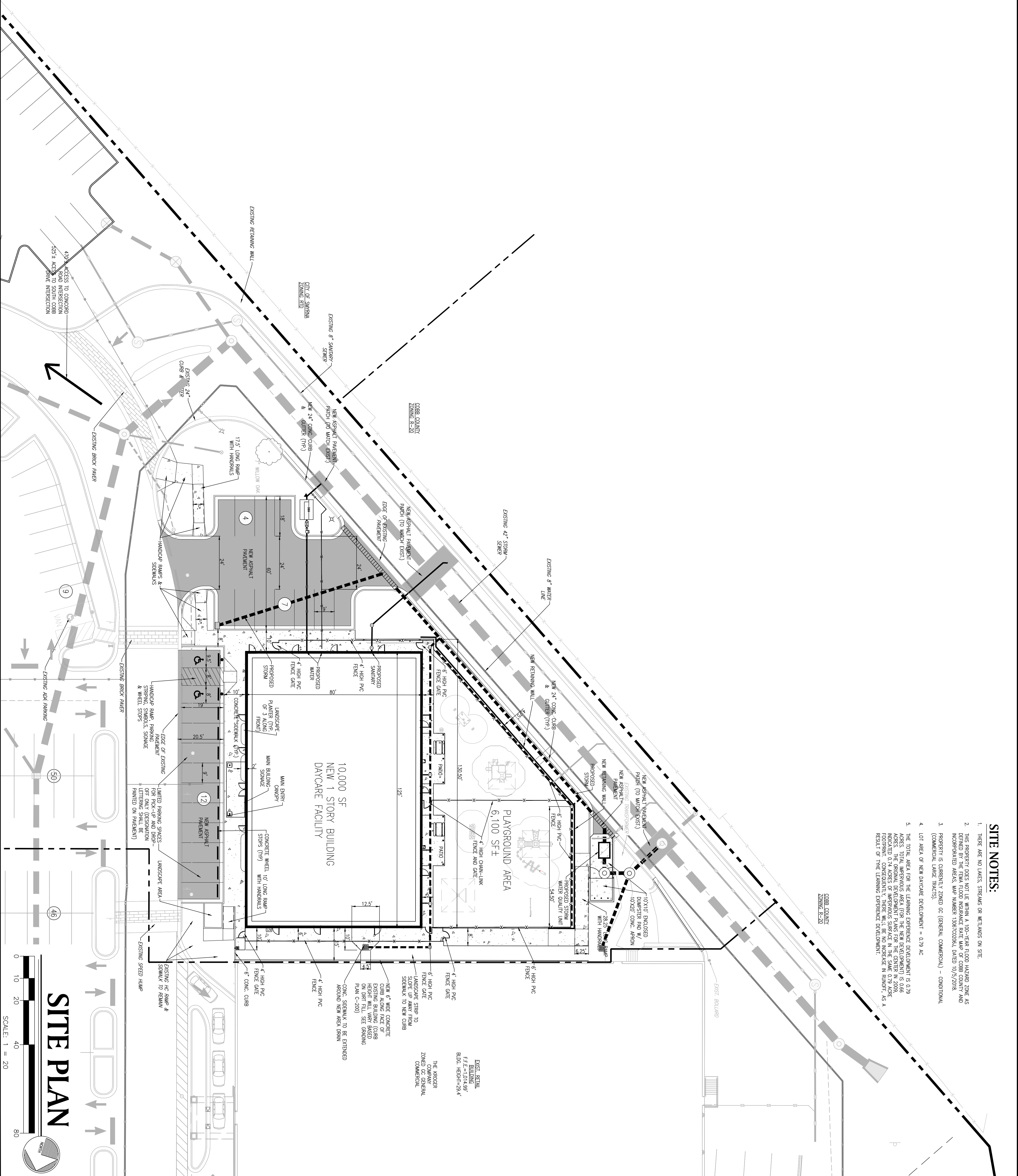


SITE NOTES:

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 FEMA FLOOD INSURANCE RATE MAP OF COBB COUNTY AND INCORPORATED AREAS, MAP NUMBER 1369/02026A, 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 INTERIOR AREA (FOR THE NEW DEVELOPMENT) IS 0.66 ACRES. THE ORIGINAL DEVELOPMENT PLANS FOR THE CENTER IN 2009, INDICATED 0.24 ACRES OF INTERIOR SURFACE IN THE SAME 0.79 ACRES. THE DEVELOPMENT OF THE LEARNING EXPERIENCE DEVELOPMENT, AS A RESULT OF THE LEARNING EXPERIENCE DEVELOPMENT.



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

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

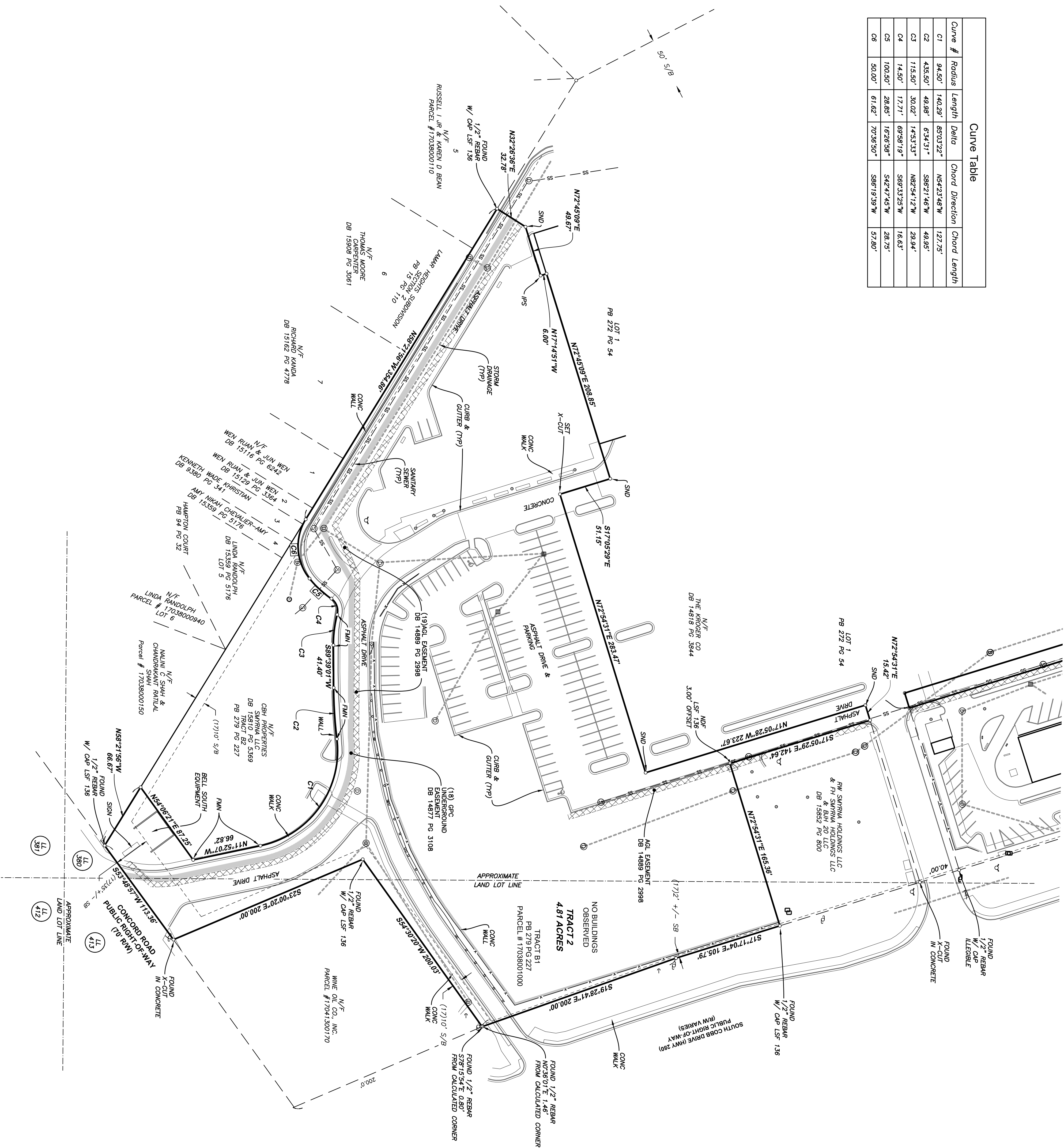
2023124SUP.dwg 07.01.24

SITE PLAN

SHEET

C-100

Curve Table				
Curve #	Radius	Length	Delta	Chord Direction
C1	94.50"	140.29'	88°02'22"	S64°31'49"W
C2	43.50"	49.98'	6°34'31"	S68°21'46"W
C3	115.50"	30.02'	1°45'33.3"	N62°54'12"W
C4	14.50"	17.71'	69°56'19"	S69°33'25"W
C5	100.50"	28.85'	10°25'58"	S44°43'45"W
C6	50.00"	61.62'	70°36'50"	S66°19'39"W
				57.80'



PB 272 PG 54

SB = SETBACK
FMN = FOUND MAG NAIL
SND = SET NAIL & DISK LSF 136
IFS = SET 1/2 REAR W/ CAP LSF 136
NDF = NAIL & DISK FOUND
PB = PLAT BOOK
PG = PAGE
AGL = ATLANTA GAS LIGHT
GPC = GEORGIA POWER CO.
PB = PLAT BOOK
PG = PG
OB = DEED BOOK

- DROP INLET
- ① JUNCTION BOX
- ⑤ SANITARY SEWER MANHOLE
- 🔥 FIRE HYDRANT

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.

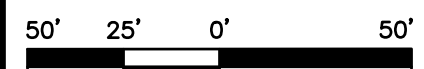
CITY OF SMYRNA, LAND LOTS 380 & 413 OF THE 17TH DISTRICT OF COBB COUNTY, GEORGIA

Date:
5/8/22

Drawn by:
SG

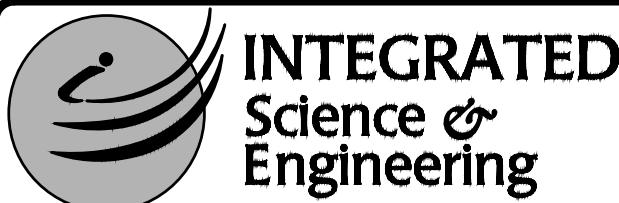
Check by:
LS

Project #:	1655.220:
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SCALE: 1" = 50'

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



1039 Sullivan Road, Suite 200, Newnan, Georgia 30265
(p)678.552.2106 (f)678.552.2107
COA No. LSF000136 | Exp. 06/30/2022

