

NOTES:

1) THE BASE INFORMATION SHOWN HAS BEEN GENERATED FROM ROANOKE COUNTY TAX MAPS, RECORDED PLATS, APPROVED CONSTRUCTION PLANS PREPARED BY MATTERN & CRAIG, AND TOPOGRAPHICAL MAPPING. THIS INFORMATION SHOULD BE USED FOR PLANNING PURPOSES ONLY.

2) THIS SHEET IS INCLUDED AS AN OVERALL BASE MAP TO ILLUSTRATE OPEN SPACE AND PHASING ONLY. CURRENTLY, PHASE II IS BEING DESIGNED AND SUBMITTED FOR APPROVAL FOR CONSTRUCTION. PHASE III IS SUBJECT TO CHANGE IN THE FUTURE. REFER TO PHASING NOTES FOR DETAILS.

OWNERSHIP NOTE:

OWNERSHIP OF LARGE PARCELS WERE TRANSFERRED FROM STAR CITY DEVELOPERS, INC TO TINKER CREEK DEVELOPERS, L.L.C. BY INSTRUMENT NO. 200605457. OWNERSHIP LABELS WERE NOT MODIFIED WITHIN THIS LAYOUT FOR FIELD REVISION PURPOSES.

VILLAGE AT TINKER CREEK PHASING NOTES

PHASE I

(EXISTING & UNDER CONSTRUCTION) (ORIGINAL TAX NO. 27.20-1-39.1)

- 1) PHASE I HAS BEEN APPROVED FOR CONSTRUCTION AND IS CURRENTLY BEING DEVELOPED.
- 2) BOUNDARY INFORMATION GENERATED FROM ORIGINAL PLAT DATED MARCH 12, 2002 SHOWING 20.378 ACRES FOR TAX PARCEL (LOT 9B).
- 3) ACCORDING TO THE LATEST RECORDED PLAT DATED SEPTEMBER 18, 2008 PREPARED BY MATTERN & CRAIG AND RECORDED AS INSTRUMENT # 200900731, THE FOLLOWING AREAS WERE DEDICATED TO THE FOLLOWING USES:

A. PUBLIC STREET:	1.813 ACRES
B. PRIVATE STREET:	2.062 ACRES
C. OPEN SPACE DEDICATED:	2.259 ACRES
D. LOTS (SINGLE FAMILY):	11.969 ACRES
E. LOT 9B1:	2.650 ACRES *
F. LOT 9C:	10.327 ACRES
TOTAL	31.080 ACRES

*2.489 ACRES OF THE REMAINING 2.650 ACRES OF LOT 9B1 WILL BE DEDICATED TO OPEN SPACE AT A LATER DATE.
TOTAL PROPOSED OPEN SPACE FROM PHASE I: 2.259 + 2.489 = 4.748 ACRES

** WHILE THE AREA DISTRIBUTION TABLE IN INSTRUMENT NO. 200900731 SHOWS LOT 9B1 TO BE 2.650 ACRES, THE TEXT LABEL STATES "9B1 REMAINING PROPERTY" TO BE 2.583 ACRES.

PHASE II

34 LOTS TOTAL (PROPOSED) (LOT 9A, TAX NO. 27.20-1-39)

- 1) PHASE II (LOTS 1-34) SHALL REQUIRE CONSTRUCTION OF PROPOSED PRIVATE ROADS, SENECA DRIVE & WALHALLA COURT.
- 2) LOTS 1-14 WILL BE SINGLE FAMILY HOMES WHILE LOTS 15-34 WILL BE SINGLE FAMILY ATTACHED.
- 3) WATER AND SEWER LINES SHALL BE INSTALLED PER WWSA STANDARDS.
- 5) ACCORDING TO THE PROPOSED PLAN, THE FOLLOWING AREAS WILL BE DEDICATED TO THE FOLLOWING USES:

A. PUBLIC STREET:	0.00 ACRES
B. PRIVATE STREET:	0.86 ACRES
C. OPEN SPACE:	5.088 ACRES
D. LOTS :	3.667 ACRES
TOTAL	9.615 ACRES

PHASE III

(FUTURE FOR PLANNING PURPOSES ONLY) (TAX NOS. 27.20-1-39.02, 27.20-1-28)

- 1) PHASE III SHALL REQUIRE CONSTRUCTION OF PROPOSED PUBLIC ROAD "G" AND THREE PROPOSED PRIVATE ROADS "H", "I", & "J".
- 2) A 50' RIGHT OF WAY FOR PROPOSED PUBLIC ROAD "G" WILL BE EXTENDED TO SERVE THE VINYARD PROPERTY. THE PROPOSED ROAD WILL BE CONSTRUCTED TO THE RADII RETURN TO PROVIDE A TURNAROUND FOR ALL TRAFFIC.
- 2) WATER AND SEWER LINES SHALL BE INSTALLED PER WWSA STANDARDS.
- 3) FOR PLANNING PURPOSES THE FOLLOWING LAND USES ARE PROPOSED:
 - A. LOT 9C1A (10.327 ACRES) + CLUBHOUSE (DEEDED AS 5.208 ACRES, (SURVEYED AS 5.071 ACRES) = 15.535 ACRES (15.398 ACRES PARTIALLY SURVEYED)
PROPOSED OPEN SPACE IN PHASE III = 3.682 ACRES
 - B. PROPOSED PRIMARY CONSERVATION AREA = 3.135 ACRES
 - C. TOTAL OPEN SPACE = 3.682 + 3.135 = 6.817 TOTAL OPEN SPACE FOR PHASE III

NOTE: A PLAT CREATING PARCEL "A" (1.439 ACRES) IS BEING REVIEWED BY ROANOKE COUNTY. PARCEL "A" IS A PORTION OF THE OPEN SPACE.

TOTAL OPEN SPACE CALCULATIONS

TOTAL PROJECT AREA:	PARCEL DESCRIPTION	AREA
ORIGINAL TAX #	LOT 9A	9.615 ACRES
27.20-1-39.00	LOT 9B	20.378 ACRES
27.20-1-39.01	LOT 9C 1A	10.702 ACRES
27.20-1-39.02	CLUBHOUSE LOT	5.208 ACRES**
27.20-1-28.00	TOTAL:	45.903 ACRES

** SEE NOTE 3A ABOVE. SURVEY ACREAGE FOR CLUBHOUSE LOT = 5.071 ACRES.

OPEN SPACE REQUIREMENTS UNDER THE CLUSTER ZONING ORDINANCE:
35% OF THE GROSS ACREAGE OF THE TRACT = 16.074 ACRES MINIMUM

DEDICATED OPEN SPACE:

- PHASE I: TAX NO. 027.20-01-39.06 = 2.650 ACRES (INST # 200900731)
TAX NO. 027.20-03-99.00 = 1.458 ACRES (P.B. 26, PG. 11)
TAX NO. 027.20-03-98.00 = 0.509 ACRE (P.B. 26, PG. 11)
DESCRIBED IN P.B. 26, PG. 11 = 0.380 ACRE
- PHASE II: TAX NO. 027.20-01-39.00 = 5.088 ACRES (PLAT PENDING)
- PHASE III: PARCEL "A" = 1.439 ACRES (PLAT PENDING)
5.104 ACRES FUTURE PHASE III (PENDING DEVELOPMENT)

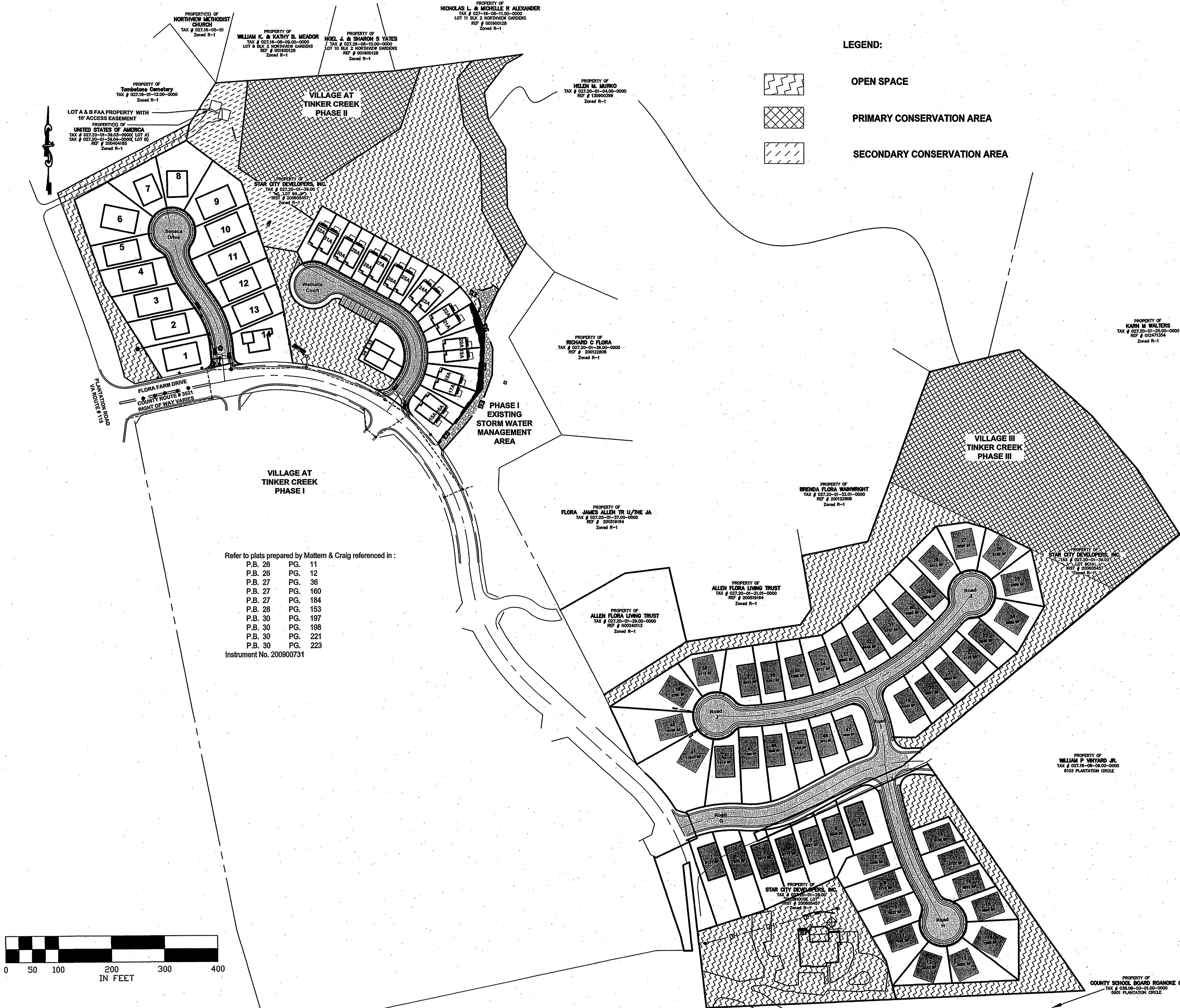
TOTAL OPEN SPACE: 16.628 ACRES

16.628 ACRES PROPOSED OPEN SPACE/ 45.903 GROSS ACREAGE = 36.22% OPEN SPACE

OF THE TOTAL OPEN SPACE SHOWN FOR PHASES I, II & III:
PRIMARY CONSERVATION AREA: 4.860 ACRES IN PHASE II & III
SECONDARY CONSERVATION AREA: 0.528 ACRES IN PHASE II
TOTAL CONSERVATION AREA: 5.388 ACRES

LEGEND:

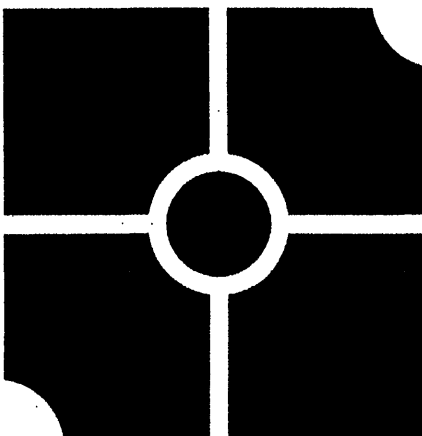
- OPEN SPACE
- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA



Refer to plats prepared by Mattern & Craig referenced in:

P.B. 26	PG. 11
P.B. 26	PG. 12
P.B. 27	PG. 36
P.B. 27	PG. 160
P.B. 27	PG. 184
P.B. 28	PG. 153
P.B. 30	PG. 197
P.B. 30	PG. 198
P.B. 30	PG. 221
P.B. 30	PG. 223

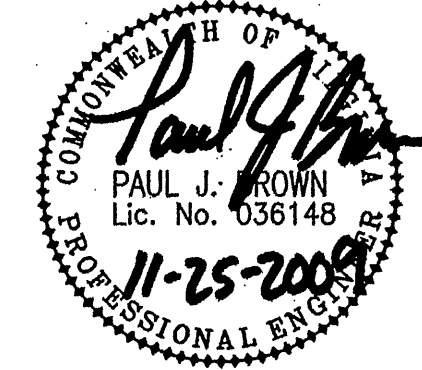
Instrument No. 200900731



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**Comprehensive Site Plan for
The Village at Tinker Creek-Phase II
Prepared for Star City Developers**
Holins Magisterial District
Roanoke County, Virginia

REVISIONS:

Revisions per Roanoke Co	9-26-07
Revisions per Roanoke County comments	10-31-07
Revisions per Roanoke County comments	11-14-07
Address Review Comments of Field Rev 7	P.B. 11-24-2008

DESIGNED BY: SRB

DRAWN BY: AAS

CHECKED BY: SRB

SCALE: 1"=100'

DATE: July 20, 2007

SHEET TITLE:

**Overall Phasing
& Open Space**

C02
2 OF 16
PROJECT NUMBER:
06-0402-04