



Where Georgia comes together.

Application #PLAT 0141-2025

## Application for Subdivision

Contact Community Development (478) 988-2720

### Applicant/Owner Information

\*Indicates Required Field

	Applicant	Property Owner
*Name	Chad Bryant (Bryant Engineering)	Geoffrey Reid (Blue River Development)
*Title	Engineer	Director
*Address	PO Box 1821 Perry, GA 31069	3810 Windmere Pkwy Ste 504 Cumming, GA 30041
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

### Property Information

*Street Address	Valley Drive	
*Tax Map #(s)	0P0380 071000, 0P0380 072000, 0P0380 073000, 0P0380 0690, 0P0380 07000, 0P0380 073000	*Zoning Designation R3
*# Original Lots	5	*Total Acreage 101.37
*# Proposed Lots	258	*Total Acreage 101.37

### Instructions

1. Please refer to Sections 2-3.11 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:

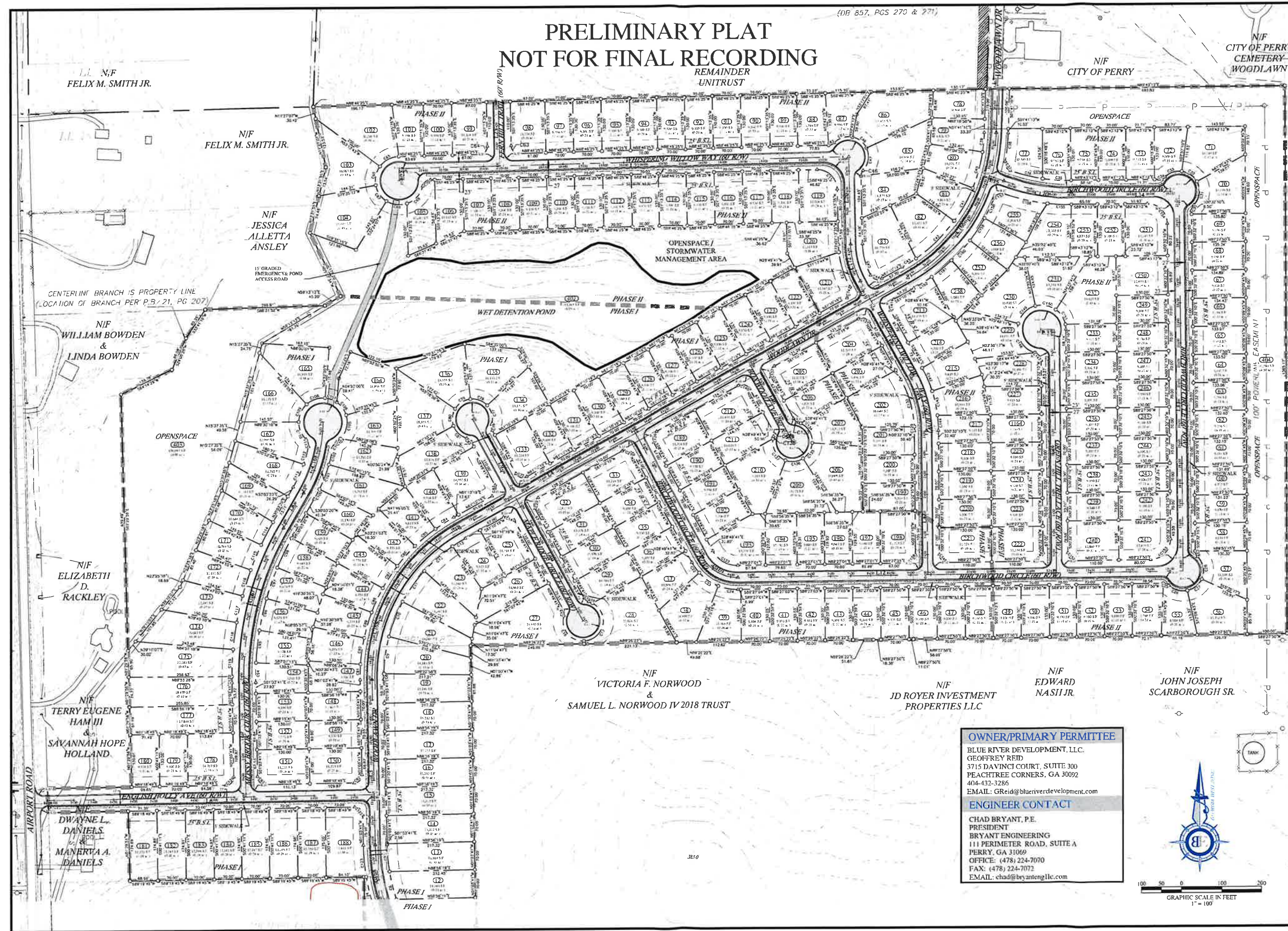
*Applicant	*Date 8/4/25
*Property Owner/Authorized Agent	*Date 8/4/25

Revised 7/1/25



PRELIMINARY PLAT  
NOT FOR FINAL RECORDING

(DR 857, PGS 270 & 271)



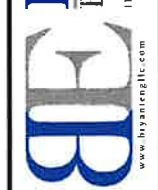
**OWNER/PRIMARY PERMITTEE**  
BLUE RIVER DEVELOPMENT, LLC.  
GEOFFREY REID  
3715 DAVINCI COURT, SUITE 300  
PEACHTREE CORNERS, GA 30092  
404-432-3286  
EMAIL: GREID@blueriverdevelopment.com

**ENGINEER CONTACT**  
CHAD BRYANT, P.E.  
PRESIDENT  
BRYANT ENGINEERING  
111 PERIMETER ROAD, SUITE A  
PERRY, GA 31069  
OFFICE: (478) 224-7070  
FAX: (478) 224-7072  
EMAIL: chad@bryantengllc.com



CHAD R. BRYANT, P.E.  
OSWELL, FELIX II  
DESIGN PROFESSIONAL  
CERTIFICATION # 24596  
EXPIRATION DATE 12/31/2025

**BRYANT ENGINEERING**  
111 PERIMETER ROAD, SUITE A  
PERRY, GEORGIA 31069  
PHONE: (478) 224-7070  
FAX: (478) 224-7072  
WWW.BRYANTENGLLC.COM



BRYANT ENGINEERING, LLC  
ENGINEER FIRM  
LICENSE NO. PE1007211  
EXPIRATION DATE 6/30/26

COUNTY:	HOUSTON
DISTRICT:	110/0711
DIVISION:	0102-01-MASTER2
DATE:	04/25
SCALE:	1" = 100'
JOB NO.:	04102-001

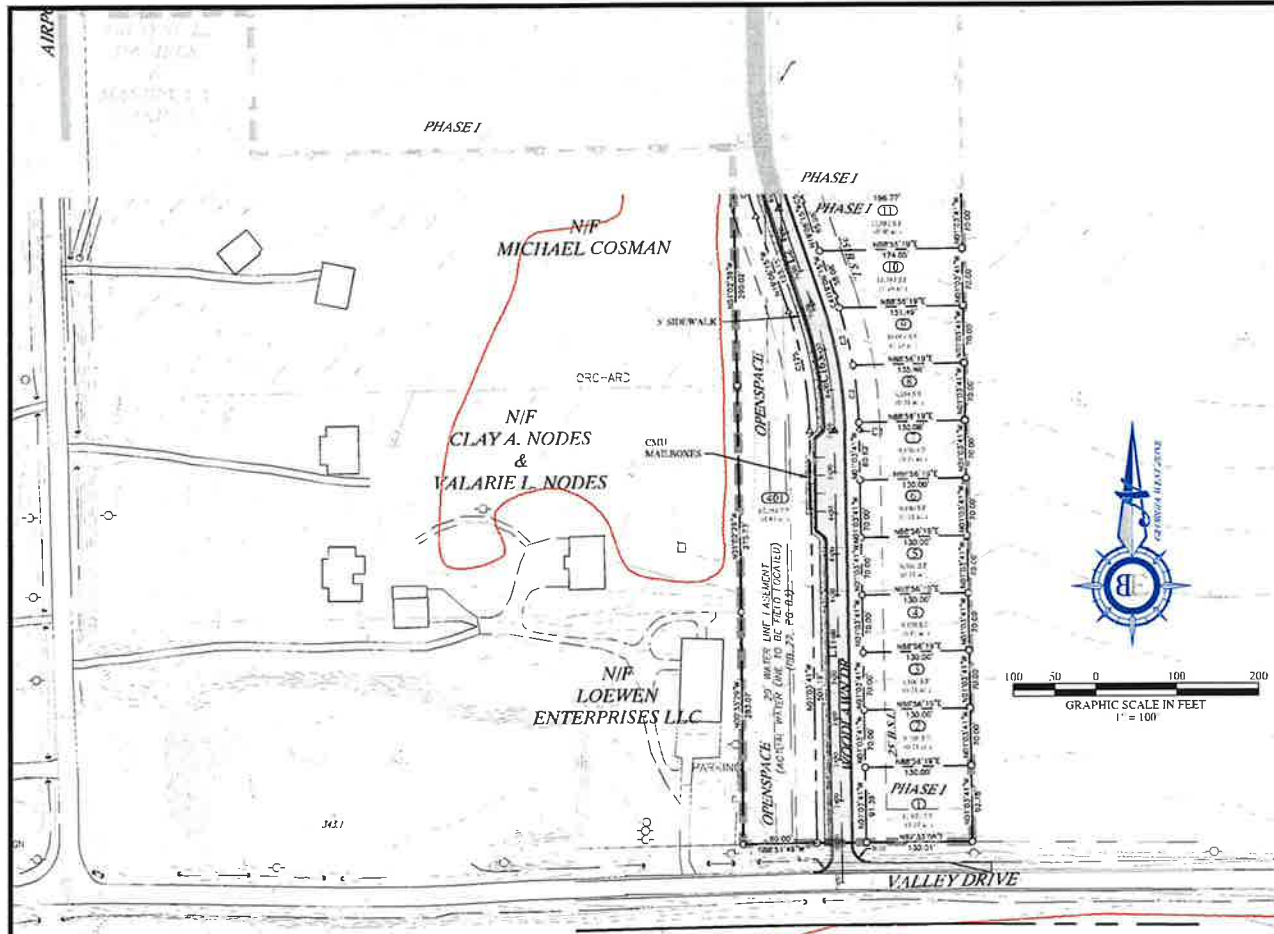
THIS PLAT IS THE PROPERTY OF BRYANT ENGINEERING, LLC AND IS NOT TO BE REPRODUCED OR USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF BRYANT ENGINEERING, LLC.

PRELIMINARY PLAT FOR:  
WILLOW BROOK SUBDIVISION  
PERRY

REVISIONS	NO.	DATE	DESCRIPTION

SHEET NO.  
**C-7.1**





## PRELIMINARY PLAT NOT FOR FINAL RECORDING

SITE PROJECT DATA		ZONING REQUIREMENTS				
PROJECT ADDRESS	VALLEY DRIVE	MINIMUM BUILDING SETBACKS				
TOTAL SITE AREA	101.37 AC	ZONING DISTRICT CITY OF PERRY	FRONT SETBACK		INTERIOR LOT SIDE SETBACK	REAR SETBACK
PHASED DEVELOPMENT	PH I = 54.25 AC PH II = 47.12 AC		ARTERIAL/ COLLECTOR STREET	MINOR STREET		
ADJ. ZONING (NORTH)	R-2	R-3 SINGLE-FAMILY RESIDENTIAL	40'	25'	8'	35'
ADJ. ZONING (SOUTH)	VALLEY DR / R-2	MEASUREMENT AND DIMENSIONAL STANDARDS				
ADJ. ZONING (EAST)	C-1	ZONING DISTRICT CITY OF PERRY	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH (MEASURED AT FRONT SETBACK LINE)	MINIMUM HOUSE SIZE (HEATED SF)	MAXIMUM LOT COVERAGE %
ADJ. ZONING (WEST)	R-3					
NUMBER OF LOTS	PH I = 136, PH II = 123, TOTAL = 259	R-3 SINGLE-FAMILY-RESIDENTIAL	9,000	70'	1,500	35
FLOOD ZONE INFORMATION						
PER FEMA FLOOD MAP, PANEL NUMBER 13153C0132E, THIS PROJECT DOES NOT LIE WITHIN A FLOODPLAIN EFFECTIVE DATE: SEPTEMBER 28, 2007						
OWNER/PRIMARY PERMITTEE						
BLUE RIVER DEVELOPMENT, I.L.C. GEOFFREY REID 3715 DAVINCI COURT, SUITE 300 PEACHTREE CORNERS, GA 30092 404-432-3286 EMAIL: GReid@blueriverdevelopment.com						
ENGINEER CONTACT						
CHAD BRYANT, P.E. PRESIDENT BRYANT ENGINEERING 111 PERIMETER ROAD, SUITE A PERRY, GA 31069 OFFICE: (478) 224-7070 FAX: (478) 224-7072						
SURVEYOR CONTACT						
MARTY McLEOD, R.L.S. MCLEOD SURVEYING, LLC 111 PERIMETER ROAD, SUITE A PERRY, GA 31069 (478) 224-7070						



- 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 MAKES NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY "HARD" DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.



VICINITY MAP

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C1	9.36	540.00	S80° 34' 00" W	9.36
C2	70.10	400.00	N05° 52' 31" W	70.10
C3	71.75	530.00	N13° 33' 14" W	71.75
C4	15.64	530.00	N10° 10' 00" W	15.64
C5	8.53	470.00	N10° 00' 00" W	8.53
C6	11.80	470.00	N10° 41' 14" W	11.80
C7	67.67	470.00	N00° 11' 10" W	67.67
C8	13.75	881.49	S00° 00' 20" E	13.75
C9	93.57	881.49	S07° 47' 51" W	93.57
C10	93.57	991.49	S01° 29' 29" W	93.57
C11	93.57	991.49	S55° 11' 07" W	93.57
C12	93.57	991.49	S48° 52' 43" W	93.57
C13	37.12	391.49	S58° 26' 56" W	37.12
C14	11.42	20.00	N75° 49' 41" W	11.42
C15	15.50	20.00	N00° 00' 00" W	15.50
C16	94.39	30.00	N10° 30' 39" W	94.39
C17	130.50	50.00	S13° 37' 04" W	130.50
C18	9.65	50.00	S67° 42' 59" E	9.65
C19	15.50	20.00	S51° 00' 00" E	15.50
C20	31.42	20.00	S10° 10' 19" W	31.42
C21	31.42	20.00	N75° 49' 41" W	31.42
C22	31.42	150.00	N35° 41' 57" W	31.42
C23	58.71	110.00	N55° 30' 32" W	58.71
C24	50.15	110.00	N70° 29' 52" W	50.15
C25	15.50	20.00	N00° 00' 00" W	15.50
C26	48.86	30.00	N70° 00' 00" W	48.86
C27	48.67	50.00	S51° 09' 00" W	48.67
C28	60.33	50.00	S10° 10' 19" W	60.33
C29	15.50	20.00	S22° 44' 38" E	15.50
C30	15.50	20.00	S31° 40' 16" W	15.50
C31	61.30	40.00	S07° 36' 44" W	61.30
C32	46.67	50.00	S55° 03' 34" E	46.67
C33	45.87	50.00	N71° 35' 13" E	45.87
C34	15.50	20.00	N67° 30' 44" E	15.50
C35	71.60	470.00	S65° 54' 37" E	71.60
C36	84.89	470.00	S10° 11' 20" E	84.89
C37	28.59	20.00	S10° 11' 20" E	28.59
C38	71.60	470.00	S65° 54' 37" E	71.60
C39	49.05	395.00	N05° 14' 37" E	49.05
C40	93.29	395.00	N15° 51' 02" E	93.29
C41	93.29	395.00	N23° 09' 38" E	93.29
C42	133.76	395.00	N45° 22' 56" E	133.76
C43	40.72	395.00	N58° 13' 07" E	40.72
C44	31.42	20.00	S17° 49' 41" E	31.42
C45	81.90	170.00	S15° 01' 28" E	81.90
C46	15.50	20.00	S20° 56' 32" W	15.50
C47	60.12	50.00	S00° 44' 35" W	60.12
C48	46.67	50.00	S43° 28' 20" E	46.67
C49	46.27	40.00	N75° 51' 21" E	46.27
C50	15.50	20.00	N66° 33' 57" E	15.50

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C51	31.42	20.00	S40° 13' 33" E	31.42
C52	31.42	20.00	N45° 46' 25" E	31.42
C53	54.40	60.00	N02° 46' 31" E	54.40
C54	49.81	60.00	N10° 10' 19" E	49.81
C55	88.40	60.00	N31° 00' 21" W	88.40
C56	53.41	60.00	N83° 00' 02" W	53.41
C57	60.99	60.00	S42° 19' 27" W	60.99
C58	26.36	20.00	S51° 00' 44" W	26.36
C59	76.54	50.00	N10° 17' 18" W	76.54
C60	19.34	250.00	N03° 36' 06" W	19.34
C61	91.07	250.00	N17° 27' 44" W	91.07
C62	11.43	70.00	N16° 04' 42" E	11.43
C63	31.42	20.00	S75° 49' 41" E	31.42
C64	15.50	20.00	S00° 00' 00" W	15.50
C65	50.65	50.00	S13° 37' 04" W	50.65
C66	45.67	50.00	S69° 13' 32" E	45.67
C67	46.67	50.00	N27° 13' 32" E	46.67
C68	44.07	50.00	N05° 18' 30" E	44.07
C69	46.51	50.00	N00° 00' 00" W	46.51
C70	31.42	20.00	S10° 10' 19" W	31.42
C71	31.42	20.00	S16° 10' 19" W	31.42
C72	75.41	70.00	S50° 41' 20" E	75.41
C73	75.41	20.00	N64° 27' 27" E	75.41
C74	122.72	270.00	N15° 48' 24" W	122.72
C75	31.42	20.00	N75° 49' 41" W	31.42
C76	31.42	20.00	S10° 10' 19" W	31.42
C77	62.28	50.00	S84° 13' 10" W	62.28
C78	62.28	50.00	N50° 11' 07" W	62.28
C79	6.62	50.00	N11° 47' 43" E	6.62
C80	15.50	20.00	N00° 00' 00" W	15.50
C81	31.42	20.00	N75° 49' 41" W	31.42
C82	60.33	50.00	S30° 44' 36" W	60.33
C83	46.67	50.00	S84° 13' 10" W	46.67
C84	62.28	50.00	N50° 11' 07" W	62.28
C85	6.62	50.00	N11° 47' 43" E	6.62
C86	15.50	20.00	N00° 00' 00" W	15.50
C87	31.42	20.00	N75° 49' 41" W	31.42
C88	31.42	20.00	S16° 10' 19" W	31.42
C89	62.28	50.00	S84° 13' 10" W	62.28
C90	62.28	50.00	N50° 11' 07" W	62.28
C91	39.02	441.89	N01° 24' 32" E	39.02
C92	31.55	20.00	N04° 07' 34" E	31.55
C93	31.29	20.00	S45° 52' 26" E	31.29
C94	48.94	711.49	S00° 54' 33" W	48.94
C95	81.56	711.49	S06° 09' 20" W	81.56
C96	81.56	711.49	S12° 42' 56" W	81.56
C97	81.56	711.49	S19° 15' 33" W	81.56
C98	81.56	711.49	S25° 48' 39" W	81.56
C99	12.83	711.49	S29° 14' 16" W	12.83
C100	21.47	364.45	S18° 00' 02" W	21.47
C101	65.77	364.45	S21° 05' 04" W	65.77
C102	44.07	364.45	S12° 59' 51" W	44.07
C103	16.33	20.00	S17° 06' 40" W	16.33
C104	15.12	60.00	S50° 10' 32" W	15.12
C105	63.27	60.00	S17° 44' 34" W	63.27
C106	40.56	60.00	S35° 46' 07" E	40.56
C107	31.42	60.00	S70° 05' 00" E	31.42
C108	49.41	60.00	N10° 16' 27" E	49.41
C109	49.41	60.00	N27° 05' 22" E	49.41
C110	24.42	60.00	N27° 37' 24" W	24.42
C111	18.40	20.00	N17° 17' 24" W	18.40
C112	45.60	128.48	N15° 04' 20" E	45.60

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C113	62.70	328.48	N20° 06' 11" E	62.70
C114	64.21	771.49	N23° 40' 11" E	64.21
C115	67.50	771.49	N23° 46' 00" E	67.50
C116	67.50	771.49	N17° 44' 01" E	67.50
C117	67.50	771.49	N12° 42' 53" E	67.50
C118	67.50	771.49	N07° 00' 00" E	67.50
C119	67.50	771.49	N02° 37' 38" E	67.50
C120	15.77	771.49	N00° 28' 11" W	15.77
C121	31.55	20.00	N44° 07' 34" E	31.55
C122	31.29	20.00	N45° 52' 36" W	31.29
C123	79.57	530.00	N05° 21' 34" W	79.57
C124	67.38	530.00	N14° 22' 51" W	67.38
C125	148.01	470.00	N10° 04' 58" W	148.01
C126	31.42	20.00	S16° 10' 19" W	31.42
C127	75.41	70.00	S50° 41' 20" E	75.41
C128	75.41	20.00	N64° 27' 27" E	75.41
C129	10.60	270.00	N01° 00' 00" W	10.60
C130	122.72	270.00	N15° 48' 24" W	122.72
C131	31.42	20.00	N75° 49' 41" W	31.42
C132	31.42	20.00	S10° 10' 19" W	31.42
C133	15.50	20.00	S51° 00' 00" W	15.50
C134	60.80	50.00	S70° 44' 41" E	60.80
C135	46.67	50.00	S30° 44' 36" W	46.67
C136	46.67	50.00	S84° 13' 10" W	46.67
C137	62.28	50.00	N50° 11' 07" W	62.28
C138	6.62	50.00	N11° 47' 43" E	6.62
C139	15.50	20.00	N00° 00' 00" W	15.50
C140	31.42	20.00	N75° 49' 41" W	31.42
C141	31.42	20.00	S16° 10' 19" W	31.42
C142	62.28	50.00	S84° 13' 10" W	62.28
C143	65.07	370.00	S12° 18' 11" E	65.07
C144	34.95	370.00	S03° 34' 12" E	34.95
C145	31.42	20.00	S45° 52' 26" E	31.42
C146	31.42	20.00	N44° 27' 50" E	31.42
C147	26.36	20.00	N46° 17' 51" W	26.36
C148	94.25	60.00	N00° 00' 00" W	94.25
C149	65.55	60.00	N45° 38' 12" E	65.55
C150	49.41	60.00	S79° 19' 52" E	49.41
C151	45.87	60.00	S33° 50' 05" E	45.87
C152	31.42	20.00	S45° 52' 26" E	31.42
C153	76.54	50.00	N64° 27' 27" E	76.54
C154	76.32	50.00	N45° 24' 28" W	76.32
C155	61.57	530.00	N80° 57' 07" W	61.57
C156	111.42	530.00	N77° 36' 04" W	111.42
C157	29.89	38.00	S65° 36' 04" W	29.89
C158	44.27	455.00	S25° 12' 37" W	44.27
C159	46.99	455.00	S13° 49' 58" W	46.99
C160	60.99	455.00	S12° 17' 06" W	60.99
C161	64.81	455.00	S50° 29' 30" W	64.81
C162	52.47	155.00	S57° 52' 19" W	52.47

ROAD LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	550.42	N1° 07' 41.05" W
L2	1213.15	N19° 00' 15.34" W
L3	1121.31	N01° 07' 41.05" W
L4	1141.91	N61° 10' 49.95" E
L5	744.65	N01° 07' 41.05" W
L6	816.15	S00° 18' 40.45" W
L7	744.58	N1° 07' 41.05" W
L8	1001.04	N01° 00' 10.40" E
L9	122.27	S26° 59' 40.45" E
L10	354.50	S25° 49' 40.45" E
L11	155.92	S25° 49' 40.45" E
L12	792.97	N00° 22' 49.95" E
L13	946.34	N00° 32' 40.05" E
L14	271.26	S89° 43' 18.25" W
L15	76.36	N00° 22' 50.05" W
L16	115.97	S26° 59' 40.45" E
L17	210.49	N00° 59' 10.05" W
L18	214.09	S25° 49' 41.05" E
L19	507.23	N69° 09' 41.05" W
L20	217.59	N1° 12' 35.33" W
L21	1124.24	S85° 40' 36.25" E
L22	50.00	S1° 13' 38.00" W
L23	160.00	N1° 17' 38.00" E
L24	607.73	N00° 12' 40.05" W
L25	50.00	S89° 27' 49.95" W