

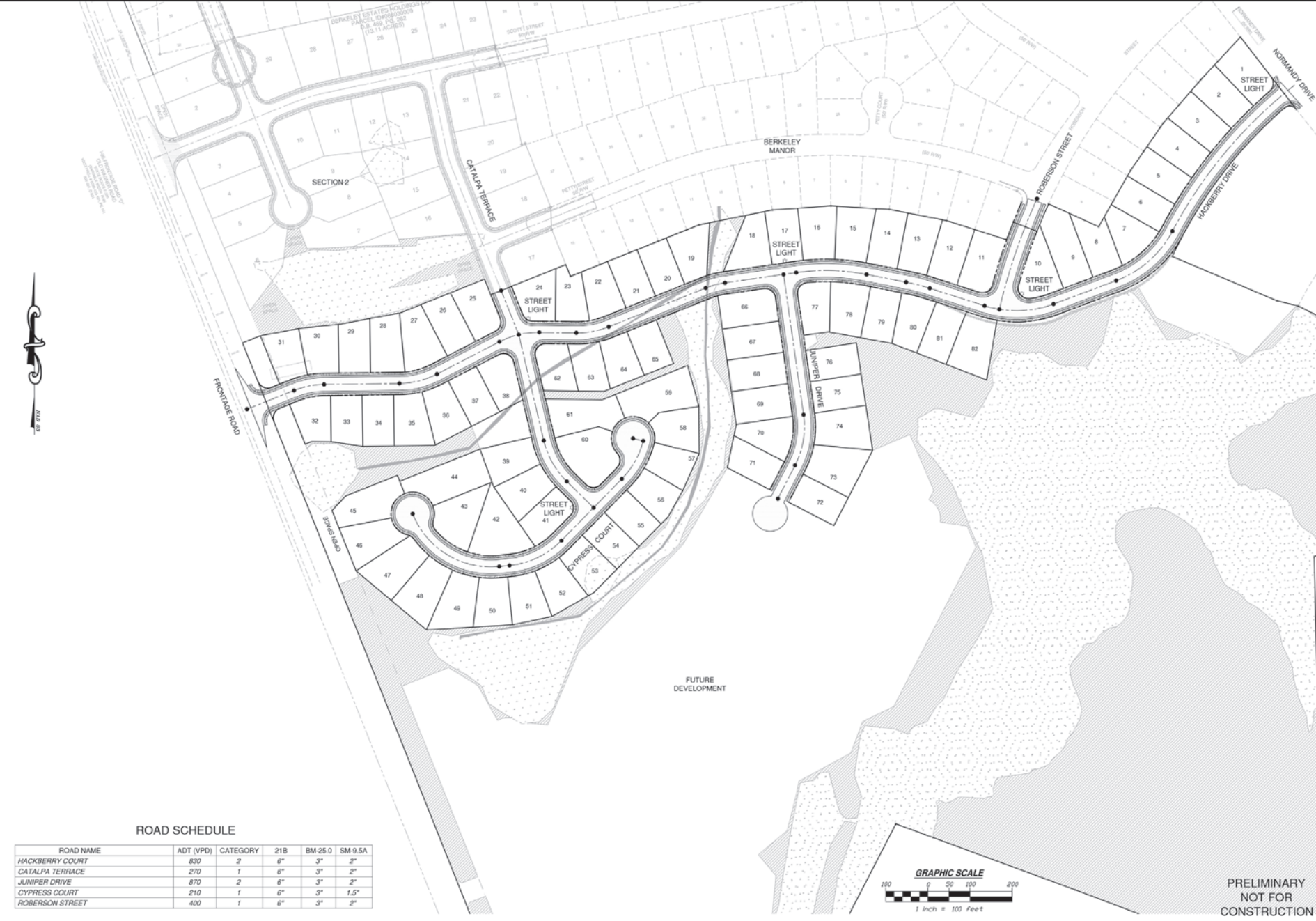


Berkeley Estates, located in the historic City of Petersburg, Virginia, is a newly developing community that offers an array of beautifully designed homes in varying sizes. These homes come at a range of affordable prices, making it an attractive option for potential homeowners with different budgets. Prices typically range from \$250,000 to \$425,000, with a nominal average monthly homeowner's association fee of around \$4.

This vibrant neighborhood is brought to life by Ryan Homes, known for quality construction and thoughtful design. The single-family homes in Berkeley Estates offer spacious floor plans that span approximately 1,300 to 2,500 square feet. These homes cater to a variety of living needs, making them ideal for individuals, couples, or families seeking a comfortable and stylish home.

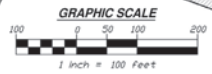
Upon completion, Berkeley Estates will be a thriving community of 235 homes, each contributing to the warm and welcoming character of the neighborhood.

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ROAD SCHEDULE

ROAD NAME	ADT (VPD)	CATEGORY	21B	BM 25.0	SM-9.5A
HACKBERRY COURT	830	2	6"	3"	2"
CATALPA TERRACE	270	1	6"	3"	2"
JUNIPER DRIVE	870	2	6"	3"	2"
CYPRESS COURT	210	1	6"	3"	1.5"
ROBERSON STREET	400	1	6"	3"	2"



PRELIMINARY
NOT FOR
CONSTRUCTION

2463 boulevard
colonial heights, va 23854
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facsimile: 804.520.9016
email: cctownes@townespc.com

townes
consulting engineers, planners, land surveyors

**BERKELEY ESTATES
SECTION THREE
PETERSBURG, VIRGINIA**

OVERALL / STREETLIGHT PLAN

DATE:
JANUARY 7, 2022

SCALE:
1" = 100'

PROJECT NUMBER:
20210615

DESIGN TEAM:
CHARLES C. TOWNES, II, P.E., L.S.
PROJECT MANAGER
T.S.G.
DRAWN BY:

CHECKED BY:

REVISIONS:

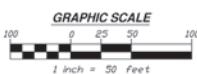
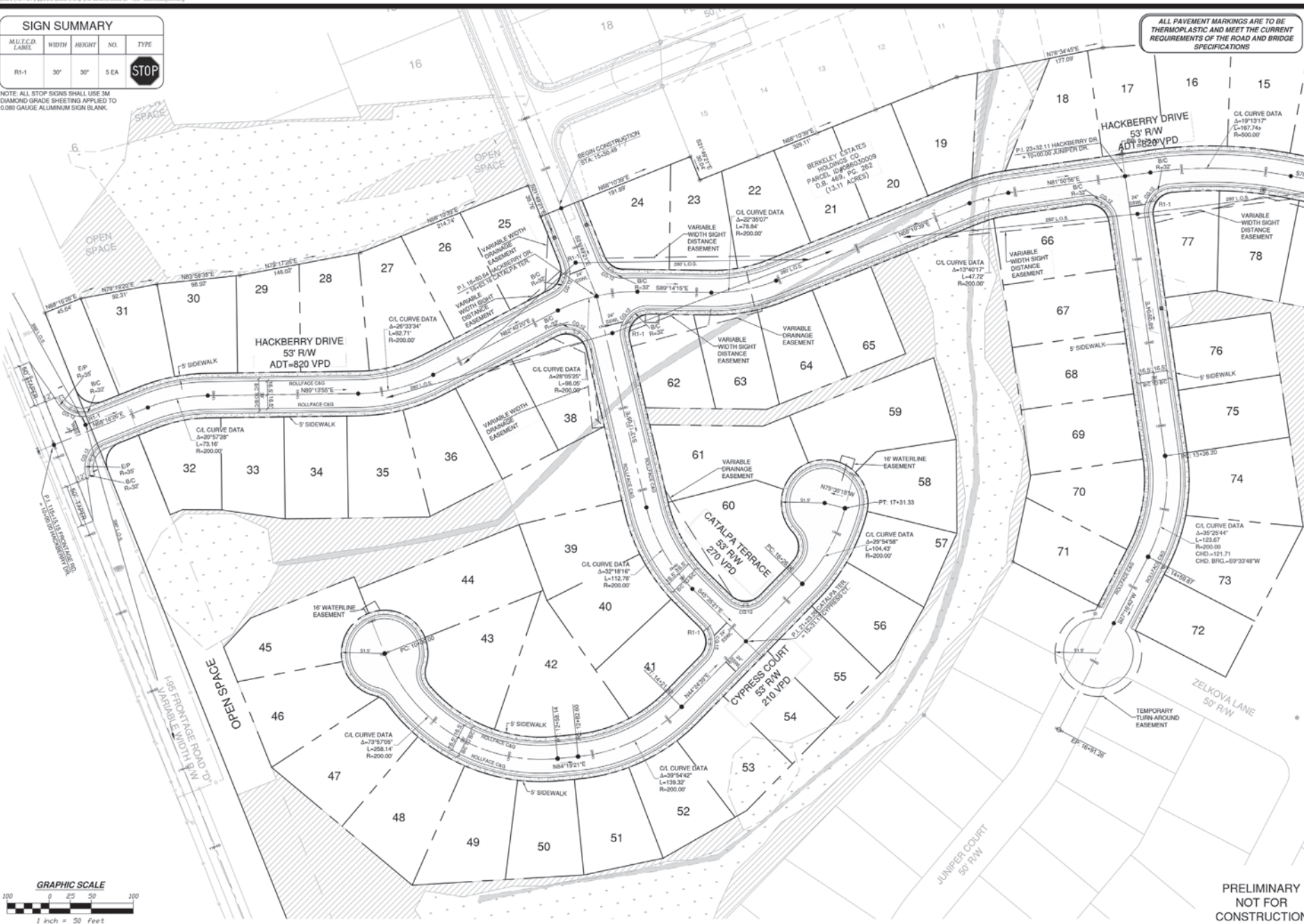
REV.	DATE	ITEM

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SIGN SUMMARY

MULTI-C.D. LABEL	WIDTH	HEIGHT	NO.	TYPE
R1-1	30"	30"	5 EA	STOP

NOTE: ALL STOP SIGNS SHALL USE 3M DIAMOND GRADE SHEETING APPLIED TO 0.080 GAUGE ALUMINUM SIGN BLANK.



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PROFESSIONAL ENGINEER
 CHARLES C. TOWNES, II
 Lic. No. 39518
 1/7/2022

**BERKELEY ESTATES
 SECTION THREE
 PETERSBURG, VIRGINIA**

SITE LAYOUT

DATE:	JANUARY 7, 2022
SCALE:	1" = 50'
PROJECT NUMBER:	20210615
DESIGN TEAM:	CHARLES C. TOWNES, II, P.E., L.S. PROJECT MANAGER T.S.G. DRAWN BY:
CHECKED BY:	
REVISIONS:	
REV. DATE:	ITEM:

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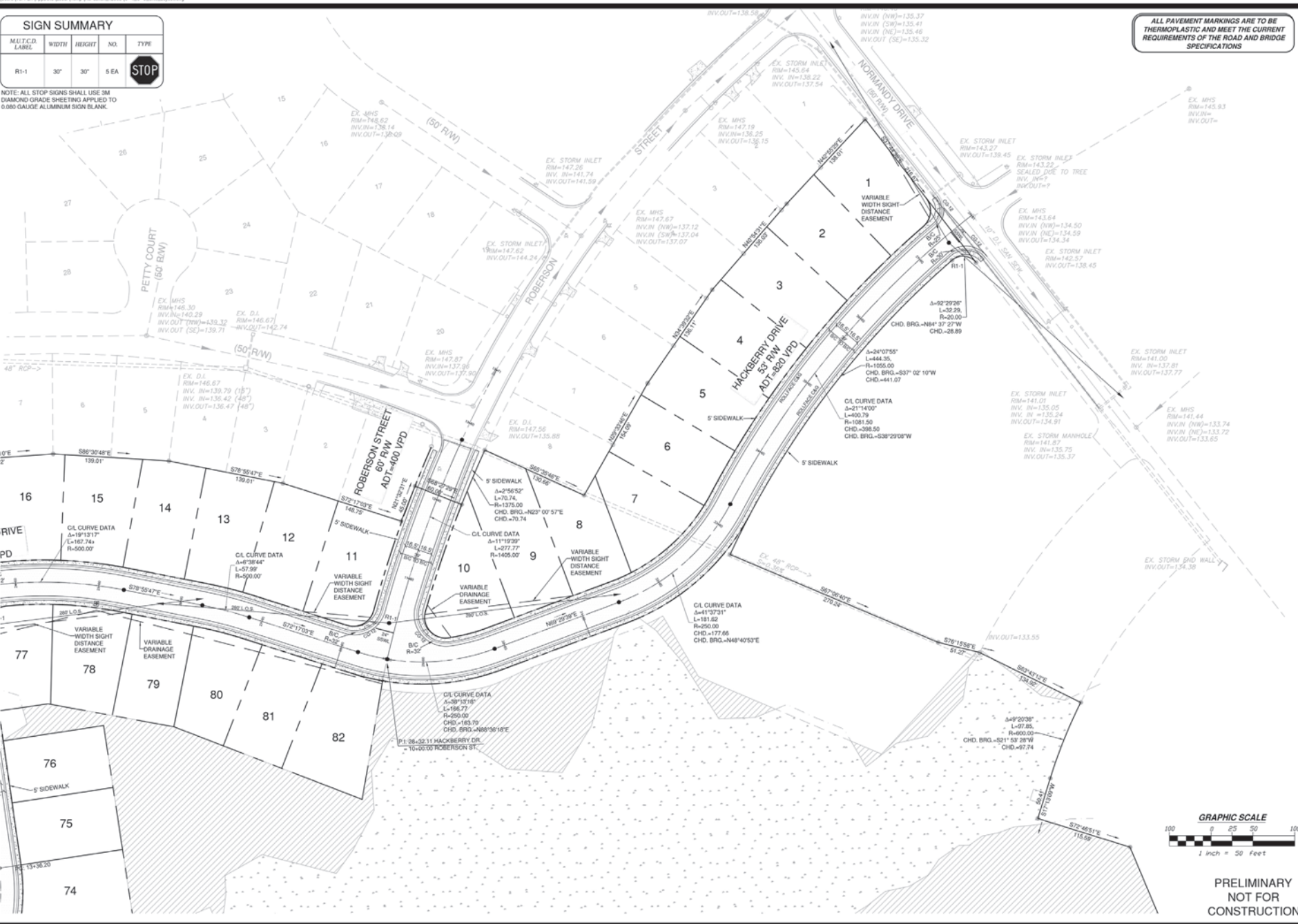
SHEET
 C-4

SIGN SUMMARY

MULTI CD LABEL	WIDTH	HEIGHT	NO.	TYPE
R1-1	30"	30"	5 EA	STOP

NOTE: ALL STOP SIGNS SHALL USE 3M DIAMOND GRADE SHEETING APPLIED TO 0.080 GAUGE ALUMINUM SIGN BLANK.

ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC AND MEET THE CURRENT REQUIREMENTS OF THE ROAD AND BRIDGE SPECIFICATIONS



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COMMONWEALTH OF VIRGINIA

 CHARLES C. TOWNES, II
 License No. 36818
 1/7/2022
 PROFESSIONAL ENGINEER

BERKELEY ESTATES
SECTION THREE
 PETERSBURG, VIRGINIA

DATE:
 JANUARY 7, 2022
 SCALE:
 1" = 50'
 PROJECT NUMBER:
 20210615
 DESIGN TEAM:
 CHARLES C. TOWNES, II, P.E., L.S.
 PROJECT MANAGER
 T.S.G.
 DRAWN BY:

 CHECKED BY:

 REVISIONS:
 REV. DATE: ITEM:

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SHEET
C-5

SITE LAYOUT