

OAK CREEK CLUB

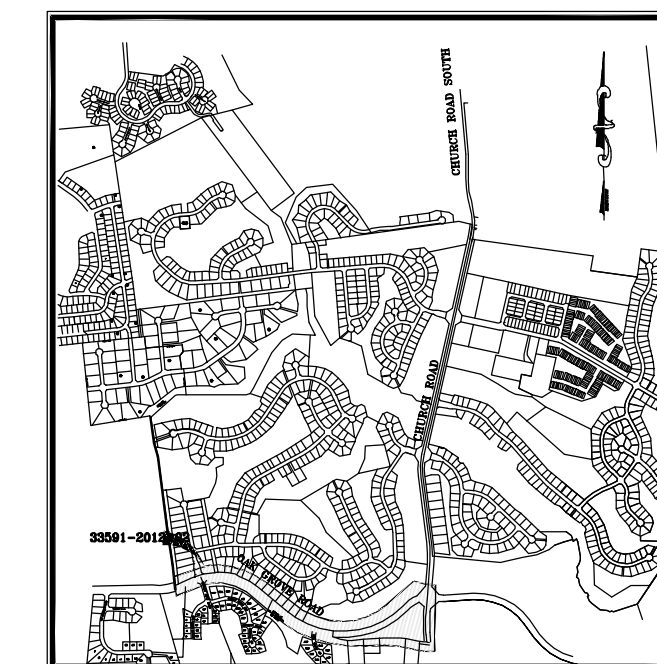
OAK GROVE ROAD

STATION 27+14.43 TO STATION 65+34.77

STREET TREE AND LIGHTING PLAN

QUEEN ANNE (7th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND



VICINITY MAP
PRINCE GEORGES COUNTY
NOT TO SCALE

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: **OAK CREEK CLUB**
Case Number (Permit #): **33591-2012-01**
Case Type: **STREET CONSTRUCTION**
Issuance Date:
Address: **OAK GROVE RD.**
Lot(s) and Block(s) and Parcel(s):

[Signature]
9/27/2016

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED AS BUILT PLAN SET

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Case Name: **Oak Creek Club - Oak Grove Road**
Case Number (Permit Approval #):
Case Type:
Issuance Date:
Address:
Lot(s) and Block(s):

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
SD-SWM ONLY

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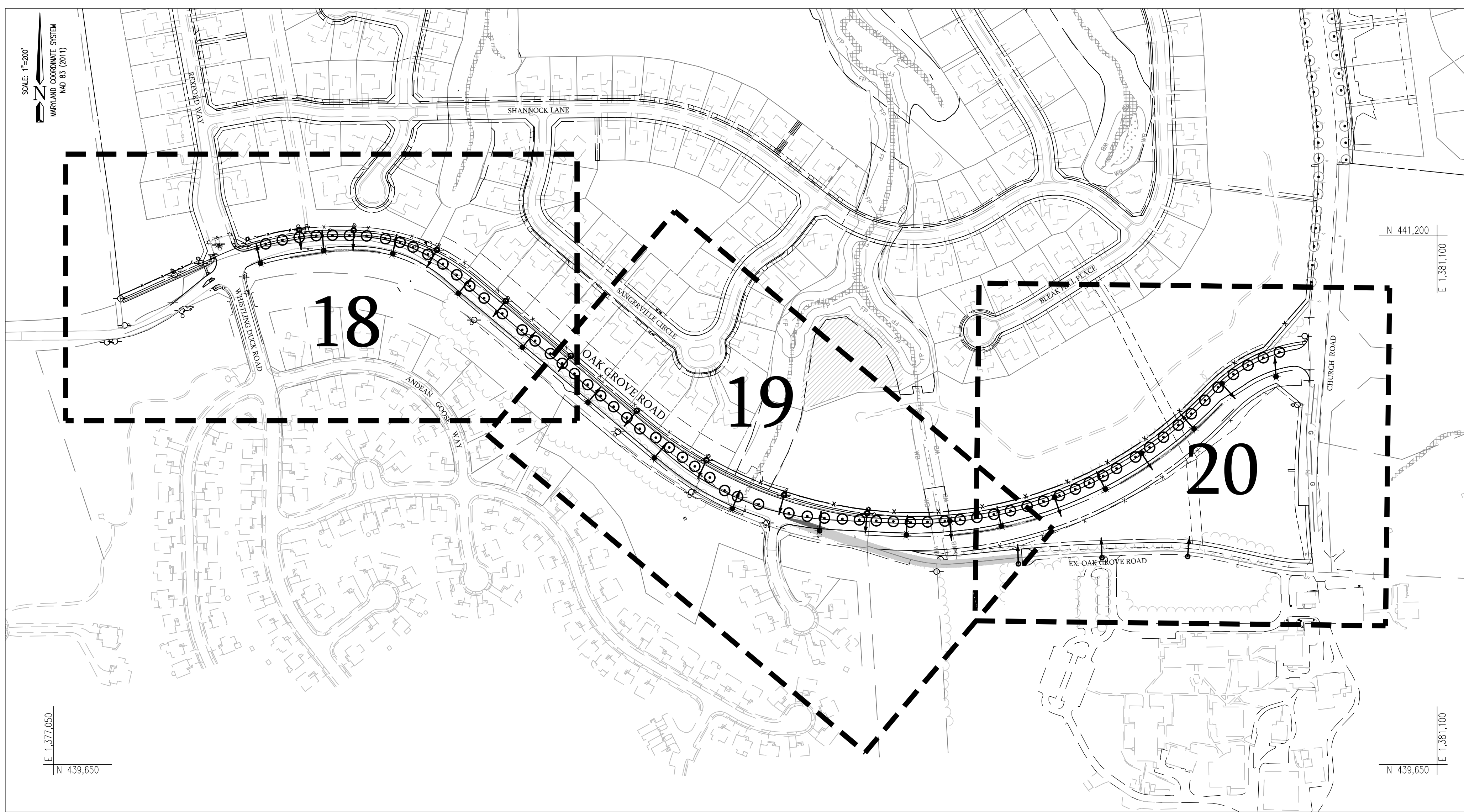
Project Name: **OAK CREEK CLUB**
Case Number (Plan Approval #): **33591-2012**
Case Type: **STREET CONSTRUCTION PERMIT**
Issuance Date:
Address: **OAK GROVE ROAD**
Lot(s) and Block(s):

[Signature]
9/27/2015

Conditions of Approval

The above approval is conditioned upon the following:

- This approval includes plan approval by DPIE for storm drain and stormwater management systems ONLY.
- Roadway systems (paving, sidewalk, curb/gutter, pavement marking, signage, signals and other roadway appurtenances), grading and permitting require further review.
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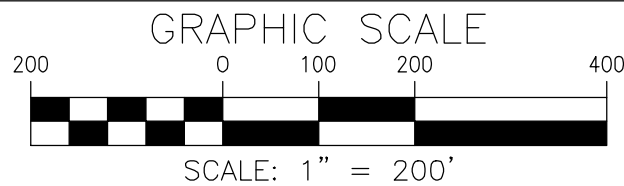


LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD WIRE
- EXISTING TELECOMMUNICATIONS LINE
- EXISTING MAILBOX
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING PRIVATE LIGHT
- EXISTING UTILITY POLE AND GUY WIRE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN SYSTEM
- EX. STORM DRAIN
- DITCH BOTTOM
- PROPOSED STREET TREE
- PROPOSED STREET LIGHT
- PROPOSED STREET LIGHT ON EXISTING UTILITY POLE
- EXISTING PRIVATE LIGHT

- NOTES:**
- PEPCO TO PROVIDE STREET LIGHTING.
 - RELOCATE UTILITY POLES IN ACCORDANCE WITH DPW&T STANDARD DETAILS 500.01-500.11.
 - IT SHALL BE THE RESPONSIBILITY OF THE PERMITEE TO ARRANGE FOR THE ADJUSTMENTS OF ALL UTILITIES.
 - SEE SHEET 07 FOR WATER QUALITY SWALE DETAIL.

METAL PROPERTY MARKERS REQUIRED
AS OF JANUARY 1, 1982
PERMITEE SHALL COMPLY WITH
PRINCE GEORGE'S COUNTY CODE
SECTION 24-120
PRIOR TO ACCEPTANCE OF STREETS



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Department of Permitting, Inspections and Enforcement
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Case Name: **Oak Creek Club "Peer Review"**
Case Number (Permit #): **33591-2012-2**
Case Type: **SCP**
Issuance Date: **10/11/2023**
Address:
Lot(s), Block(s) and Parcel(s): **Lot and Block not**

DPIE STREET CONSTRUCTION PERMIT No. 33591-2012-02

PROFESSIONAL CERTIFICATION

10/6/2023

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 NUMBER : **19199**
EXPIRATION DATE : **07/16/2025**

UPDATES/REVISIONS :	
1. UPDATE PLAN WITH PROPOSED OAK GROVE ROAD IMPROVEMENTS.	04/2023

MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

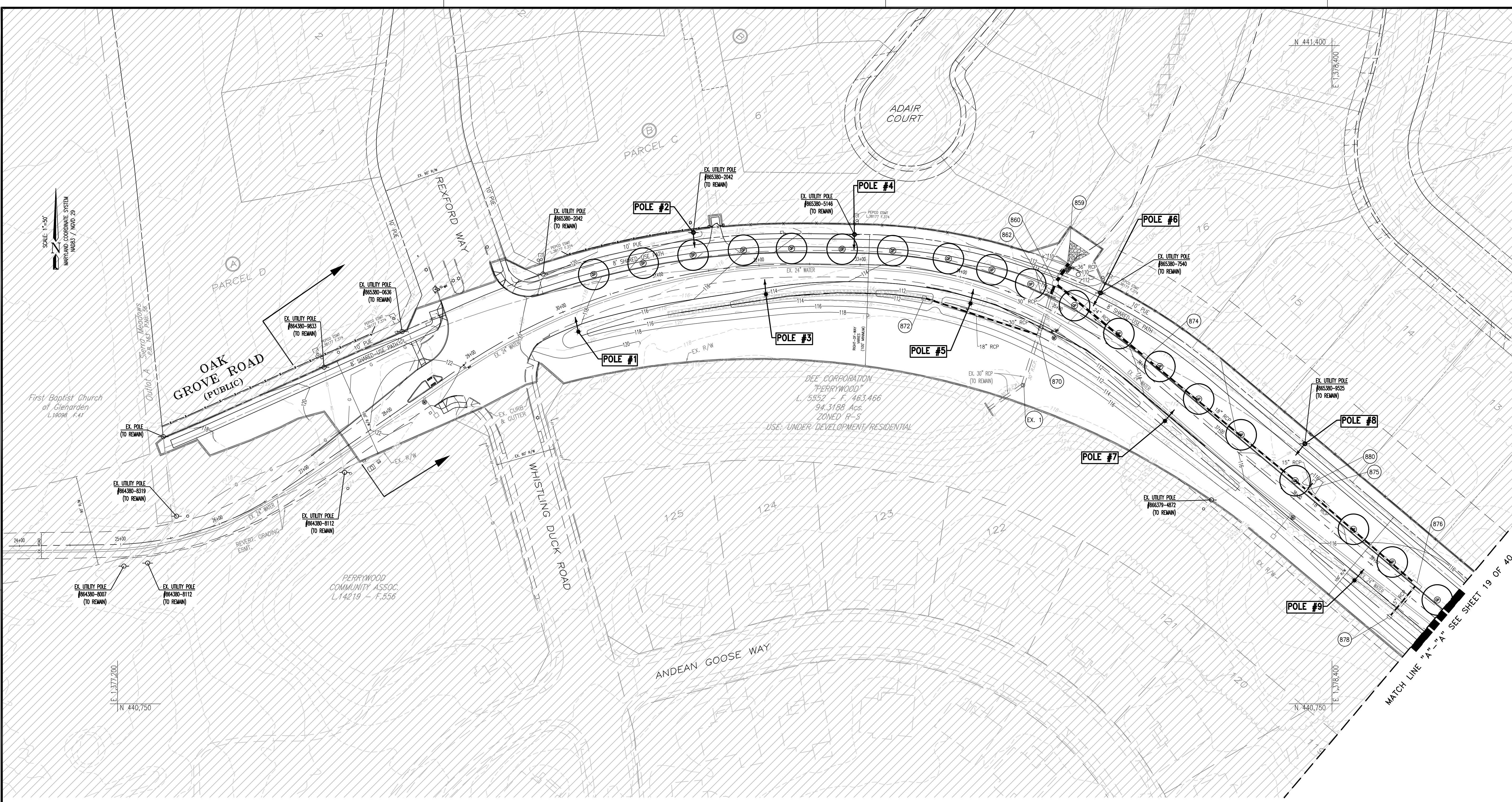
STREET TREE AND LIGHTING PLAN - COVER
OAK GROVE ROAD
STATION 27+14.43 TO STATION 65+34.77

OAK GROVE ROAD
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

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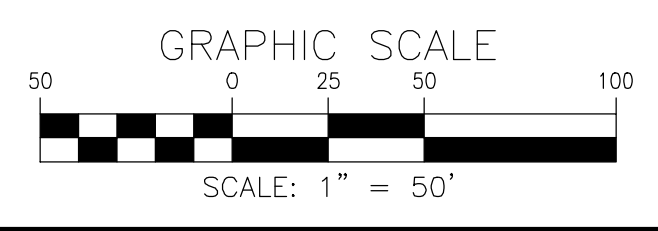
CLIENT: WOODLAWN DEVELOPMENT GROUP CONV. MS. CAVALIER OAK CREEK OWNER, LLC. 1070 PLAZA AMERICA DRIVE SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5000	TAX MAP/WSSC	STL SHEET
DESIGN BHD	SHEET	1 OF 5
DRAFT MED	17	40
DATE OCT 2023	FILE NO.:	
SCALE 1" = 200'		31-110-641 B

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LEGEND

- EXISTING WATER LINE
- s— EXISTING SEWER LINE
- o— EXISTING GAS LINE
- e— EXISTING ELECTRIC LINE
- w— EXISTING OVERHEAD WIRE
- t— EXISTING TELECOMMUNICATIONS LINE
- M— EXISTING MAILBOX
- F— EXISTING FIRE HYDRANT
- V— EXISTING WATER VALVE
- S— EXISTING SIGN
- L— EXISTING PRIVATE LIGHT
- U— EXISTING UTILITY POLE AND GUY WIRE
- M— EXISTING SEWER MANHOLE
- I— EXISTING STORM DRAIN INLET
- SD— PROPOSED STORM DRAIN SYSTEM
- SD— EX. STORM DRAIN
- D— DITCH BOTTOM
- O— PROPOSED STREET TREE
- L— PROPOSED STREET LIGHT
- L— PROPOSED STREET LIGHT ON EXISTING UTILITY POLE
- L— EXISTING PRIVATE LIGHT



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 4. SEE SHEET 07 FOR WATER QUALITY SWALE DETAIL.

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DPPE STREET CONSTRUCTION PERMIT No. 33591-2012-02

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 Case Number (Permit #): **33591-2012-01**
 Case Type: **STREET CONSTRUCTION**
 Issuance Date:
 Address: **OAK GROVE RD.**
 Lot(s) and Block(s) and Parcel(s):

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 Case Name: **Oak Creek Club - Oak Grove Road**
 Case Number (Permit Approval #):
 Case Type:
 Issuance Date:
 Address:
 Lot(s) and Block(s):

Prince George's County Maryland
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 Case Type: **STREET CONSTRUCTION PERMIT**
 Issuance Date:
 Address: **OAK GROVE ROAD**
 Lot(s) and Block(s):

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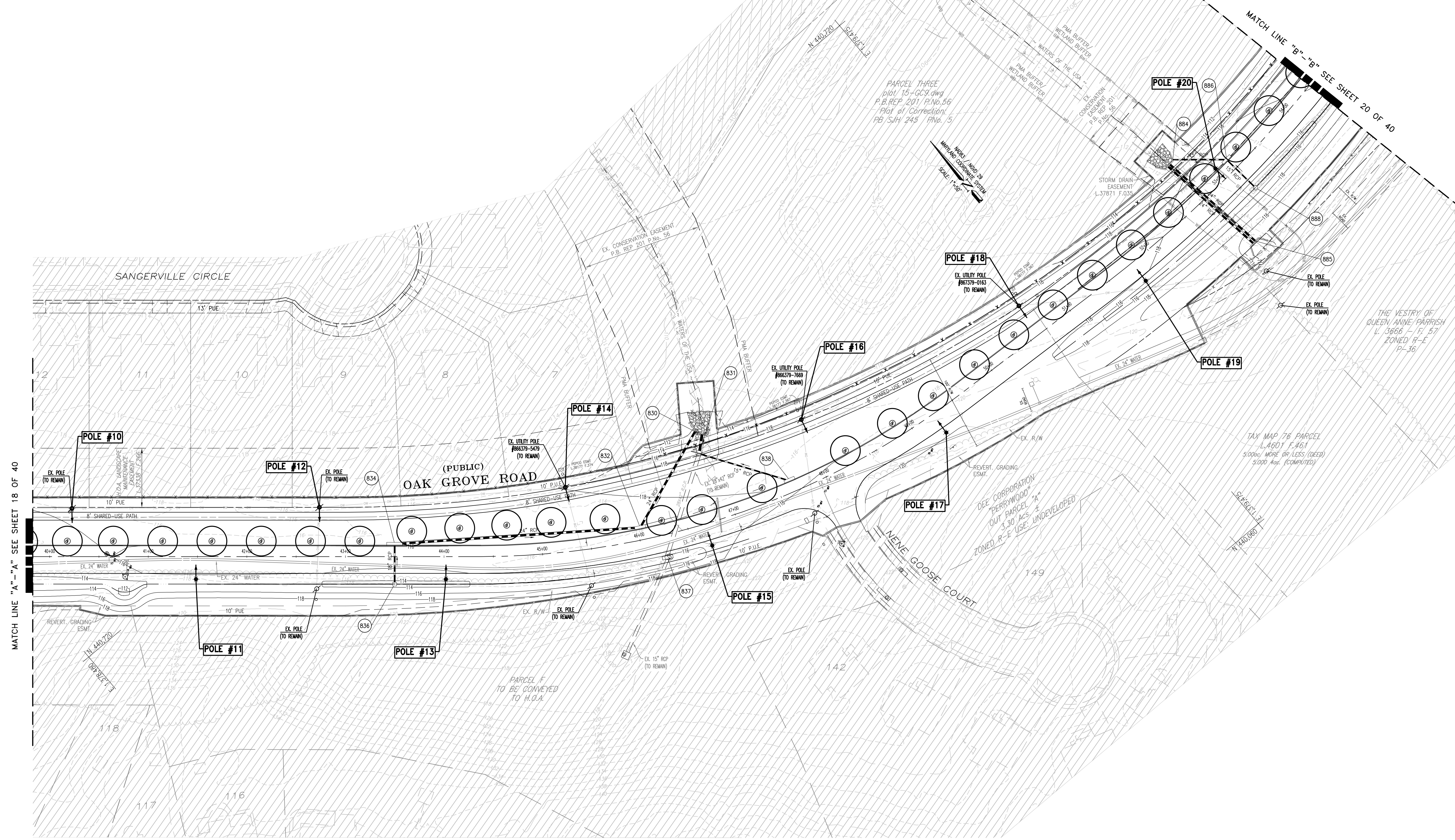
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STREET TREE AND LIGHTING PLAN
 OAK GROVE ROAD
 STATION 27+14.43 TO STATION 65+34.77
OAK GROVE ROAD
 QUEEN ANNE (7th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

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DESIGN BHD	SHEET	2 OF 5
DRAFT MED	18	40
DATE: OCT. 2023	FILE NO.:	
SCALE: 1" = 50'		31-110-641.B

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Lot(s), Block(s) and Parcel(s): Lot and Block not shown

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K. Placinta 9/12/2016

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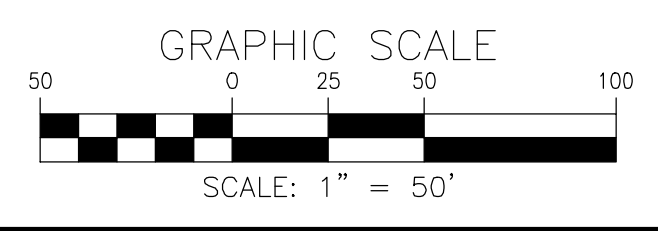
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DPIE STREET CONSTRUCTION PERMIT No. 33591-2012-02

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10/6/2023

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LICENSE NUMBER: 19199
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UPDATES/REVISIONS:

1. UPDATE PLAN WITH PROPOSED OAK GROVE ROAD IMPROVEMENTS.	04/2023
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METAL PROPERTY MARKERS REQUIRED
 AS OF JANUARY 1, 1982
 PERMITEE SHALL COMPLY WITH PRINCE GEORGE'S COUNTY CODE SECTION 24-120
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MISS UTILITY

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STREET TREE AND LIGHTING PLAN
 OAK GROVE ROAD
 STATION 27+14.43 TO STATION 65+34.77

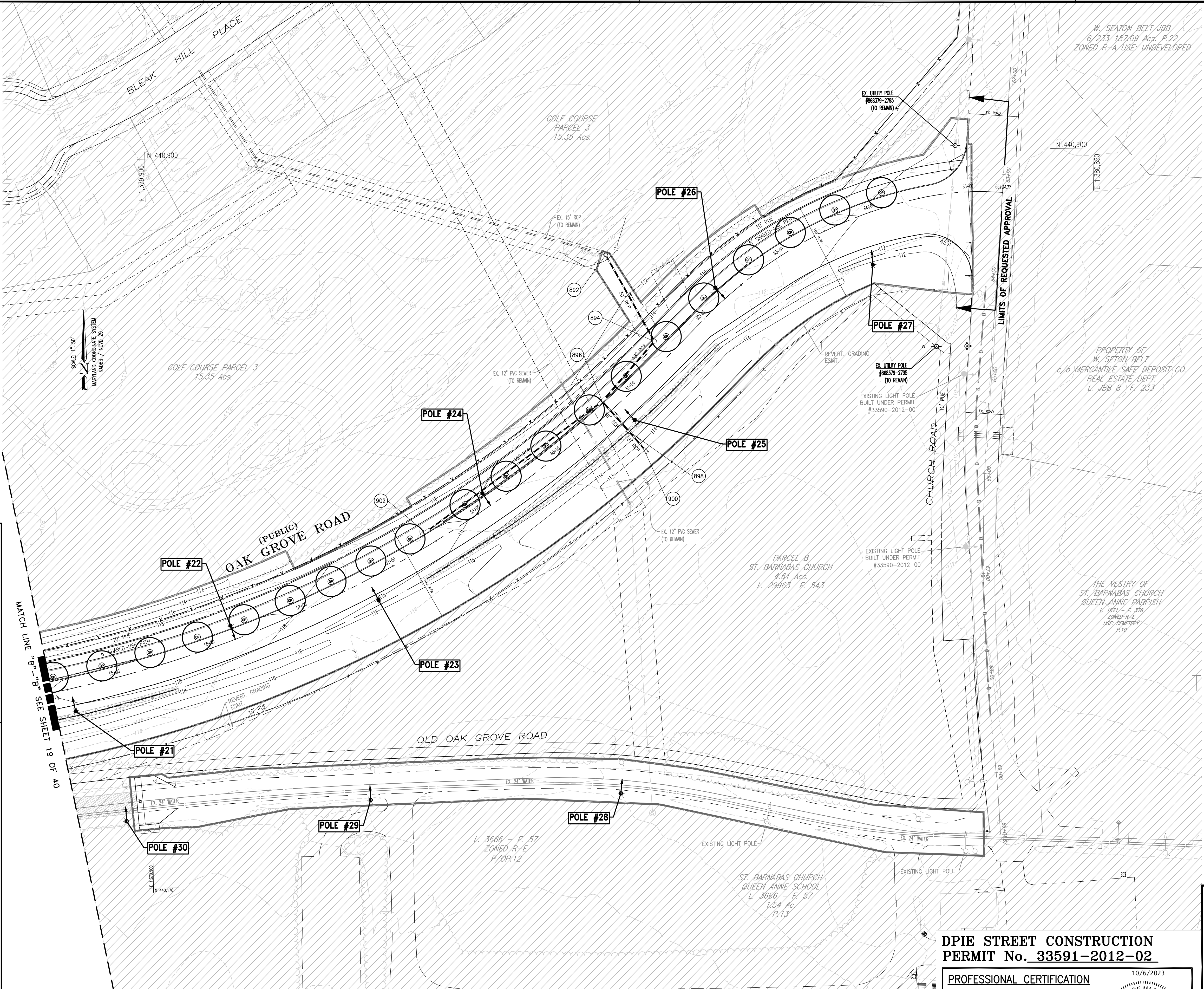
OAK GROVE ROAD
 QUEEN ANNE (7th) ELECTION DISTRICT
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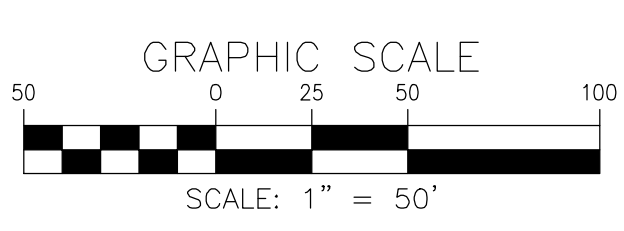
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OAK GROVE ROAD
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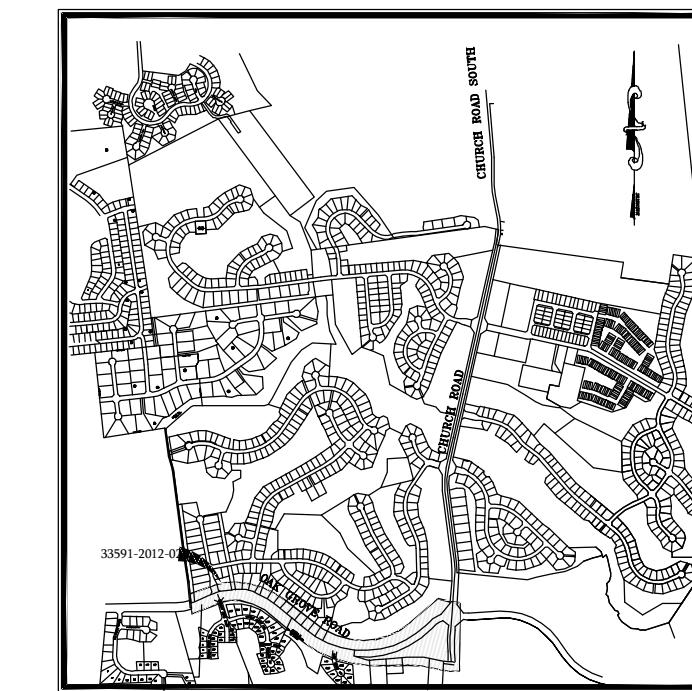
OAK CREEK CLUB

OAK GROVE ROAD

STATION 27+14.43 TO STATION 65+34.77

SIGNING AND PAVEMENT MARKING PLAN

QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



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Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED AS BUILT PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: *Oak Creek Club - Oak Grove Road*
Case Number (Permit Approval #):
Case Type:
Issuance Date:
Address:
Lot(s) and Block(s):

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
SD-SWM ONLY

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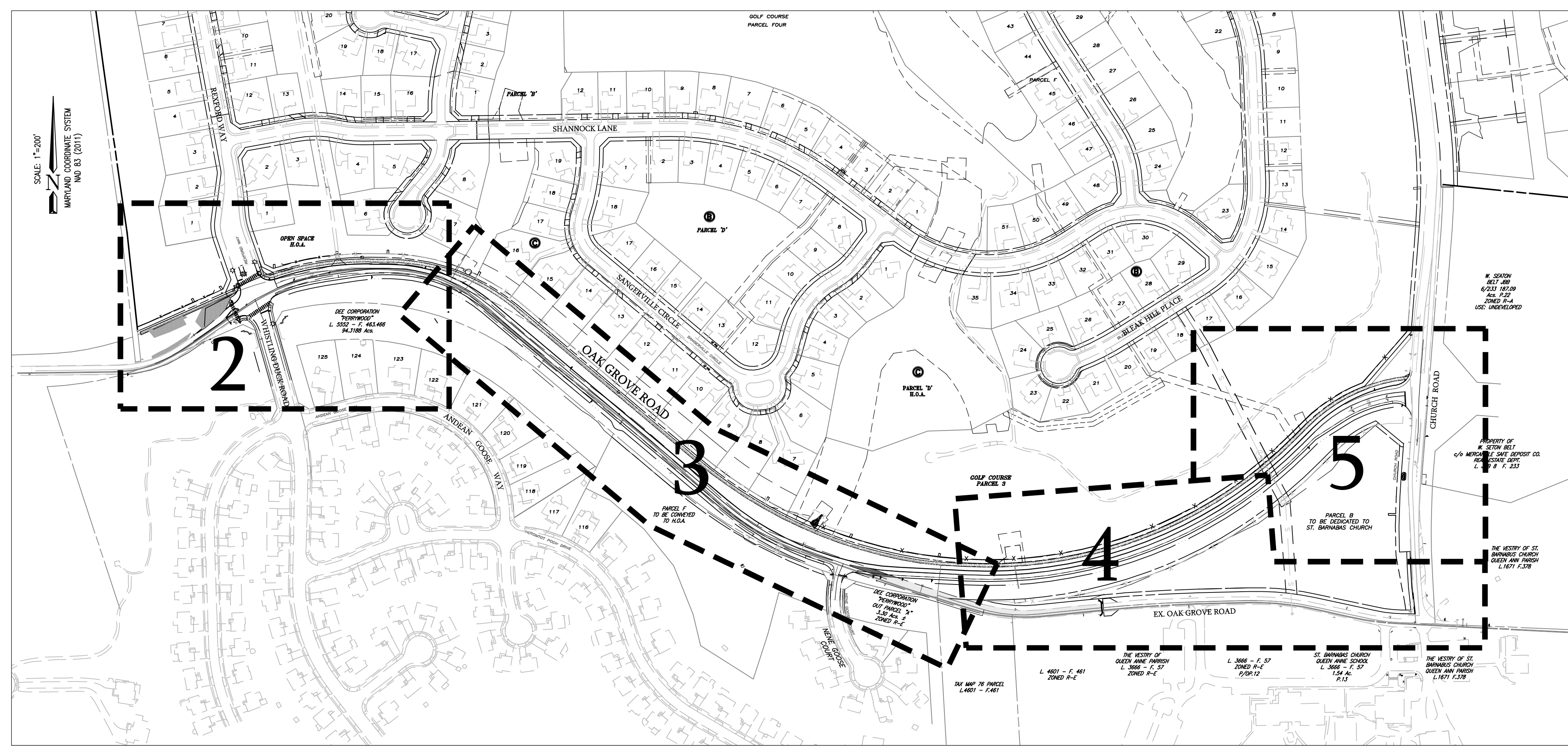
Project Name: **OAK CREEK CLUB**
Case Number (Plan Approval #): **33591-2012**
Case Type: **STREET CONSTRUCTION PERMIT**
Issuance Date:
Address: **OAK GROVE ROAD**
Lot(s) and Block(s):

K. Placosta
9/12/2016

Conditions of Approval

The above approval is conditioned upon the following:

- This approval includes plan approval by DPIE for storm drain and stormwater management systems ONLY.
- Roadway systems (paving, sidewalk, curb/gutter, pavement marking, signage, signals and other roadway appurtenances), grading and permitting require further review.
- This approval does NOT represent a permit to construct.



SIGNING & PAVEMENT MARKING PLAN NOTES

- ALL PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH PRINCE GEORGE'S COUNTY AND MD SHA STANDARDS AND SPECIFICATIONS AND THE MD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL SIGNS SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MD MUTCD.
- APPLICANTS ARE RESPONSIBLE FOR THE PROCUREMENT AND INSTALLATION OF THE SIGNS AND PAVEMENT MARKING APPROVED ON THE PLAN. THE ONLY SIGNS TO BE INSTALLED BY COUNTY FORCES (AND PAID FOR BY THE APPLICANT) ARE STREET NAME SIGNS.
- *PERMITTEE SHALL CONTACT THE COUNTY INSPECTOR 48 HOURS IN ADVANCE OF THE INSTALLATION AND REMOVAL OF ALL PERMANENT TRAFFIC CONTROL SIGNS. UPON NOTIFICATION, THE INSPECTOR SHALL CONTACT THE DPW&T TRAFFIC SAFETY DIVISION SO THAT PROPER ORDINANCES CAN BE PREPARED OR RESCINDED.*
- GALVANIZED STEEL "U" CHANNEL POSTS ARE REQUIRED FOR ALL SIGN INSTALLATIONS.
- STOP BARS SHALL BE LOCATED A MINIMUM OF 4' BEHIND CROSSWALKS.
- ALL LANE LINES SHALL BE DEMARCATED WITH EXTRUDED THERMOPLASTIC MATERIAL AND BE APPLIED BY TRUCK-MOUNTED EQUIPMENT. OTHER SYMBOLIC MARKINGS, SUCH AS ARROWS, ONLY, AND OTHER WORDINGS, MAY BE OF PRE-CUT HEAT APPLIED THERMOPLASTIC MATERIAL. CROSSWALKS AND STOP BARS CAN BE EITHER EXTRUDED OR PRE-CUT.
- ALL PEDESTRIAN CROSSING SIGNS SHALL BE BLACK ON FLUORESCENT YELLOW-GREEN BACKGROUND.
- EXISTING PAVEMENT MARKINGS NO LONGER NEEDED SHALL BE REMOVED BY MEANS OF MILL AND OVERLAY. NO GRINDING OR PAINTING IS PERMITTED.
- SIGNS PLACED IN MEDIANS MUST BE LOCATED SUCH THAT A MINIMUM OF 1 FT. OF LATERAL CLEARANCE IS PROVIDED FROM THE FACE OF EITHER CURB.
- ALL SIGN INSTALLATIONS SHALL BE IN ACCORDANCE WITH MUTCD GUIDELINES.
- LANE WIDTH DIMENSIONS ARE MEASURED FROM THE CENTER OF THE MARKING.
- THE CONTRACTOR/PERMITTEE IS RESPONSIBLE FOR FABRICATION AND INSTALLATION OF ALL SIGNS AND PAVEMENT MARKING DEPICTED ON THE ISSUED PERMIT PLANS. THE ONLY SIGNS TO BE FABRICATED BY COUNTY FORCES (AND PAID FOR BY THE PERMITTEE) ARE STREET NAME SIGNS. THE CONTRACTOR SHALL CONTACT THE COUNTY'S SIGN SHOP AT 301-324-2710 OR EDJONES@CO.PG.MD.US 3 WEEKS IN ADVANCE OF THE SIGN INSTALLATION WITH THE ISSUED PERMIT PLANS AND A LIST OF ALL STREET NAME SIGNS THAT DOCUMENTS THE NAME OF EACH STREET NAME TO BE FABRICATED BY THE COUNTY'S SIGN SHOP. IT SHOULD BE NOTED THAT UNLESS THE INTERSECTION(S) IS CONSTRUCTED AND FREE OF ANY DISTURBANCE RELATED TO CONSTRUCTION ACTIVITIES, THE STREET NAME SIGNS CANNOT BE INSTALLED.

PAVEMENT MARKING LEGEND	
A -	INSTALL 5" WIDE SOLID WHITE PAVEMENT MARKING
B -	INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP
C -	INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP
D -	INSTALL 12" WIDE SOLID WHITE PAVEMENT MARKING
E -	INSTALL 24" WIDE SOLID WHITE PAVEMENT MARKING FOR STOP BAR
F -	INSTALL 5" WIDE SOLID YELLOW PAVEMENT MARKING
G -	INSTALL 5" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING
H -	EXISTING 5" WIDE SOLID WHITE PAVEMENT MARKING
I -	EXISTING 5" WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP
J -	EXISTING 5" WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP
K -	EXISTING 5" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING
L -	INSTALL WHITE PAVEMENT MARKING SYMBOL/LETTERING
M -	EXISTING PAVEMENT MARKING

SIGNAGE LEGEND	
	EXISTING SIGN POST
	PROPOSED SIGN POST
	NOT PART OF THIS PERMIT (SEE DPIE PERMIT #33590-2012-00)
	PROPOSED STREET SIGN
	EXISTING STOP SIGN TO REMAIN
	EXISTING STOP SIGN TO BE REMOVED

METAL PROPERTY MARKERS REQUIRED
AS OF JANUARY 1, 1982
PERMITTEE SHALL COMPLY WITH
PRINCE GEORGE'S COUNTY CODE
SECTION 24-120
PRIOR TO ACCEPTANCE OF STREETS

- NOTES:**
- ALL SIGNS TO BE PLACED ON METAL POSTS (BREAK AWAY)
 - REGULATORY SIGNS AND BARRICADES DIMENSIONS AND SIZE AS SHOWN ON THE PLAN.

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

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Case Name: **Oak Creek Club*Peer Review***
Case Number (Permit #): **33591-2012-2**
Case Type: **SCP**
Issuance Date: **10/11/2023**
Address:
Lot(s), Block(s) and Parcel(s): **Lot and Block not**

DPIE PERMIT # 33591-2012-02

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 NUMBER : **19199**
EXPIRATION DATE : **07/16/2025**

UPDATES/REVISIONS :

1. UPDATE PLAN WITH PROPOSED OAK GROVE ROAD IMPROVEMENTS.	04/2023
---	---------

MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

SIGNING AND PAVEMENT MARKING PLAN - COVER
OAK GROVE ROAD
STATION 27+14.43 TO STATION 65+34.77

OAK GROVE ROAD

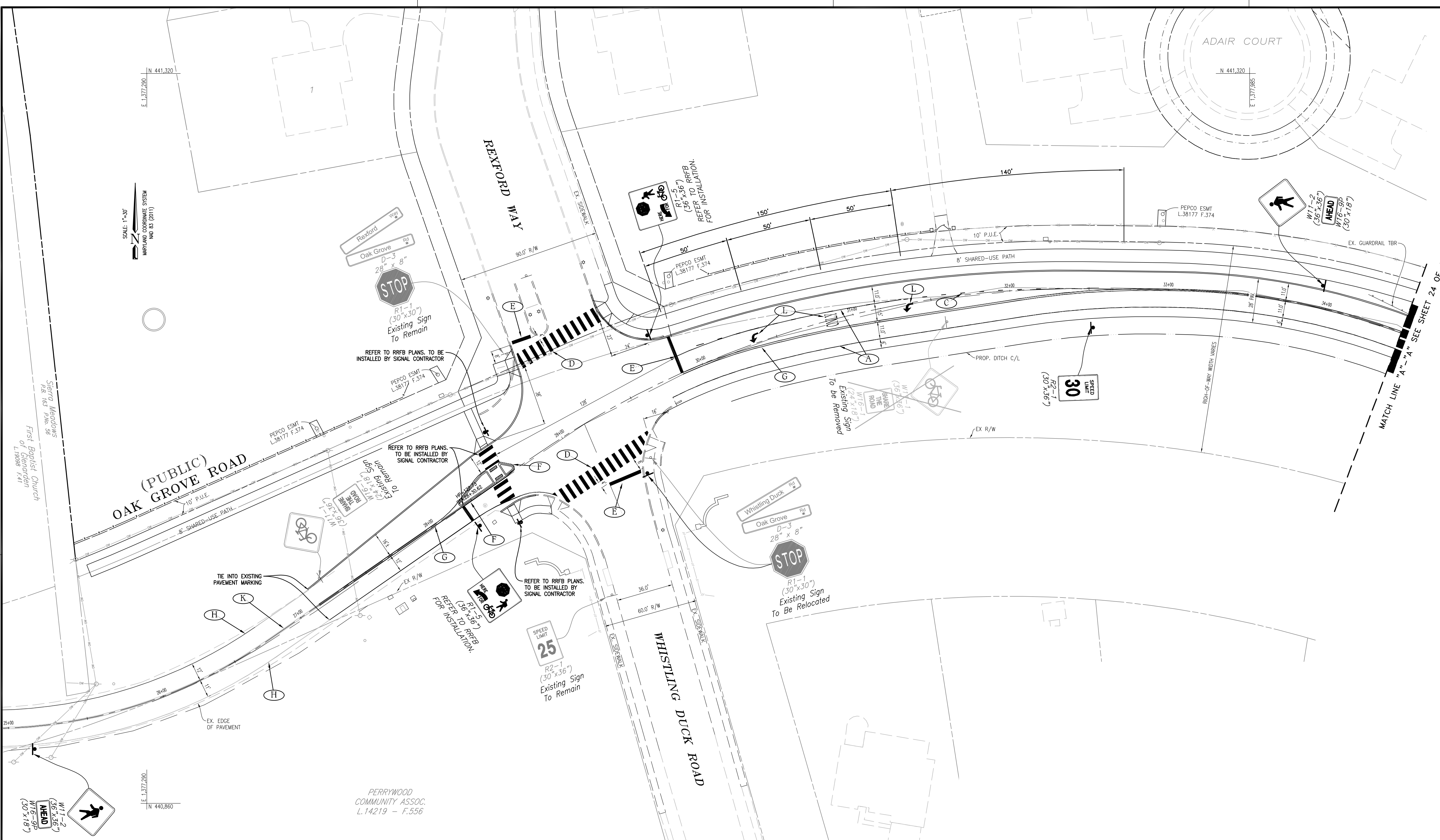
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-0394
www.cpjia.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: WOODLAWN DEVELOPMENT GROUP CONRYS CAVALLER OAK CREEK OWNER, LLC. 1070 PLAZA AMERICA DRIVE SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5000	TAX MAP/WSSC	SMP SHEET
DESIGN: BDH	SHEET	OF
DRAFT: MED	22	40
DATE: OCT. 2023	FILE NO.:	
SCALE: 1" = 200'		31-110-43.1 B

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Prince George's County, Maryland
 Department of Permitting, Inspections and Enforcement
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 Case Name: Oak Creek Club Peer Review
 Case Number (Permit #): 33591-2012-2
 Case Type: SCP
 Issuance Date: 10/11/2023
 Address:
 Lot(s), Block(s) and Parcel(s): Lot and Block not shown

Prince George's County Maryland
 Department of Permitting, Inspections and Enforcement
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 Case Name: OAK CREEK CLUB
 Case Number (Permit #): 33591-2012-01
 Case Type: STREET CONSTRUCTION
 Issuance Date:
 Address: OAK GROVE RD.
 Lot(s) and Block(s) and Parcel(s):
 9/27/2016

Prince George's County Maryland
 Department of Permitting, Inspections and Enforcement
APPROVED AS BUILT PLAN SET
 The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.
 Case Name: Oak Creek Club - Oak Grove Road
 Case Number (Permit Approval #):
 Case Type:
 Issuance Date:
 Address:
 Lot(s) and Block(s):

Prince George's County Maryland
 Department of Permitting, Inspections and Enforcement
**APPROVED PLAN SET
 SD-SWM ONLY**
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 Project Name: OAK CREEK CLUB
 Case Number (Plan Approval #): 33591-2012
 Case Type: STREET CONSTRUCTION PERMIT
 Issuance Date:
 Address: OAK GROVE ROAD
 Lot(s) and Block(s):

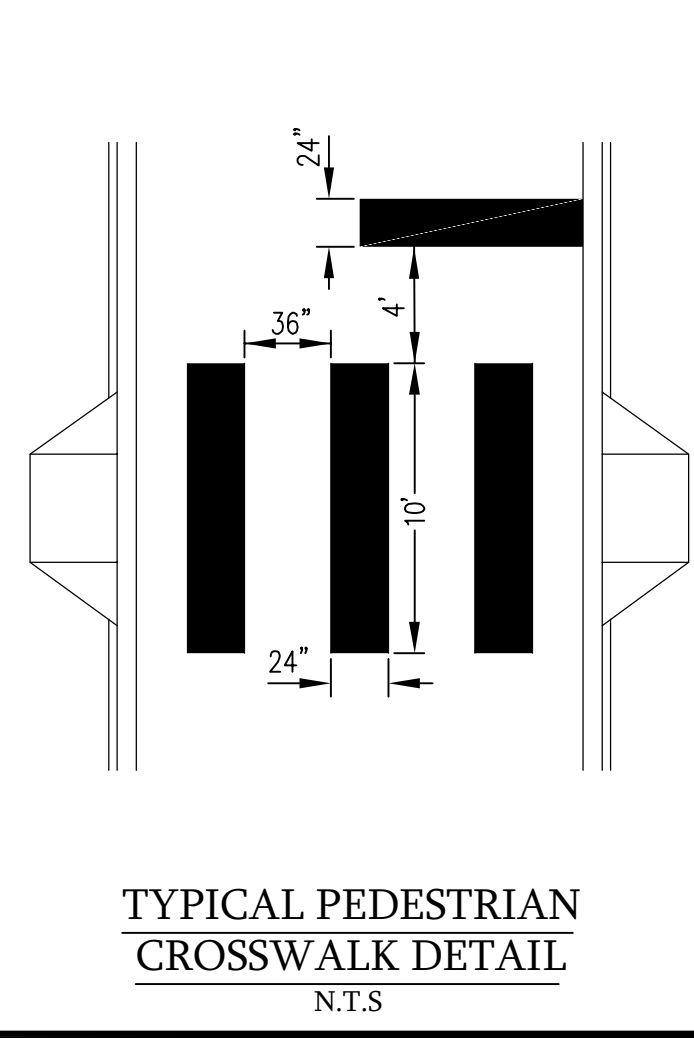
Conditions of Approval
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PAVEMENT MARKING LEGEND

A	INSTALL 5' WIDE SOLID WHITE PAVEMENT MARKING
B	INSTALL 5' WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP
C	INSTALL 5' WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP
D	INSTALL 24" WIDE SOLID WHITE PAVEMENT MARKING CONTINENTAL CROSS WALK
E	INSTALL 24" WIDE SOLID WHITE PAVEMENT MARKING FOR STOP BAR
F	INSTALL 5' WIDE SOLID YELLOW PAVEMENT MARKING
G	INSTALL 5' WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING
H	EXISTING 5' WIDE SOLID WHITE PAVEMENT MARKING
I	EXISTING 5' WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP
J	EXISTING 5' WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP
K	EXISTING 5' WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING
L	INSTALL WHITE PAVEMENT MARKING SYMBOL/LETTERING
M	EXISTING PAVEMENT MARKING

SIGNAGE LEGEND

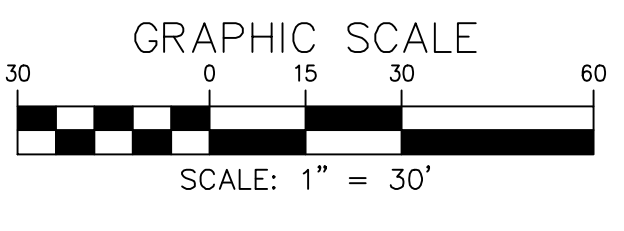
	EXISTING SIGN POST
	PROPOSED SIGN POST
	NOT PART OF THIS PERMIT (SEE DPPE PERMIT #33590-2012-00)
	PROPOSED STREET SIGN
	EXISTING STREET SIGN TO REMAIN
	EXISTING STREET SIGN TO BE REMOVED



METAL PROPERTY MARKERS REQUIRED
 AS OF JANUARY 1, 1982 PERMITTEE SHALL COMPLY WITH PRINCE GEORGE'S COUNTY CODE SECTION 24-120 PRIOR TO ACCEPTANCE OF STREETS

NOTES:
 1. ALL SIGNS TO BE PLACED ON METAL POSTS (BREAK AWAY)
 2. REGULATORY SIGNS AND BARRICADES DIMENSIONS AND SIZE AS SHOWN ON THE PLAN.

MISS UTILITY
 Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.



DPPE PERMIT # 33591-2012-02

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 NUMBER: 19199
 EXPIRATION DATE: 07/16/2025
 10/6/2023
 STATE OF MARYLAND
 CHARLES P. JOHNSON
 PROFESSIONAL ENGINEER
 No. 9518

UPDATES/REVISIONS :

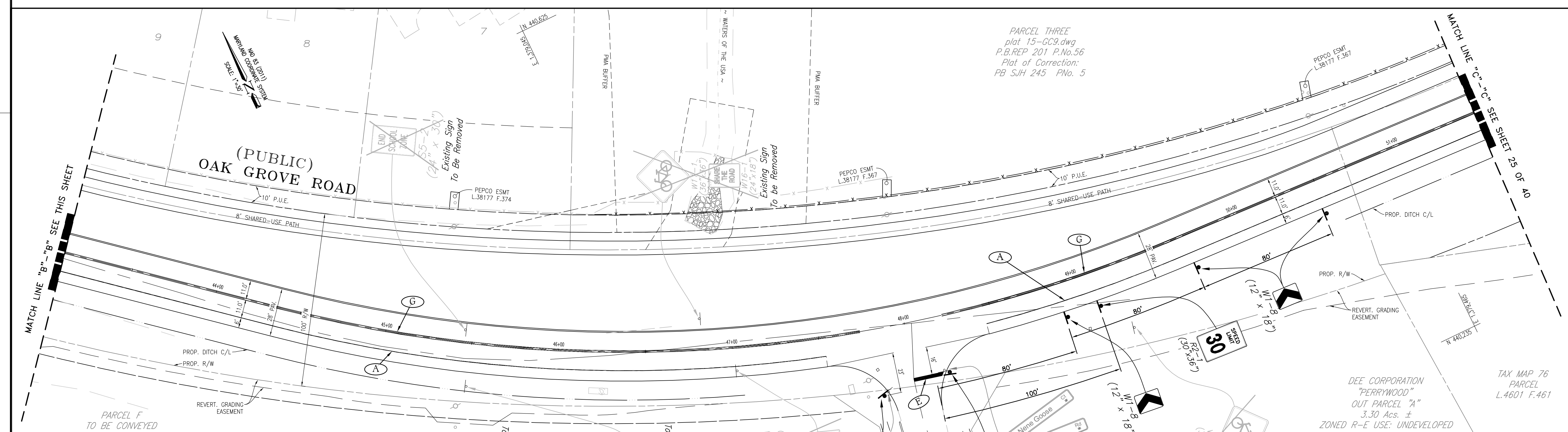
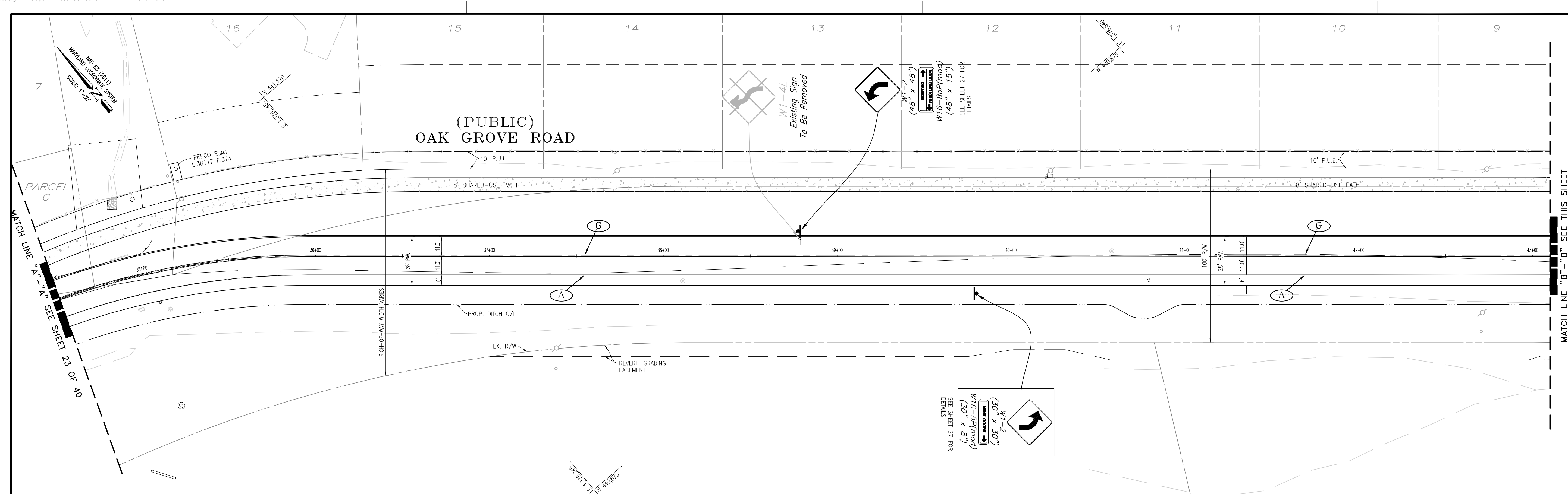
1. UPDATE PLAN WITH PROPOSED OAK GROVE ROAD IMPROVEMENTS.	04/2023.
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SIGNING AND PAVEMENT MARKING PLAN
 OAK GROVE ROAD
 STATION 27+14.43 TO STATION 65+34.77

OAK GROVE ROAD
 QUEEN ANNE (7th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors
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 www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: WOODLAWN DEVELOPMENT GROUP CONVR MS CAVALLIER OAK CREEK OWNER, LLC. 10700 PLAZA AMERICA DRIVE SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5000	TAX MAP/WSSC	SMP SHEET
DESIGN: BDH		2 OF 6
DRAFT: MED		
DATE: OCT. 2023		
SCALE: 1" = 30'		
FILE NO: 31-110-431 B		



PAVEMENT MARKING LEGEND		SIGNAGE LEGEND	
A. ———	INSTALL 5" WIDE SOLID WHITE PAVEMENT MARKING		EXISTING SIGN POST
B. — · — · —	INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP		PROPOSED SIGN POST
C. - - - - -	INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP		NOT PART OF THIS PERMIT (SEE DPPE PERMIT #33590-2012-00)
D. ———	INSTALL 12" WIDE SOLID WHITE PAVEMENT MARKING FOR STOP BAR		PROPOSED STREET SIGN
E. ———	INSTALL 24" WIDE SOLID WHITE PAVEMENT MARKING FOR STOP BAR		EXISTING STREET SIGN TO REMAIN
F. ———	INSTALL 5" WIDE SOLID YELLOW PAVEMENT MARKING		EXISTING STREET SIGN TO BE REMOVED
G. ———	INSTALL 5" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING		PROPOSED CHEVRON SIGN
H. ———	EXISTING 5" WIDE SOLID WHITE PAVEMENT MARKING		
I. — · — · —	EXISTING 5" WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP		
J. - - - - -	EXISTING 5" WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP		
K. ———	EXISTING 5" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING		
L. ———	INSTALL WHITE PAVEMENT MARKING SYMBOL/LETTERING		
M. ———	PROPOSED PAVEMENT MARKING		
	LANE-REDUCTION TRANSITION MARKING		

NOTES:

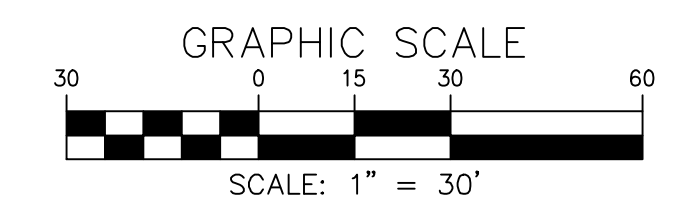
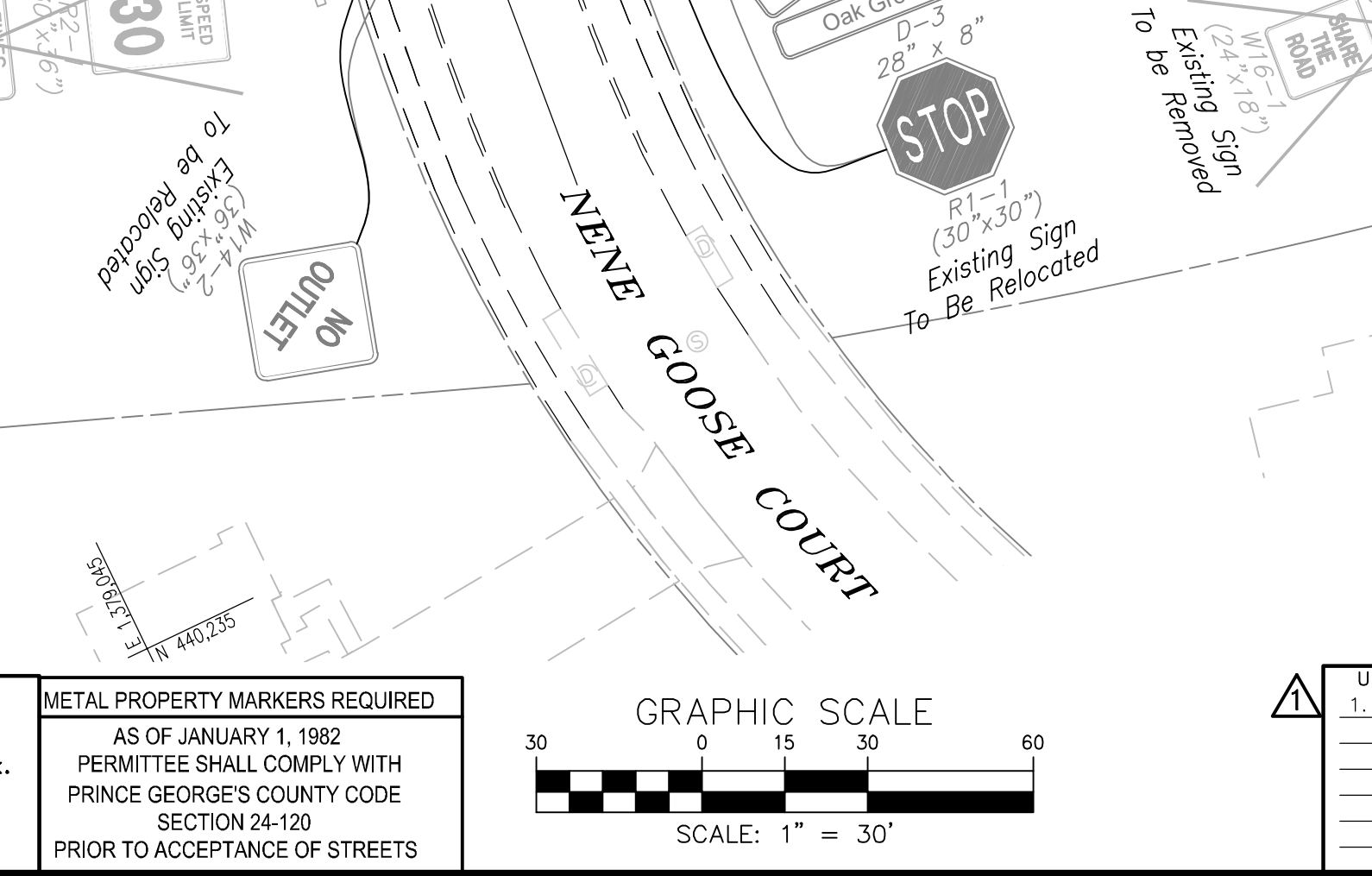
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MISS UTILITY

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METAL PROPERTY MARKERS REQUIRED

AS OF JANUARY 1, 1982
 PERMITTEE SHALL COMPLY WITH
 PRINCE GEORGE'S COUNTY CODE
 SECTION 24-120
 PRIOR TO ACCEPTANCE OF STREETS



DPPE PERMIT # 33591-2012-02

PROFESSIONAL CERTIFICATION 10/6/2023

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 NUMBER : 19199
 EXPIRATION DATE : 07/16/2025

UPDATES/REVISIONS :

1. UPDATE PLAN WITH PROPOSED OAK GROVE ROAD IMPROVEMENTS.	04/2023.
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Prince George's County, Maryland
 Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

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Case Name: Oak Creek Club "Peer Review"
 Case Number (Permit #): 33591-2012-2
 Case Type: SCP
 Issuance Date: 10/11/2023
 Address:
 Lot(s), Block(s) and Parcel(s): Lot and Block not

Prince George's County Maryland
 Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

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Case Name: OAK CREEK CLUB
 Case Number (Permit #): 33591-2012-01
 Case Type: STREET CONSTRUCTION
 Issuance Date:
 Address: OAK GROVE RD.
 Lot(s) and Block(s) and Parcel(s):

Prince George's County Maryland
 Department of Permitting, Inspections and Enforcement
APPROVED AS BUILT PLAN SET

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Case Name: Oak Creek Club - Oak Grove Road
 Case Number (Permit Approval #):
 Case Type: STREET CONSTRUCTION PERMIT
 Issuance Date:
 Address: OAK GROVE ROAD
 Lot(s) and Block(s):

Prince George's County Maryland
 Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
 SD-SWM ONLY

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Project Name: OAK CREEK CLUB
 Case Number (Plan Approval #): 33591-2012-01
 Case Type: STREET CONSTRUCTION PERMIT
 Issuance Date:
 Address: OAK GROVE ROAD
 Lot(s) and Block(s):

Conditions of Approval

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SIGNING AND PAVEMENT MARKING PLAN
 OAK GROVE ROAD
 STATION 27+14.43 TO STATION 65+34.77

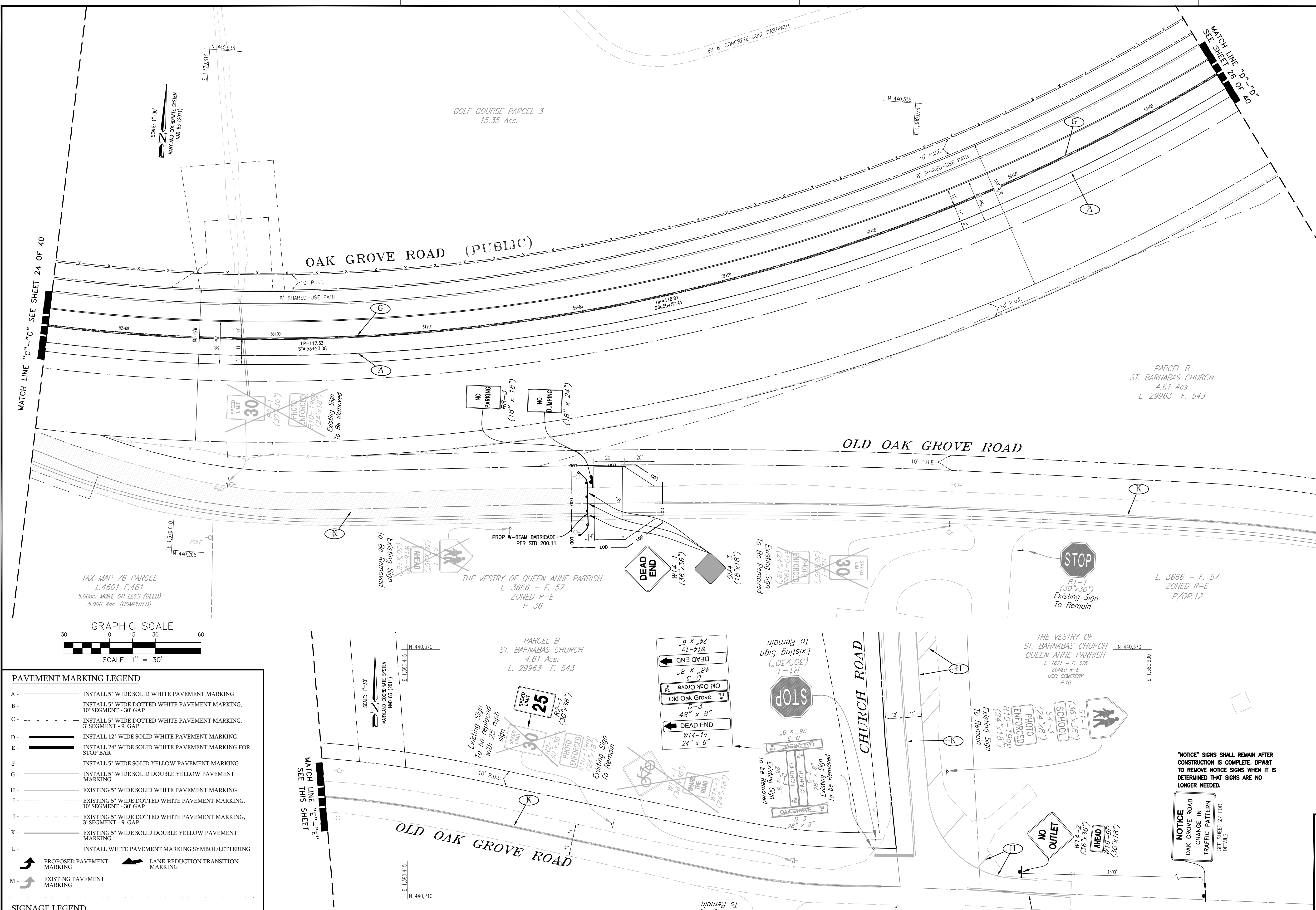
OAK GROVE ROAD
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CPJ Associates Charles P. Johnson & Associates, Inc.
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 www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: WOODLAWN DEVELOPMENT GROUP CONTR. MS. CALLER OAK CREEK OWNER, LLC. 10700 PLAZA AMERICA DRIVE SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5000	TAX MAP/WSSC	SMP SHEET
DESIGN: BDH	SHEET	3 OF 6
DRAFT: MED	24	40
DATE: OCT. 2023	FILE NO.:	
SCALE: 1"=30'		31-110-431 B

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- PAVEMENT MARKING LEGEND**
- A - INSTALL 5" WIDE SOLID WHITE PAVEMENT MARKING
 - B - INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP
 - C - INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP
 - D - INSTALL 12" WIDE SOLID WHITE PAVEMENT MARKING
 - E - INSTALL 24" WIDE SOLID WHITE PAVEMENT MARKING FOR STOP BAR
 - F - INSTALL 5" WIDE SOLID YELLOW PAVEMENT MARKING
 - G - INSTALL 5" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING
 - H - EXISTING 5" WIDE SOLID WHITE PAVEMENT MARKING
 - I - EXISTING 5" WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP
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 - K - EXISTING 5" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING
 - L - INSTALL WHITE PAVEMENT MARKING SYMBOL/LETTERING
- SIGNAGE LEGEND**
- M - PROPOSED PAVEMENT MARKING
 - N - LANE-REDUCTION TRANSITION MARKING
 - O - EXISTING PAVEMENT MARKING
 - P - EXISTING SIGN POST
 - Q - PROPOSED SIGN POST
 - R - NOT PART OF THIS PERMIT (SEE DPPE PERMIT #33590-2012-00)
 - S - PROPOSED STREET SIGN
 - T - EXISTING STREET SIGN TO REMAIN
 - U - EXISTING STREET SIGN TO BE REMOVED

NOTES:

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- REGULATORY SIGNS AND BARRICADES DIMENSIONS AND SIZE AS SHOWN ON THE PLAN.

MISS UTILITY

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DPPE PERMIT # 33591-2012-02

10/6/2023

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LICENSE NUMBER: 19199
EXPIRATION DATE: 07/16/2025

PROFESSIONAL CERTIFICATION

1. UPDATE PLAN WITH PROPOSED OAK GROVE ROAD IMPROVEMENTS. 04/2023

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Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

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Case Name: Oak Creek Club Peer Review
Case Number (Permit #): 33591-2012-2
Case Type: SCP
Issuance Date: 10/11/2023
Address:
Lot(s) and Block(s) and Parcel(s): Lot and Block not shown

10/11/2023

Prince George's County Maryland
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Case Name: OAK CREEK CLUB
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Case Type: STREET CONSTRUCTION
Issuance Date:
Address: OAK GROVE RD.
Lot(s) and Block(s) and Parcel(s):

10/12/2016

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED AS BUILT PLAN SET

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Case Name: Oak Creek Club - Oak Grove Road
Case Number (Permit Approval #):
Case Type:
Issuance Date:
Address:
Lot(s) and Block(s):

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET SD-SWM ONLY

The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by State Code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.

Project Name: OAK CREEK CLUB
Case Number (Plan Approval #): 33591-2012
Case Type: STREET CONSTRUCTION PERMIT
Issuance Date:
Address: OAK GROVE ROAD
Lot(s) and Block(s):

Conditions of Approval

The above approval is conditioned upon the following:

- This approval includes plan approval by DPPE for storm drain and stormwater management systems ONLY.
- Roadway systems (paving, sidewalk, curb/gutter, pavement marking, signage, signals and other roadway appurtenances), grading and permitting require further review.
- This approval does NOT represent a permit to construct.

SIGNING AND PAVEMENT MARKING PLAN
OAK GROVE ROAD
STATION 27+14.43 TO STATION 65+34.77

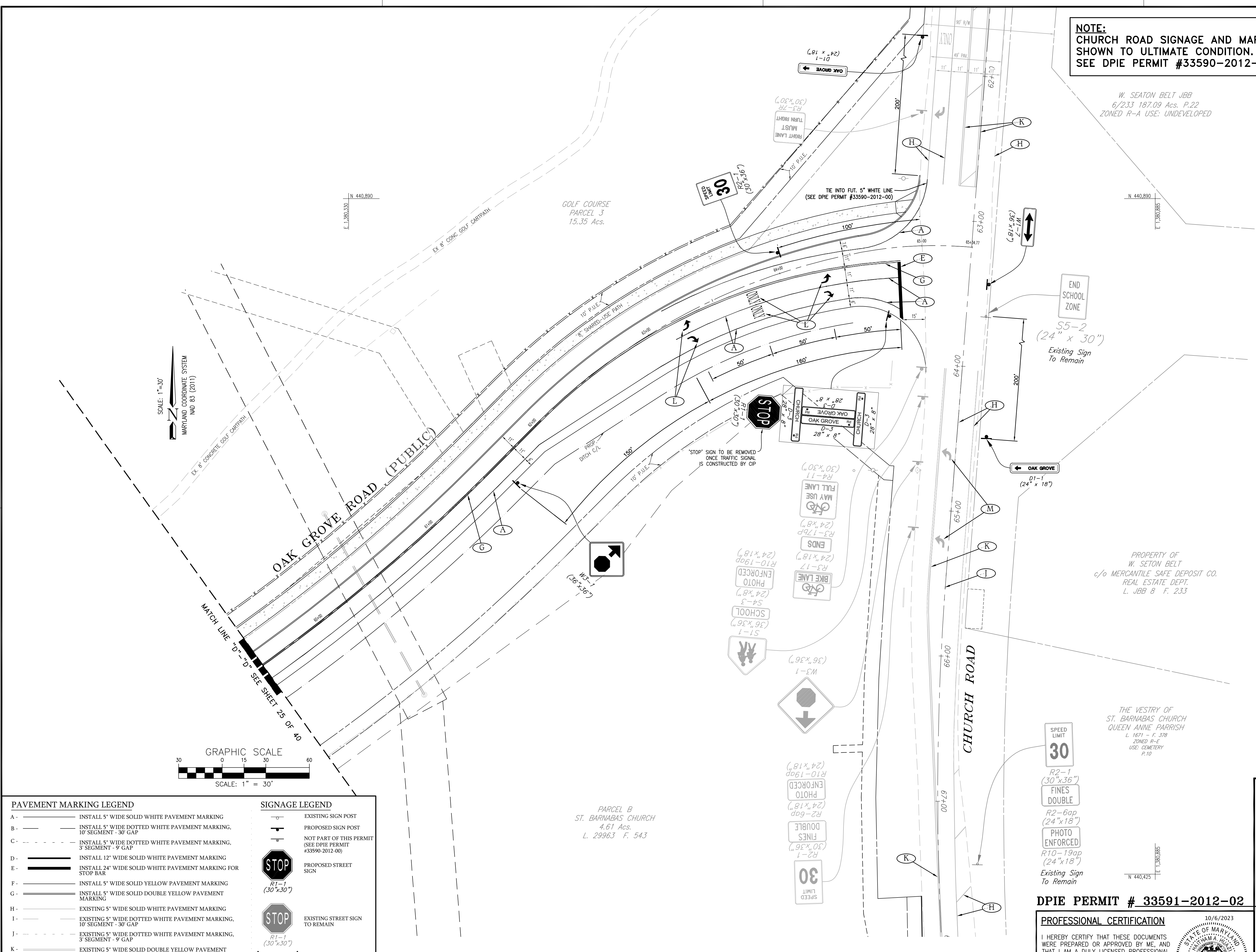
OAK GROVE ROAD
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: WOODLAWN DEVELOPMENT GROUP C/O ASHLEY CAVALLER OAK CREEK OWNER, LLC 1100 PLAZA AMERICA DRIVE SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5100	TAX MAP/WSSC	SMP SHEET
DESIGN: BDH	SHEET	4 OF 6
DRAFT: MED	25	40
DATE: OCT. 2023	FILE NO.:	
SCALE: 1" = 30'	31-101-431.B	

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Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

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Case Name: Oak Creek Club*Peer Review*
Case Number (Permit #): 33591-2012-2
Case Type: SCP
Issuance Date: 10/11/2023
Address:
Lot(s), Block(s) and Parcel(s): Lot and Block not

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET

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Case Name: OAK CREEK CLUB
Case Number (Permit #): 33591-2012-01
Case Type: STREET CONSTRUCTION
Issuance Date:
Address: OAK GROVE RD.
Lot(s) and Block(s) and Parcel(s):

K. Phares
9/27/2016

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED AS BUILT PLAN SET

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Case Name: Oak Creek Club - Oak Grove Road
Case Number (Permit Approval #):
Case Type:
Issuance Date:
Address:
Lot(s) and Block(s):

Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
SD-SWM ONLY

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Project Name: OAK CREEK CLUB
Case Number (Plan Approval #): 33591-2012
Case Type: STREET CONSTRUCTION PERMIT
Issuance Date:
Address: OAK GROVE ROAD
Lot(s) and Block(s):

K. Phares
9/27/2015

Conditions of Approval

The above approval is conditioned upon the following:

- This approval includes plan approval by DPIE for storm drain and stormwater management systems ONLY.
- Roadway systems (paving, sidewalk, curb/gutter, pavement marking, signage, signals and other roadway appurtenances), grading and permitting require further review.
- This approval does NOT represent a permit to construct.

PAVEMENT MARKING LEGEND		SIGNAGE LEGEND	
A -	INSTALL 5" WIDE SOLID WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP	EXISTING SIGN POST	
B -	INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP	PROPOSED SIGN POST	
C -	INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP	NOT PART OF THIS PERMIT (SEE DPIE PERMIT #33590-2012-00)	
D -	INSTALL 12" WIDE SOLID WHITE PAVEMENT MARKING	PROPOSED STREET SIGN	
E -	INSTALL 24" WIDE SOLID WHITE PAVEMENT MARKING FOR STOP BAR	EXISTING STREET SIGN TO REMAIN	
F -	INSTALL 5" WIDE SOLID YELLOW PAVEMENT MARKING	EXISTING STREET SIGN TO BE REMOVED	
G -	INSTALL 5" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING		
H -	EXISTING 5" WIDE SOLID WHITE PAVEMENT MARKING		
I -	EXISTING 5" WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP		
J -	EXISTING 5" WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP		
K -	EXISTING 5" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING		
L -	INSTALL WHITE PAVEMENT MARKING SYMBOL/LETTERING		
M -	EXISTING PAVEMENT MARKING		

MISS UTILITY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

METAL PROPERTY MARKERS REQUIRED	UPDATES/REVISIONS
AS OF JANUARY 1, 1982 PERMITTEE SHALL COMPLY WITH PRINCE GEORGE'S COUNTY CODE SECTION 24-120 PRIOR TO ACCEPTANCE OF STREETS	1. UPDATE PLAN WITH PROPOSED OAK GROVE ROAD IMPROVEMENTS. 04/2023

DPIE PERMIT # 33591-2012-02

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 NUMBER: 19199
EXPIRATION DATE: 07/16/2025

SIGNING AND PAVEMENT MARKING PLAN
OAK GROVE ROAD
STATION 27+14.43 TO STATION 65+34.77

OAK GROVE ROAD
QUEEN ANNE (7th) ELECTION DISTRICT
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CLIENT: WOODLAWN DEVELOPMENT GROUP CONV. MS CAVALIER OAK CREEK OWNER, LLC. 1070 PLAZA AMERICA DRIVE SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5000	TAX MAP/WSSC	SMP SHEET: 5 OF 6
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