PID:19104600190
MERIT HOLDINGS LLC
(DB 16295 PG 2990)
(PB 283 PG 426)

PID:19104600300
CORREA LUNA RIGOBERTO
(PB 282 PG 191)

PID:19104600140
BROCK INVESTMENTS INC
(DB 14566 PG 5956)
4570 BROWNSVILLE RD SW

N08°44'58"E 232.72'

8' WOOD BOARD FENCE

40' REAR BUILDING SETBACK

15' SIDE BUILDING SETBACK

N81°11'41"W 302.67'

S81°10'48"E 262.90'

PROPOSED LIGHT POLE (TYP)
SEE PHOTOMETRIC PLAN

PROPOSED FENCE
SEE ARCH. PLANS FOR DETAILS

18" CURB AND GUTTER (TYP.)

6' WIDE CONCRETE SIDEWALK

PROPOSED WALL MOUNTED LIGHT (TYP)
SEE PHOTOMETRIC PLAN

PID:19104600270
RXNOW LLC
(DB 15863 PG 4422)
BROWNSVILLE RD SW
77,348 SQ FT
1.776 ACRES±

THE LEARNING EXPERIENCE
Academy of Early Education

FFE:1018.20
10,000 SF
NEW 1 STORY BUILDING
DAYCARE FACILITY

6' WIDE CONCRETE SIDEWALK

PROPOSED DUMPSTER PAD AND ENCLOSURE WITH ROOF OR CANOPY DESIGNED BY OTHERS

BROCK INVESTMENTS INC
(DB 14566 PG 5954)
BROWNSVILLE RD SW

PROPOSED 2' DRAINAGE FLUME

HEAVY DUTY CONCRETE

TYPE C ADA RAMP

STANDARD ASPHALT PAVEMENT

(4) PROPOSED OVERFLOW STUDENT DROP-OFF/PICKUP SPACES

CONCRETE WHEEL STOPS (TYP).

8' X 8' TRANSFORMER PAD

PROPOSED LIGHT POLE (TYP)
SEE PHOTOMETRIC PLAN

TYPE B ADA RAMP

10' WIDE CONCRETE SIDEWALK

CURB TRANSITION 0" TO 6" OVER 14 LF

DIRECTIONAL ARROW (WHITE) (TYP.)

PROPOSED LIGHT POLE (TYP)
SEE PHOTOMETRIC PLAN

PEDESTRIAN CROSSWALK

TLE STAFF SHALL BE DEDICATED TO ACTIVE MONITORING TO ENSURE TRAFFIC FLOW IS NOT OBSTRUCTED

(10) PROPOSED DESIGNATED STUDENT DROP-OFF/PICKUP SPACES

18" CURB AND GUTTER (TYP.)

24" STOP BAR (WHITE)

5" DOUBLE STRIPING (YELLOW)

PROPOSED TLE DIRECTIONAL SIGNAGE "STOPPING IN STREET IS PROHIBITEDUSE DESIGNATED DROP-OFF / PICK-UP SPACES"

TYPE B ADA RAMP

40' FRONT BUILDING SETBACK

SIGN

PROPOSED MONUMENT SIGN

R/W

5' CONC WALK

S33°18'59"W 11.41'

S32°20'42"W 108.38'

S01°03'43"E 37.50'

S18°54'37"E 89.83'

S06°23'26"E 6.16'

S20°36'28"E 2.30'

N68°48'37"E 304.04'

BROWNSVILLE ROAD
(VARIABLE WIDTH PUBLIC R/W)

HIRAM LITHIA SPRINGS ROAD
(VARIABLE WIDTH PUBLIC R/W)

Average Traffic during Drop-Off ***(average 5 minutes)****:*

- 6:30am-7:00am (13 children)
- 7:00am-7:30am (32 children)
- 7:30am-8:00am (43 children)
- **8:00am-8:30am (45 children) PEAK**
- 8:30am-9:00am (32 children)
- 9:00am-9:30am (18 children

The 10 Designated spaces can turn-over 6 times and provide 60 Drop-Offs in a 30-minute window at the "PEAK"/maximum period. Likewise, the 4 Overflow spaces can turn-over 6 times and provide 24 additional Drop-Offs at the "PEAK"/ maximum period. Combined, these 14 spaces provide a total capacity of 84 Drop-Offs, which is nearly twice the brand's nationwide average.

Average Traffic during Pick-Up ***(average 8 minutes)****:*

- 3:30pm-4:00pm (13 children)
- 4:00pm-4:30pm (32 children)
- 4:30pm-5:00pm (43 children)
- **5:00pm-5:30pm (45 children) PEAK**
- 5:30pm-6:00pm (32 children)
- 6:00pm-6:30pm (18 children)

The 10 Designated spaces can turn-over 3.75 times and provide 37 Pick-Ups in a 30-minute window at the "PEAK"/ maximum period. Likewise, the 4 Overflow spaces can turn-over 3.75 times and provide 15 additional Drop-Off's at the "PEAK"/maximum period. Combined, these 14 spaces provide a total capacity of 52 Drop-Off's, exceeding the brand's national average.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- 18" CURB AND GUTTER
- 24" CURB AND GUTTER
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING

SITE AREA	
TOTAL PROPERTY AREA	1.78± AC (77,536.80± S.F.)
DISTURBED AREA	0.94± AC (40,946.40± S.F.)
IMPERVIOUS PROPOSED	0.83± AC (36,154.80± S.F.)
PERVIOUS PROPOSED	0.94± AC (40,946.40± S.F.)
ZONING CLASSIFICATION	
JURISDICTION	CITY OF POWDER SPRINGS
ZONING	CRC
IMPERVIOUS COVERAGE	MAX 75%
BUILDING SETBACKS	
FRONT	40'
REAR	40'
SIDE	15'
BUILDING SUMMARY	
PROPOSED BUILDING AREA	±10,000 SF
PARKING SUMMARY	
TOTAL MIN. PARKING REQ.	1 PER 300 SF (34 SPACES)
TOTAL MAX. PARKING REQ.	1 PER 200 SF (50 SPACES)
PARKING PROVIDED	37 SPACES (2 ADA)

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
8. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
9. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
13. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
14. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.

0 10' 20'
SCALE: 1"=20'

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0800
004 FEDBSE04

PROJECT ADDRESS
4560 BROWNSVILLE RD
POWDER SPRINGS, GA
30127
COBB COUNTY

24 HOUR EMERGENCY CONTACT
BRIAN HOSCH
(770) 313-1996

SITE DEVELOPMENT PLANS
VISION DEVELOPMENT

TLE - BROWNSVILLE ROAD

SITE PLAN

PLAN REVISIONS

REV	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER BRIAN E. HAY No. PE039585

GSWCC No.: 21547

PROJECT NO.	25009062
PROJECT DATE	04/03/2026
SHEET NO.	C200

FILE NAME: k:\25009062 tle – brownsville rd\DWG\engineering\04 PRODUCTION\C200 SITE PLAN.dwg| LAST SAVED BY: cmcdonald| 3/30/2026 2:12 PM| PLOTTED BY: Michael Rossi| 3/31/2026| PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES)| DEVICE: DWG TO PDF.PC3| PLOT STYLE: ATWELL.CTB