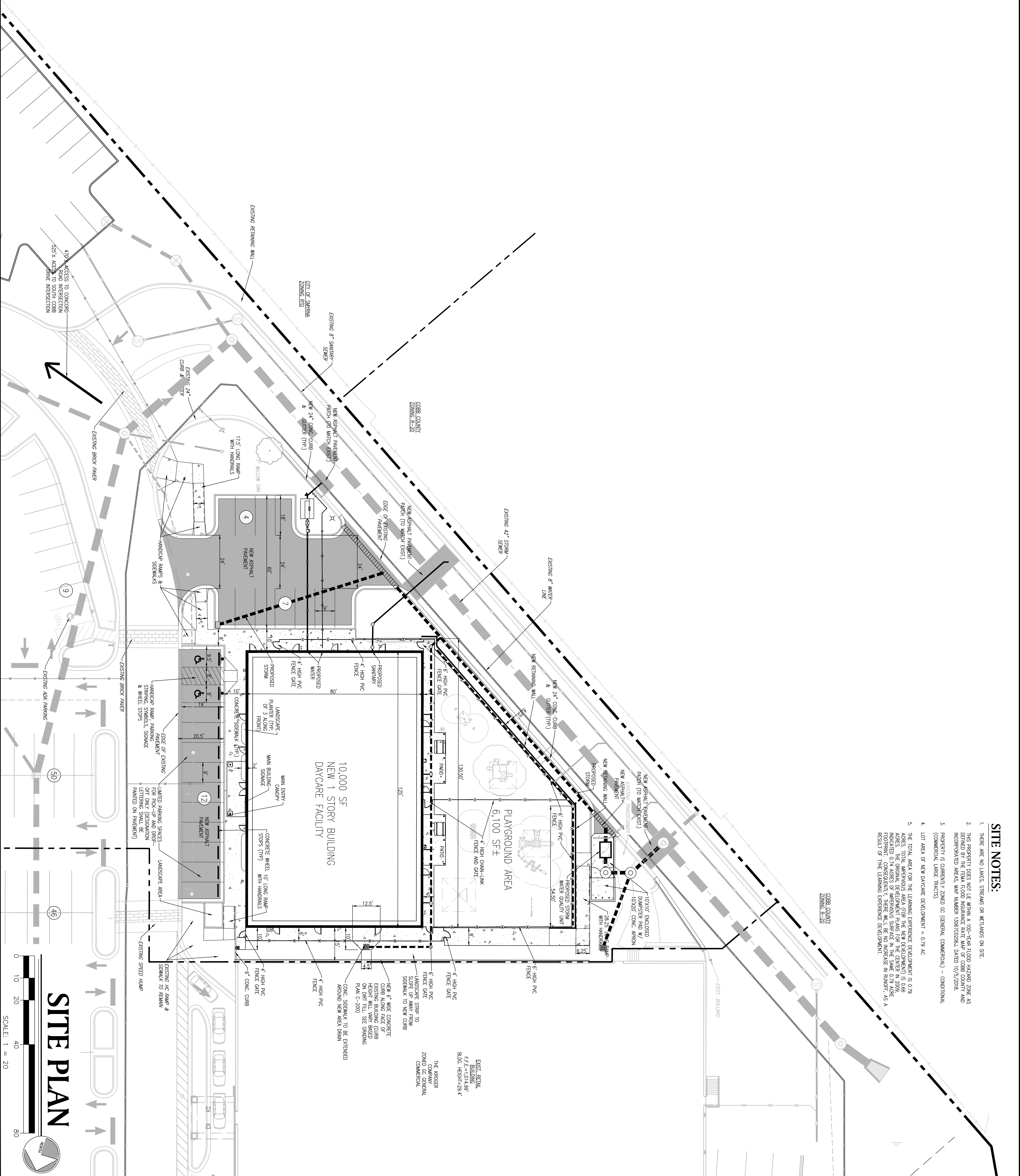


SITE NOTES:

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

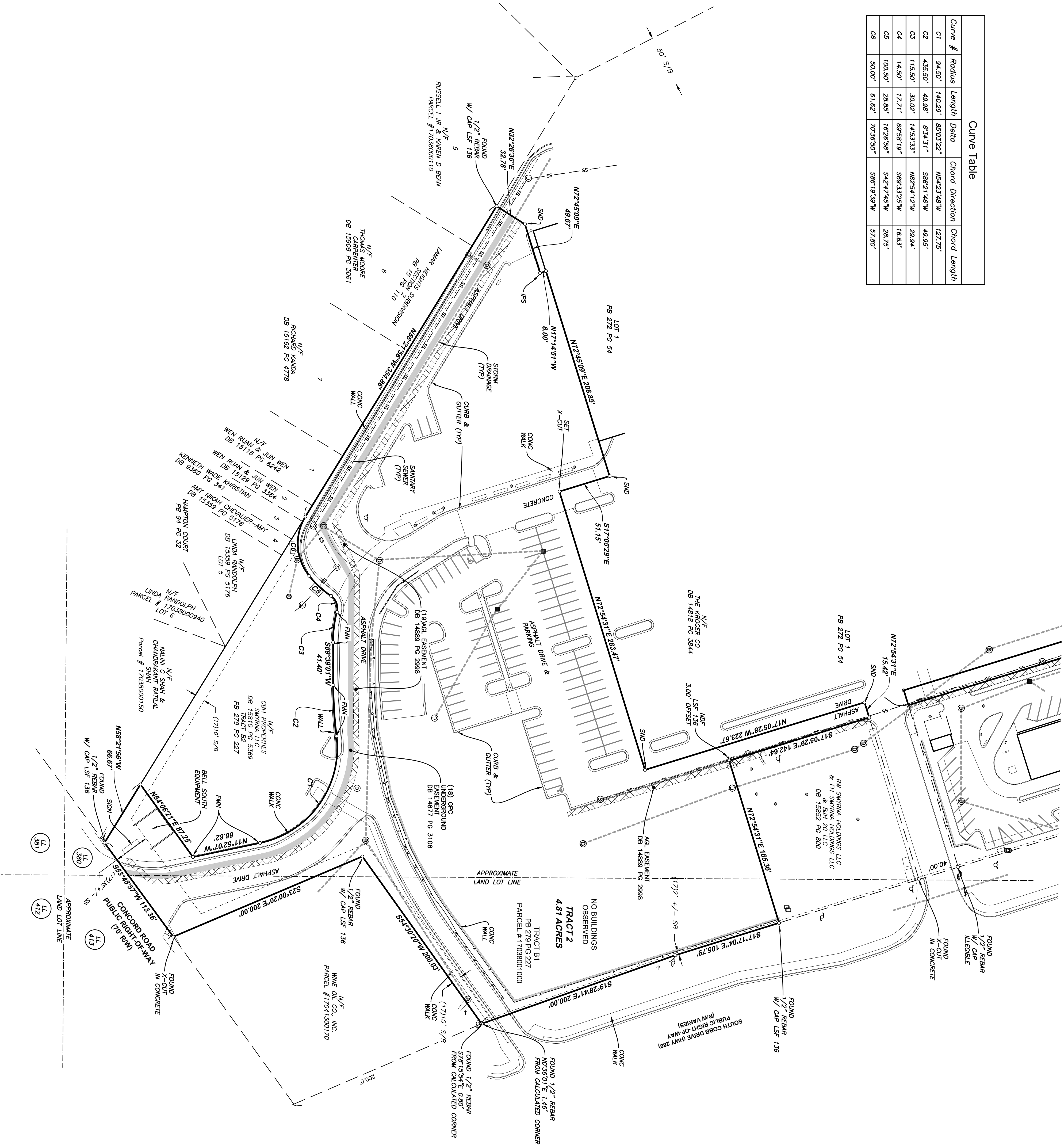
PAULSON MITCHELL
INCORPORATED

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°45'33.3"
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
FND = FOUND
MAG NAIL
SND = SET NAIL & DISK LSF 136
NDS = SET NAIL & DISK LSF 136
NDS = SET NAIL & DISK LSF 136
PB = PLAT BOOK
PCL = PLAT BOOK
AGL = ATLANTA GAS LIGHT
GPC = GEORGIA POWER CO.
PG = PLAT BOOK
DB = DEED BOOK

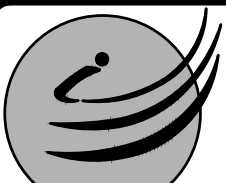
■ DROP INLET
⊙ JUNCTION BOX
⊙ SANITARY SEWER MANHOLE
▽ FIRE MANSION

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

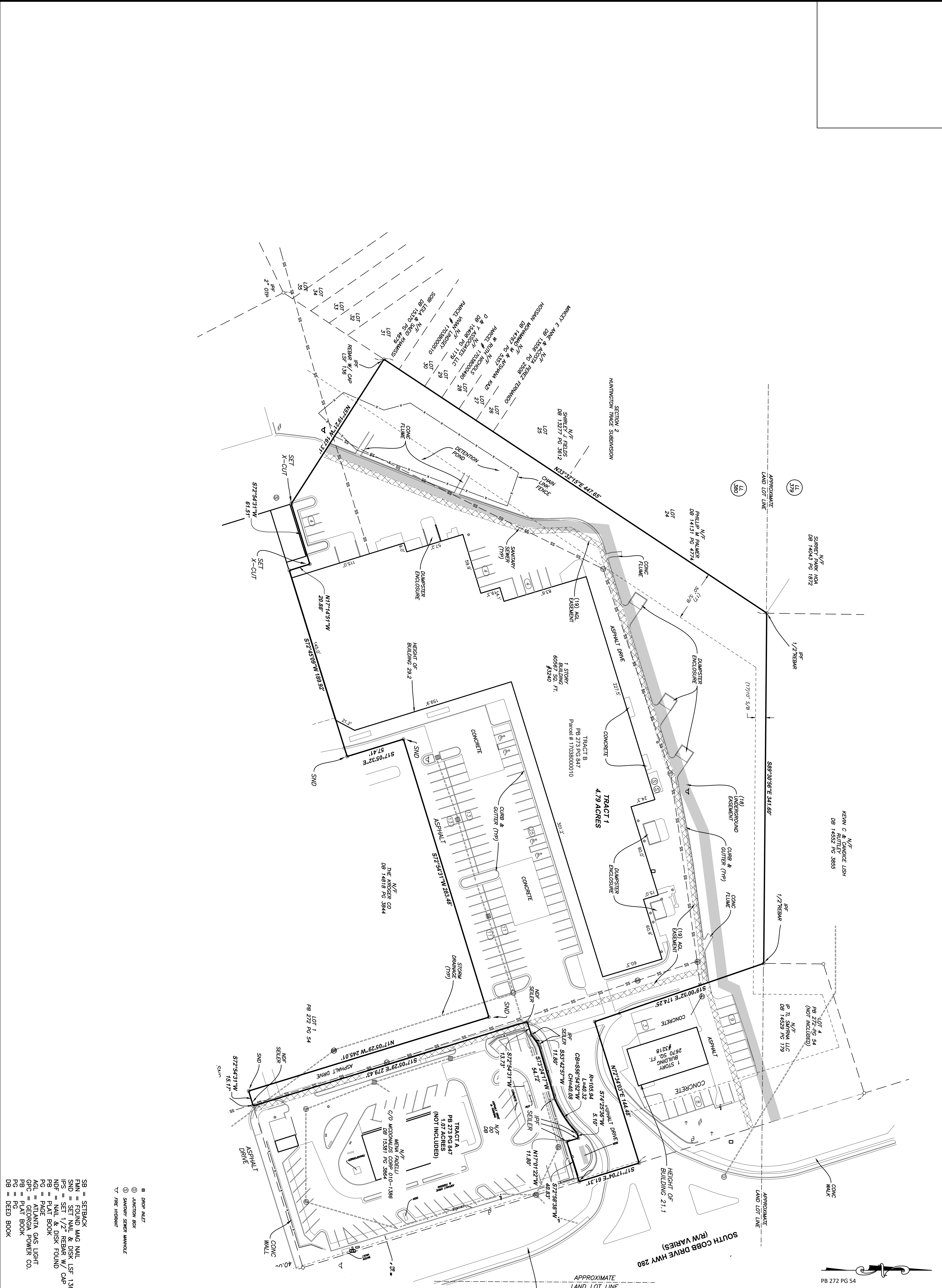
Date: 5/8/22
Drawn by: SG
Check by: LS
Project #: 1655.2201
Scale: 1" = 50'

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



INTEGRATED
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Engineering

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(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\"/>


ALTA/NSPS LAND TITLE SURVEY
FOR
LBX FOUR CORNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY,
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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
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



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