

PRELIMINARY PLANNED DEVELOPMENT SITE PLAN - LEVEL 1

PD1.0

SCALE: 1" = 40'-0"

0 20 40 80

SCALE: 1" = 40'-0"

PROJECT INFORMATION
CURRENT OWNER: BOARD OF REGENTS - UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST. SW, ATLANTA, GA 3334

PROJECT ADDRESS: 570 PRINCE AVENUE
ATHENS, GA 30601

TAX PARCEL ID: 171A1 D003
EXISTING ZONING: G
PROPOSED ZONING: C-NPD
EXISTING USE: RESIDENTIAL (VACANT)
PROPOSED USE: HOTEL
PARCEL SIZE: 5.05 ACRES (219,858 SF)

GENERAL REGULATIONS C-N ZONE
FRONT YARD SETBACK: 10 FEET
SIDE YARD SETBACK: 6 FEET
YARD WHEN ABUTTING RESIDENTIAL ZONE: 10 FEET, PLUS ONE FOOT
FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30 FEET
PARKING LOT SETBACK FROM ABUTTING PROPERTY LINE: 10 FEET
MAXIMUM BUILDING HEIGHT: 65 FEET
MINIMUM LANDSCAPED AREA: 25%
MAXIMUM LOT COVERAGE: 75%
MAXIMUM FAR: 0.75

LOT COVERAGE
EXISTING COVERAGE
BUILDING STRUCTURES: 9,075 SF (4.1%)
PAVEMENT AND WALLS: 44,015 SF (20%)
EXISTING TOTAL COVERAGE: 53,090 SF / 1.22 ACRE (24.1%)
LANDSCAPE: 166,768 SF (75.9%)

PROPOSED COVERAGE
BUILDING STRUCTURES TO REMAIN: 8,077 SF (3.7%)
PROPOSED BUILDING: 46,976 SF (21.3%)
EX. PAVING TO REMAIN: 8,224 SF (3.7%)
PROPOSED PAVING: 29,084 SF (13.2%)
PROPOSED TOTAL COVERAGE: 92,361 SF (41.98%)
LANDSCAPE: 58.02%

PARKING COUNTS
REQUIRED PARKING - 134 SPACES
116 ROOM HOTEL: 117 REQUIRED SPACES
68 SEAT HOTEL RESTAURANT: 17 REQUIRED SPACES

PROPOSED PARKING - 140 SPACES
SURFACE PARKING - 9 SPACES

- 7 STANDARD (9'x18')
- 2 ADA (1 VAN)

UNDERGROUND PARKING - 109 SPACES

- 93 STANDARD (9'x18')
- 12 COMPACT (8'x16')
- 3 ADA (1 VAN)

OFF SITE SHARED PARKING (784 PRINCE AVE) - 22 SPACES

- 22 STANDARD (9'x18')
- VALET AND STAFF

BUILDING SUMMARY
EXISTING BUILDINGS TO REMAIN: 11,923 SF
PROPOSED BUILDING: 75,830 SF
TOTAL BUILDING: 87,753 SF
FAR: 40%
NOTE: BELOW GRADE PARKING AREA NOT INCLUDED IN ABOVE.

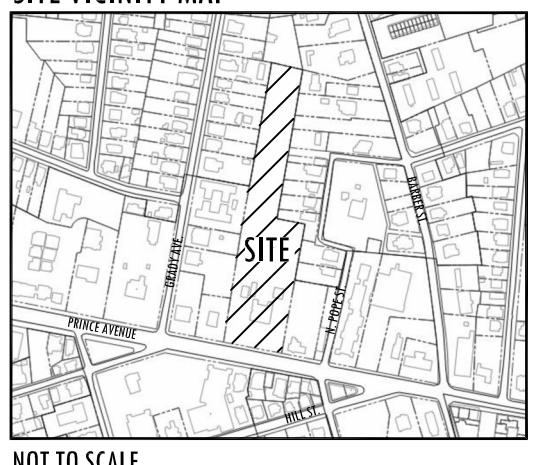
PERMITTING NOTES

1. ACCESSIBLE PARKING SPACES TO BE INDICATED AS REQUIRED BY 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. BOTTOM OF SIGNS TO BE 84" FROM FINISH GRADE IF LOCATED ADJACENT TO PEDESTRIAN ROUTES.
2. USE WILL COMPLY WITH NOISE ORDINANCE 3-5-24 OF THE A-CC CODE ORDINANCE.
3. USE WILL COMPLY WITH SOLID WASTE & RECYCLING ORDINANCE OF THE A-CC CODE ORDINANCE.
4. OUTDOOR LIGHTING WILL ADHERE TO ALL STANDARDS IN SECTIONS 9-25-8(e)(5) AND 9-19-4 OF THE A-CC CODE ORDINANCE.

WAIVER REQUESTS

1. WAIVER FROM ATHENS-CLARKE COUNTY CODE SECTION 9-10-2 PERMITTED USES, TO INCREASE HOTEL GROSS FLOOR AREA PER LOT IN A-C ZONE FROM 10,000 SF TO 87,753 SF.
2. WAIVER FROM ATHENS-CLARKE COUNTY CODE SECTION 9-30-8 (A) TO INCREASE THE DISTANCE FOR OFF-SITE SHARED PARKING FROM 200 FEET TO 1200 FEET TO ALLOW FOR 22 SPACES MINIMUM TO BE USED AT 784 PRINCE AVENUE.

SITE VICINITY MAP



arcollah

ARCHITECTURAL COLLABORATIVE

675 PUASKI STREET, SUITE 2700

ATLANTA, GA 30301

KOONS
ENVIRONMENTAL
DESIGN Inc.

PROJECT:
570 PRINCE AVENUE
ATHENS, GEORGIA

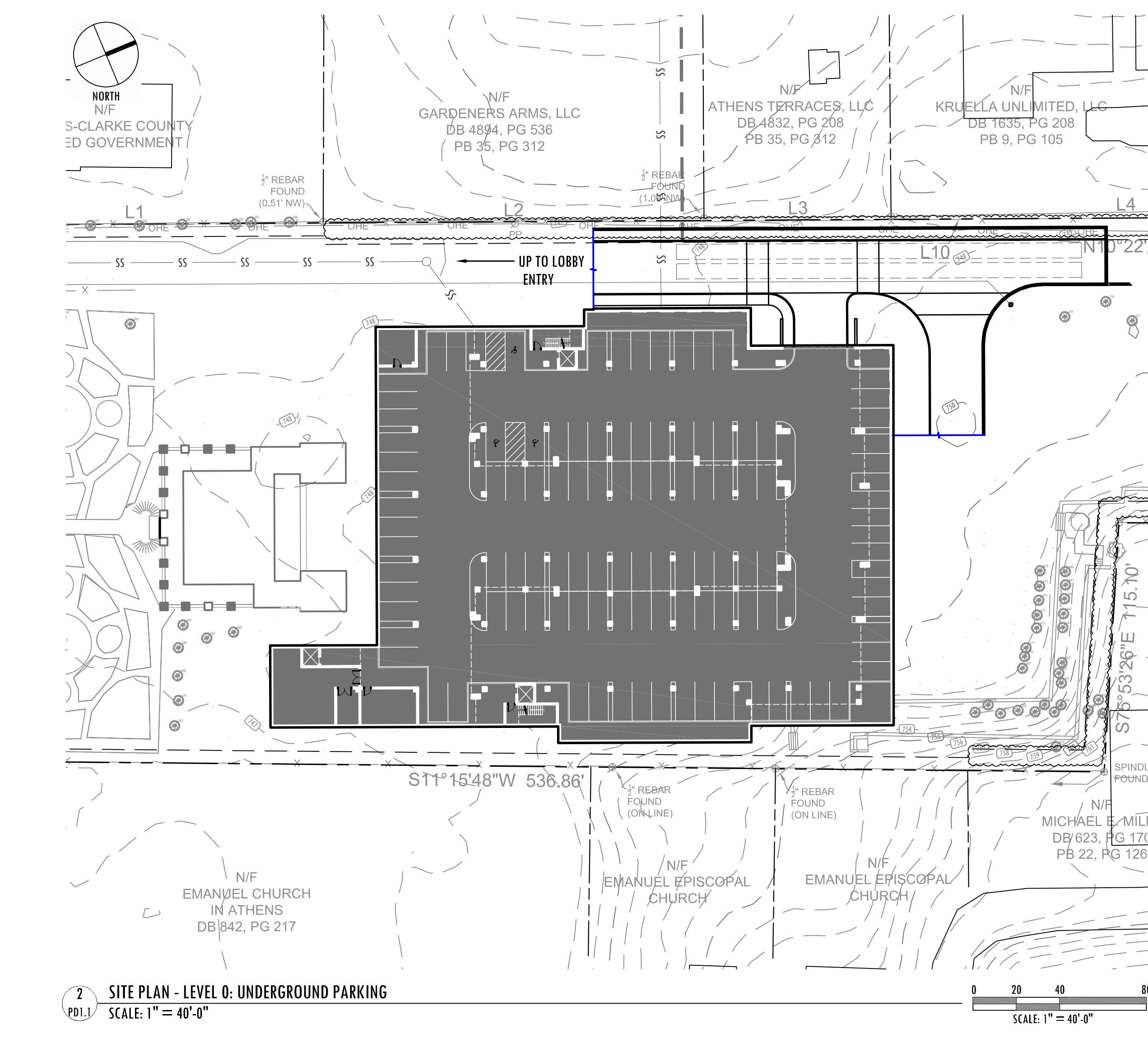
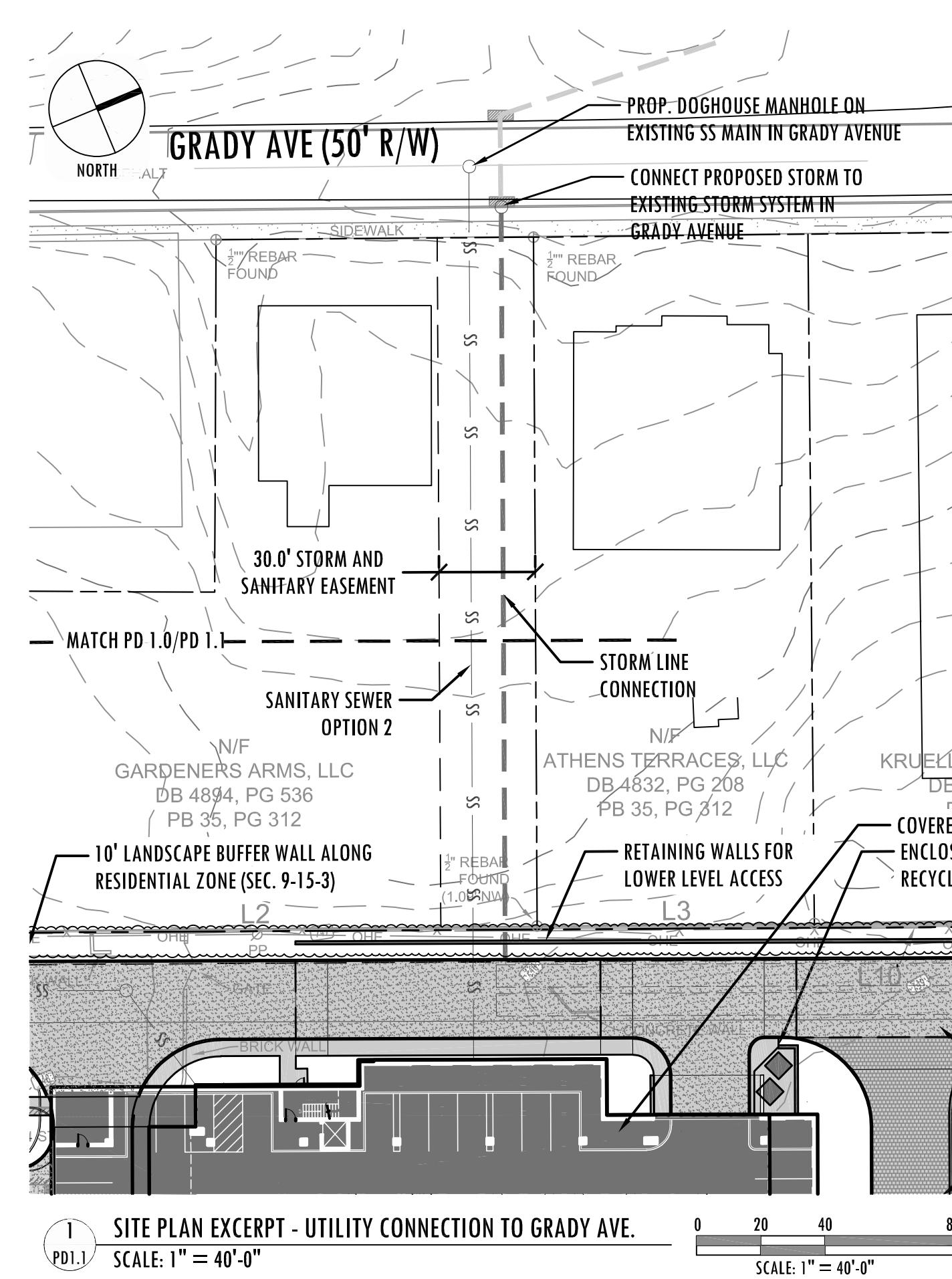
TITLE:
Preliminary Planned
Development Site Plan
Level 1

DATE:
08.01.2025

PRELIMINARY PD
REVISED:



NOT FOR CONSTRUCTION



arcollab ARCHITECTURAL COLLABORATIVE

575 PULASKI STREET, SUITE 2700
ATHENS, GA 30601
: 706.355.3010

The logo for Koons Environmental Design Inc. is displayed. It features the company name in a bold, sans-serif font, with 'KOONS' and 'DESIGN' on one line and 'ENVIRONMENTAL' and 'INC.' on the line below. The 'I' in 'INC.' is stylized with a small circle. To the right of the logo is a vertical line, followed by the address: 675 Pulaski Street, Suite 2000, Athens, GA 30601, and the phone number: 706-532-3838.

TITLE :
Site Plan
Level 0

PD1.1
DATE:
08.01.2025
ISSUE:
PRELIMINARY PD
REVISED:

NOT FOR CONSTRUCTION

Existing and Conserved Canopy

Tag Number	DBH	Species	Common Name	Condition	Tree Size	Existing Canopy	Conserved Canopy
546	7	<i>Cornus florida</i>	Flowering dogwood	Fair	Small	ACC ROW	ACC ROW
547	3	<i>Cornus florida</i>	Flowering dogwood	Poor	Small	ACC ROW	ACC ROW
548	2	<i>Cornus florida</i>	Flowering dogwood	Fair	Small	ACC ROW	ACC ROW
549	40	<i>Ginkgo biloba</i>	Ginkgo	Fair	Large	ACC ROW	ACC ROW
550	5	<i>Cornus florida</i>	Flowering dogwood	Good	Small	ACC ROW	ACC ROW
551	3	<i>Cornus florida</i>	Flowering dogwood	Poor	Small	ACC ROW	ACC ROW
552	2	<i>Cornus florida</i>	Flowering dogwood	Poor	Small	ACC ROW	ACC ROW
553	15	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
554	7	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
555	5	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
556	25	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
557	6	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
558	4	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
559	18	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
560	8	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
561	21	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
562	20	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
563	15	<i>Prunus sp.</i>	Flowering cherry	Good	Small	400	0
564	60	<i>Magnolia grandiflora</i>	Southern magnolia	Poor	Large	1600	0
565	26	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	1600
566	25	<i>Lagerstroemia sp.</i>	Crepe myrtle	Fair	Very Small	150	0
567	24	<i>Lagerstroemia sp.</i>	Crepe myrtle	Fair	Very Small	150	150
568	10	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
569	21	<i>Lagerstroemia sp.</i>	Crepe myrtle	Fair	Very Small	150	150
570	17	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
571	11	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
572	19	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
573	8	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
574	6	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
575	10	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
576	6	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
577	15	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
578	16	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
579	18	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
580	18	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
581	13	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
582	16	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	150
583	75	<i>Magnolia grandiflora</i>	Southern magnolia	Poor	Large	1600	1600
584	14	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
585	11	<i>Cornus florida</i>	Flowering dogwood	Good	Small	400	400
586	10	<i>Cornus florida</i>	Flowering dogwood	Fair	Small	400	400
587	12	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
588	14	<i>Camellia japonica</i>	Japanese camellia	Poor	Very Small	150	0
589	14	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
590	14	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
591	13	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
592	13	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	0
593	18	<i>Ilex opaca</i>	American holly	Good	Small	400	400
594	15	<i>Ilex opaca</i>	American holly	Good	Small	400	0
595	14	<i>Ilex opaca</i>	American holly	Good	Small	400	0
596	5	<i>Ilex vomitoria</i>	Yaupon holly	Good	Very Small	150	0
597	10	<i>Ilex vomitoria</i>	Yaupon holly	Good	Very Small	150	0
598	13	<i>Ilex vomitoria</i>	Yaupon holly	Good	Very Small	150	0
599	6	<i>Ilex vomitoria</i>	Yaupon holly	Good	Very Small	150	0
600	7	<i>Ilex vomitoria</i>	Yaupon holly	Good	Very Small	150	0
601	13	<i>Ilex vomitoria</i>	Yaupon holly	Good	Very Small	150	0
602	35	<i>Carya illinoiensis</i>	Pecan	Poor	Large	1600	0
603	13	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
604	16	<i>Carya illinoiensis</i>	Pecan	Good	Large	1600	0
605	5	<i>Prunus sp.</i>	Flowering cherry	Good	Small	400	0
606	9	<i>Camellia sasanqua</i>	Sasanqua camellia	Poor	Very Small	150	0
607	13	<i>Vitex agnus-castus</i>	Chastetree	Poor	Very Small	150	0
608	16	<i>Vitex agnus-castus</i>	Chastetree	Fair	Very Small	150	0
609	32	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
610	27	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
611	13	<i>Quercus nigra</i>	Water oak	Good	Large	1600	0
612	11	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	0
613	9	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	0
614	9	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	0
615	9	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	0
616	10	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	0
617	14	<i>Ilex cornuta</i>	Chinese holly	Good	Very Small	150	0
618	6	<i>Lagerstroemia sp.</i>	Crepe myrtle	Poor	Very Small	150	0
619	6	<i>Lagerstroemia sp.</i>	Crepe myrtle	Fair	Very Small	150	0
620	8	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
621	7	<i>Lagerstroemia sp.</i>	Crepe myrtle	Good	Very Small	150	0
622	27	<i>Liriodendron tulipifera</i>	Tulip poplar	Good	Large	1600	0
623	7	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	0
624	6	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	0
625	7	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	0
626	5	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	0
627	6	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	0
628	6	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	0
629	5	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0

PROJECT INFORMATION
CURRENT OWNER: BOARD OF REGENTS - UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST. SW, ATLANTA, GA 3334

PROJECT ADDRESS: 570 PRINCE AVENUE
ATHENS, GA 30601

TAX PARCEL ID: 171A1 D003
EXISTING ZONING: G
PROPOSED ZONING: C-N(PD)
EXISTING USE: NOT IN USE
PROPOSED USE: HOTEL
PARCEL SIZE: 5.0 ACRES (219,858 SF)
PROJECT LIMITS: 4.05 ACRES (176,238 SF)
LIMITS OF DISTURBANCE: 4.05 ACRES (176,238 SF)

1 TREE CANOPY COVERAGE TABLES
PD2.1 NOT TO SCALE

Existing and Conserved Canopy

Tag Number	DBH	Species	Common Name	Condition	Tree Size	Existing Canopy	Conserved Canopy
630	4	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
631	6	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
632	4	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
633	5	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
634	10	<i>Cornus florida</i>	Flowering dogwood	Good	Small	400	0
635	6	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	0
636	11	<i>Cornus florida</i>	Flowering dogwood	Good	Small	400	0
637	13	<i>Cornus florida</i>	Flowering dogwood	Poor	Small	400	0
638	6	<i>Cornus florida</i>	Flowering dogwood	Good	Small	400	0
639	5	<i>Cornus florida</i>	Flowering dogwood	Good	Small	400	0
640	7	<i>Cornus florida</i>	Flowering dogwood	Good	Small	400	0
641	32	<i>Quercus phellos</i>	Willow oak	Good	Large	1600	0
642	17	<i>Ilex x Nellie R. Stevens'</i>	Nellie R. Stevens holly	Good	Very Small	150	0
643	24	<i>Ilex x Nell</i>					

