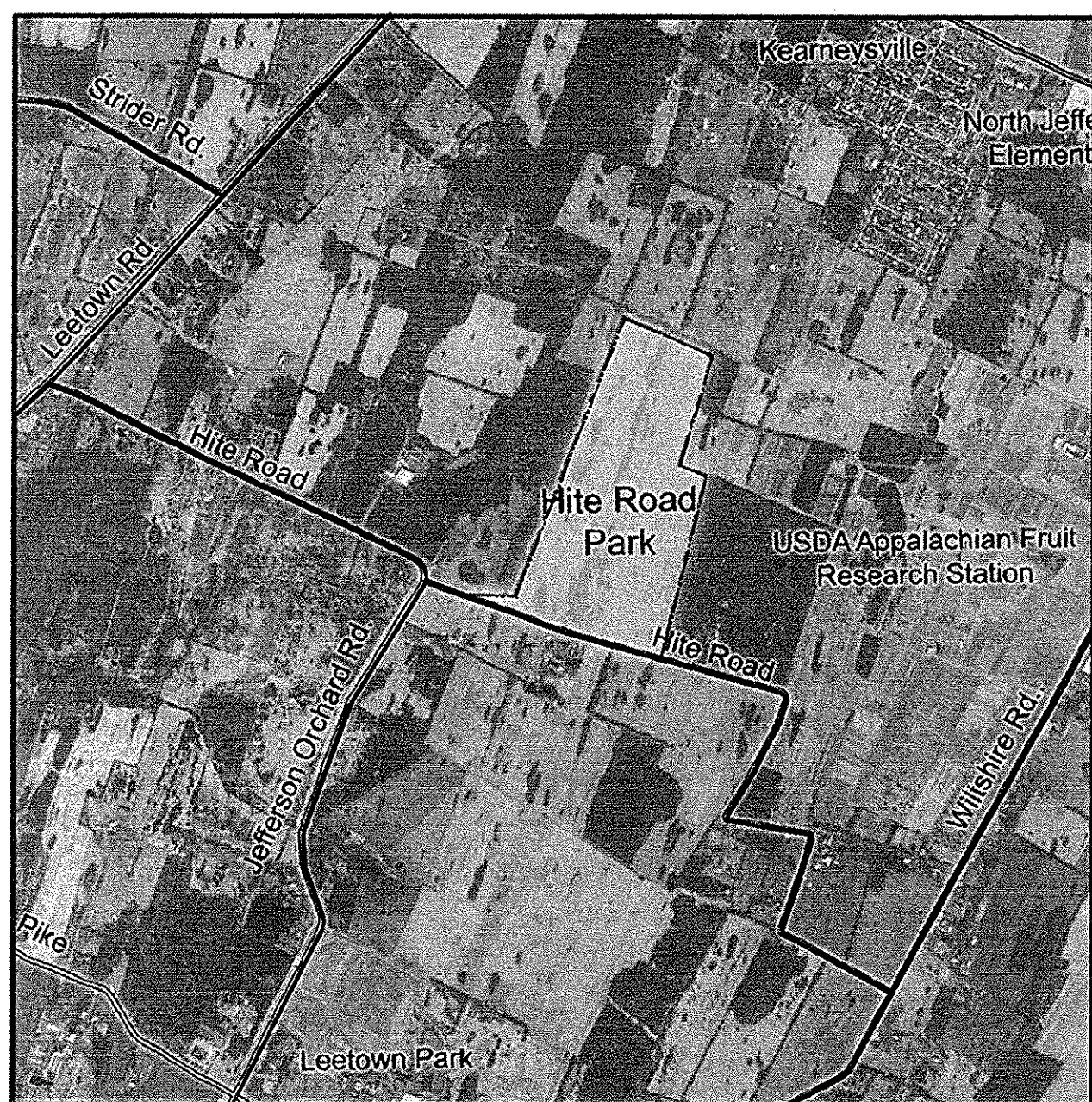


Major Site Plan Concept Plan: HITE PARK

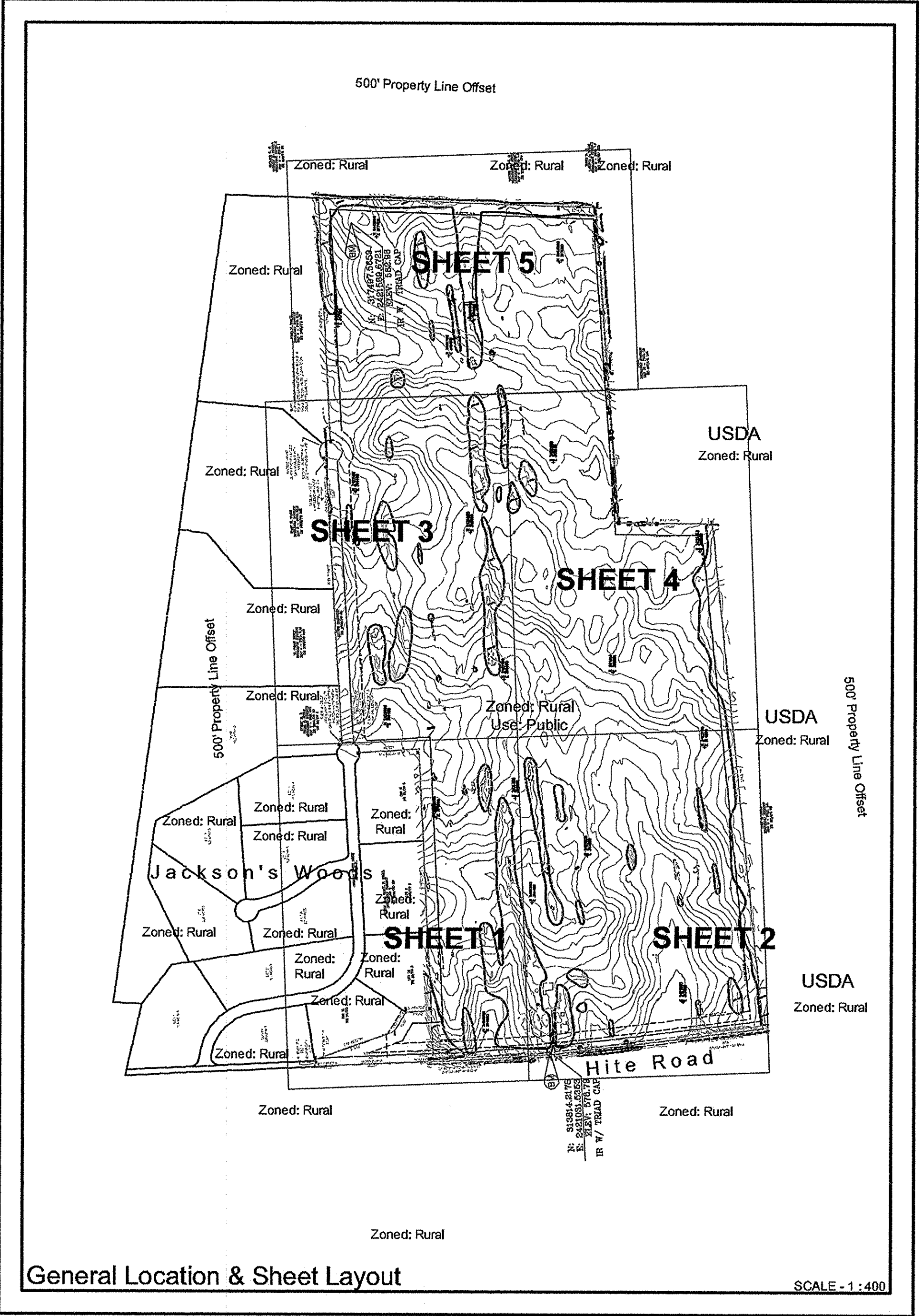
JEFFERSON COUNTY-MIDDLEWAY DISTRICT, TAX MAP 9, PARCEL NUMBER: 2.17
JEFFERSON COUNTY, WEST VIRGINIA



Vicinity Map
SCALE - 1 : 2000

Sheet Index

- G.101 - G.103..... General Notes
- EX.100..... Existing Conditions Plan
- EX.200..... Existing Conditions Plan - Soils
- EX.201..... Test Pit Location Plan
- EX.202 - EX.202.1... Exploration Trench Plan
- LS.100..... Overall Site Plan
- LS.100.1..... Phasing Plan (Phase I)
- LS.101 - LS.105.... Site Plan
- LS.106 - LS.106.2.. Site Details
- CG.100..... Overall Grading
- CG.101 - CG.105... Grading Plans
- CP.100 - CP.102... Entrance Road Plan and Profile
- CP.103..... Entrance Road Sight Distance Plan and Profile
- CP.103.1..... Future Maintenance Road Sight Distance Plan & Profile
- CE.100..... Initial E&S Control Plan
- CE.200..... Overall Final E&S Control Plan
- CE.201 - CE.205... Final E&S Control Plan
- CE.206 - CE.206.2.. E&S Control Notes and Details
- CE.206.3..... Stormwater Notes and Details
- CE.206.4..... Traffic Control Plan
- CD.100 - CD.101... Construction Details
- LP.100..... Overall Planting Plan
- LP.101 - LP.105.... Planting Plan
- LP.106..... Planting Details and Notes



Jefferson County CONSTRUCTION NOTES (Table 1.2-1)	
1.	Erosion and Sediment Control Measures shall be in place and inspected prior to performing any significant earth disturbing activities and site grading.
2.	Earth Work shall be compacted to the percentages of maximum dry density in accordance with AASHTO T99C as shown below: a. Roadways.....98% b. Parking Lots for heavy trucks.....98% c. Parking Lots for passenger vehicles.....95% d. Utility line trenches.....98% e. Building Pads.....100% The above compaction requirements shall be certified by a professional engineer or a soils technician under the direction of a professional engineer, and acceptable to the County Engineer.
3.	Changes and revisions to the construction plans and specifications shall not be made unless first submitted in writing and approved by the County Engineer and any other agencies, as deemed appropriate.
4.	Work zone temporary traffic control along a public road shall be in accordance with West Virginia Division of Highway requirements and approval.
5.	Seventy-two (72) hours prior to excavation in public right-of-ways or in areas served by underground utilities, call MISS UTILITY 1-800-245-4848.
Jefferson County SITE WORK MILESTONE INSPECTIONS	
The developer shall request County Engineer inspections minimum of 48 hours in advance (Call 304-728-3228). Inspections shall be requested according to the Table of Milestones shown below:	
1.	Installation of Sediment and Erosion Control Devices prior to beginning site grading.
2.	Roadway and/or parking lot subgrade proof roll prior to placing stone base.
3.	Roadway and/or parking lot stone base depth check prior to placing asphalt or concrete pavement.
4.	Water system and Sanitary sewer system inspection and approval by the public service district/utility prior to backfilling of trenches.
5.	Final inspection including but not limited to: seeding and mulching, roadway and parking lot paving, sidewalks, storm drainage and stormwater management systems, traffic control signs and pavement markings, landscaping, etc.
Note: The County Engineer may accept "third party" inspection and certification reports in place of inspections performed by the Jefferson County Engineering Department, upon prior approval. Third-party inspection reports shall be submitted in the format specified by the County Engineer.	

Jefferson County - Complete List of Waivers/Variations (Table 1.2-2)			
Ordinance	Section of Ordinance	Description of Waiver or Variance	Date Granted
Subdivision	Appendix B Table 2.2-1	Standards for Institutional Uses, the applicant request a waiver to remove curb and gutter from internal site driveways (proposed)	Case No. PCW 13-01 Approved 02/12/2013
Subdivision	Appendix B Table 2.2-1	Standards for Institutional Uses, the applicant request a waiver to reduce the minimum centerline radii of internal site driveways to calm traffic without the use of structural devices such as speed humps. (proposed)	Case No. PCW 13-01 Approved 02/12/2013

NOTE: Seventy-two (72) hours prior to excavation in public right-of-ways or in areas served by underground utilities, call Miss Utility 1-800-245-4848

Permit Information
 West Virginia Department of Highways Entrance Permit Number: 05-2014-0045
 NPDES Water Pollution Control Permit Number: WV0115924

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 46169 Westlake Drive Suite 340
 Sterling, Virginia 20165 ■ www.lpda.net
 703-437-7907 ■ Fax 434-296-2109

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 200 AVIATION DRIVE
 WINCHESTER, VA 22602
 PH: 540.667.9300 FAX: 540.667.2260
 OFFICE LOCATIONS: MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Engineer Signature

 Developer/Owner's Representative

 Signature

Project Title
**Final Site Plan
 Hite Park**

No.	Revision	Date
1.	Final Site Plan	11/09/12
2.	Second Submission	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
 Scale: N/A Date: March 18, 2014
 Issued for

RECEIVED
 APR 11 2014
 JEFFERSON COUNTY PLANNING, ZONING AND ENGINEERING

Jefferson County Parks and Recreation Commission

Drawing Title
Title Sheet

Drawing Number
G.100
 LPDA Project Number 1105-08

PREPARED FOR:
 (owner and developer)
Jefferson County Parks and Recreation Commission
 235 Sam Michaels Lane
 Shenandoah Junction, WV 25442
 304-728-3207

PREPARED BY:

LPDA
 LAND PLANNING & DESIGN ASSOCIATES
 46169 Westlake Drive, Suite 340
 Sterling, Virginia 20165 ■ www.lpda.net
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 OFFICE LOCATIONS: MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

JEFFERSON COUNTY, WEST VIRGINIA
 Preliminary Plat Approval
 Site Plan Approval
 Approved for:
 By County Engineer 3/15/2014 Date
 By _____ County Engineer _____ Date
 By _____ County Planner _____ Date

JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442
 2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

511-15 4th Submission
 Revisions Print

Hite Park

LEGEND

	Existing Contours		Field Safety Zone
	Proposed Contours		Proposed Fencing
	Property Boundary		Approximate Sinkhole Location
	Adjacent Property Boundary		Approximate Test Pit Location
	Karst Topography		Ornamental Tree
	Existing Vegetation		Deciduous Canopy Tree
	Benchmark Location		

Site Information and Notes

- The site is 121.34 acres as recorded in Deed Book: 1060 Page: 447
- Zoning: Rural
- Current Use: Agricultural
- Proposed Use: Public Park Space
- All proposed vehicular circulation is to be private drive aisles and parking lots
- The plan presented herein represents a Master Plan for Hite Road Park dated March 2010 produced by Land Planning and Design Associates (LPDA) and reflects needs analysis, public process, and actions taken by the Jefferson County Parks and Recreation Commission (Owner).
- In October of 2011 LPDA and the Owner presented the Concept Plan of the Major Site Plan to the Jefferson County Commission where it was approved.
- Provided on Sheet LS.100.1 is a Phasing Plan. The Phasing Plan represents the Owner's goals for development at the time of filing of this application. Grading, stormwater management, and erosion and sediment controls will be provided for the entire site in the first phase. Utility infrastructure and final improvements will be made as funding becomes available.
- In February of 2012 LPDA and the Owner met with Local representatives to the State Legislature and Governor Tomblin to secure the necessary funding for Hite Road improvements from the Site Entrance proposed herein west to Jefferson Orchard Road.
- At the time of this submission no plans have been filed for on-site well and septic systems; however, preliminary discussions have taken place between the Owner, Engineer and Jefferson County Health Department.
- Parking: Pursuant to Article 11 of the Jefferson County Zoning Ordinance Parking parking for Recreation Facilities may be determined by the extent of the outdoor use. The chart below illustrates a study conducted by LPDA during the Master Plan for like recreational facilities regionally. The parking areas described numerically can be found throughout the plan and in summary on LS.100:

Hite Road Park - Parking Counts

Parking Area and Activity	People	Parking Area and Activity	People	Parking Lot	Spaces Provided	Number of People
A		E		A	50	90
Picnic Pavilion	50	Basketball	60	B	35	120
Totlot	20	Tennis	20	C	164	250
Playground	20	Totlot	10	D	58	90
B		Skate Park	20	E	47	110
Picnic Shelters	20	F		F	124	160
Soccer	50	Football	100	G	56	65
Football	50	Soccer	60	H	123	200
C		G		TOTAL	657	1085
Soccer	250	Trailhead	15			
D		Football	50			
Dog Park	10	H				
Soccer	50	Baseball	200			
Mini golf	30					

Parking and access drive setbacks: Front 15', side 10', rear 10' (see table 4.11-1 of Zoning Ordinance)

12. The storm water management has been designed for the 13.9 acres impervious surface and 13.3 acres of impervious surface is being applied to this site plan. Any additional impervious surface can be applied to any future structures that have not been shown on the site plan as the location of said structures has not been determined and appurtenances, such as well and septic, have not been designed or necessary permits obtained at this time. This site plan can be amended by a redline revision. All necessary permits will be required before approval of the redline revision. Jefferson County Commission is not liable for any cost associated with the changes of the redline revision, such as relocation of infrastructure such as utilities, any engineering redesign, etc., that may necessary.

Concept Overview

The 119-acre Hite Road Park Property is located on Hite Road, northwest of the City of Charles Town in Jefferson County the site is zoned rural and dedicated for public use. The property was purchased by the Jefferson County Parks and Recreation Commission in 2008. The property is well-suited to become park land, given its rolling topography and current agricultural use as a hay field. The site is uniquely vegetated with stands of mature existing trees within the ridges of karst topography. This characteristic compartmentalizes the site into several zones suitable for development of park uses.

The park program features both passive and active recreation opportunities, as requested by the public in surveys and meetings. Likewise, the public input gathered through the master plan process was consistent with the findings of the 2006 Report of Open Space and Recreational Needs Assessment Survey for Jefferson County, West Virginia, requesting needs for more available recreation space for organized sports such as soccer, baseball, and football as well as need for tennis, basketball, skateparks and passive and secondary recreation opportunities.

Park Amenities

New Entrance and Access Road

The park will require a new access road to connect to Hite Road. The entrance from Hite Road is proposed to be split by a landscaped median with adequate pavement width for both movements of traffic, inbound and outbound, in the event that an accident blocks either the entrance or exit. Pursuant to discussions with the West Virginia Department of Transportation (WVDOT) improvements will also be likely for Hite Road based on the number of trips anticipated to be generated by the park. The proposed road is also being used to compartmentalize the site to provide access to the recreation and passive areas. This alignment of the road corridor as it moves through the property should also be utilized as a utility corridor.

Walking Trails

The Hite Road Park concept plan features a network of trails to serve as both loop-style exercise trails, as well as, connectors to get to and from parking areas, buildings, athletic fields and passive recreation areas. The concept plan was developed utilizing a hierarchy of trails for the following uses:

- 12' Shared Pedestrian and Maintenance Access: Due to the location of the maintenance center along Hite Road. The shared access trail will allow light duty trucks and other maintenance equipment to access the site without having to travel on Hite Road. Maintenance and pedestrian conflicts should not be an issue, because most of the maintenance is done when the park has its lowest volume of users.
- 8' Park Trail: This trail system would be used primarily for recreational users within the park and would be comprised of an aggregate base topped with a stone dust for wheeled vehicles such as strollers. In wooded areas, this system could be wood chip and laid out on existing grade to protect sensitive root zones of the existing vegetation. Signage warning wheeled vehicles would be necessary warning them of potentially difficult terrain ahead.
- 5' Collector Trail: The collector trail system would function as internal sidewalks to around the park linking parking areas to facilities and buildings. This system will need to be solid surface, either finished concrete or asphalt and fully American with Disabilities Act (ADA) compliant with ramps and striped crosswalks where necessary.

Building Program

The development of Hite Road Park will require construction of support facilities for restrooms, concessions, sporting events, storage, maintenance, and staging and meeting areas, such as locker rooms. The concept plan has been developed with a series of buildings with the necessary support facilities as it relates to each area of the park.

The buildings would include:

- Picnic Shelters
- Activity Support
- Event Pavilions
- Field Houses
- Baseball Support - Press Boxes
- Trail Support
- Maintenance Building

The park purposes a total building square footage of 24,300 sf; yielding a floor area ratio of 0.004

The buildings are to be constructed in later phases of the project and are currently called out as "Future Building". Refer to note 12 in regards to building construction and storm water permitting.

Passive Recreation Areas

There are several large passive recreation areas throughout the site including 2 large open fields. While a portion of those fields will need to be held for on-site septic, the intent of those locations are to buffer the park from the adjacent neighbors and future development, as well as, provide large gathering areas for festivals and tournaments.

South Picnic Area

The south picnic area is located adjacent to the wooded areas immediately on the left as you enter the site. Anchored by 2 of the picnic pavilions, this area features smaller shelters, totlots, outdoor games such as; chess, horseshoes, and a tricycle race track.

Dog Park

A dog park is proposed in the treed area in the middle of the site. It will contain 2 fenced areas for large and small dog play as well as a hose bib for fresh water.

Athletic Fields

Athletic complexes have been the primary focus of the concept plan for Hite Road Park. Special care has been conveyed to the layout to group those complexes with like sports and connect them through the pedestrian and trail network as well as the incorporation of the passive areas to create the total family experience.

Football

There are 2 football fields programmed for the site, in the initial phase on the right of the entrance and in the northwest corner of the project.

Soccer

There are 2 large soccer complexes programmed for the site. Given the range of field sizes utilized by Jefferson Youth Soccer the soccer areas have been programmed to allow for layouts of multiple combinations of fields to meet demand and for practice and tournament play. This arrangement can also be beneficial to move worn areas out of service for reestablishment of turf, and if any drainage problem arise. It is anticipated that this area could be lighted for evening and night practice and play.

Baseball

The baseball complex is located in the far northeast corner of the project and features 4 Little League fields and one high school sized field and warm up areas. The 4 Little League fields are laid out in the quad configuration with services and bleachers in the center. It is anticipated that this area will need to be lighted for evening and night practice and play.

Sport Courts

Basketball and tennis have been incorporated into the site program along the center of the site on the west side of the access road. This area will feature 4 basketball courts, 3 tennis courts, a totlot, and activities support building. It is anticipated that this area could be lighted for evening and night practice and play.

Other Recreational Areas

Skate Park

A large area has been allocated for a skate park along the western side of the access road into the park. Comparable projects have shown that these parks can be many different forms, from last paved spaces with constructed ramps and jumps to very ornate formed concrete layouts with specialized surfacing, etc.

Miniature Golf

The miniature golf course is a programmatic element that presents an opportunity for a public-private cooperation with an operator or an opportunity for the County to operate this business on it's own for seasonal, weekend, or camp play. Much like the skate park, construction can range from very ornate configurations of concrete with drastic changes in elevations to more simplified layouts that mimic real putting on a golf course.

Wetlands Studies and Solutions Narrative

A Phase I archeological survey was conducted on the +119 acre Hite Road Park property located on the north side of Hite Road, about 2 miles south of the intersection of State Route 9 (Charles Town Road) and County Route 1 (Kernesville-Virginia Line Road) in Jefferson County, West Virginia. The work was carried out in April of 2011 by Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia, for Jefferson County Parks and Recreation Commission of Shenandoah Junction, West Virginia.

Consultation of the Cultural Resource Files and Library at the West Virginia State Historic Preservation Office identified 1 previously recorded archaeological site within the project limits. Site 46JF157, also known as New Hopewell Cemetery #1, was identified in 1990 during the Shepherd College Jefferson County Cemetery Survey. It is listed as an undisturbed African American cemetery with two headstones (Washington Tabb and Samuel Link) and an unknown number of unmarked slave burials. During this investigation, we cleared, photographed, and mapped of the internal layout of the cemetery.

The Phase I investigation described in this report included a controlled surface collection of plowed fields and shovel testing in all wooded portions of the project area where excessive slope, rock outcroppings, or modern disturbance did not preclude the need for subsurface testing. The controlled pedestrian survey involved the intensive visual inspection of 1 meter squares at 15 meter intervals along transects located 15 meters apart. Shovel tests were also excavated at 15 meter intervals along transects located 15 meters apart. Three archaeological sites were discovered in the southern third of the property (Area A) during this investigation.

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9		Parcel Number: 217
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



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OFFICE LOCATION:
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Project Title

Final Site Plan Hite Park



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
Scale: N/A Date: March 18, 2014

Jefferson County Parks and Recreation Commission

Drawing Title

General Notes

Drawing Number

G.101

LPDA Project Number
1103-08

Hite Road Park

Wetlands Studies and Solutions Narrative (cont)

Sites 46JFHR1 and 46JFHR2 were Native American lithic scatters from in the southwestern portion of the project area. Neither site contained temporally diagnostic artifacts. Site 46JFHR1 was represented by a light scatter of quartz and chert debitage covering an area that measured approximately 100 feet by 350 feet. Site 46JFHR2, on the other hand, was a discrete cluster of 4 chert flakes found within a one meter square surface unit. Subsequent testing at both sites produced no additional finds.

Site 46JFHR3 includes the remains of a late nineteenth / twentieth century domestic and agricultural complex. Surface inspection of the plowed fields surrounding a wooded area which now contains the remains of a dwelling, a barn, and several outbuildings identified an artifact scatter which extended about 300 feet east of the remains of the dwelling. The shovel test survey demonstrated that the artifact scatter continued into a wooded area. Datable artifacts recovered during both surveys suggest the site would have been occupied from the late nineteenth to the mid to late twentieth century. A barn, approximately 300 feet north of the dwelling, and a small block outbuilding, approximately 50 feet north of the dwelling, are the only buildings within the agricultural complex that are still standing. Both buildings are partially collapsed and in a poor state of repair. The 1955 Middleway, WV 7.5 minute USGS quadrangle is the first to depict a dwelling and outbuilding inside the project area. By 1977, the dwelling is no longer noted.

No additional work is recommended on the archaeological sites identified during this investigation.

Best Management Practices

The existing topography rolls generally from the center of the site to south, west and northwest and is comprised of sporadic woodlands and range/meadow grasses. The current drainage divides split the site into areas of varying sizes which eventually discharge offsite at multiple locations. A pre-developed and post-developed hydrologic study was performed to determine which quantitative and qualitative measures should be used to adequately manage stormwater runoff from the development of the park. The 1, 2, 10, 25 and 100-year storms were analyzed to determine the impacts of the post-development runoff in comparison to the pre-developed runoff rates as required. The total post-developed peak discharges for each 24-hour storm duration for each respective storm frequency will be less than each respective storm in the pre-developed condition.

Wet Ponds will be utilized because of their ability to meet both water quality and quantity in a single structure. The ponds are equipped with forebays to trap course sediment and the permanent pool that will allow suspended solids to settle out prior to outfall. Drainage swales will route the water to the wet ponds and also provide additional water quality benefits. Also localized Rain Gardens will be located adjacent to drainage areas of high imperviousness to provide initial treatment increasing the overall pollutant removal efficiency of the system.

Approximate Impervious Calculations

Parking lots 283,997 sf
Park road 88,905 sf
Concrete plaza 23,433 sf

Trails

10' Regional trail 96,310 sf
8' Park trail 40,424 sf
5' Connector trail 33,065 sf

Sport Courts

Basketball & Tennis . . 21,608 sf

Total - 587,742 sf of 5,285,570.4 sf = 11.11%

Trips per Day Calculations (based on Section 24.119 B5 of Jefferson County Subdivision Regulations)

ADT figures for:

- Adjoining State road:
 - Wiltshire Road (Rte. 8) - ADT = 1900
(Based on 2008 WVDOH traffic counts)
- Trip Generation based on table in regulations: N/A
- Nearest key intersection:
 - Hite Road and Wiltshire Road:
Hite Road traffic counts were not available
Wiltshire Road - ADT = 1900
- Highway Problem Areas:
 - N/A. Nearest Highway problem area falls outside of 1-mile radius from the site
- Project Site:
 - Average Daily Vehicle Trips (Weekday) = 272 ADT
 - Average Daily Vehicle Trips (Saturday) = 1145 ADT
 - Average Daily Vehicle Trips (Sunday) = 492 ADT
 - Average Vehicle Trips (Weekday - AM Peak Hour) = 62 TPH
 - Average Vehicle Trips (Weekday - PM Peak Hour) = 71 TPH

Traffic volume calculations derived from the ITE Trip Generation Manual, 7th edition.

Parking Lot Greenspace (5% REQ.) (Subdivision, Appendix B, Section 9.12)					
Lot Code from LS.101	Lot Size (sf)	Greenspace Required (sf)	Greenspace Provided (sf)	Percentage Provided	
A	18379	919	1592	8.6	
B	13593	680	800	5.8	
C	70370	3519	6934	9.8	
D	20950	1048	3304	15.7	
E	16859	843	3102	18.4	
F	55201	2760	4212	7.9	
G	22545	1127	1389	6.2	
H	50555	2528	5041	10.0	

Metes and Bounds Description

DESCRIPTION OF THE PROPERTY OF
JEFFERSON COUNTY PARKS AND RECREATION COMMISSION
MIDDLEWAY DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

Beginning at the southern most corner of the tract herein described said point being a point in the center of West Virginia Route 1/4, Hite Road.

Thence running with said centerline the following courses and distance;

N75o-20'-03"W, 597.52 feet to a point,

N75o-35'-53"W, 349.86 feet to a point,

N71o-55'-27"W, 377.27 feet to a point,

N70o-14'-14"W, 312.90 feet to a point,

N70o-41'-28"W, 280.32 feet to a point,

N70o-50'-10"W, 46.68 feet to a point,

Thence departing said centerline N19o-09'-50"E, 25.00 to a corner with Lot 12 Jackson Woods.

Thence departing said West Virginia Route 1/4, Hite Road and running with said Lot 12 Jackson Woods N12o-56'-02"E, 4.00 feet to a corner with Lot 11 Jackson Woods.

Thence departing said Lot 12 Jackson Woods and running with said Lot 11 Jackson Woods S87o-46'-50"W, 371.12 feet to an iron rod found and N52o-17'-14"E, 96.79 feet to an iron rod found said rod being a corner to Lot 10 Jackson Woods.

Thence departing said Lot 11 Jackson Woods and running with said Lot 10 Jackson Woods S70o-50'-02"E, 110.33 feet to an iron rod found.

Thence continuing with said Lot 10 Jackson Woods and with the same line extended with Lots 9 and 8 Jackson Woods N19o-09'-58"E, passing through iron rods found at 346.35 feet and 745.39 feet, a total of 1,144.04 feet to an iron rod found.

Thence continuing with said Lot 8 Jackson Woods N71o-27'-57"W, 258.93 feet to an iron rod found said rod being on the right of way line terminus of Jackson Woods Drive.

Thence departing said Lot 8 Jackson Woods and running with said terminus of Jackson Woods Drive 115.03 feet along the arc of a curve to the left said curve having a radius of 50.00 feet, a central angle of 131o-48'-37" and a chord which bears N47o-22'-15"W 91.29 feet to a point on the line of the Park/SWM Lot Jackson Woods.

Thence departing said terminus of Jackson Woods Drive and running with said Park/SWM Lot Jackson Woods 21.03 feet along the arc of a curve to the left said curve having a radius of 25.00 feet, a central angle of 48o-11'-23" and a chord which bears N42o-37'-45"W 20.41 feet.

Thence continuing with said Park/SWM Lot Jackson Woods and with the same line extended with Lot PC 1, 2 and 3 Jackson Woods Residue N18o-32'-03"E, passing through a iron rod found at 240.48 feet a total of 1,209.55 feet.

Thence continuing with said Lot PC 2 Jackson Woods Residue 21.03 feet along the arc of a curve to the left said curve having a radius of 25.00 feet, a central angle of 48o-11'-23" and a chord which bears N05o-33'-38"W 20.41 feet.

Thence continuing with said Lot PC 2 Jackson Woods Residue and the same line extended with Lot PC 3 Jackson Woods Residue 120.93 feet along the arc of a curve to the right said curve having a radius of 50.00 feet, a central angle of 138o-34'-38" and a chord which bears N39o-38'-00"E 20.41 feet, passing through a iron rod found at 80.54 feet.

Thence continuing with said Lot PC 3 Jackson Woods Residue N18o-55'-32"E, 1056.95 feet to an iron rod found said rod being on the line of William C. and Shirley K. Eckles.

Thence continuing with said Lot PC 3 Jackson Woods Residue N18o-55'-32"E, 1056.95 feet to an iron rod found said rod being on the line of William C. and Shirley K. Eckles.

Thence departing said Lot PC 3 Jackson Woods Residue and running with said William C. and Shirley K. Eckles and the same line extended with Tommie W. Jr. and Elizabeth A. Smith S66o-10'-50"E 1050.18 feet to a iron rod found said rod being a corner to James H. and Laretta A. Wells.

Thence departing Tommie W. Jr. and Elizabeth A. Smith and running with said James H. and Laretta A. Wells S65o-26'-40"E 162.35 feet to a fence post said post being a corner to the United States of America.

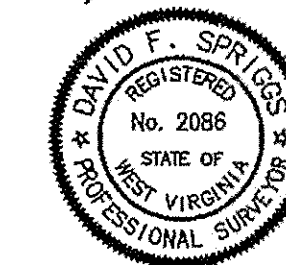
Thence departing James H. and Laretta A. Wells and running with said United States of America S17o-44'-24"W 1,378.85 feet to a fence post and S67o-18'-09"E 411.01 feet a iron rod found said rod being a corner to Joan B. Funn.

Thence departing United States of America and running with said Joan B. Funn S16o-04'-31"W passing through a iron rod found at 2,192.92 feet 2,213.01 feet in all to the point of beginning and containing 121.642 acres more or less.

Surveyor Statement:

The property shown hereon meets or exceeds the "relative positional precision" as established by the American Land Title Association and the American Congress on Surveying and Mapping jointly established and adopted February 23, 2011.

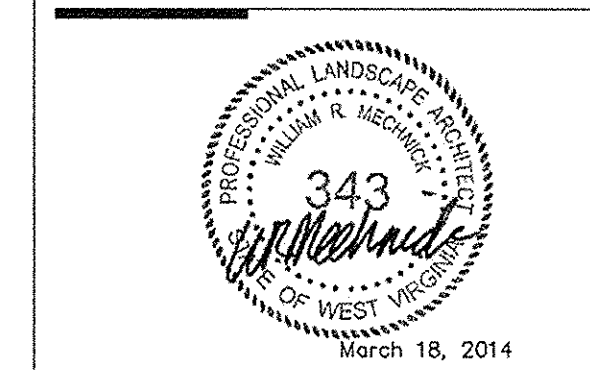
Signature David F. Spriggs Date 11/9/12



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Project Title
**Final Site Plan
Hite Park**



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
Scale: N/A Date: March 18, 2014
Issued for:

Jefferson County Parks and Recreation Commission

General Notes

Drawing Number
G.102

LPDA Project Number
1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9	Parcel Number: 217	
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

GENERAL NOTES

- CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED AND SHALL PERFORM ALL WORK INCLUDING RESTORATION FOR THE COMPLETED INSTALLATION OF UTILITY SYSTEMS AND ALL OTHER IMPROVEMENTS SHOWN OR IMPLIED AS NECESSARY. UNLESS OTHERWISE NOTED, SPECIFICATIONS FOR ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CONTRACT SPECIFICATIONS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, WEST VIRGINIA DEPARTMENT OF HEALTH, JEFFERSON COUNTY DEPARTMENT OF HEALTH, COUNTY OF JEFFERSON, AND THE CONTRACT DOCUMENTS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES, WITHOUT CLARIFICATION FROM THE ENGINEER OF RECORD, SHALL BE DONE AT THE CONTRACTOR'S RISK.
- CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION CALL "MISS UTILITY OF WEST VIRGINIA" 1-800-245-4848.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS REQUIRED PRIOR TO STARTING WORK AND SHALL ADHERE TO THE CONDITIONS IMPOSED.
- ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER / OWNER.
- ACCESS BY EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. ACCESS TO FIRE HYDRANTS MUST NOT BE IMPEDED AT ANY TIME BY PARKED CARS, CONSTRUCTION MATERIALS, SOIL STOCKPILES, ETC.
- CONTRACTOR SHALL ACQUIRE A BERKELEY COUNTY BUILDING PERMIT FROM THE JEFFERSON COUNTY ENGINEERING/BUILDING DEPARTMENT.

CONSTRUCTION NOTES

- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBING ACTIVITIES. CONTRACTOR TO ACQUIRE JEFFERSON COUNTY BUILDING PERMIT FROM THE JEFFERSON COUNTY ENGINEERING/ BUILDING DEPARTMENT. A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE ISSUANCE OF THE LAND DISTURBING PERMIT. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE ASSISTANT COUNTY ENGINEER.
- ALL MATERIALS USED FOR FILL OR BACKFILL SHALL NOT CONTAIN ANY DEBRIS, WASTE, OR FROZEN MATERIALS, AND THEY SHALL CONTAIN LESS THAN TWO (2) PERCENT VEGETATION-ORGANIC MATERIALS BY WEIGHT. ANY ISOLATED LIMBS, ROOTS, OR OTHER SIMILAR ORGANICS WHICH ARE GREATER THAN APPROXIMATELY 2 INCHES IN DIAMETER SHALL BE REMOVED FROM THE FILL AREAS. ALL FILL MATERIAL SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN SIX (6) INCHES IN ANY DIMENSION. ALL PROPOSED FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT AS CONTROLLED FILL. REPRESENTATIVE SAMPLES OF PROPOSED FILL MATERIAL SHALL BE SUBMITTED BY THE CONTRACTOR ONE WEEK PRIOR TO PLACEMENT OF THAT MATERIAL TO ALLOW TIME FOR COMPLETION OF THE NECESSARY LABORATORY TESTS.
- SATISFACTORY MATERIAL FOR USE AS FILL FOR PUBLIC STREETS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2487 AS GW, GP, GM, GC, SW, SP, SM, SC, ML AND CL GROUPS. THE MOISTURE CONTENT SHALL BE CONTROLLED WITHIN PLUS OR MINUS 3 PERCENTAGE POINTS OF OPTIMUM TO FACILITATE COMPACTION. GENERALLY, UNSATISFACTORY MATERIALS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2487 AS PT, CH, MH, OL, OH, AND ANY SOIL TOO WET TO FACILITATE COMPACTION. CH AND MH SOILS MAY BE USED SUBJECT TO RESULTS OF A GEOTECHNICAL REPORT.
- AFTER COMPLETION OF TESTING AND/OR BEARING EVALUATION AND PROVIDED THAT A FIRM, STABLE SUBGRADE IS PRESENT, FILL SHOULD BE PLACED AND COMPACTED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 - FREE WATER SHALL BE PREVENTED FROM APPEARING ON THE SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.
 - ALL FILL MATERIAL COMPACTED BY HAND-OPERATED TAMPERS OR LIGHT COMPACTION EQUIPMENT SHALL BE PLACED IN MAXIMUM 6-INCH LOOSE LIFTS. FILL MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT SHALL BE PLACED IN MAXIMUM 12-INCH LOOSE LIFTS. VIBRATORY COMPACTION EQUIPMENT SHALL BE USED FOR GRANULAR MATERIAL, AND SLOTTED STEEL-WHEEL OR SHEEPSFOOT ROLLERS SHALL BE USED FOR COHESIVE, FINE-GRAINED SOILS.
 - EACH FILL LAYER SHALL BE MOISTENED OR AERATED AS NECESSARY TO OBTAIN THE REQUIRED COMPACTION. SOIL MATERIAL WHICH IS REMOVED BECAUSE IT IS TOO WET TO PERMIT PROPER COMPACTION CAN BE STOCKPILED, OR SPREAD AND ALLOWED TO DRY. WHEN THE SOIL IS TOO DRY, WATER SHOULD BE APPLIED UNIFORMLY TO THE SUBGRADE SURFACE OR TO THE LAYER TO BE COMPACTED.
 - ALL NEW FILL PLACED FOR THE PROJECT SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D 698). THE MOISTURE CONTENT OF THE SOIL SHALL BE AT OR WITHIN THREE (3) PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT.
- FIELD DENSITY TESTS ON THE SITE SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D 2922 (NUCLEAR METHOD). A MINIMUM OF THREE (3) FIELD DENSITY TESTS SHALL BE CONDUCTED FOR EACH LIFT OF FILL PLACED OR A MINIMUM OF EVERY 5,000 SQUARE FEET OF FILL PLACED, WHICHEVER IS GREATER, TO VERIFY THE REQUIRED SOIL COMPACTION.
- MATERIALS TESTING FOR CONSTRUCTION WITHIN THE WDOH RIGHT-OF-WAY SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS ROAD AND BRIDGE SPECIFICATIONS.
- CHANGES OR REVISIONS TO THESE CONSTRUCTION PLANS SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER, ENGINEER AND ALL APPLICABLE REGULATORY AGENCIES.

CONSTRUCTION NOTES (CONTINUED)

ROAD NOTES:

- SUBGRADE ON CUT SHALL BE COMPACTED FOR A MINIMUM OF ONE (1) FOOT IN DEPTH. SUBGRADE IN FILL SHALL MEET THE COMPACTION REQUIREMENTS STATED ABOVE AT ALL LEVELS.
- AREAS OF WET OR SOFT MATERIAL UNDER ROADS OR BUILDINGS SHALL BE PARTIALLY OVER-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY A GEOTECHNICAL ENGINEER.
- AGGREGATE USED IN BASE COURSES SHALL BE CONSTRUCTED ON A COMPACTED SUBGRADE FREE OF ORGANIC MATTER. AGGREGATE SHALL BE WDOH CLASS 1 AGGREGATE AND SHALL BE PLACED AND COMPACTED IN A MOIST CONDITION SO THAT THE FINES REMAIN MIXED WITH THE COARSER MATERIAL.
- ASPHALTIC CONCRETE, WHERE APPLICABLE, SHALL BE APPLIED TO THE PREPARED GRAVEL SUBBASE FOLLOWING THE APPLICATION OF A LIQUID ASPHALT PRIME COAT. ASPHALT SHALL CONSIST OF A PLANT-MIXED BITUMINOUS MATERIAL ROLLED SMOOTH. THE ASPHALT SURFACE SHALL BE SMOOTH, SEAMLESS AND OF A UNIFORM TEXTURE. ASPHALT MATERIAL SHALL COMPLY WITH THE MINIMUM SPECIFICATIONS REQUIRED BY THE WDOH ROAD AND BRIDGE SPECIFICATIONS.
- ROADWORK WITHIN EXISTING OR PLANNED WDOH RIGHT OF WAY SHALL CONFORM TO THE LATEST EDITIONS OF THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS AND WEST VIRGINIA E & SC REGULATIONS.

EROSION & SEDIMENT CONTROL MAINTENANCE SCHEDULE

- POST CONSTRUCTION STORM-WATER MANAGEMENT:**
THE FOLLOWING CONTROL MEASURES SHALL BE IMPLEMENTED TO REDUCE POLLUTANTS IN STORM-WATER DISCHARGE AFTER THE HEAVY SITE CIVIL CONSTRUCTION PHASES HAVE BEEN COMPLETED AT THE SITE.
 - ROUTINE INSPECTION OF DRAINAGE WAYS BEFORE AND AFTER STORM SEASONS, INCLUDING CLEANING AND REMOVAL OF SEDIMENT AND DEBRIS.
 - IMPLEMENTATION OF EROSION CONTROL MEASURES AS NEEDED IN THE LONG-TERM TO MITIGATE THE EFFECTS OF EROSION ON OPEN SLOPES ADJACENT TO AND WITHIN THE DEVELOPMENT.
 - PERMANENT RE-VEGETATION OF THE FILL SLOPES USING PROVEN TECHNIQUES UPON COMPLETION.
 - REGULAR STREET AND PARKING LOT SWEEPING TO COLLECT SEDIMENT AFTER/BEFORE RUNOFF EVENTS AND TO PREVENT DUST POLLUTION.
- MAINTENANCE AND INSPECTION:**
THE STORM-WATER POLLUTION PREVENTION PLAN SHALL INCLUDE MAINTENANCE, REPAIR, AND TRACKING PROCEDURES TO ENSURE THAT ALL GRADED SURFACES AND MITIGATION MEASURES, AND OTHER PROTECTIVE DEVICES, IN SITE PLAN, ARE MAINTAINED IN A GOOD AND EFFECTIVE CONDITION, AND ARE REPAIRED OR RESTORED IF DAMAGED.
- GENERAL PROCEDURE:**
ALL MITIGATION MEASURES SHALL BE INSPECTED AFTER EACH AND EVERY MAJOR STORM EVENT. A STORM EVENT IS DEFINED AS A RAINFALL EVENT WHERE MORE THAN 1/2" OF RAINFALL OCCURS DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE TO ALL MITIGATION DEVICES UPON DISCOVERY OF DAMAGE. ADDITIONALLY, MONTHLY INSPECTION SHALL OCCUR UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.
- RECORD KEEPING DOCUMENTATION:**
RECORDS OF ALL INSPECTION, COMPLIANCE CERTIFICATION, AND NON-COMPLIANCE REPORTING WILL BE RETAINED FOR A PERIOD OF AT LEAST 3 YEAR. A COPY OF THIS STORM-WATER POLLUTION PREVENTION PLAN WILL BE KEPT ONSITE DURING ALL CONSTRUCTION ACTIVITIES.

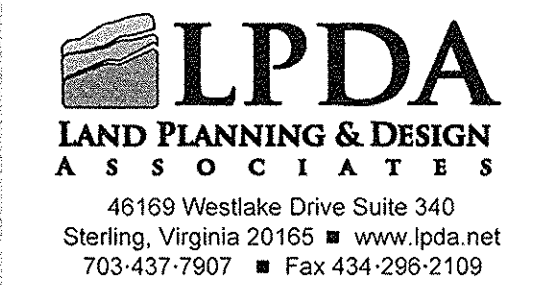
CONSTRUCTION SEQUENCING NOTES

The following construction sequence shall be utilized to ensure that the proper erosion and sediment control practices are in place and fully operational prior to upslope land disturbance.

- Apply for and receive Grading/Building Permit(s) from any applicable agencies.
- Locate all utilities. Contact West Virginia Miss Utility at 800-245-4848 at least 3 working days prior to beginning work.
- Contact the applicable agencies at least 48 hours prior to beginning work.
- Verify elevations of all crossover & connections of utilities.
- Install stabilized construction entrance.
- install silt fence as shown on initial E&S control plan.
- Complete grading operations for the sediment basins to elevations depicted on site plan.
- Install sediment control measures such as inlet and outlet protection for culvert #1.
- Construction operations shall be such that erosion and air and water pollution will be minimized. Comply with State and Federal laws concerning pollution abatement.
- Strip and stockpile topsoil within the limits of construction to use in the finish grading operation.
- Stabilize temporary topsoil stockpile area(s) with temporary seeding.
- All unstable material (logs, brush, vegetable matter, etc.) which will interfere with the grading and/or stability of fill areas shall be removed and disposed of properly.
- Install remaining sections of silt fence, diversion dikes, and sediment trap as shown on final E&S control plan.
- Construct drainage channels, culverts and remaining E&S features depicted on final E&S control plan.
- Excavate and rough grade site to elevations depicted on grading plan.
- All disturbed areas shall be left with a neat and finished appearance and seeded in accordance with the erosion and sediment control plan.
- Construct entrance road and parking areas as shown on site plan.
- Perform seeding and mulching operations.
- Once stabilized, remove erosion control facilities and stabilize these areas.
- Remove sediment from temporary sediment basins.
- Convert temporary sediment basins to permanent Storm Water Management Basins.
- Call for final inspection.

PROJECT NOTES:

- SITE INFORMATION:
 - OWNER: JEFFERSON COUNTY PARKS AND RECREATION COMMISSION
 - PARCEL ID: TAX MAP NO. 9, PARCEL 2.17
 - MAGISTERIAL DISTRICT: MIDDLEWAY
 - ZONING: RURAL DISTRICT
 - PROPOSED USE: RECREATIONAL PARK
 - MINIMUM FRONT YARD DEPTH: 40'
 - MINIMUM SIDE YARD DEPTH: 50'
 - MINIMUM REAR YARD DEPTH: 50'
 - MINIMUM FRONT PARKING/ACCESS DRIVE SETBACK: 15'
 - MINIMUM SIDE PARKING/ACCESS DRIVE SETBACK: 10'
 - MINIMUM REAR PARKING/ACCESS DRIVE SETBACK: 10'
 - NO MAXIMUM HEIGHT ALLOWED: 35' (PROPOSED STRUCTURES WILL BE LESS THAN 35' IN HEIGHT)
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON AERIAL PHOTOGRAMMETRIC AND AN ACTUAL FIELD RUN SURVEY PERFORMED BY TRIAD ENGINEERING, INC. DATED APRIL 26, 2011. ERROR OF CLOSURE EXCEEDS 1:7500.
- VERTICAL DATUM BASED ON WEST VIRGINIA NORTH NAD83
- THERE ARE NO MAPPED WETLANDS BASED ON THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS. ROCK OUTCROPS ARE VISIBLE AT VARIOUS LOCATIONS ON THE SITE. THERE ARE NO KNOWN FORESTED AREAS, CAVES, SPRINGS, OR WET OR INTERMITTENT STREAMS ON THE SITE.
- NO SINKHOLES ARE OBSERVABLE ON SITE, THEREFORE NO PRE-DEVELOPMENT AREAS WERE CALCULATED TO DRAIN TO ANY SINKHOLES.
- THE SITE CONTAINS NO STEEP SLOPES (> 66% SLOPE).
- THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP NO. 54037C0110E.
- PER THE MIDDLEWAY USGS QUAD SHEET, THE PROJECT SITE IS NOT LOCATED WITHIN 500' OF A MAPPED STREAM.
- THERE ARE NO OFF-SITE STRUCTURES LOCATED WITHIN 200' DOWNSTREAM OF ANY DRAINAGE PIPE OUTFALL.
- THERE ARE NO EXISTING ON-SITE EASEMENTS. HITE ROAD CURRENTLY HAS A 30' PRESCRIPTIVE RIGHT-OF-WAY. SINCE THIS EXISTING RIGHT-OF-WAY IS LESS THAN 50', A 25' DEDICATION FROM THE CENTERLINE OF HITE ROAD IS REQUIRED. AN ADDITIONAL 10' DEDICATION HAS BEEN REQUESTED BY WDOH FOR IMPROVEMENTS TO HITE ROAD, THEREFORE A TOTAL OF 35' IS PROPOSED FOR RIGHT-OF-WAY DEDICATION PER THIS PLAN. THERE ARE NO ADDITIONAL ON-SITE EASEMENTS PROPOSED PER THIS PLAN.
- THERE IS NO LIGHTING PROPOSED PER THIS PLAN. THE PARK IS CURRENTLY INTENDED FOR DAWN-DUSK OPERATION.
- ALL PROPOSED SIGNAGE SHALL CONFORM TO THE APPROPRIATE JEFFERSON COUNTY ORDINANCES.
- THE STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN DESIGNED FOR 13.9 ACRES OF IMPERVIOUS SURFACE AND 13.3 ACRES IS BEING APPLIED TO THIS SITE PLAN. ANY ADDITIONAL IMPERVIOUS SURFACE CAN BE APPLIED TO ANY FUTURE STRUCTURES THAT HAVE NOT BEEN SHOWN ON THE SITE PLAN AS THE LOCATION OF SAID STRUCTURES HAS NOT BEEN DETERMINED, AND APPURTENANCES SUCH AS WELL AND SEPTIC HAVE NOT BEEN DESIGNED OR NECESSARY PERMITS OBTAINED AT THIS TIME. THIS SITE PLAN CAN BE AMENDED BY A REDLINE REVISION. ALL NECESSARY PERMITS WILL BE REQUIRED BEFORE APPROVAL OF THE REDLINE REVISION. JEFFERSON COUNTY COMMISSION IS NOT LIABLE FOR ANY COST ASSOCIATED WITH THE CHANGES OF THE REDLINE REVISION, SUCH AS RELOCATION OF INFRASTRUCTURE SUCH AS UTILITIES, ANY ENGINEERING REDESIGN, ETC. THAT MAY BE NECESSARY.
- A WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS ENTRANCE PERMIT HAS BEEN OBTAINED FOR THIS PROJECT. THE PERMIT NUMBER IS 05-2014-0045.

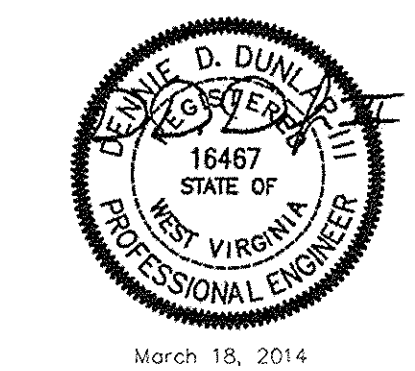


TRIAD ENGINEERING, INC.
200 AVIATION DRIVE
WINCHESTER, VA 22602
PH: 540.687.9300 FAX: 540.687.2260

OFFICE LOCATIONS
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Project Title

**Final Site Plan
Hite Road Park**



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

Drawn by: Triad Checked by: DDD
Scale: Date: May 21, 2012

Issued for
**Jefferson County Parks
and Recreation
Commission**

Drawing Title

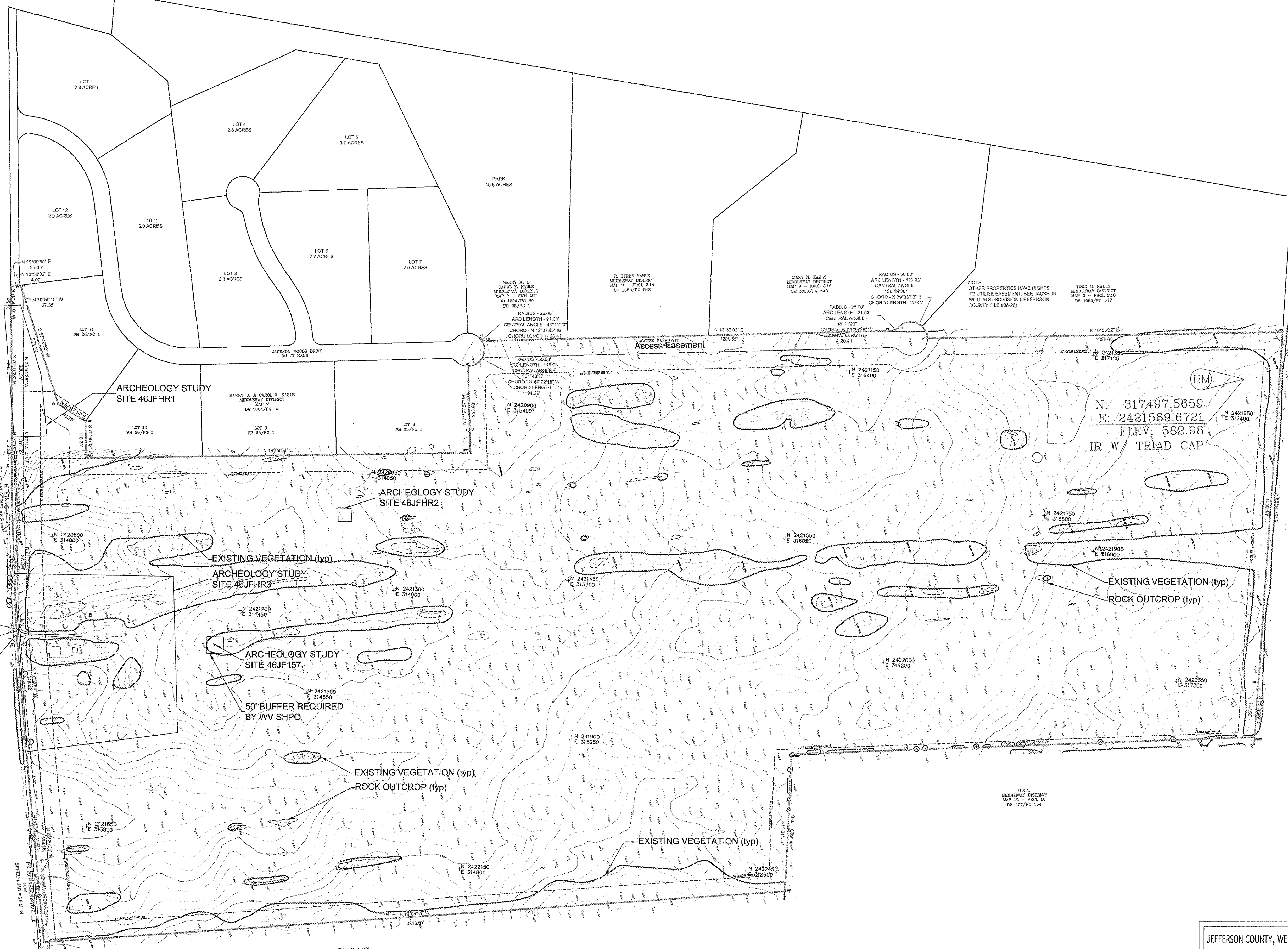
General Notes

Drawing Number

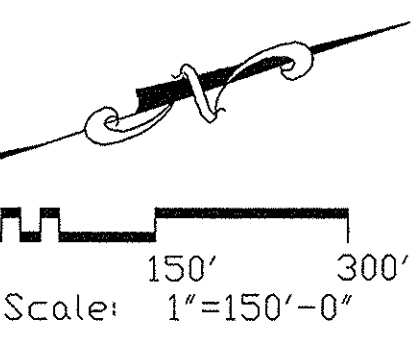
G.103

LPDA Project Number
1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Road Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9		Parcel Number: 2.17
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



N: 313814.2175
 E: 2421031.5353
 ELEV: 578.79
 IR W/ TRIAD CAP



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Project Title
Final Site Plan
Hite Park



No.	Revision	Date
1.	Final Site Plan	11/09/12
2.	Second Submission	04/29/13
3.	Preliminary Bid Set	03/18/14
4.	Final Site Plan	03/18/14

Drawn by: AMS Checked by: ZL
 Scale: 1:150 Date: March 18, 2014

Issued for
Jefferson County Parks and Recreation Commission

Drawing Title
Overall Site Existing Conditions

Drawing Number
EX.100

LPDA Project Number
 1103-08

1

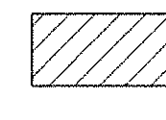
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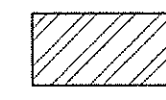
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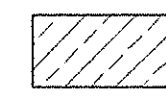
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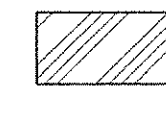
HIB - Hagerstown and Frederick cherty silt loams; 2 - 6% slopes - This soil usually located in large undulating areas. Surface layer contains 15 - 20% chert fragments. Few areas may contain limestone outcrops.



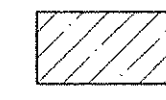
HIC - Hagerstown and Frederick cherty silt loams; 6 - 12% slopes - Usually large rolling areas, dissected by drainage ways. Surface layer contains about 15% chert fragments. A few areas contain limestone outcrops.



HgC - Hagerstown and Frederick very rocky silt loams; 6 - 12% slopes - Limestone outcrops are to 1/2 of the surface area. Soils usually in narrow bands around hillsides or large rolling areas. Ledges oriented northeast to southwest and ribs usually 1 to 3 feet across.



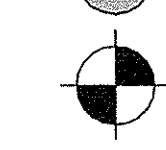
HhC3 - Hagerstown and Frederick cherty silty clay loams; 6 - 12%, severely eroded - Fine textured soil that contains about 20% chert fragments. Soil usually on points or side of drainageways.



HfB - Hurtington silt loam, local alluvium - Soil in narrow strips along intermittent drainageways. A few chert and sandstone fragments found throughout. Limestone soils, local alluvium, and a few areas of Alluvial land, marl substratum. Short term ponding occurs in some areas.



Approximate Sinkhole Location



Approximate Test Pit Location

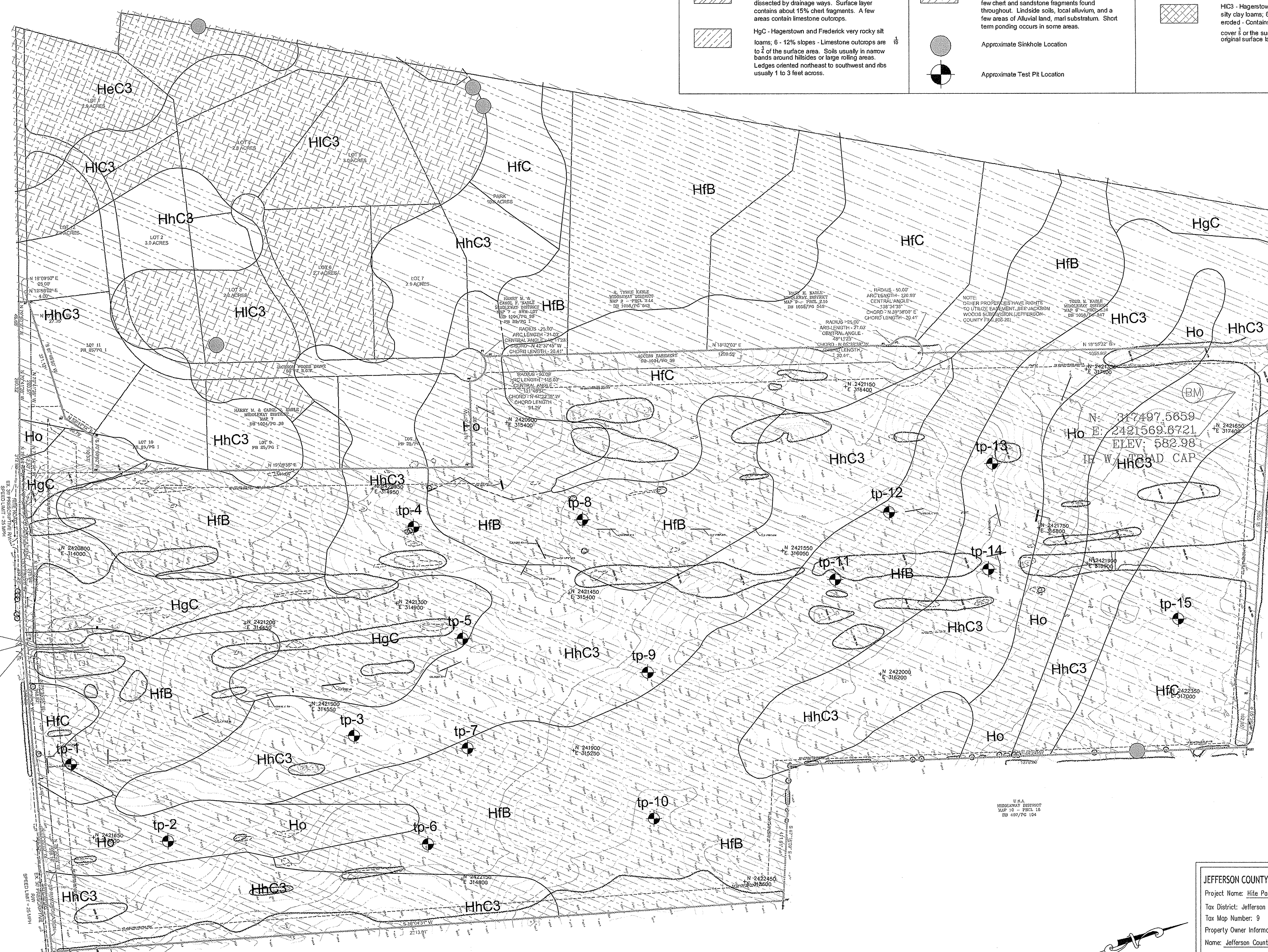
Soils Located in Subdivision ONLY



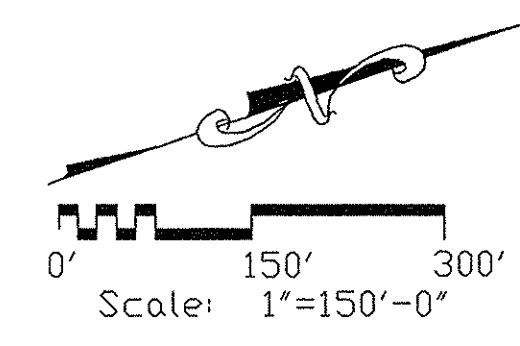
HeC3 - Hagerstown silty clay loam; 6-12% slopes, severely eroded - Sub-soil and topsoil have been mixed by plowing resulting in finer, redder soil. This soil is shallow to bedrock. Soil is usually located at the points and sides of drainageways.



Ho - Hagerstown and Frederick very rocky silty clay loams; 6 - 12% slopes; severely eroded - Contains limestone ledges that cover 1/2 or the surface area with much of the original surface layer removed by erosion.



N: 313814.2175
E: 2421031.5353
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IR W/ TRIAD CAP



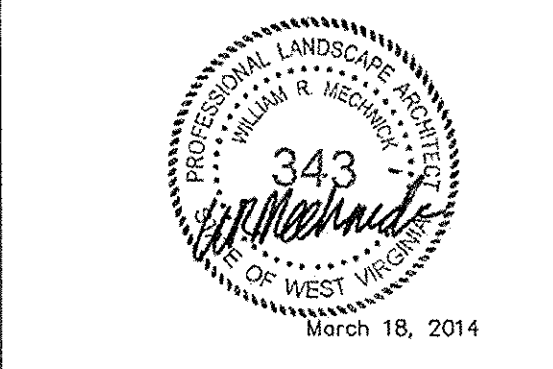
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LPDA
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TRIAD ENGINEERING, INC.
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MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Project Title
**Final Site Plan
Hite Park**



No.	Revision	Date
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3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
Scale: 1:150 Date: March 18, 2014
Issued for:
Jefferson County Parks and Recreation Commission

Drawing Title
Existing Conditions - Soils
Drawing Number
EX.200

LPDA Project Number
1103-08

1

2

3

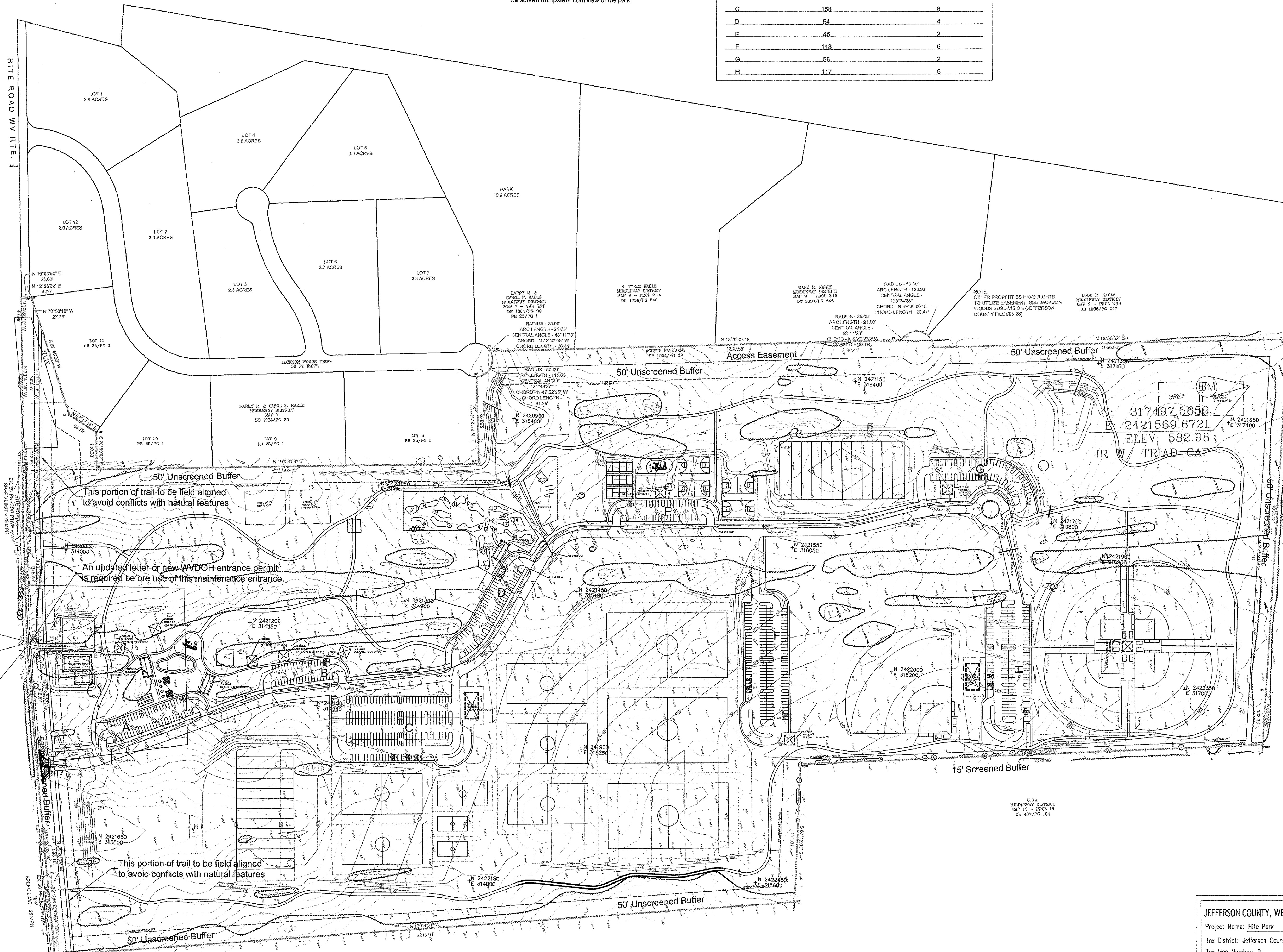
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NOTES:
 1. Parking space dimensions: 9' x 20'
 2. Dumpster to be located at Building 1 (Recreation Center). Trash is to be removed by JCPR staff and hauled to Jefferson County Recreation Center located at Sam Michaels Drive until recreation center at Hite Road Park is built and dumpsters placed.
 3. Once placed dumpsters will be located away from main park entrance and park features. Trees and fabric coated chain link fence will screen dumpsters from view of the park.

Parking Lots Key

Parking Lot	Number of Standard Spaces	Number of Handicap Spaces
A	48	2
B	33	2
C	158	6
D	54	4
E	45	2
F	118	6
G	56	2
H	117	6



HITE ROAD W.V. RTE. 1

LOT 1
2.9 ACRES

LOT 2
3.0 ACRES

LOT 3
2.9 ACRES

LOT 4
2.8 ACRES

LOT 5
3.0 ACRES

LOT 6
2.7 ACRES

LOT 7
2.9 ACRES

LOT 8
2.9 ACRES

LOT 9
2.9 ACRES

LOT 10
2.0 ACRES

LOT 11
2.0 ACRES

LOT 12
2.0 ACRES

PARK
10.6 ACRES

LOT 9
PB 25/PG 1

LOT 10
PB 25/PG 1

LOT 11
PB 25/PG 1

LOT 12
PB 25/PG 1

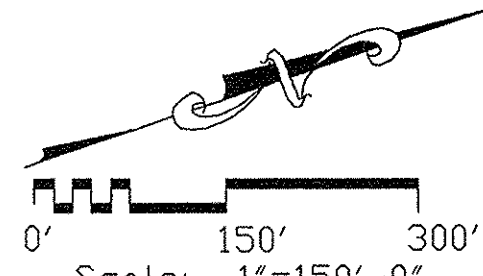
This portion of trail to be field aligned to avoid conflicts with natural features

An updated letter or new WVDOH entrance permit is required before use of this maintenance entrance.

This portion of trail to be field aligned to avoid conflicts with natural features

N: 313814.2175
 E: 2421031.5353
 ELEV: 578.79
 IR W/ TRIAD CAP

317497.5859
 2421569.6721
 ELEV: 582.98
 IR W/ TRIAD CAP



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 703-437-7907 • Fax 434-296-2109

TRIAD ENGINEERING, INC.
 200 AVIATION DRIVE
 WINCHESTER, VA 22602
 PH: 540.667.9300 FAX: 540.667.2260
 OFFICE LOCATIONS:
 MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Project Title
**Final Site Plan
 Hite Park**



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
 Scale: 1:150 Date: March 18, 2014
 Issued for
Jefferson County Parks and Recreation Commission

Drawing Title
Overall Site Plan

Drawing Number
LS.100

LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442
 2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.



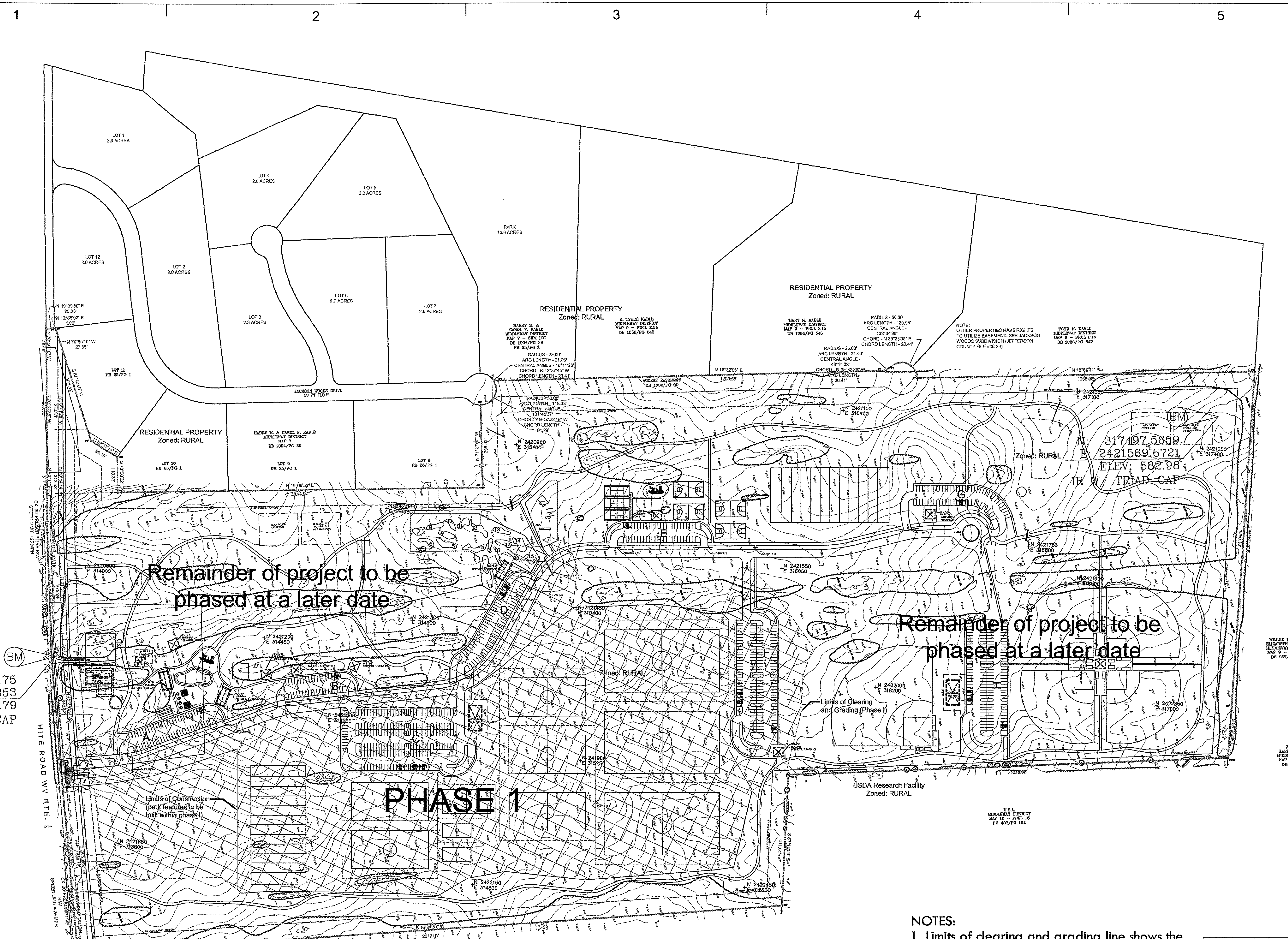
No.	Revision	Date
1.	Final Site Plan	11/09/12
2.	Second Submission	04/29/13
3.	Preliminary Bid Set	03/18/14

Drawn by: AMS Checked by: ZL
 Scale: 1:150 Date: March 18, 2014
 Issued for
Jefferson County Parks and Recreation Commission

Drawing Title
Bid Issue - Phasing Plan (Phase I)

Drawing Number
LS.100.1

LPDA Project Number
 1103-08



Remainder of project to be phased at a later date

Remainder of project to be phased at a later date

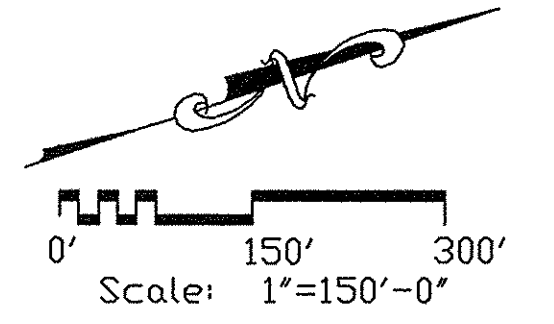
PHASE 1

Limits of Construction (and features to be built within phase I)

Limits of Clearing and Grading (Phase I)

- NOTES:**
1. Limits of clearing and grading line shows the limits to which the grading will be completed for Phase I.
 2. The limits of construction line shown within Phase I shows the park elements that will be constructed with the first phase.
 3. Parking lots A,B,D,F will be graded but will not be constructed in Phase I. Parking lot C is the only parking lot to be constructed in the first phase.

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9		Parcel Number: 2.17
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
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INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

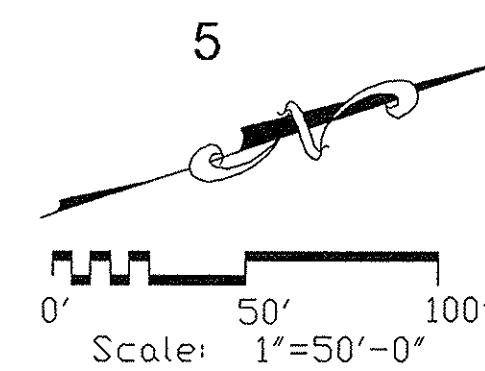
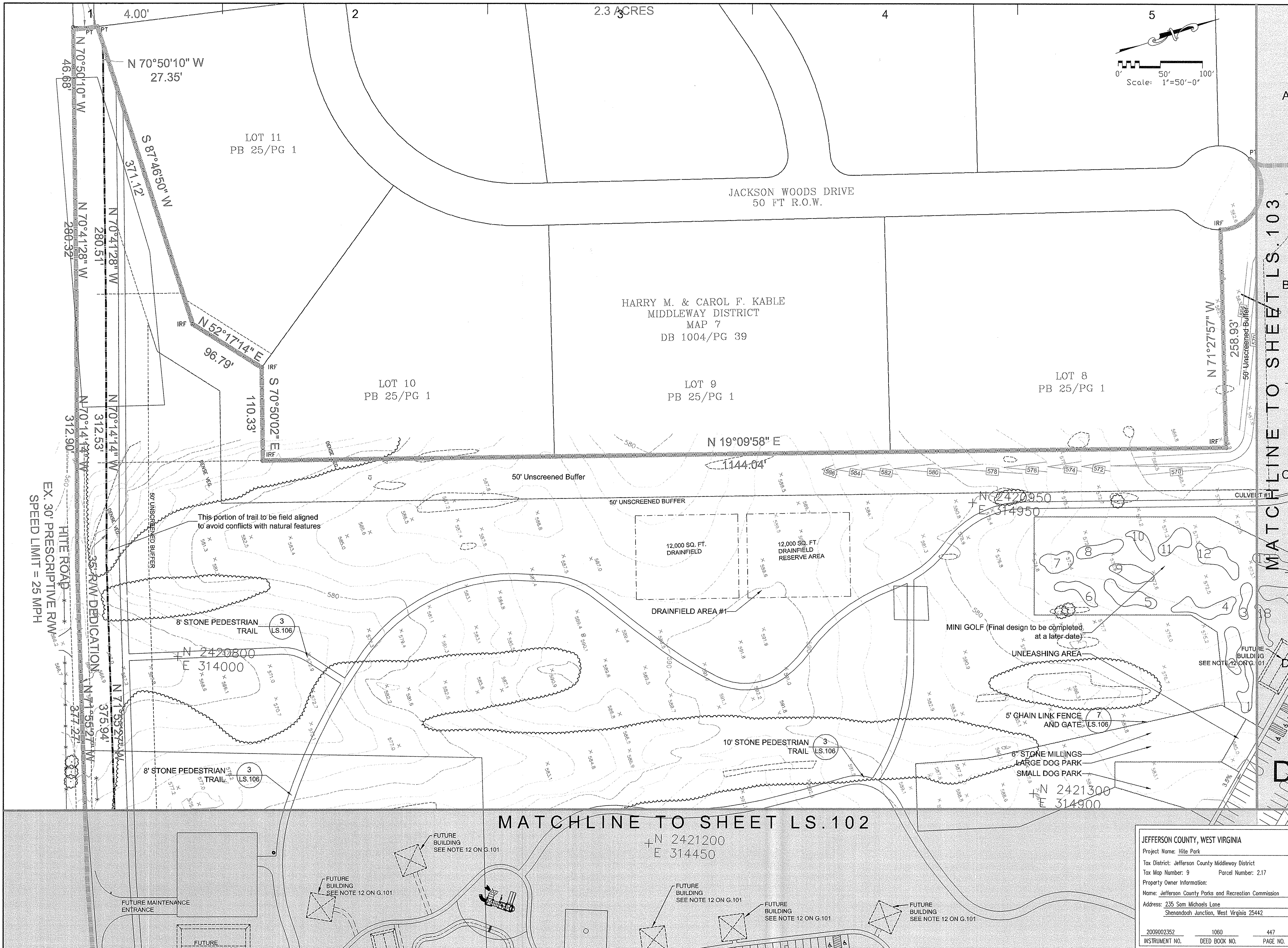


USDA Research Facility Zoned: RURAL

N: 313814.2175
 E: 2421031.5353
 ELEV: 578.79
 R W/ TRIAD CAP

317497.5659
 2421569.6721
 ELEV: 582.98
 IR W/ TRIAD CAP

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 JEFFERSON COUNTY
 ZONING AND ENGINEERING

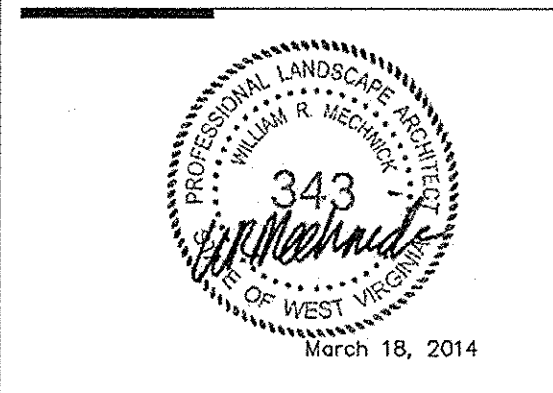


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 PH: 540.667.9300 FAX: 540.667.2260

OFFICE LOCATIONS
 MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Project Title
**Final Site Plan
 Hite Park**



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

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 Commission**

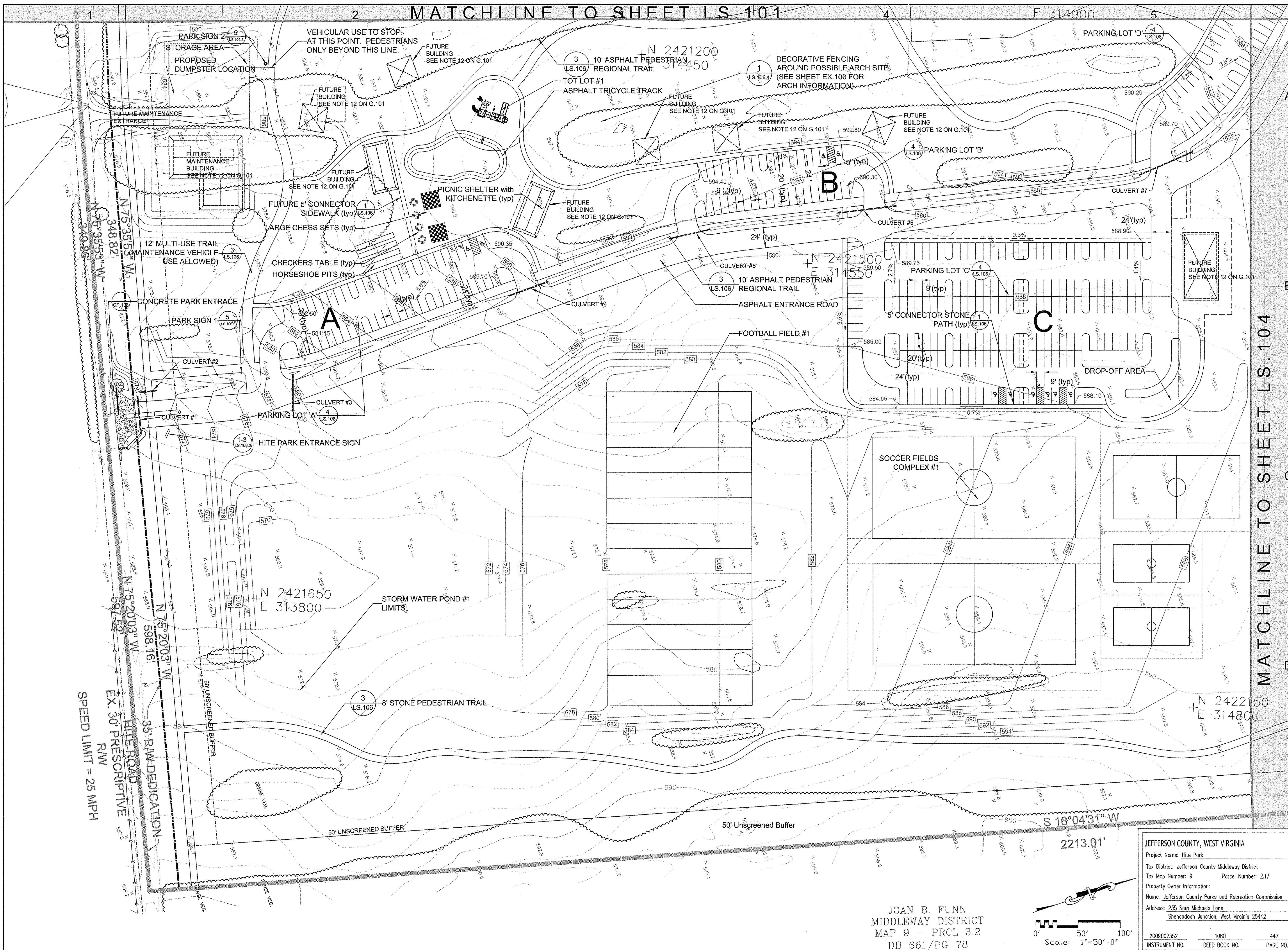
Drawing Title
Site Plan

Drawing Number
LS.101

LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 217
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442

2009002352 1060 447
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Project Title

**Final Site Plan
Hite Park**

No.	Revision	Date
1.	Final Site Plan	11/09/12
2.	Second Submission	04/29/13
3.	Preliminary Bid Set	03/18/14
4.	Final Site Plan	03/18/14
5.	Third Submission	

Drawn by: AMS Checked by: ZL
Scale: 1:50 Date: March 18, 2014

Issued for:
Jefferson County Parks and Recreation Commission

Drawing Title
Site Plan

Drawing Number
LS.102

LPDA Project Number
1103.08

JEFFERSON COUNTY, WEST VIRGINIA
Project Name: Hite Park
Tax District: Jefferson County Middleway District
Tax Map Number: 9 Parcel Number: 2.17
Property Owner Information:
Name: Jefferson County Parks and Recreation Commission
Address: 235 Sam Michaels Lane
Shenandoah Junction, West Virginia 25442

2009002352 1060 447
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

JOAN B. FUNN
MIDDLEWAY DISTRICT
MAP 9 - PRCL 3.2
DB 661/PG 78

Scale: 1"=50'-0"

MIDDLEWAY DISTRICT
MAP 7 - SWM LOT
DB 1004/PG 39
PB 25/PG 1

DB 1056/PG 543

3

DB 1056/PG 5454

138°34'38"
CHORD - N 39°38'00" E
CHORD LENGTH - 20.41'

5

OTHER
TO UTIL
WOODS
COUNT

RADIUS - 25.00'
ARC LENGTH - 21.03'
CENTRAL ANGLE - 48°11'23"
CHORD - N 42°37'45" W
CHORD LENGTH - 20.41'

N 18°32'03" E
1209.55'

RADIUS - 25.00'
ARC LENGTH - 21.03'
CENTRAL ANGLE -
48°11'23"
CHORD - N 05°33'38" W
CHORD LENGTH -
20.41'

ACCESS EASEMENT
DB 1004/PG 39

RADIUS - 50.00'
ARC LENGTH - 115.03'
CENTRAL ANGLE -
131°48'37"
CHORD - N 47°22'15" W
CHORD LENGTH -
91.29'

50' UNSCREENED BUFFER
50' UNSCREENED BUFFER

8' STONE PEDESTRIAN TRAIL

N 2421150
E 316400

N 2420900
E 315400

STORM WATER POND #2

5' STONE CONNECTOR
LS.106 PATH

2.5 YEAR OLD TOT LOT

BASKETBALL COURT (typ)

5' STONE CONNECTOR PATH

PARKING LOT (typ)

TENNIS COURT (typ)

SKATE PARK (FINAL DESIGNS
TO BE COMPLETED BY SKATE
PARK DESIGNER)

FUTURE BUILDING
SEE NOTE 12 ON G.101

FUTURE BUILDING
SEE NOTE 12 ON G.101

FOOTBALL FIELD #2

CULVERT #12

CULVERT #13

CULVERT #14

CULVERT #15

STONE ENTRANCE ROAD

PARKING LOT 'E' (LS.106)

N 2421550
E 316050

N 2421450
E 315400

MATCHLINE TO SHEET LS.104

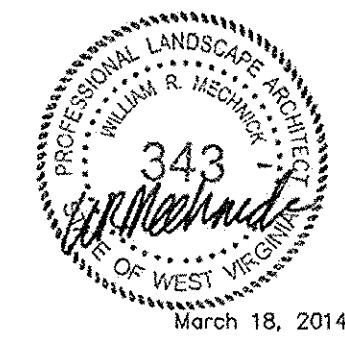
MATCHLINE TO SHEET LS.105

MATCHLINE TO SHEET LS.101

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Project Title
**Final Site Plan
Hite Park**



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
Scale: 1:50 Date: March 18, 2014

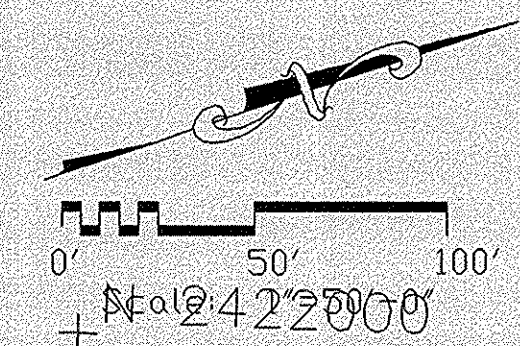
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and Recreation
Commission**

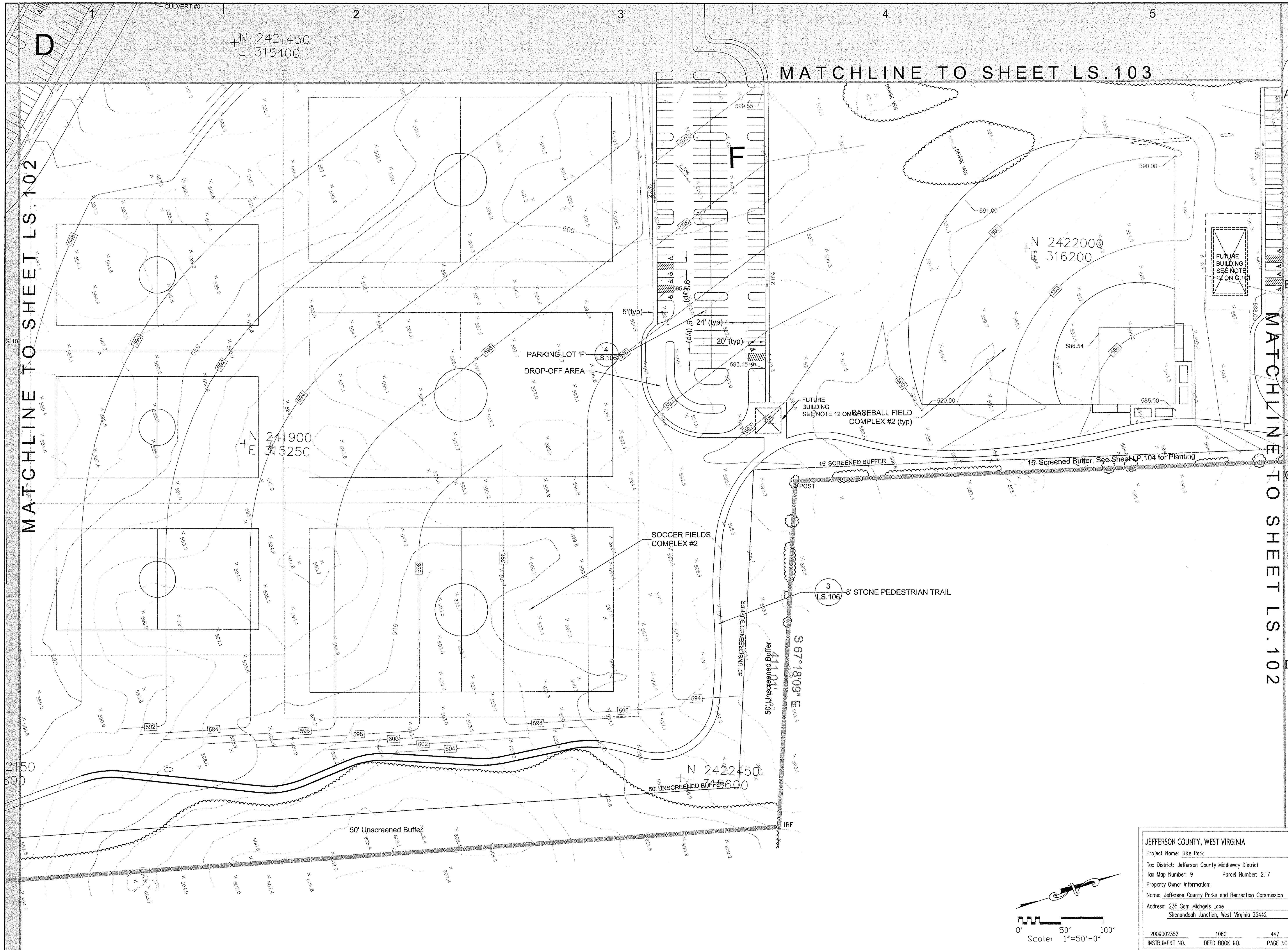
Drawing Title
Site Plan

Drawing Number
LS.103

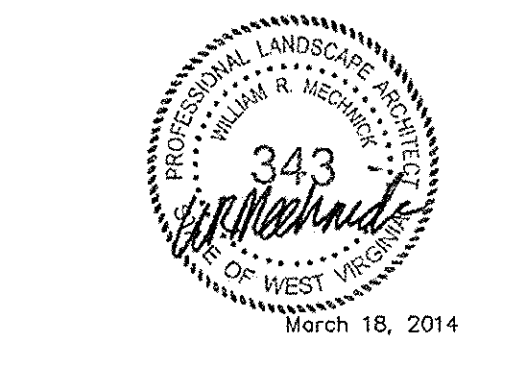
LPDA Project Number
1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9		Parcel Number: 2.17
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.





Project Title
**Final Site Plan
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No.	Revision	Date
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2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
 Scale: 50 Date: March 18, 2014

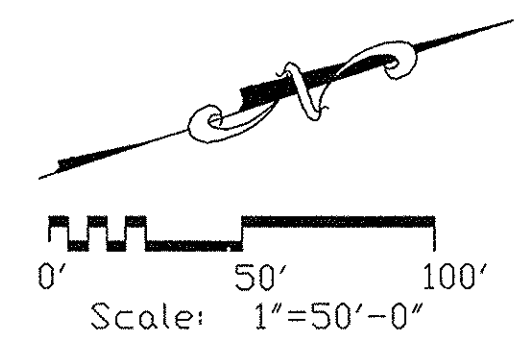
Issued for
**Jefferson County Parks
 and Recreation
 Commission**

Drawing Title
Site Plan

Drawing Number
LS.104

LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9	Parcel Number: 2.17	
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



1

2

3

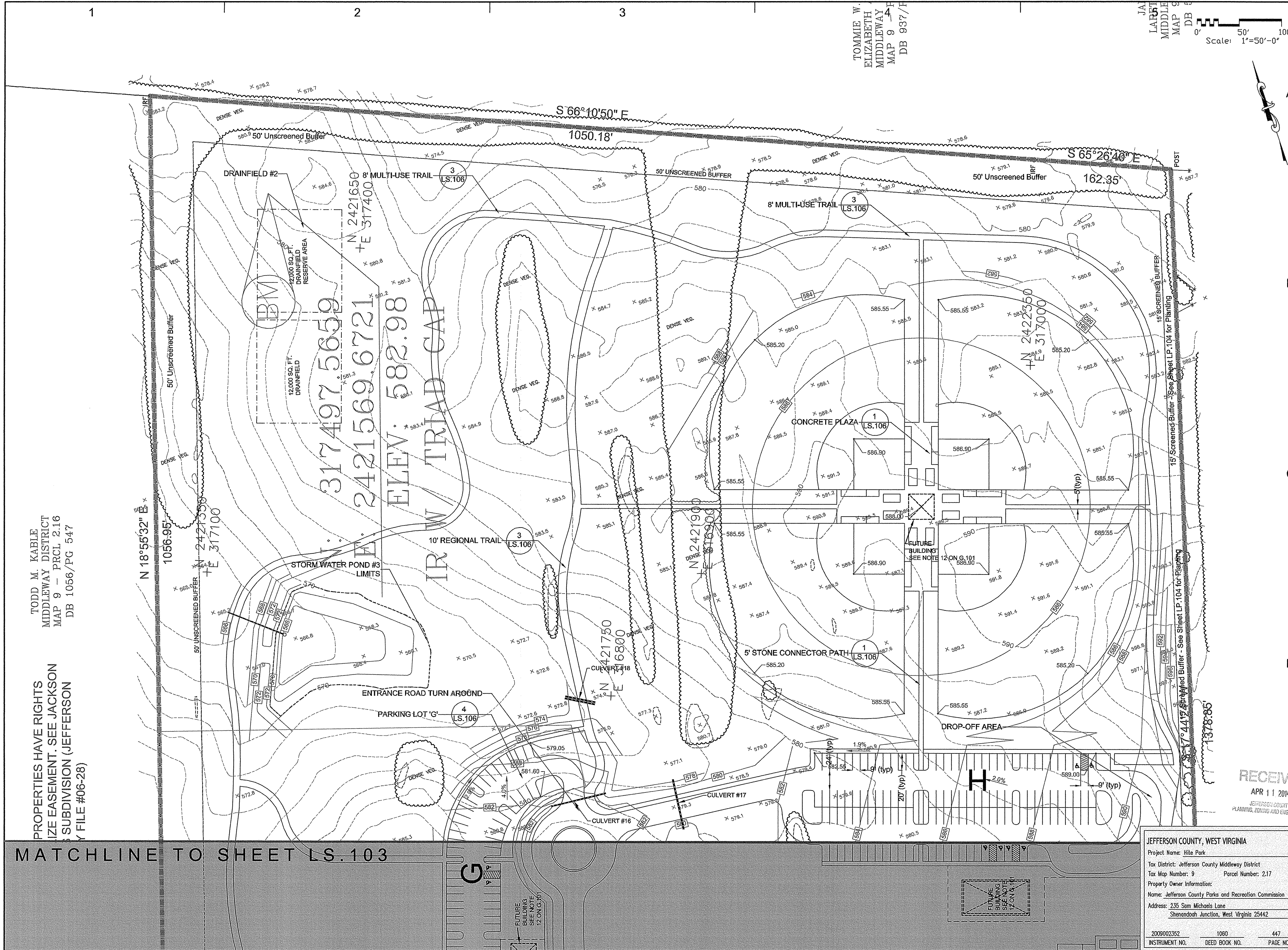
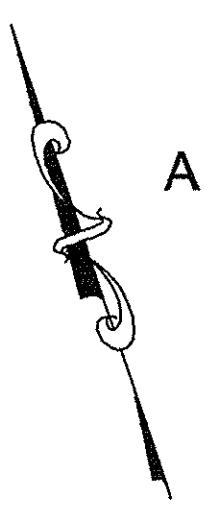
TODD M. KABLE
MIDDLEWAY DISTRICT
MAP 9 - PRCL 2.16
DB 1056/PG 547

JA
LAB
MIDDLE
MAP 9
DB 937/F

Scale: 1"=50'-0"

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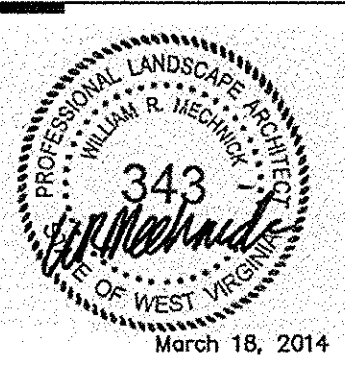
TODD M. KABLE
MIDDLEWAY DISTRICT
MAP 9 - PRCL 2.16
DB 1056/PG 547

PROPERTIES HAVE RIGHTS
SIZE EASEMENT. SEE JACKSON
SUBDIVISION (JEFFERSON
FILE #06-28)

MATCHLINE TO SHEET LS.103

Project Title

Final Site Plan
Hite Park



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
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Site Plan

Drawing Number

LS.105

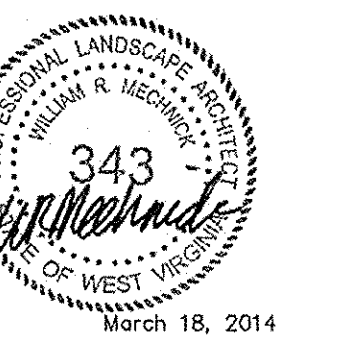
LPDA Project Number
1103-08

JEFFERSON COUNTY, WEST VIRGINIA
Project Name: Hite Park
Tax District: Jefferson County Middleway District
Tax Map Number: 9 Parcel Number: 2.17
Property Owner Information:
Name: Jefferson County Parks and Recreation Commission
Address: 235 Sam Michaels Lane
Shenandoah Junction, West Virginia 25442

2009002352 1080 447
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Project Title

Final Site Plan
 Hite Park



No.	Revision	Date
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 Issued for

Jefferson County Parks and Recreation Commission

Drawing Title

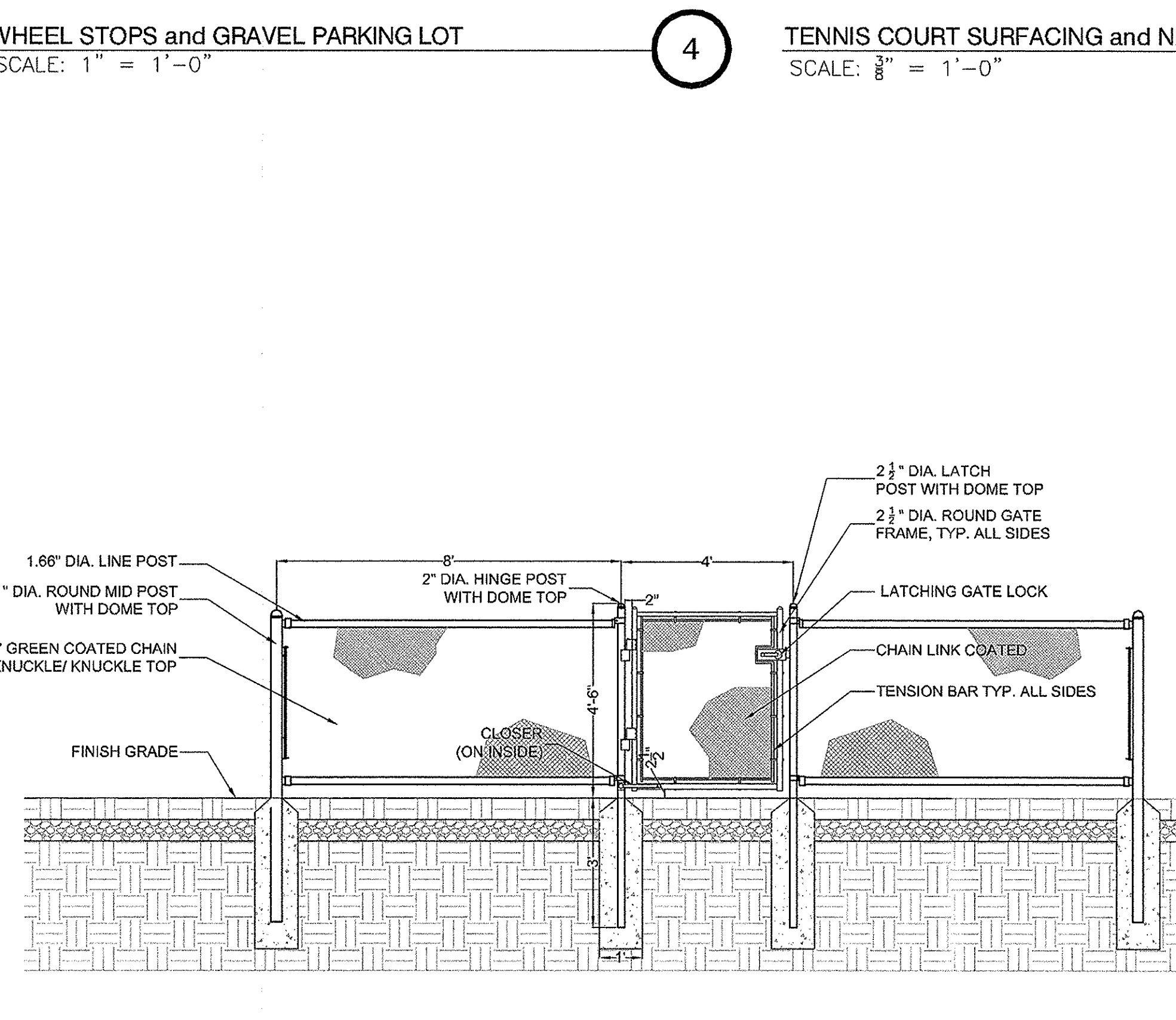
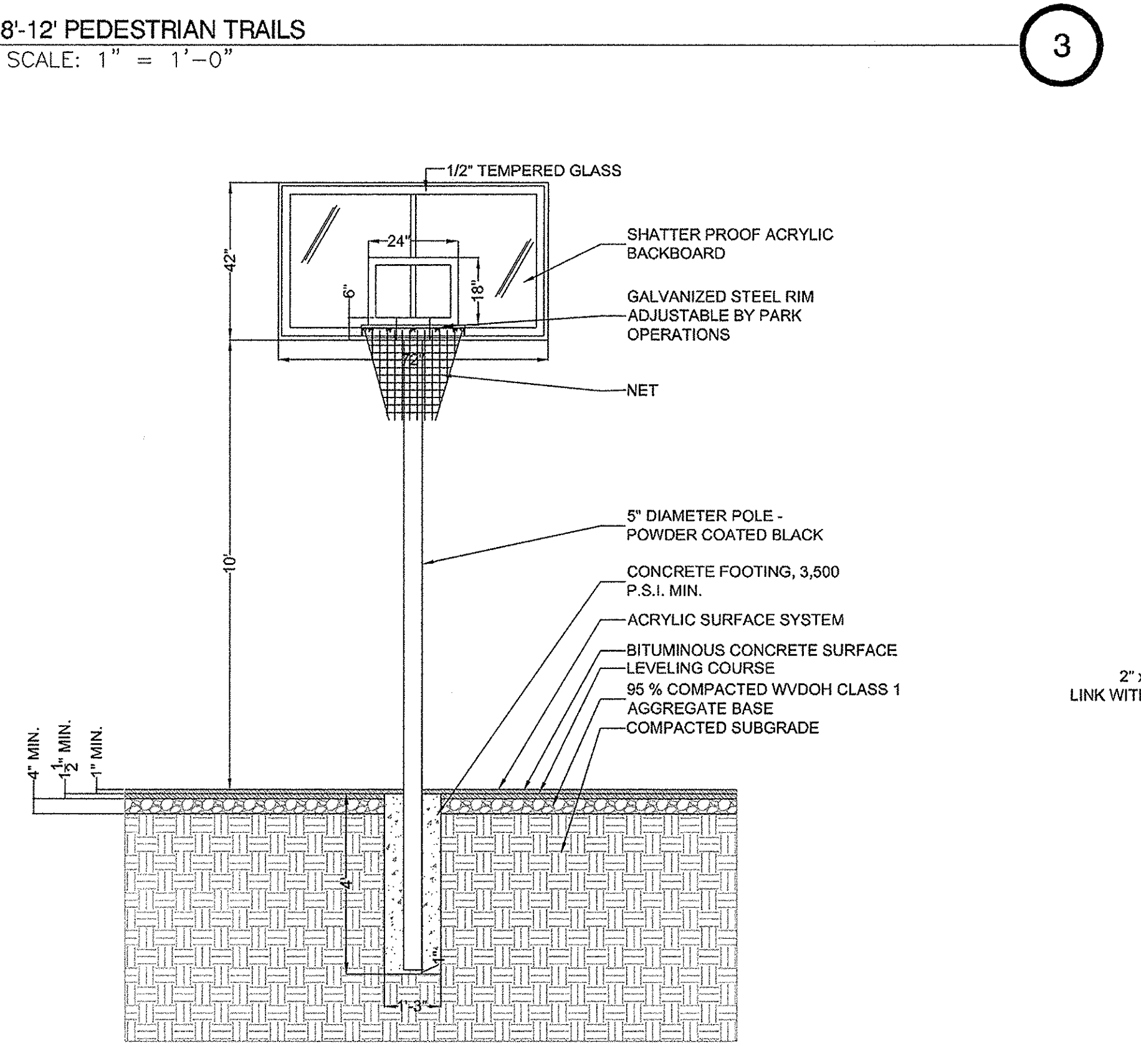
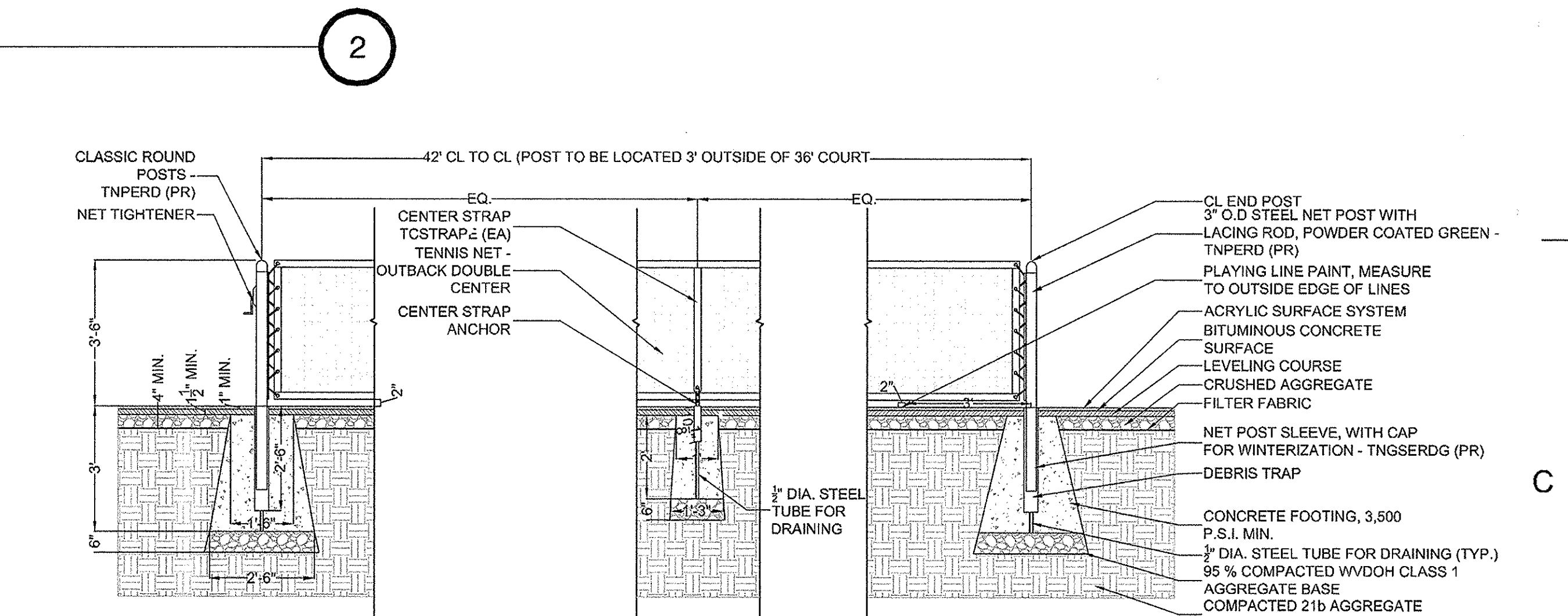
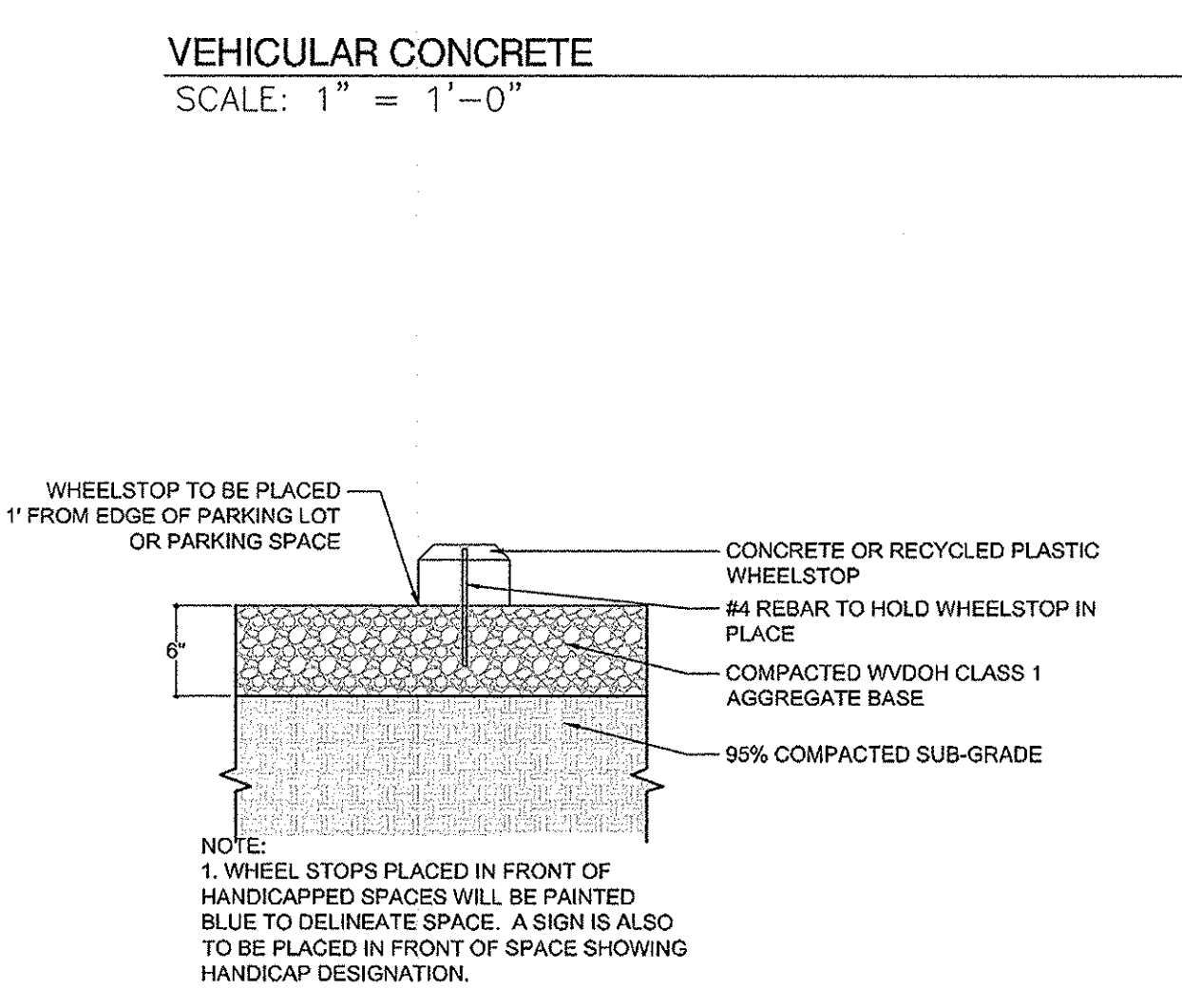
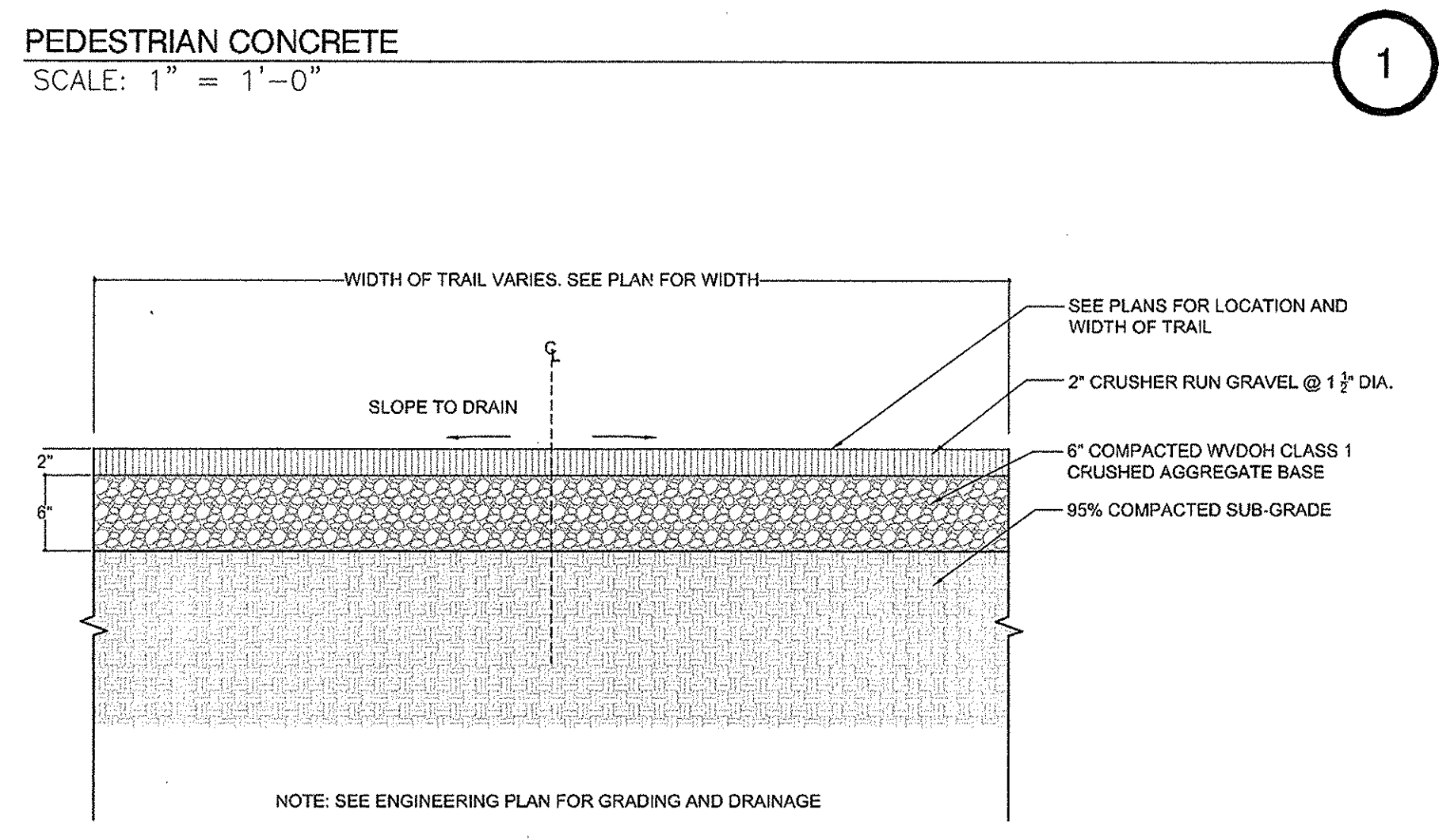
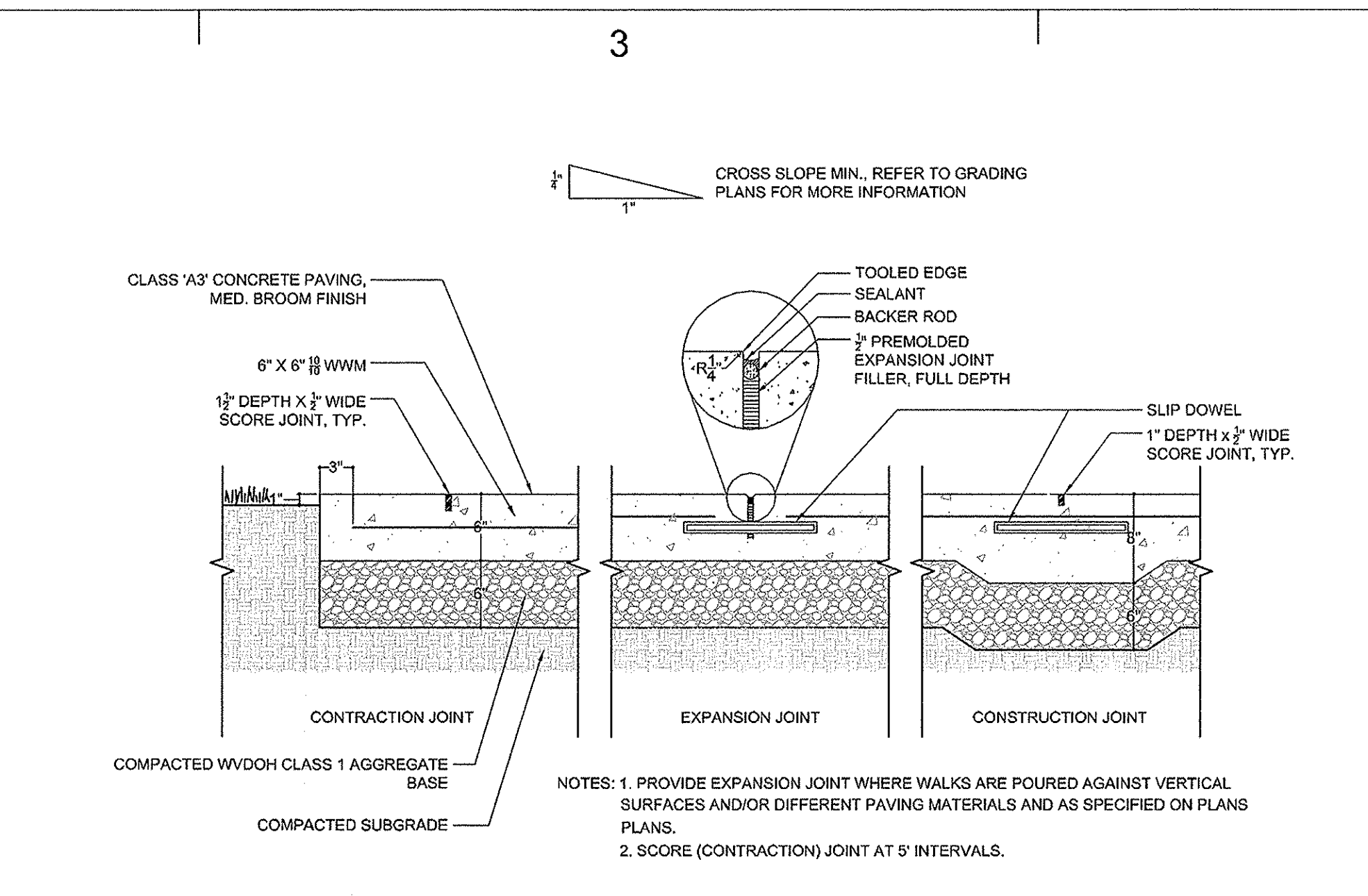
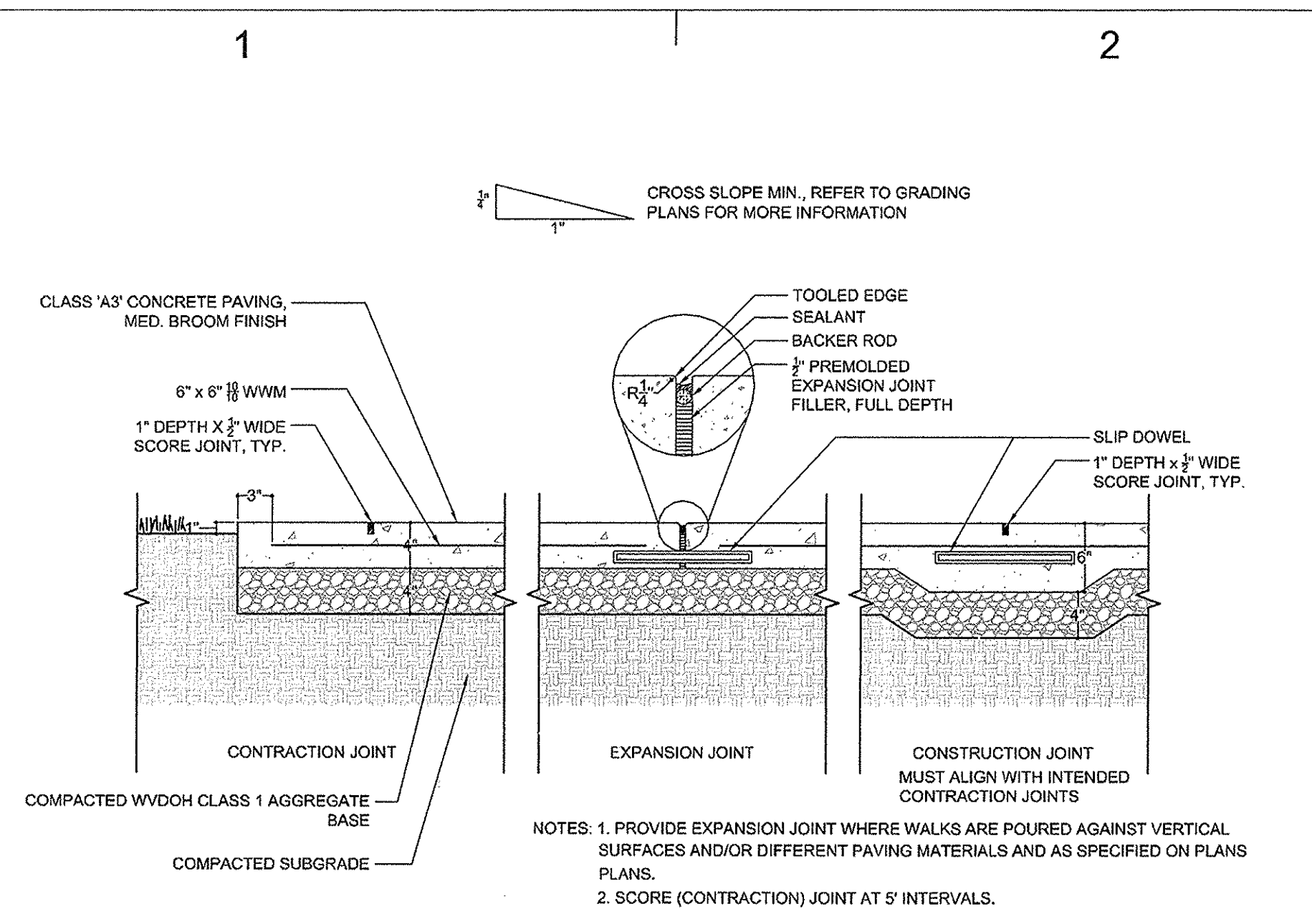
Site Details

Drawing Number

LS.106

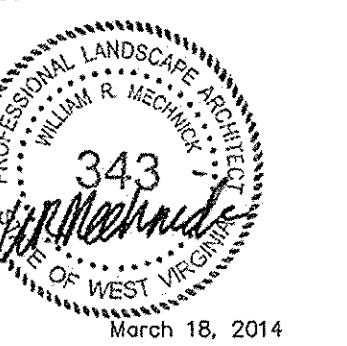
LPDA Project Number 1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9	Parcel Number: 2.17	
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1080	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



BASKETBALL COURT SURFACE and GOAL MOUNTING
 SCALE: 3/8" = 1'-0"

4' CHAIN LINK FENCE and GATE
 SCALE: 3/8" = 1'-0"



No.	Revision	Date
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3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
 Scale/A Date: March 18, 2014

Issued for
Jefferson County Parks and Recreation Commission

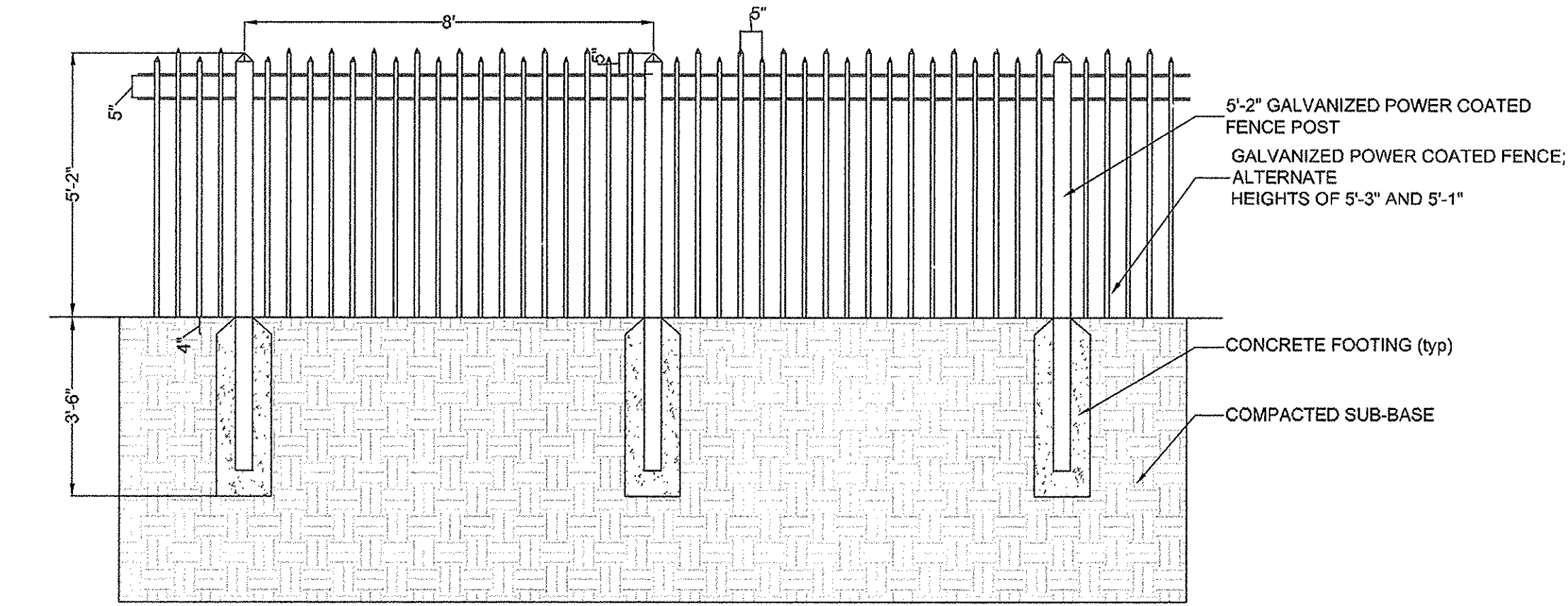
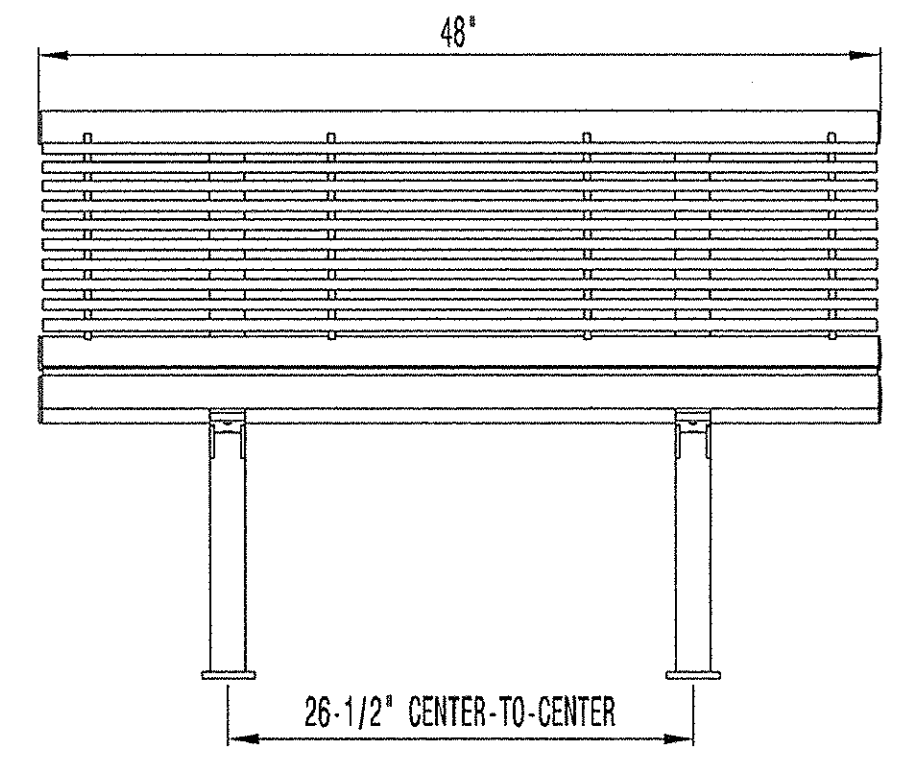
Drawing Title
Site Details

Drawing Number

LS.106.1

LPDA Project Number
 1103-08

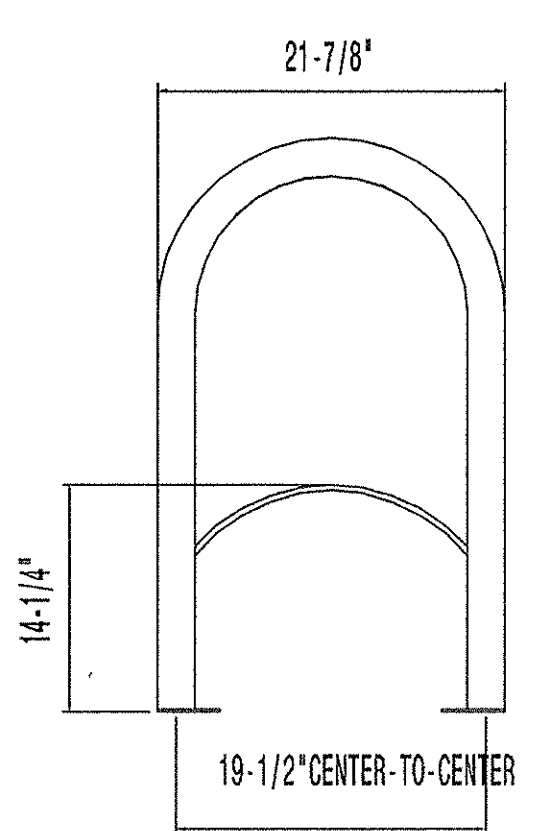
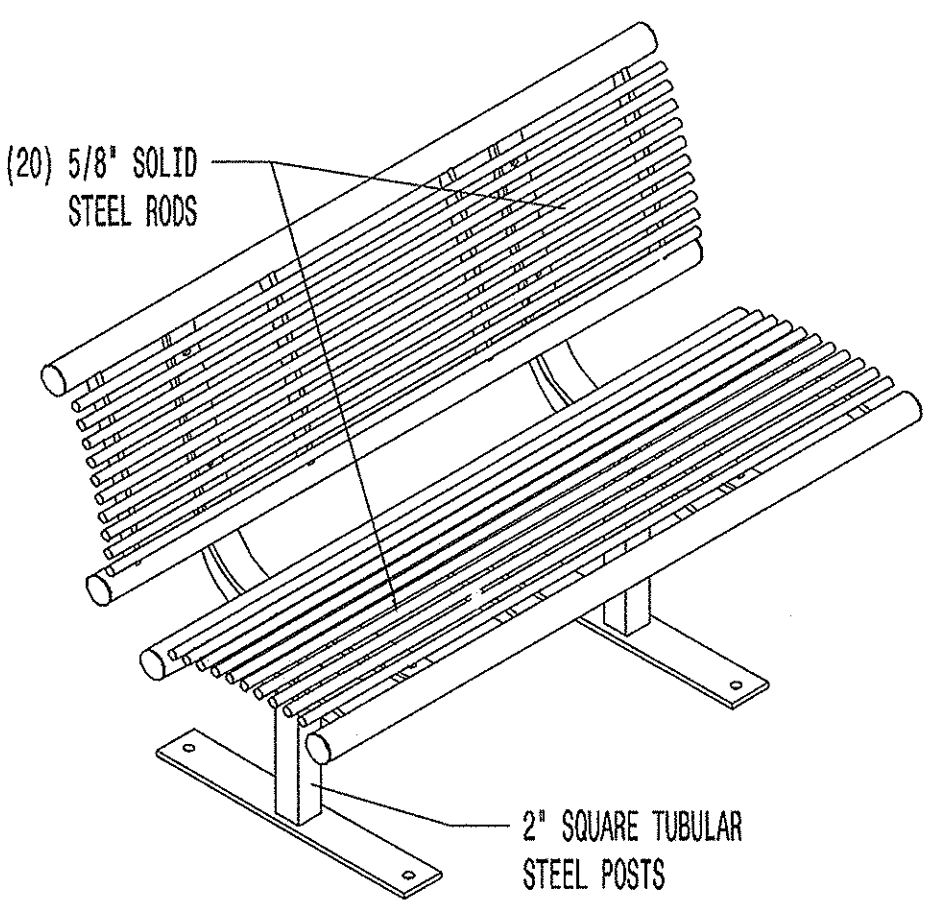
JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9		Parcel Number: 2.17
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



NOTE: SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

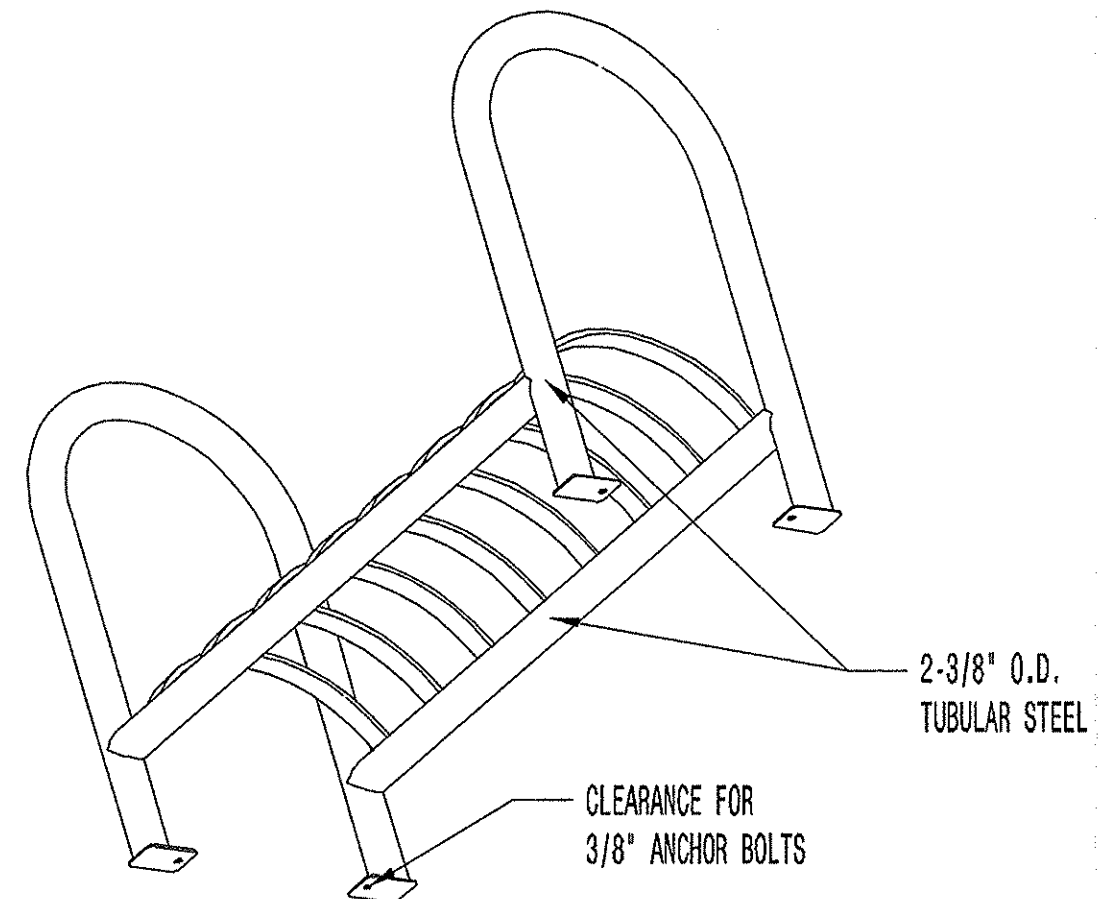
BENCH
 SCALE: 1/8" = 1'-0"

DECORATIVE FENCING
 SCALE: 3/8" = 1'-0"



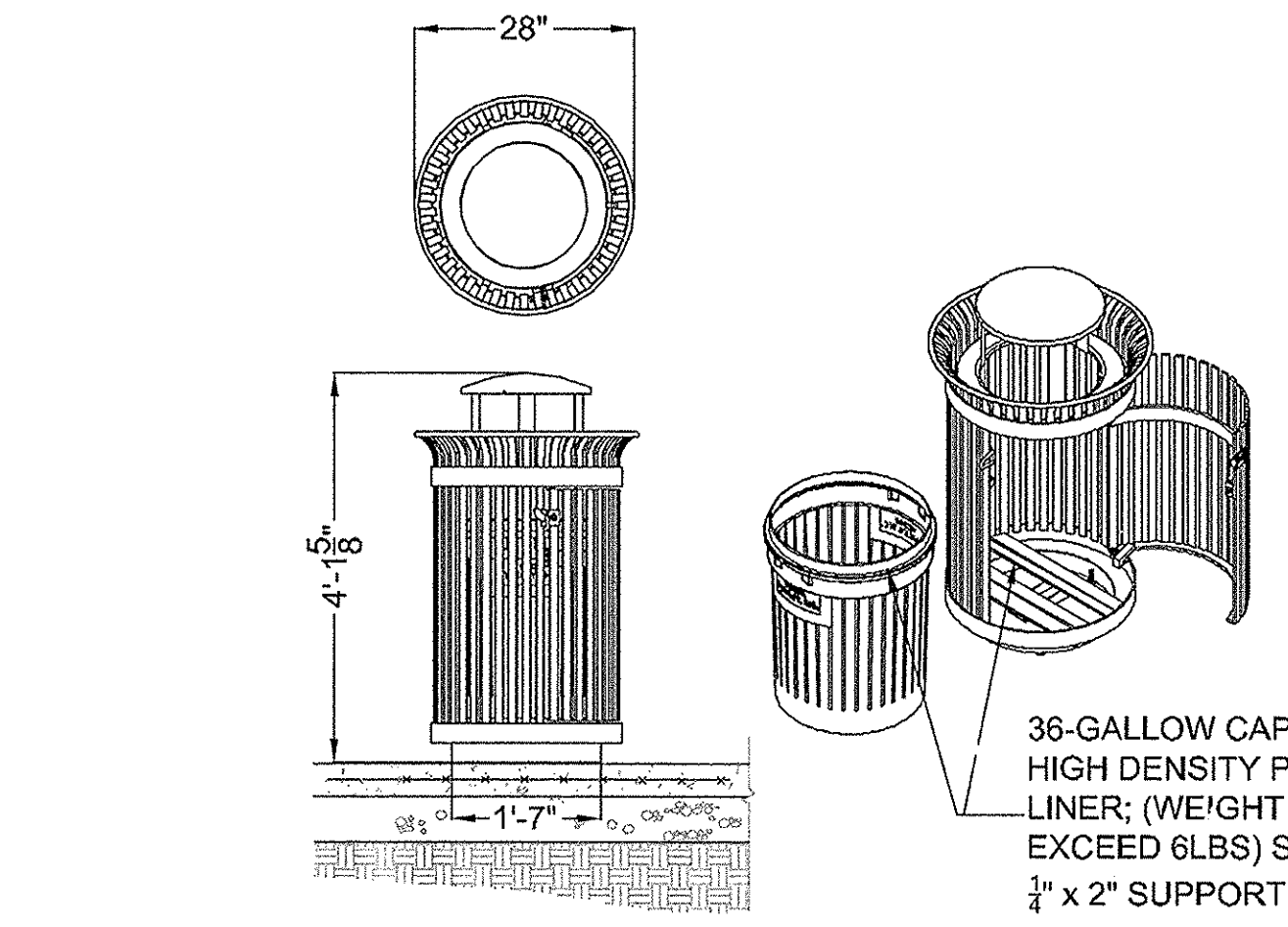
NOTE: SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

TRASH CAN
 SCALE: NOT TO SCALE



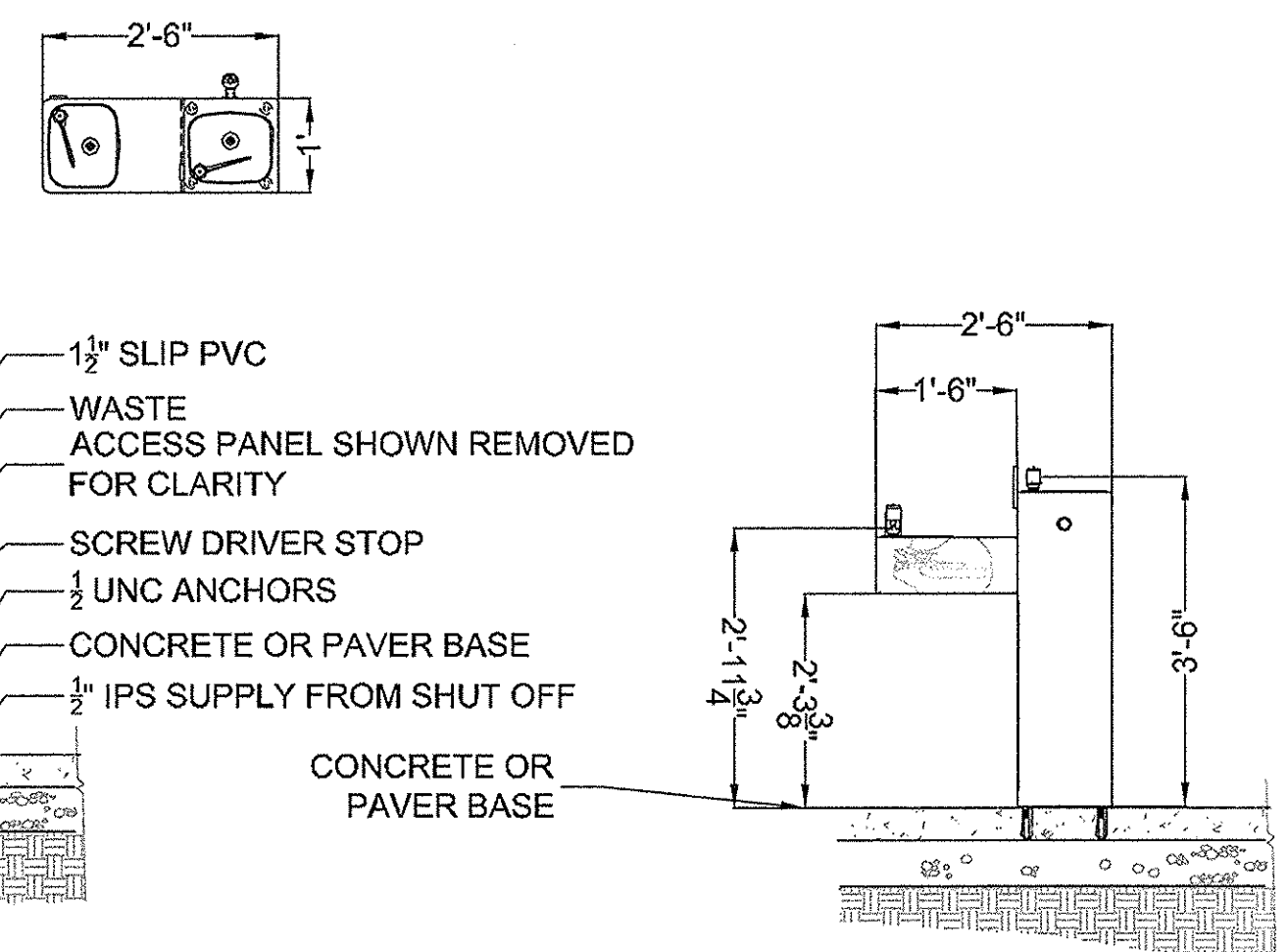
NOTE: SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

BIKE RACK
 SCALE: NOT TO SCALE



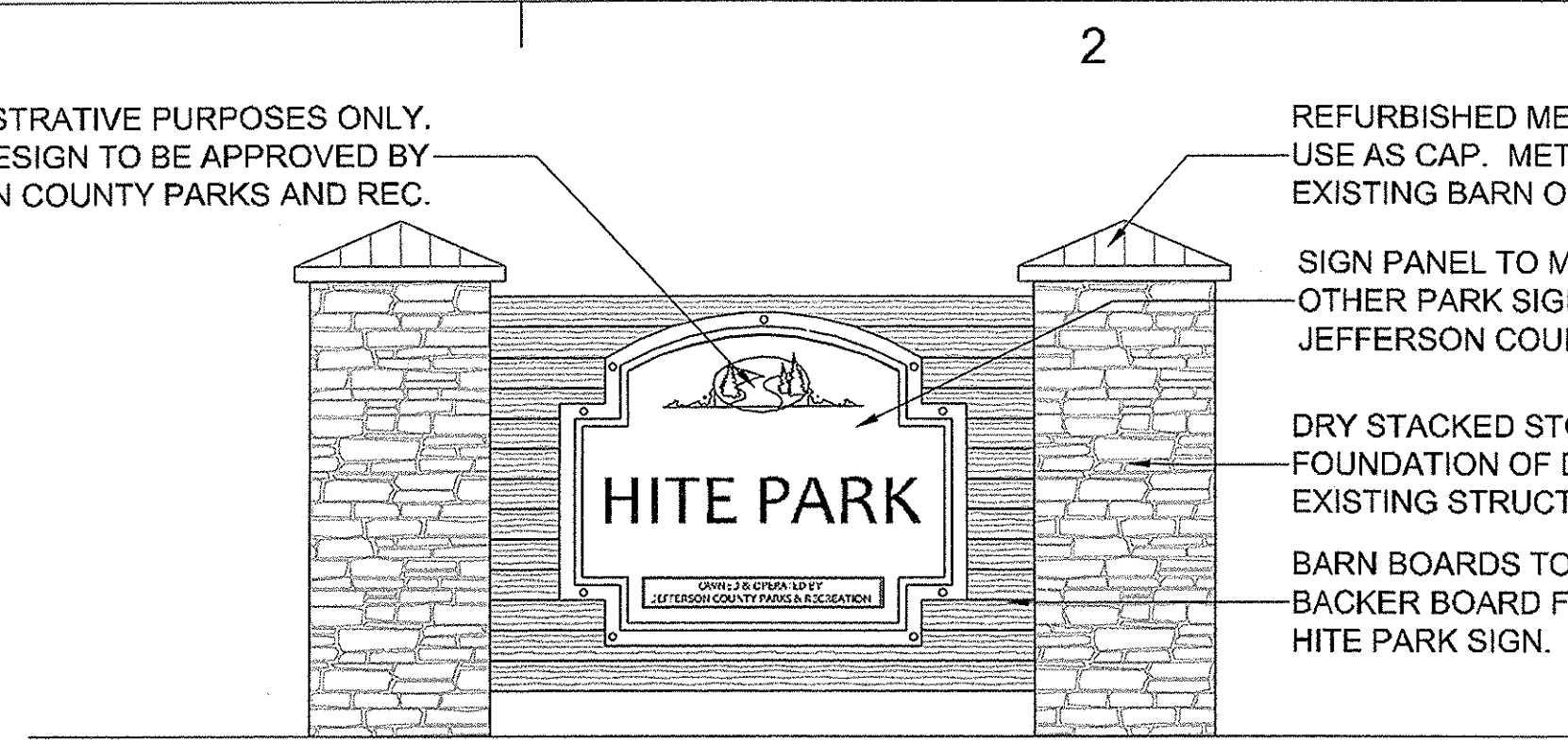
NOTE: SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

PICNIC TABLE
 SCALE: 1/8" = 1'-0"



WATER FOUNTAIN
 SCALE: NOT TO SCALE

SIGN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SIGN DESIGN TO BE APPROVED BY JEFFERSON COUNTY PARKS AND REC.



REFURBISHED METAL ROOFING; USE AS CAP. METAL TO COME FROM EXISTING BARN ON SITE.

SIGN PANEL TO MATCH OTHER PARK SIGNS IN JEFFERSON COUNTY.

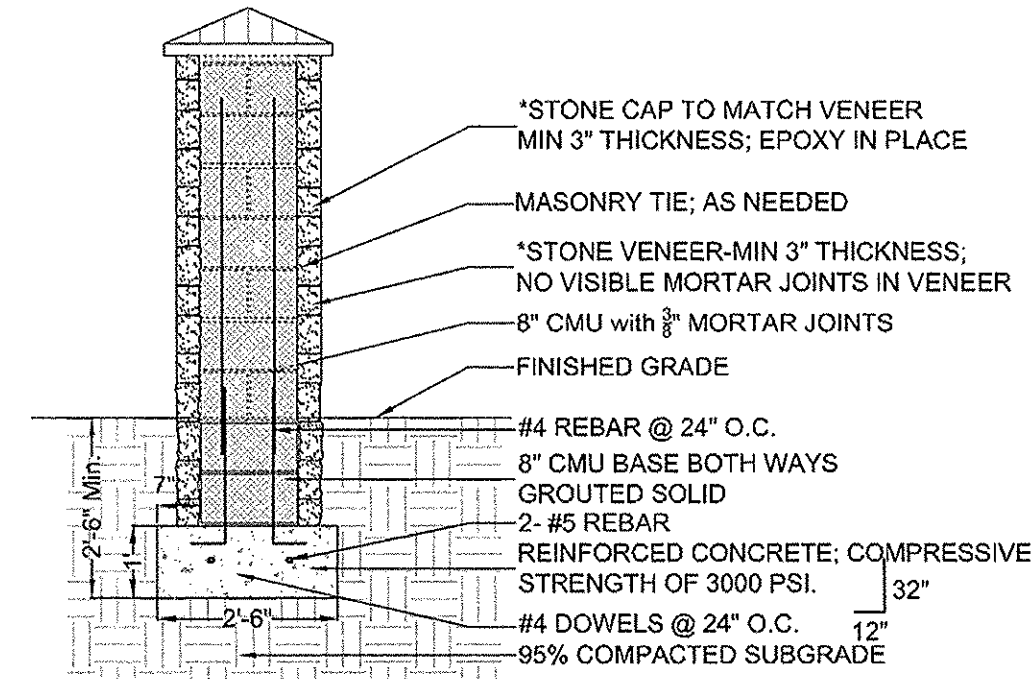
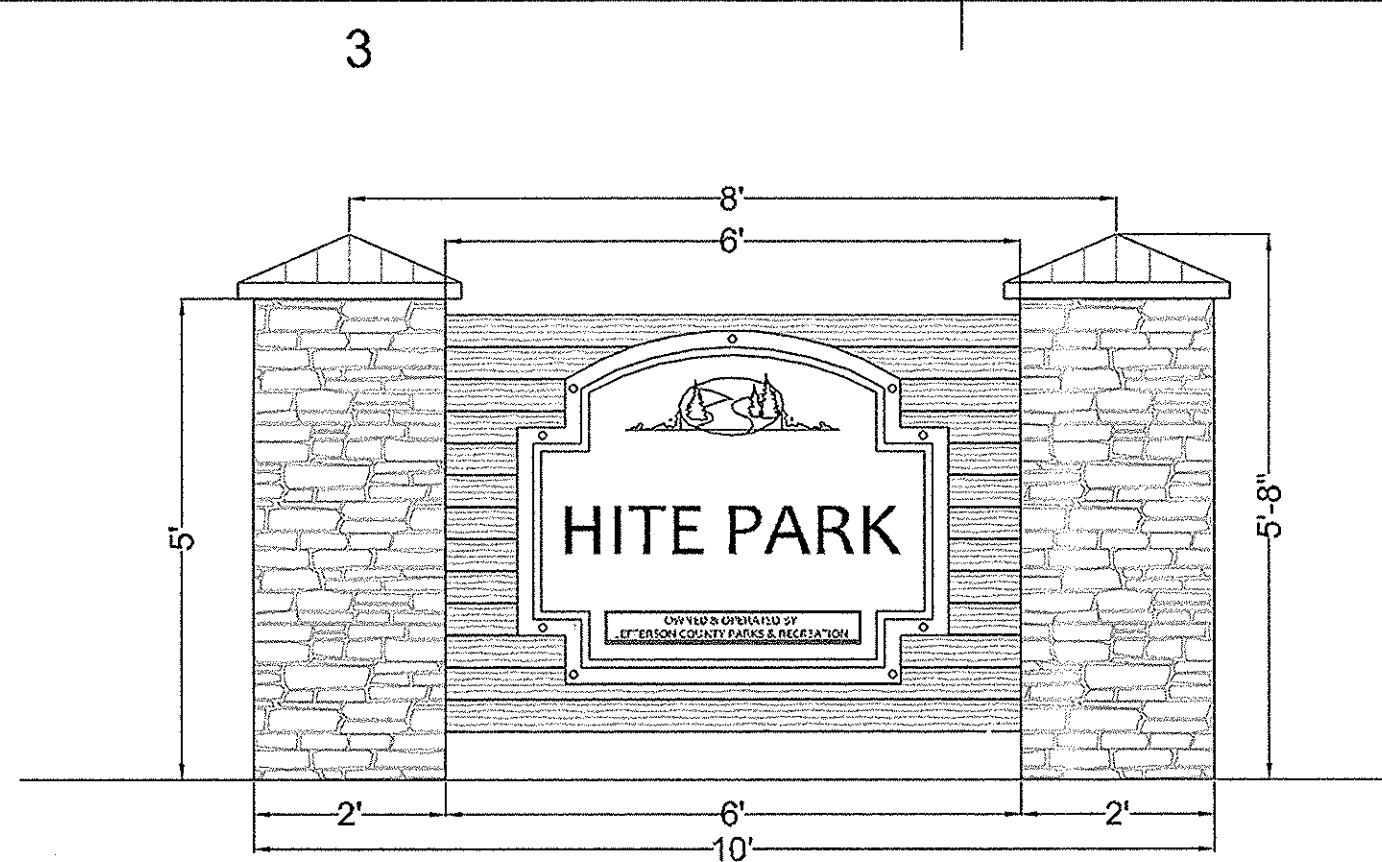
DRY STACKED STONE FROM FOUNDATION OF DEMOLISHED EXISTING STRUCTURE.

BARN BOARDS TO BE USED AS BACKER BOARD FOR NEW HITE PARK SIGN.

- NOTES:
1. STONE VENEER TO BE FROM STONE FOUNDATION OF EXISTING STRUCTURE ON SITE.
 2. STONE TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER BEFORE BEING PLACED ON COLUMN.

PARK ENTRANCE SIGN and DIMENSIONS

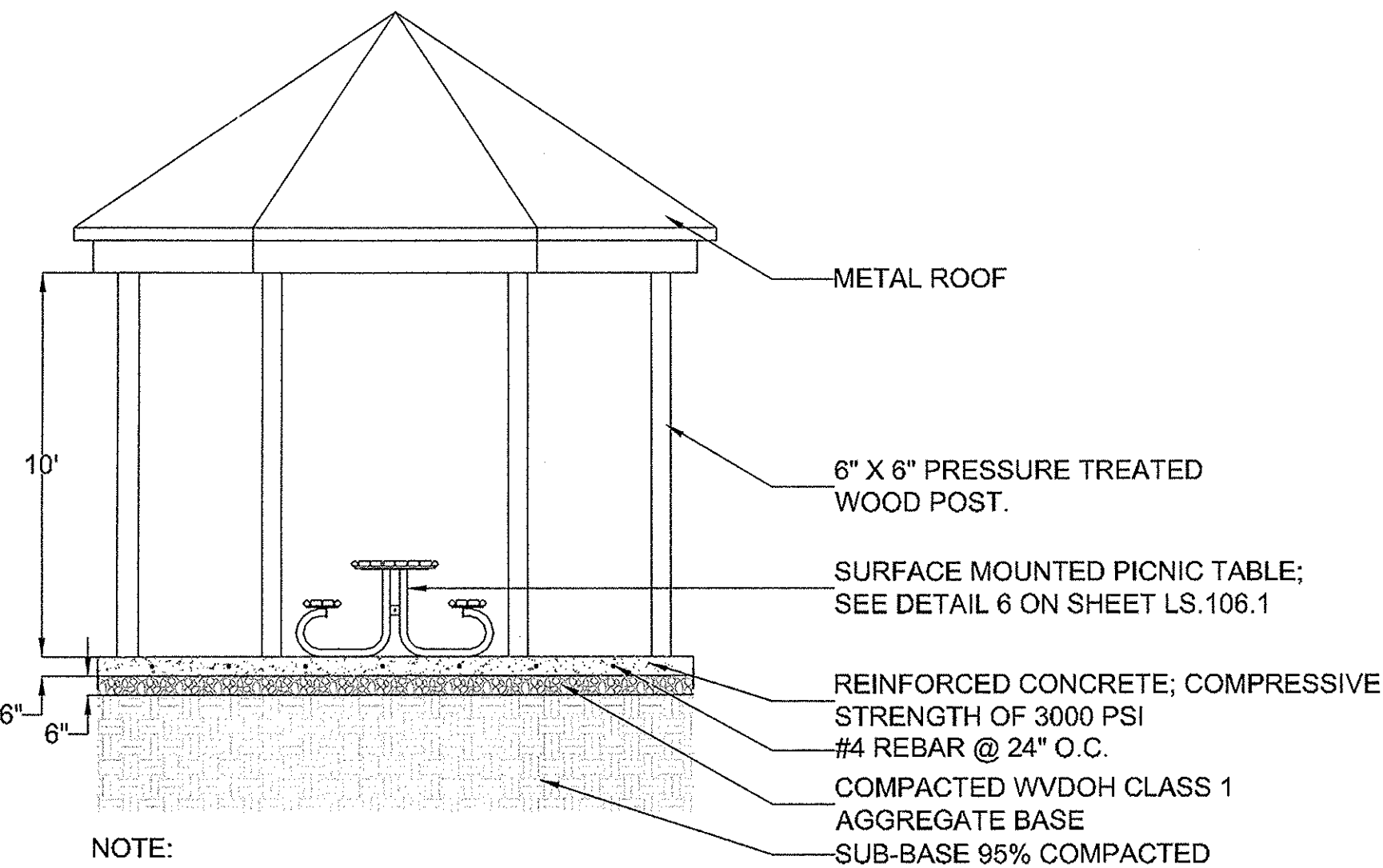
SCALE: 1/2" = 1'-0"



- NOTES:
1. STONE VENEER TO BE FROM STONE FOUNDATION OF EXISTING STRUCTURE ON SITE.
 2. STONE TO BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER BEFORE BEING PLACED ON COLUMN.

PARK ENTRANCE SIGN - COLUMN DETAIL

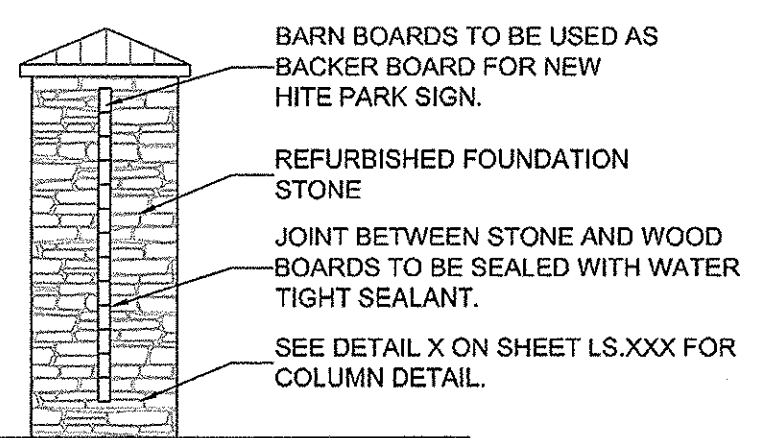
SCALE: 3/8" = 1'-0"



- NOTE:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PICNIC SHELTER STRUCTURE; MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER.

PARK ENTRANCE SIGN - BACKER BOARD DETAIL

SCALE: 3/8" = 1'-0"

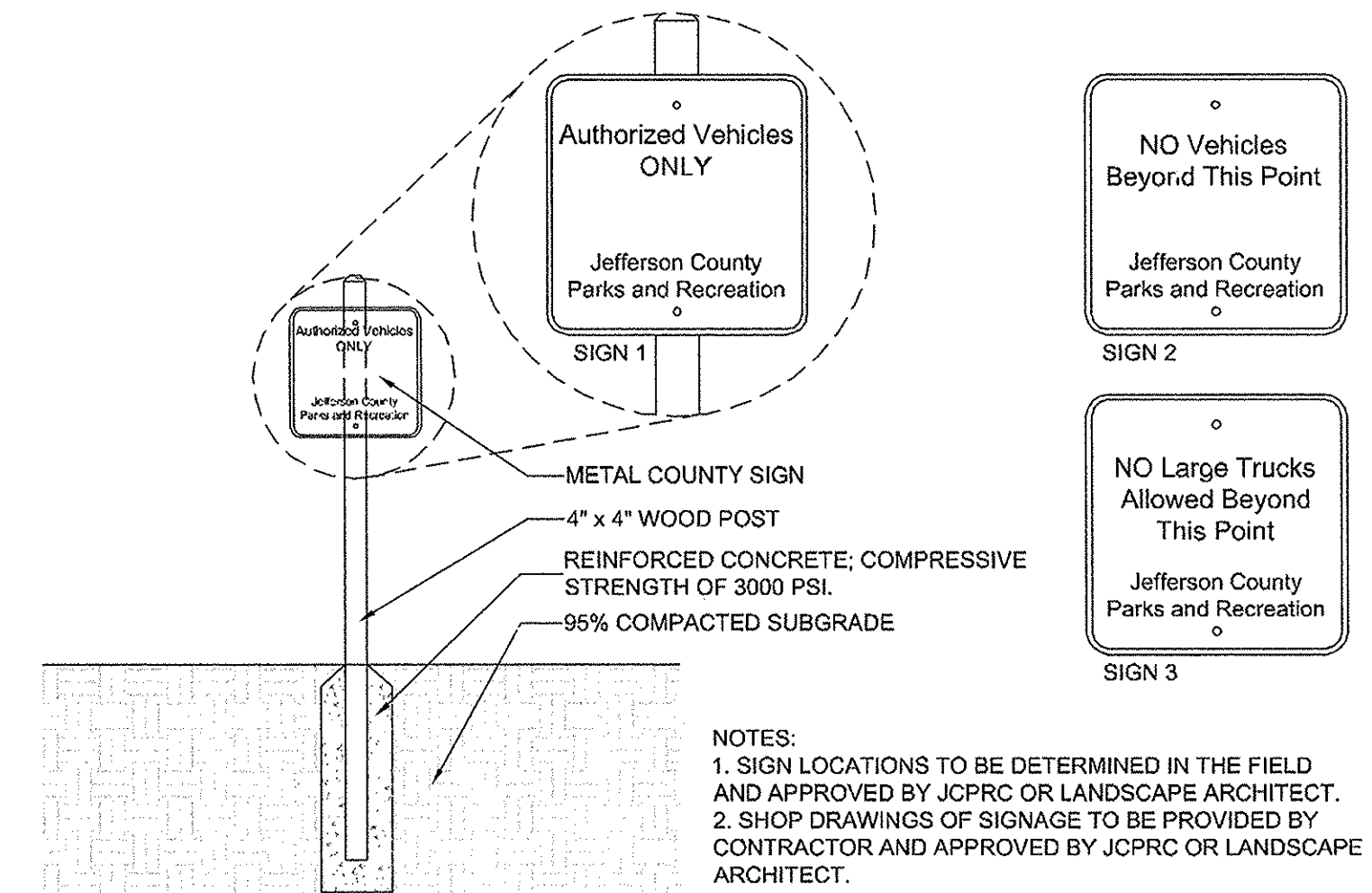


PICNIC SHELTERS

SCALE: 1/4" = 1'-0"

PARK SIGNS

SCALE: 3/8" = 1'-0"



- NOTES:
1. SIGN LOCATIONS TO BE DETERMINED IN THE FIELD AND APPROVED BY JCPRC OR LANDSCAPE ARCHITECT.
 2. SHOP DRAWINGS OF SIGNAGE TO BE PROVIDED BY CONTRACTOR AND APPROVED BY JCPRC OR LANDSCAPE ARCHITECT.

PARK ENTRANCE SIGN - BACKER BOARD DETAIL

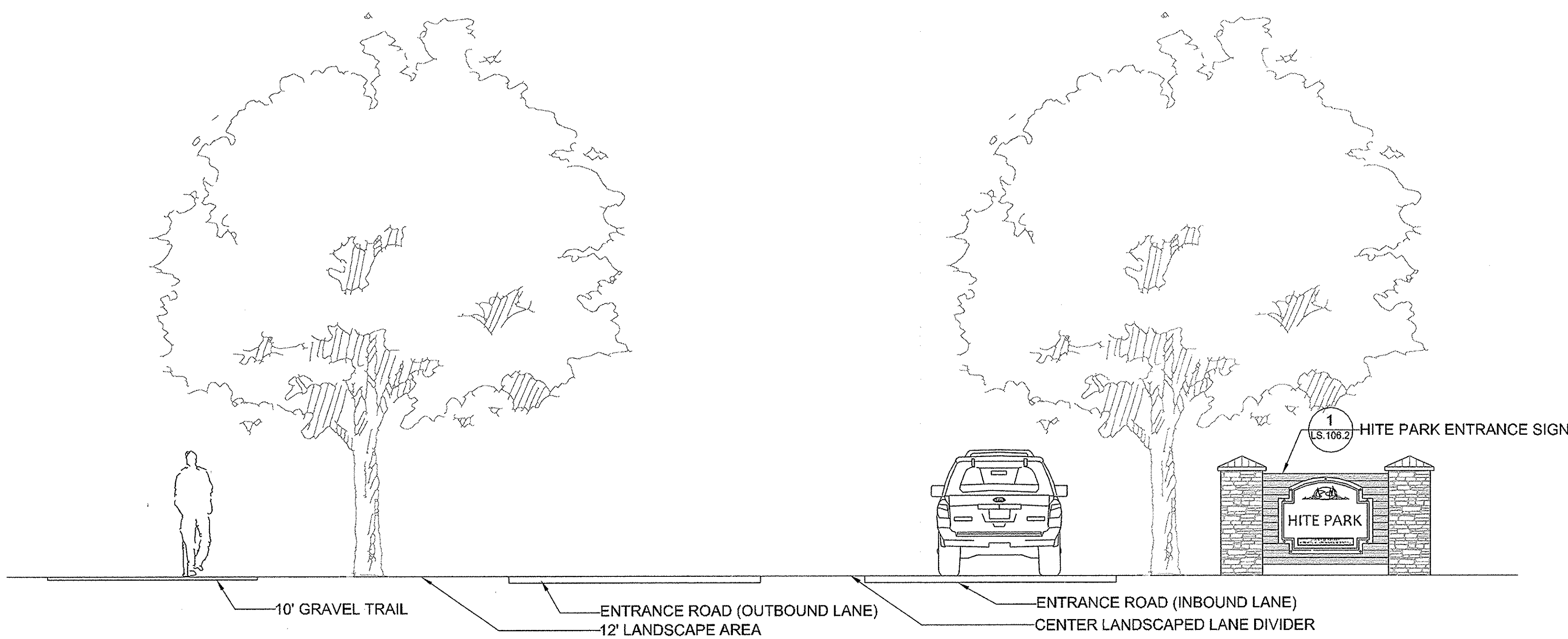
SCALE: 3/8" = 1'-0"

PICNIC SHELTERS

SCALE: 1/4" = 1'-0"

PARK SIGNS

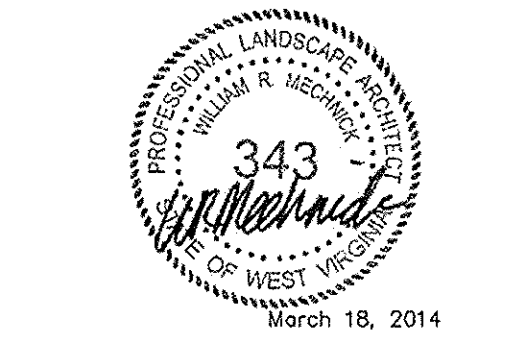
SCALE: 3/8" = 1'-0"



PARK ENTRANCE - CROSS SECTION

SCALE: 1" = 50'

6



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
Scale: A Date: March 18, 2014
Issued for:

Jefferson County Parks and Recreation Commission

Drawing Title

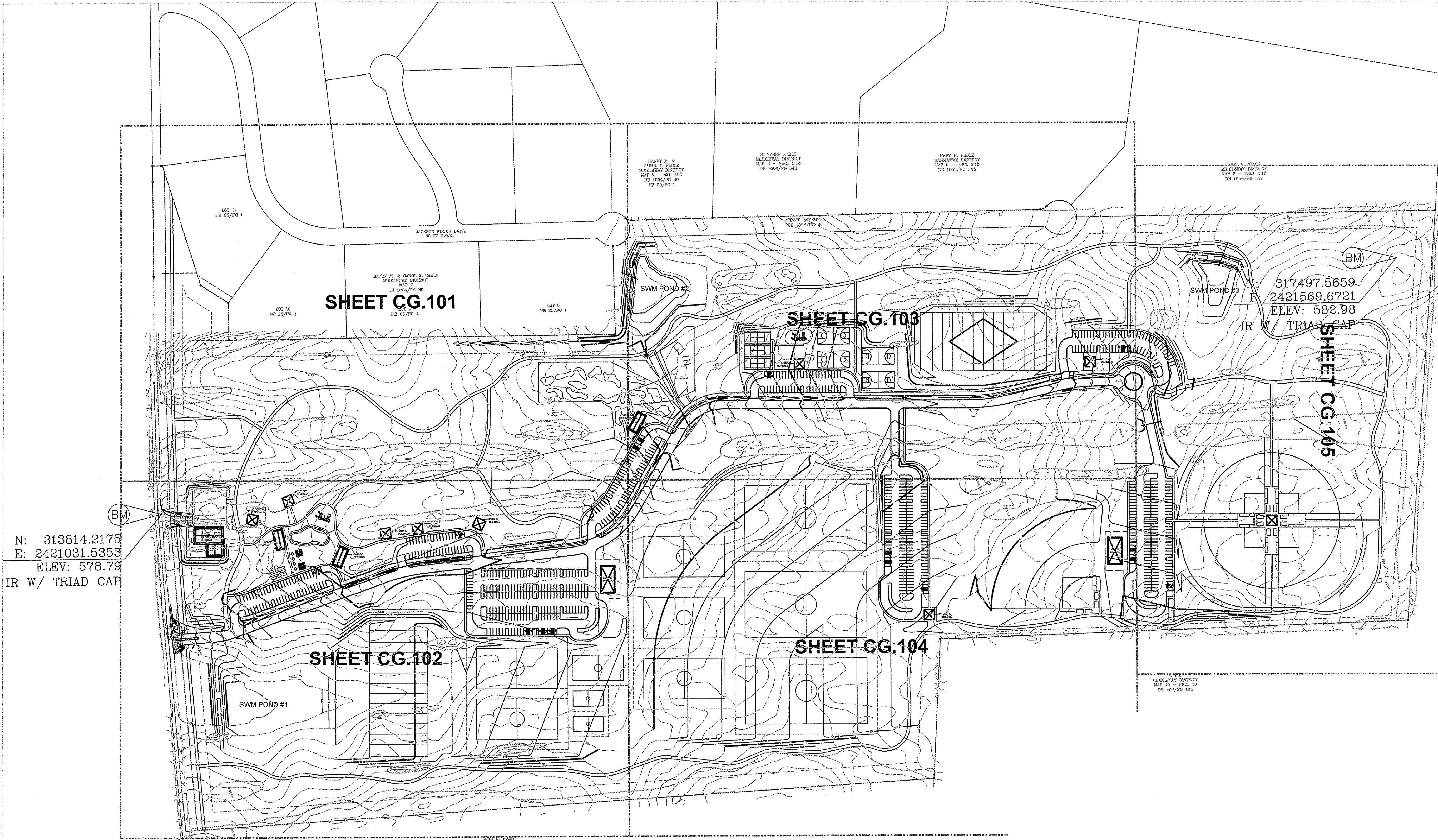
Site Details

Drawing Number

LS.106.2

LPDA Project Number 1103-08

JEFFERSON COUNTY, WEST VIRGINIA
Project Name: Hite Park
Tax District: Jefferson County Middleway District
Tax Map Number: 9 Parcel Number: 2.17
Property Owner Information:
Name: Jefferson County Parks and Recreation Commission
Address: 235 Sam Michaels Lane
Shenandoah Junction, West Virginia 25442
2009002352 1060 447
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



N: 313814.2175
 E: 2421031.5353
 ELEV: 578.79
 IR W/ TRIAD CAP

Project Title
Final Site Plan
Hite Road Park



March 18, 2014

No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	07/15/13
4	Entrance Rev.	01/09/14
5	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: ODD
 Scale: Date: May 21, 2012

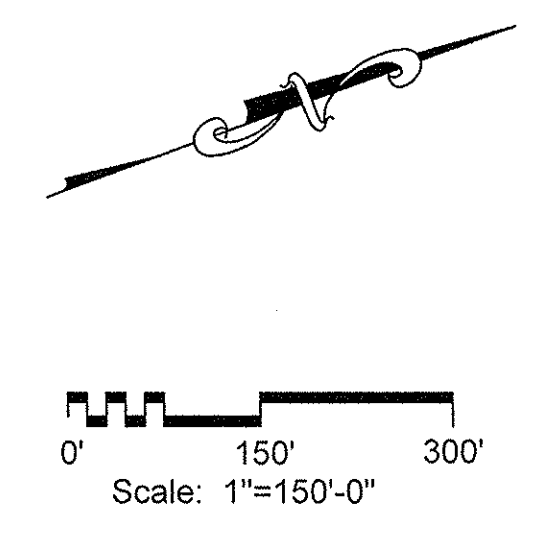
Issued for
Jefferson County Parks and Recreation Commission

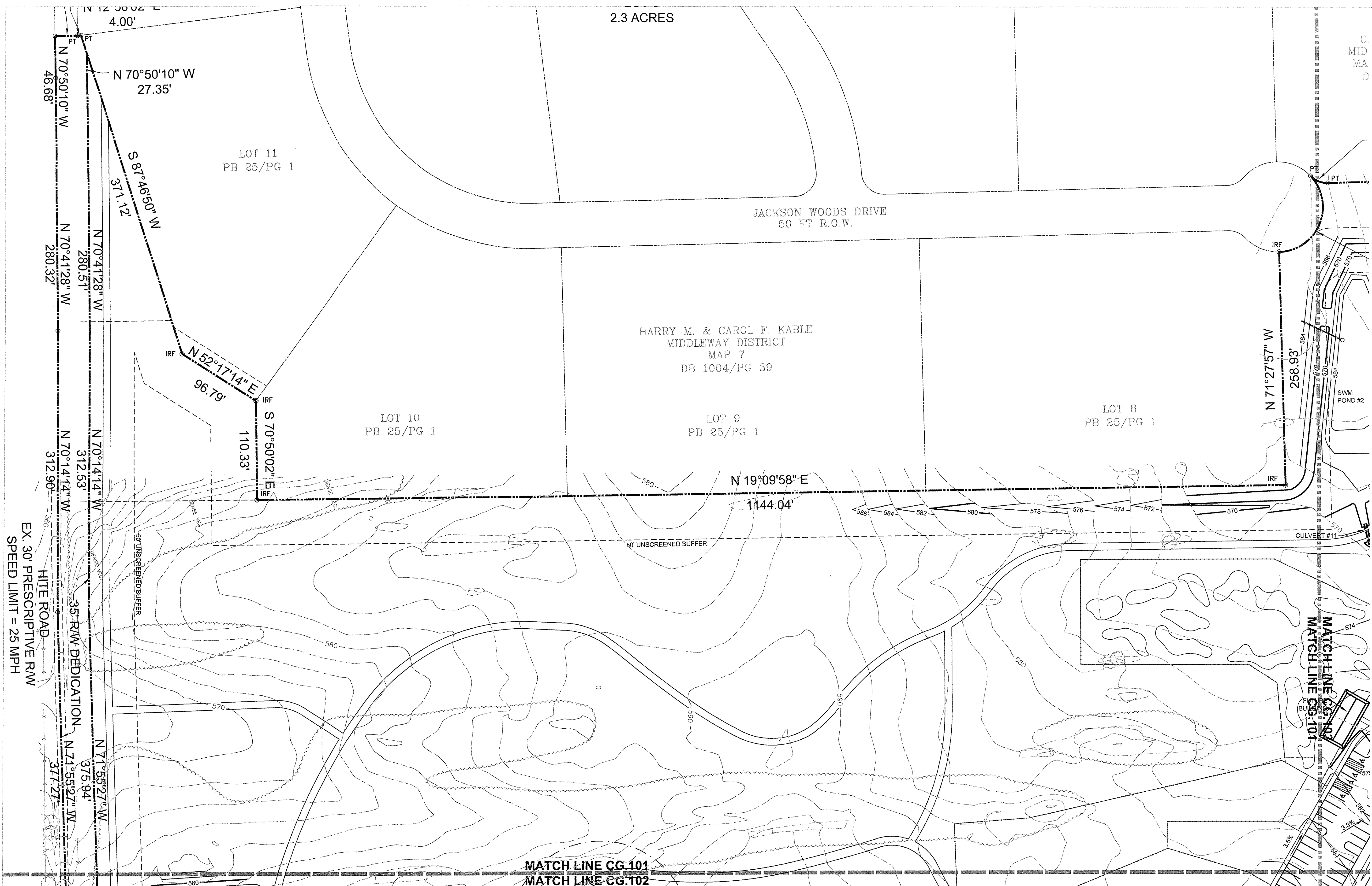
Drawing Title
Overall Grading Plan

Drawing Number
CG.100

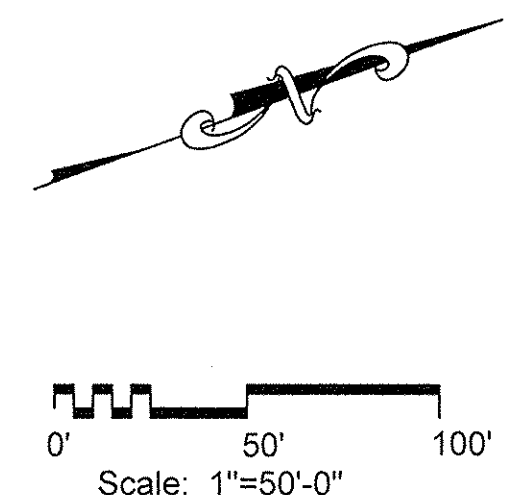
LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
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 2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.





BOUNDARY POINT LEGEND
 IRF - IRON ROD FOUND
 PT - CALCULATED SURVEY POINT

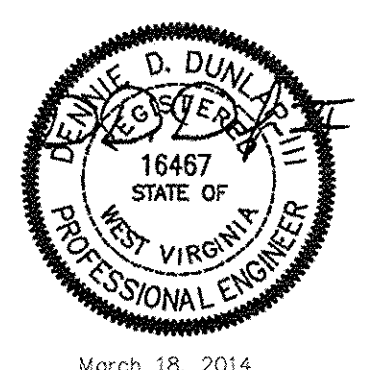


JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 217
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442
 2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LPDA
 LAND PLANNING & DESIGN
 ASSOCIATES
 48169 Westlake Drive Suite 340
 Sterling, Virginia 20165 ■ www.lpda.net
 703-437-7907 ■ Fax 434-296-2109

TRIAD ENGINEERING, INC.
 200 AVIATION DRIVE
 WINCHESTER, VA 22002
 PH: 540.667.9300 FAX: 540.667.2280
 OFFICE LOCATIONS
 MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Project Title
**Final Site Plan
 Hite Road Park**



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

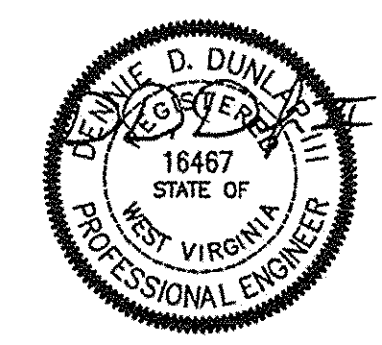
Issued for:
**Jefferson County Parks
 and Recreation
 Commission**

Drawing Title
Grading Plan
 Drawing Number
CG.101

LPDA Project Number
 1165-08

Project Title

Final Site Plan
 Hite Road Park



March 18, 2014

No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	07/15/13
4	Entrance Rev.	01/09/14
5	Entrance Rev.	01/22/14
6	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

Issued for
Jefferson County Parks and Recreation Commission

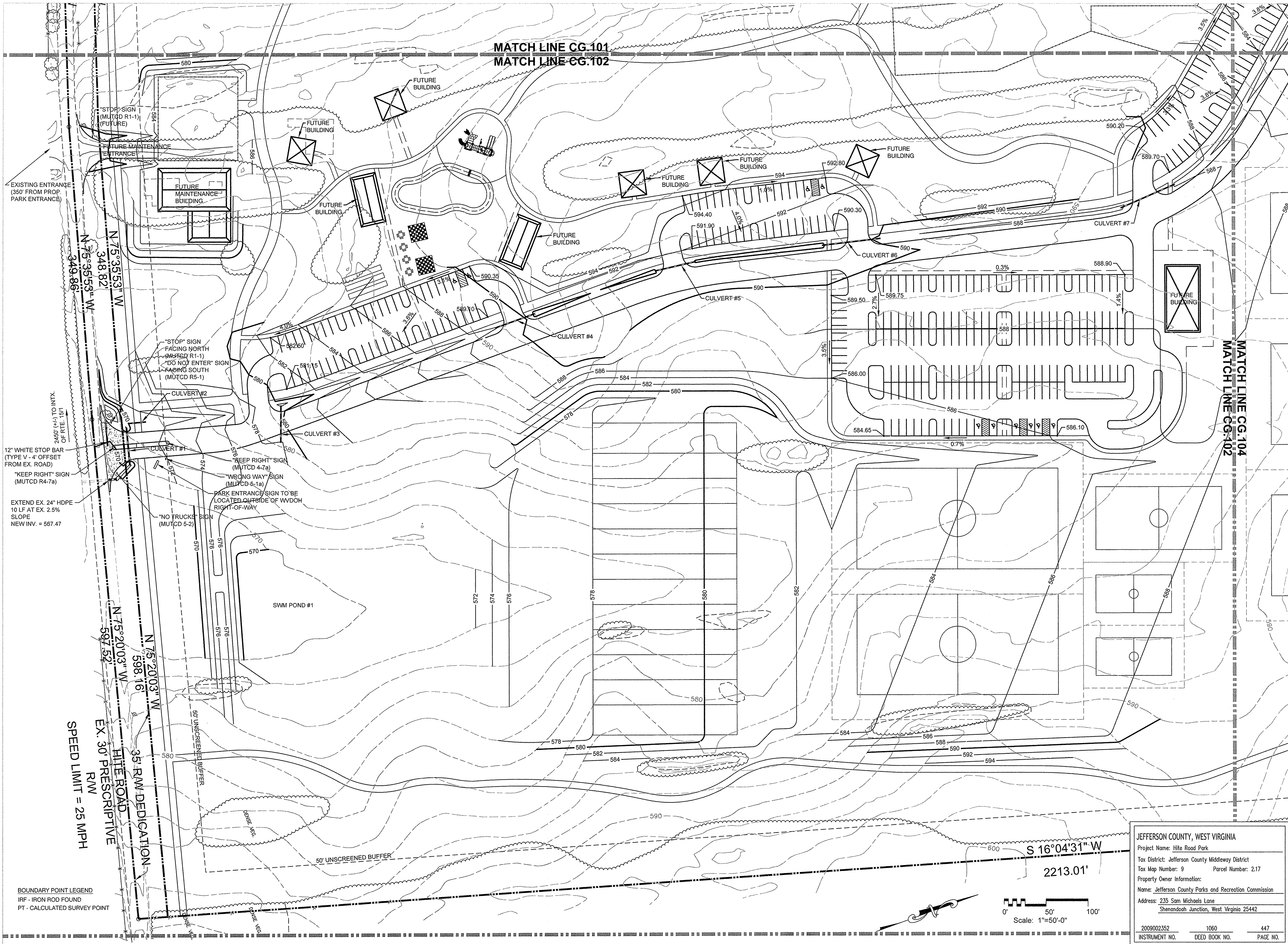
Drawing Title

Grading Plan

Drawing Number

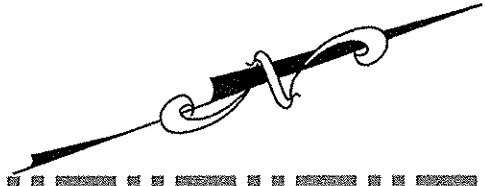
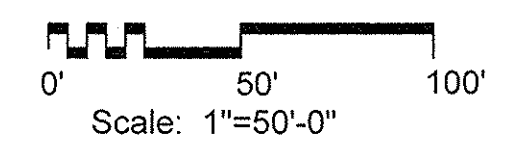
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LPDA Project Number
 1103-08



JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442

2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.



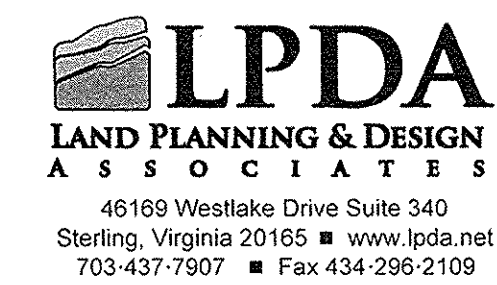
BOUNDARY POINT LEGEND
 IRF - IRON ROD FOUND
 PT - CALCULATED SURVEY POINT

RADIUS - 25.00'
ARC LENGTH - 21.03'
CENTRAL ANGLE - 48°11'23"
CHORD - N 42°37'45" W
CHORD LENGTH - 20.41'

N 18°32'03" E

1209.55'

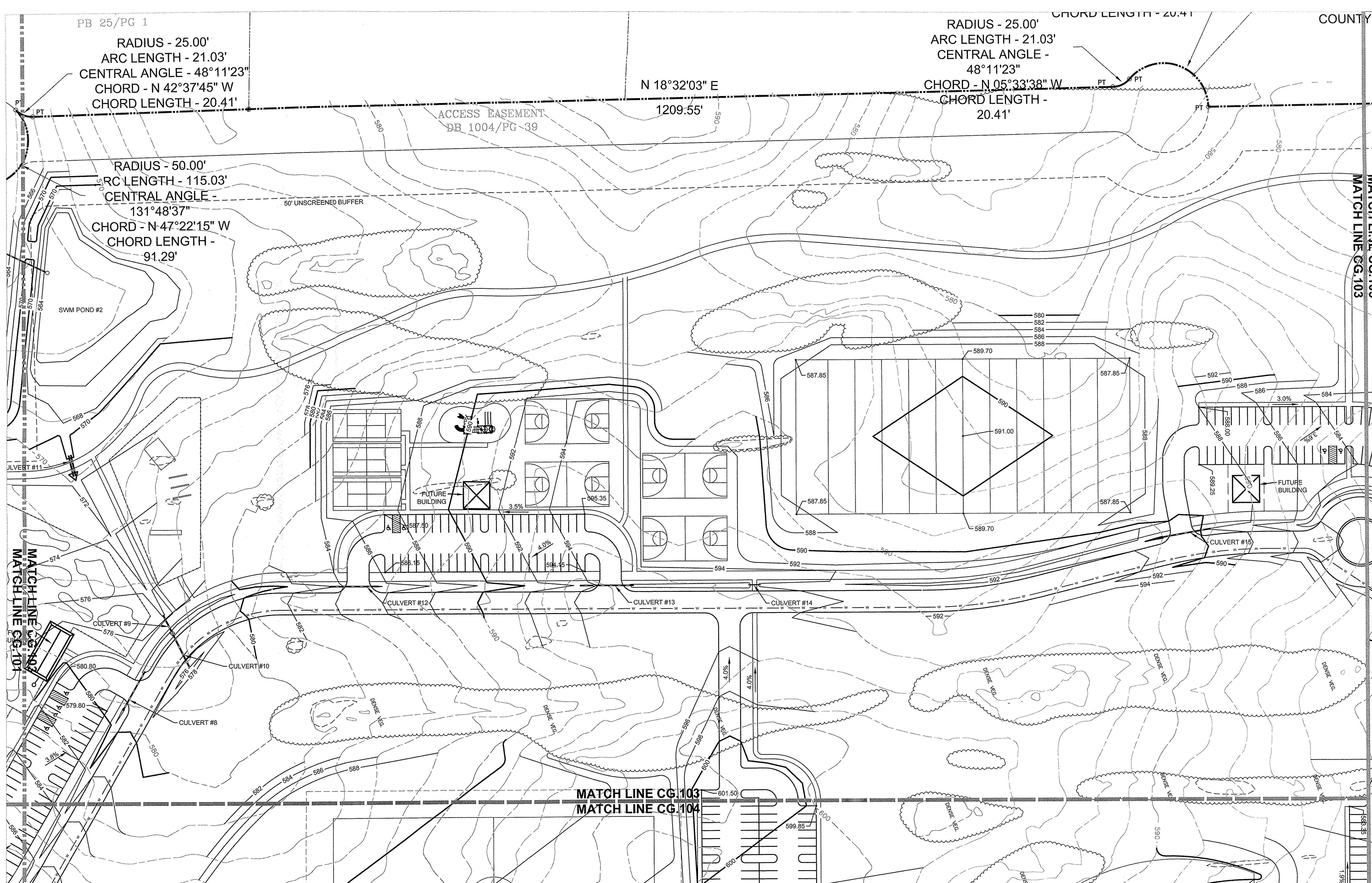
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ARC LENGTH - 21.03'
CENTRAL ANGLE - 48°11'23"
CHORD - N 05°33'38" W
CHORD LENGTH - 20.41'



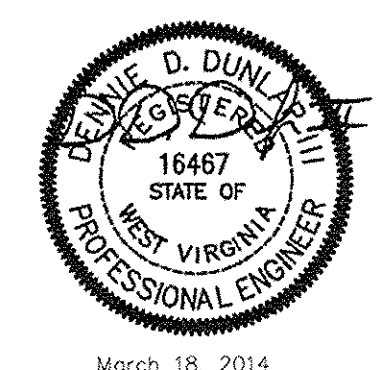
TRIAD ENGINEERING, INC.
200 AVIATION DRIVE
WINCHESTER, VA 22602
PH: 540.667.9300 FAX: 540.667.2260

OFFICE LOCATIONS
MARYLAND · PENNSYLVANIA · VIRGINIA · WEST VIRGINIA

MATCH LINE CG.103
MATCH LINE CG.105



Project Title
**Final Site Plan
Hite Road Park**



March 18, 2014

No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Blid Set	04/29/13
3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

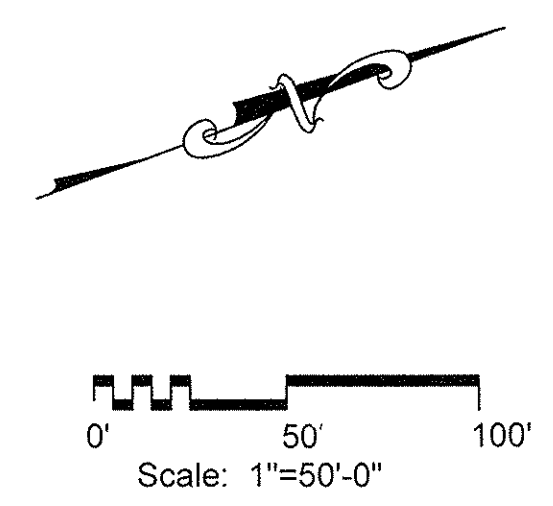
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Scale: Date: May 21, 2012

Issued for
Jefferson County Parks and Recreation Commission

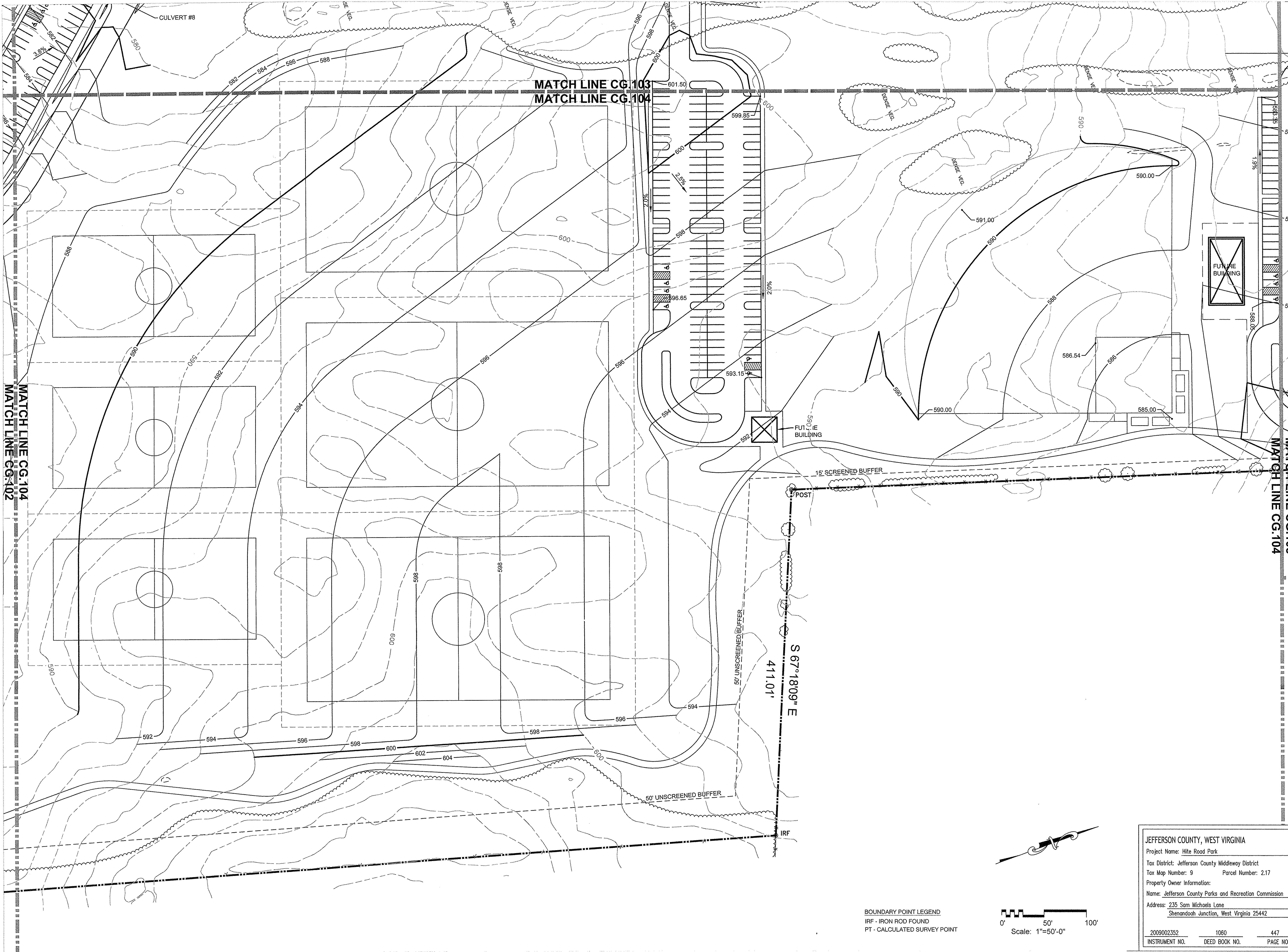
Drawing Title
Grading Plan

Drawing Number
CG.103

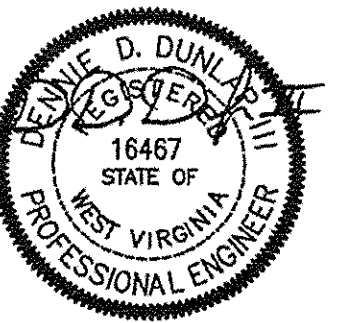
JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Road Park		
Tax District: Jefferson County Midway District		
Tax Map Number: 9	Parcel Number: 2.17	
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



BOUNDARY POINT LEGEND
IRF - IRON ROD FOUND
PT - CALCULATED SURVEY POINT



Project Title
Final Site Plan
Hite Road Park



March 18, 2014

No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
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Drawn by: TRIAD Checked by: DDD
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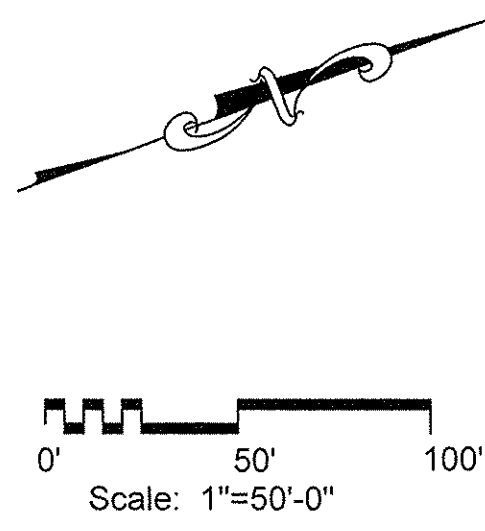
Issued for
Jefferson County Parks and Recreation Commission

Drawing Title
Grading Plan

Drawing Number
CG.104

LPDA Project Number
 1103-08

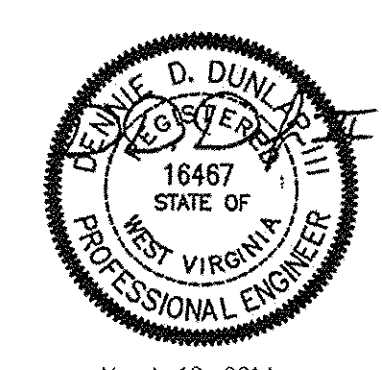
BOUNDARY POINT LEGEND
 IRF - IRON ROD FOUND
 PT - CALCULATED SURVEY POINT



JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
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Project Title

Final Site Plan
Hite Road Park



No.	Revision	Date
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3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

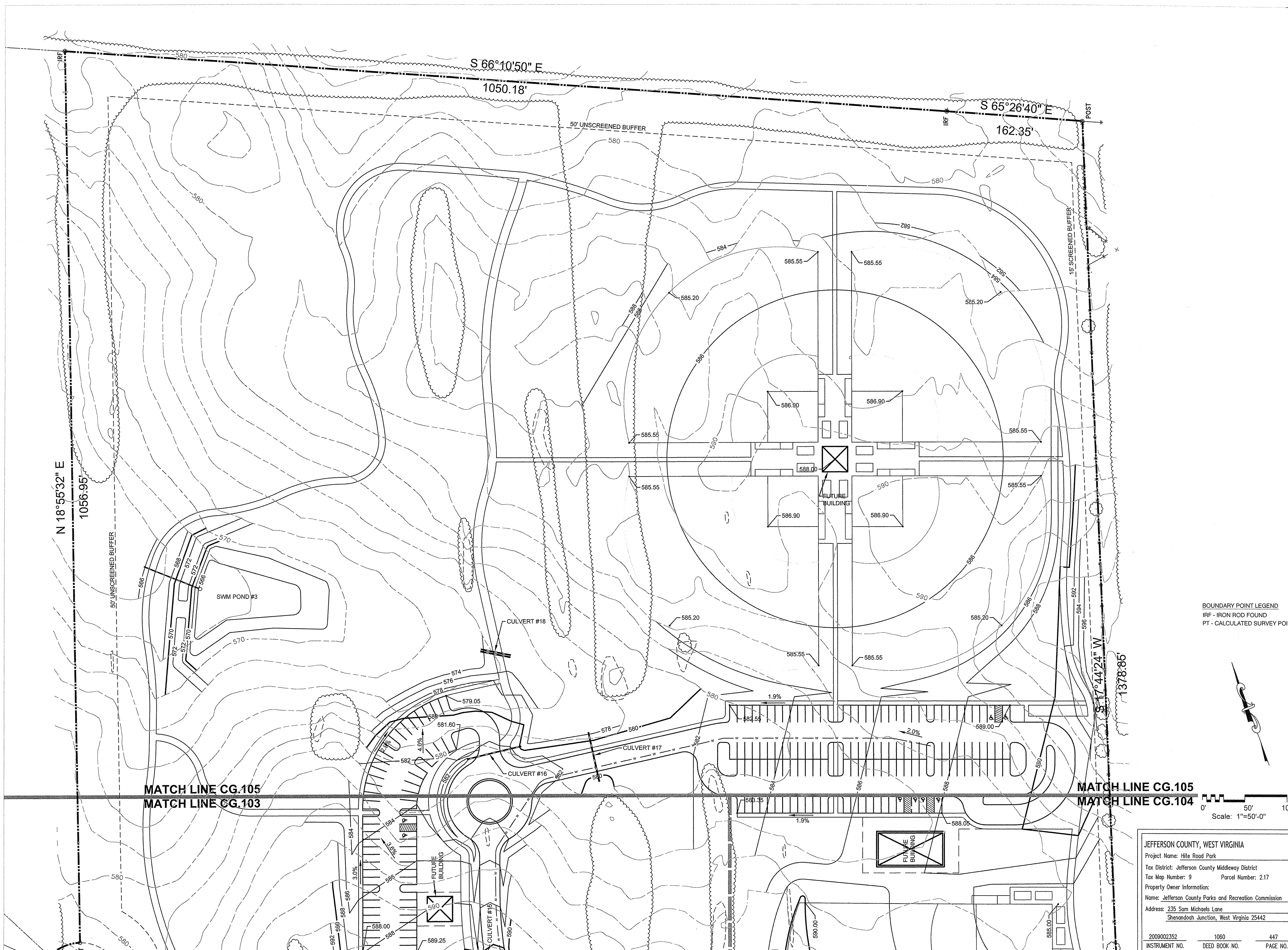
Issued for
Jefferson County Parks and Recreation Commission

Drawing Title
Grading Plan

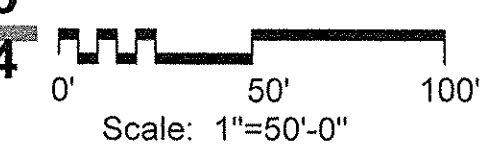
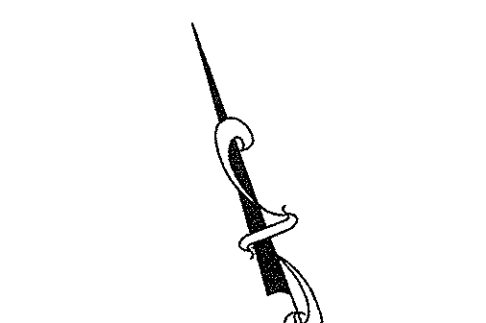
Drawing Number
CG.105

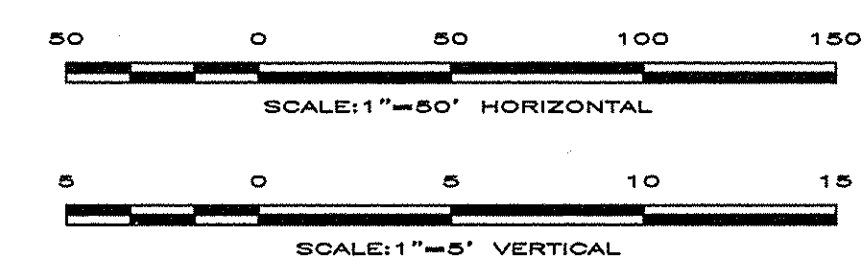
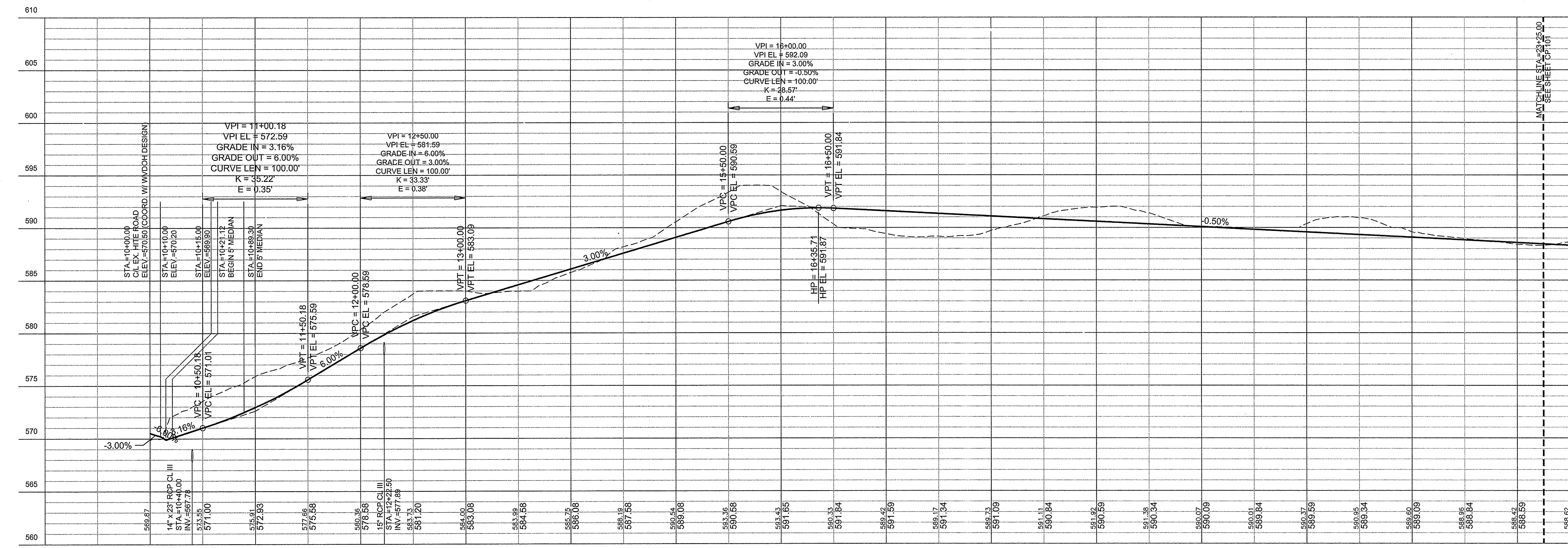
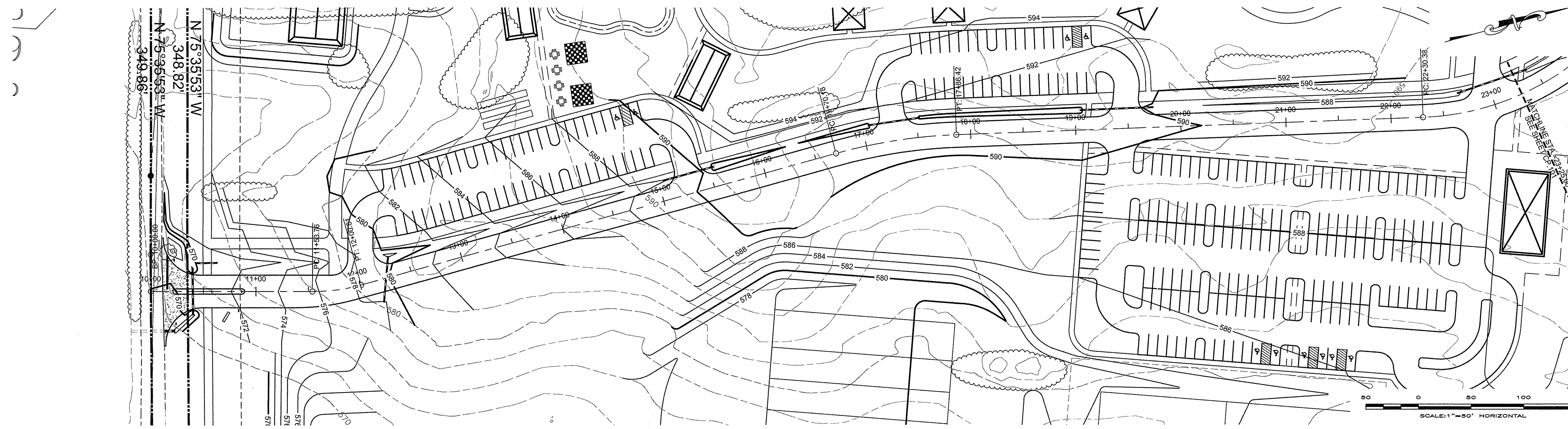
LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Road Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9	Parcel Number: 2.17	
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



BOUNDARY POINT LEGEND
 IRF - IRON ROD FOUND
 PT - CALCULATED SURVEY POINT

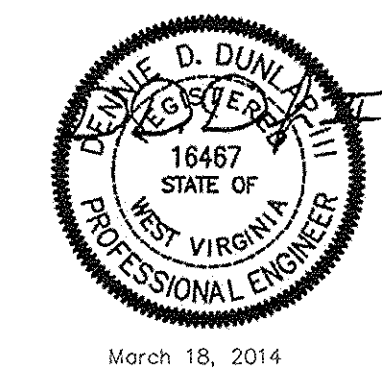




JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 217
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442
 2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Project Title

**Final Site Plan
 Hite Road Park**



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	11/20/13
4	Entrance Rev.	01/09/14
5	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

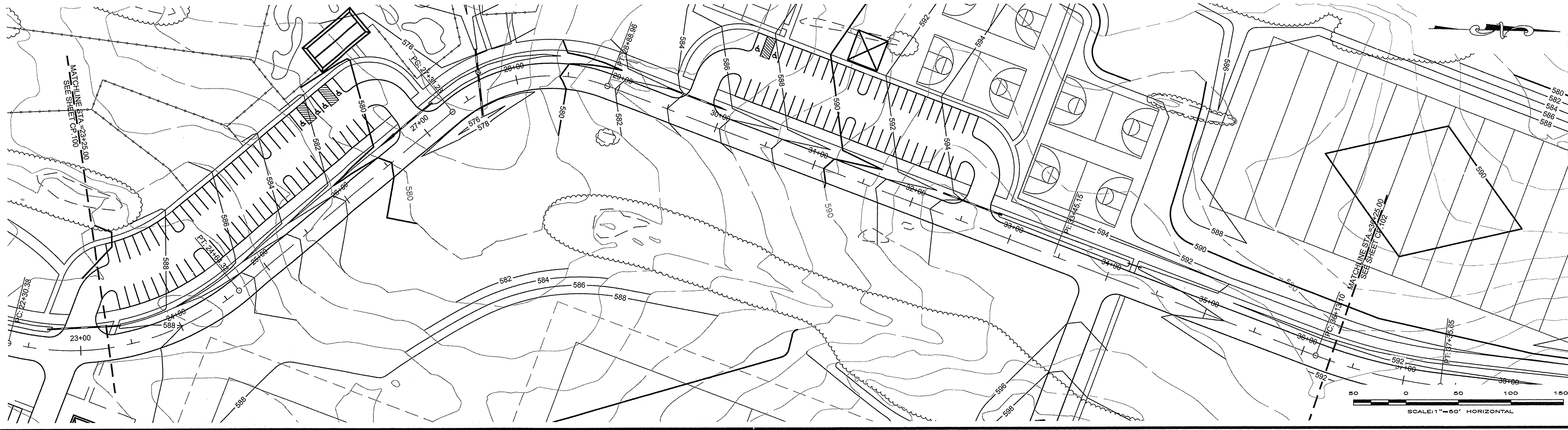
Issued for
**Jefferson County Parks
 and Recreation
 Commission**

Drawing Title

**Entrance Road
 Plan & Profile**

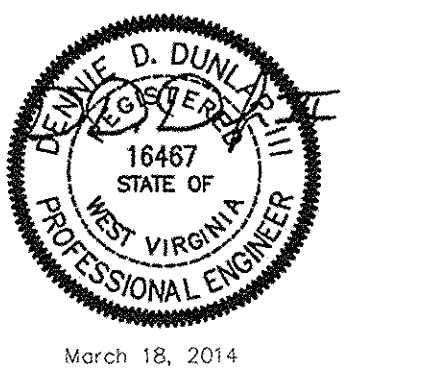
Drawing Number
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LPDA Project Number
 1103-08



Project Title

**Final Site Plan
 Hite Road Park**



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	11/20/13
4	Entrance Rev.	01/09/14
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Drawn by: TRIAD Checked by: DDD
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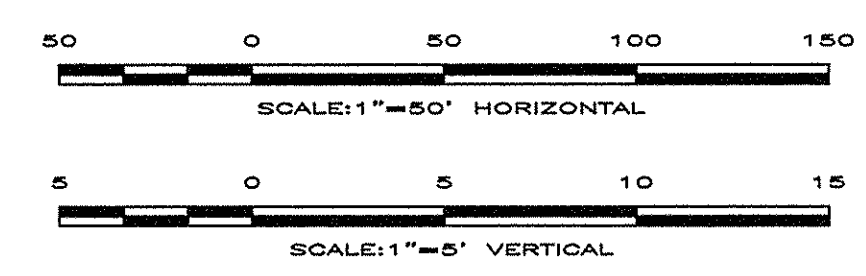
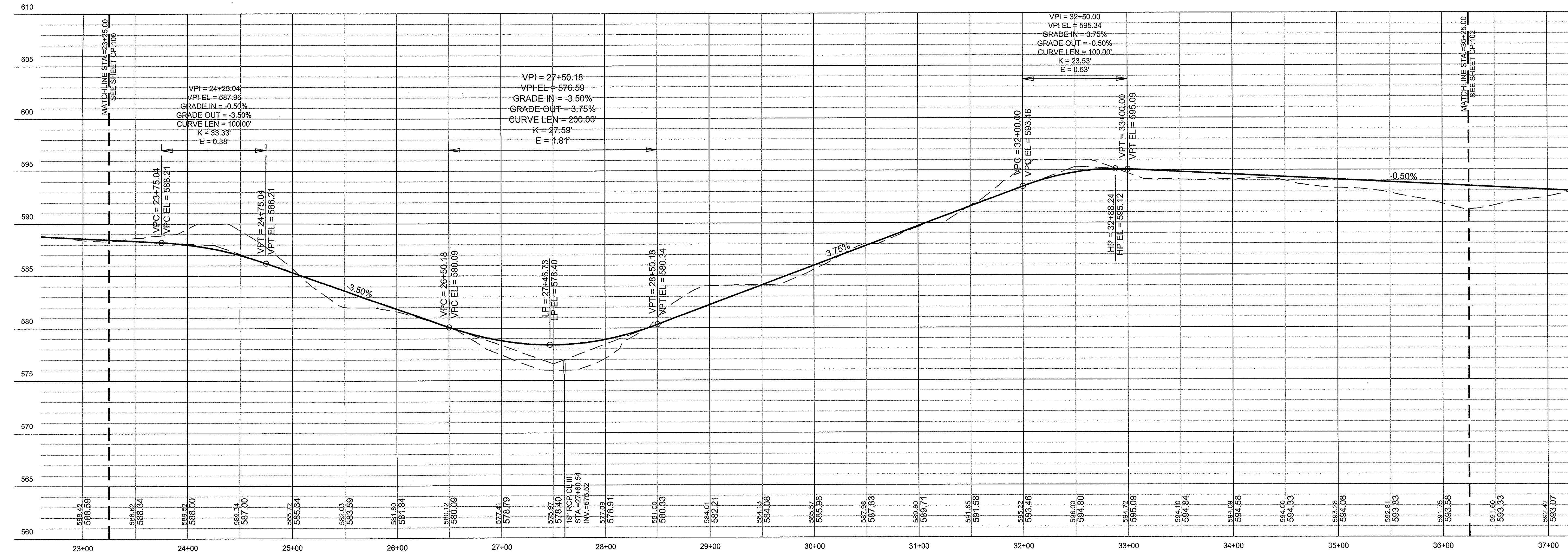
Issued for
**Jefferson County Parks
 and Recreation
 Commission**

Drawing Title

**Entrance Road
 Plan & Profile**

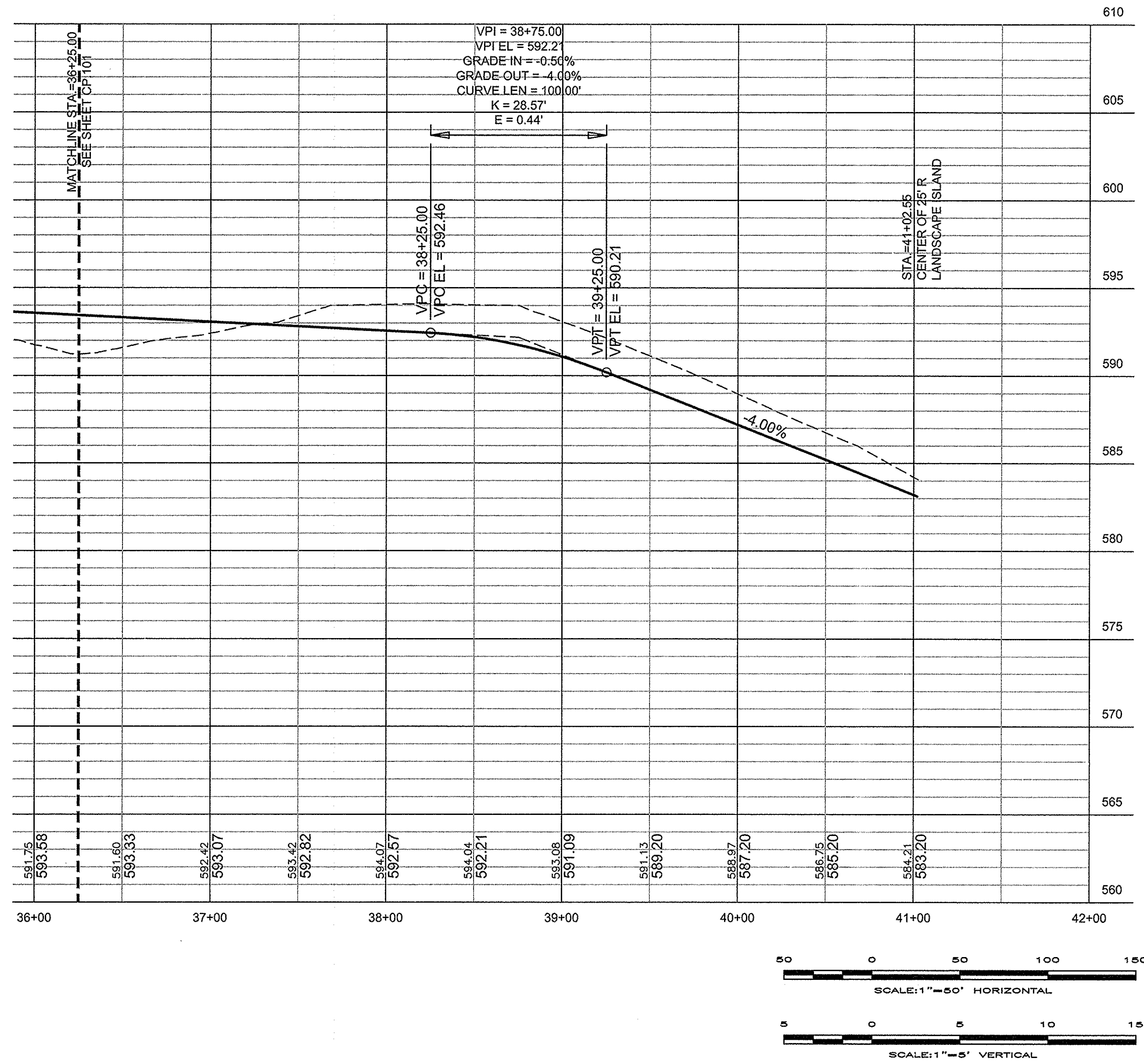
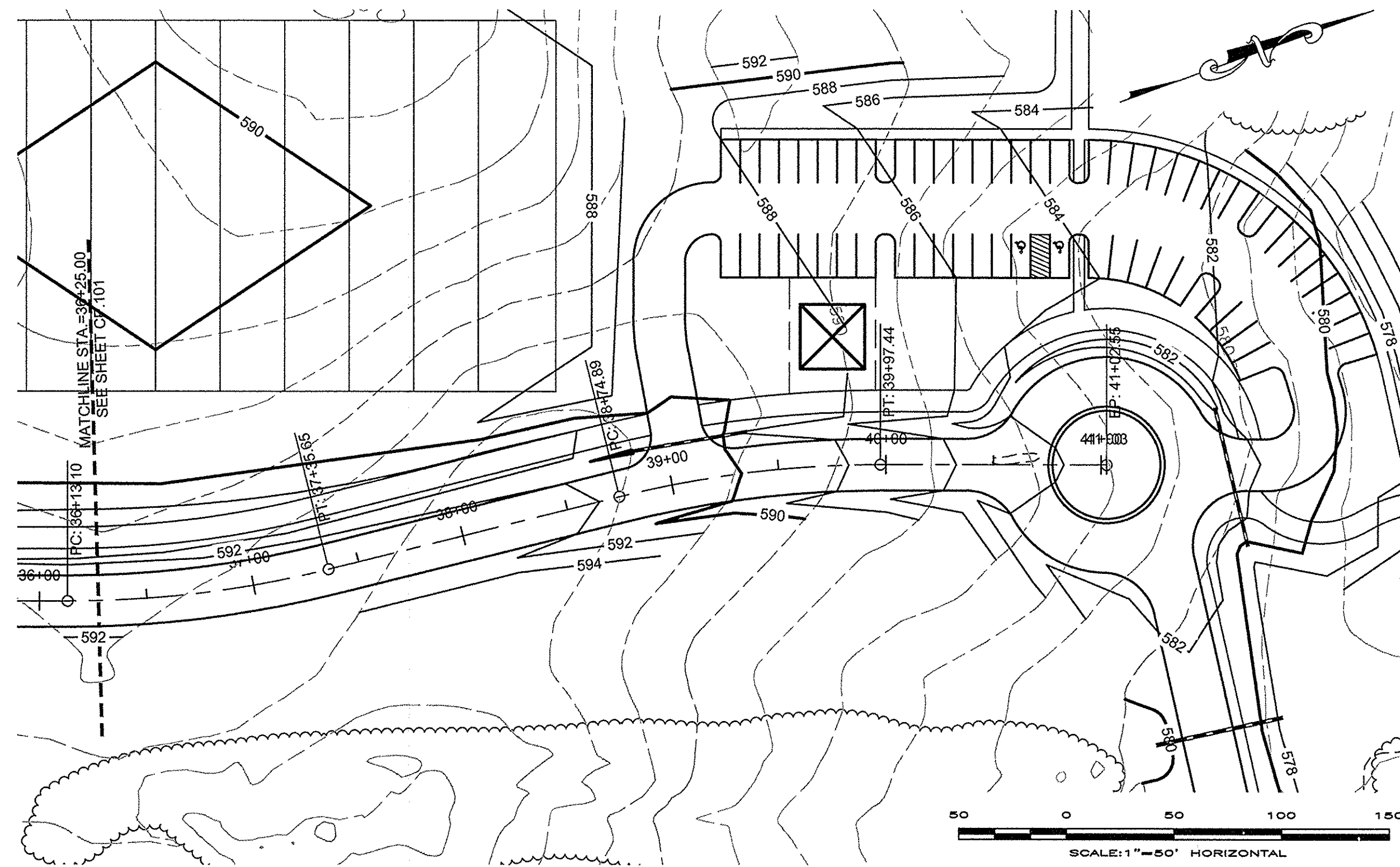
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LPDA Project Number
 1163-06



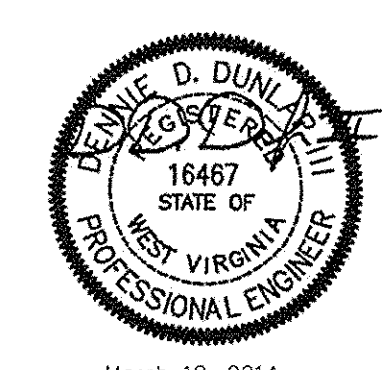
JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 217
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442

2009072352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.



Project Title

Final Site Plan
 Hite Road Park



March 18, 2014

No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	11/20/13
4	Entrance Rev.	01/09/14
5	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

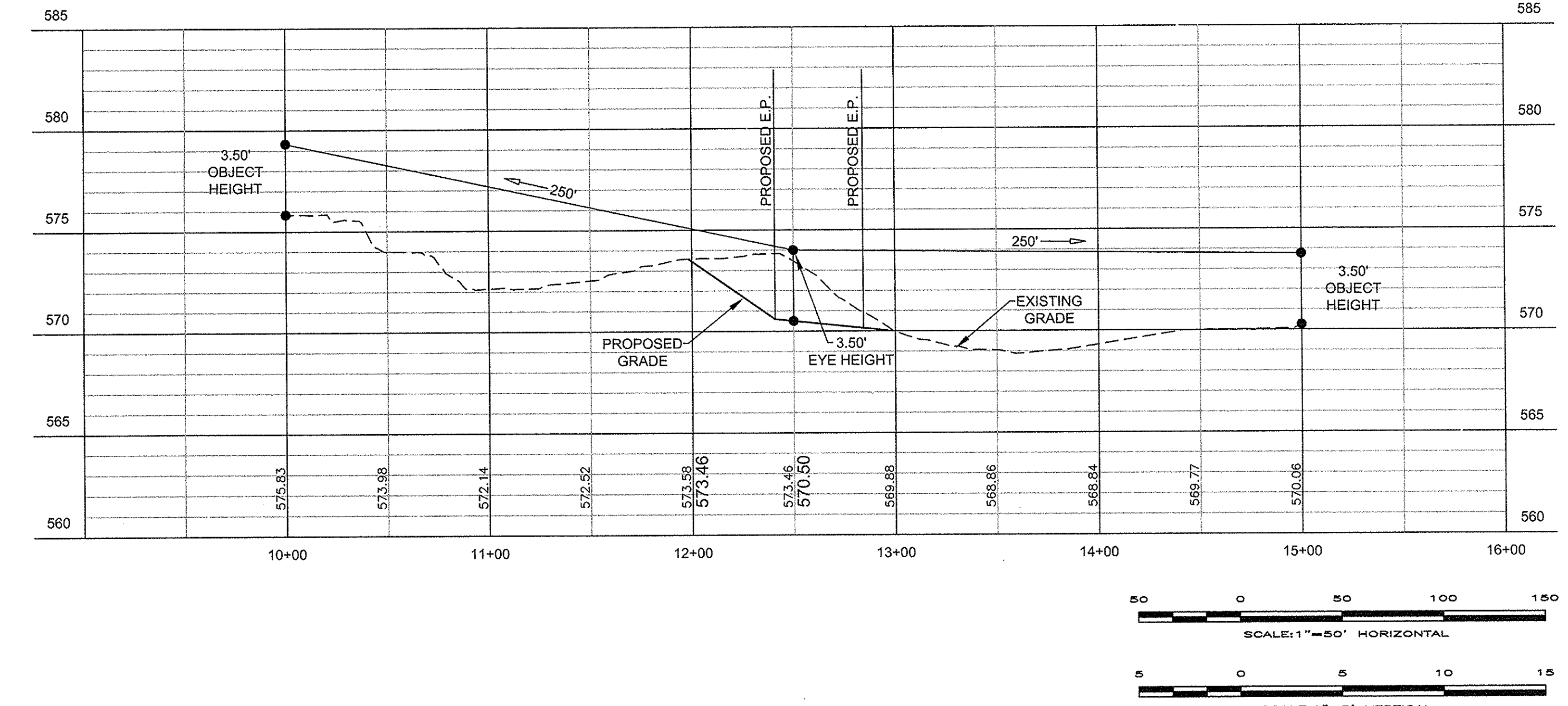
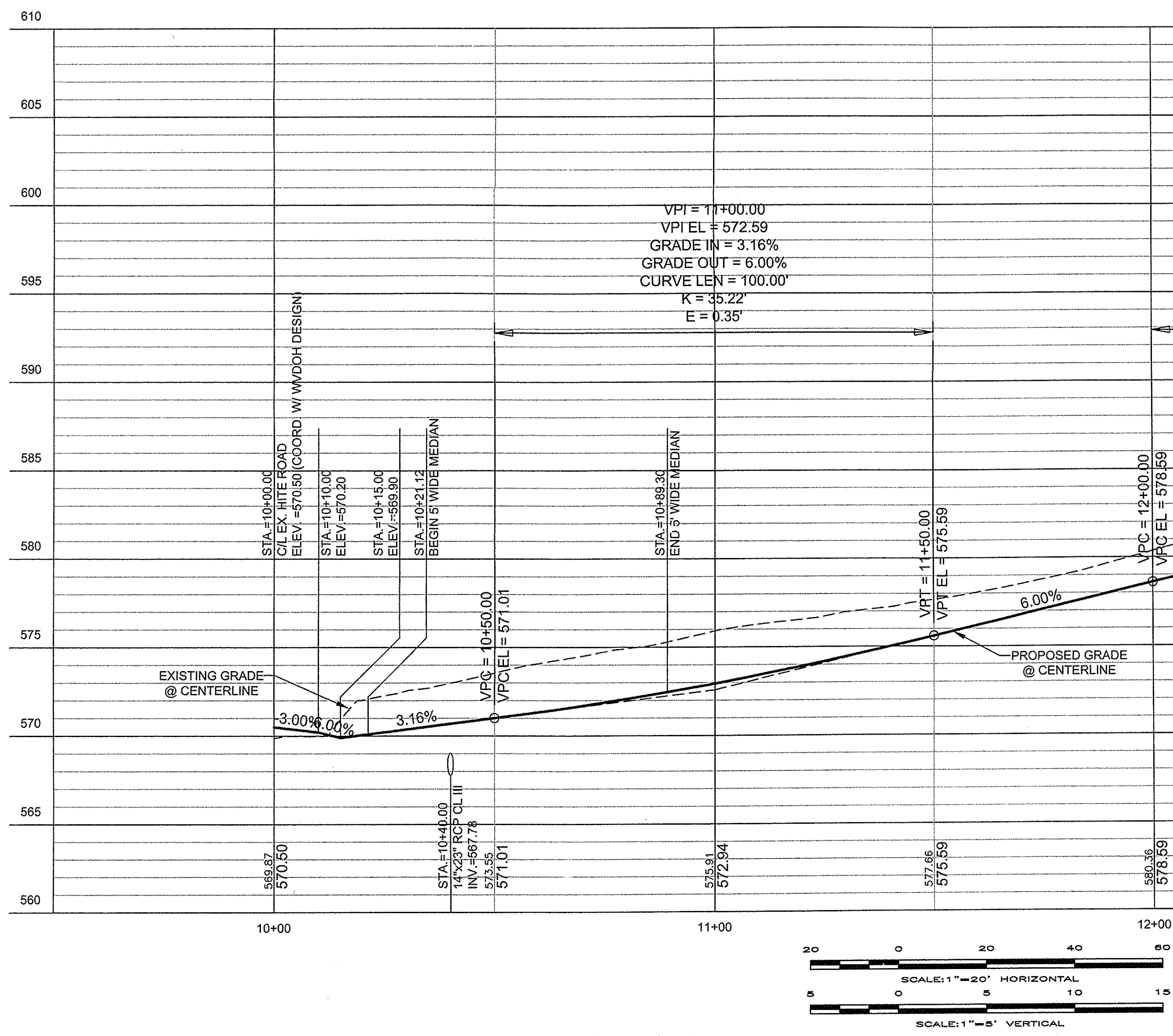
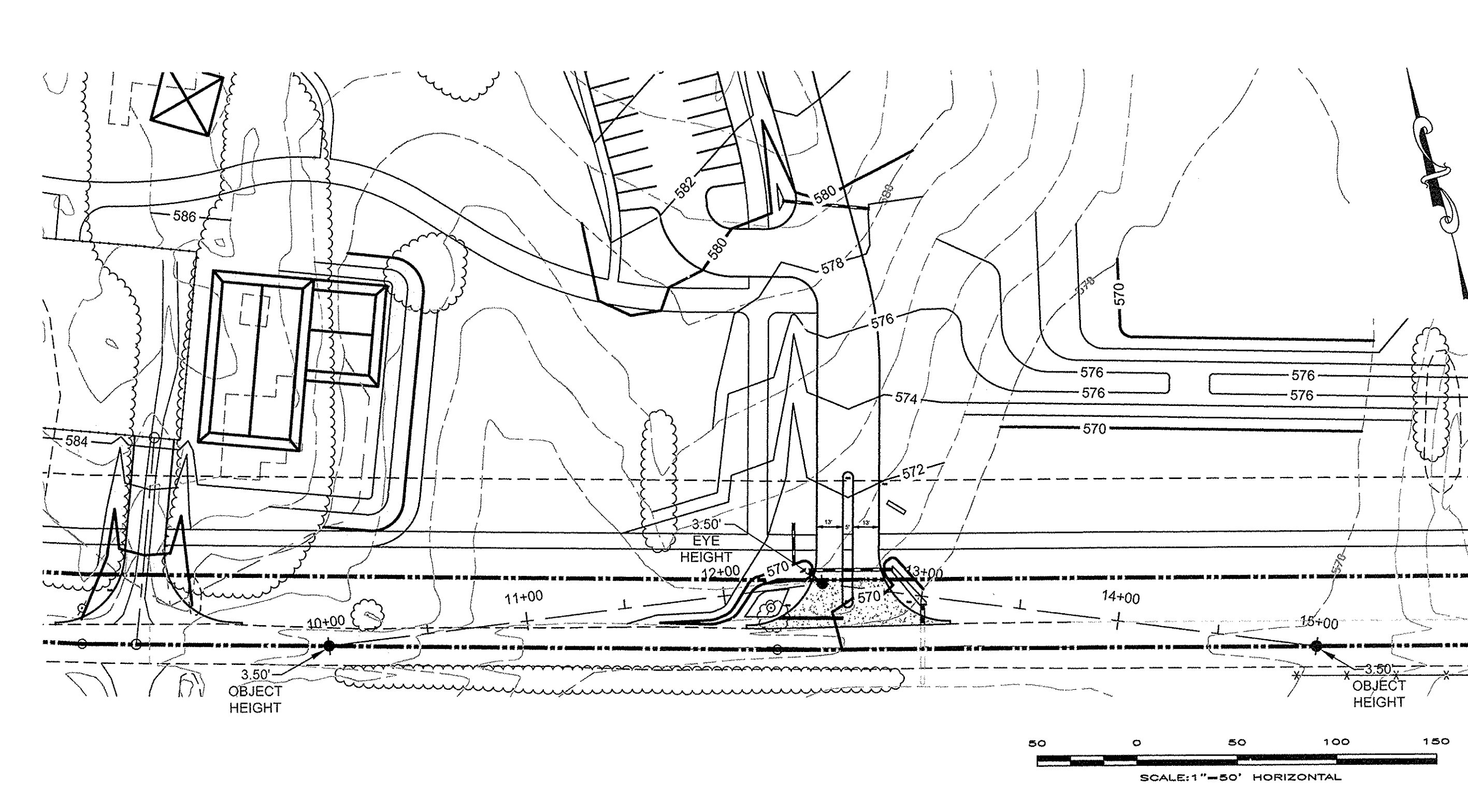
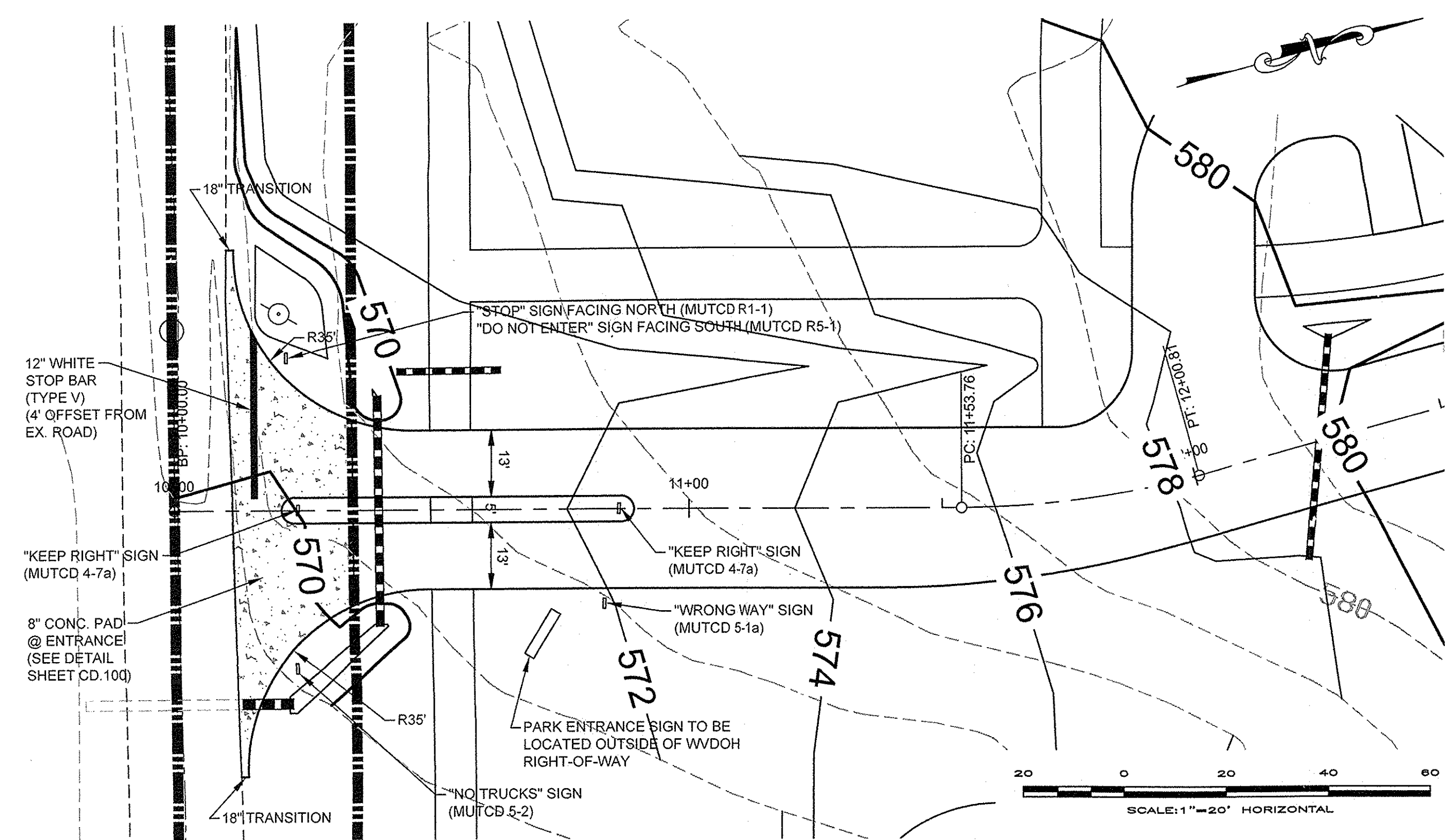
Issued for
Jefferson County Parks and Recreation Commission

Entrance Road
 Plan & Profile

Drawing Number
CP.102

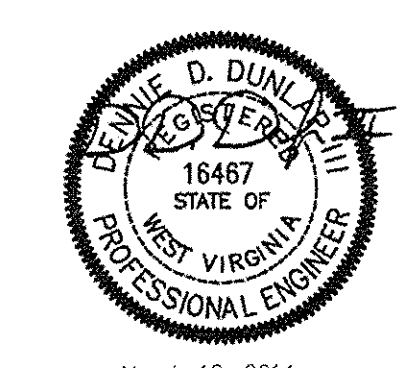
JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Road Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9	Parcel Number: 2.17	
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

LPDA Project Number
 1103-08



JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
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 Name: Jefferson County Parks and Recreation Commission
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 Shenandoah Junction, West Virginia 25442
 2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Project Title
Final Site Plan
Hite Road Park



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
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6	Entrance Rev.	01/22/14
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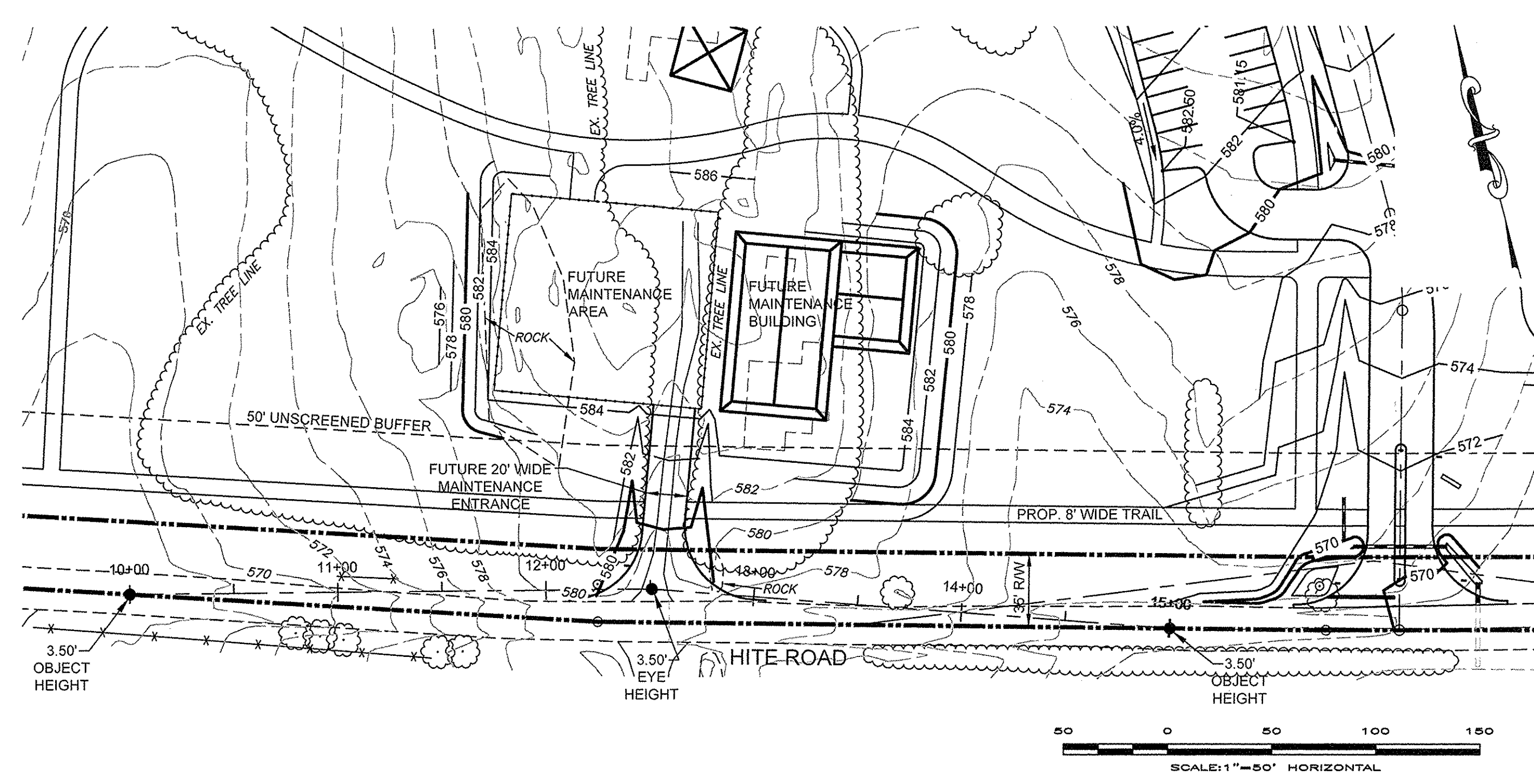
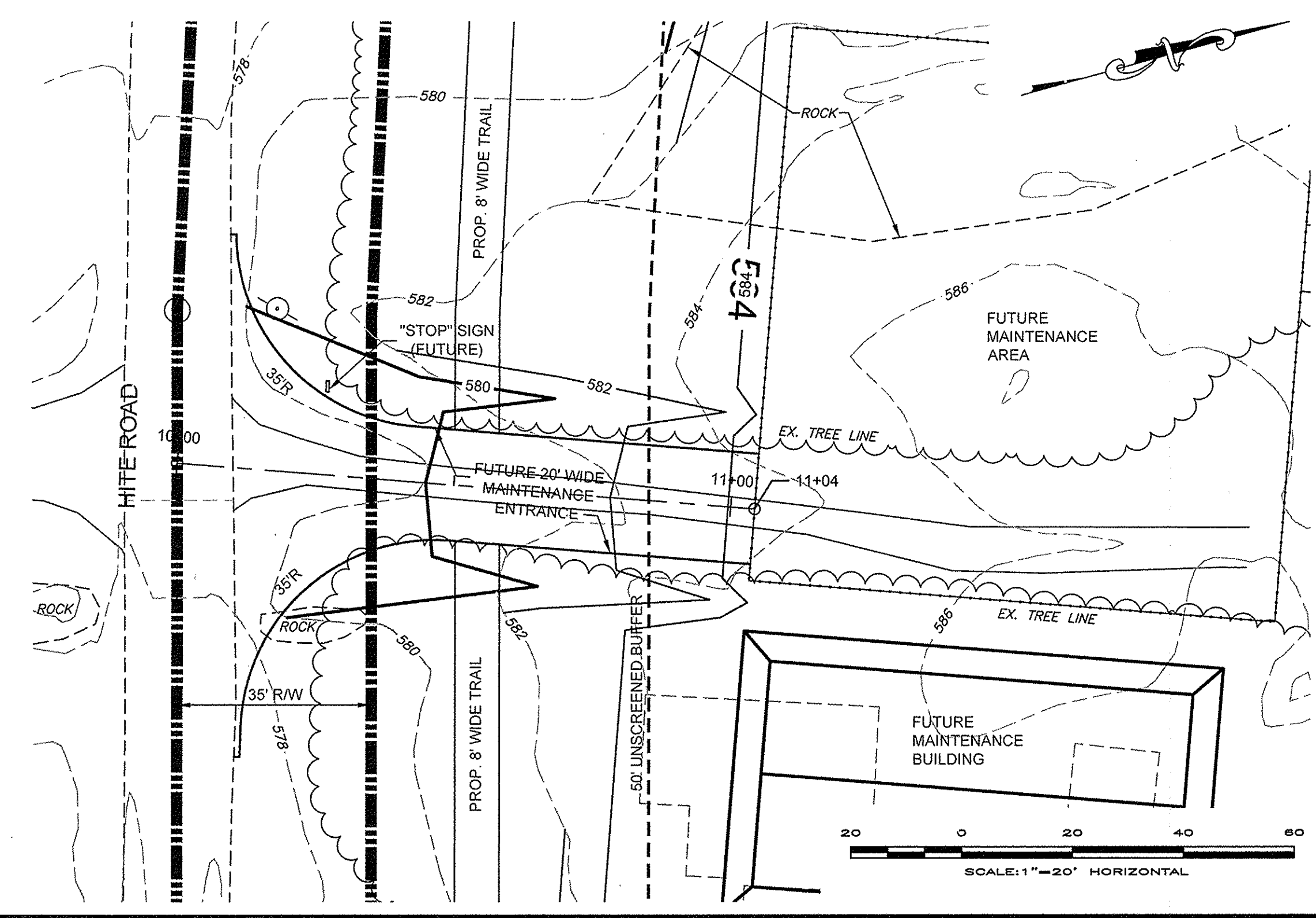
Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

Issued for
Jefferson County Parks and Recreation Commission

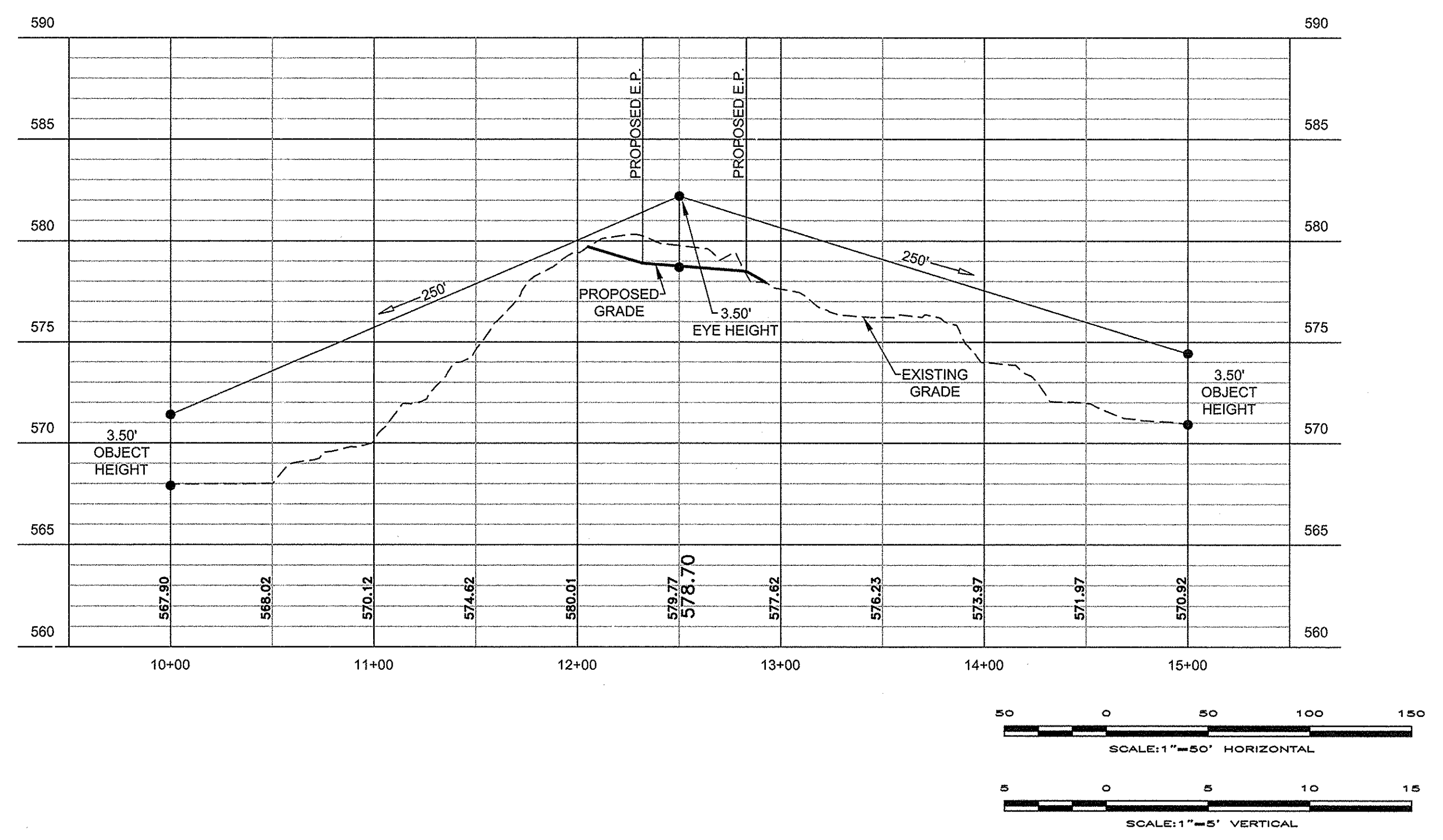
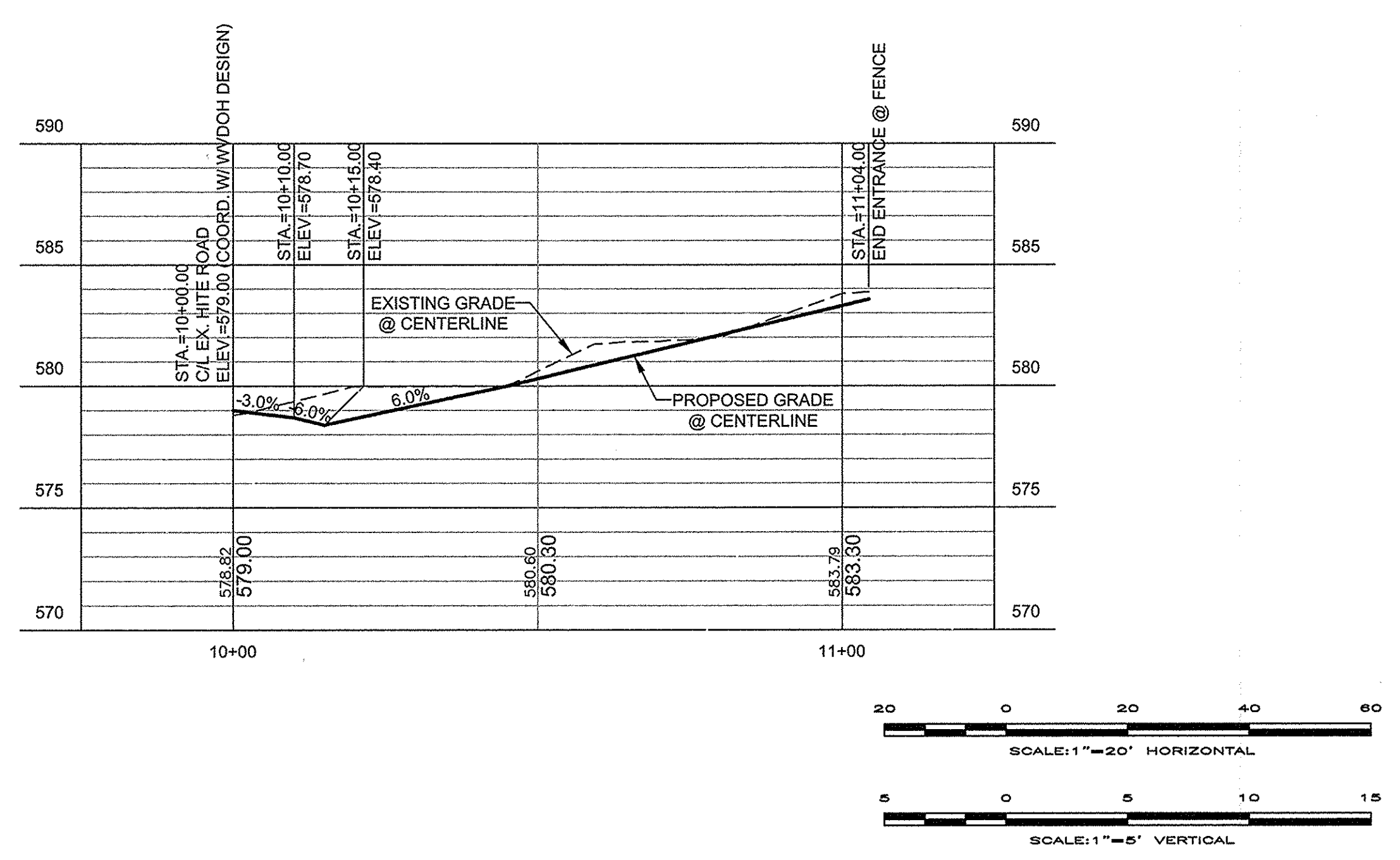
Drawing Title
Entrance Road
Sight Distance
Plan & Profile

Drawing Number
CP.103

LPDA Project Number
 1103-08

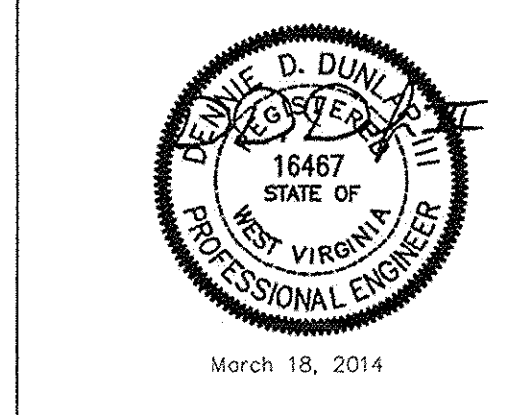


NOTE:
 AN UPDATED LETTER OR NEW WVDOT ENTRANCE PERMIT IS REQUIRED BEFORE USE OF THIS MAINTENANCE ENTRANCE.



Project Title

Final Site Plan
Hite Road Park



No.	Revision	Date
1	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

Issued for
Jefferson County Parks and Recreation Commission

Future Maintenance Road Sight Distance Plan & Profile

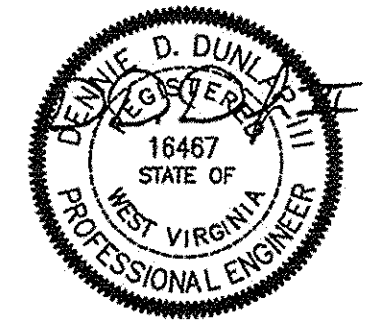
JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Road Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9		Parcel Number: 217
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

Drawing Number
CP.103.1

LPDA Project Number
 1103-08

Project Title

Final Site Plan
Hite Road Park



March 18, 2014

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4	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

Issued for
Jefferson County Parks and Recreation Commission

Drawing Title

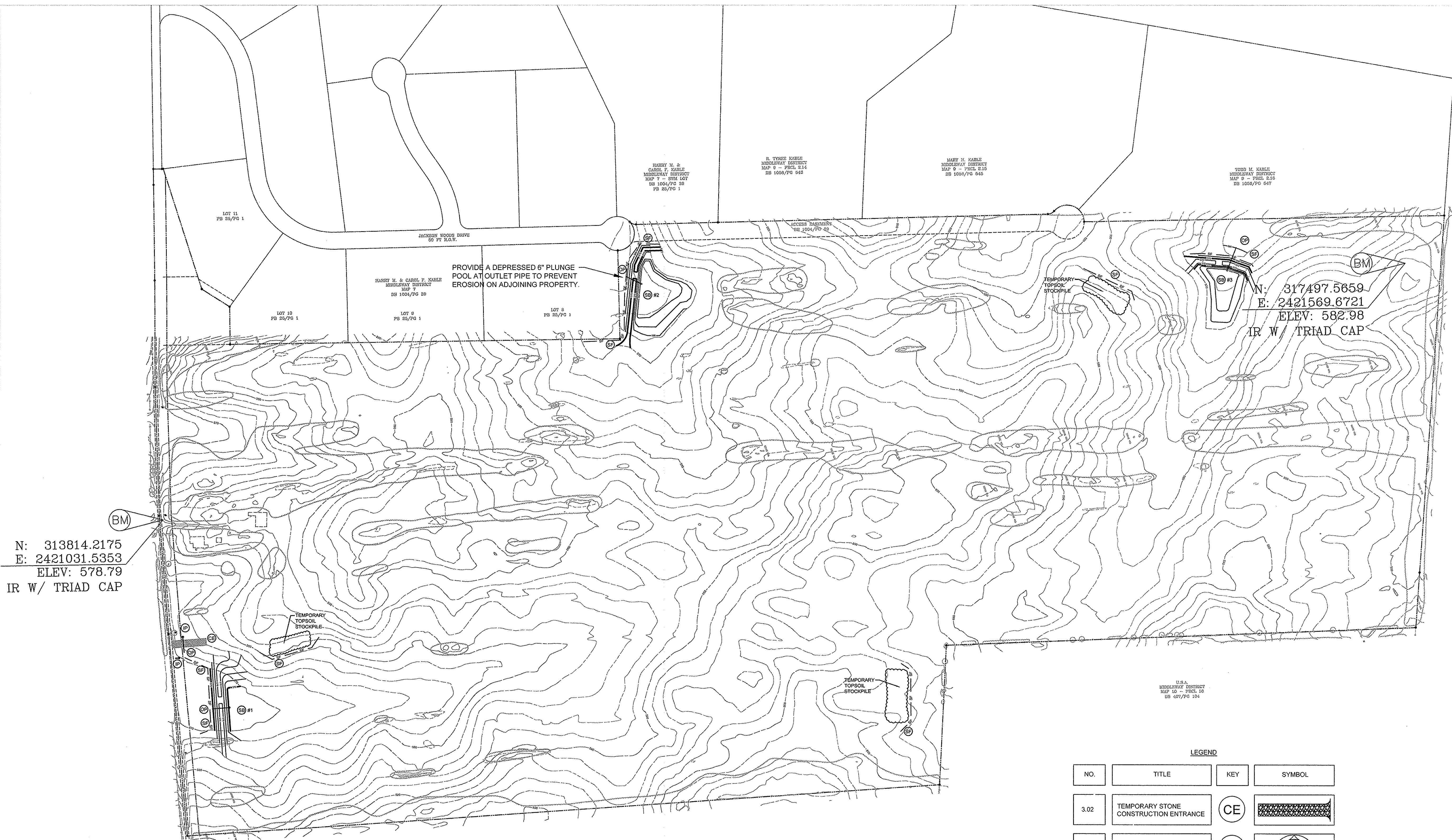
Initial E&S
Control Plan

Drawing Number

CE.100

LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Road Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9		Parcel Number: 217
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane		
Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



N: 313814.2175
 E: 2421031.5353
 ELEV: 578.79
 IR W/ TRIAD CAP

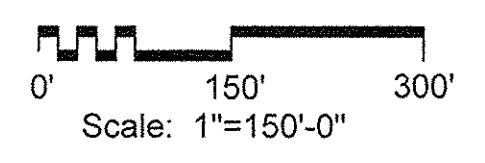
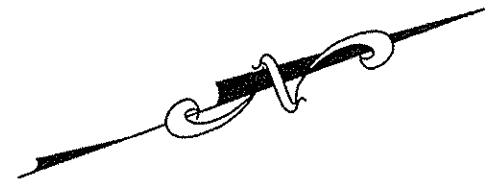
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 ELEV: 582.98
 IR W/ TRIAD CAP

LEGEND

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	[Symbol]
3.30	TEMPORARY SEDIMENT BASIN	SB	[Symbol]
3.17	OUTLET PROTECTION	OP	[Symbol]
3.33	STORM DRAIN INLET PROTECTION	IP	[Symbol]
3.27	SILT FENCE	SF	[Symbol]

NOTES:

- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS.
- FILL SHALL BE COMPACTED TO PREVENT EROSION.
- ALL GRADING SHALL PROVIDE PROPER DRAINAGE AND DISPOSE OF STORM WATER WITHOUT PONDING.
- EXCAVATION OR FILL SHALL NOT ENDANGER ADJOINING PROPERTY.
- CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL FEATURES IN ACCORDANCE WITH JEFFERSON COUNTY AND THE STATE OF WEST VIRGINIA REQUIREMENTS.
- THE JEFFERSON COUNTY ENGINEERING DEPARTMENT SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF ANY WORK RELATED TO THIS PROJECT.
- ONCE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, AN INSPECTION MUST BE PERFORMED BY THE JEFFERSON COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF ANY SITE GRADING.
- RIP RAP USED FOR OUTLET PROTECTION SHALL BE D50 = 6", CLASS A-1, PERMANENT.
- BENCHMARK DATUM IS BASED ON NAD 83. COORDINATES ARE BASED ON WEST VIRGINIA STATE PLANE GRID NORTH.
- LIMITS OF DISTURBANCE SHALL BE AS INDICATED. THE ESTIMATED DISTURBED AREA FOR THIS PROJECT IS 85 ACRES±.
- SEE ENGINEERING REPORT FOR DRAINAGE AREAS.





N: 313814.2175
 E: 2421031.5353
 ELEV: 578.79
 IR W/ TRIAD CAP

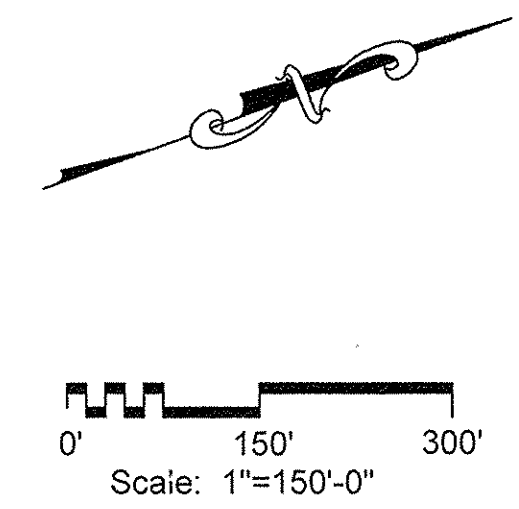
317497.5659
 2421569.6721
 ELEV: 582.98
 IR W/ TRIAD CAP

- NOTES:**
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS.
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 - LIMITS OF DISTURBANCE SHALL BE AS INDICATED. THE ESTIMATED DISTURBED AREA FOR THIS PROJECT IS 85 ACRES±.
 - SEE ENGINEERING REPORT FOR DRAINAGE AREAS.

LEGEND

--- LIMITS OF DISTURBANCE

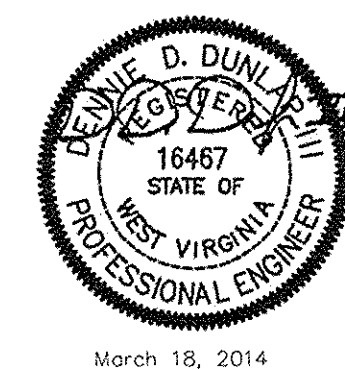
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3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.30	TEMPORARY SEDIMENT BASIN	SB	
3.17	OUTLET PROTECTION	OP	
3.33	STORM DRAIN INLET PROTECTION	IP	
3.27	SILT FENCE	SF	
3.15	TEMPORARY DIVERSION DIKE	DD	
3.05	ROCK CHECK DAMS	CD	
3.29	TEMPORARY SEDIMENT TRAP	ST	
	NORTH AMERICAN GREEN FLEXIBLE CHANNEL LINER	NAG	



JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442

2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Project Title
Final Site Plan
Hite Road Park



March 18, 2014

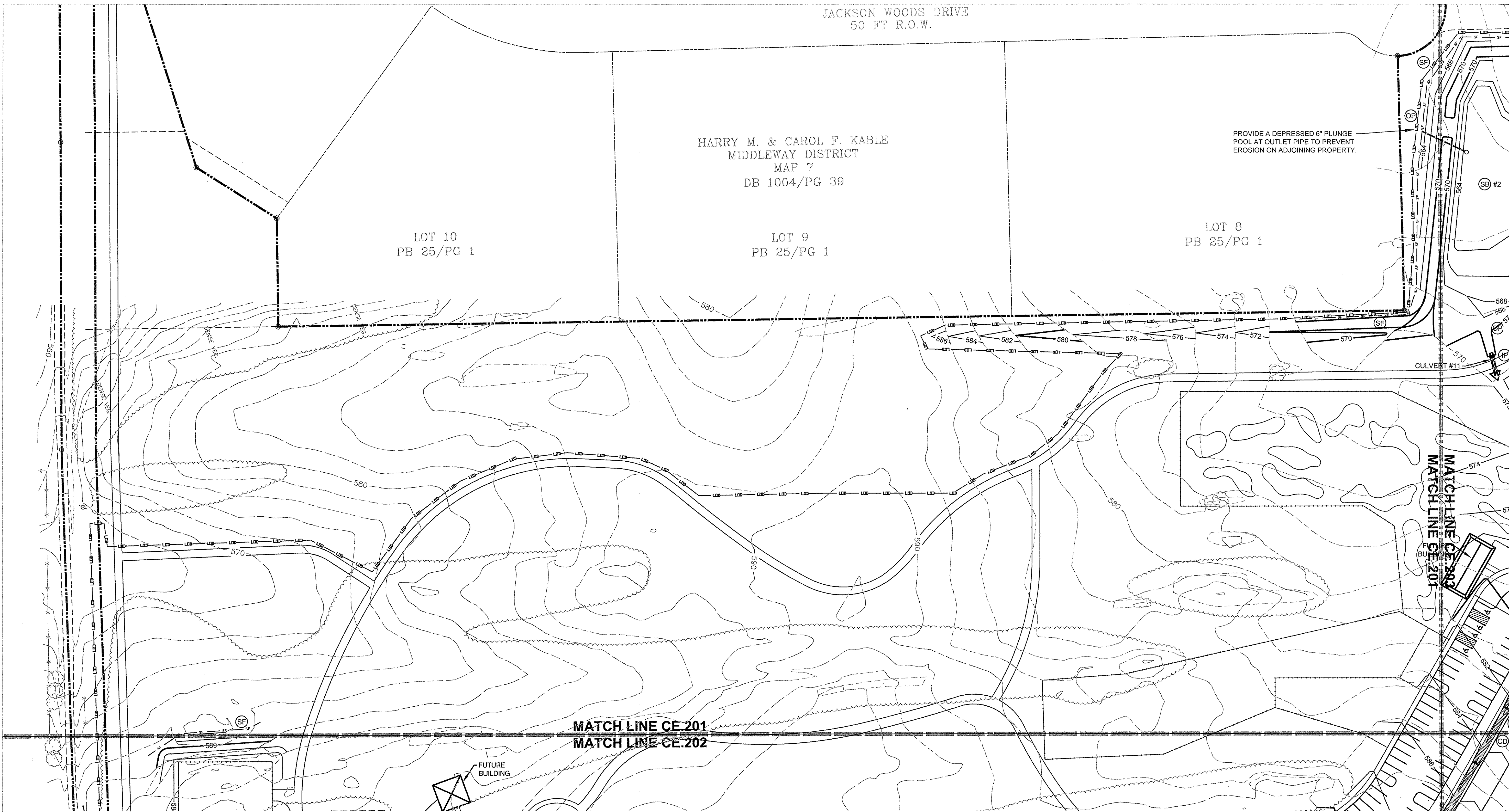
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1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	07/15/13
4	Entrance Rev.	01/09/14
5	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

Issued for
Jefferson County Parks and Recreation Commission

Drawing Title
Overall Final E&S Control Plan

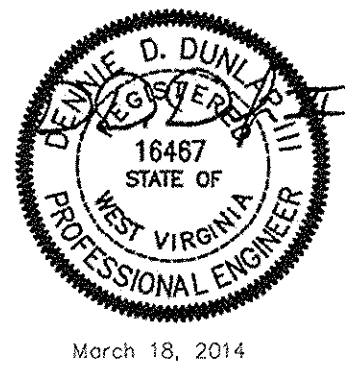
Drawing Number
CE.200



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OFFICE LOCATIONS
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Project Title
**Final Site Plan
Hite Road Park**



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

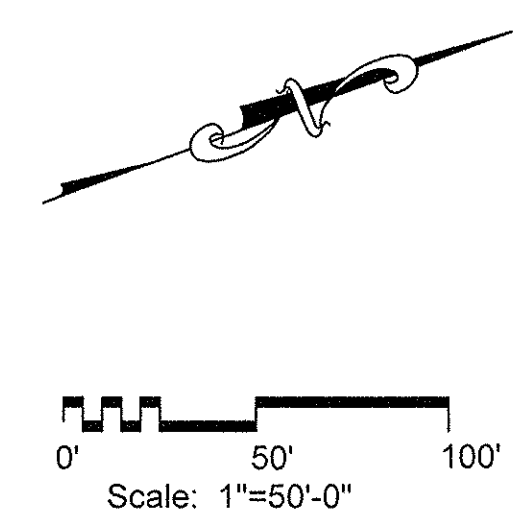
Drawn by: TRIAD Checked by: DDD
Scale: Date: May 21, 2012

Issued for
**Jefferson County Parks
and Recreation
Commission**

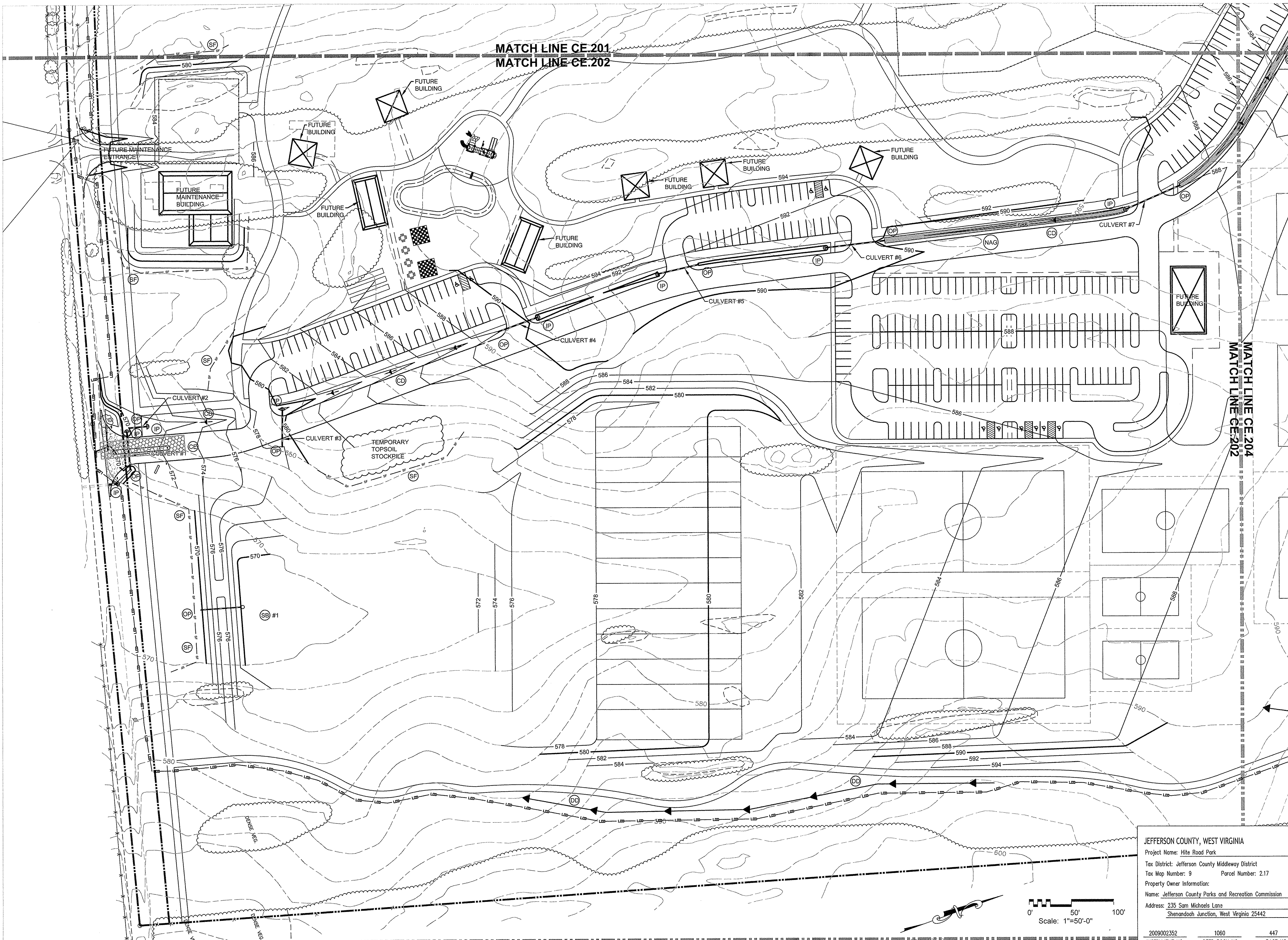
Drawing Title
**Final E&S
Control Plan**

Drawing Number
CE.201

LPDA Project Number
1103-08



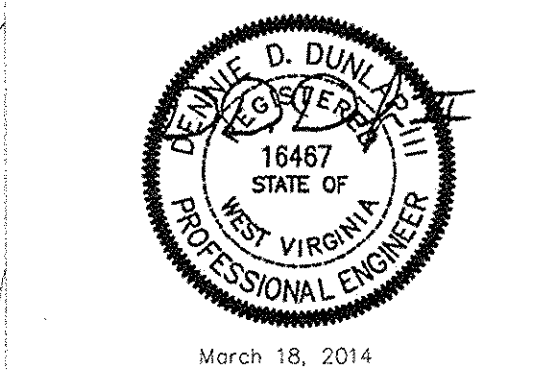
JEFFERSON COUNTY, WEST VIRGINIA
Project Name: Hite Road Park
Tax District: Jefferson County Middleway District
Tax Map Number: 9 Parcel Number: 2.17
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 OFFICE LOCATIONS
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Project Title
**Final Site Plan
 Hite Road Park**



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Blid Set	04/29/13
3	Entrance Rev.	07/15/13
4	Entrance Rev.	01/09/14
5	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: _____ Date: May 21, 2012

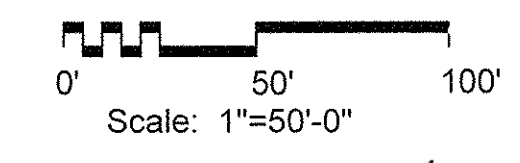
Issued for
**Jefferson County Parks
 and Recreation
 Commission**

Drawing Title
**Final E&S
 Control Plan**

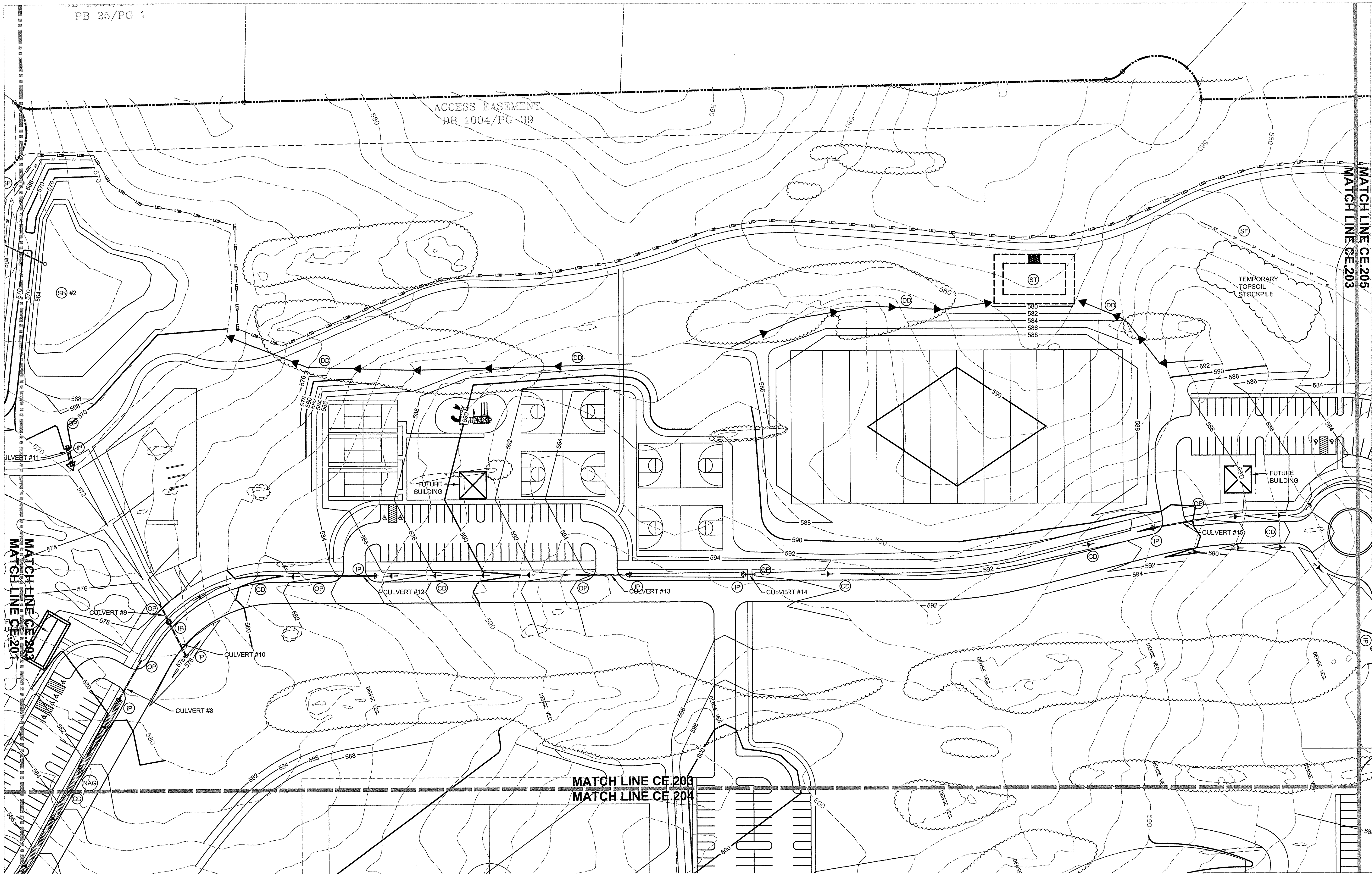
Drawing Number
CE.202

LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: **Hite Road Park**
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
 Property Owner Information:
 Name: **Jefferson County Parks and Recreation Commission**
 Address: **235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442**



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 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

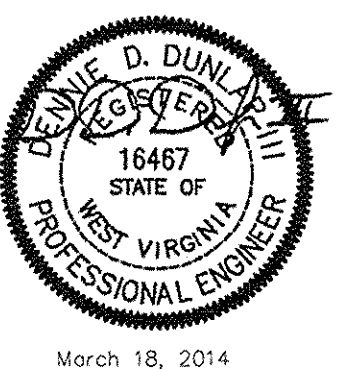


MATCH LINE CE 205
MATCH LINE CE 203

MATCH LINE CE 203
MATCH LINE CE 201

MATCH LINE CE 203
MATCH LINE CE 204

Project Title
Final Site Plan
Hite Road Park



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

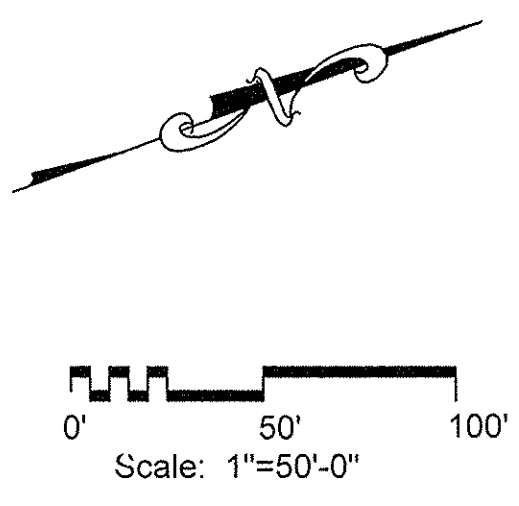
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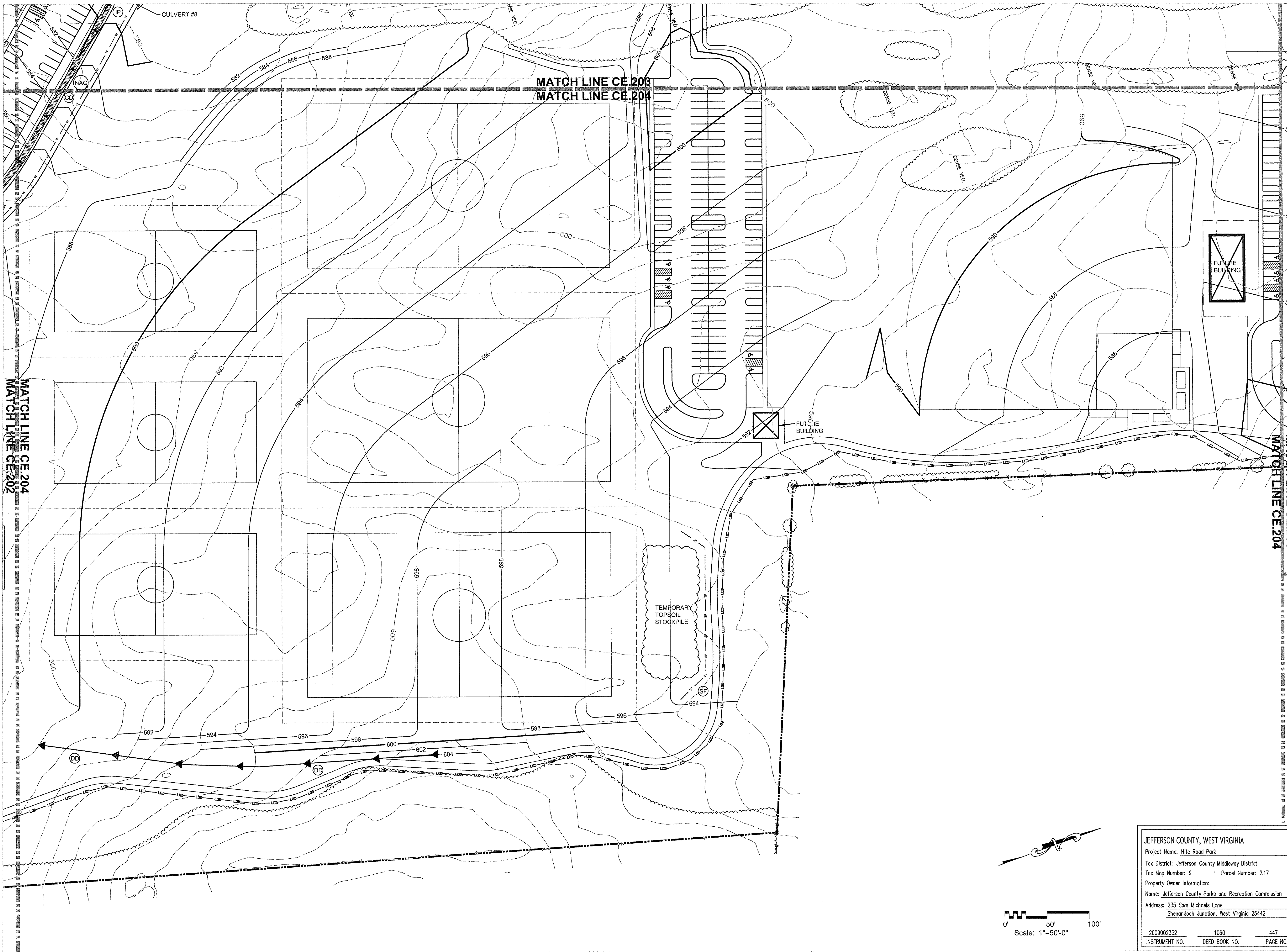
Issued for
Jefferson County Parks and Recreation Commission

Drawing Title
Final E&S Control Plan

Drawing Number
CE.203

JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442
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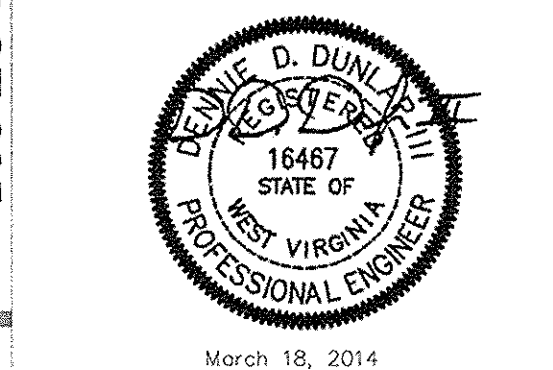




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Project Title
Final Site Plan
Hite Road Park



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

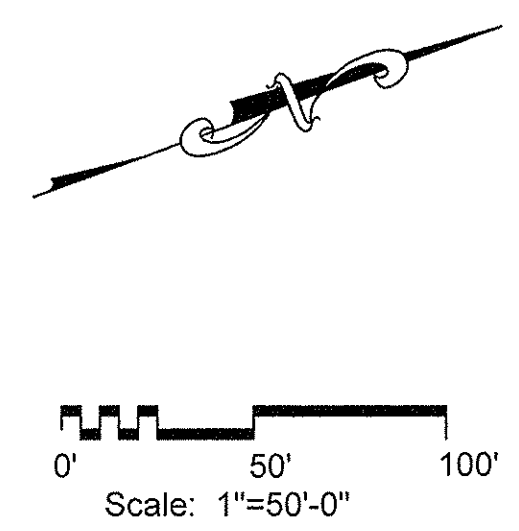
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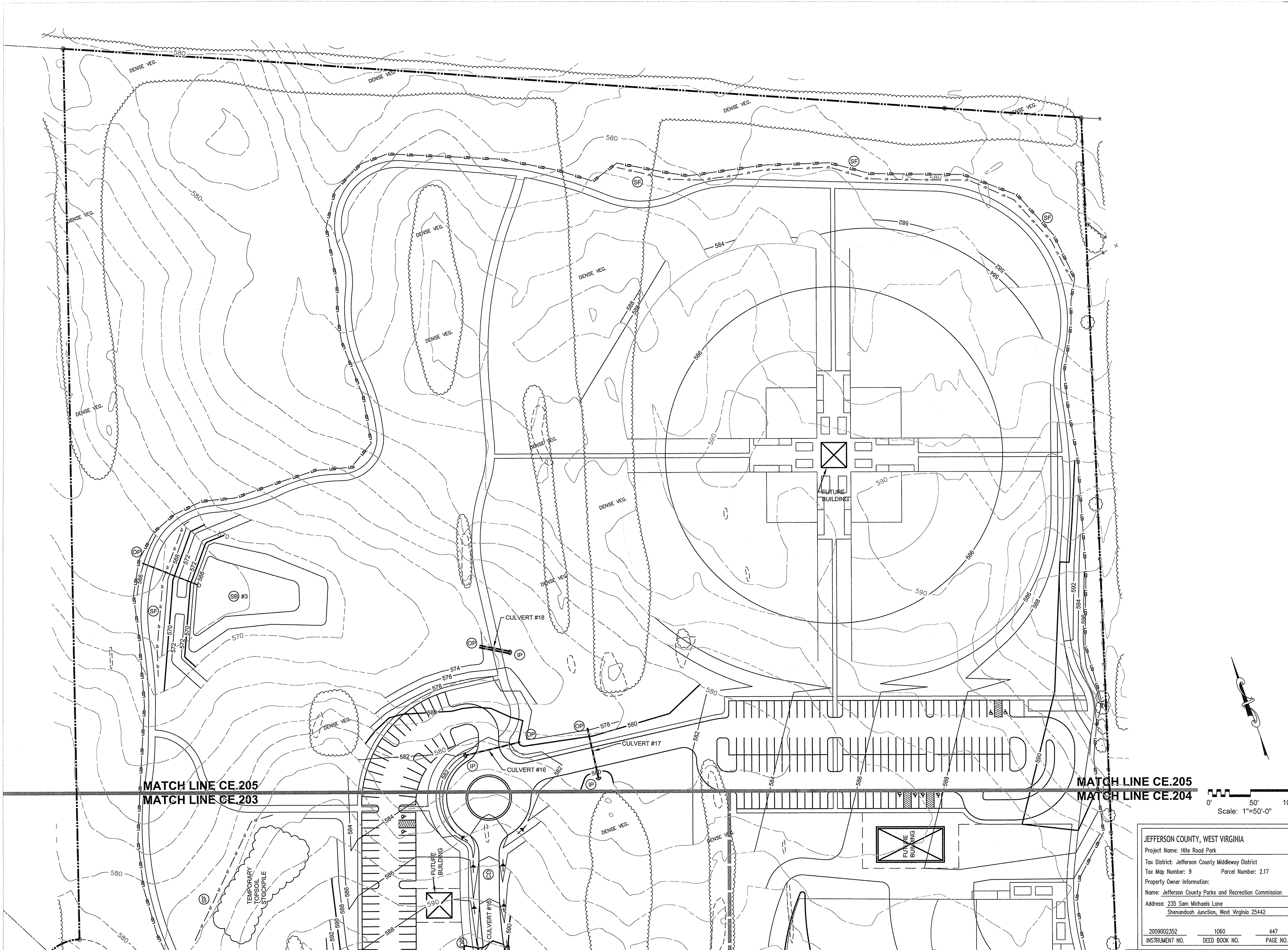
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Final E&S Control Plan

Drawing Number
CE.204

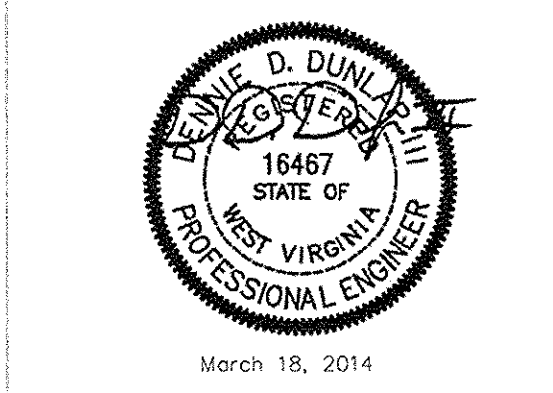
LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
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Project Title
Final Site Plan
Hite Road Park



No.	Revision	Date
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2	Bid Set	04/29/13
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4	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
 Scale: Date: May 21, 2012

Issued for
Jefferson County Parks and Recreation Commission

Drawing title
Final E&S Control Plan

Drawing Number
CE.205

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Road Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9	Parcel Number: 2.17	
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

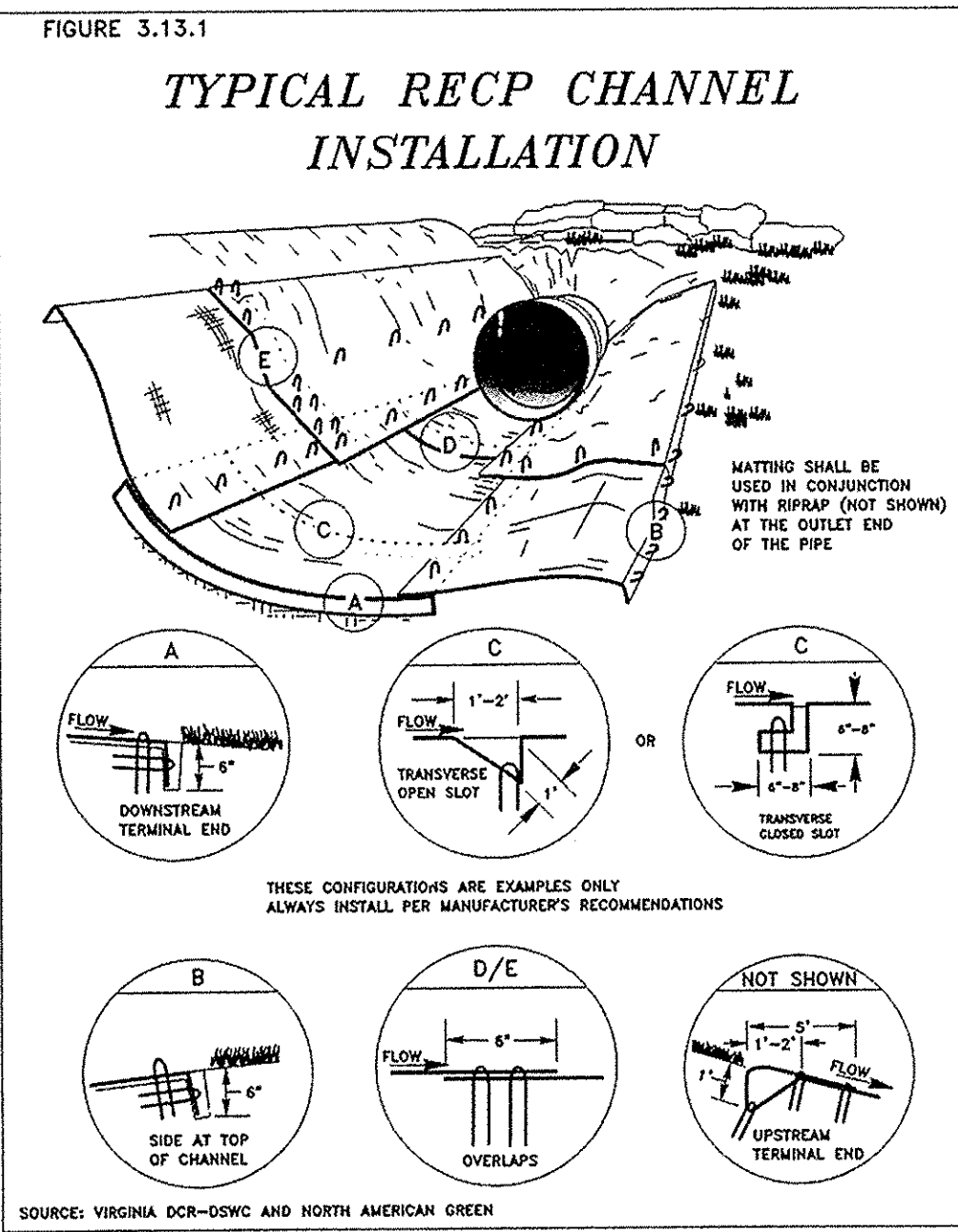
EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE WITH THE APPROPRIATE EROSION AND SEDIMENT CONTROL DIRECTOR 48 HOURS PRIOR TO BEGINNING WORK.
2. ALL EROSION CONTROL DEVICES AS SHOWN OR AS REQUIRED ARE TO BE CONSTRUCTED TO STANDARDS AND SPECIFICATIONS OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BMP MANUAL (LATEST EDITION) AND ARE TO BE IN PLACE PRIOR TO ALL CONSTRUCTION.
3. THIS PLAN IS NOT COMPLETE WITHOUT THE APPROVED NARRATIVE.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDED AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
5. ALL DISTURBED AREAS NOT PAVED OR BUILT UPON ARE TO BE FERTILIZED, SEEDED, AND MULCHED BY THE CONTRACTOR IN ACCORDANCE WITH THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BMP MANUAL (LATEST EDITION).
6. ALL DRAIN INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.
7. GRADE AREAS ADJACENT TO BUILDING TO ACHIEVE DRAINAGE AWAY FROM THE STRUCTURE AND TO PREVENT PONDING IN SWALES.
8. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 21 DAYS.
9. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.
10. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND- DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

11. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
12. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - D. MATERIAL USED FOR BACK FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - E. RESTABILIZATION SHALL BE ACCOMPANIED IN ACCORDANCE WITH THESE REGULATIONS.
 - F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
13. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

14. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

15. ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE TOP SEEDED, MULCHED AND FERTILIZED. PERFORM PERMANENT TOP SOILING, SEEDING, LANDSCAPING, FERTILIZING, AND MULCHING AS SOON AFTER FINISH GRADING AS POSSIBLE. SEEDING SHALL COMPLY WITH THE FOLLOWING:
 - A. TOPSOIL - 4 INCH MINIMUM FOR PERMANENT TURF
 - B. FERTILIZER - 450 POUNDS PER ACRES OF 10-20-10 FERTILIZER OR EQUIVALENT POUNDAGE OF DIFFERENT ANALYSIS. WORK INTO SOIL PRIOR TO SEEDING.
 - C. LIME (PERMANENT SEEDING) - AGRICULTURAL LIME SPREAD AT RATE OF 2 TONS/ACRE. WORK INTO SOIL PRIOR TO SEEDING.
 - D. MULCH-CHOPPED STRAW AT RATE OF 2 TON PER ACRE AND TACKED IN PLACE. HYDRO-MULCH AT RATE OF 30 BALES PER ACRE.

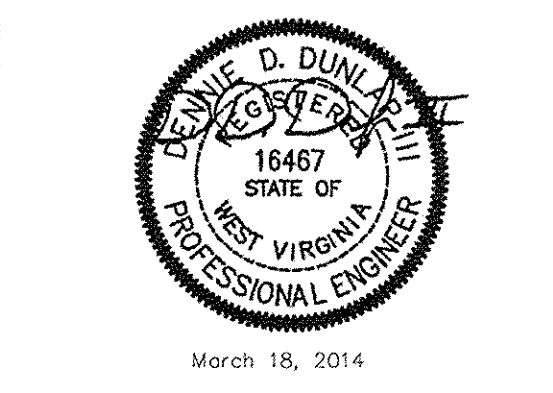
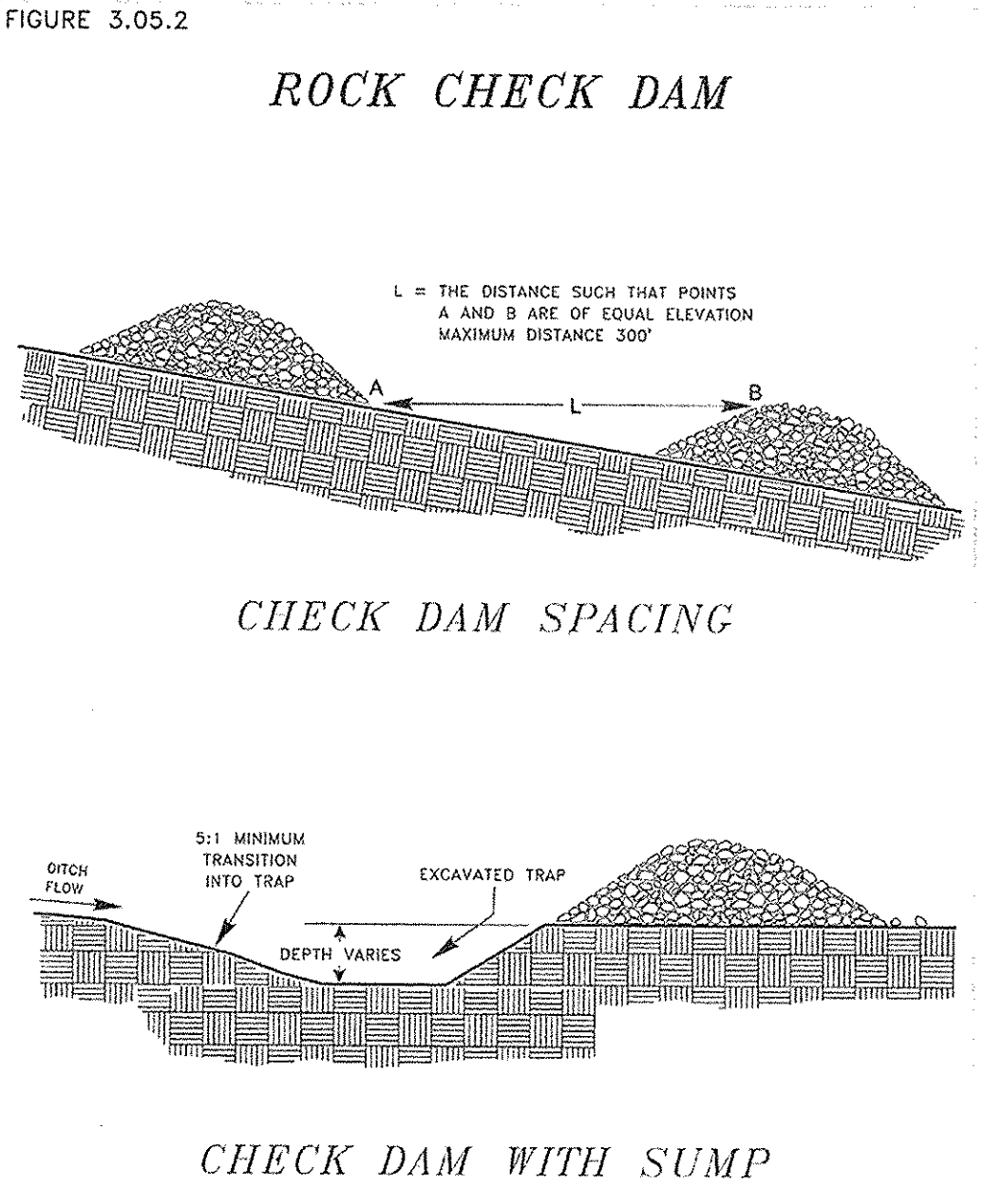
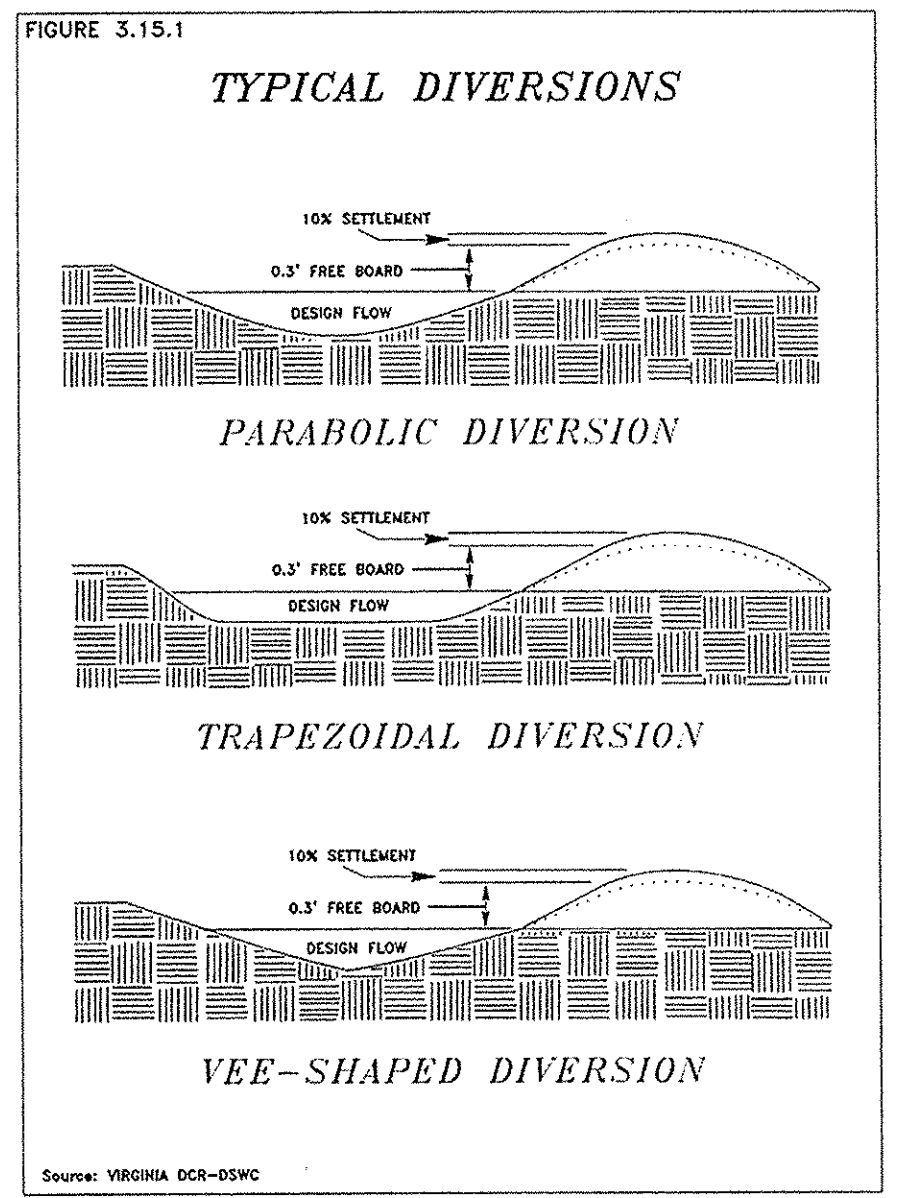
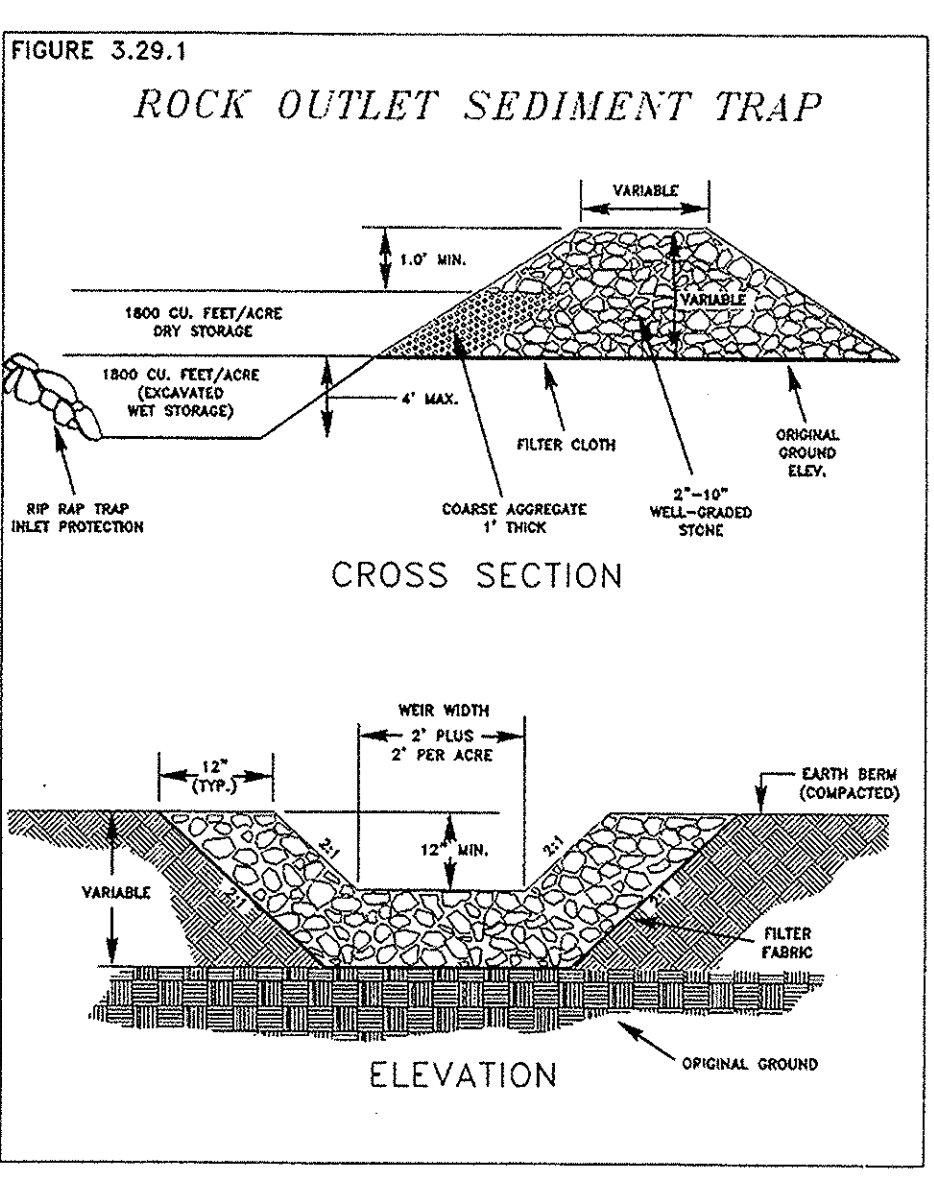
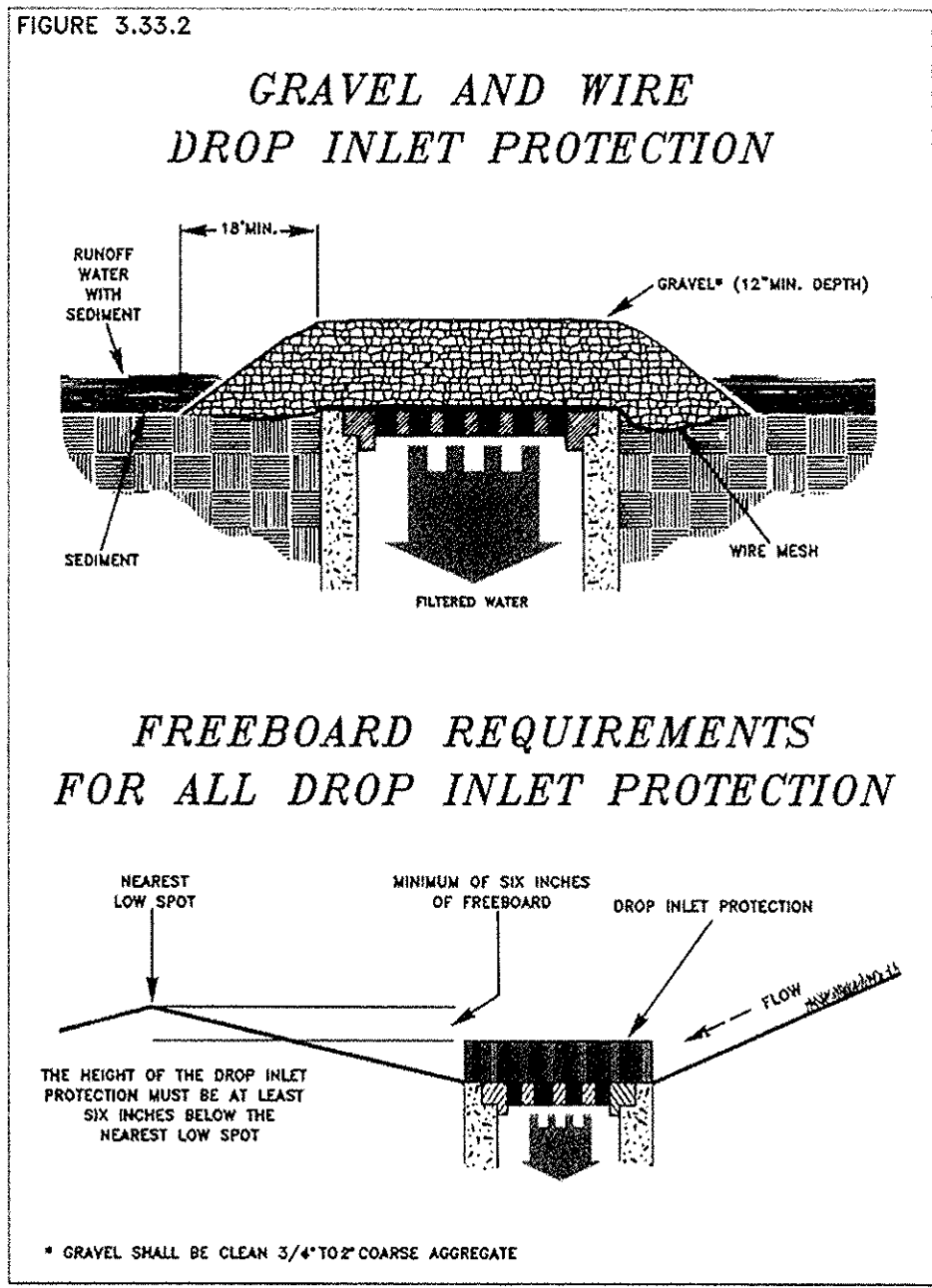
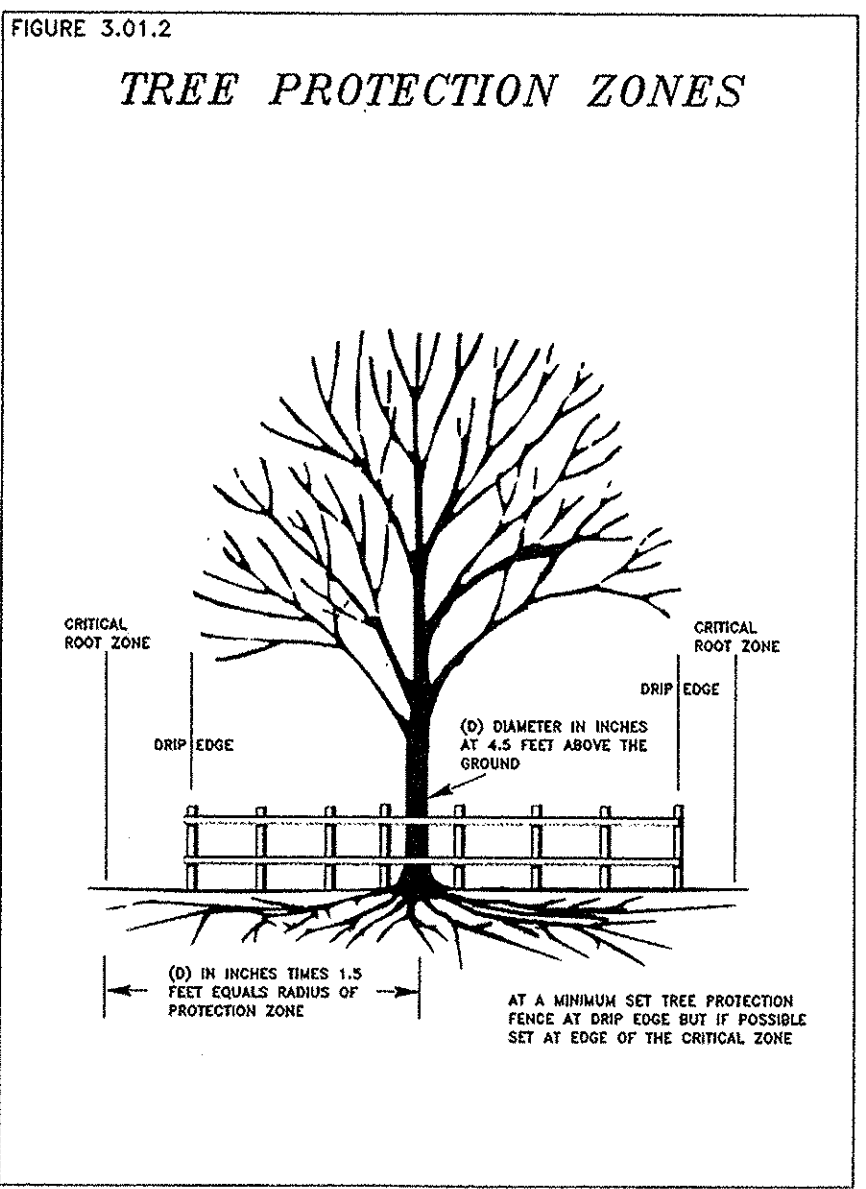
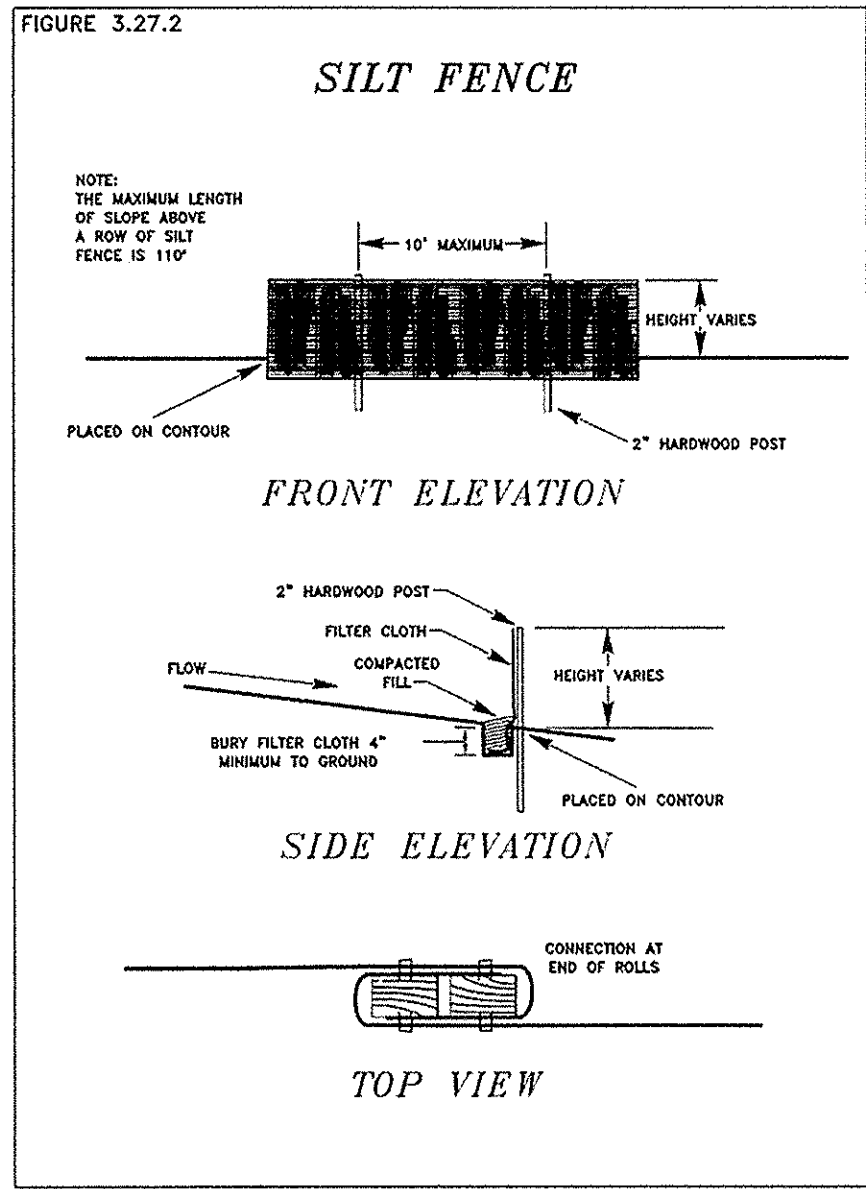


SEEDING SPECIFICATIONS

TEMPORARY CONTROL MEASURES:
 TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE IN ORDER TO PREVENT ACCELERATED EROSION AND TRANSPORTATION OF SEDIMENT DURING SITE DISTURBANCE. SILT FENCE WILL BE USED TO LIMIT SEDIMENTATION FROM SMALL UPHILL AREAS. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 7 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL IMMEDIATELY RECEIVE TEMPORARY SEEDING AND MULCH. IF THE SEASON PREVENTS ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL AT A RATE OF 2.0 TONS PER ACRE. ALL CRITICAL AREAS (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF FINAL GRADE IN COMBINATION WITH STRAW OR MULCH, OR A SUITABLE EQUIVALENT AT A RATE OF 2.0 TONS PER ACRE. THE DESIGN OF THE PROJECT INTENDS TO DISTURB AS LITTLE OF THE SITE AS POSSIBLE.

PERMANENT CONTROL MEASURES:
 PERMANENT CONTROL MEASURES WILL BE INSTALLED IN THEIR PROPER SEQUENCE THROUGHOUT THE CONSTRUCTION PERIOD. THESE MEASURES WILL PREVENT EROSION ONCE CONSTRUCTION ACTIVITY IS COMPLETE. PERMANENT CONTROL MEASURES FOR THIS PROJECT INCLUDE THE ESTABLISHMENT OF PERMANENT COVER AND INSTALLATION OF RIP-RAP APRONS AT STORM PIPE OUTLETS. ALL AREAS SHALL BE PERMANENTLY SEEDED AND MULCHED WITHIN ONE WEEK OF REACHING FINAL GRADE, OTHERWISE TEMPORARY REQUIREMENTS SHALL BE MET. ADDITIONALLY, ALL AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS IF THE AREA IS TO REMAIN UNWORKED FOR A PERIOD OF 21 DAYS OR MORE. DURING THE FIRST GROWING SEASON AFTER REACHING FINAL GRADE, A PERMANENT SEED MIXTURE WILL BE ADDED. ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

SEED: FALL - RYE, TWO 1/2 BUSHELS PER ACRE (SEPTEMBER 1 - NOVEMBER 15)
 SPRING - OATS, TWO 1/2 BUSHELS PER ACRE (MARCH 1 - MAY 15)
MULCH: 2.0 TONS PER ACRE
MULCH BINDER: EMULSIFIED ASPHALT SS-1 AT THE RATE OF 150 GALLONS PER ACRE
FERTILIZER: 3 TON DOLOMITIC LIMESTONE/ACRE, 600 LBS.; 10-10-10/ACRE



No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: ODD
 Scale: Date: May 21, 2012

Issued for
Jefferson County Parks and Recreation Commission

E&S Control
 Notes & Details

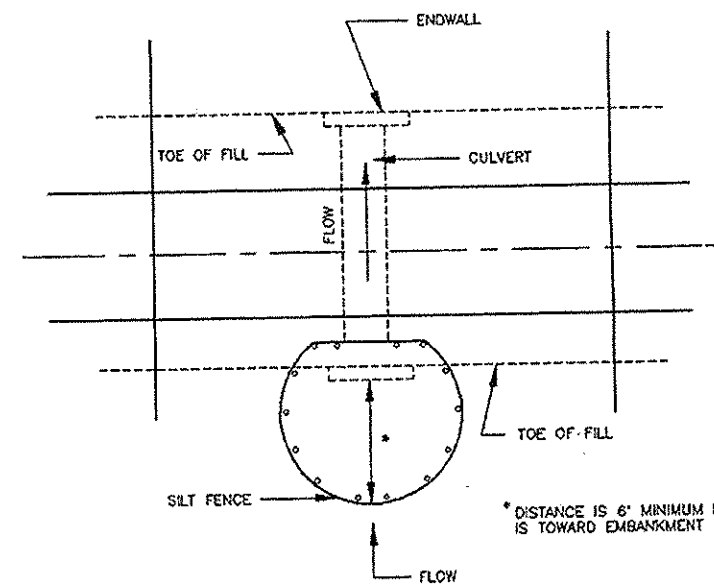
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CE.206

LPDA Project Number
 1103-08

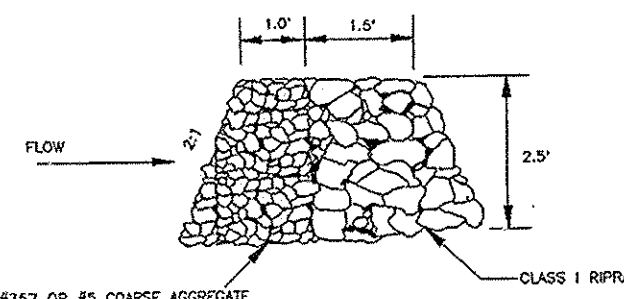
JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: **Hite Road Park**
 Tax District: **Jefferson County Middleway District**
 Tax Map Number: **9** Parcel Number: **217**
 Property Owner Information:
 Name: **Jefferson County Parks and Recreation Commission**
 Address: **235 Sam Michaels Lane**
Shenandoah Junction, West Virginia 25442

2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SILT FENCE CULVERT INLET PROTECTION



OPTIONAL STONE COMBINATION



Source: Adapted from VDOT Standard Sheets and Va. DSWC

Plate 3.08-1

III - 49

Top View

Trash Rack Assembly

Elev. A

NOTE: CUSTOM SIZES AVAILABLE UPON REQUEST

PART NO	48" PYRAMID TRASH RACK WITH CONCRETE RISER	<p>PLASTIC SOLUTIONS INC. P.O. Box 4386 Winchester, VA 22604 877-877-9227 www.plastic-solution.com</p>
PYD 48		

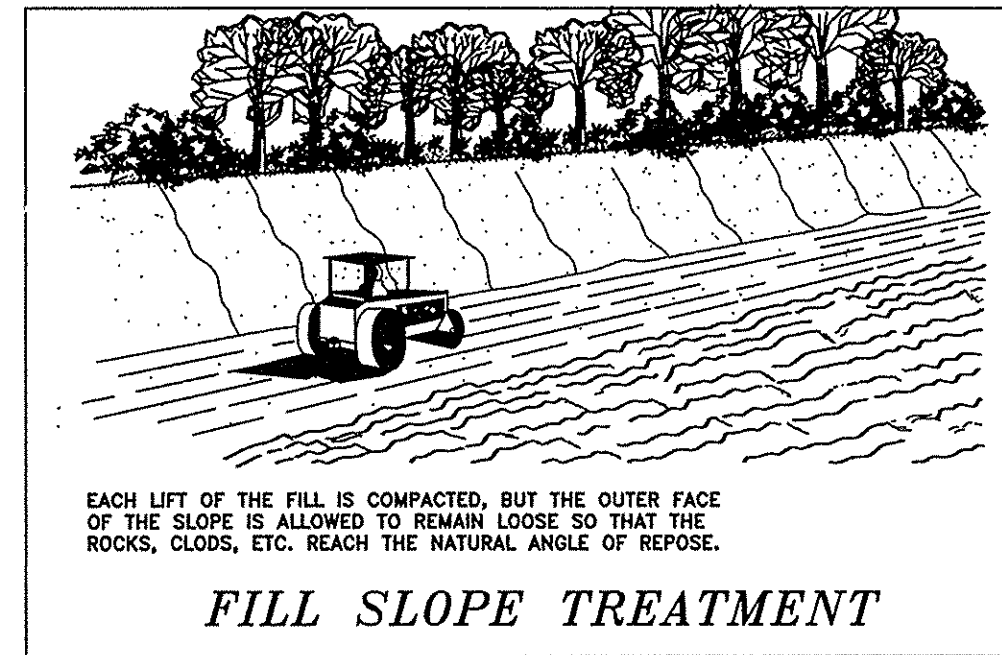


PLATE 3.29-3

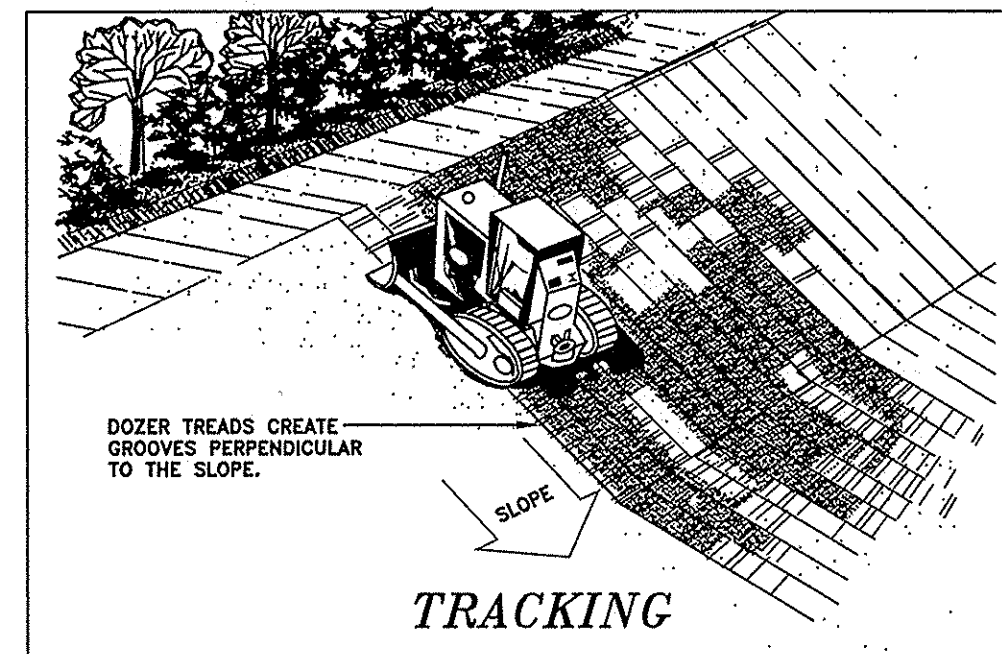
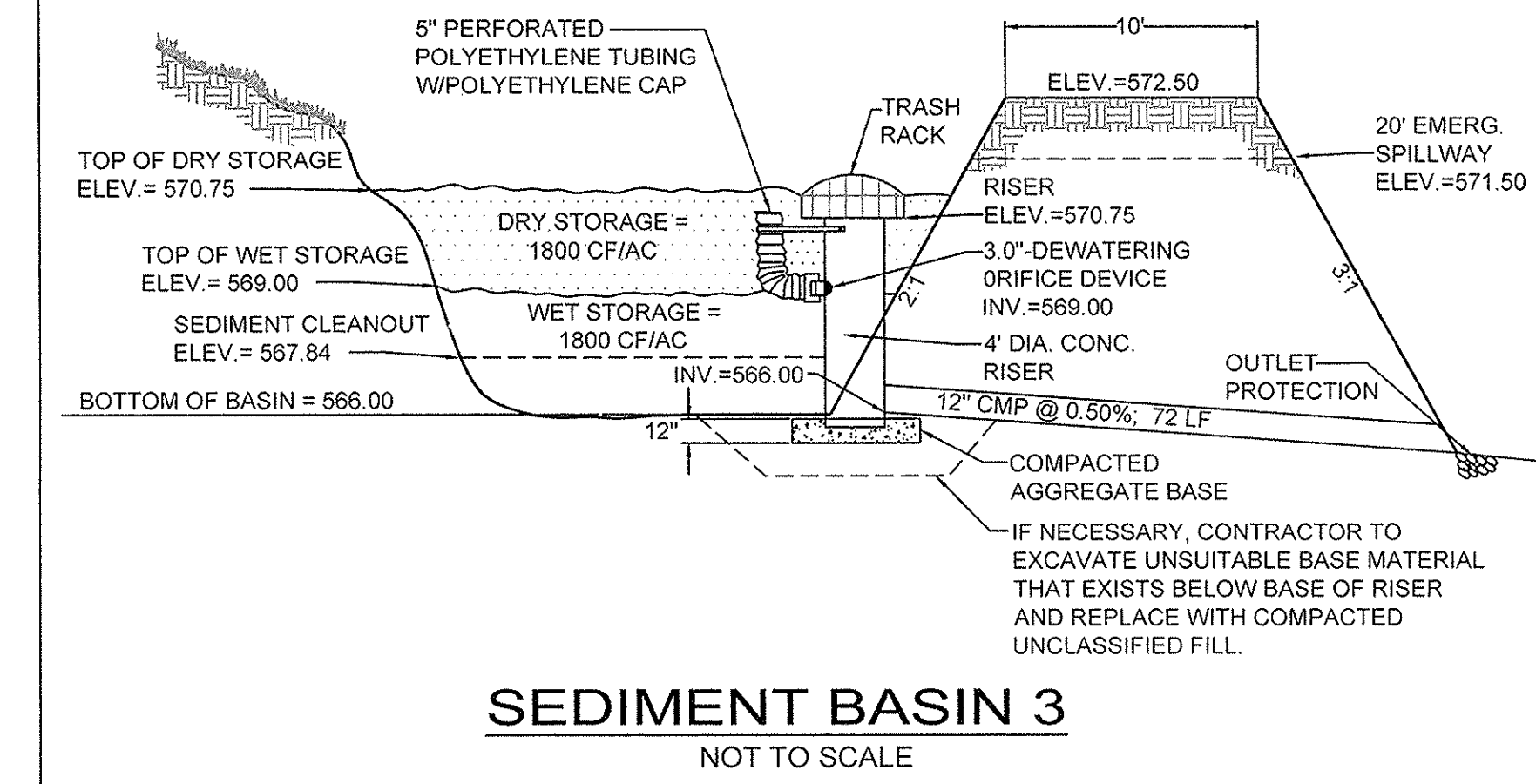
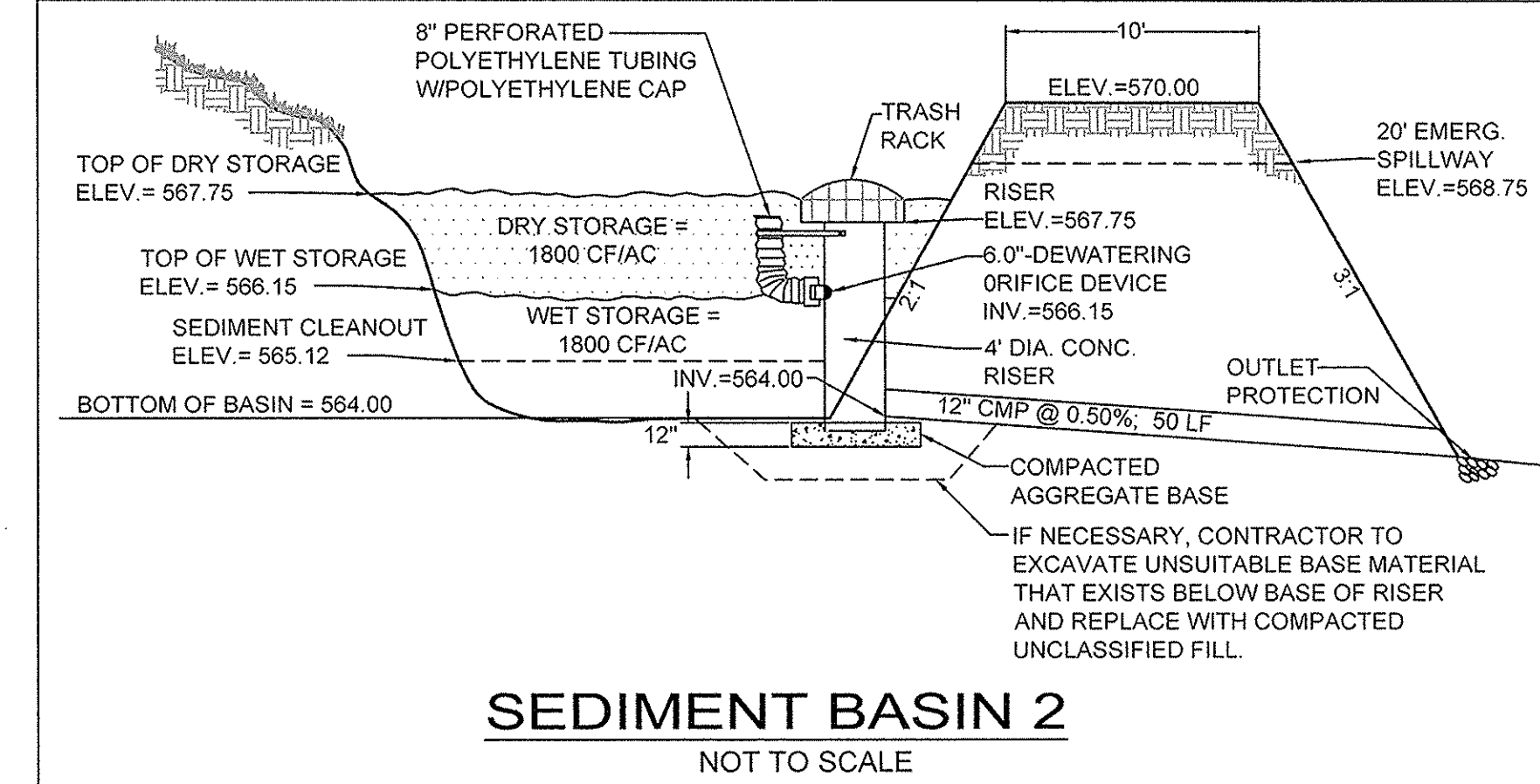
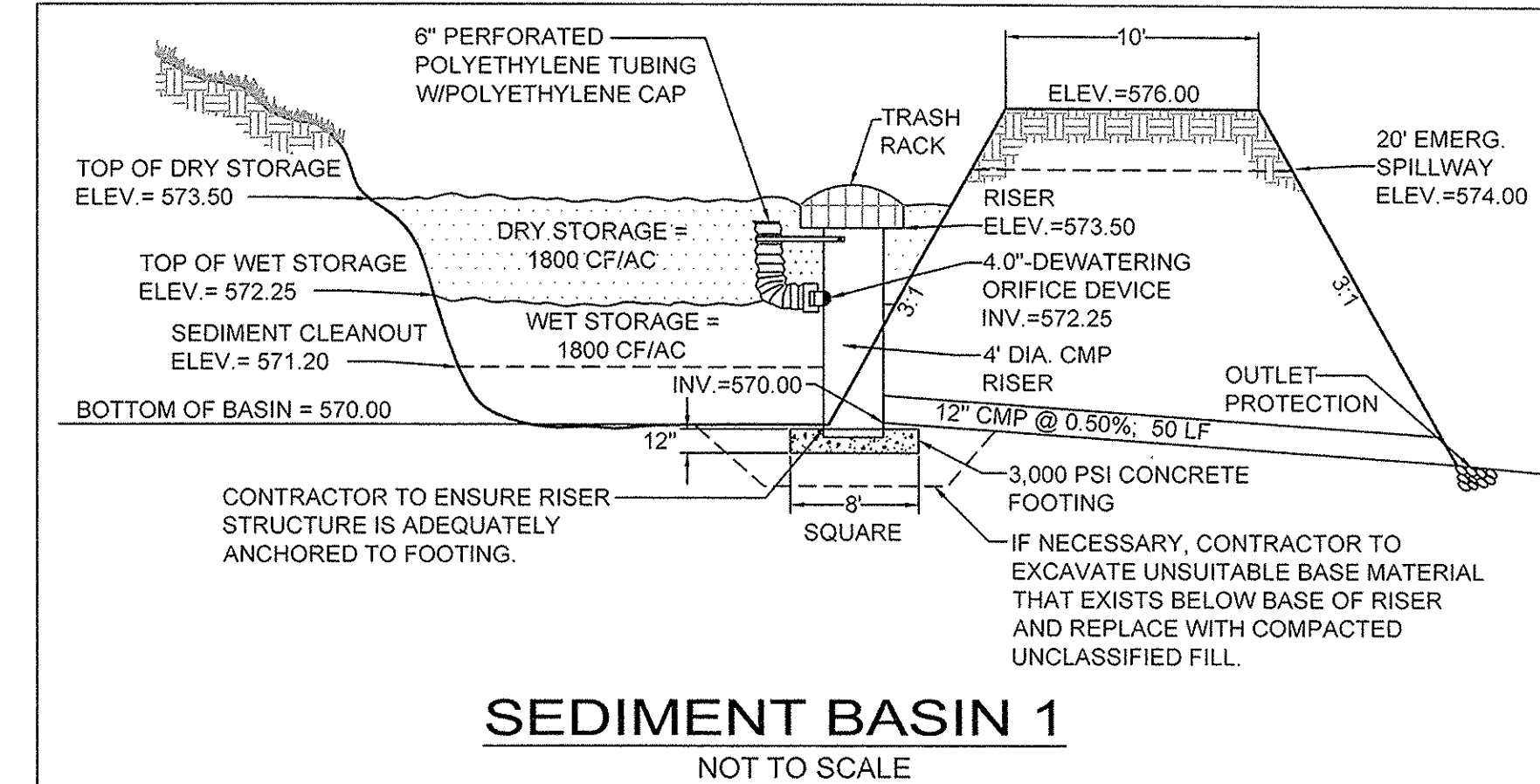


PLATE 3.29-4



RISER MARKING NOTES:

ALL TEMPORARY SEDIMENT BASIN RISERS SHALL BE MARKED TO THE FOLLOWING SPECIFICATIONS IN ORDER TO SHOW THE SEDIMENT CLEANOUT LEVELS FOR EACH BASIN.

- A 1" RED STRIPE SHALL BE MADE WITH THE TOP OF THE STRIPE AT THE SEDIMENT CLEANOUT ELEVATION USING MASONRY PAINT.
- THE STRIPE SHALL BE PAINTED AROUND THE ENTIRE CIRCUMFERENCE OF THE RISER.

DUST CONTROL MEASURES

THE CONTRACTOR SHALL USE SPRAY-ON ADHESIVES IN ADDITION TO THE OTHER STABILIZATION METHODS AS SPECIFIED ON THESE PLANS. TO CONTROL DUST DURING CONSTRUCTION THE FOLLOWING SPECIFICATIONS SHALL BE USED WHEN FOUND NECESSARY: (CHOOSE 1 METHOD)

ADHESIVE EMULSION	WATER DILUTION	NOZZLE TYPE	APPLICATION RATE (GAL. / AC.)
ANIONIC ASPHALT	7:1	COARSE	1200
LATEX	12.5:1	FINE	235
RESIN-IN-WATER	4:1	FINE	300

JEFFERSON COUNTY, WEST VIRGINIA

Project Name: Hite Road Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
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 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442

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46169 Westlake Drive Suite 340
 Sterling, Virginia 20165 ■ www.lpda.net
 703-437-7907 ■ Fax 434-296-2109

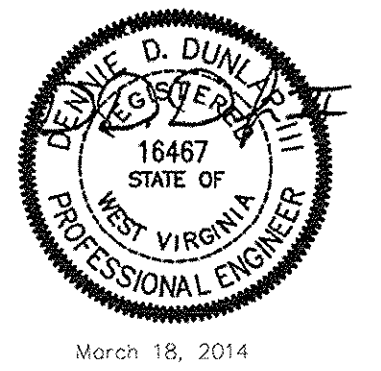
TRIAD ENGINEERING, INC.

280 AVIATION DRIVE
 WINCHESTER, VA 22602
 PH: 540.667.9300 FAX: 540.667.2260

OFFICE LOCATIONS
 MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Project Title

Final Site Plan Hite Road Park



No.	Revision	Date
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3	Entrance Rev.	01/09/14
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Drawn by: TRIAD Checked by: GDD
 Scale: Date: May 21, 2012

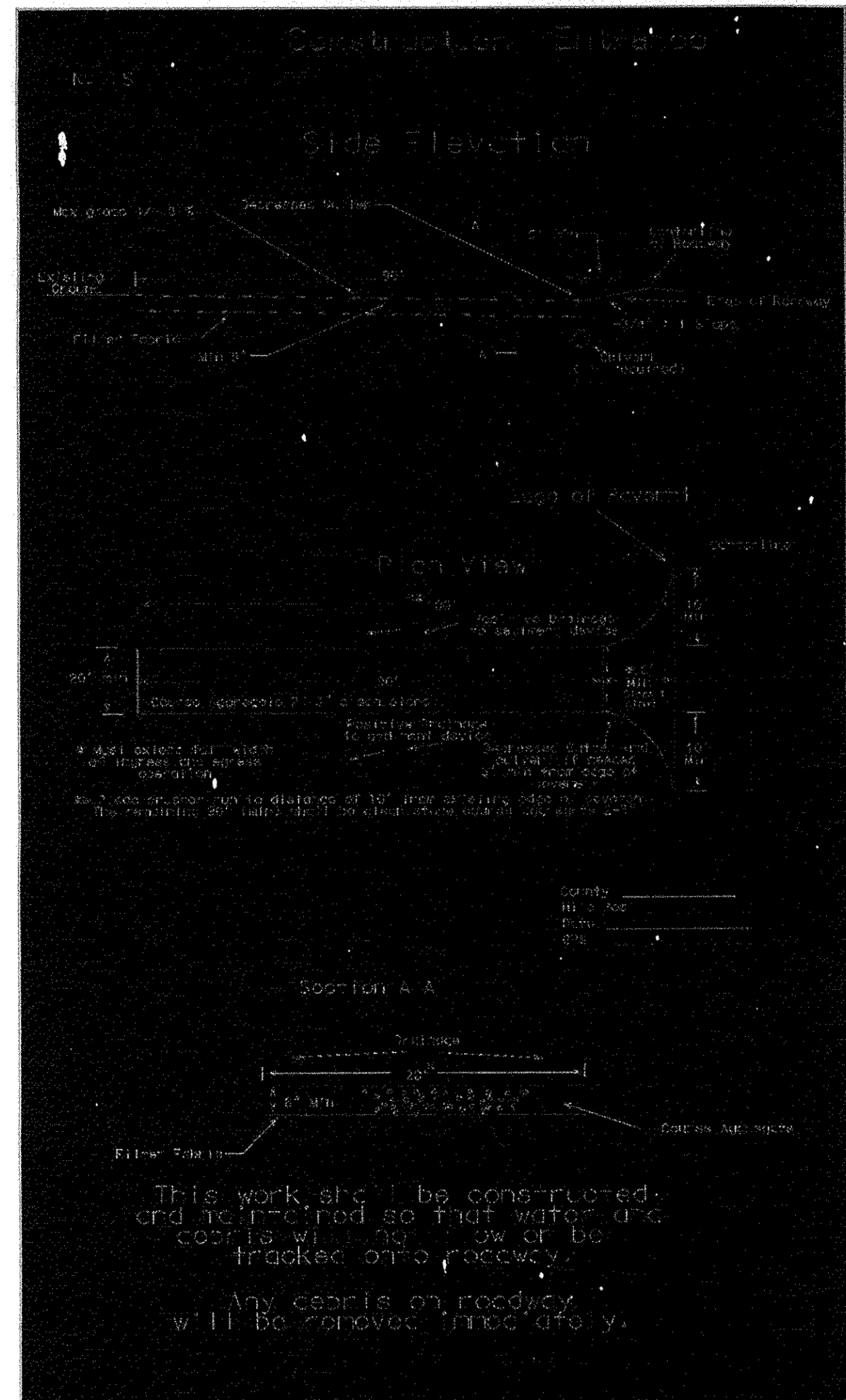
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Drawing Title

E&S Control Notes & Details

Drawing Number
CE.206.1

LPDA Project Number: 1103-08



Jefferson County, West Virginia Subdivision Regulations

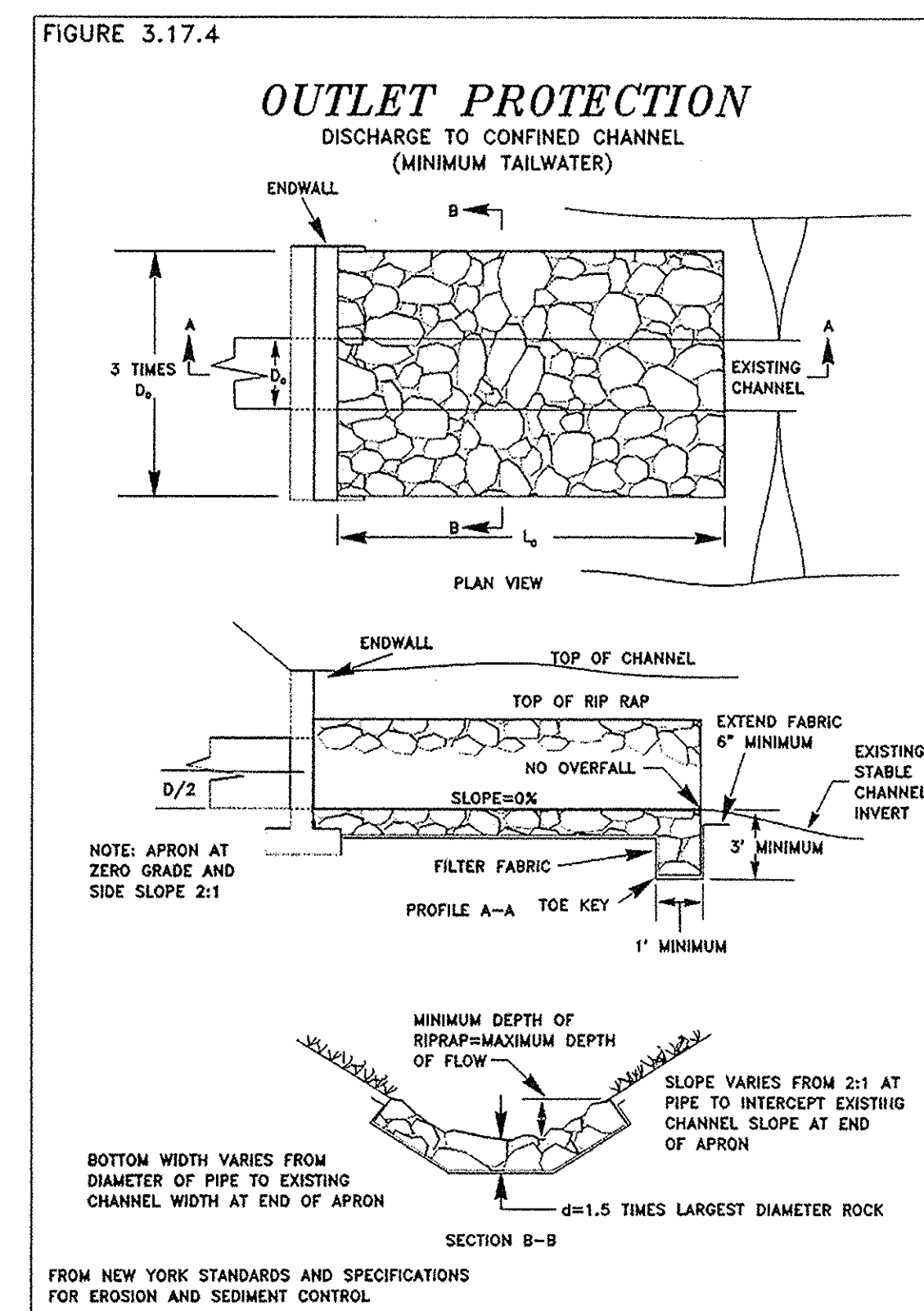
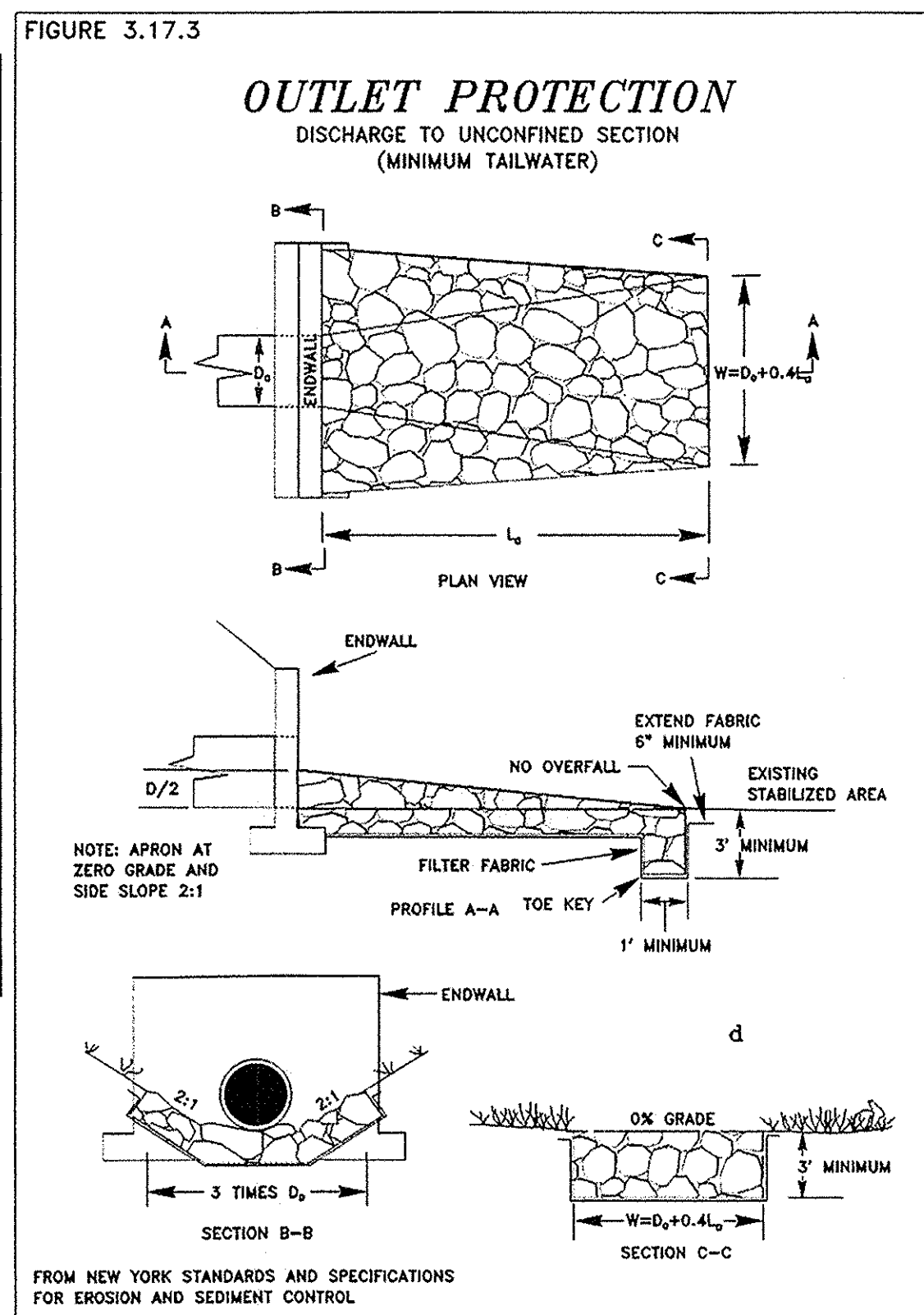
- Erosion & Sediment Control Notes
- Any area of exposed soil where no construction activity is anticipated for a period of longer than three weeks or has stopped for three weeks shall be temporarily stabilized.
 - Following initial soil disturbance or re-disturbance, permanent stabilization shall be completed within:
 - Seven calendar days after completion of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than 3' horizontal to 1' vertical (3:1), and
 - Seven calendar days after reaching final grade for all other disturbed or graded areas.

These provisions do not apply to those areas which are shown on the plan for material storage or for those areas on which actual construction activities are currently being performed.

These time requirements may be extended, as deemed necessary by the Jefferson County Engineer in the event that adverse conditions prevent compliance with the stated time limitations for the completion of permanent or temporary stabilization.
 - Stabilization will be considered adequate when the following conditions are met:
 - Water courses, stream banks and drainage easements shall be 100% stabilized and free from erosion and deposition.
 - Slopes steeper than 10% shall have at least 98% stable ground cover, as determined by the County Engineer.
 - All other areas shall have at least 85% stable ground cover, as determined by the County Engineer.
 - Grass vegetation shall have reached a minimum of 3 inches height or have been mowed back to a minimum of 2 inches of height.
 - For all projects adjacent to or within 500 feet of a continuously flowing stream, no grading, excavation, removal or destruction of topsoil, trees or other vegetative cover, or construction activity shall result in point or non-point loading of suspended matter such that turbidity standards spelled out in the Water Resources Board legislative rules are violated. Said standards state that turbidity shall not exceed 10 NTU's over background turbidity when the background is 50 NTU's or less; or have more than a 10 percent increase in turbidity (plus 10 NTU minimum) when the background turbidity is more than 50 NTU's.
 - An off-site borrow pit (or is not) proposed for this project.
 - Maintenance shall be performed as necessary to ensure that all erosion and sediment control measures are performing as designed. The Jefferson County Engineer may require modifications to an approved plan, requires additional sediment and erosion control measures, or cause new plans to be submitted as a result of field inspection revealing the approved plans do not provide adequate protection.
 - All residential and commercial/industrial building lots shall have a stabilized construction entrance installed prior to beginning construction on the lot.
 - The developer/applicant is responsible for ensuring that all clearing, grading, drainage, construction and development is conducted in accordance with the erosion and sediment control plan.

Culvert Table												
Culvert Information				Outlet Protection Schedule *								
Culvert ID	Dia. (in.)	Material	Length (ft.)	Inv. In	Inv. Out	Slope %	Q10 (cfs)	3D ₅₀ (ft.)	L ₁ (ft.)	W (ft.)	d (ft.)	d ₅₀ = (in.)
1	14x23	RCP	45.00	567.67	567.90	0.50	7.46	4.50	10	9	1	6"
2	12	CMP	20.00	569.00	568.90	0.50	1.00	3.00	6	5	1	6"
3	15	RCP	44.00	578.00	577.78	0.50	4.10	3.75	6	6	1	6"
4	15	CMP	50.00	587.75	587.50	0.50	0.85	3.75	6	6	1	6"
5	15	CMP	50.00	588.75	588.50	0.50	0.91	3.75	6	6	1	6"
6	15	CMP	70.00	588.35	588.00	0.50	3.70	3.75	6	6	1	6"
7	14x23	RCP	70.00	586.75	586.40	0.50	5.87	3.50	8	7	1	6"
8	19x30	RCP	50.00	577.25	577.00	0.50	10.34	4.75	12	10	1	6"
9	30	CMP	22.29	575.29	574.92	1.67	25.90	7.50	12	12	1	6"
10	18	RCP	41.71	575.60	575.39	0.50	12.00	4.50	12	9	1	6"
11	DUAL 24	CMP	24.00	568.75	568.50	1.04	25.90	12.00	18	19	1	6"
12	15	CMP	56.00	582.28	582.00	0.50	3.50	3.75	6	6	1	6"
13	15	CMP	60.00	592.80	592.50	0.50	0.50	3.75	6	6	1	6"
14	15	CMP	14.00	592.80	592.73	0.50	0.25	3.75	6	6	1	6"
15	15	CMP	56.00	589.00	588.00	1.79	1.90	3.75	6	6	1	6"
16	15	CMP	66.00	580.25	579.00	1.89	3.27	3.75	6	6	1	6"
17	18	CMP	60.00	579.50	577.75	2.92	10.87	4.50	10	9	1	6"
18	DUAL 24	CMP	36.00	573.50	572.75	2.08	23.80	12.00	18	19	1	6"
SWMB #2	12	CMP	50.00	564.00	563.75	0.50	6.89	3.00	20	11	1	6"
SWMB #3	12	CMP	72.00	566.00	565.64	0.50	3.38	3.00	4	5	1	6"

- NOTES:
1. RIP RAP USED FOR OUTLET PROTECTION SHALL BE D₅₀ = 6", CLASS A-1, PERMANENT.
2. MINIMUM COVER OVER CULVERTS IS 1'.



ROADSIDE DITCH LINING

START STATION	END STATION	SLOPE	VELOCITY FT/S	LINING TYPE
10+40	11+70	3.0%	< 2.0	GRASS
12+20	15+10	3.0%	< 2.0	GRASS
15+50	16+35	3.0%	< 2.0	GRASS
16+35	17+05	0.5%	< 2.0	GRASS
17+50	19+05	0.5%	< 2.0	GRASS
19+70	22+60	0.5%	3.5	MESH LINER
23+45	26+70	3.5%	3.5	MESH LINER
27+10	27+60	3.8%	3.7	MESH LINER
27+60	29+50	3.8%	< 2.0	GRASS
30+00	32+40	3.8%	< 2.0	GRASS
32+75	34+10	0.5%	< 2.0	GRASS
34+25	38+90	0.5%	< 2.0	GRASS
39+25	41+00	4.0%	2.0	GRASS

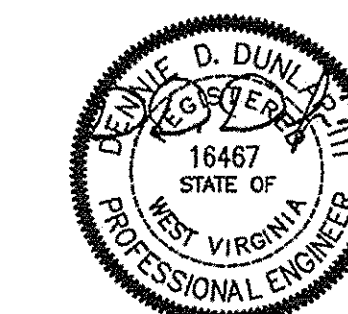
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703-437-7907 ■ Fax 434-296-2109

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PH: 540.667.9300 FAX: 540.667.2260

OFFICE LOCATIONS
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

Project Title

Final Site Plan
Hite Road Park



March 18, 2014

No.	Revision	Date
1	Rev. per Jeff. Co.	11/09/12
2	Bid Set	04/29/13
3	Entrance Rev.	07/15/13
4	Entrance Rev.	11/20/13
5	Entrance Rev.	01/09/14
6	Rev. per Jeff. Co.	03/18/14

Drawn by: TRIAD Checked by: DDD
Scale: Date: May 21, 2012

Issued for
Jefferson County Parks
and Recreation
Commission

Drawing Title

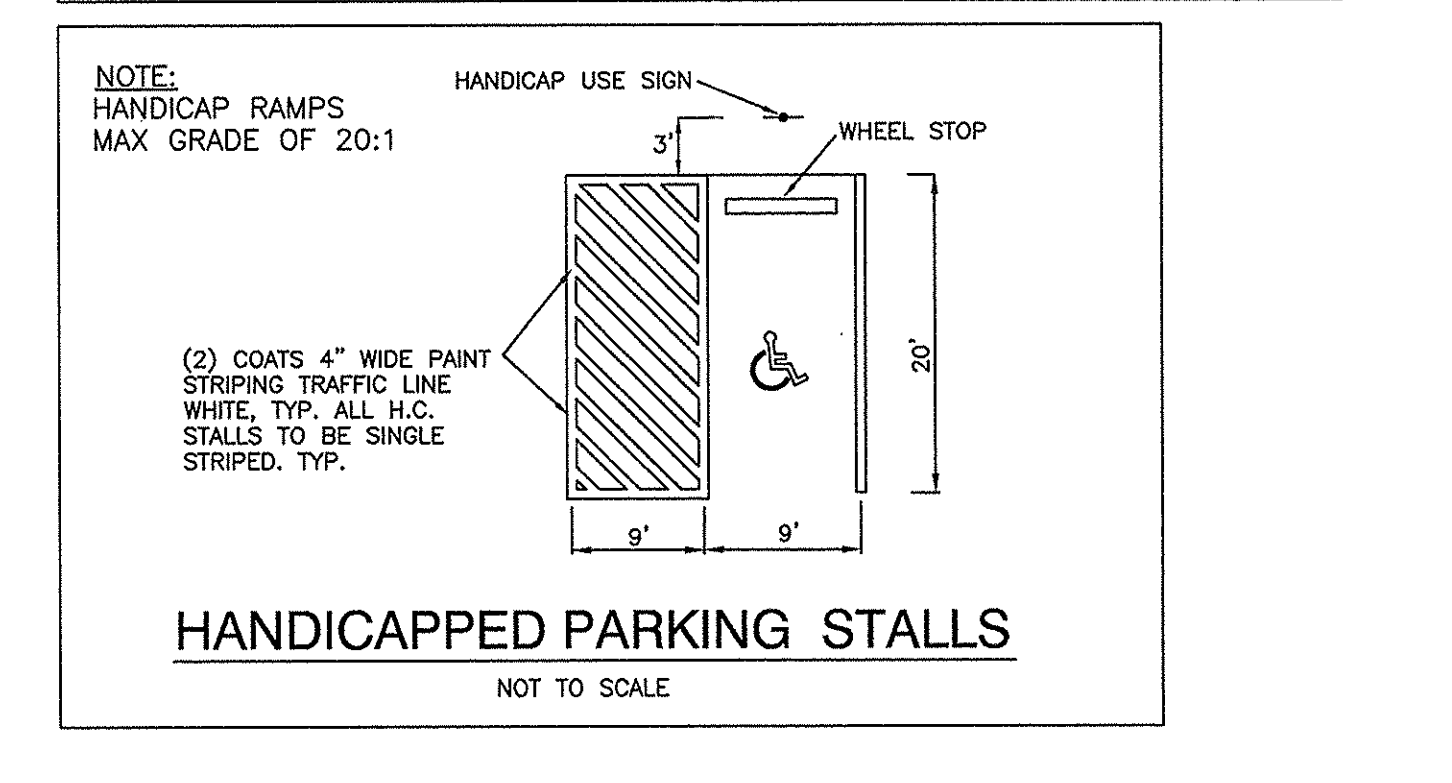
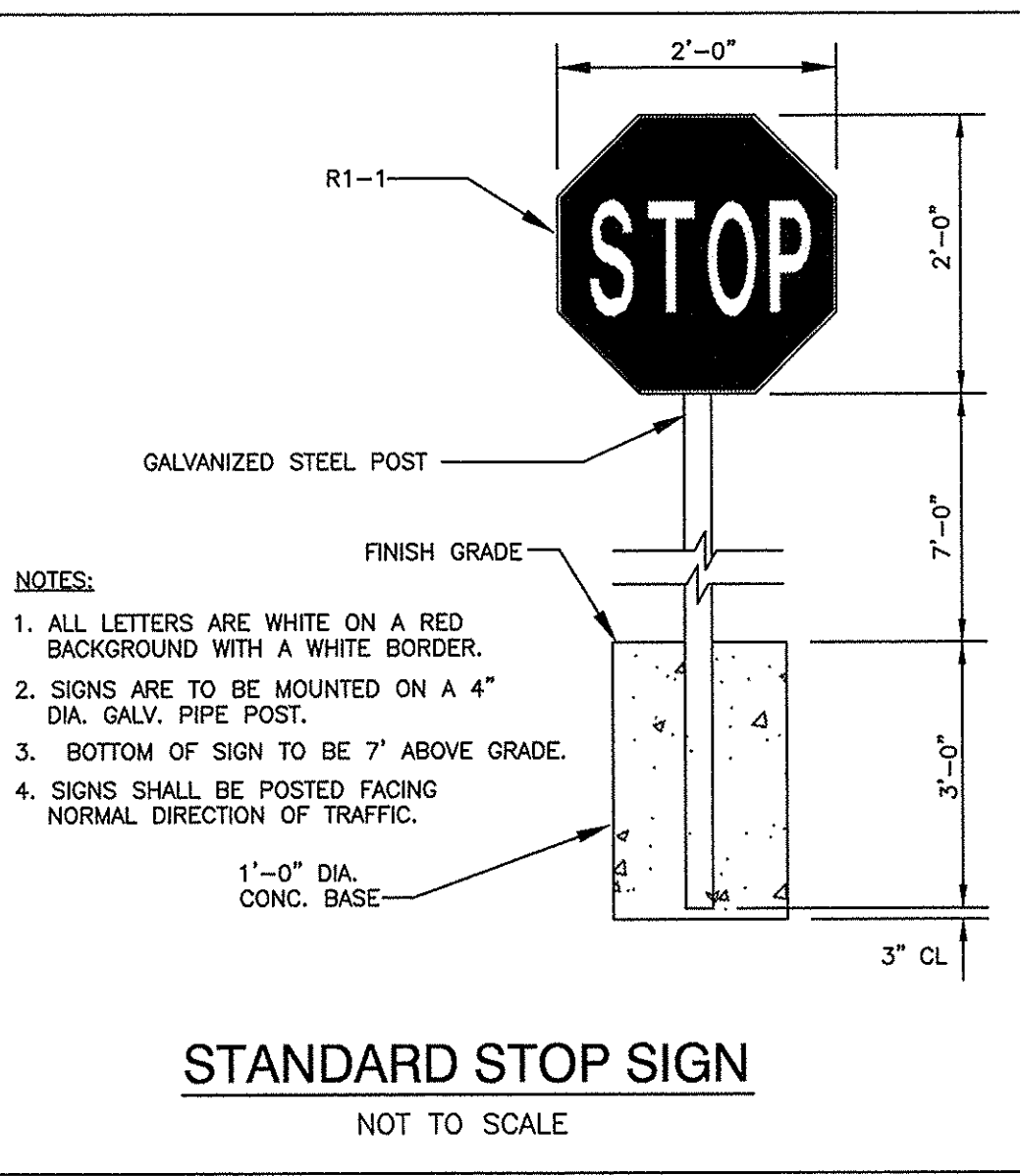
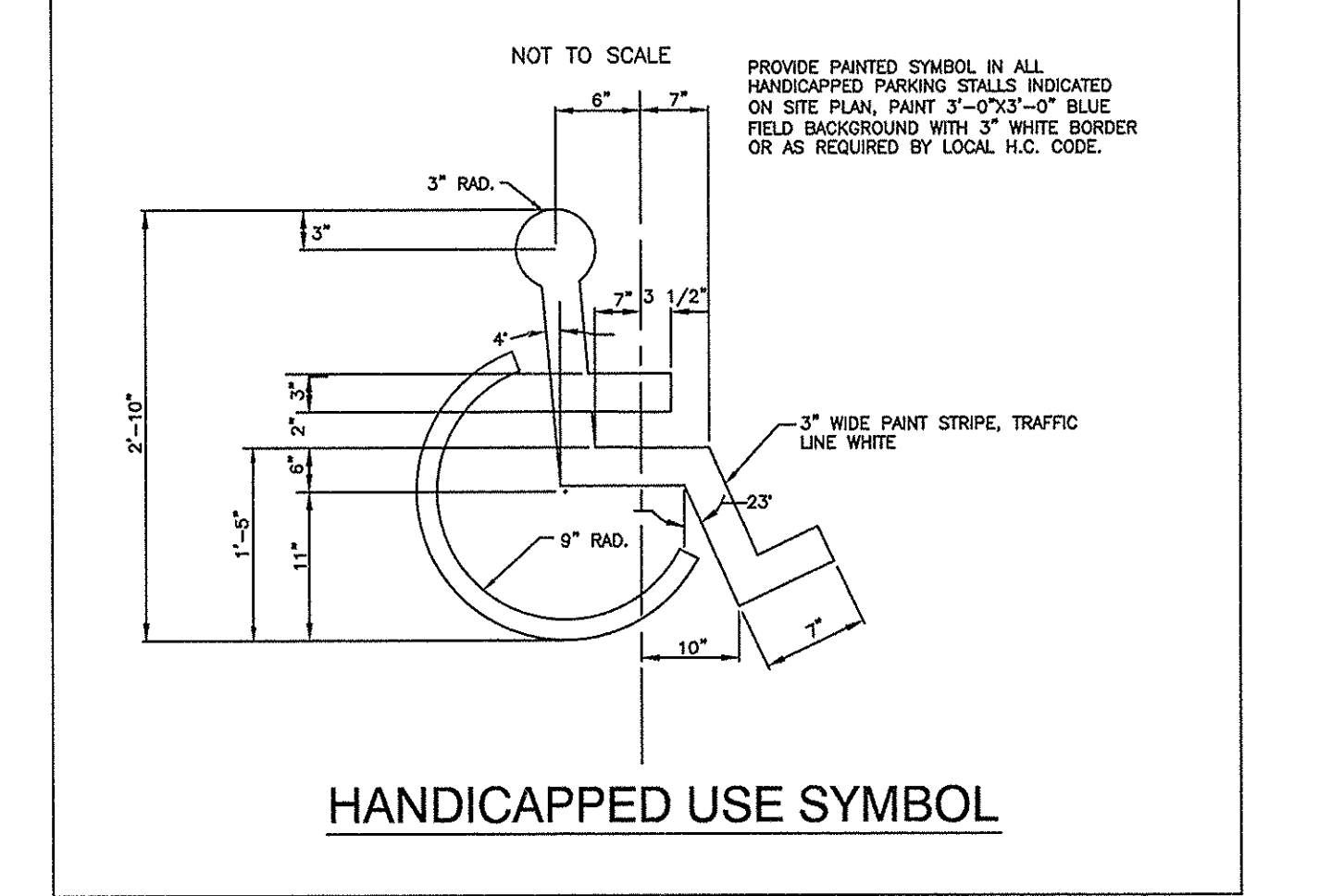
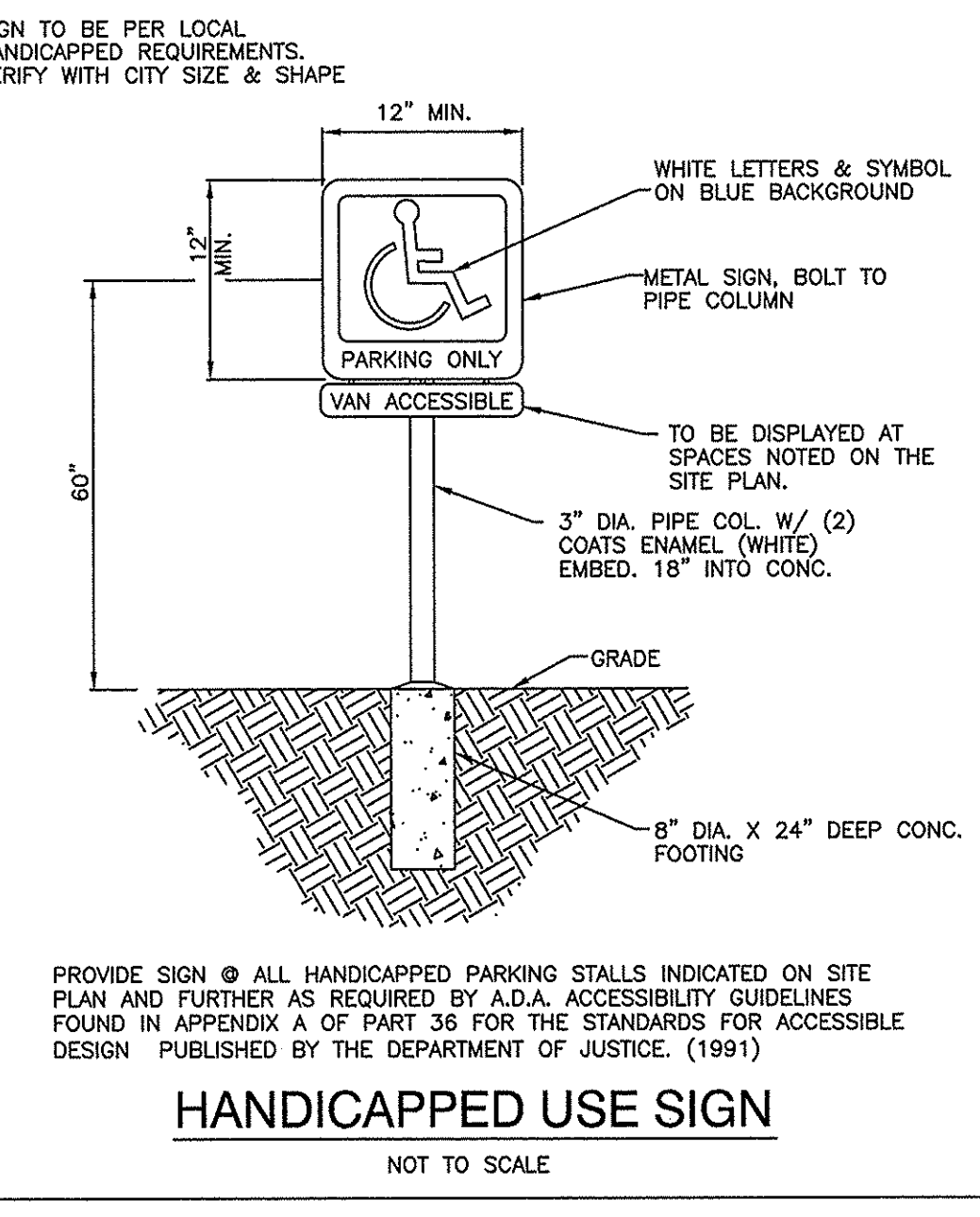
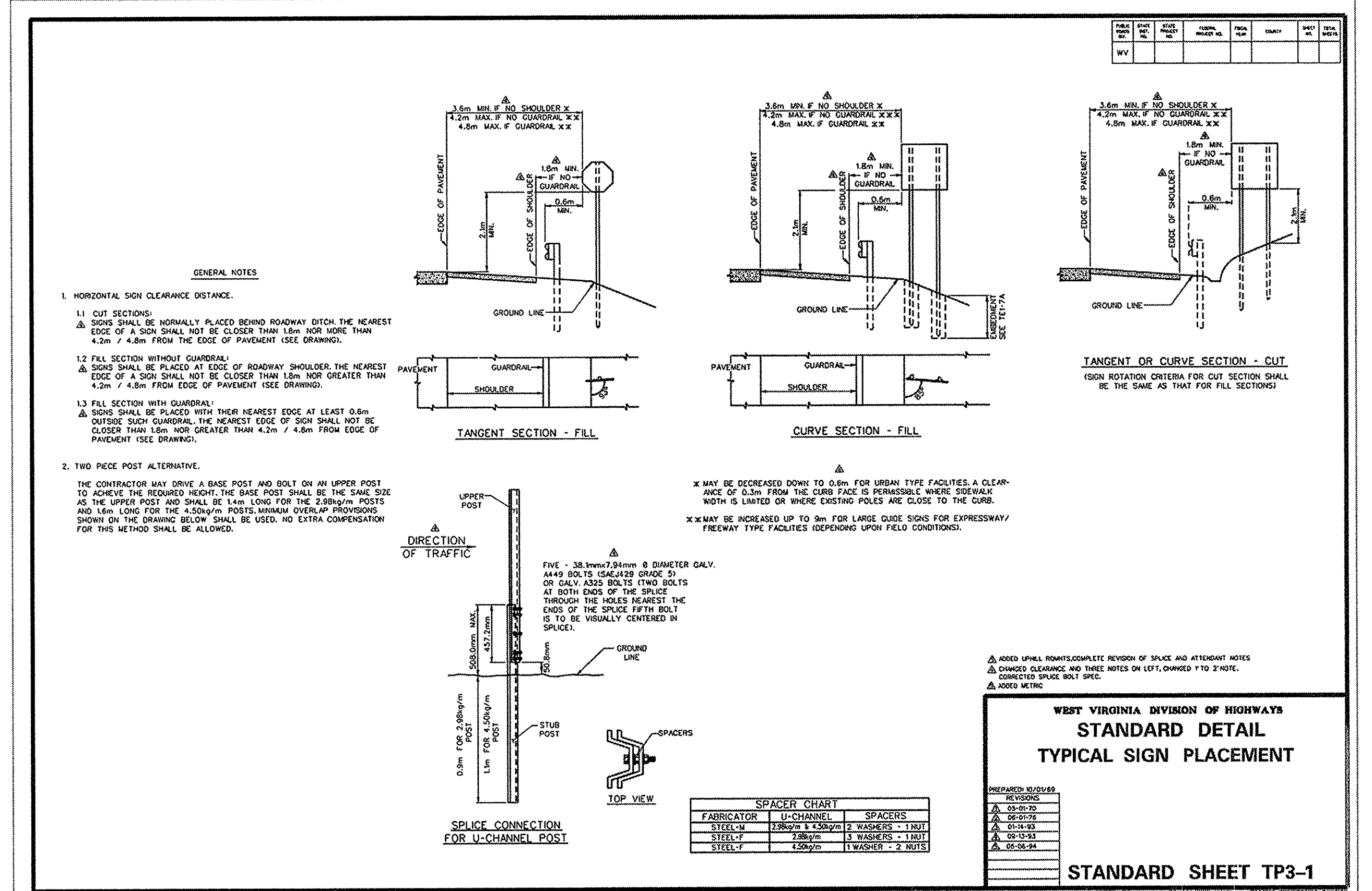
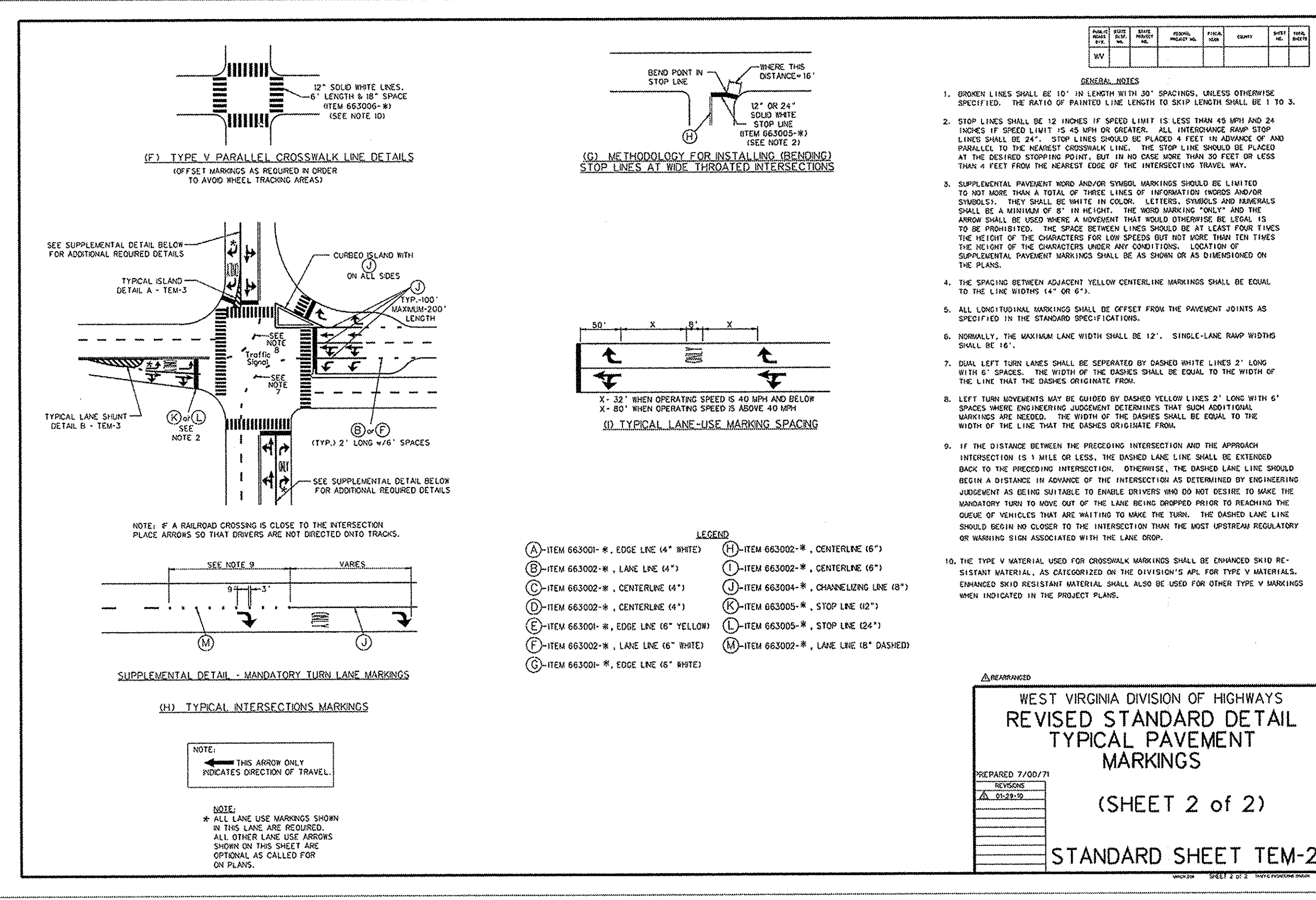
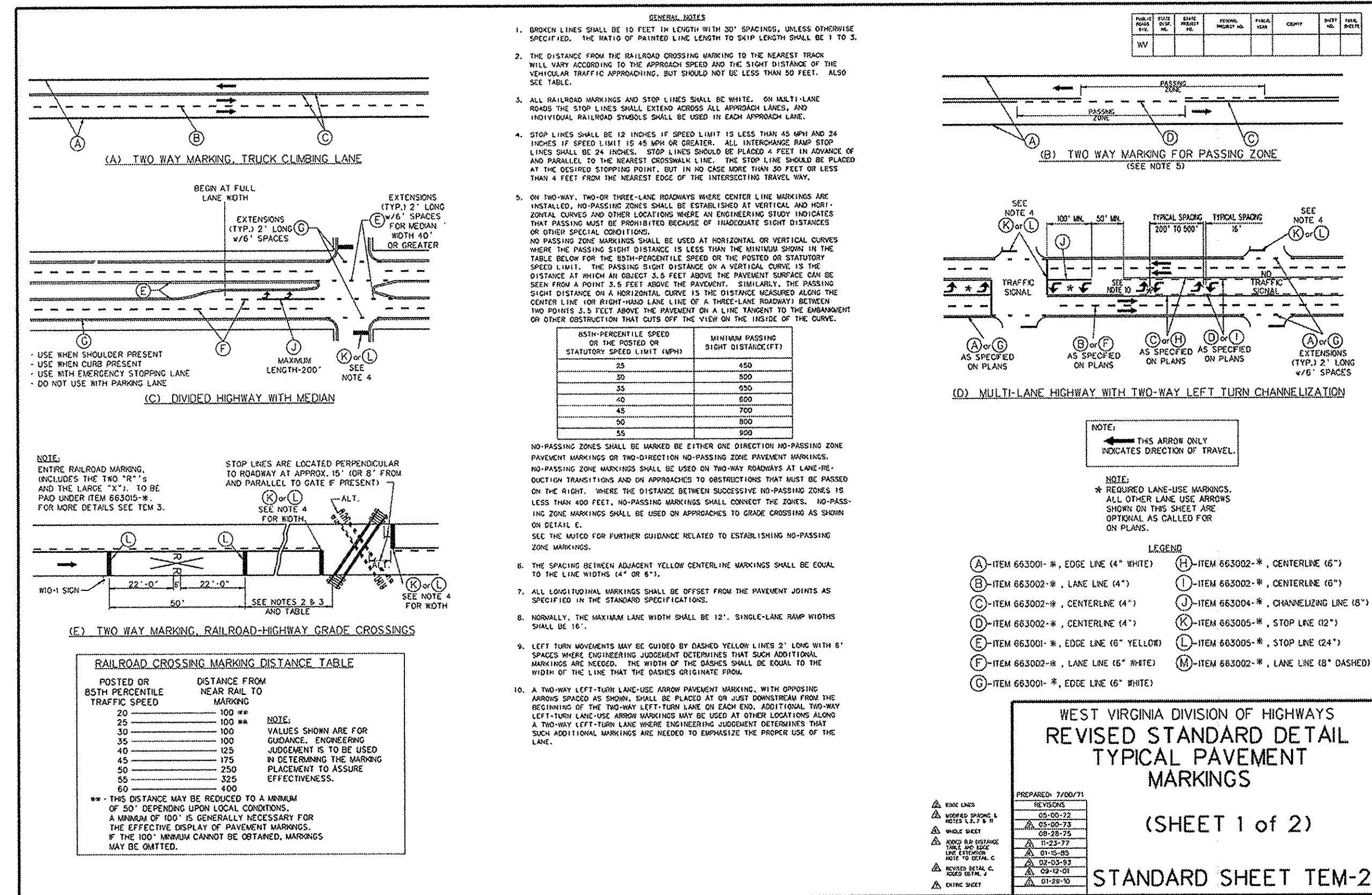
E&S Control
Notes & Details

Drawing Number

CE.206.2

LPDA Project Number
1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Road Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9 Parcel Number: 2.17		
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



No.	Revision	Date
1	Rev. per Jeff. Co.	03/22/13
2	Bid Set	04/29/13
3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

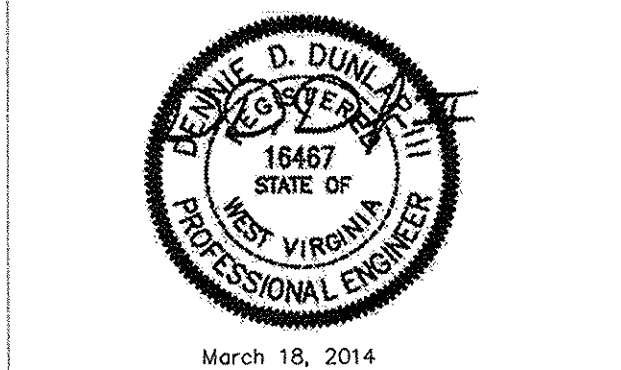
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Sterling, Virginia 20165 ■ www.lpda.net
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OFFICE LOCATIONS
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Project Title

Final Site Plan
Hite Road Park



No.	Revision	Date
1	Rev. per Jeff. Co.	03/22/13
2	Bid Set	04/29/13
3	Entrance Rev.	01/09/14
4	Rev. per Jeff. Co.	03/18/14

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Scale: Date: May 21, 2012

Issued for
Jefferson County Parks and Recreation Commission

Construction Details

Drawing Number
CD.102

LPDA Project Number 1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Road Park		
Tax District: Jefferson County Middleway District	Parcel Number: 2.17	
Tax Map Number: 9	Property Owner Information:	
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
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INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

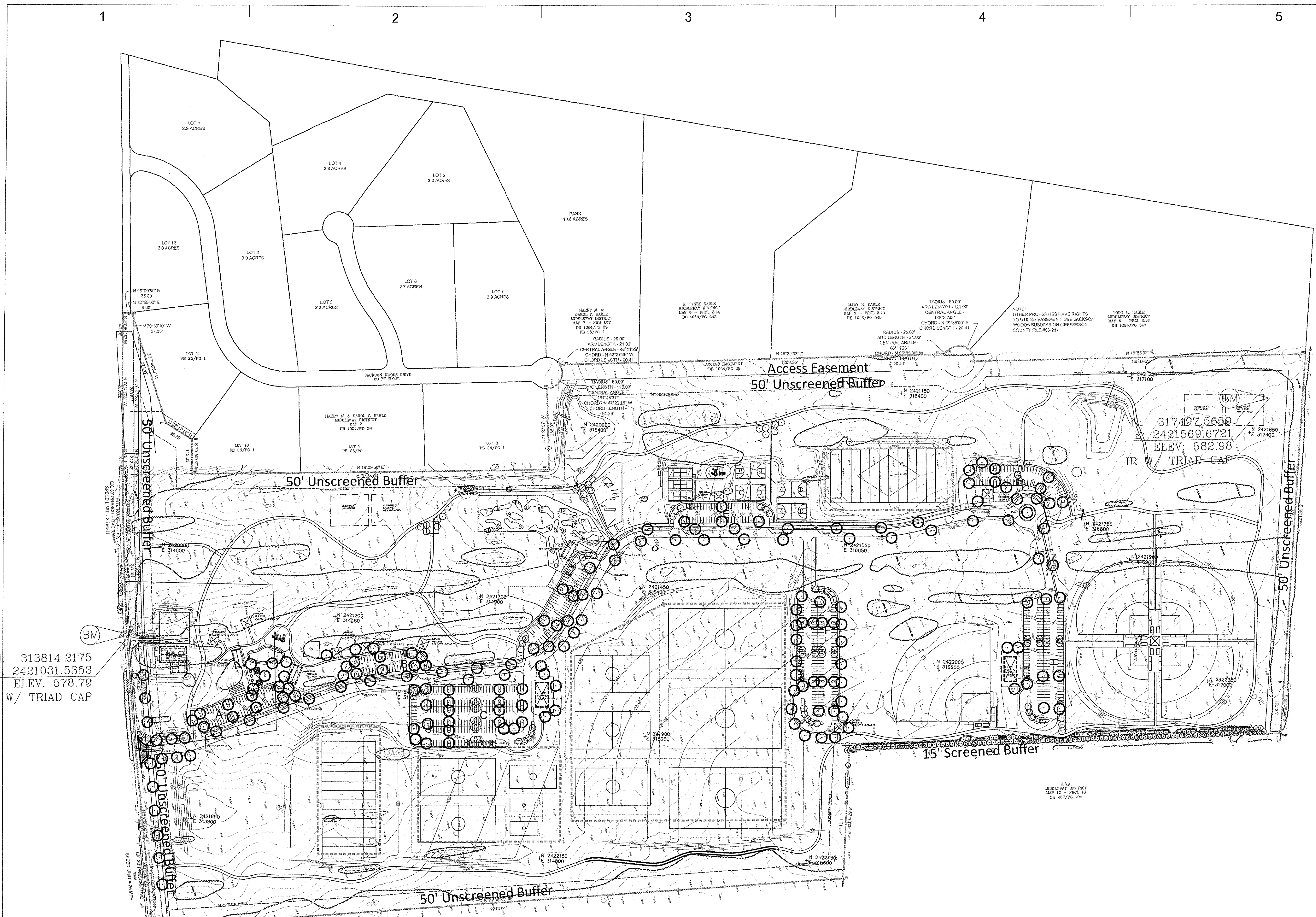
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Jefferson County Parks and Recreation Commission

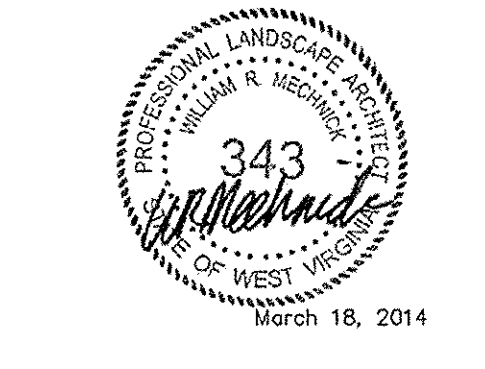
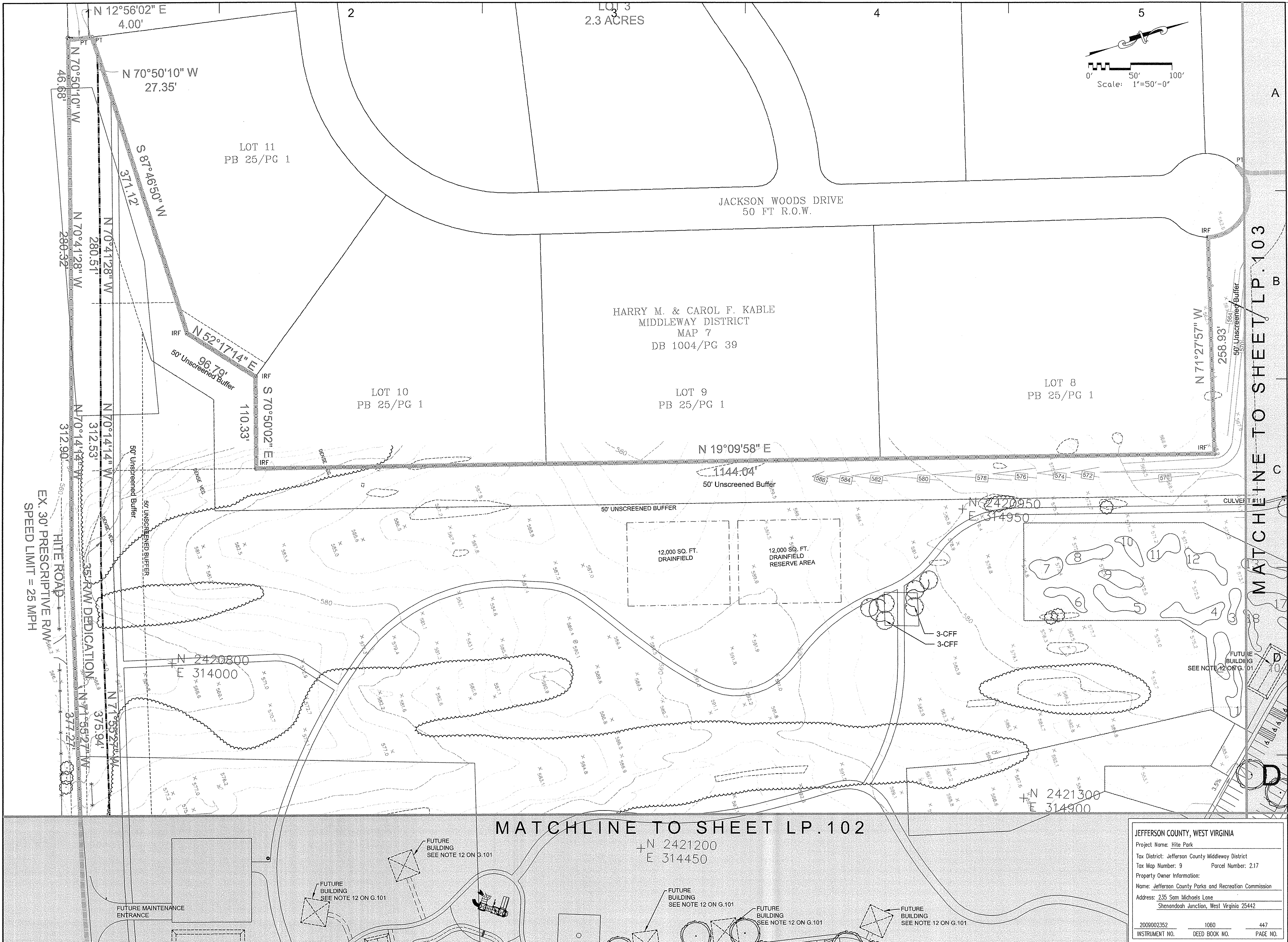
Drawing Title
Overall Planting Plan

Drawing Number
LP.100
 LPDA Project Number
 1105-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9		Parcel Number: 2.17
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
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INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



THESE PLANS ARE FOR
 LANDSCAPE PURPOSES ONLY



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
 Scale: 1:50 Date: March 18, 2014

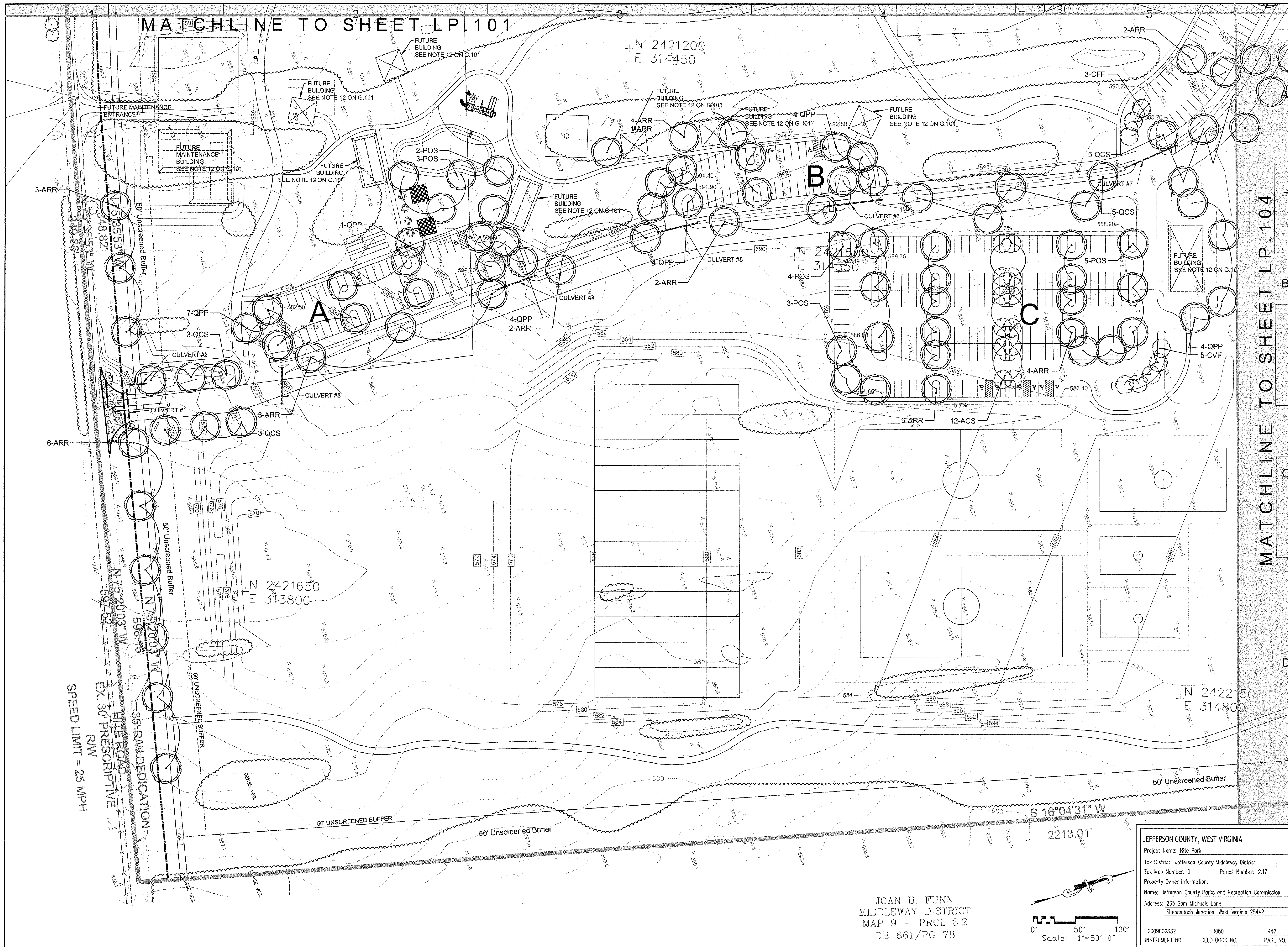
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**Jefferson County Parks
 and Recreation
 Commission**

Drawing Title
Planting Plan

Drawing Number
LP.101

LPDA Project Number
 110348

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9		Parcel Number: 217
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
2009002352	1060	447
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 OFFICE LOCATIONS:
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Project Title

Final Site Plan
 Hite Park



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Drawn by: AMS Checked by: ZL
 Scale: 1:50 Date: March 18, 2014

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 Commission

Drawing Title

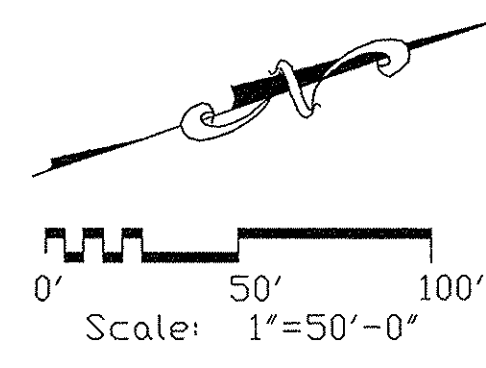
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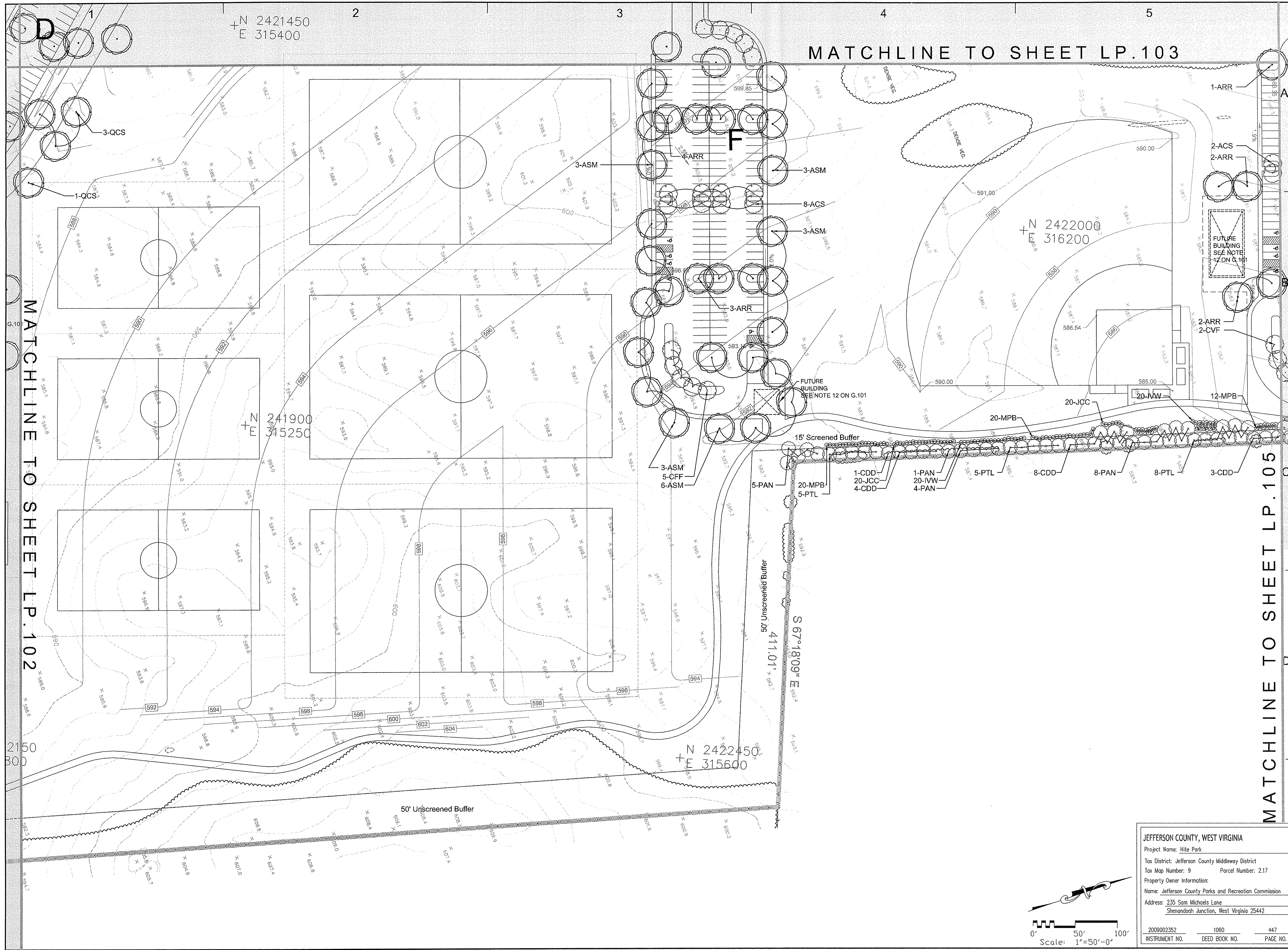
LP.102

LPDA Project Number
 1103-08

JOAN B. FUNN
 MIDDLEWAY DISTRICT
 MAP 9 - PRCL 3.2
 DB 661/Pg 78



JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9	Parcel Number: 2.17	
Property Owner Information:		
Name: Jefferson County Parks and Recreation Commission		
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Project Title
Final Site Plan
Hite Park



No.	Revision	Date
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2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
 Scale: 1:50 Date: March 18, 2014

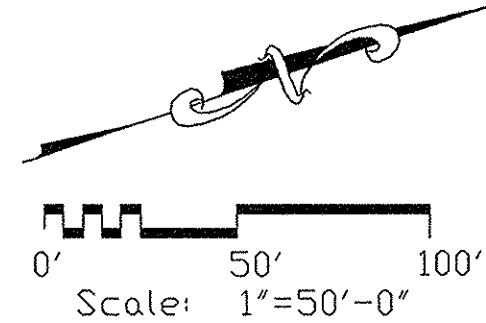
Issued for:
**Jefferson County Parks
 and Recreation
 Commission**

Drawing Title
Planting Plan

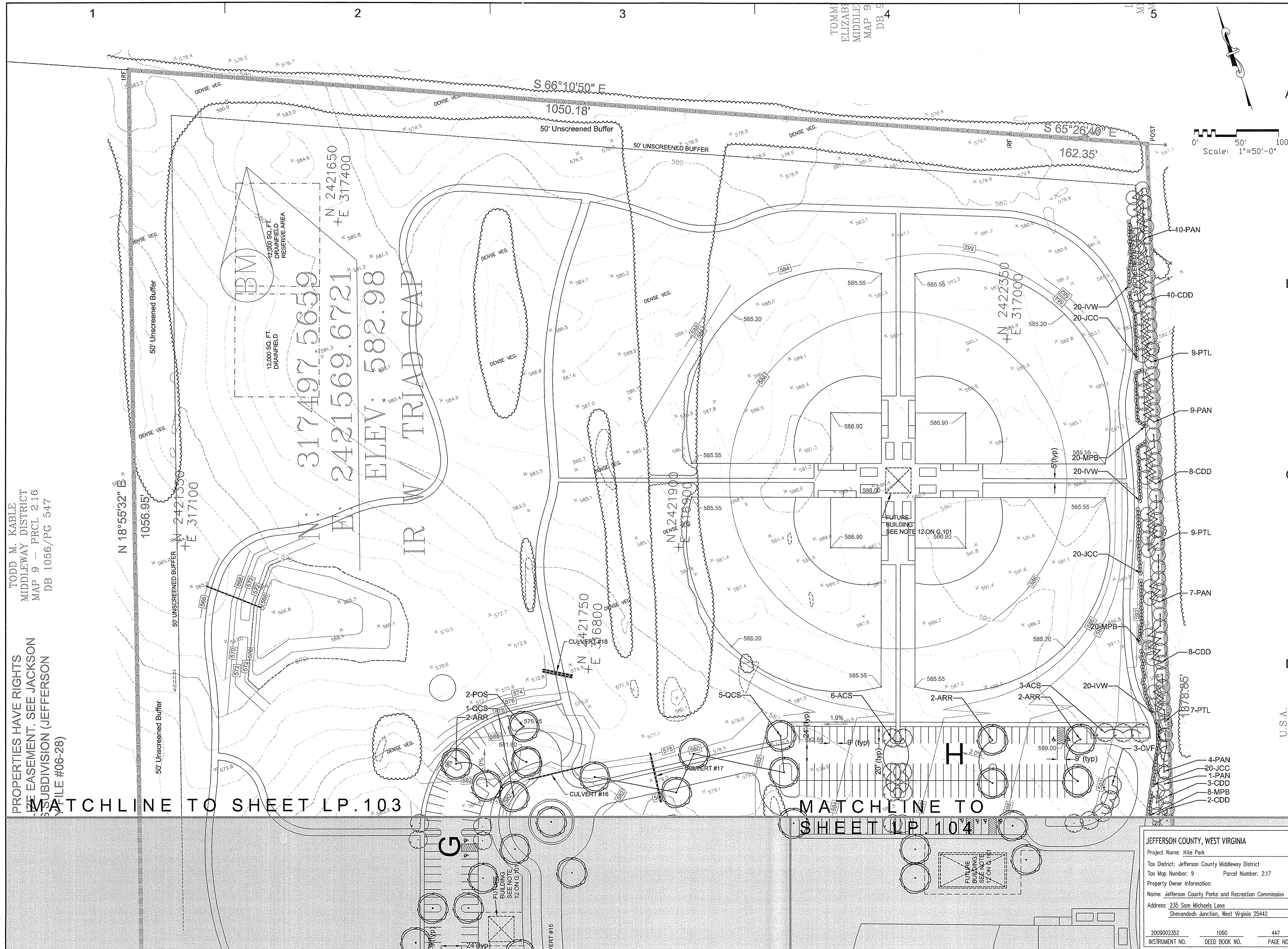
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LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442



2009002352 INSTRUMENT NO. 1060 DEED BOOK NO. 447 PAGE NO.



TODD M. KABLE
 MIDDLEWAY DISTRICT
 MAP 9 - PRCL 2.16
 DB 1056/PG 547
 PROPERTIES HAVE RIGHTS
 BY EASEMENT. SEE JACKSON
 SUBDIVISION (JEFFERSON
 FILE #06-28)

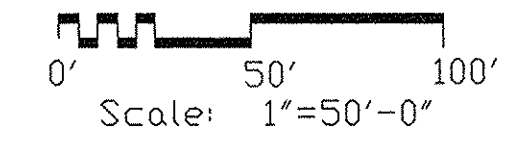
MATCHLINE TO SHEET LP.103

MATCHLINE TO SHEET LP.104

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OFFICE LOCATIONS
 MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA



Project Title

**Final Site Plan
 Hite Park**



No.	Revision	Date
1.	Final Site Plan Second Submission	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan Third Submission	03/18/14

Drawn by: AMS Checked by: ZL
 Scale: 1:50 Date: March 18, 2014
 Issued for:

**Jefferson County Parks
 and Recreation
 Commission**

Drawing Title

Planting Plan

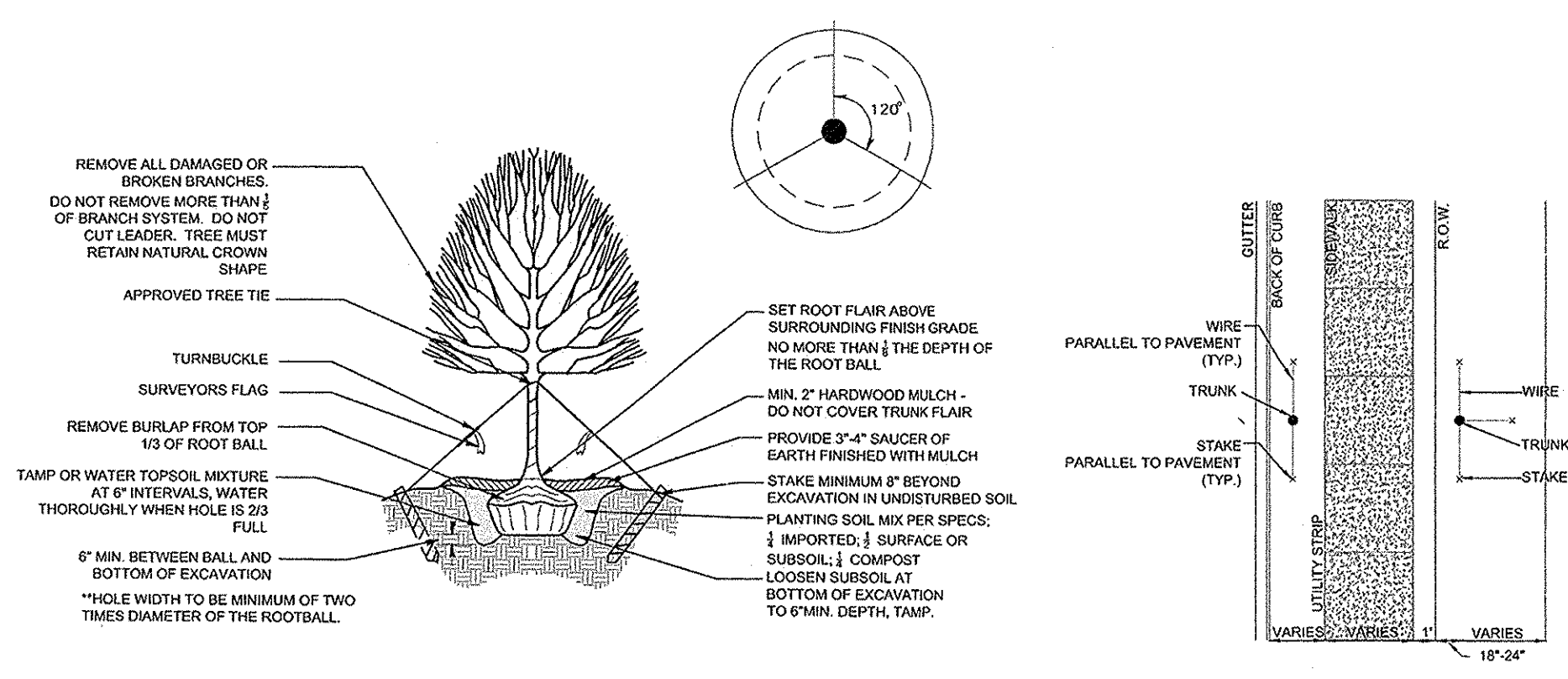
Drawing Number

LP.105

LPDA Project Number
 1103-98

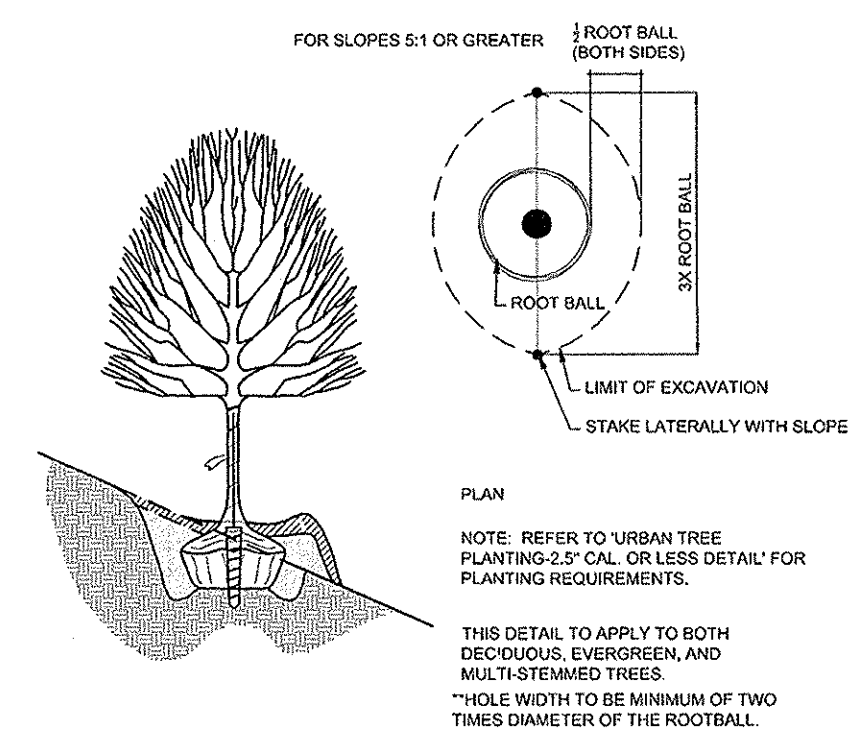
JEFFERSON COUNTY, WEST VIRGINIA
 Project Name: Hite Park
 Tax District: Jefferson County Middleway District
 Tax Map Number: 9 Parcel Number: 2.17
 Property Owner Information:
 Name: Jefferson County Parks and Recreation Commission
 Address: 235 Sam Michaels Lane
 Shenandoah Junction, West Virginia 25442

2009002352 1060 447
 INSTRUMENT NO. DEED BOOK NO. PAGE NO.



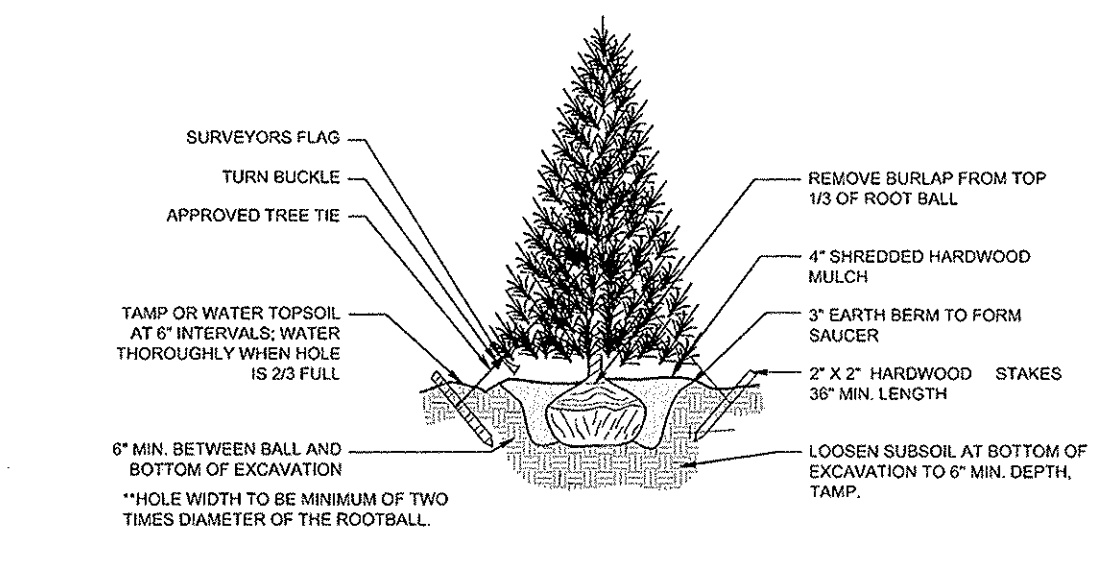
TREE PLANTING and STREET TREE GUYING
 SCALE: 1/4" = 1'-0"

LP.101 - LP.106 **1**



TREE PLANTING ON SLOPE
 SCALE: 1/4" = 1'-0"

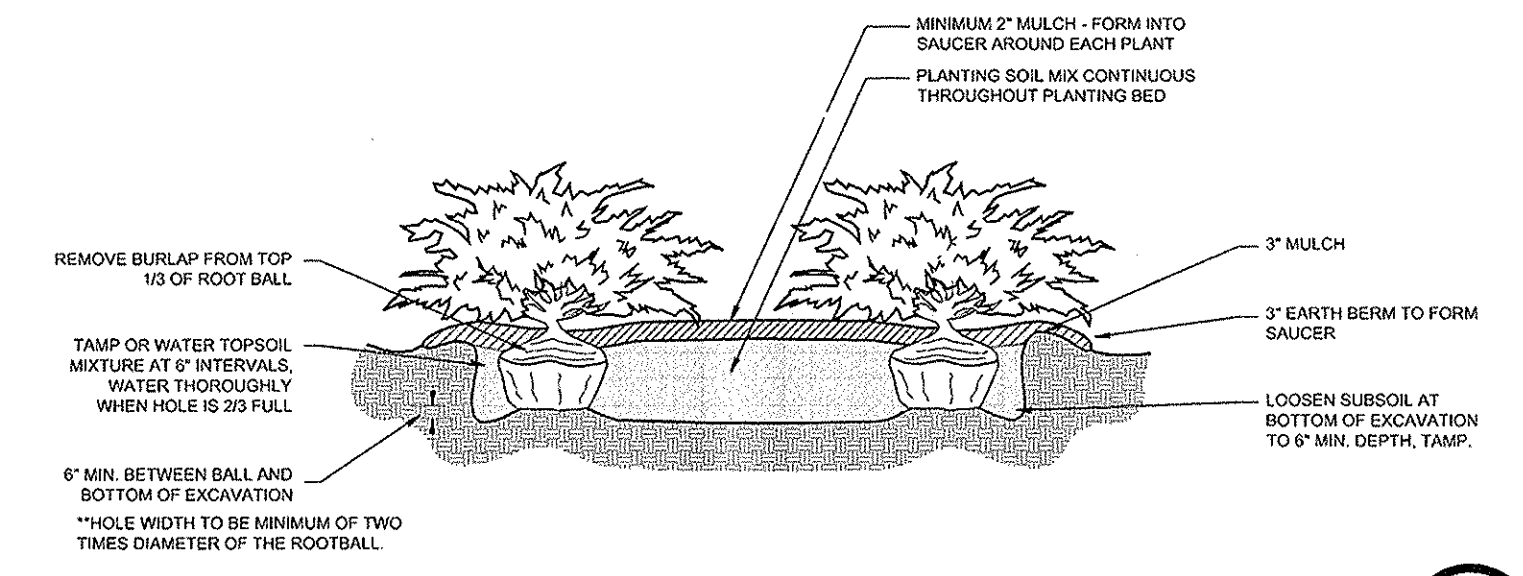
LP.101 - LP.106 **2**



EVERGREEN TREE
 SCALE: 1/4" = 1'-0"

LP.101 - LP.106 **3**

Hite Road Park						
Jefferson County, West Virginia						
Plant Schedule						
Land Planning & Design Associates, Inc.						
CODE	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COND.	COMMENTS
Shade Trees						
QCS	57	Quercus coccinea	Scarlet Oak	2-2 1/2" Cal.	B&B	
QPP	21	Quercus palustris	Pin Oak	2-2 1/2" Cal.	B&B	
POS	23	Platanus occidentalis	Sycamore	2-2 1/2" Cal.	B&B	
ARR	19	Acer rubrum	Red Maple	2-2 1/2" Cal.	B&B	
ASM	26	Acer saccharum	Sugar Maple	2-2 1/2" Cal.	B&B	
Ornamental Trees						
ACS	43	Amelanchier canadensis	Shadblow Serviceberry	6-8"	B&B	
OFF	48	Comus florida	Flowering Dogwood	6-8"	B&B	
CVF	14	Chionanthus virginicus	Fringetree	6-8"	B&B	
Evergreen Trees						
CDD	47	Cedrus deodara	Deodar Cedar	6-8"	B&B	
PAN	49	Picea abies	Norway Spruce	6-8"	B&B	
PTL	43	Pinus taeda	Loblolly Pine	6-8"	B&B	
Evergreen Shrubs						
IVW	100	Ilex verticillata	Winterberry	24"	B&B	
JCC	100	Juniperus chinensis	Chinese Juniper	24"	B&B	
MPB	100	Myrica pensylvanica	Bayberry	24"	B&B	
690		Total Plantings				

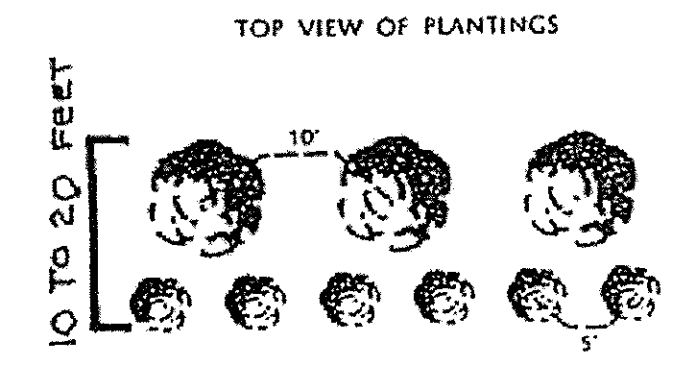


SHRUB PLANTINGS
 SCALE: 1/4" = 1'-0"

LP.101 - LP.106 **4**

STREET TREE CALCULATION:

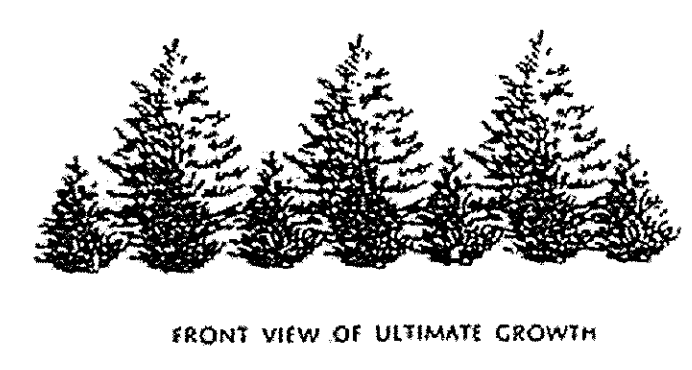
Hite Road Frontage - 1,704 LF
 Frontage containing existing trees - 895 LF
 Remaining Frontage - 809 LF
 809 / 100 = 8.09 trees required
 Street trees provided - 9 trees



Property Line Buffer A

Option F - 1 shrub per 5 LF and 1 evergreen tree per 10 LF
 Buffer length - 1,390 LF

Required plantings -
 1,390/5= 278 evergreen shrubs
 1,390/10=139 evergreen trees



OPTION F

Planting Description - one row of evergreen shrubs with a height of two (2) feet or more when planted, likely to reach a height of six (6) feet or more at maturity, planted every five (5) linear feet; one row of medium evergreen trees with a height of six (6) feet or more when planted, likely to reach a height of twenty (20) feet or more at maturity, planted every ten (10) linear feet.

Project Title

Final Site Plan
 Hite Park

C



No.	Revision	Date
1.	Final Site Plan	11/09/12
2.	Preliminary Bid Set	04/29/13
3.	Final Site Plan	03/18/14

D

Drawn by: AWS Checked by: ZL
 Scale: N/A Date: March 18, 2014

Issued for
 Jefferson County Parks and Recreation Commission

Drawing Title

Planting Details and Notes

Drawing Number

LP.106

LPDA Project Number
 1103-08

JEFFERSON COUNTY, WEST VIRGINIA		
Project Name: Hite Park		
Tax District: Jefferson County Middleway District		
Tax Map Number: 9	Parcel Number: 2.17	
Property Owner Information:		
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Address: 235 Sam Michaels Lane Shenandoah Junction, West Virginia 25442		
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