



Where Georgia comes together.

STAFF REPORT

August 7, 2025

CASE NUMBER: PLAT-0112-2025
APPLICANT: Chad Bryant
REQUEST: Preliminary Plat – The Preserve at Agricultural Village
LOCATION: 0 Moss Oaks; Tax Map No.: 0P0340 068000

ADJACENT ZONING/LANDUSES:

	Zoning Classification	Land Uses
North	R-AG (County)	Single-Family Residential
South	R-AG (County) and PUD, Planned Unit Development (City)	Single-Family Residential
East	R-2A, Single-Family Residential	Undeveloped (Under construction)
West	R-AG (County)	Single-Family Residential, Farmland

SPECIFICATIONS (per submitted plat):

1. Zoning of property: R-3, Single-family Residential
2. Use: Single-family detached residential subdivision
3. Number of Lots: 189 total lots
4. Stormwater Management Areas: 8.41 AC
5. Overall Density: .36 units/ acre
6. Minimum Lot Area: 15,000 square feet
7. Minimum Lot Width: 90'
8. Setbacks: Front: 25'; Rear: 35'; Interior Side: 8'

STAFF COMMENTS: The applicant is requesting approval of the entire 191-lot subdivision. The subdivision is designed with larger lot sizes that align with the R-1 zoning standards, allowing more room per lot than required in the R-3 minimums. The entire subdivision meets the R-2 minimum standards and conforms to the development standards originally outlined in The Perry Preserve PUD which was approved by Council in 2020.

Following City Council's direction, planning staff recommends sidewalks be installed on one side of portions of the primary streets to provide pedestrian walkways throughout the community. See attached Sidewalk Plan. Staff has also assisted in identifying an area for a pocket park or amenity space; the developer expects to donate this area to the City once complete.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary plat with the following conditions:

1. 5'-wide sidewalks shall be installed along one side of the roads throughout the development, as indicated on the proposed sidewalk map prepared by the City Planning Staff.
2. Applicant received approval for street names from Houston County 911 prior to CD Staff signing the Preliminary Plat.



PLAT-0112-2025

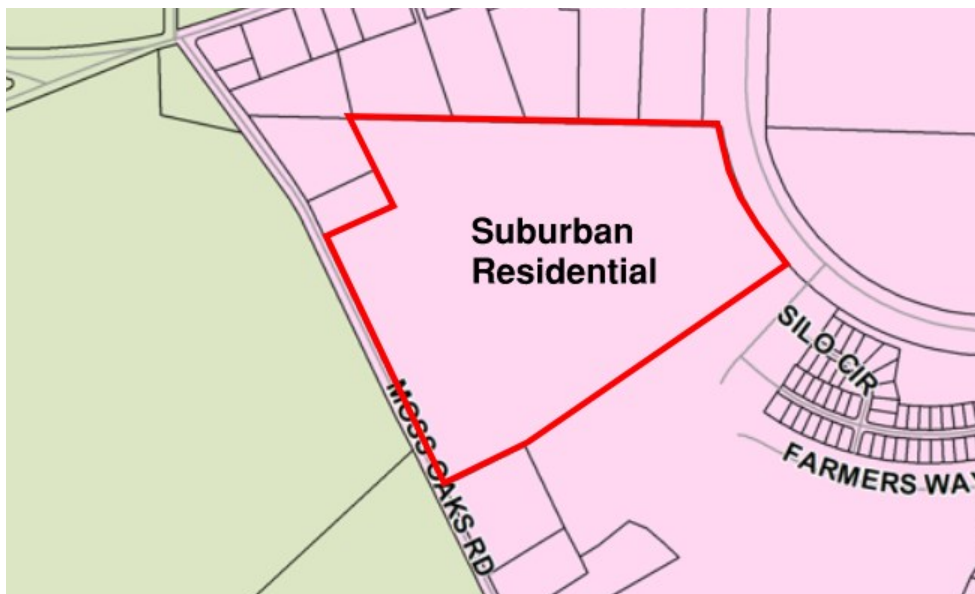
0 Moss Oaks Rd

Preliminary PLAT review

Aerial



Zoning



Character Area



Where Georgia comes together.

Application # PLAT-0112-2025

Application for Subdivision

Contact Community Development (478) 988-2720

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	CHAD BRYANT	PERRY PRESERVE, LLC
*Title	PRINCIPAL ENGINEER	
*Address	111 PERIMETER RD, SUITE A PERRY, GA 31069	309 E PACES FERRY RD NE ATLANTA, GA 30305
*Phone	478-224-7070	
*Email	CHAD@BRYANTENGLLC.COM	

Property Information

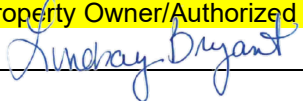
*Street Address	MOSS OAKS RD	
*Tax Map #(s)	0P0340 068000	*Zoning Designation R-3
*# Original Lots	1	*Total Acreage 68.46 AC.
*# Proposed Lots	191	*Total Acreage 68.46 AC.

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:

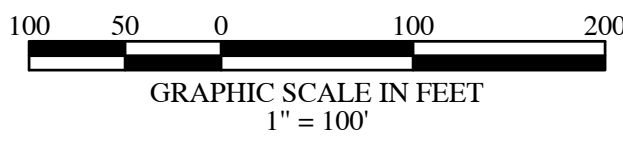
*Applicant		*Date	7/22/2025
*Property Owner/Authorized Agent		*Date	7/22/2025

Revised 7/1/25

P:06 - DEVELOPER/0617 - PERRY PRESERVE LLC/0617-002 - PERRY PRESERVE SECT 404 - DESIGN CAD01 - DWG/0617-002_MASTER.DWG/8/7/2025 3:05 PM



PRELIMINARY PLAN
NOT FOR FINAL RECORDING



REVISIONS

NO.

DATE

DESCRIPTION

PRELIMINARY PLAT FOR:

THE PRESERVE AT AGRICULTURAL VILLAGE - SECTION 4

PERRY

GEORGIA

NO. 034595

PROFESSIONAL ENGINEER

CHAD R. BRYANT, P.E.

GSWCC LEVEL II

DESIGN PROFESSIONAL CERTIFICATION # 24596

EXPIRATION: 12/5/2027

BRYANT

ENGINEERING

111 Penner Road, Suite A

PO Box 821

Perry, Georgia 31069

phone: (478) 224-7070

www.bryantengrllc.com

COUNTY:

HOUSTON

LL/DISTRICT:

4714

DWG:

06/17-002_MASTER

DATE:

8/7/2025

SCALE:

1"= 100'

JOB NO.:

06/17-002

THIS DRAWING IS THE PROPERTY OF BRYANT ENGINEERING, LLC. AND IS RELEASED AS PRELIMINARY / REVIEW ONLY UNLESS NOTED OTHERWISE. FOR CONSTRUCTION, THIS DRAWING MAY NOT BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT.

ENGINEER FIRM

LICENSE NO. PE0007211

EXPIRATION DATE: 6/30/26

SHEET NO.

C-1.1

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C1	11.17°	470.00'	S66° 45' 09" W	11.16'
C2	31.39°	20.00'	N67° 36' 00" W	28.27'
C3	83.22°	1453.14'	S21° 47' 23"E	83.21'
C4	68.83°	1583.14'	N21° 23' 13" W	68.83'
C5	61.10°	1453.14'	S18° 56' 40"E	61.10'
C6	66.44°	1583.14'	N18° 56' 23" W	66.43'
C7	15.81°	20.00'	N04° 54' 56"E	15.41'
C8	24.31°	50.00'	N13° 38' 17"E	24.07'
C9	163.30°	1453.14'	S14° 31' 14"E	163.21'
C10	46.67°	50.00'	N27° 01' 49" W	44.99'
C11	46.67°	50.00'	N80° 30' 23" W	44.99'
C12	23.96°	50.00'	S59° 01' 31" W	23.74'
C13	15.46°	20.00'	S67° 26' 03" W	15.07'
C14	7.73°	530.00'	S89° 09' 20" W	7.73'
C15	66.85°	530.00'	S85° 07' 29" W	66.80'
C16	36.07°	530.00'	S79° 33' 42" W	36.06'
C17	17.91°	20.00'	N76° 43' 45" W	17.32'
C18	41.79°	60.00'	N71° 01' 17" W	40.95'
C19	49.41°	60.00'	S65° 26' 07" W	48.03'
C20	49.41°	60.00'	S18° 15' 02" W	48.03'
C21	54.64°	60.00'	S31° 25' 41"E	52.77'
C22	1.98°	660.00'	S62° 43' 49" W	1.98'
C23	49.41°	60.00'	S81° 06' 24"E	48.03'
C24	17.95°	660.00'	S63° 35' 43" W	17.95'
C25	51.32°	60.00'	N50° 47' 51"E	49.77'
C26	17.91°	20.00'	N51° 57' 11"E	17.32'
C27	54.06°	660.00'	S66° 43' 16" W	54.04'
C28	29.18°	660.00'	S70° 20' 03" W	29.18'
C29	9.34°	470.00'	N78° 10' 51"E	9.34'
C30	40.27°	660.00'	S73° 20' 57" W	40.27'
C31	42.97°	660.00'	S76° 57' 45" W	42.96'
C32	88.66°	470.00'	N84° 09' 13"E	88.52'
C33	19.27°	660.00'	S79° 39' 50" W	19.27'
C34	63.98°	660.00'	S83° 16' 38" W	63.95'
C35	0.13°	470.00'	N89° 33' 55"E	0.13'
C36	6.43°	660.00'	S86° 20' 00" W	6.43'
C37	34.11°	660.00'	S88° 05' 35" W	34.10'
C38	31.42°	20.00'	S45° 25' 36"E	28.28'
C39	31.42°	20.00'	S44° 34' 24" W	28.28'
C40	32.55°	530.00'	S87° 48' 49" W	32.55'
C41	66.85°	530.00'	S82° 26' 27" W	66.80'
C42	66.85°	530.00'	S75° 12' 51" W	66.80'
C43	66.85°	530.00'	S67° 59' 16" W	66.80'
C44	16.00°	530.00'	S63° 30' 34" W	16.00'
C45	31.26°	20.00'	S72° 34' 57"E	28.17'
C46	15.50°	20.00'	S05° 36' 07"E	15.12'
C47	34.26°	50.00'	S03° 01' 25"E	33.59'
C48	46.67°	50.00'	S49° 23' 28"E	44.99'
C49	46.67°	50.00'	N77° 07' 58"E	44.99'
C50	15.50°	20.00'	N39° 29' 56"E	15.12'
C51	28.89°	50.00'	N33° 50' 35"E	28.49'
C52	15.50°	20.00'	N83° 54' 51"E	15.12'
C53	32.67°	50.00'	N88° 34' 18"E	32.09'
C54	54.76°	50.00'	N37° 18' 55"E	52.06'
C55	68.21°	50.00'	N33° 08' 28" W	63.05'
C56	2.83°	20.01'	N68° 09' 37" W	2.83'
C57	12.67°	20.01'	N45° 57' 53" W	12.46'
C58	31.57°	20.00'	N17° 24' 46"E	28.39'
C59	78.63°	470.00'	N67° 26' 15"E	78.54'
C60	88.66°	470.00'	N77° 38' 03"E	88.52'
C61	53.61°	470.00'	N86° 18' 20"E	53.58'
C62	22.56°	530.00'	N88° 21' 15"E	22.55'
C63	29.60°	20.00'	S50° 28' 23"E	26.97'
C64	27.77°	230.00'	S11° 32' 22"E	27.75'
C65	30.09°	230.00'	S18° 44' 43"E	30.06'
C66	57.07°	230.00'	S29° 36' 03"E	56.92'
C67	31.42°	20.00'	S08° 17' 28" W	28.28'
C68	26.36°	20.00'	N88° 56' 52" W	24.49'
C69	75.17°	60.00'	N87° 04' 38" W	70.35'
C70	49.41°	60.00'	S33° 26' 24" W	48.03'
C71	49.41°	60.00'	S13° 44' 42"E	48.03'
C72	49.41°	60.00'	S60° 55' 47"E	48.03'
C73	44.18°	60.00'	N74° 23' 04"E	43.19'
C74	15.50°	20.00'	N75° 29' 55"E	15.12'
C75	21.30°	50.00'	N85° 30' 11"E	21.14'

PARCEL CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C76	46.67°	50.00'	N46° 33' 43"E	44.99'
C77	151.42°	1453.14'	S40° 10' 39"E	151.36'
C78	46.67°	50.00'	N06° 54' 51" W	44.99'
C79	158.14°	1453.14'	S34° 04' 29"E	158.06'
C80	46.67°	50.00'	N60° 23' 25" W	44.99'
C81	46.67°	50.00'	S66° 08' 02" W	44.99'
C82	26.63°	50.00'	S24° 08' 09" W	26.32'
C83	15.50°	20.00'	S31° 05' 00" W	15.12'
C84	31.42°	20.00'	N81° 42' 32" W	28.28'
C85	69.72°	170.00'	N19° 49' 48" W	69.23'
C86	29.60°	20.00'	N34° 18' 40"E	26.97'
C87	60.76°	530.00'	N73° 25' 09"E	60.72'
C88	24.99°	530.00'	N68° 47' 02"E	24.99'
C89	13.31°	530.00'	N66° 42' 49"E	13.31'
C90	130.88°	1453.14'	S28° 22' 37"E	130.84'
C91	89.18°	1643.14'	S21° 04' 28"E	89.17'
C92	31.44°	20.00'	S22° 24' 07" W	28.30'
C93	63.17°	50.00'	S54° 13' 48"E	59.06'
C94	42.62°	1643.14'	S18° 46' 36"E	42.62'
C95	31.42°	20.00'	N44° 34' 24"E	28.28'
C96	31.42°	20.00'	N45° 25' 36" W	28.28'
C97	38.96°	470.00'	S87° 11' 55" W	38.95'
C98	93.25°	470.00'	S79° 08' 24" W	93.10'
C99	49.41°	470.00'	S70° 26' 40" W	49.38'
C100	31.57°	20.00'	N17° 25' 03"E	28.40'
C101	78.96°	50.00'	N73° 03' 06" W	71.01'
C102	78.12°	50.00'	S16° 56' 54" W	70.41'
C103	31.26°	20.00'	S72° 35' 14"E	28.17'

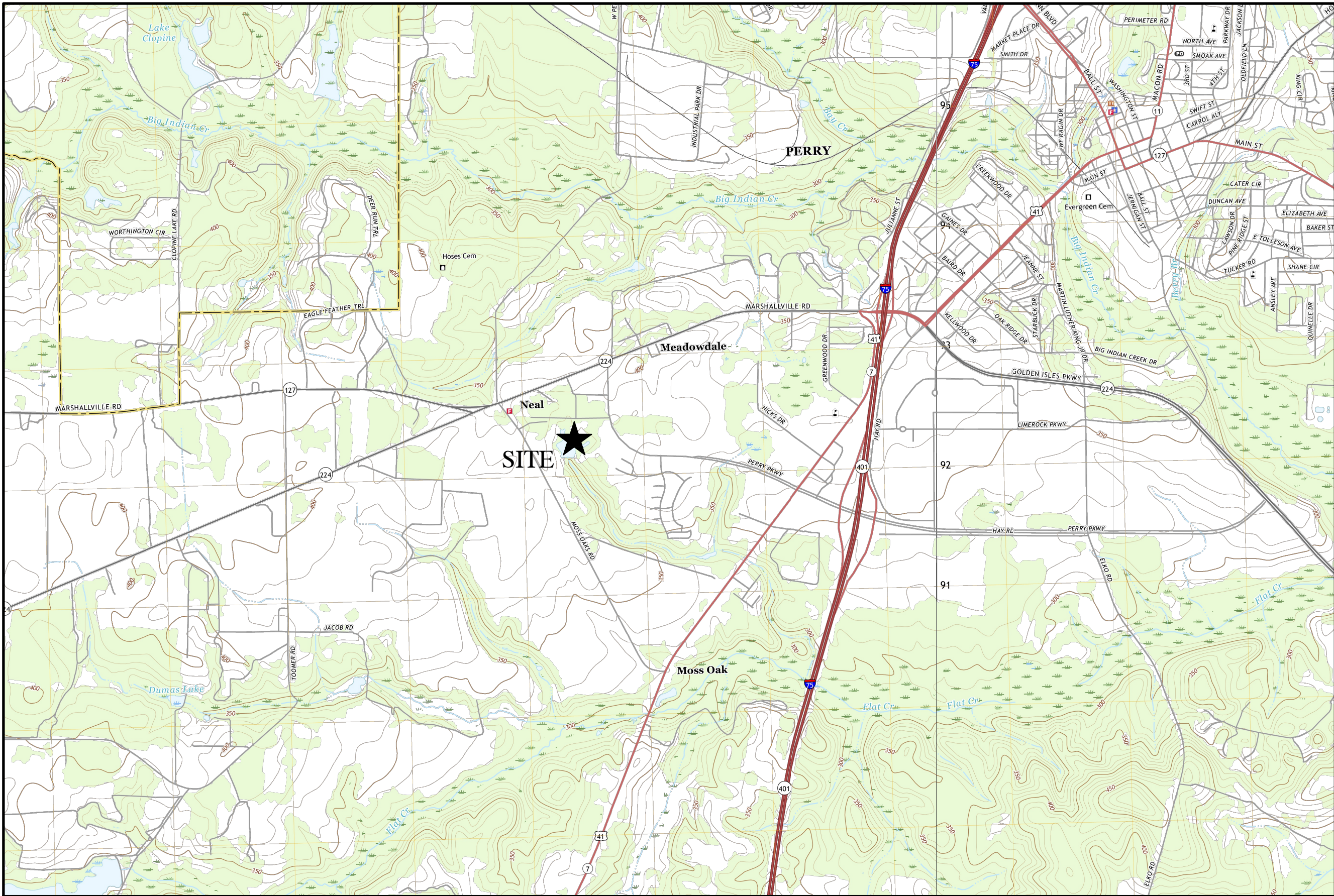
ROAD CURVE TABLE				
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C600	25.26°	500.00'	S65° 59' 08.44" W	25.26'
C601	193.21°	500.00'	S78° 30' 11.41" W	192.01'
C602	235.00°	500.00'	S76° 06' 32.01" W	232.84'
C603	237.68°	1613.14'	N20° 11' 11.45" W	237.46'
C604	104.38°	500.00'	S83° 35' 33.35" W	104.19'
C605	99.93°	200.00'	S22° 23' 41.91" E	98.89'

ROAD LINE TABLE		
LINE #	LENGTH	DIRECTION
L600	124.79'	S64° 32' 18.09" W
L601	305.35'	S67° 25' 58.80" W
L602	933.66'	S89° 34' 24.03" W
L603	577.75'	S62° 38' 40.00" W
L604	1292.42'	S89° 34' 24.03" W
L605	141.07'	S77° 36' 42.68" W
L606	320.00'	N0° 25' 35.97" W
L607	102.50'	S8° 04' 51.59" E
L608	245.40'	S36° 42' 32.22" E
L609	826.28'	S53° 17' 27.78" W
L610	30.00'	N36° 42' 32.22" W
L611	1117.04'	S27° 48' 34.72" E
L612	320.01'	N61° 42' 23.56" E
L613	1111.80'	N27° 48' 34.72" W

PARCEL LINE TABLE		
Line #	Length	Direction
L1	128.89'	N69° 51' 29"E
L2	97.90'	S67° 25' 59" W
L3	115.74'	N89° 42' 27"E
L4	146.87'	N36° 13' 54"E
L5	115.52°	N17° 14' 40" W
L6	165.43'	N89° 45' 00"E
L7	61.68'	S89° 34' 24" W
L8	128.52'	N00° 25' 36" W
L8	775.79'	N89° 45' 00"E
L9	62.66'	N89° 45' 00"E
L10	70.00'	S89° 34' 24" W
L11	128.74'	N00° 25' 36" W
L12	70.00'	N89° 45' 00"E
L13	70.00'	S89° 34' 24" W
L14	128.95'	N00° 25' 36" W
L15	70.00'	N89° 45' 00"E
L16	70.00'	S89° 34' 24" W
L17	129.17'	N00° 25' 36" W
L18	70.00'	N89° 45' 00"E
L19	129.38'	N00° 25' 36" W
L20	70.00'	N89° 45' 00"E
L21	70.00'	S89° 34' 24" W
L21	8.46'	N89° 45' 00"E
L22	129.60'	N00° 25' 36" W
L23	70.00'	N89° 45' 00"E
L24	70.00'	S89° 34' 24" W
L25	129.81'	N00° 25' 36" W
L26	70.00'	N89° 45' 00"E
L27	70.00'	S89° 34' 24" W
L28	130.03'	N00° 25' 36" W
L29	70.00'	N89° 45' 00"E
L30	70.00'	S89° 34' 24" W
L31	70.00'	S89° 34' 24" W
L32	130.20'	N00° 25' 36" W
L33	20.75'	N89° 37' 00"E
L34	49.25'	N89° 45' 00"E
L35	70.00'	N89° 37' 00"E
L36	70.00'	S89° 34' 24" W
L37	130.25'	N00° 25' 36" W
L38	70.00'	N89° 37' 00"E
L39	70.00'	S89° 34' 24" W
L40	130.30'	N00° 25' 36" W
L41	70.00'	N89° 37' 00"E
L42	70.00'	S89° 34' 24" W
L43	130.36'	N00° 25' 36" W
L44	19.18'	N89° 29' 09"E
L45	50.82'	N89° 37' 00"E
L46	70.00'	S89° 34' 24" W
L47	130.37'	N00° 25' 36" W
L48	61.54'	N89° 32' 08"E
L49	8.46'	N89° 29' 09"E
L50	70.00'	S89° 34' 24" W
L51	130.31'	N00° 25' 36" W
L52	70.00'	N89° 32' 08"E
L53	70.00'	S89° 34' 24" W
L54	130.27'	N00° 25' 36" W
L55	70.00'	N89° 32' 08"E
L56	70.00'	S89° 34' 24" W
L57	130.22'	N00° 25' 36" W
L58	70.00'	N89° 32' 08"E
L59	70.00'	S89° 34' 24" W
L60	130.17'	N00° 25' 36" W
L61	71.53'	N89° 32' 08"E
L62	61.91'	S89° 34' 24" W
L63	130.20'	N01° 15' 44" W
L64	71.04'	N89° 39' 27"E
L65	12.85'	N89° 32' 08"E
L66	136.81'	N08° 29' 19" W

PARCEL LINE TABLE		
Line #	Length	Direction
L67	79.32'	N89° 39' 27"E
L68	32.23'	S77° 36' 43" W
L69	151.82'	N12° 23' 17" W
L70	140.55'	N00° 58' 20" W
L71	70.70'	N89° 39' 27"E
L72	46.39'	S77° 36' 43" W
L73	219.07'	N89° 39' 27"E
L74	238.62'	N48° 09' 25" W
L75	244.48'	N27° 05' 50" W
L76	91.93'	N89° 39' 27"E
L77	143.92'	S34° 39' 30" W
L78	159.90'	S32° 29' 08" W
L79	129.05'	N26° 59' 26" W
L80	57.87'	N27° 05' 50" W
L81	48.22'	S62° 38' 40" W
L82	97.38'	S62° 43' 15" W
L83	81.26'	N26° 59' 26" W
L84	136.65'	S14° 41' 57"E
L85	15.97'	N77° 36' 43"E
L86	151.93'	S12° 23' 17"E
L87	62.65'	N77° 36' 43"E
L88	145.18'	S11° 15' 00"E
L89	138.26'	S00° 26' 33"E
L90	69.90'	N89° 34' 24"E
L91	130.88'	S00° 25' 36"E
L92	70.00'	N89° 34' 24"E
L93	130.00'	S00° 25' 36"E
L94	0.00'	S89° 34' 24" W
L95	35.91'	S89° 34' 24" W
L96	70.00'	S89° 34' 24" W
L97	70.00'	N89° 34' 24"E
L98	130.00'	S00° 25' 36"E
L99	0.00'	S89° 34' 24" W
L100	70.00'	S89° 34' 24" W
L101	70.00'	N89° 34' 24"E
L102	130.00'	S00° 25' 36"E
L103	70.00'	S89° 34' 24" W
L104	70.00'	N89° 34' 24"E
L105	130.00'	S00° 25' 36"E
L106	83.00'	S89° 34' 24" W
L107	63.00'	N89° 34' 24"E
L108	110.00'	S00° 25' 36"E
L109	63.00'	S89° 34' 24" W
L110	130.00'	N00° 25' 36" W
L111	110.00'	S00° 25' 36"E
L112	70.00'	S89° 34' 24" W
L113	130.00'	N00° 25' 36" W
L114	70.00'	S89° 34' 24" W
L115	130.00'	N00° 25' 36" W
L116	70.00'	S89° 34' 24" W
L117	130.00'	N00° 25' 36" W
L118	35.91'	S89° 34' 24" W
L119	130.00'	N03° 56' 45" W
L120	150.00'	N11° 10' 21" W
L121	130.00'	N18° 23' 56" W
L122	130.00'	N25° 37' 32" W
L123	48.22'	S62° 38' 40" W
L124	130.00'	N27° 21' 20" W
L125	97.38'	S62° 38' 40" W
L126	130.13'	N27° 21' 20" W
L127	83.29'	N62° 42' 14"E
L128	83.29'	S62° 38' 40" W
L129	130.22'	N27° 21' 20" W
L130	70.00'	N62° 42' 14"E
L131	70.00'	S62° 38' 40" W
L132	130.29'	N27° 21' 20" W
L133	70.00'	N62° 42' 14"E
L134	70.00'	S62° 38' 40" W

P:\06 - DEVELOPER\0617 - PERRY PRESERVE LLC\0617-002 - PERRY PRESERVE SECT 4\04 - DESIGN CAD\01 - DWG\0617-002_MASTER.DWG(8/7/2025 3:06 PM)



VICINITY MAP
N.T.S.

SITE PROJECT DATA

PROPERTY INFORMATION PROPERTY AREA = 68.46ac. NUMBER OF LOTS = 189 STREET LENGTH = 8,344 L.F. STREET WIDTH BOC TO BOC= 27' CUL-DE-SAC DIA. EOP = 40' STREET WIDTH EOP TO EOP = 23' DENSITY PROVIDED = 0.36 UNITS/AC MINIMUM SITE REQUIREMENTS PER ZONING ZONING = R3 SETBACKS: DESIGN WIDTH = 90' 25' FRONT MIN. LOT SIZE = 15000 S.F. 8' SIDES AVERAGE LOT = 100'x150' 35' REAR	
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OWNER/PRIMARY PERMITTEE	24 HR. LOCAL EMERGENCY CONTACT
PERRY PRESERVE, LLC 309 E PACES FERRY RD NE , SUITE 1200 ATLANTA, GA 30305 404-964-2130 - rloudermilk@loudermilkco.com	CHIP POTTINGER 404-964-2130 EMAIL: cpottinger@loudermilk.com

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

LAND LOT/DISTRICT/COUNTY

LAND LOT 47/14 DISTRICT / HOUSTON COUNTY, GA

FLOOD ZONE INFORMATION

PER FEMA FLOOD MAP, PANEL 134, 135 & 145 OF 300, THIS PROJECT DOES NOT LIE WITHIN A FLOODPLAIN
PANEL NUMBER: 13153C0134E, 13153C0135E, & 13153C0145E EFFECTIVE DATE: SEPTEMBER 28, 2007

STATE WATERS STATEMENT

THERE ARE STATE WATERS OR BUFFERS LOCATED WITHIN 200 FEET OF THE PROJECT SITE.

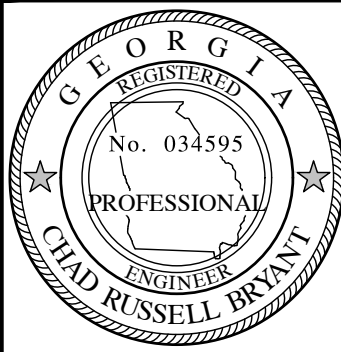
WETLAND CERTIFICATION

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 NOT 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



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

BRYANT
ENGINEERING

111 Perimeter Road, Suite A
Perry, Georgia 31069
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www.bryantengllc.com

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

COUNTY:	HOUSTON
LL/DISTRICT:	47/14
DWG:	0617-002_MASTER
DATE:	8/7/2025
SCALE:	1"= 100'
JOB NO.:	0617-002

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PRELIMINARY PLAT FOR:

THE PRESERVE AT AGRICULTURAL
VILLAGE - SECTION 4

PERRY

GEORGIA

REVISIONS	NO.	DATE	DESCRIPTION