



Where Georgia comes together.

Application # \_\_\_\_\_

## Application for Subdivision

Contact Community Development (478) 988-2720

### Applicant/Owner Information

\*Indicates Required Field

|          | Applicant   | Property Owner |
|----------|-------------|----------------|
| *Name    | Chad Bryant | MOR P2, LLC    |
| *Title   | Engineer    | Owner          |
| *Address | [REDACTED]  | [REDACTED]     |
| *Phone   | [REDACTED]  | [REDACTED]     |
| *Email   | [REDACTED]  | [REDACTED]     |

### Property Information

|                  |                |                         |
|------------------|----------------|-------------------------|
| *Street Address  | 0 Moss Oaks Rd |                         |
| *Tax Map #(s)    | 0P0340 048000  | *Zoning Designation PUD |
| *# Original Lots | 1              | *Total Acreage 153.51   |
| *# Proposed Lots | 473            | *Total Acreage 153.51   |

### 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                       | Chad Bryant    | *Date | 1/15/2026 |
| *Property Owner/Authorized Agent | Lindsay Bryant | *Date | 1/15/2026 |

Revised 7/1/25

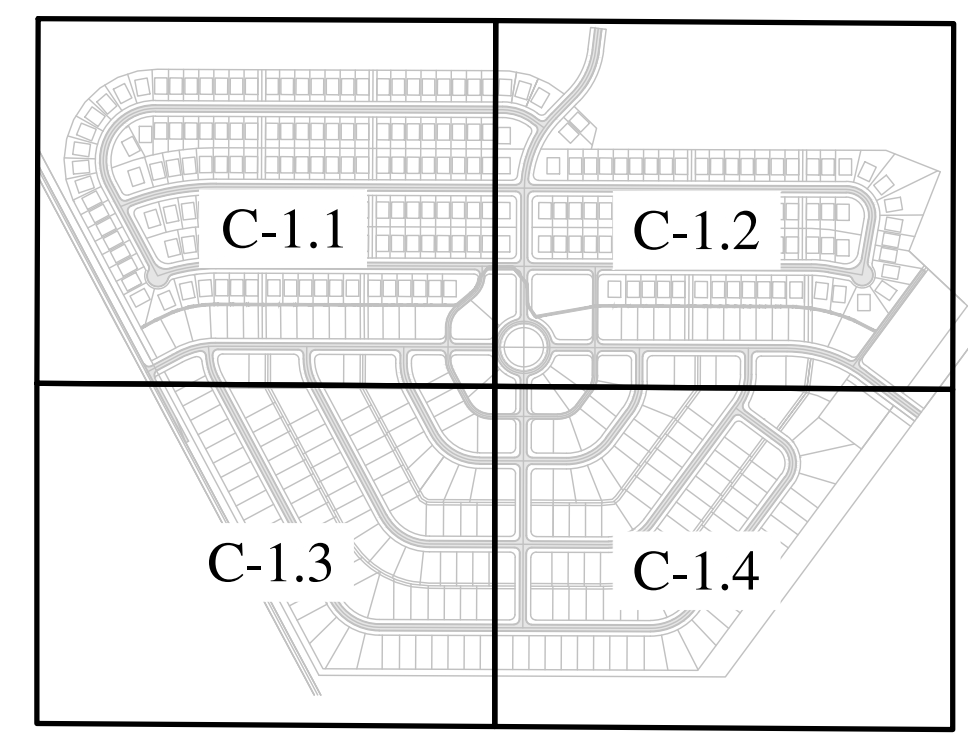
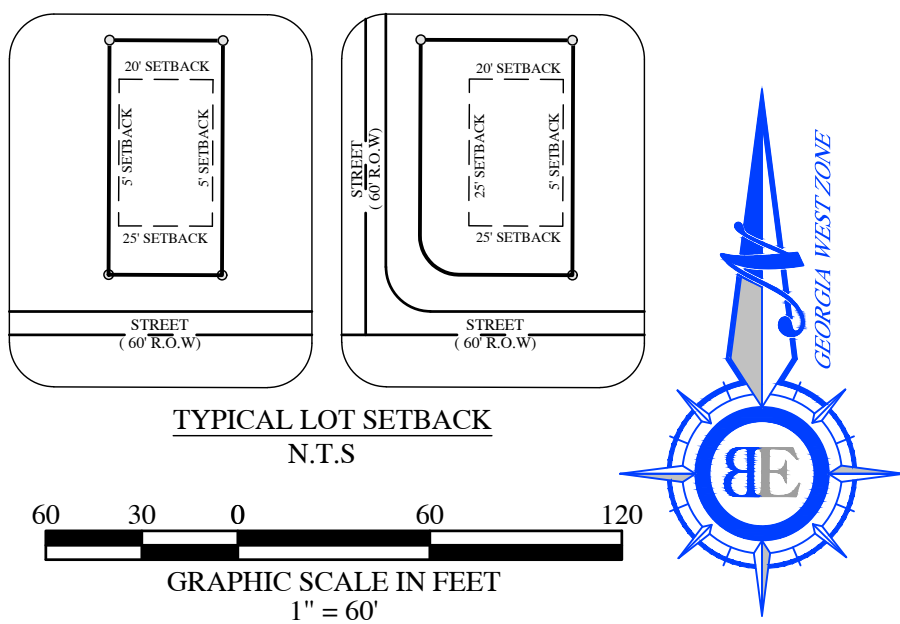
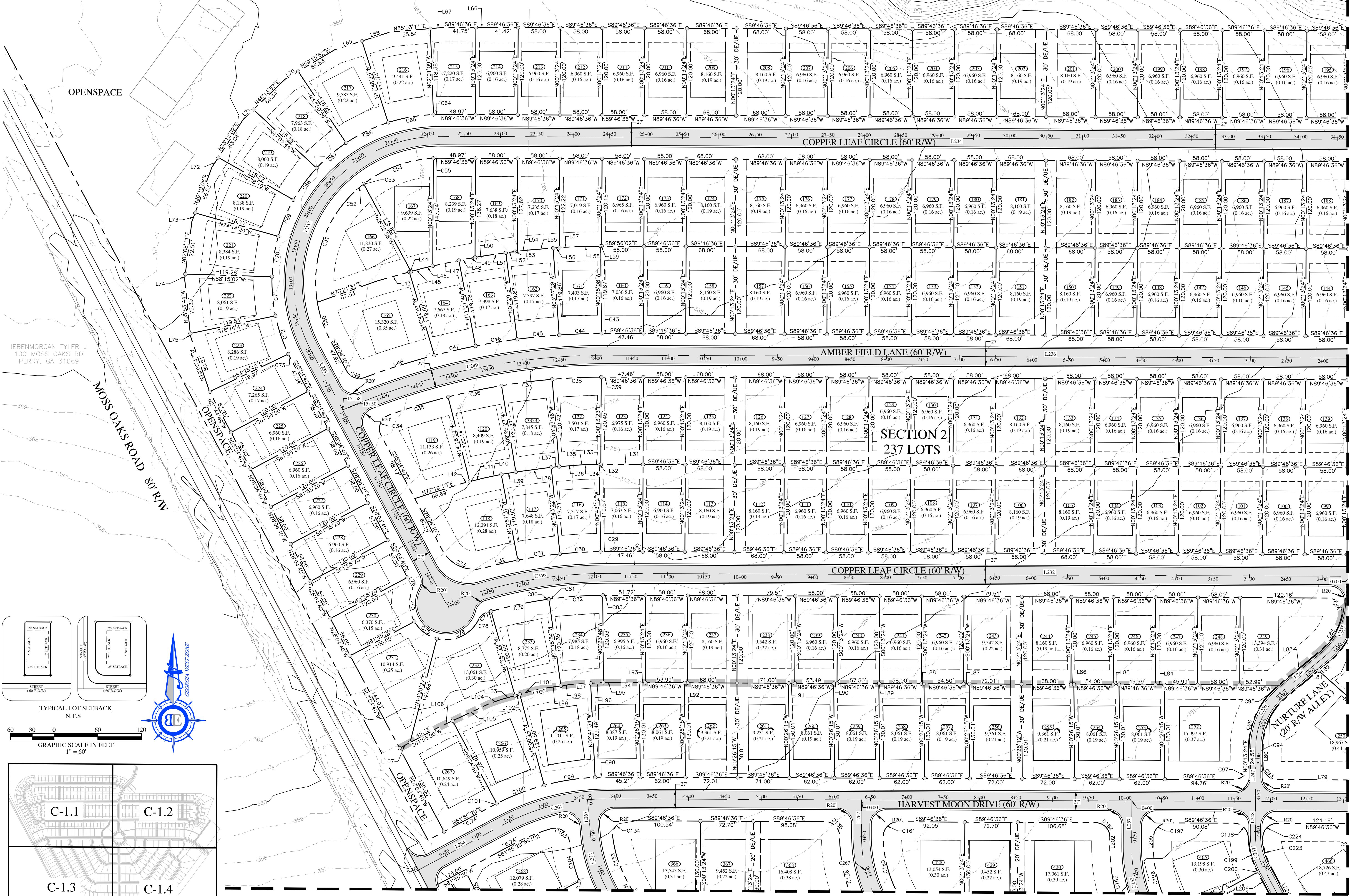


PRELIMINARY PLAT  
NOT FOR FINAL RECORDING

MOR P2 LLC  
309 E PACES FERRY RD NE  
STE 1200  
ATLANTA, GA 30305

OPENSOURCE

OPENSOURCE



MATCHLINE TO SHEET 1.3

MATCHLINE TO SHEET 1.2

GEORGIA

CHAD R. BRYANT, P.E.

GSWCC LEVEL II

DESIGN PROFESSIONAL

CERTIFICATION # 24596

EXPIRATION: 12/5/2027

BRYANT

ENGINEERING

B

E

BRYANT ENGINEERING, LLC

ENGINEER FIRM

LICENSE NO. PE0007211

EXPIRATION DATE: 6/30/26

COUNTY: HOUSTON

DATE: 3/19/13

SCALE: 1" = 60'

JOB NO.: 0686-015

PRELIMINARY PLAT FOR:

THE HARVEST AT AG VILLAGE

PERRY

REVISIONS

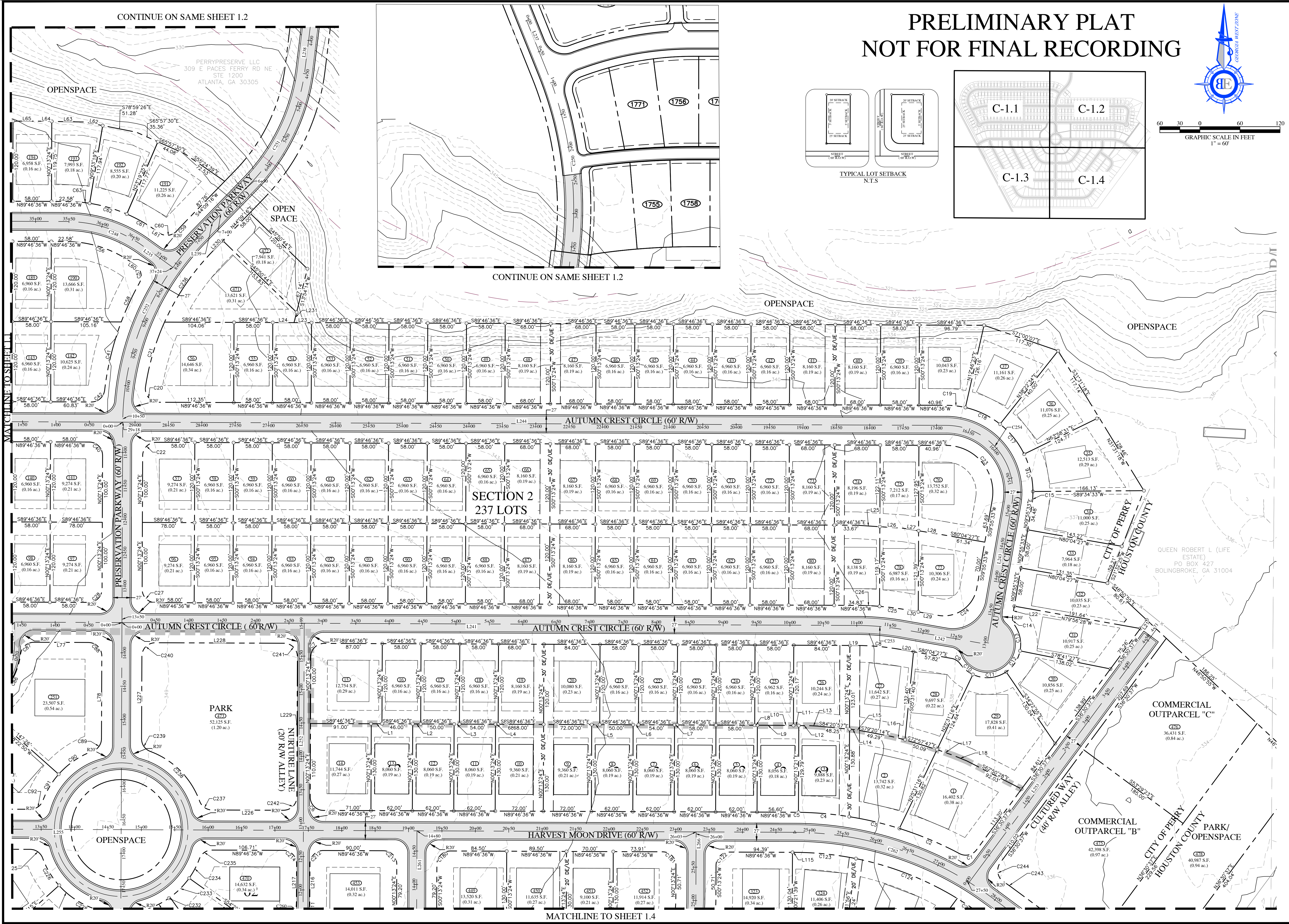
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SHEET NO.

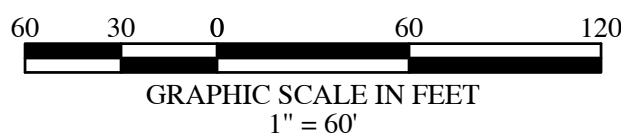
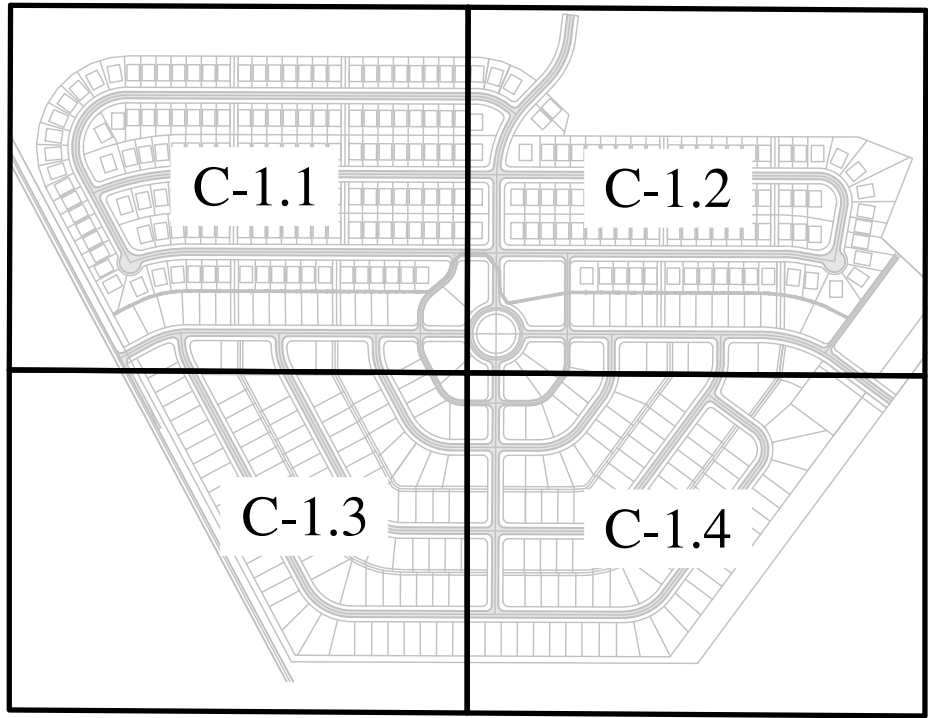
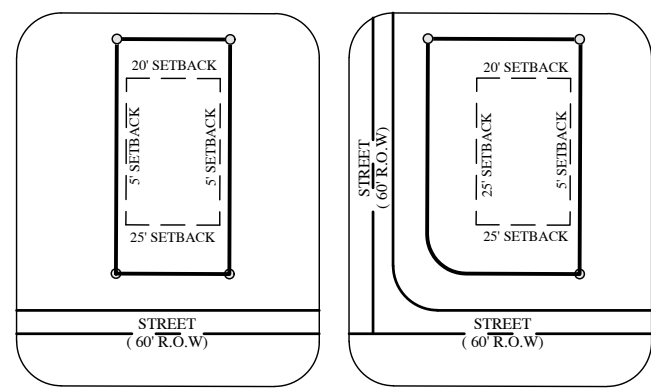
C-1.1

P:06 - DEVELOPER:0686 - PERRY CAPITAL:0686-015 - THE PRESERVE - VILLAGE #204 - DESIGN CAD:01 - DWG:0686-015-MASTER.DWG (1/15/2026 10:44 AM)





# PRELIMINARY PLAT NOT FOR FINAL RECORDING



GEORGIA  
REGISTERED PROFESSIONAL ENGINEER  
CHAD R. BRYANT, P.E.  
111 Penner Road, Suite A  
Fulton, Georgia 31069  
Phone: (478) 224-7070  
Fax: (478) 224-7071  
www.bryantengrllc.com

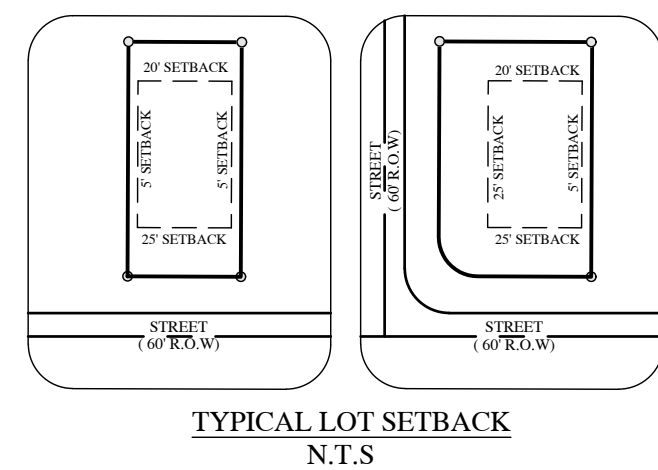
HOUSTON  
3/19/13  
DWG: 0686-015-MASTER  
DATE: 07/01/2026  
SCALE: 1" = 60'  
JOB NO.: 0686-015

REVISIONS  
NO. DATE DESCRIPTION

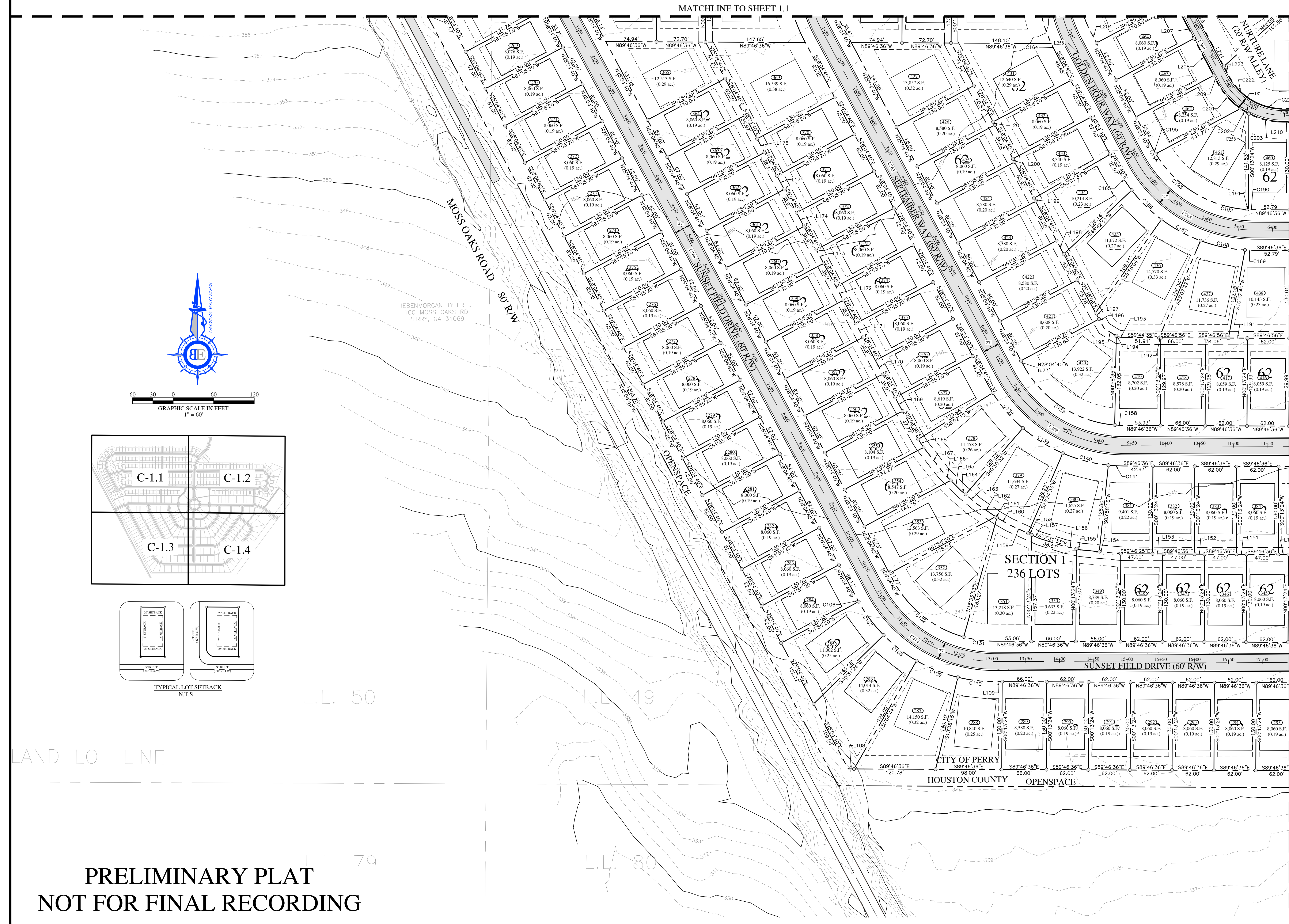
PRELIMINARY PLAT FOR:  
**THE HARVEST AT AG VILLAGE**  
PERRY  
GEORGIA

SHEET NO.  
**C-1.2**

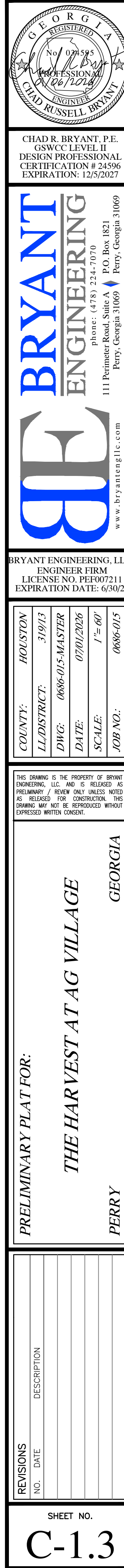




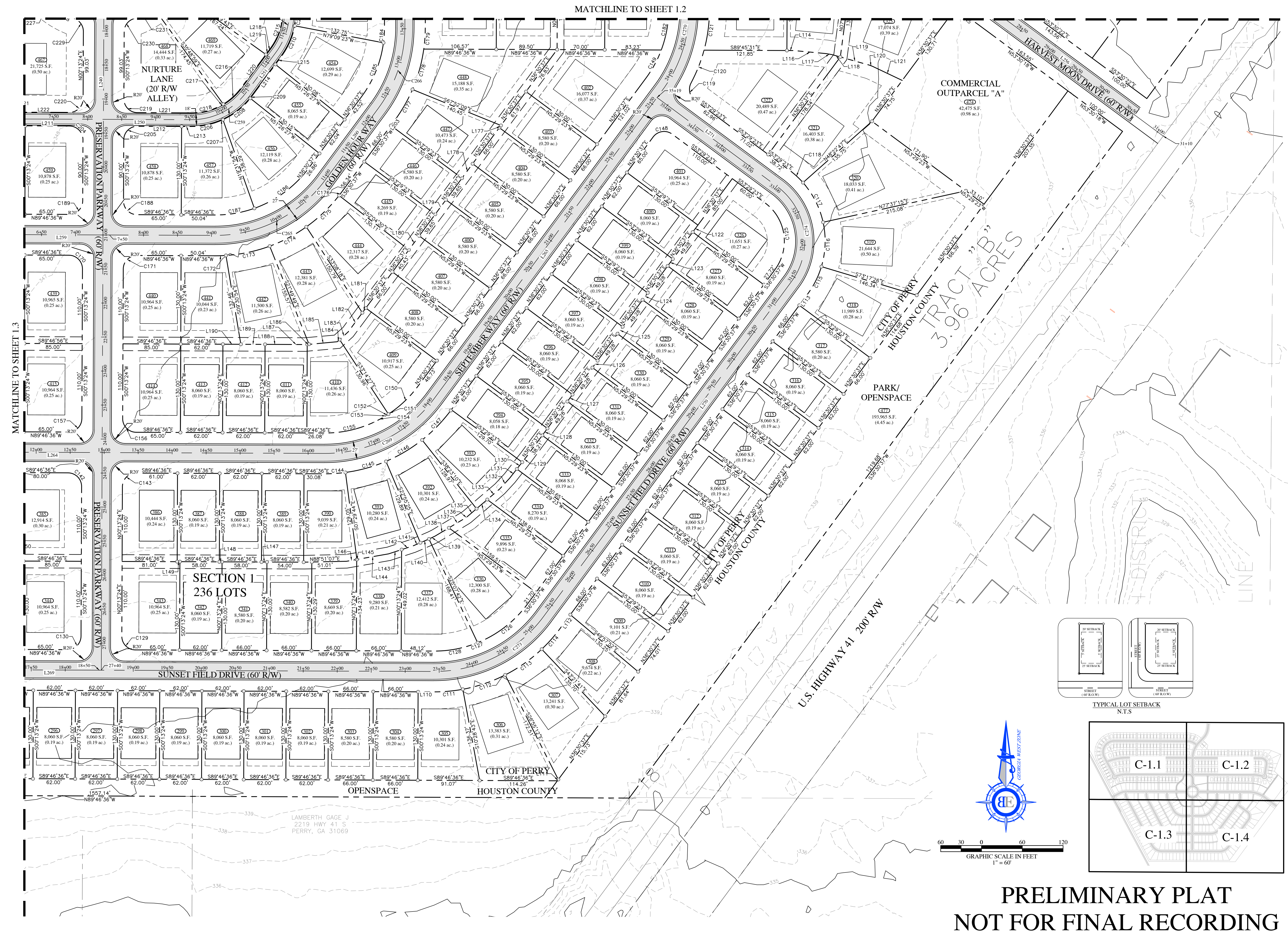
PRELIMINARY PLAT  
NOT FOR FINAL RECORDING



MATCHLINE TO SHEET 1.4









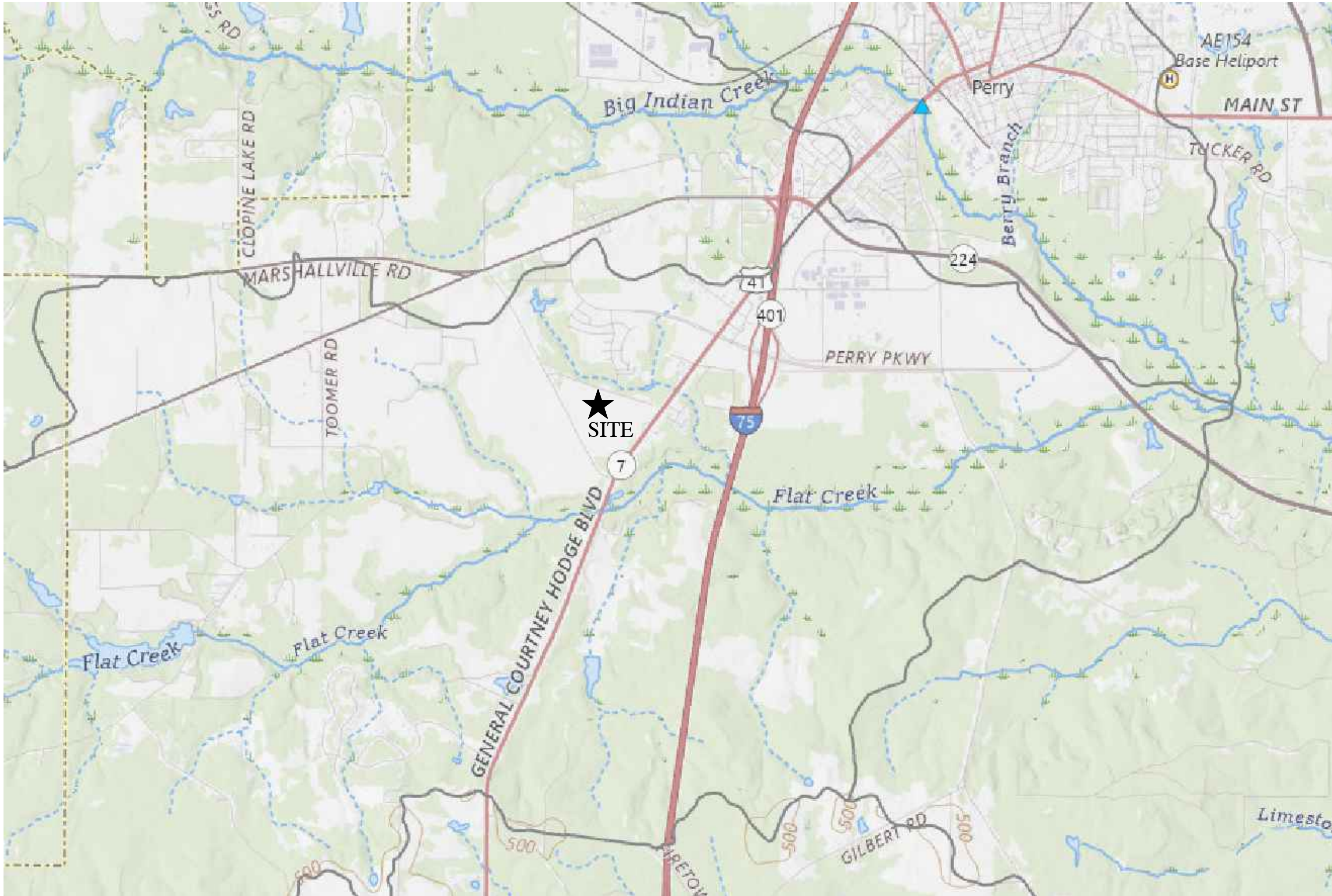
| ROAD CURVE TABLE |        |        |                  |        |
|------------------|--------|--------|------------------|--------|
| CURVE #          | ARC    | RADIUS | DIRECTION        | LENGTH |
| C246             | 227.87 | 610.00 | S79° 31' 17.40"W | 226.55 |
| C247             | 412.95 | 200.00 | N31° 04' 21.86"E | 343.41 |
| C248             | 123.85 | 200.00 | S72° 02' 11.01"E | 121.88 |
| C249             | 376.16 | 910.00 | S78° 22' 53.27"W | 373.49 |
| C250             | 275.46 | 546.20 | S7° 26' 28.62"E  | 272.55 |
| C251             | 194.51 | 300.00 | S25° 34' 49.91"W | 191.12 |
| C252             | 306.70 | 400.00 | S22° 11' 20.14"W | 299.24 |
| C253             | 67.74  | 400.00 | S84° 55' 31.49"E | 67.66  |
| C254             | 174.01 | 100.00 | N39° 55' 31.49"W | 152.87 |
| C255             | 87.86  | 100.00 | S25° 23' 39.74"W | 85.06  |
| C256             | 87.86  | 100.00 | S25° 23' 39.74"W | 85.06  |
| C257             | 49.39  | 100.00 | S13° 55' 38.14"E | 48.89  |
| C258             | 107.68 | 100.00 | S58° 55' 38.14"E | 102.56 |
| C259             | 93.75  | 100.00 | N63° 22' 00.30"E | 90.35  |
| C260             | 63.33  | 100.00 | N18° 22' 00.30"E | 62.28  |
| C261             | 148.18 | 300.00 | N76° 04' 21.86"E | 146.68 |
| C262             | 316.53 | 500.00 | S71° 38' 26.81"E | 311.27 |
| C263             | 98.79  | 200.00 | S13° 55' 38.14"E | 97.79  |
| C264             | 215.37 | 200.00 | S58° 55' 38.14"E | 205.11 |
| C265             | 187.49 | 200.00 | N63° 22' 00.30"E | 180.70 |
| C266             | 126.66 | 200.00 | N18° 22' 00.30"E | 124.56 |
| C267             | 98.79  | 200.00 | S13° 55' 38.14"E | 97.79  |
| C268             | 215.37 | 200.00 | S58° 55' 38.14"E | 205.11 |
| C269             | 187.49 | 200.00 | N63° 22' 00.30"E | 180.70 |
| C270             | 126.66 | 200.00 | N18° 22' 00.30"E | 124.56 |
| C271             | 80.68  | 200.00 | S16° 31' 14.40"E | 80.14  |
| C272             | 215.37 | 200.00 | S58° 55' 38.14"E | 205.11 |
| C273             | 187.49 | 200.00 | N63° 22' 00.30"E | 180.70 |
| C274             | 157.08 | 100.00 | N8° 29' 23.49"W  | 141.42 |

| ROAD LINE TABLE |         |                  |
|-----------------|---------|------------------|
| LINE #          | LENGTH  | DIRECTION        |
| L232            | 1181.46 | N89° 46' 35.91"W |
| L233            | 594.39  | N28° 04' 40.37"W |
| L234            | 1329.54 | S89° 46' 35.91"E |
| L235            | 53.56   | S54° 17' 46.11"E |
| L236            | 1181.46 | N89° 46' 35.91"W |
| L237            | 83.44   | S21° 53' 20.87"E |
| L238            | 83.87   | S7° 00' 23.63"W  |
| L239            | 111.16  | S44° 09' 16.19"W |
| L240            | 1684.74 | S0° 13' 24.09"W  |
| L241            | 1100.83 | S89° 46' 35.91"E |
| L242            | 129.12  | S80° 04' 27.06"E |
| L243            | 213.69  | N9° 55' 32.94"E  |
| L244            | 1232.96 | N89° 46' 35.91"W |
| L245            | 33.89   | S0° 13' 24.09"W  |
| L246            | 74.58   | S50° 33' 55.39"W |
| L247            | 74.55   | S0° 13' 24.09"W  |
| L248            | 45.42   | S0° 13' 24.09"W  |
| L249            | 135.96  | S28° 04' 40.37"E |
| L250            | 255.58  | S89° 46' 35.91"E |
| L251            | 73.04   | N36° 30' 36.50"E |
| L252            | 416.26  | N0° 13' 24.09"E  |
| L253            | 471.35  | N36° 30' 36.51"E |
| L254            | 140.10  | N61° 55' 19.63"E |
| L255            | 2189.89 | S89° 46' 35.91"E |
| L256            | 315.67  | S53° 30' 17.71"E |
| L257            | 63.07   | S0° 13' 24.09"W  |
| L258            | 195.42  | S28° 04' 40.37"E |
| L259            | 332.84  | S89° 46' 35.91"E |
| L260            | 131.42  | N36° 30' 36.50"E |
| L261            | 129.20  | N0° 13' 24.09"E  |
| L262            | 48.21   | S0° 13' 24.09"W  |
| L263            | 575.74  | S28° 04' 40.37"E |
| L264            | 686.01  | S89° 46' 35.91"E |
| L265            | 563.76  | N36° 30' 36.50"E |
| L266            | 100.71  | N0° 13' 24.09"E  |
| L267            | 47.02   | S4° 57' 48.42"E  |
| L268            | 959.90  | S28° 04' 40.37"E |
| L269            | 1039.18 | S89° 46' 35.91"E |
| L270            | 612.41  | N36° 30' 36.50"E |
| L271            | 220.00  | N53° 29' 23.49"W |

| PARCEL CURVE TABLE |        |        |               |        |
|--------------------|--------|--------|---------------|--------|
| CURVE #            | ARC    | RADIUS | DIRECTION     | LENGTH |
| C1                 | 28.44  | 20.00  | S77° 14' 43"W | 26.10  |
| C2                 | 97.83  | 530.00 | N67° 18' 26"W | 97.69  |
| C3                 | 77.22  | 530.00 | N76° 46' 07"W | 77.15  |
| C4                 | 76.32  | 530.00 | N85° 04' 04"W | 76.26  |
| C5                 | 5.40   | 530.00 | N89° 29' 06"W | 5.40   |
| C6                 | 31.42  | 20.00  | N44° 46' 36"W | 28.28  |
| C7                 | 31.42  | 20.00  | N45° 13' 24"E | 28.28  |
| C8                 | 62.66  | 370.00 | S84° 55' 31"E | 62.58  |
| C9                 | 15.50  | 20.00  | S57° 52' 00"E | 15.12  |
| C10                | 25.15  | 50.00  | S50° 04' 08"E | 24.89  |
| C11                | 52.28  | 50.00  | N85° 34' 10"E | 49.93  |
| C12                | 38.67  | 50.00  | N33° 27' 49"E | 37.71  |
| C13                | 39.97  | 50.00  | N11° 35' 25"W | 38.91  |
| C14                | 15.50  | 20.00  | N12° 16' 55"W | 15.12  |
| C15                | 23.53  | 130.00 | N04° 44' 29"E | 23.49  |
| C16                | 58.00  | 130.00 | N13° 13' 28"W | 57.52  |
| C17                | 58.01  | 130.00 | N38° 47' 21"W | 57.53  |
| C18                | 58.04  | 130.00 | N64° 21' 42"W | 57.56  |
| C19                | 28.65  | 130.00 | N83° 27' 50"W | 28.59  |
| C20                | 34.31  | 20.00  | N40° 38' 15"W | 30.25  |
| C21                | 101.42 | 370.00 | N16° 21' 15"E | 101.10 |
| C22                | 31.42  | 20.00  | N45° 13' 24"E | 28.28  |
| C23                | 121.81 | 70.00  | S39° 55' 34"E | 107.01 |
| C24                | 78.54  | 50.00  | S54° 55' 33"W | 70.71  |
| C25                | 39.61  | 430.00 | N82° 42' 48"W | 39.60  |
| C26                | 33.20  | 430.00 | N87° 33' 52"W | 33.19  |
| C27                | 31.42  | 20.00  | N44° 46' 36"W | 28.28  |
| C28                | 31.42  | 20.00  | N45° 13' 24"E | 28.28  |
| C29                | 10.54  | 640.00 | N89° 45' 06"E | 10.54  |
| C30                | 55.88  | 640.00 | N86° 46' 43"E | 55.86  |
| C31                | 58.50  | 640.00 | N81° 39' 31"E | 58.48  |
| C32                | 47.86  | 640.00 | N76° 53' 51"E | 47.85  |
| C33                | 67.34  | 50.00  | S66° 39' 41"E | 62.37  |
| C34                | 34.29  | 20.00  | S21° 02' 32"W | 30.24  |
| C35                | 84.83  | 880.00 | S72° 55' 26"W | 84.80  |
| C36                | 75.13  | 880.00 | S78° 07' 53"W | 75.10  |
| C37                | 70.21  | 880.00 | S82° 51' 45"W | 70.19  |
| C38                | 67.41  | 880.00 | S87° 20' 34"W | 67.40  |
| C39                | 10.54  | 880.00 | S89° 52' 49"W | 10.54  |
| C40                | 31.42  | 20.00  | N44° 46' 36"W | 28.28  |
| C41                | 105.39 | 430.00 | N13° 40' 28"E | 105.12 |
| C42                | 29.17  | 20.00  | N48° 26' 18"E | 26.65  |
| C43                | 10.54  | 940.00 | N89° 54' 09"E | 10.54  |
| C44                | 58.06  | 940.01 | N87° 48' 42"E | 58.05  |
| C45                | 58.00  | 940.01 | N84° 16' 28"E | 57.99  |
| C46                | 58.00  | 940.00 | N80° 44' 21"E | 57.99  |
| C47                | 58.05  | 940.00 | N77° 12' 09"E | 58.04  |
| C48                | 100.64 | 940.00 | N72° 21' 58"E | 100.59 |
| C49                | 28.84  | 20.00  | S69° 23' 22"E | 26.41  |
| C50                | 55.04  | 170.00 | S18° 48' 12"E | 54.80  |
| C51                | 171.31 | 170.00 | S19° 20' 22"W | 164.15 |
| C52                | 10.00  | 170.00 | S49° 53' 36"W | 10.00  |
| C53                | 2.17   | 170.00 | S51° 56' 40"W | 2.17   |
| C54                | 103.45 | 170.00 | S69° 44' 38"W | 101.86 |
| C55                | 9.04   | 170.00 | S88° 42' 01"W | 9.04   |
| C56                | 105.27 | 170.00 | N72° 02' 11"W | 103.60 |
| C57                | 29.19  | 20.00  | N12° 29' 09"W | 26.67  |
| C58                | 64.76  | 430.00 | N25° 00' 36"E | 64.70  |
| C59                | 15.54  | 430.00 | S43° 07' 08"W | 15.54  |
| C60                | 29.19  | 20.00  | S83° 53' 37"W | 26.67  |
| C61                | 49.70  | 230.00 | N60° 29' 11"W | 49.60  |
| C62                | 58.01  | 230.00 | N73° 54' 05"W | 57.85  |
| C63                | 34.72  | 230.00 | N85° 27' 05"W | 34.69  |
| C64                | 9.00   | 230.00 | S89° 06' 08"W | 9.00   |
| C65                | 63.38  | 230.00 | S80° 05' 13"W | 63.18  |
| C66                | 64.40  | 230.00 | S64° 10' 19"W | 64.19  |
| C67                | 53.44  | 230.00 | S49° 29' 40"W | 53.32  |
| C68                | 54.09  | 230.00 | S36° 06' 03"W | 53.96  |
| C69                | 54.61  | 230.00 | S22° 33' 43"W | 54.48  |
| C70                | 56.24  | 230.00 | S08° 45' 17"W | 56.10  |
| C71                | 54.08  | 230.00 | S04° 59' 11"E | 53.95  |
| C72                | 55.60  | 230.00 | S18° 38' 49"E | 55.46  |
| C73                | 10.06  | 230.00 | S26° 49' 29"E | 10.06  |
| C74                | 47.92  | 50.00  | S02° 24' 05"E | 46.10  |
| C75                | 39.84  | 50.00  | S52° 40' 55"E | 38.80  |
| C76                | 69.32  | 50.00  | N64° 46' 17"E | 63.90  |
| C77                | 14.98  | 18.31  | S52° 35' 37"W | 14.57  |
| C78                | 5.25   | 580.00 | S73° 52' 58"W | 5.25   |
| C79                | 76.42  | 580.00 | S77° 54' 59"W | 76.36  |
| C80                | 5.00   | 580.00 | S81° 56' 16"W | 5.00   |
| C81                | 5.00   | 580.00 | S82° 25' 55"W | 5.00   |
| C82                | 69.16  | 580.00 | S86° 05' 41"W | 69.12  |
| C83                | 7.21   | 580.00 | S89° 52' 01"W | 7.21   |

| PARCEL CURVE TABLE |        |         |                |        |
|--------------------|--------|---------|----------------|--------|
| CURVE #            | ARC    | RADIUS  | DIRECTION      | LENGTH |
| C84                | 36.06  | 2000'   | N38° 07' 21" W | 31.37  |
| C85                | 58.17  | 9000'   | N32° 02' 55" E | 57.17  |
| C86                | 82.98  | 11000'  | S28° 57' 16" W | 81.03  |
| C87                | 28.93  | 2000'   | S48° 47' 00" W | 26.47  |
| C88                | 31.42  | 2000'   | N44° 46' 36" W | 28.28  |
| C89                | 24.37  | 2000'   | N35° 08' 16" E | 22.89  |
| C90                | 62.11  | 12500'  | N55° 49' 02" E | 61.47  |
| C91                | 46.22  | 12500'  | N30° 59' 19" E | 45.96  |
| C92                | 24.37  | 2000'   | N55° 18' 32" E | 22.89  |
| C93                | 31.42  | 2000'   | S44° 46' 36" E | 28.28  |
| C94                | 79.08  | 9000'   | S25° 23' 40" W | 76.56  |
| C95                | 97.78  | 111.28' | N25° 42' 17" E | 94.66  |
| C96                | 97.78  | 111.28' | N25° 42' 17" E | 94.66  |
| C97                | 31.42  | 2000'   | N45° 13' 24" E | 28.28  |
| C98                | 16.80  | 3300'   | N88° 45' 55" E | 16.79  |
| C99                | 70.92  | 3300'   | N81° 09' 01" E | 70.79  |
| C100               | 70.03  | 3300'   | N68° 54' 51" E | 69.90  |
| C101               | 5.26   | 3300'   | N62° 22' 44" E | 5.26   |
| C102               | 54.70  | 2700'   | S67° 43' 33" W | 54.61  |
| C103               | 34.79  | 2000'   | N56° 38' 05" W | 30.57  |
| C104               | 57.07  | 2300'   | N13° 54' 27" W | 56.93  |
| C105               | 28.35  | 2300'   | N24° 32' 50" W | 28.33  |
| C106               | 3.83   | 2300'   | N28° 33' 16" W | 3.83   |
| C107               | 62.00  | 2300'   | N36° 45' 13" W | 61.81  |
| C108               | 62.00  | 2300'   | N52° 11' 55" W | 61.81  |
| C109               | 66.00  | 2300'   | N68° 08' 31" W | 65.77  |
| C110               | 53.85  | 2300'   | N83° 04' 11" W | 53.72  |
| C111               | 42.96  | 2300'   | S84° 52' 21" W | 42.90  |
| C112               | 66.00  | 2300'   | S71° 18' 03" W | 65.77  |
| C113               | 66.00  | 2300'   | S54° 51' 34" W | 65.77  |
| C114               | 40.66  | 2300'   | S41° 34' 28" W | 40.61  |
| C115               | 44.93  | 1300'   | S26° 36' 35" W | 44.70  |
| C116               | 66.00  | 1300'   | S02° 09' 54" W | 65.29  |
| C117               | 66.00  | 1300'   | S26° 55' 25" E | 65.29  |
| C118               | 27.28  | 1300'   | S47° 28' 44" E | 27.23  |
| C119               | 28.48  | 2000'   | S12° 42' 04" E | 26.13  |
| C120               | 51.89  | 2300'   | S21° 37' 31" W | 51.78  |
| C121               | 59.97  | 2300'   | S07° 41' 35" W | 59.80  |
| C122               | 31.42  | 2000'   | S45° 13' 24" W | 28.28  |
| C123               | 92.31  | 4700'   | N84° 09' 01" W | 92.16  |
| C124               | 163.72 | 4700'   | N68° 32' 40" W | 162.90 |
| C125               | 109.96 | 7000'   | S08° 29' 23" E | 98.99  |
| C126               | 93.58  | 1700'   | S52° 16' 46" W | 92.40  |
| C127               | 5.01   | 1700'   | S68° 53' 36" W | 5.01   |
| C128               | 60.78  | 1700'   | S79° 58' 50" W | 60.46  |
| C129               | 31.42  | 2000'   | N44° 46' 36" W | 28.28  |
| C130               | 31.42  | 2000'   | S45° 13' 24" W | 28.28  |
| C131               | 45.52  | 1700'   | N82° 06' 21" W | 45.38  |
| C132               | 137.54 | 1700'   | N51° 15' 23" W | 133.82 |
| C133               | 61.21  | 1700'   | N17° 45' 49" W | 60.88  |
| C134               | 34.09  | 2000'   | N41° 23' 14" E | 30.11  |
| C135               | 31.42  | 2000'   | S44° 46' 36" E | 28.28  |
| C136               | 114.88 | 236.42' | S14° 31' 54" E | 113.75 |
| C137               | 15.60  | 2300'   | S30° 01' 14" E | 15.59  |
| C138               | 69.00  | 2300'   | S40° 33' 28" E | 68.74  |
| C139               | 70.00  | 2300'   | S57° 52' 18" E | 69.73  |
| C140               | 70.00  | 2300'   | S75° 18' 35" E | 69.73  |
| C141               | 23.07  | 2300'   | S86° 54' 10" E | 23.06  |
| C142               | 31.42  | 2000'   | S44° 46' 36" E | 28.28  |
| C143               | 31.42  | 2000'   | N45° 13' 24" E | 28.28  |
| C144               | 30.98  | 231.36' | N86° 13' 01" E | 30.96  |
| C145               | 61.97  | 231.36' | N74° 42' 28" E | 61.78  |
| C146               | 61.96  | 231.36' | N59° 21' 46" E | 61.78  |
| C147               | 61.98  | 231.36' | N44° 00' 55" E | 61.80  |
| C148               | 31.42  | 2000'   | N81° 30' 37" E | 28.28  |
| C149               | 47.10  | 2000'   | N28° 34' 23" E | 46.95  |
| C150               | 55.08  | 17000'  | N45° 47' 13" E | 54.84  |
| C151               | 5.00   | 17000'  | N55° 54' 59" E | 5.00   |
| C152               | 5.00   | 17000'  | N57° 36' 06" E | 5.00   |
| C153               | 0.00   | 50.68'  | N58° 26' 41" E | 0.00   |
| C154               | 19.40  | 17000'  | N61° 42' 21" E | 19.39  |
| C155               | 74.89  | 17000'  | N77° 36' 12" E | 74.28  |
| C156               | 31.42  | 2000'   | S44° 46' 36" E | 28.28  |
| C157               | 31.42  | 2000'   | S45° 13' 24" W | 28.28  |
| C158               | 13.83  | 17000'  | N87° 26' 49" W | 13.82  |
| C159               | 169.24 | 17000'  | N36° 35' 51" W | 162.34 |
| C160               | 81.64  | 27000'  | N14° 16' 09" W | 81.15  |
| C161               | 31.65  | 2000'   | N44° 52' 57" E | 28.45  |
| C162               | 31.42  | 2000'   | S44° 46' 36" E | 28.28  |
| C163               | 10.005 | 23000'  | S12° 14' 20" E | 99.27  |
| C164               | 13.55  | 23000'  | S26° 23' 23" E | 13.55  |
| C165               | 39.03  | 23000'  | S32° 56' 22" E | 38.99  |
| C166               | 62.00  | 23000'  | S45° 31' 26" E | 61.81  |





VICINITY MAP  
N.T.S.

### THE PERRY PRESERVE Planned Unit Development - #7

#### Development Standards for Perry Preserve

- The rights-of-way for residential streets shall be a minimum of 50 feet in width.
- The paving widths of residential streets shall be as follows (measured back of curb to back of curb):

One-Way Street = 12 feet  
Two-Way Street = 22 feet

#### Villages #1 and #2

- Permitted Uses = All uses permitted in the R-1 District and townhouses
- Density = The overall density of each village shall not exceed 4.7 dwellings per acre.
- Unless noted below, all other standards in the R-1 District shall apply.

#### Single Family Dwellings

- Setbacks = Front = 10 feet; 25 feet on main circulation road  
Interior Sides = 5 feet  
Exterior Sides = 10 feet; 25 feet on main circulation road  
Rear = 20 feet; 10 feet from alley
- Minimum Lot Size = 4,800 square feet
- Minimum Lot Width = 40'
- Maximum Lot Coverage = 50%

#### Townhouses

- Setbacks = Front = 10 feet; 25 feet on main circulation road  
Interior Sides = attached 0 feet, unattached 5 feet  
Exterior Sides = 10 feet; 25 feet on main circulation road  
Rear = 20 feet; 10 feet from alley
- Minimum Lot Size = 2,000 square feet
- Minimum Lot Width = 20 feet
- Maximum Lot Coverage = 50%

- No more than ten (10) nor fewer than three (3) continuous townhouses shall be built in a row with approximately the same front line.
- No side yard is required except that on corner and interior lots. The end of the building in any townhouse grouping shall conform to the side yard requirements of that district.

#### Adult Living Area

- Permitted Uses = Same as the R-1 District
- Density = The overall density of the adult living area shall not exceed 5.5 dwellings per acre.
- Minimum Lot Size = 4,000 square feet
- Minimum Lot Width = 40 feet
- Minimum Lot Coverage = 60%
- Setbacks = Front = 10 feet; 25 feet on main circulation road  
Interior Sides = 5 feet  
Exterior Sides = 10 feet; 25 feet on main circulation road  
Rear = 20 feet; 10 feet from alley
- All other development standards same as the R-3 District.

#### Multi-Family Area

- Permitted Uses = Multi-Family Dwellings and associated accessory uses
- Density = The overall density of the multi-family area shall not exceed 15 dwellings per acre.
- Setbacks = Front = 25 feet  
Sides = 5 feet  
Rear = 25 feet
- Minimum Lot Size = 10,000 square feet
- Minimum Lot Width = 70 feet
- Maximum Lot Coverage = 50%
- All other development standards same as the R-3 District.

#### Retail Area

- Permitted Uses = Same as the C-2 District
- Development Standards = Same as the C-2 District

### SITE PROJECT DATA

#### PROPERTY INFORMATION

PROPERTY AREA = 153.51 ac.

NUMBER OF LOTS = 473      STREET LENGTH = 23,323 L.F.  
STREET WIDTH BOC TO BOC = 27'  
CUL-DE-SAC DIA. EOP = 80'      STREET WIDTH EOP TO EOP = 23'

DENSITY PROVIDED = 3.00 UNITS/AC  
DENSITY ALLOWED = 4.4 UNITS/AC

| OWNER/PRIMARY PERMITTEE                                                                                                | 24 HR. LOCAL EMERGENCY CONTACT                                    |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| MOR P2, LLC<br>309 E PACES FERRY RD NE, SUITE 1200<br>ATLANTA, GA 30305<br>404-964-2130 - rloudermilk@loudermilkco.com | LINDSAY BRYANT<br>478-952-7466<br>EMAIL: lbryant@loudermilkco.com |

| PROJECT ENGINEER CONTACT                                                                                                                                                                  | SURVEY DATA                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| MR. CHAD BRYANT, P.E.<br>PRESIDENT<br>BRYANT ENGINEERING<br>111 PERIMETER RD, SUITE A<br>PERRY, GA 31069<br>OFFICE: (478) 224-7070<br>FAX: (478) 224-7072<br>EMAIL: chad@bryantengllc.com | BOUNDARY/TOPOGRAPHIC SURVEY PERFORMED BY:<br>MCLEOD SURVEYING<br>111 PERIMETER RD, SUITE A<br>PERRY, GA 31069<br>(478) 224-7070 |

| LAND LOT/DISTRICT/COUNTY                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------|
| LAND LOT 319/13 DISTRICT / HOUSTON COUNTY, GA                                                                                     |
| FLOOD ZONE INFORMATION                                                                                                            |
| PER FEMA FLOOD MAP, PANEL NUMBER 13153 C0134E, THIS PROJECT DOES NOT LIE WITHIN A FLOODPLAIN<br>EFFECTIVE DATE: 28 SEPTEMBER 2007 |

"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 |

GEORGIA  
REGISTERED PROFESSIONAL ENGINEER  
CHAD RUSSELL BRYANT  
No. 020595  
Exp. 12/2024

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

**BRYANT**  
ENGINEERING  
phone: (478) 224-7070  
111 Perimeter Road, Suite A  
Perry, Georgia 31069

**B**  
www.bryantengllc.com

BRYANT ENGINEERING, LLC  
ENGINEER FIRM  
LICENSE NO. PE1907211  
EXPIRATION DATE: 6/30/26

|              |                 |
|--------------|-----------------|
| COUNTY:      | HOUSTON         |
| LL/DISTRICT: | 319/13          |
| DWG:         | 0686-015-MASTER |
| DATE:        | 07/01/2026      |
| SCALE:       | N.T.S.          |
| JOB NO.:     | 0686-015        |

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PRELIMINARY PLAT FOR:  
**THE HARVEST AT AG VILLAGE**  
PERRY  
GEORGIA

|           |     |      |             |
|-----------|-----|------|-------------|
| REVISIONS | NO. | DATE | DESCRIPTION |
|           |     |      |             |
|           |     |      |             |
|           |     |      |             |
|           |     |      |             |

SHEET NO.  
**C-1.6**