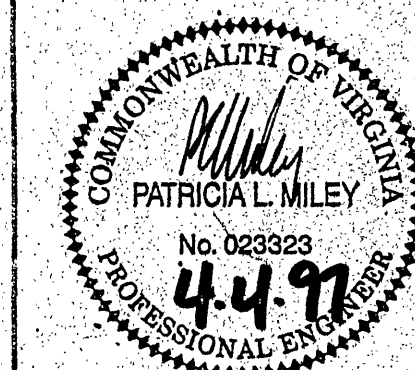
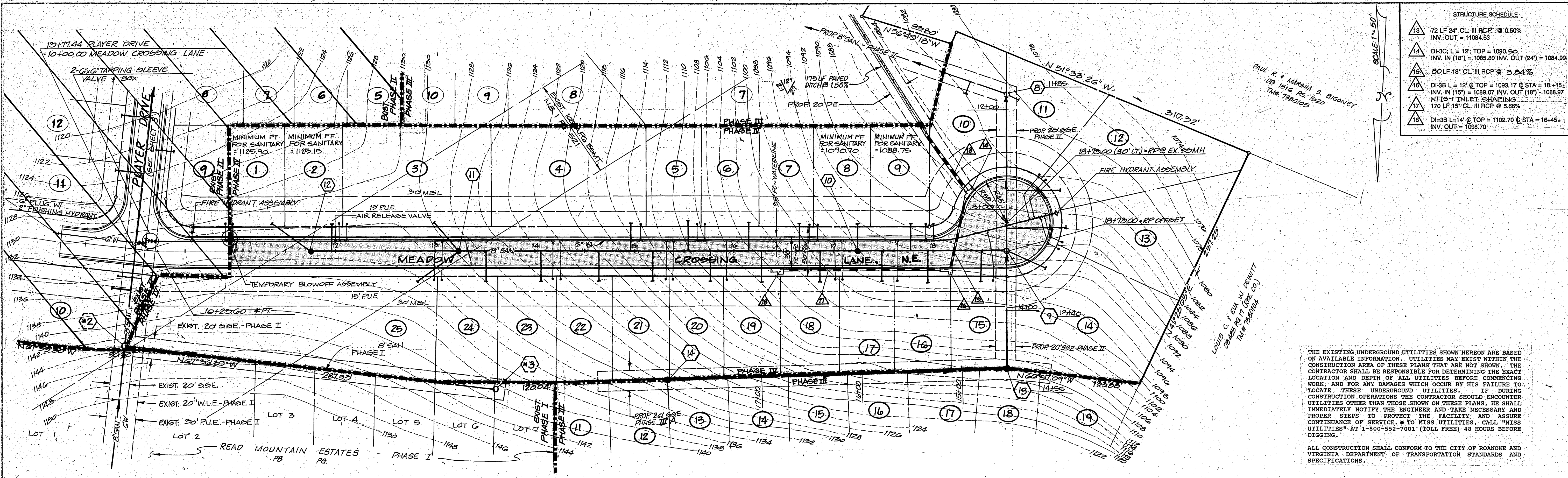




**BALZER**  
AND ASSOCIATES INC.  
**BVINC**  
REFLECTING TOMORROW

PLANNERS ARCHITECTS  
ENGINEERS SURVEYORS

1208 Corporate Circle  
Roanoke, Virginia 24018  
Phone: 703/772-9580  
FAX: 703/772-8050

501 Branchway Road  
Suite 100  
Richmond, Virginia 23238  
Phone: 804/794-0571  
FAX: 804/794-2655

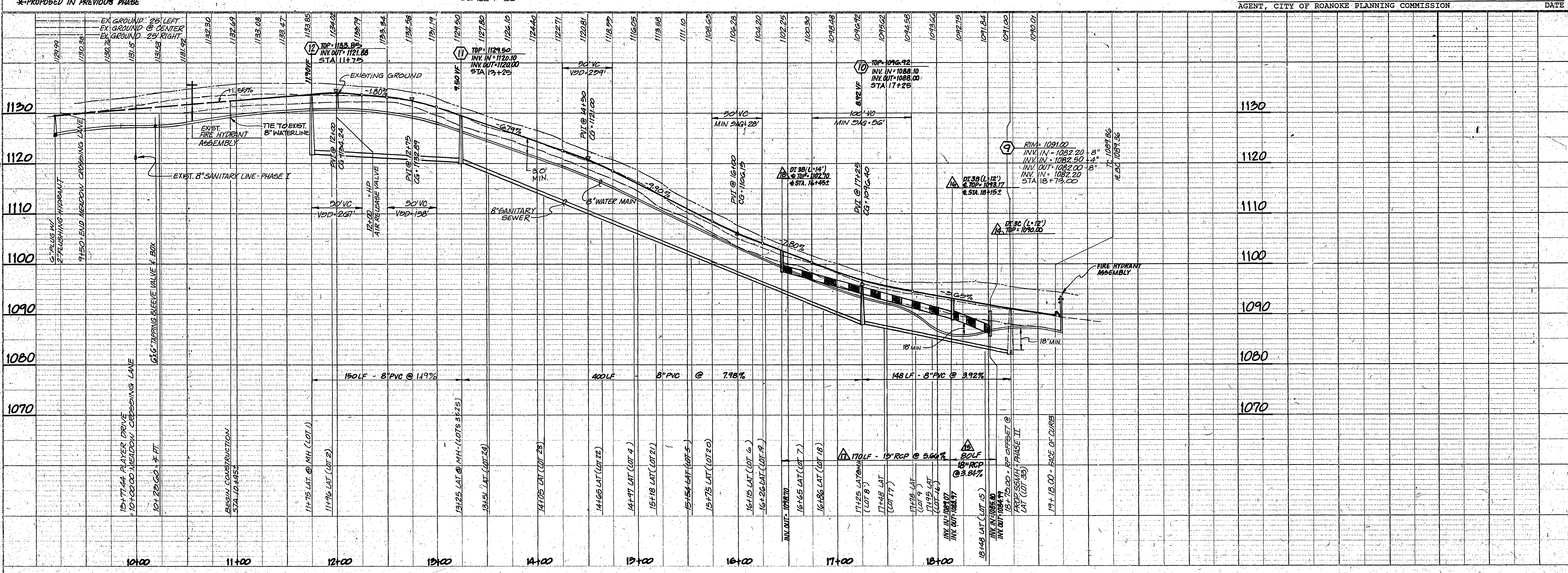
1514 East Parham Road  
Richmond, Virginia 23238  
Phone: 804/262-6046  
FAX: 804/264-3037

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION. UTILITIES MAY EXIST WITHIN THE CONSTRUCTION AREA OF THESE PLANS THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK, AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE CONTINUANCE OF SERVICE. \* TO MISS UTILITIES, CALL "MISS UTILITIES" AT 1-800-552-7001 (TOLL FREE) 48 HOURS BEFORE DIGGING.

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF ROANOKE AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

APPROVED: \_\_\_\_\_  
CITY ENGINEER, CITY OF ROANOKE DATE \_\_\_\_\_  
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE \_\_\_\_\_

**MEADOW CROSSING LANE, NE.**  
SCALE: 1"=50'



**MEADOW CROSSING LANE, NE.**  
SCALE: H=1"=30' V=1"=10'

**MEADOW CROSSING LANE, NE**  
**PLAN & PROFILE**  
**PHASE III & IV**  
**READ MOUNTAIN ESTATES**  
**CITY OF ROANOKE, VIRGINIA**

DRAWN BY: *ML*  
DESIGNED BY: *FF*  
CHECKED BY: *RM*  
DATE: APRIL 4, 1997

REVISIONS  
Δ 5-20-97

SCALE: AS SHOWN  
SHEET NO.

**C4**  
OF 12

JOBS NO.  
**94027-3A**