



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.



2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com

townes
consulting engineers, planners, land surveyors

Charles C. Townes II
CHARLES C. TOWNES II
Lic. No. 36115
1/7/2002
PROFESSIONAL ENGINEER

**BERKELEY ESTATES
SECTION THREE
PETERSBURG, VIRGINIA**

DEVELOPMENT MASTER PLAN

DATE:
JANUARY 7, 2002

SCALE:
1" = 200'

PROJECT NUMBER:
26219615

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

CHECKED BY:

REVISIONS:

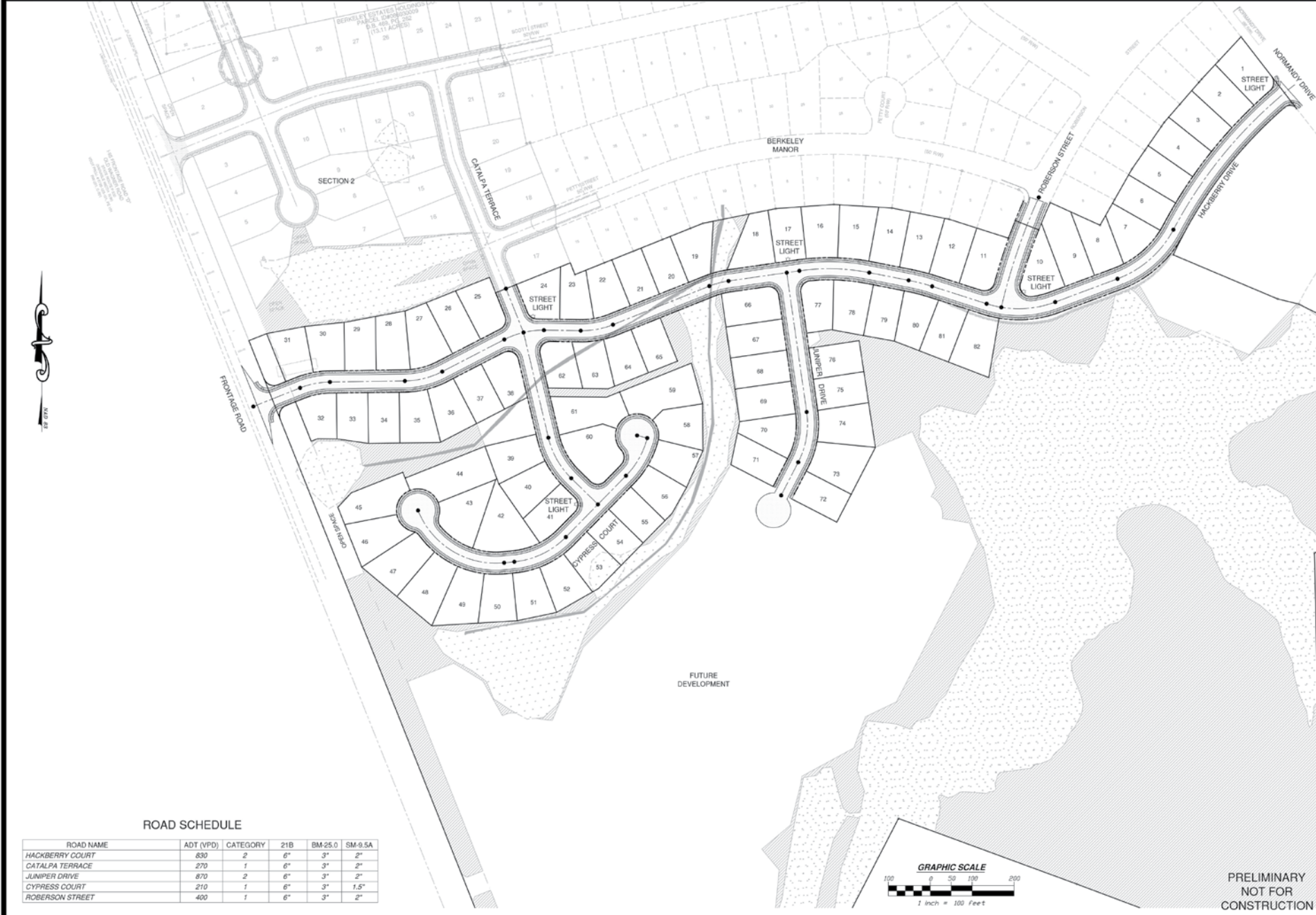
REV.	DATE:	ITEM:

This drawing and the design shown is the property of townes, pc. The reproduction, copying, or other use of this drawing without written consent is prohibited and any infringement will be subject to legal action.
© 2002 townes, pc

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
C-2

\\19016735\202205\Land_Development\CA01\Contn_Road\C-1_Draft_Road.dwg



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
telephone: 804.520.9015
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:

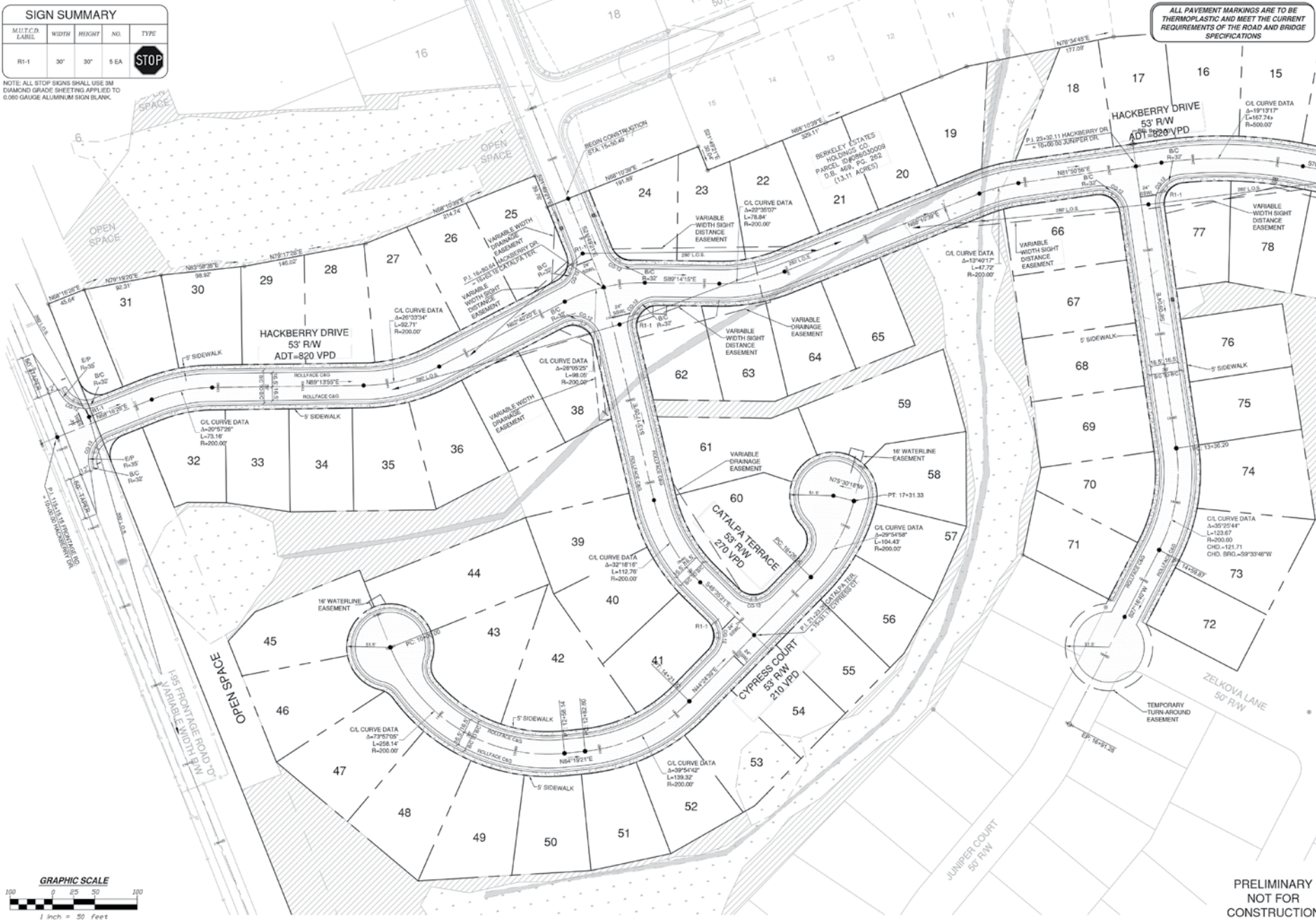
REV.	DATE	ITEM

This drawing and the design shown is the property of townes, pc. The reproduction, copying, or other use of this drawing without written consent is prohibited and any infringement will be subject to legal action.
© 2022 townes, pc

C:\Users\TOWNE\Documents\Temp\Arch\12509\C-4-C-5_Site_Layout.dwg

SIGN SUMMARY				
M.U.T.C.D. LABEL	WIDTH	HEIGHT	NO.	TYPE
R1-1	30"	30"	5 EA	

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

2463 boulevard
 colonial heights, va 23034
 telephone: 804.520.9015
 facsimile: 804.520.9016
 email: cctownes@townespc.com

townes
 consulting engineers, planners, land surveyors

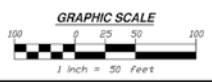
CHARLES C. TOWNES, II
 Lic. No. 19618
 1/7/2022
 PROFESSIONAL ENGINEER

**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:

This drawing and the design shown is the property of townes, pc. The reproduction, copying, or other use of this drawing without written consent is prohibited and any infringement will be subject to legal action.
 © 2022 townes, pc



PRELIMINARY
 NOT FOR
 CONSTRUCTION

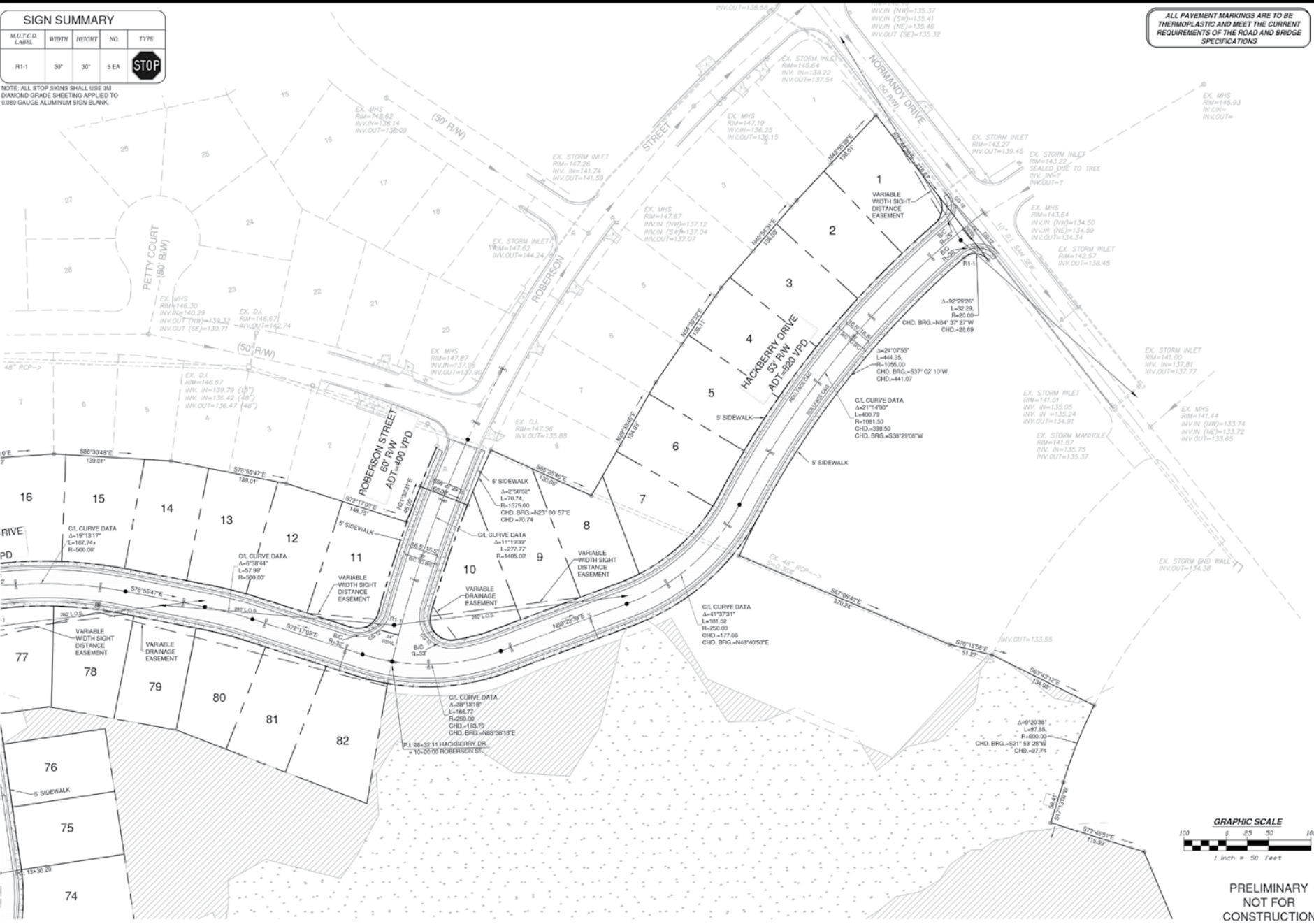
SHEET
C-4

SIGN SUMMARY

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

NOTE: ALL STOP SIGNS SHALL USE 3M DIAMOND GRADE SHEETING APPLIED TO 0.089 GAUGE ALUMINUM SIGN BLANK.

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



2463 boulevard
colonial heights, va 23854
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com

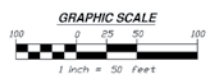


**BERKELEY ESTATES
SECTION THREE
PETERSBURG, VIRGINIA**

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:

This drawing and the design shown is the property of townes, pc. The reproduction, copying, or other use of this drawing without written consent is prohibited and any infringement will be subject to legal action.
© 2022 townes, pc



PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
C-5