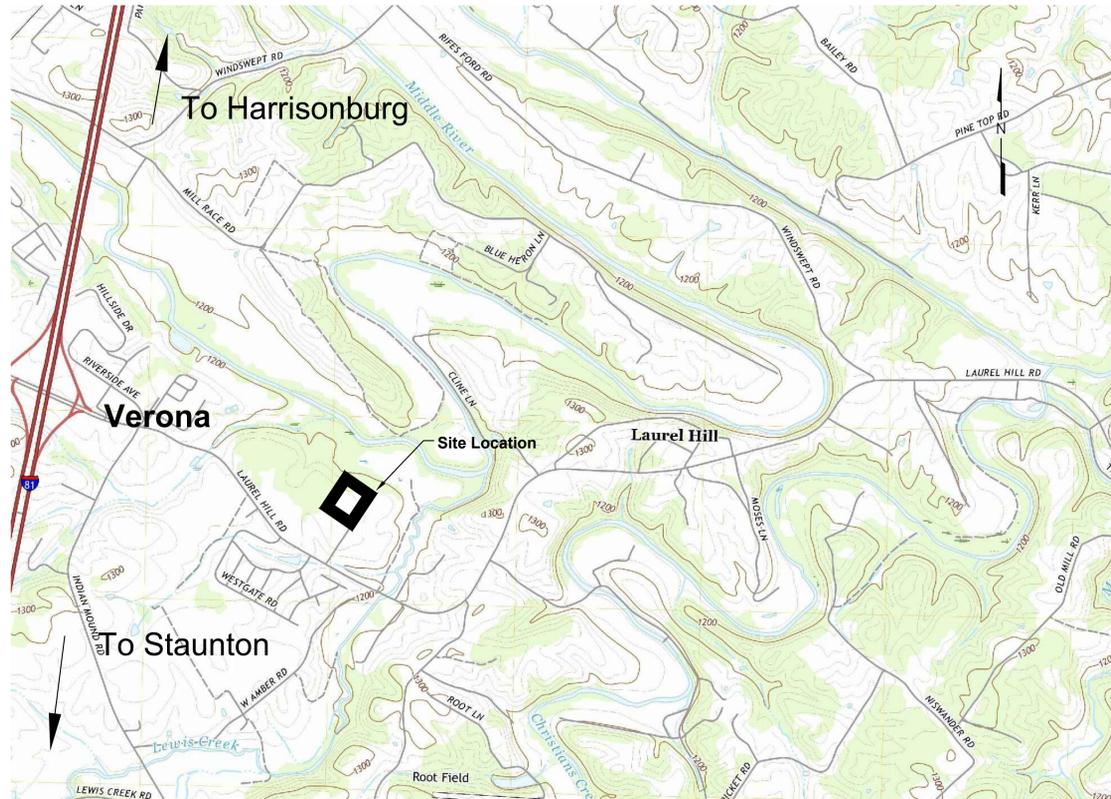


# ACSA MIDDLE RIVER REVISED OFFICE COMPLEX AUGUSTA COUNTY, VIRGINIA

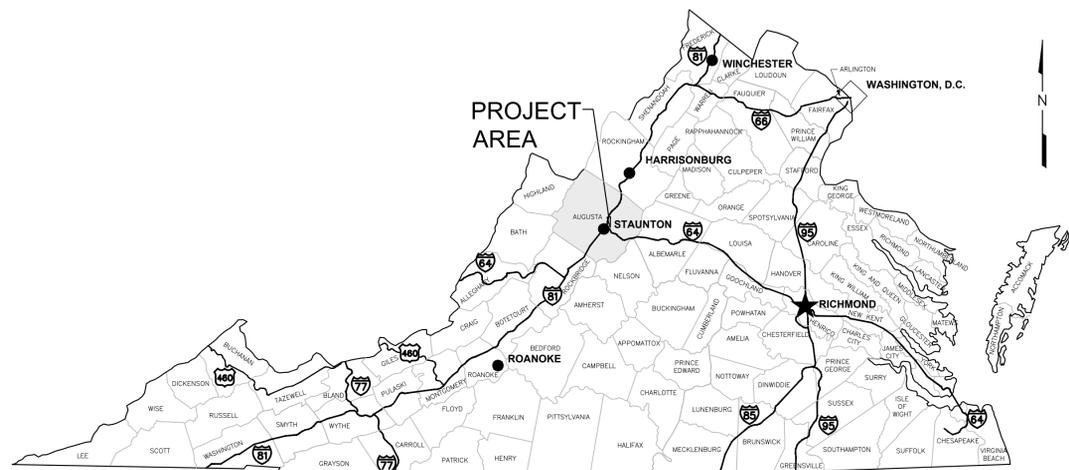
PREPARED FOR:  
Augusta County Service Authority  
P.O. BOX 859  
Verona, Virginia 24482

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VICINITY MAP  
SCALE: 1"=1500'



LOCATION MAP  
N.T.S.

COUNTY APPROVAL	DATE
TITLE:	DATE
TITLE:	

PROJECT IDENTIFICATION:  
MIDDLE RIVER OFFICE COMPLEX  
NO ASSIGNED ADDRESS, OPPOSITE 848 LAUREL HILL RD  
VERONA, VA 24482  
TAX PARCEL: TMP 47A-(1)-5C  
DEED BOOK REFERENCE INFORMATION: DB674 P374 & DB674 P377  
OWNER OF RECORD : AUGUSTA COUNTY SERVICE AUTHORITY, A BODY CORPORATE AND POLITIC  
ZONE GENERAL INDUSTRIAL

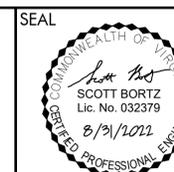
PROJECT NARRATIVE:  
THIS PROJECT CONSISTS OF CONSTRUCTION OF A 20,300 SQFT MULTI USE OFFICE, GARAGE, AND MATERIAL STORAGE FACILITY AND ASSOCIATED PAVED STORAGE PARKING FOR EQUIPMENT AND LARGE ACSA CONSTRUCTION VEHICLES. THIS BUILDING WILL BE LOCATED ON THE SAME PARCEL AS THE MIDDLE RIVER WASTE WATER TREATMENT PLANT, ON THE OPPOSITE SIDE OF THE ACCESS DRIVE.

**Peed & Bortz, L.L.C.**  
CIVIL & ENVIRONMENTAL ENGINEERS  
20 MIDWAY PLAZA DRIVE - SUITE 100  
CHRISTIANSBURG, VIRGINIA 24073  
PHONE: (540) 394 - 3214 FAX : (540) 394 - 3215

## ACSA MIDDLE RIVER REVISED OFFICE COMPLEX

AUGUSTA COUNTY

VIRGINIA



DRAWN BY:  
JJM  
REVIEW BY:  
S. BORTZ  
DATE:  
22 OCT 2021  
REVISION:  
AUG 31 2022

SHEET DESCRIPTION:  
TITLE SHEET

G01

**DESIGN NOTES:**

- NO GRAVES OR STRUCTURES MARKING A PLACE OF BURIAL WERE LOCATED.
- PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- PROPERTY IS LOCATED IN APPROACH APO (AIRPORT OVERLAY DISTRICT), VERONA USO (URBAN SERVICE OVERLAY DISTRICT)
- COORDINATE NEW UTILITY SERVICE POLE LOCATION WITH POWER COMPANY. CONDUIT TO STATION BUILDING METER BASE TO BE INSTALLED BY CONTRACTOR FOR POWER COMPANY USE. CONDUIT TO BE MINIMUM 3" DIAMETER, OR AS INDICATED BY POWER COMPANY.
- PROVIDE FINAL GRADING SUCH THAT POSITIVE DRAINAGE IS AWAY FROM OFFICE BUILDING ON ALL SIDES. 2% TYPICAL, 1% MINIMUM
- STORMWATER NOTES ON SHEET D06
- TOTAL DISTURBED PROJECT AREA = 12.0 ACRES (524,000 SQFT)
- APPROXIMATE NET CUT = 4,850 CU. YARD
- ENTRANCE ACCESS: ACCESS TO SITE WILL BE FROM EXISTING CONCRETE OR ASPHALT TURN LANES FROM LAUREL HILL ROAD (STATE ROAD 612.) POSTED SPEED LIMIT IS 45 MPH ON RT 654 NEAR ENTRANCE. PER VDOT ROAD DESIGN MANUAL APPENDIX "F" TABLE 2-5, REQUIRED INTERSECTION SIGHT DISTANCE IS 500' AT 45 MPH. ACTUAL SITE DISTANCE AT EXISTING ENTRANCE IS APPROXIMATELY 1200' TO THE NORTH AND 1600' TO THE SOUTH. NORMAL OFFICE TRAFFIC WILL BE APPROXIMATELY 200 VEHICLE TRIPS PER DAY.
- IN ACCORDANCE WITH ACSA POLICY 10.6, SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. SCHEDULE THE PRE-CONSTRUCTION MEETING WITH MATT MORRIS (540) 245-5073 [MMORRIS@CO.AUGUSTA.VA.US](mailto:MMORRIS@CO.AUGUSTA.VA.US)
- IN ACCORDANCE WITH ACSA POLICY 10.6, CONSTRUCTION MATERIAL SUBMITTALS MUST BE PROVIDED PRIOR TO CONSTRUCTION AND IT IS RECOMMENDED ANY QUESTIONS REGARDING MATERIALS BE ADDRESSED AS FAR IN ADVANCE AS POSSIBLE OF THE PRE-CONSTRUCTION MEETING TO AVOID CONFLICTS. EMAIL THE MATERIAL SUBMITTAL TO [JRADER@CO.AUGUSTA.VA.US](mailto:JRADER@CO.AUGUSTA.VA.US)
- THIS DEVELOPMENT WAS PERMITTED FOR 12.61 ACRES ADDING 5.5 ACRES OF IMPERVIOUS AREA. POST APPROVAL, THE PLAN WAS REVISED TO SHOW ONLY 3.19 ACRES OF IMPERVIOUS AREA.
- FIRE SUPPRESSION SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT NFPA AND IBC STANDARDS.

**CIVIL GENERAL NOTES:**

- THE CIVIL DRAWINGS INCLUDE SITE IMPROVEMENTS, TREATMENT EQUIPMENT, PROCESS PIPING, CHEMICAL FEED EQUIPMENT, AND PUMPING EQUIPMENT. PLEASE REFER TO THE OTHER APPROPRIATE DISCIPLINES FOR OTHER CONSTRUCTION INFORMATION AND DETAILS.
- ALL DISTURBED AREAS NOT PAVED OR GRAVELED WILL BE GRASSED WITH PERMANENT SEEDING AS DEFINED ON THE DRAWINGS AND SPECIFICATIONS.
- HORIZONTAL AND VERTICAL CONTROL IS PROVIDED ON THE DRAWINGS.
- THE CONTRACTOR WILL INSTALL ALL EROSION AND CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CLEAR ONLY THE AREAS TO BE DISTURBED, LEAVING AS MANY TREES AS POSSIBLE. THE TREES CAN BE BURNED IN ACCORDANCE WITH THE CLEARING AND GRUBBING SPECIFICATION AND THE STUMPS BURIED ON SITE AT A LOCATION APPROVED BY THE OWNER.
- WALL PIPES SHALL BE PROVIDED AT ALL WALL AND FLOOR PIPE PENETRATIONS.

**STANDARD NOTES**

- ALL WORK SHALL BE SUBJECT TO INSPECTION BY AUTHORITY INSPECTORS. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DEPARTMENT AT 540-245-5670 AT LEAST 48 HOURS PRIOR TO THE START OF ANY WATER AND SEWER UTILITY WORK. FAILURE TO COMPLY OR PROPERLY NOTIFY MAY RESULT IN ADDITIONAL WORK BY THE CONTRACTOR IN ORDER TO PERMIT THE NECESSARY INSPECTION AND /OR DISCONNECTION FROM THE SYSTEM.  
ALL MAINLINE TAPS, VALVE OPERATION, OPENING OF HYDRANTS, MANHOLE CORING, ETC. SHALL BE DONE BY AUTHORITY PERSONNEL OR WITH THE AUTHORITY INSPECTORS PRESENT.
- THE CONTRACTOR SHALL BE FAMILIAR WITH AUTHORITY OPM POLICY 10.6 PLAN REVIEW AND PROJECT ACCEPTANCES FOR WATER AND SEWER SERVICES. THIS POLICY CONTAINS SPECIFIC REQUIREMENTS THAT MUST BE MET BEFORE THE AUTHORITY WILL PROVIDE WATER AND/OR SANITARY SEWER SERVICE.
- THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL JOB SITE SAFETY AND ASSURANCE THAT ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), DEPARTMENT OF LABOR AND INDUSTRY (DOLI), AND THE CURRENT BUILDING CODE ARE MAINTAINED. HOWEVER, IN THE EVENT THAT AN AUTHORITY ENGINEERING TECHNICIAN OBSERVES CONDITIONS THAT COULD ENDANGER LIFE/LIMB OF ANY PERSON ON THE JOB, THE TECHNICIAN WILL IMMEDIATELY NOTIFY THE JOB SITE SUPERINTENDENT/FOREMAN AND THE AUTHORITY ENGINEERING AND ADMINISTRATION OFFICES. IF A JOBSITE SAFETY ISSUE IS CONFIRMED BY THE SUPERINTENDENT/FOREMAN/AUTHORITY AND THE SITUATION CONTINUES THE AUTHORITY MAY CONTACT OSHA.
- ON-SITE AUTHORITY STAFF WILL REQUIRE A PRECONSTRUCTION SAFETY PLAN BE SUBMITTED FOR REVIEW AT LEAST 48 HOURS PRIOR TO ANY WORK INVOLVING AUTHORITY OWNED FACILITIES REQUIRING CONFINED SPACE ENTRY AND/OR WORKING AT HEIGHTS IN EXCESS OF 6 FEET FOR NEW CONSTRUCTION AND AT HEIGHTS IN EXCESS OF 4 FEET FOR MAINTENANCE OF EXISTING FACILITIES. THE PLAN MUST BE PREPARED BY A COMPETENT PERSON, AS DEFINED BY OSHA/DOLI, AND THE EMPLOYEES PERFORMING THE WORK MUST HAVE PROPER TRAINING. ADDITIONALLY, THE CONTRACTOR SHALL PROVIDE A PLAN PREPARED BY AN ENGINEER OR COMPETENT PERSON (IN ACCORDANCE WITH OSHA REQUIREMENTS) FOR ANY TRENCING ACTIVITIES REQUIRING ENGINEERED SHORING, OR WHERE OTHER HAZARDS SUCH AS TRENCING WITH WATER ACCUMULATION OR TRENCING WHERE ADJOINING BUILDING/STRUCTURES ARE ENDANGERED BY THE EXCAVATION.
- ALL EXISTING UTILITIES ADJACENT TO THE PROPOSED WORK MAY NOT BE AS SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATELY LOCATED. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 811 OR 800- 522-7001 TO HAVE UNDERGROUND UTILITIES MARKED IN ACCORDANCE WITH VIRGINIA'S UNDERGROUND UTILITY DAMAGE PREVENTION ACT.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT VERSION OF THESE DESIGN AND CONSTRUCTION STANDARDS.
- ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER MEASURED FROM THE TOP OF PIPE UNLESS OTHERWISE APPROVED. THIS INCLUDES ALL FIRE HYDRANT LINES AND SERVICE LATERALS.
- A MINIMUM VERTICAL SEPARATION OF 3.5 FEET IS REQUIRED BETWEEN WATER LINE AND STORM SEWER CULVERTS. WHEN THE 3.5 FOOT MINIMUM SEPARATION CANNOT BE ACHIEVED AND WHERE FREEZING IS A POSSIBILITY THE WATER LINE SHALL BE ENCASED IN CONCRETE AND INSULATED AS APPROVED BY THE AUTHORITY. CONCRETE ENCASEMENT AND INSULATION SHALL EXTEND A MINIMUM OF 5 FEET BEYOND THE CENTERLINE OF THE CULVERT IN BOTH DIRECTIONS OR 5 FEET BEYOND ENDS OF CULVERT WHEN PARALLEL.
- JOINT RESTRAINT SHALL BE PROVIDED FOR ALL BENDS, TEES, DEAD END LINES, AND STUBOUTS, IN ACCORDANCE WITH THE APPLICABLE STANDARD DETAILS.
- CONTRACTOR SHALL MAINTAIN WATER AND SEWER SERVICE TO ALL EXISTING CUSTOMERS THROUGHOUT CONSTRUCTION. THIS MAY REQUIRE TEMPORARY LINES, CONNECTIONS, AND/OR PUMPING.

**GENERAL ABBREVIATIONS:**

AFF ABOVE FINISHED FLOOR	EX EXISTING	MAX MAXIMUM	S SOUTH
AFG ABOVE FINISHED GRADE	F&C FRAME AND COVER	MECH MECHANICAL	SAN SANITARY
APPROX APPROXIMATELY	FD FLOOR DRAIN	MFR MANUFACTURER	SBR SEQUENCING BATCH REACTOR
ASSY ASSEMBLY	FF FINISHED FLOOR (ELEVATION)	MGD MILLION GALLONS PER DAY	SEW SEWER
BF BUTTERFLY (VALVE)	FG FINISHED GRADE	MH MANHOLE	SF SILT FENCE
BLDG BUILDING	FM FORCE MAIN	MIN MINIMUM	SQF SQUARE FOOT (FEET)
BOT BOTTOM	FRP FIBERGLASS REINFORCED PLASTIC	MJ MECHANICAL JOINT	SS STAINLESS STEEL
CHEM CHEMICAL	GAL GALLON	N NORTH	SSE SANITARY SEWER EASEMENT
CL CENTERLINE	GPD GALLONS PER DAY	NC NORMALLY CLOSED	STA STATION
CO CLEANOUT	GPH GALLONS PER HOUR	NPW NON-POTABLE WATER	STR STRUCTURE
DI DUCTILE IRON	GPM GALLONS PER MINUTE	NPT NATIONAL PIPE THREAD (TAPER)	SUP SUPERNATANT
DIA DIAMETER	GRAV GRAVITY	NTS NOT TO SCALE	TOS TOP OF SLAB
DIG DIGESTER	HDLPE HIGH DENSITY LINEAR POLYETHYLENE	NWL NORMAL (AVERAGE) WATER LEVEL	TOW TOP OF WALL
DIP DUCTILE IRON PIPE	HP HORSEPOWER	OC ON CENTER	TYP TYPICAL
E EAST	HVAC HEATING, VENTILATION, & AIR CONDITIONING	PE POLYETHYLENE	UV ULTRAVIOLET (DISINFECTION)
EF EFFLUENT	ID INSIDE DIAMETER	PG PROPOSED GRADE	WAS WASTE ACTIVATED SLUDGE
EG EXISTING GRADE	INF INFLUENT	PROP PROPOSED	W WEST
ELEV ELEVATION	INV INVERT	PS PUMP STATION	WI WITH
EP EDGE OF PAVEMENT	LED LIGHT-EMITTING DIODE	PSI POUNDS PER SQUARE INCH	WSE WATER SURFACE ELEVATION
EQ EQUALIZATION	LF LINEAR FEET	PVC POLYVINYL CHLORIDE	YR YEAR
EQUIP EQUIPMENT	LWL LOW (MINIMUM) WATER LEVEL	RED REDUCER	

**SITE LEGEND**

	EXISTING BUILDING		PROPOSED FENCE
	DEMO TREE LINE		PROPOSED TREE LINE
	EXISTING TREE LINE		PROPOSED SPOT SHOT
	EXISTING CONTOUR LINE		PROPOSED CONTOUR LINE
	EXISTING GRAVEL DRIVE		PROPOSED BUILDING
	EXISTING PAVED DRIVE		PROPOSED GRAVEL
	EXISTING TELEPHONE		PROPOSED PAVEMENT
	EXISTING OVERHEAD ELECTRICITY		PROPOSED LIGHT-DUTY PAVEMENT
	EXISTING SANITARY SEWER		PROPOSED CONCRETE SIDEWALK
	EXISTING WATER LINE		PROPOSED SANITARY SEWER
	EXISTING PROPERTY LINE		PROPOSED WATER LINE
	EXISTING UNDERGROUND ELECTRICITY		BUILDING SETBACKS
			PROPOSED STORM SEWER
			PROPOSED CONDUIT BANK
			PROPOSED GAS
			PROPOSED DITCH
			PROPOSED BOLLARD

**EROSION CONTROL LEGEND**

NO.	TITLE	KEY	SYMBOL
3.05	SILT FENCE	(SF)	
3.07	INLET PROTECTION	(IP)	
3.09	DIVERSION DIKE	(DD)	
3.02	CONSTRUCTION ENTRANCE	(CE)	
3.08	CULVERT INLET PROTECTION	(CIP)	
3.14	SEDIMENT BASIN	(SB)	
3.18	OUTLET PROTECTION	(OP)	
3.30	TOPSOILING	(TO)	
3.31	TEMPORARY SEEDING	(TS)	
3.32	PERMANENT SEEDING	(PS)	
3.35	MULCHING	(MU)	
3.36	EROSION CONTROL MATTING	(EM)	
3.39	DUST CONTROL	(DC)	

\*NUMBER REFERS TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK SYMBOLS

POINT TABLE			
POINT NUMBER	POINT DESCRIPTION	NORTHING	EASTING
1	PARCEL CORNER	6751410.74	11344922.89
2	PARCEL CORNER	6752142.85	11345415.85
3	PARCEL CORNER	6751774.19	11346236.00
4	PARCEL CORNER	6751561.69	11346079.45
5	PARCEL CORNER	6751647.38	11345926.47
6	PARCEL CORNER	6751262.76	11345649.51
7	PARCEL CORNER	6750838.45	11346280.14
8	PARCEL CORNER	6750601.68	11346115.78
9	PARCEL CORNER	6751132.47	11345157.36
10	PARCEL CORNER	6750978.22	11345053.49
11	PARCEL CORNER	6751006.10	11345012.09
12	PARCEL CORNER	6751249.42	11345175.94
13	BLDG	6751491.04	11345177.30
14	BLDG	6751616.33	11345260.89
15	BLDG	6751605.23	11345277.53
16	BLDG	6751677.60	11345325.82
17	BLDG	6751644.00	11345376.18
18	BLDG	6751571.63	11345327.89
19	BLDG	6751560.53	11345344.53
20	BLDG	6751435.20	11345261.00

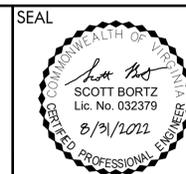
TABLE OF ESTIMATED QUANTITIES		
DESCRIPTION	QUANTITY	UNIT
CLASS 52 DIP WATER LINE	830	LF
SDR 35 SANITARY SEWER	1300	LF
STORM SEWER	1250	LF
SANITARY MANHOLE	1	EA
SANITARY MANHOLE DEPTH	6.7	VERTICAL FEET
STORM MANHOLE	7	EA
STORM MANHOLE DEPTH	32.2	VERTICAL FEET
FIRE HYDRANT ASSEMBLY	1	EA
8" GATE VALVE	1	EA
METER BOXES	1	EA
CLEANOUTS	32	EA
ELECTRICAL PULL BOX	13	EA

EROSION CONTROL TABLE OF ESTIMATED QUANTITIES		
DESCRIPTION	QUANTITY	UNIT
SILT FENCE	2600	LF
DIVERSION DIKE	180	LF
STORMWATER CONVEYANCE CHANNEL	0	LF
INLET PROTECTION	7	EA
CULVERT OUTLET PROTECTION	2	EA
CONSTRUCTION ENTRANCE	1	EA
SEDIMENT BASIN	1	EA
BM MATTING	300	LF



**Peed & Bortz, L.L.C.**  
CIVIL & ENVIRONMENTAL ENGINEERS  
20 MIDWAY PLAZA DRIVE - SUITE 100  
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PHONE: (540) 394 - 3214 FAX: (540) 394 - 3215

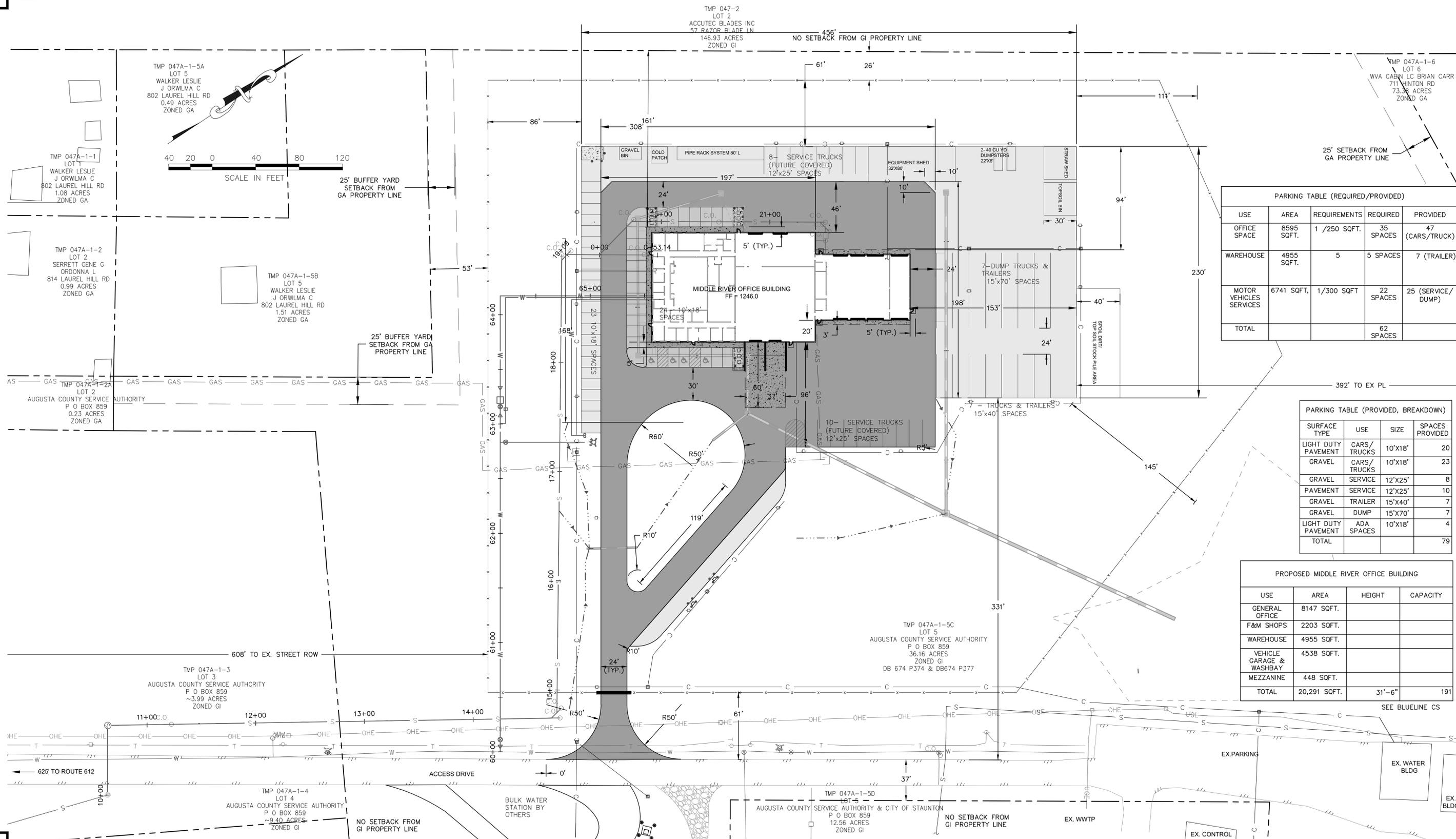
**ACSA MIDDLE RIVER  
REVISED OFFICE COMPLEX**  
AUGUSTA COUNTY VIRGINIA



DRAWN BY: JJM  
REVIEW BY: S. BORTZ  
DATE: 22 OCT 2021  
REVISION: AUG 31 2022

SHEET DESCRIPTION:  
**NOTES & LEGEND**

**G02**



PARKING TABLE (REQUIRED/PROVIDED)				
USE	AREA	REQUIREMENTS	REQUIRED	PROVIDED
OFFICE SPACE	8595 SQFT.	1 /250 SQFT.	35 SPACES	47 (CARS/TRUCK)
WAREHOUSE	4955 SQFT.	5	5 SPACES	7 (TRAILER)
MOTOR VEHICLES SERVICES	6741 SQFT.	1/300 SQFT	22 SPACES	25 (SERVICE/ DUMP)
<b>TOTAL</b>			<b>62 SPACES</b>	

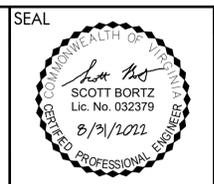
PARKING TABLE (PROVIDED, BREAKDOWN)			
SURFACE TYPE	USE	SIZE	SPACES PROVIDED
LIGHT DUTY PAVEMENT	CARS/ TRUCKS	10'X18'	20
GRAVEL	CARS/ TRUCKS	10'X18'	23
GRAVEL PAVEMENT	SERVICE	12'X25'	8
GRAVEL	SERVICE	12'X25'	10
GRAVEL	TRAILER	15'X40'	7
GRAVEL	DUMP	15'X70'	7
LIGHT DUTY PAVEMENT	ADA SPACES	10'X18'	4
<b>TOTAL</b>			<b>79</b>

PROPOSED MIDDLE RIVER OFFICE BUILDING			
USE	AREA	HEIGHT	CAPACITY
GENERAL OFFICE	8147 SQFT.		
F&M SHOPS	2203 SQFT.		
WAREHOUSE	4955 SQFT.		
VEHICLE GARAGE & WASHBAY	4538 SQFT.		
MEZZANINE	448 SQFT.		
<b>TOTAL</b>	<b>20,291 SQFT.</b>	<b>31'-6"</b>	<b>191</b>

**Peed & Bortz, L.L.C.**  
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# ACSA MIDDLE RIVER REVISED OFFICE COMPLEX

AUGUSTA COUNTY VIRGINIA



DRAWN BY:  
JJM  
 REVIEW BY:  
S. BORTZ  
 DATE:  
22 OCT 2021  
 REVISION:  
AUG 31 2022

SHEET DESCRIPTION:  
**BUILDING LAYOUT &  
 DIMENSION PLAN**

# C02

TMP 047-2  
 LOT 2  
 ACCUTEC BLADES INC  
 57 RAZOR BLADE LN  
 146.93 ACRES  
 ZONED GI

TMP 047A-1-6  
 LOT 6  
 WVA CABIN LC BRIAN CARR  
 711 HINTON RD  
 73.36 ACRES  
 ZONED GA

TMP 047A-1-5A  
 LOT 5  
 WALKER LESLIE  
 J ORWILMA C  
 802 LAUREL HILL RD  
 0.49 ACRES  
 ZONED GA

TMP 047A-1-1  
 LOT 1  
 WALKER LESLIE  
 J ORWILMA C  
 802 LAUREL HILL RD  
 1.08 ACRES  
 ZONED GA

TMP 047A-1-2  
 LOT 2  
 SERRETT GENE G  
 ORDONNIA L  
 814 LAUREL HILL RD  
 0.99 ACRES  
 ZONED GA

TMP 047A-1-5B  
 LOT 5  
 WALKER LESLIE  
 J ORWILMA C  
 802 LAUREL HILL RD  
 1.51 ACRES  
 ZONED GA

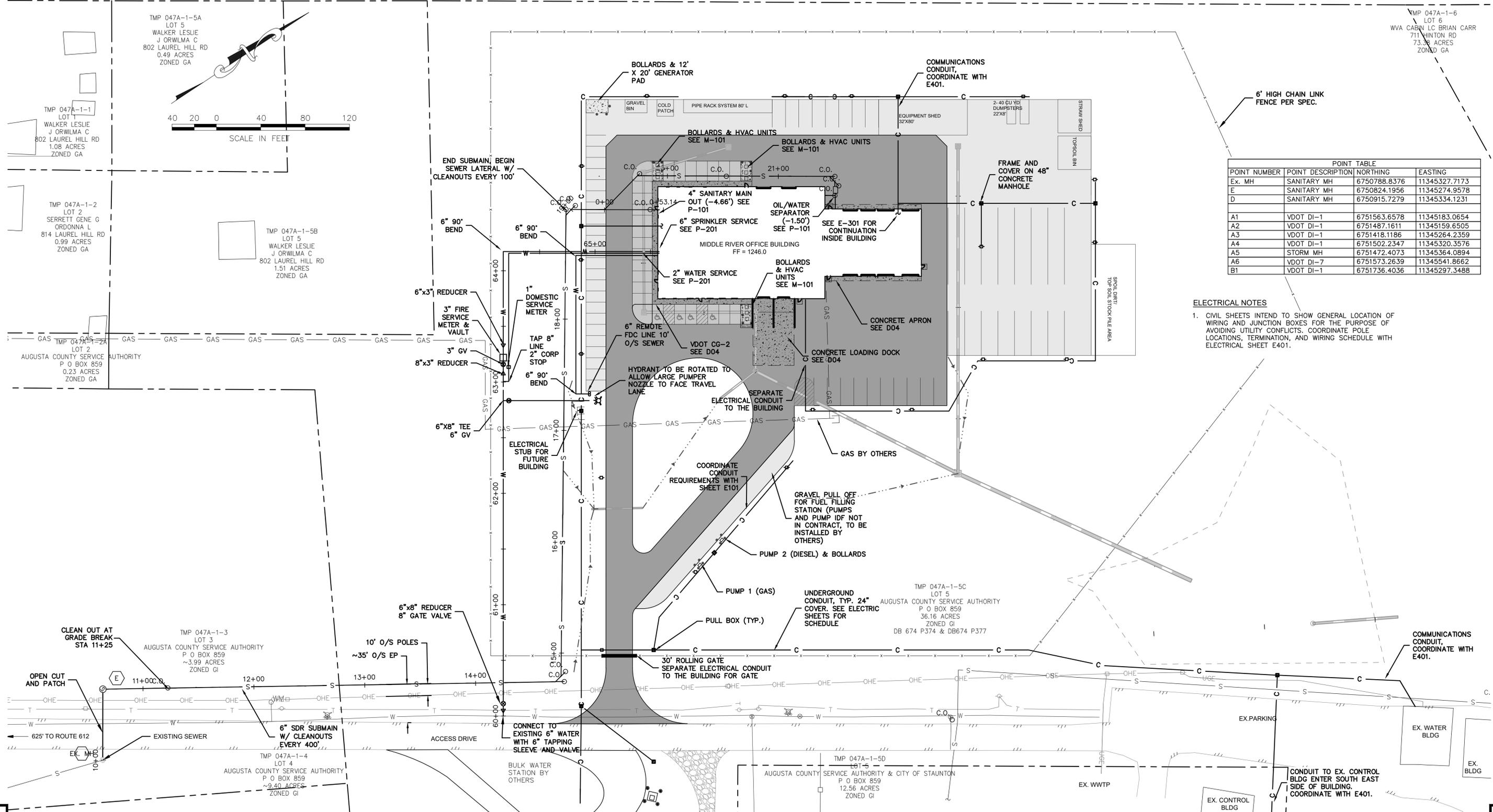
AUGUSTA COUNTY SERVICE AUTHORITY  
 P O BOX 859  
 0.23 ACRES  
 ZONED GA

TMP 047A-1-5C  
 LOT 5  
 AUGUSTA COUNTY SERVICE AUTHORITY  
 P O BOX 859  
 36.16 ACRES  
 ZONED GI  
 DB 674 P374 & DB674 P377

TMP 047A-1-3  
 LOT 3  
 AUGUSTA COUNTY SERVICE AUTHORITY  
 P O BOX 859  
 ~3.99 ACRES  
 ZONED GI

TMP 047A-1-4  
 LOT 4  
 AUGUSTA COUNTY SERVICE AUTHORITY  
 P O BOX 859  
 ~9.40 ACRES  
 ZONED GI

TMP 047A-1-5D  
 LOT 5  
 AUGUSTA COUNTY SERVICE AUTHORITY & CITY OF STAUNTON  
 P O BOX 859  
 12.56 ACRES  
 ZONED GI

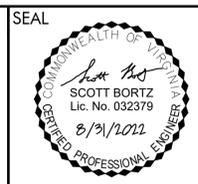


POINT TABLE			
POINT NUMBER	POINT DESCRIPTION	NORTHING	EASTING
Ex. MH	SANITARY MH	6750788.8376	11345327.7173
E	SANITARY MH	6750824.1956	11345274.9578
D	SANITARY MH	6750915.7279	11345334.1231
A1	VDOT DI-1	6751563.6578	11345183.0654
A2	VDOT DI-1	6751487.1611	11345159.6505
A3	VDOT DI-1	6751418.1186	11345264.2359
A4	VDOT DI-1	6751502.2347	11345320.3576
A5	STORM MH	6751472.4073	11345364.0894
A6	VDOT DI-7	6751573.2639	11345541.8662
B1	VDOT DI-1	6751736.4036	11345297.3488

**ELECTRICAL NOTES**  
 1. CIVIL SHEETS INTEND TO SHOW GENERAL LOCATION OF WIRING AND JUNCTION BOXES FOR THE PURPOSE OF AVOIDING UTILITY CONFLICTS. COORDINATE POLE LOCATIONS, TERMINATION, AND WIRING SCHEDULE WITH ELECTRICAL SHEET E401.

**Peed & Bortz, L.L.C.**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 20 MIDWAY PLAZA DRIVE - SUITE 100  
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 PHONE: (540) 394 - 3214 FAX: (540) 394 - 3215

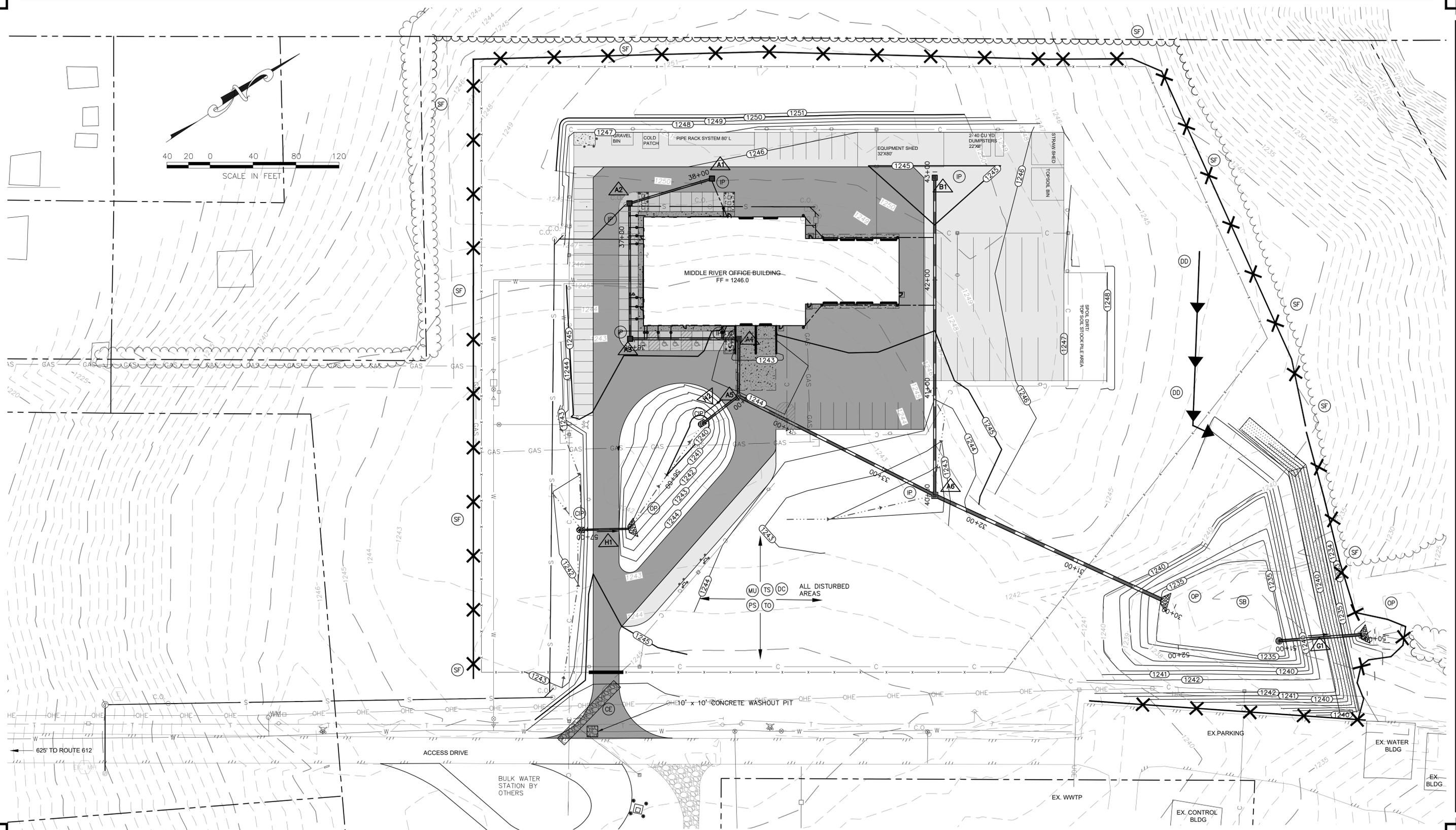
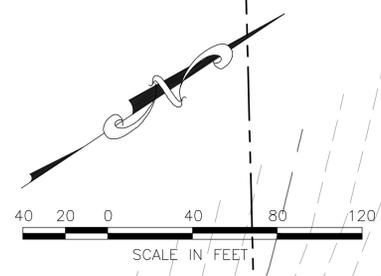
**ACSA MIDDLE RIVER  
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DRAWN BY: JJM  
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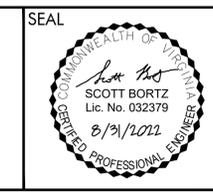
SHEET DESCRIPTION:  
 UTILITY PLAN

**C03**



**Peed & Bortz, L.L.C.**  
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 REVISED OFFICE COMPLEX**  
 AUGUSTA COUNTY VIRGINIA

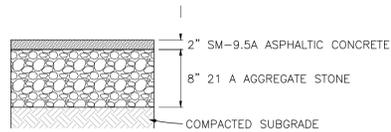


DRAWN BY:  
 JJM  
 REVIEW BY:  
 S. BORTZ  
 DATE:  
 22 OCT 2021  
 REVISION:  
 AUG 31 2022

SHEET DESCRIPTION:  
 OVERALL GRADING PLAN &  
 PHASE II E&S

**C04**

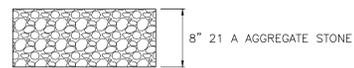
**PAVEMENT SECTIONS**



**LIGHT DUTY ASPHALT PAVEMENT SECTION**  
(VISITOR PARKING)

NO SCALE

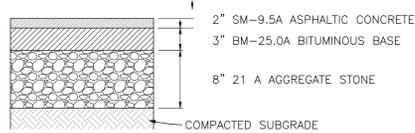
**PAVEMENT SECTIONS**



**GRAVEL AREAS**  
(EMPLOYEE PARKING)

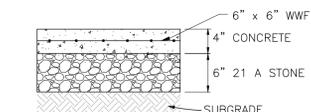
NO SCALE

**PAVEMENT SECTIONS**



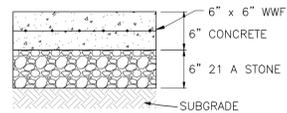
**HEAVY DUTY ASPHALT PAVEMENT SECTION**  
(MAIN DRIVEWAYS AND DRIVE AISLES)

NO SCALE



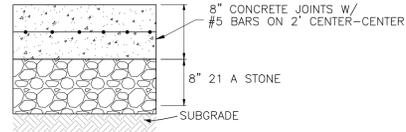
**LIGHT DUTY CONCRETE SERVICE AREA SECTION**  
(SIDEWALK & HVAC PADS)

NO SCALE



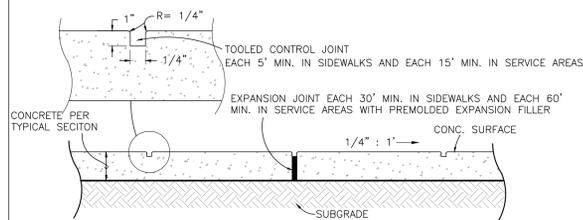
**MEDIUM DUTY CONCRETE SERVICE AREA SECTION**  
(BUILDING APRON)

NO SCALE



**HEAVY DUTY CONCRETE SERVICE AREA SECTION**  
(LOADING DOCK)

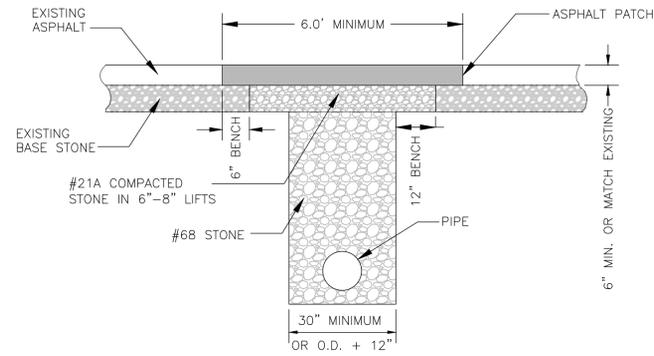
NO SCALE



**CONCRETE EXPANSION AND CONTROL JOINTS**

NO SCALE

NOTES:  
1. REFER TO CIVIL DRAWINGS FOR SIDEWALK SCORING PATTERN.



**NOTES:**

1. REPAIRED SURFACE TO BE AT LEAST AS GOOD AS ORIGINAL SURFACE. FINISHED ASPHALT PATCH SHALL BE OF MATERIAL EQUIVALENT TO EXISTING.
2. ASPHALT TO BE PLACED WITHIN 10 WORKING DAYS OF UTILITY INSTALLATION OR REPAIR. (STONE TO BE BROUGHT UP TO STREET SURFACE AND MAINTAINED DURING 10 DAY INTERIM.)
3. NEATLY SAW CUT ALL ASPHALT EDGES PRIOR TO PLACING ASPHALT PATCH.
4. TRAFFIC SAFETY MEASURES ARE REQUIRED IN ACCORDANCE WITH THE LATEST VERSION OF THE VA WORK AREA PROTECTION MANUAL.
5. DURING COLD WEATHER, COLD MIX TO BE USED AS TEMPORARY MEASURE. PERMANENT SM-2A PAVING TO BE PLACED WITHIN 3 WEEKS OF START UP OF HOT MIX PLANTS. CHECK STONE AND REFILL/TAMP AS NECESSARY, AT LEAST WEEKLY, UNTIL RESURFACED.

AUGUSTA COUNTY SERVICE AUTHORITY  
VERONA, VIRGINIA

SCALE: NTS DRAWN BY: ACSA

DATE: NOV. 2014 REVISED: MAR. 2021

TYPICAL PAVEMENT PATCH  
FOR PRIVATE PAVED ROADS

DRAWING NUMBER: G-7 PAGE: 1 OF 1

**NOTES:**

1. WIRE BRUSH PIPE PRIOR TO PAINTING.
2. REMOVE ANY OIL, GREASE OR OTHER DEBRIS PRIOR TO PAINTING.
3. VIBRATE OR HAND ROD THE CONCRETE TO REMOVE ANY POTENTIAL AIR FROM THE BOLLARD.
4. THE BOLLARD SHALL REMAIN 5' FROM ANY FIRE HYDRANT.

AUGUSTA COUNTY SERVICE AUTHORITY  
VERONA, VIRGINIA

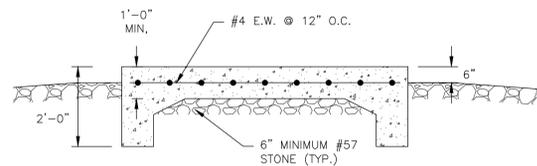
SCALE: NTS DRAWN BY: ACSA

DATE: NOV. 2020 REVISED:

TYPICAL PIPE BOLLARD

DRAWING NUMBER: G-8 PAGE: 1 OF 1

CG-2

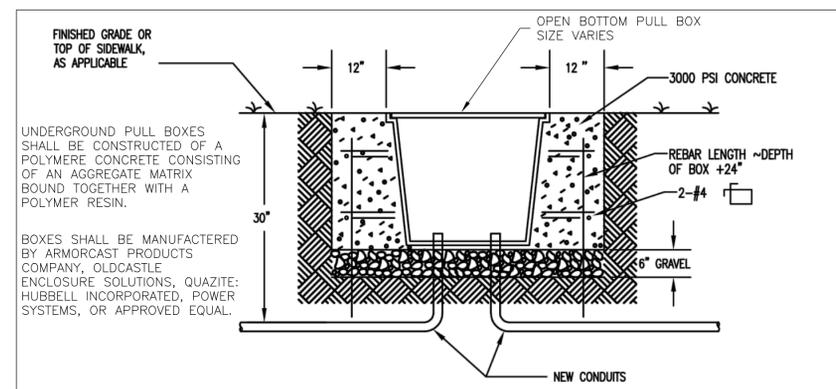


**GENERATOR FOUNDATION DETAIL**

NO SCALE

**NOTE:**

CONTRACTOR SHALL COORDINATE GENERATOR PAD FOOTPRINT WITH GENERATOR SUPPLIER. FOUNDATION SHALL EXTEND A MINIMUM OF 12" BEYOND ENCLOSURE ON ALL SIDES. FOUNDATION THICKNESS SHOWN IS MINIMUM ALLOWABLE. CONTRACTOR SHALL VERIFY WITH GENERATOR SUPPLIER AND INCREASE AS NECESSARY PER SUPPLIERS RECOMMENDATION.



**PULL BOX**

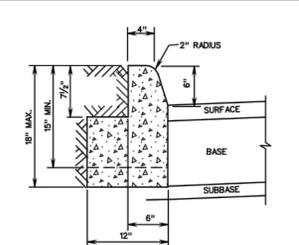
NO SCALE

UNDERGROUND PULL BOXES SHALL BE CONSTRUCTED OF A POLYMER CONCRETE CONSISTING OF AN AGGREGATE MATRIX BOUND TOGETHER WITH A POLYMER RESIN.

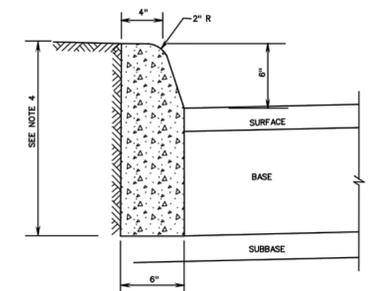
BOXES SHALL BE MANUFACTURED BY ARMORCAST PRODUCTS COMPANY, OLDCASTLE ENCLOSURE SOLUTIONS, QUAZITE: HUBBELL INCORPORATED, POWER SYSTEMS, OR APPROVED EQUAL.

**NOTES:**

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAD FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (5" DEPTH) OR INCREASED AS MUCH AS 3" (5" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL CONFORM WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 18" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-2 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-6 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL, IN THE SECTION ON GS URBAN STANDARDS.



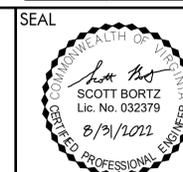
**ACCEPTABLE ALTERNATIVE**  
IF CURB IS EXTRUDED



SPECIFICATION REFERENCE	STANDARD 6" CURB	VDOT ROAD AND BRIDGE STANDARDS
105 502	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE SHEET 1 OF 1 20101

**Peed & Bortz, L.L.C.**  
CIVIL & ENVIRONMENTAL ENGINEERS  
20 MIDWAY PLAZA DRIVE - SUITE 100  
CHRISTIANSBURG, VIRGINIA 24073  
PHONE: (540) 394 - 3214 FAX: (540) 394 - 3215

**ACSA MIDDLE RIVER  
REVISED OFFICE COMPLEX**  
AUGUSTA COUNTY VIRGINIA



DRAWN BY: JJM  
REVIEW BY: S. BORTZ  
DATE: 22 OCT 2021  
REVISION: AUG 31 2022

SHEET DESCRIPTION:  
STRUCTURAL & GENERAL  
DETAILS

**D04**