

SILVER LAKES - Senior Housing

MADISON, GEORGIA

PROPOSED SITE PLAN

[03.10.2014]

DEVELOPMENT TEAM:

Developer:
The Woda Group & Parallel Housing

Architect:
Martin Riley Associates, Inc.

Land Planner / Landscape Architect:
Root Design Studio, LLC

Civil Engineer:
Long Engineering

PROJECT DATA:

This parcel is intended to be Re-Zoned as a PRD. (Current Zoning Class = P2)

Total Area: 3.54 Acres

Right of Way: None (see note 3)

Residential Units:
44 Total
(22 units per building)

Maximum Building Height:
2 story = 25.5'
3 story = 38.0'

Parking: 56 spaces total; 1.2/unit (including 3 std. handicapped spaces and 1 van accessible space)

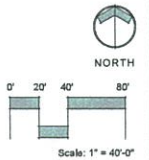
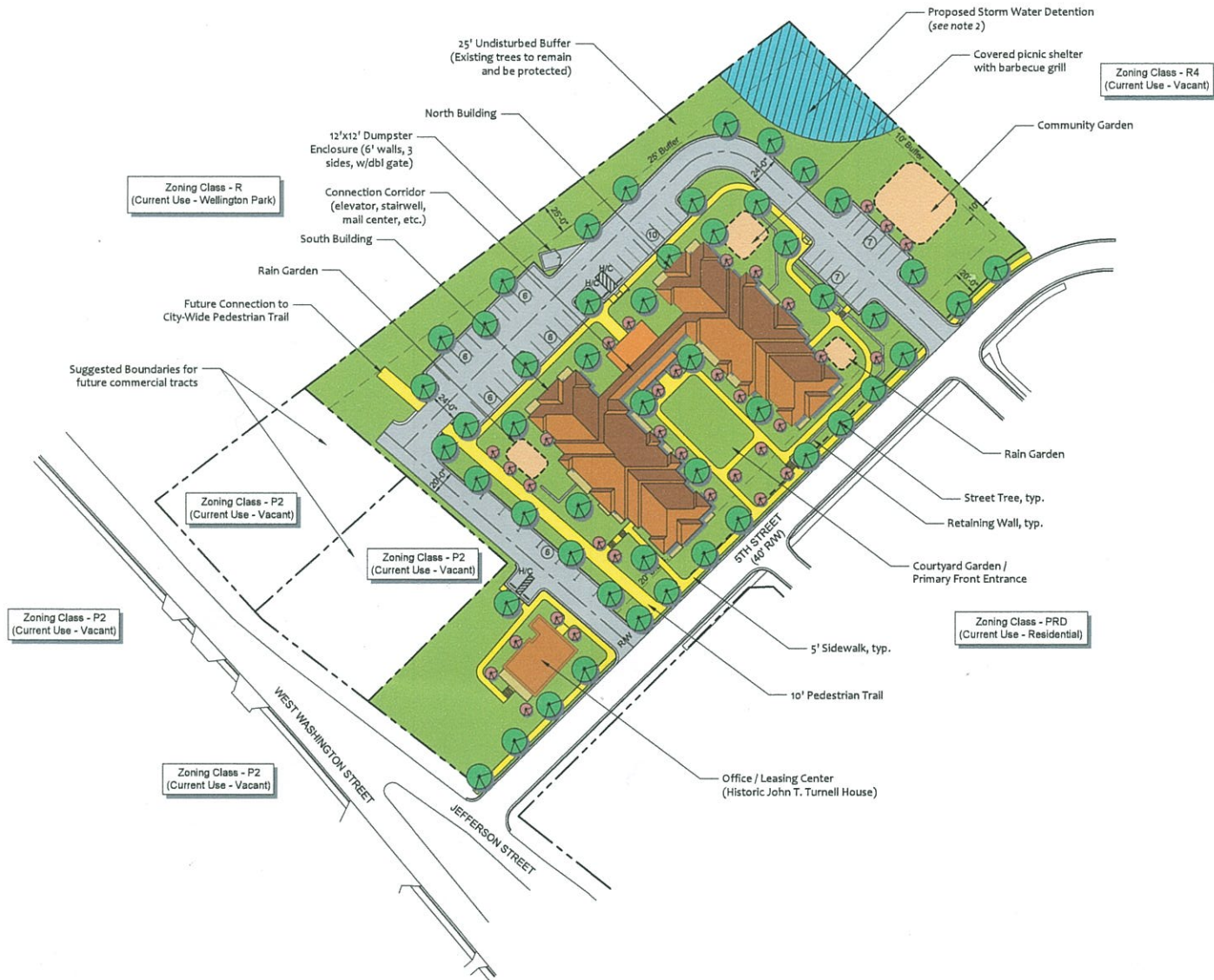
Impervious: 1.59 Acres (approx. 45%)

Open Space:
Total = 1.95 Acres (55%)
Usable = 1.08 Acres (31%)

Amenities:
Gazebo with BBQ Grills
Community Garden

NOTES:

- Storm Water Detention is intended to be accomplished utilizing a municipal shared storm water facility adjacent to this site. If needed, the area identified in the northern corner of the property can be used to handle storm water detention for this project.
- Rain Gardens are proposed at building corners to meet water quality for roof runoff.
- All internal roads will be private driveways. Typical section = 24' width (12' travel lanes), 24" curb & gutter, 5' sidewalks. Alleyway is 20' wide.
- Parking spaces are 9'x18'
- A mail center will be provided in the "Connection Corridor" between the North and South buildings.
- A dumpster is proposed for trash collection. Includes 12'x12', 3-sided enclosure with 6' walls and a swing gate.
- Proposed street trees are approximately 40'O.C.



Site Plan prepared by: Root Design Studio, LLC