



PHASING NOTES:
THE CONTRACTOR SHALL CONSTRUCT THE DEVELOPMENT IN PHASES. EACH PHASE SHALL INCLUDE THE CONSTRUCTION OF ALL UTILITIES REQUIRED FOR FINAL OCCUPANCY BY THE HOMEOWNERS.

WORK INDICATED TO BE PERFORMED ON PUBLIC STREETS SHALL INCLUDE ALL GRADING, UTILITIES, ETC.. WITHIN THE RIGHT OF WAY SHOWN ON THE PLANS.

ALL PUBLIC STREETS MUST BE TERMINATED BY A TEMPORARY CUL-DE-SAC WITH A 45' RADIUS TO THE EDGE OF PAVEMENT. LOCATION OF TEMPORARY CUL-DE-SAC'S MAY VARY FROM THESE PLANS AS FIELD CONDITIONS DICTATE.

AT THE END OF EACH PHASE ALL PUBLIC WATERLINE MUST BE TERMINATED IN ACCORDANCE WITH THE ROANOKE COUNTY UTILITY STANDARDS.

PHASE I
SHALL CONSIST OF CONSTRUCTION OF PUBLIC STREET 'A'. PRIVATE STREETS 'C', 'D', 'G', 'H', 'I', AND 'J'. PHASE I SHALL INCLUDE ALL UTILITIES (WATER, SANITARY SEWER, AND STORM DRAINAGE) REQUIRED OR SPECIFICALLY DESIGNATED INCLUDING SANITARY SEWER LINES 23-20, 20-19, 19-9, 9-8 AND 8-EXISTING MANHOLE 906. GRADING OPERATIONS WILL BE PERFORMED ON LOTS 1-120. ALSO THE STORMWATER DETENTION WET POND WILL BE CONSTRUCTED DURING PHASE I. THE CONSERVATION AREA ALONG PLANTATION ROAD FROM PLANTATION CIRCLE TO THE ENTRANCE TO THE VILLAGE AT TINKER CREEK WILL BE DEVELOPED AS PART OF PHASE I. GENERAL GRADING OPERATIONS WILL BE CONDUCTED ON AREA 'C' (INDICATED ON SHEET C-4) AND ROUGH GRADING ON THE OPEN SPACE BETWEEN PRIVATE STREETS 'C', 'D' & 'I'. OFF-SITE ROAD IMPROVEMENTS ON PLANTATION ROAD SHALL BE CONSTRUCTED DURING PHASE I.

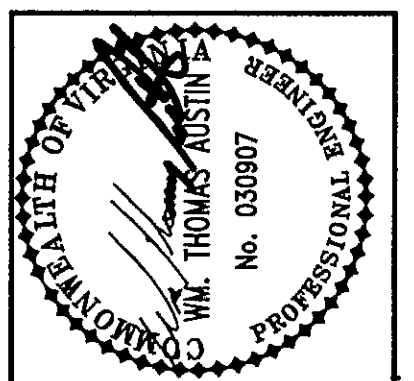
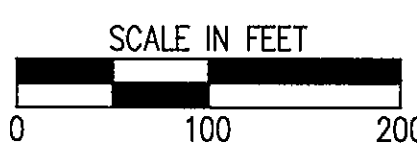
PHASE II
SHALL CONSIST OF THE CONSTRUCTION OF PRIVATE STREETS 'E' AND 'F'. GRADING ON LOTS 1-17 AND 38A-46B.

PHASE III
SHALL CONSIST OF CONSTRUCTION OF OF PUBLIC STREET 'B', PERMANENT CUL-DE-SAC. PRIVATE STREETS 'K', 'L', 'M', AND 'N'. THE GRADING ON LOTS 121-175.

NOTE:
DRIVEWAYS FOR LOTS IN PHASE I AND II SHALL CONNECT TO PRIVATE STREETS. LOTS 133-139, AND 155-159, LOCATED IN PHASE III SHALL CONNECT TO PUBLIC STREET B.

PHASE	NO. OF LOTS
I	80
II	35
III	55
TOTAL	170

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.



Revisions	Date
1 ROAD 'A' REVISIONS	8-22-02
2 REALIGNMENT OF STREET 'F' / PHASE II	5-19-04
3 PHASE I REVISIONS	11-10-06

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
PHASING PLAN
ROANOKE COUNTY, VIRGINIA

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