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.