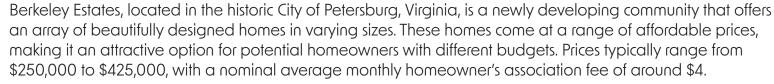
Ryan





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.













CITY OF PETERSBURG SUBDIVISION NOTES

- ictor shall call miss utility at 1-800-552-7001 before beginning construction to verify the location of existing utilities.
- ring the work. Henry of Public Works shall be notified 48 hours in advance of the work to be started so that an authorize

- he Department of Public Works shall be notified 49 hours in advance of the work to be started on that an authorized sensemble of the Department of Public Works may be assigned to make any and all promotes any thing of the notion of the sensemble of the Department of Public Works may be assigned to make any and all notions are upon all of income and the public of the sensemble of the public Works. At apps and staffs control devices that control me the current manual of uniform control public public public public public public by the public public by the upon a public by the public p actor shall notify the City inspector at least 48 hours before placing biluminous concrete surface course. way base must be approved by the department of public works for depth, template, compaction, and gradation before
- urface is againet.

 Commander half notify the city inspector at least 48 hours before placing bituminous concrete surface course.

 1. All storm cultered to have method "a" beddings att. 0-1 of 857 stone.

 2. All storm cultered and the enhanced concents.

 3. all materials and construction methods shall be approved by the department of public works or authorized representative

- I down installation.

 At a form assers the rescribes in oily roadway and oily easement areas which will be pareed shall be backfilled with type I select attent. If an in-material is not found on the job also, from developer shall import the material as required, rench backfill to statepped in 50% material theoretical developer.

 The feders in 4 8 of shall be engagared in the face of code directly or severe and varies errorises.

 The feders in 4 8 of shall be engagared in the face of code directly or severe and varies errorises.

 The feders in 4 8 of shall be engagared in the face of code directly or severe and varies errorises.

 The feders in 4 8 of shall be engagared in the federal file approved by the Department of Public Works. At 6 of also borrows are shall be expected with the proposal between a federal between the federal shall be for those passing shall be expected by the department of public works. Owner is responsible for all necessary streng, All which is the proposal public of the pub

- It is general, paste, soils in oil sections with above organium moisture shall be removed and replaced with select fit.

 If When parking on griph of a virg, parking contractor shall be latered to the current UCD outgained set of contractors,
 organized to the contractors of paddic most to make a final impaction.

 21. Private storm seven septems that contract to only atom sevens shall be constructed to VEOT standards to "L'above the lap of current." Only impaction shall include pipe bedding, pipe, drop intice, and possible to aprivate in above the pipe.

 22. Private storm sevent that contract to of primperventers shall be included in the limit impaction maked by the dispartment of a contract to the proposal contractors.

REQUIRED UTILITY NOTES

- Water and senitary sever lines and services shall be constructed according to the latest design standards and illications of the City of Platenbuck. An administration of the City of Platenbuck and An attendants shall be approved by the Department of Plubic Works or their authorized representatives before installar An attendant shall be approved by the Department of Plubic Works or their authorized representatives before installar City shall provide and set relater maters. Developer shall furnish and install all other materials, including mater boxes yellow, and the plubature. Meter cycles and the substitute in approved equals:

Ford #VBB 76-12B-44-66 with bypass valve cocked forward Ford #VBB 77-12B-44-77 with bypass valve cocked forward

Carson (formerly Brooks) #1730

- \$ 'and I' mear borne shall be installed according to Diry of Reinshung Standards. Meliers will not be set unless mater and the order of several post. Member to be selected for the large being of the large being 'at the selected state of the resident. 5. Every attempt shall be made to install meter bosso out of paved areas.

 6. Water services norm main to meter severe shall be as bottom; Services to D' and I' meter settem shall be to port it or copper and shall be installed 272 a solour the festalled grade grade at the meter box and shall be retailed to a state of the resident shall be a state of the reliable grade at the meter box.

 7. Ho polices will be allowed from main to meter of only right of way or examines. Services to be covered with or competent state. Any province of the propriet of the state of the state
- nerous an enemo.
 Fine hydrants shall be Kennedy KB1-A, Mueller A-421, or approved equal and shall have 4 ½ bury and be installed tween the right-of-way and 24" behind the curb and 21" to 27" from top of curb to center of 4" steamer connection. Fine downs shall have Refearthur through
- rants shall have Petersburg threads. Fire hydrant locations on City right-of-way shall be staked in the field by a Land Surveyor or Engineer as called for on

- plan.

 Tracing wire shall be installed on all water and sewer lines.

 Double need assembly and vaulet that earney private structures shall be owned and maintained by the property owner

 will not be owned or manistance by the Civil will not be owned or manistance by the Civil water for the control of the c
- equal seals. "A. All proposed or existing sanitary manholes within the development shall have an internal nubbur manholes that me chimney seal installed. A nobor seal and satistican shall be manufactured by Cretic Specially Products, or approved that the chimney seal installed. A nobor seal and satisticans shall be manufactured by the Department of Pacilic Works) shall be vanded produced production of the chimney shall be sealed that the shall be sealed and cover, or approved equal. (6. All satistics severe mutuchic castings in terms to 100 years to opin shall be alwarder. Laterals to be connected to find that the shall be shall

- outs, and water meters shall be installed, a minimum of 1' behind sidewalk and City easements on all sanitary

- 18. Cleanouts and water meters shall be installed an animism of I' behind solvewak and Oly assements on all animays server laterals.

 20. All sanking seems chain less and services shall have a nominal of old 57 stone bedding. PKI lines shall have additional 87 stone peding. PKI lines shall have additional 87 stone peding shall be all shall be additional 87 stone peding shall be all shall be added to be interested to the shall be added to be added to the shall previously of the shall be peding shall be added to be added to the shall previously of the shall previously of the shall be added to be added to the shall be added to the shall be added to be added to the shall be added to the shal

- atter units trials on pressure and man research, whichever is greater. Water line sterilization and bacteriological fee to 150 pei or 1 ½ times the working pressure, whichever is greater. Water line sterilization and bacteriological fee performed in accordance with the Water Works Regulations, and the Commonwealth of Virginia, State Board of
- ary sewer lines 24 inches in diameter and smaller shall be teeled after backfilling using a low-pressure air test in se wen ASTM CBCB-90 or latest edition, spp. Tees, and Bends shall require Megalugs and Thrust Blocks.
- UTILITIES CONTACT: ANDREW BARNES

BERKELEY ESTATES **SECTION THREE** PETERSBURG, VIRGINIA

VDOT - PETERSBURG RESIDENCY GENERAL NOTES

- 3. VOOT requires notification 46 hours prior to communicating with initial construction activities. Please contact the Petersburg Pe
- Prior to any construction, the contractor shall consult the developer() is engineering consultant and verify the approval of the
- Prior to any construction, the contractor that consult me developer is engineering consustant and verify the approved of the by all applicable forest, state and tood agreed and substitution of the prior to the pr
- lines, etc., prior to construction.

 9. Upon discovery of losh that are unsuitable for foundations, subgrades, or other roadway construction purposes, the developer or his designes, which may be the contractor, shall immediately engage a potentinical engineer and notly VDDT. These series shall be exercised below just pands a derivated by the potentinical engineer, buddited with subtime tentral and compacted in accordance with current VDDT specifications.

 10. All storms series design and constructions hall be in accordance with latest VDDT Drainage Manual, Road and Bridge
 - All pre-cast units shall be VDOT approved, Certification and VDOT stamp is required on all units.
- All pre-case crists shall be VODI approved. Certification and VODI stamp is required on all units.
 All concrises shall be class AVA filt are remained 30.00 P(s).
 All concrises shall be class AVA filt are remained 30.00 P(s).
 All contracts shall be provided por the following criteria.

 In a contract shall be provided por the following criteria.
 All drivening entitions coulvest shall conform to PET- private entrance standards unless otherwise approved by VDOT, No. occubers are to be installed within five (5) feet of a property corner.

 VDOT standard COA enternoces shall be used where an entraction is required in out and guiter

- reeligibationistics.

 A. The developes shall furnish and install stop signs at street interactions and all regulatory signage per the Manual of LA. The developes shall be resulted in the Manual of LA. The developer shall be resulted in the Manual of LA. The developer shall be resulted by the Manual of LA. The Manual
- etilights shall be located a minimum of 9.5° from the edge of pavement on curb and gutter streets or located a 5° behind the distrit centerline on open distri streets. Since the proof of the part of the part of the proof of the proof of the proof of the part of the proof of th
- the roads in the NVDT decorative road system.

 19. VDDT approach of construction plants does not preclude the right to require additional facilities as deemed necessary for acceptance of the roads into the VDDT Secondary Road System based on feld conditions or unapproved plan changes.

 20. VDDT approach of these plants will expect the (5) years from the date of approval to the plants and subclosino plant is 12. VDDT that have performed the required field inspection (proof reil) prior to placement of the aggregate base course(s)).

 22. The scheduling of aggregate base installation and subsequent puring archives shall accommodate forecast even the contract VDDT for subsequent puring archives shall accommodate forecasted weather 20. VDDT shall have approved the aggregate base course(s).

 23. VDDT shall have approved the aggregate base course(s).

 24. VDDT shall have approved the aggregate base course(s).

 25. VDDT shall have approved the aggregate base course(s).

 26. As only of the complete CDT import shall be extracted course(s). Contract VDDT for impection or the aggregate base course(s).

 26. As only of the complete CDT import shall be solutioned to VDDT in conjunction with final parement design. At parement of a course of the special one of the

- commendations shall be performed in accordance with are curries source. If you have not source and certify recommended method of repair for all structural failures prior to state acceptance. pavement structural failures prior to state acceptance.

 26. All vegetation and organic material shall be removed from the right of way limits prior to conditioning of the
- subgrade.

 27. Dry gutter is not allowed in VDOT right of way except as shown on VDOTII is entrance standard details.

 28. The developer shall be responsible for the obeging rosts of any staffic signal installation or modification of excepting signals under an account receivable with VDOT. Analize construction shall be performed by a VDOT approved combinator and VDOTI

 29. The necessity and locations for additional VDOT standard undertains shall be determined at time of subgrade respection. VDO in a receivable with VDOTI standard undertains shall be determined at time of subgrade respection. VDO in the receivable voltage of the voltage of the vDOTI standard undertains shall be determined at time of subgrade respection. VDOTI is excepted to the voltage of the vDOTI standard undertains shall be determined at time of subgrade respection. VDOTI is excepted to voltage of the vDOTI standard undertains shall be determined at time of subgrade respection. VDOTI is excepted to voltage of the vDOTI standard undertains shall be developed as the vDOTI standard vDOTI s
- Flood and Bridge Specifications and Virginia Test Method 100.

 30. Approved or deviated construction appearing and maintenance of traffic plan for the work zone is a prerequisite for insurance of a Land Use Permit The plan shall accommodate access to and construction within VOOT maintained orgit-of-vays.

 31. VIXOT shall be provided documentation by a licensed geodesin-forcine despress, certifying that all in place parewers meet exceed the approved parameter disagn includes approved parameter disagn includes approved parameter disagn shall be provided out to the control of the street. Cores are to be obtained verifying personnel thindexing used to VIVOT. The Permit Respect shall be considered 80 hours prior to the core
- parement thickness urities otherwise directed by VCDT. The Permits Inspector shall be contacted 34 hours price to the core samples being stated on a required on all mean shern clearing, yarding, recursion for other and disturbing activities have 30 statistication is required on all mean shern clearing, yarding, recursion for other and disturbing activities have been the governity supported for an entrophed disturbing the sheet that is disturbed and expected of the same statistic of the state of the same sheet and sheet that is disturbed and sheet that is all the same sheet that is disturbed and sheet that is also an expectation of the same sheet that is also acceptable of the same sheet that when the same sheet that the construction state immatration of you've or such simulations are covered by a YOOT Land 34. A constitution entation disturbed on each individual to prior to any to organize or because of sheet that sheet the same sheet that the constitution sheet that the constitution sheet and shall be adequately matration of until ordinary sheet that the constitution sheet and sheet that the same sheet that the same

SITE PLAN APPROVAL CITY OF PETERSBURG, VA

FIRE MARSHALL

LATTUDE: 97.1854.187

LONGTUDE: 27.2855555

RECEIVEN CHANNEL WATERS: BLACKWATER SWAMP

VAHUE WATERSHED CODE: CUS3

COMPLES WITH VSUP PART IS BY DISCHARGING TO AN EXISTING STORM SEWER WHERE THE 10-YEAR IS CONTAINED WITHIN THE SYSTEM.

CBPA / STORM WATER COMPLIANCE

CBPA COMPLIANCE IS ACHIEVED THROUGH THE PURCHASE OF 8.40 LBS OF NUTRIENT OFFSET CREDITS.

SITE SUMMARY AND NOTES

- OWNER / DEVELOPERBERKELEY ESTATES HOLDINGS COMPANY ... 086-030009 ... 3601 FRONTAGE ROAD ... R-1 (SINGLE FAMILY RESIDENTIAL) ...35 ACRES ... PUBLIC ... PUBLIC ... PUBLIC

- THIS SITE IS LOCATED WITHIN A 100-YEAR FEMA DEFINED FLOOD PLAIN ZONE X PER COMMUNITY PANEL NUMBER 510112 0036 C, EFFECTIVE DATE FEBRUARY 4, 2011. THERE ARE WETLANDS LOCATED ON THIS SITE.
- ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING TELEPHONE, CATV, AND GAS.
- CONSTRUCTION TRAFFIC INGRESS/EGRESSS SHALL BE RESTRICTED TO FRONTAGE ROAD ENTRANCE ONLY

ROAD & DRAINAGE SEWER -SST- SANITARY SEWER LATERAL ⊕ NEWER MANHOLE # WITH # COORDINATE LOCATION PROPOSED DRAINAGE MANHOLE WATER — W — EXISTING WATERLINE — W — PROPOSED WATERLINE EARTHEN, GRASSED LINED DITCH

SSWL SINGLE SOLID WHITE LINE SSYL SINGLE SOLID YELLOW LINE

DSYL DOUBLE SOLID YELLOW LINE

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION FIRE HYDRANT ASSEMBLY TEE OR TAPPING SLEEVE cease 93.25 PROPOSED TOP OF CURB BLIND CAP & FLUSHING HYDRAI

CULVENT INLET PROTECTION

APPLICANT'S NAME: BERKELEY ESTATES HOLDINGS COMPAN ZONING & CASE #: R-1 WITH PROFFERS PLANNING COMMISSION APPROVAL DATE:

LOCATION MAP: 1" = 2000'

SITE

C-2

C-3

C-10

C-11

C-12

C-13

C-18

C-19

C-20

C-21

C-23

C-24

FACSIMILE: (804) 769-1283

EROSION CONTROL

EROSION CONTROL DEVICES AS PER VIRGINIA

SAF -0-0- SAFETY FENCE

SF. X X SETTENCE

INDEX TO SHEETS SHEET # LATEST REVISION DATE DESCRIPTION

COVER SHEET ESTATE DEVELOPMENT MASTER PLAN OVERALL / STREETLIGHT PLAN SITE LAYOU ERKELE GRADING & DRAINAGE EROSION CONTROL PHASE I

FROSION CONTROL PHASE I EROSION CONTROL PHASE II

EROSION CONTROL PHASE II

EROSION CONTROL DETAILS

STORM WATER COMPLIANCE

STORM WATER COMPLIANCE

DRAINAGE AREAS

PROFILES

PROFILES

PROFILES

DETAILS

PROJECT NAME

BERKELEY ESTATES

SECTION THREE

CONTACT INFORMATION

CALCULATIONS

SCALE: PROJECT NUMBER

THREE 3, VIRGINIA

PETERSBURG,

ECTION

 \overline{S}

面

20210615 CHARLES C. TOWNES, II, P.E., L.S.

DRAWN BY

REVISIONS REV. DATE:

DEVELOPER NAME: BERKELEY ESTATES HOLDINGS COMPAN ADDRESS: P.O. BOX 410

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NOT FOR CONSTRUCTION

SHEET C-1

