

LEGAL DESCRIPTION:

PARCEL A:
A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1 /2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATED IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST "ASSUMED"); THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF THE NORTH ONE-HALF OF SAID S1 /2 NE1 /4; THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 360.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 300.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST, 300.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS EAST, 300.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS WEST, 300.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1 /2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATED IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEAR S 00 DEGREES 00 MINUTES 06 SECONDS W "ASSUMED"); THENCE S 00 DEGREES 00 MINUTES 06 SECONDS W ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH FORTY (40) FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4; THENCE N 89 DEGREES 52 MINUTES 03 SECONDS W ALONG SAID NORTH LINE, 660.31 FEET; THENCE N 00 DEGREES 02 MINUTES 26 SECONDS E, 620.73 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 NE1 /4; THENCE S 89 DEGREES 54 MINUTES 10 SECONDS E ALONG SAID S1 /2 NE1 /4'S NORTH LINE, 659.89 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 01, 2010 AT RECEPTION NO. 210085395 AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY SPECIAL WARRANTY DEEDS RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037676 AND RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037677, COUNTY OF EL PASO, STATE OF COLORADO.

SITE DEVELOPMENT PLAN SUMMARY:

PROPERTY ADDRESS:	BENT GRASS MEADOWS DRIVE, FALCON, CO 80831
PARCEL NUMBER:	5301000026, 5301000033
PROPERTY AREA:	PARCEL A = 89,994.49 SF (2.066 AC.) PARCEL B = 273,258.92 SF (6.273 AC.) TOTAL: 363,253.41 SF (8.339 AC.)
EXISTING ZONING:	(CONCEPTUAL) PUD RR-5
PROPOSED ZONING:	CS
CURRENT USE:	GRAZING / VACANT
PROPOSED USE:	RELIGIOUS INSTITUTION
PROPOSED TOTAL GROSS BUILDING AREA:	39,993 SF
PROPOSED LOT AREA COVERAGE:	4.872 AC. PAVEMENT (58.4%) 0.918 AC. ROOF (11.0%) 2.549 AC. OPEN SPACE / LANDSCAPING (INCL. POND) (30.6%)
EXISTING PERCENT IMPERVIOUSNESS:	0.0%
PROPOSED PERCENT IMPERVIOUSNESS:	(0.92 AC. X 90%+5.13 AC. X 100%+2.52 AC. X 0%)/8.58 AC.= 69.5%
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0553G, DATED DECEMBER 7, 2018) PER THIS MAP THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN
TYPE OF CONSTRUCTION:	TYPE IIB
FIRE SYSTEM:	SPRINKLER PER NFPA 13
MAXIMUM BUILDING HEIGHT:	45'
NEW BUILDING STRUCTURAL HEIGHT:	45'
FRONT SETBACK (EAST):	25.0'
SIDE SETBACK (NORTH):	25.0'
REAR SETBACK (WEST/SOUTH):	25.0'
SCOPE OF WORK:	PROPOSED BUILDING (39,993 SF) FOR RELIGIOUS INSTITUTION (CHURCH FACILITY) SITE PARKING LOT, LANDSCAPING, PVT. POND FACILITY, PUB. R.O.W. IMPROVEMENTS TO BENT GRASS MEADOWS DRIVE
CONSTRUCTION:	SUMMER 2027
STABILIZATION:	WINTER 2028

CONSTRUCTION SCHEDULE NOTE:

THE "NATURAL FEATURES AND WETLANDS REPORT" (2024) IDENTIFIES BLACK-TAILED PRAIRIE DOGS AND BURROWING OWLS AS SENSITIVE SPECIES OF CONCERN ON THIS SITE. THE START OF THE CONSTRUCTION SCHEDULE REFLECTS AN ANTICIPATED MIGRATION TIMEFRAME FOR THE BURROWING OWL.

GEOHAZARD NOTE:

PER THE AFFORMENTIONED GEOTECHNICAL REPORT BY ENTECH, NO GEOHAZARDS ARE IDENTIFIED ON THIS SITE

ADA DESIGN STANDARD NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

NOTES:

- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-171), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT RAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

update to 25-337

HRG Response: Updated.

NO.	DATE	BY	REVISION DESCRIPTION

CHURCH AT BENT GRASS MEADOWS
SITE DEVELOPMENT PLAN

A PORTION OF SECTION 01 (SE 1/4 OF NE 1/4) AND A PORTION OF LOT 1 SECTION 01, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP

SCALE: 1-1/2" = 1000'

SHEET INDEX:

- 1 - COVER
- 2 - SITE DEVELOPMENT PLAN
- 3 - PRELIMINARY UTILITY PLAN
- 4 - EMERGENCY ACCESS PLAN
- 5 - SITE DETAILS
- 7 - LANDSCAPE COVER
- 8 - OVERALL LANDSCAPE PLAN
- 9 - LANDSCAPE ENLARGEMENT 1
- 10 - LANDSCAPE ENLARGEMENT 2
- 11 - LANDSCAPE ENLARGEMENT 3
- 12 - LANDSCAPE DETAILS
- 13 - ELECTRICAL LEGEND
- 14 - ELECTRICAL SITE PLAN
- 15 - PHOTOMETRICS SITE PLAN
- 16 - PHOTOMETRICS DETAILS
- 17 - PHOTOMETRICS DETAILS
- 18 - PHOTOMETRICS DETAILS
- 19 - FLOOR PLAN
- 20 - ARCHITECTURAL ELEVATIONS

Please revise this site development to be current with the proposed final plat layout.

HRG Response: Revised to reflect the rezoned and platted property conditions.

PROJECT CONTACTS:

OWNER/DEVELOPER
FAL REALTY, LLC.
EMAIL: INFO@SEED.SERVICES

APPLICANT/OWNER'S REPRESENTATIVE
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

CIVIL ENGINEER
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: RICHIE LYON, P.E.
EMAIL: RICHIE.LYON@HRGREEN.COM

PLANNING & LANDSCAPE ARCHITECTURE:
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

GEOTECHNICAL ENGINEER
COMPANY: ENTECH ENGINEERING, INC
ADDRESS: 505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 531-5599
ATTN: JOE GOODE
EMAIL: JGOODE@ENTECH-ENGINEERING.COM

TRAFFIC ENGINEER
SM ROCHA, LLC.
8703 YATES DRIVE, STE 210
WESTMINSTER, CO 80031
TELE: (303) 458-9798
ATTN: MIKE ROCHA
EMAIL: MIKE@SMROCHA.COM

SURVEYOR
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
TELE: (719) 354-4120
ATTN: MARK JOHANNES
EMAIL: @CSAMLLC.COM

Please recalculate the parking (LDC Table 6-2 + 6-3.)

HRG Response: Revised as Space:Seats instead of Seats:Parking to be clear and match code, but otherwise it already matches the requirements.

PARKING SPACE CALCULATIONS								
AREA TYPE	# OF SEATS	SEAT-PARKING RATIO	REQUIRED SPACES	PROVIDED SPACES	ADA STANDARD STALLS REQ'D.	ADA VAN STALLS REQ'D	ADA STANDARD STALLS PROVIDED	ADA VAN STALLS PROVIDED
AUDITORIUM SEATS	750	4:1	188	440	7	2	7	2
Use Type			Minimum Number of Parking Spaces					
Religious Institution			1 space per 4 seats					

DRAWN BY: CVW	JOB DATE: 7/16/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2403591	0" = 1"
CAD DATE: 7/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2024\2403591\CAD\DWG\IC\SDP\Cover		



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.390.4140
FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
FALCON, CO

SITE DEVELOPMENT PLAN
COVER

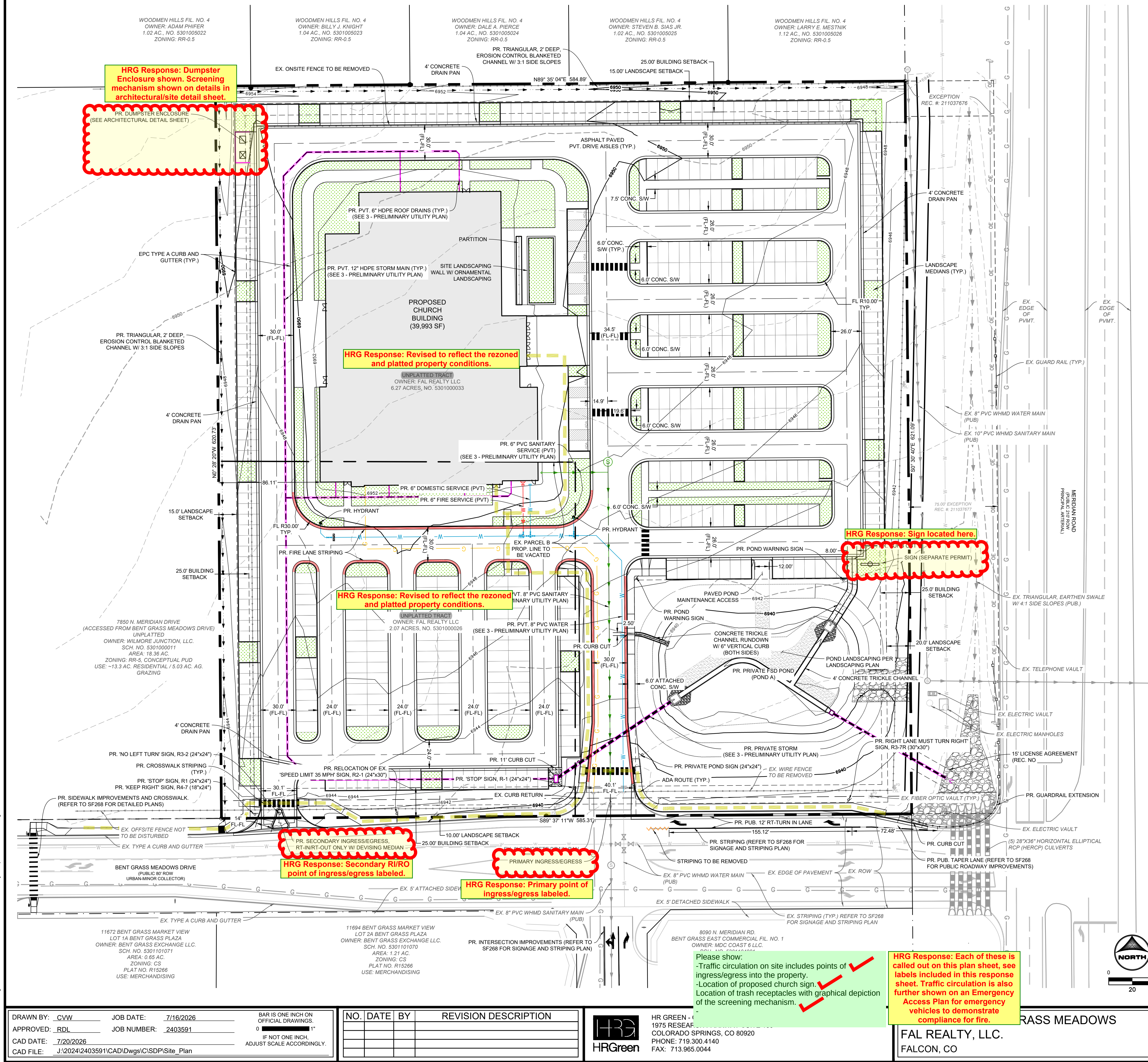
SHEET
CV

1

PCD File No.
PPR2622

PCD FILE NO.: SF268

HRG Response: Revised for entire SDP set.



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	—————	—————
EASEMENT LINE	—————	—————
RIGHT OF WAY	—————	—————
CENTERLINE	—————	—————
FENCE	—□—□—	—□—□—
OVERHEAD ELECTRIC	—OHE—	—OE—
GAS MAIN	—G—G—	—G—G—
WATER MAIN	—————	—W—
SANITARY MAIN	—▶—▶—	—▶—▶—
SWALE	—◄—◄—	—◄—◄—
STORM SEWER	—■—■—	—■—■—
TRAIL	—————	—————
EDGE OF GRAVEL	—————	—————
FIRE SERVICE	—————	—W—
DEMOLITION	—————	—————
FIRE LANE	—————	—————
INDEX CONTOUR	—————	—————
INTER. CONTOUR	—————	—————
ADA ROUTE	—————	—————
LANDSCAPING	—————	—————
BUILDING	—————	—————
WATER		
BLOW OFF VALVE	⊕	
GATE VALVE	⊕	⊕
MANHOLE	⊕	
WELL	⊕	
WATER WARNING SIGN	⊕	
DRY UTILITIES		
ELECTRIC METER	⊕	⊕
ELECTRIC BOX	⊕	
FIBER OPTIC BOX	⊕	
FIBER OPTIC WARNING SIGN	⊕	
TELEPHONE PEDESTAL	⊕	
UTILITY POLE	⊕	

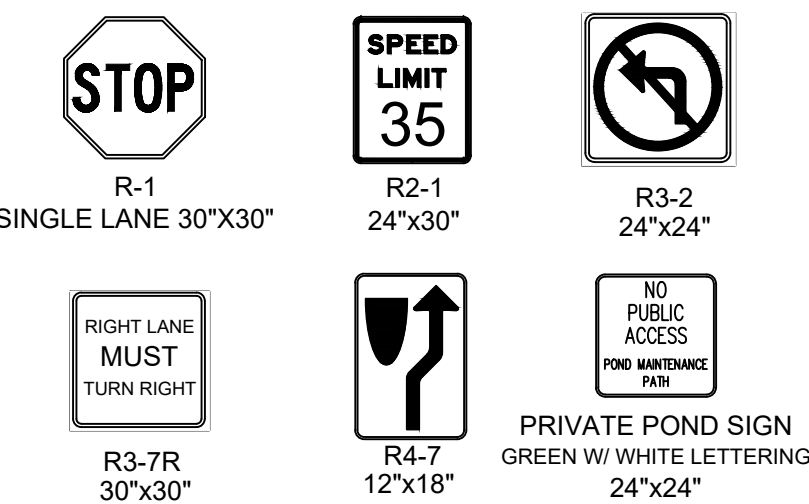
ADA DESIGN STANDARD NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

NOTES

ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

SIGNAGE LEGEND:



PCD FILE NO.: SF268

DRAWN BY: CVW JOB DATE: 7/16/2026 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 2403591 0 [REDACTED] 1"
CAD DATE: 7/20/2026 IF NOT ONE INCH,
CAD FILE: J:\2024\2403591\CAD\Draws\CISDP\Site_Plan ADJUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - ()
1975 RESEARCH
COLORADO SPRINGS, CO 80920
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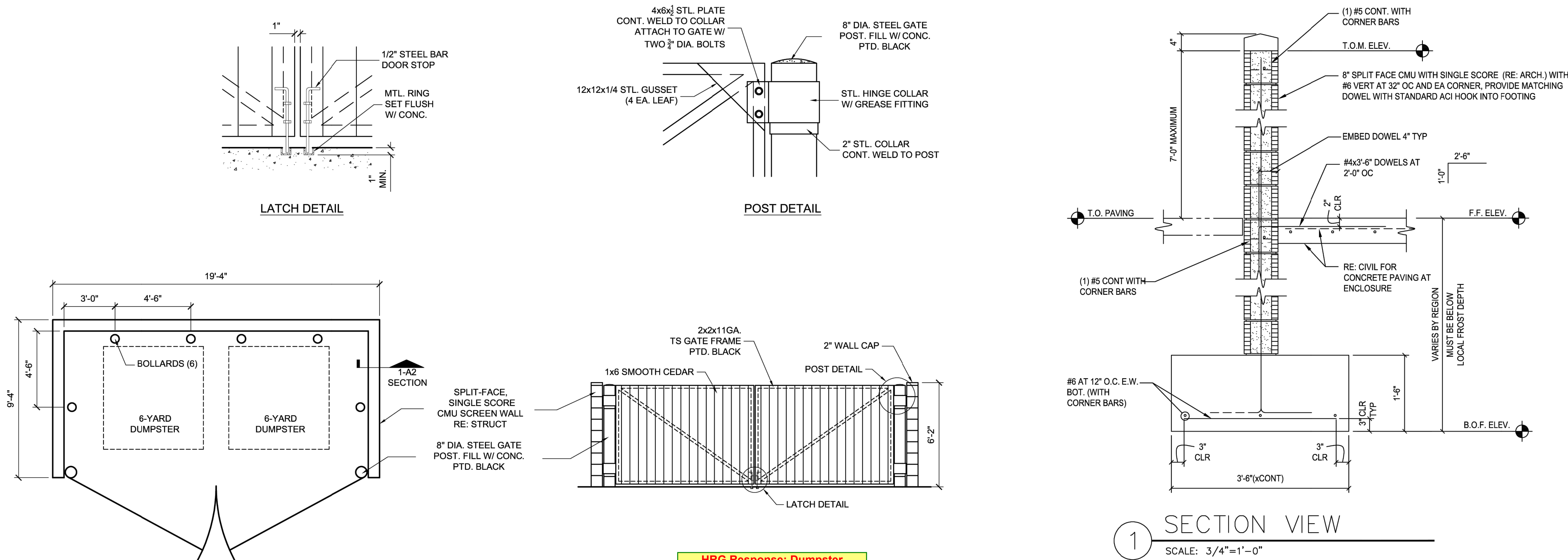
FAL REALTY, LLC.
FALCON. CO

GRASS MEADOWS

SITE DEVELOPMENT PLAN

SHEET
SDP

2



HRG Response: Dumpster
Enclosure screening mechanism
shown on this detail sheet.

DRAWN BY: _CWW	JOB DATE: 7/20/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: _RDL	JOB NUMBER: 2403591	0 1"
CAD DATE: 7/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2024\2403591\CAD\Drawings\CDP\Details		

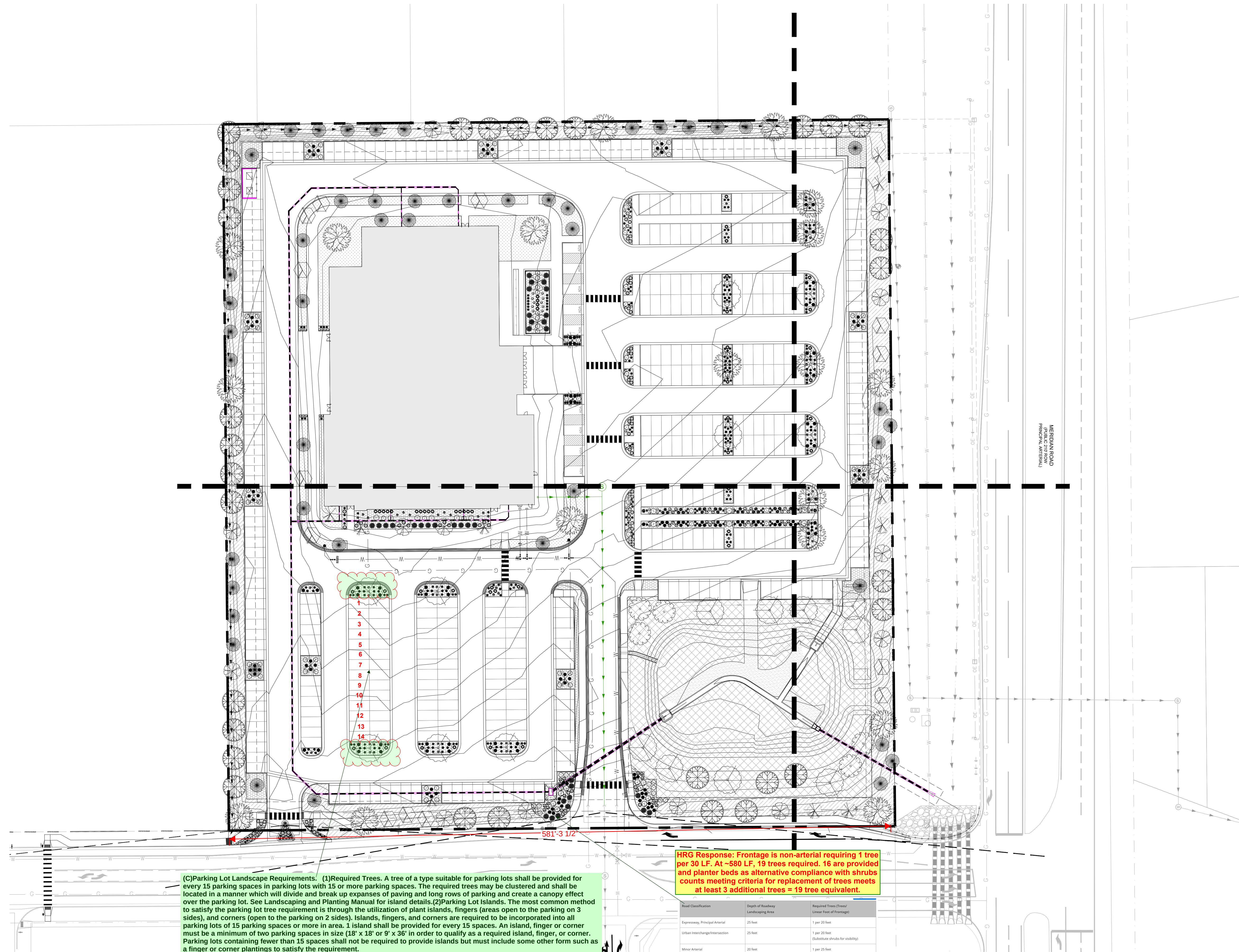
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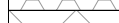
	HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044
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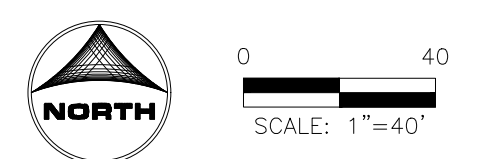
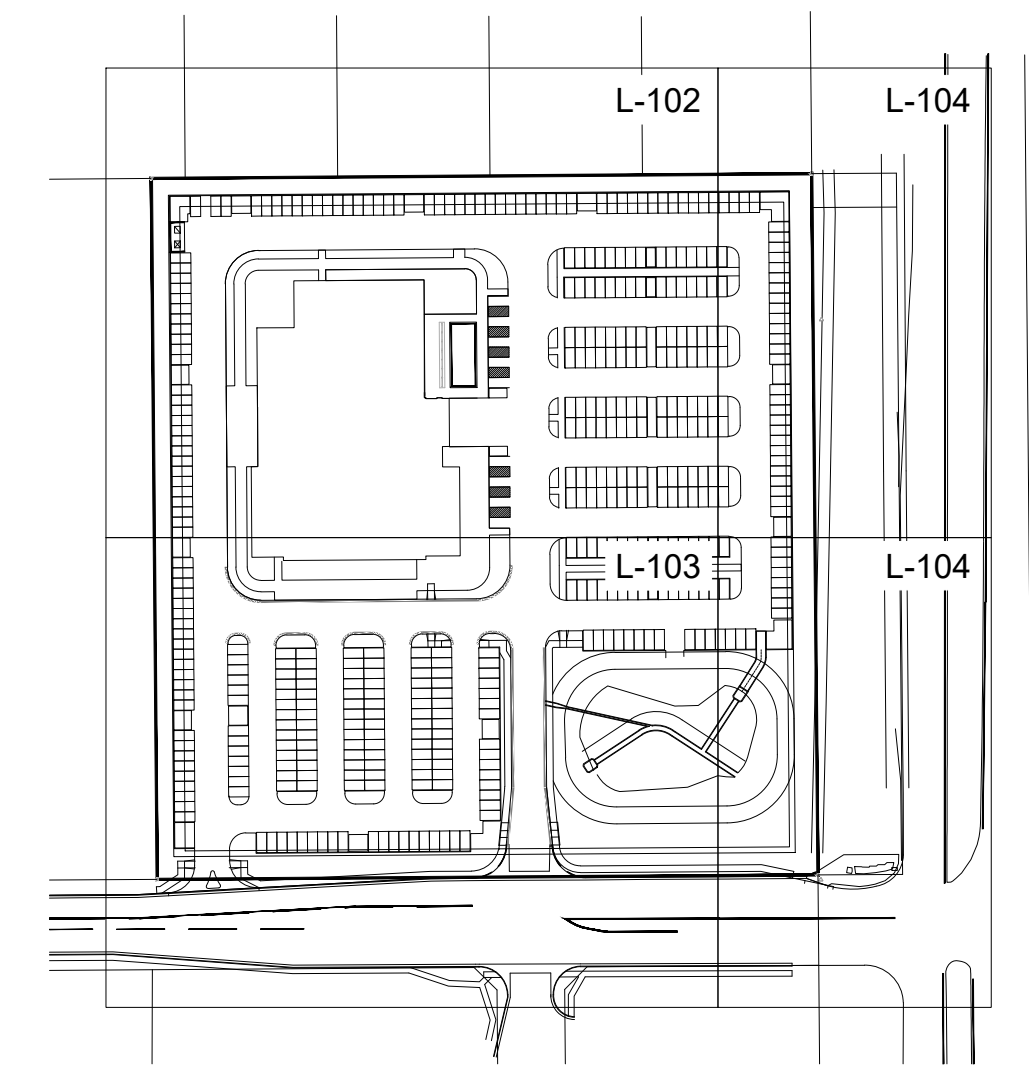
CHURCH AT BENT GRASS MEADOWS FAL REALTY, LLC. FALCON, CO
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SITE DEVELOPMENT PLAN SITE DETAILS

SHEET DET	6
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GROUND COVERS		
	19,738 SF	3/4" MOUNTAIN GRANITE ROCK
	31,865 SF	DETENTION SEEDING
	38,751 SF	NATIVE SEEDING
	10,874 SF	TURF SOD



Know what's **below**.
Call before you dig.

PCD FILE NO.: SF268

DRAWN BY: KAL JOB DATE: 7/27/2026
APPROVED: BKP JOB NUMBER: 2403591
CAD DATE: 7/27/2026
CAD FILE: J:\2024\2403591\CAD\DWG\CS\DP\ Landscape_Plan

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0  HRG
IF NOT ONE
ADJUST SCALE AC

HRG Response: End medians are provided at the end of each run of parking stalls and there is a tree for each grouping. Additionally the shrubs/grasses in those islands prevent unplanted mulch areas.

NO.	DATE	BY	REVISION DESCRIPTION
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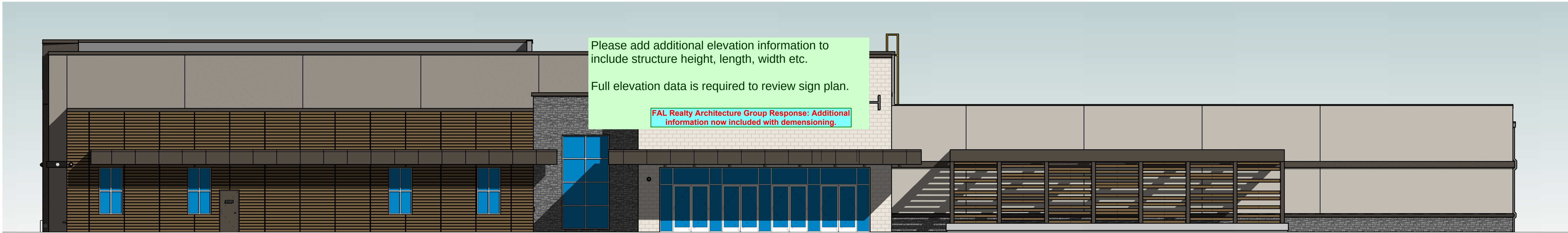
HR GREEN - COLORADO
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

RESEARCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
FALCON, CO

SITE DEVELOPMENT PLAN OVERALL LANDSCAPE PLAN

SHEET
-101

3



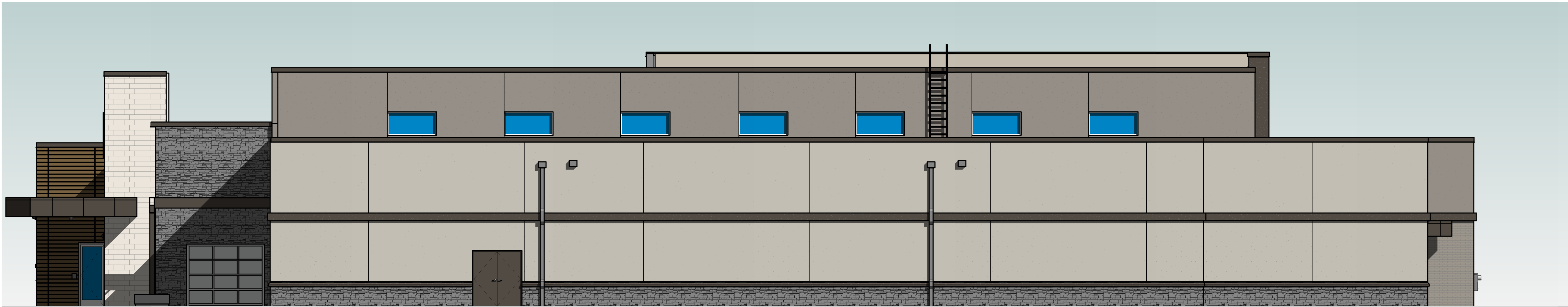
Please add additional elevation information to include structure height, length, width etc.

Full elevation data is required to review sign plan.

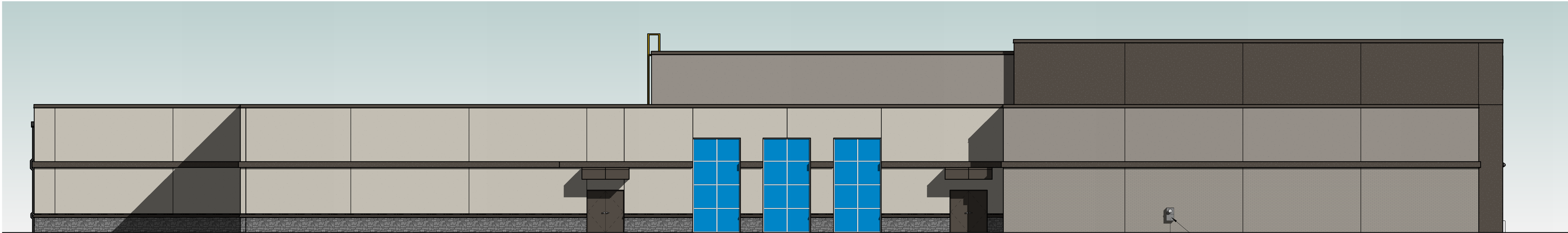
FAL Realty Architecture Group Response: Additional information now included with dimensioning.

1 EAST ELEVATION
A200 1/8" = 1'-0"

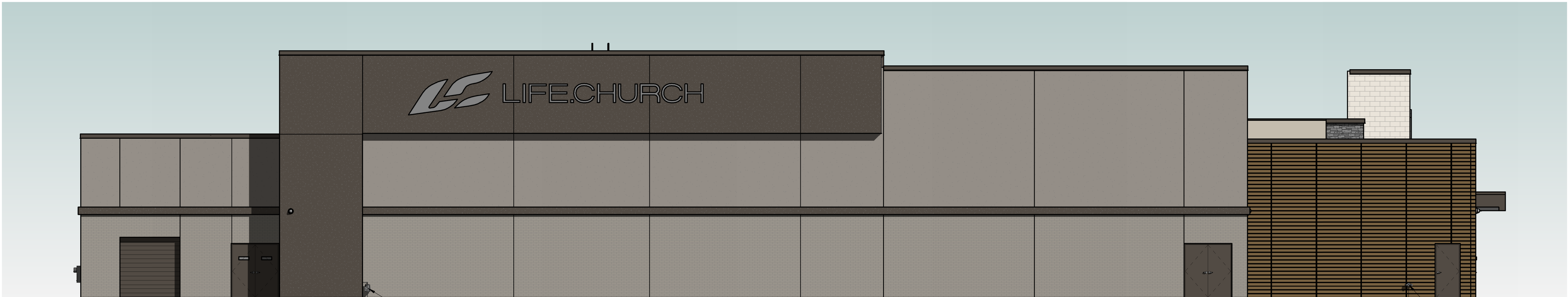
- LEGEND:
- EIFS-1: DRYVIT EIFS CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7016 "MINDFUL GRAY"
 - EIFS-2: DRYVIT EIFS CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7018 "DOVETAIL"
 - EIFS-3: DRYVIT EIFS CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7020 "BLACK FOX"
 - EIFS-4: DRYVIT EIFS WITH "LYMESTONE" SPECIALTY FINISH, CUSTOM COLOR TO MATCH SW #7035 "AESTHETIC WHITE" WITH 1/2" AESTHETIC "V" REVEALS IN A 12"x24" RUNNING BOND PATTERN
 - FCWP-1: FIBER CEMENT WALL PANELS, NICHHA "VINTAGEWOOD" ARCHITECTURAL WALL PANELS IN "CEDAR" COLOR,
 - DPAP: DRI-DESIGN PAINTED ALUMINUM PANELS, CUSTOM COLOR TO MATCH SHERWIN WILLIAMS SW #7020 "BLACK FOX" REF. ELEVATION FOR SIZE OF PANEL
 - TABS-1 THIN ADHEARED BUILDING STONE ELDORADO STONE, LEDGECUT 33 BEACH PEBBLE
 - BR-1 RUNNING BOND - DRYVIT EIFS "CUSTOM BIRCK" SPECIALTY FINISH, BRICK SHALL BE CUSTOM COLOR TO MATCH SW #7018 "DOVETAIL" GROUT SHALL BE CUSTOM COLOR TO MATCH SW #7044 "AMAZING GRAY"



2 NORTH ELEVATION
A200 1/8" = 1'-0"



3 WEST ELEVATION
A200 1/8" = 1'-0"



4 SOUTH ELEVATION
A200 1/8" = 1'-0"

PCD FILE NO.: PPR_____

REVISIONS:

ARCHITECT:

SEED DEVELOPMENT SERVICES
c/o McAfee & Taft P.C.
8th Floor, Two Leadership Square
211 N. Robinson Ave.
Oklahoma City, OK 73102
405-236-5858

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Wallace Design Collective
410 N. Walnut Ave., Suite 200
Oklahoma City, OK 73104
405-236-5858

MECHANICAL AND ELECTRICAL ENGINEER:

ALLEN CONSULTING INCORPORATED
110 N. Mercedes Dr.
Norman, OK 73069
405-447-2282

CIVIL ENGINEER:

RRN Realty, LLC

DRAWN BY: RW CHECKED BY: TR

SEAL:

DATE: 7/15/2025

PROJECT NUMBER: RMDL000377

DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER:

20