



NOTICE
THESE PLANS SHOW REVISIONS TO PHASE I OF THE VILLAGE AT TINKER CREEK. THESE PLANS WERE PREVIOUSLY APPROVED BY ROANOKE COUNTY AND VDOT IN AUGUST 2002. 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 TAX MAP NUMBERS, PROPERTY OWNERS, AND LOT CONFIGURATIONS, MAY NO LONGER BE VALID AND ARE SHOWN FOR INFORMATION PURPOSES ONLY OR ARE SHOWN AS THEY WERE APPROVED IN AUGUST 2002.

- PROPOSED OPEN SPACE
- PRIMARY CONSERVATION AREA (FLOODPLAIN & SLOPES > 25%)
- SECONDARY CONSERVATION AREA (SLOPES > 15%)

AREA	ACREAGE
A	3.11
B	0.12
C	1.77
D	1.72 (S.W.M. BASIN)
E	5.87
F	3.04
G	0.54
H	0.28
I	0.03
TOTAL	16.48 Acres

SITE AREA = 45.917
CONSERVATION AREA REQUIRED = 16.07 Acres

PROPOSED CONSERVATION AREAS/
OPEN SPACE
A THRU I = 16.48

COMMON AREAS
ALONG PRIVATE ROADS = 0.85

TOTAL CONSERVATION
AREA PROVIDED = 17.33

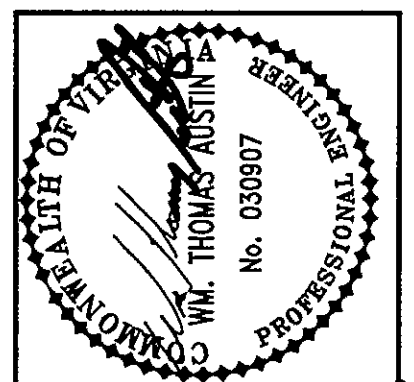
TAX MAP #'S OF ORIGINAL TRACTS:
027.20-01-32.00
027.20-01-39.00
027.20-01-28.00

ZONING:
R-1

PROPOSED USE: RESIDENTIAL
CLUSTER DEVELOPMENT

PROPOSED NUMBER OF LOTS = 170

NOTES:
1. OPEN SPACE TO BE OWNED BY HOMEOWNERS ASSOCIATION.
2. PRIMARY AND SECONDARY CONSERVATION AREAS ARE TO BE DEDICATED AS CONSERVATION LOTS.
3. THE CONFIGURATION OF LOTS 170-174, OPEN SPACE 'G' AND CONSERVATION LOT 'F' MAY BE MODIFIED UPON FIELD VERIFICATION OF 100-YEAR FLOOD PLAN. THE CONSTRUCTION OF RESIDENTIAL DWELLINGS, AND OTHER STRUCTURES IDENTIFIED IN THE "CLUSTER DEVELOPMENT ORDINANCE", SHALL BE PROHIBITED IN CONSERVATION LOTS.
4. DEVELOPER AGREES TO RESERVE A GREENWAY EASEMENT ON CONSERVATION LOT 'F', ALONG TINKER CREEK. FINAL LOCATION AND WIDTH OF EASEMENT SHALL BE DETERMINED BY ROANOKE REGIONAL GREENWAY COORDINATOR AND ROANOKE COUNTY ZONING ADMINISTRATOR.



Revisions	Date
1 ROAD 'A' REVISIONS	8-22-02
2 UPDATE OPEN SPACE/FAA LOTS	1-16-04
3 REALIGNMENT OF STREET 'F'	5-19-04
4 PHASE I REVISIONS	11-10-08

Issue Date:	Drawn By:	Designed By:	Checked By:
4/19/02	JPR	JPR	WTA

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THE VILLAGE AT TINKER CREEK - PHASE I
**OVERALL DEVELOPMENT
PLAN**
ROANOKE COUNTY, VIRGINIA

Vertical Scale:	N/A
Horizontal Scale:	1"=100'
Commission Number:	1966-AS
Sheet No.:	C-4