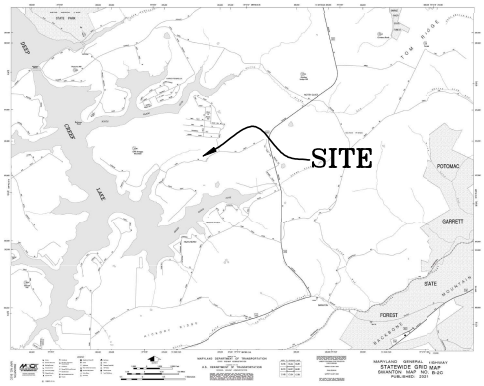
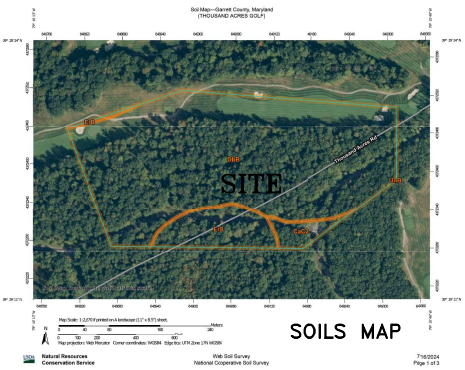


ROAD PLANS AND SPECIFICATIONS FOR POLAND RUN VIEW EAST

SHEET INDEX

SHEET NO.	DESCRIPTION
G-1	GENERAL MATTERS – COVER SHEET
G-2	GENERAL MATTERS – PROJECT VICINITY MAP AND LEGEND
G-3	GENERAL MATTERS – PROPOSED SITE PLAN
R	ROADS
ESC	EROSION AND SEDIMENT CONTROL
SWM	STORMWATER MANAGEMENT
U	UTILITIES



SOILS MAP

SEQUENCE OF CONSTRUCTION

PRIOR TO THE START OF CONSTRUCTION, CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AT 301-689-1408 TO SCHEDULE A PRECONSTRUCTION MEETING. INFORM MDE OF THE START DATE OF CONSTRUCTION. CONTACT GARRETT COUNTY AT 301-334-8317 TWO PRIOR TO THE START OF CONSTRUCTION. MDE SHALL BE CONTACTED WHEN E & S CONTROLS ARE IN PLACE, BUT BEFORE STARTING WORK. MDE SHALL BE CONTACTED WHEN THE SITE IS STABILIZED, BUT BEFORE REMOVING E & S CONTROLS.

1. INSTALL STABILIZED ENTRANCES (DAY 1)
2. INSTALL SUPER SILT FENCE (DAY 1)
3. CLEAR AND GRUB (DAY 2 THROUGH DAY 6)
4. CONSTRUCT DITCH NO. 1 (DAY 4 THROUGH DAY 6)
5. INSTALL STORMDRAINS AND STORM INLET (DAY 7)
6. CONSTRUCT DITCH NO. 2 (DAY 8)
7. CONSTRUCT SWM BASINS (DAY 9 THROUGH DAY 15)
8. CONSTRUCT ROADS (DAY 16 THROUGH DAY 30)
9. STABILIZE DISTURBANCE WITH GRAVEL OR SEED AND MULCH IN CONFORMANCE WITH MDE TIME REQUIREMENTS
10. AFTER ALL DISTURBANCE IS STABILIZED, CLEANOUT SWM BASINS AND RESTORE GRAVEL FILTERS.
11. RECORD DRAWINGS OF INSTALLED STORMWATER MANAGEMENT FEATURES SHALL BE SUBMITTED TO THE GARRETT COUNTY OFFICE OF PERMIT AND INSPECTION SERVICES WITHIN 60 DAYS OF COMPLETION.

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC ROADS. ALL MATERIALS DEPOSITED ONTO PUBLIC ROADS SHALL BE REMOVED IMMEDIATELY.
2. THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIME AS PERMANENT STABILIZATION OF EXPOSED SOIL OCCURS.
3. WHEN PROPERTY IS BROUGHT TO FINISHED GRADE DURING THE MONTHS OF NOVEMBER THROUGH FEBRUARY, AND PERMANENT STABILIZATION IS FOUND TO BE IMPRACTICAL, TEMPORARY SEED AND ANCHORED STRAW MULCH SHALL BE APPLIED TO DISTURBED AREAS. THE FINAL PERMANENT STABILIZATION OF SUCH PROPERTY SHALL BE APPLIED BY APRIL 15 OR EARLIER IF GROUND AND WEATHER CONDITIONS ALLOW.
4. THE SITE'S APPROVED EROSION AND SEDIMENT CONTROL PLANS SHALL BE AVAILABLE AT THE SITE.
5. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER FEDERAL, STATE, OR LOCAL AUTHORIZATIONS WHICH MAY BE REQUIRED.
6. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
7. THE APPROVAL OF THIS PLAN MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NONEXISTENCE OF ANY UTILITIES AT THIS SITE. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT MISS UTILITY BE CONTACTED AT: PHONE 1-800-257-7777 EVERY EIGHT (8) BUSINESS DAYS TO COMPLY DURING THE EXCAVATION PERIOD.

SEEDING SPECIFICATIONS

TEMPORARY SEEDING SUMMARY:

Hardiness Zone : 5b and 6a				Fertilizer Rate (10-20-20)	Lime Rate
Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths		
Annual Ryegrass or	40	Mar15 to May 31	0.5 in.	436 lb/ac (10 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)
Foxtail Millet or	30	June 1 to July 31	0.5 in.		
Annual Ryegrass	40	Aug. 1 to Sept. 30	0.5 in.		

PERMANENT SEEDING SUMMARY:

Hardiness Zone : 5b and 6a Seed Mixture : 6				Fertilizer Rate (10-20-20)			Lime Rate
Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P_2O_5	K_2O	
Tall Fescue (Low Endophyte)	40	Mar 15 to May 31	¼ in. ½ in.	45 lb/acre (1.0 lb/ 1000 sf)	90 lb/acre (2.0 lb/ 1000 sf)	90 lb/acre (2.0 lb/ 1000 sf)	2 tons/ac (90 lb/1000 sf)
Birdsfoot Trefoil (Inoculated)	8	or	¼ in. ½ in.				
Perennial Ryegrass	25	Aug. 1 to Sept. 30	¼ in. ½ in.				

1. Loosen upper three inches of soil by raking, discing, or etc.
2. Apply lime and fertilizer.
3. Harrow, disc, or rake into the upper three inches of soil.
4. Seed.
5. Mulch with hay or straw at 2 tons/acre.
6. Anchor mulch by tracking up and down slopes with a tractor so that cleat marks run across the slope. Cleats should penetrate the soil a minimum of 1½ inches.

NOTE: LAWN GRASS MIXTURES WITH MULCH AND LANDSCAPE PLANTINGS WITH MULCH MAY BE SUBSTITUTED FOR THE MIXTURES SPECIFIED PROVIDED THERE IS 95% GROUND COVER.

APPROVAL FOR SEDIMENT CONTROL

GARRETT COUNTY SOIL CONSERVATION DISTRICT

SIGNATURE:

District Manager — 11/7/2024
TITLE — DATE

POND APPROVAL: ☐YES ☐NO ☒NA

APPROVAL FOR STORMWATER MANAGEMENT

GARRETT COUNTY STORMWATER MANAGEMENT

SIGNATURE:

GW-SWM STORMWATER MANAGEMENT — 1/24/2025
TITLE — DATE

POND APPROVAL: ☐YES ☐NO ☒NA

GP NO. 2024-0649

DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN OF EROSION & SEDIMENT CONTROL AND/OR POND DESIGN IS/ARE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND/OR THE MARYLAND STORMWATER DESIGN MANUAL. ANY STORMWATER STRUCTURES ARE DESIGNED IN ACCORDANCE WITH THE GARRETT COUNTY STORMWATER MANAGEMENT ORDINANCE AND ACCEPTED STANDARDS OF ENGINEERING PRACTICE.

08/19/2024 — (301) 334-6185 — JOHN SANDERS
DATE — PHONE NUMBER — MD PE NO. 17654

OWNER'S/DEVELOPER'S CERTIFICATION

"I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, EROSION AND SEDIMENT CONTROL WORK PERTINANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, COMPLIANCE INSPECTORS."

08/20/2024 — 301-616-5054
DATE — PHONE NO. — OWNER/DEVELOPER SIGNATURE

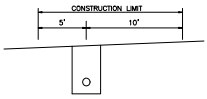
500 LAKESIDE CLUB DRIVE — ROBERT RALEY, GENERAL MANAGER
SWANTON, MD 21561 — THOUSAND ACRES GOLF CLUB
ADDRESS — PRINTED NAME & TITLE

UTILITY CONSTRUCTION SEDIMENT CONTROL PRACTICES

1. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON UPSLOPE SIDE OF TRENCH.
2. IMMEDIATELY FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED AND IMMEDIATELY STABILIZED (MULCHED OR GRAVELED) AT THE END OF EACH WORK DAY.
3. ANY TRENCHING DONE WITHIN EXISTING DITCHES MAY REQUIRE A DITCH DESIGN, INCLUDING APPROPRIATE LINING, MATTING, RIPRAP, ETC.
4. SILT FENCE SHALL BE PLACED IMMEDIATELY DOWN SLOPE OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE (1) WORKING DAY. (INSTALL SILT FENCE PER DETAIL E-1).
5. THE CONTRACTOR SHALL DISTURB AND OPEN ONLY THE TRENCH REQUIRED TO ACCOMPLISH THE WORK DESIGNATED FOR EACH DAY.
6. ALL SEDIMENT AND EROSION CONTROL PRACTICES AND VEGETATIVE STABILIZATION SHALL BE IN ACCORDANCE WITH THE "2011 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."

NOTES:

1. THE TOTAL SITE AREA IS 270.6 ACRES.
2. THE TOTAL ESTIMATED AREA OF DISTURBANCE IS 1.53 ACRES.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING THE LOCATIONS OF ALL EXISTING UTILITIES (IDENTIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE COMPLETELY AND SOLELY RESPONSIBLE AND LIABLE FOR ANY AND ALL UTILITY DAMAGES, PROPERTY DAMAGES, BODILY INJURIES, FINANCIAL LOSES AND INTERRUPTIONS OF SERVICE THAT RESULT FROM OR ARE ATTRIBUTABLE TO HIS CONSTRUCTION ACTIVITIES.
5. NO CONSTRUCTION IS PROPOSED WITHIN NONTIDAL WETLANDS OR WETLAND BUFFERS.
6. NO CONSTRUCTION IS PROPOSED WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN (REFERENCE: GARRETT COUNTY, MARYLAND FIRM MAP NUMBER 24023C0285D, EFFECTIVE OCTOBER 2, 2013).
7. TOTAL EXCAVATION IS ESTIMATED TO BE 950 CUBIC YARDS AND TOTAL FILL IS ESTIMATED TO BE 950 CUBIC YARDS.
8. OFF-SITE DISPOSAL SHALL BE AT APPROVED LOCATIONS.
9. MATERIAL STOCKPILING WILL BE WITHIN THE CONSTRUCTION LIMITS.
10. CONSTRUCTION WILL INCREASE IMPERVIOUS AREA BY 15,467 SQUARE FEET.



TYPICAL CONSTRUCTION LIMIT FOR UTILITY WORK

Revisions		
No.	Description	Date
1		
2		
3		
4		
5		
6		

HIGHLAND ENGINEERING & SURVEYING, INC.
Telephone 301-334-6185 — Facsimile 301-334-8317 — 1426 Memorial Drive, Oakland, Maryland 21550
Website: http://www.highland-engineering.com/

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17654, EXPIRATION DATE JANUARY 10, 2026.

Signature:
Date: AUGUST 19, 2024

Client:
THOUSAND ACRES GOLF CLUB
500 LAKESIDE CLUB DRIVE
SWANTON, MARYLAND 21561

PHONE: 301-616-5054

Title: ROAD PLANS AND SPECIFICATIONS POLAND RUN VIEW EAST	Sheet No.: G - 1
Location: NORTH SIDE OF THOUSAND ACRES ROAD SWANTON GARRETT COUNTY MARYLAND	Dwg. No.: E24037
Description: GENERAL MATTERS COVER SHEET	Date: 08/19/2024
	Scale: AS SHOWN