

BALLANTYNE

A PLANNED DEVELOPMENT



SCALE: 1" = 200'



4580-F VANDER DRIVE
VILLAGE 202 202 0726
mail@pacefields.com

COMMON OPEN SPACE CALCULATIONS

- OPEN SPACE
- REQUIRED: 4.02 ACRES (10%)
- PROPOSED: 4.02 ACRES (10%)
- RECREATIONAL SPACE
- REQUIRED: 2.01 ACRES (5%)
- PROPOSED: 2.01 ACRES (5%)

COMMON SPACE OWNERSHIP

PROVISIONS FOR THE PERMANENT OWNERSHIP, OPERATION, AND MAINTENANCE OF COMMON OPEN SPACE SHALL BE PROVIDED BY COVENANT, DEED RESTRICTION, EASEMENT, OR OWNERSHIP BY AND FOR THE BENEFIT OF A HOMEOWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.

SITE DATA

- TOTAL AREA: 40.286 ACRES
- MAP/PARCEL: 0071-008
- EXISTING ZONING: R-1
- PROPOSED ZONING: PD-R
- PROPOSED LOTS: 80 (2 PER ACRE)
- MINIMUM LOT WIDTH: 80'
- MINIMUM LOT AREA: 10,000 SQ. FT.
- SETBACKS:
 - FRONT - 30'
 - SIDE - 10'
 - REAR - 30'

LOT SIZE LEGEND

- ±10,000 SF (1 ACRE)
- ±15,000 SF (1/2 ACRE)
- ±21,000 SF (1/2 ACRE)

