

# BALLANTYNE

## A PLANNED DEVELOPMENT



**PACE**  
 CIVIL ENGINEERING & SURVEYING  
 4560-F Valinth Drive  
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### COMMON OPEN SPACE CALCULATIONS

- OPEN SPACE
- REQUIRED: 4.02 ACRES (10%)
- PROVIDED: 4.02 ACRES (10%)
- REQUIRED: 2.01 ACRES (5%)
- PROVIDED: 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 PROPERTY OWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.

### SITE DATA

- TOTAL AREA: 40,286 ACRES
- MAP AREA: 30,710.08
- PROPOSED ZONING: PD-R
- PROPOSED LOTS: 80.12 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 (± ACRE)
- ±15,000 SF (± ACRE)
- ±21,000 SF (± ACRE)

