

BALLANTYNE

SUBDIVISION

1-21-2021



SCALE: 1" = 200'



PACE
 ENGINEERING & ARCHITECTURE
 4560 F. Vainoth Drive
 Valdosta, GA 31602
 229.282.0758
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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 OF A PROPERTY OWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.

SITE DEVELOPMENT NOTES:
 • RECREATION AREA - 2.0 ACRES
 • 4 HOUSING UNITS + 4 PARKING SPACES
 • 4' WIDE SIDEWALK ON ONE SIDE OF EACH STREET (INSTALLED ON A PER LOT BASIS BY HOME BUILDER)
 • LOTS ADJACENT TO KYATTSTONE ROAD AND SIMPSON LANE SHALL BE MINIMUM 0.5-ACRE IN SIZE.

SITE DATA
 • TOTAL AREA: 40,286 ACRES
 • PROPOSED LOTS: 81
 • EXISTING ZONING: R-10
 • PROPOSED ZONING: R-10
 • MINIMUM LOT WIDTH: 80'
 • MINIMUM LOT AREA: 10,000 SQ. FT.
 SETBACKS:
 • FRONT - 30'
 • SIDE - 10'
 • REAR - 30'

LOT SIZE LEGEND

Light Yellow	±10,000 SF (± ACRE)
Light Blue	±15,000 SF (± ACRE)
Orange	±21,000 SF (± ACRE)



LOT 21 IS POTENTIAL CONNECTION TO FUTURE DEVELOPMENT

LOT 6 IS POTENTIAL CONNECTION TO FUTURE DEVELOPMENT

SIMPSON LANE

CLYATTSTONE ROAD