



LEGEND

-----34.8-----	EX. INTRMDT. CONTOUR	-----	PROP. INTRMDT. CONTOUR
---34.5---	EX. INDEX CONTOUR	-----1320-----	PROP. INDEX CONTOUR
+ 35.55	EX. SPOT ELEVATION	+ 35.55 35.05	PROP. SPOT ELEVATION
-----8" WL-----	EX. WATER LINE	-----8" WL-----	PROP. WATER LINE
-----8" SAN-----	EX. SANITARY SEWER	-----8" SAN-----	PROP. SANITARY SEWER
-----18"RCP-----	EX. STORM PIPE	-----	PROP. STORM PIPE
-----	EX. EDGE OF PAVEMENT	-----	PROP. EDGE OF PAVEMENT
-----	EX. BUILDING	-----	PROP. BUILDING
-----	EX. CONCRETE	-----	PROP. CONCRETE
-----	EX. PAVEMENT	-----	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
-----	EX. GRAVEL	-----	PROP. GRAVEL
-----	PAVEMENT REPLACEMENT	-----	PROP. PAVERS
-----	EX. POWER POLE	-----	PROP. POWER POLE
-----	EX. SANITARY SEWER MANHOLE	-----	PROP. MANHOLE
-----	EX. STORM SEWER MANHOLE	-----	SIGN
-----	CLEANOUT	-----	WATER METER
-----	EX. LIGHT POLE	-----	PROP. GATE VALVE
-----	WATER LINE REDUCER	-----	BLOW-OFF VALVE
-----	EX. TELEPHONE	-----	BENCHMARK
-----G-----	EX. GAS LINE	-----G-----	PROP. GAS LINE
-----OHU-----	EX. OVERHEAD CABLE	-----OHU-----	PROP. OVERHEAD CABLE
-----X-----	EX. FENCE	-----P-----	PROP. UNDERGRND POWER LINE
-----	EX. TREE LINE	-----X-----	PROP. FENCE
-----	ADJOINING PROPERTY LINE	-----	PROP. TREE LINE
-----	EXISTING ROAD MONUMENTS	-----	SITE PROPERTY LINE
-----	WETLAND AREA	-----	INLET PROTECTION

ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EVCS	END VERT. CURVE STA.	RR	RAILROAD
APPROX	APPROXIMATE	EW	ENDWALL	RYS	REAR YARD SETBACK
ASPH	ASPHALT	EXIST	EXISTING	SAN	SANITARY
BC	BACK OF CURB	FDN	FOUNDATION	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	FF	FINISHED FLOOR	SD	STORM DRAIN
BLDG	BUILDING	FG	FINISH GRADE	SECT	SECTION
BLK	BLOCK	GBE	GRADE BREAK ELEVATION	SE	SLOPE EASEMENT
BM	BENCHMARK	GBS	GRADE BREAK STATION	SS	SANITARY SEWER
BS	BOTTOM OF BOTTOM STEP	HOA	HOMEOWNERS ASSOCIATION	SSD	STOPPING SIGHT DISTANCE
BVCE	BEGIN VERT. CURVE ELEV.	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BVCS	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	STA	STATION
BW	BOTTOM OF WALL	INTX	INTERSECTION	STD	STANDARD
CB	CINDER BLOCK	INV	INVERT	STO	STORAGE
C&G	CURB & GUTTER	IP	IRON PIN	SYS	SIDE YARD SETBACK
CMP	CORRUGATED METAL PIPE	LT	LEFT	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	TBR	TO BE REMOVED
COR	CORNER	MH	MANHOLE	TC	TOP OF CURB
DBL	DOUBLE	MIN	MINIMUM	TEL	TELEPHONE
DEFL	DEFLECTION	MBL	MINIMUM BUILDING LINE	TRANS	TRANSFORMER
DI	DROP INLET	MON	MONUMENT	TS	TOP OF TOP STEP
DIA	DIAMETER	NBL	NORTH BOUND LANE	TW	TOP OF WALL
DE	DRAINAGE EASEMENT	PROP	PROPOSED	TYP	TYPICAL
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	PVMT	PAVEMENT	VERT	VERTICAL
ENTR	ENTRANCE	R	RADIUS	WBL	WEST BOUND LANE
EP	EDGE OF PAVEMENT	RT	RIGHT	YD	YARD
EVCE	END VERT. CURVE ELEV.	R.O.W.	RIGHT OF WAY		
		REQD	REQUIRED		

LAWSON 2.0

605 CAMPBELL AVENUE, SOUTHEAST CITY OF ROANOKE, VIRGINIA 24013

SHEET INDEX

C1 COVER SHEET	C9 ESC NOTES	C18 CUT SHEETS I
C2 GENERAL NOTES I	C10 ESC DETAILS	C19 CUT SHEETS II
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C4 EXISTING CONDITIONS & DEMOLITION PLAN	C12 LANDSCAPE PLAN	E4.01 SITE LIGHTING PHOTOMETRIC PLAN
C5 LAYOUT & UTILITY PLAN	C13 SITE DETAILS I	
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WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 21-056

GENERAL NOTES:

A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WVWA WATER AND SEWER LINES.

ALL SANITARY SEWER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO FINAL GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS.

FIELD CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND BE APPROVED BY THE WVWA.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS ND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAVATER.ORG OR BY CONTACTING THE AUTHORITY AT (540) 853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY'S STANDARDS (E.G. VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.

PLAN APPROVAL BY THE WVWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC. SHALL COMPLY WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE (INCLUDING AMENDMENTS).

THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND TWO (2) FOOT MINIMUM HORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.

ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER NOTES:

WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900.

WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

SEWER NOTES:

COMMERCIAL SANITARY SEWER LATERAL SHALL BE MINIMUM 6" PIPE INSTALLED AT SLOPES AS SHOWN ON THE PLAN.

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PLANS/PROFILES.

ALL MANHOLE FRAMES AND COVERS SHALL BE WATERTIGHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS:

NOTICE TO ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS:

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

RIGHT-OF-WAY EXCAVATION PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

LAND DISTURBANCE PERMIT: AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT

PLANS AND PERMITS: A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

SEWER AND PAVEMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.

APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY: THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

SITE & ZONING SUMMARY:

OWNER: (1) SQUARE 1, INC.
4808 NORTHBRIDGE AVE
ROANOKE, VIRGINIA 24019

DEVELOPER: LAWSON BUILDING, LLC
631 CAMPBELL AVENUE
SUITE 1
ROANOKE, VA 24018

(2) HL LAWSON & SON, INC.
631 CAMPBELL AVENUE - SUITE 1
ROANOKE, VA 24016

(3) LAWSON BUILDING, LLC
631 CAMPBELL AVENUE - SUITE 1
ROANOKE, VA 24016

TAX MAP NUMBERS: 4011111, 4011116, & 4011131 - 4011135

TOTAL EXISTING LOT SIZE: 4011111 - 0.38 AC. ±
4011116 - 0.96 AC. ±
4011131 - 4011135 - 0.46 AC. ±

EXISTING USE: COMMERCIAL/ INDUSTRIAL & VACANT LAND
PROPOSED USE: LIVE/WORK & MULTI-FAMILY BUILDING

ZONING: 4011111 - D-DOWNTOWN DISTRICT
4011116 - D-DOWNTOWN DISTRICT & MX-MIXED USE DISTRICT
4011131 - 4011135 - D-DOWNTOWN DISTRICT & MX-MIXED USED DISTRICT

ORDINANCE #: 41954-122120
ROW VACATED W/ ORDINANCE #: 41953-122120

D DISTRICT REGULATIONS:

LOT AREA: NO MIN. / NO MAX.
LOT AREA PROVIDED: LOT A 0.71 AC ±

LOT FRONTAGE: NO MIN. / NO MAX.
LOT FRONTAGE PROVIDED: LOT A ±200'

SETBACKS:

FRONT YARD MINIMUM / MAXIMUM SETBACK: 0' / 10'
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 0'

MAXIMUM BUILDING HEIGHT: 1' FOR EACH FOOT OF SETBACK FROM ANY ABUTTING RESIDENTIAL LOT (NO ABUTTING RESIDENTIAL)

FLOOR AREA RATIO MAX: 15.0
FLOOR AREA RATIO PROVIDED: ±0.87

IMPERVIOUS SURFACE AREA MAX: 100%
IMPERVIOUS SURFACE AREA PROVIDED: ±72% (TOTAL SITE)
DISTURBED AREA: 0.92 AC.
MANAGED TURF: 0.41 AC.
IMPERVIOUS COVER: 0.51 AC.

MINIMUM TREE CANOPY REQUIRED: 0% OF LOT AREA (DISTURBED)
TREE CANOPY PROVIDED: 15%

GLAZING/TRANSPARENCY REQUIRED: GROUND FLOOR - 50% REQUIRED
UPPER FLOORS - 20% REQUIRED

GLAZING/TRANSPARENCY PROVIDED: GROUND FLOOR - 56% PROVIDED
UPPER FLOORS - 47% PROVIDED
36% PROVIDED (TOP FLOOR)

MX DISTRICT REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: 5,000 SF / NO MAX.
LOT AREA PROVIDED: 0.25 AC ±

MINIMUM / MAXIMUM LOT FRONTAGE: 50' / NO MAX.
LOT FRONTAGE PROVIDED: ±200'

SETBACKS:

FRONT YARD MINIMUM / MAXIMUM SETBACK: 10' / 30'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 15'

MAXIMUM BUILDING HEIGHT: 45'

FLOOR AREA RATIO MAX: 1.0
FLOOR AREA RATIO PROVIDED: N/A
IMPERVIOUS SURFACE AREA MAX: 70%
IMPERVIOUS SURFACE AREA PROVIDED: N/A
MINIMUM TREE CANOPY REQUIRED: NO OVERALL REQUIRED/ PARKING CANOPY ONLY
TREE CANOPY PROVIDED: N/A

BUILDING SUMMARY:

CONSTRUCTION USE GROUP: R-2
CONSTRUCTION TYPE: VB

PARKING SUMMARY:

OFF-STREET PARKING REQUIRED (MINIMUM): 20 SPACES
0.6 SPACES PER DWELLING UNIT
33 UNITS PROPOSED * 0.6 = 20 SPACES
OFF-STREET PARKING PROVIDED: 31 SPACES
OFF-STREET HANDICAPPED PARKING SPACES
REQUIRED: 2 SPACES
PROVIDED: 3 SPACES

City of Roanoke
Planning, Building, & Development

COMPREHENSIVE DEVELOPMENT PLAN

FIELD REVISION
APPROVED

by Ken Richardson
09/09/2021

FIELD REVISION 1

1. ADDED DUMPSTER ENCLOSURE
2. ADDED HC PARKING SPACE
3. UPDATED LIGHTING PLAN

REVISED SHEETS ARE C5, C6, C8,
C12, C13, C17,C18,C19,E2,E4

CITY OF ROANOKE APPROVAL BLOCK

BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580



LAWSON 2.0
605 CAMPBELL AVENUE, SOUTHEAST
COVER SHEET

DRAWN BY	SMD
DESIGNED BY	BTC
CHECKED BY	BTC
DATE	6/15/2021
SCALE	N/A
REVISIONS	
7/16/2021	
8/10/2021	
9/8/2021	