

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: \_\_\_\_\_

☐ Fee Paid Initial: \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

### Contact Information:

Contact Name: Ken Warlick Telephone: 404-965-7114

Address: 1954 Airport Road Suite: 242

City: Chamblee State: GA Zip: 30341 Fax: na

Mobile Tel: 678-409-7549 Email: ken@harrisonatl.com

### Subject Property Information:

Address: 193 Canton Street Current Zoning: R-10M

District: 2nd Section: 2nd Land Lot: 1197 & 1252 Parcel ID: 22-482212520161 & 22-481411970862

Proposed Zoning: DT-R Current Use: Residential/Vacant Land

### This Application For *(Check All That Apply)*:

- |   |  |                                    |
|---|--|------------------------------------|
| <input type="checkbox"/> Conditional Use              | <input type="checkbox"/> Master Plan Amendment         | <input type="checkbox"/> Exception |
| <input checked="" type="checkbox"/> Rezoning          | <input type="checkbox"/> Master Plan Review            |                                    |
| <input checked="" type="checkbox"/> Variance          | <input type="checkbox"/> Public Hearing                |                                    |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Other <i>(Specify):</i> _____ |                                    |

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# APPLICANT REQUEST AND INTENT

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What is the proposed use(s) of the property?

17-home neighborhood of single-family detached homes, including the rehabilitation of the historic Weatherford House.

Applicant's Request (Please itemize the proposal):

- 1) Rezone the subject property from R-10M to DT-R
- 2) Variance to permit land located within private alleys to be counted as part of Lots 1, 3, 4, 5, 6, 7, 11, 12, 13, 15, 16, and 17.
- 3) Amending previously approved conditions as indicated in the Letter of Intent

Applicant's Intent *(Please describe what the proposal would facilitate):*

Applicant proposes to develop Hudson Park, a 17-lot neighborhood of single-family detached homes. The development includes the rehabilitation of the historic Weatherford House, which has been vacant and deteriorating for many years. This home will be renovated in a respectful and historically appropriate manner as part of the development. The development will also include pedestrian and streetscaping improvements along Mayfield Road and Canton Street, an on-site footbridge and walking trails, and improvements to the adjacent city-owned parcel along Canton Street. This development will enhance the appearance of a long-neglected site at the northern gateway to downtown, restore the character of a prominent historic home, and improve pedestrian connections and safety along both Canton Street and Mayfield Road.

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: GEORGE H. JACKSON III Telephone: 770-403-3592  
Address: 766 BLACKFOOT TRAIL Suite: \_\_\_\_\_  
City: SUWANEE State: GA Zip: 30024

## Authorization:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.*

*As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.*

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use     |
| <input checked="" type="checkbox"/> Rezoning  | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance  | <input type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other           |

## Identify Authorized Applicant:

Name of Authorized Applicant: Ken Warlick Telephone: 404-965-7114  
Address: 1954 Airport Road, Suite 242 Suite: \_\_\_\_\_  
City: Chamblee State: GA Zip: 30341

## So Sworn and Attested:

Owner Signature: [Signature] Date: FEB 10, 2021

## Notary:

Notary Signature: [Signature] Date: 02-10-2021



# DISCLOSURE FORM

*The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).*

*Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.*

Name of Applicant or Opponent: Harrison Development & Construction, LLC

Subject Public Hearing Case: Hudson Park (Mayfield/Canton)

## Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution has been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: Ben Burnett Position: City Council

Description of Contribution: Friends of Ben Burnett Value: \$300

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.*

Signature: 

Date: 2/8/21





March 1, 2021

VIA HAND DELIVERY

Ms. Kathi Cook  
Department of Community Development  
City of Alpharetta  
2 Park Plaza  
Alpharetta, GA 30009

RE: Letter of Intent for Rezoning and Concurrent Variances on behalf of Harrison Development & Construction, LLC for subject property located at 193 Canton Street, City of Alpharetta, Fulton County, Georgia

Harrison Development & Construction, LLC ("Applicant") is the contract purchaser of the property located at 193 Canton Street in the City of Alpharetta, Georgia (Parcel IDs 22-482212520161 and 22-481411970862, Land Lots 1197 and 1252). The property is approximately 2.41 acres in size and is zoned R-10M. The property is also located in the City of Alpharetta's Downtown Overlay zoning district. Applicant is seeking a Rezoning from the current R-10M to Downtown Residential (DT-R), with a Variance. This letter shall be construed as Applicant's Letter of Intent for this Application.

Applicant proposes to develop the property as Hudson Park, a 17-lot subdivision of single-family detached homes. The arrangement and design of the lots and homes will be consistent with the City of Alpharetta Comprehensive Plan and the standards of the Downtown Overlay zone. One of the proposed lots contains the historic Weatherford House that is located on the property and has been vacant and deteriorating for many years. This home will be renovated in a respectful and historically appropriate manner as part of the development. The development will also include significant improvements to the visual and pedestrian environment around the perimeter of the site.

The property is situated in the southeast quadrant of the intersection of Canton Street and Mayfield Road. This highly visible location is at the northern gateway of Alpharetta's Downtown Overlay district, opposite from the Alpharetta Arts Center. We are aware that the City of Alpharetta plans to convert the intersection from its present four-way, signalized configuration to a roundabout. Applicant has obtained preliminary plans for the roundabout from the City of

Alpharetta's Department of Public Works and the proposed site plan has been designed to accommodate this design.

The proposed development represents a decrease in both density and lot coverage from the Mayfield Corners project (Z-13-15/V-13-18) that was approved by the City of Alpharetta on July 28, 2014. Mayfield Corners was a 20-lot subdivision that included a mix of townhouses and detached single-family units. Hudson Park would only consist of detached single-family units and would be less dense than recently completed townhouse developments along the Canton Street corridor such as West Main and Canton Street Commons. Unit sizes and setbacks will be consistent and compatible with these nearby developments, but individual lots will be larger, as the homes will all be detached. Hudson Park will provide another high quality, walkable neighborhood that reinforces the City's vision for its Downtown district.

The City's 2014 approval of Mayfield Corners included 22 separate conditions. Applicant acknowledges these conditions and requests the following modifications:

- Condition 1: Strike and replace with: "Property shall be zoned DT-R and limited to single-family for-sale residential."
- Condition 2: Strike and replace with: "Development shall comply with Building Design requirements in Sec. 2.8 of the Alpharetta Downtown Code, including architectural style."
- Condition 3: Strike the second sentence stating: "Brick walls as depicted along Mayfield shall be required with final approval by Staff."
- Condition 4: Strike and replace with: "Site plan shall fully preserve the critical root zones of offsite specimens and preserve tree #76 (25" Water Oak), #739 (35" Tulip Poplar), and #746 (29" Tulip Poplar), as well as tree #748 (#42 Tulip Poplar) that is located within the stream buffer as shown on the submitted site plan."
- Condition 5: No changes.
- Condition 6: No changes.
- Condition 7: Strike and replace with: "A pedestrian bridge shall be constructed across the stream as shown on the submitted site plan."
- Condition 8: Strike and replace with: "Adequate off-street parking/guest parking shall be provided as shown on the submitted site plan."
- Condition 9: Strike.
- Condition 10: Strike and replace with: "Vehicle access on Canton Street shall be limited to one alley as shown on the submitted site plan."
- Condition 11: Strike, as the private drive has been acquired from the adjacent landowner and will be part of this site.
- Condition 12: No changes.
- Condition 13: strike and replace with: "In lieu of placing public art on the property, Applicant shall transfer to the City of Alpharetta at no cost the 3,325 SF area labeled 'Roundabout RW' on the submitted site plan. Applicant will also pay a sum of \$12,500 to the City of Alpharetta towards the cost of a future public art piece as part of the future roundabout project."

- Condition 14: Strike and replace with: "Brick sidewalks shall be installed along Canton Street up to the area being reserved as right-of-way for the proposed roundabout."
- Condition 15: No changes.
- Condition 16: Strike—this is now covered by Section 2.8 in the Downtown Overlay code.
- Condition 17: No changes.
- Condition 18: No changes.
- Condition 19: No changes.
- Condition 20: No changes.
- Condition 21: Strike and replace with: "Property shall be developed in a substantially similar manner to the site plans, elevations, and renderings submitted by the Applicant."
- Condition 22: Strike.

Applicant additionally requests a Concurrent Variance to allow land area located within private alleys to be counted as part the lot area. This variance request applies to Lots 1, 3, 4, 5, 6, 7, 11, 12, 13, 15, 16, and 17.

The granting of this Rezoning and Variance will have no negative impact on adjoining or nearby properties. Rather, it will represent a significant improvement to a neglected site at the northern gateway to Downtown Alpharetta, and the full restoration of a long vacant historic home. This will result in increased property values in the surrounding area. The development will have limited impact on City of Alpharetta and Fulton County utility, public safety, or public-school services. The Applicant and its representatives respectfully request that the City Council approve this Application.

Respectfully submitted this 1<sup>st</sup> day of March, 2021.



**KEN WARLICK**

COO / VP OF COMMUNITIES

**HARRISON HOMES** | [HarrisonATL.com](http://HarrisonATL.com)

O. 404.965.7114

[1954 Airport Rd. Suite 242](#)

[Chamblee, GA 30341](#)

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# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

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How will this proposal be compatible with surrounding properties?

This residential community will be compatible with the surrounding area, which is largely residential. The proposed development provides an effective transition from higher density townhouses to the south and older single-family units to the north.

How will this proposal affect the use and value of the surrounding properties?

The development will replace a vacant and neglected site with high-quality housing, restore a long vacant historic home, and provide significant improvements to streetscaping and pedestrian access. These investments will have positive impacts on property values in the surrounding area.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

No. The previously approved plan for the site is out of date; the unit mix and site design is not marketable in the current market. Since the current zoning was approved prior to the enactment of the city's Downtown Overlay zone, any substantive change to this plan will require replacing the now-obsolete R-10M zoning with a DT-R zoning that is compatible with the standards of the current code.

What would be the increase to population and traffic if the proposal were approved?

Increases to population and traffic from a 17-unit residential development will be minimal. The development is expected to add fewer than 50 residents. Traffic impacts will be very minor and will be further mitigated by the site's proximity to Downtown and the proposed pedestrian improvements.

What would be the impact to schools and utilities if the proposal were approved?

Impacts on schools and utilities will be very minor. The project and unit design and pricing will be geared towards empty nesters, so few residents are likely to have school-age children. All public utilities are readily available and have sufficient capacity to accommodate the development.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The Comprehensive Plan shows the site as being within the Downtown Activity Center character area, and the Future Land Use Map shows the site's future designation as "Downtown Residential Density." The proposed development is designed to be consistent with these standards.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

This is the last remaining development site in the Canton Street corridor within the Downtown area. The vast majority of new residential developments along the corridor have been condos or townhouses. This is likely the last opportunity to add a different housing type to the corridor before it reaches buildout conditions.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

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# BOARD OF ZONING APPEALS REVIEW CRITERIA

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Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

In order to develop the property in accordance with the City's vision for the Downtown Area, internal alleys will be needed. Without these alleys the site would only be able to be developed in a lower density fashion than what is envisioned for Downtown Alpharetta. Allowing the private alley to be counted as part of the lot area for Lots 1, 3, 4, 5, 6, 7, 11, 12, 13, 15, 16, and 17 will be necessary allow for the site to be developed in accordance with the City's vision for the Downtown area.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes. If the land area within the alleys was not able to be counted as part of the lot area for individual lots, the site would only be able to be developed at a significantly lower density. Also a private alley is necessary on the east side of the creek in order to provide a safer access point and a buffer from the high-traffic commercial uses located on adjacent parcels. Given the high cost of land in Downtown Alpharetta, the reduction in the number of lots and the value of lots would prevent this development from being economically feasible.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

There are two unique conditions that create potential hardships on the site: 1) the home located on the site is designated as an historic property in the City's Downtown Master Plan, and the City has made it a priority to preserve this home; and 2) the eastern portion of the site fronts on a private access drive that serves multiple high-volume commercial uses.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No. The development plan was designed to be compatible with the vision and standards for Downtown Alpharetta as expressed in the Comprehensive Plan, Downtown Master Plan, and Downtown Code. The granting of this variance would allow for the plan to be executed as designed, resulting in a significant improvement to a long-neglected site and the enhancement of pedestrian access, the visual environment, and property values in the surrounding neighborhood.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.



193 Canton Street

Surveyed Legal Description

Tract 1

All that tract or parcel of land lying and being in Land Lot 1197, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set at the northeast end of the mitered line of the intersection of the easterly right of way of Canton Street (right of way varies) and the southerly right of way of Mayfield Road (right of way varies); thence leaving said mitered line and continuing along said right of way of Mayfield Road for the following courses and distances: S71°24'01"E a distance of 99.44 feet to a point; thence along a curve to the left, following the curvature thereof for an arc distance of 256.92 feet, said curve having a radius of 1472.43 feet and being subtended by a chord of S76°23'56"E 256.59 feet to a point; thence S01°21'28"E a distance of 16.92 feet to a point at the intersection of said right of way of Mayfield Road and the south line of Land Lot 1197; thence leaving said right of way of Mayfield Road and continuing along said Land Lot line S89°31'24"W a distance of 401.16 feet to a point at the intersection of said Land Lot line and the easterly right of way of Canton Street; thence leaving said Land Lot line and continuing along said right of way for the following courses and distances: along a curve to the right, following the curvature thereof for an arc distance of 95.33 feet, said curve having a radius of 537.42 feet and being subtended by a chord of N13°26'15"E 95.21 feet to a 1/2 inch rebar set at the southwest end of the mitered line of the intersection of the easterly right of way of Canton Street and the southerly right of way of Mayfield Road; thence along said mitered line N60°36'07"E a distance of 40.15 feet to the POINT OF BEGINNING. Said tract contains 24,785 square feet or 0.569 acre and is shown as Tract 1 on a Boundary and Topographic Survey for Mayfield, LLC etal, prepared by Barton Surveying, Inc., dated February 17, 2017.

Together with


DS  
SHADY  
DS  
[Signature]

Tract 2

All that tract or parcel of land lying and being in Land Lot 1252, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at a 1/2 inch rebar set at the northeast end of the mitered line of the intersection of the easterly right of way of Canton Street (right of way varies) and the southerly right of way of Mayfield Road (right of way varies); thence continuing along said mitered line S60°36'07"W a distance of 40.15 feet to a 1/2 inch rebar set at the southwest end of said mitered line; thence along said right of way of Canton Street, along a curve to the left, following the curvature thereof for an arc

distance of 95.33 feet, said curve having a radius of 537.42 feet and being subtended by a chord of S13°26'15"W 95.21 feet to a point at the intersection of said right of way of Canton Street and the south line of Land Lot 1197 and the POINT OF BEGINNING; thence leaving said right of way of Canton Street and continuing along said Land Lot line N89°31'24"E a distance of 401.16 feet to a point at the intersection of said Land Lot line and the southerly right of way of Mayfield Road; thence continuing along said Land Lot line and along said right of way N88°16'29"E a distance of 57.38 feet to a 1/2 inch rebar set; thence leaving said Land Lot line and leaving said right of way of Mayfield Road, along the westerly line of the property now or formerly owned by Cole CV Alpharetta, LLC, S00°14'27"W a distance of 186.26 feet to an axle found; thence along the northerly line of Main Street Commons N87°51'15"W a distance of 450.40 feet to a 1/2 inch rebar found on the easterly right of way of Canton Street; thence continuing along said right of way for the following courses and distances: N87°51'31"W a distance of 4.86 feet to a nail set; thence N05°17'26"W a distance of 55.09 feet to a point; thence N01°24'44"W a distance of 55.22 feet to a point; thence N03°52'31"E a distance of 54.21 feet to the POINT OF BEGINNING. Said tract contains 80,240 square feet or 1.842 acres and is shown as Tract 2 on a Boundary and Topographic Survey for Mayfield, LLC et al, prepared by Barton Surveying, Inc., dated February 17, 2017.

DS  
SHADU  
DS  


# CITIZEN PARTICIPATION FORM - PART A

*This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.*

Public Hearing or Project Name: Hudson Park

Contact Name: Ken Warlick Telephone: 404-965-7114

*The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.*

See attached list on Exhibit A

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

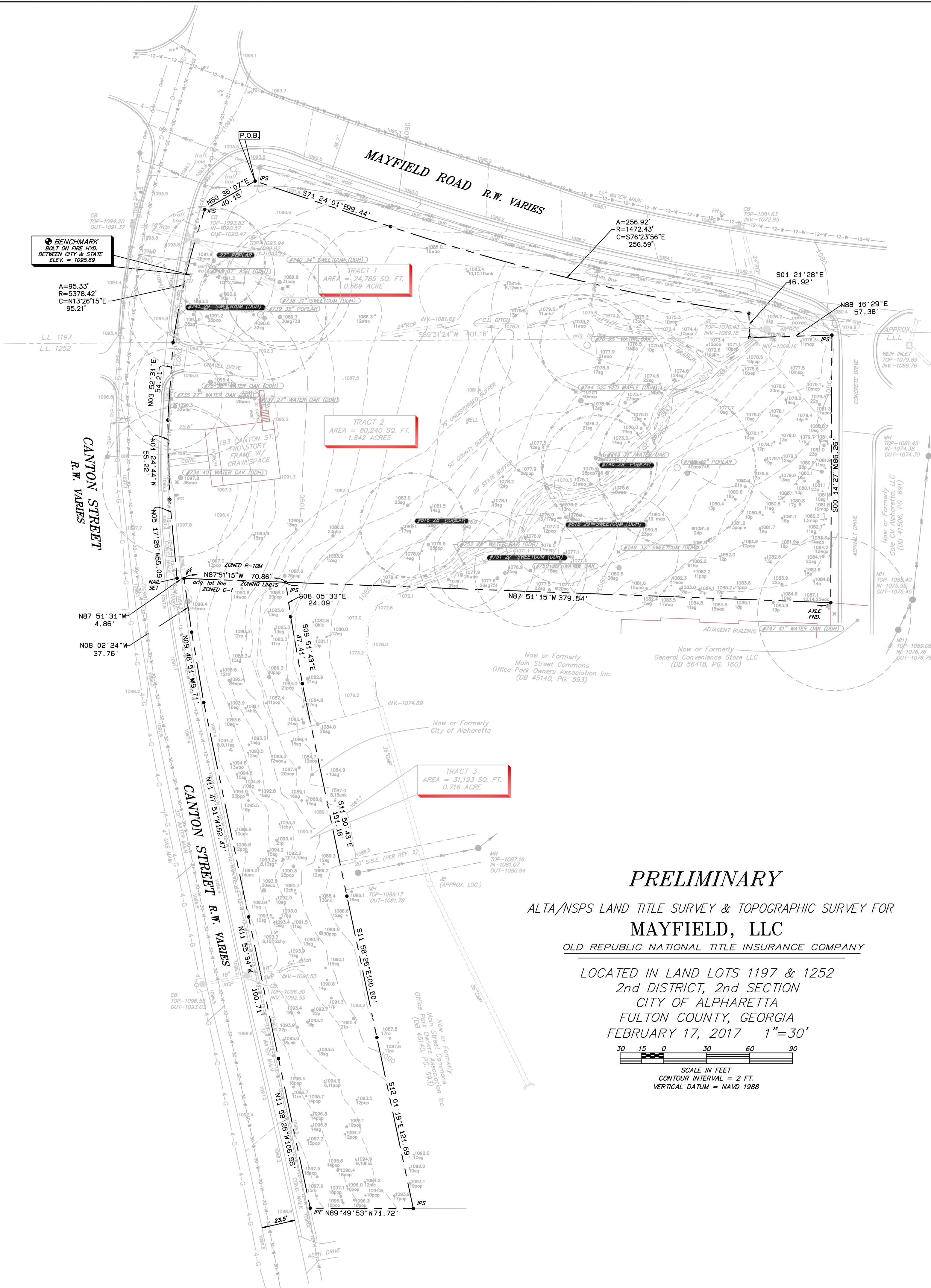
Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Recipients will be informed of the application and told that they will be able to contact the applicant via phone or email or request an in-person meeting to ask questions or provide feedback on the application.

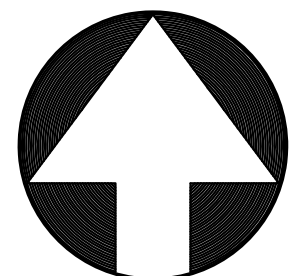
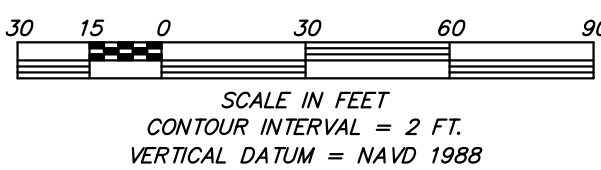
Parcel	Owner	Address 1	Address 2
22 482212521318	AB REAL ESTATE INVESTMENTS LLC	1110 POWERS PL	ALPHARETTA GA 30004
22 482212520807	APPEN RAYMOND C & CHRISTINA B	316 LYNNE CIR	ALPHARETTA GA 30004
22 482112510064	BEAULY LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE AZ 85255
22 482212520666	BELL LINDA REESE & JONES ELLON W	159 NORTH MAIN ST	ALPHARETTA GA 30009
22 482212520872	BENSON DOROTHY C	133 CANTON ST	ALPHARETTA GA 30004-1606
22 482212521169	BERMIC RPROPERTIES LLC	1040 POWERS PL	ALPHARETTA GA 30009
22 482212521052	BOBE & SNELL LLC	1095 POWERS PL	ALPHARETTA GA 30009
22 481411970185	BURGESS JOHN R SR & BURGESS VIRGINIA P	255 CANTON ST	ALPHARETTA GA 30009
22 482212521193	BUTTS ROBERT R	5360 FRANKLIN GOLDMINE RD	CUMMING GA 30028
22 481411970441	CMP PROPERTIES LLC	254 N MAIN ST	ALPHARETTA GA 30009
22 482212521011	COLE CV ALPHARETTA LLC	P.O. BOX 4900 DEPT 604	SCOTTSDALE AZ 85261-4900
22 482212521185	COLLINS MARINE GROUP LLC	88 ROSWELL ST	ALPHARETTA GA 30009
22 481411970540	COOK BETTY R	146 MAYFIELD RD	ALPHARETTA GA 30004-1538
22 481411970904	COOK JUSTEN S	191 UPSHAW DR	ALPHARETTA GA 30009-1547
22 482112510072	DELAPEIRRIERE DARREN A & KELLEY P	11985 CRABAPPLE RD	ROSWELL GA 30075-2419
22 482212521276	EHORSE L L C	1070 POWERS PL	ALPHARETTA GA 30004
22 482212521300	ERIC S CHOFNAS PC	1100 POWERS PL	ALPHARETTA GA 30004
22 481411970797	FILIPOWICZ DAVID F & LAURA	260 CANTON ST	ALPHARETTA GA 30009
22 481411970839	FRANCIS SCHINDLER LLC	143 MAYFIELD RD	ALPHARETTA GA 30009
22 482212520047	GDCI GA 4 L P	5755 DUPREE DR SUITE 130	ATLANTA GA 30327
22 482212521201	GEISEL PAMELA A	1000 POWERS PL	ALPHARETTA GA 30004
22 482212521045	GENERAL CONVENIENCE STORE LLC	501 N CENTRAL AVE	ATLANTA GA 30354
22 482212521292	GRONHOLM SCOTT	12200 KING CIR	ROSWELL GA 30075
22 482212521250	HARMAN DEMPSEY PROPERTIES LLC	1145 POWERS PL	ALPHARETTA GA 30009-8358
22 481411970847	HAYMEADOW GROUP LLC	244 N MAIN ST	ALPHARETTA GA 30009-3625
22 482212520039	HEMBREE GEORGIA R	168 CANTON ST	ALPHARETTA GA 30009-3670
22 482212521227	HI RIVER PROPERTIES LLC	7917 SONATA BAY POINT	LAKE WORTH FL 33467-7067
22 481411970912	HUDSON ZACHERY CLEMETH & JENNY ROGERS	253 CANTON ST	ALPHARETTA GA 30009
22 481411970607	HUDSPETH ELIZABETH	1385 SUMMIT RD	ALPHARETTA GA 30004
22 481411970342	JMA HOMES LLC	565 WAYT RD	ROSWELL GA 30076
22 482212521086	JOBETH PROPERTIES LLC	745 GLENLEIGH LN	DULUTH GA 30097
22 482112510080	KASSAM AMIN	4957 SUMMER WIND DR	BUFORD GA 30519-3496
22 482212520708	KIM KON & SOON JA	1160 ALPHARETTA ST	ROSWELL GA 30075
22 482212521094	KLAM INC	4465 PINEHOLLOW CT	ALPHARETTA GA 30022
22 482212521144	LEE ANGELA D	959 BRIDGEGATE DR	MARIETTA GA 30066
22 482212520948	LEWIS CLAUDIA B	184 CANTON ST	ALPHARETTA GA 30004-1606
22 481411970680	LIPSCOMB MICHAEL K & SUSAN MARIE	233 CANTON ST	ALPHARETTA GA 30009
22 482212521235	LORVEN PROPERTIES LLC	1125 GOLDENROD LANE	SUWANEE GA 30024
22 481411970656	LOWER LATIGO GROUP LLC	244 N MAIN ST	ALPHARETTA GA 30009
22 482212521359	MAIN STREET COMMONS OFFICE PARK OWNERS	1102 ABBEY CT	ALPHARETTA GA 30004
22 481411970888	MAX AUTO REAL ESTATE LLC	1101 MONROE ST	TOLEDO OH 43604
22 482212520161	MAYFIELD LLC	11785 NORTHFALL LN STE 510	ALPHARETTA GA 30009
22 482212521136	MC MANES A SPENCER & A SPENCER JR	1015 POWERS PL	ALPHARETTA GA 30004
22 482112510056	MEADE ERIC A	355 CHELSEA CT	ALPHARETTA GA 30004
22 482212521151	MERIDIAN GROUP INC THE	1050 POWERS PL	ALPHARETTA GA 30004
22 482212520765	O DONNELL ROBERT J & CHERYL C	134 N MAIN ST	ALPHARETTA GA 30004-1623
22 482212521268	OBEROI MADANJIT OBEROI MADHU	205 W SMOKETREE TER	ALPHARETTA GA 30005
22 482212520989	PHILLIPS ALPHARETTA LLC	830 KENNESAW AVE NW	MARIETTA GA 30060
22 482212521078	RM BILOXI LLC	1075 POWERS PL STE B	ALPHARETTA GA 30009
22 482212521326	ROBERTSON SHERYL S	1120 POWERS PL	ALPHARETTA GA 30009-8359
22 482212521177	SBLD PROPERTIES LLC	1030 POWERS PL	ALPHARETTA GA 30004
22 497011950047	SNH AL GEORGIA LLC	255 WASHINGTON ST	NEWTON MA 02458
22 482212521219	SOLLEY ROBERT A	1105 POWERS PL	ALPHARETTA GA 30004
22 482212521342	SRISAI REALTY LLC	5755 N POINT PKWY SUITE 85	ALPHARETTA GA 30022
22 481411970862	STONEWALK MAYFIELD CORNERS LLC	660 GLENOVER DR	ALPHARETTA GA 30004
22 482212520914	SUMMERS DOLLEH KIM	1660 HAMIOTA RDG	ALPHARETTA GA 30004
22 482212521060	TINK WISE LLC	1085 POWERS PL	ALPHARETTA GA 30009
22 481411970672	WATSON RICHARD A & WATSON RENE O	243 CANTON ST	ALPHARETTA GA 30009
22 482212521128	WHITMAN ARNOLD	3500 LENOX RD NE STE 510	ATLANTA GA 30326
22 482212521110	WHITMAN ARNOLD M	3820 MANSELL RD SUITE 280	ALPHARETTA GA 30022
22 481411970565	WILLIAMS KATHRYN P	212 CANTON ST	ALPHARETTA GA 30004-1337



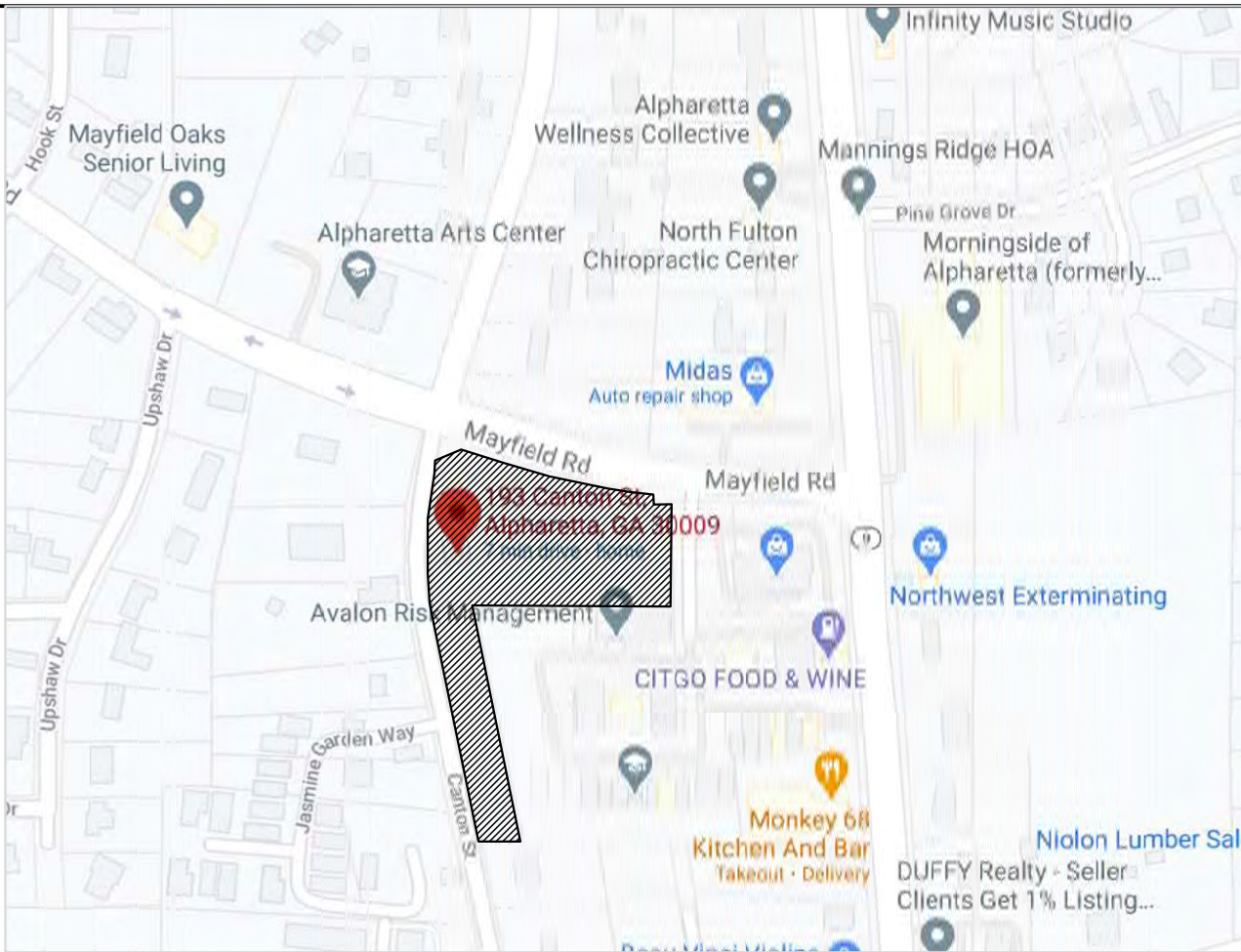
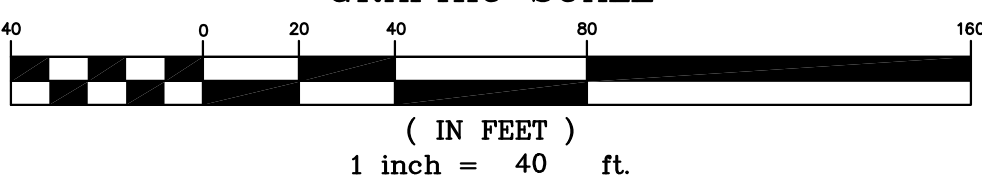


**PRELIMINARY**  
ALTA/NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY FOR  
**MAYFIELD, LLC**  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOCATED IN LAND LOTS 1197 & 1252  
2nd DISTRICT, 2nd SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
FEBRUARY 17, 2017 1"=30'



NORTH  
GRAPHIC SCALE



LOCATION MAP

REVISIONS	
NO.	DATE
DATE: 03/01/2021	
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**HUDSON PARK**  
A RESIDENTIAL COMMUNITY  
PREPARED FOR  
**HARRISON HOMES**  
1864 AIRPORT ROAD, SUITE 242  
CHAMBLEE, GA 30341

EXISTING CONDITIONS PLAN OVERALL

Plum Creek Consulting, LLC  
7425 Midway Road  
Alpharetta, GA 30004  
P: (404) 518-5505 E: chris.owens@plumcc.com

PLUM CREEK CONSULTING

DRAWN BY	KO
CHECKED BY	CO
PROJECT NO.	21-100
SHEET	C100

NOT ISSUED FOR CONSTRUCTION




**DATE:** 03/01/2021

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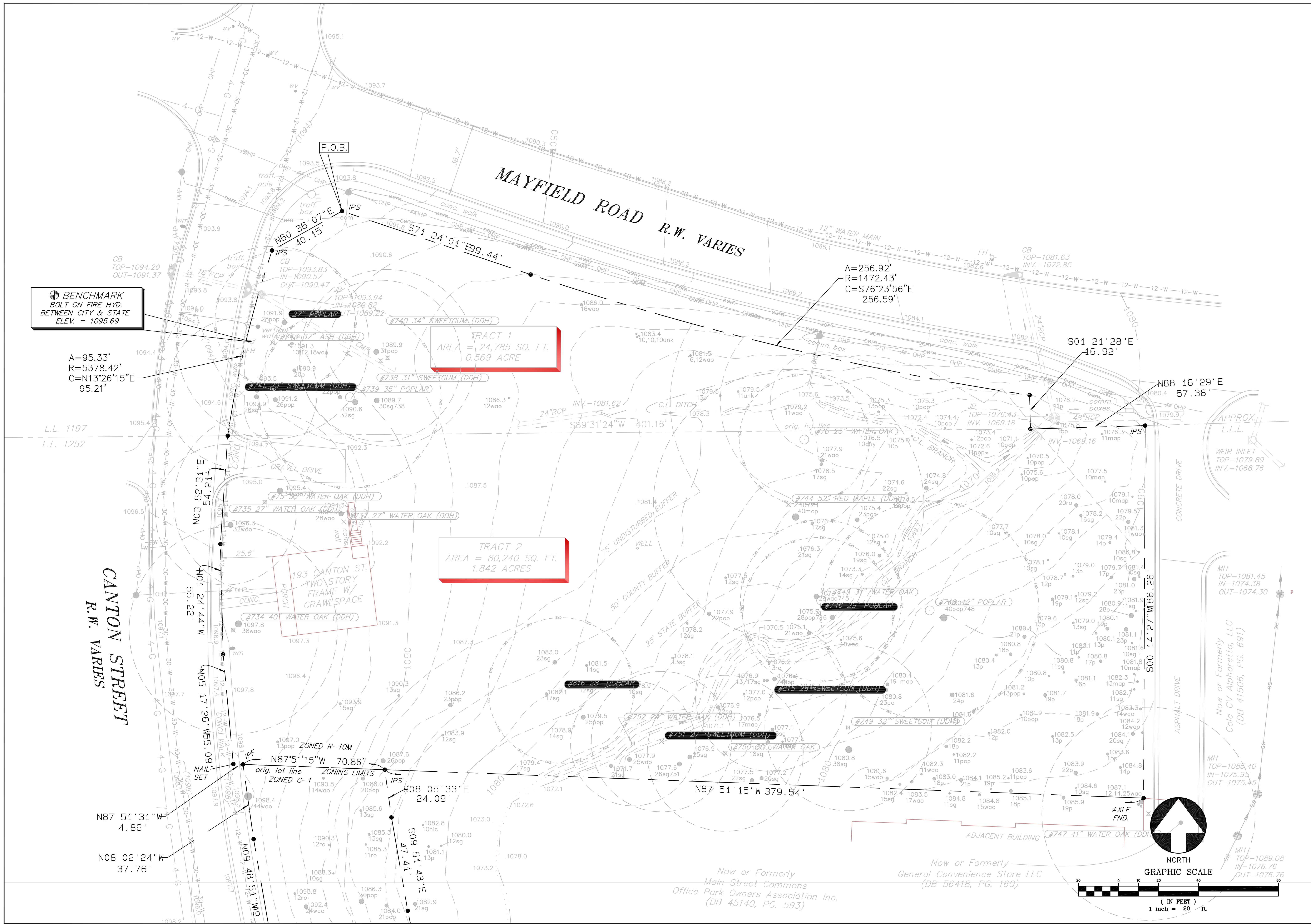
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S PLAN

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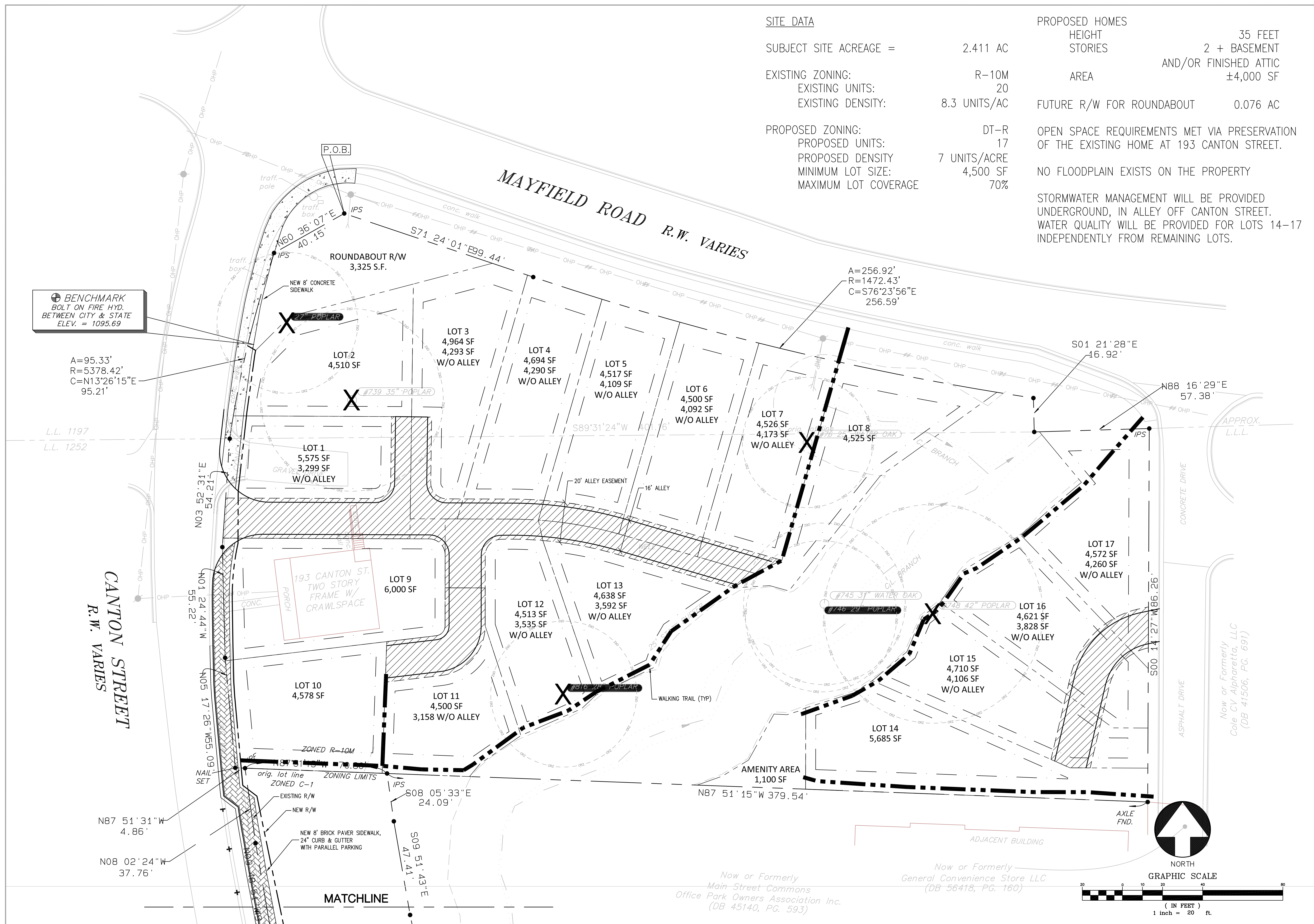
DRAWN BY: <b>KC</b>	CHECKED BY: <b>CC</b>	PROJECT NO. <b>21-10</b>
SHEET <div style="text-align: center; font-size: 2em;"><b>C101</b></div>		



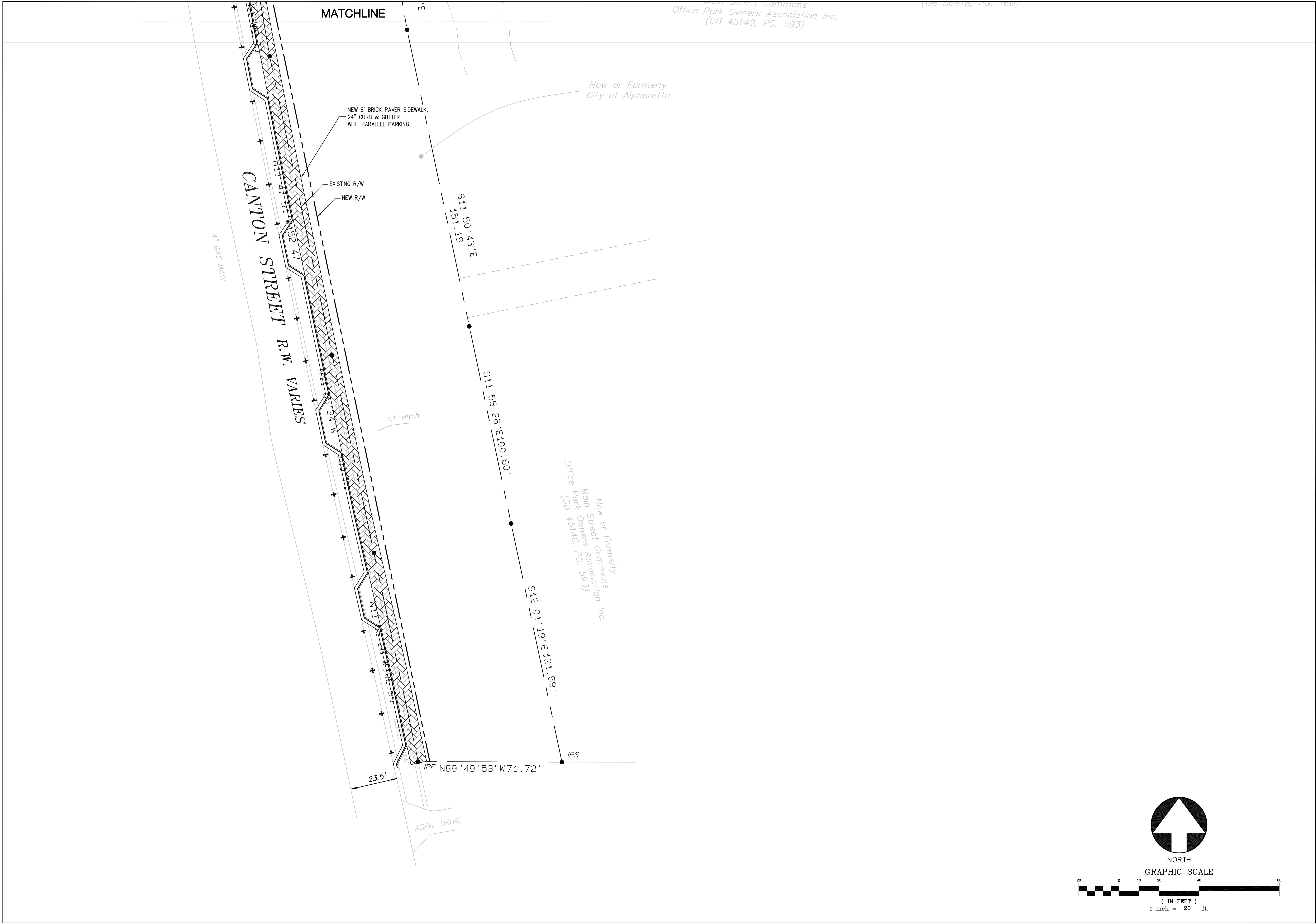


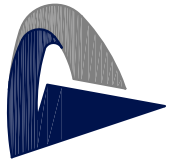
STORMWATER MANAGEMENT WILL BE PROVIDED UNDERGROUND, IN ALLEY OFF CANTON STREET. WATER QUALITY WILL BE PROVIDED FOR LOTS 14-17 INDEPENDENTLY FROM REMAINING LOTS.

KO  
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 CO  
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<small>THIS DOCUMENT SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SEALED AND SIGNED.</small>	
<div><div>HUDSON PARK A RESIDENTIAL COMMUNITY</div><div>PREPARED FOR HARRISON HOMES 1864 AIRPORT ROAD, SUITE 242 CHAMBLEE, GA 30341</div></div>	
<div><div>SITE PLAN (SOUTH)</div><div><div><div>PLUM CREEK CONSULTING</div></div><div><div>Plum Creek Consulting, LLC 7425 Mid-Brookswell Trace Alpharetta, GA 30004 P: (404) 518-5505 E: chris.owens@plumcco.com</div></div></div></div>	
DRAWN BY KO	CHECKED BY CO
PROJECT NO. 21-100	
SHEET C301	

NOT ISSUED FOR CONSTRUCTION





## DATE \_\_\_\_\_

HARRISON

DRAWING TITLE:

DATE: 03.01.21

DRAWN: PJC

**SCALE:**

# TP1.0



24 Caliper minimum  
 Allee Elm Red Maple  
 Black Gum European Hornbeam

STREET UNDERSTORY TREE - Under

Crape Myrtle Cherry

Redbud	Chaste Tree

 SITE OVERSTORY TREE (22):

 -2 Caliper Minimum  
Chinese Pistache Sugar Maple

Black Gum	Deodar Cedar
Dawn Redwood	Oak

Magnolia Princeton Elm

-4" Caliper Minimum

Serviceberry Japanese Maple

Dogwood      Fringetree

PERIMETER BUFFER TREE (21):  
-4" Caliper or 13' Height Minimum

Eastern Red Cedar  
American Holly

Teddy Bear Magnolia  
Green Giant Arborvitae

Nellie Stevens Holly

K - SPECIMEN RECOMPENSE IKK - 4 CALIPER MILLIMETER

**TREE DENSITY CALCULATIONS - 130-INCHES PER ACRE**

SITE DENSITY FACTOR (SDF) =  $2.41\% \times 130 = 313.3$

SPECIMEN TREES TO REMAIN = NONESITE DENSITY FACTOR (SDF) = 313.3" REQUIRED

SPECIMEN TREE RECOMPENSE = 10" REMOVED

Tree #	Caliper Inches
76-Oak	25"

748-Poplar  $\frac{42''}{102''}$ 

ON-SITE RECOMPENSE PROVIDED (29 @ 4") = 116"

RECOMPENSE SHORTAGE (306-116-16) = 174"

\_\_\_\_\_

## LANDSCAPE STRIP CALCULATIONS

- Note: Overhead Powerlines run the entire length of STREET TREE SPACING AT 35' = 12 - 4" CALIPER TREE

**CANTON STREET: 10-FOOT LANDSCAPE STRIP = 260**

**SOUTH LANDSCAPE STRIP: 5-FOOT LANDSCAPE STRIP**

- Note: Landscape Strip does not include 25' Stream

EAST LANDSCAPE STRIP: 5-FOOT LANDSCAPE STRIP  
REQUIRED: 1 TREE PER 50 FEET = 4 TREES REQUIRED

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# HUDSON PARK

## EXTERIOR RENDERINGS

ALPHARETTA, GA



# HUDSON PARK

ALPHARETTA, GA



PARTIAL MAYFIELD STREETSCAPE

# HUDSON PARK

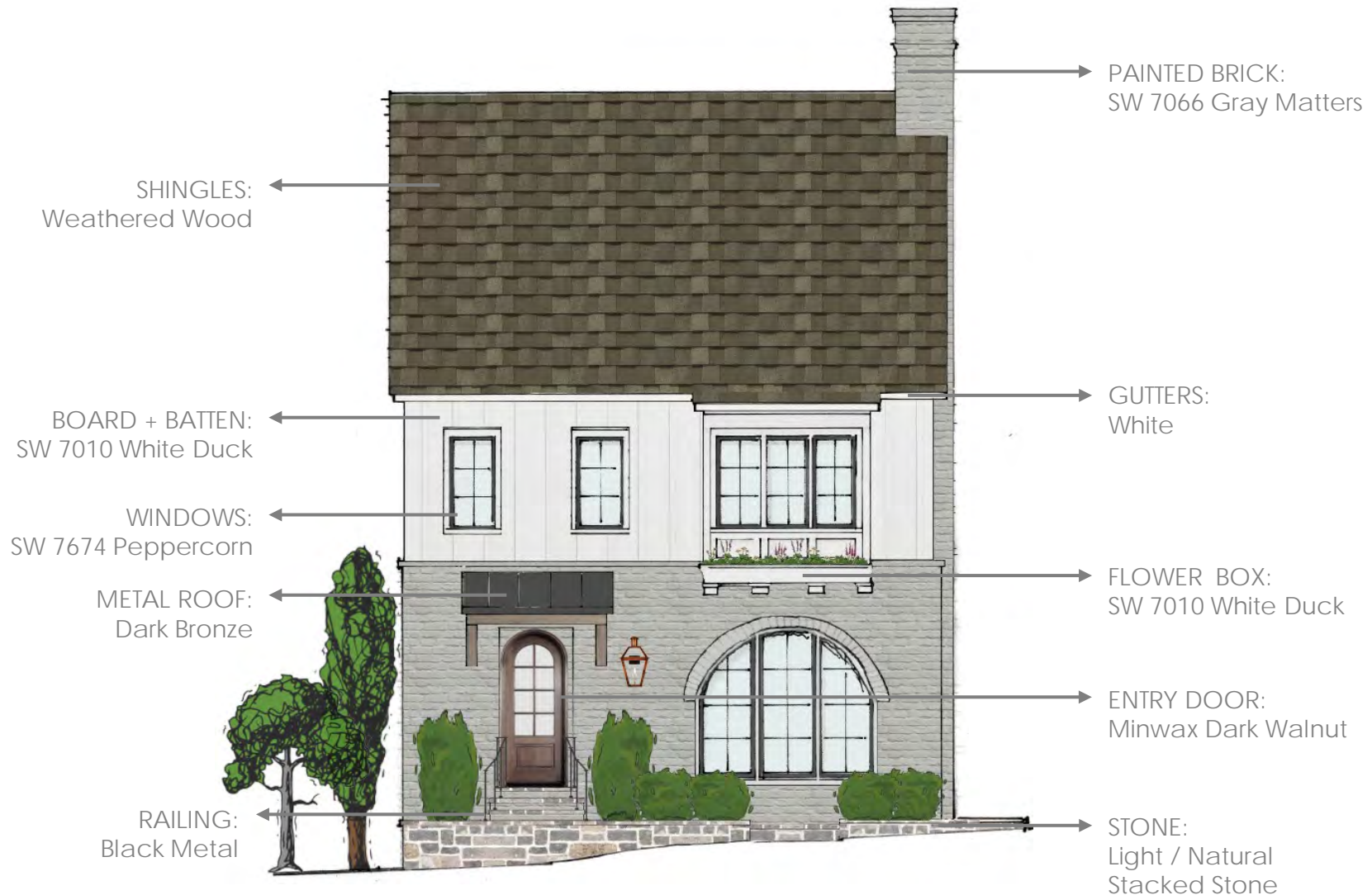
ALPHARETTA, GA



PARTIAL MAYFIELD STREETSCAPE

# HUDSON PARK

ALPHARETTA, GA





# HUDSON PARK

ALPHARETTA, GA





# HUDSON PARK

ALPHARETTA, GA



# HUDSON PARK

ALPHARETTA, GA



## Trip Generation Report

### Hudson Park Development

#### Single-Family Residential (ITE Code 210)

Number of Units: 17

	Total	AM Peak	PM Peak
<b>Project Summary</b>			
Daily Trips Per Unit	9.52	0.75	1.00
<b>Total Daily Trips (2-Way)</b>	<b>162</b>	<b>13</b>	<b>17</b>
<b>Inbound Trips</b>			
Percentages		25%	63%
Trips		3	11
<b>Outbound Trips</b>			
Percentages		75%	37%
Trips		10	6

Source: Trip Generation, 10th Edition, ITE