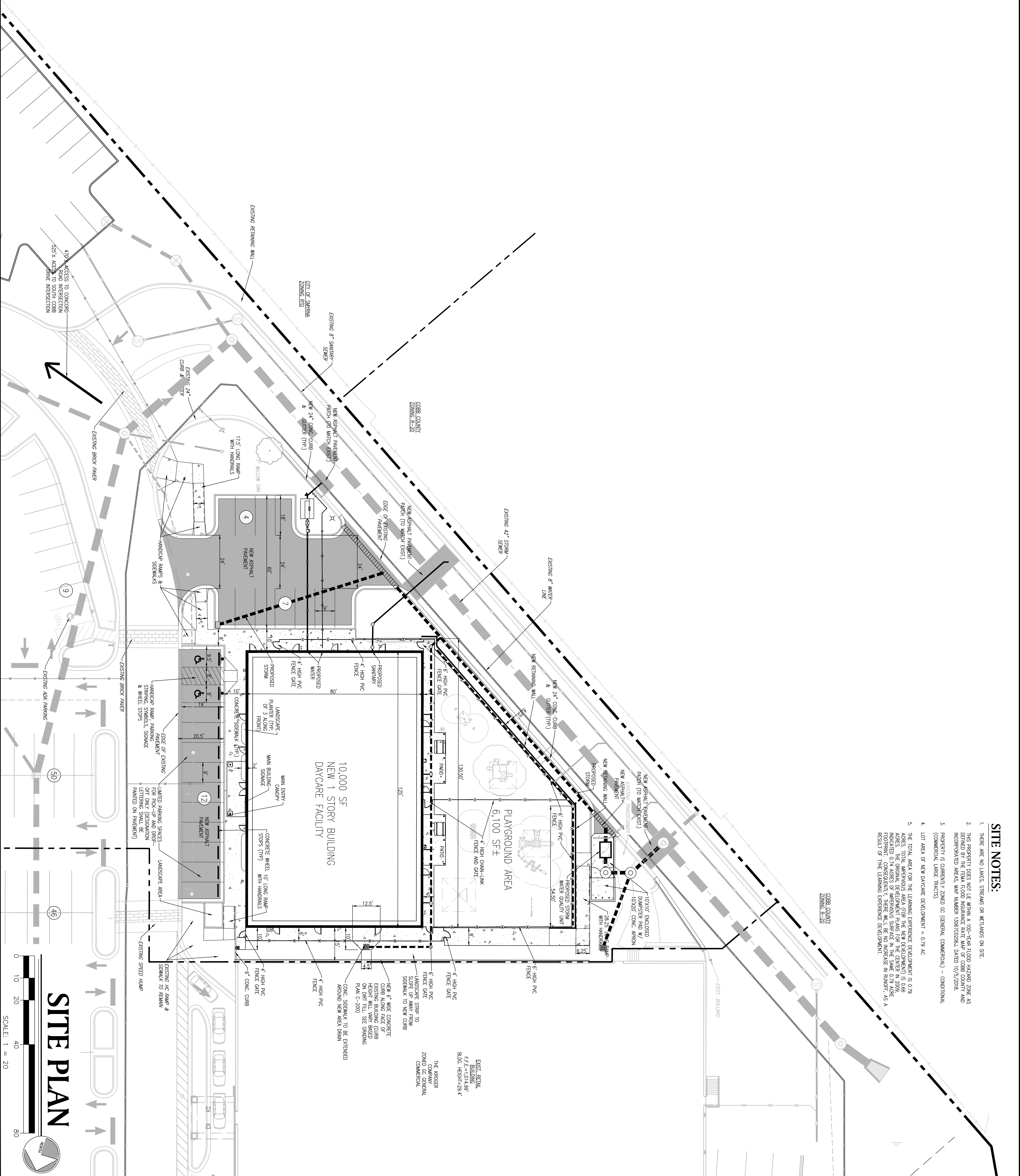


SITE NOTES:

1. THERE ARE NO LAKES, STREAMS OR WETLANDS ON SITE.
2. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD ZONE AS DENIED BY THE FIRM FLOOD INSURANCE RATE MAP OF COBB COUNTY AND INCORPORATED AREAS, MAP NUMBER 1369/020266, DATED 10/5/2018.
3. PROPERTY IS CURRENTLY ZONED GC (GENERAL COMMERCIAL) - CONDITIONAL (COMMERCIAL LARGE TRACTS).
4. LOT AREA OF NEW DAYCARE DEVELOPMENT = 0.79 AC.
5. THE TOTAL AREA FOR THE LEARNING EXPERIENCE DEVELOPMENT IS 0.79 ACRES. TOTAL IMPROVEMENTS AREA (FOR THE NEW DEVELOPMENT) IS 0.66 ACRES. THE ORIGINAL DEVELOPMENT PLANS FOR THE CENTER IN 2009, INDICATED 0.24 ACRES OF IMPROVEMENTS SURFACE IN THE SAME 0.79 ACRES. THE DEVELOPMENT OF THE LEARNING EXPERIENCE DEVELOPMENT, AS A RESULT OF THE LEARNING EXPERIENCE DEVELOPMENT.



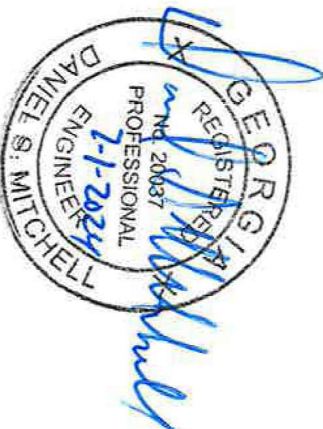
PROJECT:

THE LEARNING  
EXPERIENCE  
AT THE CROSSINGS  
AT FOUR CORNERS

LAND LOT 380  
17TH DISTRICT, 2ND SECTION  
CITY OF SMYRNA  
COBB COUNTY, GA

**LBX**  
INVESTMENTS

1427 MAYSON STREET, NE  
ATLANTA, GA 30324



COA-PER001716 • EXP. - 6/30/2026

REVISIONS  
SPECIAL USE SUBMITTAL

24 HR EMERGENCY CONTACT  
MR. BRIAN DONLEY  
670-585-7359

2023124SUP.dwg 07.01.24

SITE PLAN

SHEET

C-100

**PAULSON MITCHELL**  
INCORPORATED

LAND PLANNERS  
ENGINEERS • SURVEYORS  
TRANSPORTATION  
LANDSCAPE ARCHITECTS

85-A MILL STREET  
SUITE 200  
ROSSELL, GEORGIA 30075

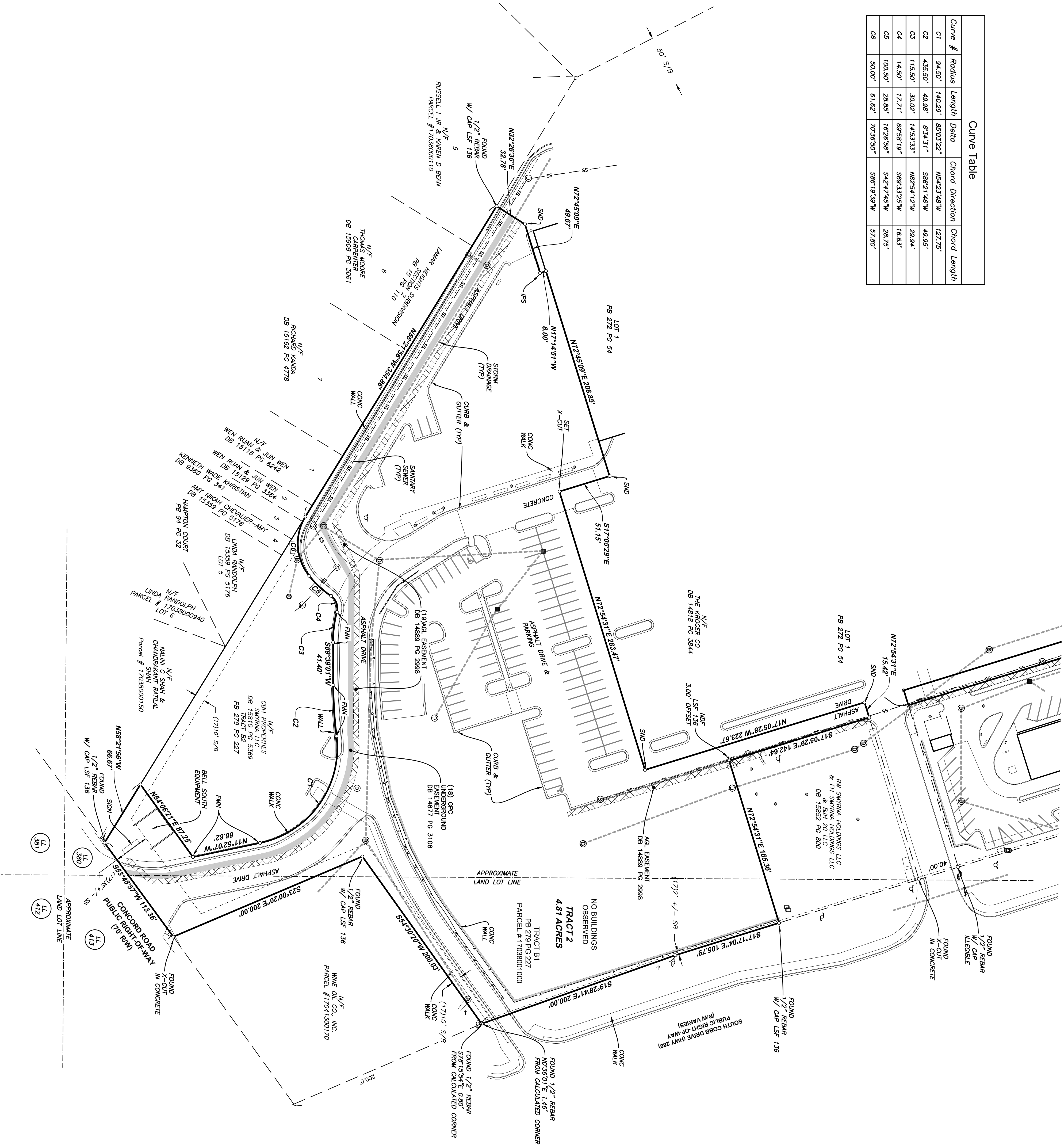
VOICE 770.650.7685  
FAX 770.650.7684  
www.paulsonmitchell.com







Curve Table			
Curve #	Radius	Length	Delta
C1	94.50'	140.29'	89°02'22"
C2	435.50'	49.98'	6°34'31"
C3	115.50'	30.02'	1°45'33"
C4	14.50'	17.71'	69°58'19"
C5	100.50'	28.65'	16°26'56"
C6	50.00'	61.62'	70°36'50"



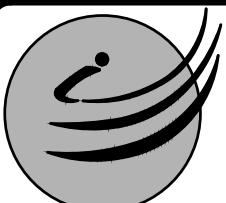
PB 272 PG 54

SB = SETBACK  
SND = FOUND MAG NAIL  
SND = SET NAIL & DISK LSF 136  
N/S = SET 1/2\"/>

ALTA/NSPS LAND TITLE SURVEY  
FOR  
LBX FOUR CORNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
FIRST AMERICAN TITLE INSURANCE COMPANY AND AMERIS BANK, A  
GEORGIA BANKING CORPORATION AND EACH OF THEIR RESPECTIVE  
SUCCESSORS AND ASSIGNS.  
CITY OF SMYRNA, LAND LOTS 380 & 413 OF THE 17TH DISTRICT OF COBB COUNTY, GEORGIA

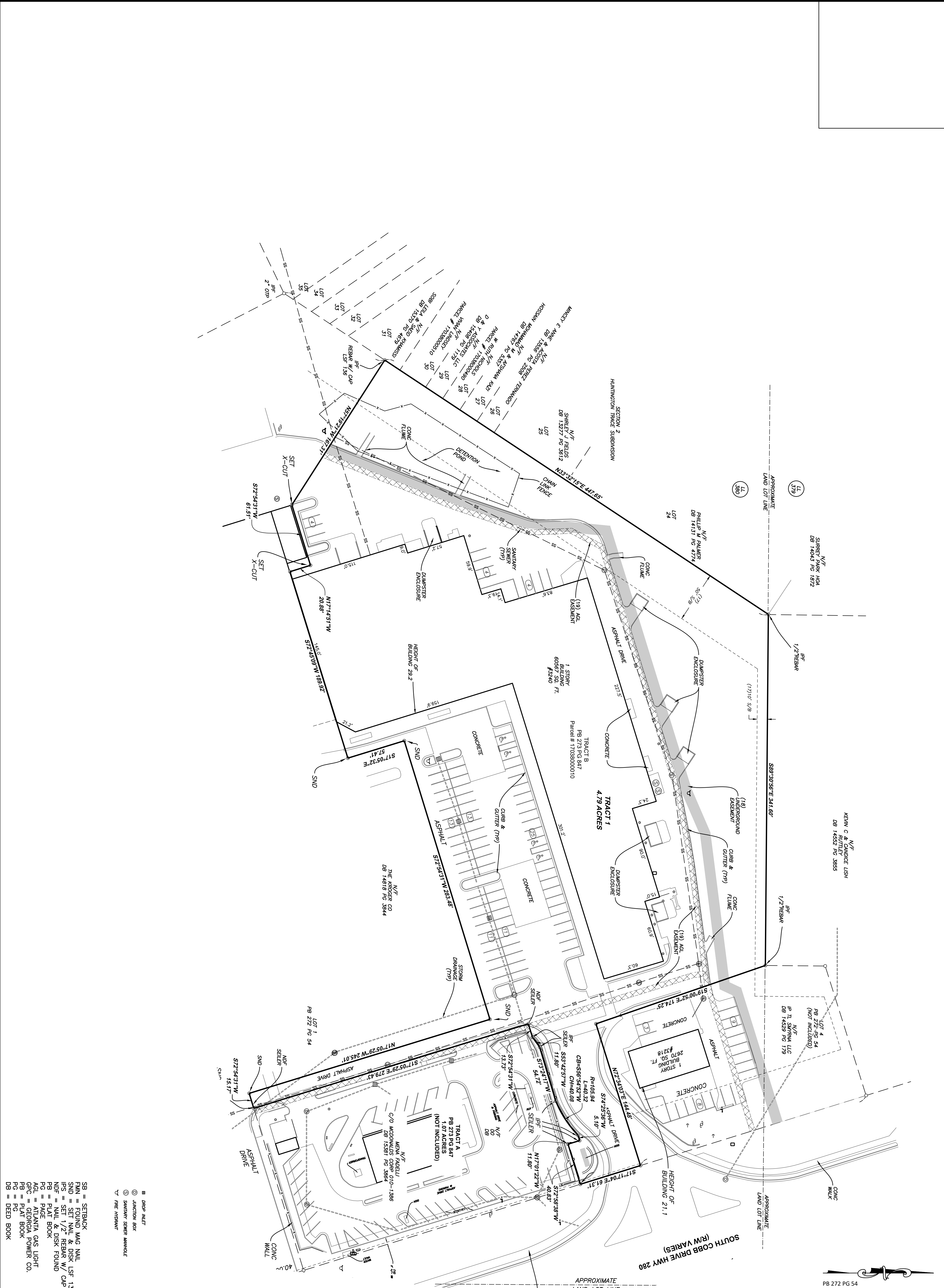
Date: 5/8/22	Drawn by: SG	Check by: LS
Project #: 1655.2201		
50' 25' 0'		
SCALE: 1" = 50'		

Rev.	Description	Date
2	PER COMMENTS	5/11/22
1	PER COMMENTS	5/10/22



**INTEGRATED**  
Science &  
Engineering

1039 Sullivan Road, Suite 200, Newnan, Georgia 30285  
(p)678.552.2106 (f)678.552.2107  
COA No. LSF000136 | Exp. 06/30/2022



SB = SETBACK  
FNN = FOUND MAG NAIL  
SND = SET NAIL & DISK LSF 136  
NDS = SET 1/2" TREKAR W/ CAP LSF 136  
PB = PLAT BOOK  
PGE = PAGE  
AGL = ATLANTA GAS LIGHT  
GPC = GEORGIA POWER CO.  
PG = PLAT BOOK  
DB = DEED BOOK

■ DROP INLET  
⊕ JUNCTION BOX  
⊙ SANITARY SEWER MANHOLE  
▽ FIRE HYDRANT

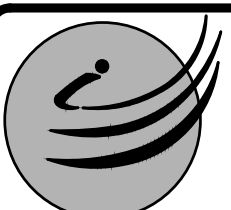
ALTA/NSPS LAND TITLE SURVEY  
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LBX FOUR CORNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
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CITY OF SMYRNA, LAND LOTS 380 & 413 OF THE 17TH DISTRICT OF COBB COUNTY, GEORGIA

Date: 5/8/22  
Project #: 1655.2201  
Drawn by: SG  
Check by: LS  
Scale: 1" = 40'

Rev.	Description	Date
2	PER COMMENTS	5/11/22
1	PER COMMENTS	5/10/22

PB 272 PG 54



**Integrated Science & Engineering**

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