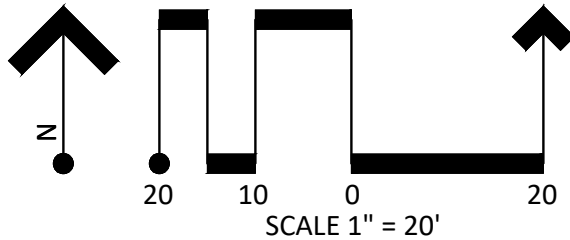
- WATER AND DRY UTILITIES:
- 1 PROPOSED 1.5-INCH CTS BLUE HDPE WATER LINE.  
2 PROPOSED 1.5-INCH CONNECTION TO EXISTING WATER STUB.  
3 PROPOSED 1.5-INCH CURB STOP.  
4 PROPOSED 1.5-INCH X 1-INCH REDUCER.  
5 PROPOSED 1-INCH CTS BLUE HDPE WATER LINE.  
6 PROPOSED 1-INCH CONNECTION TO BUILDING.  
7 PROPOSED 4-INCH TAP SADDLE AND SLEEVE CONNECTION TO EXISTING WATER MAIN.  
8 PROPOSED 4-INCH PVC WATER LINE.  
9 PROPOSED 45-DEGREE BEND  
10 PROPOSED FDC GALVANIZED STAND REMOTE CONNECTION.  
11 CAUTION UTILITY CROSSING. CONTRACTOR TO VERIFY VERTICAL CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. 18" MIN. VERTICAL CLEARANCE FOR SANITARY AND WATER (TYP). 24" MIN. VERTICAL CLEARANCE FOR WATER AND STORM (TYP).  
12 EXISTING 12-INCH WATER MAIN.  
13 PROPOSED GAS LINE.  
14 PROPOSED ELECTRIC LINE.  
15 PROPOSED TRANSFORMER ON CONCRETE PAD.  
16 EXISTING FIRE HYDRANT

- SANITARY:
- 1 PROPOSED CONNECTION TO EXISTING SANITARY.  
2 PROPOSED 6-INCH SANITARY LINE.  
3 PROPOSED 4-INCH DOUBLE CLEANOUT.  
4 PROPOSED GREASE INTERCEPTOR.  
5 PROPOSED 6-INCH SANITARY SEWER CLEAN OUT.  
6 PROPOSED 4-INCH PVC SANITARY SERVICE LINE.  
7 PROPOSED 6-INCH DOUBLE CLEANOUT.  
8 PROPOSED 4-INCH SANITARY SEWER CLEAN OUT.  
9 PROPOSED CONNECTION TO BUILDING.  
10 EXISTING 8-INCH SANITARY MAIN.  
11 EXISTING 6-INCH SANITARY SERVICE LINE WITH END CAP.

- STORM:
- 1 PROPOSED 5-FOOT CDOT TYPE R INLET.  
2 PROPOSED 6-INCH PVC STORM PIPE.  
3 PROPOSED 12-INCH HDPE STORM PIPE.  
4 PROPOSED 6-INCH STORM CLEANOUT.  
5 EXISTING 24-INCH RCP STORM PIPE.  
6 EXISTING 36-INCH RCP STORM PIPE.  
7 EXISTING 10-FOOT TYPE R STORM INLET.  
8 EXISTING 42-INCH RCP STORM PIPE.  
9 EXISTING 48-INCH RCP STORM PIPE.  
10 EXISTING TYPE I BOX BASE MANHOLE.

GENERAL NOTES

1. SEE COVER SHEET FOR BENCHMARK AND BASIS OF BEARING



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FALCON, EL PASO COUNTY, COLORADO  
JOB NO. 21.030

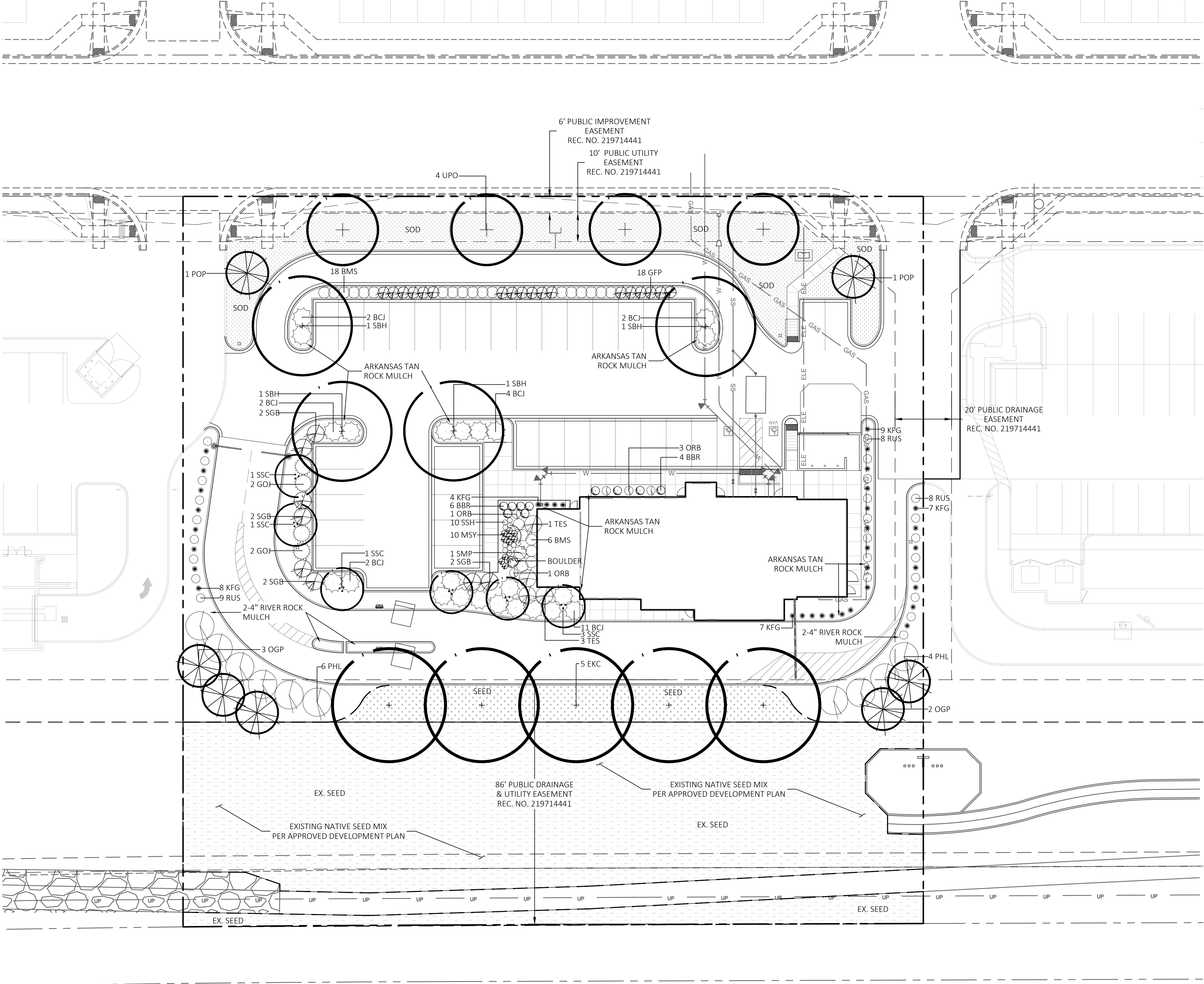
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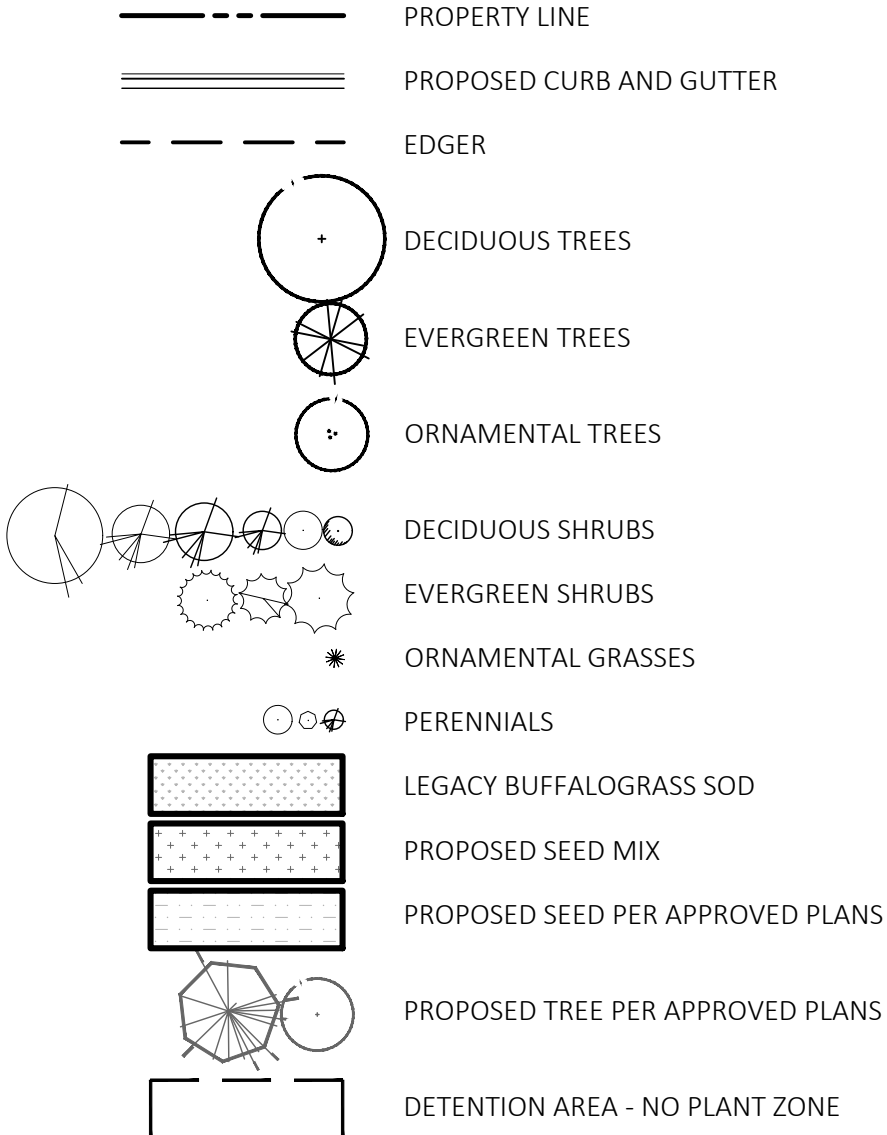
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**LEGEND**



**LANDSCAPE DATA**

AREA	REQUIRED	PROVIDED	EXISTING
OVERALL SITE AREA	N/A	67,555 SF	
LANDSCAPE AREA	3378 SF - 5%	29,652 SF - 44%	
INTERNAL LANDSCAPE (8,790 SF)			
AREA (1 T / 500 SF)	3,378 SF 7 TREE	8,790 SF 9 TREE 53 SHRUB/79 G&P	
SOUTH BUFFER			
*SEE APPROVED DEVELOPMENT PLANS		9 TREE	
STREETSCAPE			
*SEE APPROVED DEVELOPMENT PLANS	4 TREE	4 TREE	
PARKING PERIMETER (181 LF)			
LINEAR FEET	2/3 COVERAGE 119 LF	171 LF 44 SHRUBS	
PARKING ISLANDS (4)			
(1 T PER ISLAND)	4 TREE	4 TREE 11 SHRUB	
LANDSCAPE TOTALS	26 TREE	26 TREE/108 SHRUB/79 G&P	

**GENERAL NOTES**

- SEE COVER SHEET FOR BENCHMARK AND BASIS OF BEARING
- SEE SHEET L3.90, LANDSCAPE DETAILS, FOR THE LANDSCAPE NOTES, PLANT LIST, AND PLANTING DETAILS.

**LANDSCAPE WATER BUDGET**

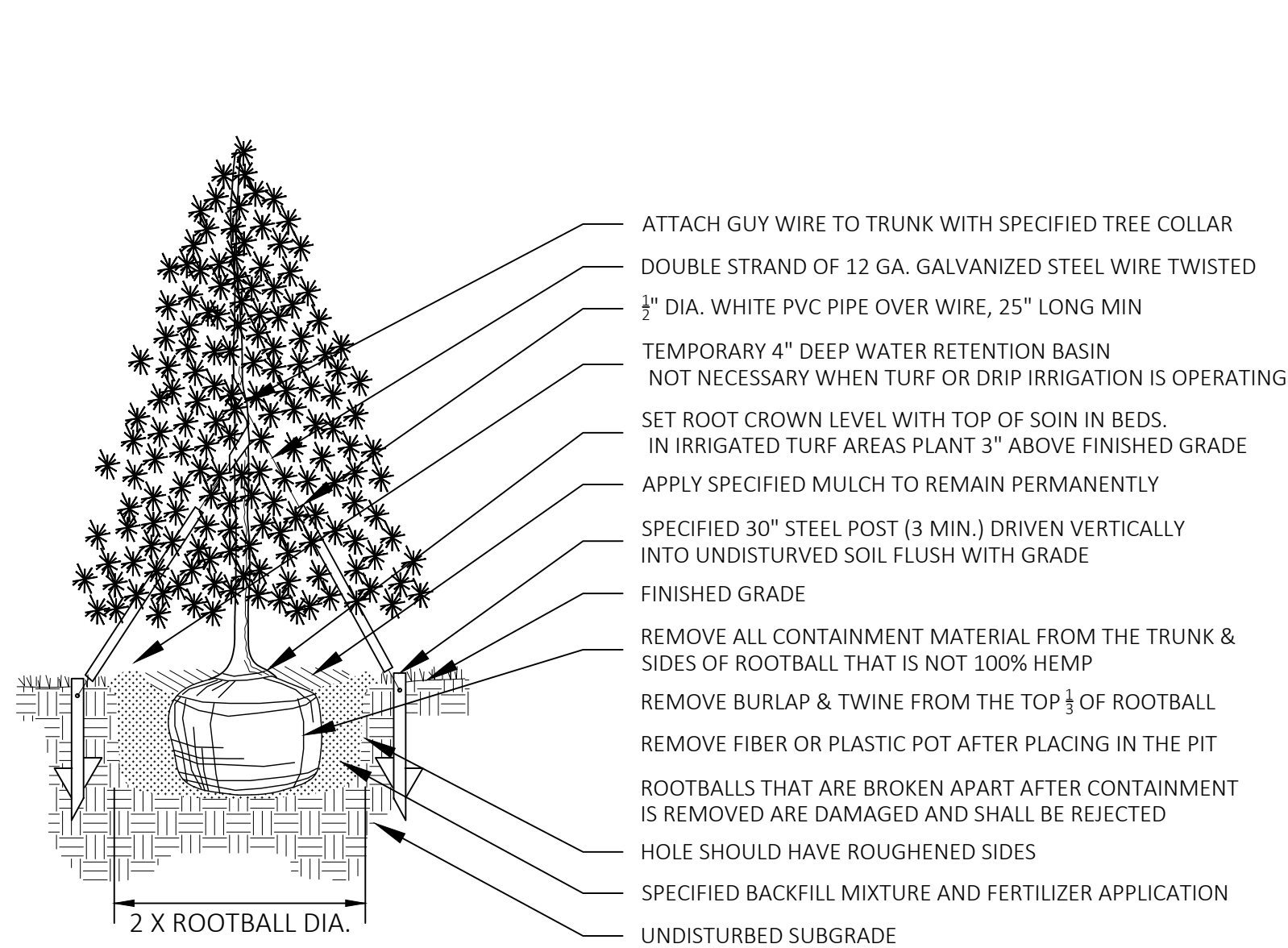
LANDSCAPE HYDROZONE	COVERAGE (%)	AREA (SF)	TOTAL WATER USE (GAL)	
MEDIUM	31.5	4,215	x 7 GAL =	42150
LOW	68.5	9,190	x 3 GAL =	27570
TOTAL ALL HYDROZONES:	100	13,405	TOTAL GAL:	69,720
TOTAL GAL / TOTAL LANDSCAPE AREA =				5.20 GAL/SF



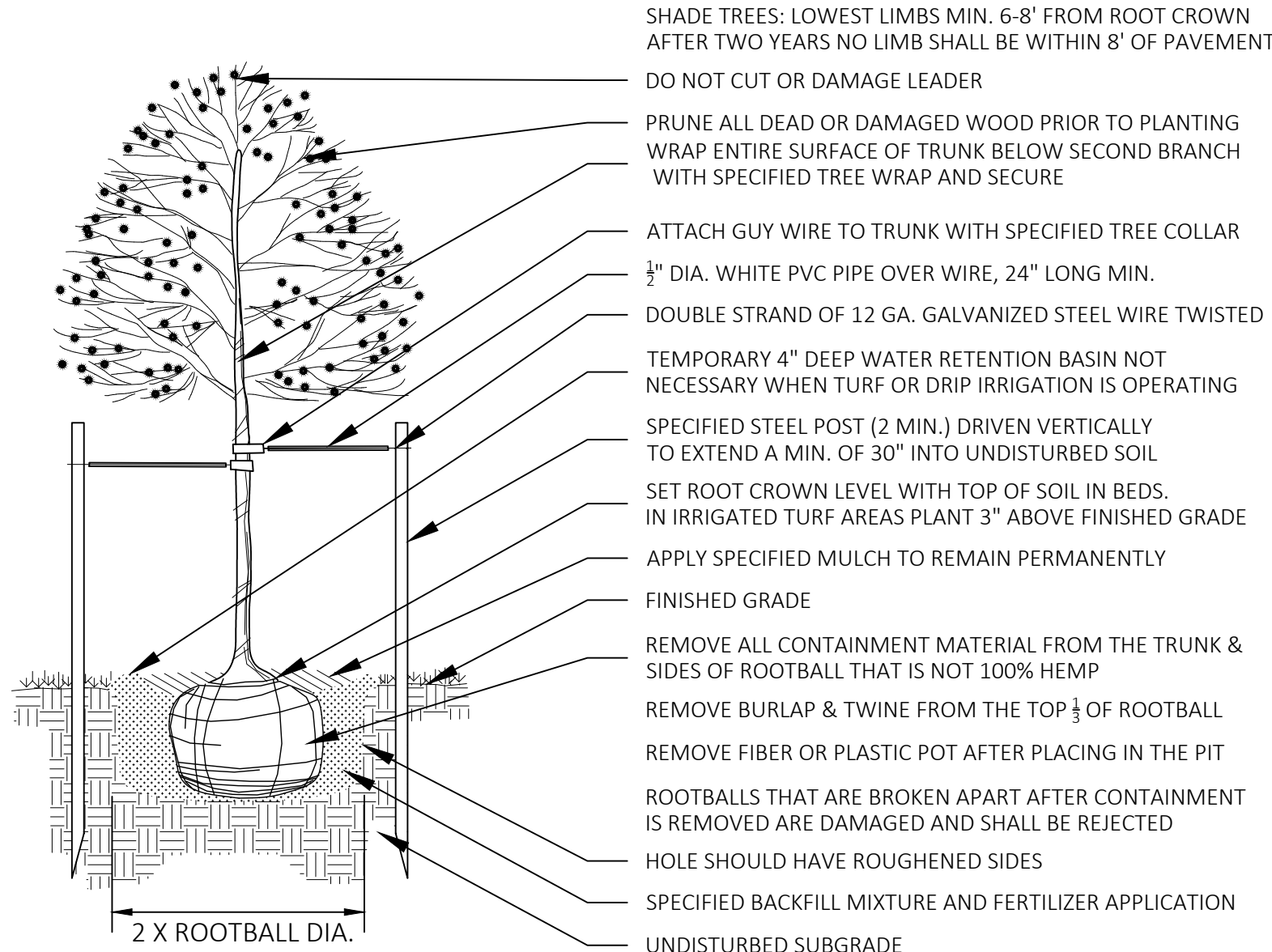
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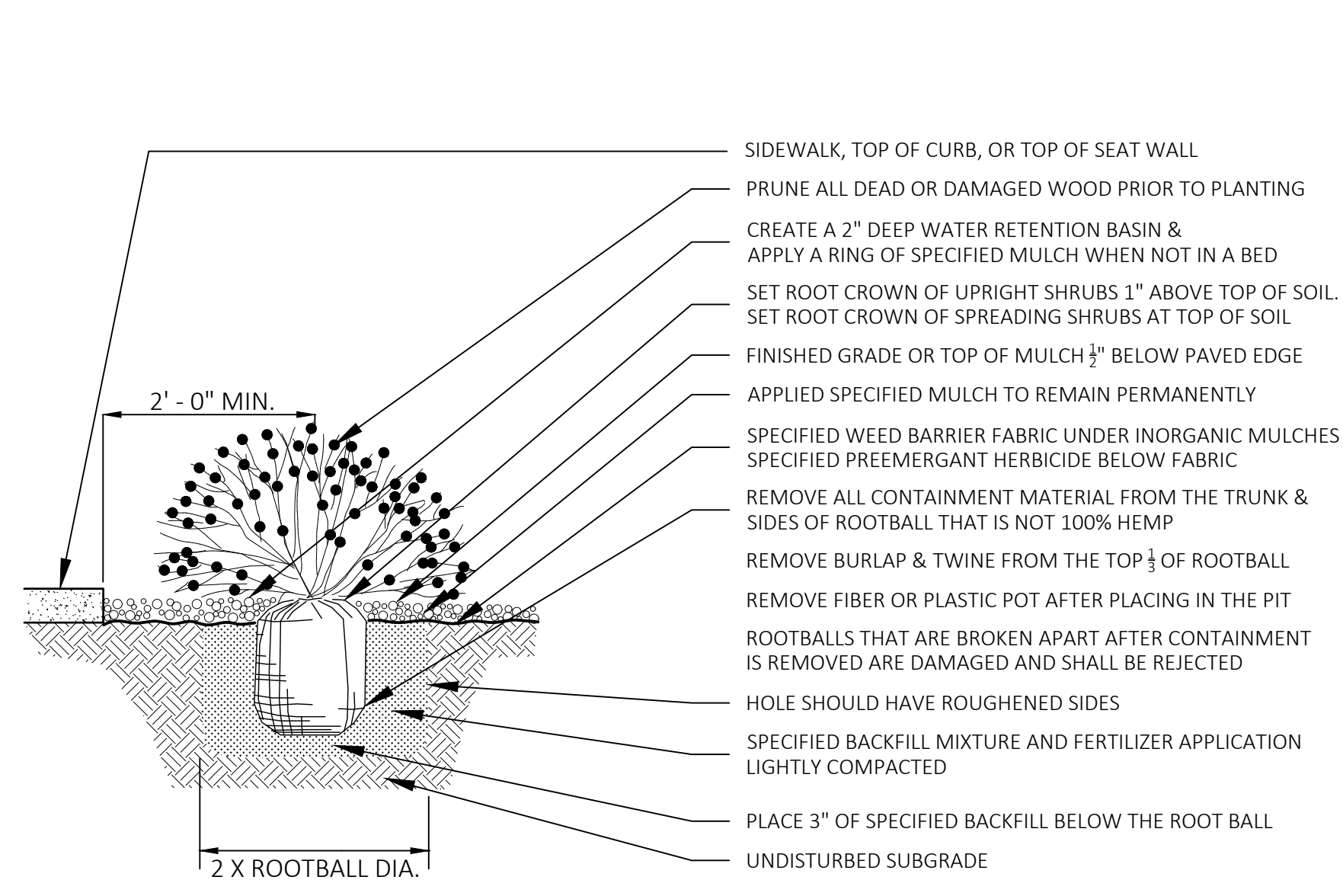
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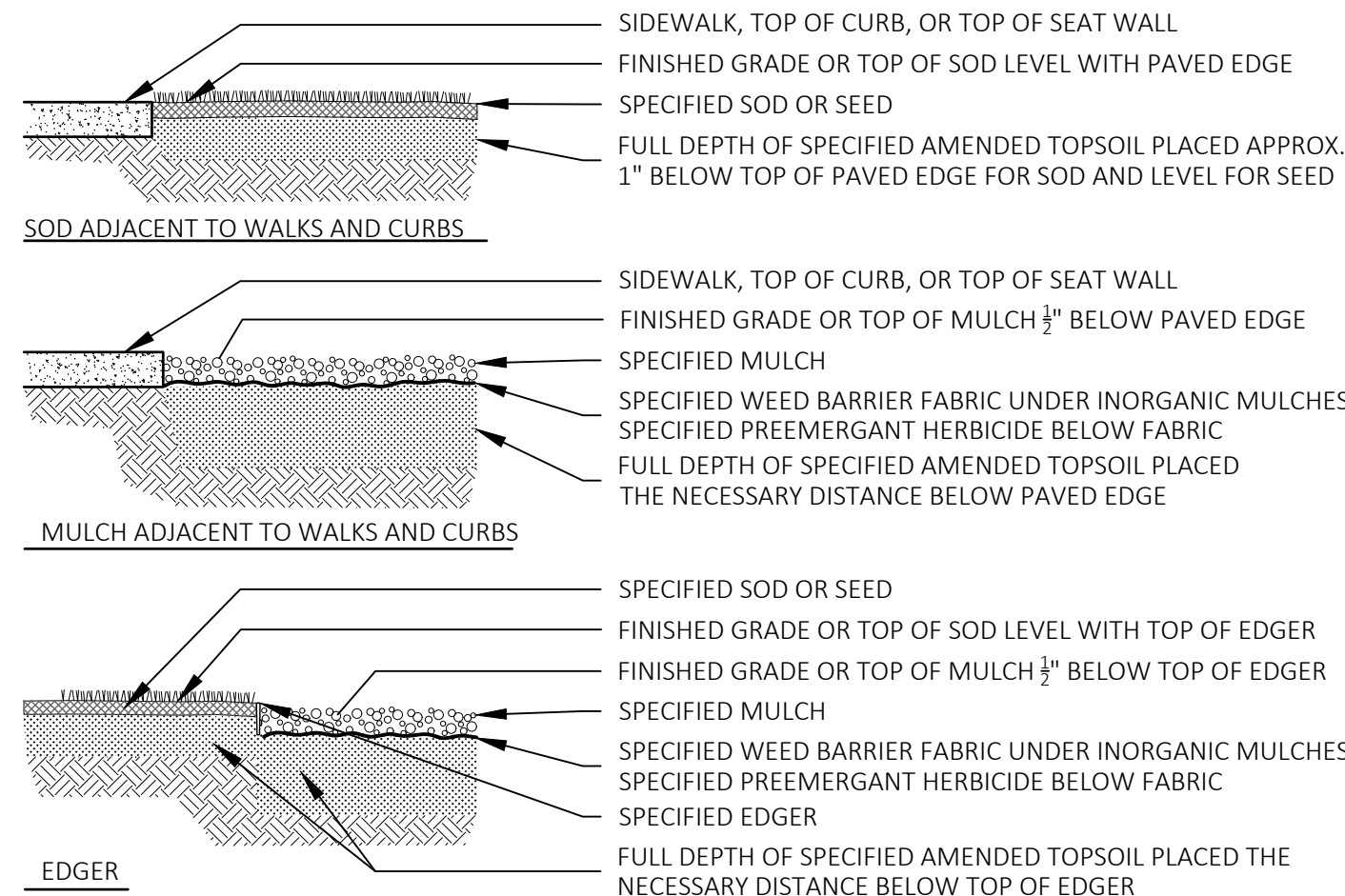
**A** EVERGREEN TREE PLANTING W/ GUY WIRES  
NOT TO SCALE



**B** DECIDUOUS TREE PLANTING  
NOT TO SCALE



**C** SHRUB PLANTING  
NOT TO SCALE



**D** EDGE TREATMENT  
NOT TO SCALE

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANTING PROCEDURES SHALL CONFORM TO DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- GROUND COVER
  - SEED - IN THE SPECIFIED AREAS, GROUND COVER SHALL BE A LOW GRO MIX BY ARKANSAS VALLEY SEED CONTAINING 30% EPHRAIM CRESTED WHEATGRASS, 25% SHEEP FESCUE, 20% PERENNIAL RYE, AND 15% CHEWINGS FESCUE. THE MIXTURE SHALL BE APPLIED AT 20-25 LBS AN ACRE.
  - SOD - IN THE SPECIFIED AREAS, SOD SHALL BE A LEGACY BUFFALOGRASS SOD BY GREEN VALLEY TURF.
  - ROCK MULCH - IN THE SPECIFIED AREAS, INSTALL 2-4" ARKANSAS TAN COBBLE AND 1 1/2" ARKANSAS TAN ROCK BY C&C SAND AND STONE.
  - WOOD MULCH - IN THE SPECIFIED AREAS, INSTALL WESTERN RED CEDAR WOOD MULCH.
- BOULDERS: IN THE SPECIFIED AREA, INSTALL A 3' X 3' SILOAM STONE BOULDER BY C&C SAND AND STONE, OR AN APPROVED EQUAL.
- TOPSOIL SHOULD BE STRIPPED TO A DEPTH OF 6 INCHES AND ALL STOCKPILES SHOULD HAVE SIDE SLOPES NO STEEPER THAN 3:1 AND SEEDED.
- ALL DISTURBED AREAS SHOULD BE SEEDED AND MULCHED WITH WEED FREE HAY MULCH AT 4,000 LBS/ACRE. ALL DISTURBED AREAS SHOULD BE RE-SEEDED BETWEEN THE PLANTING DATES OF NOV. 1 - APRIL 30TH.
- GRASS SEED SHOULD BE DRILLED AT A DEPTH OF 1/4 INCH TO 1/2 INCH DEEP.
- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS.
  - ASPEN RICH COMPOST -- 4 CUBIC YARDS PER 1,000 S.F.
  - COMMERCIAL FERTILIZER (20-10-5): 10 lbs. PER 1,000 S.F.
  - SUPERPHOSPHATE: 10 lbs. PER 1,000 S.F.
- BACKFILL FOR TREES AND SHRUBS: SHALL CONSIST OF 1/3 ASPEN RICH COMPOST AND 2/3 SITE SOIL. FERTILIZE WITH AGRI-FORM TABLETS AT MANUFACTURER'S RECOMMENDED RATES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES IN LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AS NECESSARY BY THIS WORK.
- TEST SOIL IN PROPOSED LANDSCAPE AREAS PREVIOUSLY PAVED OR BUILT ON FOR STERILENT AND REMOVE CONTAMINATED SOIL. BACKFILL WITH SPECIFIED TOPSOIL.
- CONTRACTOR SHALL REPAIR ALL DAMAGE DUE TO HIS CONSTRUCTION AND KEEP PROJECT AREAS CLEAN AND ORDERLY DURING AND UPON COMPLETION OF HIS WORK.

PLANT LIST

Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit
DECIDUOUS TREES					
5	EKC	ESPRESSO KENTUCKY COFFEETREE	2" CAL.	FULL CROWN, B&B, STAKED	50X35 FEET
4	SBH	Gymnocladus dioicus 'Espresso-JFS'	SINGLE TRUNK	SPECIMEN QUALITY	35X35 FEET
		SUNBURST HONEYLOCUST	2" CAL.	FULL CROWN, B&B, STAKED	
4	UPO	Gleditsia triacanthos inermis 'Suncole'	SINGLE TRUNK	SPECIMEN QUALITY	55X25 FEET
		URBAN PINNACLE OAK	2" CAL.	FULL CROWN, B&B, STAKED	
Quercus macrocarpa 'JFS-KW3'					
SINGLE TRUNK					
SPECIMEN QUALITY					
ORNAMENTAL TREES					
6	SSC	SPRING SNOW CRABAPPLE	1 1/2" CAL.	STRAIGHT TRUNK, B&B	20x15 FEET
Malus sp. 'Spring Snow'			SINGLE TRUNK	SPECIMEN QUALITY, STAKED	
EVERGREEN TREES					
5	OGP	OREGON GREEN AUSTRIAN PINE	6'-10' HT.	FULL FORM, B&B	20X15 FEET
2	POP	Pinus nigra 'Oregon Green'	SEE PLAN	SPECIMEN QUALITY, GUYED	60X30 FEET
		PONDEROSA PINE	6'-10' HT.	FULL FORM, B&B	
Pinus ponderosa					
SPECIMEN QUALITY, GUYED					
DECIDUOUS SHRUBS					
10	BBR	BABY BLUE RABBITBRUSH	5 GAL.	SPACING 36" O.C.	2X3 FEET
Chrysothamnus nauseosus nauseosus			18"-24" HT.	5 CANES MIN.	
24	BMS	BLUE MIST SPIREA	5 GAL.	SPACING 36" O.C.	4x3 FEET
18	GFP	Caryopteris x clandonen. 'Blue Mist'	18"-24" HT.	5 CANES MIN.	3X4 FEET
		GOLDFINGER POTENTILLA	5 GAL.	SPACING 36" O.C.	
5	ORB	Potentilla fruticosa 'Goldfinger'	18"-24" HT.	5 CANES MIN.	5X2.5 FEET
		ORANGE ROCKET BARBERRY	5 GAL.	SEE PLAN FOR SPACING	
10	PHL	Berberis thunbergii 'Orange Rocket'	18"-24" HT.	5 CANES MIN.	12X12 FEET
		POCAHONTAS LILAC	5 GAL.	SPACING 10' O.C.	
8	SGB	Syringa x hyacinthiflora 'Pocahontas'	18"-24" HT.	5 CANES MIN.	4X6 FEET
		SPANISH GOLD BROOM	5 GAL.	SPACING 72" O.C.	
4	TES	Cytisus purgans	18"-24" HT.	5 CANES MIN.	6X6 FEET
		TIGER EYES SUMAC	5 GAL.	SPACING 60" O.C.	
Rhus typhina 'Balttiger'					
18"-24" HT.					
SPECIMEN QUALITY					
EVERGREEN SHRUBS					
23	BCJ	BLUE CHIP JUNIPER	5 GAL.	SPACING 72" O.C.	9'X7 FEET
4	GOJ	Juniperus horizontalis 'Blue Chip'	18"-24" SPREAD	5 CANES MIN.	3X6 FEET
		GREY OWL JUNIPER	5 GAL.	SPACING 60" O.C.	
1	SMP	Juniperus virginiana 'Grey Owl'	18"-24" SPREAD	5 CANES MIN.	3X5 FEET
		SLOWMOUND MUGO PINE	5 GAL.	SPACING 48" O.C.	
Pinus mugo 'Slowmound'					
18"-24" SPREAD					
5 CANES MIN.					
ORNAMENTAL GRASSES					
35	KFG	KARL FOERSTER FEATHER REED	5 GAL.	SPACING 24" O.C.	4X2 FEET
Calamagrostis acuti. 'Karl Foerster'			ESTABLISHED		
PERENNIALS					
10	MSY	MOONSHINE YARROW	1 GAL.	SEE PLAN FOR SPACING	24X24 INCHES
25	RUS	Achillea x 'Moonshine'	ESTABLISHED		36X36 INCHES
		DENIM N LACE RUSSIAN SAGE	1 GAL.	SPACING 36" O.C.	
10	SSH	Perovskia atriplicifolia 'Denim 'n Lace'	ESTABLISHED		18X18 INCHES
		SONORAN SUNSET HYSSOP	1 GAL.	SEE PLAN FOR SPACING	
Agastache cana 'Sinning'			ESTABLISHED		

SITE DEVELOPMENT PLANS  
SLIM CHICKEN'S - FALCON

FALCON, EL PASO COUNTY, COLORADO  
JOB NO. 21.030

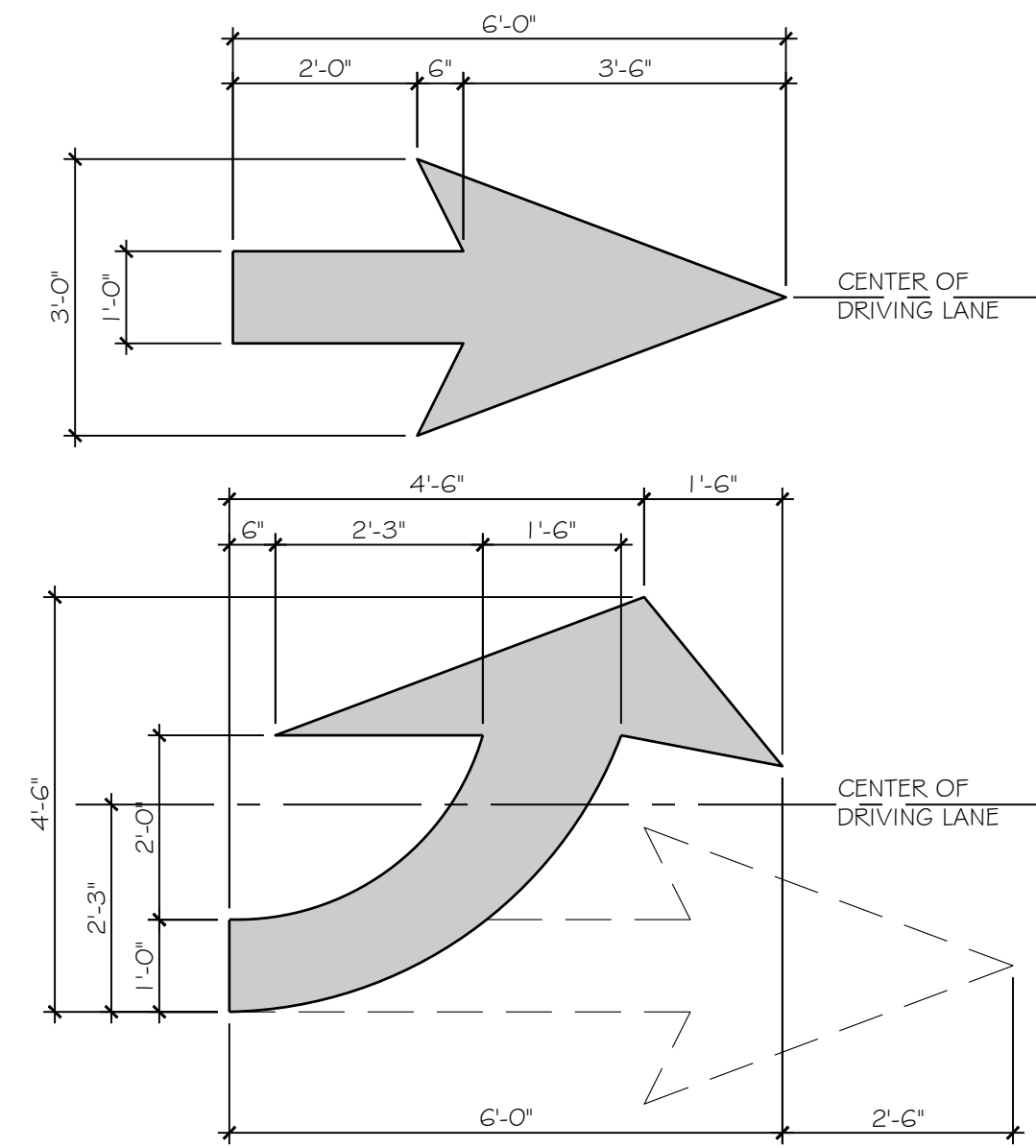
DESCRIPTION  
1ST SDP SUBMITTAL  
2ND SDP SUBMITTAL  
3RD SDP SUBMITTAL  
FINAL SDP SUBMITTAL

DATE  
2021.04.15  
2021.08.26  
2022.01.17  
2022.02.25

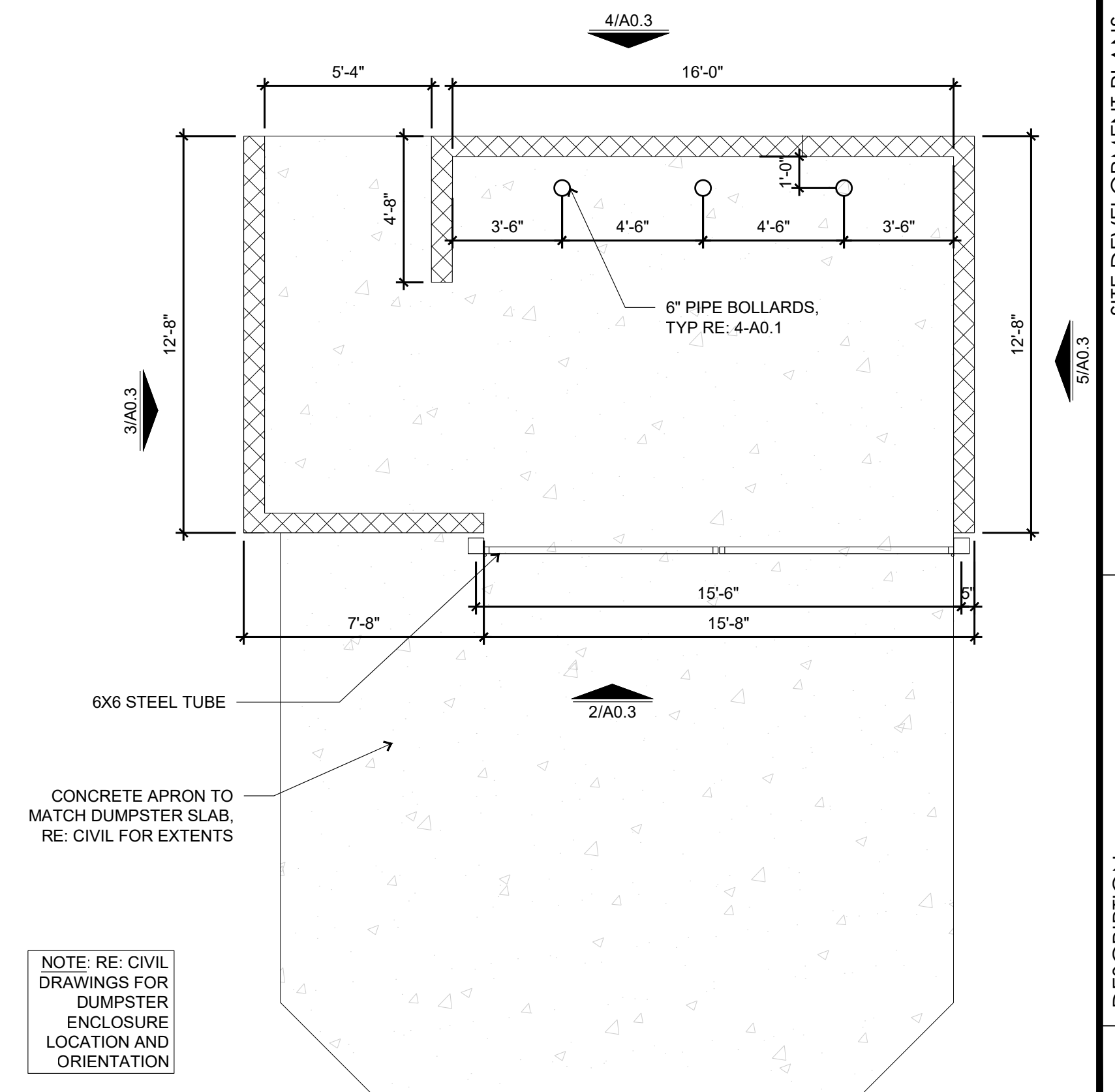
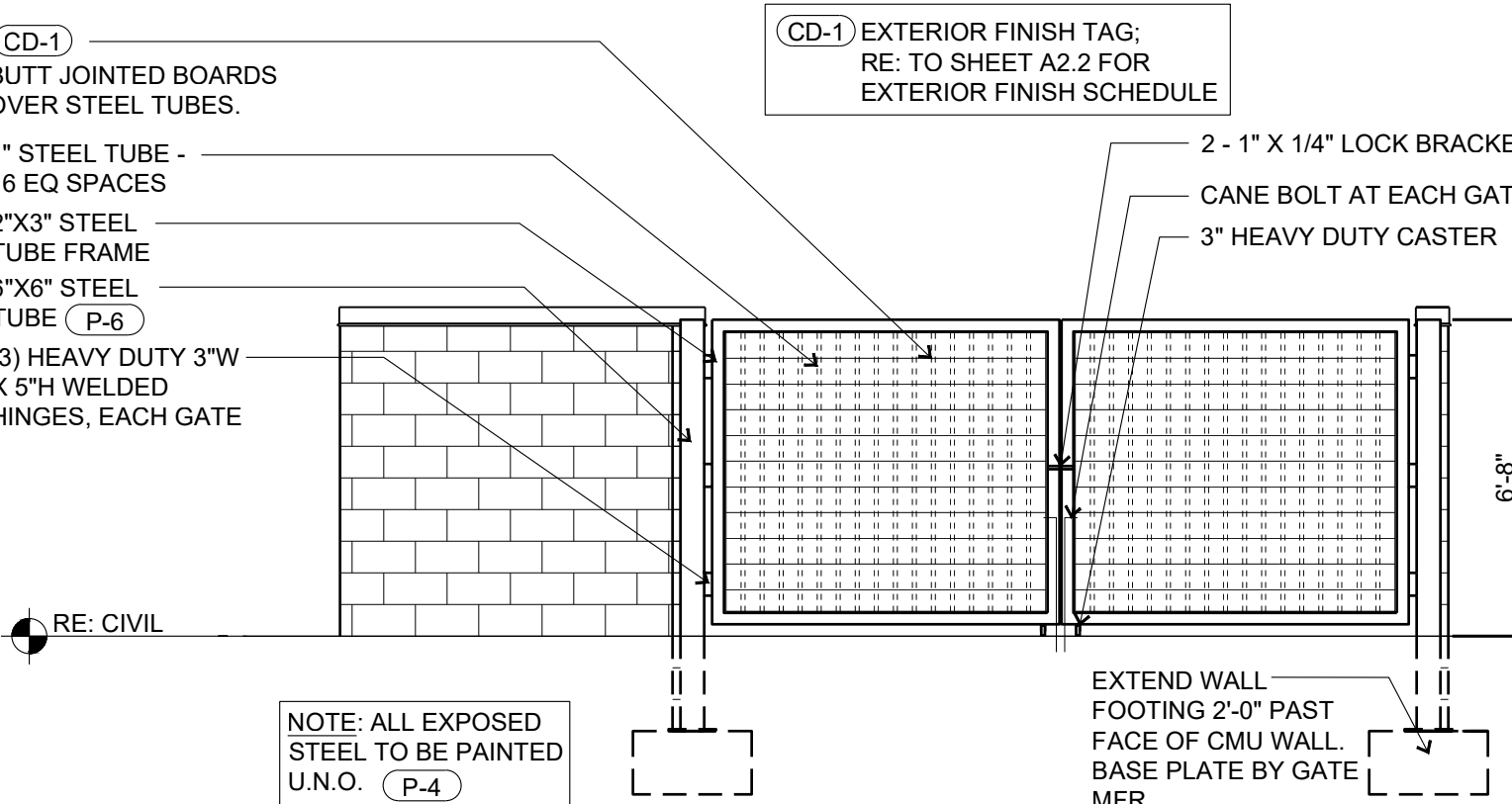
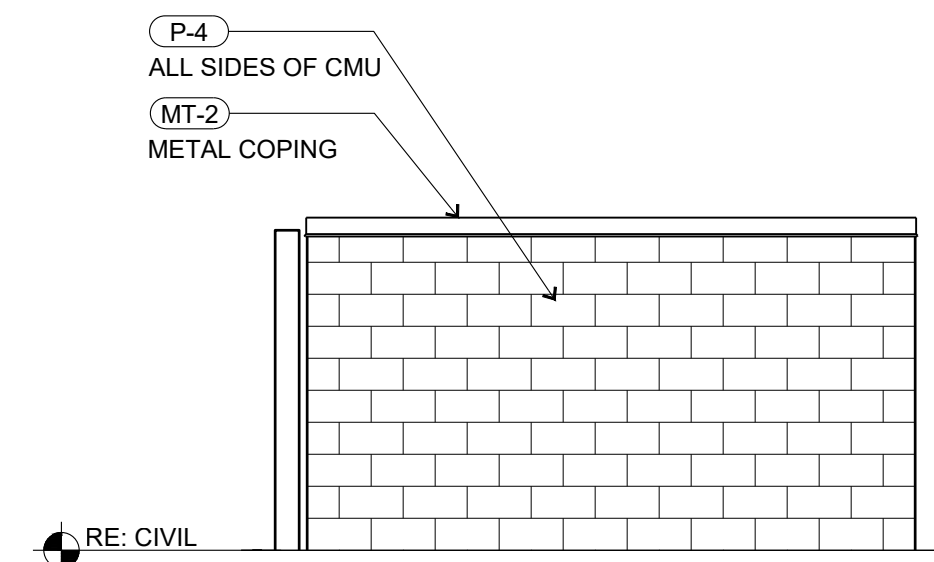
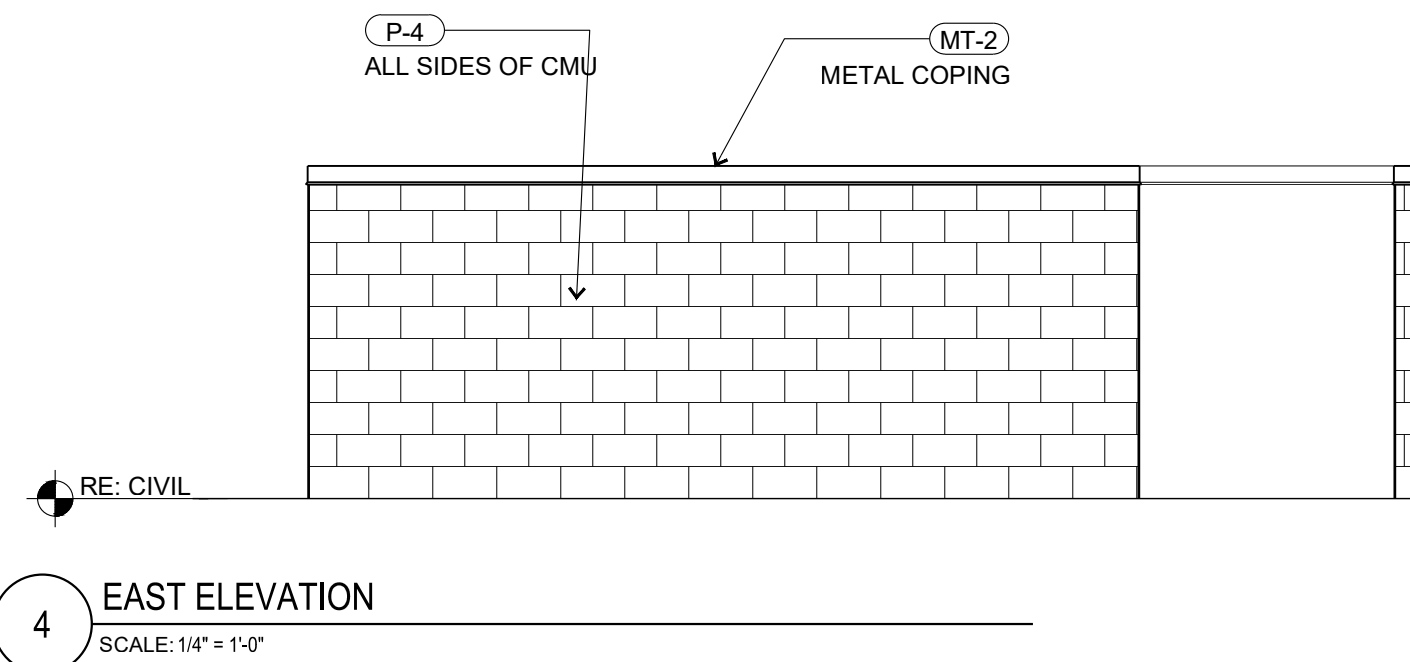
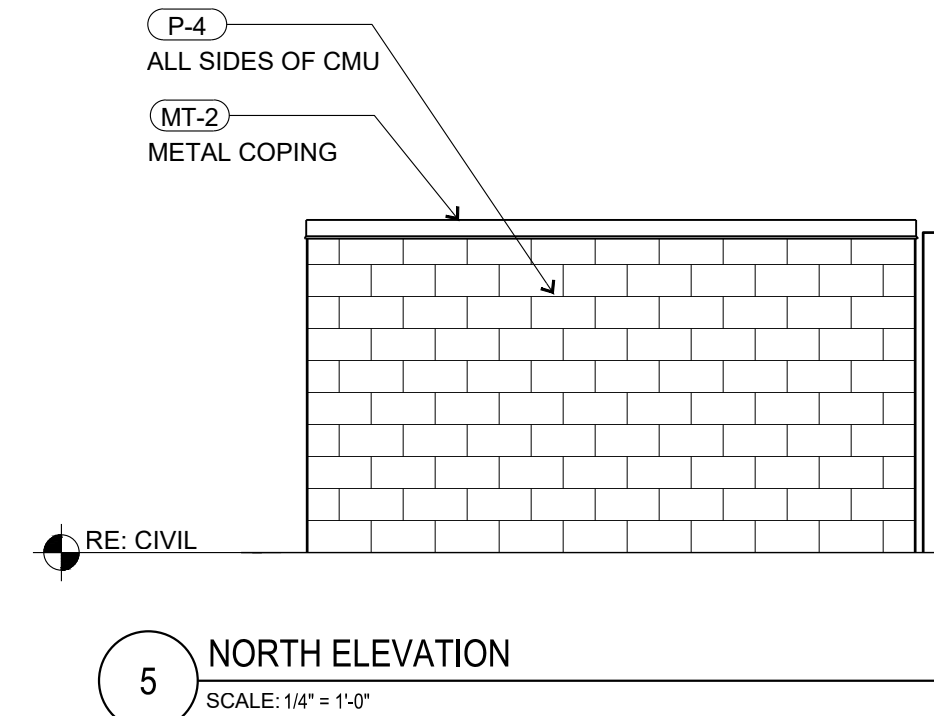
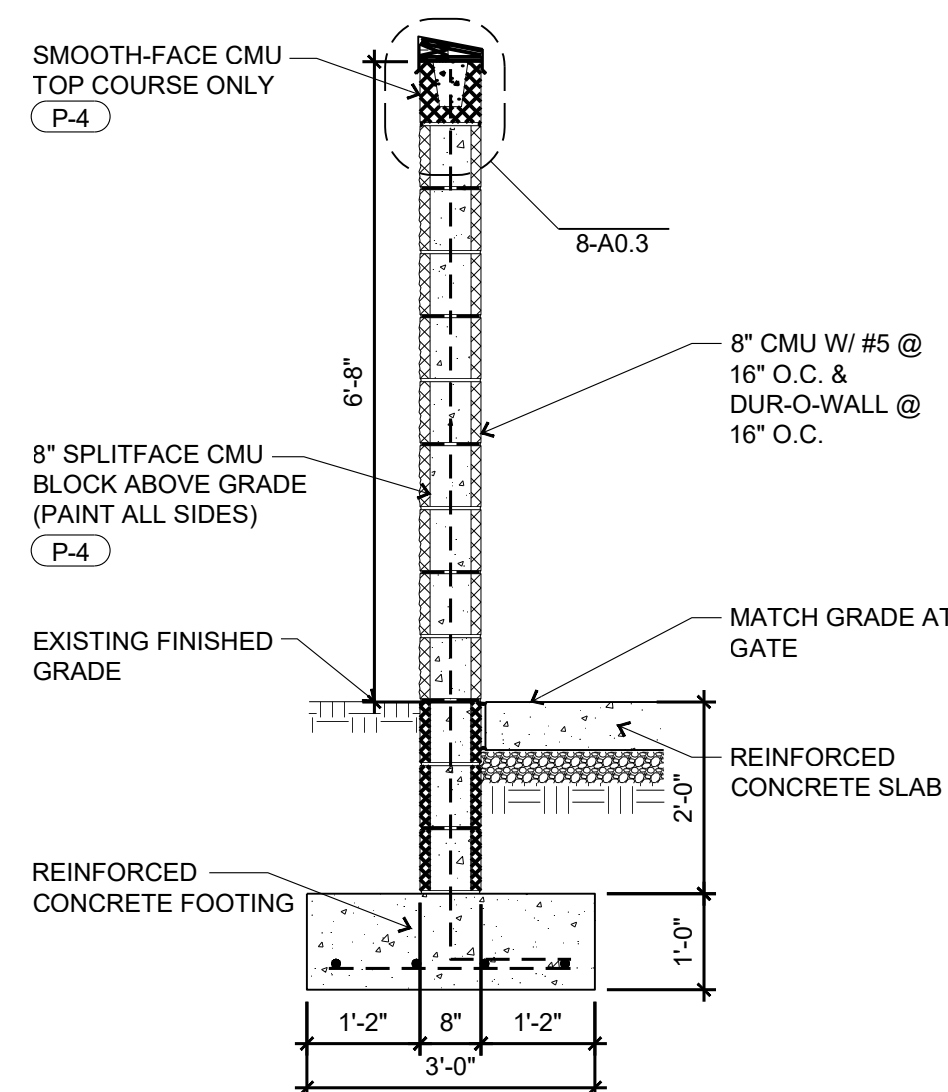
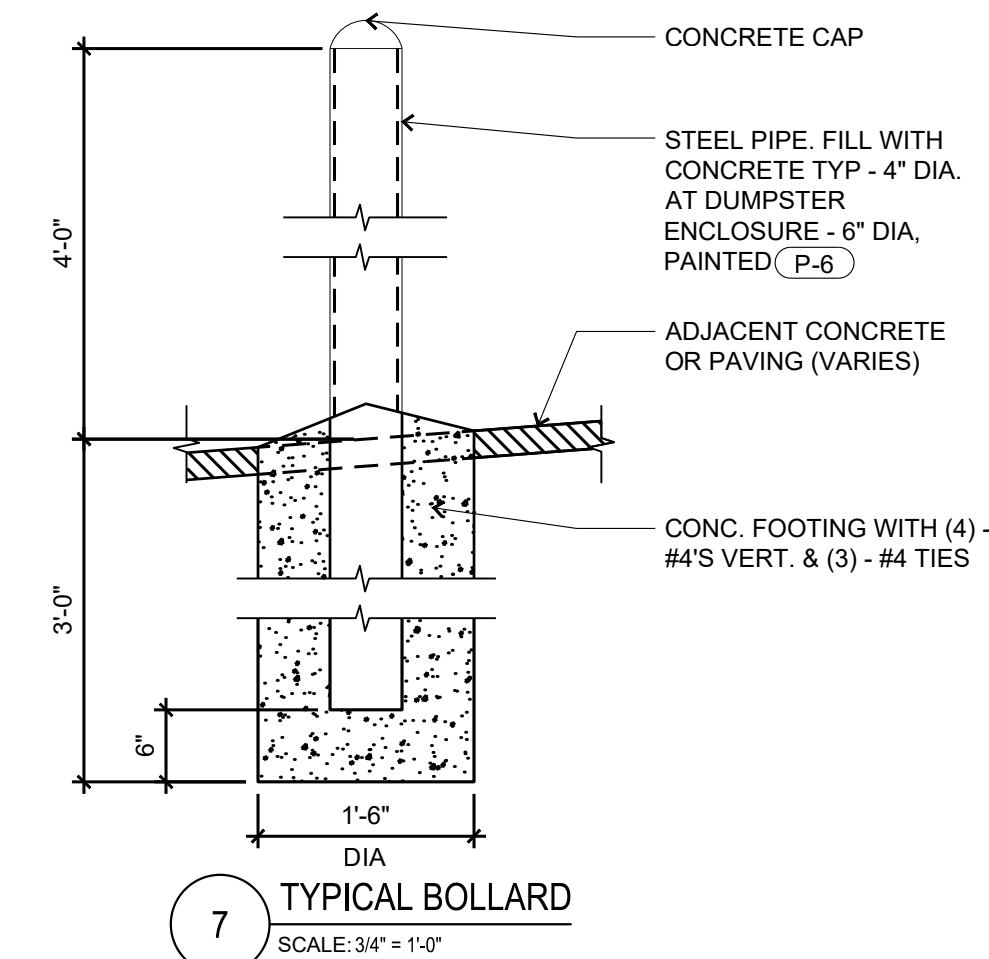
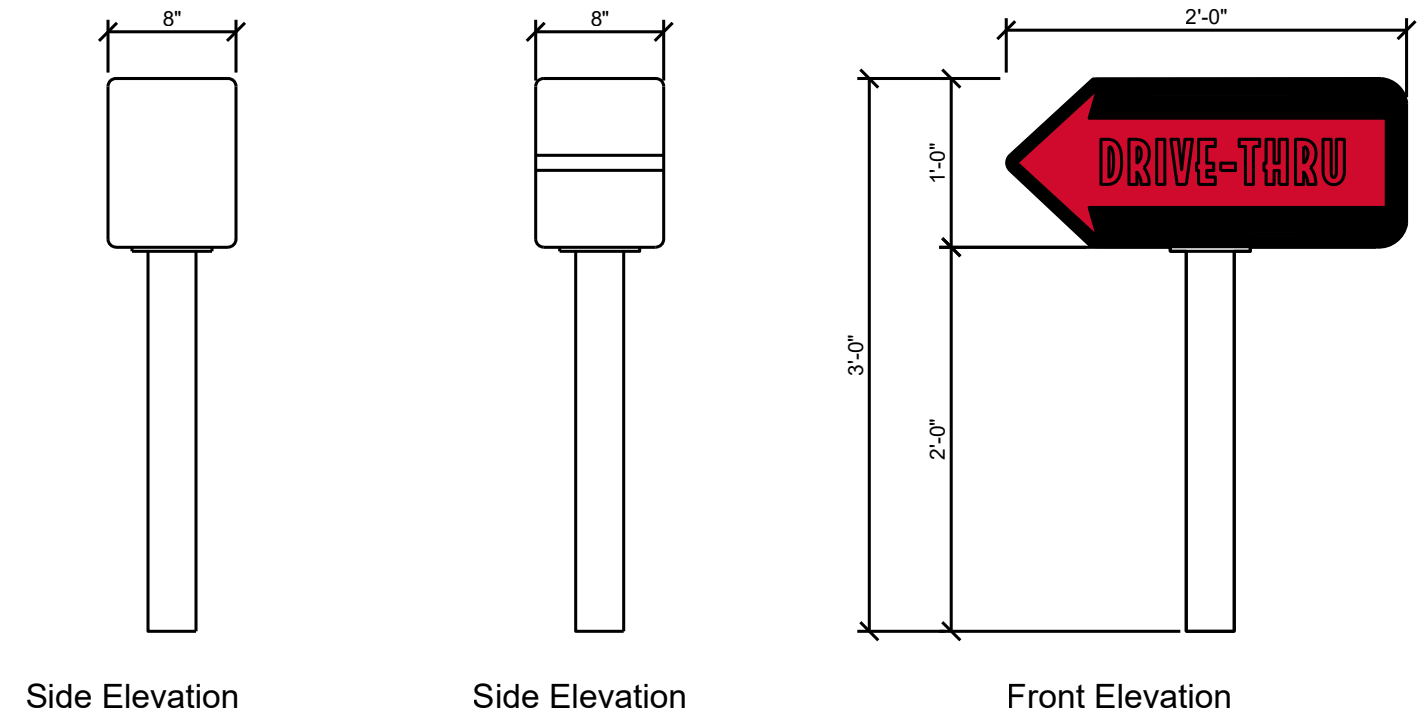
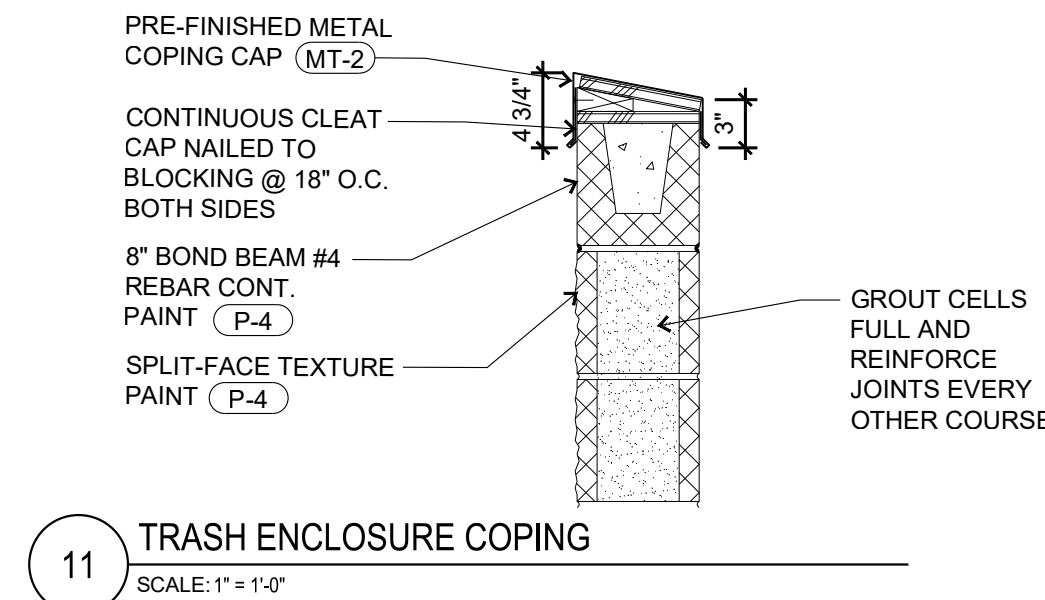
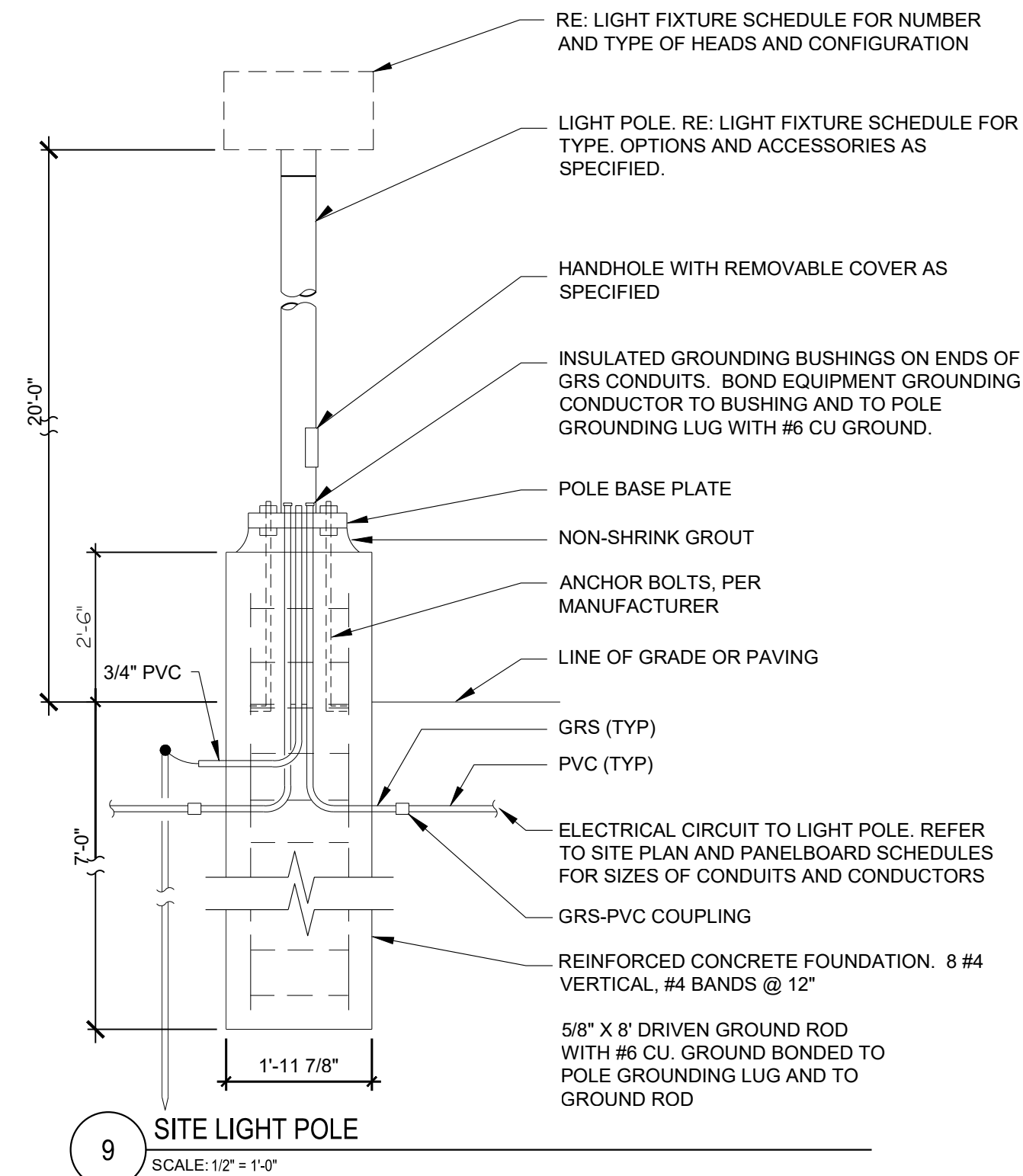
L3.90



SITE DEVELOPMENT PLANS FOR  
**SLIM CHICKEN'S  
FALCON MARKETPLACE LOT 9**  
A PARCEL OF LAND LOCATED IN THE SE QUARTER OF SECTION 1, TOWNSHIP 13  
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



NOTE: PAINT ARROWS WITH (2) COATS OF WHITE TRAFFIC PAINT AT PARKING AREAS AND PAINT WITH (2) COATS OF WHITE BEADED REFLECTIVE PAINT AT CURB CUTS, DRY BETWEEN COATS.

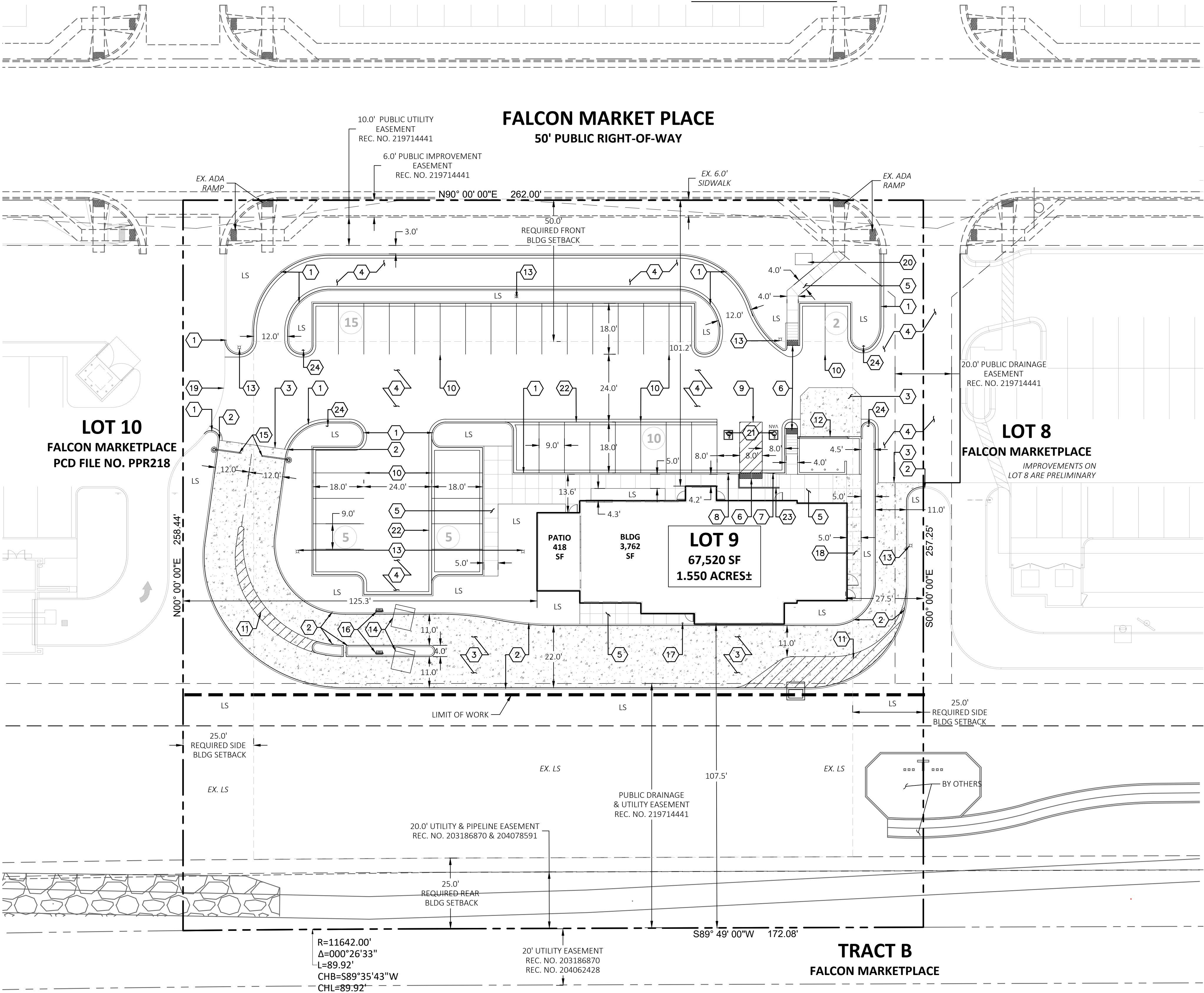




SITE DEVELOPMENT PLANS FOR  
**SLIM CHICKEN'S  
FALCON MARKETPLACE LOT 9**

LOT 9, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER  
OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.

PCD FILE #PPR-21-026





Submitted by Malmstrom White Company

Job Name:

SLIM CHICKENS PROTO - KATIE'S REVISIONS

Catalog Number:

LVL20UG

Type:

G

**DESCRIPTION**

The Lumark LVL20UG vaportight area light provides an indoor / outdoor solution in applications where lighting fixture protection is required. The fixture provides equivalent light output up to 100-watt incandescent and 23-watt CFL fixtures with high-quality and long lasting illumination. The fixture is vaportight to protect against dust and moisture. Ideal for garages, storage, and industrial areas.

**Lumark**

Catalog #	Type
Project	
Comments	Date
Prepared by	

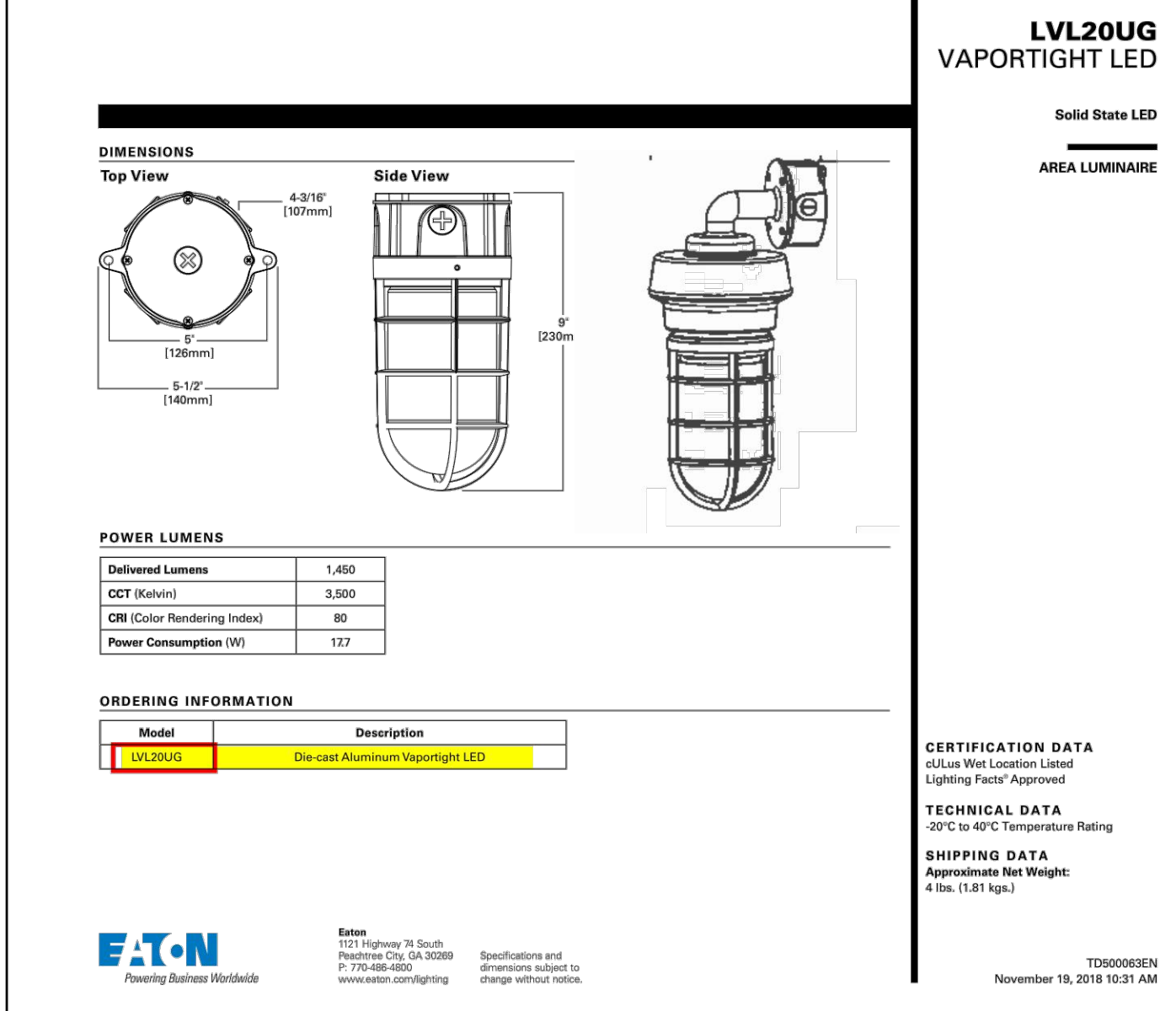
- SPECIFICATION FEATURES**
- Construction**

  - Durable die-cast aluminum housing and cage provides protection against vandalism
  - Vaportight IP65 rating protects against dust and moisture
  - Versatile mounting options - wall, ceiling and post
  - Frosted glass lens
  - (5) 1/2" NPT conduit openings
- Electrical**

  - Frosted glass lens
  - Maintenance-free LEDs with L70 50,000 hours of life
  - Universal 120-277V power supply
  - Fixture operating temperature range from -20°C to 40°C
  - cULus listed for wet locations
- Options**

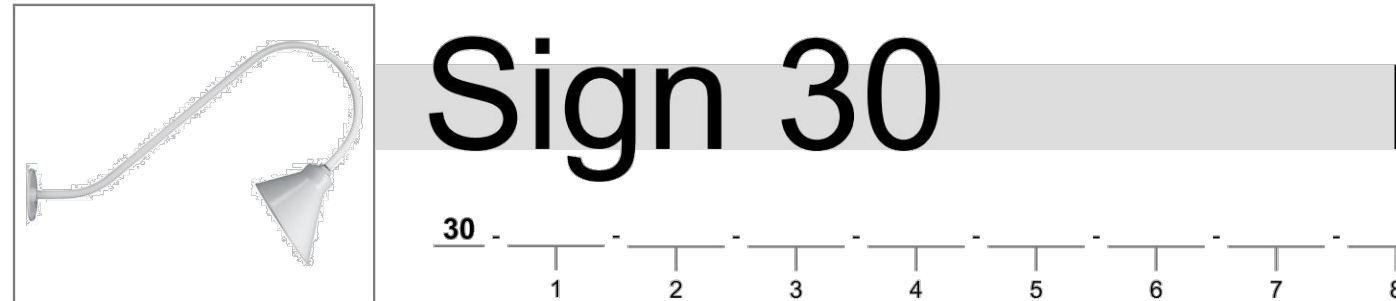
  - 3500K color temperature
  - Fixture produces up to 1450 Lumens
- Warranty**

  - Five-year warranty



Submitted On: Nov 13, 2019 1/2 [Index Page](#)

05 UNDER CANOPY LIGHT 'G'  
SCALE:N.T.S.



- Project: \_\_\_\_\_  
Type: \_\_\_\_\_  
Quantity: \_\_\_\_\_
- Notes:
- 1 • Lamping**

100IN: 100W INC (A-19)  
17LED: 17W LED (supplied)  
15LED: 15W LED (CRI 80)  
19LED: 19W LED (CRI 80)  
26CF: 26W CF (PL-T)  
32CF: 32W CF (PL-T)  
70MH: 70W MH (E-17)
- 2 • LED CCT (color temp.)**

---: None  
30K: 3000K  
35K: 3500K  
40K: 4000K
- 3 • Voltage**

120: 120V  
277: 277V  
347: 347V (CF and MH only)
- 4 • Ballast / Driver**

---: None  
WM: Wall mount (integral)  
N1: Remote, indoor mount (NEMA 1)  
N4: Remote, outdoor mount (NEMA 4)
- 5 • Finish**

Specialty

BR: Brushed aluminum  
AN: Anodized (semi-specular)

Powder-coated

F05: White  
F06: Clay brown  
F08: Midnight blue  
F09: Pewter  
F10: Fire Red  
F13: Forest green  
F14: Sunshine yellow  
F15: Matte black  
F16: Gloss black  
F18: Flat aluminum  
F19: Mirror silver  
F21: Architectural bronze  
F24: Melted platinum (textured)  
F25: Melted gold (textured)  
F26: Melted copper  
F31: Silver metallic  
F32: Bronze metallic  
F33: Pyrite bronze  
F34: Burnt orange  
RAL: RAL custom color (specify)
- 6 • Dimming**

---: None  
DIML: LED dimming
- 7 • Emergency**

---: None

EM: Integral LED or CF  
EMC: Integral LED or CF with cold pack  
EMR: Remote LED or CF  
EMCR: Remote LED or CF with cold pack
- 8 • Globe**

---: None  
G1: Clear, elongated globe  
G3: Prismatic, elongated globe
- 9 • Accessories**

---: None  
AK: Aiming knuckle

Note: Some options may not be compatible with others. To ensure compatibility between options, go to tmslighting.com, on the "details" page of this luminaire, and use the configuration tool.

03 EXTERIOR WALL LIGHT FIXTURE 'J'  
SCALE:N.T.S.



## Lumark

### PRV / PRV-XL Prevail LED

Area / Site Luminaire

#### Product Features



#### Product Certifications

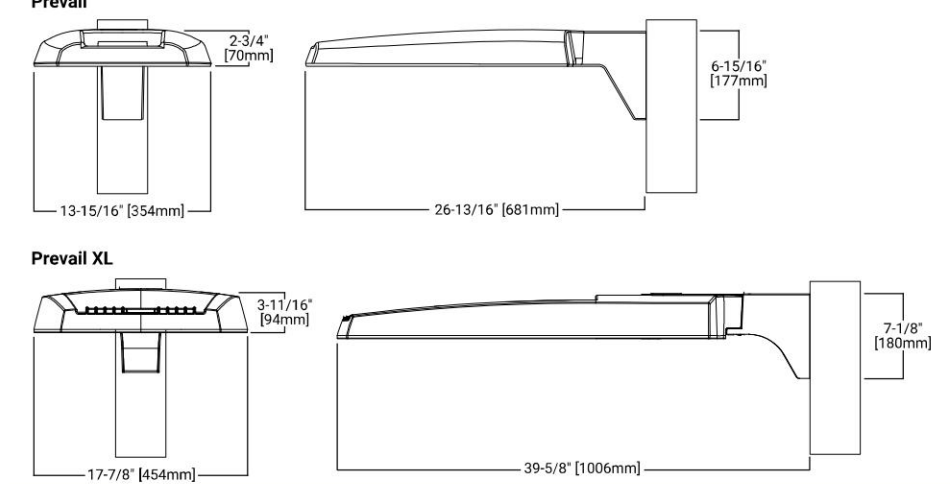


#### Connected Systems

- WaveLinx
- Enlighted

- Quick Facts**
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
  - Replaces 70W up to 1,000W HID equivalents
  - Efficacies up to 148 lumens per watt
  - Energy and maintenance savings up to 85% versus HID solutions
  - Standard universal quick mount arm with universal drill pattern

#### Dimensional Details



## Lumark

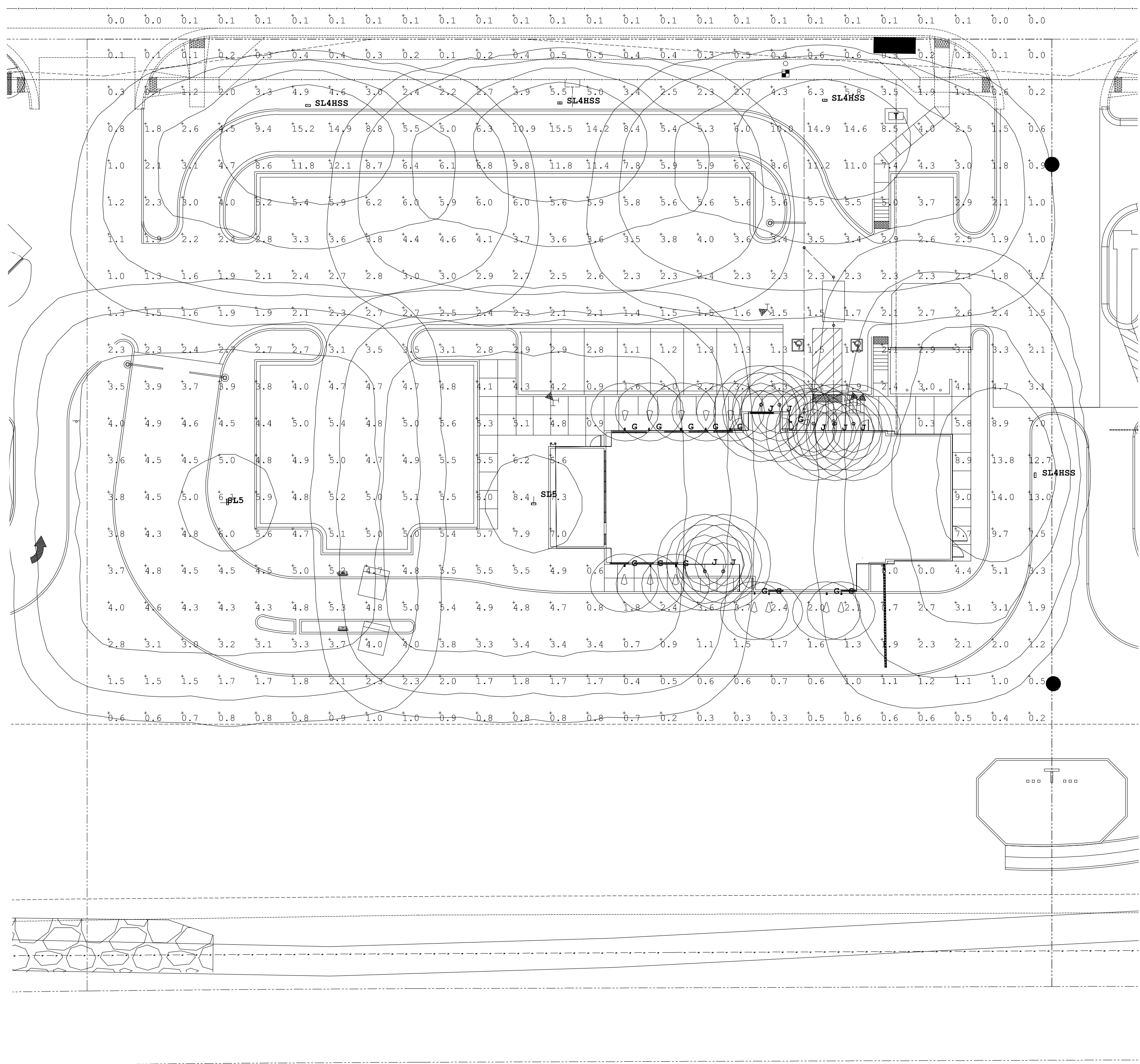
### PRV / PRV-XL Prevail

#### Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family <sup>1,2</sup>	Light Engine <sup>3</sup>	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV-Prevail	C15-(1) LED 7,100 Nominal Lumens C25-(2) LED 13,100 Nominal Lumens C40-(2) LED 26,200 Nominal Lumens C40-(2) LED 26,200 Nominal Lumens	B-Dimming (B-10V)	UNV-Universal (120-277V) 247-277V 480-480V *	T2-Type II T2-Type III T4-Type IV T4-Type V T4-Type V	SA-Standard Versatile Arm MA-Mount Arm WM-Wall Mount Arm	AP-Gray BC-Black BK-Black OP-Opal OM-Opaline Metallic WH-White
PRV-XL-Prevail XL	C75-(4) LED 26,100 Nominal Lumens C125-(4) LED 52,200 Nominal Lumens C125-(4) LED 52,200 Nominal Lumens C125-(4) LED 52,200 Nominal Lumens C175-(5) LED 84,300 Nominal Lumens C175-(5) LED 84,300 Nominal Lumens					
Options (Add as Suffix)		Accessories (Order Separately) <sup>14</sup>				

04 SITE LIGHTING 'SL'  
SCALE:N.T.S.



01 PHOTOMETRIC PLAN  
SCALE:N.T.S.

#### Luminaire Schedule

Symbol	Qty	Label	Mounting Height	Color	Arrangement	Description
	5	SL5	27'-0"	BRONZE	SINGLE	PRV-XL-C125-D-UNV-T5-BZ-SA (10KV, 7 PIN)
	7	J	8'-0" / 17'-0"	RED	SINGLE	SIGN 1 FLOODLIGHT 10 IN DIA ASYMMETRICAL ALUMINUM REFLECTOR WHITE POLYESTER FO
	13	G	10'-0"	CLEAR	SINGLE	LVL20UG
	4	SL4HSS	27'-0"	Bronze	SINGLE	PRV-XL-C125-D-UNV-T4-BZ-SA (10KV, 7 PIN)

#### Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	3.57	15.5	0.0	N.A.	N.A.
CalcPts_2	Illuminance	Fc	0.08	0.1	0.0	N.A.	N.A.

## SHEET NOTES

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION, SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

REALIZE  
YOUR  
VISION

7000 E Bellview Ave. Suite 355  
Greenwood Village, CO 80111

CAHEN ARCHITECTURAL GROUP P.C.

www.CAHEN-ARCH.com  
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Life Changing Chickens  
**SLIM CHICKENS**  
Chicken tenders - Buffalo Wings - Sandwiches - Salads - More

7535 FALCON MARKET PLACE  
FALCON, CO 80831

**STIPULATION FOR REUSE**

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT FALCON, CO. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 10/4/2021. AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ISSUES / REVISIONS

	M/D/YYYY	ISSUE
1	PERMIT	10/14/2021

ISSUE DATE: 03/19/2019  
PROTO DATE: 11/01/18  
PROTO SIZE: 2800/L  
CHECKED BY: BHH  
DRAWN BY: TS  
PROJECT #: 31101

SHEET NAME  
**PHOTOMETRIC PLAN**

SHEET NUMBER

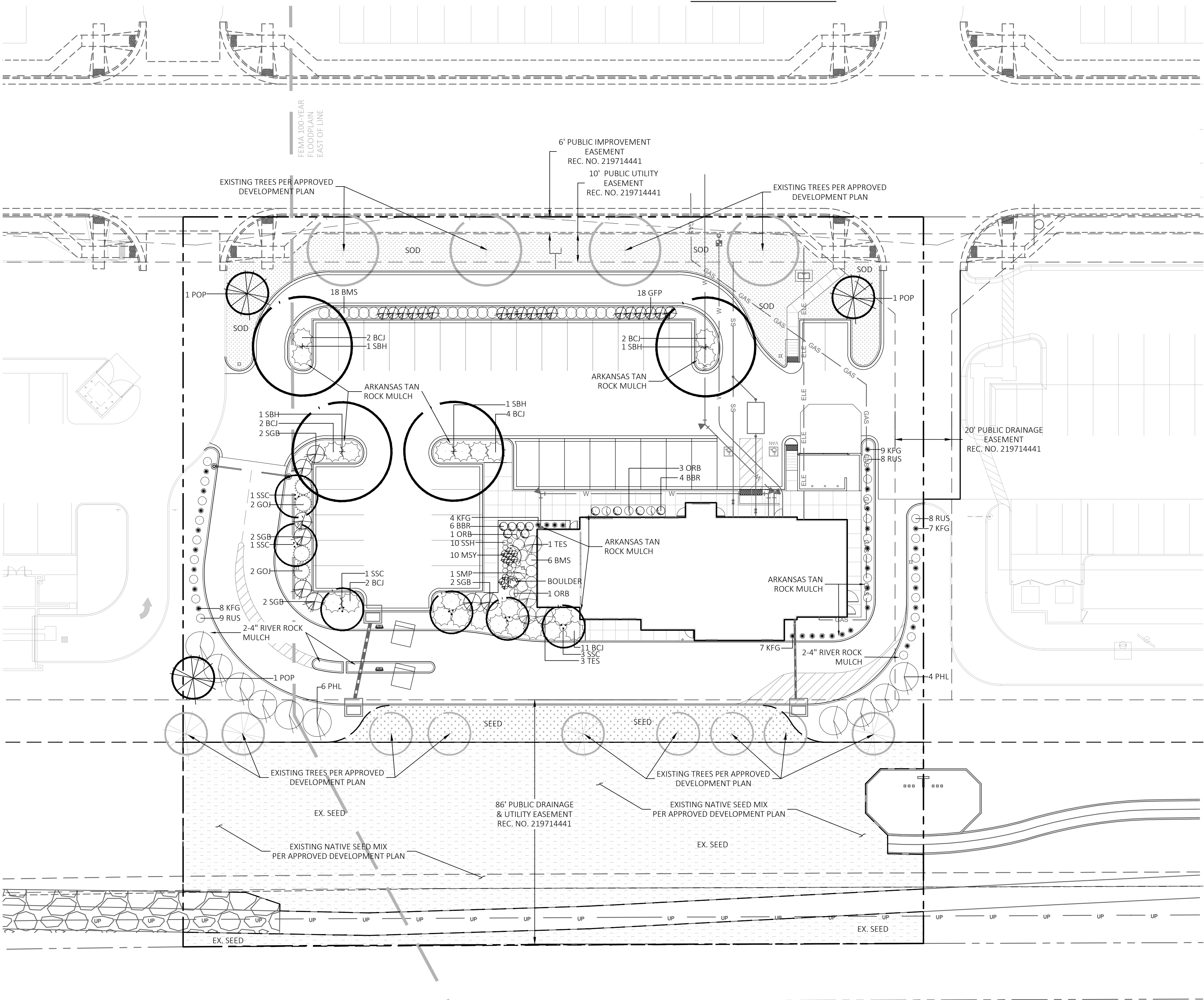
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10-14-2021 PERMIT SUBMITTAL

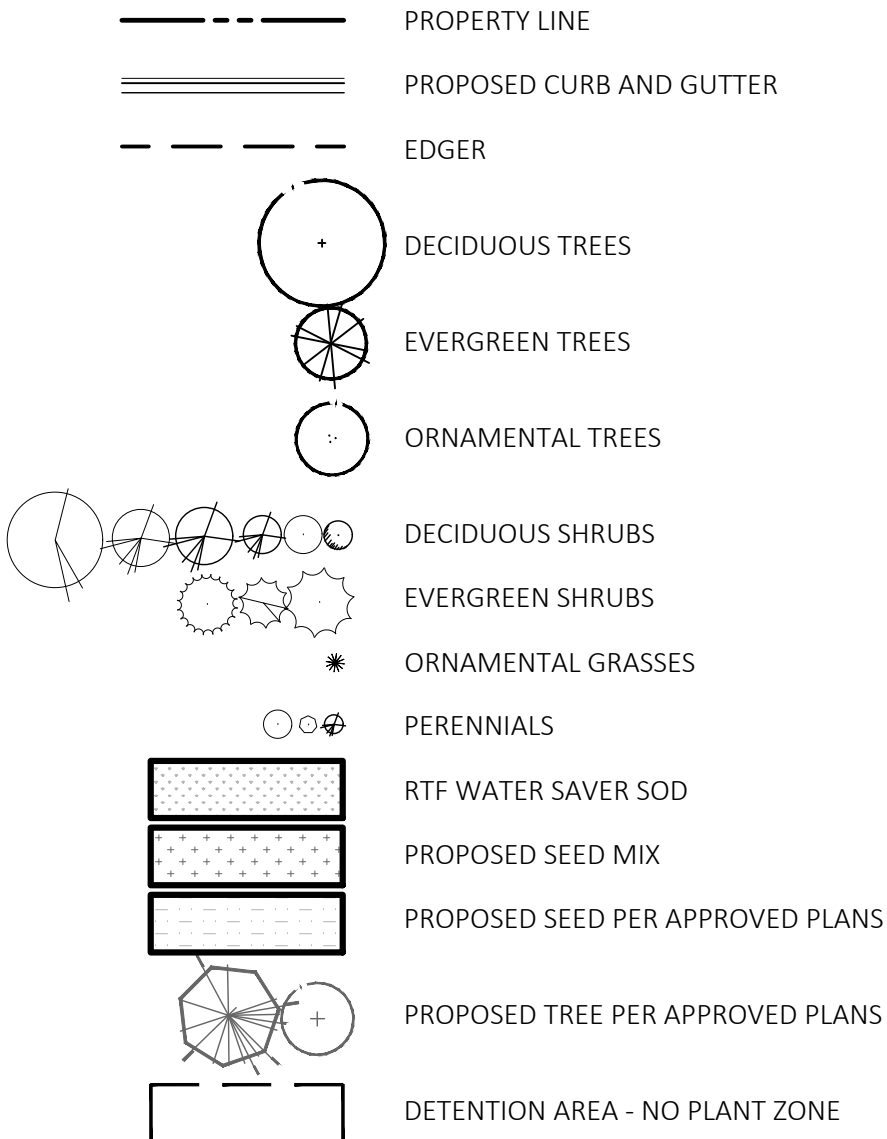


SITE DEVELOPMENT PLANS FOR  
**SLIM CHICKEN'S  
FALCON MARKETPLACE LOT 9**

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO  
PCD FILE #PPR-21-026



**LEGEND**

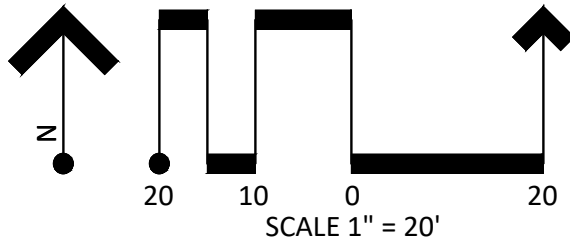


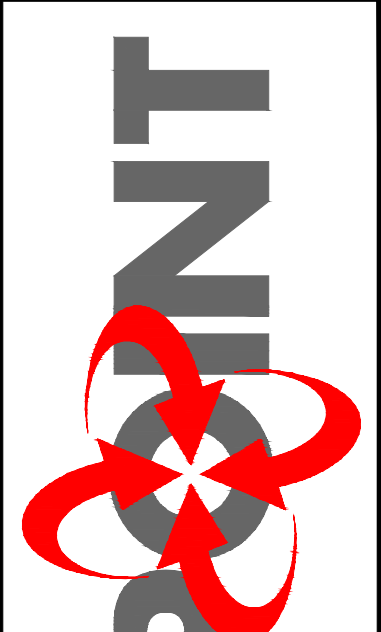
**LANDSCAPE DATA**

AREA	REQUIRED	PROVIDED	EXISTING
OVERALL SITE AREA	N/A	67,555 SF	
LANDSCAPE AREA	3,378 SF - 5%	29,652 SF - 44%	
INTERNAL LANDSCAPE (8,790 SF)			
AREA (1 T / 500 SF)	3,378 SF	8,790 SF	
	7 TREE	9 TREE	
		53 SHRUB/79 G&P	
SOUTH BUFFER			
*SEE APPROVED DEVELOPMENT PLANS		0 TREE	9 TREE
STREETSCAPE			
*SEE APPROVED DEVELOPMENT PLANS	4 TREE	0 TREE	4 TREE
*SEE APPROVED DEVELOPMENT PLANS			
PARKING PERIMETER (181 LF)	2/3 COVERAGE		
LINEAR FEET SHRUBS	119 LF	171 LF	
		44 SHRUBS	
PARKING ISLANDS (4)			
(1 T PER ISLAND)	4 TREE	4 TREE	
		11 SHRUB	
LANDSCAPE TOTALS	26 TREE	13 TREE/108 SHRUB/79 G&P	13 TREE

**GENERAL NOTES**

- SEE COVER SHEET FOR BENCHMARK AND BASIS OF BEARING
- SEE SHEET L3.90, LANDSCAPE DETAILS, FOR THE LANDSCAPE NOTES, PLANT LIST, AND PLANTING DETAILS.





**POINT CONSULTING LLC**  
8460 W KEN CARYL AVE #101  
LITTLETON, CO 80128  
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www.pnt-hc.com  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

SITE DEVELOPMENT PLANS

**SLIM CHICKEN'S - FALCON**

FALCON, EL PASO COUNTY, COLORADO

JOB NO. 21.030

DATE	DESCRIPTION
2021.04.15	1ST SDP SUBMITTAL
2021.08.26	2ND SDP SUBMITTAL

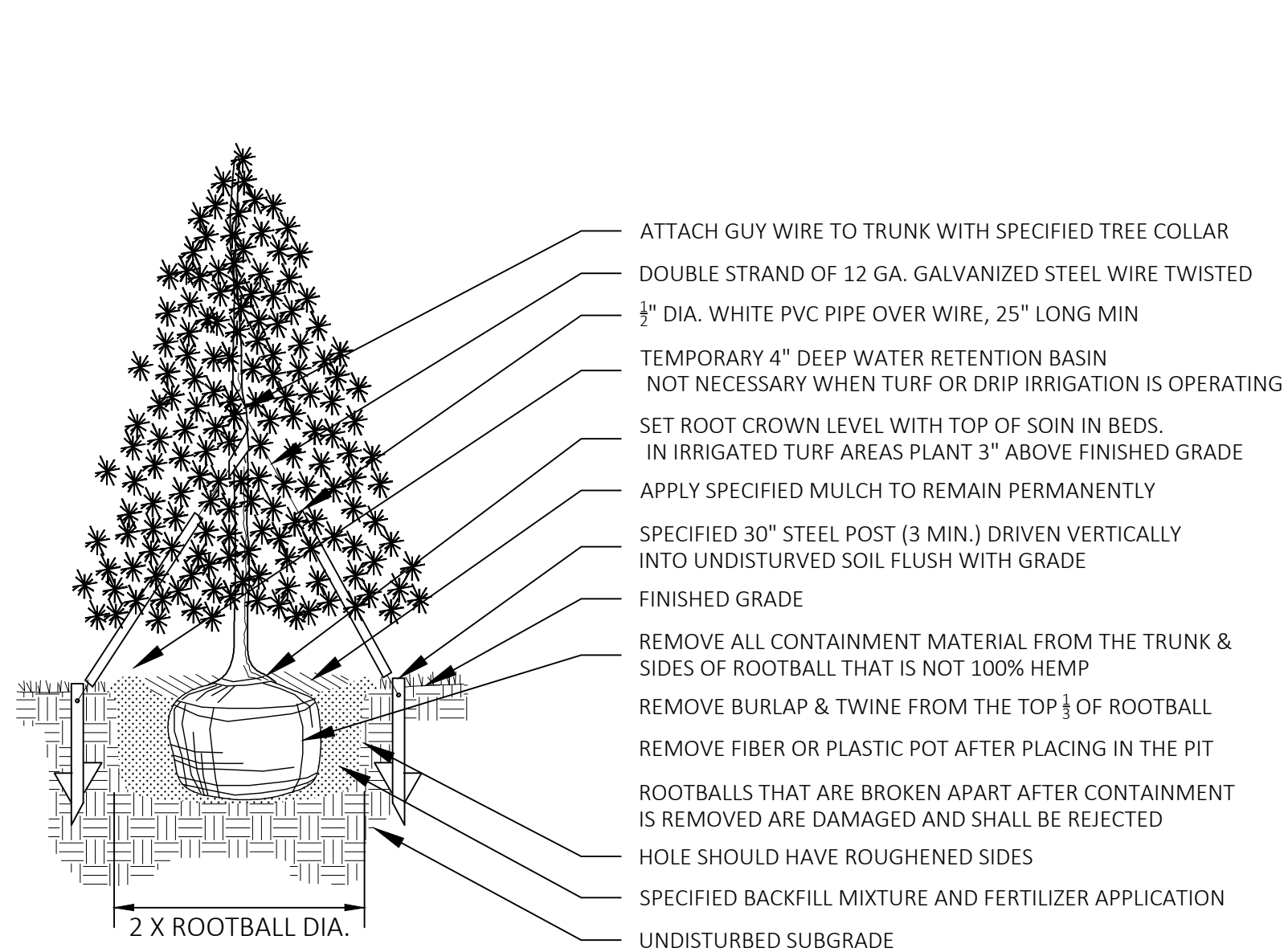
LANDSCAPE PLAN

L3.10

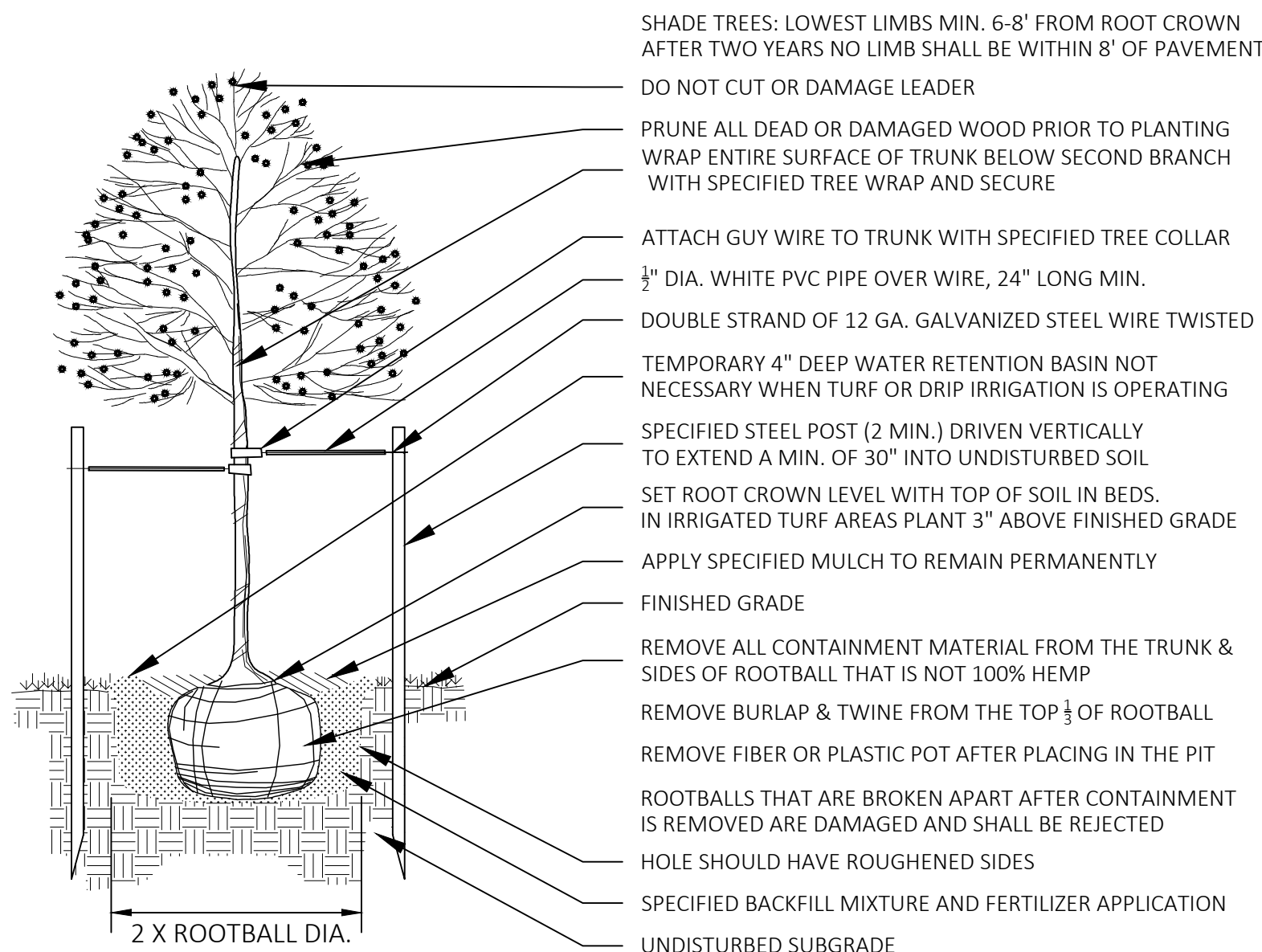


SITE DEVELOPMENT PLANS FOR  
SLIM CHICKEN'S  
FALCON MARKETPLACE LOT 9

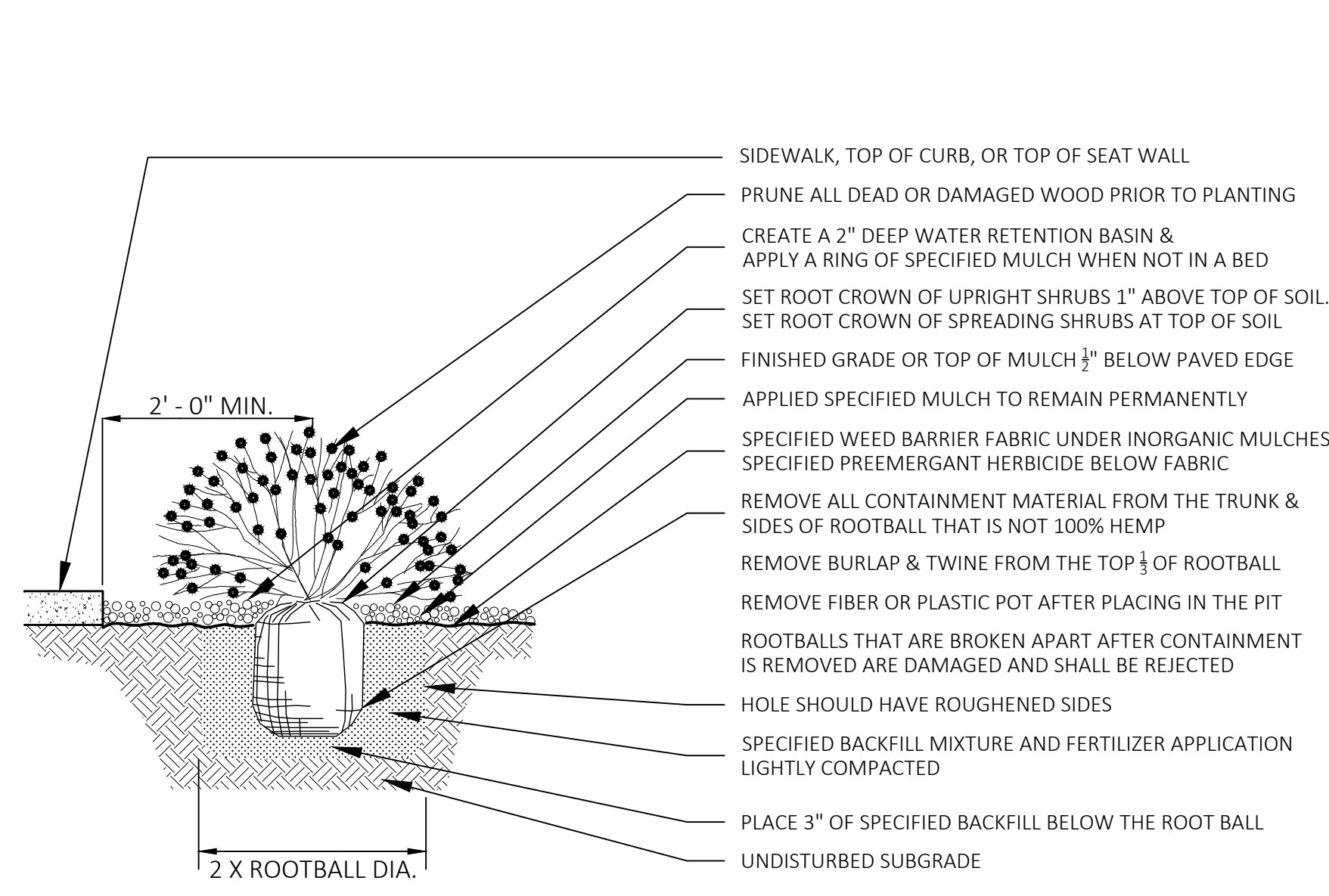
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PCD FILE #PPR-21-026



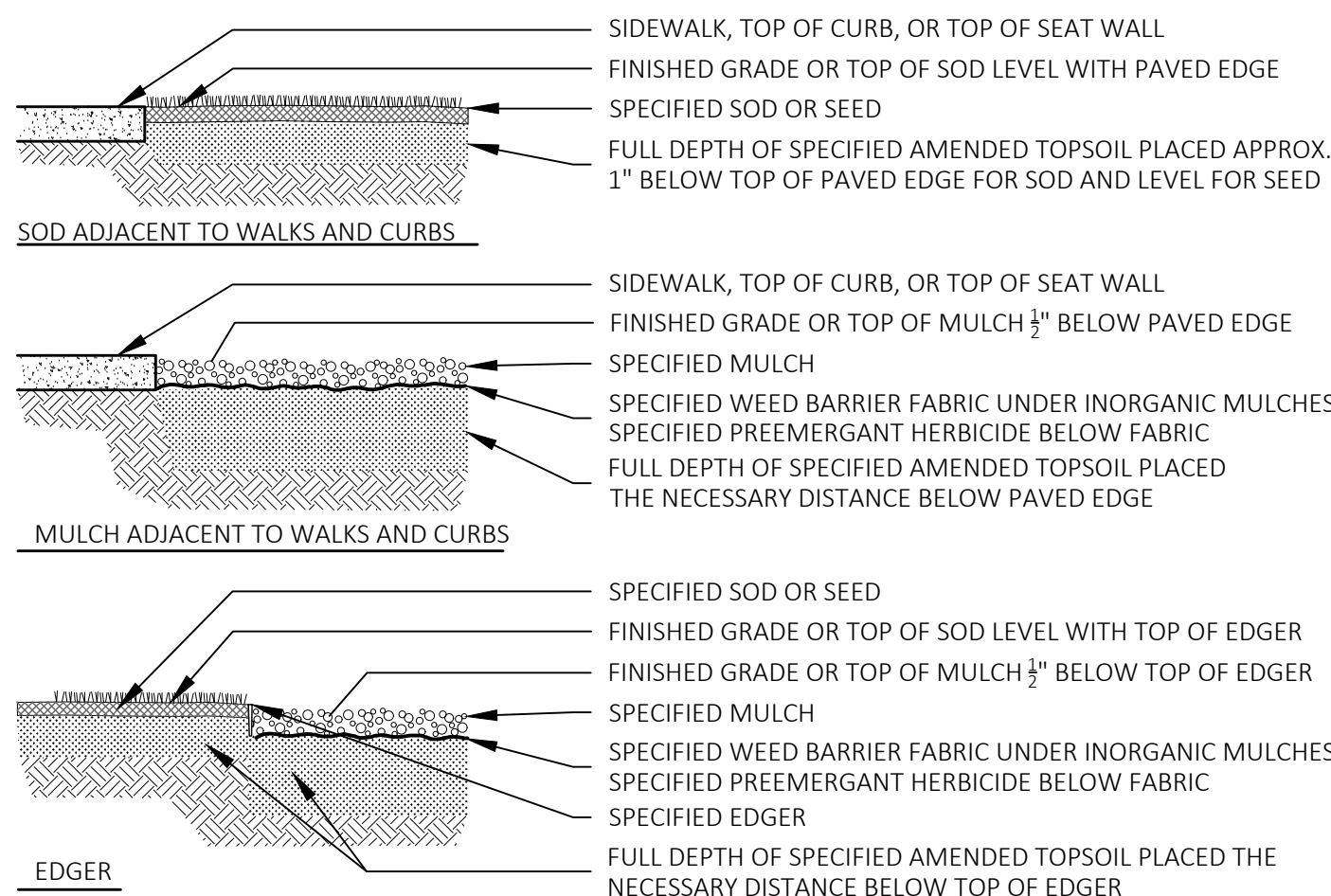
**A** EVERGREEN TREE PLANTING W/ GUY WIRES  
NOT TO SCALE



**B** DECIDUOUS TREE PLANTING  
NOT TO SCALE



**C** SHRUB PLANTING  
NOT TO SCALE



**D** EDGE TREATMENT  
NOT TO SCALE

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANTING PROCEDURES SHALL CONFORM TO DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- GROUND COVER
  - SEED - IN THE SPECIFIED AREAS, GROUND COVER SHALL BE A LOW GRO MIX BY ARKANSAS VALLEY SEED CONTAINING 30% EPHRAIM CRESTED WHEATGRASS, 25% SHEEP FESCUE, 20% PERENNIAL RYE, AND 15% CHEWINGS FESCUE. THE MIXTURE SHALL BE APPLIED AT 20-25 LBS AN ACRE.
  - SOD - IN THE SPECIFIED AREAS, SOD SHALL BE A RTF WATER SAVER SOD BY GREEN VALLEY TURF.
  - ROCK MULCH - IN THE SPECIFIED AREAS, INSTALL 2-4" ARKANSAS TAN COBBLE AND 1 1/2" ARKANSAS TAN ROCK BY C&C SAND AND STONE.
  - WOOD MULCH - IN THE SPECIFIED AREAS, INSTALL WESTERN RED CEDAR WOOD MULCH.
- BOULDERS: IN THE SPECIFIED AREA, INSTALL A 3' X 3' SILOAM STONE BOULDER BY C&C SAND AND STONE, OR AN APPROVED EQUAL.
- TOPSOIL SHOULD BE STRIPPED TO A DEPTH OF 6 INCHES AND ALL STOCKPILES SHOULD HAVE SIDE SLOPES NO STEEPER THAN 3:1 AND SEEDED.
- ALL DISTURBED AREAS SHOULD BE SEEDED AND MULCHED WITH WEED FREE HAY MULCH AT 4,000 LBS/ACRE. ALL DISTURBED AREAS SHOULD BE RE-SEEDED BETWEEN THE PLANTING DATES OF NOV. 1 - APRIL 30TH.
- GRASS SEED SHOULD BE DRILLED AT A DEPTH OF 1/4 INCH TO 1/2 INCH DEEP.
- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS.
  - ASPEN RICH COMPOST -- 4 CUBIC YARDS PER 1,000 S.F.
  - COMMERCIAL FERTILIZER (20-10-5): 10 lbs. PER 1,000 S.F.
  - SUPERPHOSPHATE: 10 lbs. PER 1,000 S.F.
- BACKFILL FOR TREES AND SHRUBS: SHALL CONSIST OF 1/3 ASPEN RICH COMPOST AND 2/3 SITE SOIL. FERTILIZE WITH AGRI-FORM TABLETS AT MANUFACTURER'S RECOMMENDED RATES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES IN LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AS NECESSARY BY THIS WORK.
- TEST SOIL IN PROPOSED LANDSCAPE AREAS PREVIOUSLY PAVED OR BUILT ON FOR STERILENT AND REMOVE CONTAMINATED SOIL. BACKFILL WITH SPECIFIED TOPSOIL.
- CONTRACTOR SHALL REPAIR ALL DAMAGE DUE TO HIS CONSTRUCTION AND KEEP PROJECT AREAS CLEAN AND ORDERLY DURING AND UPON COMPLETION OF HIS WORK.

PLANT LIST

Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit
DECIDUOUS TREES					
4	SBH	SUNBURST HONEYLOCUST Gleditsia triacanthos inermis 'Suncole'	2" CAL SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY	35X35 FEET
ORNAMENTAL TREES					
6	SSC	SPRING SNOW CRABAPPLE Malus sp. 'Spring Snow'	1 1/2" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20x15 FEET
EVERGREEN TREES					
3	POP	PONDEROSA PINE Pinus ponderosa	6'-10' HT. SEE PLAN	FULL FORM, B&B SPECIMEN QUALITY, GUYED	60X30 FEET
DECIDUOUS SHRUBS					
10	BBR	BLUE CHIP JUNIPER Juniperus horizontalis 'Blue Chip'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	2X3 FEET
24	BMS	BLUE MIST SPIREA Caryopteris x clandonen 'Blue Mist'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	4x3 FEET
18	GFP	GOLDFINGER POTENTILLA Potentilla fruticosa 'Goldfinger'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	3X4 FEET
5	ORB	ORANGE ROCKET BARBERRY Berberis thunbergii 'Orange Rocket'	5 GAL. 18"-24" HT.	SEE PLAN FOR SPACING 5 CANES MIN.	5X2.5 FEET
10	PHL	POCAHONTAS LILAC Syringa x hyacinthiflora 'Pocahontas'	5 GAL. 18"-24" HT.	SPACING 10' O.C. 5 CANES MIN.	12X12 FEET
8	SGB	SPANISH GOLD BROOM Cytisus purgans	5 GAL. 18"-24" HT.	SPACING 72' O.C. 5 CANES MIN.	4X6 FEET
4	TES	TIGER EYES SUMAC Rhus typhina 'Bailtiger'	5 GAL. 18"-24" HT.	SPACING 60" O.C. 5 CANES MIN.	6X6 FEET
EVERGREEN SHRUBS					
23	BCI	BLUE CHIP JUNIPER Juniperus horizontalis 'Blue Chip'	5 GAL. 18"-24" SPREAD	SPACING 72" O.C. 5 CANES MIN.	9"x7 FEET
4	GOJ	GREY OWL JUNIPER Juniperus virginiana 'Grey Owl'	5 GAL. 18"-24" SPREAD	SPACING 60" O.C. 5 CANES MIN.	3X6 FEET
1	SMP	SLOWMOUND MUGO PINE Pinus mugo 'Slowmound'	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. 5 CANES MIN.	3X5 FEET
ORNAMENTAL GRASSES					
35	KFG	KARL FOERSTER FEATHER REED Calamagrostis acuti. 'Karl Foerster'	5 GAL. ESTABLISHED	SPACING 24" O.C.	4X2 FEET
PERENNIALS					
10	MSY	MOONSHINE YARROW Achillea x 'Moonshine'	1 GAL. ESTABLISHED	SEE PLAN FOR SPACING	24X24 INCHES
25	RUS	DENIM N LACE RUSSIAN SAGE Perovskia atriplicifolia 'Denim 'n Lace'	1 GAL. ESTABLISHED	SPACING 36" O.C.	36X36 INCHES
10	SSH	SONORAN SUNSET HYSSOP Agastache cana 'Sinning'	1 GAL. ESTABLISHED	SEE PLAN FOR SPACING	18X18 INCHES
GROUND COVER					
SEED		LOW GRO NATIVE SEED MIX			1,995 SQ. FT.
SOD		RTF WATER SAVER SOD			4,276 SQ. FT.

SITE DEVELOPMENT PLANS

SLIM CHICKEN'S - FALCON

FALCON, EL PASO COUNTY, COLORADO

JOB NO. 21.1030

DESCRIPTION

1ST SDP SUBMITTAL  
2ND SDP SUBMITTAL

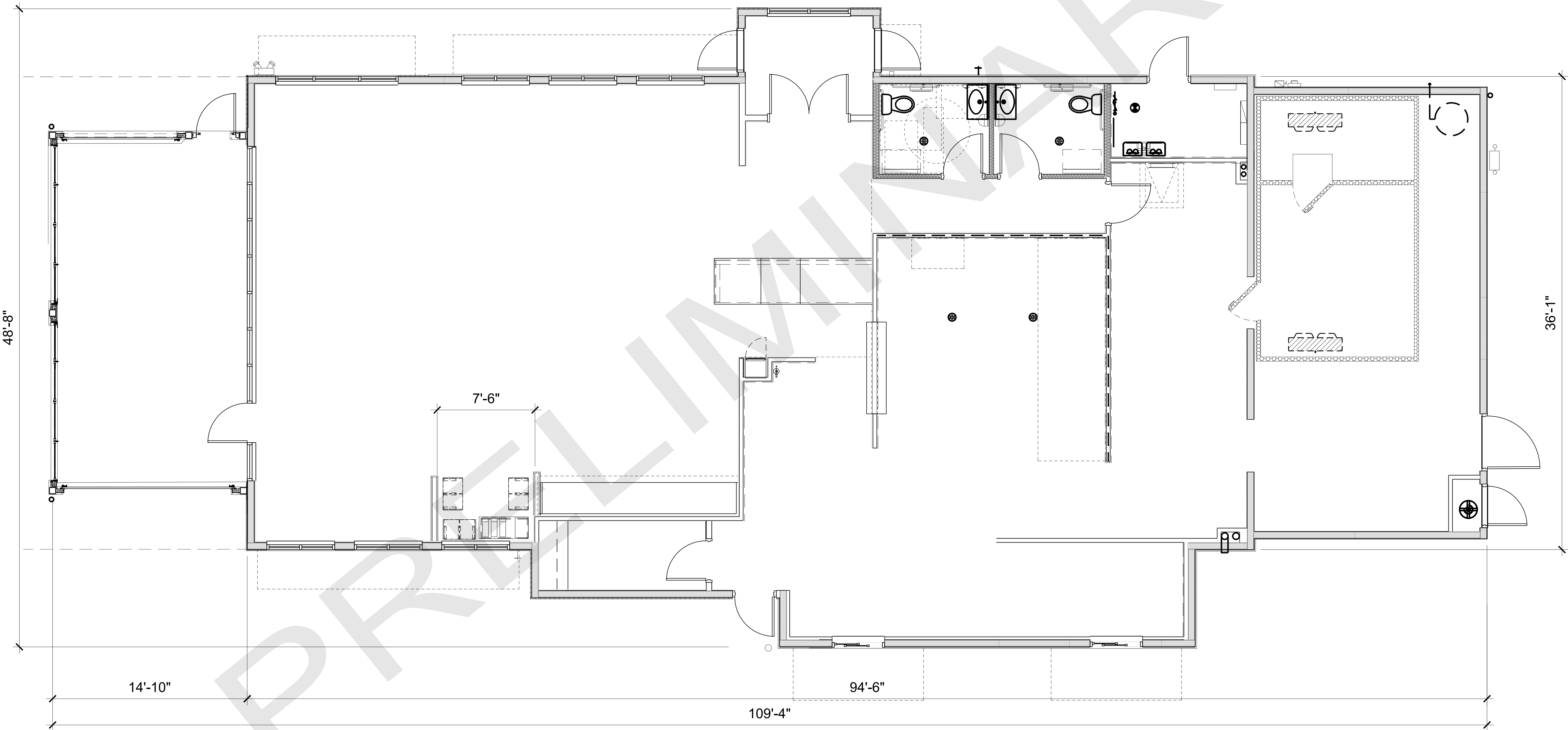
DATE

2021.04.15  
2021.08.26

L3.90



SITE DEVELOPMENT PLANS FOR  
**SLIM CHICKEN'S  
FALCON MARKETPLACE LOT 9**  
A PARCEL OF LAND LOCATED IN THE SE QUARTER OF SECTION 1, TOWNSHIP 13  
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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DATE		DESCRIPTION	
2021.04.15	.	1ST SDP SUBMITTAL	.
2021.06.26	.	2ND SDP SUBMITTAL	.
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SHEET A1.1		FLOOR PLAN	JOB NO. 21.030
SLIM CHICKEN'S - FALCON		FALCON, EL PASO COUNTY, COLORADO	
SITE DEVELOPMENT PLANS		FALCON, EL PASO COUNTY, COLORADO	
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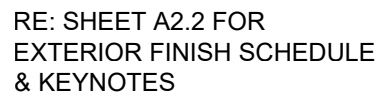
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SITE APPROVAL



**A PARCEL OF LAND LOCATED IN THE SE QUARTER OF SECTION 1, TOWNSHIP 13  
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO**

**A PARCEL OF LAND LOCATED IN THE SE QUARTER OF SECTION 1, TOWNSHIP 13  
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO**



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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SLIM CHICKEN'S - FALCON

30

JOB NO. 21.030

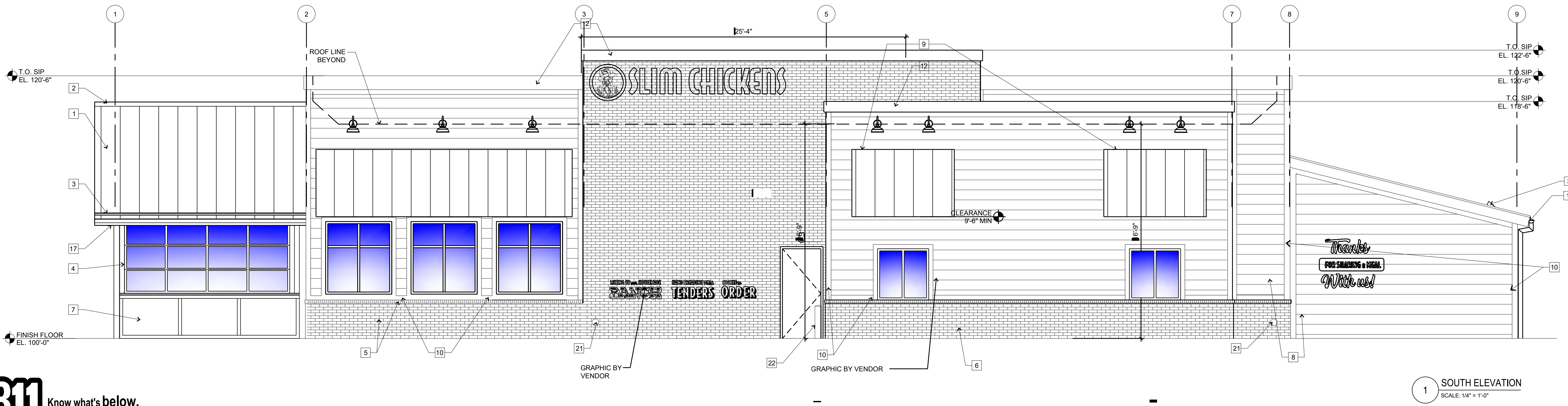
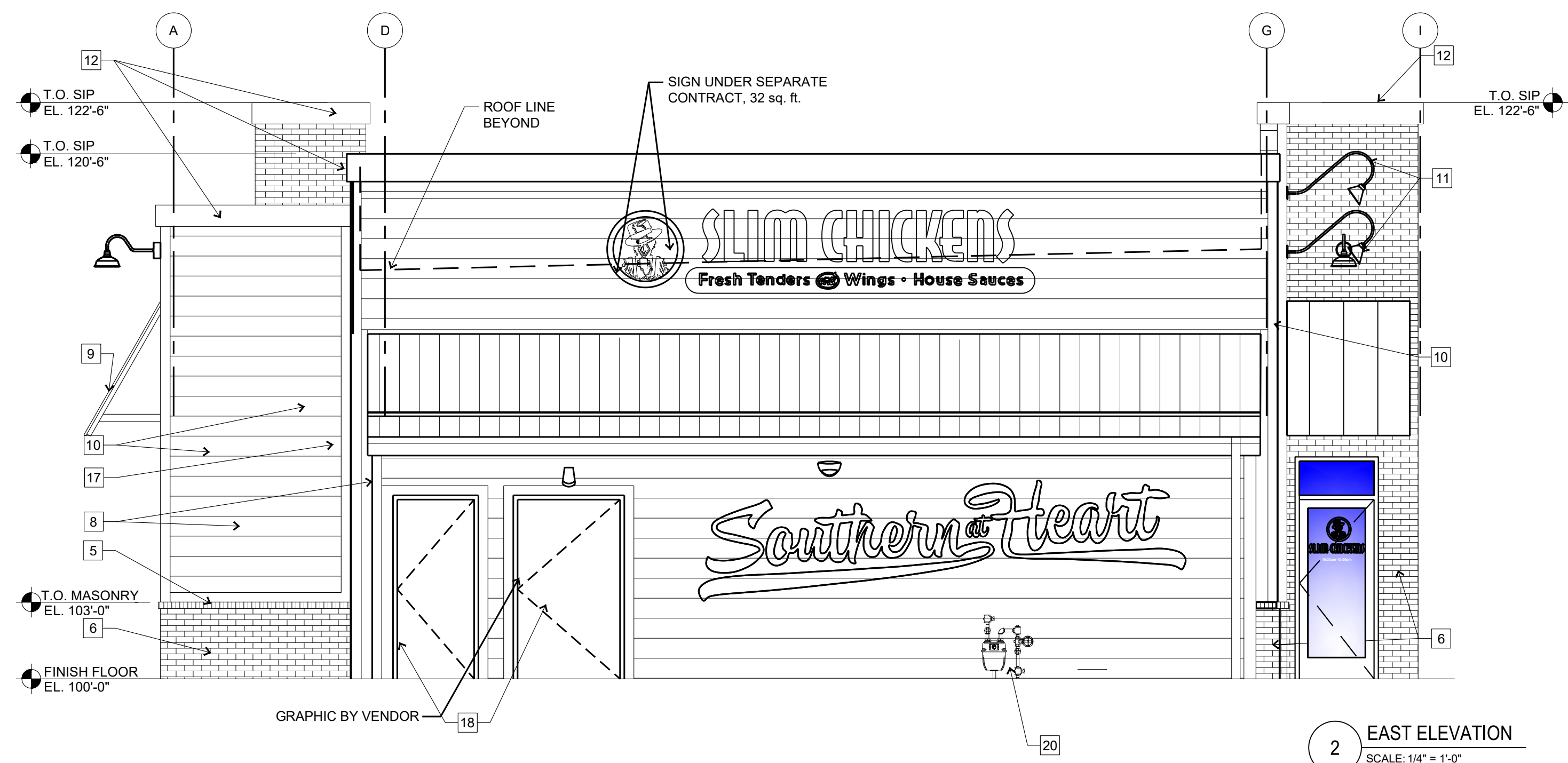
EXTERIOR ELEVATIONS

SHEET A2.1

DATE	1ST SDP SUBMITTAL	2ND SDP SUBMITTAL
2021.06.15	-	-
2021.08.26	-	-
-	-	-



SITE DEVELOPMENT PLANS FOR  
**SLIM CHICKEN'S  
FALCON MARKETPLACE LOT 9**  
A PARCEL OF LAND LOCATED IN THE SE QUARTER OF SECTION 1, TOWNSHIP 13  
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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**SITE DEVELOPMENT PLANS**

**SLIM CHICKEN'S - FALCON**

FALCON, EL PASO COUNTY, COLORADO

JOB NO. 21.030

DATE	DESCRIPTION
2021.04.15	1ST SDP SUBMITTAL
2021.08.26	2ND SDP SUBMITTAL

SHEET A2.2

EXTERIOR ELEVATIONS

**SITE APPROVAL**