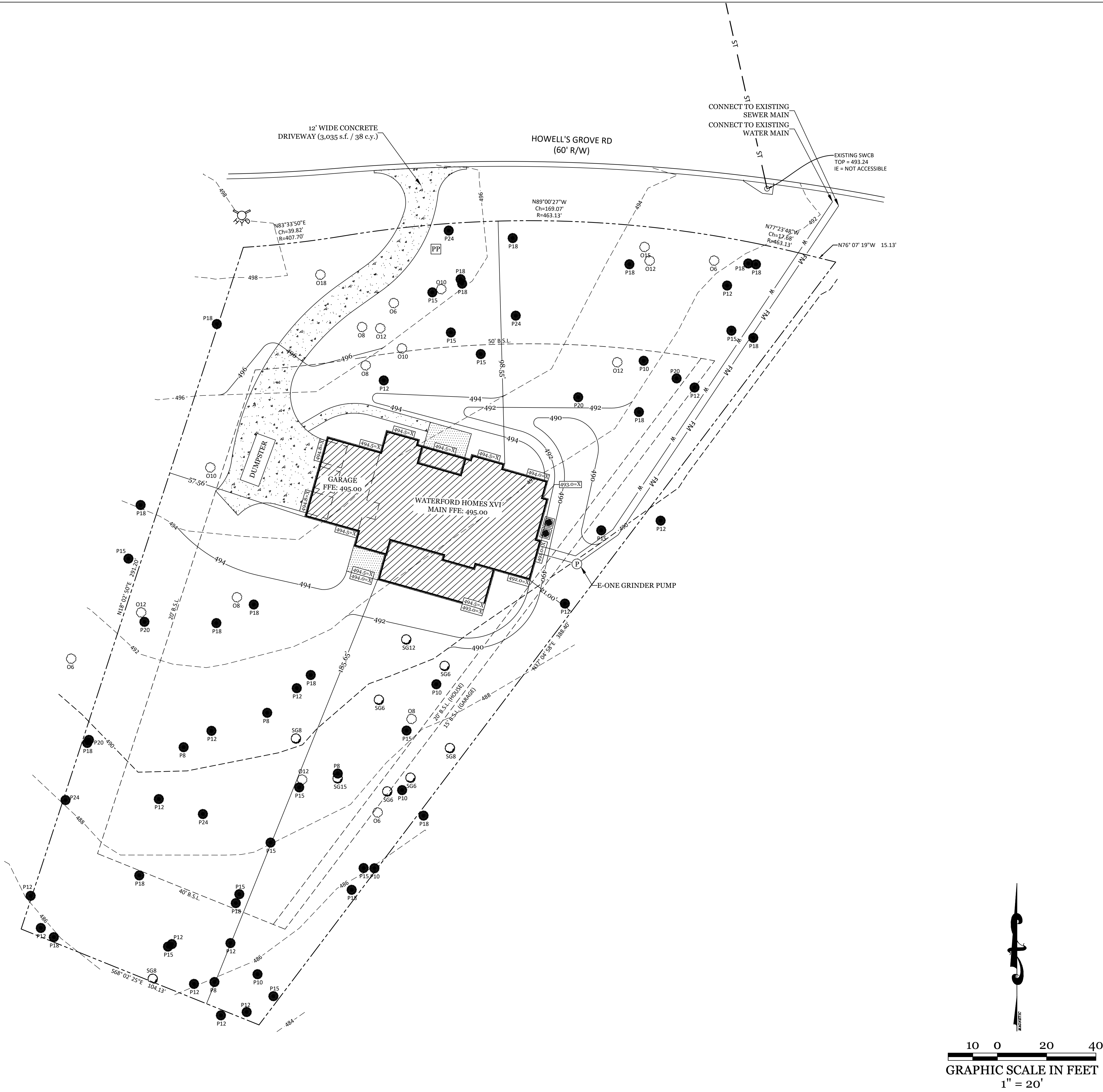




LEVEL II CERTIFICATION:
MATT POYNER
JAMES WESLEY DESIGNS, LLC
CERTIFICATION #: 88842
EXPIRATION DATE: 08/29/2025
CELL: 478.747.2219
matt@jameswesleydesigns.com

24 HOUR EMERGENCY CONTACT:
DREW CLOUGH
WATERFORD HOMES
5880 LIVE OAK PARKWAY, # 180
NORCROSS, GA 30093
CELL: 770.883.0006
drewclough@waterfordhomes.com

OWNER/TERTIARY PERMITEE:
DREW CLOUGH
5880 LIVE OAK PARKWAY, # 180
NORCROSS, GA 30093
CELL: 770.883.0006
drewclough@waterfordhomes.com



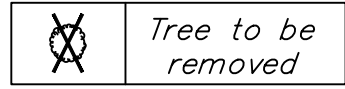
MATTHEW P. POYNER
LANDSCAPE ARCHITECT
CERTIFICATION: #1582
EXPIRES: DEC. 31, 2026
GSWCC LEVEL II
CERTIFICATION: #88842
EXPIRES: AUG. 29, 2025

JAMES WESLEY
DESIGNS
LANDSCAPE ARCHITECTURE
1021 BIG WATER CIRCLE, GREENSBORO, GA 30642

COUNTY: GREENE
RICHLAND VISTAS
LOT 23
DATE: FEBRUARY 28, 2025
SCALE: 1" = 20' - 0"
JOB NO.: 24-186

SITE PLAN
WATERFORD HOMES XVI
13009 HOWELL'S GROVE ROAD, GREENSBORO, GA 30642
REYNOLDS LAKE OCONEE

SHEET NUMBER	
2 of 6	
REVISIONS	COMMENTS/ REQUESTED BY
	DATE
NO.	



REFERENCES:

Final Subdivision Plat of Richland Vistas Subdivision for Oconee Land Development Company LLC by Oconee Land Surveying, LLC dated June 19, 2024.
Plat Book 2024, Page 102.

GENERAL NOTES:

- All utilities may not be shown.
- Contact the Greene County Health Department for septic system information.
- All improvements may not be shown.
- Flood zone information is not shown.
- This map or plat is subject to all easements, rights-of-way, and protective covenants of record.
- All stated distances are "horizontal" distances.
- All stated distances are "ground" distances.
- This map or plat is not based on a title abstract. Subject and adjacent property Owners' deed and plat references were taken from public records and are not guaranteed as to accuracy or completeness.
- Vegetation and shorelines are not considered by the Surveyor to be an encroachment.
- This property may contain wetlands. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia Department of Natural Resources. Property owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
- The minimum building lines shown were provided by Reynolds Lake Oconee A/RB. Simonton Engineering, LLC assumes no liability if the minimum building lines are in conflict with the record plats, declaration of covenants or easements and restrictions for the development.

EASEMENTS:

- Oconee Land Development Company LLC reserves for itself and its assigns a 10.00' perpetual general utility/drainage easement parallel and contiguous to all property lines.

LEGEND

- P/L
R/W - RIGHT OF WAY LINE
B.S.L. - BUILDING SETBACK LINE
● - BENCHMARK
○ - CALCULATED POINT
▲ - 1/2" REBAR FOUND
● - PINE TREE
HW - HARDWOOD TREE

LEVEL II CERTIFICATION:
MATT POYNER
JAMES WESLEY DESIGNS, LLC
CERTIFICATION #: 88842
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MATTHEW P. POYNER

LANDSCAPE ARCHITECT
CERTIFICATION: #1582
EXPIRES: DEC. 31, 2026

GSWCC LEVEL II
CERTIFICATION: #88842
EXPIRES: AUG. 29, 2025

JAMES WESLEY
DESIGNS
LANDSCAPE ARCHITECTURE
1021 BIG WATER CIRCLE, GREENSBORO, GA 30642

COUNTY: GREENE	DATE: FEBRUARY 28, 2025
RICHLAND VISTAS	SCALE: 1" = 20' - 0"
LOT 23	JOB NO.: 24-186

TREE REMOVAL PLAN
WATERFORD HOMES XVI
13009 HOWELL'S GROVE ROAD, GREENSBORO, GA 30642
REYNOLDS LAKE OCONEE

REVISIONS		SHEET NUMBER	
COMMENTS/ REQUESTED BY		3 of 6	
NO.	DATE		

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
(Cd)	CHICKHAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
(Ch)	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
(Co)	CONSTRUCTION EXIT			A crushed stone pad located at the construction site used to provide a place for removing mud from tires thereby protecting public streets.
(Cr)	CONSTRUCTION ROAD			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
(Dc)	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
(Di)	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
(Dn1)	TEMPORARY DOWNPOUND STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
(Dn2)	PERMANENT DOWNPOUND STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
(Fr)	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
(Ga)	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
(Gr)	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
(Lv)	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
(Rd)	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across storm streams or drainways.
(Re)	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
(Rt)	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
(Sd1)	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs, ponds, gravel, or a silt fence.
(Sd2)	DAMP SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized by completion of construction activities.
(Sd3)	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water layer is temporarily stored allowing the bulk of the sediment to drop out.
(Sd4)	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a plan of area.
(Sk)	FLLOATING SURFACE SEDIMENTS			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
(Sph)	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.
(Sw)	TEMPORARY TRUSS CROSSING			A temporary bridge or culvert-type structure providing a stream or watercourse from damage by crossing construction equipment.
(St)	STORMWATER SLOTTED PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
(Su)	SURFACE ROCKING/STONING			A rough soil surface with horizontal depressions on a contour or slope laid in a roughened condition after grading.
(Tc)	TEMPORARY CURB			A floating or stacked barrier installed within the water if it may also be referred to as a floating boom, silt barrier, or silt curtain.
(Tp)	TORNGRADING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
(Tr)	TREE PROTECTION			To protect desirable trees from injury during construction activity.
(Wt)	VEGETATED MATS OR VEGETATION MATS ON EXISTING OR NEW CONSTRUCTION CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUYER ZONE			Strip of undisturbed original vegetation, enhance or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COUNT POINT ESTABLISHMENT (WITH FENCE)			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	ESTABLISHED AREA ESTABLISHMENT (WITH MESHING OR NETTING)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retaining cover.
Ds2	ESTABLISHED AREA ESTABLISHMENT (WITH FLOW NETTING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	ESTABLISHED AREA ESTABLISHMENT (WITH PINE NEEDLES)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	ESTABLISHED AREA ESTABLISHMENT (WOODING)			A permanent vegetative cover using soils on highly erodible or critically eroded lands.
Du	DUST CONTROL ON OUTSIDE AREA			Controlling surface and air movement of dust on construction sites, roadways and similar sites.
Fl-Cq	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PINE VEGETATION)			The use of ready available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKLING AND BINDING			Use of tack, or anchor straw or hay mulch by causing the organic material to knit together.

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All waste materials will be collected and stored in a securely lidded metal dumpster. The dumpster will meet all solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of once per month or more often if necessary and trash will be hauled as required by local regulations. No construction waste will be buried on site. All personnel will be instructed on proper procedures for waste disposal. A notice stating these practices will be posted at the jobsite and the contractor will be responsible for seeing these procedures are followed. No waste will be disposed of into storm water inlets or waters of the State.

A minimum of one portable sanitary unit per ten workers will be provided on the site. All sanitary waste will be collected from the portable units a minimum of once per month by a licensed portable facility providing in complete compliance with local and state regulations. All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharge is negligible. Additional contained BMPs must be implemented, such as gravel basins or specifically designed plastic silt containers around the base, to prevent wastes from contributing to storm water discharges. The location of the BMPs will be determined by the contractor. The final grading phase by the contractor once locations have been determined. Sanitary sewer will be provided by Piedmont Water Company at completion of the project.

- 1.) Local, state, and manufacturers recommended methods for spill cleanup will be posted and procedures will be made available to site personnel.
- 2.) Materials and equipment necessary for spill cleanup will be kept in the material storage areas. Material and equipment includes, but is not limited to, dustpans, brooms, mops, gloves, goggles, cat litter, sand, sawdust, and properly labeled plastic/metal water containers.
- 3.) Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- 4.) All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, state, and federal regulations.
- 5.) For spills that impact surface water (leave as seen on surface), the National Response Center (NRC) will be called within 24 hours at 1.800.424.8802.
- 6.) For spills of an unknown amount, the NRC will be contacted within 24 hours at 1.800.424.8802.
- 7.) For spills greater than 25 gallons and no surface water impacts, the Georgia EPD will be contacted within 24 hours.
- 8.) For spills less than 25 gallons and no surface water impacts, the spill will be cleaned up and local agencies contacted as required.

The contractor shall notify the licensed professional who prepared this plan if more than 1,320 gallons of petroleum is stored on site (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. In these cases, the contractor will need a spill prevention containment and countermeasures plan prepared by that licensed professional.

- 1.) Concrete
- 2.) Petroleum
- 3.) Detergents
- 4.) Paints (Enamel & Latex)
- 5.) Tar
- 6.) Fertilizers
- 7.) Roofing Shingles
- 8.) Pesticides
- 9.) Cleaning Solvents
- 10.) Masonry Block, Brick, Stone

- 1.) Only the amount of products needed or required to do the job will be stored on site.
- 2.) All material stored on site will be stored in a neat, orderly manner in the appropriate containers under a roof or covered.
- 3.) Products must be kept in their original containers with the label attached.
- 4.) Chemicals will not be mixed together unless recommended by manufacturer.
- 5.) An effort will be made to use the entire product before disposing of the container when feasible.
- 6.) The manufacturers recommendations for proper use and disposal will be followed at all times.
- 7.) Daily site inspections will be made by the site superintendent to ensure proper use/disposal of materials on site.

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1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - a. A copy of all notices of intent submitted to EPD;
 - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
 - c. The Design Professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
 - d. A copy of all monitoring information, results, and reports required by this permit;
 - e. A copy of all inspection reports generated in accordance with Part IV.D.4.A. of this permit;
 - f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
 - g. Daily rainfall information collected in accordance with part IV.D.4.a.(2) of this permit.
2. Each secondary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:
 - a. A copy of all Notices of Intent submitted to EPD;
 - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit of the applicable portion of the Erosion, Sedimentation and Pollution Control Plan required for their activities at the construction site required by this permit;
 - c. A copy of all inspection reports generated in accordance with Part IV.D.4.B. of this permit; and
 - d. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit.

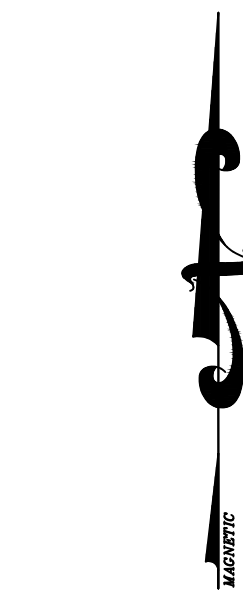
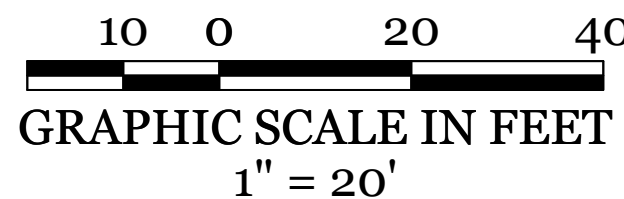
3. Each tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a copy is submitted in accordance with Part VI:
- a. A copy of all Notices of Intent submitted to EPD;
 - b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
 - c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
 - d. A copy of all monitoring information, results, and reports required by this permit;
 - e. A copy of all inspection reports generated in accordance with Part IV.D.4.c.(2) of this permit;
 - f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
 - g. Daily rainfall information collected in accordance with Part IV.D.4.c.(2) of this permit.
- State of Georgia Page 34 of 43 Department of Natural Resources Permit No. GAR100003 Environmental Protection Division

4. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least ten years after the date of completion of the activity authorized in this permit. If the permittee is not the owner of the facility, the records shall be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

[illegible]

1309 HOWELL'S GROVE ROAD
GREENSBORO, GA 30642

INSTALL EROSION & SEDIMENT CONTROLS & MEASURES
CLEARING, GRUBBING, & GRADING
TEMPORARY VEGETATION (GRASSING/MULCHING
MAINTAIN EROSION & SEDIMENTATION CONTROLS
BUILDING CONSTRUCTION
FINAL GRADING
PAVING & CONCRETE
APPLY PERMANENT VEGETATION
FINAL CLEAN UP

[illegible]

MATTHEW P. POYNER

LANDSCAPE ARCHITECT
CERTIFICATION: #1582
EXPIRES: DEC. 31, 2026

GSWCC LEVEL II
CERTIFICATION: #88842
EXPIRES: AUG. 29, 2025

JAMES WESLEY
DESIGNS
LANDSCAPE ARCHITECTURE

1021 BIG WATER CIRCLE, GREENSBORO, GA 30642

COUNTY: GREENE
RICHLAND VISTAS

RICHLAND VISTAS

LOI 23

DATE: FEBRUARY 28, 2025

SCALE: 1" = 20' - 0"

JOB NO.: 24-186

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
WATERFORD HOMES XVI
1309 HOWELL'S GROVE ROAD, GREENSBORO, GA 30642
REYNOLDS LAKE OCONEE

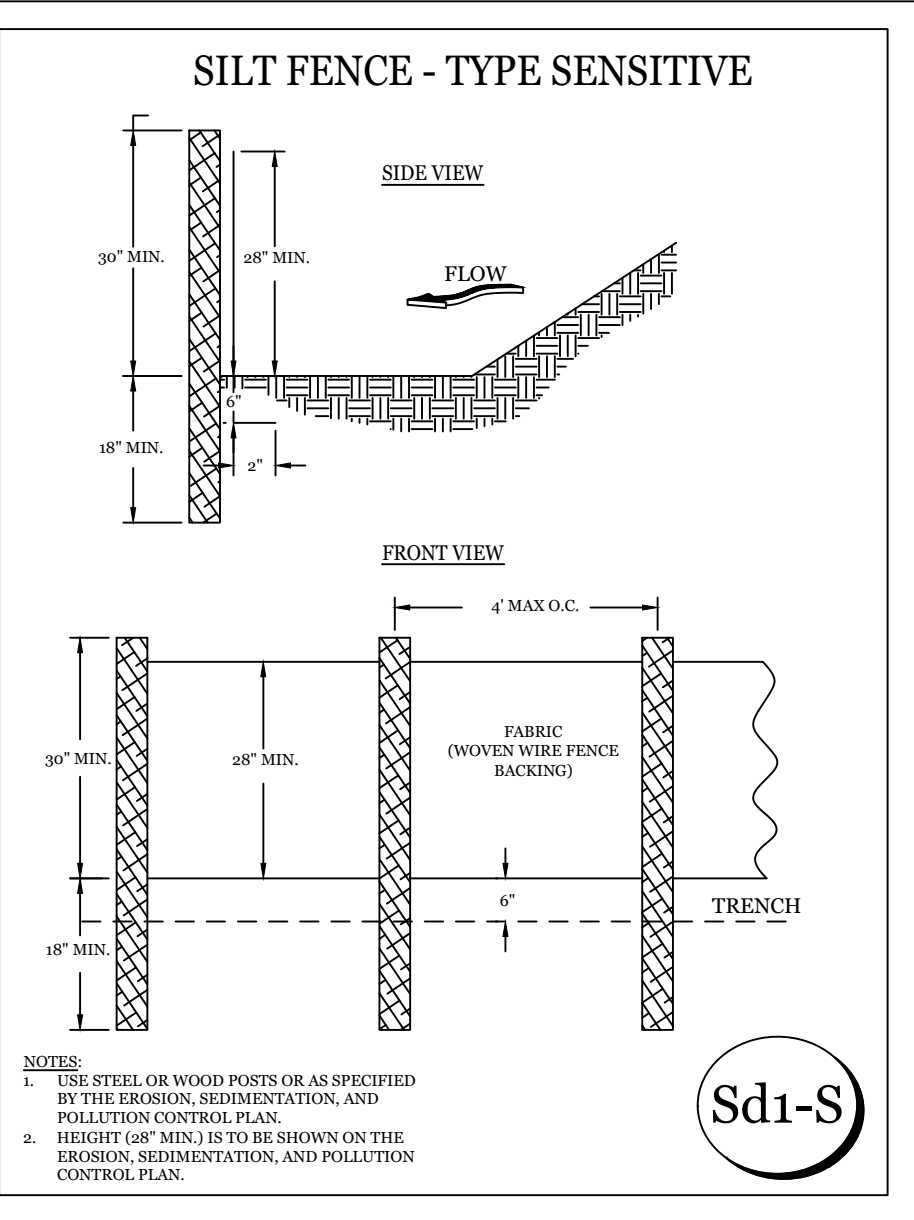
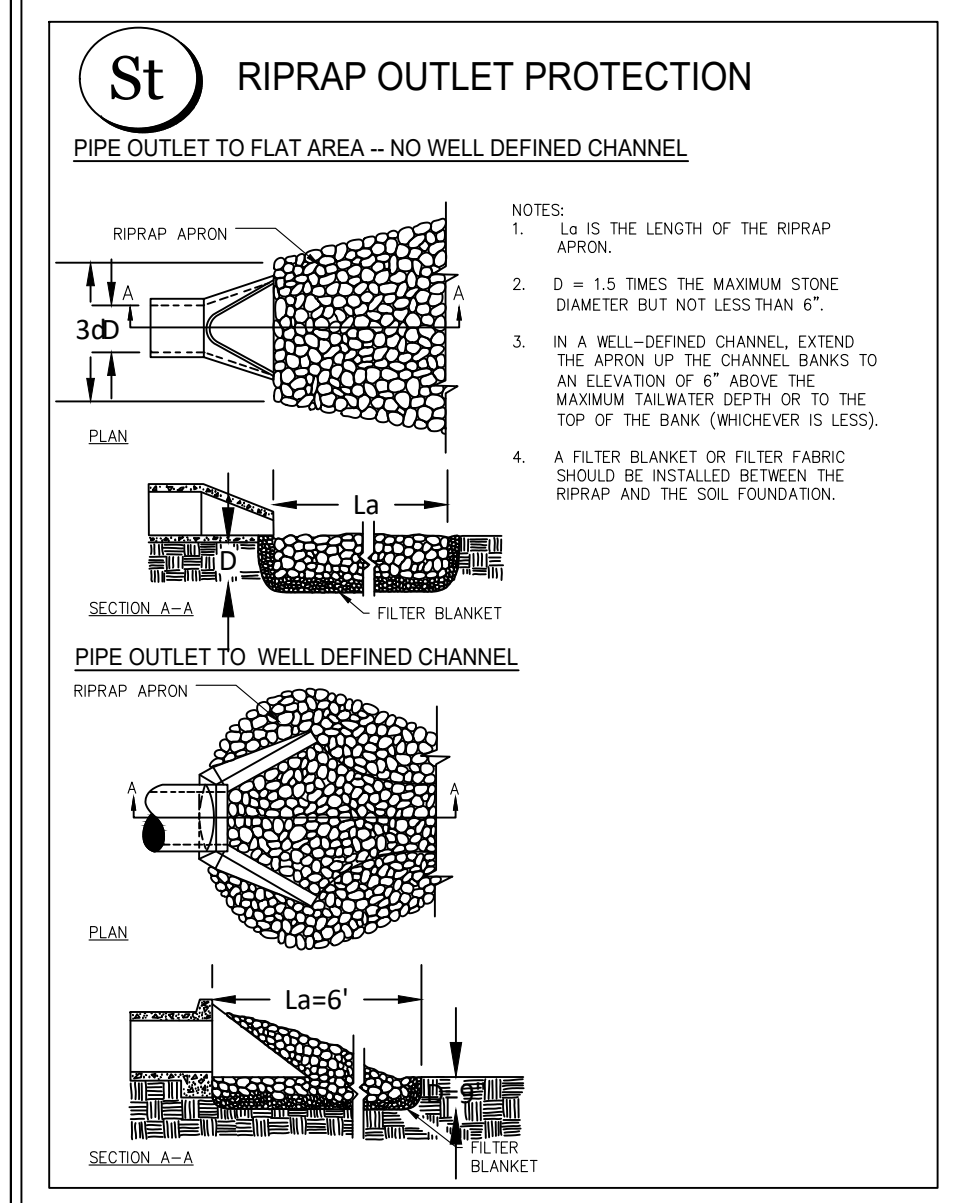
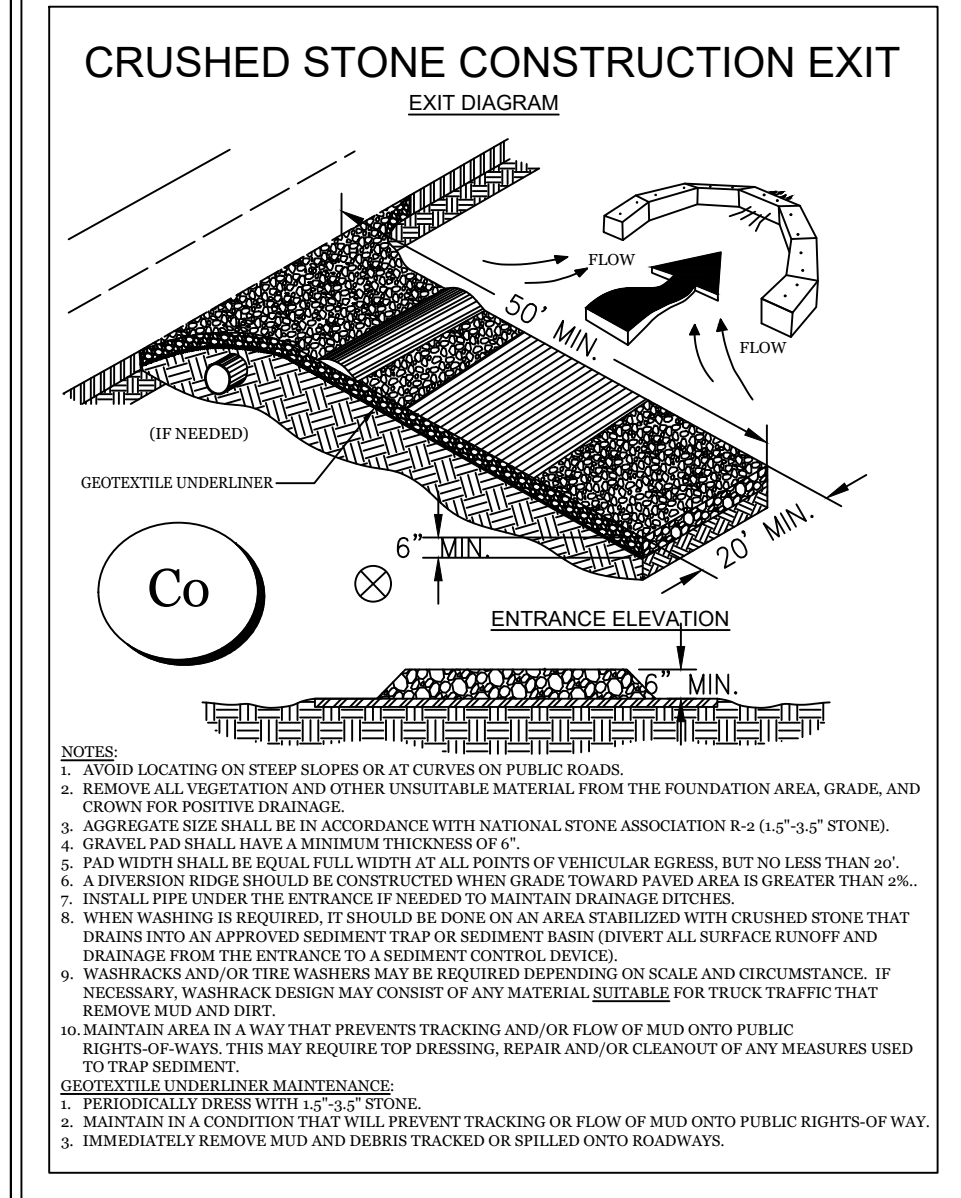
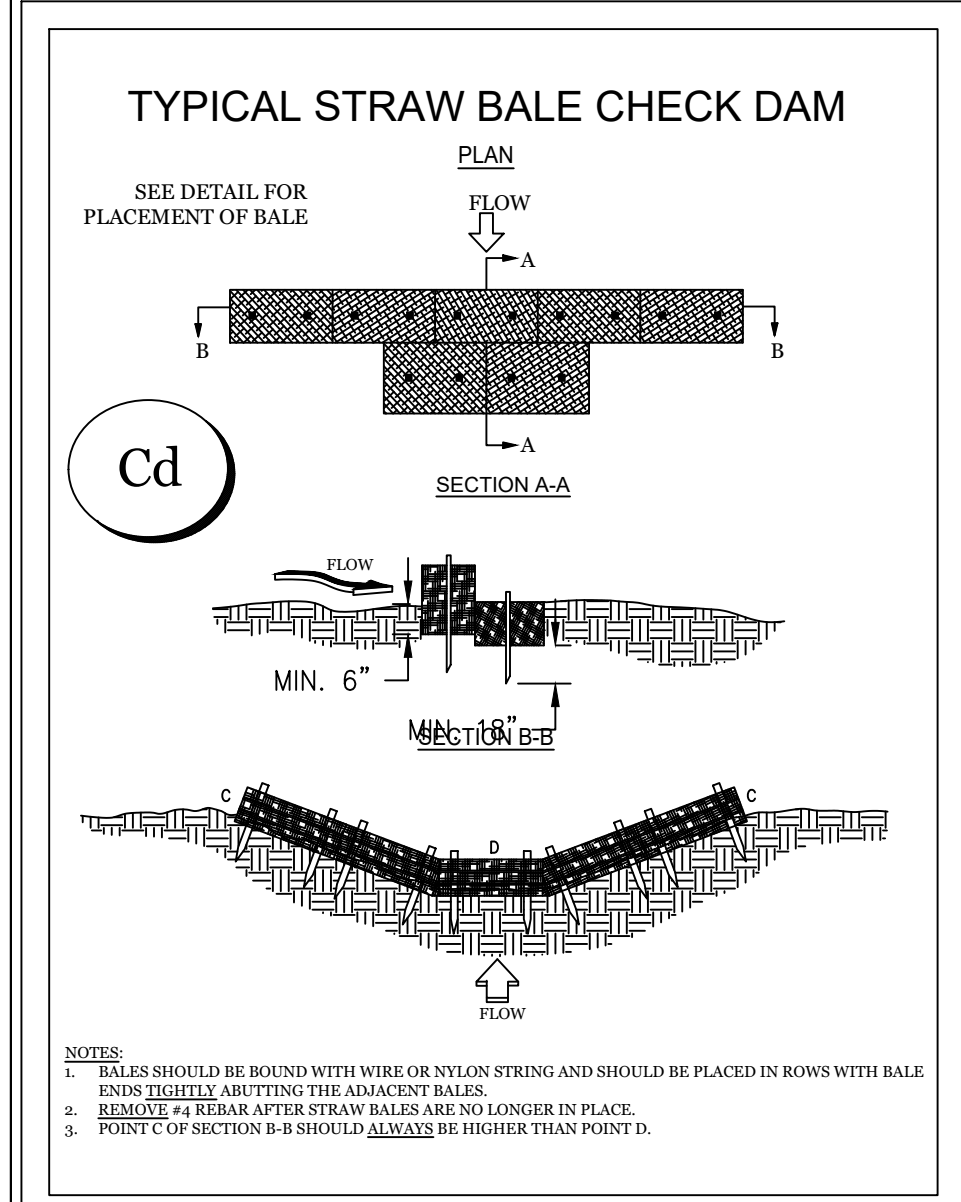
SHEET NUMBER

4 of 6

NO.	DATE	COMPLETING FIRM
REVISIONS		

NO.	DATE
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No.



DUST CONTROL ON DISTURBED AREAS:

DEFINITION:
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

- PURPOSE:**
- To prevent surface and air movement of dust from exposed soil surfaces.
 - To reduce the presence of airborne substance which may be harmful or injurious to human health, welfare, or safety or to animals and plants.

REQUIREMENTS FOR REGULATORY COMPLIANCE:

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

SPECIFICATIONS:

1. Temporary Methods
 - A. Mulches. See standard Ds-1. Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tb-Tackifiers and Binders. Resins such as Curasol and Terratrack should be used according to manufacturers recommendations.
 - B. Vegetative Cover. See standard Ds-2
 - C. Spray-on Adhesives. These are used on mineral soils, keep traffic of these areas. Refer to standard Tb-Tackifiers and Binders.
 - D. Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure used before wind erosion starts. Plow on windward side of site.
 - E. Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet and repeated as needed.
 - F. Calcium Chloride. Apply at a rate that will keep surface moist. May need re-treatment.
2. Permanent Vegetation. See standard Ds-2.
 - A. Topsoiling. This entails covering the surface with less erosive material.
 - B. Stone. Cover the surface with crushed stone.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

DEFINITION:
A permanent vegetative cover using sod on highly erodible or critically eroded lands.

- PURPOSE:**
- Establish immediate ground cover
 - Reduce runoff and erosion
 - Improve aesthetics and land value
 - Reduce dust and sediments
 - Stabilize waterways, critical areas
 - Filter sediments, nutrients, and bugs
 - Reduce downstream complaints
 - Reduce likelihood of legal action
 - Reduce likelihood of work stoppage due to legal action
 - Increase "good neighbor" benefits
 - To reduce damage from sediment and runoff to down-stream areas
 - To improve wildlife habitat and visual resources
 - To improve aesthetics

CONDITIONS:

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow.

PLANNING & CONSIDERATIONS:

Sodding can initially be more costly than seeding, but the advantages justify the increased initial costs.

1. Immediate erosion control, green surface, and quick use.
2. Reduced failure as compared to seed as well as lack of weeds.
3. Can be established nearly year round

Sodding is preferable to seed and in waterways and swales because of the immediate protection of the channel after application. Sodding must be staked in concentrated flow areas.

CONSTRUCTION SPECIFICATION:

Soil Preparation

Bring soil surface to final grade. Clear surface of trash, woody debris, stones, and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils. Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicide or soil sterilants. Refer to Lime & Fertilization Rates Chart.

INSTALLATION:

Lay sod with tight joints and in straight lines. Don't overlap joints, stagger joints and do not stretch sod. On slopes steeper than 2:1 sod should be anchored with pins or other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil. Irrigate sod to a depth of 4" immediately after installation.

Ds4

FERTILIZER & LIME REQUIREMENTS FOR SOIL SURFACE APPLICATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATES (lbs/AC)	LIME APPLICATION (tons/AC)
Cool Season Grasses	First	6-12-12	1,500	1
	Second	6-12-12	1,000	
	Maintenance	10-10-10	400	
Warm Season Grasses	First	6-12-12	1,500	1
	Second	6-12-12	800	
	Maintenance	10-10-10	400	

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION:
The establishment of temporary vegetative cover with fast growing seedling's for seasonal protection on disturbed or denuded areas.

PURPOSE:

- To reduce runoff and sediment damage of downstream resources
- To protect the soil surface from erosion
- To improve the wildlife habitat
- To improve aesthetics
- To improve with infiltration and aeration as well as organic matter for permanent plantings

REQUIREMENTS FOR REGULATORY COMPLIANCE:

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. If an area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Temporary grassing instead of mulch, can be applied to rough graded areas that will be exposed for less than 6 months. If an area is expected to be undisturbed for more than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the depth, anchored and have continuous 90% cover or greater of the soil surface. Refer to specification Ds3.

CONDITIONS:

Temporary vegetation measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. Note: Some species of temporary vegetation are not appropriate because of their potential to outcompete the desired species (e.g. annual ryegrass).

SPECIFICATIONS:

Grading & Shaping:

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others. No shaping or grading is required if slopes can be stabilized by hand seeded vegetation or if hydraulic seeding equipment is to be used.

Seeded Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand seeding, seedbed preparation is not required if the soil material is loose and sealed by rainfall. When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a pace for seed to lodge and germinate.

Lime & Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For graded areas and soils with low fertility 12-16 lbs/1,000 sf 10-10-10 fertilizer of the equivalent shall be applied. Fertilizer should be applied before land preparation and incorporated with a disc, ripper or chisel.

Seeding

Select a grass or grass legume mixture suitable to the area and season of the year. On Piedmont sites and the period from January-March & August-December, a common planting is annual ryegrass at the rate of 0.9 lb/1,000 sf. In April-July, plant Pearl Millet at the rate of 1.1 lb/1,000 sf. Do not plant ryegrass if sod will be placed within 3 months unless herbicide is used to eliminate the ryegrass from competition. Use other seedling's or Ds1 instead. Seed shall be applied uniformly by hand, cyclone seeder, drill, culti-packer or hydraulic seeder (slurry including seed and fertilizer). Drill or culti-packer seeders normally place seed 1/4" to 1/2" deep. Appropriate depth of panting is ten times the seed diameter.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short-term protection. Refer to Ds-1.

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made as needed.

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION:
Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE:

- To reduce runoff and erosion
- To conserve moisture
- To prevent surface compaction and crusting
- To control undesirable vegetation
- To modify soil temperature
- To increase biological activity in the soil

REQUIREMENTS FOR REGULATORY COMPLIANCE:

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetation techniques shall be employed. Refer to **Ds2-Disturbed Area Stabilization (With Temporary Seeding)**, **Ds3-Disturbed Area Stabilization (With Permanent Seeding)**, and **Ds-4 Disturbed Area Stabilization (With Sodding)**.

SPECIFICATIONS:

Mulching without seeding

This standard applies to the grades or cleared areas where seedling's may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

1. Select one of the following materials and apply at the depth indicated.
2. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
3. Wood waste (chips, sawdust, or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
4. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

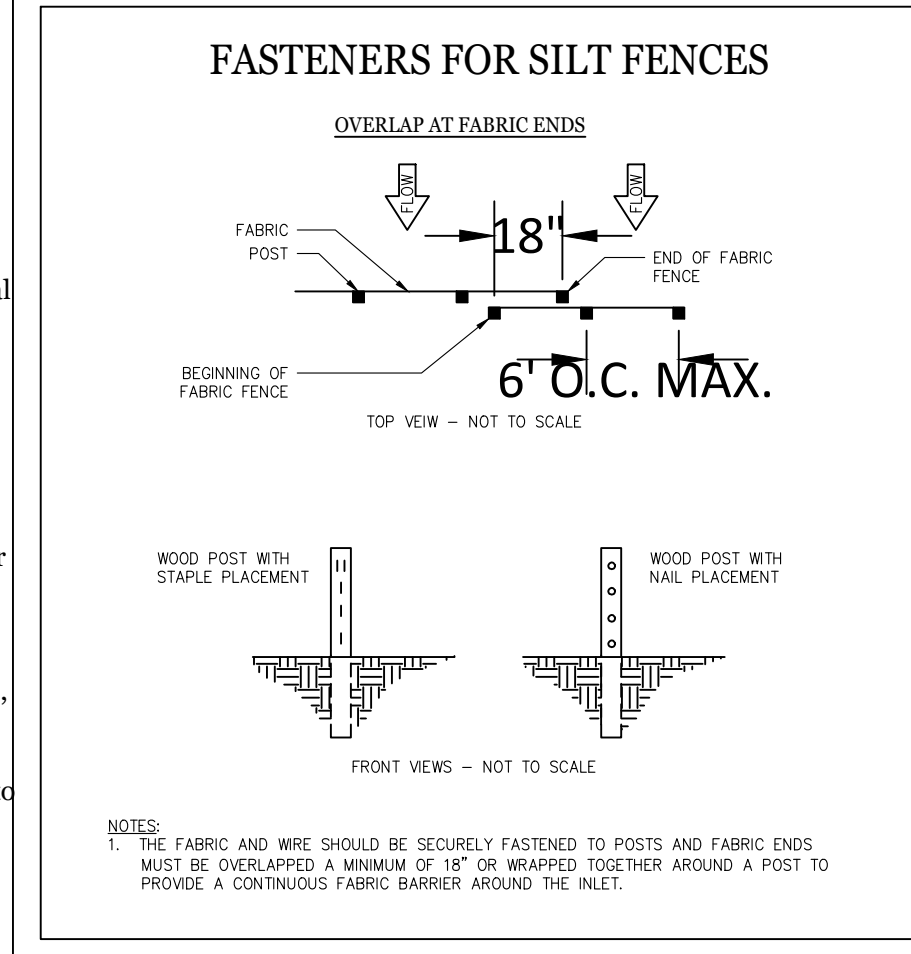
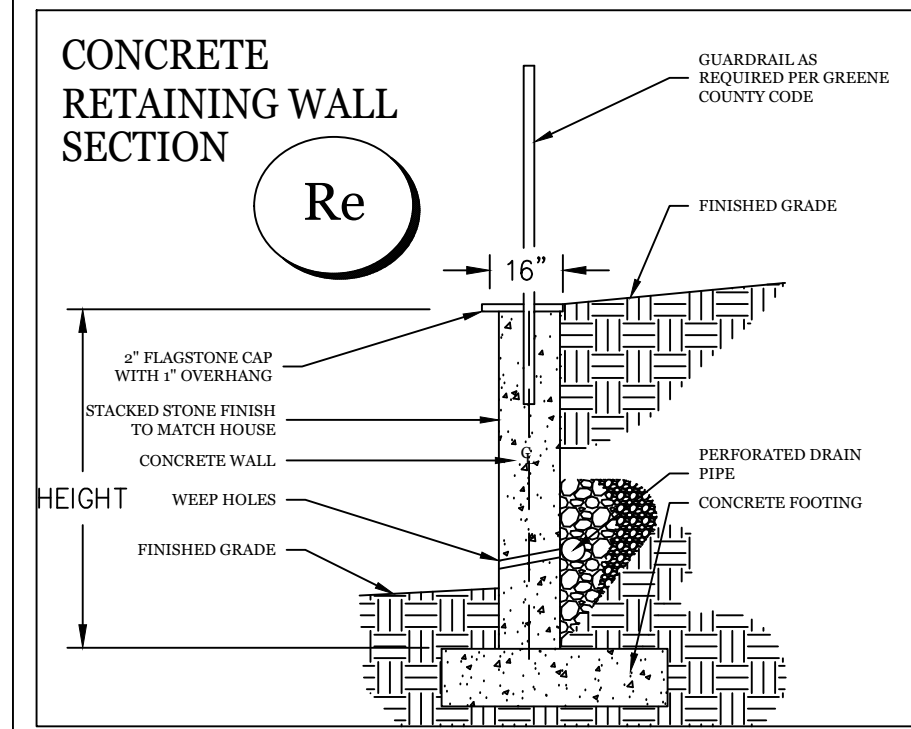
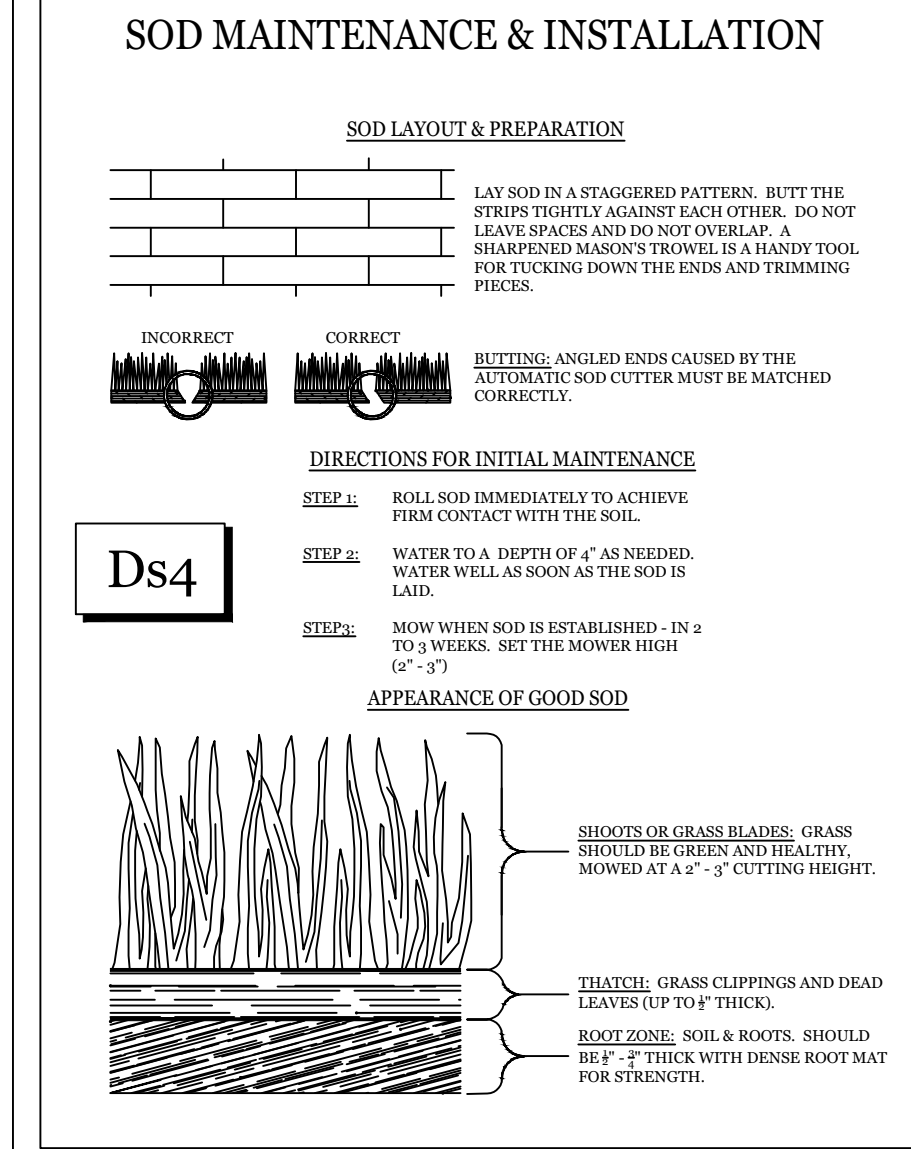
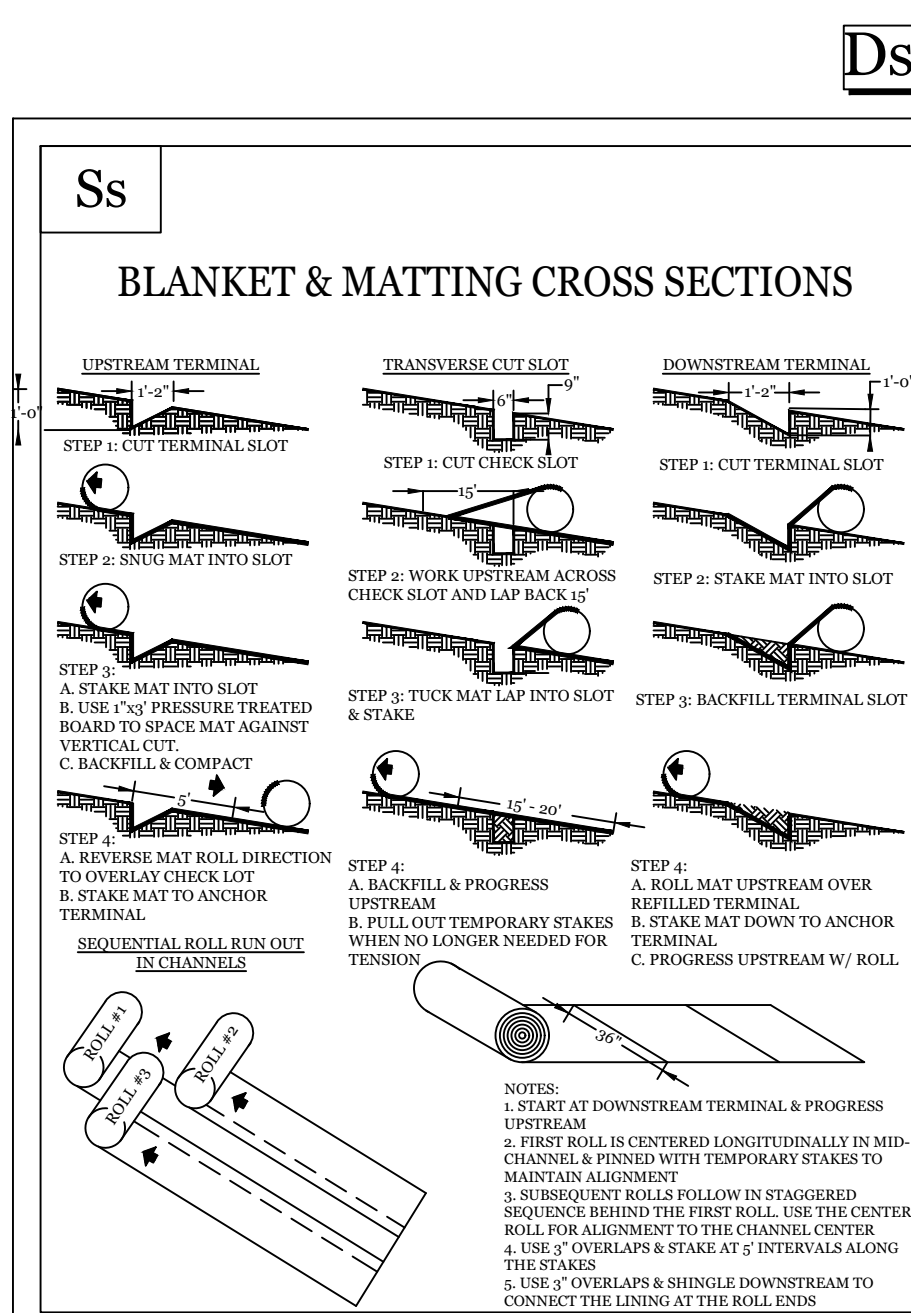
Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk". Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.
2. Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers, binders and hydraulic mulch with tackifier specifically designed for tacking straw can be substituted for emulsified asphalt. Please refer to specification **Tac-Tackifiers**. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.
3. Netting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
4. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.



Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION:
The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

PURPOSE:

- To protect the soil surface from erosion
- To reduce damage from sediment and runoff to down-stream areas
- To improve wildlife habitat and visual resources
- To improve aesthetics

REQUIREMENTS FOR REGULATORY COMPLIANCE:

This practice shall be applied immediately to rough graded areas that shall will be undisturbed for longer than six months. This practice of sodding shall be applied immediately to all soils areas s final grade. Final Stabilization means that all soil disturbing activities at the site has been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by the GA EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscape according to the plan (uniformly covered with landscaping materials in planned landscape areas), or equivalent permanent stabilization measures. Permanent vegetation shall consist of: planted trees, shrubs, perennial vine; a crop of perennial vegetation appropriate for the region, such that within the growing season a 70% coverage by perennial vegetation shall be achieved. Final stabilization applies to each phase of construction.

For linear construction projects on land used for agricultural or silvicultural use, until this standard is satisfied and permanent control measures and facilities are operation , interim stabilization measures and temporary erosion and sedimentation control measures shall not be removed.

CONDITIONS:

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fill, dams, and other denuded areas.

PLANNING CONSIDERATIONS:

1. Use conventional planting methods where possible.
2. When mixed plantings are done during marginal planting periods, companion crops shall be used.
3. No-till planting is effective when planting is done following a summer or winter annual cover crop. Sericea lespezeza planted no-till into stands or rye is an excellent procedure.
4. Block sod provides immediate cover. It is especially effective in controlling erosion adjacent to concrete flumes and other structures.
5. Irrigation should be used when the soil is dry or when summer plantings are done.
6. Low maintenance plants, as well as natives, should be used to ensure long-lasting erosion control.
7. Mowing should not be performed during the quail nesting season (May-September).
8. Wildlife plantings should be included in critical area plantings.

Grading & Shaping:

Grading and shaping may not be required where hydraulic seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding and mulching and maintenance of the vegetation. Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Lime & Fertilizer Rates

Agricultural lime is required at the rate of 1 to 2 tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture. (See Lime and Fertilizer rates)

Mulching

Mulching is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% to 100% soil cover. When selecting a mulch, design professionals should consider the mulch's functional longevity, vegetation establishment enhancement, and erosion control effectiveness. Select the mulching material from the following and apply as indicated.

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rte of 500 pounds per acre. Dry straw or dry hay shall be applied (at the rate indicated) after hydraulic seeding.
3. 1,000 pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3:1 or steeper.
4. Sericea Lespedeza hay containing mature see shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas, slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must be Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface. Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

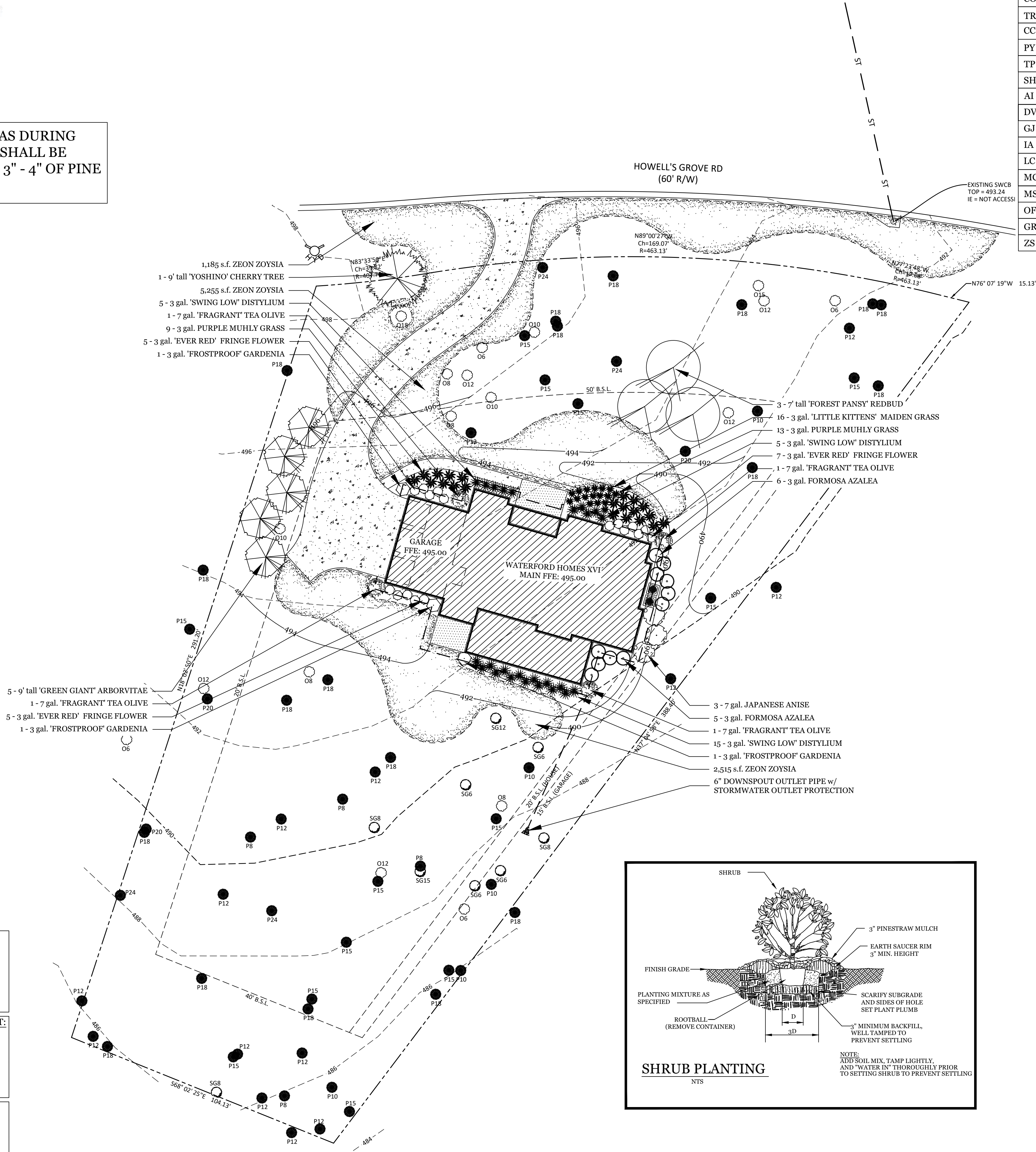
1. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disk set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
 2. Synthetic tackifiers, binders or hydraulic mulch specifically designed to tack straw, shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to the manufacturers specifications. All tackifiers, binders or hydraulic mulch specifically designed to tack straw should be verified not toxic through EPA2021.0 testing. Refer to Tackifiers - Tac.
 3. Rye or wheat can be included with fall and winter plantings to stabilize the mulch. They shall be applied at a rate of 4 to 5 bushel per acre.
 4. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.
- Bedding Material**
- Mulch is used as a bedding material to conserve moisture and control weeds in nurseries, ornamental beds, around shrubs, and on bare areas on lawns.

SEEDING (OPTION 1)	
Grass Type	Common Bermuda (Hulled Seed)
Planting Dates	March 1 - July 1
Application Rate	10 lbs/ac OR 0.2 lbs/1,000 sf
SEEDING (OPTION 2)	
Grass Type	Common Bermuda (Hulled Seed)
Planting Dates	October 1 - February 25
Application Rate	10 lbs/ac OR 0.2 lbs/1,000 sf
FERTILIZER (FIRST YEAR)	
Lime	2,600 lbs/ac OR 60 lbs/1,000 sf
6-12-12	1,500 lbs/ac
Top Dressing	75 lbs/ac
FERTILIZER (SECOND YEAR BY OWNER)	
Lime	1,600 lbs/ac OR 36 lbs/1,000 sf
6-12-12	800 lbs/ac
Top Dressing	75 lbs/ac
SODDING SPECIFICATIONS	
All areas disturbed during construction and shown on the landscape plan as being sodded shall be grassed according to the following:	
Grass Type	TIFTUFF Bermuda
FERTILIZER (FIRST YEAR)	
Lime	2,600 lbs/ac OR 60 lbs/sf
6-12-12	1,500 lbs/ac
FERTILIZER (SECOND YEAR BY OWNER)	
Lime	1,600 lbs/ac OR 60 lbs/sf
6-12-12	800 lbs/ac

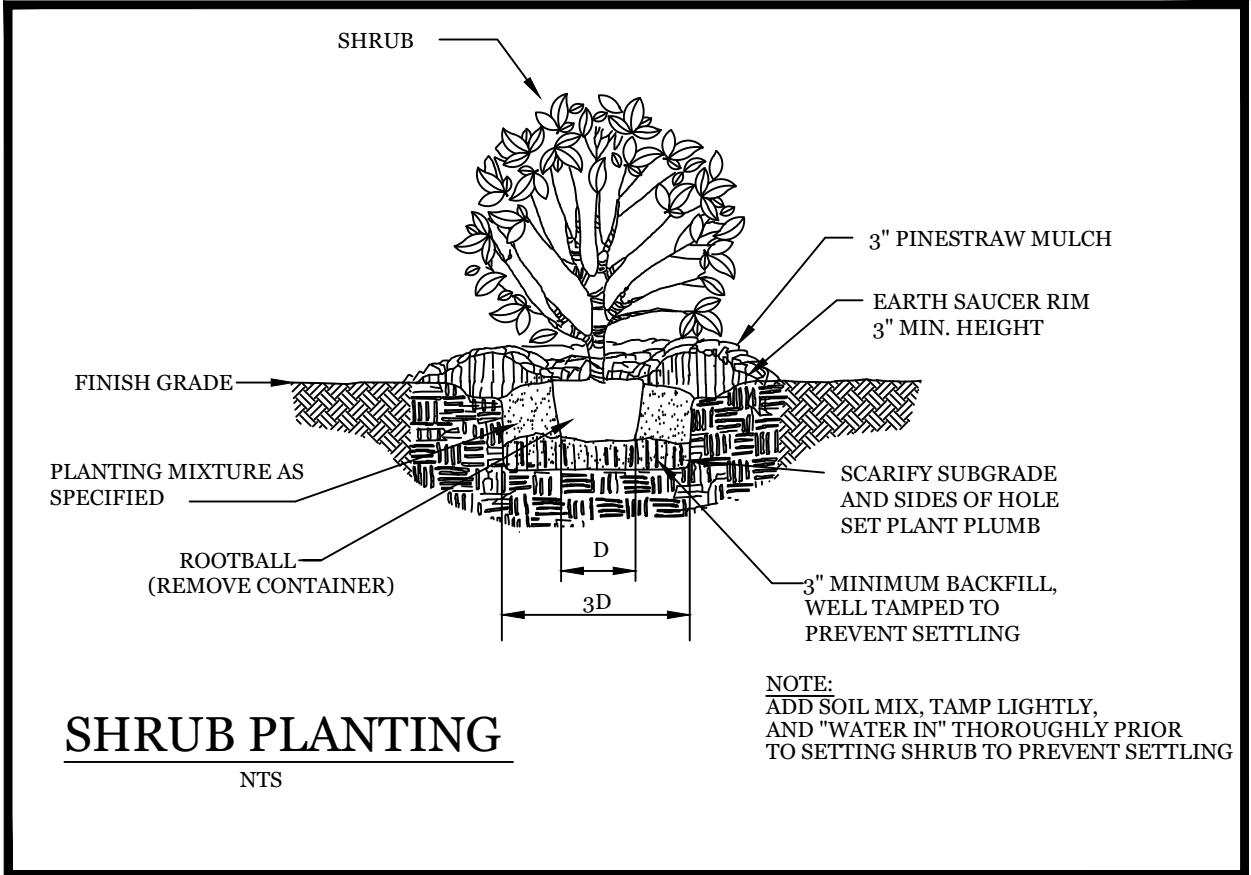
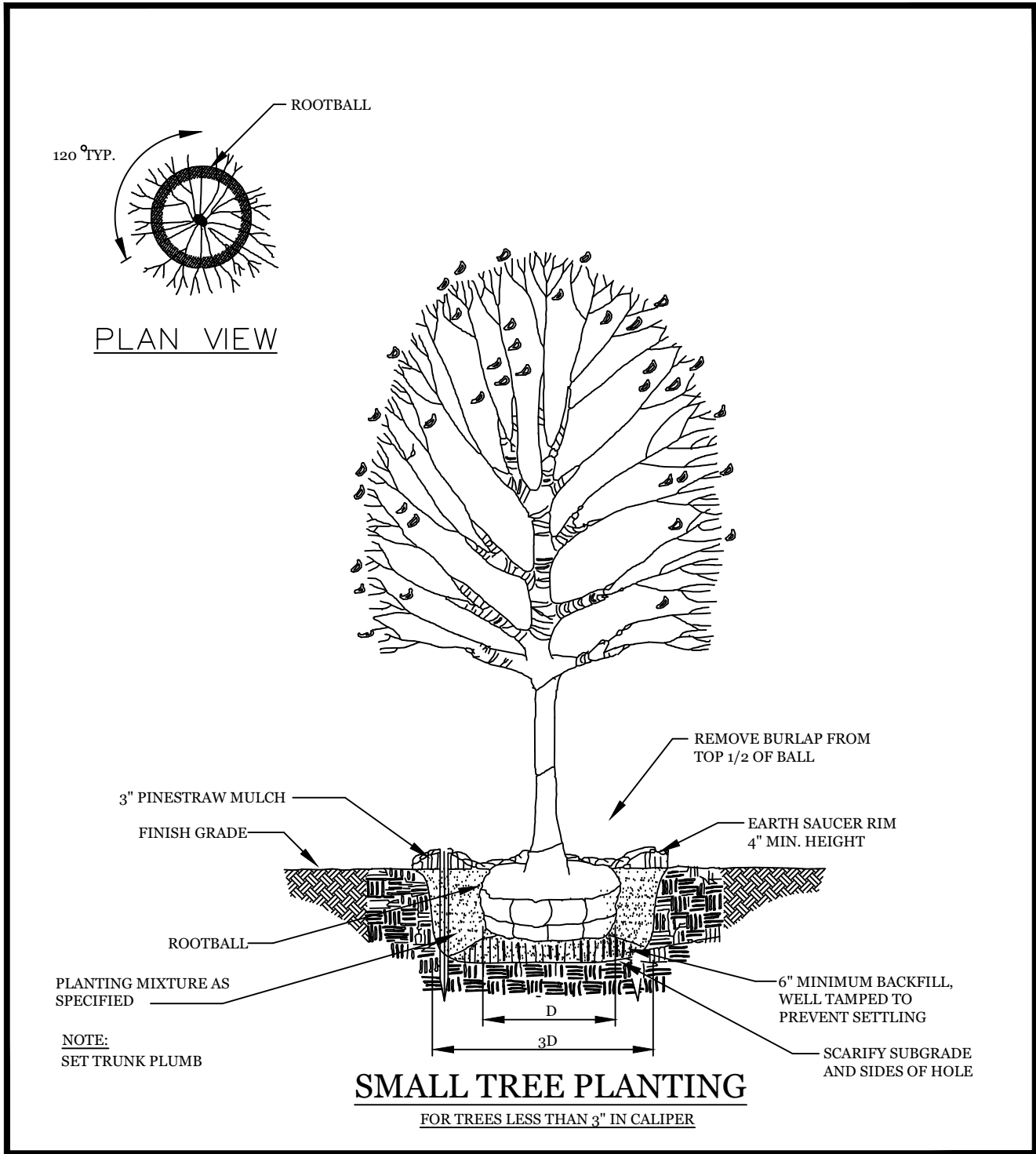
MONTH	TEMPORARY (Ds2)	RATE/ACRES (ALONE - MIX)
January	Rye Grass	40 lbs.
February	Rye Grass	40 lbs.
March	Rye Grass Annual Lespedeza Weeping Lovegrass	40 lbs. 30 lbs. 4 lbs.
April	Annual Lespedeza Rye Brown Top Millet Sudan Grass Weeping Lovegrass	30 lbs. 3 Bu. 40 lbs. 60 lbs. 6 lbs.
May	Weeping Lovegrass Sudan Grass Brown Top Millet	6 lbs. 60 lbs. 40 lbs.
June	Weeping Lovegrass Sudan Grass Brown Top Millet	6 lbs. 60 lbs. 40 lbs.
July	Same as June	
August	Weeping Lovegrass Rye Grass	6 lbs. 40 lbs.
September	Wheat Oats	3 Bu. 4 Bu.
October	Wheat Rye Grass Rye	3 Bu. 40 lbs. 3 Bu.
November	Same as October	
December	Same as October	
1. Seed should be scarified.		
2. Inoculate Seed.		
Fertilizer and Lime Requirements for Temporary Vegetation		
Species	Fertilizer Rates (lbs/AC)	Lime (lbs/AC)
Cool Season Grasses	6-12-12 1,500	1 Ton/AC
Temporary Cover Crop	10-10-10 500	1 Ton/AC
Seeded alone		
Warm Season Grasses	6-12-12 1,500	1 Ton/AC

LEVEL II CERTIFICATION:	
MATT POYNER	
JAMES WESLEY DESIGNS, LLC	
CERTIFICATION #: 88842	
EXPIRATION DATE: 08/29/2025	
CELL: 478.747.2219	
matt@jameswesleydesigns.com	
24 HOUR EMERGENCY CONTACT:	
DREW CLOUGH	
WATERFORD HOMES	
5880 LIVE OAK PARKWAY, # 180	
NORCROSS, GA 30093	
CELL: 770.883.0006	
drewclough@waterfordhomes.com	
OWNER/TERTIARY PERMITEE:	
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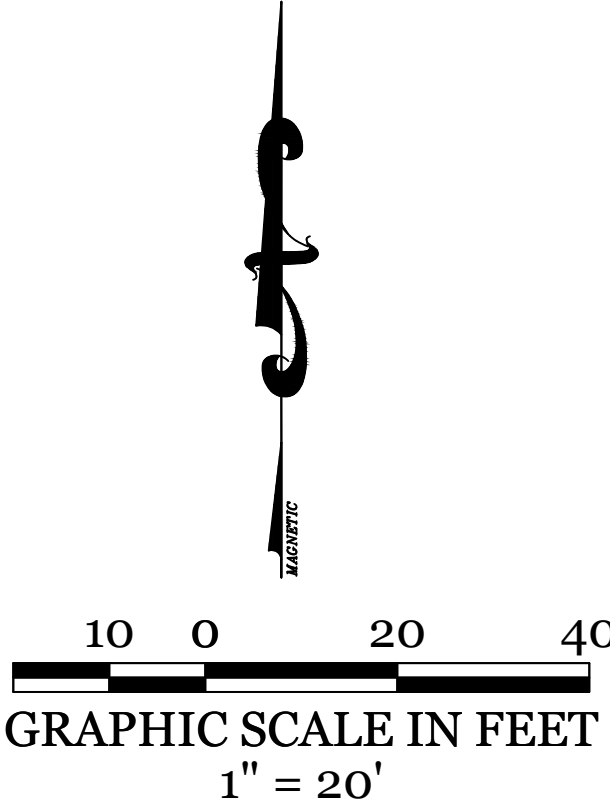
DISTURBED AREAS DURING
CONSTRUCTION SHALL BE
MULCHED WITH 3" - 4" OF PINE
STRAW.



PLANTING SCHEDULE					
CODE	COMMON NAME	SCIENTIFIC NAME	QTY	SIZE	MATURE HxS
TREES					
CC	'Forest Pansy' Redbud	Cercis canadensis 'Forest Pansy'	3	7' - 8' Tall	20' x 25'
PY	'Akebono' Yoshino Cherry	Prunus x yedoensis 'Akebono'	1	9' Tall	20' x 20'
TP	Green Giant Arborvitae	Thuja plicata 'Green Giant'	5	9' Tall	30' x 10'
SHRUBS					
AI	'Formosa' Azalea	Azalea indica 'Formosa'	11	3 Gal.	4' x 4'
DV	'Swing Low' Distylium	Distylium 'Swing Low'	25	3 Gal.	2' x 5'
GJ	'Frostproof' Gardenia	Gardenia jasminoides 'Frostproof'	3	3 Gal.	5' x 5'
IA	Japanese Anise	Illicium anisatum	3	7 Gal.	10' x 6'
LC	'Ever Red' Loropetalum	Loropetalum chinense 'Ever Red'	17	3 Gal.	5' x 5'
MC	Purple Muhly Grass	Muhlenbergia capillaris	22	3 Gal.	4' x 3'
MS	'Little Kittens' Maiden Grass	Miscanthus sinensis 'Little Kittens'	16	3 Gal.	3' x 2'
OF	Fragrant Olive	Osmanthus fragrans	4	7 Gal.	10' x 6'
GRASS					
ZS	Zeon Zoysia	Zoysia species	18 (8,955 s.f.)	Sod	N/A



DOWNSPOUT NOTES:
CONTRACTOR SHALL CONNECT DOWNSPOUTS TO DOWNSPOUT COLLECTION LINE AS SHOWN. **MAIN COLLECTION LINES SHALL BE 6" MIN. LATERAL COLLECTION LINES SHALL BE 4" MIN.** CONTRACTOR SHALL PROVIDE RIVER STONE APRON FOR STORM OUTLET PROTECTION. CONTRACTOR SHALL COORDINATE LOCATION OF STORM OUTLETS WITH ARB REPRESENTATIVE BEFORE COMPLETION.



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GEORGIA
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
MATTHEW P. POYNER
No. 001582
EXPIRES: DEC. 31, 2026

LANDSCAPE ARCHITECT
CERTIFICATION: #1582
EXPIRES: DEC. 31, 2026

GSWCC LEVEL II
CERTIFICATION: #88842
EXPIRES: AUG. 29, 2025

JAMES WESLEY
DESIGNS
LANDSCAPE ARCHITECTURE
1021 BIG WATER CIRCLE, GREENSBORO, GA 30642

COUNTY: GREENE
RICHLAND VISTAS
LOT 23
DATE: FEBRUARY 28, 2025
SCALE: 1" = 20' - 0"
JOB NO.: 24-186

LANDSCAPE PLAN

WATERFORD HOMES XVI
13009 HOWELL'S GROVE ROAD, GREENSBORO, GA 30642
REYNOLDS LAKE OCONEE

SHEET NUMBER

6 of 6

REVISIONS

NO.	DATE	COMMENTS / REQUESTED BY
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