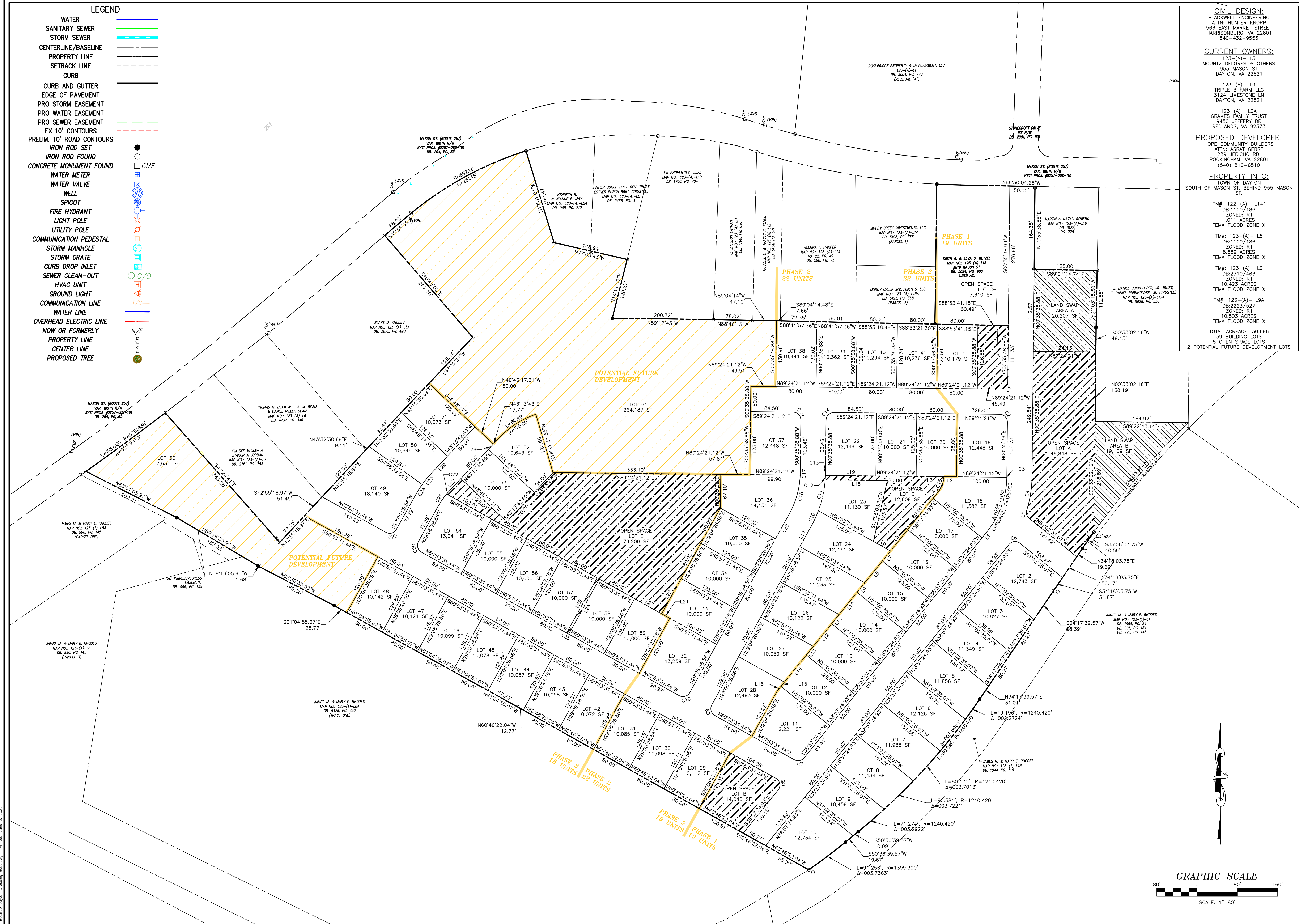


- LEGEND**
- WATER
 - SANITARY SEWER
 - STORM SEWER
 - CENTERLINE/BASELINE
 - PROPERTY LINE
 - SETBACK LINE
 - CURB
 - CURB AND GUTTER
 - EDGE OF PAVEMENT
 - PRO STORM EASEMENT
 - PRO WATER EASEMENT
 - PRO SEWER EASEMENT
 - EX 10' CONTOURS
 - PRELIM. 10' ROAD CONTOURS
 - IRON ROD SET
 - IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - WATER METER
 - WATER VALVE
 - WELL
 - SPIGOT
 - FIRE HYDRANT
 - LIGHT POLE
 - UTILITY POLE
 - COMMUNICATION PEDESTAL
 - STORM MANHOLE
 - STORM GRATE
 - CURB DROP INLET
 - SEWER CLEAN-OUT
 - HVAC UNIT
 - GROUND LIGHT
 - COMMUNICATION LINE
 - WATER LINE
 - OVERHEAD ELECTRIC LINE
 - NOW OR FORMERLY
 - PROPERTY LINE
 - CENTER LINE
 - PROPOSED TREE



CIVIL DESIGN:
 BLACKWELL ENGINEERING
 ATTN: HUNTER KNOPF
 566 EAST MARKET STREET
 HARRISONBURG, VA 22801
 540-432-9555

CURRENT OWNERS:
 123-(A)-L5
 MOUNTZ DELORES & OTHERS
 955 MASON ST
 DAYTON, VA 22821
 123-(A)-L9
 TRIPLE B FARM LLC
 3124 LIMESTONE LN
 DAYTON, VA 22821
 123-(A)-L9A
 GRAMES FAMILY TRUST
 9450 JEFFERY DR
 REDLANDS, VA 92373

PROPOSED DEVELOPER:
 HOPE COMMUNITY BUILDERS
 ATTN: ASRAT GEBRE
 289 JERICHO RD.
 ROCKINGHAM, VA 22801
 (540) 810-6510

PROPERTY INFO:
 TOWN OF DAYTON
 SOUTH OF MASON ST. BEHIND 955 MASON ST.
 TM# 122-(A)-L141
 DB:1100/186
 ZONED: R1
 1.011 ACRES
 FEMA FLOOD ZONE X
 TM# 123-(A)-L5
 DB:1100/186
 ZONED: R1
 8.689 ACRES
 FEMA FLOOD ZONE X
 TM# 123-(A)-L9
 DB:2710/463
 ZONED: R1
 10.493 ACRES
 FEMA FLOOD ZONE X
 TM# 123-(A)-L9A
 DB:2223/527
 ZONED: R1
 10.503 ACRES
 FEMA FLOOD ZONE X
 TOTAL ACREAGE: 30.696
 59 BUILDING LOTS
 5 OPEN SPACE LOTS
 2 POTENTIAL FUTURE DEVELOPMENT LOTS

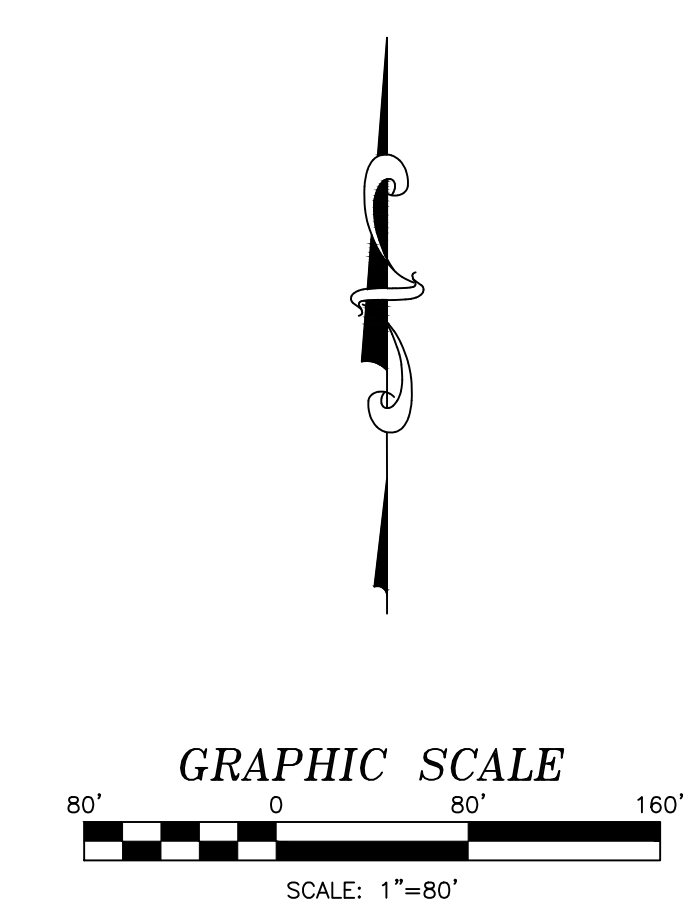
Date: 5-8-23
 Scale: 1" = 80'
 Designed by: NHK
 Drawn by: BWK
 Checked by: EHB

Blackwell Engineering
 A Trademark of AES Consulting Engineers
 566 East Market Street
 Harrisonburg, Virginia 22801
 Phone: (540) 432-9555
 Email: BE@BlackwellEngineering.com

Revision Dates
6-8-23

LOT LAYOUT
 DAYTON CROSSING—PRELIMINARY PLAT
 HOPE COMMUNITY BUILDERS
 50 ROCKINGHAM DRIVE
 HARRISONBURG, VA 22802

Drawing No.
1
 of 3 Sheets
 Job No. B02839



File: B02839 Dayton Crossing Blackwell.dwg, Plot Date: 5/8/23

Date: 5-8-23

Scale:

Designed by: NHK

Drawn by: BWK

Checked by: EHB

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Harrisonburg, Virginia 22801
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Revision Dates

6-6-23

METES & BOUNDS TABLE

DAYTON CROSSING—PRELIMINARY PLAT
HOPE COMMUNITY BUILDERS
50 ROCKINGHAM DRIVE
HARRISONBURG, VA 22802

Drawing No.

2

of 3 Sheets

Job No. B02839

Line #/Curve #	Length	Bearing/Delta	Radius
C1	23.56	90.00	15.00
C2	24.35	90.00	15.50
C3	0.77	0.25	175.00
C4	66.55	16.95	225.00
C5	17.96	68.58	15.00
C6	23.56	90.00	15.00
C7	21.68	80.15	15.50
C8	27.01	99.85	15.50
C9	24.35	90.00	15.50
C10	34.05	8.67	225.00
C11	62.87	16.01	225.00
C12	9.01	2.29	225.00
C13	6.04	1.54	225.00
C14	24.35	90.00	15.50
C15	32.71	37.48	50.00
C16	24.35	90.00	15.50
C17	6.04	1.98	175.00
C18	81.05	26.53	175.00
C19	24.35	90.00	15.50
C20	24.35	90.00	15.50
C21	32.39	10.61	175.00
C22	43.13	14.12	175.00
C23	30.13	7.67	225.00
C24	25.32	6.45	225.00
C25	23.56	90.00	15.00

Line #/Curve #	Length	Bearing/Delta	Radius
L1	16.50	S38° 57' 24.93"W	
L2	25.01	N89° 24' 21.12"W	
L3	54.99	N89° 24' 21.12"W	
L4	16.50	N38° 57' 24.93"E	
L5	54.34	N38° 57' 24.93"E	
L6	38.82	S60° 53' 31.44"E	
L7	80.00	S38° 57' 24.93"W	
L8	80.00	S38° 57' 24.93"W	
L9	80.00	S38° 57' 24.93"W	
L10	80.00	S38° 57' 24.93"W	
L11	80.00	S38° 57' 24.93"W	
L12	80.00	S38° 57' 24.93"W	
L13	80.00	S38° 57' 24.93"W	
L14	80.00	S38° 57' 24.93"W	
L15	80.00	N38° 57' 24.93"E	
L16	12.40	N38° 57' 24.93"E	
L17	46.08	N29° 06' 28.56"E	
L18	123.45	S89° 24' 21.12"E	
L19	100.08	N89° 24' 21.12"W	
L20	56.08	S29° 06' 28.56"W	
L21	18.52	S60° 53' 31.44"E	
L22	80.00	N29° 06' 28.56"E	
L23	61.48	S60° 53' 31.44"E	
L24	125.00	N29° 06' 28.56"E	
L25	585.48	N60° 53' 31.44"W	

Line #/Curve #	Length	Bearing/Delta	Radius
L26	125.00	S29° 06' 28.56"W	
L27	110.95	N43° 13' 42.69"E	
L28	14.31	N43° 13' 42.69"E	
L29	45.25	S43° 13' 42.69"W	

Date: 5-8-23
 Scale: 1" = 80'
 Designed by: NHK
 Drawn by: BWK
 Checked by: EHB

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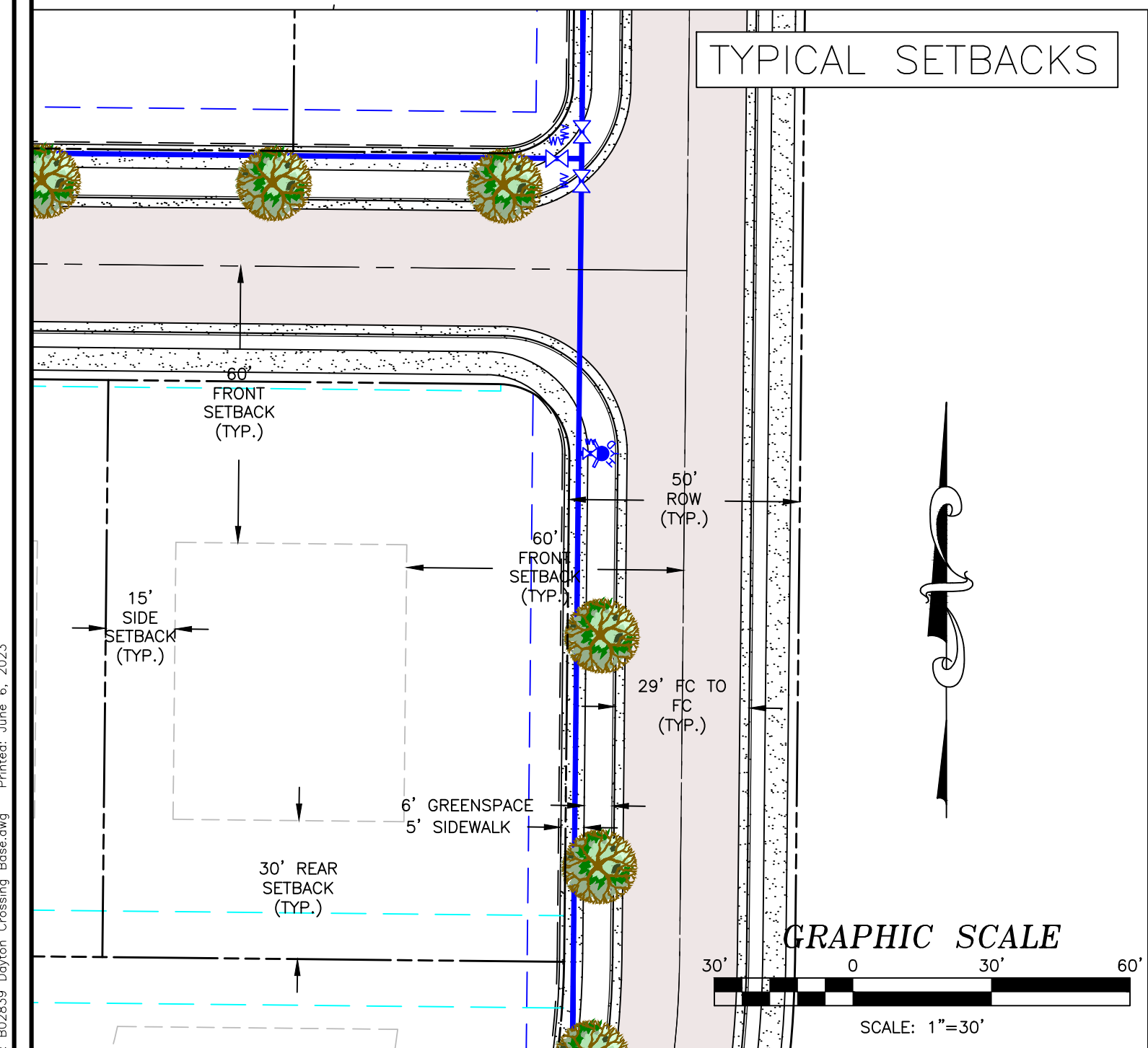
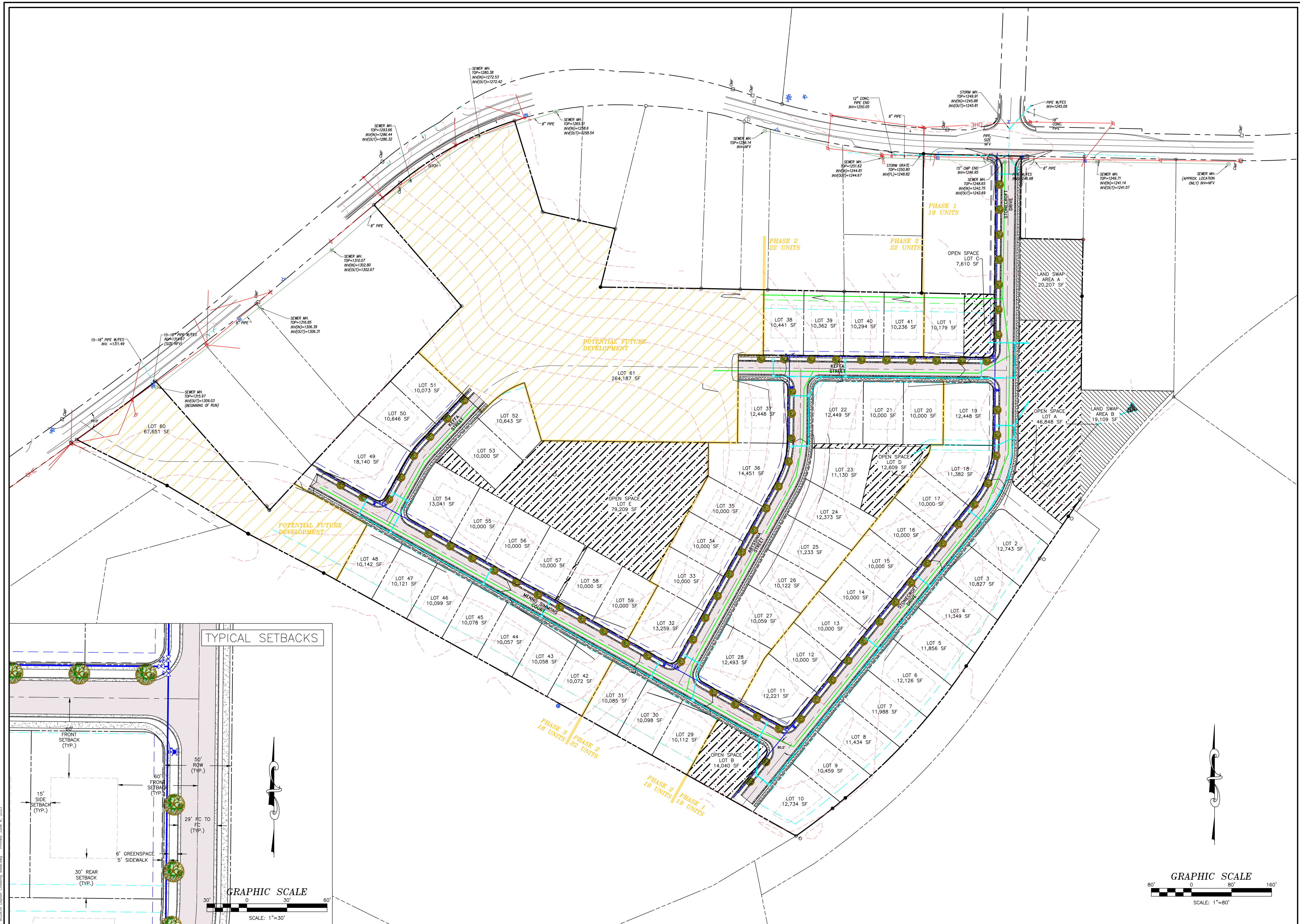


Revision Dates
 6-6-23

UTILITY & ROAD LAYOUT
 DAYTON CROSSING—PRELIMINARY PLAT
 HOPE COMMUNITY BUILDERS
 50 ROCKINGHAM DRIVE
 HARRISONBURG, VA 22802

Drawing No.
3
 of 3 Sheets

Job No. B02839



File: B02839 Dayton Crossing Blackwell Project June 6, 2023

