

Department of Community Development



June 06, 2023

Christa Hall
Town of Dayton
125 Eastview Street
Dayton, VA 22821

Project Number	20230723
Project Name	Dayton Crossing
Location	South of Mason St. behind 955 Mason St., Dayton
Stage	Subdivision Plat - Preliminary, Submittal 1
Parcel(s)	TM: 122-(A)- L5; L9; L9A; and 141
Status	Not Approved

Dear Christa Hall:

Upon County staff review, your plan has been reviewed and not approved. Please review the attached notes or comments.

Sincerely,

ROSS C. MORLAND, P.E.
Director of Engineering

ROCKINGHAM COUNTY
Engineering Department
20 East Gay Street
Harrisonburg, Virginia 22802
Office (540) 564-6095

Plan Review Comments

Environmental - Adam Hancock - 540-564-1529
ahancock@rockinghamcountyva.gov

Approved

Review Comments:

Land disturbance to exceed 10,000 sq. ft. requires an erosion & sediment control plan and permit; land disturbance over 1 ac. requires an engineered stormwater management plan and Construction General Permit.

VDOT - Jeff Nicely - 540-434-2587
jeff.nicely@vdot.virginia.gov

Not Approved

Review Comments:

1. The subdivision should be designed per VDOT Secondary Street Acceptance Requirements (SSAR). The public street standard will be VDOT GS-SSAR.
2. The preliminary plat indicates areas of future development. Provide a phasing plan for VDOT to review which includes when turning lanes will be constructed.
3. The preliminary plat has been reviewed in detail only relevant to plat approval. A more comprehensive review of the subdivision will be required at the site plan phase
4. At the sight plan phase all street intersections will be reviewed for adequate sight distance. Any sight triangle going off the right of way will be required to have a sight line easement.
5. A turnaround is required for any street stub longer than 150' from the point of intersection to the end of the pavement. There are several street stubs greater than 150'. The plat should show right of way or easement for these turnarounds.

Fire - Joe Mullens - 540-564-3175
jmullens@rockinghamcountyva.gov

Not Approved

Review Comments:

- 1) All dead end streets greater than 150 foot shall have temporary turnarounds provided. The exception will be interconnection street to parcels that extend beyond the boundaries of the plat.
- 2) Note the width of the entrance into the plat and if there will or not be an island within the drive aisle.

GIS - Addressing - Kendrick Smith - 540-564-3029
ksmith@rockinghamcountyva.gov

Approved

Review Comments:

Official road name approval will come from the Town of Dayton.

Two comments/thoughts as Rockingham County addressing agent:

Keffa St and Menno Simmons Ct are not in use elsewhere in the County. I will go ahead and add them to the master list.

An alternative name may want to used for the segment currently labeled Stonecroft Dr. While not required, typically a street that crosses another street in this manner (Stonecroft Dr crossing Mason St) would have a directional included in its name. If a N/S was applied, then the residents on the existing Stonecroft Dr would technically experience an address change. Again, there are no regulations against proceeding with the current road name scheme, but it would result in an unusual circumstance.

Town of Dayton - Christa Hall -
chall@daytonva.us

Not Approved

Review Comments:

1. We would like to see the loop within the subdivision completed.
2. Would like to see a secondary entrance into the subdivision.
3. Would like to see the communication/power lines on the plans.
4. Would need the water and sewer connectivity loop completed.
5. Will there be a tree buffer line on the backside?
6. Must conform to Town codes regarding trees, green space, sidewalks, streetlights, storm water retention & hard surface driveways.
7. Would like to know more about the dwellings that are being constructed—how many stories/sq ft.
8. Will there be an HOA? And, at what point of the buildout.
9. Would strongly recommend and encourage a turn lane be constructed off of Mason Street.

Engineering - Ross Morland - 540-564-6095
rmorland@rockinghamcountyva.gov

Review Complete

Review Comments:

Are there any proffers to be included for this development for the Town's review?
