



Where Georgia comes together.

Application # PLAT 0121-2026_

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Chad R. Bryant, P.E. - Bryant Engineering, LLC.	CCCCCT Investments, LLC.
*Title	Senior Principal	Owner
*Address	111 Perimeter Road	P.O. Box 1821, Perry, GA 31069
*Phone		

Property Information

*Street Address	S. Hwy 341	
*Tax Map #(s)	0P0480 055000	*Zoning Designation R-3/C-2
*# Original Lots	1	*Total Acreage 42.89
*# Proposed Lots	68 Residential, 5 Commercial Lots, 3 Openspace Parcels	*Total Acreage 42.89

Instructions

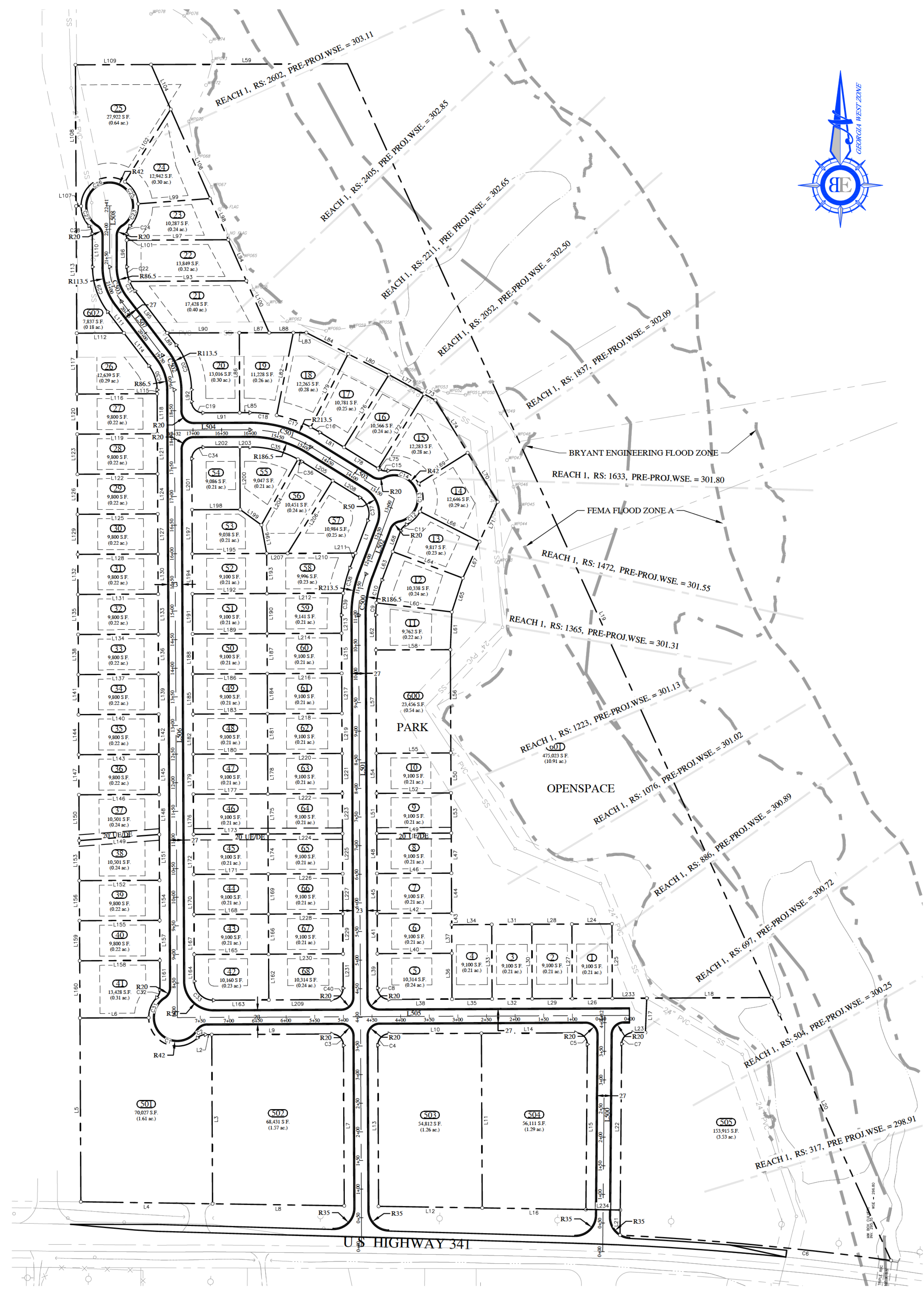
1. Please refer to Sections 2-3.13 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
3. Application fees:
 - A. Minor Subdivision (5 lots or less with no new street involved; administrative review): \$97.00
 - B. Major Subdivision, Preliminary Plat (more than 5 lots, creation of new streets): \$177.00
 - C. Major Subdivision, Final Plat: \$72.00 per plat
4. 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.
5. Subdivision plat content and format requirements are reflected in Section 6-10 of the Land Management Ordinance.
6. 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	Chad R. Bryant, P.E. -Bryant Engineering, LLC	*Date	8/25/26
*Property Owner/Authorized Agent	Chad R. Bryant	*Date	8/25/26

Revised 3/27/26



Line #	Length	Direction
L.1	66.64'	S20° 41' 21"W
L.2	11.02'	N89° 43' 37"E
L.3	295.60'	S00° 16' 23"E
L.4	230.04'	N89° 07' 35"W
L.5	321.01'	N00° 16' 22"W
L.6	119.99'	N89° 43' 39"E
L.7	280.21'	S00° 16' 21"E
L.8	230.04'	N89° 07' 35"W
L.9	210.00'	N89° 43' 37"E
L.10	161.05'	N89° 43' 37"E
L.11	305.03'	S00° 16' 23"E
L.12	181.09'	N89° 07' 35"W
L.13	281.41'	N00° 16' 21"E
L.14	164.96'	N89° 43' 37"E
L.15	288.41'	S00° 30' 06"W
L.16	181.09'	N89° 07' 35"W
L.17	60.06'	N02° 17' 32"E
L.18	218.06'	N89° 43' 39"E
L.19	1791.62'	S24° 25' 22"E
L.20	504.38'	S24° 25' 22"E
L.21	43.83'	N00° 30' 06"E
L.22	290.15'	N00° 30' 06"E
L.23	21.48'	N89° 43' 37"E
L.24	70.00'	N89° 43' 39"E
L.25	130.00'	S00° 16' 21"E
L.26	70.00'	S89° 43' 39"W
L.27	130.00'	N00° 16' 21"W
L.28	70.00'	N89° 43' 39"E
L.29	70.00'	S89° 43' 39"W
L.30	130.00'	N00° 16' 21"W
L.31	70.00'	N89° 43' 39"E
L.32	70.00'	S89° 43' 39"W
L.33	130.00'	N00° 16' 21"W
L.34	70.00'	N89° 43' 39"E
L.35	70.00'	S89° 43' 39"W
L.38	110.00'	S89° 43' 39"W
L.39	60.00'	N00° 16' 21"W
L.40	130.00'	N89° 43' 39"E
L.41	70.00'	N00° 16' 21"W
L.42	130.00'	N89° 43' 39"E
L.45	70.00'	N00° 16' 21"W
L.46	130.00'	N89° 43' 39"E
L.48	70.00'	N00° 16' 21"W
L.49	130.00'	N89° 43' 39"E
L.51	70.00'	N00° 16' 21"W
L.52	130.00'	N89° 43' 39"E
L.54	70.00'	N00° 16' 21"W
L.55	130.00'	N89° 43' 39"E
L.57	180.43'	N00° 16' 21"W
L.58	130.00'	N89° 43' 39"E
L.60	132.66'	S83° 09' 32"E
L.61	66.00'	S02° 17' 01"W
L.62	61.31'	N00° 16' 21"W
L.63	53.08'	N20° 41' 21"E
L.64	130.78'	S69° 18' 39"E
L.65	62.09'	S17° 57' 22"W
L.66	116.48'	S63° 13' 23"E
L.67	70.16'	S24° 34' 58"W
L.68	38.67'	N20° 16' 21"E
L.69	100.88'	N57° 55' 44"E

PARCEL LINE TABLE		
Line #	Length	Direction
L70	100.57'	S31° 28' 01"E
L71	76.25'	S34° 34' 58"W
L72	152.75'	N31° 45' 36"E
L73	22.64'	S61° 12' 25"E
L74	107.68'	S31° 28' 01"E
L75	3.21'	N58° 14' 24"W
L76	149.12'	N31° 45' 36"E
L77	70.09'	S61° 12' 25"E
L78	70.00'	N58° 14' 24"W
L79	143.67'	N27° 08' 13"E
L80	79.82'	S63° 01' 51"E
L81	49.42'	N58° 14' 24"W
L82	147.14'	N11° 24' 31"E
L83	22.72'	N89° 51' 51"E
L84	82.04'	S63° 01' 51"E
L85	18.01'	S89° 43' 39"W
L86	139.55'	N00° 16' 21"W
L87	52.19'	N89° 51' 51"E
L88	42.19'	N89° 51' 51"E
L89	26.29'	N37° 20' 29"W
L90	126.12'	N89° 51' 51"E
L91	64.00'	S89° 43' 39"W
L92	20.51'	N00° 16' 21"W
L93	203.78'	N89° 40' 32"E
L95	92.45'	N37° 20' 29"W
L96	46.37'	N00° 16' 27"W
L97	177.41'	N89° 43' 39"E
L99	125.78'	N85° 44' 33"E
L100	99.12'	S23° 46' 24"E
L101	10.40'	N00° 16' 27"W
L102	149.75'	N32° 16' 05"E
L104	85.35'	S23° 46' 24"E
L106	70.31'	S23° 46' 24"E
L107	8.64'	S39° 43' 38"W
L108	246.76'	N00° 16' 22"W
L109	132.06'	N89° 46' 17"E
L110	58.08'	S00° 16' 27"E
L111	46.75'	S37° 20' 29"E
L112	82.45'	S89° 43' 39"W
L113	222.06'	N00° 16' 22"W
L114	72.00'	S37° 20' 29"E
L115	6.70'	S00° 16' 21"E
L116	140.00'	S89° 43' 39"W
L117	106.35'	N00° 16' 22"W
L118	70.00'	S00° 16' 21"E
L119	140.00'	S89° 43' 39"W
L120	70.00'	N00° 16' 22"W
L121	70.00'	N00° 16' 21"E
L122	140.00'	S89° 43' 39"W
L123	70.00'	N00° 16' 22"W
L124	70.00'	S00° 16' 21"E
L125	140.00'	S89° 43' 39"W
L126	70.00'	N00° 16' 22"W
L127	70.00'	N00° 16' 21"E
L128	140.00'	S89° 43' 39"W
L129	70.00'	N00° 16' 22"W
L130	70.00'	S00° 16' 21"E
L131	140.00'	S89° 43' 39"W
L132	70.00'	N00° 16' 22"W
L133	70.00'	S00° 16' 21"E

PARCEL LINE TABLE		
Line #	Length	Direction
L134	140.00'	S89° 43' 39"W
L135	70.00'	N00° 16' 22"W
L136	70.00'	N00° 16' 22"W
L137	140.00'	S89° 43' 39"W
L138	70.00'	N00° 16' 22"W
L139	70.00'	S00° 16' 21"E
L140	140.00'	S89° 43' 39"W
L141	70.00'	N00° 16' 22"W
L142	70.00'	S00° 16' 21"E
L143	140.00'	S89° 43' 39"W
L144	70.00'	N00° 16' 22"W
L145	70.00'	S00° 16' 21"E
L146	140.00'	S89° 43' 39"W
L147	70.00'	N00° 16' 22"W
L148	70.00'	S00° 16' 21"E
L149	140.00'	S85° 38' 02"W
L150	80.32'	N00° 16' 22"W
L151	80.02'	S00° 16' 21"E
L152	139.99'	S89° 43' 39"W
L153	70.00'	N00° 16' 22"W
L154	70.00'	S00° 16' 21"E
L155	139.99'	S89° 43' 39"W
L156	70.00'	N00° 16' 22"W
L157	70.00'	S00° 16' 21"E
L158	139.99'	S89° 43' 39"W
L159	70.00'	N00° 16' 22"W
L160	99.98'	N00° 16' 22"W
L161	50.99'	S00° 16' 21"E
L162	80.00'	S00° 16' 21"E
L163	96.50'	S89° 43' 33"W
L164	46.51'	N00° 16' 21"W
L165	130.00'	N89° 43' 39"E
L166	70.00'	N00° 16' 21"W
L167	70.00'	N00° 16' 21"W
L168	130.00'	N89° 43' 39"E
L169	70.00'	S00° 16' 21"E
L170	70.00'	N00° 16' 21"W
L171	130.00'	N89° 43' 39"E
L172	70.00'	N00° 16' 21"W
L173	130.00'	N89° 43' 39"E
L174	70.00'	S00° 16' 21"E
L175	70.00'	S00° 16' 21"E
L176	70.00'	N00° 16' 21"W
L177	130.00'	N89° 43' 39"E
L178	70.00'	S00° 16' 21"E
L179	70.00'	N00° 16' 21"W
L180	130.00'	N89° 43' 39"E
L181	70.00'	S00° 16' 21"W
L182	70.00'	N00° 16' 21"W
L183	130.00'	N89° 43' 39"E
L184	70.00'	S00° 16' 21"E
L185	70.00'	N00° 16' 21"W
L186	130.00'	N89° 43' 39"E
L187	70.00'	S00° 16' 21"E
L188	70.00'	N00° 16' 21"W
L189	130.00'	N89° 43' 39"E
L190	70.00'	S00° 16' 21"W
L191	70.00'	N00° 16' 21"W
L192	130.00'	N89° 43' 39"E
L193	70.00'	S00° 16' 21"E

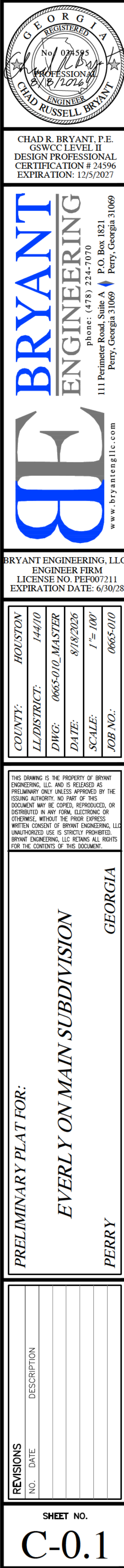
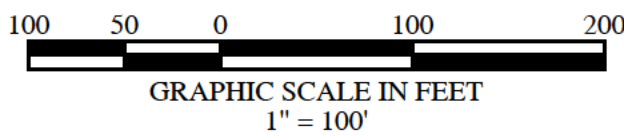
PARCEL LINE TABLE		
Line #	Length	Direction
L194	70.00'	N00° 16' 21" W
L195	130.00'	N89° 43' 39" E
L196	50.67'	S10° 32' 08" E
L197	77.00'	N00° 16' 21" W
L198	84.80'	N89° 43' 39" E
L199	45.87'	S53° 59' 17" W
L200	109.19'	S00° 16' 21" W
L201	89.19'	N00° 16' 21" W
L202	64.00'	N89° 43' 39" E
L203	18.01'	N89° 43' 39" E
L204	131.36'	S29° 07' 00" W
L205	63.31'	S58° 14' 24" E
L206	149.49'	S31° 45' 36" W
L207	36.56'	S89° 43' 39" W
L208	56.03'	S58° 14' 24" E
L209	110.00'	S89° 43' 33" W
L210	118.61'	S89° 43' 39" W
L211	27.82'	S20° 41' 21" W
L212	133.20'	S89° 43' 39" W
L213	31.74'	S00° 16' 21" E
L214	130.00'	S89° 43' 39" W
L215	70.00'	S00° 16' 21" E
L216	130.00'	S89° 43' 39" W
L217	70.00'	S00° 16' 21" E
L218	130.00'	S89° 43' 39" W
L219	70.00'	S00° 16' 21" E
L220	130.00'	S89° 43' 39" W
L221	70.00'	S00° 16' 21" E
L222	130.00'	S89° 43' 39" W
L223	70.00'	S00° 16' 21" E
L224	130.00'	S89° 43' 39" W
L225	70.00'	S00° 16' 21" E
L226	130.00'	S89° 43' 39" W
L227	70.00'	S00° 16' 21" E
L228	130.00'	S89° 43' 39" W
L229	70.00'	S00° 16' 21" E
L230	130.00'	S89° 43' 39" W
L231	60.00'	S00° 16' 21" E
L233	60.00'	N89° 43' 39" E
L234	60.00'	S89° 07' 35" E

Parcel Curve Table				
Curve #	ARC	RADIUS	DIRECTION	LENGTH
C1	117.29	50.00	S67° 28' 38" E	92.19
C2	15.50	20.00	N67° 31' 22" E	15.12
C3	31.42	20.00	S45° 16' 22" E	28.28
C4	31.42	20.00	N44° 43' 38" E	28.28
C5	31.69	20.00	S44° 53' 08" E	28.47
C6	475.52	5764.60	N84° 39' 11" W	475.38
C7	31.51	20.00	N45° 06' 52" E	28.09
C8	31.42	20.00	N45° 16' 21" W	28.28
C9	21.11	170.00	N03° 17' 03" E	21.09
C10	41.09	170.00	N13° 45' 54" E	40.99
C11	15.50	20.00	N42° 53' 48" E	15.12
C12	33.45	50.00	N45° 56' 27" E	32.83
C13	51.35	50.00	N02° 38' 49" W	49.13
C14	61.60	50.00	N67° 21' 48" W	57.77
C15	15.50	20.00	N80° 26' 52" W	15.12
C16	18.56	230.00	N60° 33' 05" W	18.55
C17	63.14	230.00	N70° 43' 38" W	62.94
C18	46.89	230.00	N84° 25' 55" W	46.81
C19	31.42	20.00	N45° 16' 16" W	28.28
C20	84.11	130.00	N18° 48' 25" W	82.65
C21	19.00	70.00	N29° 33' 51" W	18.96
C22	26.28	70.00	N11° 01' 50" W	26.13
C23	42.89	50.00	N20° 18' 56" E	41.58
C24	15.76	20.00	N22° 18' 23" E	15.36
C25	46.67	50.00	N30° 59' 38" W	44.99
C26	106.94	50.00	S60° 59' 51" W	87.69
C27	38.10	50.00	S22° 06' 11" E	37.19
C28	15.24	20.00	S22° 06' 14" E	14.87
C29	45.10	130.00	S18° 48' 28" E	82.64
C30	84.29	70.00	S18° 48' 25" E	44.50
C31	38.76	50.00	S21° 56' 06" W	37.80
C32	15.50	20.00	S21° 56' 06" W	15.12
C33	52.62	33.50	N45° 16' 22" W	47.38
C34	31.42	20.00	N44° 43' 39" E	28.28
C35	87.20	170.00	S75° 34' 41" E	86.25
C36	74.84	170.00	S59° 33' 42" E	73.93
C37	45.70	230.00	S14° 59' 57" W	45.63
C39	38.44	230.00	S04° 30' 56" W	38.40
C40	31.42	20.00	S44° 43' 39" W	28.28

ROAD LINE TABLE		
LINE #	LENGTH	DIRECTION
L500	412.47	N0° 30 06.31"E
L501	1103.00	N0° 16 21.35"W
L502	140.74	N20° 41 20.90"E
L503	171.62	N58° 14 24.00"W
L504	132.01	S89° 43 38.63"W
L505	789.74	S89° 43 36.71"W
L506	1096.71	N0° 16 21.35"W
L507	118.75	N37° 20 28.71"W
L508	106.41	N0° 04 17.45"E

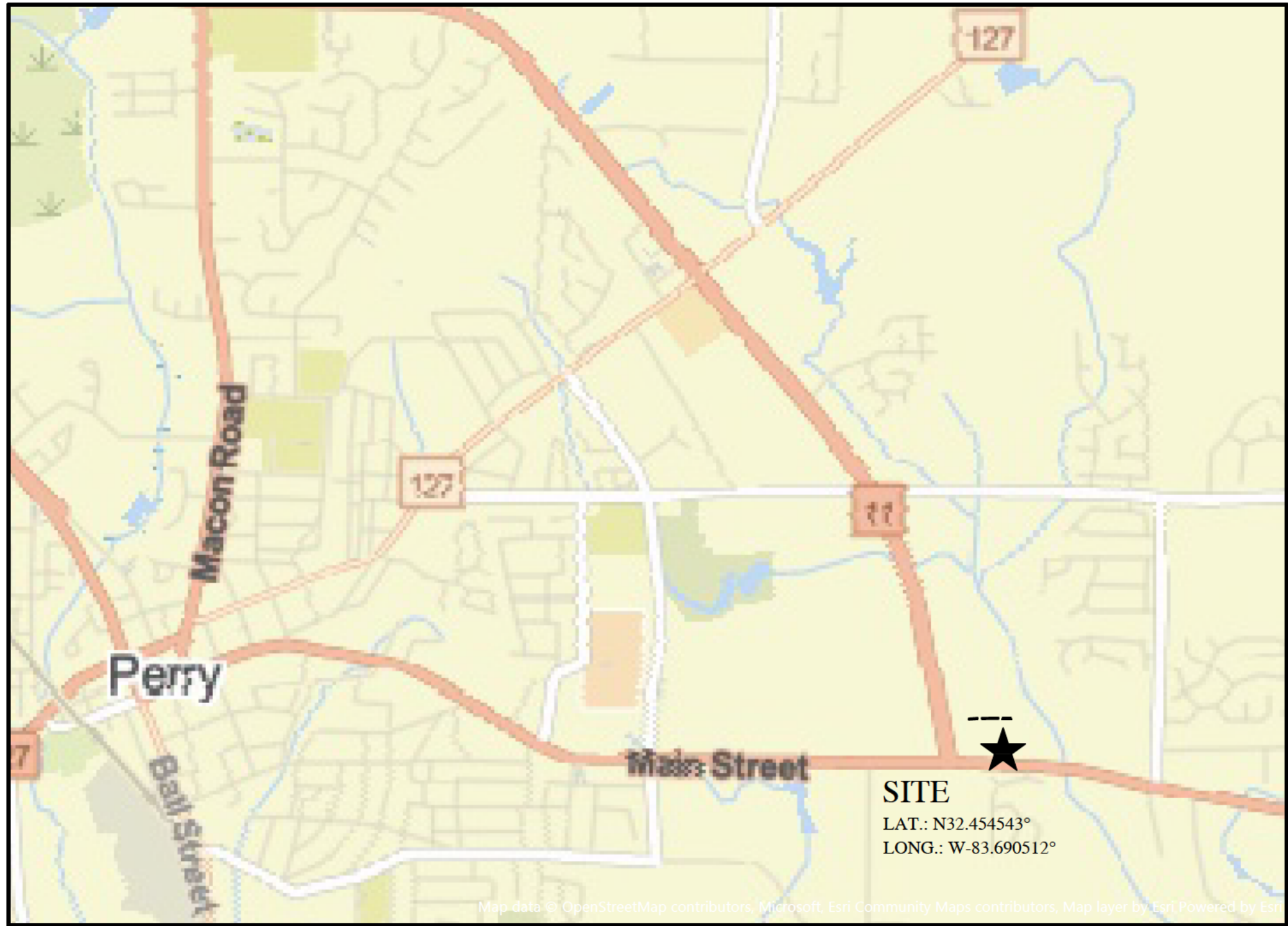
ROAD CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C500	73.17	200.00	N10° 12 29.77"E	72.76
C501	111.81	200.00	N74° 15 22.69"W	110.36
C502	64.70	100.00	N18° 48 25.03"W	63.57
C503	64.69	100.00	N18° 48 27.97"W	63.57

NOT FOR FINAL RECORDING



P:\06 - DEVELOPER\0665 - CCCCT INVESTMENTS, LLC\0665-010_MASTER.DWG(8/21/2026 4:20 PM)

OWNER:
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXX-XXX-XXXX



VICINITY MAP
N.T.S.



SITE PROJECT DATA

PROPERTY INFORMATION
PROPERTY AREA = 42.89 ac.

NUMBER OF LOTS = 68
STREET LENGTH = ±3,269 L.F.

STREET WIDTH BOC TO BOC = 27'
CUL-DE-SAC RADIUS EOP = 40'
STREET WIDTH EOP TO EOP = 23'

MINIMUM SITE REQUIREMENTS PER ZONING
ZONING = R-3
DESIGN WIDTH = 70'
MIN. LOT SIZE = 9,000 sf
SETBACKS:
25' FRONT
8' SIDES
35' REAR

ADJACENT PROPERTY TO:
NORTH IS ZONED RAG
SOUTH IS MAIN STREET / U.S. HWY. 341
EAST IS ZONED R3
WEST IS RAG, C2

SURVEY DATA

BOUNDARY/TOPOGRAPHIC SURVEY PERFORMED BY:
MCLEOD SURVEYING
111 PERIMETER ROAD, SUITE A
PERRY, GA 31069
OFFICE: (478) 224-7070

PROJECT ENGINEER CONTACT

CHAD R. BRYANT, P.E.
PRESIDENT
BRYANT ENGINEERING
P.O. BOX 1821
PERRY, GA 31069
OFFICE: (478) 224-7070
EMAIL: chad@bryantengllc.com

OWNER/PRIMARY PERMITTEE

CCCT INVESTMENTS, LLC
810 CORDER ROAD
WARNER ROBINS, GA 31088
478-714-1594

LAND LOT/DISTRICT/COUNTY

LAND LOT 144/10 DISTRICT / HOUSTON COUNTY, GA

FLOOD ZONE INFORMATION

PER FEMA FLOOD MAP, PANEL 160 OF 300, THIS PROJECT DOES LIE WITHIN A FLOODPLAIN
PANEL NUMBER: 13153C0160E EFFECTIVE DATE: SEPTEMBER 28, 2007

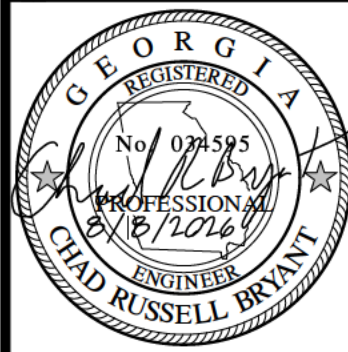
WETLAND CERTIFICATION

- THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
- 1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED, AN ONSITE JURISDICTIONAL WATERS DELINEATION/DETERMINATION HAS BEEN PERFORMED; AND,
 - 2) THE APPROPRIATE PLAN SHEET DOES INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND,
 - 3) IF WETLAND ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
 - 4) ANY AMOUNT OF DISTURBANCE WILL REQUIRE PRE CONSTRUCTION COORDINATION WITH THE ARMY CORPS OF ENGINEERS.
 - 5) TOTAL DISTURBANCE OF WETLANDS REQUIRED FOR DEVELOPMENT IS CALCULATED FROM ALL STAGES OF DEVELOPMENT.

" IN THAT ALL THE REQUIREMENTS OF PRELIMINARY APPROVAL HAVING BEEN FULFILLED, THIS SUBDIVISION PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE PERRY PLANNING COMMISSION ON _____, 20____. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT. THIS CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON _____, 20____."

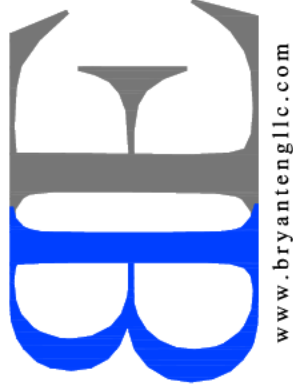
DATE	PLANNER/DIRECTOR COMMUNITY DEVELOPMENT

NOT FOR FINAL RECORDING



CHAD R. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION # 24596
EXPIRATION: 12/5/2027

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



BRYANT ENGINEERING, LLC
ENGINEER FIRM
LICENSE NO. PE0007211
EXPIRATION DATE: 6/30/28

COUNTY:	HOUSTON
LL/DISTRICT:	144/10
DWG:	0665-010 MASTER
DATE:	8/18/2026
SCALE:	1"= 100'
JOB NO.:	0665-010

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PRELIMINARY PLAT FOR:
EVERLY ON MAIN SUBDIVISION
GEORGIA
PERRY

REVISIONS	NO.	DATE	DESCRIPTION

SHEET NO.
C-0.2