

**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	1.776 AC (77,382.562 SQ FT)
DISTURBED AREA	0.294 AC (12,744.000 SQ FT)
IMPERVIOUS PROPOSED	0.252 AC (10,944.000 SQ FT)
PENVIOUS PROPOSED	0.294 AC (12,744.000 SQ FT)
ZONING CLASSIFICATION	
JURISDICTION	CITY OF POWDER SPRINGS
IMPERVIOUS COVERAGE	MAX 75%
BUILDING SETBACKS	
FRONT	40'
REAR	40'
SIDE	15'
BUILDING SUMMARY	
PROPOSED BUILDING AREA	10,000 SF
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)

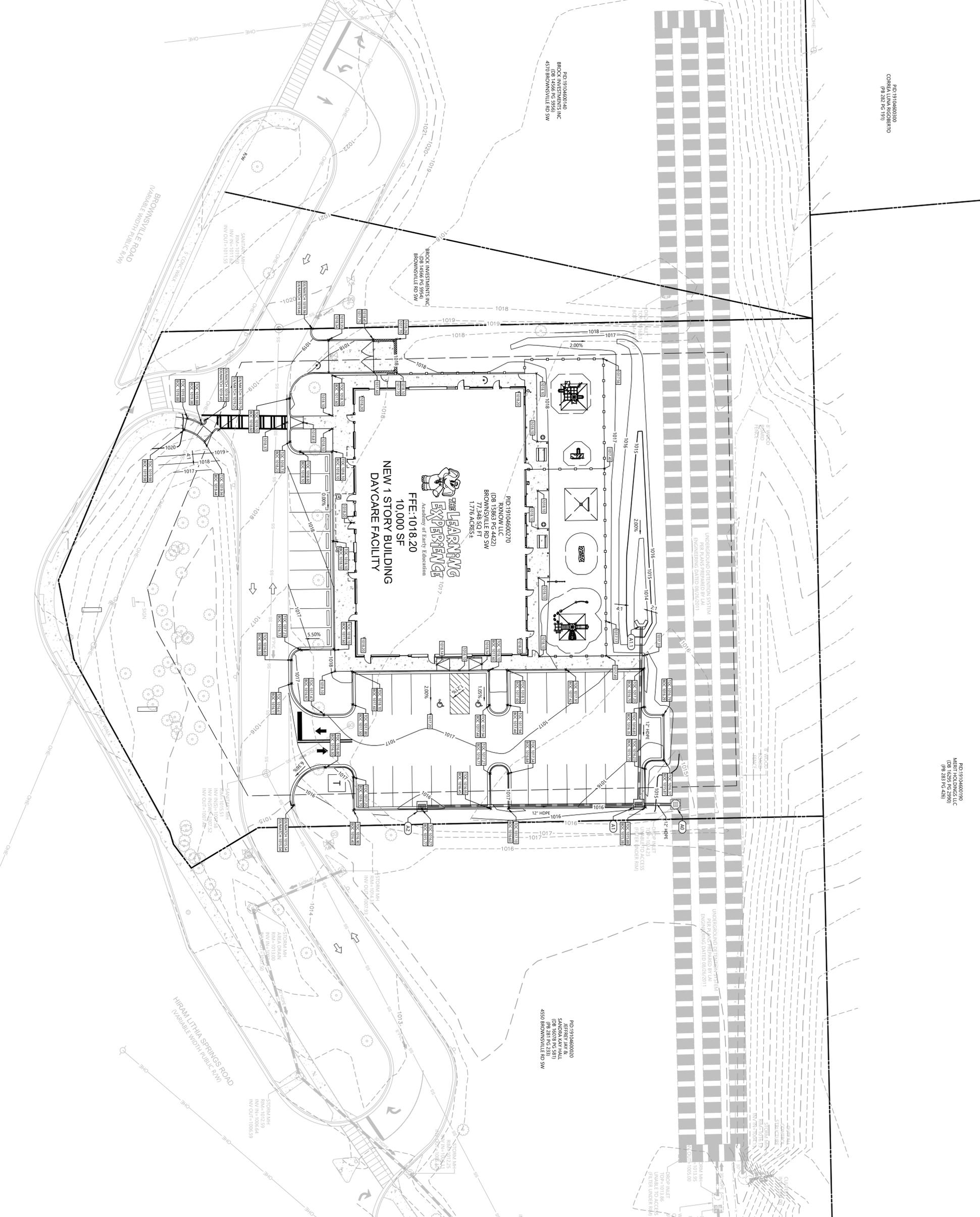
**ATWELL**  
 866.850.4200 www.atwell.com  
 1850 PARKWAY PLACE, SUITE 650  
 MARIETTA, GA  
 770.423.0800  
 COAF PFT005804

**PROJECT ADDRESS**  
 4550 BROWNSVILLE RD  
 POWDER SPRINGS, GA  
 30127  
**24 HOUR EMERGENCY CONTACT**  
 NAME: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

SITE DEVELOPMENT PLANS  
**TLE - BROWNSVILLE ROAD**  
 VISION DEVELOPMENT  
**SITE PLAN**

REV	DATE	PLAN REVISIONS

PROJECT NO. 25009062  
 PROJECT DATE 02.13.2026  
 SHEET NO. C200



PID:19104600190  
CORREA LUNA RIGORBERTO  
(PH: 282 PG 191)

PID:19104600190  
MERT HOLDINGS LLC  
(DB: 553 PG 2580)  
(PH: 281 PG 4459)

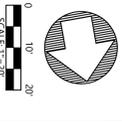
PID:19104600000  
JEFFREY JAY &  
SANDRA KAY HALL  
(DB: 281 PG 2381)  
4550 BROWNSVILLE RD SW

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

PID:19104600000  
JEFFREY JAY &  
SANDRA KAY HALL  
(DB: 281 PG 2381)  
4550 BROWNSVILLE RD SW

**GRADING LEGEND**

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOUR
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED SPOT ELEV
- 2% SLOPE ARROW
- GATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE



**ATWELL**  
866.850.4200 www.atwell.com  
1850 PARKWAY PLACE, SUITE 650  
MARIETTA, GA  
770.423.0800  
CO.# PFT005804

**PROJECT ADDRESS**  
4550 BROWNSVILLE RD  
POWDER SPRINGS, GA  
30127  
**24 HOUR  
EMERGENCY CONTACT**  
NAME  
PHONE

SITE DEVELOPMENT PLANS  
**TLE - BROWNSVILLE ROAD**  
VISION DEVELOPMENT  
GRADE PLAN

REV	DATE	PLAN REVISIONS

PROJECT NO. 23009062  
PROJECT DATE 02-13-2026  
SHEET NO. C300

PROJ:19104600190  
CORREA LUNA ROBERTO  
(P# 282 PG 191)

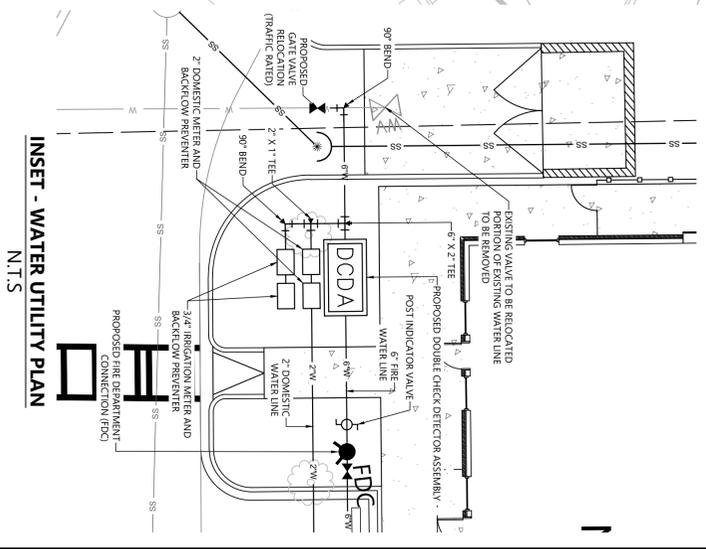
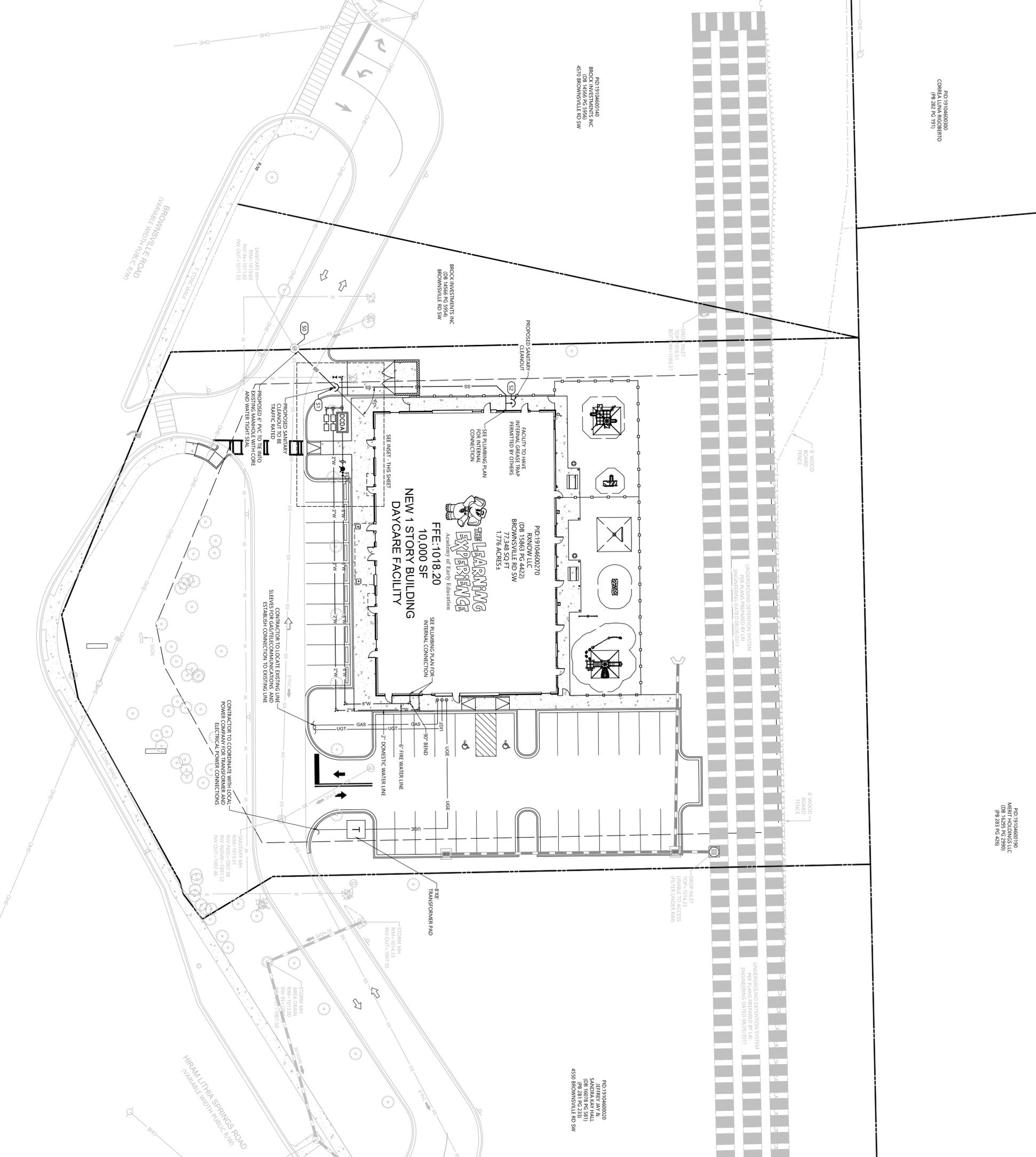
PROJ:19104600190  
MERRIT HOLDINGS LLC  
(DB # 5299 PG 4290)  
(P# 539 PG 459)

PROJ:19104600140  
BROCK INVESTMENTS INC  
(DB #456 PG 3556)  
4570 BROWNSVILLE RD SW

BROCK INVESTMENTS INC  
(DB #456 PG 3554)  
BROWNSVILLE RD SW

THE LEARNING EXPERIENCE  
Academy of Early Education  
NEW 1 STORY BUILDING  
DAYCARE FACILITY  
FFE-1018.20  
10,000 SF  
77,348 SQ FT  
1,776 ACRES±  
RANOW LLC  
(DB #15863 PG 4422)  
BROWNSVILLE RD SW  
77,348 SQ FT  
1,776 ACRES±

PROJ:19104600200  
JEFFREY LAY & SANDRA LAY HALL  
(DB #81 PG 5281)  
(DB #81 PG 5281)  
4559 BROWNSVILLE RD SW



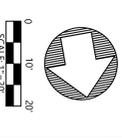
UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- CABLE LINE
- ELECTRIC OVERHEAD LINE
- ELECTRIC UNDERGROUND LINE
- GAS LINE
- SEWER LINE
- SEWER FORCE MAIN - 4" SIZE
- TELEPHONE OVERHEAD LINE
- TELEPHONE UNDERGROUND LINE
- DOMESTIC WATER LINE - 4" SIZE
- FIRE WATER LINE - 4" SIZE
- SANITARY SEWER MANHOLE
- SEWER SERVICE (DOUBLE SERVICE)
- SEWER SERVICE (SINGLE SERVICE)
- SANITARY SEWER CLEAN OUT
- POST INDICATOR VALVE
- WATER SERVICE (DOUBLE SERVICE)
- WATER SERVICE (SINGLE SERVICE)
- WATER METER
- WATER BEND 45°
- WATER BEND 225°
- WATER BEND 1125°
- WATER TEE
- GATE VALVE
- DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GREASE TRAP
- ELECTRICAL TRANSFORMER
- LIGHTING FIXTURE

SITE DEVELOPMENT PLANS  
**TLE - BROWNSVILLE ROAD**  
VISION DEVELOPMENT  
UTILITY PLAN

**PROJECT ADDRESS**  
4560 BROWNSVILLE RD  
POWDER SPRINGS GA  
30127  
**EMERGENCY CONTACT**  
24 HOUR  
NAME  
PHONE

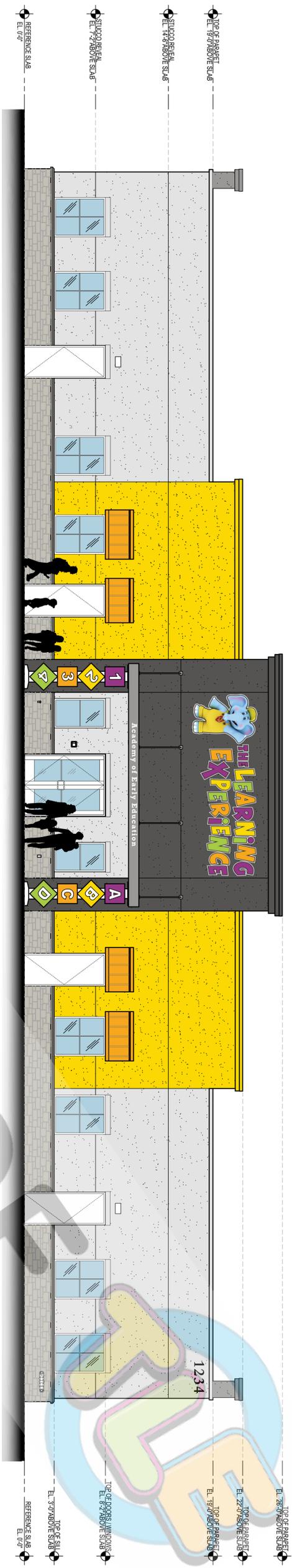
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CO.# PFT005804



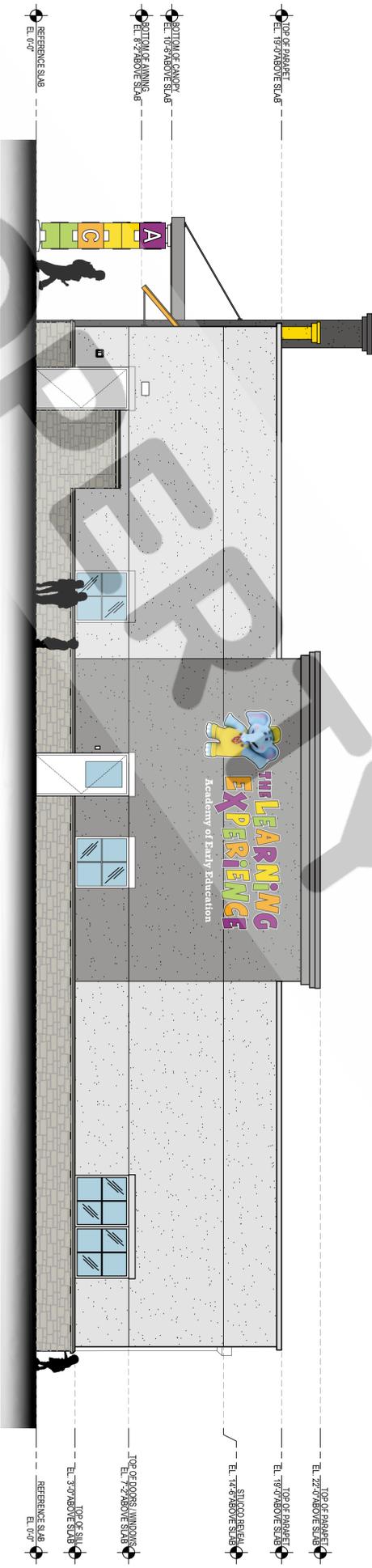
REV	DATE	PLAN REVISIONS

PROJECT NO. 23009062  
PROJECT DATE 02-13-2026  
SHEET NO. C400



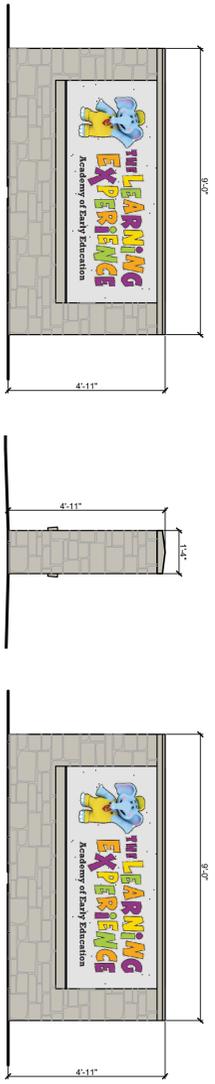


**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE		
LABEL	MANUFACTURER	FINISH/COLOR
STOREFRONT	KAWNEER	BONE WHITE
DOOR	-	FACTORY FINISH
FIXED WINDOW	-	FINISH PAINT COLOR: WHITE
STONE	PLY GEM	WHITE
SILL	QUARRY MILL	COLUMBIAN CLASSIC GREY
EIFS-1	MODERN PRECAST	COLORED SANDS STONE
EIFS-2	DRYPIT	REGULAR (LIGHT GREY)
EIFS-3	DRYPIT	SAND PEBBLE FINISH
EIFS-4	DRYPIT	COLOR: SW 7075; WEB GRAY
AWNING	-	COLOR: SW 9102; AFRICAN GRAY
CANOPY	-	COLOR: SW 7071; GRAY SCREEN
CORING	-	COLOR: SW 8911; CONFIDENT YELLOW
	FABRAL (OR EQUAL)	SHERWIN WILLIAMS POWDERA
	BREAK METAL	COLOR: P759-0000; GOLDEN CORN
		CLEAR ANODIZED
		TO MATCH ADJACENT



**TWO-SIDED MONUMENT**  
SCALE: 3/8" = 1'-0"

COMPANY NAME AND LOGO

STREET ADDRESS  
CITY, STATE ZIP CODE  
TLE SITE ID:

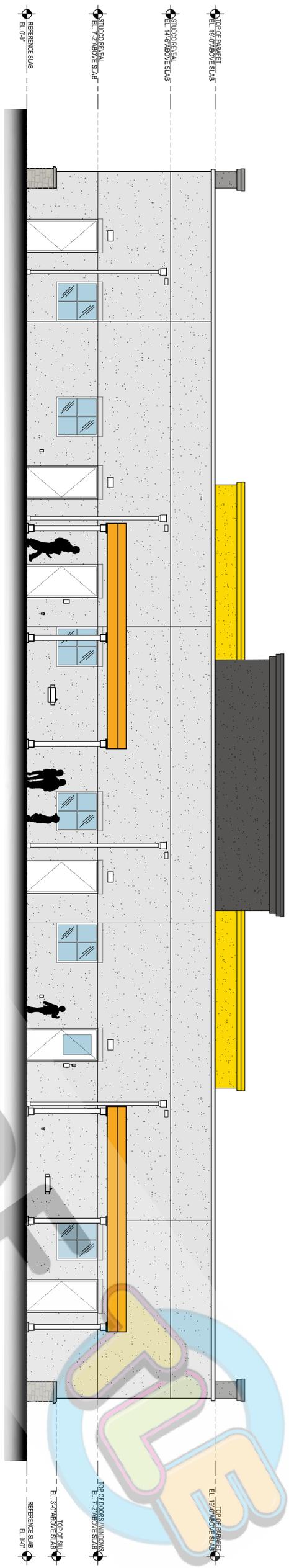


ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
01	05-03-24	PROTOTYPE UPDATE	02	06-17-24	DESIGN DIRECTIVE #014
			03	08-12-24	DESIGN DIRECTIVE #015
			04	08-22-24	DESIGN DIRECTIVE #016
			05	09-17-24	DESIGN DIRECTIVE #017

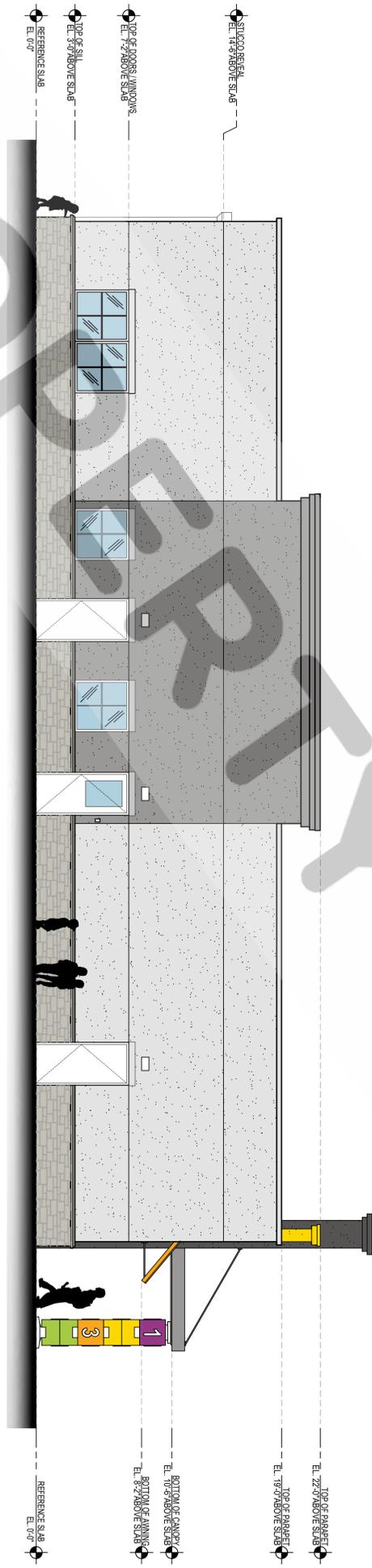
PROJECT NUMBER  
DRAWN BY  
APPROVED BY  
PROFESSIONAL CERTIFICATION

**A-001**  
EXTERIOR ELEVATIONS

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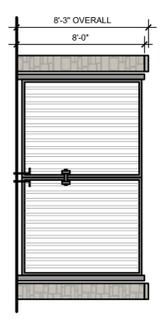
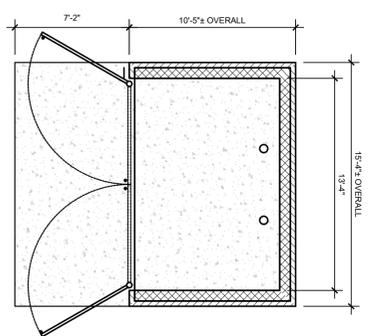


**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH/COLOR
STOREFRONT	KAWNEER	TRIFAB 4511 / 350	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY RAINED
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES	FINISH PAINT COLOR: WHITE
STONE	QUARRY MILL	STONE VENEER	COLLIER CLASSIC GREY
SILL	MODERN PRECAST	3 1/4" X 6 1/2" WITH 2" FLAT WITH 1/4" DRIP EDGE	VENISED SANDER STYLE
EIFS-1	DRYVIT	-	REGULAR (LIGHT GREY)
EIFS-2	DRYVIT	-	SAND PEBBLE FINISH
EIFS-3	DRYVIT	-	COLOR: SW 7075: WEB GRAY
EIFS-4	DRYVIT	-	COLOR: SW 9162: AFRICAN GRAY
AWNING	-	CUSTOM ALUMINUM	SAND PEBBLE FINISH
CANOPY	-	CUSTOM ALUMINUM	COLOR: SW 7071: GRAY SCREEN
CORING	FABRAL (OR EQUAL)	BREAK METAL	SHERWIN WILLIAMS POWDERA COLOR: P759-0260: GOLDEN CORN
			CLEAR ANODIZED
			TO MATCH ADJACENT



**DUMPSTER ENCLOSURE**  
SCALE: 3/16" = 1'-0"

COMPANY NAME AND LOGO

STREET ADDRESS  
CITY, STATE ZIP CODE  
TLE SITE ID:

**THE LEARNING EXPERIENCE**  
ACADEMY OF EARLY EDUCATION

ISSUE			REVISION		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
01	05-03-24	PROTOTYPE UPDATE	02	06-17-24	DESIGN DIRECTIVE #014
			03	08-12-24	DESIGN DIRECTIVE #015
			04	08-22-24	DESIGN DIRECTIVE #016
			05	09-17-24	DESIGN DIRECTIVE #017

PROJECT NUMBER  
DRAWN BY  
CHECKED BY  
APPROVED BY

PROFESSIONAL CERTIFICATION

EXTERIOR ELEVATIONS

A-002

2024.V24.06 PROTOTYPE

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