



CONTACT INFORMATION:

Engineer/ Surveyor:	Parker Design Group, Inc. 2122 Carolina Ave. SW Roanoke, VA 24014 Phone: (540) 387-1153 Fax: (540) 389-5767
Owner/ Developer:	South Pollard Improvement LLC 6900 Matzasse Lane Roanoke, VA 24018

GENERAL NOTES:

- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT HERETO. THEREFORE, THERE MAY BE EXISTING ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "A" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP AND HAS NOT BEEN DETERMINED TO BE IN A SPECIAL FLOOD HAZARD AREA.
- THE UTILITIES SHOWN HEREON BY PARKER DESIGN GROUP, INC. ARE BASED ON FIELD LOCATIONS OF OBSERVED EVIDENCE OF UTILITIES. MANHOLES MADE BY OTHERS LISTED ON MASS UTILITY TOOLS: M20701/1299-04 AND FIELD NOTES AVAILABLE AT THE OFFICE OF SURVEY. REMAINING OF UTILITIES AND VERIFICATION ARE RESPONSIBILITY OF THE CHASING ARE FIELD NOTES. REMAINING OF UTILITIES AND VERIFICATION ARE RESPONSIBILITY OF THE CHASING ARE FIELD NOTES. REMAINING OF UTILITIES AND VERIFICATION ARE

SITE UTILITIES LEGEND

- | | |
|-----------|---|
| W6 | PROPOSED WATER LINE (4" DUCTILE IRON). |
| TS | TAPPING SLEEVE & VALVE. (STD. WWA# W-21) |
| GV | 4" GATE VALVE. |
| CV | COMMERCIAL METER VAULT. (STD. WWA# W-7)
CONTRACTOR SHALL PROVIDE A SHOP
DRAWINGS FROM THE MANUFACTURER TO
WWA FOR REVIEW AND APPROVAL. |
| SS | PROPOSED SANITARY SEWER LATERAL (6"
SDR-35) |
| CO | PROPOSED SANITARY SEWER CLEANOUT. |

NOTE: CONTRACTOR TO CONTACT MISS UTILITY (811) IN ADVANCE OF PLANNED WORK. ADVANCE TIME PERIOD SHALL BE IN ACCORDANCE WITH CURRENT MISS UTILITY GUIDELINES

FIRE FLOW:

1. BUILDING IS TO BE SPRINKLED. REQUIRED FIRE FLOW PER IFC IS 1000 GPM FOR A SPRINKLED BUILDING OF THIS SIZE.
2. EXISTING HYDRANT PROVIDES CALCULATED FIRE FLOW OF 2031 GPM AT 20 PSI.

WVWA NOTES

- [illegible]

Inspector:
Bruce Peters

Contractor:
Lienberger Const.

Asbuilts Redline
Inspector
6-9-23



parker
DESIGN GROUP
ENGINEERS • SURVEYORS
PLANNERS • LANDSCAPE ARCHITECTS

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...and/or other documents.



WATER & SEWER PLAN
SOUTH POLLARD IMPROVEMENT, LLC

107 S FOLLARD STREET
TOWN OF VINTON, VIRGINIA

REVISIONS

PER WFWA
JANUARY 9, 2023

ED BY:	SLR
BY:	KBM / JMD
ED BY:	

SLR
1" = 10'
November 14, 2022

PROJECT NUMBER: 22-0289

WATER & SEWER
PLAN

C01

1505

