

SUBDIVISION STATISTICS
Tax Number: 027.20-01-39.00-0000
Parcel Total Area: 9.615 AC
Zone: R-1 (Cluster)

within the Floodplain Overlay District

Proposed Use: Single Family Detached Residential Single Family Attached Residential

Proposed Units: 14 Lots 20 lots

Minimum Lot Size: 5000 SF 1800 SF

Building Setbacks:

Front: 18' 18'

Side: 5' 5'

Rear: 5' 10'

Maximum Building Height: 45' 45'

Minimum Lot Frontage: 30' 17'

Density of Development: 1 unit per 12,346 SF (0.283 Acres) or 3.53 units per acre

Water: Western Virginia Water Authority

Sewer: Western Virginia Water Authority

Stormwater: Private Homeowner's Association (Existing)

Private Roads: Seneca Drive: 43' Right-of-Way

Walhalla Court: Right-of-Way varies

Alley: 20' Right-of-Way

24' Face of Curb - Face of Curb

18' pavement width on proposed alley

2% Minimum Landing for 50' at Intersection

PROPERTY(S) OF
NORTHVIEW METHODIST CHURCH
TAX # 027.16-05-01
Zoned R-1

PROPERTY OF
WILLIAM K. & KATHY B. MEADOR
TAX # 027.16-08-09.00-0000
LOT 9 BLK 2 NORTHVIEW GARDENS
REF # 001900128
Zoned R-1

PROPERTY OF
NOEL J. & SHARON S YATES
TAX # 027.26-08-10.00-0000
LOT 10 BLK 2 NORTHVIEW GARDENS
REF # 001900128
Zoned R-1

PROPERTY OF
NICHOLAS L. & MICHELLE R. ALEXANDER
TAX # 027-16-08-11.00-0000
LOT 11 BLK 2 NORTHVIEW GARDENS
REF # 001900128
Zoned R-1

PROPERTY OF
Tombstone Cemetery
TAX # 027.19-01-12.00-0000
Zoned R-1

PROPERTY OF
HELEN M. MURKO
TAX # 027.20-01-04.00-0000
REF # 130900399
Zoned R-1

LOT A & B FAA PROPERTY WITH
10' ACCESS EASEMENT

PROPERTY(S) OF
UNITED STATES OF AMERICA
TAX # 027.20-01-39.03-0000(LOT A)
TAX # 027.20-01-39.04-0000(LOT B)
REF # 200404185
Zoned R-1

PROPERTY OF
STAR CITY DEVELOPERS, INC.
TAX # 027.20-01-39.00-0000
LOT 9A
INST # 200605457
Zoned R-1

PROPERTY OF
RICHARD C FLORA
TAX # 027.20-01-36.00-0000
REF # 200122808
Zoned R-1

PROPERTY OF
FLORA JAMES ALLEN TR U/THE JA
TAX # 027.20-01-37.00-0000
REF # 200519164
Zoned R-1

VILLAGE AT
TINKER CREEK
PHASE I

SHEET C07 & C08

VILLAGE AT
TINKER CREEK
PHASE II

PHASE I
EXISTING
STORM WATER
MANAGEMENT
AREA

DRIVEWAY LOCATIONS WILL BE DETERMINED BASED ON INDIVIDUAL
HOUSE PLANS. TOWN HOMES WILL HAVE GARAGES IN THE REAR OF
PROPERTIES.

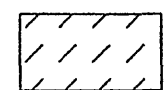
LEGEND:



OPEN SPACE



PRIMARY CONSERVATION AREA



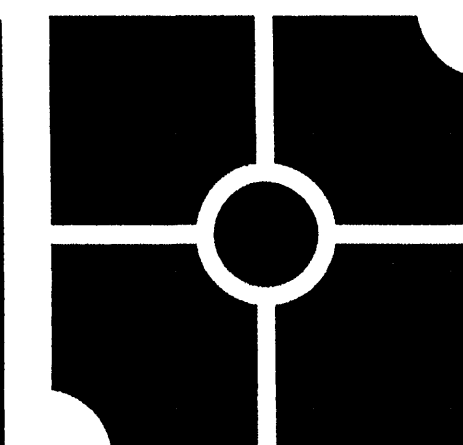
SECONDARY CONSERVATION AREA

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

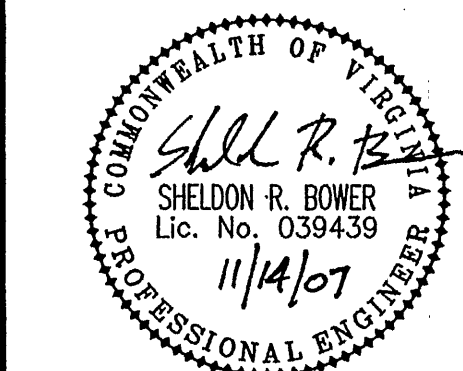
APPROVED



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

REVISIONS:
Revisions per Roanoke County Comments 9-28-07
Revisions per Roanoke County Comments 10-31-07
Revisions per Roanoke County Comments 11-14-07

DESIGNED BY: SRB

DRAWN BY: AAS

CHECKED BY: SRB

SCALE: 1"= 50'

DATE: July 20, 2007

SHEET TITLE:
Overall Plan
For Phase II

C04
4 OF 16
PROJECT NUMBER:
06-0402-04