

BALLANTYNE

SUBDIVISION

1-5-2021



SCALE: 1" = 200'



PACE
 CIVIL ENGINEERING - SURVEYING - 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
- CLUSTER MAILBOX CENTER SIDE OF EACH STREET (INSTALLED ON A PER LOT BASIS BY HOME BUILDER)
- LOTS ADJACENT TO WYATTSTONE ROAD AND SIMPSON LANE SHALL BE MINIMUM 0.5-ACRE IN SIZE.

SITE DATA

- TOTAL AREA: 40.286 ACRES
- MAP/PARCEL: 00/71-008
- EXISTING ZONING: R-10
- PROPOSED ZONING: R-10
- PROPOSED LOTS: 81 (12 PER ACRE)
- MINIMUM LOT WIDTH: 80'
- MINIMUM LOT AREA: 10,000 SQ. FT.

SETBACKS:

- FRONT - 30'
- REAR - 30'
- SIDE - 10'

LOT SIZE LEGEND

- ±10,000 SF (± ACRE)
- ±15,000 SF (± ACRE)
- ±21,000 SF (± ACRE)

