

15. Planning Area 15 - Existing Single Family Residence (SFR)

a. Descriptive Summary

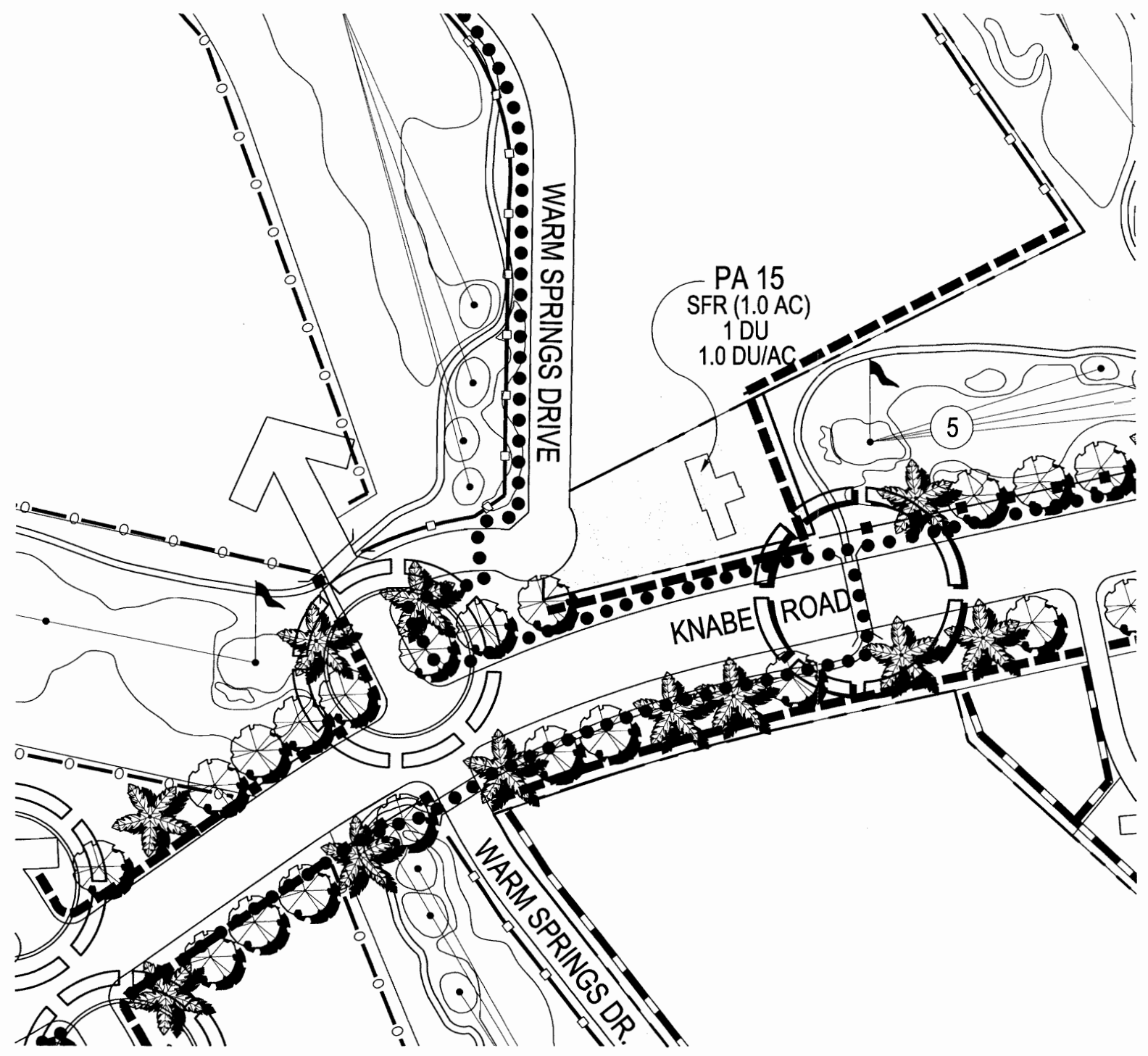
Planning Area 15, as illustrated in Figure IV-27, consists of a one (1) acre lot which entails an existing single family residence.

b. Land Use and Development Standards

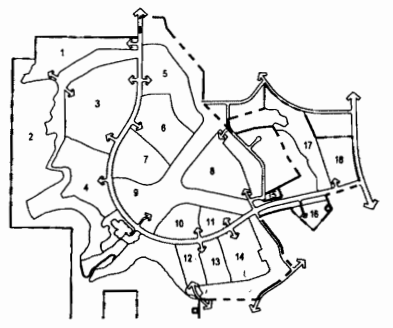
It is anticipated that 3.9 acres of the 4.9 acre lot will be incorporated into the golf course. The 4.9 acre lot will be subdivided leaving a one (1) acre parcel for the residence.

c. Planning Standards




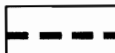
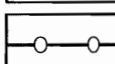
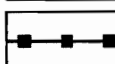

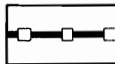
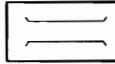
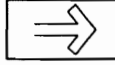
- (1) A Perimeter Wall is planned along the southern and eastern perimeters of the Planning Area, as illustrated V-11 and V-11B.
- (2) A typical roadway landscape treatment as illustrated in Figure V-5 and V-5A, will be established along the north side of Knabe Road.
- (3) An Equestrian Trail and Fence, as illustrated in Figure V-10, V-11 and V-11A, is planned along the western side of Warm Springs Drive.
- (4) Access to the residence is planned off of Warm Springs Drive.
- (5) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:
 - IV.A.1 - Comprehensive Land Use Plan
 - IV.A.2 - Circulation Plan
 - IV.A.3 - Drainage Plan
 - IV.A.4 - Landscaping Plan
 - IV.A.5 - Water and Sewer Plans
 - IV.A.6 - Public Facility and Special Phasing Requirements
 - IV.A.7 - Grading Plan
 - IV.A.8 - Comprehensive Maintenance Plan
- (6) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP



LEGEND

-  Neighborhood Gated Entry
(See Figure IV-5, V-3 & V-3A)
-  Knabe with Golf Course Interface
(See Figure V-5 & 5A)
-  Equestrian Trail / Fence
(See Figure V-10, V-11 & V-11A)
-  Perimeter Wall
(See Figure V-11 & V-11B)
-  View Fence
(See Figure V-11 & V-11C)
-  Theme Fence
(See Figure V-11 & V-11D)
-  Concrete Block Wall
(See Figure V-11E)
-  Wrought Iron Fence
(See Figure V-11F)
-  Proposed Tunnel / Bridge
(See Figure V-10A)
-  Potential Access Point

INFORMATION

- SINGLE FAMILY RESIDENCE (SFR)
- 1.0 ACRES
 - 1 UNIT
 - 1.0 UNIT/ACRE

