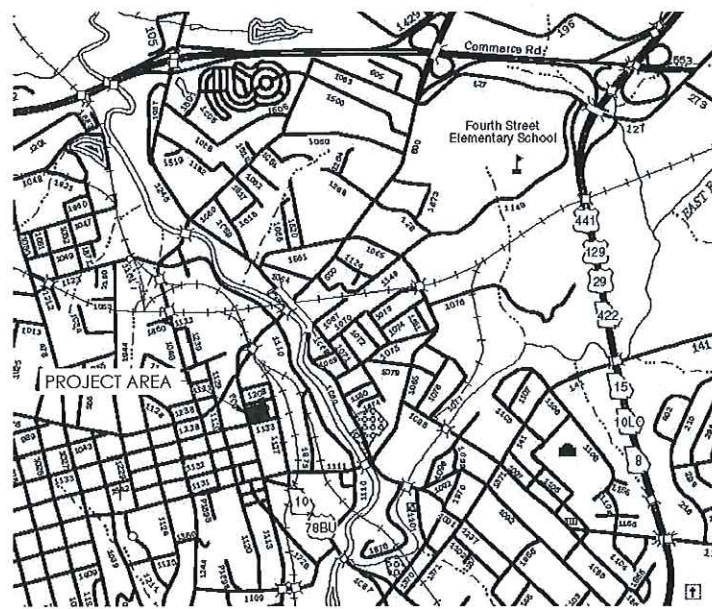


LOT COVERAGE		
TYPE	AREA	AC SF
TOTAL SITE	1,111	48,395
AREA COVERED BY STRUCTURES	36,327	SF
AREA COVERED BY DRIVEWAYS	7,710	SF
AREA COVERED BY SIDEWALKS AND MISC. IMPERVIOUS SURFACES	1,158	SF
AREA COVERED IN LANDSCAPING	3,200	SF

- NOTES:
- PROPERTY OWNER:  
HANCOCK-THOMAS, L.L.C. (HTLCC)  
C/O PIRAS DEVELOPMENT, LLC  
CONTACT: ROBERT SMALL  
P.O. BOX 347  
ATHENS, GEORGIA 30601
  - PHYSICAL ADDRESS: 412 NORTH THOMAS STREET, ATHENS, GEORGIA 30601
  - TAX MAP AND PARCEL NUMBER: 171B1 PARCEL C003 COMBINED WITH PARCEL 171B1 C006. SEE PLAT FOR ADJACENT PROPERTY TAX ID AND ZONING INFORMATION
  - SEE PLAT FOR SITE BOUNDARY AND DIMENSION INFORMATION.
  - PROPOSED CHANGES SHALL NOT EFFECT SITE TOPOGRAPHY, THUS, SITE TOPOGRAPHY NOT PROVIDED. NO NATURAL FEATURES, LANDSCAPING, VEGETATION OR PROTECTED ENVIRONMENTAL ZONES SHALL BE DISTURBED.
  - HTLCC SITE ACREAGE: 1.11 ACRES
  - ZONING: C-D (COMMERCIAL-DOWNTOWN)
  - EXISTING USE: ROOF TOP OBSERVATION PLATFORM. ALSO SEE USAGE PLANS.
  - PROPOSED USE: ROOFTOP EXTENSION OF HOTEL RESTAURANT/ BAR
  - BUILDING SETBACKS:  
FRONT: NONE  
SIDE: NONE  
REAR: NONE
  - SEE CB.05 FOR TREE MANAGEMENT AND LANDSCAPE PLAN
  - THE PROJECT DOES NOT LIE WITHIN A FLOOD PLAIN PER FLOOD INSURANCE RATE MAP NUMBER 13059C00226D, EFFECTIVE DATE APRIL 2, 2007.
  - THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE.
  - UTILITIES:  
WATER: ATHENS-CLARKE COUNTY  
SANITARY SEWER: ATHENS-CLARKE COUNTY  
NATURAL GAS: ATLANTA GAS LIGHT  
POWER: GEORGIA POWER  
PHONE AND CABLE: CHARTER  
FIBER OPTIC: PARKER FIBER  
SOLID WASTE: BY PRIVATE CONTRACT  
ALL UTILITIES THIS PLAN ARE EXISTING. NO NEW SITE UTILITIES PROPOSED AT THIS TIME.
  - ALL TRAFFIC WILL ENTER THE HOTEL AT THE GROUND LEVEL FROM THE DRIVEWAY APRON AT THE INTERSECTION OF N. THOMAS ST. AND E. HANCOCK AVE. TRAFFIC SHALL HAVE DROP OFF SPACES AND HANDICAP SPACES AVAILABLE FOR UNLOADING/CHECK IN. TRAFFIC WILL THEN PROCEED THROUGH TRAFFIC CONTROL ARMS TO THE PARKING DECK. WHEN EXITING THE PARKING DECK, VEHICLES SHALL HAVE THE OPTION OF EXITING THROUGH THE MAIN DRIVE (ONTO THOMAS ST) OR DOWN THE EXIT RAMP (ONTO E. DOUGHERTY ST. VIA THE ACCESS DRIVE).

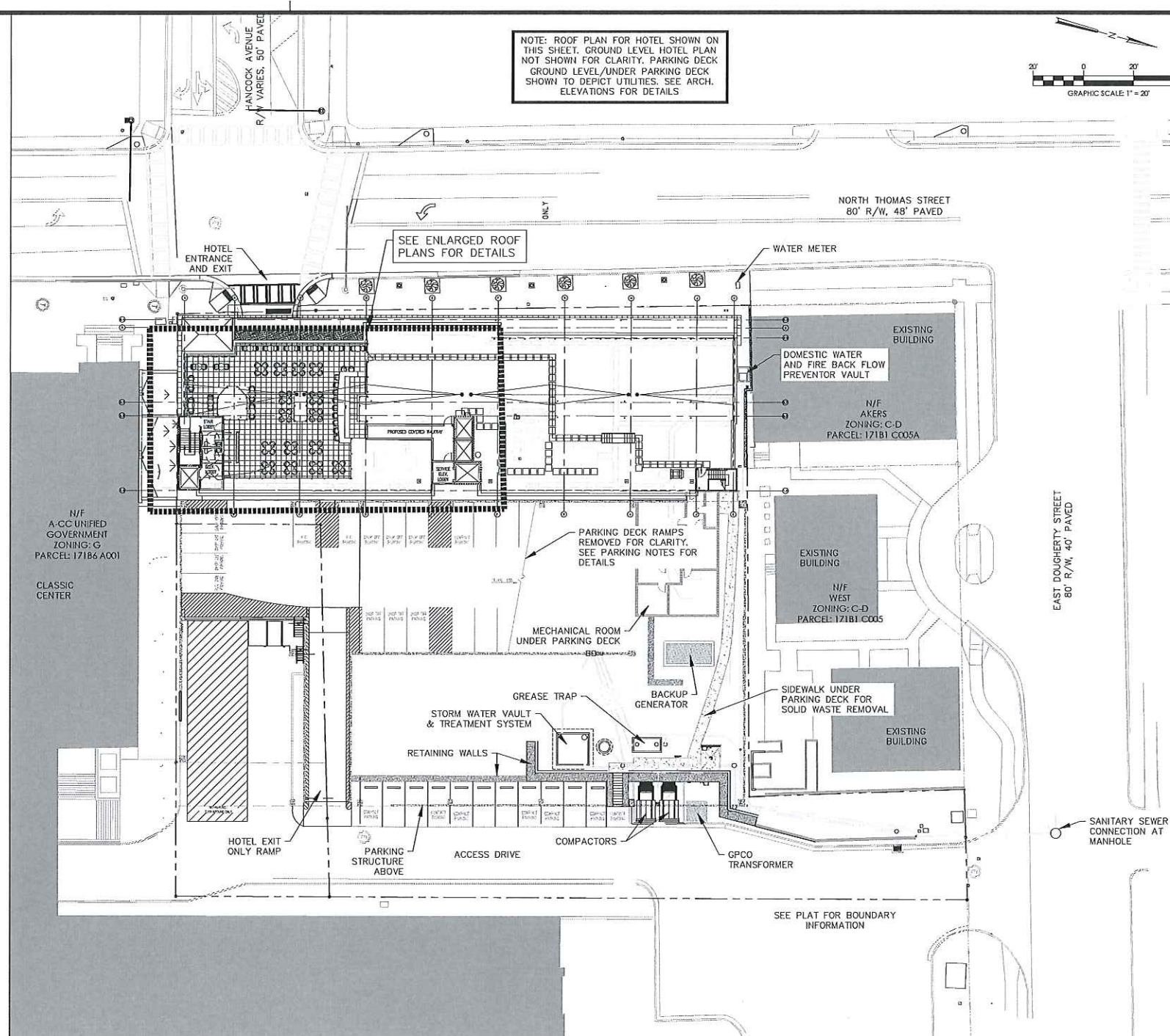


VICINITY MAP  
SOURCE: CLARK COUNTY DOT MAP  
SCALE: N.T.S.

REQUIRED PARKING CALCULATIONS		
GUEST ROOMS	190	ROOMS
MINIMUM REQUIRED PARKING SPACES (1 SPACE/ROOM+ 1 SPACE/MGR.) ACC	191	SPACES
MINIMUM TOTAL REQUIRED ADA PARKING (FOR 201-300 SPACES) ACC AND DOJ	7	SPACES
MINIMUM REQUIRED VAN ACCESSIBLE SPACE (1 VAN/6 REGULAR) DOJ	2	SPACES
ALLOWABLE # COMPACT SPACES (30% OF ALL SPACES PROVIDED) ACC	83	SPACES
REQUIRED BICYCLE PARKING (1/20 REQUIRED SPACES) ACC	10	SPACES

- PARKING NOTES:
- REQUIRED PARKING PER A-CC CODE OF ORDINANCES SECTION 9-10-4.
  - REQUIRED VAN ACCESSIBLE SPACES PER SECTION 208.2.4 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
  - 273 PARKING SPACES PROVIDED INCLUDE 7 HANDICAP PARKING SPACES. TWO OF THE 7 REQUIRED HANDICAP SPACES ARE VAN ACCESSIBLE.
  - 10 BICYCLE PARKING SPACES ARE PROVIDED.
  - INSTALLATION IS TO BE COMPLETED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
  - ALL PARKING SPACES ARE 9'x18' UNLESS LABELED OTHERWISE. MINIMUM SIZE FOR HANDICAP PARKING SPACES AND COMPACT PARKING SPACES IS 8'x16'. DRIVE AISLES AND BACKUP SPACES ARE 24' UNLESS NOTED OTHERWISE.

	PARKING SUMMARY				TOTAL SPACES THIS LEVEL
	STANDARD SPACE	COMPACT SPACE	HANICAP SPACE	DROP OFF SPACES	
ACCESS DRIVE	4	8	0	0	12
GROUND LEVEL	12	4	4	9	29
LEVEL 1 AND 2	51	33	3	0	87
LEVEL 3	45	14	0	0	59
LEVEL 4	65	21	0	0	86
TOTAL STANDARD SPACES	177				
TOTAL COMPACT SPACES		80			
TOTAL HANICAP SPACES			7		
TOTAL DROP OFF SPACES				9	
TOTAL SPACES PROVIDED					273



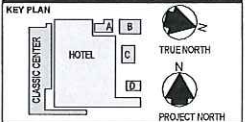
NOTE: NO WORK IS TO BE DONE ON ADJACENT PRIVATE PROPERTY. WORK TO BE DONE ON ATHENS-CLARKE COUNTY PROPERTY IS COVERED UNDER MASTER EASEMENT AGREEMENT AND EXCHANGE AGREEMENT WITH ATHENS-CLARKE COUNTY, BOTH DATED OCTOBER 23, 2012. IF ANY WORK IS PROPOSED TO BE DONE ON ADJACENT PROPERTY AT A LATER DATE, PLANS WILL BE SUBMITTED AT THAT TIME.

Planned Development Application  
Hyatt Place Hotel, 412 N. Thomas, Athens  
Exhibit C, Sheet 1 of 5: Overall Site Plan Sheet  
03-03-17

ENGINEERS  
ARCHITECTS  
PLANNERS  
**amt**  
Armenbrot Matheny Thurmond  
200 BANKERS BUILDING  
100 BEECHWOOD DRIVE, SUITE 400  
ATHENS, GEORGIA, USA  
30606  
PHONE: 706.544.8100  
FAX: 706.544.8101  
WWW.AMTGROUP.COM

STAMP  
  
03/02/2017

**ATHENS HYATT PLACE HOTEL**  
412 NORTH THOMAS STREET  
ATHENS, GEORGIA 30601  
PLANNED DEVELOPMENT - PRELIMINARY PLAN



PRINTING AND REVISIONS SUBMITTAL		
MARK	DATE	DESCRIPTION
3.2.17		INITIAL SUBMITTAL

AMT PROJECT NUMBER: 11059  
DRAWN BY: GTZ  
CHECKED BY: GSA  
DATE RELEASED:  
COPYRIGHT © 2014 ARMENBROT MATHENY THURMOND  
CADD SHEET FILE NAME:

SHEET TITLE  
**PRELIMINARY OVERALL SITE PLAN**

SHEET NUMBER