

# BALLANTYNE

## SUBDIVISION

1-5-2021



SCALE: 1" = 200'



**PACE**  
 COMMERCIAL DESIGN & CONSTRUCTION  
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**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 PROPERTY OWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.

**SITE DEVELOPMENT NOTES:**

- RECREATION AREA - 2.0 ACRES
- CLUSTER MAILBOX CENTER WITH 4 PARKING SPACES
- 4 WIDE SIDEWALK ON ONE SIDE OF EACH STREET (INSTALLED ON A PER LOT BASIS BY HOME BUILDER)
- LOTS ABUTTING CLYATTSTONE ROAD AND SIMPSON LANE SHALL BE MINIMUM 0.5-ACRE IN SIZE.

**SITE DATA**

- TOTAL AREA: 40.286 ACRES
- MAP/PARCEL: 0071-008
- EXISTING ZONING: R-1
- PROPOSED ZONING: R-10
- PROPOSED LOTS: 81 (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 (¼ ACRE)
- ±15,000 SF (½ ACRE)
- ±21,000 SF (¾ ACRE)

