



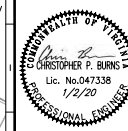
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Roanoke  
New River Valley  
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Staunton  
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
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WETLAND DELINEATION & STREAM EVALUATION

Balzer and Associates, Inc.

1208 Corporate Circle  
Roanoke, VA 24019  
540-773-9580  
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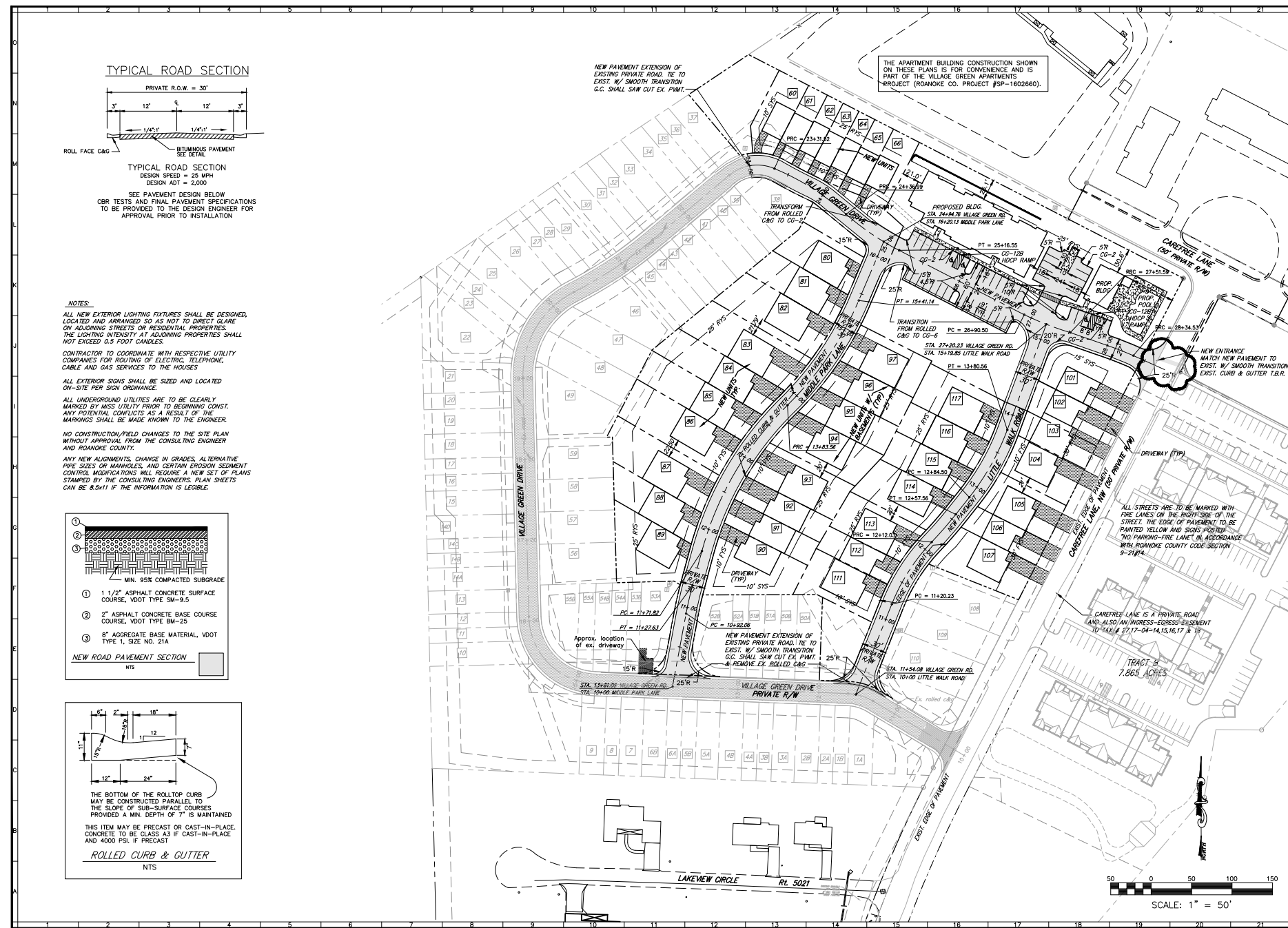


THE VILLAGE GREEN PHASE III  
CAREFREE LANE  
LAYOUT PLAN  
HOLLIS DISTRICT  
ROANOKE COUNTY, VIRGINIA

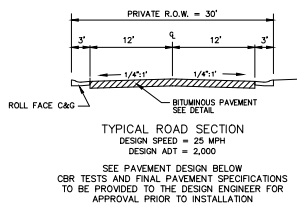
DRAWN BY CPB  
DESIGNED BY CPB  
CHECKED BY BTC  
DATE 1/5/2018  
SCALE 1"=50'  
REVISIONS:  
3/23/2018  
4/13/2018  
5/2/2018  
8/9/2019 P.R. #1  
1/10/2020 P.R. #2

SHEET NO.  
**C3**  
JOB NO. 04170034.00

APPROVED, 5/12/2020



TYPICAL ROAD SECTION



NOTES:  
ALL NEW EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.  
CONTRACTOR TO COORDINATE WITH RESPECTIVE UTILITY COMPANIES FOR ROUTING OF ELECTRIC, TELEPHONE, CABLE AND GAS SERVICES TO THE HOUSES.  
ALL EXTERIOR SIGNS SHALL BE SIZED AND LOCATED ON-SITE PER SIGN ORDINANCE.  
ALL UNDERGROUND UTILITIES ARE TO BE CLEARLY MARKED BY MISS UTILITY PRIOR TO BEGINNING CONST. ANY POTENTIAL CONFLICTS AS A RESULT OF THE MARKINGS SHALL BE MADE KNOWN TO THE ENGINEER.  
NO CONSTRUCTION/FIELD CHANGES TO THE SITE PLAN WITHOUT APPROVAL FROM THE CONSULTING ENGINEER AND ROANOKE COUNTY.  
ANY NEW ALIGNMENTS, CHANGE IN GRADES, ALTERNATIVE PIPE SIZES OR MANHOLES, AND CERTAIN EROSION SEDIMENT CONTROL MODIFICATIONS WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEERS. PLAN SHEETS CAN BE 8.5x11 IF THE INFORMATION IS LEGIBLE.

