

GENERAL NOTES / SITE TABULATIONS:

THIS PLAN PROPOSES THE SUBDIVISION AND DEVELOPMENT OF TAX PARCEL 027.20-01-39.02-000 (10.963/ACRES): THE PARCEL WILL BE SUBDIVIDED INTO 12 SINGLE FAMILY LOTS AND 1 LOT FOR PRIVATE STREET 'K'. THE RESIDUAL OF THE PROPERTY WILL BE DEDICATED AS PUBLIC STREET 'B'
AND RESERVED FOR FUTURE DEVELOPMENT (PHASE IIIB & IIIC).

2. 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.

PROPOSED USE: SINGLE FAMILY DWELLINGS

ADJOINING USES AND ZONING: AS SHOWN ON PLAN

6. ALL LOTS WITHIN THE DEVELOPMENT ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY WESTERN VIRGINIA WATER AUTHORITY.

7. THE PROPOSED DEVELOPMENT IS ACCESSED FROM EXISTING FLORA FARM 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.

8. 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-FEET MINIMUM PUBLIC STREET FRONTAGE (SEC. 30-82-13.1. (A.) 2.)

-30-FEET FOR LOTS ON CUL-DE-SAC (SEC. 30-100-3.)

-REFER TO "PROPOSED LOT FRONTAGES" TABLE ON SHEET C-4.

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD = 0-FEET

SIDE YARD = 0-FEET REAR YARD = 0-FEET

9. MAXIMUM HEIGHT OF STRUCTURES = 45 FEET

10. MAXIMUM COVERAGE/DENSITY: 5.5 DWELLING UNITS PER ACRE.

11. 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.

12. "FINAL REPORT AND AS-BUILT DRAWINGS" ARE REQUIRED IN ACCORDANCE

WITH "ROANOKE COUNTY DESIGN HANDBOOK," SECTION 3.8, (F), 4.

OPEN SPACE NOTES / TABULATIONS:

1. 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.

2. OPEN SPACE SHALL BE DEDICATED BY PLAT / DEED TO AND OWNED BY HOMEOWNERS ASSOCIATION.

3. 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.

4. 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

5. OPEN SPACE PROVIDED BY PHASE:

- AREA 'A' - LOT 9B1 (INST. NO. 2009-00731) = 2.650 ACRES

- AREA 'B' - LOT D-1 (PB. 271 / PG. 184) = 0.229 ACRES - AREA 'B' - LOT 58 (PB. 27/PG. 160) = 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) =

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

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

TOTAL PHASE II = 4.948 ACRES

- 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 = 0.434 ACRES

TOTAL PHASE III = 5.341 ACRES

OTHER AREAS:

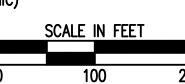
AREA 'C': COMMUNITY CENTER (TAX PARCEL NO. 027.20-01-28.00-0000) (INST. NO. 2010-00282) = 1.439 ACRES

TOTAL 'OTHER AREAS' = 1.439 ACRES

TOTAL OPEN SPACE TO BE DEDICATED = 16.637 ACRES >> 16.07 ACRES REQD.

6. OWNER RESERVES THE RIGHT TO MODIFY OPEN SPACE AREA SHOWN IN

PHASE IIIA = 3.35 AC.



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orizontal Scale: 1" = 100'

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