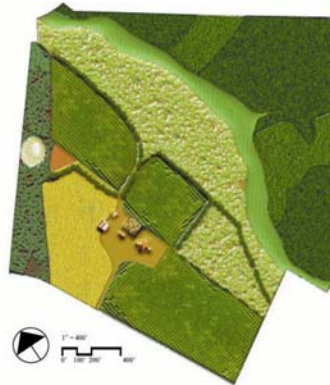
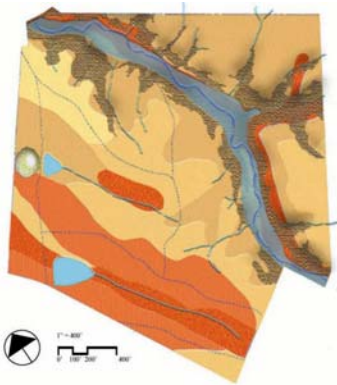




Manassas, Virginia

Water-Sensitive Site Planning Project

An Example of Integrating Innovative Planning, Design and Development Techniques



Here we sought to protect the stream corridor and remnant woodland, while also employing low impact development practices on and in-between every lot.

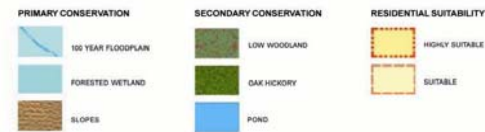


Synthesis: Define Areas Suitable for Development; Primary & Secondary Conservation Areas; & Implement compact, mixed residential development with water-sensitive design techniques



SUMMARY STATISTICS

PRIMARY CONSERVATION AREAS	25.10 ACRES
100 YEAR FLOOD PLAIN	5.70 ACRES
FORESTED WETLAND	1.00 ACRES
STEEP SLOPES (>15%)	18.40 ACRES
SUITABLE FOR DEVELOPMENT	65.90 ACRES
HIGHLY SUITABLE FOR DEVELOPMENT	46.00 ACRES



Critical Areas:

Primary Conservation Areas

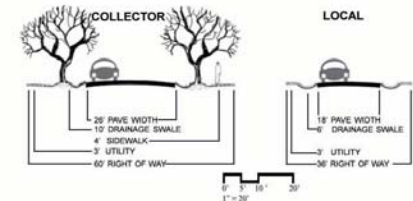
Stream Corridor & Riparian Buffer; Wetlands & Floodplain; Important Habitats; Steep Slopes; Historic Areas...

Secondary Conservation Areas

Existing Drainage Network; Established Woodlands; Biologically Intact & Water-Holding Ecosystems; Cultural Resources; Other Visually Important Areas...



STREET RIGHT OF WAYS



Water-Sensitive Site Design - Manassas



SUMMARY STATISTICS

TOTAL AREA	91.0 ACRES	NUMBER OF SFD LOTS	173
TOWNHOMES	3.8 ACRES	AVERAGE LOT SIZE	.14 ACRES
LOTS	24.2 ACRES	NUMBER OF TOWNHOMES	92
ROADS	12.8 ACRES	AVERAGE LOT SIZE	.045 ACRES
OPEN SPACE	50.2 ACRES	DENSITY	4/ACRE

