

OAK CREEK CLUB

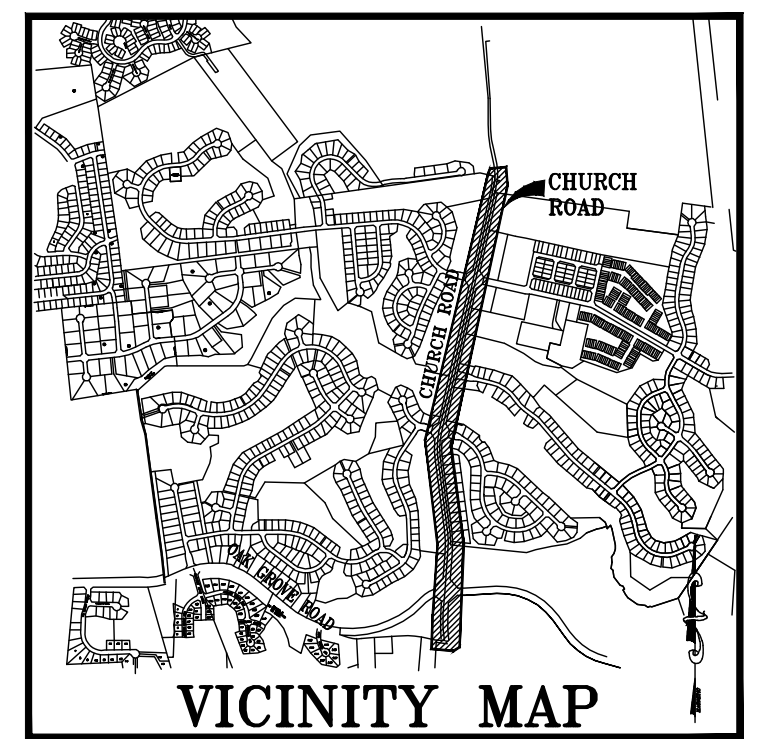
CHURCH ROAD

SIGNAGE AND PAVEMENT MARKING PLAN

FROM STA. 3+53.78 TO STA. 62+68.84

QUEEN ANNE (7th) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND



DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PRINCE GEORGE'S COUNTY, MARYLAND
PEER REVIEW APPROVAL STAMP

"I hereby certify that I have successfully completed participation in DP/IE's Peer Review Program. I have reviewed these plans in detail and they are in conformance with DP/IE's General Specifications and Standards."

APPROVAL DATE: 10/29/2018
PEER REVIEWER: [Signature]
COMPANY NAME: SAJ
PERMIT NUMBER: 33590-2012-00

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

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Case Name: Oak Creek Club - Church Road
Case Number (Plan Approval #): 33590-2012-00
Case Type: SDCP
Issuance Date:
Address: CHURCH ROAD
Lot(s) and Block(s): N/A

Conditions of Approval

The above approval is conditioned upon the following:

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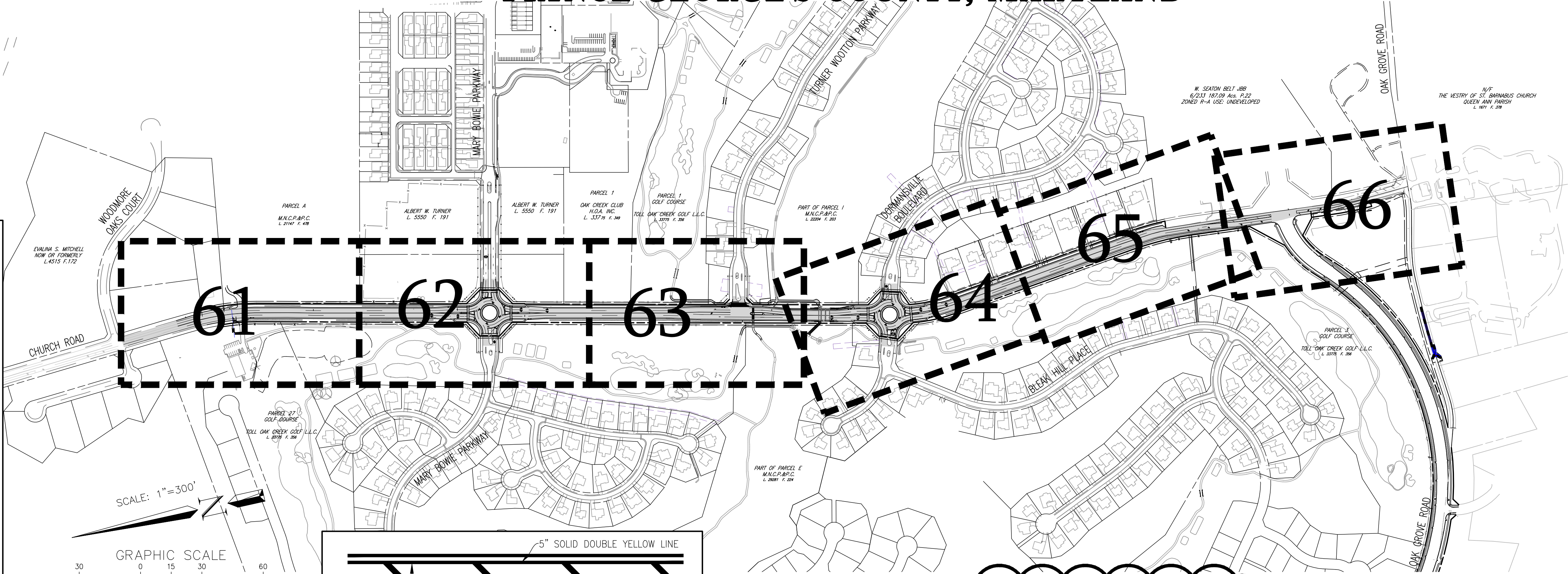
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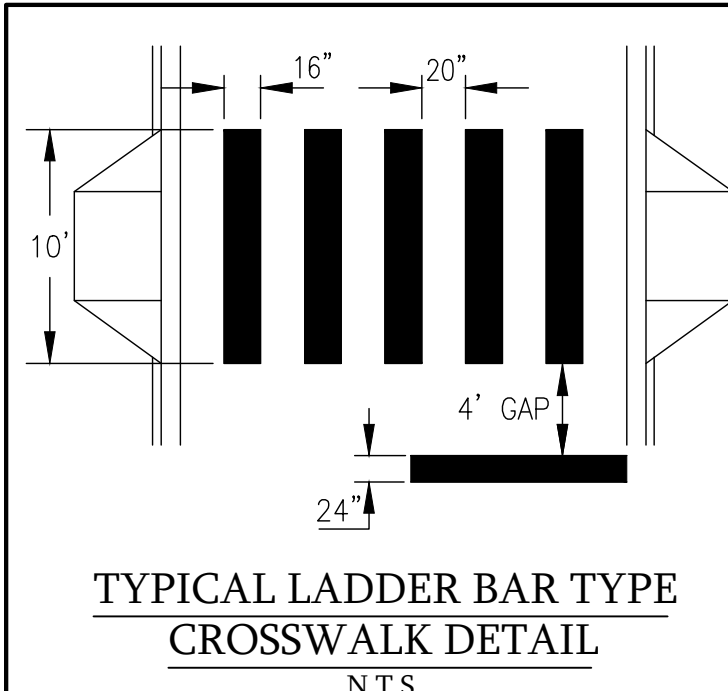
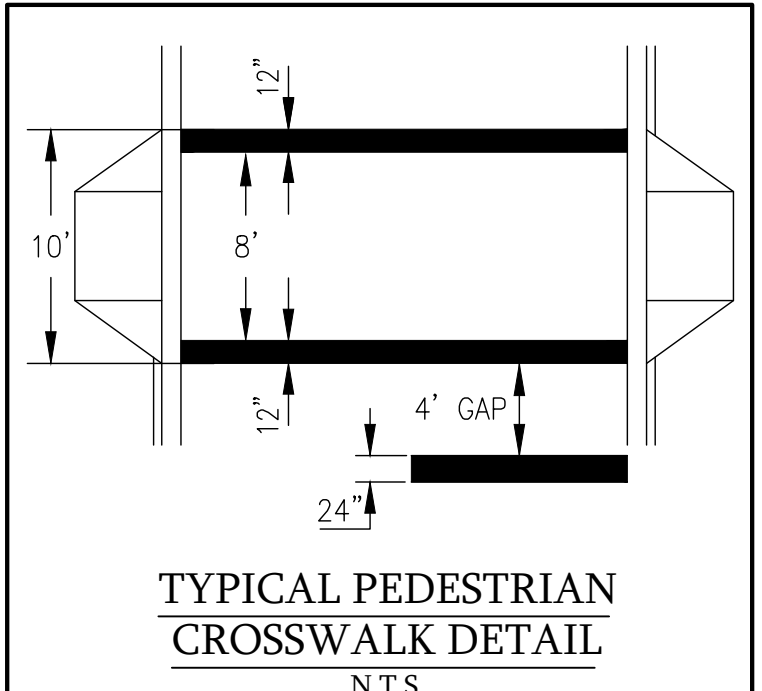
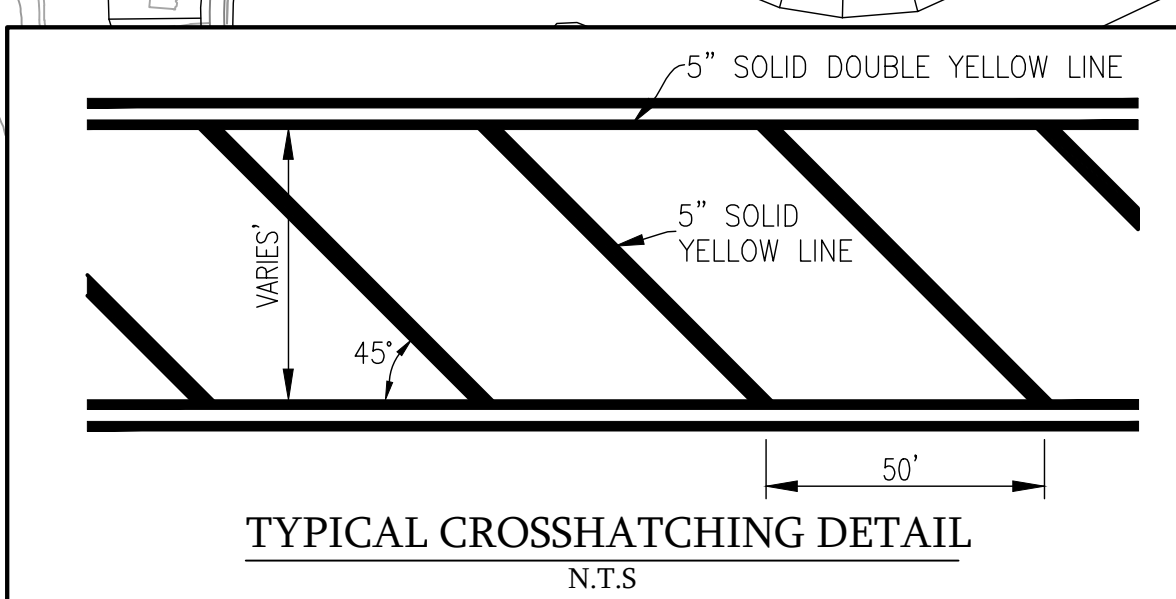
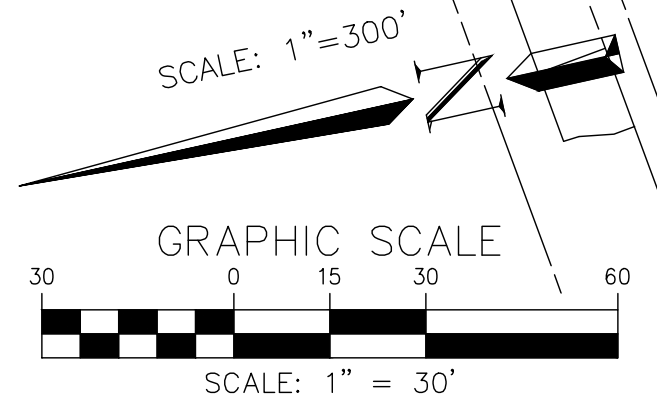
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Case Number (Permit #): 33590-2012-01
Case Type: STREET CONSTRUCTION
Issuance Date:
Address: CHURCH ROAD
Lot(s) and Block(s) and Parcel(s): N/A
M. Abdallah 1/28/19
SEE CONDITIONS OF APPROVAL (APPROVED PERMIT SET) ON SHEET 1



- #### 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 DP/IE 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.

- #### 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 - 3' GAP
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 - J - INSTALL YIELD LINES (SHARK TEETH) - 18"x12"
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- #### SIGNAGE LEGEND
- EXISTING SIGN POST
 - PROPOSED SIGN POST
 - EXISTING STREET SIGN TO REMAIN
 - PROPOSED STREET SIGN
 - EXISTING STREET SIGN TO BE REMOVED



Prince George's County
Department of Permitting, Inspections and Enforcement
APPROVED SD/SWM REVISION

Permit Number: 33590-2012-01/7977-2013-00
Approved By: [Signature]
Date Approved:
Description: STORM DRAIN AND ESD REVISED TO ACCOMMODATE EX UTILITIES. ROUND-A-BOUTS RESGRADED TO KEEP MAJORITY OF EX ISLANDS INTACT.

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PRINCE GEORGE'S COUNTY, MARYLAND
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APPROVAL DATE: 12/17/2018
PEER REVIEWER: [Signature]
COMPANY NAME: SAJ
PERMIT NUMBER: 33590-2012-00

Sheet List Table

Sheet Number	Sheet Title
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67	SIGNAGE AND PAVEMENT MARKING PLAN - DETAILS

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 U-CHANNEL POST
 - REGULATORY SIGNS DIMENSIONS AND SIZE AS SHOWN ON THE PLAN.

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: 49288
EXPIRATION DATE: 5/12/20

NO.	DATE	REVISIONS
1	ARJ 12-10-18	EACH SOUTHBOUND TRAVEL LANE SHORTENED 1.5' ACROSS CULVERTS TO ACCOUNT FOR THE ADDITION OF A 3" ROLL CURB.

OWNER/DEVELOPER/APPLICANT:
NVR MS CAVALIER OAK CREEK OWNER, LLC
1700 PLAZA AMERICA DRIVE
SUITE 310
RESTON, VA 20190
PHONE: (703) 649-5100

MISS UTILITY

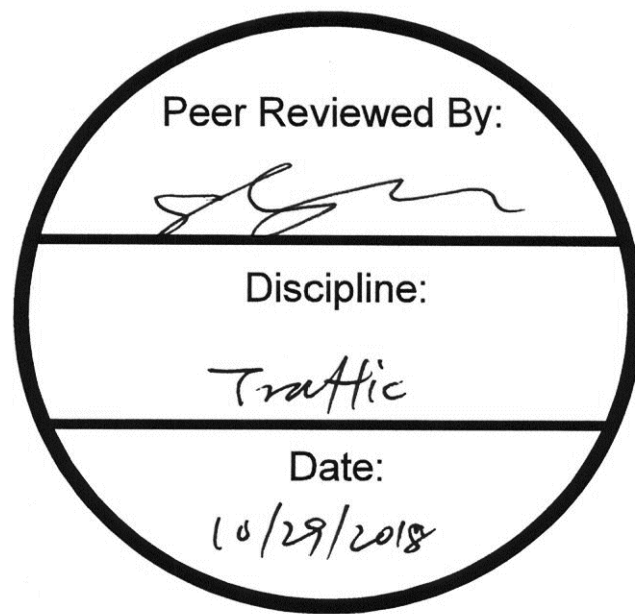
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CPJ Charles P. Johnson & Associates, Inc.
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1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

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OAK CREEK CLUB
CHURCH ROAD
FROM STA. 3+53.78 TO STA. 62+68.84
QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARLAND

PERSON: CMD
SCALE: AS SHOWN
DATE: AUGUST, 2018
FILE NO: 31-110-44-40 B

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Prince George's County Maryland
Department of Permitting, Inspections and Enforcement
APPROVED PLAN SET
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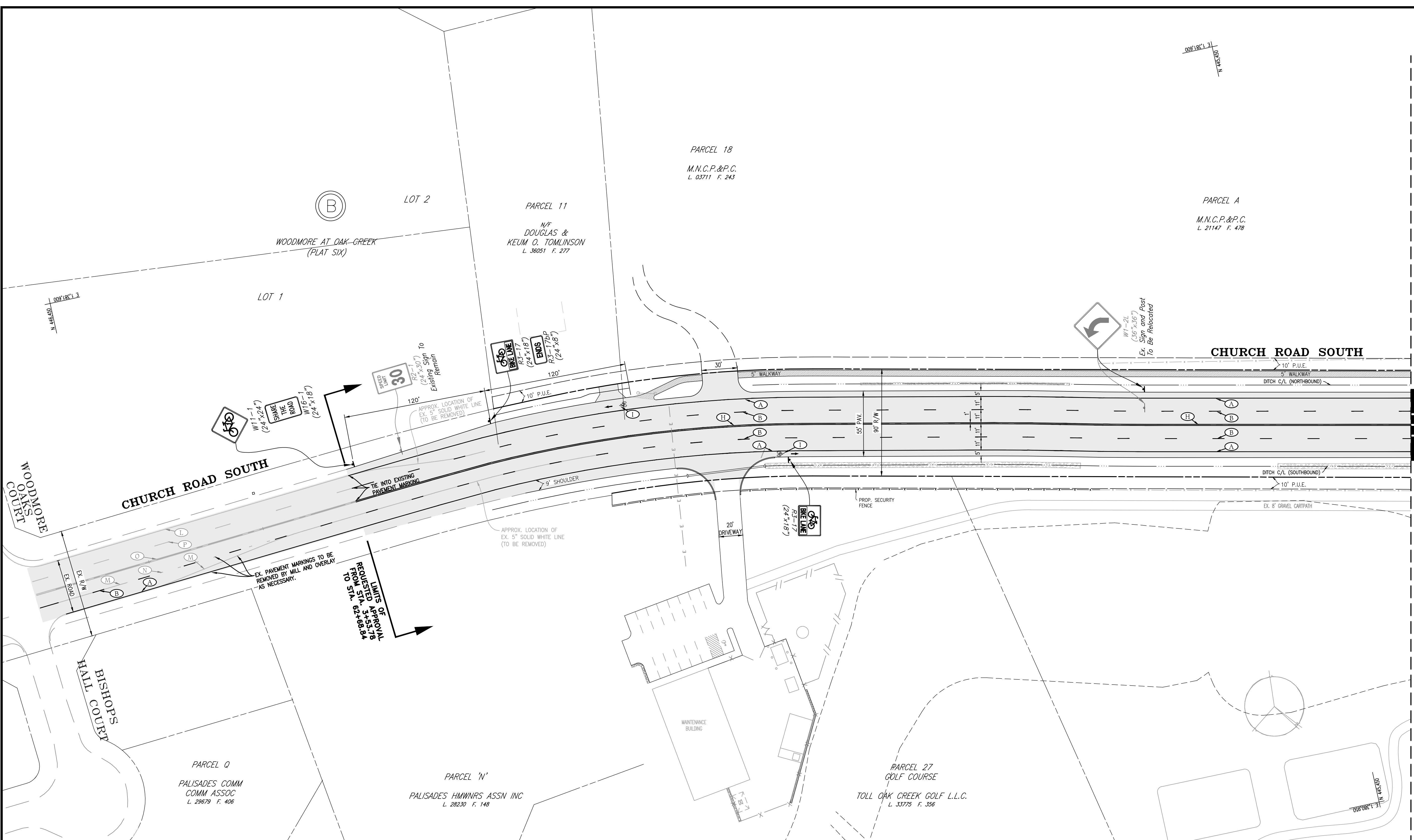
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M. Abdullah 1/28/19



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DPIE PERMIT # 33590-2012-00

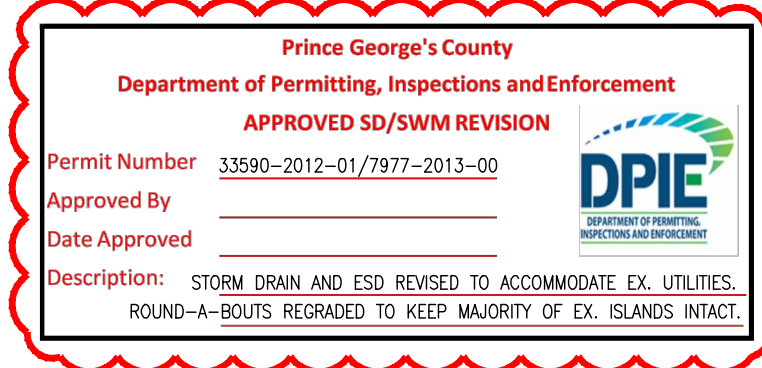


PAVEMENT MARKING LEGEND		SIGNAGE LEGEND	
A -	INSTALL 5" WIDE SOLID WHITE PAVEMENT MARKING		EXISTING SIGN POST
B -	INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 10' SEGMENT - 30' GAP		PROPOSED SIGN POST
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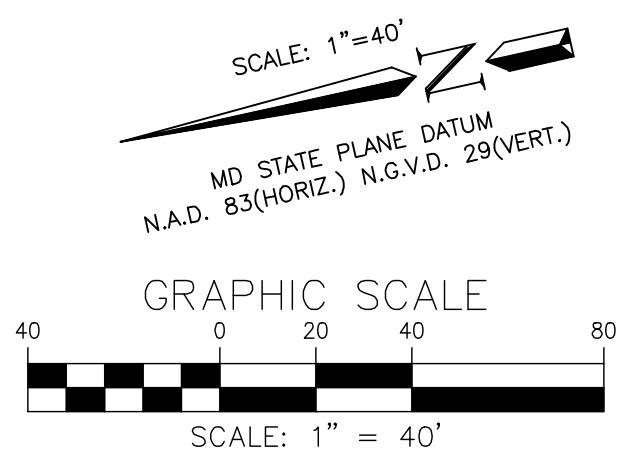
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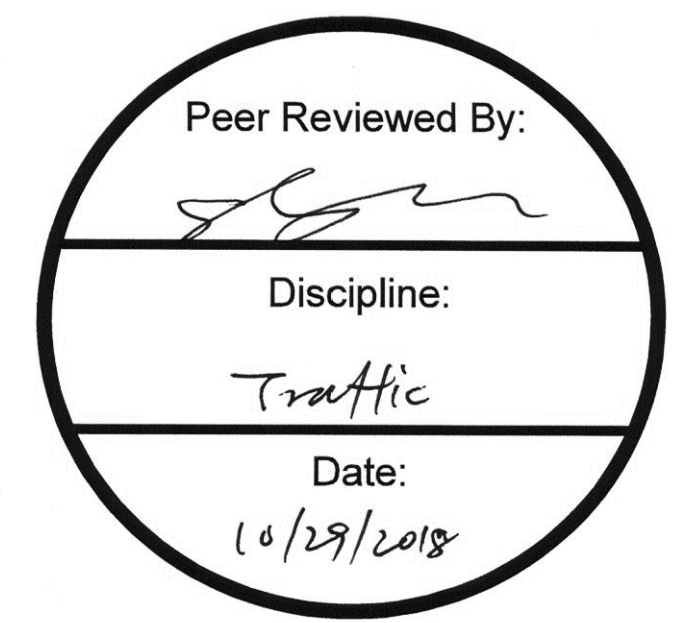


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LICENSE NUMBER: 49288
EXPIRATION DATE: 5/12/20



SIGNAGE AND PAVEMENT MARKING PLAN FOR CHURCH ROAD FROM STA. 3+53.78 TO STA. 62+68.84 OAK CREEK CLUB
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 • College Park, MD • Frederick, MD • Fairfax, VA		TAX MAP	SITE PLAN NO.
DESIGN	CMD	SHEET	OF
DRAFT	MED	61	74
DATE	AUGUST, 2018	FILE NO.:	
SCALE	1"=40'		31-110-44.40 B



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 Lot(s) and Block(s): N/A

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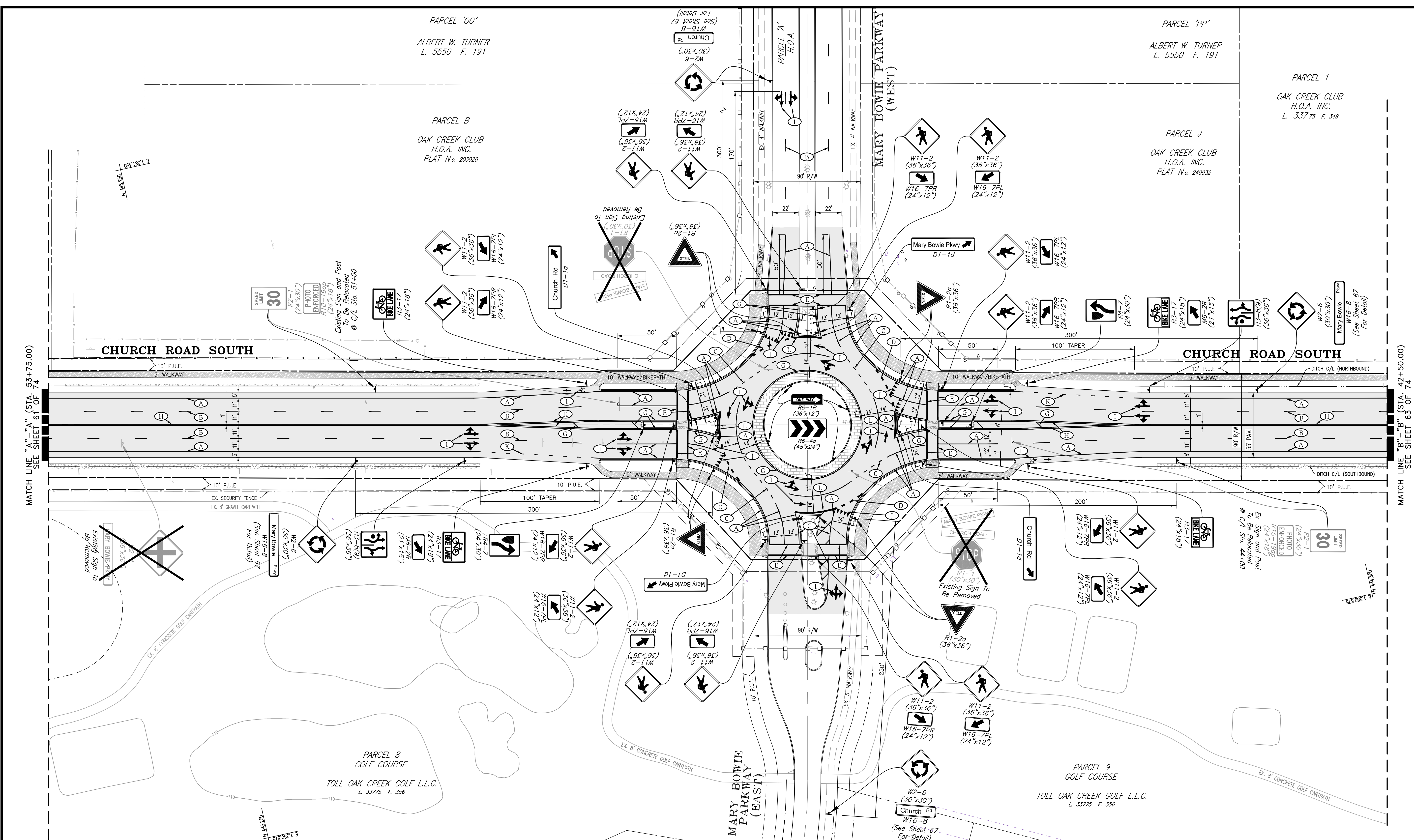
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CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC 1100 PLAZA AMERICA DRIVE SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5100	TAX MAP	SITE PLAN NO.
DESIGN CMD	SHEET 62	OF 74
DRAFT MED	DATE AUGUST 2018	FILE NO:
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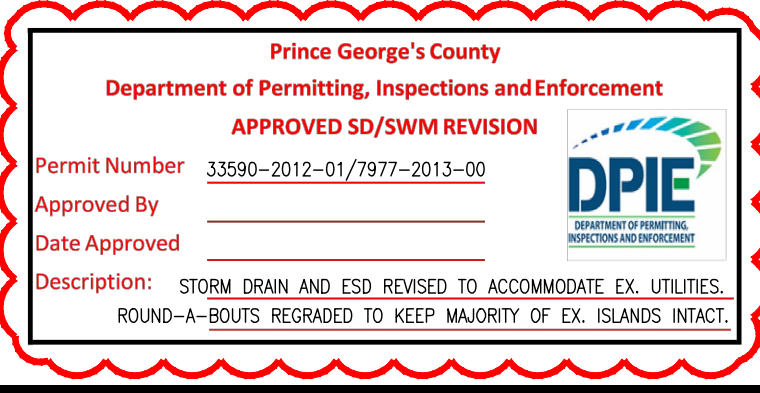
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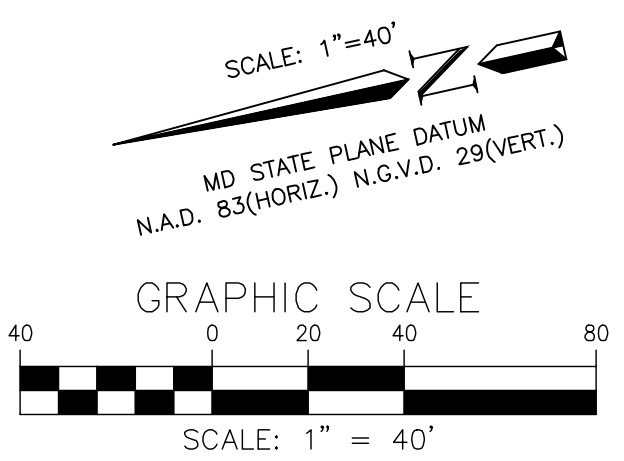
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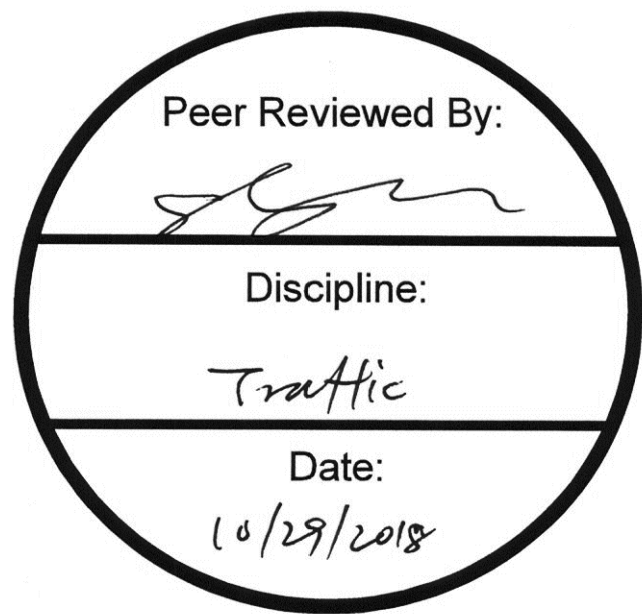


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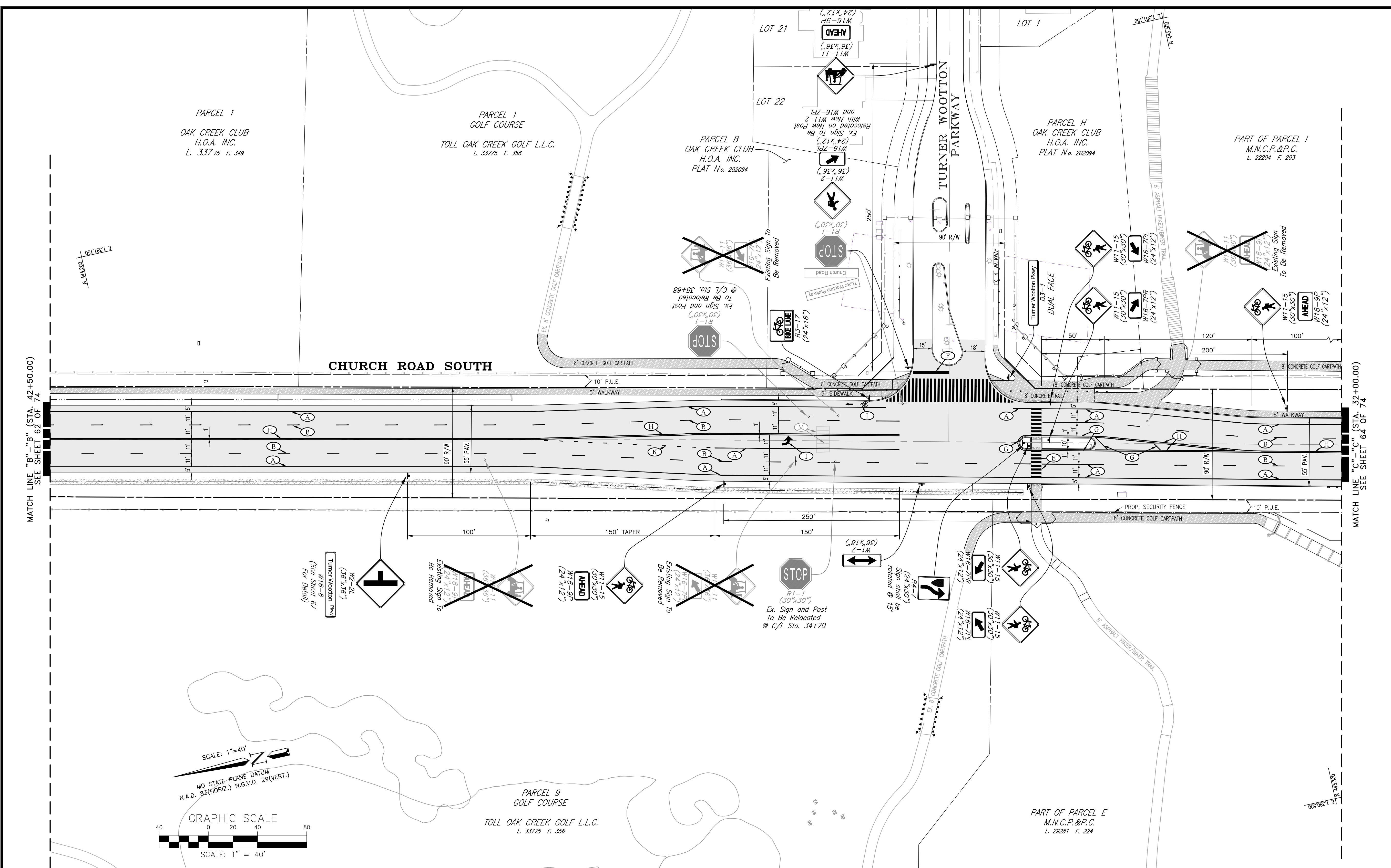
DPIE PERMIT # 33590-2012-00

SIGNAGE AND PAVEMENT MARKING PLAN FOR CHURCH ROAD FROM STA. 3+53.78 TO STA. 62+68.84 OAK CREEK CLUB 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
SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5100

CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC 1100 PLAZA AMERICA DRIVE SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5100	TAX MAP	SITE PLAN NO.
DESIGN CMD	SHEET 63	OF 74
DRAFT MED	DATE AUGUST, 2018	FILE NO:
SCALE 1"=40'	31-110-44.40 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 - 3' GAP
- D - INSTALL 10" WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 3' GAP
- E - INSTALL 12" WIDE SOLID WHITE PAVEMENT MARKING FOR CROSSWALK
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- G - INSTALL 5" WIDE SOLID YELLOW PAVEMENT MARKING
- H - INSTALL 5" WIDE SOLID DOUBLE YELLOW PAVEMENT MARKING
- I - INSTALL WHITE PAVEMENT MARKING SYMBOL/LETTERING
- J - INSTALL YIELD LINES (SHARK TEETH) - 18"x12"
- K - INSTALL 5" WIDE DOTTED WHITE PAVEMENT MARKING, 3' SEGMENT - 9' GAP
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SIGNAGE LEGEND

- EXISTING SIGN POST
- PROPOSED SIGN POST
- EXISTING STREET SIGN TO REMAIN
- PROPOSED STREET SIGN
- EXISTING STREET SIGN TO BE REMOVED

NOTES:

- ALL SIGNS TO BE PLACED ON U-CHANNEL POST
- REGULATORY SIGNS DIMENSIONS AND SIZE AS SHOWN ON THE PLAN.

UPDATES/REVISIONS:

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

Prince George's County
Department of Permitting, Inspections and Enforcement
APPROVED SD/SWM REVISION

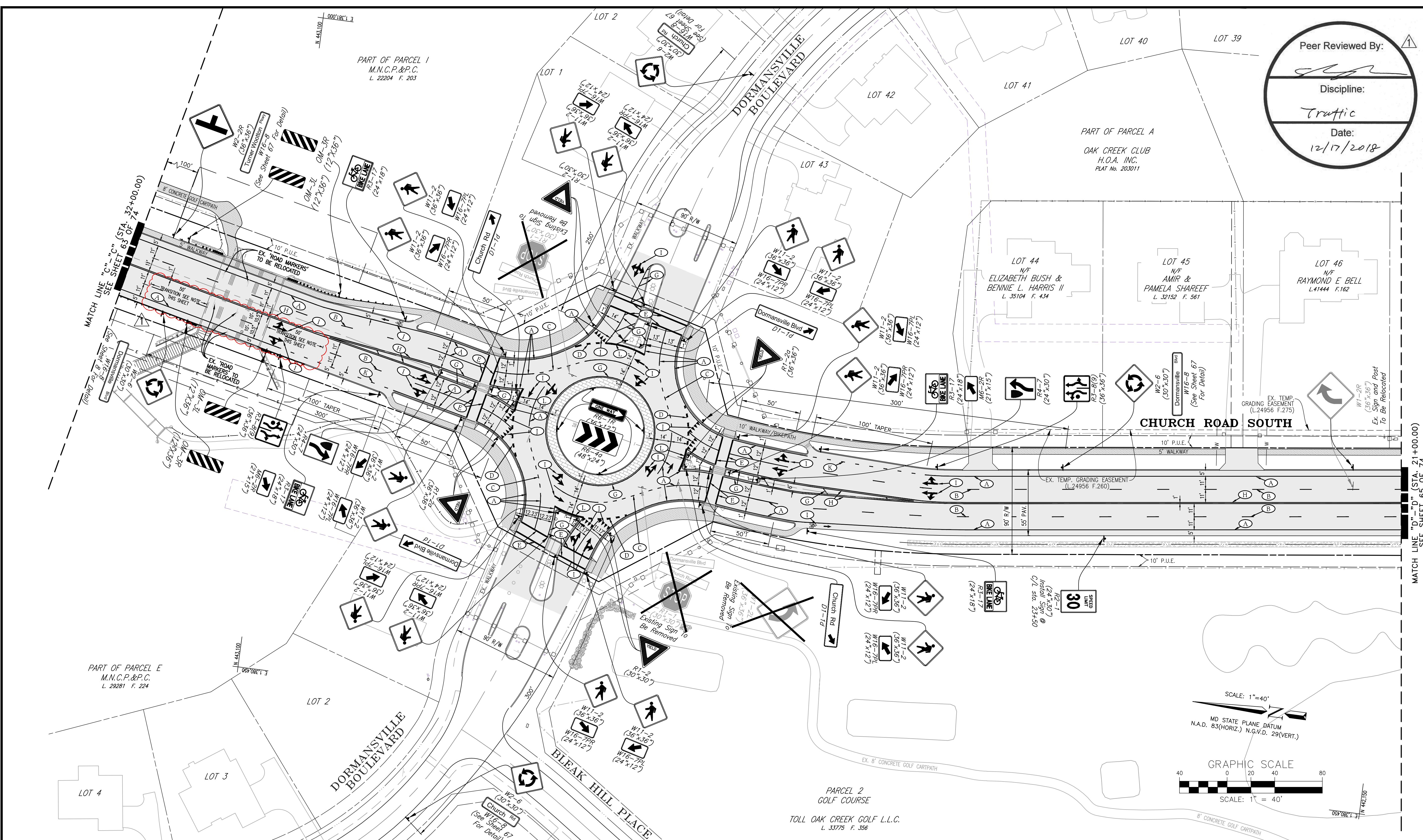
Permit Number: 33590-2012-01/7977-2013-00
Approved By: [Signature]
Date Approved: [Date]

Description: STORM DRAIN AND ESD REVISED TO ACCOMMODATE EX. UTILITIES. ROUND-A-BOUNTS REGRADED TO KEEP MAJORITY OF EX. ISLANDS INTACT.

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: 49288
EXPIRATION DATE: 5/12/20



Peer Reviewed By: *[Signature]*
 Discipline: Traffic
 Date: 12/17/2018

Peer Reviewed By: *[Signature]*
 Discipline: Traffic
 Date: 10/29/2018

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

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Case Name: Oak Creek Club - Church Road
 Case Number (Plan Approval #): 33590-2012-00
 Case Type: SDCP
 Issuance Date:
 Address: CHURCH ROAD
 Lot(s) and Block(s): N/A

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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Prince George's County Maryland
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Case Name: Oak Creek Club - Church 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
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Case Name: Oak Creek Club - Church Road
 Case Number (Permit #): 33590-2012-01
 Case Type: STREET CONSTRUCTION
 Issuance Date:
 Address: CHURCH ROAD
 Lot(s) and Block(s) and Parcel(s): N/A
M. Abdullah 12/19/18

*SEE CONDITIONS OF APPROVAL (APPROVED PERMIT SET) ON SHEET 1

DPIE PERMIT # 33590-2012-00

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
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	EXISTING PAVEMENT MARKING		

METAL PROPERTY MARKERS REQUIRED
 AS OF JANUARY 1, 1982
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NOTES:

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

UPDATES/REVISIONS:
 ARJ 12-10-18: EACH SOUTHBOUND TRAVEL LANE SHORTENED 1.5" ACROSS CULVERTS TO ACCOUNT FOR THE ADDITION OF A 3" ROLL CURB.

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.

TRANSITION NOTE AT CULVERT:

- SOUTHBOUND TRAVEL LANES AT CULVERT CROSSING (STA. 31+27.60-30+73.60) TO BE 10' 10 1/2".
- THE TRAVEL LANES TO HAVE A 50' TRANSITION FROM 11' TO 10' 10 1/2" WIDE LANES FROM STA. 31+77.60-31+27.60 AND FROM 10' 10 1/2" TO 11' FROM STA. 30+73.60-30+23.60.
- 5' BIKE LANE TO BE MAINTAINED AT CULVERT CROSSING AS SHOWN IN PLAN VIEW, THIS SHEET..
- THE WIDTH OF THE BIKE LANE IS MEASURED FROM THE FACE OF THE 3" ROLLED CURB TO THE CENTER OF THE STRIPING OF THE OUTSIDE LANE.

Prince George's County
 Department of Permitting, Inspections and Enforcement
APPROVED SD/SWM REVISION

Permit Number: 33590-2012-01/7977-2013-00
 Approved By: *[Signature]*
 Date Approved: *[Signature]*

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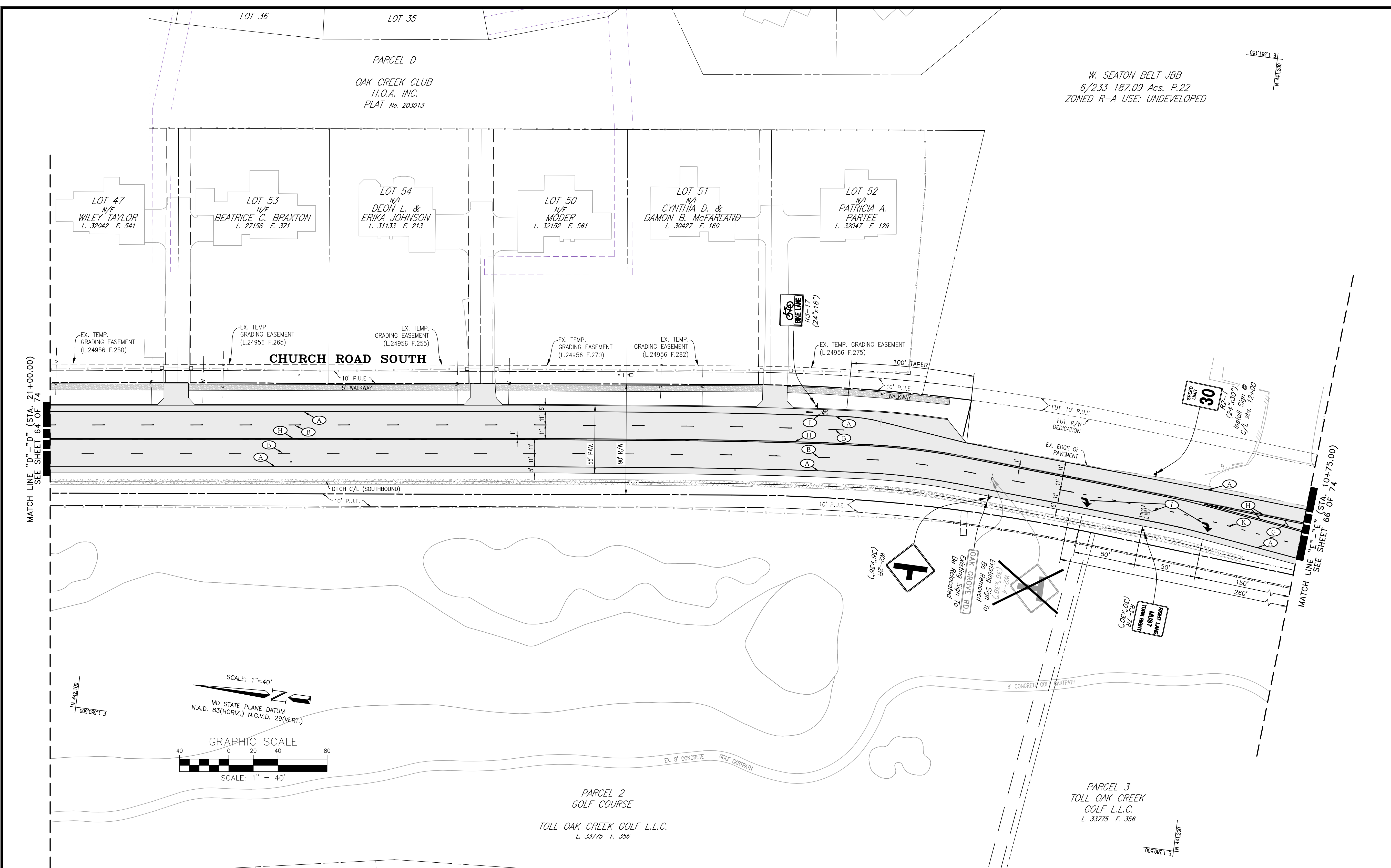
LICENSE NUMBER: 49288
 EXPIRATION DATE: 5/12/20

SIGNAGE AND PAVEMENT MARKING PLAN FOR CHURCH ROAD FROM STA. 3+53.78 TO STA. 62+68.84 OAK CREEK CLUB QUEEN ANNE (7th) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

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 www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: NVR MS CAVALIER OAK CREEK OWNER, LLC 1100 PLAZA AMERICA DRIVE SUITE 300 RESTON, VA 20190 PHONE: (703) 649-5100	TAX MAP	SITE PLAN NO.
DESIGN: CMD	SHEET: 64	OF: 74
DRAFT: MED	DATE: AUGUST, 2018	FILE NO.: 31-110-44.40 B
DATE: AUGUST, 2018	SCALE: 1"=40'	

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Peer Reviewed By: *[Signature]*
 Discipline: Traffic
 Date: 10/29/2018

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

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Case Name: Oak Creek Club - Church Road
 Case Number (Plan Approval #): 33590-2012-00
 Case Type: SDCP
 Issuance Date:
 Address: CHURCH ROAD
 Lot(s) and Block(s): N/A

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.
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 Case Number (Permit Approval #):
 Case Type: STREET CONSTRUCTION
 Issuance Date:
 Address: CHURCH ROAD
 Lot(s) and Block(s):

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 M. abdulh... 1/28/19

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DPPE PERMIT # 33590-2012-00

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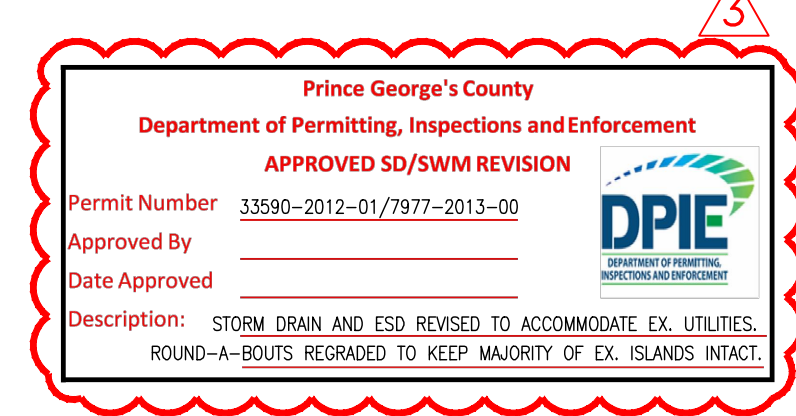
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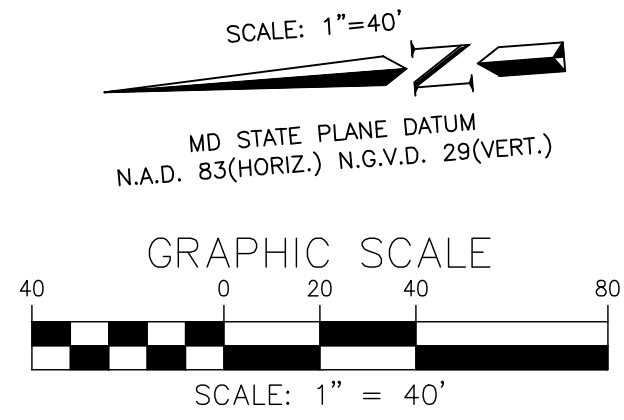
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W. SEATON BELT JBB
6/233 187.09 Acs. P.22
ZONED R-A USE: UNDEVELOPED



N/F
THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARISH
L. 1671 F. 378

N/F
THE VESTRY OF ST. BARNABAS CHURCH
QUEEN ANNE PARISH
L. 1671 F. 378

Peer Reviewed By:

Discipline: Traffic

Date: 10/29/2018

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

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OAK CREEK CLUB
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