

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWNDES COUNTY & GDOT STANDARDS AND SPECIFICATIONS

PRIOR TO PROJECT BIDDING, THE CONTRACTOR SHALL CLARIFY WITH THE OWNER ANY DISCREPANCY THAT EXISTS BETWEEN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND/OR PROJECT SPECIFICATIONS, REGARDLESS OF ANY LANGUAGE IN THE CONTRACT DOCUMENTS, DRAWINGS, AND/OR PROJECT SPECIFICATIONS THAT SUGGESTS ONE SUPERCEDES THE OTHER(S).

TREE REPLACEMENT PLANS

FOR

COLE DAVIS WAREHOUSES

LOWNDES COUNTY, GA
LOCATED IN L.L. 29 OF THE 12TH L.D.

DATE: 12/03/2025

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1	LANDSCAPE PLAN
2	LANDSCAPE DETAILS



LOCATION MAP
N.T.S.

PREPARED BY:

INNOVATE!

Engineering & Surveying

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GENERAL CONSTRUCTION NOTES:

- UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPURTENANCES ONLY. UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO DESCRIPTION, LOCATION, OR ELEVATION. UTILITY FACILITIES, SUCH AS SERVICE LINES OR UNKNOWN FACILITIES, NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS/HER RESPONSIBILITY UNDER TITLE 25, CHAPTER 9, OFFICIAL CODE OF GEORGIA ANNOTATED. VERIFY THE ELEVATIONS OF EXISTING PIPING, UTILITIES, AND ANY TYPE OF UNDERGROUND OR ENCASED OBSTRUCTION, NOT SPECIFICALLY INDICATED TO BE REMOVED, AS INDICATED OR DISCOVERED IN LOCATIONS TO BE TRAVERSED BY PIPING, DUCTS, AND OTHER WORK TO BE CONDUCTED OR INSTALLED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES REGARDING LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WHILE UTILITIES ARE BEING RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO MINIMIZE ANY INTERRUPTION OF UTILITY SERVICE TO THE SURROUNDING RESIDENTS. CALL TOLL-FREE 1-800-282-7411, 72 HOURS PRIOR TO THE START OF WORK SO THAT EXISTING UNDERGROUND UTILITIES MAY BE LOCATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LAND OR PROPERTY BEYOND THE PROJECT CONSTRUCTION AREA, WHICH MAY BE SUBJECT TO ANY EFFECTS OR BY-PRODUCTS OF HIS CONSTRUCTION EFFORTS.
- DEMOLITION SHOWN IS A MINIMUM REQUIREMENT. ADDITIONAL DEMOLITION MAY BE REQUIRED TO ACCOMMODATE CONSTRUCTION. THE CONTRACTOR SHALL REPAIR AND REPLACE ALL DAMAGED AND DISTURBED AREAS TO PRE-CONSTRUCTION CONDITIONS, OR BETTER, INCLUDING ALL PAVING, STABILIZED EARTH, SOIL, DRIVEWAYS, TREES, SIDEWALKS, CURBS, STORM SEWERS, ETC. WHERE APPLICABLE, THE SAME TYPE OF MATERIAL THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE USED. IN AREAS OF SIDEWALK AND CURB REMOVAL, REMOVE TO NEAREST JOINT. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, CODES, ETC. CONTRACTOR MUST DISPOSE OF MATERIALS AT A DESTINATION APPROVED BY THE CONTRACTING OFFICER. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL APPLICABLE PERMITS AND REQUIRED EASEMENTS HAVE BEEN OBTAINED.
- CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILTS IN ACCORDANCE WITH LOWNDES COUNTY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, SUPERVISING AND MAINTAINING ALL SAFETY PROGRAMS THROUGHOUT THE DURATION OF CONSTRUCTION. ALL BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF CONSTRUCTION. TRAFFIC CONTROL METHODS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- SAFE TRENCH CONSTRUCTION IS MANDATORY. ALL SLOPES SHALL BE LAID BACK OR SHORED AS NECESSARY.
- THE CONTRACTOR SHALL KEEP RECORDS OF WORK PERFORMED ON A DAILY BASIS. THE CONTRACTOR SHALL PROVIDE ADEQUATE OVERSIGHT AND MANAGEMENT FOR HIS CONSTRUCTION EFFORTS.
- COOPERATION AND COORDINATION BETWEEN ALL CONTRACTORS, UTILITY COMPANIES AND SUBCONTRACTORS ENGAGED IN THE WORK WITHIN AND ADJACENT TO THE CONSTRUCTION IS IMPORTANT FOR THE COMPLETION OF THIS PROJECT IN A TIMELY MANNER. IN THE CASE OF INTERFERENCE BETWEEN THE OPERATIONS OF THE DIFFERENT CONTRACTORS, UTILITY COMPANIES AND SUBCONTRACTORS, THE OWNER WILL BE THE SOLE JUDGE OF THE RIGHTS OF EACH AND THE SEQUENCE OF THE WORK NECESSARY TO EXPEDITE THE COMPLETION OF THIS PROJECT.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, AND LAWS OF LOCAL, MUNICIPAL, STATE OR FEDERAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. ALL PERMITS REQUIRED FOR CONSTRUCTION OPERATIONS SHALL BE OBTAINED BY THE CONTRACTOR. ALL ENVIRONMENTAL PERMITS WILL BE HANDLED BY THE DEVELOPER.
- THE CONTRACTOR SHALL SAW CUT EXISTING ASPHALT PAVEMENT AS REQUIRED TO PRODUCE A SMOOTH JOINT WITH NEW PAVEMENT.
- CONTRACTOR SHALL ENSURE A MINIMUM HORIZONTAL DISTANCE OF 5' BETWEEN NEW UNDERGROUND UTILITIES AND SIGNIFICANT ABOVE GROUND APPURTENANCES; E.G. BUILDINGS, POWER / UTILITY POLES, TREES, ETC. ALL TEES AND BENDS FOR WATER MAIN CONSTRUCTION SHALL BE DUCTILE IRON.
- THE CONTRACTOR SHALL REMOVE ONLY THOSE TREES AND SHRUBS DEEMED NECESSARY FOR CONSTRUCTION. THE CONTRACTOR SHALL USE CARE TO MINIMIZE DAMAGE TO THE ROOT SYSTEM OF ANY TREES AND SHRUBS NEAR THE CONSTRUCTION AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF EACH PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY APPLICABLE UTILITY PROVIDERS AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION THAT MAY AFFECT THEM.
- THE CONTRACTOR SHALL MAINTAIN, AT ALL TIMES, ADEQUATE AND SAFE ACCESS FOR ALL RESIDENTS AND/OR ADJOINING PROPERTY OWNERS DURING CONSTRUCTION.
- ALL CONCRETE WASHOUT SHALL BE COLLECTED ONSITE AT A DESIGNATED AREA BY THE OWNER FOR OFFSITE DISPOSAL. WASHOUT SHALL BE MAINTAINED EITHER BY BERM OR BY WASHOUT PIT.
- ALL HAZARDOUS MATERIALS / WASTE SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
- SANITARY WASTE GENERATED FROM PORTABLE UNITS SHALL BE EMPTIED AS REQUIRED TO PROVIDE SANITARY CONDITIONS. ALL SANITARY WASTE DISPOSAL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS.
- CONTRACTOR SHALL REVIEW, PLAN AND SEQUENCE SITE GRADING AND THE INSTALLATION OF UNDERGROUND UTILITIES TO ENSURE PROPER INSTALLATION AND ELIMINATE POTENTIAL CONFLICTS.

CONTACT INFORMATION

LOWNDES COUNTY
ENGINEERING DEPARTMENT
MIKE FLETCHER, PE
229-671-2424

LOWNDES COUNTY
UTILITIES DEPARTMENT
STEVE STALVEY
229-671-2500

INNOVATE ENGINEERING & SURVEYING, LLC
PROJECT ENGINEER
WILLIAM KENT, PE
229-249-9113

- LOWNDES COUNTY GENERAL NOTES:
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOWNDES COUNTY STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF EACH PHASE OF CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY THE COUNTY UTILITY DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY CONNECTION TO THE LOWNDES COUNTY UTILITY SYSTEM.
 - ALL EXTENSIONS AND ADDITIONS TO THE COUNTY UTILITY SYSTEM SHALL BE PERFORMED BY A GEORGIA LICENSED UTILITY CONTRACTOR.
 - A MINIMUM OF 18" OF VERTICAL AND 10" HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL UTILITIES.
 - ANY CROSS CONNECTION TO THE LOWNDES COUNTY WATER SYSTEM IS PROHIBITED.
 - ALL TEES AND BENDS SHALL BE DUCTILE IRON.



PROJECT NUMBER
1925

