

Site Location Map

Line Table

NUMBER	DIRECTION	E	DISTANCE
L1	N 56°13'35" E	40.00'	
L2	S 36°12'15" E	285.37'	
L3	S 80°52'31" E	777.91'	
L4	N 41°18'13" E	102.86'	
L5	S 48°43'37" E	874.59'	
L6	S 25°13'31" W	72.81'	
L7	S 24°12'13" W	33.99'	
L8	N 70°20'09" W	159.32'	
L9	S 68°16'10" W	160.00'	
L10	S 48°12'03" W	120.00'	
L11	S 58°48'42" E	78.60'	
L12	S 58°48'42" E	1.40'	
L13	S 68°16'10" W	151.17'	
L14	S 68°16'10" W	84.63'	
L15	S 68°16'10" W	39.63'	
L16	S 68°34'21" W	9.91'	
L17	S 68°34'21" W	18.86'	
L18	S 68°34'21" W	261.10'	
L19	S 68°34'21" W	158.84'	
L20	S 68°34'21" W	17.78'	
L21	N 12°31'59" W	168.30'	
L22	N 25°15'49" W	33.09'	
L23	N 25°16'20" W	299.54'	
L24	N 39°39'12" W	91.19'	
L25	N 39°28'05" W	120.92'	
L26	N 48°43'47" W	739.55'	
L27	N 80°52'51" W	499.47'	
L28	S 67°09'08" W	194.73'	

Curve Table

NUMBER	CD	R	L	LC	T
C1	N 30°45'22" W	49.98	99.89	83.83	78.48
C2	N 18°57'28" W	413.80	1111.17	110.84	55.92
C3	N 17°38'00" W	722.05	1597.77	159.44	80.21
C4	N 31°47'48" W	749.63	205.60	204.96	103.45
C5	N 31°22'04" W	433.07	132.72	132.20	66.88
C6	N 31°18'51" W	441.74	126.33	125.90	63.60

**Project Data:**

Owner: Annas Walk Condominium Association Inc.  
215 Indigo Lane  
Athens, GA 30601

24 Hour Contact: Thomas W. Bowden  
(706) 549-7909

Authorized Agent: Beall and Company  
3651 Mars Hill Road, Suite 1400  
Watkinsville, GA 30677  
706-543-0907

Location: 145 Anna Drive, Athens GA 30606

Boundary Information: Ben McLeroy & Associates, Inc.

Total Project Acreage: 20.195 AC

Contour Interval: 2 FT

Existing Zoning: RM-1 PD

Proposed Zoning: Amended RM-1 PD

Existing Use: Single Family Condominium Cottages

Proposed Use: Single Family Condominium Cottages

Flood Plain: THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE PER FIRM COMMUNITY PANEL #13059C0032D, Dated April 2, 2007.

Water Supply: Athens-Clarke County Utility Department

Sewage Disposal: Athens-Clarke County Utility Department

Existing Utilities: POWER, GAS, WATER, SANITARY SEWER, INTERNET/TELEPHONE, CABLE

Surface Drainage: Concrete curbing and bituminous coated C.M.P. and drainage structures exist to collect and deliver surface water to the existing stormwater pond

Driveway Dimensions: 28' back of curb to back of curb

Concrete Curbing: All curbing within this project is "Roll-Over" type for handicap accessibility

Mail Service: Individual mailboxes

Solid Waste: Athens-Clarke County

Total Buildings: Units: 33  
Club House/Lake House: 01

Unit Separation: 20' Minimum

Front Setback: 20' Along Anna Drive

Building Height: 30' Maximum

Parking: Resident Garage Parking: 66  
Guest Parking (Driveways & Clubhouse): 75

Area Occupied by Proposed ROW (less islands): 2.20 Acres

Evergreen Memorial Park Cemetery  
Zoning: RS-8  
Tax ID: 074C A055

SCI Georgia Funeral Services, Inc  
Zoning: RS-8  
Tax ID: 074C A069

N/F Timothy Woods  
Zoning: RM-1  
Tax ID: 074C A056

N/F Stacy & Brandy Stewart  
Tax ID: 074C A078

N/F Robbert J. Dulinawka  
Zoning: RS-25  
Tax ID: 074C A019

N/F Chanda B. Bennett  
Zoning: RS-15  
Tax ID: 074C A080

N/F Carl & Mary Dann  
Zoning: RS-15  
Tax ID: 074C A079

N/F Wilburnt & Dede Keel  
Zoning: RS-15  
Tax ID: 074C A078

N/F Joyce W. Brown  
Zoning: RS-15  
Tax ID: 074C A077

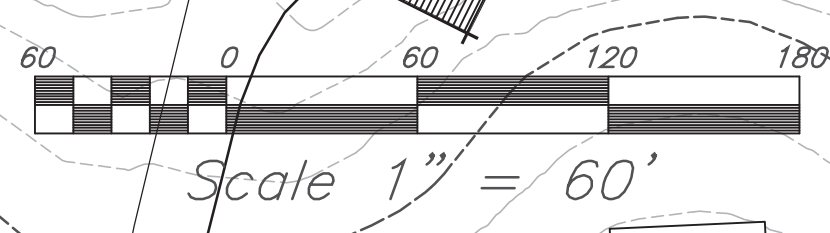
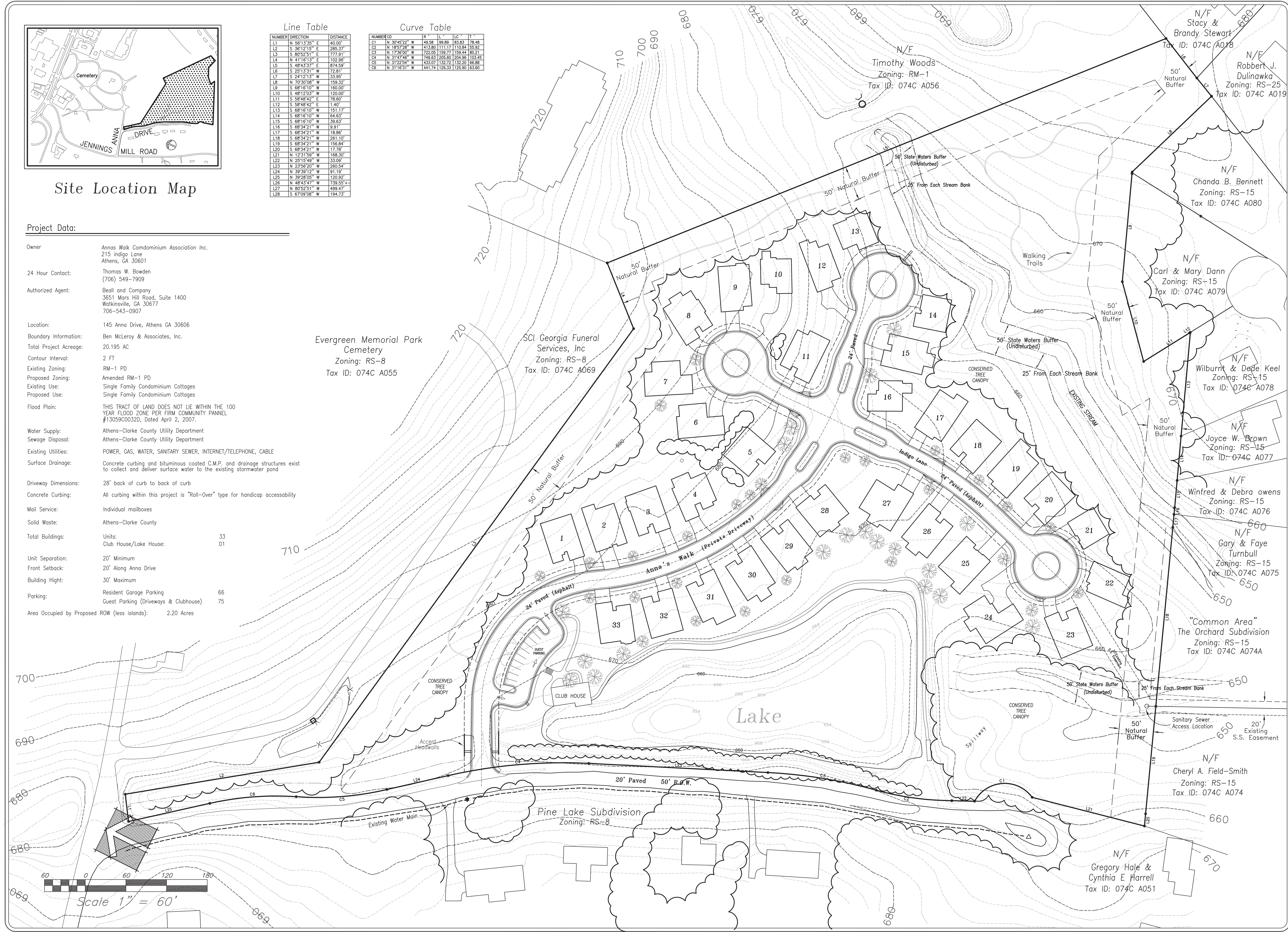
N/F Winfred & Debra Owens  
Zoning: RS-15  
Tax ID: 074C A076

N/F Gary & Faye Turnbull  
Zoning: RS-15  
Tax ID: 074C A075

"Common Area"  
The Orchard Subdivision  
Zoning: RS-15  
Tax ID: 074C A074A

N/F Cheryl A. Field-Smith  
Zoning: RS-15  
Tax ID: 074C A074

N/F Gregory Hale & Cynthia E Harrell  
Tax ID: 074C A051



**Beall & Company**  
Land Planning  
Landscape Architecture  
Site Engineering  
3651 Mars Hill Road  
Suite 1400  
Watkinsville, GA 30677  
(706) 543-0907  
www.beallandcompany.com

**Anna's Walk**  
A Single Family Neighborhood (Condominium Ownership)  
20.195 Acre Tract  
145 Anna Drive  
Athens/Clarke County, Georgia

**OWNER(S):**  
Annas Walk Condominium Association, Inc.  
215 Indigo Lane  
Athens GA 30606

**24 HOUR CONTACT:**  
Thomas W. Bowden  
706-549-7909  
twbowden@charter.net

DATE: \_\_\_\_\_

REVISION:

No.	1
DATE	09-30-15
DESIGNED BY:	KGB
CHECKED BY:	KAB

**Amended PD Master Plan**

SHEET

**1**

DATE: 09-30-15  
JOB: 15-055  
NOT RELEASED FOR CONSTRUCTION

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