



NOTES

Current Development

Two single family townhouses contributing to the Manassas Local Historic Overlay District
 Twelve Unit non-contributing apartment building.

Current Zoning

R - 5, which allows multi-family residential

Proposed Development

Three single family houses (two existing) along Fairview Avenue. New house will be in context with existing historic houses.

Ten attached 3-story townhouses @ 2400 SF with single car garage and parking pad for one additional vehicle.
 Two attached 3-story townhouses @ 2640 SF with single car garage and parking pad for one additional vehicle.
 One new detached townhouse @ 2640 SF with single car garage and parking pad for one vehicle.

Existing twelve unit apartment building.

Proposed Zoning

B - 3.5, which allows multi family, single family attached and single family detached

Screening by landscape and fencing required at property lines per code.

Dumpster provided for apartment building.

Bio areas estimated only.

Parking Required		
Unit Type & Number	Required Spaces per Unit	Spaces Required
4 Single Family Detached	2.0/unit	8
13 Single Family Attached	2.5/unit	33
Twelve Unit Apartment	1.75/unit	21
Total		62

Parking Provided		
Unit Type & Number	Required Spaces per Unit	Spaces Provided
4 Single Family Detached	2.0/unit	6 surface 1 garage 1 pad
13 Single Family Attached	2.5/unit	13 garage 13 pad 10 surface
Twelve Unit Apartment	1.75/unit	21 surface
Total		62

DAVID H. GLEASON ASSOCIATES, INC.
 ARCHITECTS

520 A NORTH EUTAW STREET, BALTIMORE, MD 21201 410.728.1810

Schematic Plan
9512 Fairview Ave.
 Manassas, VA

Title:

Site Plan

Scale:

1:20

Date:

01/31/2018

Revisions:

Project Number:
039 - 17

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SK - 1