

Grandstand at Foley

Athens, Georgia

180 + 190 Pinecrest Drive

Rezone Application

May 30, 2025





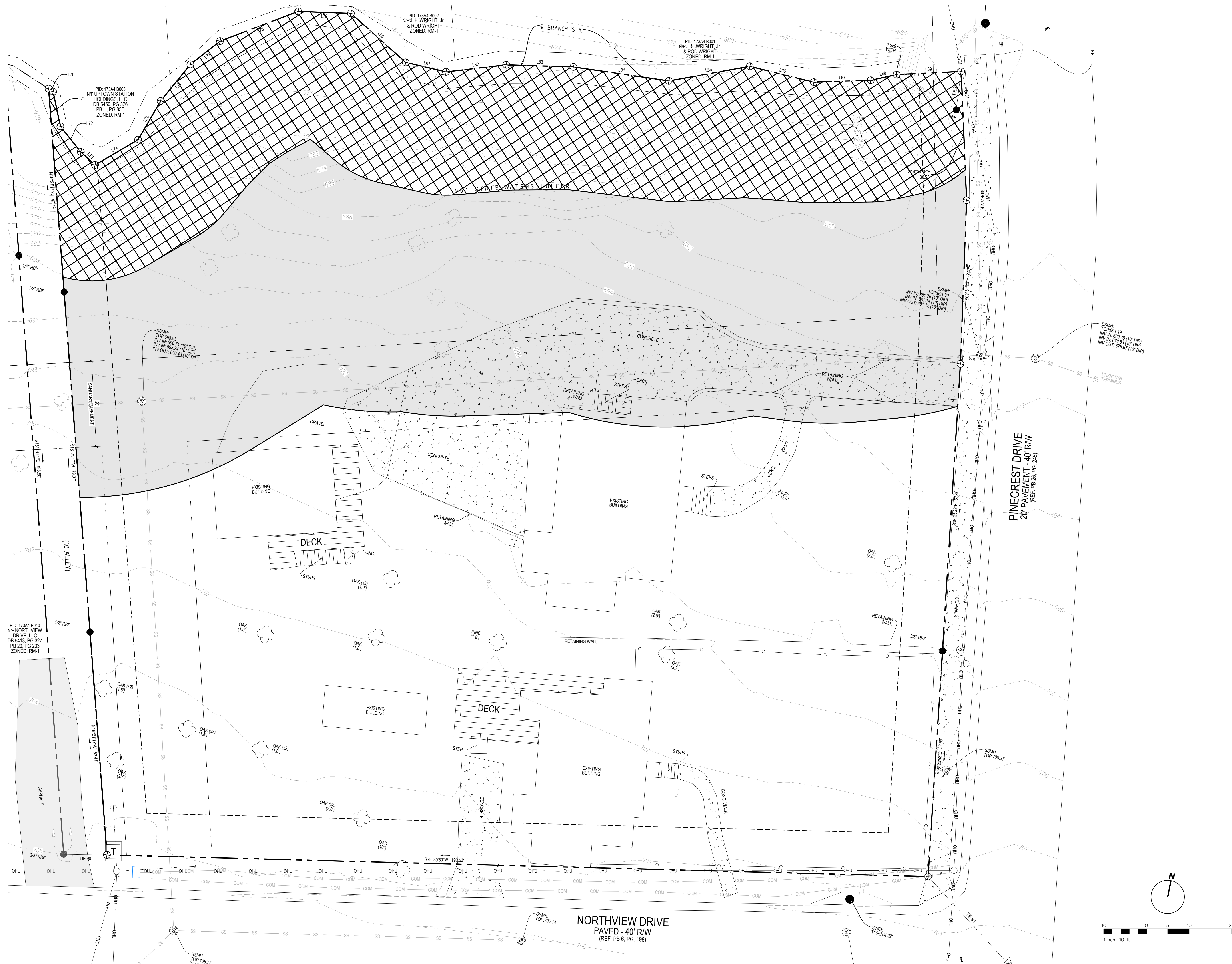
GEORGIA
REGISTERED
No. 035656
PROFESSIONAL
ENGINEER
EDWARD LANE
05/29/2025

Grandstand At Foley
Athens, Georgia
180 + 190 Pinecrest Drive


**Planners+
Engineers**

Existing Conditions

RZ-2





OWNER
Synforge LLC
2145 River Cliff Drive
Roswell, GA 30075
CONTACT: Scott Weaver
scott@colinear.com
678.386.5022

PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.
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OPEN SPACE	
MIN REQUIRED (RM-1)	45% OR 0.39 ACRES
MIN. REQUIRED (RM-2)	35% OR 0.31 ACRES
SHOWN ON CONCEPTUAL PLAN	62% OR 0.54 ACRES

UTILITY DATA	
WATER SUPPLY	ATHENS CLARKE COUNTY
SEWERAGE DISPOSAL	ATHENS CLARKE COUNTY
SOLID WASTE	ATHENS CLARKE COUNTY AND/OR PRIVATE
PROPOSED UTILITIES	----- ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

GENERAL REGULATIONS		
TABLE 9-8-3	RM-1 (EXISTING)	RM-2 (PROPOSED)
MINIMUM FRONT YARD	15 FEET	10 FEET
MINIMUM SIDE YARD, ADJACENT TO STREET	10 FEET	10 FEET
MINIMUM REAR YARD	10 FEET, PLUS $\frac{1}{2}$ FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET	10 FEET, PLUS $\frac{1}{2}$ FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET
MAXIMUM BUILDING HEIGHT	30 FEET	35 FEET

Seals:



Project Info:

Grandstand At Foley
Athens, Georgia
180 + 190 Pinecrest Drive

Sheet Issue: 05/30/25 Project No. 25-3536

Firm Info:

SPG Planners + Engineers:

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
www.onespg.com

Sheet Title:

Conceptual Site Plan (Non-Binding)

RZ-3

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Line & Curve Chart Along Branch		
Line #	Length	Direction
L1	1.27'	S68°46'15"E
L2	8.28'	S23°41'06"E
L3	7.70'	S50°41'50"E
L4	4.51'	S59°22'50"E
L5	11.73'	N47°34'44"E
L6	10.48'	N18°07'01"E
L7	11.08'	N27°03'43"E
L8	8.83'	N39°56'53"E
L9	19.59'	N57°08'23"E
L10	12.38'	N80°11'04"E
L11	17.24'	S60°12'47"E
L12	9.72'	S88°45'34"E
L13	14.18'	N71°17'56"E
L14	15.76'	N79°45'30"E
L15	22.62'	N86°20'17"E
L16	19.28'	N67°48'27"E
L17	15.45'	S88°03'25"E
L18	13.36'	N76°03'33"E
L19	6.21'	N65°26'45"E
L20	15.15'	N75°15'11"E

Tie Down Line & Curve Chart		
Line #	Length	Direction
TIE 1	27.76'	S54°28'48"E
TIE 2	10.14'	S78°53'29"W
TIE 3	9.10'	S04°42'18"E

LEGEND:	
1/4" = 1' SCALE	
1/8" = 1' SCALE	
1/16" = 1' SCALE	
1/32" = 1' SCALE	
1/64" = 1' SCALE	
1/128" = 1' SCALE	
1/256" = 1' SCALE	
1/512" = 1' SCALE	
1/1024" = 1' SCALE	
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