400'-0"

300'-0"

ENTRY ZONE

440'-0"

310'-0"

FRONTAGE ZONE:35% MINIMUM BUILDING AT FRONTAGE,
ALL PARKING SIDE AND REAR RELEGATED,FRONTAGE BUILDINGS SHALL HAVE
PEDESTRIAN SIDEWALK ENTRY FROM BERKMAR DRIVE SIDEWALK

378'-0" (35%=132 MINIMUM FRONTAGE)

APPROX C/L
EXISTING ENTRANCE

CEMETERY ZONE
NO FRONTAGE REQUIREMENT

EXISTING 20FT
WATER EASEMENT

APPROX C/L
PROPOSED BETTER
LIVING ENTRANCE

83'-0"

ENTRY

98'-0"

50'-0"

44'-0"

CEMETERY

50% DEPTH - PRIMARY DEVELOPMENT ZONE

50% DEPTH - SECONDARY DEVELOPMENT ZONE

TMP 45-112E

TMP 45-112

CEMETERY TO BE PRESERVED OR
RELOCATED IN ACCORDANCE WITH VIRGINIA
STATE LAW. PRESERVED CEMETERY IDENTIFIED
WITH CEMETERY MARKER

40'-0"

40 FT RESERVED AREA
PER PROFFER #7
ZMA 2106-09

STONEKING VON STORCH
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3400 BERKMAR DRIVE CONCEPT PLAN

DATE	CONSTRUCTION

DATE	PRE-CONSTRUCTION

SHEET TITLE
3400 BERKMAR DRIVE CONCEPT PLAN

NOV.16, 2016

JOB NO. -

SHEET NO. SP-1a