

# COLLEGE HEIGHTS SENIOR VILLAGE

MADISON, GEORGIA

## PROPOSED SITE PLAN

[05.10.12]

### DEVELOPMENT SUMMARY:

Total Area = 8.13 AC (+/-)  
 Green Space = 2.23 AC (+/-) ~ approx. 25%  
 Proposed Community Garden = 0.79 AC (+/-)  
 \* not included in total area

### HOUSING UNITS

- 2 BR = 12  
 - 1 BR = 28  
 - Total = 40 units (approx. 4.5 units/ac)

### PARKING

- Shared driveways with 1 space per unit  
 - 8 spaces behind Community Center  
 - Total = 48 spaces (1.2 spaces/unit)

### AMENITIES

- Community Center  
 - Shared Green Space with perimeter sidewalks  
 - Community Garden with Gazebo, Tool Shed and Composting Bins  
 - Small Pocket Parks to include amenities such as:  
 Covered Seating Areas  
 Shuffle Board  
 Bocce Ball  
 Horse Shoes

### DESIGN INTENT:

To create an inviting neighborhood community with comfortable pedestrian access to a variety of enjoyable amenities and an architectural aesthetic consistent with that found throughout the Historic District.

### PROJECT NARRATIVE:

College Heights Senior Village consists of forty single-story cottage style homes nestled along tree-lined streets.

Each residential unit includes a front porch that provides a friendly connection to the neighborhood. Shared driveways provide access to single parking spaces tucked behind each unit.

The two clusters of homes located in the southern portion of the site are arranged to create shared green space along the back sides of the units. These areas can be used for recreation, community activities or rest and relaxation.

A large community garden is located behind the community center with sidewalk access at the southeast corner. The garden includes a central gazebo, tool shed, compost bins and individual garden plots.

A small pocket park at the eastern end of the site provides an area for recreational amenities such as shuffle board, bocce ball or horse shoes.

A second pocket park located at the north end of the site provides sidewalk access to the public park.

The southern portion of the site is bordered with a 50' to 70' wide landscape buffer.

Public Park ~ 4.5 AC +/-  
 (by City)

Community Garden

Community Center Parking  
 (8 spaces)

Community Center

Existing Water Tower

Shared Green Space



North Main Street Entrance

North Main St.

Entrance Road  
 (by City)

Pocket Park with gated  
 access to Public Park

5' Concrete Sidewalks,  
 with 5' Landscape Strip, typ.

Typical 2 BR Garden Flat

Typical attached 1 BR Patio Homes

Typical Shared Driveway with  
 1 Parking Space per unit

Pocket Park / Amenities

Future Roadway Connection  
 (per City Transportation Plan)

Shared Green Space

One-Way Access for Trash and  
 Emergency Vehicles (14' wide)

Landscape Buffer  
 (50'-70' wide)



NORTH

0' 30' 60' 120'



SCALE: 1" = 60'-0"

(HARPER'S COURT)