Town of Braselton
S.R. 53 Overlay District

DESIGN GUIDELINES

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Town of Braselton
S.R. 53 Overlay District

DESIGN GUIDELINES

PART 1: RIGHTS-OF-WAY/STREETSCAPE IMPROVEMENTS

TOWN OF BRASELTON - S.R. 53 OVERLAY DISTRICT
REQUIRED STREETSCAPE IMPROVEMENTS ALONG EXISTING G.D.O.T. URBAN ROADS
SHEET 1 OF 2

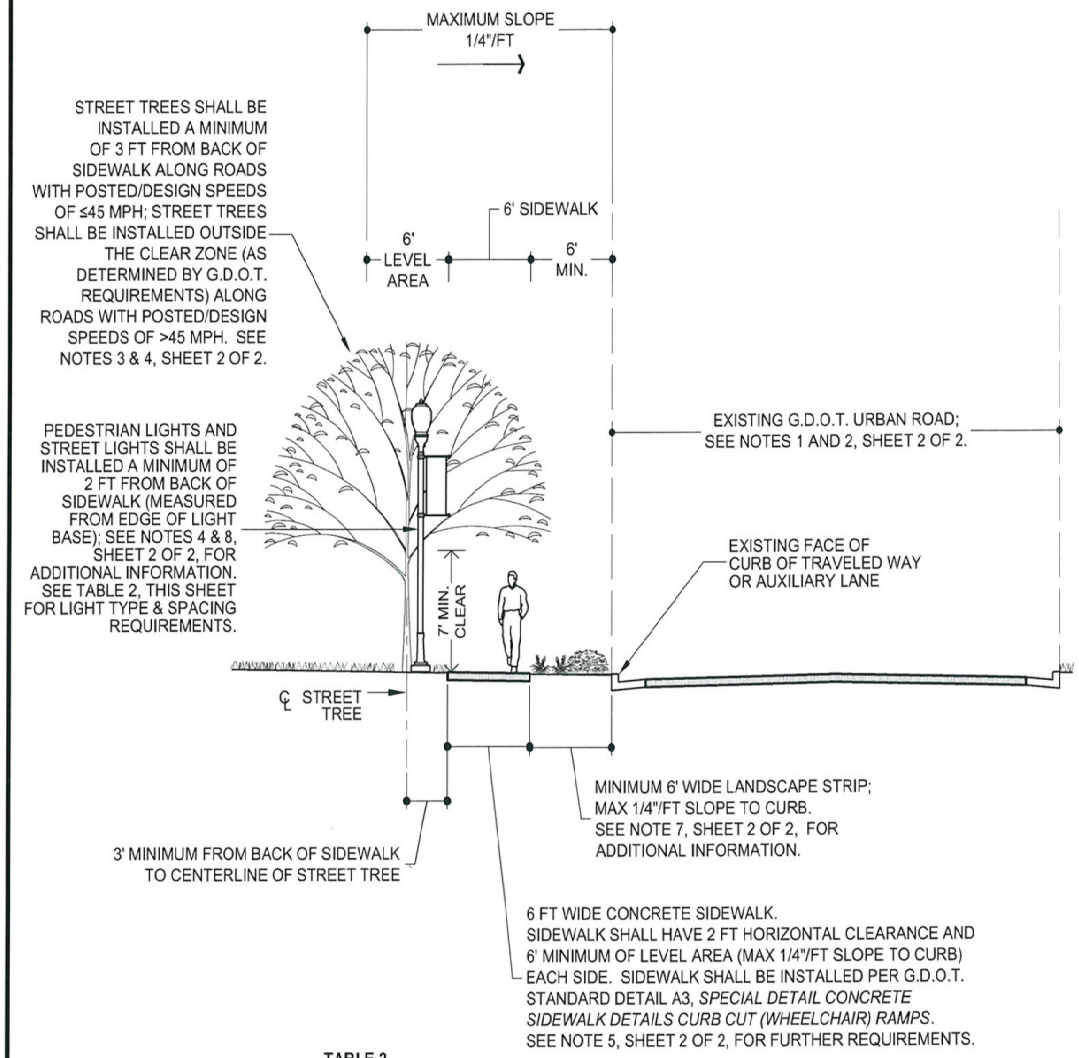

TABLE 2
LIGHTING TYPE AND SPACING REQUIREMENTS

POSTED SPEED	LIGHT REQUIREMENTS
≥35 mph	TYPE A (PEDESTRIAN) 60 FT O.C. AND TYPE B (STREETLIGHT) RECOMMENDED SPACING 120 FT -135 FT
<35 mph	TYPE A (PEDESTRIAN) 60 FT O.C.
SEE EXHIBITS A AND B FOR LIGHT DETAILS ALL LIGHTS INSTALLED IN G.D.O.T. RIGHT OF WAY SHALL HAVE AN AASHTO COMPLIANT BREAKAWAY MOUNTING.	

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TOWN OF BRASELTON - S.R. 53 OVERLAY DISTRICT
REQUIRED STREETSCAPE IMPROVEMENTS ALONG
EXISTING G.D.O.T. URBAN ROADS
SHEET 2 OF 2

SHEET NOTES:

1. EXISTING G.D.O.T. RIGHT OF WAY WIDTHS VARY. DESIGNER SHALL VERIFY ACTUAL RIGHT OF WAY LOCATION ALONG PROJECT PROPERTY. THE LANDSCAPE STRIP, SIDEWALK, AND 6' LEVEL AREA ALONG BACK OF SIDEWALK SHALL BE INSTALLED WITHIN G.D.O.T. RIGHT OF WAY; IF INSUFFICIENT RIGHT OF WAY EXISTS, RIGHT OF WAY SHALL BE DONATED TO G.D.O.T.
2. PRIOR TO ANY STREETSCAPE CONSTRUCTION ACTIVITY WITHIN THE RIGHT OF WAY, DEVELOPER MUST OBTAIN A SPECIAL ENCROACHMENT PERMIT FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION DISTRICT TRAFFIC OPERATIONS OFFICE.
3. SEE EXHIBIT C FOR STREET TREE REQUIREMENTS IN THE TOWN OF BRASELTON S.R. 53 OVERLAY DISTRICT. THE MINIMUM SIZE FOR PROPOSED HARDWOOD TREES SHALL BE 2 1/2 INCH CALIPER. MULTI-STEM TREES THAT DO NOT MEET THE MINIMUM 2 1/2 INCH CALIPER REQUIREMENT SHALL BE A MINIMUM OF 8 FEET TALL.
4. SIGHT TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE DETERMINED PER G.D.O.T. REQUIREMENTS. NO STREET TREES, PLANT MATERIAL WITH A MATURE HEIGHT OF 18" MEASURED FROM EDGE OF PAVEMENT, OR LIGHTS SHALL BE PLACED IN THE SIGHT TRIANGLE.
5. CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED WHERE SIDEWALK CROSSES DRIVEWAYS OR ROADS WITH CURB AND GUTTER. RAMPS SHALL BE INSTALLED PER G.D.O.T. STANDARD DETAIL A3.
6. EXISTING RIGHT OF WAY CONDITIONS VARY. ALL GRADING REQUIRED TO CONSTRUCT LANDSCAPE STRIP AND SIDEWALK IMPROVEMENTS IS SUBJECT TO REVIEW AND APPROVAL OF G.D.O.T. INSTALLATION OF NEW STORM DRAINAGE FEATURES OR MODIFICATION TO EXISTING STORM DRAINAGE FEATURES SHALL MEET ALL G.D.O.T REQUIREMENTS AND ENSURE PROPER DRAINAGE OF ROAD AND RIGHT OF WAY. ANY AREAS DISTURBED BY THE INSTALLATION OF THE STREETSCAPE IMPROVEMENTS SHALL BE STABILIZED WITH PERMANENT GRASS VEGETATION PER G.D.O.T. STANDARD SPECIFICATIONS.
7. LANDSCAPE STRIP SHALL BE PLANTED WITH GRASS AND A VARIETY OF LOW (≤30 INCH MATURE HEIGHT), HARDY SHRUBBERY AND FLOWERING PLANTS WITH MULCHED BEDS. AREAS OF EXPOSED EARTH SHALL NOT BE ALLOWED. LANDSCAPING SHALL BE APPROVED BY PLANNING DIRECTOR. INVASIVE PLANT SPECIES (AS FOUND IN G.D.O.T. PUBLICATION 67559 "LANDSCAPING ON DOT RIGHT OF WAY" TABLE A - INVASIVE PLANTS) ARE PROHIBITED. PROPOSED SHRUBS AND GROUND COVERS PLANTED IN G.D.O.T. RIGHT OF WAY SHALL MEET THE FOLLOWING REQUIREMENTS:
   MINIMUM SIZE SHRUB - 3 GALLON CONTAINER,
   MINIMUM SIZE GROUND COVER - 1 GALLON CONTAINER,
   ALL GROUND COVER AND SHRUBS SHALL BE SPACED TO PROVIDE FULL COVERAGE WITHIN 2 YEARS.
8. ANY LIGHTS THAT ARE NOT LOCATED OUTSIDE OF THE CLEAR ZONE SHALL BE MOUNTED ON AN AASHTO COMPLIANT BREAKAWAY MOUNTING. CONTACT PLANNING DIRECTOR FOR ADDITIONAL INFORMATION REGARDING THE INSTALLATION OF PEDESTRIAN AND STREET LIGHTS.

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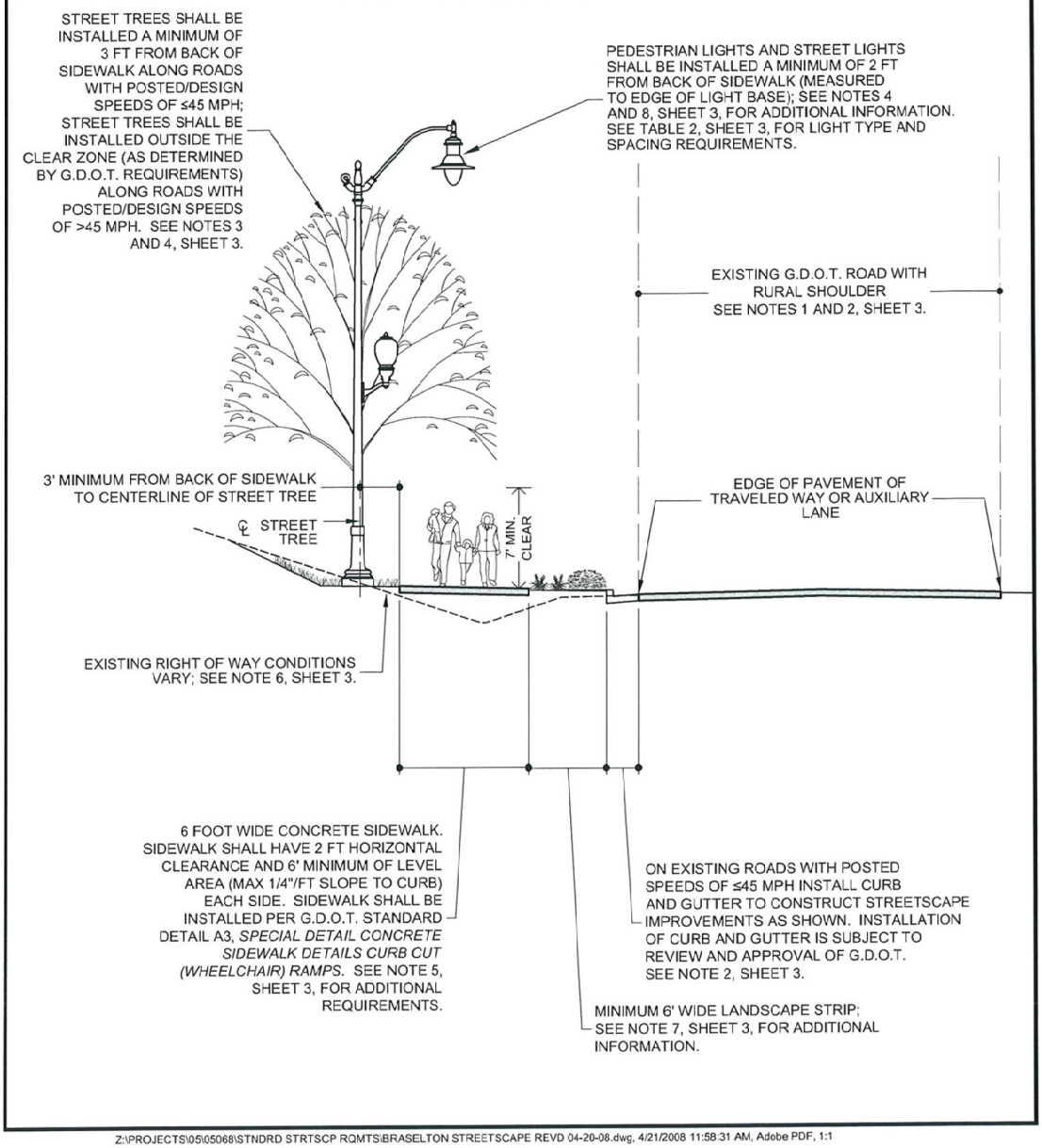
TOWN OF BRASELTON - S.R. 53 OVERLAY DISTRICT
REQUIRED STREETSCAPE IMPROVEMENTS ALONG EXISTING
G.D.O.T. ROADS WITH RURAL SHOULDERS
SHEET 1 OF 3

TYPICAL STREETSCAPE REQUIREMENTS ALONG G.D.O.T. ROADS WHERE INSTALLATION OF CURB AND GUTTER REQUIRED



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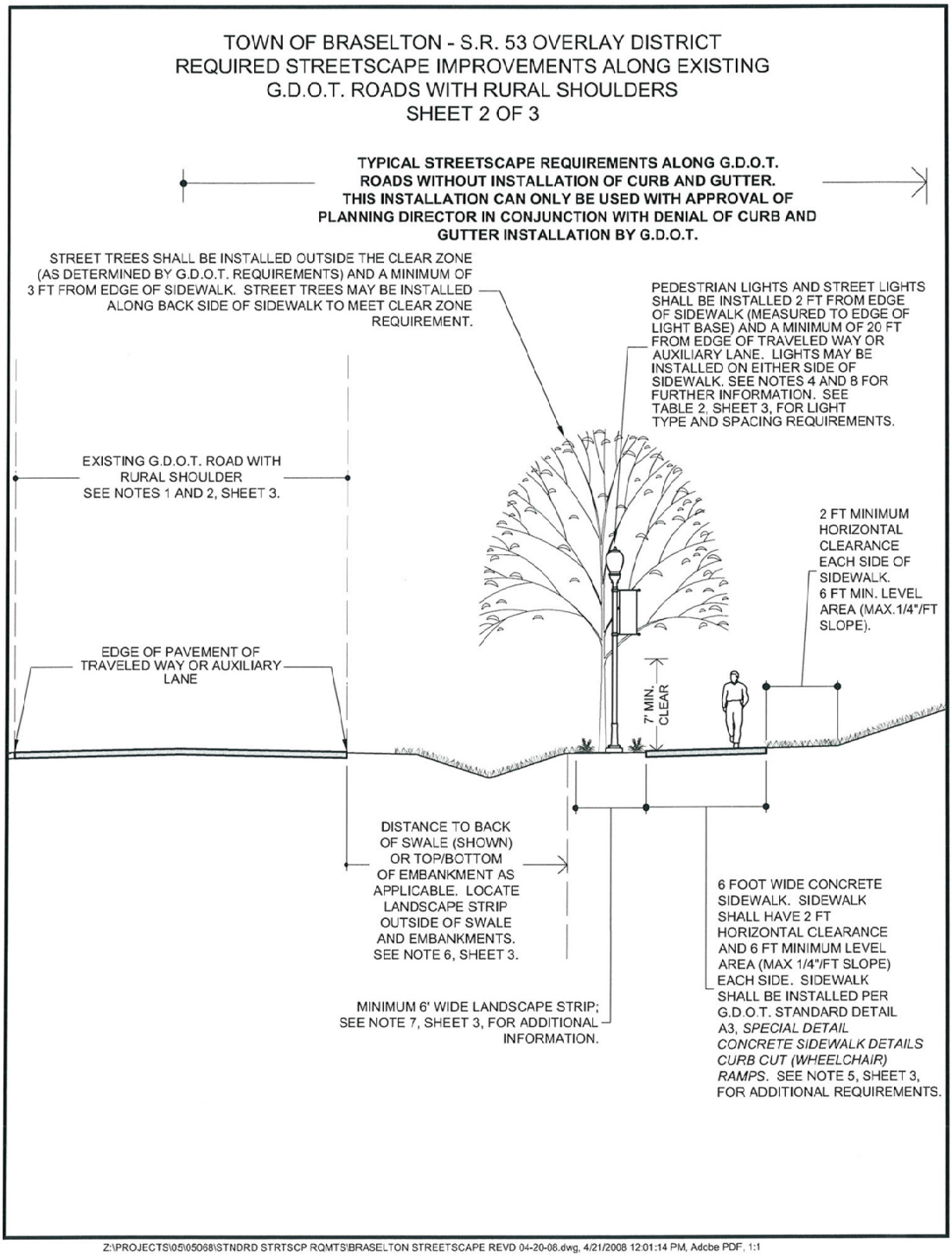
TOWN OF BRASELTON - S.R. 53 OVERLAY DISTRICT
REQUIRED STREETSCAPE IMPROVEMENTS ALONG EXISTING
G.D.O.T. ROADS WITH RURAL SHOULDERS
SHEET 2 OF 3



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TOWN OF BRASELTON - S.R. 53 OVERLAY DISTRICT
REQUIRED STREETSCAPE IMPROVEMENTS ALONG EXISTING G.D.O.T. ROADS WITH RURAL SHOULDERS
SHEET 3 OF 3

SHEET NOTES:

1. EXISTING G.D.O.T. RIGHT OF WAY WIDTHS VARY. DESIGNER SHALL VERIFY ACTUAL RIGHT OF WAY LOCATION ALONG PROJECT PROPERTY. THE LANDSCAPE STRIP, SIDEWALK, AND 6' LEVEL AREA ALONG BACK OF SIDEWALK SHALL BE INSTALLED WITHIN G.D.O.T. RIGHT OF WAY; IF INSUFFICIENT RIGHT OF WAY EXISTS, RIGHT OF WAY MAY BE DONATED TO G.D.O.T.
2. PRIOR TO ANY STREETSCAPE CONSTRUCTION ACTIVITY WITHIN THE RIGHT OF WAY, DEVELOPER MUST OBTAIN A SPECIAL ENCROACHMENT PERMIT FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION DISTRICT TRAFFIC OPERATIONS OFFICE.
3. SEE EXHIBIT C FOR STREET TREE REQUIREMENTS. THE MINIMUM SIZE FOR PROPOSED HARDWOOD TREES SHALL BE 2 1/2 INCH CALIPER. MULTI-STEM TREES THAT DO NOT MEET THE MINIMUM 2 1/2 INCH CALIPER REQUIREMENT SHALL BE A MINIMUM OF 8 FEET TALL.
4. SIGHT TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE DETERMINED PER G.D.O.T. REQUIREMENTS. NO STREET TREES, PLANT MATERIAL WITH A MATURE HEIGHT OF 18" MEASURED FROM EDGE OF PAVEMENT, OR LIGHTS SHALL BE PLACED IN THE SIGHT TRIANGLE.
5. CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED WHERE SIDEWALK CROSSES DRIVEWAYS OR ROADS WITH CURB AND GUTTER. RAMPS SHALL BE INSTALLED PER G.D.O.T. STANDARD DETAIL A3.
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7. LANDSCAPE STRIP SHALL BE PLANTED WITH GRASS AND A VARIETY OF LOW (≤30 INCH MATURE HEIGHT), HARDY SHRUBBERY AND FLOWERING PLANTS WITH MULCHED BEDS. AREAS OF EXPOSED EARTH SHALL NOT BE ALLOWED. LANDSCAPING SHALL BE APPROVED BY PLANNING DIRECTOR. INVASIVE PLANT SPECIES (AS FOUND IN G.D.O.T. PUBLICATION 67559 "LANDSCAPING ON DOT RIGHT OF WAY" TABLE A - INVASIVE PLANTS) ARE PROHIBITED. PROPOSED SHRUBS AND GROUND COVERS PLANTED IN G.D.O.T. RIGHT OF WAY SHALL MEET THE FOLLOWING REQUIREMENTS:
   MINIMUM SIZE SHRUB - 3 GALLON CONTAINER,
   MINIMUM SIZE GROUND COVER - 1 GALLON CONTAINER,
   ALL GROUND COVER AND SHRUBS SHALL BE SPACED TO PROVIDE FULL COVERAGE WITHIN 2 YEARS.
8. ANY LIGHTS THAT ARE NOT LOCATED OUTSIDE OF THE CLEAR ZONE SHALL BE MOUNTED ON AN AASHTO COMPLIANT BREAKAWAY MOUNTING. CONTACT PLANNING DIRECTOR FOR ADDITIONAL INFORMATION REGARDING THE INSTALLATION OF PEDESTRIAN AND STREET LIGHTS.

TABLE 2
LIGHTING TYPE AND SPACING REQUIREMENTS

POSTED SPEED	LIGHT REQUIREMENTS
≥35 mph	TYPE A (PEDESTRIAN) 60 FT O.C. AND TYPE B (STREETLIGHT) RECOMMENDED SPACING 120 FT -135 FT
<35 mph	TYPE A (PEDESTRIAN) 60 FT O.C.
SEE EXHIBITS A AND B FOR LIGHT DETAILS ALL LIGHTS INSTALLED IN G.D.O.T. RIGHT OF WAY SHALL HAVE AN AASHTO COMPLIANT BREAKAWAY MOUNTING.	

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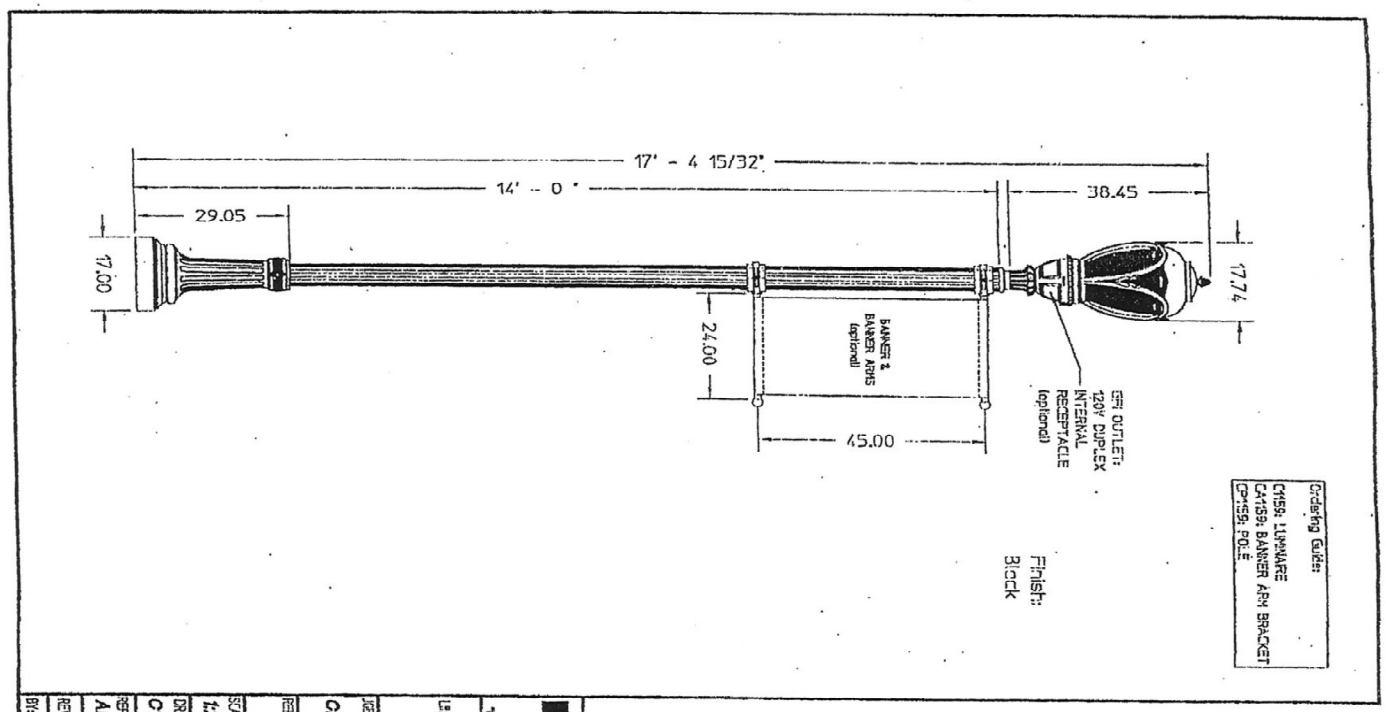
EXHIBIT A
TOWN OF BRASELTON
TYPE A - PEDESTRIAN LIGHT



TOWN OF BRASELTON

STATE ROUTE 53 ZONING DISTRICT

TYPE A PEDESTRIAN LIGHTING

HADCO
a Genlyte company
ISO 9000: 2000 Certified
"Over 50 Years of Excellence"
100 Cathway P.O. Box 128
Littlestown, Pennsylvania 17340-0128
Phone 717-359-7181
Fax 717-359-9515
www.hadcolighting.com

JOB NAME: City of Braselton
REP. TERRITORY: 42
DRAWN BY: SMK
SCALE: 1:25
DATE: 02/08/05
DRAWING NUMBER: C1159-DWG01
REP: Ardd & Winter
REV: B
PCN: 05-028
BY: SMK
DATE: 02/10/05

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EXHIBIT B
TOWN OF BRASELTON
TYPE B - STREET LIGHT

TOWN OF BRASELTON

STATE ROUTE 53 ZONING DISTRICT

TYPE B LIGHTING STANDARD

HADCO
a Genlyte company
ISO 9002 & QS9 Certified
"Over 50 Years of Excellence"
100 Gethsemane Rd. P.O. Box 128
Littlestown, Pennsylvania 17340-0128
Phone 717-359-7101
Fax 717-359-9555
www.hadcolighting.com

JOB NAME:	City of Braselton
REF. TEMPLATE:	DRAWN BY:
42	SMK
SCALE: 1:40	DATE: 02/08/05
DRAWING NUMBER:	C1158-DWG03
REF:	Arad & Winter
REV: B	FCN: 05-020
BY: SMK	DATE: 02/10/05

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EXHIBIT C
TOWN OF BRASELTON
STREET TREE REQUIREMENTS

STREET TREES:

STATE ROUTE 53 OVERLAY DISTRICT STREET TREES REQUIREMENTS:

LARGE TREES SHALL BE SPACE 40 FT O.C.; SMALL TREES SHALL BE SPACED 20' O.C. SPACING MAY BE ADJUSTED TO ACCOUNT FOR DRIVEWAYS, UTILITY POLES, FIRE HYDRANTS AND OTHER OBSTRUCTIONS.

NO MORE THAN 25 (OR 25 PERCENT OF THE TOTAL NUMBER, WHICHEVER IS GREATER) OF THE TREES INSTALLED MAY BE OF ANY ONE GENUS.

NO MORE THAN 25 PERCENT OF THE STREET TREES USED IN A SINGLE DEVELOPMENT SHALL BE OF THE SMALL TREE SPECIES.

APPROPRIATE STREET TREE SPECIES INCLUDE:

(A) LARGE TREES:
NUTTALL OAK
SHUMARD OAK
WILLOW OAK
NORTHERN RED OAK
GINGKO (VARIETY: PRESIDENT, AUTUMN GOLD, MALE GENDER)
AUTUMN MAPLE
PRINCETON ELM
CHINESE ELM (VARIETIES: ALLEE, ATHENA, DRAKE, BOSQUE)
BALD CYPRESS (VARIETY: SHAWNEE BRAVE)
ZELKOVA (VARIETY: GREEN VASE OR VILLAGE GREEN)

(B) SMALL TREES:
CREPE MYRTLE
SAUCER MAGNOLIA (VARIETY: BUTTERFLIES)
CHINESE FRINGE TREE
GOLDEN RAIN TREE
TEXAS REDBUD (CERCIS RENIFORMIS)
KOUSA DOGWOOD
WASHING HAWTHORN "PRINCETON SENTRY"
ZELKOVA (VARIETY: WIRES)

(C) THE MINIMUM SIZE FOR PROPOSED HARDWOOD TREES SHALL BE 2 1/2 INCH CALIPER. MULTI-STEM TREES THAT DO NOT MEET THE MINIMUM 2 1/2 INCH CALIPER REQUIREMENT SHALL BE A MINIMUM OF 8 FEET TALL.

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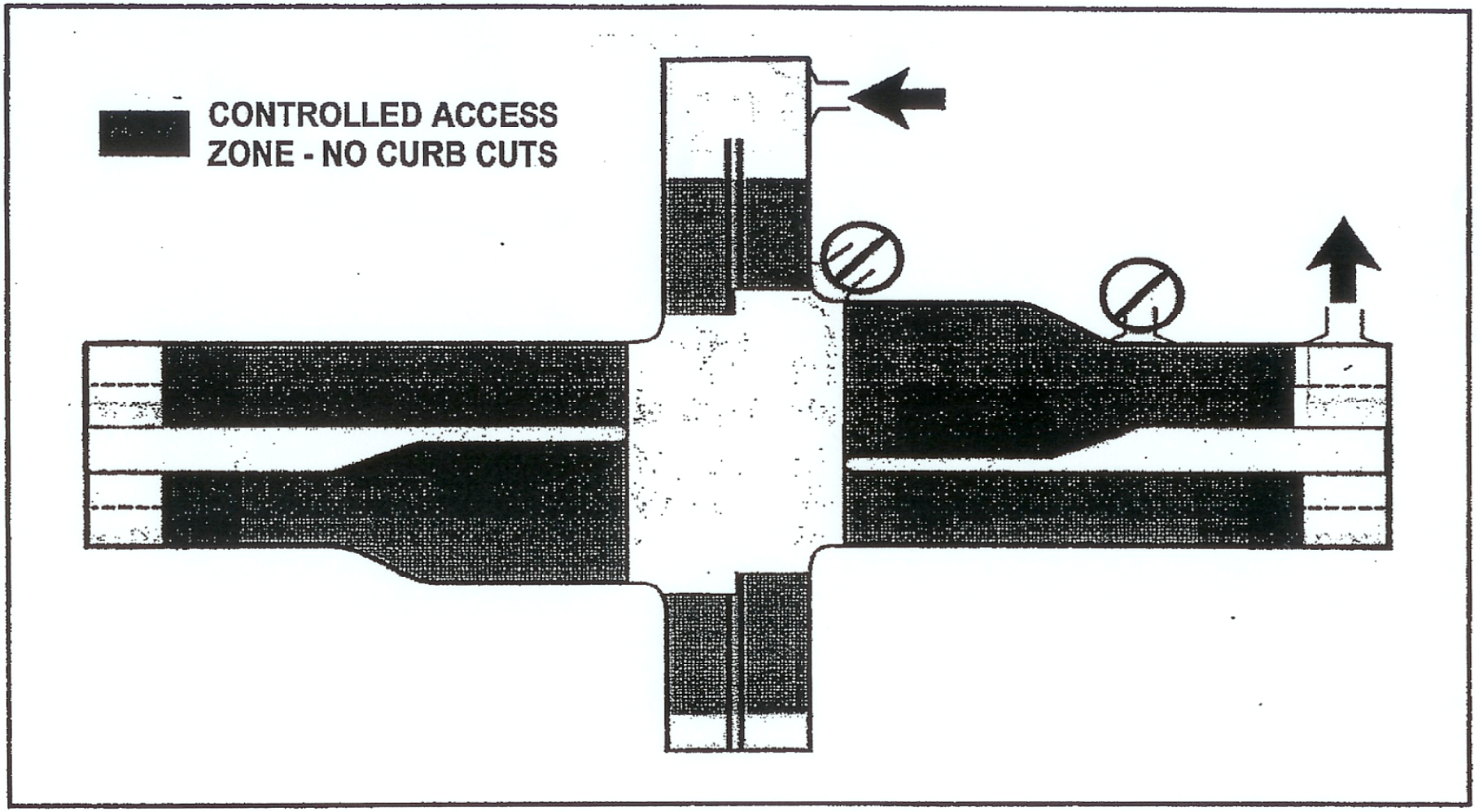
Town of Braselton
S.R. 53 Overlay District

DESIGN GUIDELINES

PART 2: PROPERTY DEVELOPMENT STANDARDS

INTERSECTION ACCESS CONTROL



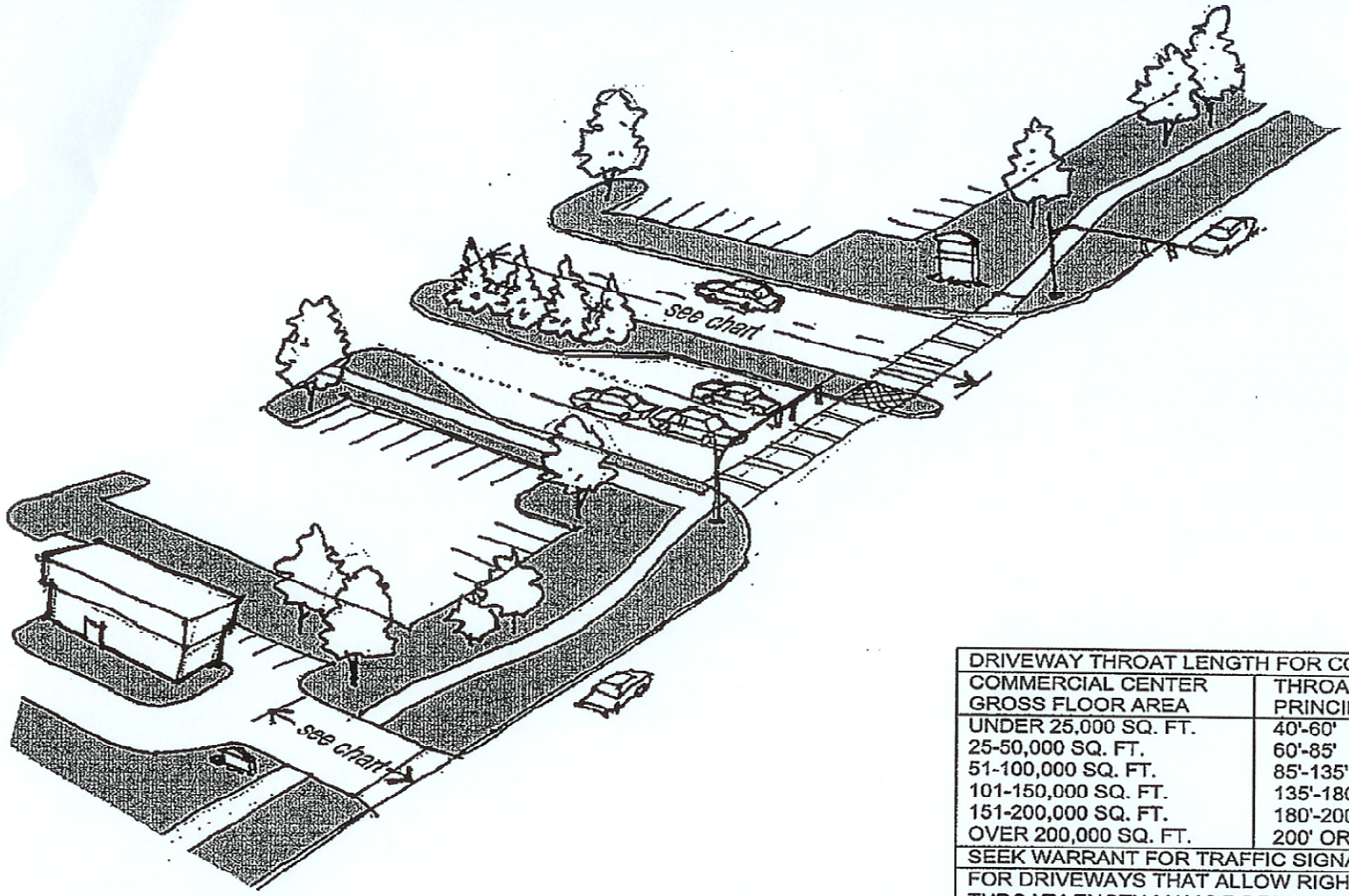
LIMITED ACCESS ZONE OF INTERSECTIONS

DESIGN GUIDELINES FOR:

S.R. 53 OVERLAY DISTRICT

BRASELTON, GEORGIA

FIGURE
1



DRIVEWAY THROAT LENGTH FOR COMMERCIAL CENTERS	
COMMERCIAL CENTER GROSS FLOOR AREA	THROAT LENGTH OF PRINCIPAL DRIVEWAY
UNDER 25,000 SQ. FT.	40'-60'
25-50,000 SQ. FT.	60'-85'
51-100,000 SQ. FT.	85'-135'
101-150,000 SQ. FT.	135'-180'
151-200,000 SQ. FT.	180'-200'
OVER 200,000 SQ. FT.	200' OR MORE
SEEK WARRANT FOR TRAFFIC SIGNAL	
FOR DRIVEWAYS THAT ALLOW RIGHT TURNS ONLY, THE THROAT LENGTH MAY BE REDUCED BY ONE-THIRD	

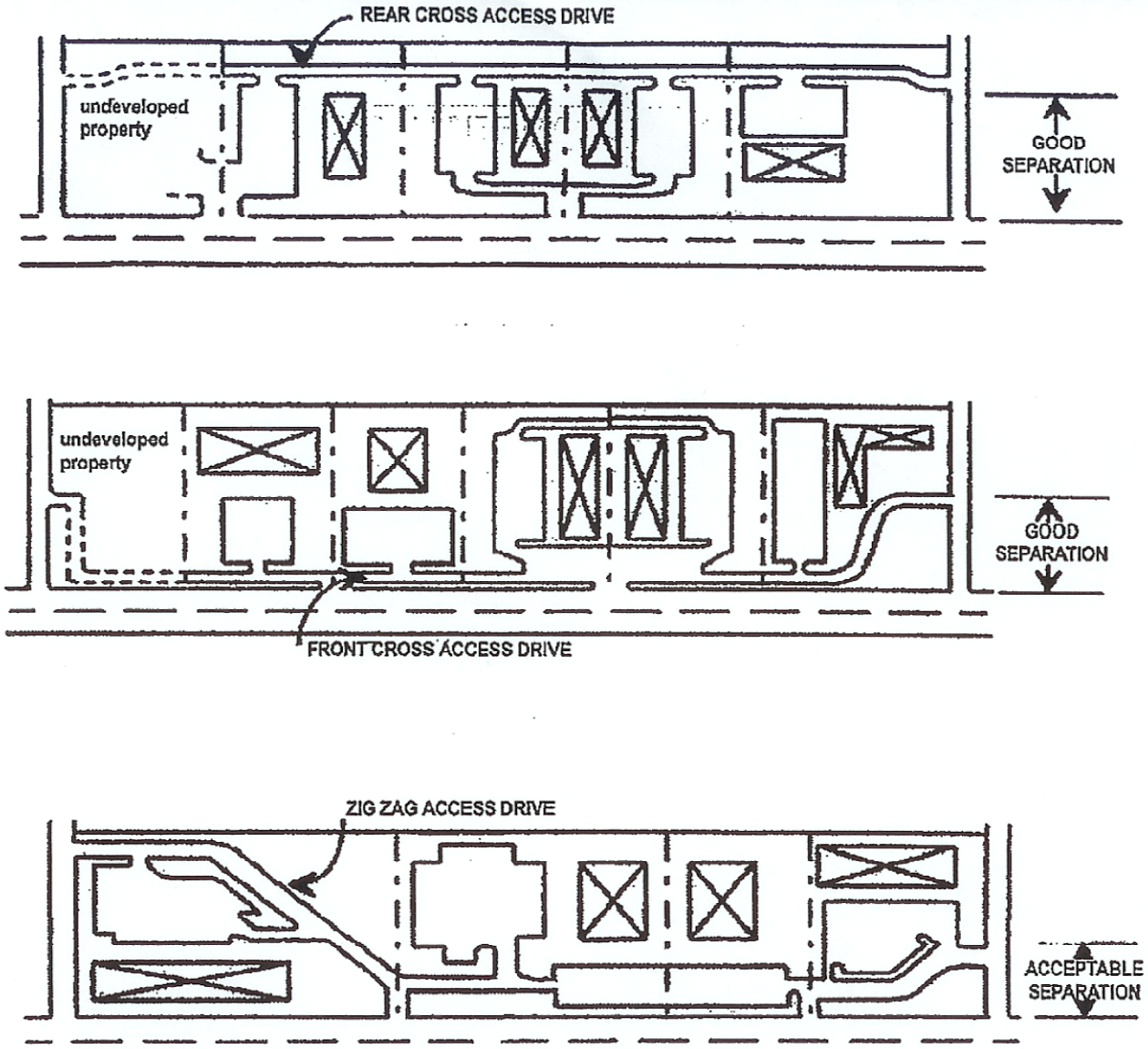
DRIVEWAY THROAT LENGTH

DESIGN GUIDELINES FOR:

S.R. 53 OVERLAY DISTRICT

BRASELTON, GEORGIA

FIGURE 2



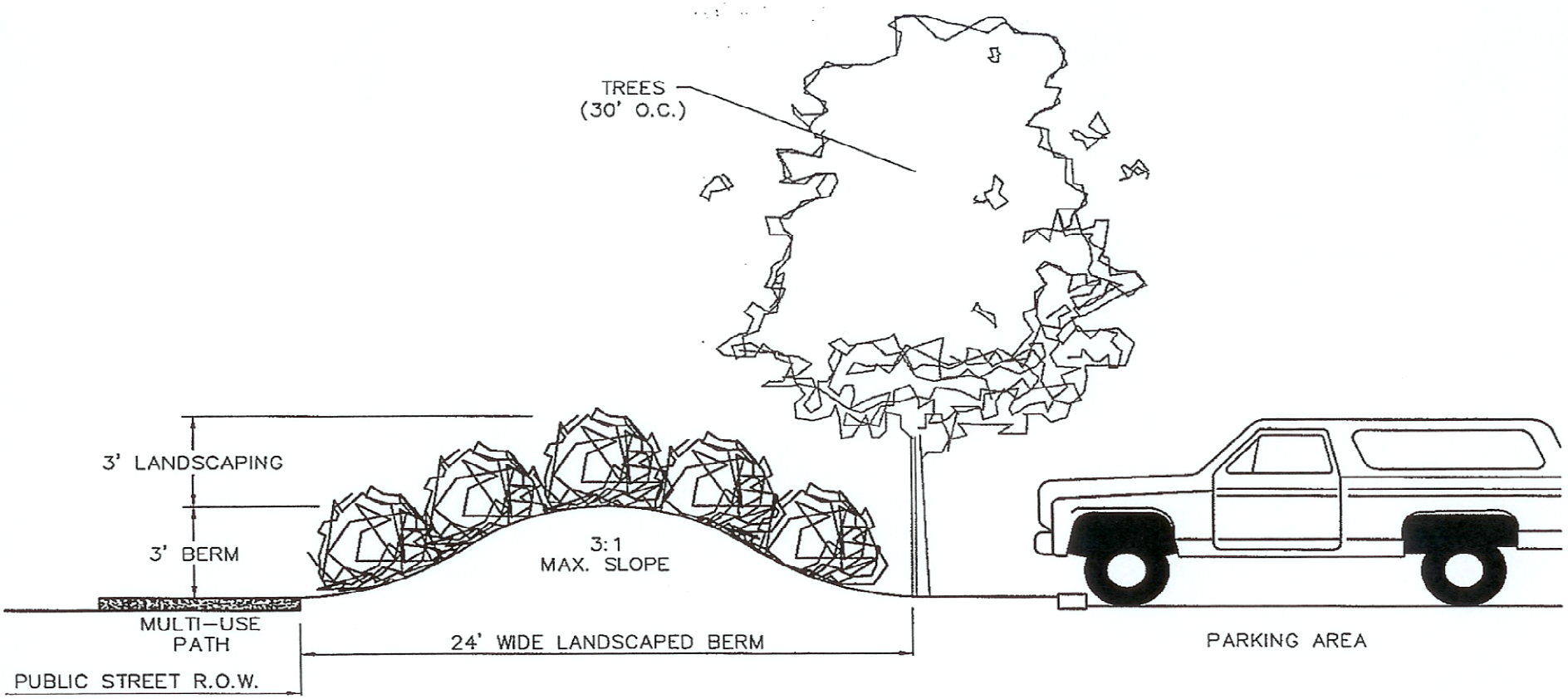
EXAMPLES FOR INTERPARCEL ACCESS DRIVES

DESIGN GUIDELINES FOR:

S.R. 53 OVERLAY DISTRICT

BRASELTON, GEORGIA

FIGURE 3



TYPICAL SECTION - LANDSCAPED BERM TO SCREEN PARKING

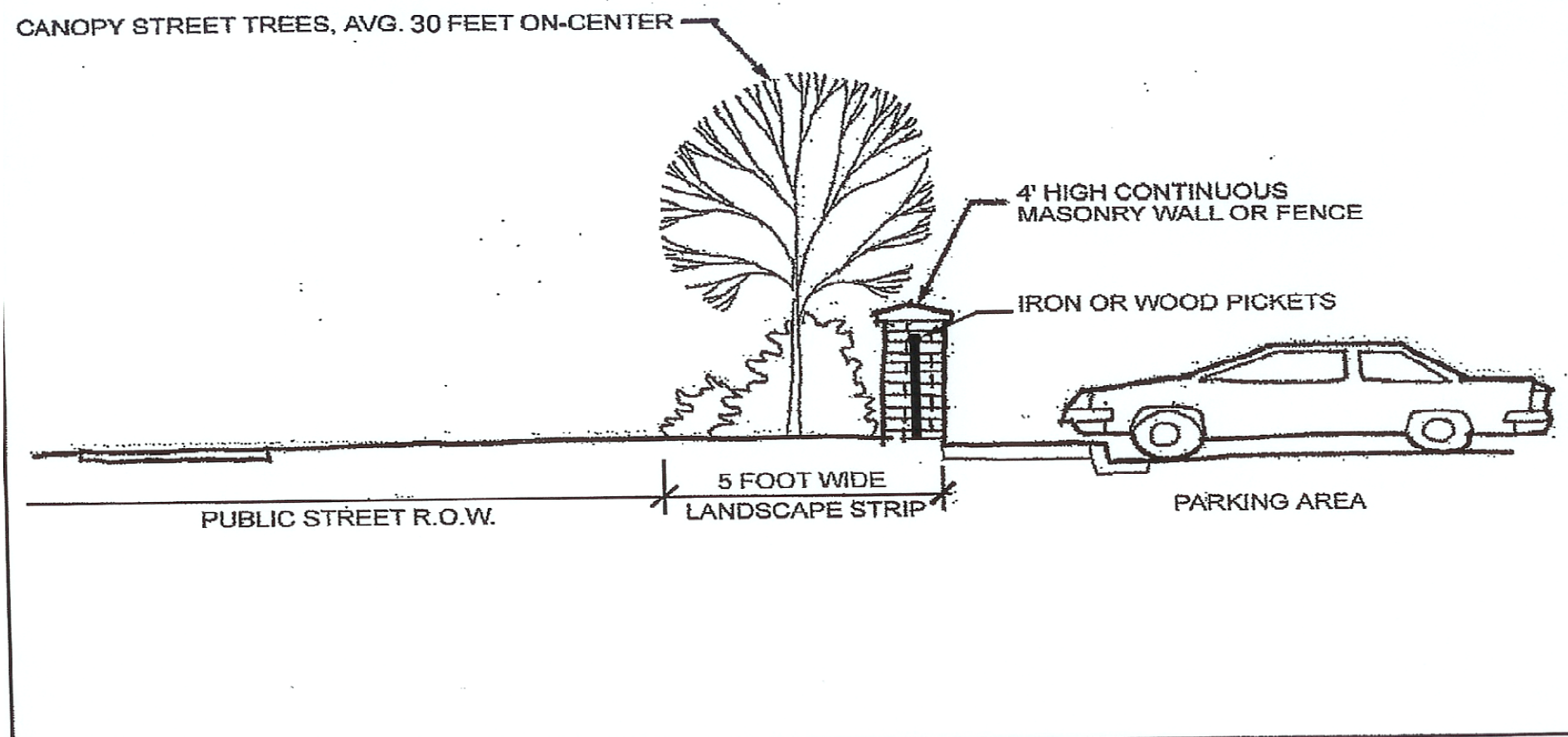
DESIGN GUIDELINES FOR:

S.R. 53 OVERLAY DISTRICT

BRASELTON, GEORGIA

FIGURE

4



TYPICAL SECTION - LANDSCAPED STRIP WITH WALL

FIGURE 5

DESIGN GUIDELINES FOR:

S.R. 53 OVERLAY DISTRICT

BRASELTON, GEORGIA

VIEW OF PARKING LOT PEDESTRIAN/LANDSCAPE FEATURES

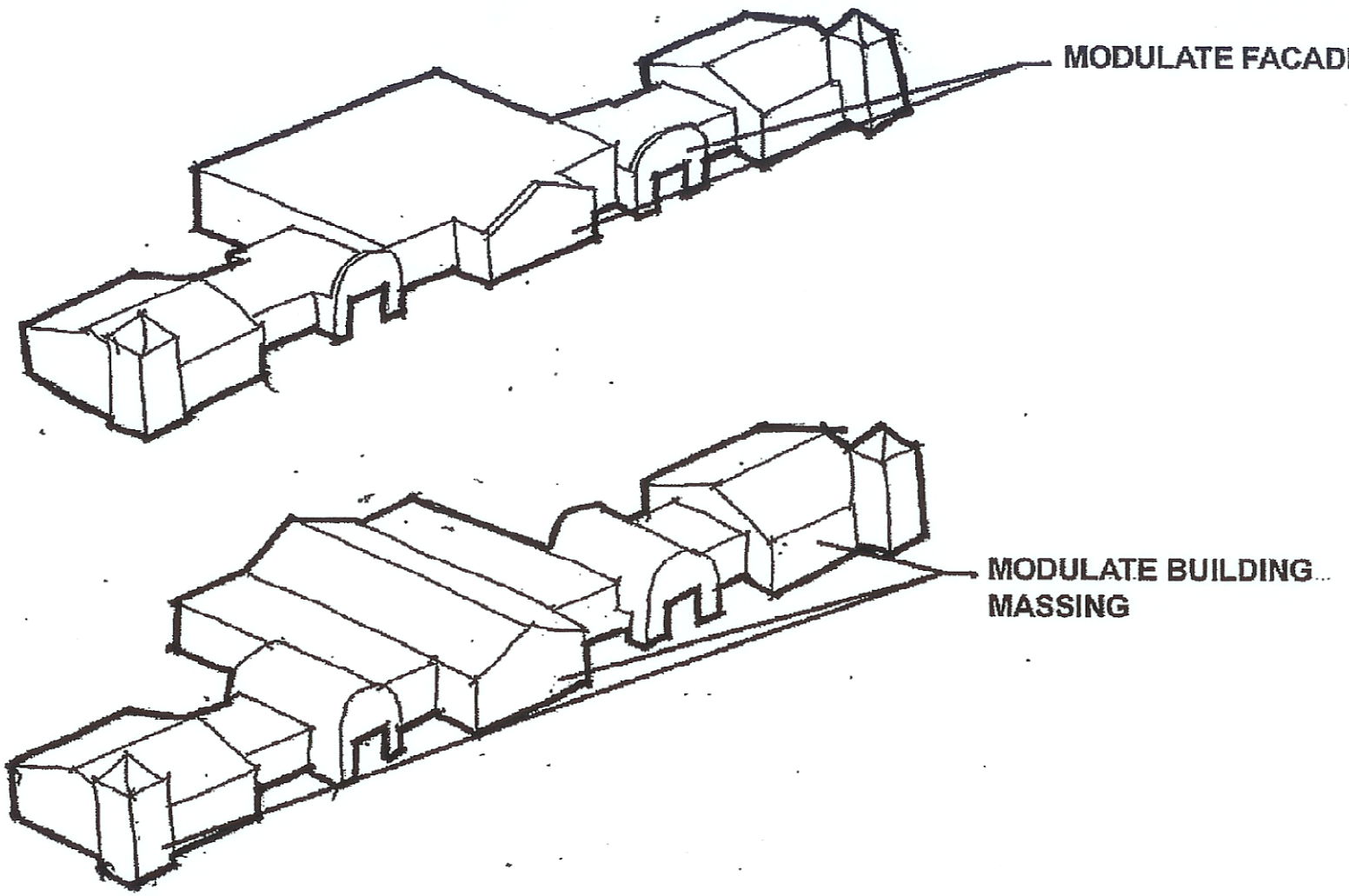
DESIGN GUIDELINES FOR:

S.R. 53 OVERLAY DISTRICT

BRASELTON, GEORGIA

FIGURE

6



EXAMPLES OF DESIRABLE BUILDING MASSING

DESIGN GUIDELINES FOR:

S.R. 53 OVERLAY DISTRICT

BRASELTON, GEORGIA

FIGURE 7