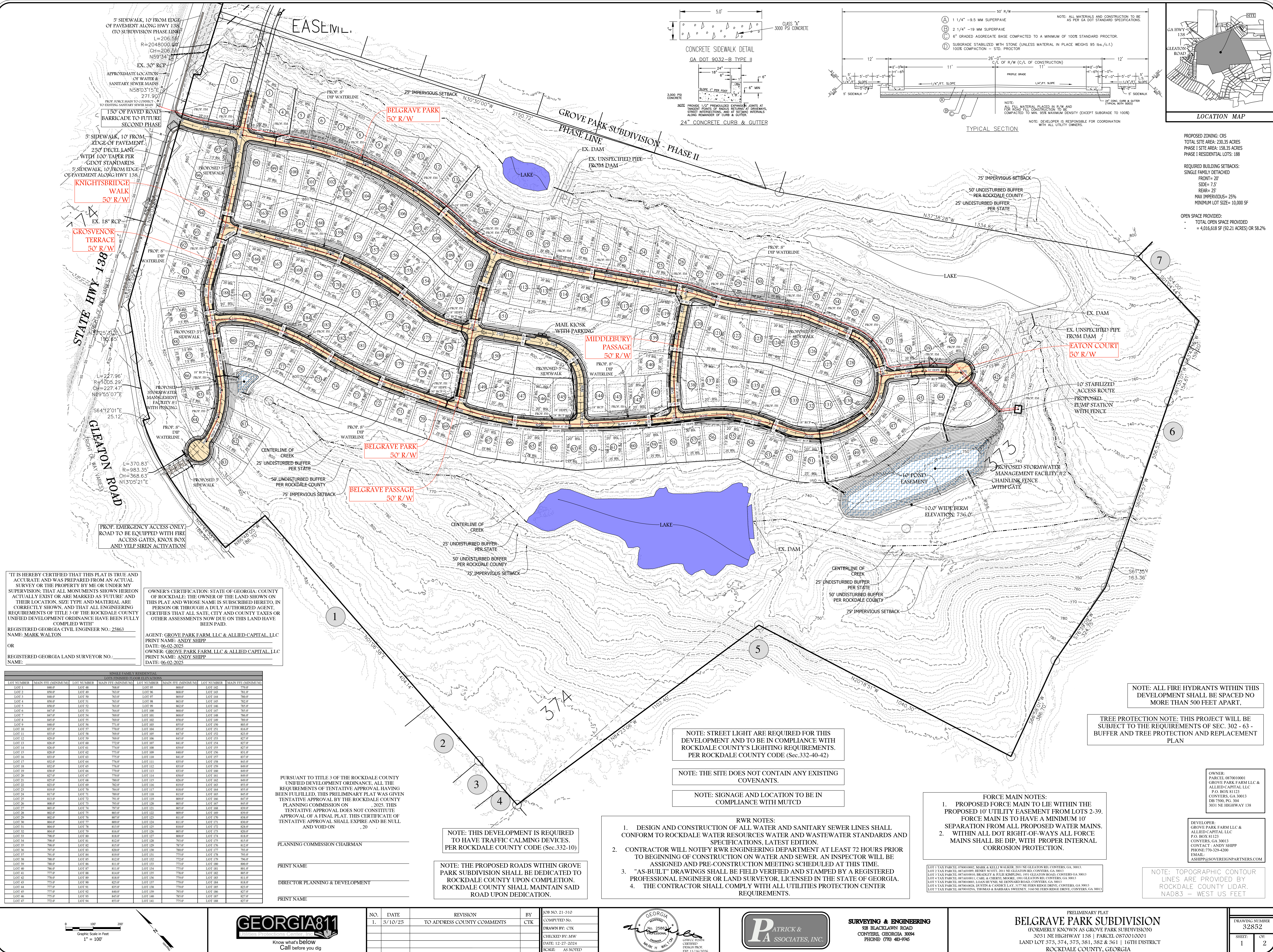
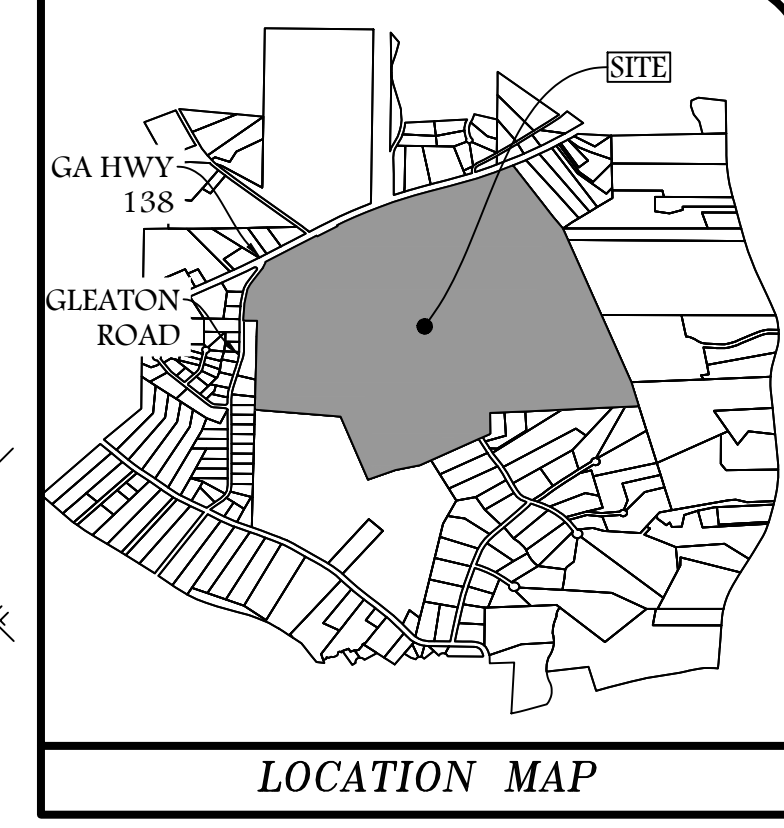
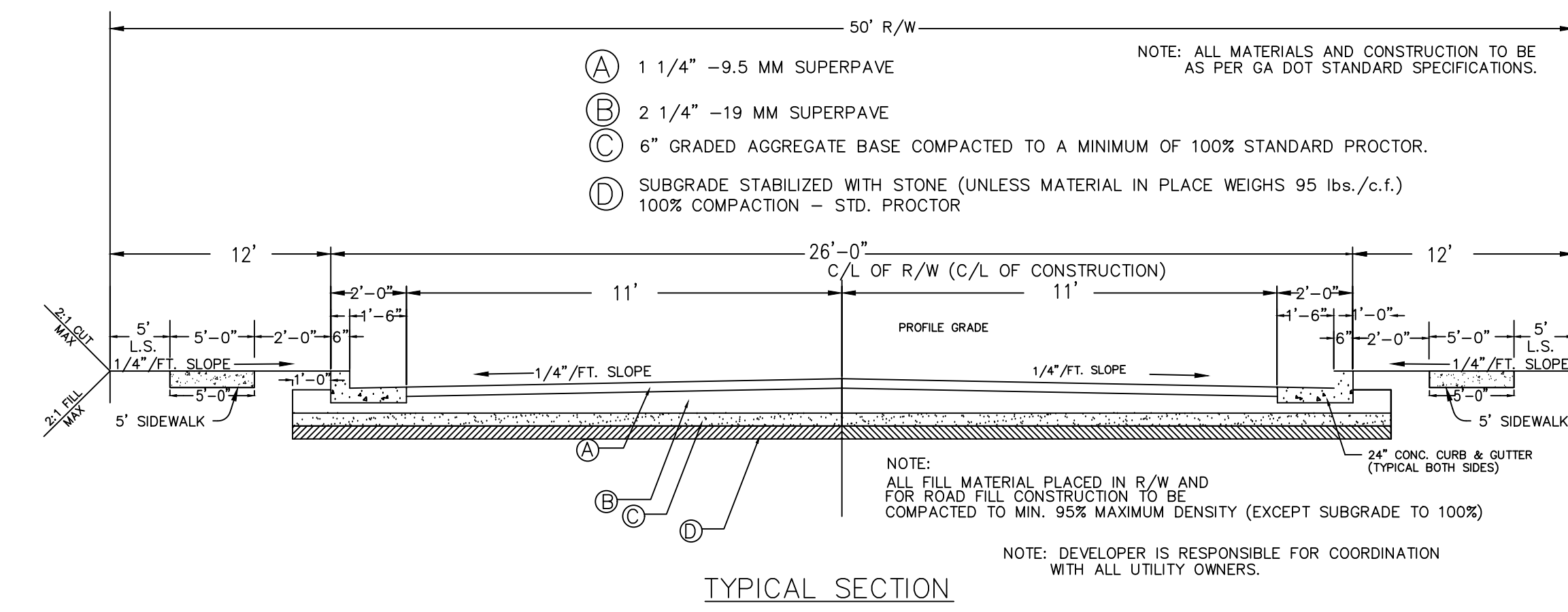
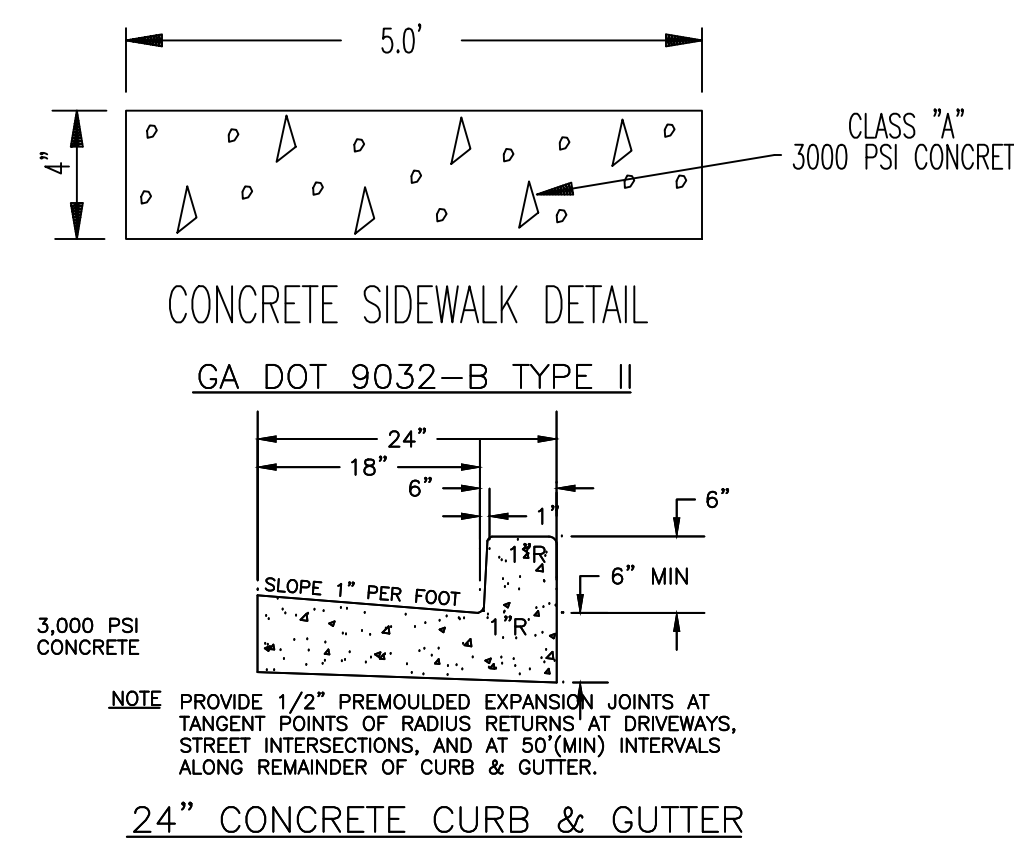
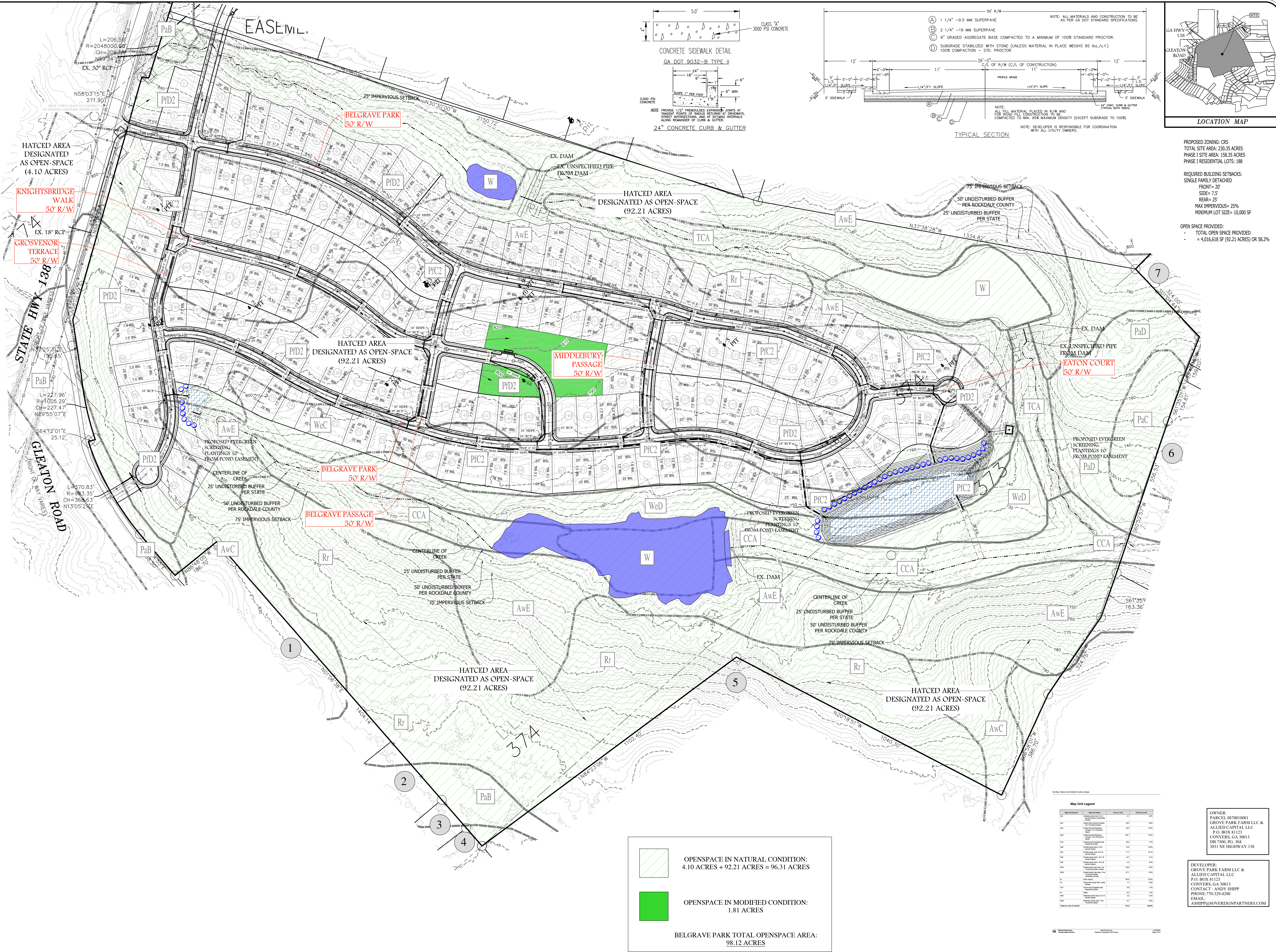






PROPOSED ZONING: CRS
TOTAL SITE AREA: 230.35 ACRES
PHASE I SITE AREA: 158.35 ACRES
PHASE I RESIDENTIAL LOTS: 188

REQUIRED BUILDING SETBACKS:
SINGLE FAMILY DETACHED
FRONT= 20'
SIDE= 7.5'
REAR= 25'
MAX IMPERVIOUS= 25%
MINIMUM LOT SIZE= 10,000 SF

OPEN SPACE PROVIDED:
TOTAL OPEN SPACE PROVIDED
= 4,016,618 SF (92.21 ACRES) OR 58.2%

OPENSOURCE IN NATURAL CONDITION:
4.10 ACRES + 92.21 ACRES = 96.31 ACRES

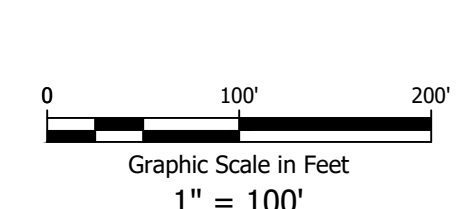
OPENSOURCE IN MODIFIED CONDITION:
1.81 ACRES

BELGRAVE PARK TOTAL OPENSOURCE AREA:
98.12 ACRES

Map Unit Legend			
Map Unit Symbol	Map Unit Description	Area in Acres	Percentage of A-23
PA1	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	8.1	1.00%
PA2	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA3	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA4	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA5	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA6	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA7	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA8	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA9	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA10	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA11	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA12	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA13	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA14	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA15	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA16	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA17	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA18	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA19	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA20	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA21	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA22	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA23	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA24	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA25	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA26	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA27	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
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PA31	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
PA32	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
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PA36	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%
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PA100	Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep Peatlands, 100-150 ft. deep	10.0	1.25%

OWNER:
PARCEL 0870010001
GROVE PARK FARM LLC &
ALLIED CAPITAL LLC
P.O. BOX 81123
CONYERS, GA 30013
DB 7500, PG. 304
3031 NE HIGHWAY 138

DEVELOPER:
GROVE PARK FARM LLC &
ALLIED CAPITAL LLC
P.O. BOX 81123
CONYERS, GA 30013
CONTACT: ANDY SHIPP
PHONE: 770-329-4200
EMAIL:
ASHIPP@SOVEREIGNPARTNERS.COM



NO.	DATE	REVISION	BY	JOB NO. 21-310
1.	3/10/23	TO ADDRESS COUNTY COMMENTS	CTK	COMPUTED NO.
				DRAWN BY: CTK
				CHECKED BY: MW
				DATE: 12-27-2024
				SCALE: AS NOTED



SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

PRELIMINARY PLAT - NATURAL RESOURCES PLAN
BELGRAVE PARK SUBDIVISION
(FORMERLY KNOWN AS GROVE PARK SUBDIVISION)
3031 NE HIGHWAY 138 | PARCEL 0870010001
LAND LOT 373, 374, 375, 381, 382 & 361 | 16TH DISTRICT
ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER	SHEET	OF
32852	2	2