



HILL TOP HOUSE HOTEL  
HARPERS FERRY, WV

**Enhanced Landscape Plan**

SEP 11 2018

**Gensler**



HILL TOP HOUSE HOTEL  
HARPERS FERRY, WV

## 2018 ENHANCED LANDSCAPE PLAN

In line with SWaN's efforts to respond to the Harpers Ferry Planning Commission's recommendations:

- An Enhanced Landscape Plan was submitted to the Planning Commission which created a unique sense of arrival and cohesiveness to the Hill Top House Hotel site.
- Main feature is a tree-lined one-way access lane arriving at the Hill Top's signature turret with majestic views of the confluence of the Potomac and Shenandoah Rivers.
- A welcome station sits at the entrance of the arrival lane and will have an attendant to guide parking options.
- The landscape plan also added an additional event lawn above underground parking and increased total site open space.
- Additional vegetative buffering was added to the west of the Realigned Columbia Street.
- The fire protection plan continues to access the hotel via Jackson Street to E Ridge Street, as it has historically.







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# HILL TOP HOUSE HOTEL

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*VIEW FROM COLUMBIA ST TO OUTFITTERS BUILDING*





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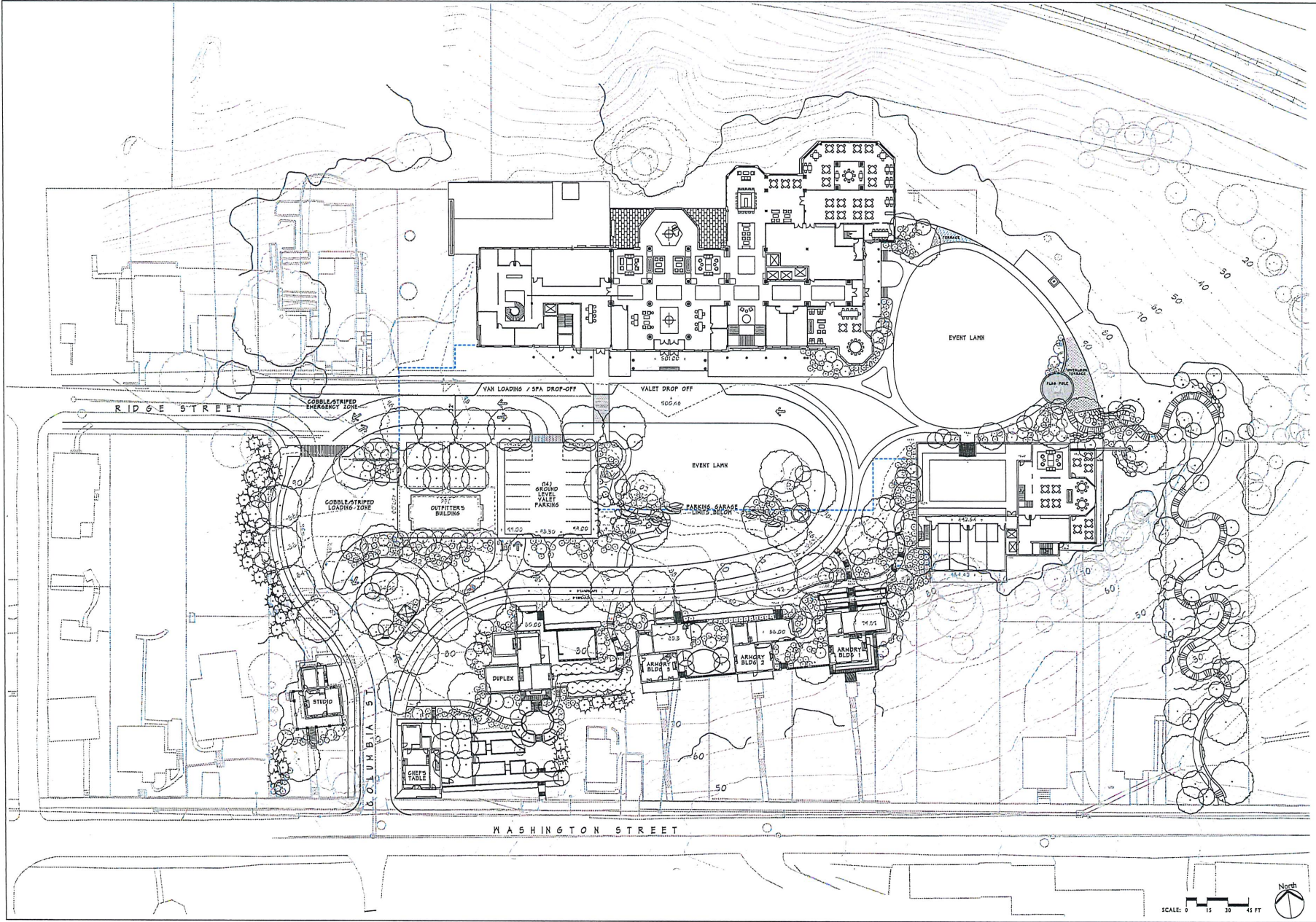
# HILL TOP HOUSE HOTEL

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*VIEW FROM ARRIVAL LANE TO EVENT LAWN*







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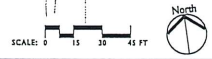
**arentz**  
 LANDSCAPE ARCHITECTS LLC  
 100 EAST RIDGE STREET  
 HARPERS FERRY, WV 25425  
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**HILL TOP HOUSE HOTEL**  
 400 EAST RIDGE STREET  
 HARPERS FERRY, WV 25425

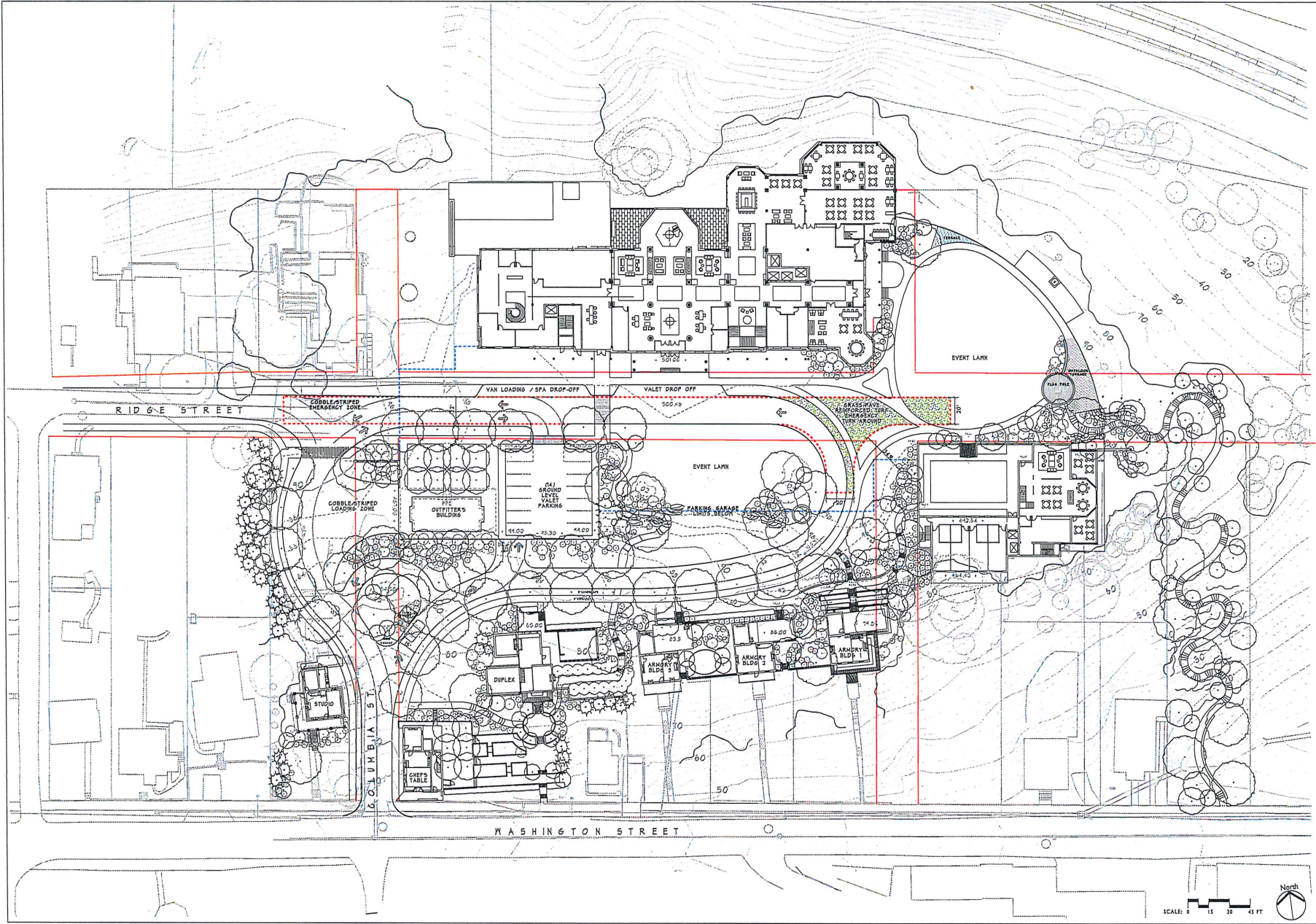
ISSUE DATE: 09.11.2018  
 EXHIBIT CONCEPT SITE PLAN

**LANDSCAPE ENHANCEMENT PLAN**

**L-00**  
 JOHN D. 189







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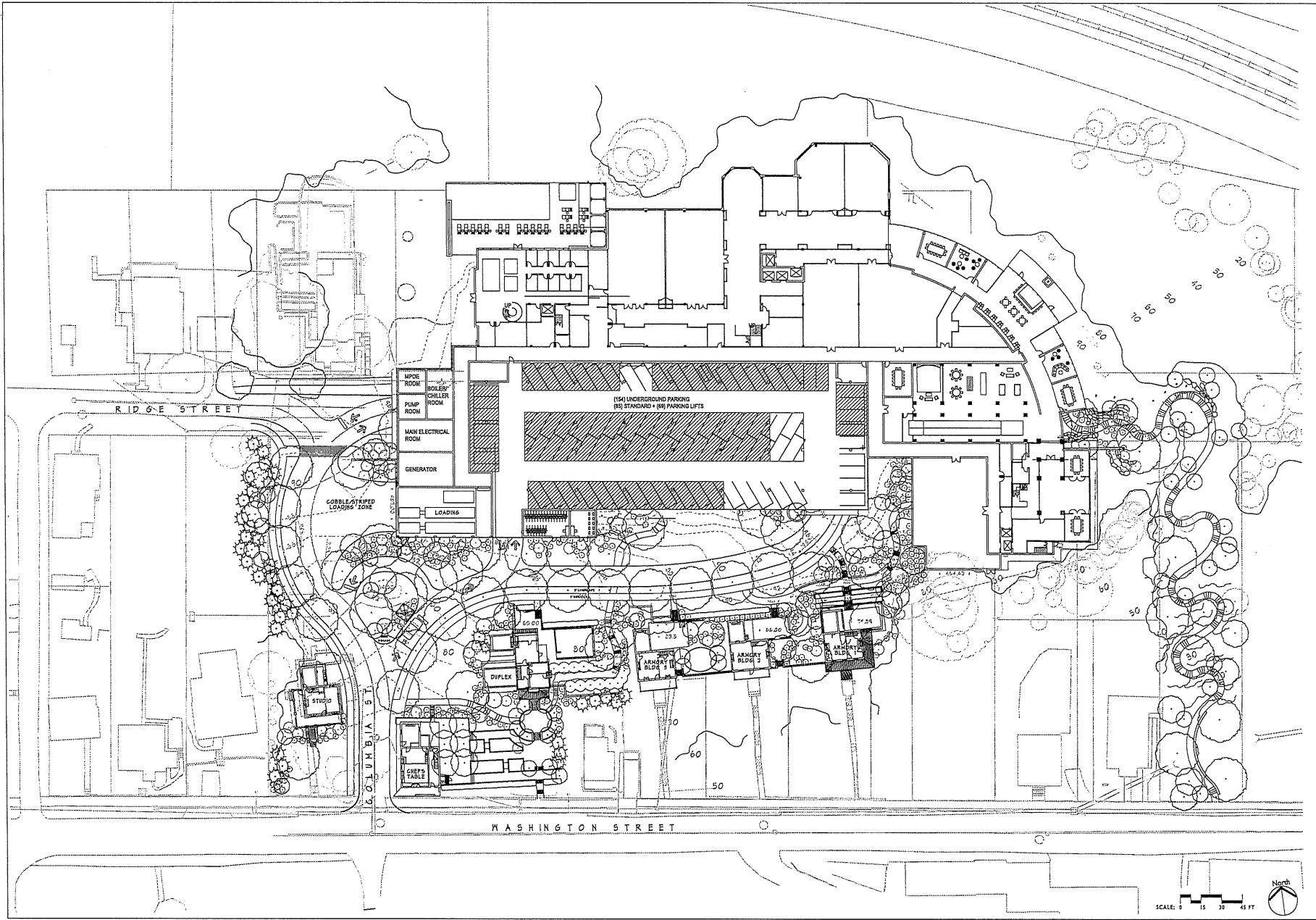
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**HILL TOP HOUSE HOTEL**  
 400 EAST RIDGE STREET  
 HARPERS FERRY, WV 25425

DATE: 09.11.2018  
 DRAWN BY: [REDACTED]  
 CHECKED BY: [REDACTED]

**LANDSCAPE ENHANCEMENT PLAN**  
 GROUND LEVEL

**L-1.0**  
 SCALE: 1" = 30'-0"



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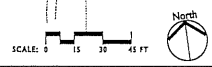
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 15116

**HILL TOP HOUSE HOTEL**  
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 HARPERSBERRY, WV, 25425

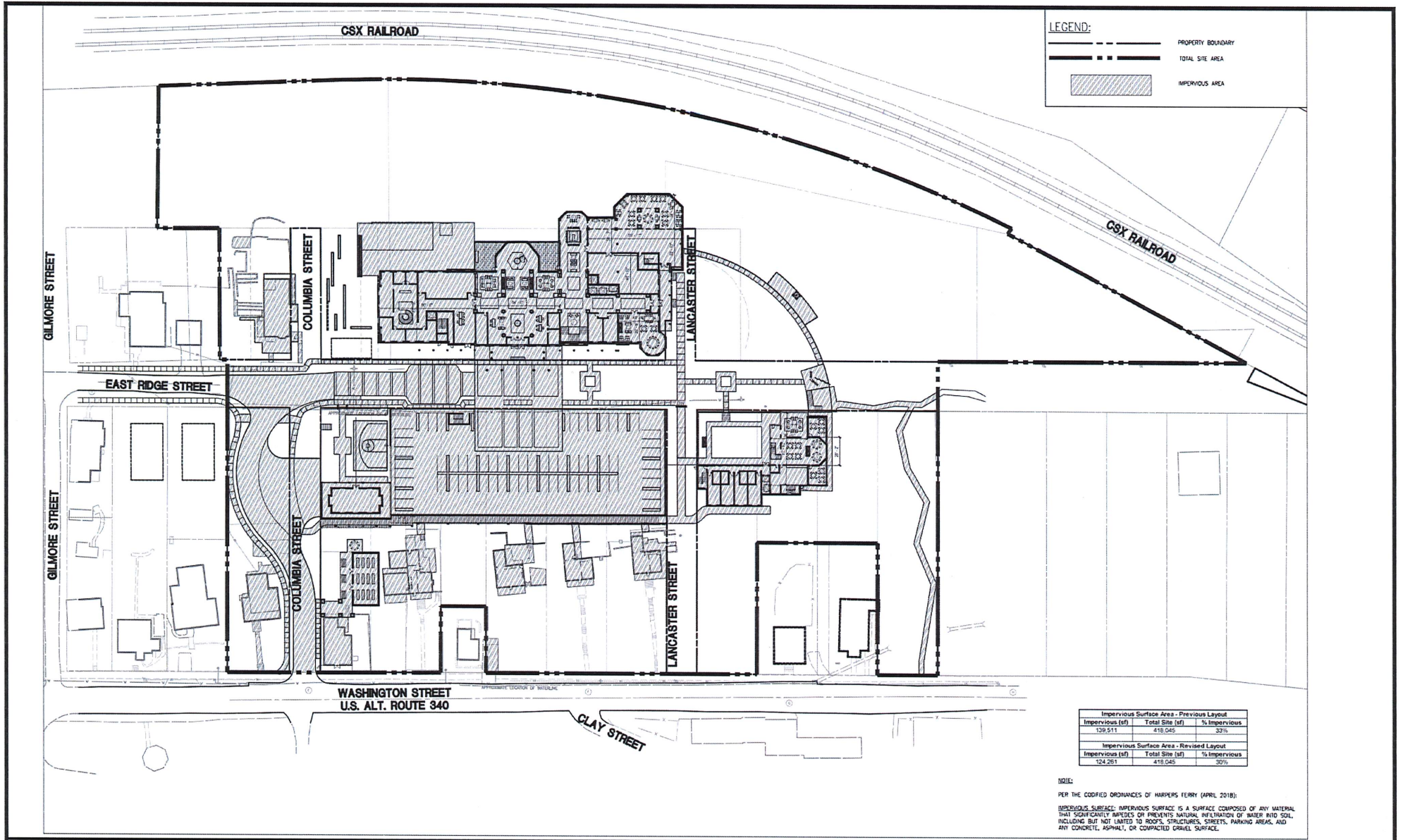
ISSUE DATE: 09.11.2018  
 PROJECT: HILL TOP HOUSE HOTEL  
 DRAWING: LANDSCAPE MANAGEMENT PLAN  
 LOWER LEVEL

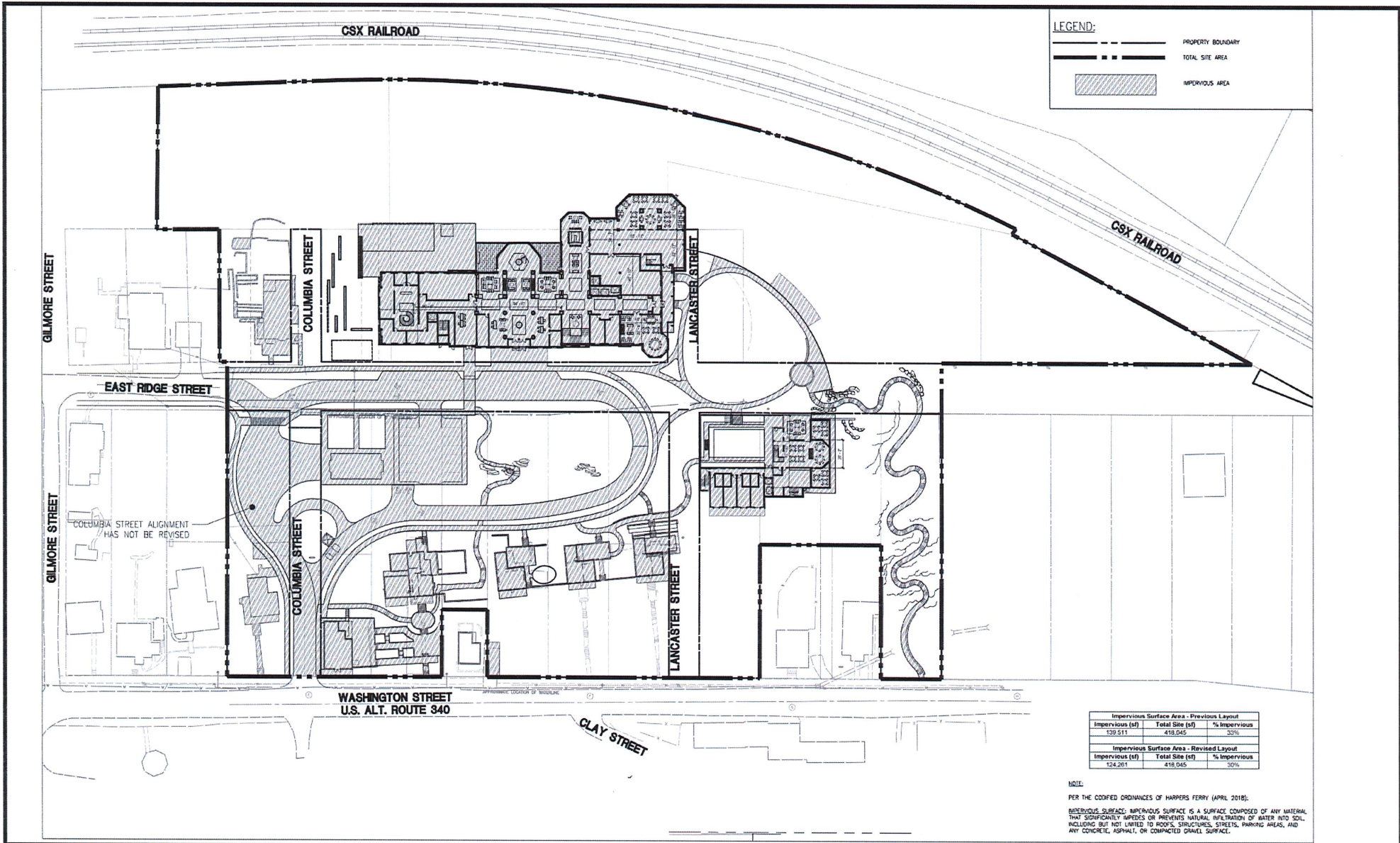
**LANDSCAPE MANAGEMENT PLAN**  
 LOWER LEVEL

**L-2.0**  
 JOB NO. 1107









**LEGEND:**

- PROPERTY BOUNDARY
- TOTAL SITE AREA
- IMPERVIOUS AREA

Impervious Surface Area - Previous Layout		
Impervious (sf)	Total Site (sf)	% Impervious
439,511	419,045	105%
Impervious Surface Area - Revised Layout		
Impervious (sf)	Total Site (sf)	% Impervious
124,261	419,045	30%

**NOTE:**  
 PER THE CODIFIED ORDINANCES OF HARPERS FERRY (APRIL 2018):  
 IMPERVIOUS SURFACE: IMPERVIOUS SURFACE IS A SURFACE COMPOSED OF ANY MATERIAL THAT SIGNIFICANTLY IMPEDES OR PREVENTS NATURAL INFILTRATION OF WATER INTO SOIL, INCLUDING BUT NOT LIMITED TO ROOFS, STRUCTURES, STREETS, PARKING AREAS, AND ANY CONCRETE, ASPHALT, OR COMPACTED GRAVEL SURFACE.

**GordonDC**  
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 www.gordondc.us.com

**HILLTOP HOUSE HOTEL**  
 IMPERVIOUS SURFACE AREA EXHIBIT - UPDATED LAYOUT  
 SCALE: 1"=40'  
 SEPTEMBER 18, 2018

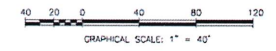
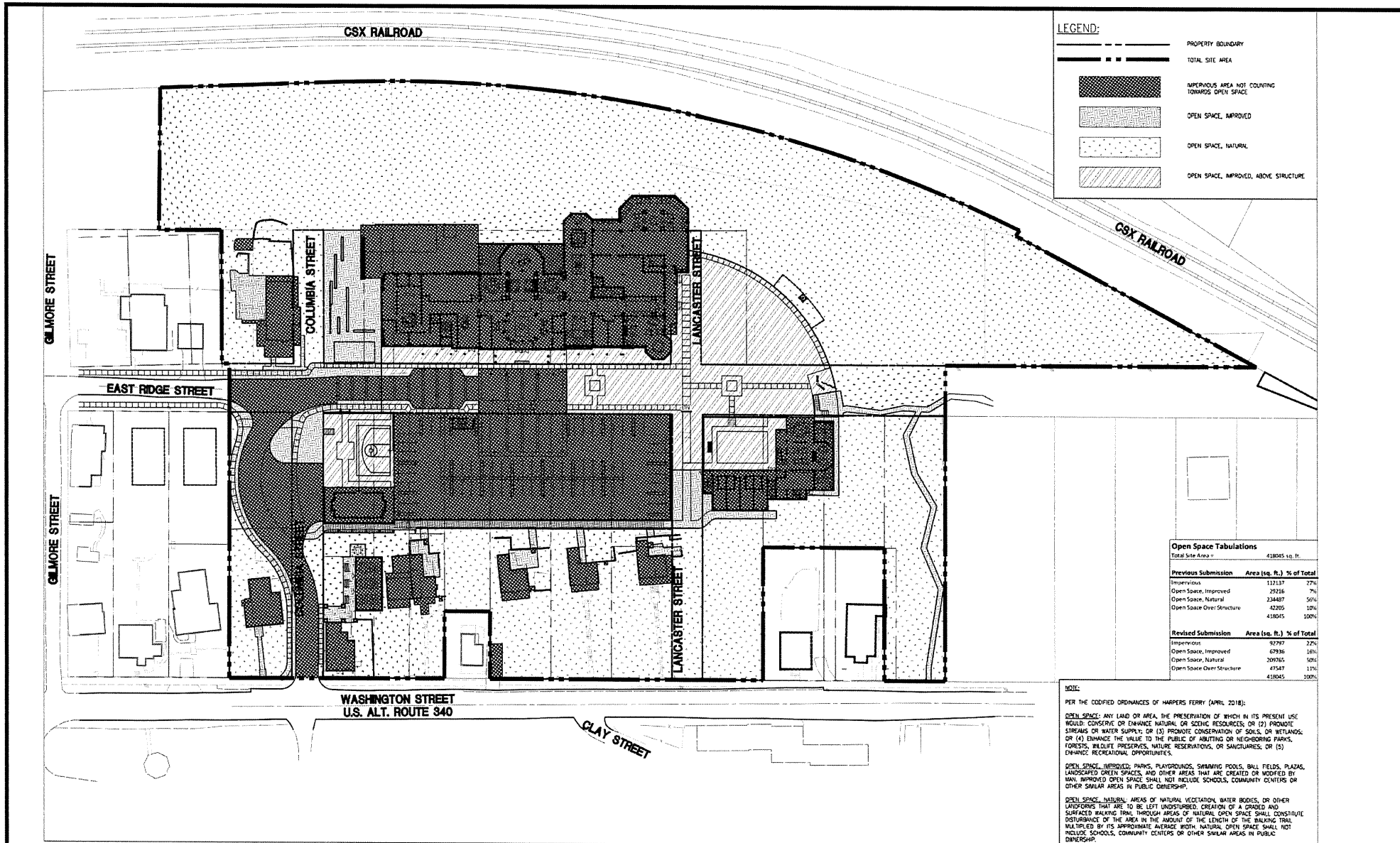


EXHIBIT 0000-0005  
 SHEET 2 OF 2  
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 DRAWN BY: JL





**LEGEND:**

- PROPERTY BOUNDARY
- TOTAL SITE AREA
- [Solid Black] IMPERVIOUS AREA NOT COUNTING TOWARDS OPEN SPACE
- [Stippled] OPEN SPACE, NATURAL
- [Hatched] OPEN SPACE, IMPROVED ABOVE STRUCTURE

**Open Space Tabulations**

Total Site Area		438045 sq. ft.
<b>Previous Submission</b>	<b>Area (sq. ft.)</b>	<b>% of Total</b>
Impervious	112137	27%
Open Space, Improved	29236	7%
Open Space, Natural	234487	56%
Open Space Over Structure	42205	10%
<b>Revised Submission</b>	<b>Area (sq. ft.)</b>	<b>% of Total</b>
Impervious	92787	22%
Open Space, Improved	67936	16%
Open Space, Natural	290765	69%
Open Space Over Structure	47547	11%
<b>Total</b>	<b>438045</b>	<b>100%</b>

**NOTE:**

PER THE CODIFIED ORDINANCES OF HARRIS FERRY (APRIL 2018):

**OPEN SPACE:** ANY LAND OR AREA, THE PRESERVATION OF WHICH IN ITS PRESENT USE WOULD: CONSERVE OR ENHANCE NATURAL OR SCENIC RESOURCES; OR (2) PROMOTE STREAMS OR WATER SUPPLY; OR (3) PROMOTE CONSERVATION OF SOILS, OR WETLANDS; OR (4) ENHANCE THE VALUE TO THE PUBLIC OF HUNTING OR NEIGHBORING PARKS, FORESTS, WILDLIFE PRESERVES, NATURE RESERVATIONS, OR SANCTUARIES; OR (5) ENHANCE RECREATIONAL OPPORTUNITIES.

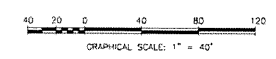
**OPEN SPACE, IMPROVED:** PARKS, PLAYGROUNDS, SWIMMING POOLS, BALL FIELDS, PLAZAS, LANDSCAPED GREEN SPACES, AND OTHER AREAS THAT ARE CREATED OR MODIFIED BY MAN. IMPROVED OPEN SPACE SHALL NOT INCLUDE SCHOOLS, COMMUNITY CENTERS OR OTHER SIMILAR AREAS IN PUBLIC OWNERSHIP.

**OPEN SPACE, NATURAL:** AREAS OF NATURAL VEGETATION, WATER BODIES, OR OTHER LANDSCAPES THAT ARE TO BE LEFT UNDISTURBED. CREATION OF A GRADED AND SURFACED WALKING TRAIL THROUGH AREAS OF NATURAL OPEN SPACE SHALL CONSTITUTE A DISTURBANCE OF THE AREA IN THE AMOUNT OF THE LENGTH OF THE WALKING TRAIL MULTIPLIED BY ITS APPROXIMATE AVERAGE WIDTH. NATURAL OPEN SPACE SHALL NOT INCLUDE SCHOOLS, COMMUNITY CENTERS OR OTHER SIMILAR AREAS IN PUBLIC OWNERSHIP.

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**HILLTOP HOUSE HOTEL**  
 OPEN SPACE AREA EXHIBIT - PREVIOUS LAYOUT  
 SCALE: 1"=40'  
 SEPTEMBER 18, 2018



DATE: 2018-09-18-0001  
 DRAWN BY: GDC  
 SHEET 1 OF 2