

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

- ing the work. ment of Public Works shall be notified 48 hours in advance of the work to be started so that an authorized

- in Capacitanism of Phalicis Veloria shall be notified 48 hours in advance of the work to be stained so that an authorized interestative of the Department of Phalicis West, many be assigned for since all eyal of all contemporary sinjenctions of the most, and the production of the contemporary since the contemporary since the since of the most sense of the contemporary since the contemporary since the single since the since the since the single since the singl
- title is agained.
 Contactor shall motify the city inspector at least 48 hours before placing biluminous concrete surface course.
 All storm culvests to have method "of budding sets pb-1 of 457 stone.
 All storm culvests to have method for budding sets pb-1 of 457 stone.
 All storm culvests all the preference consumer.
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 All materials and construction methods shall be approved by the department of public works or authorized representative.

- special to SIO's maximum theoretical identity.

 In white "In a "S also be engiated in the lake of cush directly over severe and water services, von-site societies to be expected in embastiments shall be approved by the Department of Public Works. All off-site borrow and a shall be from borrow the approved by the department of public works. Currier is responsible for all necessary testing, All off-site borrow in the right of energy testing the second for the public of experiment of public instances. Currier is responsible for all necessary testing, all only a public of experiment of the approval of experiment of the approval of experiment of experiments of experiments. So the experiment of experiments and experiments and experiments and experiments of experiments and exp

- 8. Ill gelenia, plastic solo il cot a decidoria vino above apprimum ministrue data bio interviendi anni repiscono interviendi ann

REQUIRED UTILITY NOTES

- Water and sanitary sower fines and services shall be constructed according to the latest design standards and illications of the City of Peterbucks.

 An intending shall be approved by the Department of Public Works or their authorized representatives before installad City shall provide and set easier instees. Developer shall familia and install all other instersals, including mitter boxes, rybles, and the pilvants. Meter cycles and the as follows, or approved equals.

Ford #VBB 76-128-44-66 with bypass valve cocked forward Ford #VBB 77-128-44-77 with bypass valve cocked forward

Carson (formerly Brooks) #1730

- If year of "mean house shall be installed according to Dry of Provincing Standards. Advances will not be set unless material within a controlled in the method but. Better to retail and be less in her if all and shall ASS big with cast own for made.

 8. Every alterny dating that be made to install meter bosses out of parend stream.

 Without excise form man to mater seem that the set follows: Services to I "and I" meter adents what he pop is not recipied and shall be installed 2"? I believe the freshod grade grade at the meter bors and shall have fasted connectional.

 Services to I are made within all the threshod draws of one is find on the connection and the services of the ser

- rants shall have reservourg miseads. Fire hydrant locations on City right-of-way shall be staked in the field by a Land Surveyor or Engineer as called for on

- Tacking were that be installed on an entern and leaver many to the control and the control and maintained by the property cener Doubled locks assessingly was value that the priviles shoutches shall be centred and maintained by the property cener Doubled locks and the priviles of the priviles and the priviles of the priviles and the priv
- equal enaks. A Aproposed or existing sandary manholes within the development shall have an internal subber manholes. A Approposed or existing sandary manholes within the development shall be insulationally be these disjointly products, or approved internal existing in manhole casting in membra exasting in internal existing in internal exasting site internal existing in internal exasting in internal exasting in internal exasting in internal exasting existing internal existing existing internal existing existing

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

- 18. Cleanous and water retires shall be installed a minimum of l'obinical oblewalk and Oily assessments on all sandary interest transit.

 20. All sandary sever main lines and services shall have a nomenal of oil 87 stone bedding. PVC lines shall have additional 87 stone placed to light grade.

 20. All sandary sever main lines and services shall have a nomenal of oil 87 stone bedding. PVC lines shall have additional 87 stone placed to light grade.

 21. Existing water and sever services, which are proposed to be research shall be useful to the relative for the several part of several shall be useful for the several to be a several to light the shall be a several to be a several shall be useful to be shall be a several to be a several to several shall be additional to the shall be added to the artifact to suppose develors, unless the own all material to build to be proposed to the several shall be added to be a several shall be added to be a several shall be added to the several shall be added to be a several shall be added to the several shall be added to be added to the several shall be added to the shall be added to

- g to 150 pai or 1 $\frac{1}{2}$ times the working pressure, whichever is greater. Water line sterilization and bacteriological te be performed in accordance with the Water Works Regulations, and the Commonwealth of Virginia, State Board of
- y sewer lines 34 inches in diameter and smaller shall be tested after backfilling using a tom-pressure air test in with ASTM CROP-00 or intest edition. f, Test, and Bendis shall require Megaluge and Thrust Blocks.
- ELEPHONE: (804) 733-2356 MAIL: abarnes@petersburg-VA.org

BERKELEY ESTATES SECTION THREE PETERSBURG, VIRGINIA

VDOT - PETERSBURG RESIDENCY GENERAL NOTES

- All materials and construction within the public right of way shall be in accordance with the current edition of the Virginia arment of Transportation is Road and Bridge Specifications, Road and Bridge Standards and Work Area Protection Man. Land Use Permis (LUB) shall be obtained from the Virginia beyantered of Transportation prior to beginning struction within the existing state maritation right of way (including access). VOOT requires notification 48 hours prior to commencing with initial construction activities. Please contact the Petersbur

- Prior to any construction, the contractor shall consult the developer() is engineering consultant and verify the approval of the
- The first production, it is not included that contain the developer's preferring document underly or approximate former; state and bottle approximate. Preliminary design of the powerment structure for all subdivious streets shall be in accordance with the current edition of the manner Design Guide or Sociotivious and Secondary Reads in Virginia. The completed design worksheet appeared in Virtual be useful to the initial plan submittal for each proposed parement section utilizing the predicted soil support value shown in ordered in CTP and the completed of the Parement Design Guide.
- ravement Design Guide. for shall verify the elevations of all points of connection or proposed work to existing curbs, sanitary lines, water
- Bross, etc., prior to construction.

 9. Upon discovery of sain that are unsuitable for foundations, subgrades, or other readway construction proposes, the developer or his designose, which may be the contractor, tabal immediately engage a gostechnical engineer and northy VCDT. These series staff be executed below plan parks an discovery of the preferrincing engineer. Localided with suitable material and 11. All some neare design and construction shall be in accordance with latest VCDT Drainage Manual, Road and Bridge Standards, and Illiss.
 - All pre-cast units shall be VDOT approved. Certification and VDOT stamp is required on all units.
- All pre-case until service properties. Certification and YoU'r stamp is required on all units.

 All concrete shall be closed ANA Et all residents of 3000 PSI.

 All concrete shall be closed ANA Et all residents of 3000 PSI.

 It is shall be providing be the following criteria.

 All diversing retinence outwest shall confortin to PET- private entrance strandards unless otherwise approved by VDOT. No recordants are to be installed within five (E) feet of a property corner.

 VDOT standard ONF entrances shall be used within a retinence in required in out- and guiter
- The developer shall furnish and install stop signs at street intersections and all regulatory signage per the Manual of Inform Traffic Control Devices.

 Inform Traffic Control Devices.

 Design changes, specified materials changes and field changes from the approved plans shall be re-submitted to VDO approved policy for the proceeding with the work. A letter of explanation shall accompany the proposed revision along with drainage
- Sporting are a present and appropriate.

 Conditions when appropriate control and elevation of all undergoard utilities shown on plans in areas of construction prior to calculation when appropriate control and present propriate constant immediately floation or elevation is different from that show all the appears to be a conflict or upon discovery of any utility not shown one big and, call. "Mass Utility" at 811. The appears floating and proposed right of ways required by the developer shall be responsible for the relevation of any utility within existing and proposed right of way required by the
- fights shall be located a minimum of 9.5' from the edge of pavement on curb and gutter streets or located a

- the results into the VDDT describerly mad system.

 19. VDDT approach of construction plants does not proclude the right to require additional facilities as deemed necessary for acceptance of the node into the VDDT describer, and describer the second results of the VDDT describer the VDDT describer the VDDT describer than the value of the plants and subclose the VDDT describer than the value of the value of these plants are described in plant as it contains a value of the value of value of the value of value of the value of value o
- oads in Vitigria. seed geotechnical engineer or his designee shall ascertain cause and certify recommended method of repair for all paverment 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
- subgradie.

 2. Dry graiter is not allowed in VDOT digit of way except as shown on VDOTS is entrance standard details,
 28. The developer shall be responsible for the design consist of any static capital institution or modification of existing signals
 order in account reventable with VDOT. Action accounts consisted in specific region personal day in VDOT
 29. The necessity and locations for additional VDOT standard undertrains shall be determined at time of subgrade inspection.

 29. The necessity and locations for additional VDOT standard undertrains shall be determined at time of subgrade inspection
 undertains-subgraders and prefaint contained in the value of value of
- al and Bridge Specifications and Virginia Test Method 190.

 Approved of a detailed contraction sequencing and maintenance of traffic plan for the work zone is a prerequisite for Approved or a developed contraction sequencing and maintenance of a land Use Perent. The plan shall accommodate access to and construction within VDOT maintained project of sequences of the approved parameter for a land sequence of the approved parameter consequences provided occumentation by a closest acceptance of the street. Cores are to be obtained verified meneral Evidence such impacts shall be contacted 24 hours provide to the core
- See Statistical institution from the season by NUCL interturning and proposed state to continuous activation in training on a season where clearing, grading, excuration or brothe land disturbing activities have permanently cased or where land disturbance activities have been temporarily suspended for an anticipated duration of greater than 14 days, or upon completion of paid group contents for a sportificial great activation shall begin as once as perschiosible, but not later than then ned business day following the day when land disturbing activities temporarily opermanently cased.

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SITE PLAN APPROVAL

PLANNING & CD FIRE MARSHALL

LATTING: 97.1854187

(CHORITODE: 75.285926)

RECEIVEND CHAMBEL HAVERS: BLACKWATER SWAMP

VAHIB WATERSHED CODE: CUSS

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

CBPA / STORM WATER COMPLIANCE

C8PA COMPLIANCE IS ACHIEVED THROUGH THE PURCHASE OF 8.40 LBS OF NUTRIENT OFFSET CREDITS.

SITE SUMMARY AND NOTES

- OWNER / DEVELOPERBERKELEY ESTATES HOLDINGS COMPANY ... 066-030009 ... 961 FRONTAGE ROAD ... 961 (SINGLE FAMILY RESIDENTIAL) ...35 AGRES ... PUBLIC DUBLIC DUBLIC
- SEWER PUBLIC THIS STEED STATES THE SECONDARY OF THE STATE STATE STATES THE STATE STATES AS THE STATE
- 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 - SANTARY SEWER LATERAL ⊕ 31:774.34 SEWER MANHOLE # WITH # COORDWATE LOCATION PROPOSED DRAINAGE MANHOLE WATER W EXSTING WATERLINE
W PROPOSED WATERLINE EARTHEN, GRASSED LINED DITCH

1/C= PROPOSED TOP OF CURB 95.25 ELEVATION

SSWL SINGLE SOLID WHITE LINE SSYL SINGLE SOLID YELLOW LINE

DSYL DOUBLE SOLID YELLOW LINE

14.0 FIRE HYDRANT ASSEMBLY

TEE OR TAPPING SLEEVE caces BLIND CAP & FLUSHING HYDRAI

EROSION CONTROL PROBION CONTROL DEVICES AS PER VIRGINIA PROSION AND SEDMENT CONTROL HANDROOK 3.01) -0 0 SAFETY FENCE C.E. 3:02 CONSTRUCTION ENTRANCE

CULVERT INLET PROTECTION

O.D. DIVERSION DIKE

LOCATION MAP: 1" = 2000" APPLICANT'S NAME: BERKELEY ESTATES HOLDINGS COMPAN ZONING & CASE #: R-1 WITH PROFFERS

SITE

PLANNING COMMISSION APPROVAL DATE:

C-13

C-18

C-19

C-20

C-21

C-23

C-24

ADDRESS: P.O. BOX 410

TELEPHONE: (804) 240-9356

FACSIMILE: (804) 769-1283

CONTACT PERSON: ROBERT SNEAD

INDEX TO SHEETS

SHEET # LATEST REVISION DATE DESCRIPTION COVER SHEET C-2 DEVELOPMENT MASTER PLAN C-3 OVERALL / STREETLIGHT PLAN UTILITY LAYOUT GRADING & DRAINAGE C-11 EROSION CONTROL PHASE I C-12 EROSION CONTROL PHASE I

> EROSION CONTROL PHASE II EROSION CONTROL PHASE II

EROSION CONTROL DETAILS

STORM WATER COMPLIANCE

STORM WATER COMPLIANCE

STORM WATER COMPLIANCE

STORM WATER COMPLIANCE

DRAINAGE AREAS

PROFILES PROFILES PROFILES

DETAILS

PROJECT NAME

BERKELEY ESTATES

SECTION THREE

CONTACT INFORMATION

DEVELOPER NAME: BERKELEY ESTATES HOLDINGS COMPAN

ST. STEPHENS CHURCH, VIRGINIA 23148

PRELIMINARY

NOT FOR

CONSTRUCTION

CALCULATIONS

ERKELE

20210615

REVISIONS

SHEET C-1

THREE 3, VIRGINIA

PETERSBURG, **ECTION** ΕY \overline{S}

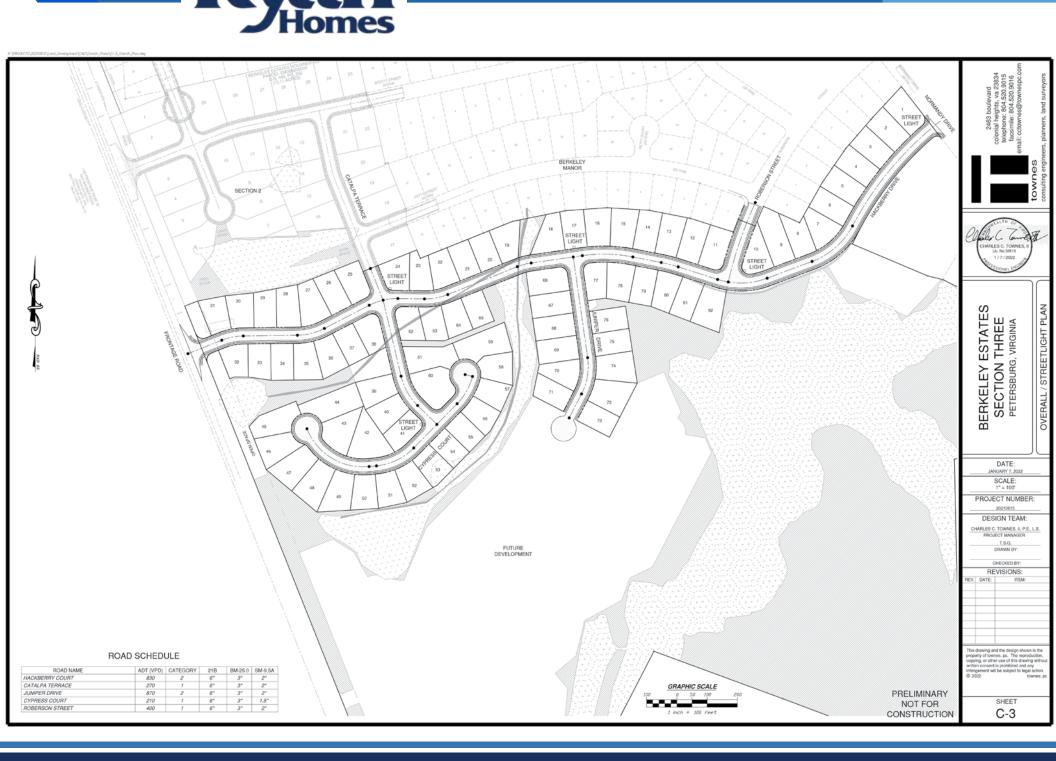
SCALE: PROJECT NUMBER

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Berkeley Estates



