



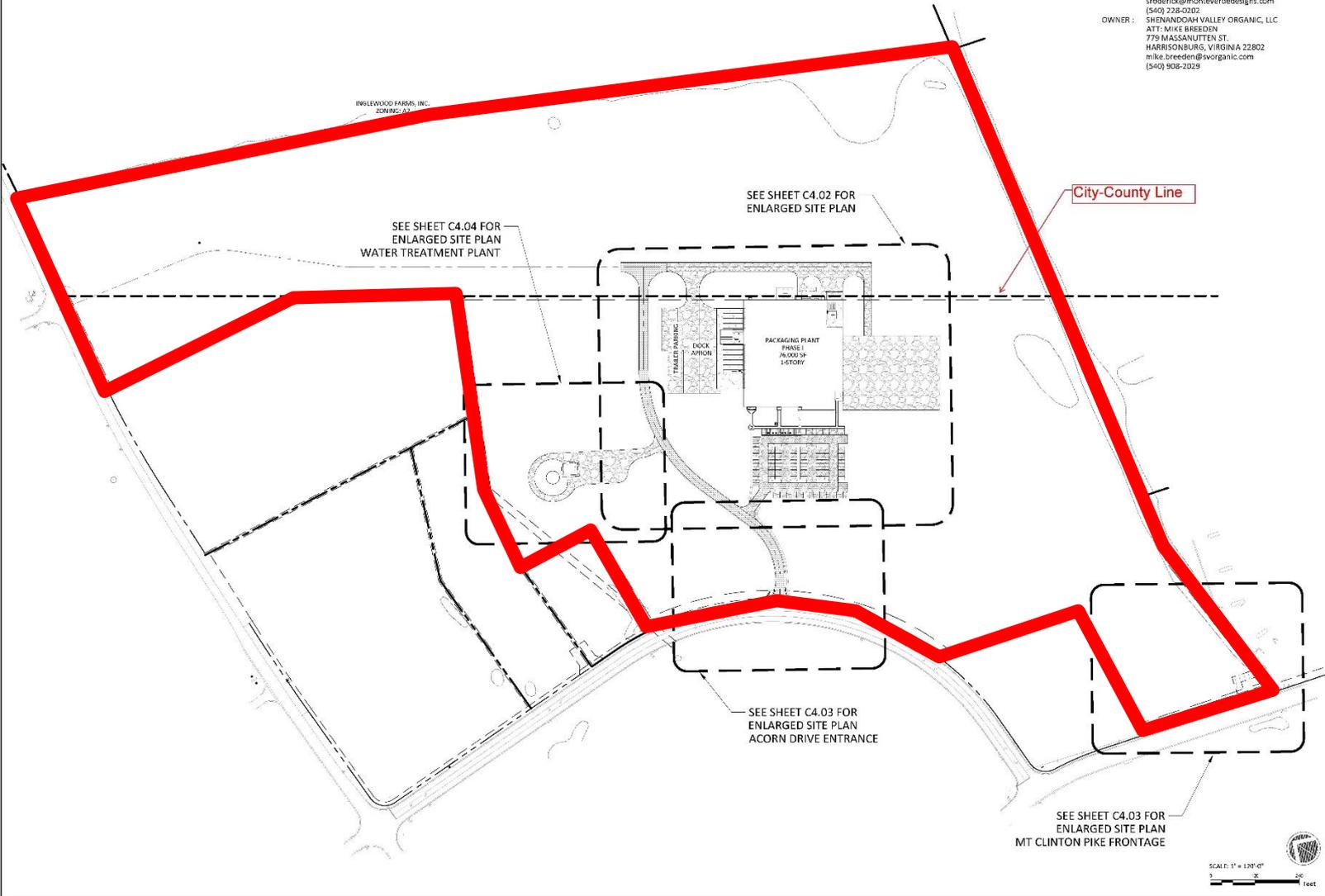
# Public Utility Application – 350 Acorn Drive (Shenandoah Valley Organic)



Site Layout of Packaging Plant within City Limits

Excerpt from Engineered Comprehensive Site Plan dated January 27, 2021

**SITE INFORMATION**  
 TAX MAP #: 44-C-2 (CITY); 94-(A)-132 (COUNTY)  
 DEEDBOOK: 4747/279 (CITY); 3690/705 (COUNTY)  
 ACREAGE: 36.92 AC (CITY); 30.37 (COUNTY)  
 ZONING: M-1 (CITY); I-1 (COUNTY)  
 ADDRESS: 350 ACORN DRIVE  
 HARRISONBURG, VIRGINIA 22802  
 ENGINEER: MONTEVERDE ENGINEERING & DESIGN STUDIO  
 250 E. ELIZABETH ST., SUITE 114  
 HARRISONBURG, VIRGINIA 22802  
 srodlerik@monteverdedesigns.com  
 (540) 228-0202  
 OWNER: SHENANDOAH VALLEY ORGANIC, LLC  
 ATT: MIKE BREEDEN  
 779 MASSANUTTEN ST.  
 HARRISONBURG, VIRGINIA 22802  
 mike.breeden@svorganic.com  
 (540) 908-2329



**SITE PLAN**  
**SHENANDOAH VALLEY ORGANIC**  
**ACORN CAMPUS - PHASE 1**  
 350 Acorn Drive  
 Harrisonburg, VA 22802

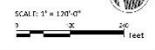
Revisions:

No.	Description	Date
1	City Review Comments	11-23-2020
2	City Review Comments	1-15-2021
3	City Review Comments	1-27-2021

PRELIMINARY ISSUE  
 NOT FOR CONSTRUCTION

**SITE PLAN**

Project number: 200311  
 Date: November 6, 2020  
 Drawn by: SDR  
 Checked by: SDI





From Acorn Drive





From North Liberty Street at Friendship Drive

**Site Layout of Packaging Plant within City Limits**

**SITE INFORMATION**  
 TAX MAP #: 44-C-2 (CITY); 94-(A)-132 (COUNTY)  
 DEEDBOOK: 4747/279 (CITY); 3660/705 (COUNTY)



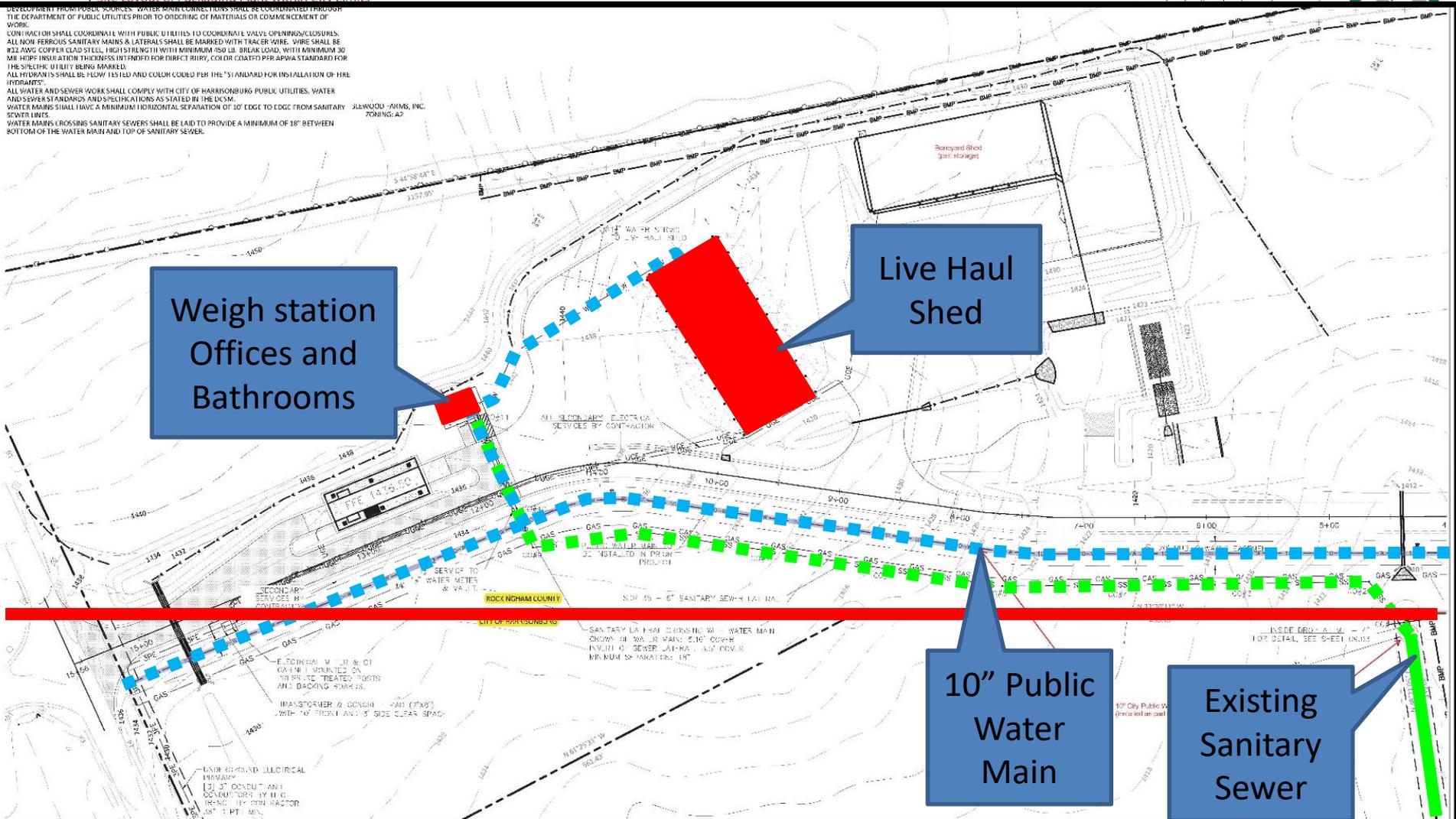
DEVELOPMENT FROM PUBLIC SOURCES. WATER MAIN CONNECTIONS SHALL BE COORDINATED THROUGH THE DEPARTMENT OF PUBLIC UTILITIES PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK.  
 CONTAINERS SHALL COORDINATE WITH PUBLIC UTILITIES TO COORDINATE VALVES, OPENINGS, CLOSURES. ALL NEW PERVIOUS SANITARY MAINS & LATERALS SHALL BE MARKED WITH TRACER WIRE. WIRE SHALL BE #12 AWG COPPER CLAD STEEL, HIGH STRENGTH WITH MINIMUM 150 LB. BREAK LOAD, WITH MINIMUM 30 MIL HDPE INSULATION THICKNESS INTENDED FOR DIRECT BURIAL, COI OR COATED PER AWWA STANDARD FOR THE SPECIFIC UTILITY BEING MARKED.  
 ALL HYDRANTS SHALL BE FLOW TESTED AND COLOR CODED PER THE STANDARD FOR INSTALLATION OF FIRE HYDRANTS.  
 ALL WATER AND SEWER WORK SHALL COMPLY WITH CITY OF HARRISONBURG PUBLIC UTILITIES, WATER AND SEWER STANDARDS AND SPECIFICATIONS AS STATED IN THE DCSM.  
 WATER MAINS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 30" EDGE TO EDGE FROM SANITARY SEWER LINES.  
 WATER MAINS CROSSING SANITARY SEWERS SHALL BE LAID TO PROVIDE A MINIMUM OF 18" BETWEEN BOTTOM OF THE WATER MAIN AND TOP OF SANITARY SEWER.  
 ALBWOOD - HANNS, INC.  
 ZONING: A2

**Weigh station  
 Offices and  
 Bathrooms**

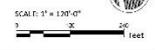
**Live Haul  
 Shed**

**10" Public  
 Water  
 Main**

**Existing  
 Sanitary  
 Sewer**



**ENLARGED SITE PLAN  
 MT CLINTON PIKE FRONTAGE**



Project number: 202112  
 Date: November 6, 2020  
 Drawn by: SDR  
 Checked by: SDR

**C4.01**

# Recommendation

**Staff and Planning Commission (7-0)  
recommend approval of the request.**

