



BRASELTON MIXED USE PROJECT

Architectural Site Concept

New Construction

07/02/2025

CONCEPTUAL SPACE AND SITE PLAN

OPTION 1

SINGLE FAMILY HOMES (15)

- Proposed Zoning: R-3
- 2 Story
- Total sq. ft. 4,000-5,000 sq. ft
- (Foot print 2,000-2,500 sq. ft per floor)
- Lot area: Minimum 10,000 sq. ft
- Lot Width: Minimum 55 ft
- About 30'x40' driveway

TOWNHOMES (41)

- Proposed Zoning: R-3
- 2-3 Story
- 3,000 sq. ft
- (Foot print 1,000-1,500 sq. ft per floor)
- Lot area: Minimum 2,000 sq. ft
- Lot Width: Minimum 30 ft

SITE AMENITIES

- Outdoor Seating
- Parking with Green Areas
- Landmark Feature
- Golf Cart Trails
- Trail Connection
- Clubhouse, Pool, and Playground



CONCEPTUAL SPACE AND SITE PLAN

OPTION 2

SINGLE FAMILY HOMES (15)

- Proposed Zoning: R-3
- 2 Story
- Total sq. ft. 4,000-5,000 sq. ft
- (Foot print 2,000-2,500 sq. ft per floor)
- Lot area: Minimum 10,000 sq. ft
- Lot Width: Minimum 55 ft
- About 30'x40' driveway

TOWNHOMES (40)

- Proposed Zoning: R-3
- 2-3 Story
- 3,000 sq. ft
- (Foot print 1,000-1,500 sq. ft per floor)
- Lot area: Minimum 2,000 sq. ft
- Lot Width: Minimum 30 ft

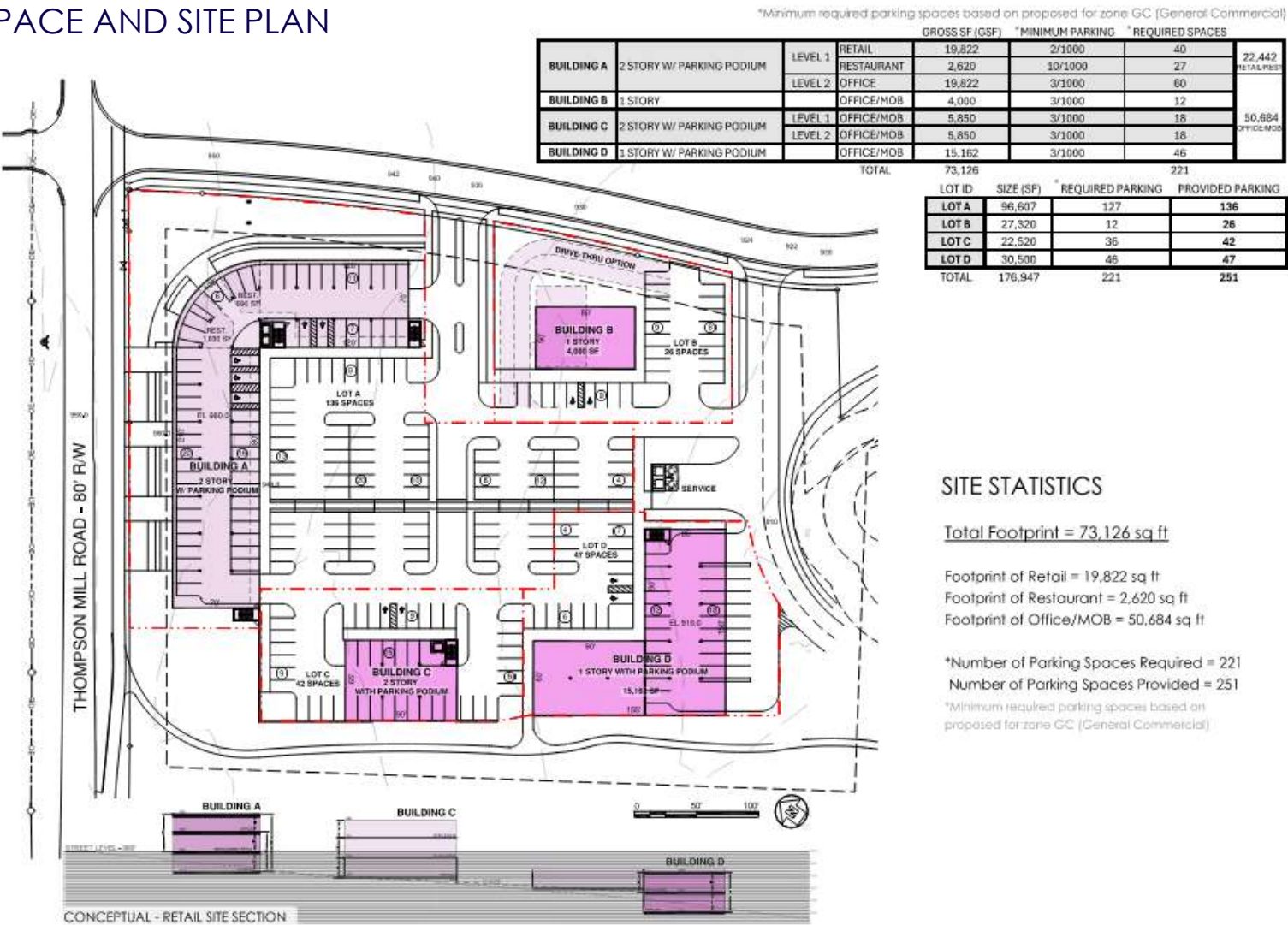
SITE AMENITIES

- Outdoor Seating
- Parking with Green Areas
- Landmark Feature
- Golf Cart Trails
- Trail Connection
- Clubhouse, Pool, and Playground



CONCEPTUAL SPACE AND SITE PLAN

FINAL CONCEPT



SITE STATISTICS

Total Footprint = 73,126 sq ft

Footprint of Retail = 19,822 sq ft
Footprint of Restaurant = 2,620 sq ft
Footprint of Office/MOB = 50,684 sq ft

*Number of Parking Spaces Required = 221
Number of Parking Spaces Provided = 251

*Minimum required parking spaces based on proposed for zone GC (General Commercial)