

**ARTICLE 12**  
**RESERVATIONS OF LAND**  
**FOR PUBLIC USE**

**TABLE OF CONTENTS**

	Page Number
<b>SECTION 12-100      GENERAL CRITERIA</b>	12-3
<b>SECTION 12-200      SUBDIVISION CONTROL POLICY</b>	
<b>                                 FOR PARK AND RECREATION</b>	
<b>                                 LAND REQUIREMENTS</b>	12-4
12-210 STATEMENT OF INTENT	12-4
12-220 RESIDENTIAL LAND DEVELOPMENT	12-4
12-230 APPLICATION	12-5
12-240 CRITERIA FOR LAND DESIGNATION	
AND/OR ACCEPTANCE	12-5
12-240.1      Land Requirements in Subdivisions	12-5
12-250 PARK OR RECREATION LAND DEDICATED	
TO THE CITY	12-8
12-260 MONETARY CONTRIBUTION IN LIEU	
OF PROVIDING LAND	12-9
12-270 DEDICATION OF LAND AND/OR FACILITIES	
FOR ESTABLISHING PRIVATE PARKS	12-10
12-280 COMBINATION OF PROVIDING LAND AND	
MONETARY CONTRIBUTION	12-11
12-290 DETERMINATION OF THE OBLIGATION	12-12

12-2100 ALLOCATION OF AND LIMITATIONS ON THE USE OF MONETARY CONTRIBUTIONS	12-14
12-2110 RIGHT OF APPEAL	12-14

<b>SECTION 12-300</b>	<b>GUIDELINES FOR USE IN PLANNING AND EVALUATING POTENTIAL SCHOOL SITES</b>	12-15
12-310 BASIC CONSIDERATIONS		12-15
12-320 PLANNING CONSIDERATIONS		12-16
12-330 ADDITIONAL REQUIREMENTS		12-17

# ARTICLE 12

## RESERVATION OF LAND FOR PUBLIC USE

### SECTION 12-100 GENERAL CRITERIA

The provision of this section will become operative only after the Council has identified a site for a school, park, recreation area or road on each of the following documents:

- The Comprehensive Plan, as defined in *Virginia Code Annotated Sec 15.1-446.1*; and
- The Capital Improvements Program, as defined in *Virginia Code Annotated Sec 15.1-464*; and
- The Official Map, as defined in *Virginia Code Annotated Sec 15.1-458*.

The combination of approvals indicated as necessary prior to a reservation of land being required insure the property owner against arbitrary and capricious action by the City. The Comprehensive Plan can only be adopted or amended after public hearings (*Sec. 15.1-448, 450*); the Capital Improvements Program (CIP) is limited to five (5) years in duration (*Sec. 15.1-464*); future or proposed streets of public use must be shown by surveyed centerlines or metes and bounds (*Sec. 15.1-458*).

Therefore, the specified property that the City needs will be identified, money will be earmarked for purchase, and such purchase will occur within a reasonable time.

**SECTION 11-200      SUBDIVISION CONTROL POLICY  
FOR PARK AND RECREATION LAND  
REQUIREMENTS**

**12-210      STATEMENT OF INTENT**

This policy, as related to requirements of the existing City Subdivision Ordinance, is intended to assist the City in providing park and recreation lands concurrent with the progressive growth of the City of Manassas.

In order that adequate park and recreation sites for public use are established and preserved as this City develops, and in order that the cost of providing the additional sites be equitably apportioned on the basis of the increased need created by an individual development, the provisions as specified herein are enacted.

**12-220      RESIDENTIAL LAND DEVELOPMENTS**

All persons subdividing, resubdividing, or developing land for residential purposes within the boundaries of the City of Manassas prior to the final approval of their respective subdivision plat or site plan shall provide for their respective obligation. Four options are afforded the developer for satisfying their recreation obligation and they include:

- A.      Dedication of land to the Council for City parks and recreation programs.
- B.      Making an equivalent monetary contribution based upon an acreage value of the land requirement.
- C.      Dedication of land or facilities to an automatic homeowners' association or by the owner of rental properties for the purpose of establishing private park and recreation areas.

- D. Providing an equitable combination of public land dedication, private land and/or facilities dedication, and monetary contribution as set forth in this policy for the purpose of providing park and recreation sites for the general welfare of the future residents of their respective subdivision or developments.

## **11-230 APPLICATION**

The provision contained herein shall apply to all apartment developers and to all subdivisions or resubdivisions of land, as defined in the Subdivision Ordinance of the City.

## **12-240 CRITERIA FOR LAND DESIGNATIONS AND/OR ACCEPTANCE**

The standards for determining the acreage, location, and topography of the park and recreation sites will be as follows:

- Acreage:

The acreage of park site obligation of each subdivider or developer will be determined on the basis of the need or demand created by the addition of each new dwelling unit of a given type. Therefore, the fraction of total land provided in each subdivision will be based upon the projected density for each development under the established residential zoning category as follows:

### **12-240.1 LAND REQUIREMENTS IN SUBDIVISIONS**

Five (5) acres per five hundred (500) population shall be used to satisfy neighborhood and community park needs.

In the case where acceptable land is not available within the proposed subdivision to satisfy neighborhood and community park needs, the subdivider shall provide a fee in lieu of land as set out in *Section 12-260* of this Article. Land dedication and/or fee in lieu shall be noted and committed

by the subdivider prior to City approval of preliminary or final plans for residential developments.

Storm drainage areas, stream valleys, floodplain and undevelopable land under control or ownership of the developer will not be accredited as recreation area or parkland but shall be considered as open space except that stream valley, floodplain and undevelopable land, when located contiguous to dedicate usable land, may be used to satisfy up to 25% of the total parkland requirements if determined by the City as acceptable.

**TABLE 12-1**

**Schedule of Required Dedication by Zoning Category**

<u>Zoning</u>	<u>R-1/R-2</u>	<u>R-2-S</u>	<u>R-5</u>	<u>R-3/R-4</u>
Type Unit	Single Family	Single Family	Apartments	Townhouses Mobile Home
Population per Dwelling Unit	4.07	4.07	2.67 (2.5 if hi-rise)	3.22
Acres of Parkland per Dwelling Unit*	.02035	.02035	.01335 Garden (.0125 if hi-rise)	.0161

\* Formula:  $\frac{5 \text{ Acres Parkland}}{500 \text{ Projected Pop.}} = \frac{\text{Acres of Dedicated Land}}{\text{Population per type of dwelling}}$

Recreation areas may be developed within the open space system, and passive trails and picnic areas should be major characteristics of the stream valley system. Whenever possible, the stream valley shall be utilized to connect park areas. Developable land is defined as land where public buildings, playgrounds, parking lots, ball fields, tennis courts, multipurpose courts and other facilities may be developed with a minimum of grading, drainage and earthwork. Special use areas and facilities such as beaches,

marinas, etc. depending upon site characteristics, may be smaller than ten (10) acres.

- Location of Land: Land to be provided as park or recreation sites should be centrally located, or located in such an area as to equally serve the entire subdivision or the section of the subdivision submitted for City approval. Play areas and tot lots should be within easy walking distance of the residents to be served and located where there are no danger areas or physical barriers, i.e., roads, railways, power lines, or unprotected waterways.
- Topography: The topography of the park and recreation sites is not defined in this policy. The specific requirements of particular sites will be negotiated between the developer and the Parks and Recreation Committee before the time the site plan or plat is submitted for approval. The land to be dedicated should be suitable for general construction and development. It should permit economical and feasible development of such facilities as community recreation buildings, tennis courts, swimming pools, multipurpose courts, parking area and various accessory structures associated with public park facilities. Land undesirable or unsuitable for general construction or park development includes stream valleys, storm drainage areas, areas with an excessively high water table, excessively steep slope (20% or greater) or generally unsuited for foundation support or development. This land may be accredited as "open space." In large sites of ten (10) acres or greater, the topography shall be at least 75% developable land or land approved by the Parks and Recreation Committee as being suitable and acceptable for park and recreation use. The most desirable land is that which is readily usable with a minimum expense for improvement and development. In the selection of appropriate park sites, every effort will be made to reach a mutually satisfactory

decision through negotiation between the Park and Recreation Committee and the developer or subdivider. In developments or subdivisions where there is a question as to the acceptability of the park or recreation sites, the final decision rests with the Council.

## **12-250      PARK OR RECREATION LAND DEDICATED TO THE CITY**

Dedication as defined herein, is a gift of fee simple title to land by the owner. Unless dedicated by subdivision plat in accord with *Section 2-580 of this Manual*, such dedication shall be made a matter of record by proper deed to the Council. The completion of the dedication shall bear written acceptance by the Council. Such deeds are a prerequisite to recordation of a final plat.

Parkland provided for hereunder may be dedicated to public ownership by inclusion on a lawful plat of subdivision in accordance with law. Upon recordation of such plat, the land shall be owned by the Council in fee simple absolute. Each dedicated parcel shall bear the notation: "This parcel is dedicated to the Council in fee simple absolute."

Land which is to be dedicated to the City shall meet the criteria specified in *Section 12-240 of this Article*, and acceptable by the Parks and Recreation Committee with consideration to the size of the developable land and the use of the parcel.

Exceptions to this may be negotiated between the subdivider or the developer and the Parks and Recreation Committee, provided that dedicated sites are suitable for recreation uses.

## **12-260 MONETARY CONTRIBUTION IN LIEU OF PROVIDING LAND**

In such cases where it is determined by the Parks and Recreation Committee and approved by the Council that in a given plat, the land proposed for dedication or private recreation does not meet the criteria, is not suitable or is not feasible for park purposes, the subdivider or developer shall be required to provide a monetary contribution in lieu of land.

Specifics regarding such a contribution are as follows:

- **Amount of Monetary Contribution:** The amount of monetary contribution shall be based upon the average price per acre which the Parks and Recreation Committee would be required to pay for an amount of land equivalent to that which the subdivider or developer would be required to dedicate pursuant to *Section 12-240* of this Article. The average price per acre used to calculate the amount of contribution shall be estimated annually by the Council, based on the price paid per acre for all land purchased by the City for public use, and such price shall be applied City-wide for all residential developments. Based upon the established average price per acre, the schedule of requested monetary contribution in lieu of providing land is computed as shown in TABLE 12-2.
- **Payment of Monetary Contribution:** Payment of monetary contribution is a prerequisite to issuance of a Site Improvement Permit and recordation of a final plat. A check or money order in lieu of dedication of real property shall be made out the City of Manassas and shall be deposited and credited to a parkland acquisition fund (See *Section 12-2100 of this Article*).

**TABLE 12-2**

**Schedule of Requested Monetary Contribution in Lieu of Providing**

**Land**

Zoning Category:		Amount:per Unit
R-1 & R-2, Single Family Detached(.02035 X \$2,400)		\$ 56.40
R4 to R3, Townhouses	(.0161 X \$6,000)	\$ 96.60
R-2-S, Single Family Detached	(.02035 X \$4,500)	\$ 91.57
R5, Apartments, Mobile Homes	(.01335 X \$5,200)	\$ 69.42

EXAMPLE: R-2 at .02035 X \$2,400/acre = \$56.40 X No. of dwelling units = Monetary Contribution

**12-270 DEDICATION LAND AND/OR FACILITIES  
FOR ESTABLISHED PRIVATE PARKS**

In subdivisions or developments where it is proposed to establish private park or recreation park or recreation areas, the standards as specified in *Section 12-240 herein shall be applicable*. In addition, the following provisions shall apply:  
Credit for Private Park and Recreation Areas: In subdivisions or developments where private park and recreation areas are provided and such areas are to be owned and maintained by all the future residents of the development, the areas may be credited to the dedicated land standard as specified in *Section 12-240* herein, provided:

- A. The Parks and Recreation Committee finds it is not harmful or contrary to the public interest and public welfare to establish the proposed private facilities;
- B. That the Council approved of the private facilities when questioned;
- C. That such areas are clearly identified on all site plans submitted for approval;
- D. That the Parks and Recreation Committee be provided the proposed development plans for the areas, to include the type and quantity of equipment to be installed and the approximate date for the completion of the park and recreation area development;
- E. That the ownership and maintenance of the park and recreation areas are adequately provided for by written agreement with an automatic

homeowners' association (or with the owners and the City in cases of rental properties);

- F. That the use of the private park and recreation areas is restricted for recreation purposes by recorded covenants which run with the land in favor of the future owners of property within the tract or occupants in cases of rental properties, and which cannot be defeated or eliminated without the consent of the Council.
- G. That the proposed private park and recreation sites are reasonably adaptable for recreation purposes, taking into consideration the standards as outlined in *Section 12-240* of this Article.
- H. That all land set aside for privately controlled park and recreation areas be made available to all residents of the development, or renters of properties, against which the site obligation was originally assessed.

None of the above shall be construed as limiting the amount of privately-controlled park and recreation land and facilities which a developer may provide. Dedication of additional properties beyond those properly dedicated to public ownership must be made a matter of record, by proper deed and plat to the homeowners' association, or reference to such parkland shall be made a covenant together with the land in each deed to each lot sold.

## **12-280 COMBINATION OF PROVIDING LAND AND MONETARY CONTRIBUTION**

Subject to concurrence of the Parks and Recreation Committee and the approval of the Council, the subdivider or developer may make a monetary contribution in combination with either dedication to the City of parklands or the provision of private park and recreation areas and facilities in order that the total recreation obligation may be met.

In this case, the determination of the land to be dedicated or private land to be established, in combination with the amount of the monetary contribution, shall be in accordance with *Section 12-240* through *Section 12-270* of this Article.

## **12-290 DETERMINATION OF THE OBLIGATION**

The procedure in the determination of whether the subdivider or developer is to dedicate land, make an equivalent monetary contribution, establish private park or recreation areas or provide a combination of land and monetary contribution, shall be as follows:

- A. Action of Subdivider or Developer: Upon filing a preliminary subdivision or site plan for City approval, the subdivider or developer shall indicate whether he or she desires to dedicate land for park and recreational sites, or to make a monetary contribution in lieu of land, or to establish private park or recreation areas by submitting the information on Table 12-3. If the subdivider chooses to dedicate land or establish private areas, he or she shall designate the specific areas for park and recreation sites on the preliminary subdivision or site development plan as submitted, and label whether the recreation areas are to be private or City owned and maintained. Such designation shall identify the boundaries of each parcel, and in case of private park and recreation areas, the facilities to be developed, i.e., tot lot, ball fields, swimming pool, etc., and the type/quality/ quantity of equipment to be installed. The developer or subdivider shall also designate the approximate date (year) the development of the park and recreation area shall be completed.
- B. Action of the City: At the time of review of the preliminary subdivision or site development plan, the Parks and Recreation Committee shall be responsible to determine whether it is in the best interest of the City to accept the dedication of land as identified; request a monetary contribution in lieu of the land; approve the establishment of private park or recreation areas; or to specify a combination of the above. This determination shall be predicated upon those standards as specified in *Section 12-240 of this Article* and after

due consideration of the service requirements of the Commonwealth and of the specific subdivision and City of Manassas.

**TABLE 12-3**

**City of Manassas Parks and Recreation Department**

DATE: \_\_\_\_\_  
DEVELOPER NAME: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_  
NUMBER/TYPE OF UNITS: \_\_\_\_\_  
TAX MAP IDENTIFICATION: \_\_\_\_\_  
RECREATION AREA OBLIGATION: \_\_\_\_\_ ACRES OR \$ \_\_\_\_\_  
COMPLIANCE WITH OBLIGATION: \_\_\_\_\_  
DEDICATION OF RECREATION AREA: \_\_\_\_\_  
CASH IN LIEU: \_\_\_\_\_  
PRIVATE RECREATION: \_\_\_\_\_  
BREAKDOWN OF COMBINATION: \_\_\_\_\_  
IF HOMEOWNERS' ASSOCIATION: \_\_\_\_\_  
COVENANT'S REVIEW DATE: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

- C. Prerequisites for Approval of Final Subdivision or Site Development Plans:
1. Parcels of land acknowledged by the Director of Parks and Recreation as being acceptable for City park and recreation use and shown on plans approved by the City will be conveyed to the Council free of conditions, restrictions, and encumbrances.  
Conveyance to be made simultaneously with the recordation of the record subdivision plat and prior to issuance of Site Development Permits for that section of the development in which the particular site is located.
  2. Parcels of land and/or designated facilities acknowledged by the Director of Parks and Recreation as being acceptable for private park and recreation use and shown on the plans approved by the City Council will be conveyed to an automatic homeowners' association, or

to the owner of rental properties, together with a proposed development plan and covenants for the operation and maintenance of said private park and recreation areas. Conveyance to be made simultaneously with the recordation of the record subdivision plat for that section of the development in which the particular site is located and prior to issuance of a Site Improvement Permit.

3. When a cash contribution is made in lieu of providing land, and is shown (noted) on plans approved by the City of Manassas, it will be conveyed to the Council. Conveyance is to be made simultaneously with the recordation of the record subdivision plat for the individual sections of the development as they are approved.

## **12-2100 ALLOCATION OF AND LIMITATIONS ON THE USE OF MONETARY CONTRIBUTIONS**

Any monetary contributions received shall be used only for the purpose of acquiring and developing parklands or special use park sites. The location of such sites shall bear a reasonable relationship to the future inhabitants of the subdivisions or residential development and to the proposed urban park sites of the City's Comprehensive Park and Land Use Plan.

## **12-2110 RIGHT OF APPEAL**

The determination of the Director of Parks and Recreation as to whether land shall be dedicated, whether monetary contribution shall be required, private park and recreation areas established or a combination thereof, shall be subject to appeal by the subdivider or developer to the Council.

## **SECTION 12-300      GUIDELINES FOR USE IN PLANNING AND EVALUATING POTENTIAL SCHOOL SITES**

School site selection and acquisition are important parts of the School Board's planning program. Aggressive action and foresight are necessary, if desirable and adequate school sites are to be under the ownership of the Council when needed. These guidelines provide a common tool for use by all concerned in selecting and evaluating potential school sites. It is unlikely that any potential site will meet all of the needs listed in these guidelines. Therefore, deviations may be permitted at the discretion of the appropriate authority within the City.

### **12-310      BASIC CONSIDERATIONS**

#### **A.      Location**

School sites should be located near the centers of projected student populations. Sites should be distinctly apart from industrial and commercial facilities, pollution, and other hazards. Elementary schools should also be remote from heavily traveled roadways.

#### **B.      Size**

City School Board policy establishes minimum site sizes as follows:

Elementary Schools -	20 Acres
Middle Schools -	40 Acres
Senior High Schools -	80 Acres

School site size requirements may be reduced by the School Board in those cases where a smaller site can be shown to accommodate the full educational program needs of the school district as well as all engineering, zoning, and other requirements established, imposed or desired by the City or the School Board to include community needs. Refer to *Sections 12-330 F and 12-3306 of this Manual* and the City zoning ordinance for some examples of requirements. If public water and sewer are not available, a trunk line or transportation line shall be built to service the site. In no case

will sites be less than fifteen (15) acres for elementary, thirty (30) acres for middle or seventy (70) acres for high school.

C. Shape

Each site must be judged on the basis of usability and its potential for supporting the established educational program and for accommodating other requirements of the City or School Board.

D. Soils and Topography

Soil and topographic conditions must be able to accommodate the following at reasonable costs to the School Board:

1. Building foundations.
2. Physical education and other outdoor educational programs.
3. Entrance roads, parking and service areas.
4. Storm drainage.
5. Sanitary sewer system and water system when required. The water and sewer taps will be provided from a main system to the school site.
6. Minimal building construction on controlled fill will be permitted on an exception basis only.

E. Frontage on Public Street

School sites must have minimum frontages on public streets as required by the Zoning Ordinance for general lot size and distances necessary to provide adequate entrance widths and separations.

## **12-320 PLANNING CONSIDERATIONS**

A coordinated planning effort by the residential developer and his engineer and school board staff is required to ensure that proposed or selected school sites will accommodate school district needs and will be feasible for development.

Unilateral planning or construction on lands adjacent to a proposed school site can adversely affect the usability of the site as well as cost of developing that site. For planning and evaluating purposes, the developer will provide the following to the school board staff at the earliest practical time:

- Topography of site and bordering areas.
- Plotted boundary of potential site.
- Design of surrounding streets with grades.
- Layout of lots and walkways.
- Planned grade changes for land areas bordering the site.
- Overall storm drainage plan of off-site areas.
- Assurance that SWM, retention and BMP, as appropriate, will be accommodated off-site.
- Planned utility systems - water and sewerage.
- Boundary survey of site with corners installed.

## **12-330      ADDITIONAL REQUIREMENTS**

Additional needs and considerations are as follows:

- A.      Site Access
  1.      Bus and Auto
    - a.      Elevation of site entry point(s) on fronting road shall be set in accord with City Design and Construction Standards for intersection landings. Between the landing and the bus unloading areas, the on-site entry road will not exceed a 4% grade.
    - b.      Profile grades of bus unloading areas must not exceed 2%.
    - c.      Site entry point on four-lane divided road shall be located so as to have access to a crossover per City requirements and VDOT standards.
    - d.      Elementary school sites should have entry points from other than four-lane divided roads.

2. Student Pedestrian Traffic

It is desirable that, in a cooperative effort, the City School Board staff and developers endeavor to provide safe and direct pedestrian walkways connecting surrounding residential areas to the site.

B. Obstacles to Site Development

1. Sites should not contain within their boundaries any major utility easements which would restrict site development.
2. Central areas of sites should not contain major natural drainage ways.

C. Grading

Generally, cut and fill grading should balance on-site and should not be excessive. Continuous, excessive slopes from one boundary line to the opposite boundary line generally will not permit the proper development of building site, entrance road and outdoor facilities required for the educational program. Refer to *Sections 12-330(F) and 12-330(G)* of this Article.

D. Drainage

1. Development of potential sites should not require the School Board to construct on-site piping to accommodate major off-site storm drainage, i.e., thirty-six (36) inches or larger size piping. However, such a site might be acceptable if there are offsetting factors that make the site economically feasible to develop.
2. Potential site should contain the minimum specified acreage exclusive of floodplain areas. Floodplain limits will be determined by the developer according to City criteria.
3. SWM needs must be considered in site development planning. It is highly desirable to have the developer provide off-site SWM, retention and BMP facilities.

E. Utilities

The developer should make public water and sewer available to the site property line at a point acceptable to the Public Works Department.

Waterlines will be sized to meet minimum City fire protection criteria.

Sanitary line will be eight (8) inches in diameter, and its elevation must permit gravity flow from the school building to the main. If public water and sewer are not available, a trunk line or transmission main shall be built to accommodate the site.

F. Building Considerations

Site should be capable of accommodating one-story buildings of 60,000 square feet for elementary schools, 148,000 square feet for middle schools. High schools are multi-story buildings with a gross square footage of 280,000 square feet but a ground footprint of 200,000 square feet. These square footage requirements are based upon design size of 750 students (elementary), 1,000 students (middle) and 2,000 students (high school). If design capacity is adjusted, building size considerations are adjusted accordingly. Major areas of the buildings will not be allowed on controlled fill and the building should be located so that it has a minimum distance of one hundred (100) feet from all side and rear property lines and a minimum of one hundred and fifty (150) feet distance from fronting street or from edge of a required buffer and screen to the building.

G. Outdoor Facilities

Sites will be able to accommodate the following outdoor, athletic, recreational and circulation minimum requirements. (Playing field sizes may be adjusted in accordance with formal agreements between the School Board and the Director of Parks and Recreation. These agreements may require additional acreage.)

1. Elementary Schools

- a. One large 135' X 65' paved play area located adjacent to school exit and served by a sidewalk.

- b. One 50' X 75' paved area adjacent to the kindergarten classroom area.
  - c. Two play areas 60' X 80' for physical education equipment such as climbers and overhead ladders.
  - d. An area 100 yards X 150 yards to serve as a combined football/soccer field with two softball diamonds (outfield areas only may overlay football/soccer fields).
  - e. An additional softball diamond with a radius of two hundred and fifty (250) feet.
  - f. It is desirable to plan for retaining approximately three (3) acres of natural wooded area for environmental studies.
  - g. As a minimum, automobile parking spaces shall be provided in accordance with *Chapter 34 (Zoning)* of the City Code. Minimum number of spaces for a school with design capacity of 750 students shall be 93 spaces. The need for additional spaces shall be determined on a case by case basis to accommodate location and other uses of school facilities.
  - h. Bus unloading area to accommodate ten (10) school buses simultaneously, separated from automobile unloading and parking. Additional unloading area may be needed depending upon location and needs of individual schools.
  - i. One general play area - turf.
2. Middle Schools
- a. One football field and track area - 750' X 300'.
  - b. One baseball field area - 310' radius.
  - c. Two softball field areas - each with a 250' radius.
  - d. Two soccer/hockey field area - 180' X 360'.
  - e. Tennis area - sufficient area to accommodate six (6) paved courts.
  - f. Basketball play area - 100' X 150' (paved area 60' X 120').

- g. It is desirable to plan for retaining three (3) to five (5) acres of natural wooded area for environmental studies.
  - h. Bus unloading area to accommodate 20 buses simultaneously, separated from other vehicular traffic. Additional unloading area may be needed depending upon location and needs of individual schools.
  - i. As a minimum, automobile parking spaces shall be provided in accordance with *Chapter 34 (Zoning)* of the City Code. Minimum number of spaces for a school with design capacity of 1000 students shall be 123 spaces. The need for additional spaces shall be determined on a case by case basis to accommodate location and other uses of school facilities.
3. High Schools
- a. One football field and track area - 750' X 400'.
  - b. Two baseball field areas - each 350' radius.
  - c. Softball field areas:  
2 each - 300' radius  
2 each - 250' radius (Outfield areas only may overlay soccer or practice football fields).
  - d. Two soccer and field hockey fields 225' X 360'.
  - e. One practice football field - 160' X 360'.
  - f. One paved basketball play area - 100 X 150'.
  - g. Tennis area, ten (10) courts - 300' X 300' (paved area 240' X 255').
  - h. One driver education range - 250' X 350'.
  - i. It is desirable to plan for retaining four (4) to seven (7) acres of natural wooded area for environmental studies.

- j. Bus unloading area to accommodate a minimum of 30 buses. Additional unloading area may be needed depending upon the specific location and needs of individual schools.
- k. As a minimum, automobile parking spaces shall be provided in accordance with *Chapter 34 (Zoning)* of the City of Manassas Code of Ordinances. The need for additional spaces shall be determined on a case by case basis to accommodate location and other uses of school facilities. In view of extensive community and other use of high school facilities, a total of 900 to 1000 automobile parking spaces is desirable.
- l. Parking spaces and storage area.