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- PHASING NOTES:**
1. THIS PLAN IS NOT INTENDED TO SHOW THE EXACT LOT CONFIGURATION FOR EACH PHASE OF DEVELOPMENT, AS SUBDIVISION OF INDIVIDUAL LOTS MAY HAVE OCCURRED SINCE THE PLAN WAS DEVELOPED, BUT IS INTENDED TO SHOW THE OVERALL PHASING OF THE DEVELOPMENT AND DELINEATE WHICH LOTS AND STREETS ARE WITHIN EACH PHASE.
 2. THE PROJECT SHALL BE CONSTRUCTED IN PHASES. EACH PHASE SHALL INCLUDE THE CONSTRUCTION OF ALL UTILITIES REQUIRED FOR FINAL OCCUPANCY BY THE HOMEOWNERS.
 3. WORK INDICATED TO BE PERFORMED ON PUBLIC STREETS (OLD YORK ROAD) SHALL INCLUDE ALL GRADING, UTILITIES, STORM DRAINAGE PAVING SAND CURB & GUTTER, ETC. WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THE PLANS.
 4. AT THE END OF EACH PHASE ALL PUBLIC WATERLINE MUST BE TERMINATED IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
 5. ACCESS TO TAX PARCEL NO. 027.20-01-27.00-0000 (N/F VINEYARD) SHALL BE PROVIDED THROUGH THE EXISTING PRIVATE DRIVEWAY CONNECTION ONTO PLANTATION CIRCLE AND SHALL BE RE-DIRECTED ONTO FLORA FARM AS SHOWN HEREON. ACCESS TO THE DRIVEWAY WILL BE CONTROLLED BY A KEY-PAD ACTIVATED ENTRY GATE.
 6. BELOW IS A GENERAL SUMMARY OF EACH PHASE:

PHASE I:
PHASE I HAS BEEN PREVIOUSLY APPROVED AND CONSTRUCTED AND CONSISTS OF THE CONSTRUCTION OF: 1.) PUBLIC STREET: FLORA FARM ROAD, 2.) PRIVATE STREETS: NORTH BATTERY DRIVE, SUMPTER PLACE, LANLEY PLACE, SOUTH BATTERY DRIVE, CASTON DRIVE, GREYNOLME LANE, AND GREENVILLE PLACE. PHASE I INCLUDED ALL UTILITIES (WATER, SANITARY SEWER, AND STORM DRAINAGE) REQUIRED AND AS SPECIFICALLY SHOWN ON THE APPROVED PLANS. PHASE I ALSO INCLUDED THE CONSTRUCTION OF THE STORMWATER DETENTION (WET POND) LOCATED ALONG FLORA FARM ROAD. PHASE I ALSO INCLUDED CERTAIN OFF-SITE ROAD IMPROVEMENTS ON PLANTATION ROAD.

PHASE II:
PHASE II HAS BEEN PREVIOUSLY APPROVED AND CONSTRUCTED AND CONSISTS OF THE CONSTRUCTION OF SENECA DRIVE AND WALHALLA COURT (PRIVATE STREETS).

PHASE III:
PHASE III SHALL BE CONSTRUCTED IN THREE (3) PHASES - IIIA, IIIB, AND IIIC - AS SHOWN HEREON.

PHASE IIIA - SHALL CONSIST OF CONSTRUCTION OF A PORTION OF OLD YORK ROAD (PUBLIC STREET) AND BIG BEN DRIVE (PRIVATE STREET). PHASE IIIA CONSISTS OF ±3.35 AC.

PHASE IIIB - SHALL CONSIST OF CONSTRUCTION OF A PORTION OF OLD YORK ROAD TO THE SHOWN CUL-DE-SAC (PUBLIC STREET) AND ROAD 'L' (PRIVATE STREET). PHASE IIIB CONSISTS OF ±3.29 AC.

PHASE IIIC - A FUTURE PHASE, SHALL CONSIST OF CONSTRUCTION OF ROAD 'N' AND ROAD 'M' (BOTH PRIVATE STREETS). PHASE IIIC CONSISTS OF ±4.37 AC.

DRIVEWAYS FOR LOTS IN PHASE I AND II SHALL CONNECT TO PRIVATE STREETS ONLY. LOTS 137 TO 139, AND 155 IN PHASE IIIB SHALL CONNECT TO OLD YORK ROAD (PUBLIC STREET).

SUMMARY OF DEVELOPABLE LOTS PER PHASE:

- PHASE I = 83 LOTS (EXISTING) *
- PHASE II = 35 LOTS (EXISTING) *
- PHASE IIIA = 9 LOTS (PROPOSED THIS PHASE)
- PHASE IIIB = 17 LOTS (FUTURE)
- PHASE IIIC = 21 LOTS (FUTURE)

TOTAL PLANNED = 165 LOTS

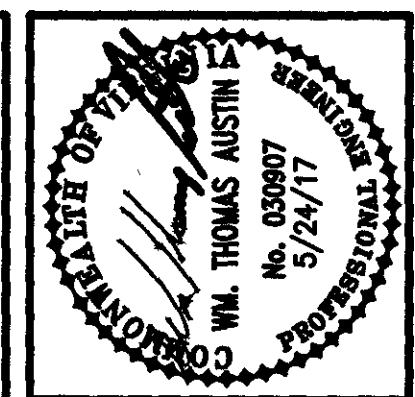
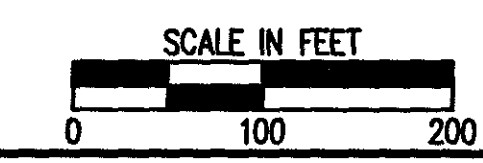
* TOTAL NUMBER OF LOTS SHOWN IN PHASE I & II ARE TAKEN FROM MOST RECENT RECORD FROM ROANOKE COUNTY TAX RECORDS / GIS MAPPING AND RECORDED PLATS.

NOTICE:
THESE PLANS SHOW REVISIONS / ADDITIONS TO THE OVERALL DEVELOPMENT / PHASING PLAN FOR THE VILLAGE AT TINKER CREEK. PHASE I OF THESE PLANS WERE PREVIOUSLY APPROVED BY ROANOKE COUNTY AND VDOT IN AUGUST 2002. PHASE II OF THESE PLANS WERE APPROVED IN NOVEMBER 2009. A SUBSTANTIAL PORTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS HAS ALREADY BEEN CONSTRUCTED AND IS NOT INTENDED TO BE ALTERED BY THESE PLANS. CERTAIN REFERENCES CONTAINED ON THESE PLANS, SUCH AS LOT CONFIGURATIONS AND NUMBER MAY NO LONGER BE VALID AND ARE SHOWN FOR INFORMATION PURPOSES ONLY OR ARE SHOWN AS THEY WERE APPROVED IN AUGUST 2002.

SEE SHEET C-2 FOR ADJOINING PROPERTY OWNER/INFORMATION TABULATIONS.

PHASE IIIB = 3.29 AC.

APPROVED



Revisions	Date	Response to 1st Review Comments
0	10/06/17	

Issue Date:	May 24, 2017
Drawn By:	ARB
Designed By:	ARB
Checked By:	WTA
Date:	5/24/17

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THE VILLAGE AT TINKER CREEK - PHASE IIB
PHASING PLAN
ROANOKE COUNTY, VIRGINIA

Vertical Scale:	N/A
Horizontal Scale:	1" = 100'
Commission Number:	1966-P4
Sheet No.:	C-3