

ADJOINING PROPERTY TABULATIONS:

- 1 TAX PARCEL NO.: 027.20-01-28.00-0000
ADDRESS: 6101 PLANTATION CIRCLE
OWNER: VILLAGE AT TINKER CREEK - HOMEOWNERS ASSOCIATION I
ZONED: R-1
- 2 TAX PARCEL NO.: 038.08-03-01.00-0000
ADDRESS: 5901 PLANTATION CIRCLE
OWNER: COUNTY SCHOOL BOARD OF ROANOKE CO
ZONED: R-1
- 3 TAX PARCEL NO.: 027.20-01-27.00-0000
ADDRESS: 6103 PLANTATION CIRCLE
OWNER: WILLIAM P. VINYARD, JR
ZONED: R-1
- 4 TAX PARCEL NO.: 027.20-01-20.00-0000
ADDRESS: 625 CLEARWATER AVENUE
OWNER: KAREN M. WALTERS
ZONED: R-1
- 5 TAX PARCEL NO.: 027.20-01-32.01-0000
ADDRESS: 0 GREYHOLME LANE
OWNER: BRENDA FLORA WAINWRIGHT
ZONED: R-1
- 6 TAX PARCEL NO.: 027.20-01-31.01-0000
ADDRESS: 6100 GREYHOLME LANE
OWNER: PETER GONZALEZ (WILLIAM C. MAXWELL, CONSERVATOR)
ZONED: R-1
- 7 TAX PARCEL NO.: 027.20-01-29.00-0000
ADDRESS: 6100 GREYHOLME LANE
OWNER: MARK S. & KELLY J. EANES
ZONED: R-1
- 8 TAX PARCEL NO.: 027.20-01-39.18-0000
ADDRESS: 0 PLANTATION ROAD
OWNER: VILLAGE AT TINKER CREEK - HOMEOWNERS ASSOCIATION, INC
ZONED: R-1
- 9 TAX PARCEL NO.: 027.20-03-98.00-0000
ADDRESS: 1002 FLORA FARM ROAD
OWNER: VILLAGE AT TINKER CREEK - HOMEOWNERS ASSOCIATION, INC
ZONED: R-1

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

- GENERAL NOTES / SITE TABULATIONS:
- THIS PLAN PROPOSES THE SUBDIVISION AND DEVELOPMENT OF TAX PARCEL 027.20-01-39.02-000 (9.078 ACRES). THE PARCEL WILL BE SUBDIVIDED INTO 17 SINGLE FAMILY LOTS AND 1 LOT FOR PRIVATE STREET 'L'. THE RESIDUAL OF THE PROPERTY WILL BE DEDICATED AS PUBLIC STREET (OLD YORK ROAD) AND RESERVED FOR FUTURE DEVELOPMENT (PHASE IIIC).
 - THE SUBJECT PROPERTY IS ZONED R-1 (LOW DENSITY RESIDENTIAL DISTRICT / SEC. 30-41) WITH THE CLUSTER SUBDIVISION OPTION. PROVISIONS OF APPROVED MASTER PLAN FROM 2002 SHALL APPLY.
 - EXISTING USE: VACANT
 - PROPOSED USE: SINGLE FAMILY DWELLINGS
 - ADJOINING USES AND ZONING: AS SHOWN ON PLAN
 - ALL LOTS WITHIN THE DEVELOPMENT ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY WESTERN VIRGINIA WATER AUTHORITY.
 - THE PROPOSED DEVELOPMENT IS ACCESSED FROM EXISTING FLORA FARM ROAD AND OLD YORK ROAD (A DEDICATED PUBLIC STREET) WHICH CONNECTS TO PLANTATION ROAD (A PUBLIC STREET). ALL PRIVATE STREETS WITHIN THE DEVELOPMENT ARE TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION, AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE "ROANOKE COUNTY DESIGN HANDBOOK" - EXCEPT THAT THE PROVISIONS IN EFFECT DURING THE INITIAL APPROVAL OF THE VILLAGE AT TINKER CREEK OVERALL DEVELOPMENT PLAN SHALL REMAIN IN EFFECT.
 - DEVELOPMENT STANDARDS:
 - A. ALL LOTS ARE TO BE SERVED BY BOTH PUBLIC SEWER AND WATER
 - B. MINIMUM AREA = 0 SQUARE FEET
 - C. MINIMUM FRONTAGE:
 - 48-FOOT MINIMUM PUBLIC STREET FRONTAGE (SEC. 30-82-13.1. (A.) 2.)
 - 30-FOOT FOR LOTS ON CUL-DE-SAC (SEC. 30-100-3.)
 - REFER TO "PROPOSED LOT FRONTAGES" TABLE ON SHEET C-4.
 - D. MINIMUM SETBACK REQUIREMENTS:
 - FRONT YARD = 0-FOOT
 - SIDE YARD = 0-FOOT
 - REAR YARD = 0-FOOT
 - REAR YARD = 25-FOOT (ADJACENT TO NON-CLUSTER PROPERTY)
 - MAXIMUM HEIGHT OF STRUCTURES = 45 FEET
 - MAXIMUM COVERAGE/DENSITY: 5.5 DWELLING UNITS PER ACRE.
 - A THIRD-PARTY INSPECTOR SHALL INSPECT CONSTRUCTION OF PRIVATE ROAD IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS CONTAINED IN "ROANOKE COUNTY DESIGN HANDBOOK," SECTION 3.8, (F), 3.
 - "FINAL REPORT AND AS-BUILT DRAWINGS" ARE REQUIRED IN ACCORDANCE WITH "ROANOKE COUNTY DESIGN HANDBOOK," SECTION 3.8, (F), 4.

OPEN SPACE NOTES / TABULATIONS:

THIS PLAN IS INTENDED TO SHOW THE OVERALL CONFIGURATION OF EXISTING (PREVIOUSLY DEDICATED OR RESERVED) OPEN SPACE (INCLUDING PRIMARY & SECONDARY CONSERVATION AREAS) AND THE PROPOSED / FUTURE OPEN SPACE FOR THE DEVELOPMENT, AND PROVIDE A SUMMARY OF THE AREA (ACRES) REQUIRE, AND AREA PROVIDED TO ENSURE COMPLIANCE WITH THE COUNTY'S CLUSTER DEVELOPMENT ORDINANCE.

- OPEN SPACE SHALL BE DEDICATED BY PLAT / DEED TO AND OWNED BY HOMEOWNERS ASSOCIATION.
- 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.
- OPEN SPACE REQUIRED:
 - ORIGINAL / TOTAL SITE AREA = 45.917 ACRES (SEE PHASE I PLANS)
 - REQUIRED OPEN SPACE = 35-PERCENT OF TOTAL DEVELOPMENT AREA
 - 0.35 X 45.917 ACRES = 16.07 ACRES
- OPEN SPACE PROVIDED BY PHASE:

PHASE I:

- AREA 'A' - LOT 981 (INST. NO. 2009-00731) = 2.850 ACRES
- AREA 'B' - LOT D-1 (PB. 271 / PG. 184) = 0.229 ACRES
- AREA 'B' - LOT 58 (PB. 27/PG. 180) = 0.063 ACRES
- AREA 'D' - STORMWATER MANAGEMENT BASIN AREA A (PB. 26/PG. 11) = 1.458 ACRES
- AREA 'D' - STORMWATER MANAGEMENT BASIN AREA B (PB. 30/PG. 198) = 0.509 ACRES

TOTAL PHASE I = 4.909 ACRES (MATCHES INST. NO. 2009-00731)

PHASE II:

- AREA 'E' OPEN SPACE (INCLUDING PRIMARY & SECONDARY CONSERVATION AREA) IN PHASE II (INST. NO. 2010-00283 AND INST. NO. 2014-09615) = 4.948 ACRES

TOTAL PHASE II = 4.948 ACRES

PHASE III:

- AREA 'F': FLOODPLAIN CONSERVATION AREA - LOT 9C1A1B (TAX PARCEL NO. 027.20-01-39.18-0000) / (INST. NO. 2013-01835) = 3.136 ACRES
- AREA 'G': FUTURE OPEN SPACE / PARK AREA / WALKING TRAIL = 0.319 ACRES
- AREA 'H': FUTURE OPEN SPACE = 1.452 ACRES
- AREA 'I': OPEN SPACE / WALKING TRAIL = 1.034 ACRES

TOTAL PHASE III = 5.941 ACRES

OTHER AREAS:

- AREA 'C': COMMUNITY CENTER (TAX PARCEL NO. 027.20-01-28.00-0000) / (INST. NO. 2010-00282) = 1.439 ACRES

TOTAL 'OTHER AREAS' = 1.439 ACRES

TOTAL OPEN SPACE TO BE DEDICATED = 17.237 ACRES >> 16.07 ACRES REQD.

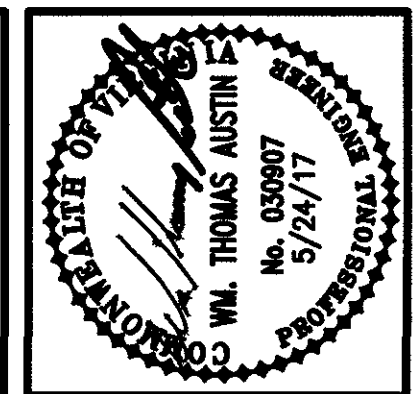
6. OWNER RESERVES THE RIGHT TO MODIFY OPEN SPACE AREA SHOWN IN FUTURE DEVELOPMENT AREAS (PHASE IIIB AND IIIC)

PHASE IIIB = 3.29 AC.

SCALE IN FEET

0 100 200

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 LOT NUMBERS MAY NO LONGER BE VALID AND ARE SHOWN FOR INFORMATION PURPOSES ONLY OR ARE SHOWN AS THEY WERE APPROVED IN AUGUST 2002 AND NOVEMBER 2009.



Revisions	Date	10/06/17
0	RESPONSE TO 1ST REVIEW COMMENTS	

Issue Date: MAY 24, 2017
Drawn By: ARB
Designed By: ARB
Checked By: WTA
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THE VILLAGE AT TINKER CREEK - PHASE IIB
OVERALL LAYOUT & OPEN SPACE
PLAN
ROANOKE COUNTY, VIRGINIA

Vertical Scale:
N/A

Horizontal Scale:
1" = 100'

Commission Number:
1966-P4

Sheet No.:
C-2