



Where Georgia comes together.

Application # PLAT 0073-2026

Application for Subdivision
 Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad Bryant, Bryant Engineering	CCCCT Investments, LLC
*Title	Owner	Owner
*Address	111 Perimeter Rd, Suite A	P.O. Box 1821
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address	104 Mimms Ct	
*Tax Map #(s)	0P0390 14C000	*Zoning Designation NMU
*# Original Lots	3	*Total Acreage 1.28
*# Proposed Lots	9	*Total Acreage 1.28

Instructions

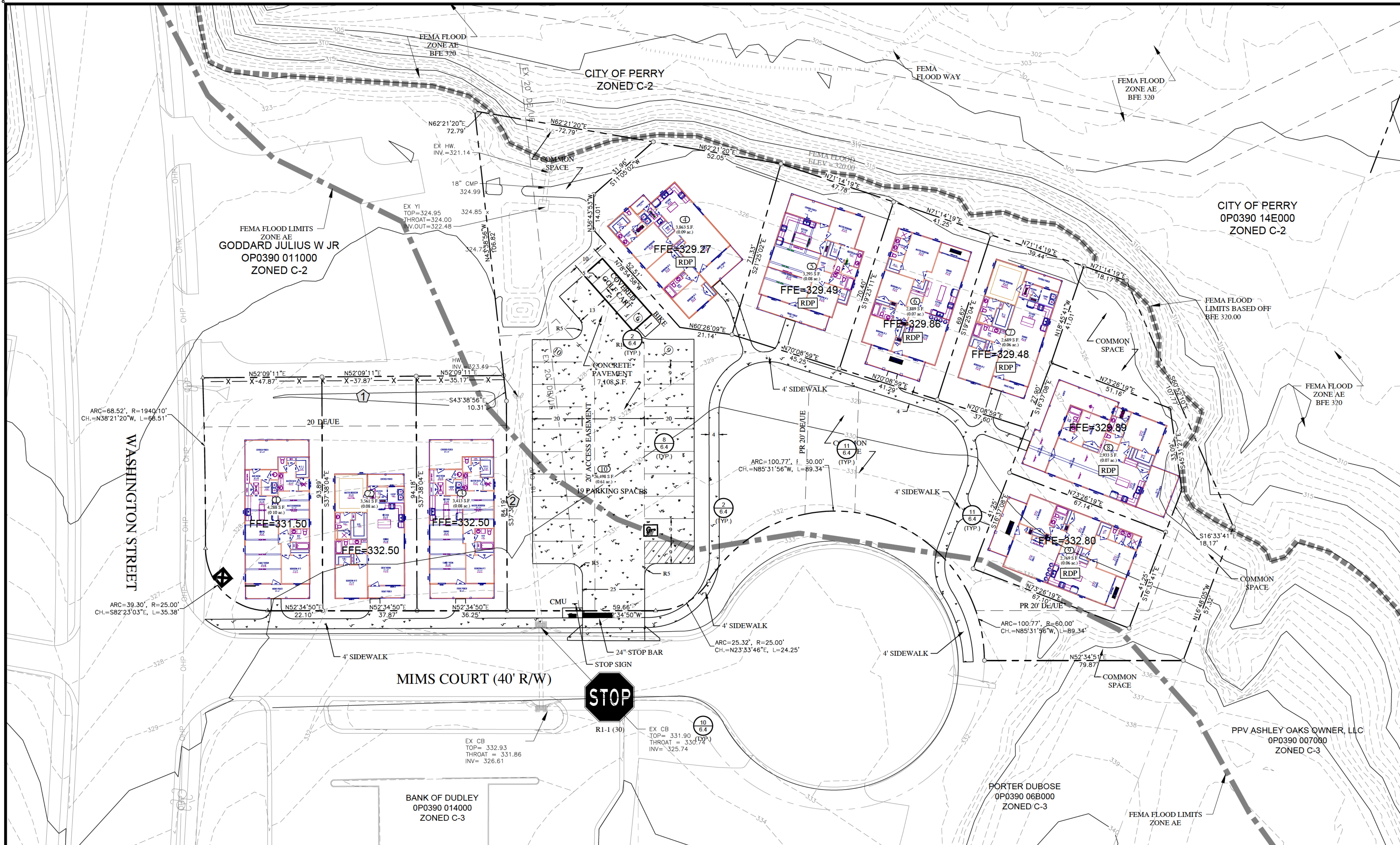
- Please refer to Sections 2-3.13 and 6.10 of the Perry Land Management Ordinance for more information.
- All applications and fees (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- Application fees:
 - Minor Subdivision (5 lots or less with no new street involved; administrative review): \$97.00
 - Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$177.00
 - Major Subdivision, Final Plat: \$72.00 per plat
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
- Please verify all required information is reflected on the plan(s).

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

- Signatures:

*Applicant	Chad Bryant	*Date	5/11/2026
*Property Owner/Authorized Agent	CCCCT Investments/ Chad Bryant	*Date	5/11/2026

Revised 3/27/26



SITE PROJECT DATA

PROJECT ADDRESS	1218 WASHINGTON ST.
TOTAL SITE AREA	1.28 AC.
TOTAL DISTURBED AREA	1.28 AC.
ADJ. ZONING (NORTH)	C2
ADJ. ZONING (SOUTH)	MIMS COURT
ADJ. ZONING (EAST)	C3
ADJ. ZONING (WEST)	WASHINGTON ST
IMPERVIOUS AREA	0.52 ACRES

FLOOD ZONE INFORMATION

PER FEMA FLOOD MAP, PANEL NUMBER 13153C0153E, THIS PROJECT DOES LIE WITHIN A FLOODPLAIN EFFECTIVE DATE: SEPTEMBER 28, 2007

OWNER/PRIMARY PERMITTEE

CCCT INVESTMENTS, LLC
P.O. BOX 1821
PERRY
478-256-3419
EMAIL: SEAN@RCICOLLISION.COM

ENGINEER CONTACT

CHAD R. BRYANT, P.E.
PRESIDENT
BRYANT ENGINEERING
111 PERIMETER ROAD, SUITE A
PERRY, GA 31069
OFFICE: (478) 224-7070
EMAIL: chad@bryantengllc.com

SURVEYOR CONTACT

MARTY McLEOD, R.L.S.
MCLEOD SURVEYING, LLC.
111 PERIMETER ROAD, SUITE A
PERRY, GA 31069
(478) 224-7070

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FEMA FLOOD NOTE:
THIS PARCEL HAS BEEN INCORRECTLY MAPPED WITHIN THE SPECIAL FLOOD HAZARD AREA BASED ON FEMA BASE FLOOD ELEVATIONS THAT DO NOT REFLECT THE ACTUAL TOPOGRAPHY DOCUMENTED BY CERTIFIED SURVEY. UPON SUBDIVISION OF THE PARENT PARCEL, EACH NEWLY CREATED LOT SHALL BE REQUIRED TO OBTAIN AN INDIVIDUAL FEMA LETTER OF MAP AMENDMENT (LOMA) TO REMOVE THE ENTIRE LOT FROM THE SPECIAL FLOOD HAZARD AREA. BASED ON CERTIFIED ELEVATION DATA DEMONSTRATING THAT NO FILL HAS BEEN PLACED AND THAT THE NATURAL GROUND ELEVATIONS ARE ABOVE THE BASE FLOOD ELEVATION. APPROVAL OF THE SUBDIVISION DOES NOT CONSTITUTE A FEMA FLOOD ZONE REVISION; THE DEVELOPER MUST APPLY FOR AND SECURE A LOMA FOR EACH PLATTED LOT.

ZONING REQUIREMENTS

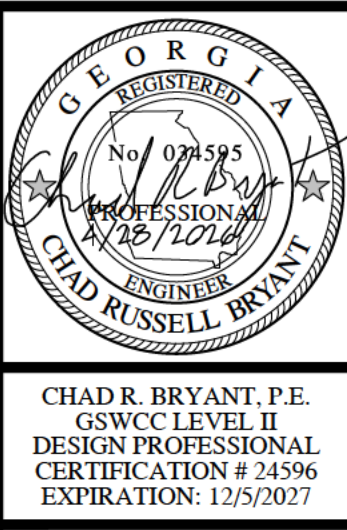
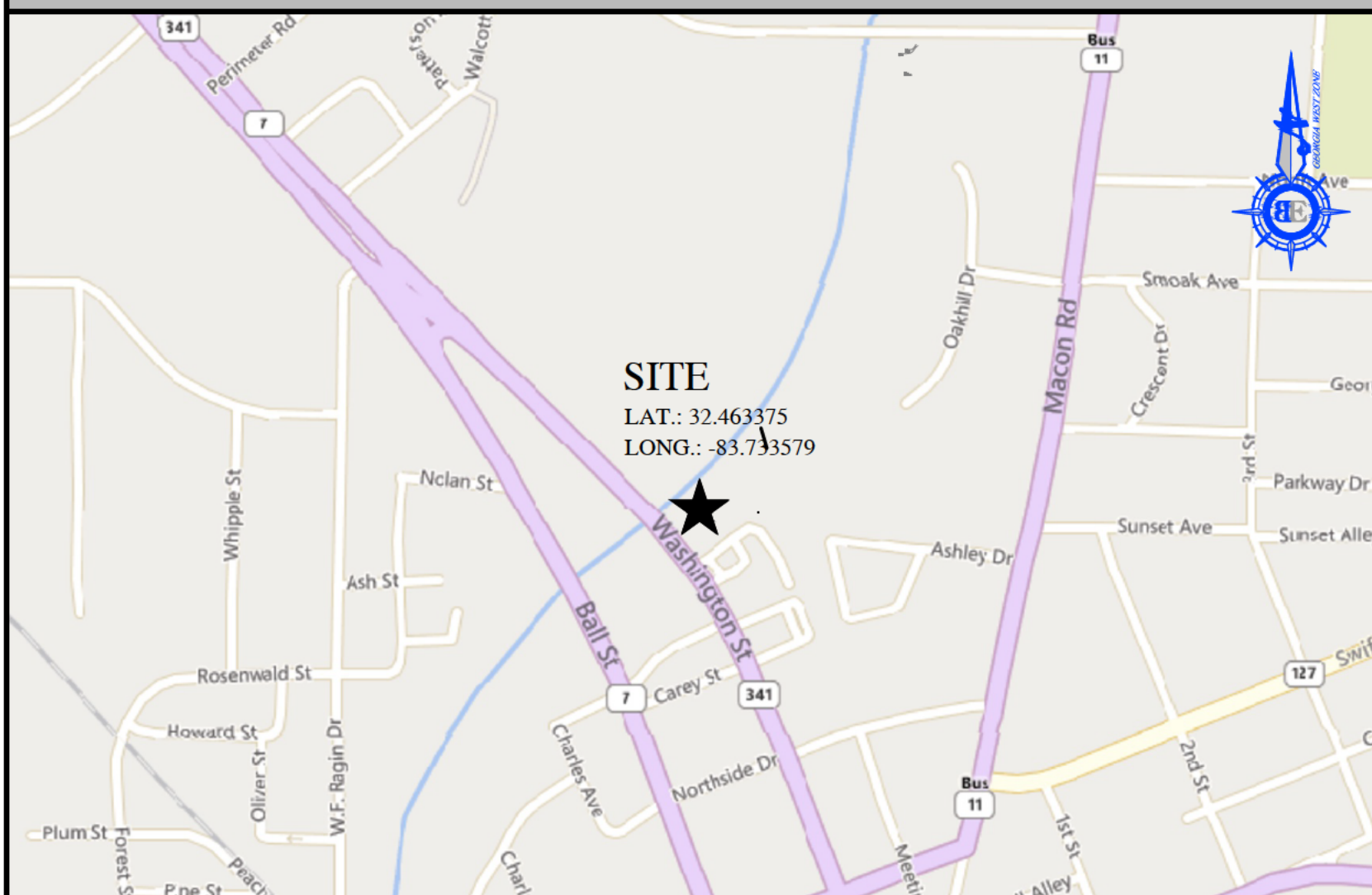
Site	Site Standards
Site width/depth:	150 ft min.
Cottage court units per site:	5 min/ 10 max.
Courtyard	Area Width
Area:	3,000 sf min.
Width:	40 ft min.
Courtyard may not be parked or driven upon, except for emergency access and permitted temporary events.	
Pedestrian Access	Required for units along street
Entrance facing street:	3 ft min. / 5 ft max.
Walkway width:	3 ft min. / 5 ft max.

UTILITY NOTES

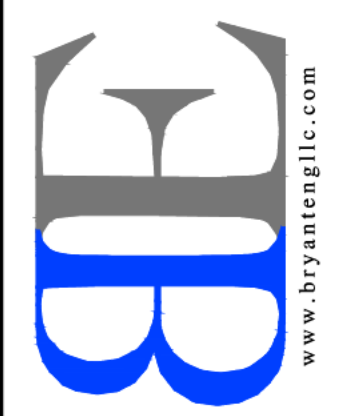
- ALL UTILITIES, STORM DRAINS AND SERVICE LINES WILL BE MARKED WITH LOCATOR WIRE.
- ALL WATER INSTALLATIONS SHALL CONFORM TO CITY OF PERRY UTILITY DEPARTMENT LATEST EDITION.
- THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.



VICINITY MAP



BRYANT ENGINEERING
111 Perimeter Road, Suite A
Perry, Georgia 31069
Phone: (478) 224-7070
P.O. Box 1821



BRYANT ENGINEERING, LLC
ENGINEER FIRM
LICENSE NO. PE0007211
EXPIRATION DATE: 6/30/26

COUNTY:	HOUSTON
DATE:	2/23/26
SCALE:	1" = 20'
JOB NO.:	0665-009

THIS DRAWING IS THE PROPERTY OF BRYANT ENGINEERING, LLC. AND IS REPRODUCED AS PRELIMINARY / REVIEW ONLY UNLESS NOTED OTHERWISE. FOR CONSTRUCTION, WITHOUT EXPRESS WRITTEN CONSENT.

PRELIMINARY PLAT FOR:
THE COTTAGES AT DISTRICT DOWNTOWN
PERRY, GEORGIA

REVISIONS	NO.	DATE	DESCRIPTION

SHEET NO.
C-7.1