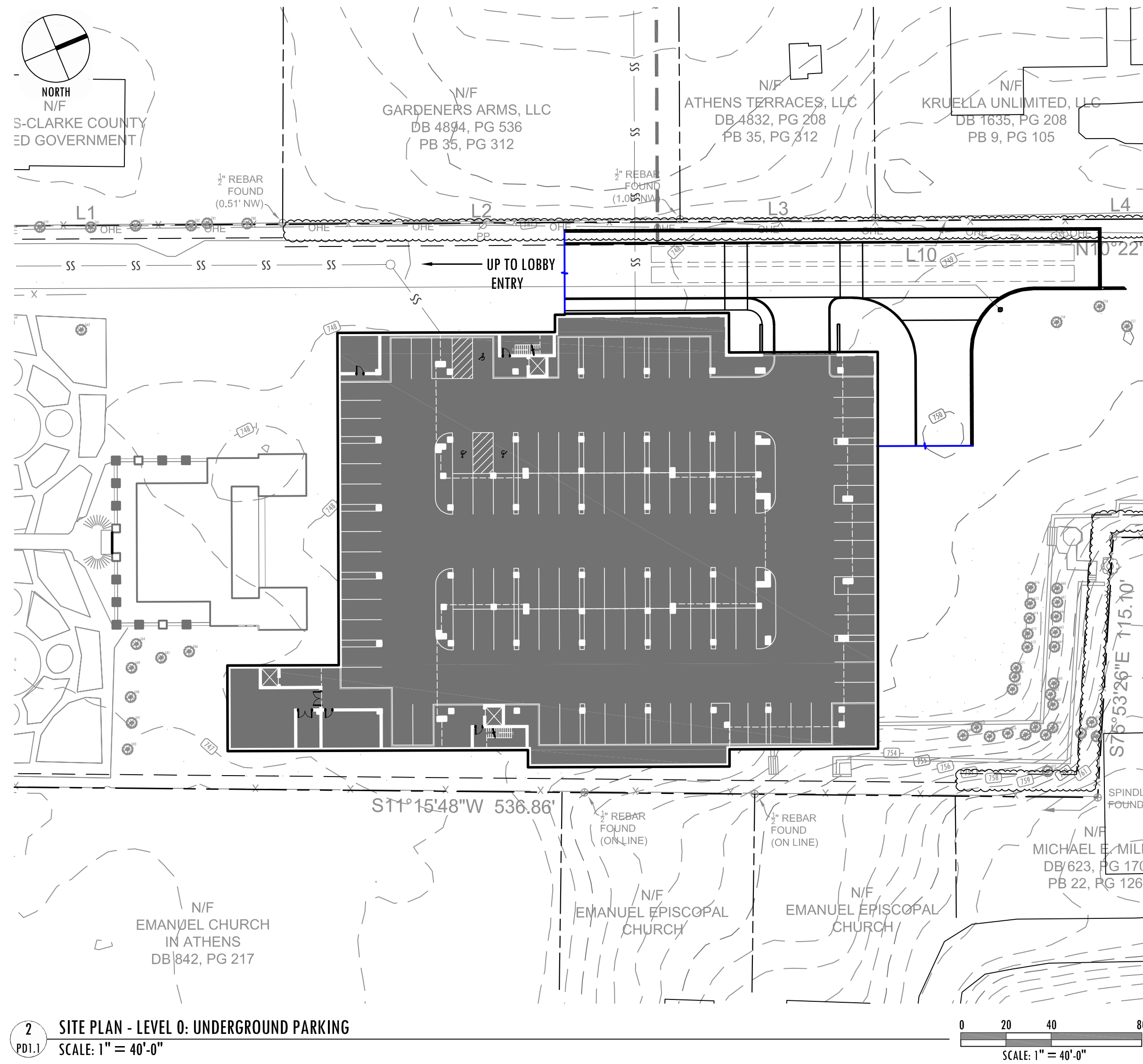
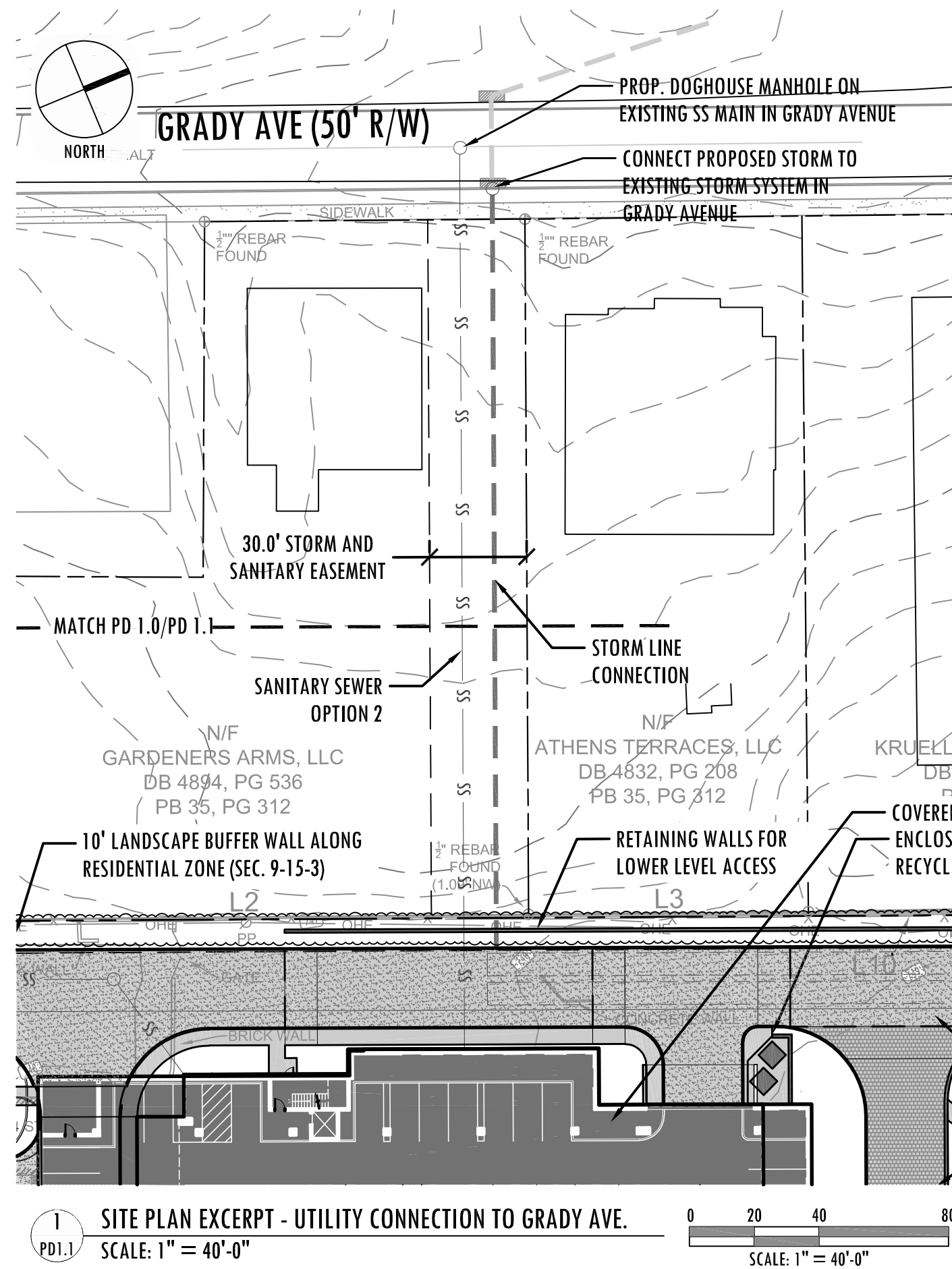


PROJECT INFORMATION
CURRENT OWNER: BOARD OF REGENTS - UNIVERSITY SYSTEM OF GEORGIA
 270 WASHINGTON ST. SW, ATLANTA, GA 3.334



arcolab

ARCHITECTURAL COLLABORATIVE

675 PUJASKI STREET, SUITE 2700
ATHENS, GA 30601
T. 706.355.3010

KOONS
ENVIRONMENTAL
DESIGN
inc.

675 Pujaski Street
Suite 2700
Athens, GA 30601
P. 706.355.3010

PROJECT:
570 PRINCE AVENUE
ATHENS, GEORGIA

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		
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 illinoensis</i>	Pecan	Poor	Large	1600	0
603	13	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Large	1600	0
604	16	<i>Carya illinoensis</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 3.334

PROJECT ADDRESS: 570 PRINCE AVENUE
ATHENS, GA 30601

TAX PARCEL ID:

171A1 D003

EXISTING ZONING:

G

PROPOSED ZONING:

C-(NPD)

EXISTING USE:

NOT IN USE

PROPOSED USE:

HOTEL

PARCEL SIZE:

5.05 ACRES (219,858 SF)

PROJECT LIMITS:

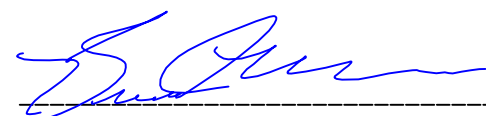
4.05 ACRES (176,238 SF)

LIMITS OF DISTURBANCE: 4.05 ACRES (176,238 SF)

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 'Nellie R. Stevens'</i>	Nellie R. Stevens holly	Good	Very Small	150	0
644	12	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie R. Stevens holly	Good	Very Small	150	0
645	7	<i>Cornus florida</i>	Flowering dogwood	Good	Small	400	0
646	4	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	0
647	6	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	0
648	6	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	0
649	4	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
650	5	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
651	6	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
652	8	<i>Prunus caroliniana</i>	Cherrylaurel	Good	Medium	900	900
653	6	<i>Prunus caroliniana</i>	Cherrylaurel	Good	Medium	900	900
654	6	<i>Prunus caroliniana</i>	Cherrylaurel	Good	Medium	900	900
655	6	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
656	6	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
657	6	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
658	6	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
659	6	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
660	6	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
661	8	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
662	8	<i>Camellia sasanqua</i>	Sasanqua camellia	Good	Very Small	150	150
663	8	<i>Camellia sasanqua</i>	Sasanqua camellia	Fair	Very Small	150	150
664	4	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
665	5	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
666	3	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
667	7	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
668	3	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
669	4	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
670	4	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
671	6	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
672	5	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
673	4	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
674	4	<i>Camellia japonica</i>	Japanese camellia	Poor	Very Small	150	150
675	4	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
676	8	<i>Camellia japonica</i>	Japanese camellia	Good	Very Small	150	150
677	6	<i>Trachycarpus fortunei</i>	Chinese windmill palm	Good	Very Small	150	0
678	4	<i>Trachycarpus fortunei</i>	Chinese windmill palm	Good	Very Small	150	0
679	5	<i>Trachycarpus fortunei</i>	Chinese windmill palm	Good	Very Small	150	0
680	6	<i>Trachycarpus fortunei</i>	Chinese windmill palm	Good	Very Small	150	0
681	15	<i>Ilex opaca</i>	American holly	Good	Small	400	400
682	12	<i>Fagus grandifolia</i>	American beech	Good	Large	1600	1600
683	10	<i>Prunus caroliniana</i>	Cherrylaurel	Poor	Medium	900	900
684	12	<i>Prunus caroliniana</i>	Cherrylaurel	Good	Medium	900	900
685	25	<i>Pinus taeda</i>	Loblolly pine	Good	Large	1600	1600
686	24	<i>Celtis laevigata</i>	Sugarberry	Fair	Large	1600	1600
687	14	<i>Prunus caroliniana</i>	Cherrylaurel	Poor	Medium	900	900
688	13	<i>Vitex agnus-castus</i>	Chastetree	Fair	Very Small	150	150
689	22	<i>Prunus caroliniana</i>	Cherrylaurel	Poor	Medium	900	900
690	18	<i>Ilex vomitoria</i>	Yaupon holly	Fair	Very Small	150	150
691	11	<i>Celtis laevigata</i>	Sugarberry	Good	Large	1600	1600
692	34	<i>Taxodium distichum</i>	Baldcypress	Good	Medium	900	900
693	11	<i>Quercus nigra</i>	Water oak	Fair	Large	1600	1600
694	22	<i>Melia azedarach</i>	Chinaberry	Fair	Medium	900	900
695	10	<i>Quercus nigra</i>	Water oak	Good	Large	1600	1600
696	11	<i>Quercus nuttallii</i>	Nuttall oak	Good	Large	1600	1600
697	42	<i>Quercus nigra</i>	Water oak	Poor	Large	1600	1600
698	17	<i>Quercus nigra</i>	Water oak	Good	Large	1600	1600
699	29	<i>Quercus nigra</i>	Water oak	Good	Large	1600	1600
700	28	<i>Quercus nigra</i>	Water oak	Poor	Large	1600	1600
701	10	<i>Quercus falcata</i>	Southern red oak	Poor	Large	1600	1600
702	19	<i>Quercus falcata</i>	Southern red oak	Poor	Large	1600	1600
703	23	<i>Quercus nigra</i>	Water oak	Poor	Large	1600	1600
704	19	<i>Quercus nigra</i>	Water oak	Fair	Large	1600	1600
705	22	<i>Quercus nigra</i>	Water oak	Good	Large	1600	1600
706	10	<i>Quercus nigra</i>	Water oak	Fair	Large	1600	1600
707	10	<i>Quercus nigra</i>	Water oak	Fair	Large	1600	1600
708	14	<i>Quercus nigra</i>	Water oak	Good	Large	1600	1600
709	37	<i>Quercus nigra</i>	Water oak	Good	Large	1600	1600

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording Information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, OR COMPLIANCE WITH ANY REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



8-21-2023

SUPERIOR COURT RECORD INFORMATION



LOCATION MAP
N.T.S.

