

Grandstand at Foley

Athens, Georgia

180 + 190 Pinecrest Drive
Rezone Application
May 30, 2025

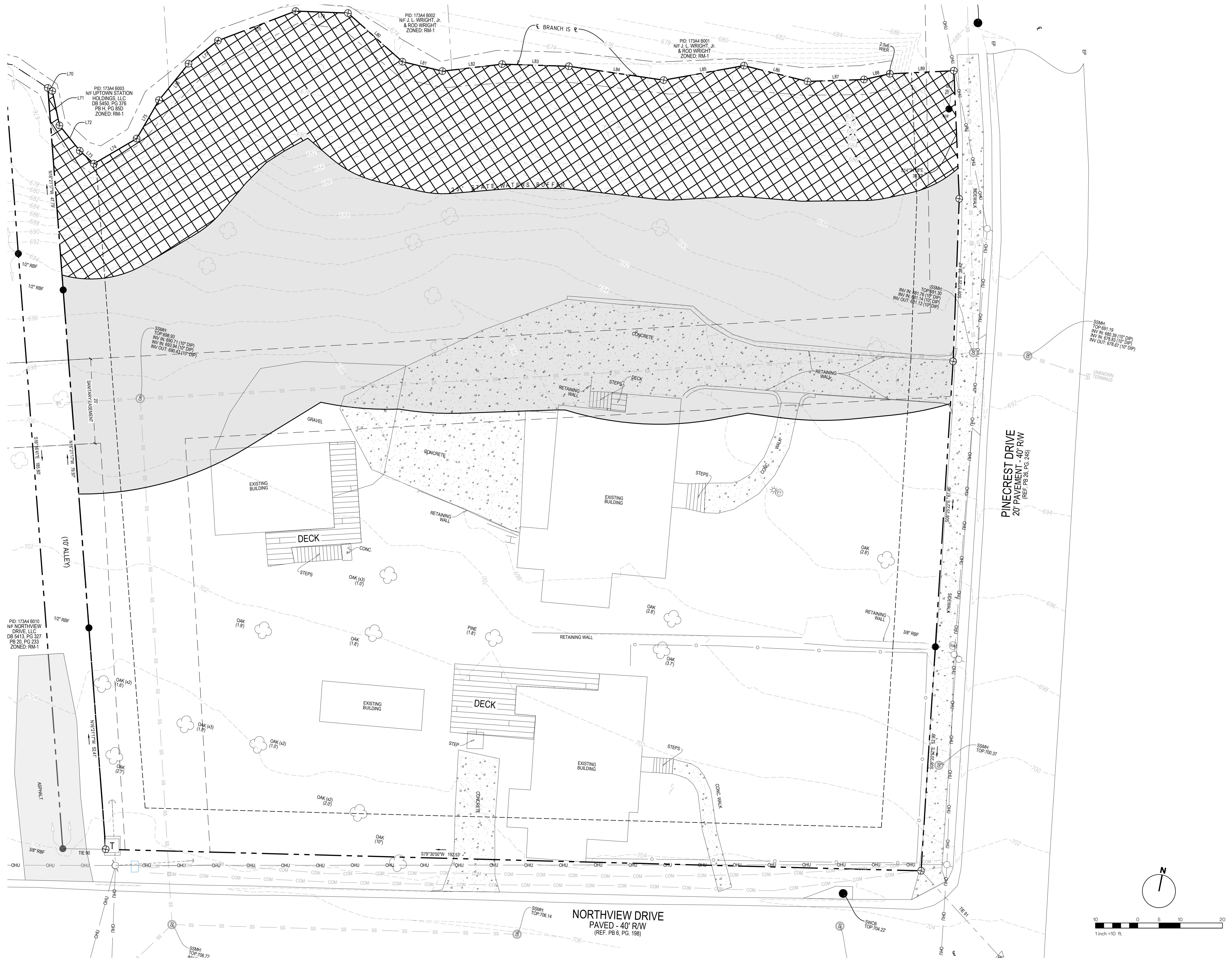


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Engineers

location: S:\1\projects\weaver, scott - grandstand at foley 2025-3536\03-Concepts\02-Entitlements\Site Plan Creation date: Thursday, May 29, 2025 3:32:54 PM
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Location: S:\\1\\projects\\weaver, scott - grandstand at foley 2025-3536\\03-Concepts\\02-Entitlements\\Site Plan Creation date: Thursday, May 29, 2025 3:32:54 PM
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RZ-2

Firm Info:

SPG Planners + Engineers
1725 Electric Avenue, STE 320
Watkinsville, GA 30677
706.769.9515

Existing Conditions



Project Info:

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

Firm Info:

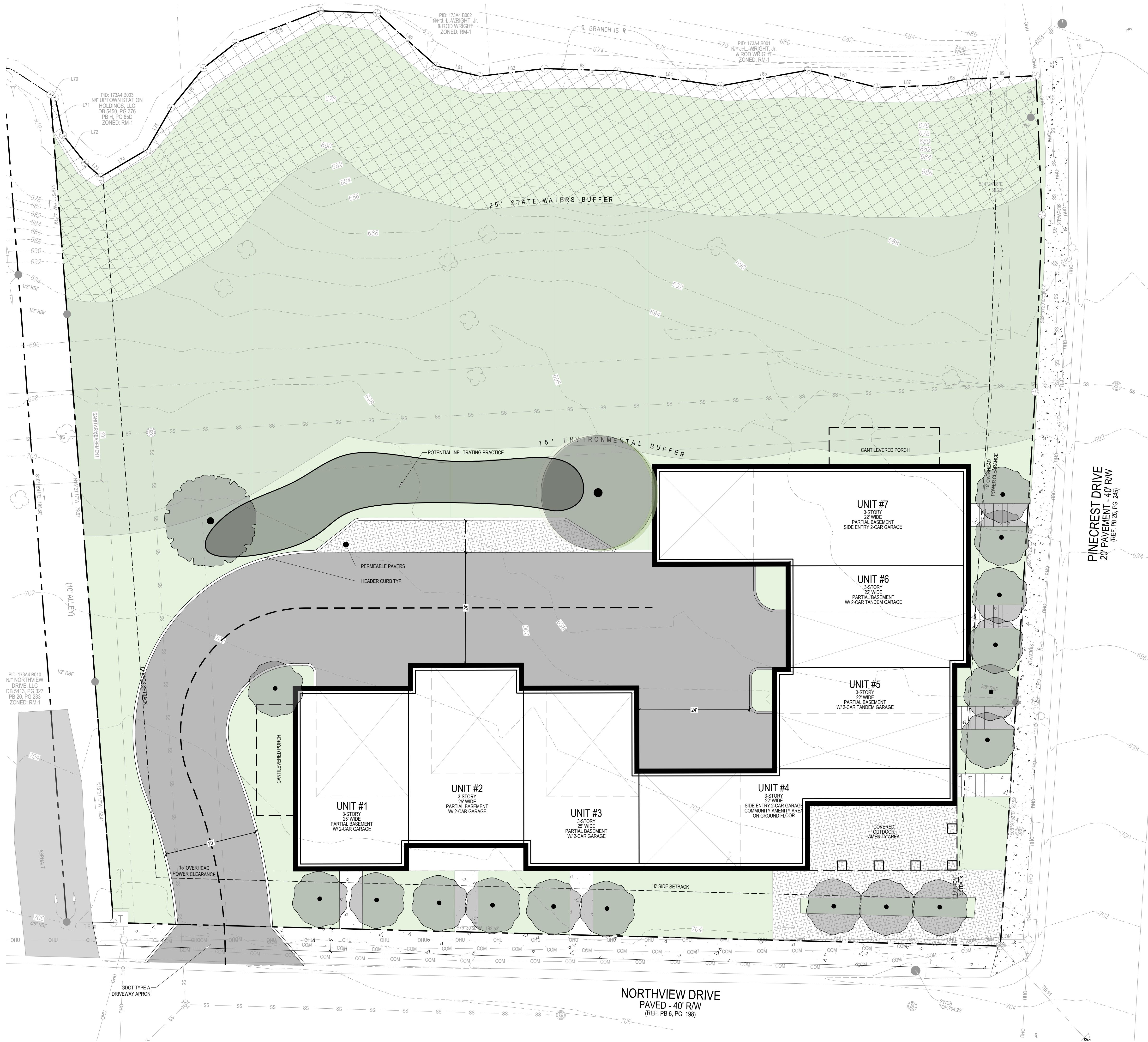
SPG Planners + Engineers

Existing Conditions

Existing Conditions

Sheet Title:

Existing Conditions



PAVING LEGEND

HD = HEAVY DUTY
SD = STANDARD DUTY

EP

	HD CONCRETE PAVING
	SD CONCRETE PAVING
	HD ASPHALT PAVING
	SD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

NOTES

1. ALL STRIPING SHOWN INCLUDING ARROWS, STOP BARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
2. ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LIA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

O W N E R
Synforge LLC
2145 River Cliff Drive
Roswell, GA 30075
CONTACT: Scott Weaver
scott@colinear.com
678.386.5022

SHIELDED



DS

DS

Project Info:

Grandstand At Foley

Athens, Georgia

180 + 190 Pinecrest Drive

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

PROJECT INFORMATION	
ADDRESS	180 + 190 PINCREST DRIVE
PARCEL NUMBER	173A4 B011 & B012
ACREAGE	0.877 AC
EXISTING ZONING	RM-1
PROPOSED ZONING	RM-2
EXISTING USE	MIXED DENSITY RESIDENTIAL
PROPOSED USE	MIXED DENSITY RESIDENTIAL

FEMA FLOOD	WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13059C0025F, DATED 09/15/2022. THERE ARE ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. <u>A SEPARATE PERMIT WILL BE FILED FOR SIGN.</u>
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SPG PLANNERS + ENGINEERS FOR GRANDSTAND AT FOLEY DATED 04/16/2025. TOPOGRAPHIC INFORMATION FROM SURVEY.

LIGHTING	THIS PROJECT SHALL MEET ALL ATHENS-CLARKE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH ATHENS-CLARKE COUNTY STANDARDS TO ENSURE
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ONLY.

STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY ORDINANCES AND REGULATIONS.
	THE PROJECT IS TO BE

PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.
---------	--

MAX. ALLOWED EXISTING (RM-1)	16 BEDS PER ACRE OR 14 BEDS
MAX. ALLOWED PROPOSED (RM-2)	24 BEDS PER ACRE OR 21 BEDS
SHOWN ON CONCEPTUAL PLAN	(7) 3-BEDROOM UNITS OR 21 BEDS

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.

REGULATIONS	
RM-1 (EXISTING)	RM-2 (PROPOSED)
15 FEET	10 FEET
10 FEET	10 FEET
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

1000

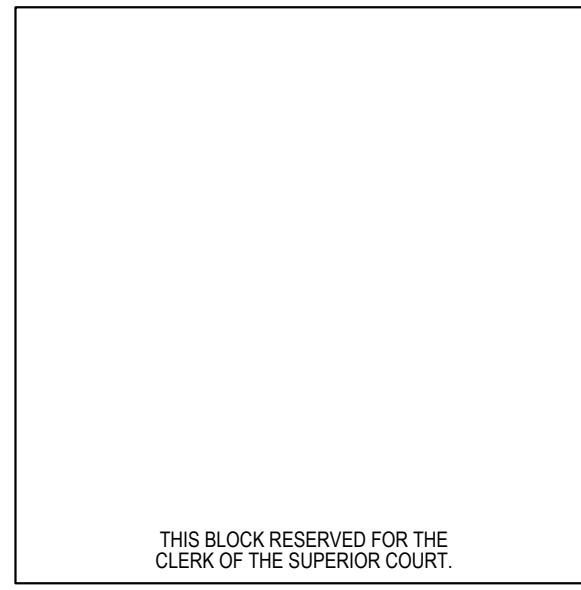


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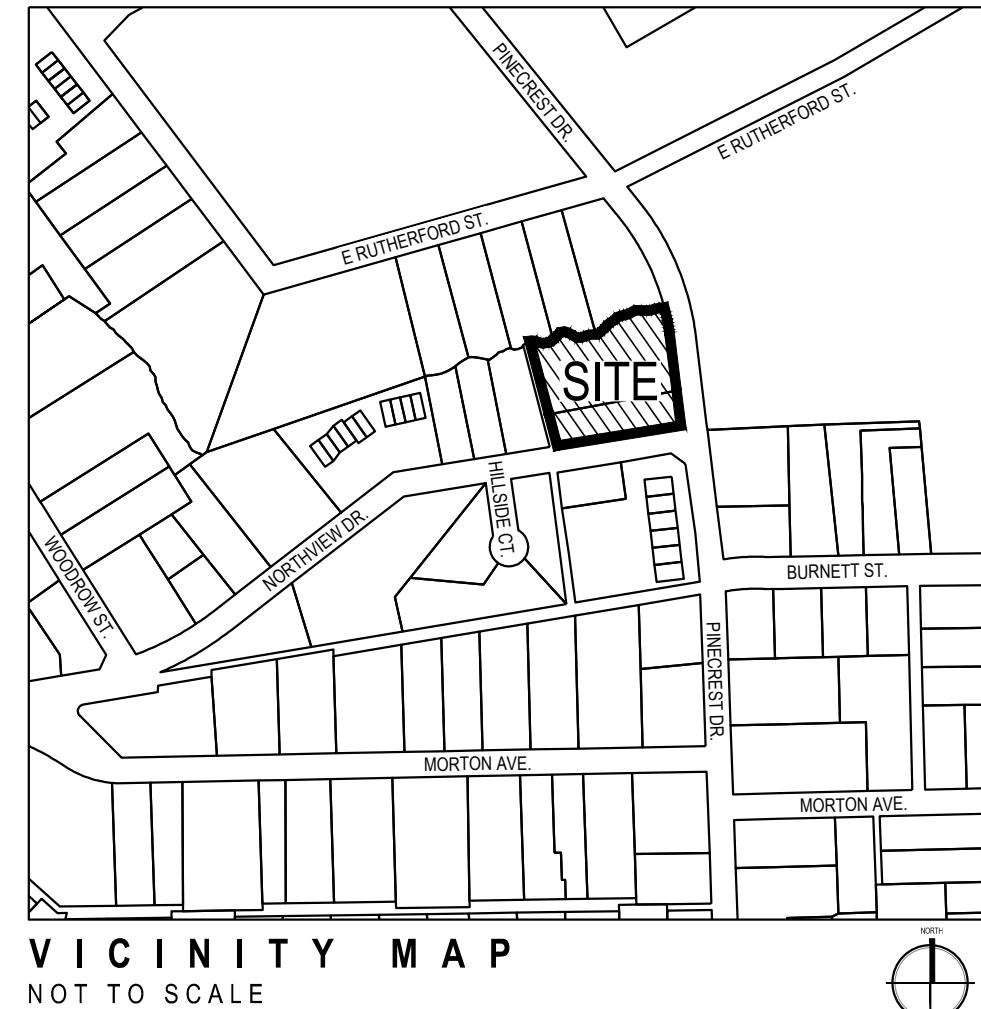
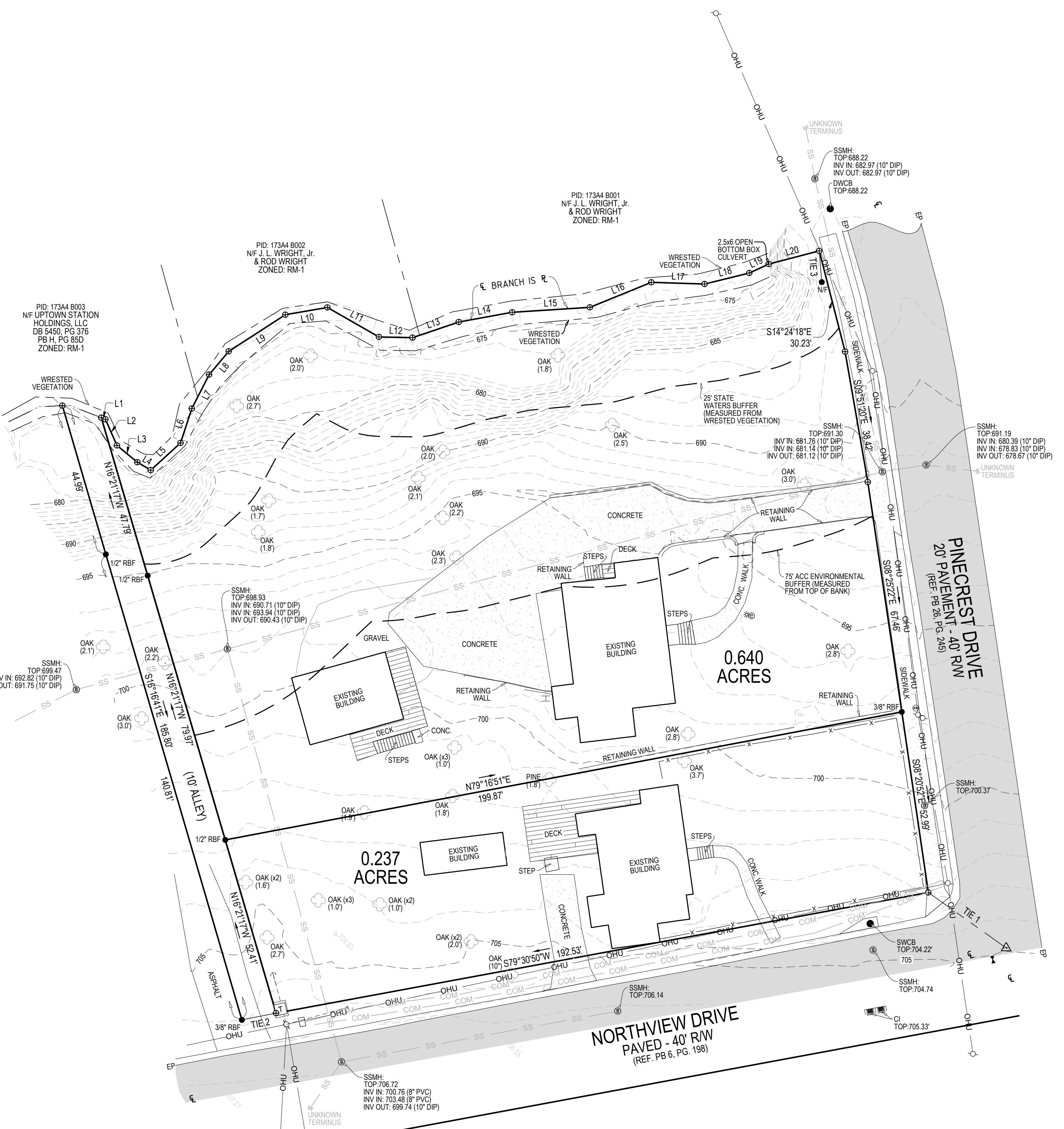
Sheet Title:

Conceptual Site Plan (Non-Binding)

RZ-3



LEGEND:	
AI	ANGLE IRON
BM	BENCHING / FINISHED FLOOR ELEVATION
BF	BENCHING / SETBACK LINE
BF	BENCHING / FENCE
CB	CURB INLET
CG	CURB & GUTTER
CLF	CHAIN LINK FENCE
CMF	CONCRETE METAL PIPE
CP	CONCRETE PIPE
DB	DEED BOOK EASEMENT
DI	DROP INLET
DP	DISTURBED CONCRETE PIPE
DIST	DISTURBED CATCH BASIN
HW	EAST OF CONCRETE PIPE
ECP	ELLIPICAL REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT
FC	FLASHER
FE	FINISHED FLOOR ELEVATION
FFC	FLASHER CONNECTION
GM	GEAR
GW	HEADWALL
HPF	IRRIGATION HYDRANT
ICB	IRRIGATION CONTROL BOX
IPF	IRON PIN FOUND
IPV	IRRIGATION VALVE
LLC	LAND LOT CORNER
MH	MATERIAL / SEWER MANHOLE
N	NO / NORTH
NOF	NO / FORMERLY
OPF	OPEN TOP PIPE FOUND
PEX	POWER BOX
PL	PROPERTY LINE
PP	POINT OF COMMENCEMENT
POS	POINT OF SURVEY
PPC	POINT TO POINT CONCRETE PIPE
PS	PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROUND ROD
RDW	ROUND DRAIN
SW	SEWER
SWCB	SEWER EASEMENT
TD	SIDEWALK
TD	TRASH GRATE
TD	TRASH CATCH BASIN
TD	TRAFFIC SIGNAL POLE
TD	TRUCK BARRIER
W	WEST
WE	WEST EASEMENT
WS	WATER SURFACE ELEVATION
WT	WATER VAULT
△	TRAV PK
●	IPF
○	IPS
⊕	POINT ONLY
■	CONCRETE MONUMENT
○	BOLLARD
○	ELECTRIC BOX
□	ELECTRIC METER
○	FIRE HYDRANT
○	GAS METER
→	GUY WIRE
—	IRRIGATION CONTROL VALVE
○	JUNCTION BOX
*	LIGHT POLE
○	SANITARY SEWER MANHOLE
+	SPIGOT
○	STORM MANHOLE
○	TELEPHONE MANHOLE
□	TELEPHONE PEDESTAL
○	UTILITY POLE
○	WATER METER
×	WATER VALVE
○	WATER VAULT
—	BUFFER / EASEMENT
—	CENTERLINE CREEK
—	FENCE LINE
—	GAS LINE
—	POWER LINE
—	PROPERTY LINE
—	SANITARY SEWER
—	SEWER
—	UNDERGROUND POWER
—	WATER LINE



VICINITY MAP
NOT TO SCALE



Aaron P. Blomberg
GA: PLS #3100
Survey For:
180 & 190 Pinecrest Drive

G.M.D.: 216th
Athens-Clarke County
Georgia

Sheet Data:
Project No.: 25-170
Drawn By: CT
Surveyed By: SH
Survey Date: 4/10/25
Checked By: APB
Scale: 1" = 20'
Date: 4/25

REVISIONS:
No. Date Description

TOTAL: 0.877 ACRES

FLOODPLAIN NOTE

FLOOD STATEMENT: A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF 139690029 FLOOD INSURANCE RATE MAP (F.I.R.M.) DATED 9/15/2022. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN APPRAISAL OF FLOOD HAZARD IS PROVIDED. THE PROPERTY OWNER IS ADVISED THAT FLOOD INSURANCE OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY. A MORE DETAILED STUDY MAY BE NEEDED. SMITH PLANNING GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

NOTES:

1. THIS IS A BOUNDARY SURVEY OF PARCELS 17344 B012 & 17344 B011 IN ATHENS-CLARKE COUNTY, GEORGIA. REFERENCE DB 5981 PG 23, PB 6 PG 198, DB 5988 PG 15, PB 26 PG 245.
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CONVENTIONAL SURVEY STANDARDS AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW REVAL.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET ± 50 ppm FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED FOR ELEVATION BY A LEAST SQUARES ADJUSTMENT. THE ELEVATION AND ANGULAR MEASUREMENT HEREIN WAS A CARLSON RTK BASE & ROVER SYSTEM USING THE EGPS RTK NETWORK.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1:288,073 FEET.
8. IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: PB 6 PG 850, DB 5450 PG 376, PB 6 PG 131.

Firm Info:
Land Surveyors

SPG Land Surveyors
236 W Franklin Street
Hartwell, GA 30643
706-406-4586
C.O. LS#001294
www.onegc.com
Sheet Title:

Boundary Survey

04/30/25

AARON P. BLOMBERG

SPS

DATE

SURVEYORS CERTIFICATION

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 RETRACEMENT IS BASED ON THE DOCUMENTS, PLATS, OR OTHER RECORDS THAT CREATE THE PARCEL OR PARCELS AS STATED. THE RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, ORGANIZATION, OR ENTITY THAT ISSUED THE RECORDS. THE SURVEYOR CERTIFIES THAT THE PLAT IS IN ACCORDANCE WITH THE LOCAL ORDINANCES, 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 AS SET FORTH IN THE OFFICIAL CONVENTIONAL SURVEY STANDARDS AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 6-6-67

