



Where Georgia comes together.

Application # PLAT 0078-2026

## Application for Subdivision

Contact Community Development (478) 988-2720

### Applicant/Owner Information

\*Indicates Required Field

	Applicant	Property Owner
*Name	Cal-Mar Homes, Inc.	Cal-Mar Homes, Inc.
*Title	Shane Calhoun	Shane Calhoun
*Address	213 Tidwell Road, Bonaire, GA 31005	213 Tidwell Road, Bonaire, GA 31005
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

### Property Information

*Street Address	101 Fairway Oaks Drives, Perry, GA 31069	
*Tax Map #(s)	0P0530 009000	*Zoning Designation PUD, Planned Unit Development
*# Original Lots	0	*Total Acreage 14.27 acres
*# Proposed Lots	65 lots	*Total Acreage 14.27 acres

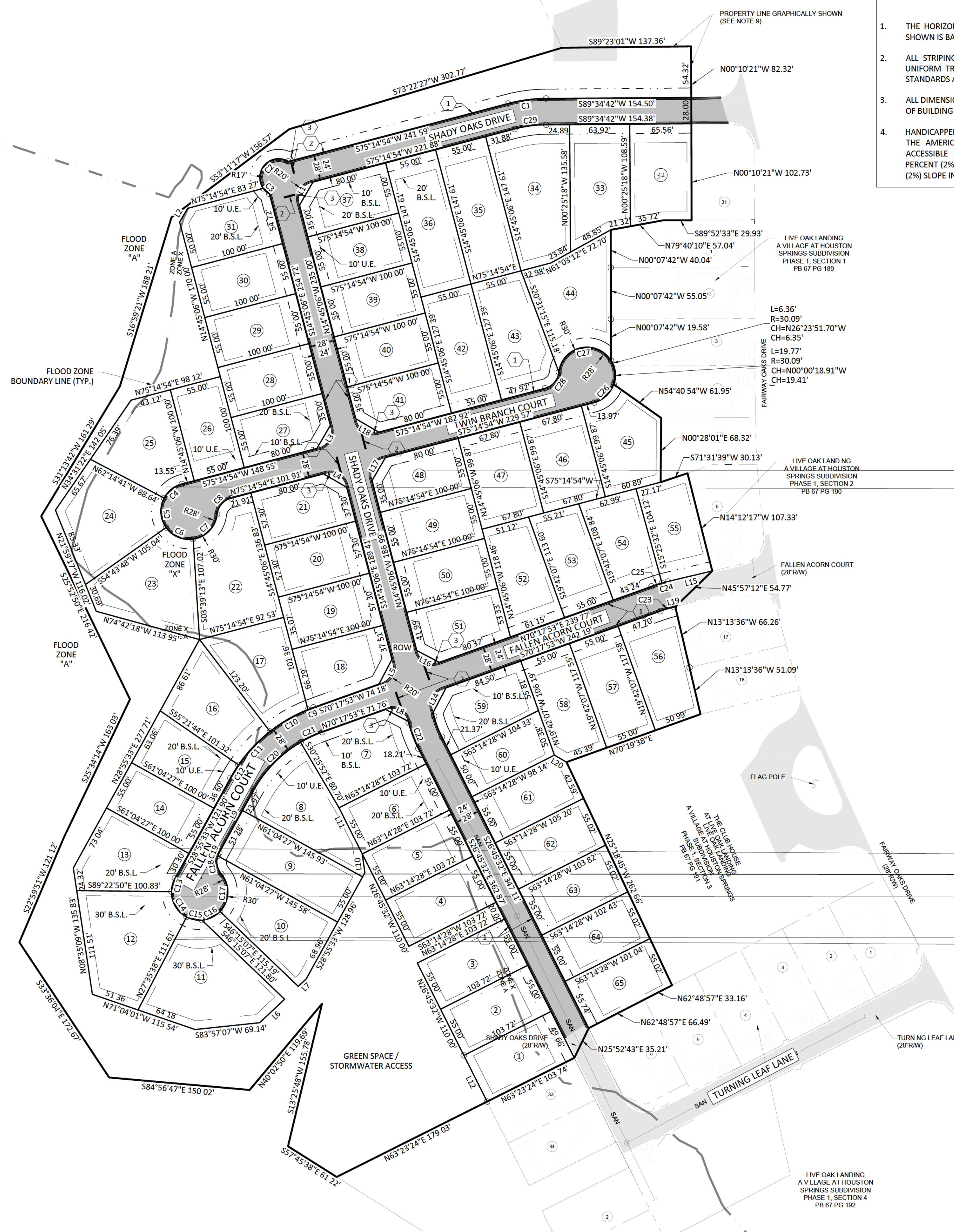
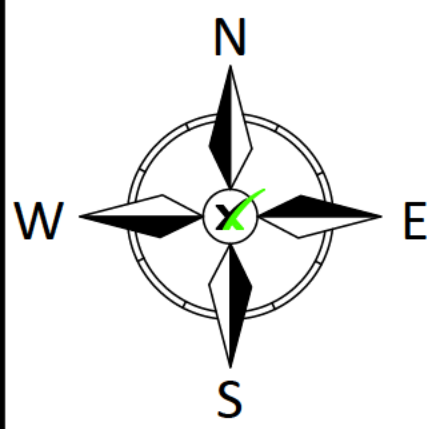
### Instructions

- 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.

7. Signatures:

*Applicant	Signed by: Shane Calhoun	*Date 5/18/2026
*Property Owner/Authorized Agent	Shane Calhoun	*Date 5/18/2026



**SITE NOTES:**

1. THE HORIZONTAL DATA SHOWN IS BASED ON [NAD83 GEORGIA WEST]. THE VERTICAL DATA SHOWN IS BASED ON [NAVD 88(12B)].
2. ALL STRIPING AND SIGNS SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR THE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
3. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB, EDGE OF ASPHALT, OR EDGE OF BUILDING (WHERE APPLICABLE).
4. HANDICAPPED PARKING AND ACCESSIBLE ROUTES (AT MINIMUM) MEET THE LATEST VERSION OF THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN. NO ACCESSIBLE SIDEWALK SHALL EXCEED FIVE PERCENT (5%) LONGITUDINAL SLOPE OR TWO PERCENT (2%) CROSS SLOPE. THE ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT (2%) SLOPE IN ANY DIRECTION. NO ACCESSIBLE RAMP SHALL NOT EXCEED 12H : 1V GRADE.

**SITE DATA TABLE**

PROJECT ADDRESS	101 FAIRWAY OAKS DRIVE, PERRY, GEORGIA 31069		
PARCEL NUMBER	0P0530 009000 (±14.27 ACRES)		
ZONING	PD		
PROJECT AREA	14.27 ACRES		
BUILDING SETBACK	LANDSCAPE SETBACK		
FRONT	20'	FRONT	N/A
SIDE	5'	SIDE	N/A
REAR	9'	REAR	N/A

**PRELIMINARY PLAT NOTES:**

1. THIS IS A PRELIMINARY PLAT TO SET FORTH PLANNING PROVISIONS. THE FINAL PLAT WILL BE PREPARED BY A REGISTERED LAND SURVEYOR SELECTED AND EMPLOYED BY THE OWNER. THE FINAL PLAT SHALL BE IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PRELIMINARY PLAT.
2. ANY SUCH DEPICTED MINIMUM BUILDING SETBACKS ARE SUBJECT TO CHANGE PURSUANT TO THE LOCAL MUNICIPALITY, AND THERE MAY BE SEPARATION REQUIREMENTS BETWEEN BUILDINGS AND ANY PLATTED EASEMENTS.
3. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" HIGHER THAN THE HIGHEST POINT OF THE CURB BETWEEN PROPERTY LINES.
4. ALL FINISHED FLOOR ELEVATIONS FOR STRUCTURES LOCATED IN FLOOD ZONE A SHALL BE A MINIMUM OF 3 FEET ABOVE THE NEAREST ADJACENT GRADE.
5. TOTAL WIDTH OF STREETS INCLUDES LANE WIDTH PLUS CURB AND GUTTER (BACK OF CURB TO BACK OF CURB). ALL STREETS TO USE 24" CONCRETE CURB AND GUTTER ("ROLLED CURB" TYPE).
6. THE BOUNDARY SURVEY WAS PROVIDED BY S.A.M. A COPY CAN BE PROVIDED UPON WRITTEN REQUEST.
7. THE PROPOSED DEVELOPMENT IS LOCATED AT 101 FAIRWAY OAKS DRIVE, PERRY, GEORGIA 31069. HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA WEST FOOT ZONE. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).
8. WETLANDS HAVE NOT BEEN IDENTIFIED WITHIN THE PROJECT AREA.
9. STATE WATERS HAVE BEEN IDENTIFIED ON OR WITHIN 200 FEET OF THE PROJECT AREA.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X & A" AS PER FLOOD INSURANCE RATE MAP PANEL 13153C0132E FOR HOUSTON COUNTY, GEORGIA, WITH AN EFFECTIVE DATE OF 9/28/2007. FLOOD ZONE "X & A" DENOTES AREAS IN A SPECIAL FLOOD HAZARD AREA WITHOUT A BFE.

**HATCH LEGEND:**

- [Hatched Box] EXISTING ASPHALT PAVEMENT
- [Hatched Box] PROPOSED STD. DUTY ASPHALT PAVEMENT

**KEY NOTES:**

- 1 24" ROLLED CURB & GUTTER (±5072 LF)
- 2 24" WHITE STOP BAR
- 3 30" STOP SIGN (R1-1) & STREET NAME SIGN

**LEGEND**

- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT



**REVISIONS**

No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-



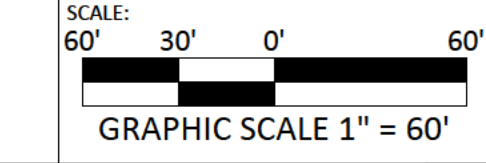
**SITE PLAN AND PRELIMINARY PLAT**

**LIVE OAKS LANDING, SECTION 2**

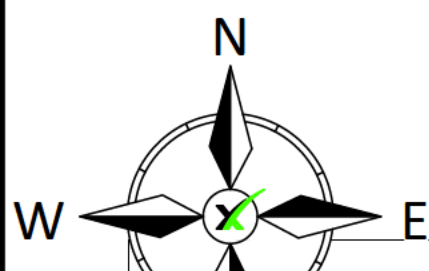
PERRY, HOUSTON COUNTY, GEORGIA

PROJECT NO. 26-25233  
 DATE: 05/15/2026  
 DRAWN BY: BJM  
 CHECK BY: BHB

CAL-MAR HOMES



SHEET NO. C4.0



Parcel Area Table

Table with 5 columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 17 rows of parcel data.

Parcel Area Table

Table with 5 columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 18 rows of parcel data.

Parcel Area Table

Table with 5 columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 18 rows of parcel data.

Parcel Area Table

Table with 5 columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 18 rows of parcel data.

Curve Table

Table with 5 columns: Curve #, Length, Radius, Chord Direction, Chord Length. Contains 29 rows of curve data.

Parcel Line Table

Table with 3 columns: Line #, Length, Direction. Contains 20 rows of parcel line data.

SITE DATA TABLE

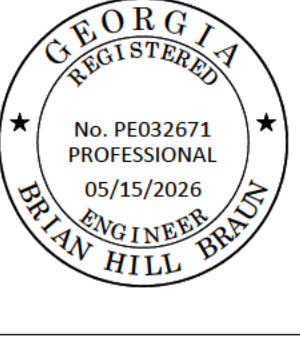
Table with 2 columns: Field Name, Value. Fields include PROJECT ADDRESS, PARCEL NUMBER, ZONING, PROJECT AREA, BUILDING SETBACK, FRONT, SIDE, REAR.

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Table with 3 columns: No., DATE, DESCRIPTION. Contains 6 rows of revision information.



PRELIMINARY PLAT TABLES

LIVE OAKS LANDING, SECTION 2

PERRY, HOUSTON COUNTY, GEORGIA
PROJECT NO. 26-25233
DATE: 05/15/2026
DRAWN BY: BJM
CHECK BY: BHB

CAL-MAR HOMES logo, GRAPHIC SCALE 1" = 60', SHEET NO. C4.1