



Where Georgia comes together.

Application # RZNE

0223-2025

Application for Rezoning

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Patriot Development Group, LLC	Patriot Development Group, LLC
*Title	Organization	Organization
*Address	817 GA-247, UNit 10 Kathleen, GA 31047	817 GA-247, Unit 10 Kathleen, GA 31047
*Phone		
*Email		

Property Information

*Street Address or Location	1824 Houston Lake Road & 1904 Hwy 127, Perry, GA 31069
*Tax Map Number(s)	0P0490 061000, 0P0490 062000 & 0P0490 078000
*Legal Description	A. Provide a <u>copy of the deed</u> as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a <u>survey plat</u> of the property;

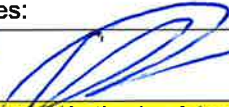
Request

*Current Zoning District	PUD	*Proposed Zoning District	PUD - Update
*Please describe the existing and proposed use of the property <u>Note: A Site Plan or other information which fully describes your proposal may benefit your application.</u> This PUD update is to bring residential Phase 4, North Entrance GDOT revisions into compliance under current approved PUD requirements.			

Instructions

1. The application and fee (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.
2. *Fees:
 - a. Residential Zoning (R-Ag, R-1, R-2, R-3) - \$325.00 plus \$28.00/acre
 - b. Non-residential Zoning (other than R-Ag, R-1, R-2, R-3) - \$543.00 plus \$43.00/acre
3. *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
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. Rezoning applications require an informational hearing before the planning commission and a public hearing before City Council. Public hearing sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
6. *The applicant must be present at the hearings to present the application and answer questions that may arise.
7. *Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? "Applicant" is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes ☐ No ☒
If yes, please complete and submit a Disclosure Form available from the Community Development office.

8. 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.
9. Signatures:

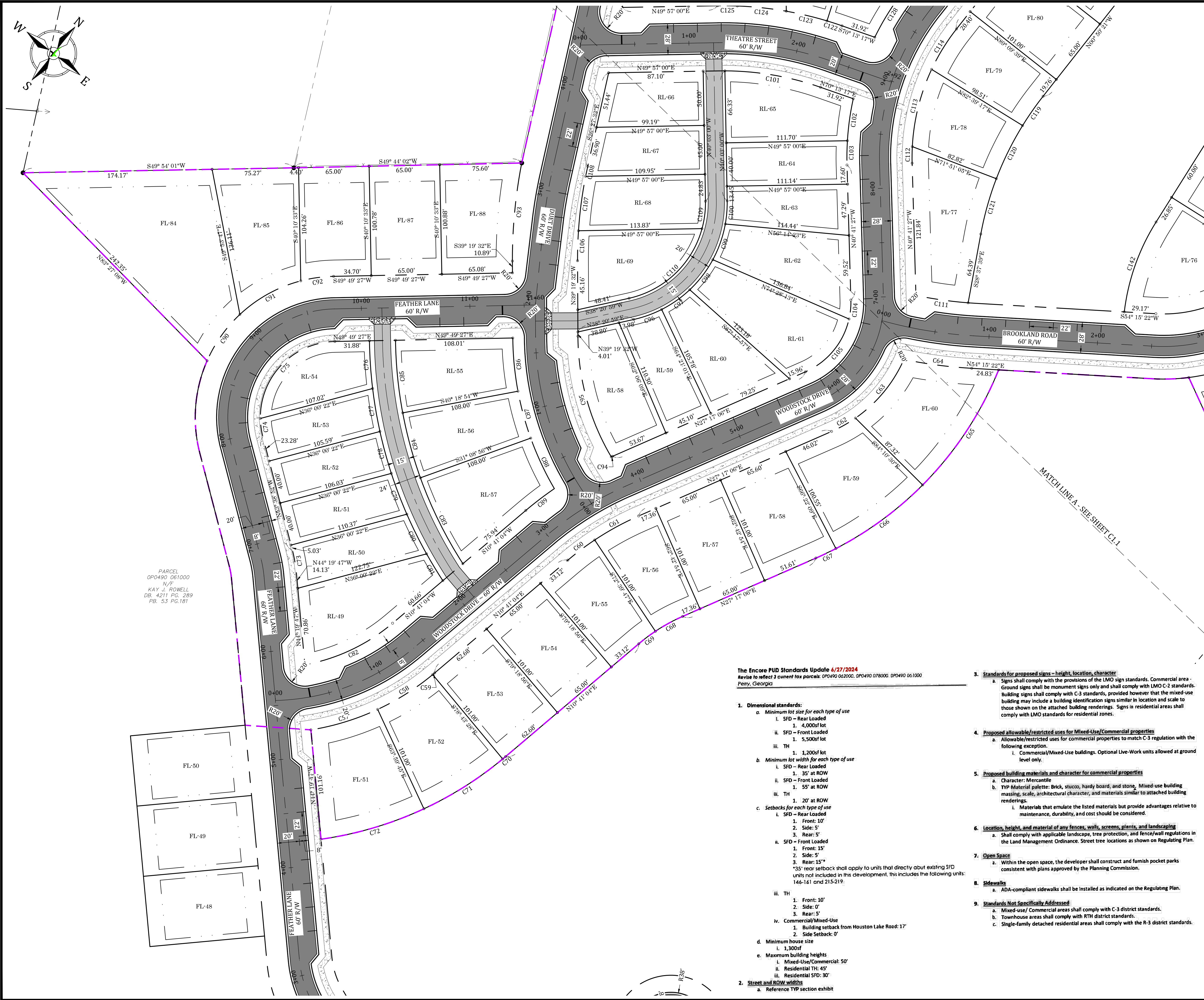
*Applicant		*Date	6/6/25
*Property Owner/Authorized Agent		*Date	6/6/25

Standards for Granting a Rezoning

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) Whether the proposed zoning classification complies with the Comprehensive Plan and other adopted plans applicable to the subject property;
- (2) Whether all of the uses permitted in the proposed zoning classification are compatible with existing uses on adjacent and nearby properties;
- (3) Whether any of the uses permitted in the proposed zoning classification will cause adverse impacts to adjacent and nearby properties;
- (4) Whether any of the permitted uses and density allowed in the proposed zoning classification will cause an excessive burden on existing streets, utilities, city services, or schools;
- (5) Whether there are existing or changing conditions in the area which support either approval or disapproval of the proposed zoning classification; and
- (6) Whether the subject property has a reasonable economic use as currently zoned.



SITE INFORMATION	
PROJECT ADDRESS	1904 HWY 127, PERRY, GA 31069
PARCEL NUMBER	0P0490 061000 (77.75 AC) / 0P0490 062000 (3.32 AC)
PARCEL ZONING	PUD PLANNED UNIT DEVELOPMENT - SEE ORDINANCE 2024-19 EXHIBIT A PUD STANDARDS UPDATED 06/27/2024

- GENERAL SITE NOTES:
- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE.
 - ALL SIGNS AND STRIPING SHALL CONFIRM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
 - HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GA SPC WEST ZONE. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).

HATCH LEGEND:	
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY ASPHALT PAVEMENT
	PAVED ALLEY

The Encore PUD Standards Update 4/27/2024
Revise to reflect 3 current tax parcels: 0P0490 062000, 0P0490 078000, 0P0490 061000
Perry, Georgia

- Dimensional standards:**
 - Minimum lot size for each type of use**
 - SFD - Rear Loaded
 - 4,000sf lot
 - SFD - Front Loaded
 - 5,500sf lot
 - TH
 - 1,200sf lot
 - Minimum lot width for each type of use**
 - SFD - Rear Loaded
 - 35' at ROW
 - SFD - Front Loaded
 - 55' at ROW
 - TH
 - 20' at ROW
 - Setbacks for each type of use**
 - SFD - Rear Loaded
 - Front: 10'
 - Side: 5'
 - Rear: 5'
 - SFD - Front Loaded
 - Front: 15'
 - Side: 5'
 - Rear: 15'
 - TH
 - Front: 10'
 - Side: 0'
 - Rear: 5'
 - Commercial/Mixed-Use
 - Building setback from Houston Lake Road: 17'
 - Side Setback: 0'
 - Minimum house site**
 - 1,300sf
 - Maximum building heights**
 - Mixed-Use/Commercial: 50'
 - Residential TH: 45'
 - Residential SFD: 30'
 - Street and ROW widths**
 - Reference TYP section exhibit

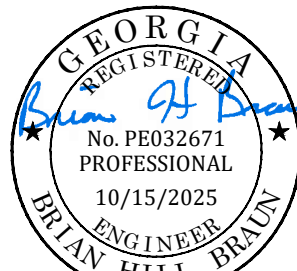
- Standards for proposed signs - height, location, character**
 - Signs shall comply with the provisions of the LMO sign standards. Commercial area - Ground signs shall be monument signs only and shall comply with LMO C-2 standards. Building signs shall comply with C-3 standards, provided however that the mixed-use building may include a building identification signs similar in location and scale to those shown on the attached building renderings. Signs in residential areas shall comply with LMO standards for residential zones.
- Proposed allowable/restricted uses for Mixed-Use/Commercial properties**
 - Allowable/restricted uses for commercial properties to match C-3 regulation with the following exception:
 - Commercial/Mixed-Use buildings. Optional Live-Work units allowed at ground level only.
- Proposed building materials and character for commercial properties**
 - Character: Mercantile
 - TYP Material palette: Brick, stucco, hardy board, and stone. Mixed-use building massing, scale, architectural character, and materials similar to attached building renderings.
 - Materials that emulate the listed materials but provide advantages relative to maintenance, durability, and cost should be considered.
- Location, height, and material of any fences, walls, screens, plants, and landscaping**
 - Shall comply with applicable landscape, tree protection, and fence/wall regulations in the Land Management Ordinance. Street tree locations as shown on Regulating Plan.
- Open Space**
 - Within the open space, the developer shall construct and furnish pocket parks consistent with plans approved by the Planning Commission.
- Sidewalks**
 - ADA-compliant sidewalks shall be installed as indicated on the Regulating Plan.
- Standards Not Specifically Addressed**
 - Mixed-use/ Commercial areas shall comply with C-3 district standards.
 - Townhouse areas shall comply with R/W district standards.
 - Single-family detached residential areas shall comply with the R-3 district standards.



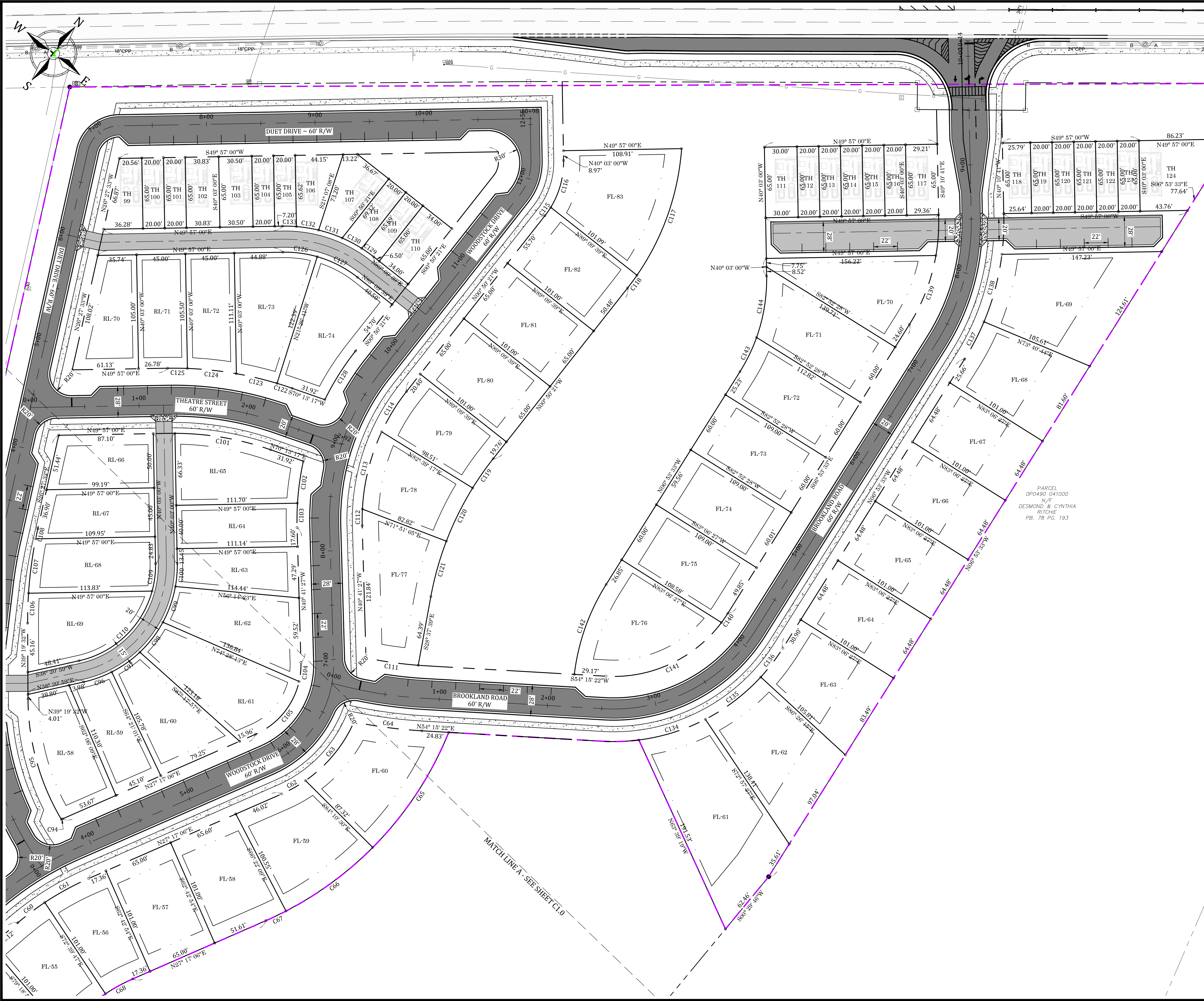
AXIS
ENGINEERING CONSULTANTS
LEESBURG★VALDOSTA★WARNER ROBINS



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



SITE PLAN	
THE ENCORE SUBDIVISION	
PERRY, GEORGIA	
PROJECT NO. 25-25023	
DATE: 10/15/2025	
DRAWN BY: BED	
CHECK BY: BHB	
Patriot Development Group, Inc.	
SCALE: 40' 20' 0' 40' GRAPHIC SCALE 1" = 40'	
SHEET NO. C1.0	



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AXIS
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LEESBURG*VALDOSTA*WARNER ROBINS

GEORGIA

★

AXIS ENGINEERING CONSULTANTS

PEF009117

06/30/2026

CERTIFICATE OF AUTHORIZATION

★

REVISIONS

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

GEORGIA

REGISTERED

NO. PER32571

10/15/2025

PROFESSIONAL ENGINEER

BRIAN HILL, BMEAN

SITE PLAN

THE ENCORE SUBDIVISION

PERRY, GEORGIA

PATRIOT DEVELOPMENT GROUP, INC.

PROJECT NO. 25-25023

DATE: 10/15/2025

DRAWN BY: BED

CHECK BY: BHB

SCALE: 40' 20' 0' 40'

GRAPHIC SCALE 1" = 40'

SHEET NO.

C1.1

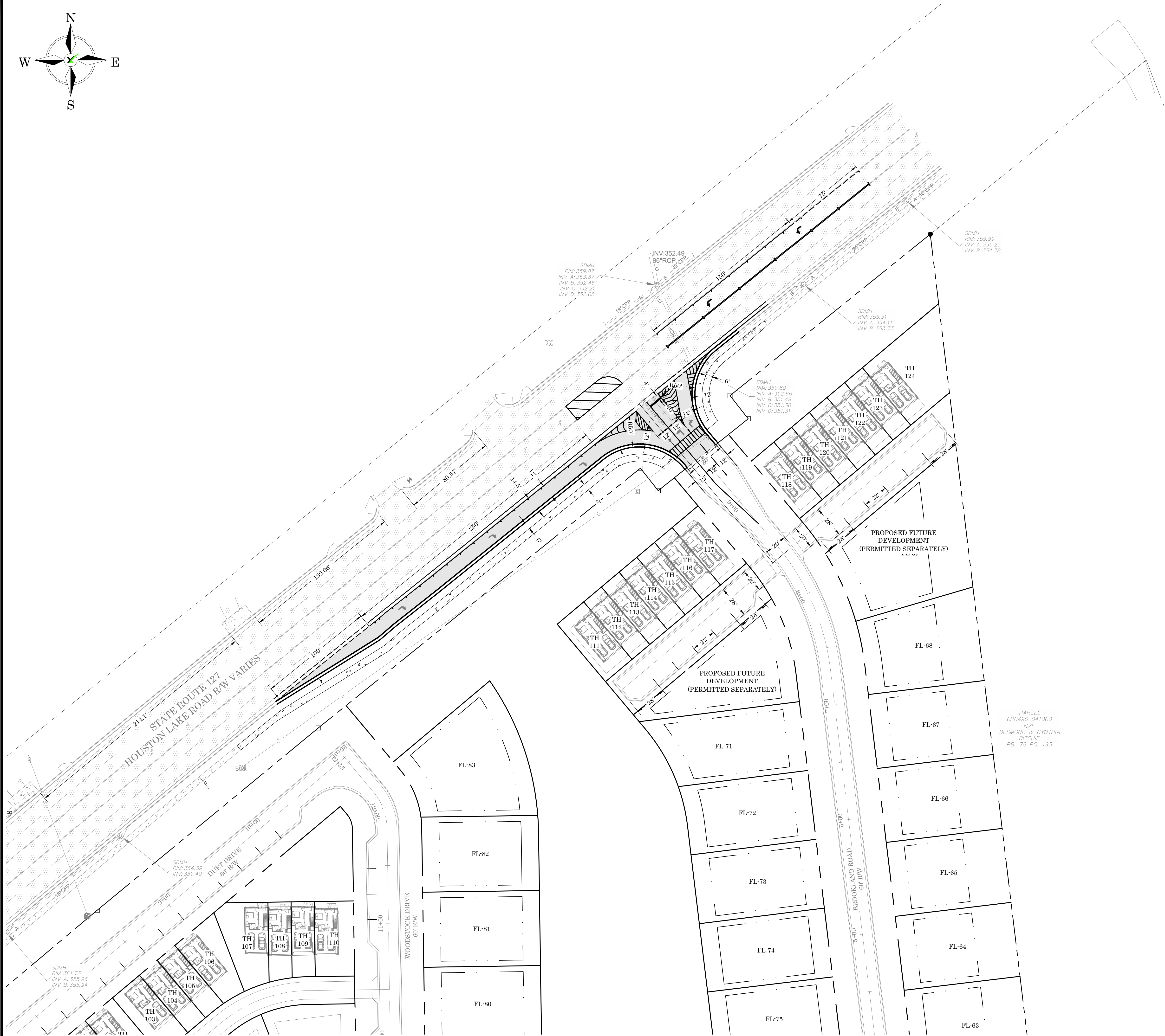
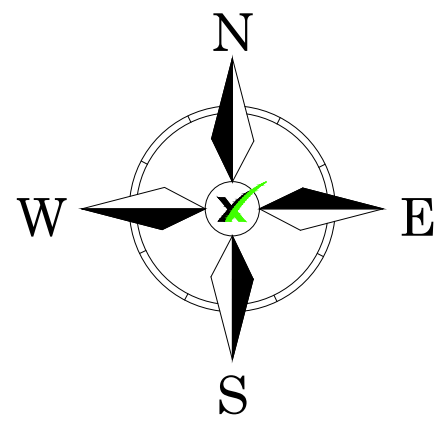
Z:\Shared\AEC\Projects\2025\25-25023 PDG - Residential Phases at The Encore Perry, GA\DWG\61094C_B01-Master 2D.dwg - 11/3/2025 9:58 PM

Parcel Table - TH		
Parcel #	ACRES	SQ. FT.
TH 99	0.04	1847.33
TH 100	0.03	1300.00
TH 101	0.03	1300.00
TH 102	0.05	2004.17
TH 103	0.05	1982.61
TH 104	0.03	1300.00
TH 105	0.03	1302.65
TH 106	0.05	2192.07
TH 107	0.06	2609.10
TH 108	0.03	1344.83
TH 109	0.03	1303.11
TH 110	0.05	2210.00
TH 111	0.04	1950.00
TH 112	0.03	1300.00
TH 113	0.03	1300.00
TH 114	0.03	1300.00
TH 115	0.03	1300.00
TH 116	0.03	1300.00
TH 117	0.04	1903.51
TH 118	0.04	1671.48
TH 119	0.03	1300.00
TH 120	0.03	1300.00
TH 121	0.03	1300.00
TH 122	0.03	1300.00
TH 123	0.03	1300.00
TH 124	0.10	4224.70

Parcel Table					
Parcel Name	Area	Perimeter	Segment Lengths	Segment Bearings	
RL-49	7477.93	373.583	122.750	N36° 00' 21.51"E	
			28.886	S70° 20' 02.67"E	
			60.663	S10° 41' 04.21"W	
			90.428	S25° 34' 22.33"W	
			70.856	N44° 19' 46.96"W	
RL-50	4620.42	314.261	110.371	N36° 00' 21.51"E	
			40.835	S65° 29' 15.53"E	
			122.750	S36° 00' 21.51"W	
			14.131	N44° 19' 46.96"W	
			21.142	N48° 59' 19.60"W	
RL-51	4314.77	296.623	106.025	N36° 00' 21.51"E	
			40.226	S59° 51' 10.62"E	
			110.371	S36° 00' 21.51"W	
			40.001	N53° 38' 52.24"W	
			105.587	N36° 00' 21.51"E	
RL-52	4219.29	291.629	40.016	S54° 16' 30.67"E	
			106.025	S36° 00' 21.51"W	
			40.001	N53° 38' 52.24"W	
			107.023	N36° 00' 21.51"E	
			40.187	S48° 42' 00.41"E	
RL-53	4268.42	292.973	105.587	S36° 00' 21.51"W	
			23.281	N53° 38' 52.24"W	
			16.896	N46° 43' 59.01"W	
			31.877	N49° 49' 26.90"E	
			44.070	S42° 50' 35.61"E	
RL-54	4787.27	292.488	107.023	S36° 00' 21.51"W	
			109.519	N05° 00' 10.56"E	
			108.015	N49° 49' 26.90"E	
			49.340	S44° 37' 48.31"E	
			108.003	S40° 18' 53.82"W	
RL-56	5773.10	322.911	67.266	N44° 43' 12.68"W	
			108.003	N40° 18' 53.82"E	
			44.815	S54° 15' 48.59"E	
			107.999	S31° 08' 55.58"W	
			62.093	N54° 16' 05.31"W	
RL-57	7482.51	356.925	75.941	S10° 41' 04.21"W	
			88.452	N65° 22' 47.39"W	
			107.999	N31° 08' 55.56"E	
			51.451	S64° 06' 46.33"E	
			33.082	S13° 35' 29.81"W	
RL-58	5990.80	324.644	53.665	S27° 17' 05.98"W	
			1.271	S27° 10' 23.96"W	
			116.602	N54° 30' 32.47"W	
			4.010	N39° 19' 31.58"W	
			38.796	N38° 20' 58.81"E	
RL-59	4603.88	302.479	110.301	S62° 06' 09.26"E	
			45.102	S27° 17' 05.98"W	
			110.301	N62° 06' 09.26"W	
			13.980	N38° 20' 58.81"E	
			27.319	N31° 14' 05.47"E	
RL-60	6064.20	339.973	105.777	S64° 21' 00.93"E	
			79.253	S27° 17' 05.98"W	
			105.777	N64° 21' 00.93"W	
			31.765	N15° 50' 50.16"E	
			123.177	S87° 17' 57.08"E	
RL-61	7605.13	376.430	65.458	S00° 29' 45.17"W	
			15.959	S27° 17' 05.98"W	
			123.177	N87° 17' 57.08"W	
			35.000	N11° 32' 26.65"W	
			136.635	N74° 28' 13.21"E	

Parcel Table					
Parcel Name	Area	Perimeter	Segment Lengths	Segment Bearings	
RL-62	6802.20	363.385	59.518	S40° 41' 27.17"E	
			17.590	S33° 29' 31.41"E	
			136.835	S74° 28' 13.21"W	
			35.000	N19° 46' 46.96"W	
			114.442	N56° 14' 23.50"E	
RL-63	4595.45	307.752	47.287	S40° 41' 27.17"E	
			114.442	S56° 14' 23.50"W	
			21.432	N34° 28' 05.57"W	
			13.449	N40° 02' 59.92"W	
			111.143	N49° 57' 00.08"E	
RL-64	4444.23	302.860	111.896	N49° 57' 00.08"E	
			22.422	S38° 07' 54.36"E	
			17.599	S40° 41' 27.17"E	
			111.143	S49° 57' 00.08"W	
			40.000	N40° 02' 59.92"W	
RL-65	6500.26	338.868	39.119	S31° 06' 28.16"E	
			111.696	S49° 57' 00.08"W	
			86.326	N40° 02' 59.92"W	
			89.810	N60° 41' 32.58"E	
			31.918	N70° 13' 17.46"E	
RL-66	4657.27	287.731	50.000	S40° 02' 59.92"E	
			99.189	S49° 57' 00.08"W	
			51.440	N26° 27' 33.10"W	
			87.102	N49° 57' 00.08"E	
			45.000	S40° 02' 59.92"E	
RL-67	4707.94	300.412	109.952	S49° 57' 00.08"W	
			9.373	N27° 08' 51.59"W	
			36.898	N26° 27' 33.10"W	
			99.189	N49° 57' 00.08"E	
			24.835	S40° 02' 59.92"E	
RL-68	5682.16	324.716	25.505	S31° 55' 53.07"E	
			113.833	S49° 57' 00.08"W	
			50.590	N31° 33' 08.32"W	
			109.952	N49° 57' 00.08"E	
			97.645	S07° 16' 06.30"W	
RL-69	6139.90	332.655	48.406	S38° 20' 58.81"W	
			45.157	N39° 19' 31.58"W	
			27.615	N37° 17' 49.07"W	
			113.833	N49° 57' 00.08"E	
			61.125	S49° 57' 00.08"W	
RL-70	5085.45	309.891	108.025	N26° 27' 33.10"W	
			35.741	N49° 57' 00.08"E	
			105.000	S40° 02' 59.92"E	
			18.226	S51° 31' 56.13"W	
			26.783	S49° 57' 00.08"W	
RL-71	4728.05	300.512	105.000	N40° 02' 59.92"W	
			45.000	N49° 57' 00.08"E	
			105.503	S40° 02' 59.92"E	
			45.384	S57° 03' 15.66"W	
			105.503	N40° 02' 59.92"W	
RL-72	4850.25	306.999	45.000	N49° 57' 00.08"E	
			111.112	S40° 02' 59.92"E	
			38.549	S64° 20' 26.57"W	
			111.112	N40° 02' 59.92"W	
			44.876	N49° 57' 00.08"E	
RL-73	6709.81	348.882	31.955	N58° 25' 34.72"E	
			122.390	S21° 26' 40.66"E	
			31.918	S70° 13' 17.46"W	
			14.596	S68° 57' 15.73"W	
			122.390	N21° 28' 40.68"W	
RL-74	7244.20	358.956	41.956	N78° 01' 54.29"E	
			40.498	N89° 09' 39.23"E	
			54.701	S00° 50' 20.77"E	
			52.897	S06° 52' 35.53"E	
			31.918	S70° 13' 17.46"W	

Parcel Table				
Parcel Name	Area	Perimeter	Segment Lengths	Segment Bearings
FL-51	8266.46	365.852	99.182	S34° 29' 08.62"W
			101.161	N44° 19' 46.96"W
			64.500	N33° 54' 05.97"E
			101.000	S63° 59' 45.46"E
FL-52	7386.44	348.266	101.000	S78° 43' 27.53"E
			86.115	S18° 38' 23.51"W
			101.000	N63° 59' 45.46"W
			60.152	N18° 38' 23.51"E
FL-53	6627.01	333.228	101.000	N78° 43' 27.53"W
			2.414	N10° 58' 48.34"E
			62.678	N10° 41' 04.21"E
			101.000	S79° 18' 55.79"E
			62.678	S10° 41' 04.21"W
FL-54	6565.00	332.000	3.457	S10° 58' 48.34"W
			101.000	S79° 18' 55.79"E
			65.000	S10° 41' 04.21"W
			101.000	N79° 18' 55.79"W
			65.000	N10° 41' 04.21"E
FL-55	5871.83	318.274	101.000	N79° 18' 55.79"W
			33.116	N10° 41' 04.21"E
			30.885	N14° 00' 38.70"E
			101.000	S72° 42' 54.02"E
			19.158	S14° 00' 38.70"W
FL-56	5532.50	311.554	33.116	S10° 41' 04.21"W
			101.000	N72° 39' 46.81"W
			46.184	N22° 18' 39.59"E
			17.361	N27° 17' 05.98"E
			17.361	S27° 17' 05.98"W
FL-57	6565.00	332.000	28.648	S22° 18' 39.59"W
			101.000	N62° 42' 54.02"W
			65.000	N27° 17' 05.98"E
			101.000	S62° 42' 54.02"E
			65.000	S27° 17' 05.98"W
FL-58	6946.96	339.178	101.000	N62° 42' 54.02"W
			100.551	N27° 17' 05.98"E
			106.650	S66° 22' 08.92"E
			20.409	S25° 27' 28.53"W
			51.615	S27° 17' 05.98"W
FL-59	8037.78	358.621	87.319	S84° 10' 30.43"E
			99.447	S14° 43' 40.33"W
			100.554	N66° 22' 08.92"W
			46.018	N27° 17' 05.98"E
			25.282	N21° 42' 49.09"E
FL-60	8217.32	374.027	87.319	N84° 10' 30.43"W
			70.959	N00° 30' 18.76"E
			63.033	N58° 25' 00.51"E
			24.828	N54° 15' 21.95"E
			127.888	S05° 37' 27.39"E
FL-61	12511.34	492.492	64.475	N33° 40' 40.23"E
			138.415	S72° 57' 26.85"E
			35.608	S06° 53' 32.93"E
			62.461	S00° 29' 46.30"W
			191.532	N63° 39' 18.84"W
FL-62	9359.50	405.742	64.475	N13° 36' 03.10"E
			105.811	S86° 26' 15.46"E
			97.941	S06° 53' 32.93"E
			138.415	N72° 57' 26.85"W
			30.901	N06° 53' 32.93"W
FL-63	7526.06	354.777	101.000	N83° 06' 27.07"E
			83.490	S06° 53' 32.93"E
			105.811	N86° 26' 15.46"W
			33.575	N01° 39' 54.19"W
			64.475	N06° 53' 32.93"W
FL-64	6512.01	330.951	101.000	N83° 06' 27.07"E
			64.475	S06° 53' 32.93"E
			101.000	S83° 06' 27.07"W
			64.475	N06° 53' 32.93"W
			101.000	N83° 06' 27.07"E
FL-65	6512.01	330.951	64.475	S06° 53' 32.93"E
			101.000	S83° 06' 27.07"W
			64.475	N06° 53' 32.93"W
			101.000	N83° 06' 27.07"E
			64.475	N06° 53' 32.93"W
FL-66	6512.01	330.951	64.475	N83° 06' 27.07"E
			101.000	S06° 53' 32.93"E
			64.475	S83° 06' 27.07"W
			101.000	N06° 53' 32.93"W
			101.000	N83° 06' 27.07"E
FL-67	6512.01	330.951	64.475	N06° 53' 32.93"W
			101.000	N83° 06' 27.07"E
			64.475	S06° 53' 32.93"E
			101.000	S83° 06' 27.07"W
			64.475	N06° 53' 32.93"W



SITE DATA TABLE			
PROJECT ADDRESS		1904 HIGHWAY 127, PERRY, GEORGIA 31069	
PARCEL NUMBER		0P0490 061000 (77.75 AC) / 0P0490 062000 (3.32 AC)	
PARCEL ZONING		PUD	
PROJECT AREA		0.45 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	N/A	FRONT	N/A
SIDE	N/A	SIDE	N/A
REAR	N/A	REAR	N/A

GENERAL SITE NOTES:

- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE.
- ALL SIGNS AND STRIPING SHALL CONFIRM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
- HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA WEST ZONE, US FOOT. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12B).

HATCH LEGEND:

	EXISTING ASPHALT PAVEMENT		EXISTING CONCRETE PAVEMENT/SIDEWALK
	PROPOSED CONCRETE SIDEWALK		DOT ASPHALT PAVEMENT

REVISIONS		DESCRIPTION
No.	DATE	
1	06/13/2025	REV. PER GDOT COMMENTS
2	07/08/2025	REV. PER GDOT COMMENTS
3	09/18/2025	REV. PER GDOT COMMENTS
4	10/02/2025	REV. PER GDOT COMMENTS
5	-	-
6	-	-



SITE PLAN
ENCORE NORTH ENTRANCE PLANS

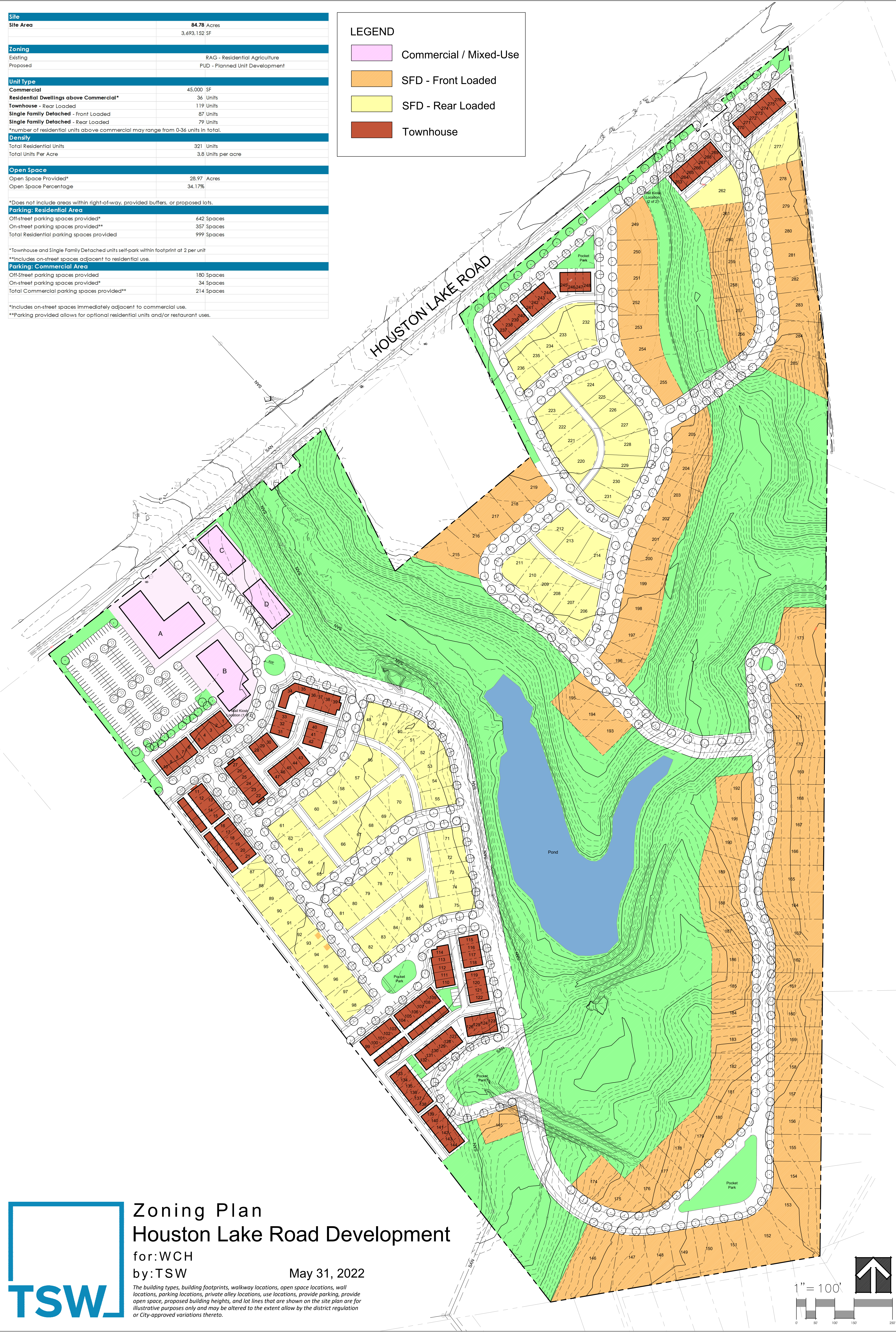


PROJECT NO. 25-25021
DATE: 03/13/2025
DRAWN BY: ECH
CHECK BY: BHB
SHEET NO. C4.1

Site	
Site Area	84.78 Acres 3,693,152 SF
Zoning	
Existing	RAG - Residential Agriculture
Proposed	PUD - Planned Unit Development
Unit Type	
Commercial	45,000 SF
Residential Dwellings above Commercial*	36 Units
Townhouse - Rear Loaded	119 Units
Single Family Detached - Front Loaded	87 Units
Single Family Detached - Rear Loaded	79 Units
*number of residential units above commercial may range from 0-36 units in total.	
Density	
Total Residential Units	321 Units
Total Units Per Acre	3.8 Units per acre
Open Space	
Open Space Provided*	28.97 Acres
Open Space Percentage	34.17%
*Does not include areas within right-of-way, provided buffers, or proposed lots.	
Parking: Residential Area	
Off-street parking spaces provided*	642 Spaces
On-street parking spaces provided**	357 Spaces
Total Residential parking spaces provided	999 Spaces
*Townhouse and Single Family Detached units self-park within footprint at 2 per unit	
**Includes on-street spaces adjacent to residential use.	
Parking: Commercial Area	
Off-Street parking spaces provided	180 Spaces
On-street parking spaces provided*	34 Spaces
Total Commercial parking spaces provided**	214 Spaces
*Includes on-street spaces immediately adjacent to commercial use.	
**Parking provided allows for optional residential units and/or restaurant uses.	

LEGEND

- Commercial / Mixed-Use
- SFD - Front Loaded
- SFD - Rear Loaded
- Townhouse



Zoning Plan
Houston Lake Road Development
for: WCH
by: TSW
May 31, 2022



The building types, building footprints, walkway locations, open space locations, wall locations, parking locations, private alley locations, use locations, provide parking, provide open space, proposed building heights, and lot lines that are shown on the site plan are for illustrative purposes only and may be altered to the extent allow by the district regulation or City-approved variations thereto.