



Where Georgia comes together.

Application # _____

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	CCRR DEVELOPMENT, LLC	LYMAN PRICKET JR.
*Title		
*Address	150G LANGSTON RD, PERRY GA 31069	1300 GA HWY 247, S KATHLEEN, GA 30147
*Phone		
*Email		

Property Information

*Street Address	Kings Chapel Rd Perry, GA 31069	
*Tax Map #(s)	0P0490 044000	*Zoning Designation PUD
*# Original Lots	1	*Total Acreage 90.48
*# Proposed Lots	358	*Total Acreage 88.48

Instructions

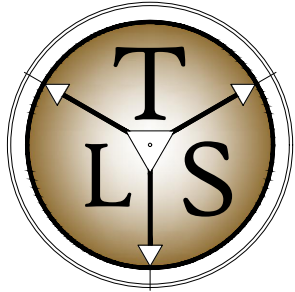
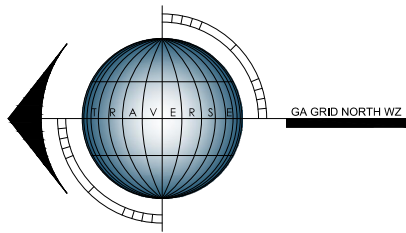
1. Please refer to Sections 2-3.11 and 6.10 of the Perry Land Management Ordinance for more information.
2. All applications and fees (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
3. Application fees:
 - 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 9/2/2025
*Property Owner/Authorized Agent	 BM-SIGNED 09/02/25 09:05 PM EDT	*Date Sep 02, 2025

Revised 7/1/25



TRAVERSE
LAND SERVICES, LLC
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253 CARL VINSON PARKWAY
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GRAHAM ENGINEERING SERVICES
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PRE-PLAT For:

KING'S LANDING

10th DISTRICT
GEORGIA

LAND LOT 143
HOUSTON COUNTY

PN: 25027
DN: 25027-PP
DRAWN BY: CJG
FIELD DATA BY: -
FIELD DATE: -
REVIEW BY: -
DATE: 09.02.25
SCALE: VARIES

COMMENT

REVISIONS
DATE

SHEET

C302

PRE-PLAT
CURVE TABLES

Curve Table			
Curve #	Length	Radius	Delta
C1	35.437	130.000	015.6185
C2	42.239	130.000	018.6164
C3	42.239	130.000	018.6164
C4	42.239	130.000	018.6164
C5	42.048	130.000	018.5323
C6	46.309	70.000	037.9044
C7	194.472	130.000	085.7111
C8	77.701	70.000	063.5988
C9	32.255	70.000	026.4012
C10	16.572	130.000	007.3041
C11	42.239	130.000	018.6164
C12	27.191	130.000	011.9839
C13	109.956	70.000	090.0000
C14	23.154	70.000	018.9522
C15	23.154	70.000	018.9522
C16	15.953	305.000	002.9968
C17	46.429	305.000	008.7219
C18	46.429	305.000	008.7219
C19	90.556	305.000	017.0115
C20	95.632	245.000	022.3645

Curve Table			
Curve #	Length	Radius	Delta
C21	64.516	245.000	015.0877
C22	31.296	130.000	013.7934
C23	41.976	130.000	018.5002
C24	12.731	130.000	005.6108
C25	102.370	70.000	083.7911
C26	37.953	1030.000	002.1112
C27	49.130	1030.000	002.7330
C28	49.019	1030.000	002.7268
C29	49.095	1030.000	002.7310
C30	70.154	1030.000	003.9024
C31	26.123	130.000	011.5132
C32	41.976	130.000	018.5002
C33	36.282	130.000	015.9908
C34	41.976	130.000	018.5002
C35	41.976	130.000	018.5002
C36	41.976	130.000	018.5002
C37	41.995	130.000	018.5086
C38	314.159	60.000	300.0000
C39	109.956	70.000	090.0000
C40	36.668	70.000	030.0134

Curve Table			
Curve #	Length	Radius	Delta
C41	5.002	1030.000	000.2783
C42	29.053	70.000	023.7802
C43	0.857	70.000	000.7015
C44	38.523	130.000	016.9786
C45	41.976	130.000	018.5002
C46	41.976	130.000	018.5002
C47	41.976	130.000	018.5002
C48	25.666	130.000	011.3120
C49	17.413	970.000	001.0286
C50	54.028	970.000	003.1913
C51	54.028	970.000	003.1913
C52	54.028	970.000	003.1913
C53	54.028	970.000	003.1913
C54	54.028	970.000	003.1913
C55	14.145	970.000	000.8355
C56	2.716	130.000	001.1971
C57	42.239	130.000	018.6164
C58	10.592	130.000	004.6682
C59	49.868	130.000	021.9785
C60	42.252	130.000	018.6218

Curve Table			
Curve #	Length	Radius	Delta
C61	42.239	130.000	018.6164
C62	42.239	130.000	018.6164
C63	25.759	130.000	011.3530
C64	24.650	130.000	010.8641
C65	13.273	70.000	010.8641
C66	24.650	130.000	010.8641
C67	3.711	70.000	003.0376
C68	38.047	130.000	016.7688
C69	48.618	130.000	021.4277
C69	46.666	70.000	038.1965
C70	28.235	130.000	012.4443
C71	42.239	130.000	018.6164
C72	16.191	130.000	007.1358
C73	46.751	70.000	038.2661
C74	19.201	130.000	008.4625
C75	41.976	130.000	018.5002
C76	25.647	130.000	011.3034
C77	314.159	60.000	300.0000
C78	46.666	70.000	038.1965
C79	15.036	130.000	006.6268

Curve Table			
Curve #	Length	Radius	Delta
C80	13.273	70.000	010.8641
C81	108.961	70.000	089.1861

CONTACT INFORMATION

OWNER/PRIMARY PERMITEE: LYMAN PRICKETT
1300 GA HWY 247 S
KATHLEEN, GEORGIA 3131047

24-HR CONTACT: CHUCK THOMAS
PHONE: 478-256-6138
EMAIL: masterpiececonstructionnc@gmail.com

DESIGN PROFESSIONAL: CASEY GRAHAM
GRAHAM ENGINEERING SERVICES
253 CARL VINSON PARKWAY
WARNER ROBINS, GEORGIA 31088
PHONE: 478-449-5820
EMAIL: CASEY@GRAHAMENGINEERINGSERVICES.COM

SUBDIVISION NOTES

1. 358 LOTS IN SUBDIVISION
2. 84.48 ACRES IN SUBDIVISION
3. STREET RIGHTS OF WAY ARE 60'
4. 20' RADIUS ON ALL STREET CORNERS
5. ALL EASEMENTS ARE FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE ANNOTATED
6. 25' FRONT, 25' REAR, AND 5' SIDE BUILDING SETBACK LINES ON ALL LOTS

GENERAL SITE INFORMATION

1. LEGAL DESCRIPTION: TRACT CM 90.48 ACRES 143/1 OTH
LAND LOT 143 10th DISTRICT
HOUSTON COUNTY GEORGIA
2. PHYSICAL ADDRESS: KINGS CHAPEL RD
3. ZONING-USE: EXISTING: PUD
PROPOSED: PUD
4. SETBACK LINES: FRONT= 25'
SIDE= 5'
REAR= 25'
5. PROJECT AREA: SITE= 87.48 ACRES
DISTURBED= N/A
6. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD DISTRICT PER NFIP FIRM PANEL No. 13153C0152E EFFECTIVE DATE 09.28.07.
7. "STATE WATERS" DO LIE ON OR WITHIN 200' OF THE PROJECT SITE.

