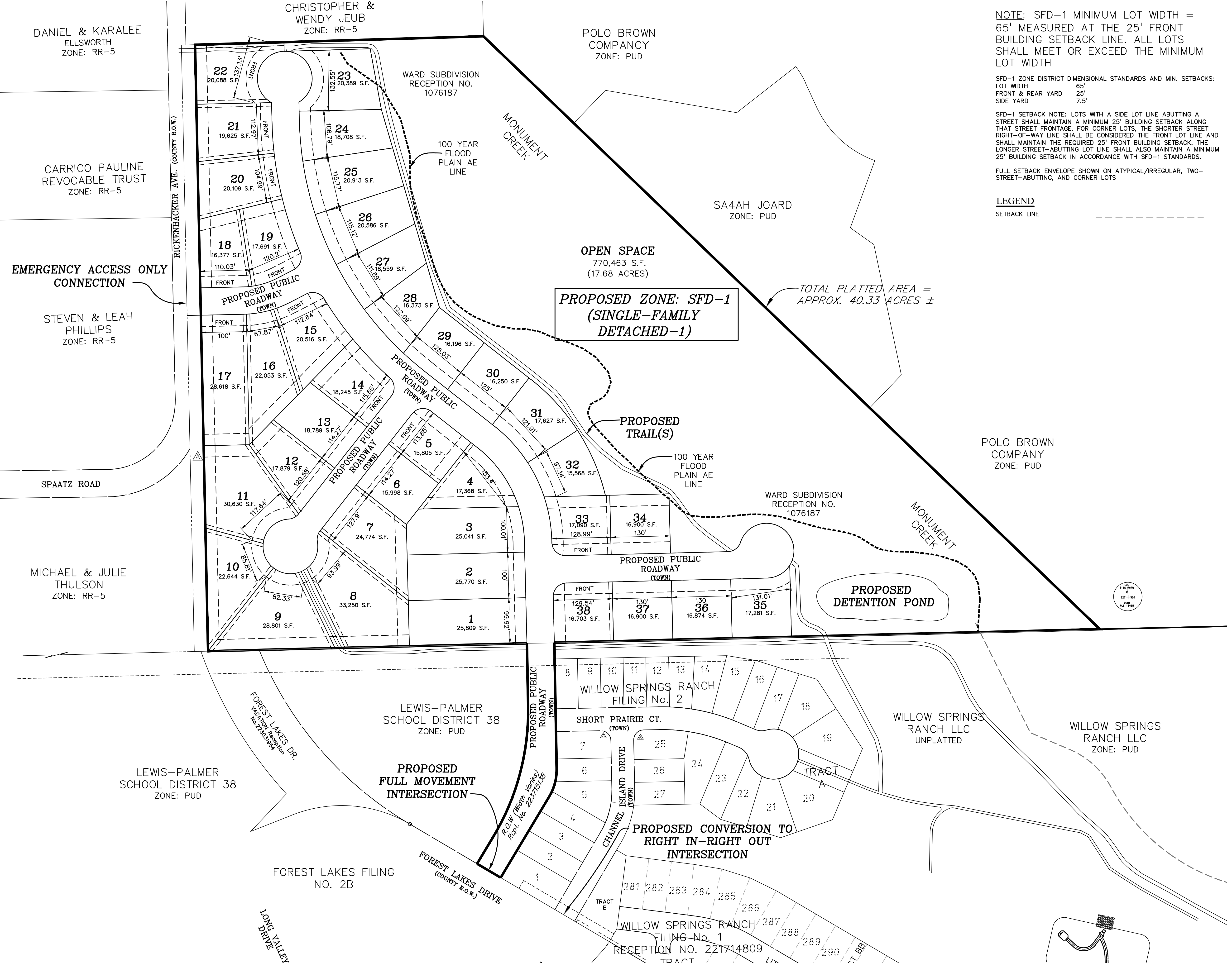


WILLOW SPRINGS ANNEXATION No. 3
CONCEPT PLAN



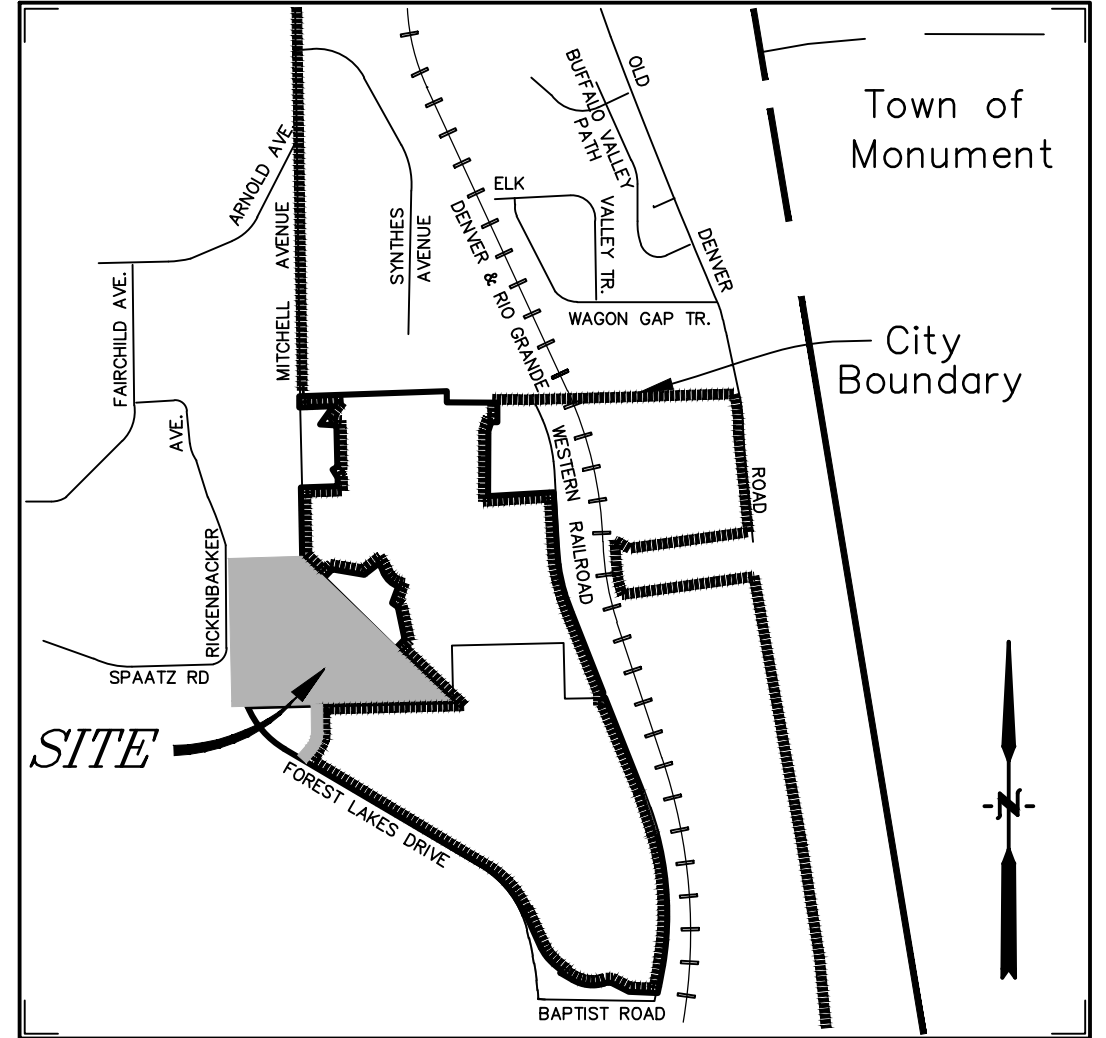
NOTE: SFD-1 MINIMUM LOT WIDTH = 65' MEASURED AT THE 25' FRONT BUILDING SETBACK LINE. ALL LOTS SHALL MEET OR EXCEED THE MINIMUM LOT WIDTH

SFD-1 ZONE DISTRICT DIMENSIONAL STANDARDS AND MIN. SETBACKS:
LOT WIDTH 65'
FRONT & REAR YARD 25'
SIDE YARD 7.5'

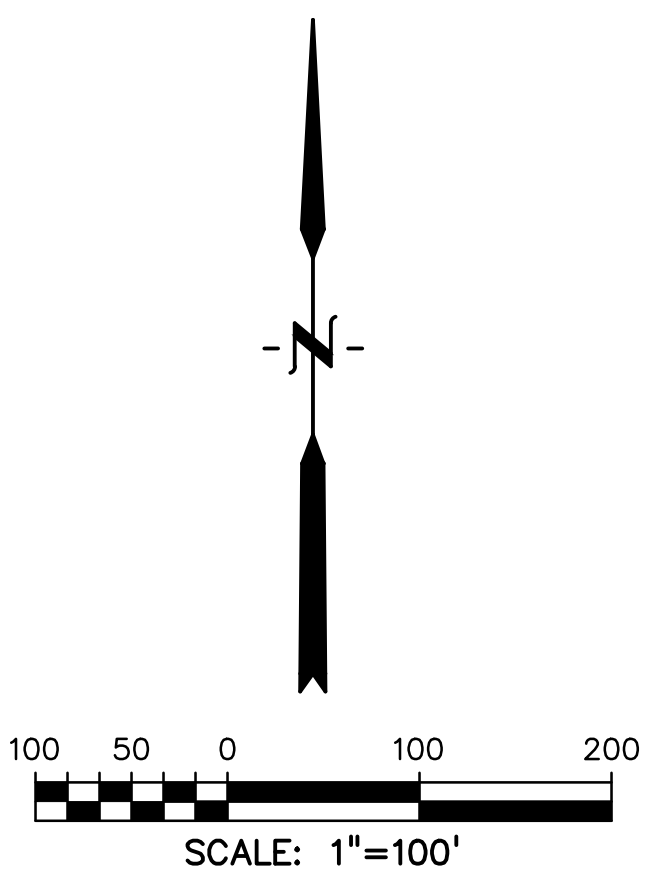
SFD-1 SETBACK NOTE: LOTS WITH A SIDE LOT LINE ABUTTING A STREET SHALL MAINTAIN A MINIMUM 25' BUILDING SETBACK ALONG THAT STREET FRONTAGE. FOR CORNER LOTS, THE SHORTER STREET RIGHT-OF-WAY LINE SHALL BE CONSIDERED THE FRONT LOT LINE AND SHALL MAINTAIN THE REQUIRED 25' FRONT BUILDING SETBACK. THE LONGER STREET-ABUTTING LOT LINE SHALL ALSO MAINTAIN A MINIMUM 25' BUILDING SETBACK IN ACCORDANCE WITH SFD-1 STANDARDS.

FULL SETBACK ENVELOPE SHOWN ON ATYPICAL/IRREGULAR, TWO-STREET-ABUTTING, AND CORNER LOTS

LEGEND
SETBACK LINE



Vicinity Map
Not to Scale



SITE DATA:

APPLICANT:	WILLOW SPRINGS RANCH, LLC, BY POLO BROWN COMPANY
OWNER:	RAO INVESTMENTS LLC
CONSULTANT:	DREXEL, BARRELL & CO.
TAX ID NUMBER:	71270-01-014
SITE ACREAGE:	40.33±
EXISTING LAND USE:	SINGLE-FAMILY RESIDENTIAL
EXISTING SITE ADDRESS:	16215 RICKENBACKER AVENUE
EXISTING SITE ZONING:	RR-5 (COUNTY)
PROPOSED SITE ZONING:	SFD-1 (SINGLE-FAMILY DETACHED-1, TOWN OF MONUMENT)

LAND USE DATA:

GROSS SITE AREA:	1,756,642 SF (40.33± AC)
OPEN SPACE AREA:	770,463 SF (17.68 AC): 44% OF THE SITE
PROPOSED LOT COUNT:	38
MINIMUM LOT SIZE:	15,000 SF (1/3 AC)
GROSS DENSITY:	0.94 DU/AC
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL

- NOTES:
- A WATER LOOP CONNECTED TO THE EXISTING CITY WATER SYSTEM WILL BE PROVIDED.
 - PROPOSED LANDSCAPING IN THE DEVELOPMENT WILL BE XERIC (WATER-WISE).
 - MONUMENT CREEK WILL BE PROTECTED/PRESERVED.

EXHIBIT B

PREPARED BY: DREXEL, BARRELL & CO.
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COLORADO SPRINGS, CO 80903
(719) 260-0887
JOB NO. 20876-14
COLORADO SPRINGS • LAFAYETTE
DATE OF PREPARATION: AUGUST 18, 2026