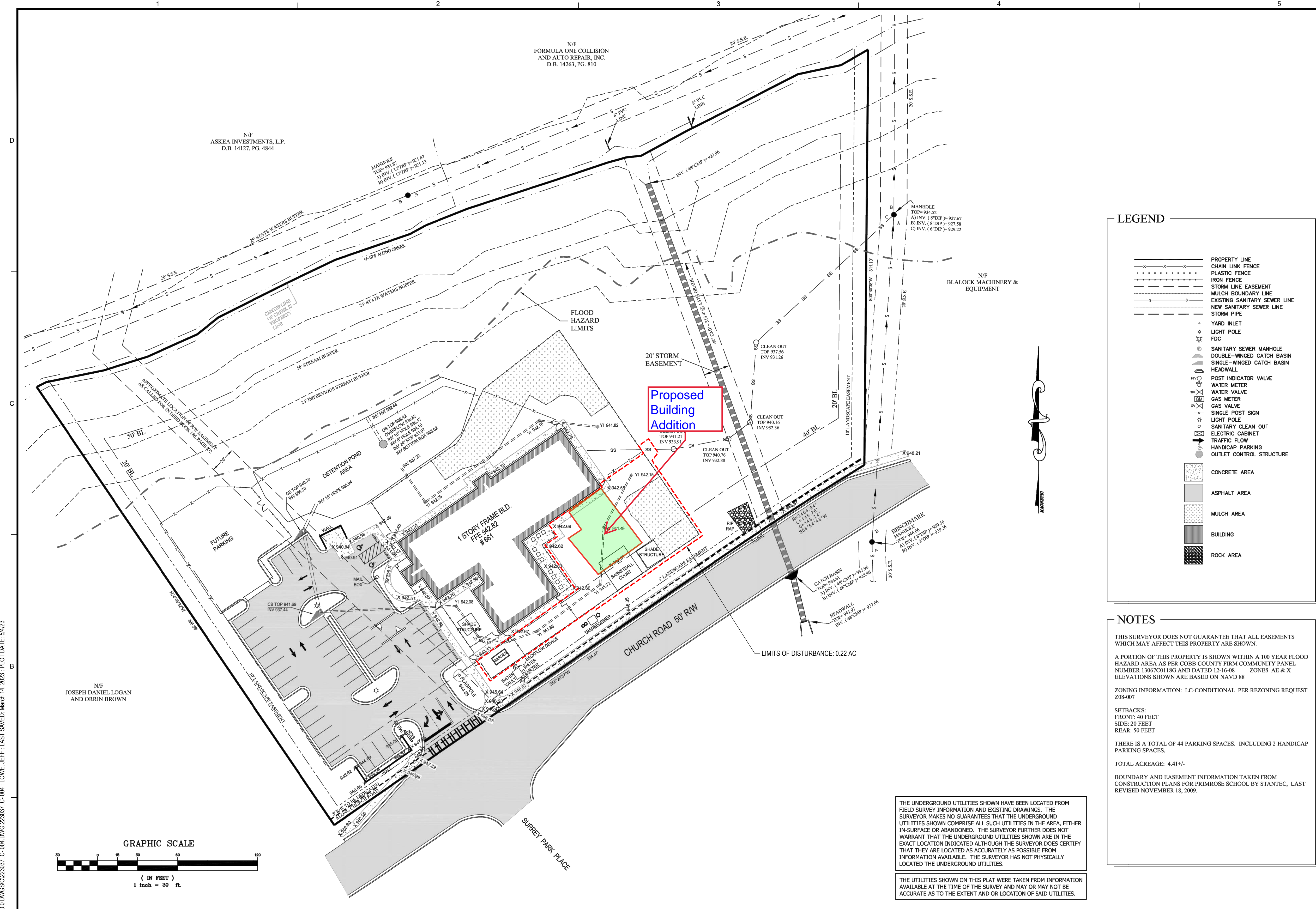


P:\SERV\2\05\23337 PRIMROSE SCHOOL EXPANSION\0.0 DWG\SC\23337\_C-004.LOWE.JEFF- LAST SAVED March 14, 2023- PLOT DATE 5/4/23



**UTILITIES STATEMENT:**  
COFFMAN ENGINEERS, INC. DOES NOT WARRANT THAT THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE REPRESENTATIVE OF CURRENT CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF COFFMAN ENGINEERS, INC. PRIOR TO WORK. UTILITIES AND EASEMENTS FOR THE SITE HAVE NOT BEEN RESEARCHED OR CONFIRMED.

### OVERALL SURVEY REFERENCE PLAN

Scale: SEE ABOVE

### 24 HOUR CONTACT:

**NITIN GULIA**  
**678-217-4455**

**SES**

**ENGINEERING  
PLANNING  
SURVEYING**

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**SCANLON ENGINEERING SERVICES, INC.**  
216 E. SOLOMON STREET, SUITE A  
GRIFIN, GEORGIA 30223  
PHONE: (678) 967-2051 FAX: (678) 967-2053

**SITE ASBUILT SURVEY OF  
PRIMROSE SCHOOL  
SMYRNA, GEORGIA  
FOR  
G. LAYCOCK INC.**

LOCATED IN LAND LOT 379 OF THE 17TH DISTRICT, 2ND  
SECTION IN THE CITY OF SMYRNA, COBB COUNTY, GEORGIA

No.	Description	Rev.
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



**SITE ASBUILT  
SURVEY**

Review by: MB  
Drawn by: CWC  
Project #: 599123001  
Date: 5-18-10

**SITE ASBUILT  
AS-01  
SHEET # 02 OF 01**

**COFFMAN  
ENGINEERS**

1960 Satellite Blvd,  
Suite 3800  
Duluth, GA 30097  
ph 404.480.4470

[www.coffman.com](http://www.coffman.com)

**PRIMROSE SCHOOL-  
SMYRNA EXPANSION**  
661 CHURCH ROAD  
SMYRNA, GA 30082

**PRIMROSE SCHOOL  
FRANCHISE  
COMPANY (PSFC)**

REV	DATE	DESCRIPTION
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PROJ. NO.	223037
DRAWN	BJF
CHECKED	JAL
DATE	1/31/23

© COFFMAN ENGINEERS INC.

SHEET TITLE:

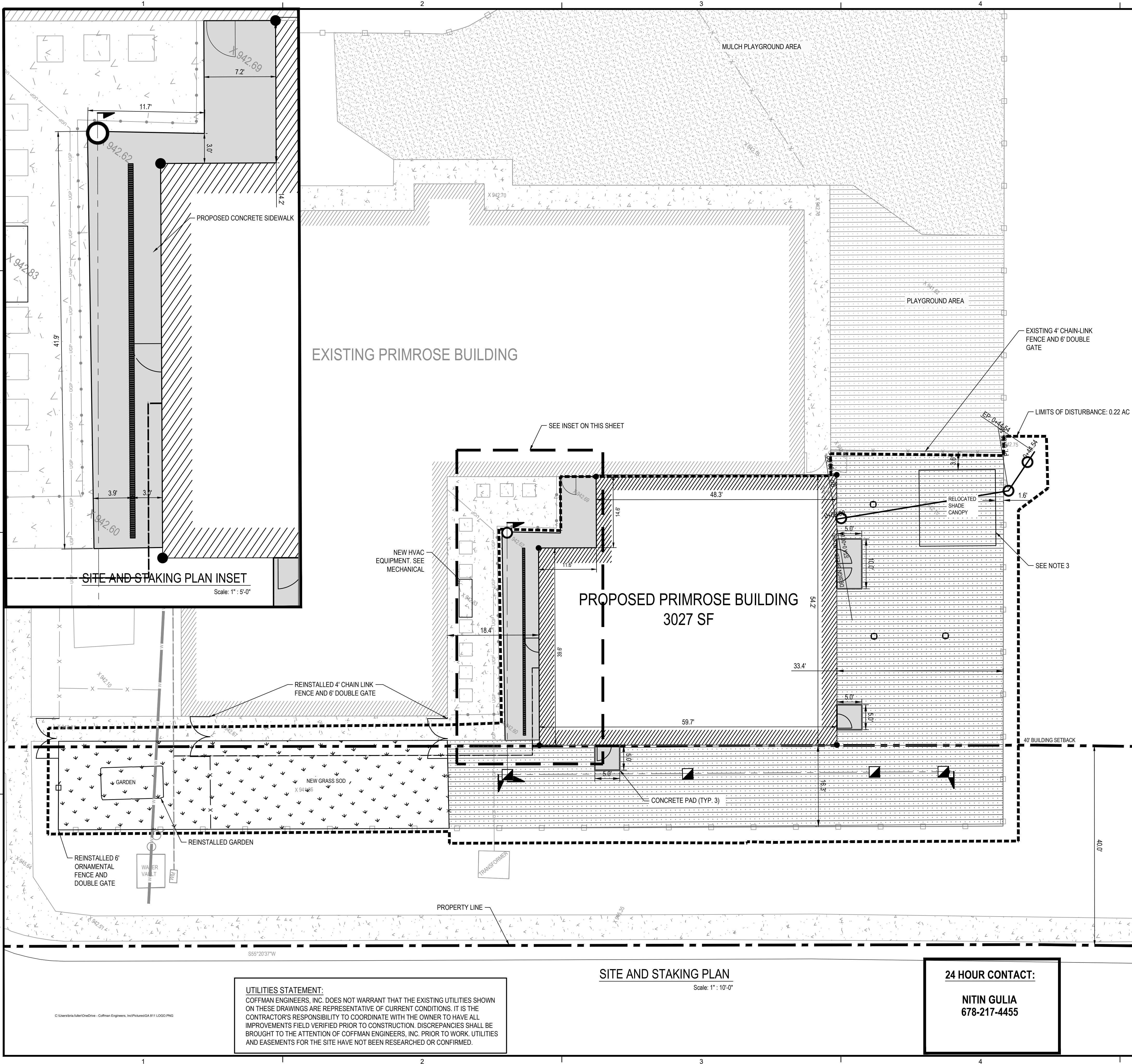
**OVERALL SURVEY  
REFERENCE PLAN**

SHEET NO:

**C- 004**

SHEET 4 OF 15





PROJECT DESCRIPTION:

SCOPE OF THE PROJECT SHALL BE TO EXPAND THE EXISTING SCHOOL FACILITY WITH ADDITION OF THREE (3) PRESCHOOL CLASSROOMS AND SUPPORTING SERVICES ROOMS (LAUNDRY, RESTROOM, MECHANICAL, STORAGE, AND CONFERENCE ROOM) ON THE SOUTH SIDE OF THE EXISTING SITE. A NEW SANITARY SEWER LINE CONNECTION WILL BE REQUIRED TO TIE IN THE ADDITIONAL FACILITY TO THE EXISTING FACILITY'S SEWER LINE OUTFALL. MODIFICATIONS TO STORMWATER ROOF DRAINAGE AND PLAYGROUND DRAINAGE WILL BE NECESSARY TO ACCOMMODATE THE PROPOSED BUILDING EXPANSION.

NOTES

- EXISTING SITE CONDITIONS ARE BASED ON AS-BUILT SURVEY DATED 05/18/2010, AND SITE OBSERVATIONS FROM SITE VISIT PERFORMED SEPTEMBER 23, 2022. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHLL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
- CONTRACTOR TO COORDINATE WITH OWNER ON FINAL POSITIONING OF RELOCATED SHADE CANOPY.

NOTES

- EXISTING PLAYGROUND MULCH
- EXISTING CONCRETE SIDEWALK
- EXISTING SYNTHETIC TURF
- EXISTING NATURAL GRASS
- PROPOSED SYNTHETIC TURF
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PLAYGROUND MULCH
- EXISTING 4" CHAIN-LINK FENCE
- EXISTING 6" ORNAMENTAL FENCE
- EXISTING 5" WOODEN FENCE
- SETBACK LINE
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- YARD INLET
- ROOF DRAIN
- TRENCH DRAIN

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SMYRNA EXPANSION**  
661 CHURCH ROAD  
SMYRNA, GA 30082

**PRIMROSE SCHOOL  
FRANCHISE  
COMPANY (PSFC)**

REV	DATE	DESCRIPTION
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PROJ. NO.	223037
DRAWN	BJF
CHECKED	JAL
DATE	1/31/23

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SHEET TITLE:

**SITE AND STAKING  
PLAN**

SHEET NO:

**C- 300**

SHEET 7 OF 15

P:\SERV\22\035\223037 PRIMROSE SCHOOL EXPANSION\0.DWG\SC\223037 C-300.LOWE.JEFF\_LAST SAVED: March 14, 2023 - PLOT DATE: 5/4/23

**UTILITIES STATEMENT:**  
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**SITE AND STAKING PLAN**  
Scale: 1" = 10'-0"

**24 HOUR CONTACT:**

**NITIN GULIA  
678-217-4455**

