



January 8, 2025

VIA EMAIL to jrivera@ci.manassas.va.us

Mr. Juan E. Rivera, C.M., ACE
Airport Director
Manassas Regional Airport
10600 Harry J. Parrish Blvd
Manassas, VA 20110

Re: Manassas Regional Airport (HEF)
Airport Layout Plan Update – October 2024
ASN 2024-AEA-5661-NRA

Dear Mr. Rivera:

The Manassas Regional Airport (HEF) October 2024 Airport Layout Plan (ALP), prepared by Reynolds, Smith and Hills, Inc., is conditionally approved and the associated master plan is accepted by the Federal Aviation Administration (FAA).

Conditions to FAA's approval include:

- The proposed development does not yet have the required Federal environmental approvals. Therefore, project implementation may not begin (regardless of funding source) unless and until the FAA has formally provided a favorable environmental determination in writing to the airport sponsor. This conditional ALP approval does not indicate a favorable environmental determination shall be forthcoming, or that this ALP would represent the FAA's preferred alternative during a future environmental review.
- The FAA has determined the ALP to be acceptable from a planning perspective, with respect to the FAA's established standards for airport planning and design. The FAA has not evaluated the ALP with respect to any other requirements such as state, county or local ordinances or the requirements of any other Federal agency.
- The FAA is not committed to provide financial support for any portion of the proposed development. Funding from the FAA requires evidence of eligibility and justification at the time a funding request is ripe for consideration. The FAA would have to review and consider any requests for financial assistance in accordance with the established statutory and regulatory requirements.
 - The capital improvement plan (CIP) included with the master plan identified more than \$190 million in FAA Airport Improvement Program (AIP) discretionary funding over the next ten years. The master plan identified a change in critical aircraft (Airplane Design Group III greater than 150,000 lbs.) that would accommodate more passengers at the airport. Projects tied to this change in critical aircraft are collectively defined as a "Capacity Project" in FAA Order 5090.5 Formulation of the NPIAS and ACIP. FAA's September 16, 2020 Airport Benefit-Cost Analysis Guidance requires a "Capacity Project" meeting a dollar threshold of \$10 million or more in AIP discretionary grants over the life of the project be shown to have total discounted benefits that exceed total discounted costs through a benefit-cost analysis (BCA). The airport will need to prepare and submit the BCA to FAA for review and approval prior to requesting AIP discretionary funding for the "Capacity Project".

An FAA aeronautical study (ASN 2024-AEA-5661-NRA) was conducted on the proposed development. This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. In making this determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports; the effects it would have on the existing airspace structure and projected programs of the FAA; the effects it would have on the safety of persons and property on the ground; and the effects that existing or proposed man-made objects, and known natural objects within the affected area would have on the airport proposal.

When construction of any proposed structure or development indicated on the plan is undertaken, such construction requires normal 45-day advance notification to FAA for review in accordance with applicable Federal Aviation Regulations (i.e., Parts 77, 157, 152, etc.). Impacts to instrument approach/departure procedures require a minimum of 18-months advance notice. More notice is generally beneficial to ensure that all statutory, regulatory, technical and operational issues can be addressed in a timely manner.

The FAA has only limited means to prevent the construction of structures near an airport. The airport sponsor has the primary responsibility to protect the airport environs through such means as local zoning ordinances, property acquisition, avigation easements, letters of agreement or other means. We encourage the airport sponsor to work with appropriate agencies to adopt land use and height restrictive zoning based on the ALP.

The FAA Reauthorization Act of 2024 has limited the FAA's review and approval authority for Airport Layout Plans. The FAA's approval of this ALP is limited to existing facilities only for which the FAA retains approval authority. The FAA has not determined whether it retains review and approval authority for any proposed facilities depicted on the ALP associated with this letter. FAA will determine whether it retains approval authority for ALP changes reflecting future facilities when such facilities are ripe for consideration (when such facilities are intended to be built), and such approval, if required, must be granted before construction occurs.

Although the FAA's review and approval authority of proposed projects depicted on an ALP is limited, airport sponsors must continue to maintain an up-to-date ALP in accordance with Federal law, 49 U.S.C. § 47107(a)(16).

Please attach this letter to the ALP and retain it in your files. These are public documents and must be protected and made available for inspection at least until such time as the FAA approves a subsequent ALP update.

Sincerely,

MATTHEW J THYS

Matthew J. Thys, Manager
Washington Airports District Office

Ec: Scott Denny, DOAV (via email)
Stephen Smiley, DOAV (vie email)
Lanre Olaniyan, RS&H (via email)
FAA Airports Data Information Portal (ADIP)

WASHINGTON AIRPORTS DISTRICT OFFICE
13873 Park Center Road, Suite 490-S
Herndon, Virginia 20171
Telephone: 703/487-3980 Fax: 703/487-3982

AIRPORT LAYOUT PLAN FOR MANASSAS REGIONAL AIRPORT (HEF) MANASSAS, VIRGINIA

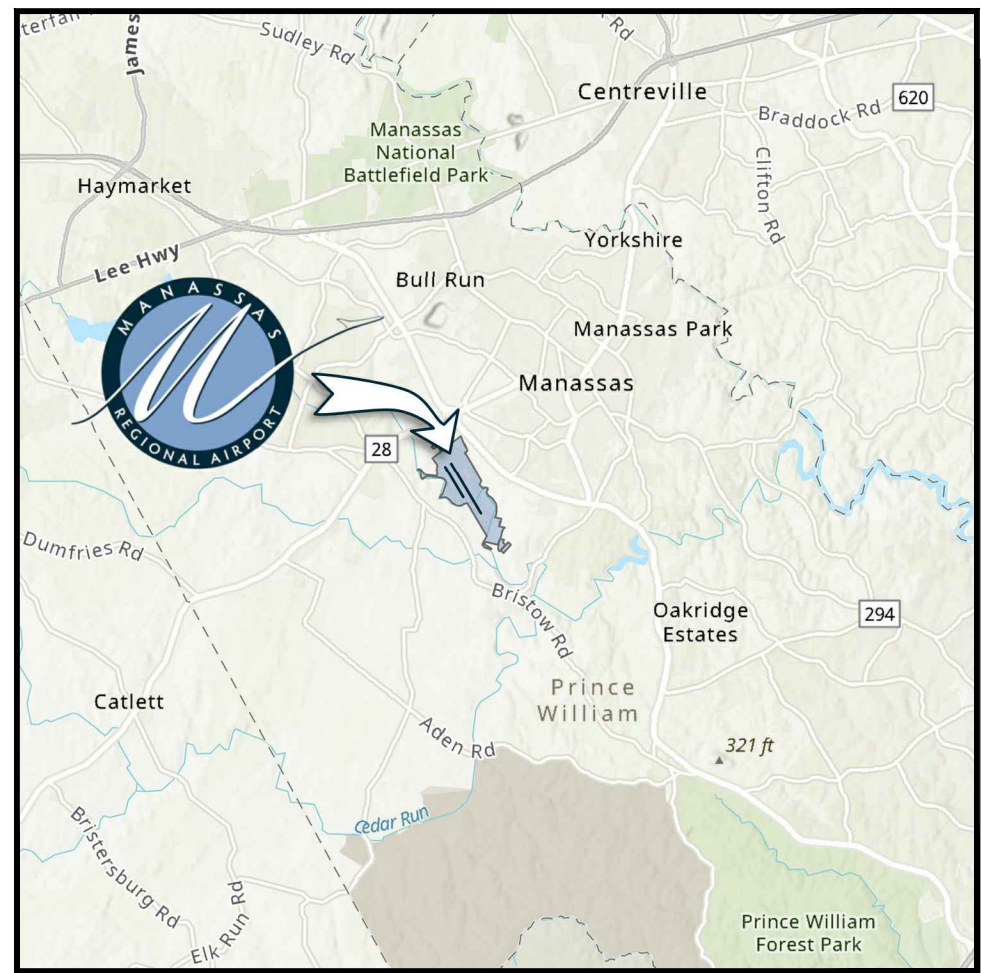


October 2024



LOCATION MAP

SCALE: NTS



VICINITY MAP

SCALE: NTS

PLANS PREPARED BY:



Reynolds, Smith and Hills, Inc.
2600 Park Tower Dr, Suite 101
Vienna, Virginia 22180
703-549-2472
www.rsandh.com
Virginia Registration Nos. 0407-003171 * 0411-000438

REVISIONS		
NO.	DESCRIPTION	DATE



COMMONWEALTH OF VIRGINIA

Greg Campbell
Director

Department of Aviation
5702 Gulfstream Road
Richmond, Virginia 23250-2422
November 18, 2024

17TDD - (804) 236-3624
FAX - (804) 236-3635

Mr. Juan Rivera, Director
Manassas Regional Airport
10600 Harry J. Parrish Blvd.
Manassas, Virginia 20110

RE: Manassas Regional Airport Layout Plan

Dear Mr. Rivera:

The Virginia Department of Aviation has reviewed the October 2024 Manassas Regional Airport Layout Plan drawing set and narrative report. Following our review, staff has determined that all of the Department's comments from our August 29, 2024 comment letter on the previous draft have been satisfactorily addressed. Contingent on the concurrence from the Federal Aviation Administration Washington Airports District Office (FAA/WADO), the Airport Layout Plan is hereby approved by the Virginia Department of Aviation.

Please incorporate this approval letter, and any provided by the FAA/WADO, into the cover sheet of the Airport Layout Plan drawing set and circulate the final drawing set which will be retained on file here at the Department.

Please note that approval of this Airport Plan in no way constitutes a commitment on behalf of the Virginia Department of Aviation, the Virginia Aviation Board or the Commonwealth of Virginia to participate in any project depicted within this plan.

If you have any questions regarding this matter, please contact me at (804) 236-3638.

Sincerely,

Chad Carper
Virginia Department of Aviation

C: Chad Carper, FAA/WADO via email
Lanre Olaniyan, RS&H via email

**VIRGINIA DEPARTMENT
OF AVIATION**

APPROVED

NAME

1/18/25

DATE

CITY OF MANASSAS

APPROVED

NAME

06/24/2025

DATE

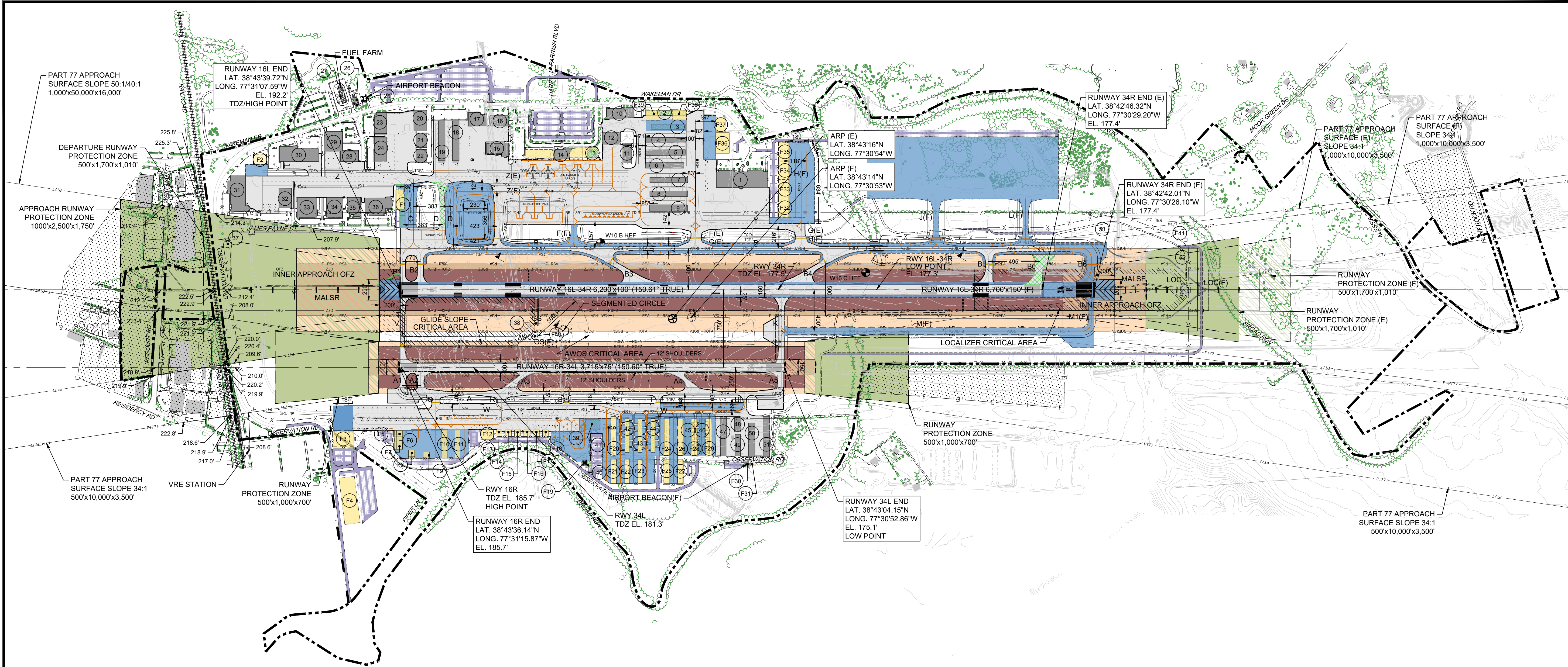
SHEET TITLE

COVER SHEET

SHEET NUMBER

1 OF 20

INDEX TO SHEETS		
SHEET NUMBER	DRAWING TITLE	REVISION DATE
1	COVER SHEET	
2	AIRPORT DATA SHEET	
3	AIRPORT LAYOUT DRAWING	
4	TERMINAL AREA EAST	
5	TERMINAL AREA WEST	
6	AIRPORT AIRSPACE	
7	AIRPORT AIRSPACE AND CONICAL SURFACE	
8	AIRPORT AIRSPACE AND CONICAL SURFACE - OBSTRUCTION TABLE	
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15	LAND USE PLAN (EXISTING)	
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18	EXHIBIT 'A' AIRPORT PROPERTY TABLE (2 OF 2)	
19	ENVIRONMENTAL AND UTILITY CONSIDERATIONS	
20	CONCEPTUAL DEVELOPMENT PHASING PLAN	



DESCRIPTION	EXISTING	FUTURE
PROPERTY LINE		
EASEMENT		N/A
RUNWAY SAFETY AREA		
RUNWAY OBJECT FREE AREA		
RUNWAY OBSTACLE FREE ZONE		
RUNWAY PROTECTION ZONE		
PRECISION OBSTACLE FREE ZONE		
TAXIWAY OBJECT FREE AREA		
BUILDING RESTRICTION LINE		
PART 77 SURFACE		
AIRFIELD PAVEMENT		
AIRFIELD PAVEMENT TO BE REMOVED	N/A	
BUILDINGS		
BUILDINGS TO BE REMOVED	N/A	
ROADWAY/PARKING		
UNPAVED ROADWAY/PARKING		N/A
AIRFIELD LIGHT		
PRECISION APPROACH PATH INDICATOR (PAPI)		
AIRCRAFT HOLDING POSITION		
PAVEMENT MARKING		
AIRPORT REFERENCE POINT (ARP)		
BEACON		
LIGHTED WINDCONE		
FENCE		
TREES		N/A
POWER POLE		N/A
LIGHT POLE		N/A
DRAINAGE DITCH		N/A
GROUND CONTOURS		N/A
NGS MONUMENT		N/A

EXISTING BUILDING LEGEND		
BUILDING NO	BUILDING DESCRIPTION	ELEVATION HIGHEST POINT
EAST DEVELOPMENT AREA		
1	CHANTILLY AIR FBO (BLDG 1)	232.8'
2	CITY BOX HANGARS E1-E6	218.4'
3	CITY BOX HANGARS D1-D5	210.0'
4	CITY BOX HANGARS C1-C6	208.5'
5	CITY T-HANGARS B1-B18	203.4'
6	CITY T-HANGARS A1-A16	201.9'
7	CITY T-HANGARS F1-F16	199.6'
8	CITY T-HANGARS G1-G16	200.3'
9	CITY T-HANGARS H1-H14	201.8'
10	CHANTILLY AIR MAINTENANCE	219.9'
11	APP JET CENTER (HANGAR)	219.2'
12	APP JET CENTER (HANGAR)	222.9'
13	AIRPORT MAINTENANCE BUILDING	204.3'
14	AIRPORT TERMINAL/US CUSTOMS	229.8'
15	APP JET CENTER (BLDG 1)	226.2'
16	APP JET CENTER (BLDG 2)	234.9'
17	APP JET CENTER (BLDG 3)	226.6'
18	APP HANGARS 1A-16A	208.0'
19	APP HANGARS 1B-16B	210.8'
20	APP JET CENTER (BLDG 4)	232.3'
21	APP JET CENTER (BLDG 5)	227.4'
22	APP JET CENTER (BLDG 6)	220.6'
23	APP JET CENTER (BLDG 7)	232.0'
24	CORPORATE HANGAR	236.2'
25	ELECTRICAL VAULT	209.7'
26	CITY SUBSTATION (GENERATOR)	218.1'
27	FUEL FARM	194.8'
28	AURORA FLIGHT SCIENCES (BLDG 2)	236.1'
29	MJ COLGAN	236.1'
30	AURORA FLIGHT SCIENCES (BLDG 1)	236.4'
31	APP JET CENTER (BLDG 8)	231.8'
32	APP JET CENTER (BLDG 9)	231.6'
33	APP JET CENTER (BLDG 8)	231.8'
34	DELTA FOX AVIATION	230.8'
35	OPTICAL AIR DATA SYSTEMS (OADS)	231.7'
36	FLIGHT WORKS	233.9'
37	MALSR SHELTER	212.1'
38	GLIDE SLOPE/AWOS	184.9'

BUILDING TO BE REMOVED

EXISTING BUILDING LEGEND		
BUILDING NO	BUILDING DESCRIPTION	ELEVATION HIGHEST POINT
WEST DEVELOPMENT AREA		
39	MANASSAS AVIATION MAINTENANCE (MAM)	211.5'
40	AIRPORT BUILDING	194.7'
41	AIR TRAFFIC CONTROL TOWER	261.2'
42	CITY T-HANGARS 1-10	201.2'
43	CITY T-HANGARS 11-20	200.9'
44	CITY T-HANGARS 21-30	200.4'
45	CITY T-HANGARS 31-45	196.3'
46	CITY T-HANGARS 46-60	196.0'
47	CONDO T-HANGARS A1-A8, B1-B7	202.3'
48	CONDO T-HANGARS D1-D5	198.2'
49	CONDO T-HANGARS C1-C9	197.7'
50	CONDO T-HANGARS E1-E10	202.5'
51	CONDO BOX HANGARS F1-F7	205.4'
SOUTHEAST AREA		
52	LOCALIZER SHELTER	161.0'
53	MALSF SHELTER	164.0'

BUILDING TO BE REMOVED

SURVEY MONUMENTS					
DESIGNATION	NGS PID	PACS OR SACS	LATITUDE	LONGITUDE	ELEVATION
W10 B HEF	HV9242	SACS	38° 43' 25.25" N	77° 30' 50.60" W	174.8'
W10 C HEF	HV9243	SACS	38° 43' 01.80" N	77° 30' 37.92" W	172.9'

SOURCE: NATIONAL GEODETIC SURVEY, NAD 83 (2011), NAVD 88

NOTES:

- ALL COORDINATES ARE IN NORTH AMERICAN DATUM OF 1983 (NAD 83).
- ALL ELEVATIONS ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ALL ELEVATIONS EXPRESSED IN FEET ABOVE MEAN SEA LEVEL (MSL).
- ROADWAY ELEVATIONS INCLUDE TRAVERSEWAY ADJUSTMENT (23' RAILROADS | 17' HIGHWAYS | 15' PUBLIC ROADS | 10' PRIVATE ROADS).
- BUILDING RESTRICTION LINE IS 35' UNLESS OTHERWISE NOTED.
- PERIMETER FENCE IS 10'.
- BUILDING NUMBERS 42, 43, AND 44 TO BE REMOVED AND REPLACED WITH LIKE IN KIND.

FUTURE BUILDING LEGEND		
BUILDING NO	BUILDING DESCRIPTION	ELEVATION HIGHEST POINT
EAST DEVELOPMENT AREA		
F1	ARFF BUILDING	220'
F2	SNOW AND ICE EQUIPMENT STORAGE & MAINTENANCE FACILITY	228'
F32	BOX HANGAR	220'
F33	BOX HANGAR	220'
F34	BOX HANGAR	220'
F35	BOX HANGAR	220'
F36	CORPORATE HANGAR	220'
F37	CORPORATE HANGAR	220'
F38	CORPORATE HANGAR	220'
F39	CORPORATE HANGAR	220'
F40	GLIDE SLOPE	220'
F41	LOCALIZER SHELTER	220'
WEST DEVELOPMENT AREA		
F3	AAM TERMINAL/FACILITY	220'
F4	BUILDING	210'
F5	BOX HANGAR	200'
F6	BOX HANGAR	200'
F7	BOX HANGAR	200'
F8	BOX HANGAR	200'
F9	BOX HANGAR	200'
F10	T-HANGAR ROW	200'
F11	T-HANGAR ROW	200'
F12	BOX HANGAR	200'
F13	BOX HANGAR	200'
F14	BOX HANGAR	200'
F15	BOX HANGAR	200'
F16	BOX HANGAR	200'
F17	BOX HANGAR	200'
F18	BOX HANGAR	200'
F19	WEST APRON FUEL FARM	200'
F20	T-HANGAR ROW	200'
F21	T-HANGAR ROW	198'
F22	T-HANGAR ROW	198'
F23	T-HANGAR ROW	198'
F24	T-HANGAR ROW	198'
F25	T-HANGAR ROW	198'
F26	T-HANGAR ROW	198'
F27	T-HANGAR ROW	198'
F28	T-HANGAR ROW	198'
F29	T-HANGAR ROW	198'
F30	ATC TOWER	291'
F31	ATC TOWER SUPPORT BUILDING	191'

- FUTURE BUILDING ELEVATIONS ARE ESTIMATED.
- REFERENCE SHEET 20 FOR CONCEPTUAL PHASING PLAN DEPICTING SHORT, MEDIUM, AND LONG TERM DEVELOPMENT PHASES.

FEDERAL AVIATION ADMINISTRATION

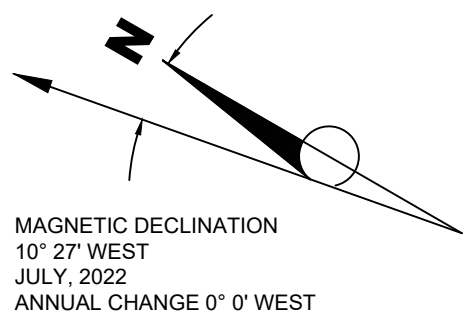
APPROVED _____ NAME _____ DATE _____

VIRGINIA DEPARTMENT OF AVIATION

APPROVED _____ NAME _____ DATE 1/15/25

CITY OF MANASSAS

APPROVED _____ NAME _____ DATE 06/24/2025



MAGNETIC DECLINATION
10° 27' WEST
JULY, 2022
ANNUAL CHANGE 0° 0' WEST



Reynolds,Smith and Hills Inc.

2600 Park Tower Dr, Suite 101
Vienna, Virginia 22180
703-549-2472
www.rsandh.com
Virginia Registration Nos. 0407-003171 * 0411-00438



MANASSAS REGIONAL AIRPORT

MANASSAS, VIRGINIA

AIRPORT LAYOUT PLAN

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 10/2024

REVIEWED BY: LO

DRAWN BY: TJM, BJM

DESIGNED BY: TJM, BJM

PROJECT NUMBER
1022-1886-004

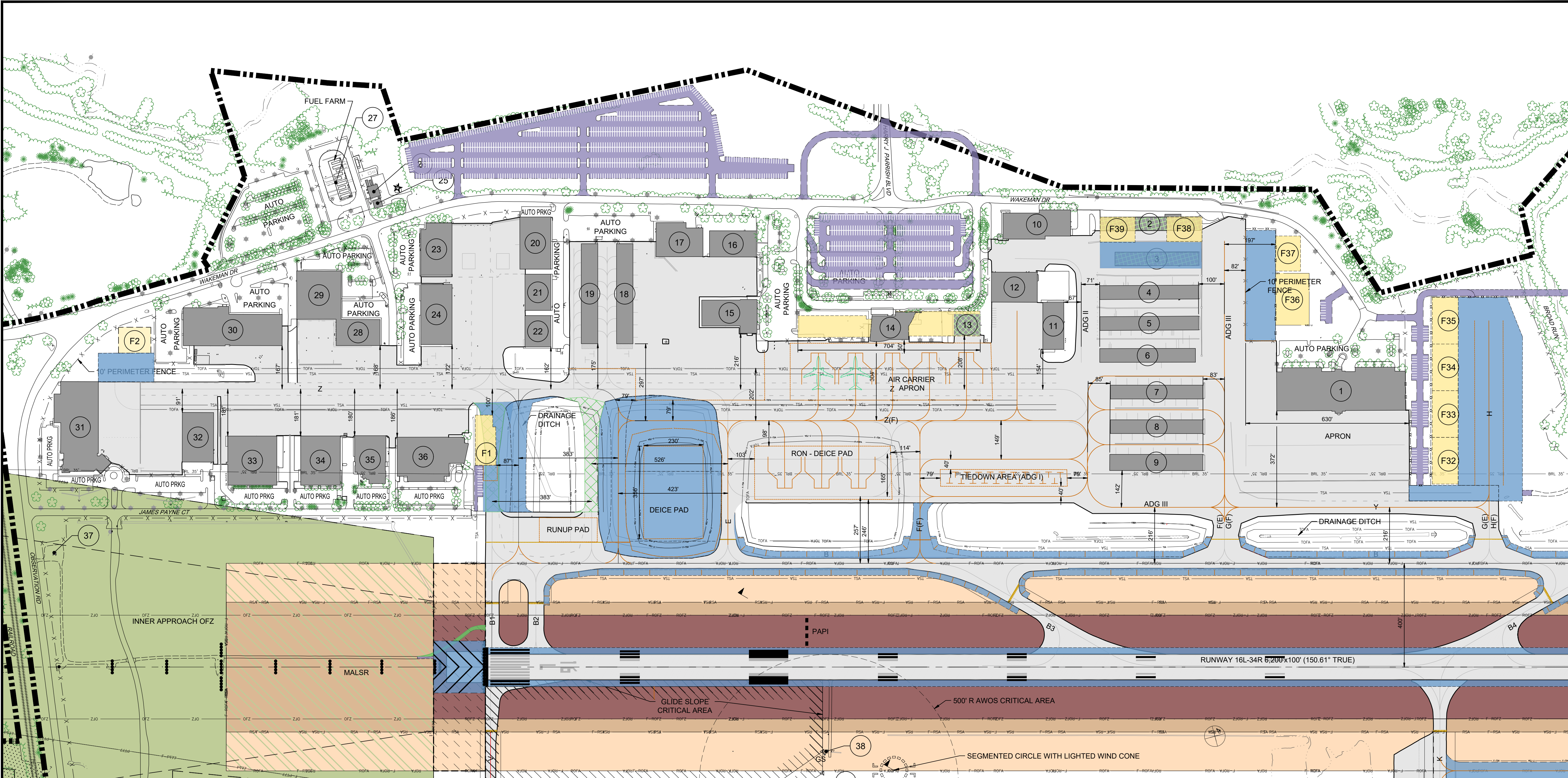
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SHEET TITLE

AIRPORT LAYOUT PLAN DRAWING

SHEET NUMBER

3 OF 20



DESCRIPTION	EXISTING	FUTURE
PROPERTY LINE	---	---
EASEMENT	---	N/A
RUNWAY SAFETY AREA	---	---
RUNWAY OBJECT FREE AREA	---	---
RUNWAY OBSTACLE FREE ZONE	---	---
RUNWAY PROTECTION ZONE	---	---
PRECISION OBSTACLE FREE ZONE	---	---
RUNWAY VISIBILITY ZONE	---	---
TAXIWAY OBJECT FREE AREA	---	---
BUILDING RESTRICTION LINE	---	---
PART 77 SURFACE	---	---
AIRFIELD PAVEMENT	---	---
AIRFIELD PAVEMENT TO BE REMOVED	N/A	---

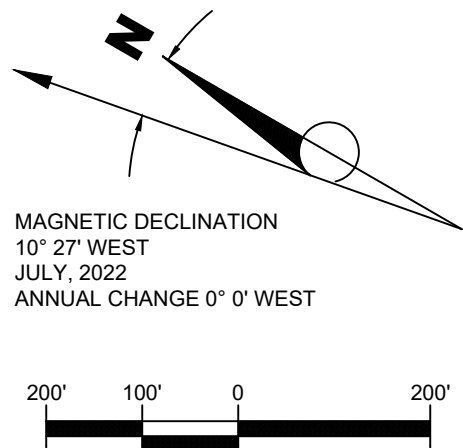
DESCRIPTION	EXISTING	FUTURE
BUILDINGS	---	---
BUILDINGS TO BE REMOVED	N/A	---
ROADWAY/PARKING	---	---
UNPAVED ROADWAY/PARKING	---	N/A
AIRCRAFT HOLDING POSITION	---	---
PAVEMENT MARKING	---	---
BEACON	---	---
LIGHTED WINDCONE	---	---
FENCE	---	---
TREES	---	N/A
POWER POLE	---	N/A
LIGHT POLE	---	N/A
DRAINAGE DITCH	---	N/A

EXISTING BUILDING LEGEND		
BUILDING NO	BUILDING DESCRIPTION	ELEVATION HIGHEST POINT
1	CHANTILLY AIR FBO (BLDG 1)	232.8'
2	CITY BOX HANGARS E1-E6	218.4'
3	CITY BOX HANGARS D1-D5	210.0'
4	CITY BOX HANGARS C1-C6	208.5'
5	CITY T-HANGARS B1-B18	203.4'
6	CITY T-HANGARS A1-A18	201.9'
7	CITY T-HANGARS F1-F16	199.6'
8	CITY T-HANGARS G1-G16	200.3'
9	CITY T-HANGARS H1-H14	201.8'
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11	APP JET CENTER (HANGAR)	219.2'
12	APP JET CENTER (HANGAR)	222.9'
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17	APP JET CENTER (BLDG 3)	226.6'
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26	CITY SUBSTATION (GENERATOR)	218.1'
27	FUEL FARM	194.8'
28	AURORA FLIGHT SERVICES (BLDG 2)	236.1'
29	MJ COLGAN	236.1'

EXISTING BUILDING LEGEND		
BUILDING NO	BUILDING DESCRIPTION	ELEVATION HIGHEST POINT
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FUTURE BUILDING LEGEND		
BUILDING NO	BUILDING DESCRIPTION	ELEVATION HIGHEST POINT
F1	ARFF BUILDING	220'
F2	SNOW AND ICE EQUIPMENT STORAGE & MAINTENANCE FACILITY	228'
F32	CORPORATE HANGAR	220'
F33	CORPORATE HANGAR	220'
F34	CORPORATE HANGAR	220'
F35	CORPORATE HANGAR	220'
F36	CORPORATE HANGAR	220'
F37	CORPORATE HANGAR	220'
F38	CORPORATE HANGAR	220'
F39	CORPORATE HANGAR	220'
F40	GLIDE SLOPE/ AWOS	220'

1. FUTURE BUILDING ELEVATIONS ARE ESTIMATED.



REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 10/2024

REVIEWED BY: LO

DRAWN BY: TJM, BJM

DESIGNED BY: TJM, BJM

PROJECT NUMBER
1022-1886-004

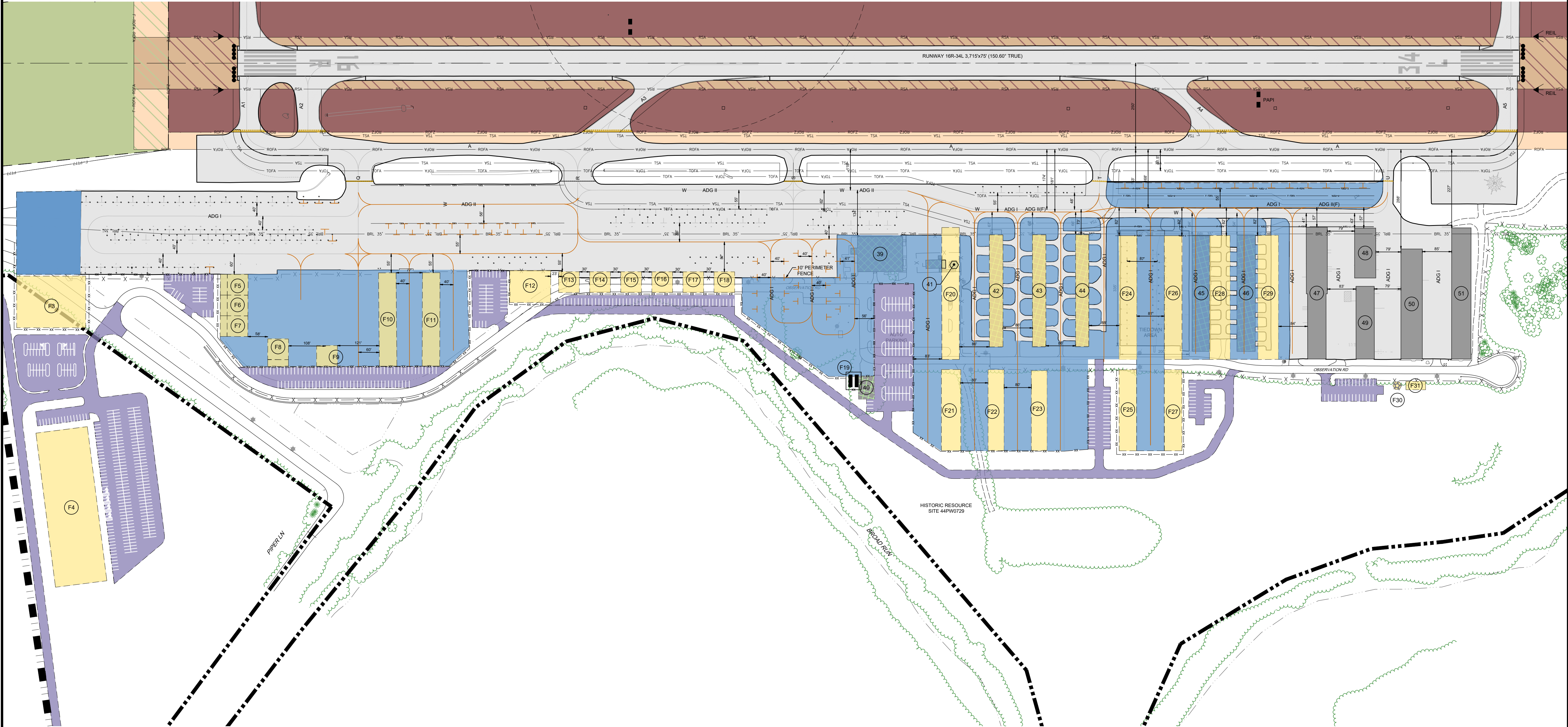
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SHEET TITLE

TERMINAL AREA EAST

SHEET NUMBER

4 OF 20



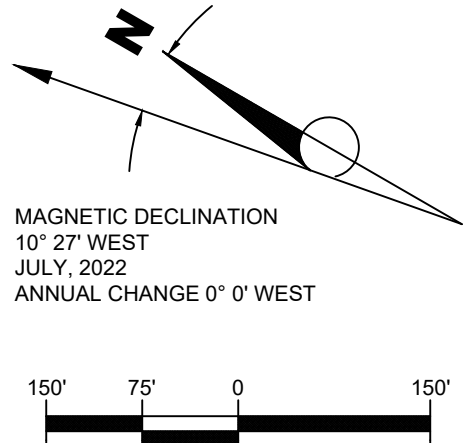
DESCRIPTION	EXISTING	FUTURE
PROPERTY LINE		
EASEMENT		N/A
RUNWAY SAFETY AREA		
RUNWAY OBJECT FREE AREA		
RUNWAY OBSTACLE FREE ZONE		
RUNWAY PROTECTION ZONE		
PRECISION OBSTACLE FREE ZONE		
RUNWAY VISIBILITY ZONE		
TAXIWAY OBJECT FREE AREA		
BUILDING RESTRICTION LINE		
PART 77 SURFACE		
AIRFIELD PAVEMENT		
AIRFIELD PAVEMENT TO BE REMOVED	N/A	

DESCRIPTION	EXISTING	FUTURE
BUILDINGS		
BUILDINGS TO BE REMOVED	N/A	
ROADWAY/PARKING		
UNPAVED ROADWAY/PARKING		N/A
AIRCRAFT HOLDING POSITION		
PAVEMENT MARKING		
BEACON		
LIGHTED WINDCONE		
FENCE		
TREES		N/A
POWER POLE		N/A
LIGHT POLE		N/A
DRAINAGE DITCH		N/A

BUILDING NO	BUILDING DESCRIPTION	ELEVATION HIGHEST POINT
39	MANASSAS AVIATION MAINTENANCE (MAM)	211.5'
40	AIRPORT BUILDING	194.7'
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49	CONDO HANGARS C1-C9	197.7'
50	CONDO HANGARS E1-E10	202.5'
51	CONDO HANGARS F1-F7	205.4'
	BUILDING TO BE REMOVED	

BUILDING NO	BUILDING DESCRIPTION	ELEVATION HIGHEST POINT
WEST DEVELOPMENT AREA		
F3	AAM TERMINAL/FACILITY	220'
F4	BUILDING	210'
F5	BOX HANGAR	200'
F6	BOX HANGAR	200'
F7	BOX HANGAR	200'
F8	BOX HANGAR	200'
F9	BOX HANGAR	200'
F10	T-HANGAR ROW	200'
F11	T-HANGAR ROW	200'
F12	BOX HANGAR	200'
F13	BOX HANGAR	200'
F14	BOX HANGAR	200'
F15	BOX HANGAR	200'
F16	BOX HANGAR	200'
F17	BOX HANGAR	200'
F18	BOX HANGAR	200'
F19	WEST APRON FUEL FARM	200'
F20	T-HANGAR ROW	200'
F21	T-HANGAR ROW	198'
F22	T-HANGAR ROW	198'
F23	T-HANGAR ROW	198'
F24	T-HANGAR ROW	198'
F25	T-HANGAR ROW	198'
F26	T-HANGAR ROW	198'
F27	T-HANGAR ROW	198'
F28	T-HANGAR ROW	198'
F29	T-HANGAR ROW	198'
F30	ATC TOWER	291'
F31	ATC TOWER SUPPORT BUILDING	191'

1. FUTURE BUILDING ELEVATIONS ARE ESTIMATED.



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Virginia Registration Nos. 0407-003171 * 0411-00438



MANASSAS REGIONAL AIRPORT
MANASSAS, VIRGINIA

AIRPORT
LAYOUT
PLAN

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 10/2024

REVIEWED BY: LO

DRAWN BY: TJM, BJM

DESIGNED BY: TJM, BJM

PROJECT NUMBER
1022-1886-004

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SHEET TITLE

TERMINAL
AREA
WEST

SHEET NUMBER

5 OF 20



MANASSAS REGIONAL AIRPORT
MANASSAS, VIRGINIA

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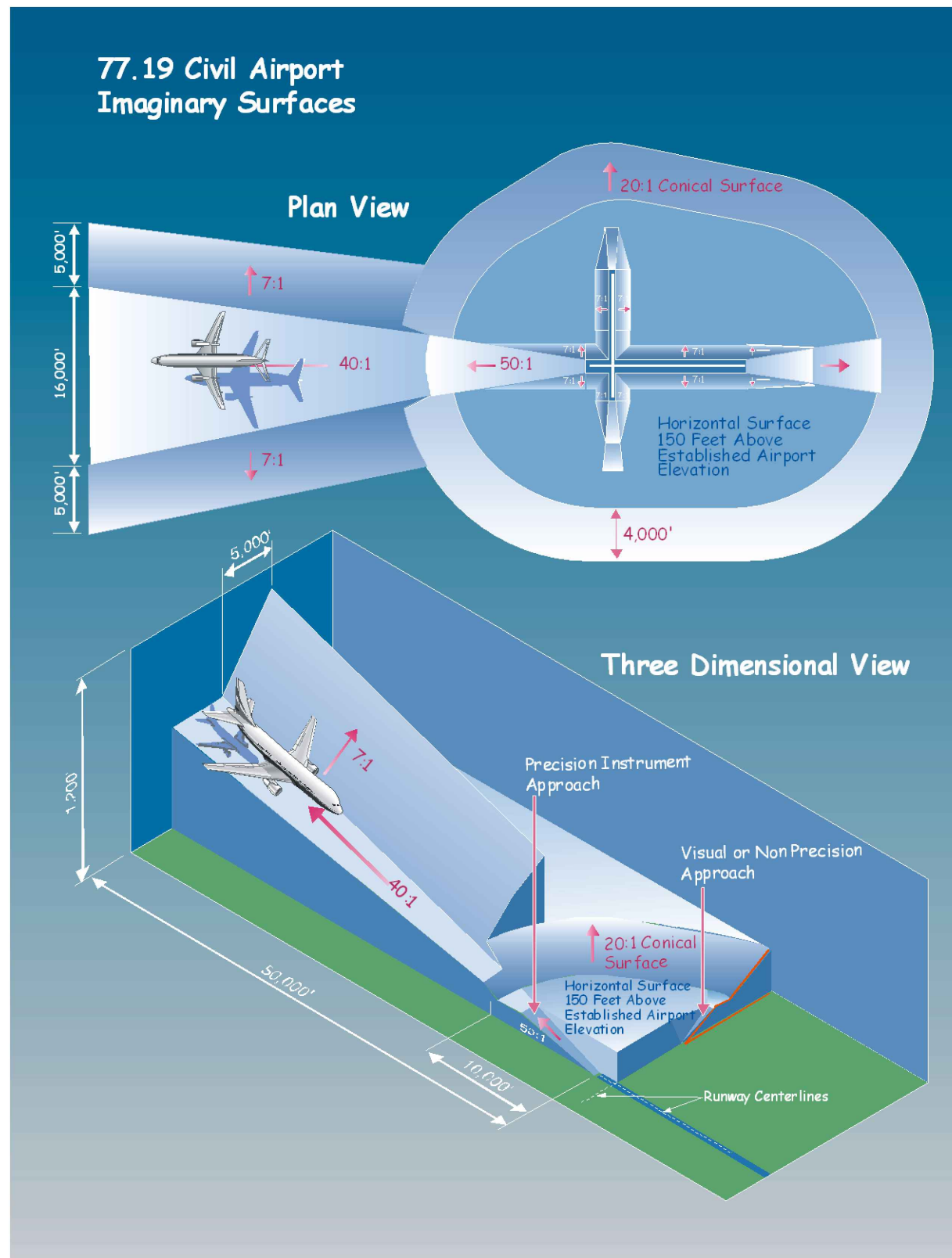
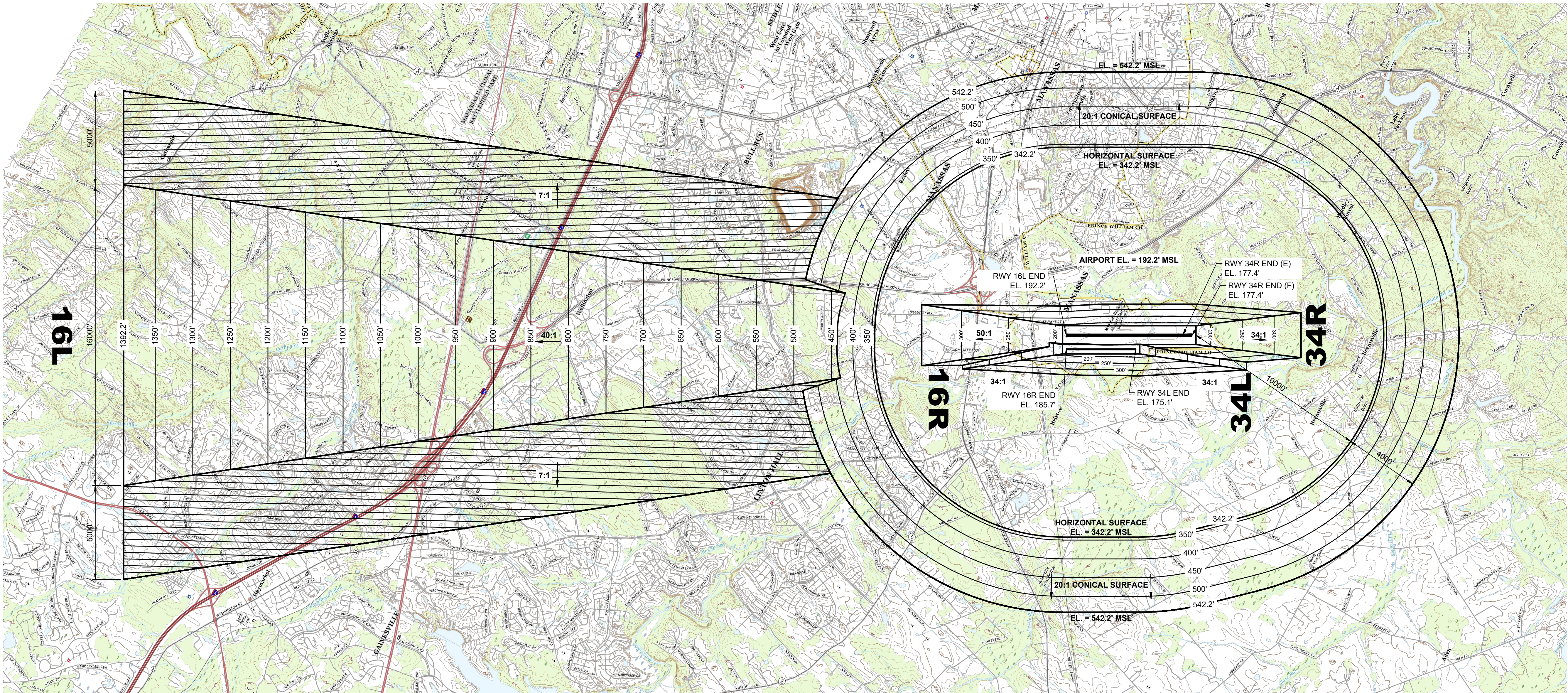
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SHEET TITLE

AIRPORT
AIRSPACE

SHEET NUMBER

6 OF 20



DIM	ITEM	DIMENSIONAL STANDARDS (FEET)					
		VISUAL RUNWAY		NON-PRECISION INSTRUMENT RUNWAY		PRECISION INSTRUMENT RUNWAY	
		A	B	A	B C D		
A	WIDTH OF PRIMARY SURFACE AND APPROACH SURFACE AT INNER END	250	500	500	500 1,000	1,000	
B	RADIUS OF HORIZONTAL SURFACE	5,000	5,000	5,000	10,000 10,000	10,000	
		VISUAL APPROACH		NON-PRECISION INSTRUMENT APPROACH		PRECISION INSTRUMENT RUNWAY	
		A	B	A	B C D		
C	APPROACH SURFACE WIDTH AT END	1,250	1,500	2,000	3,500 4,000	16,000	
D	APPROACH SURFACE LENGTH	5,000	5,000	5,000	10,000 10,000	*	
E	APPROACH SLOPE	20:1	20:1	20:1	34:1 34:1	*	

A - UTILITY RUNWAYS
B - RUNWAYS LARGER THAN UTILITY
C - VISIBILITY MINIMUMS GREATER THAN 3/4 MILE
D - VISIBILITY MINIMUMS AS LOW AS 3/4 MILE
* - PRECISION INSTRUMENT APPROACH SLOPE IS 50:1 FOR INNER 10,000 FEET AND 40:1 FOR AN ADDITIONAL 40,000 FEET

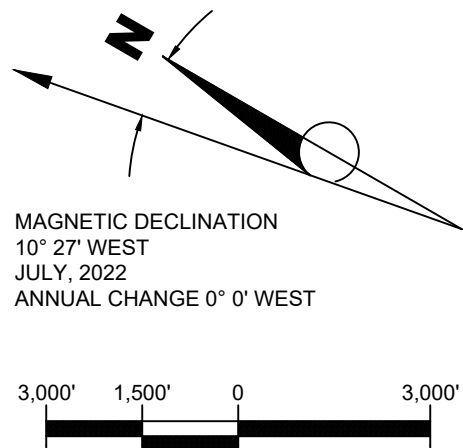
ZONING RESTRICTIONS

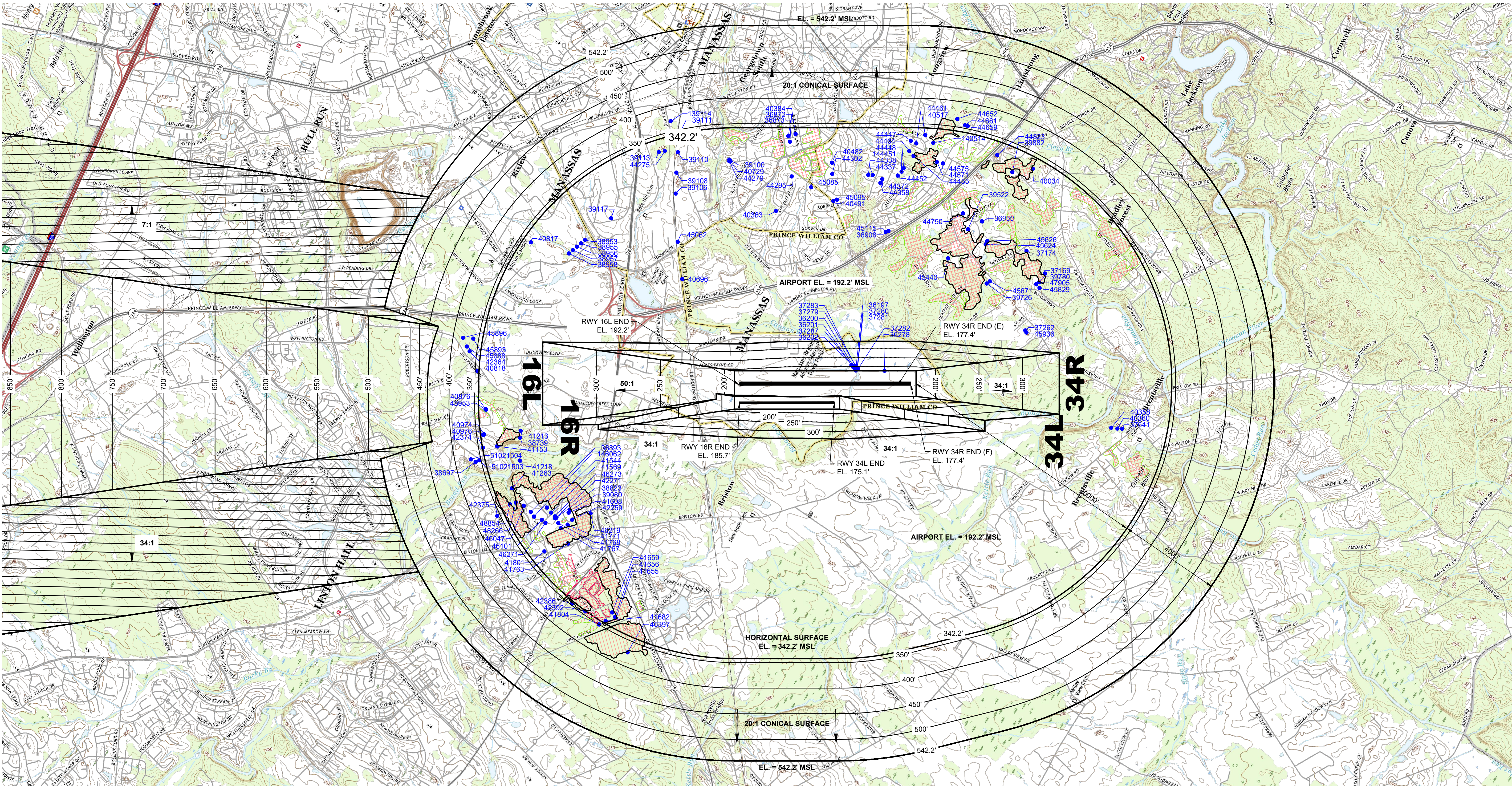
CITY OF MANASSAS, VIRGINIA, ZONING ORDINANCE ARTICLE VIII ZONING DISTRICTS, SEC. 130-424. AIRPORT PROTECTION AREA RESTRICTIONS AND SEC. 130-425. NOISE IMPACT AREA USE RESTRICTIONS. LAST UPDATED: DECEMBER 11, 2023.

PRINCE WILLIAM COUNTY, VIRGINIA ZONING ORDINANCE ARTICLE V OVERLAY DISTRICTS, SEC.32-505 AIRPORT SAFETY OVERLAY DISTRICT. LAST UPDATED AUGUST 12, 2024

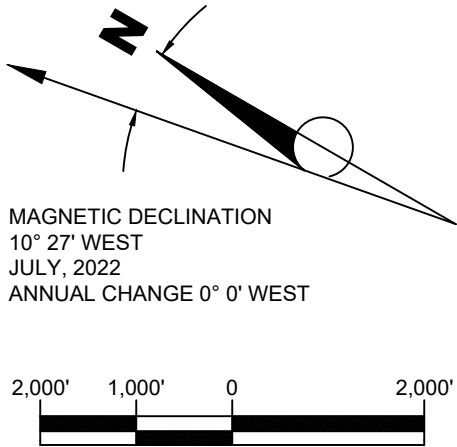
SOURCE: CITY OF MANASSAS, VIRGINIA, ZONING ORDINANCE
PRINCE WILLIAM COUNTY, VIRGINIA, ZONING ORDINANCE

NOTES:
1. SEE SHEET 8 FOR PART 77 OBSTRUCTIONS AND OBSTRUCTION TABLE.





LEGEND	
DESCRIPTION	SYMBOL
OBSTRUCTION	• 30000
OBSTRUCTION GRID HORIZONTAL	
OBSTRUCTION GRID CONICAL	
OBSTRUCTION MANMADE	
OBSTRUCTION NATURAL	



NOTES:
1. SEE SHEET 8 FOR PART 77 OBSTRUCTIONS AND OBSTRUCTION TABLE.



Reynolds,Smith and Hills Inc.
2600 Park Tower Dr, Suite 101
Vienna, Virginia 22180
703-549-2472
www.rsandh.com
Virgina Registration Nos. 0407-003171 * 0411-00438



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MANASSAS, VIRGINIA

AIRPORT LAYOUT PLAN

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SHEET TITLE

AIRPORT AIRSPACE AND CONICAL SURFACE

SHEET NUMBER
7 OF 20



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MANASSAS, VIRGINIA

AIRPORT
LAYOUT PLAN

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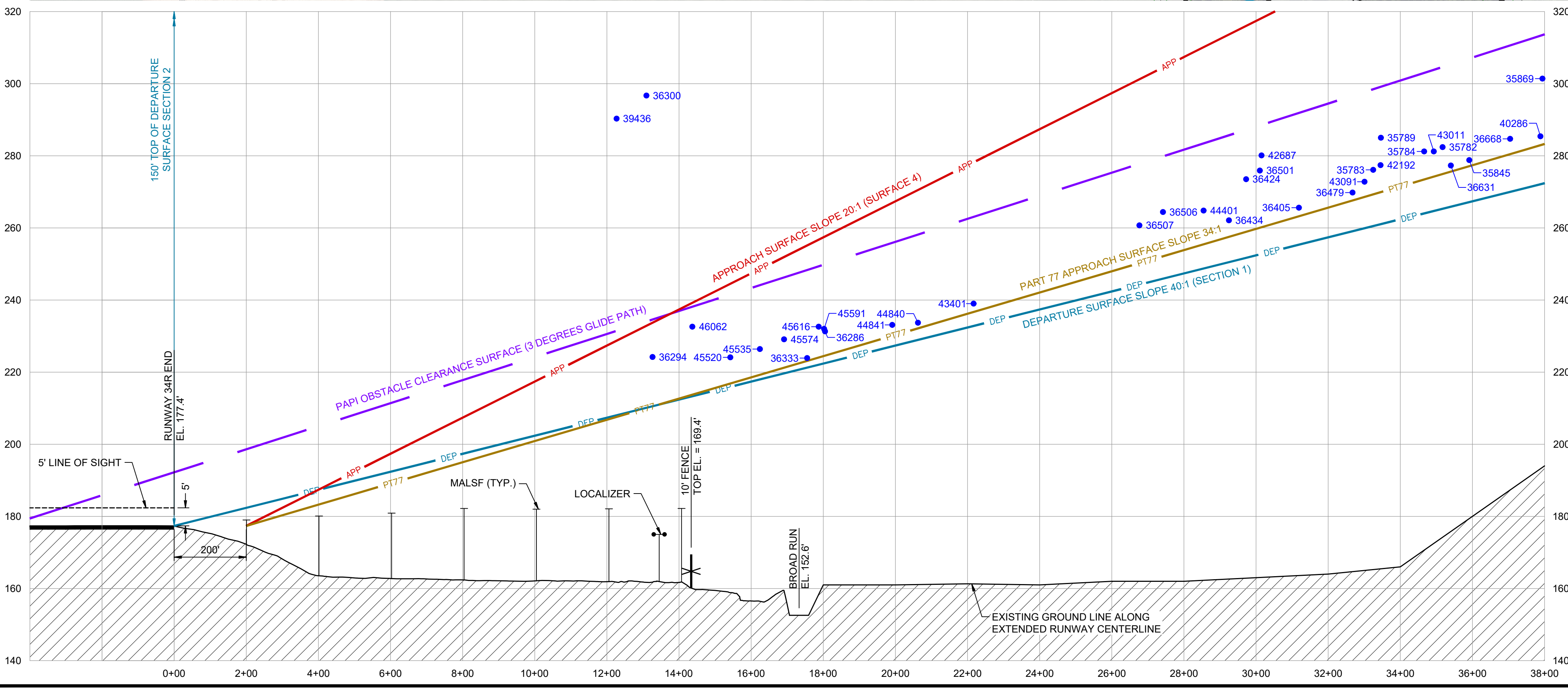
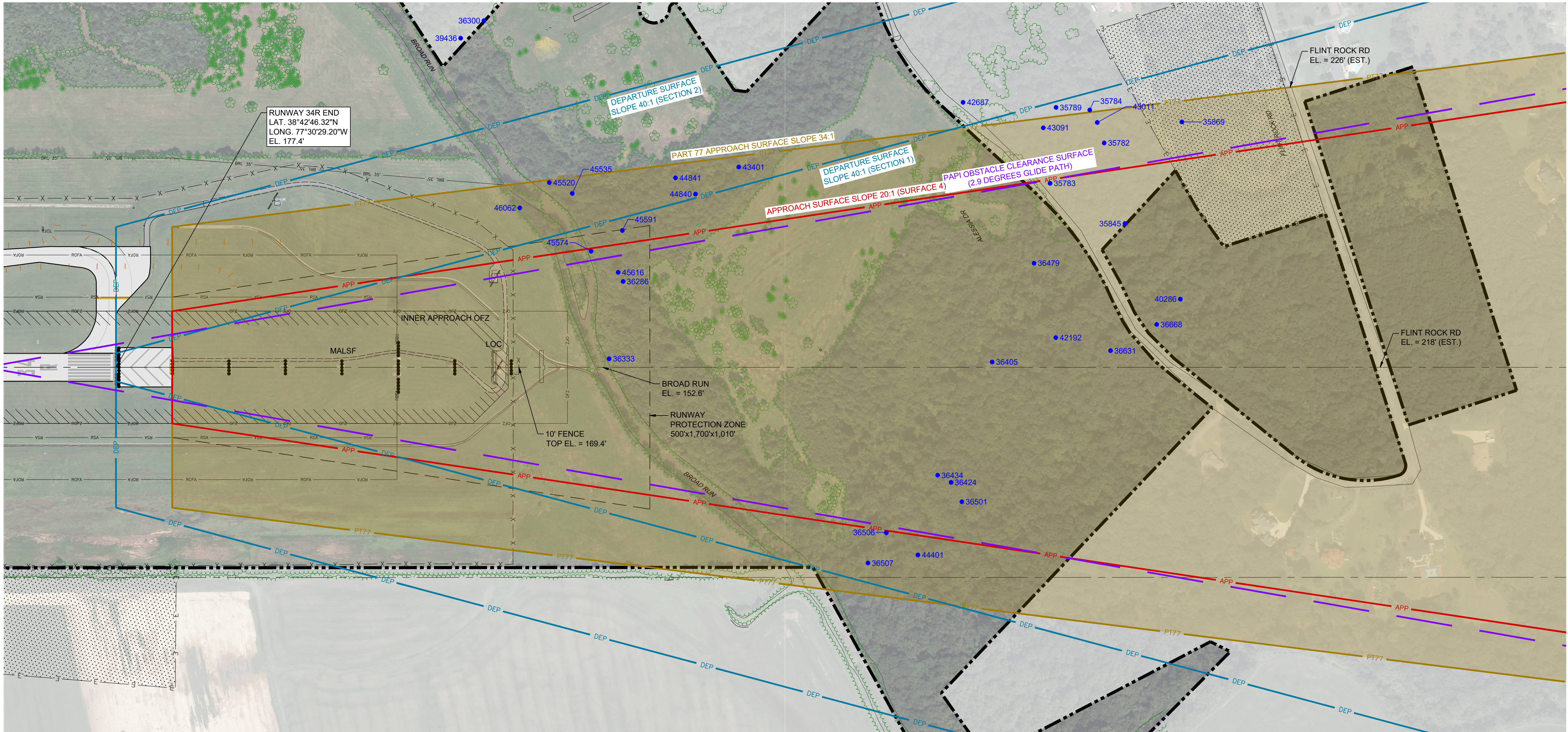
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SHEET TITLE

INNER PORTION
OF THE APPROACH
SURFACE
RUNWAY 34R
(EXISTING)

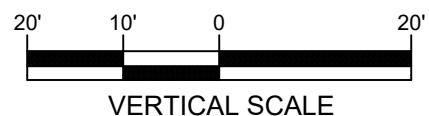
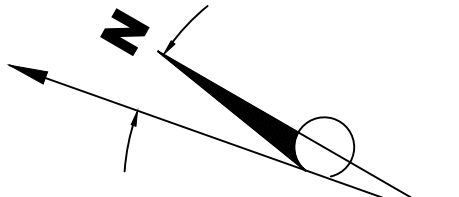
SHEET NUMBER

10 OF 20



DESCRIPTION	EXISTING
PROPERTY LINE	---
PART 77 SURFACE	PT77
APPROACH SURFACE	APP
DEPARTURE SURFACE	DEP
PAPI OBSTACLE CLEARANCE SURFACE	PAPI
VERTICAL GUIDANCE SURFACE	---
OBSTRUCTION	30000

NOTES:
1. SEE SHEET 12 FOR OBSTRUCTION TABLE.





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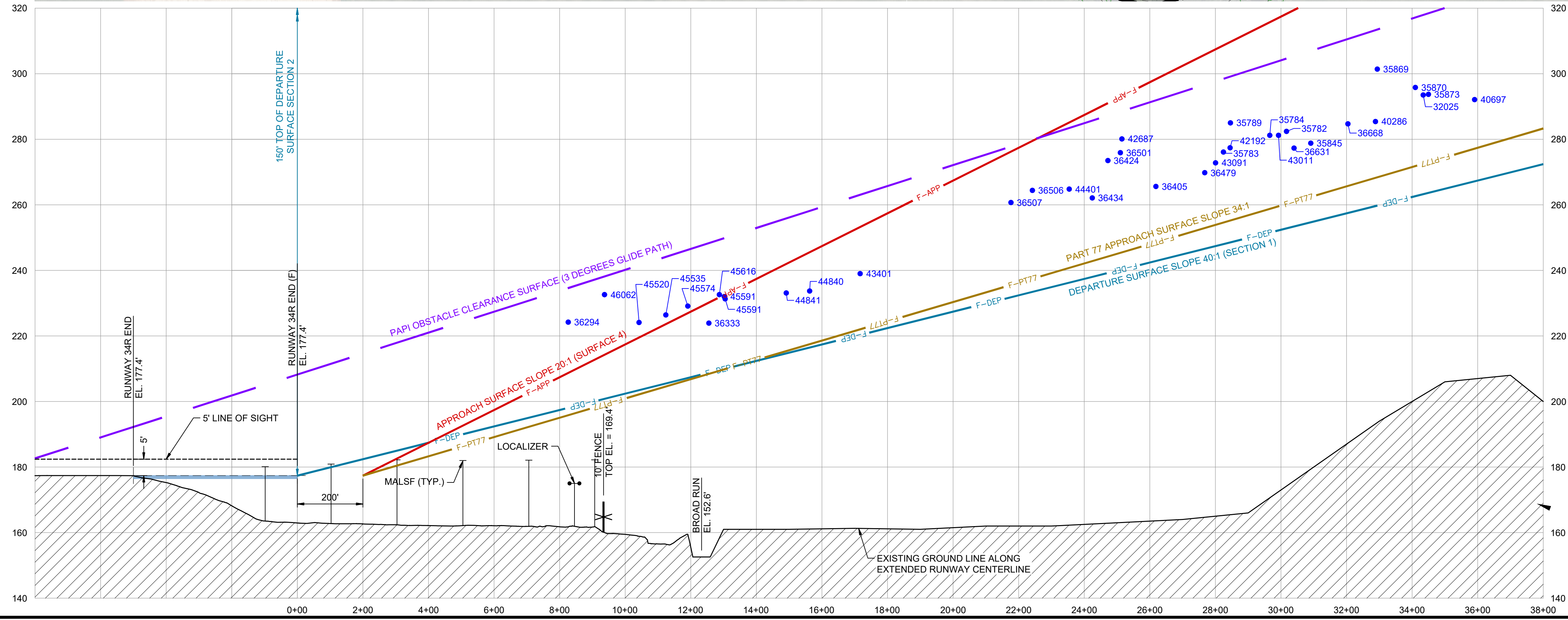
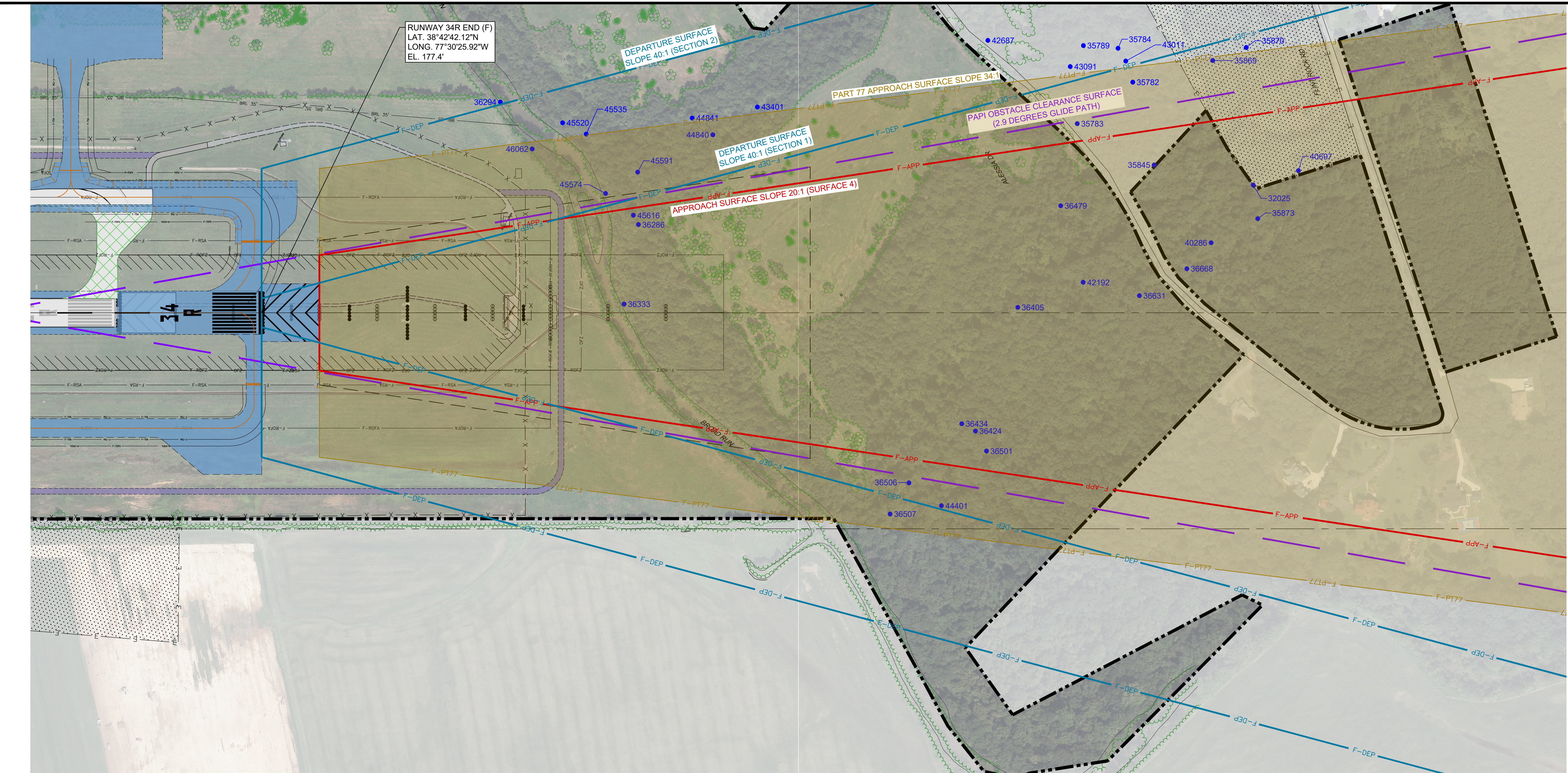
PROJECT NUMBER
1022-1886-004

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SHEET TITLE
INNER PORTION
OF THE APPROACH
SURFACE
RUNWAY 34R
(FUTURE)

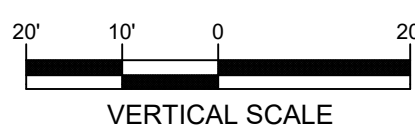
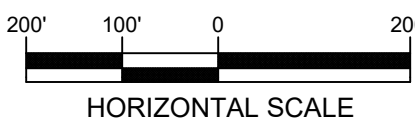
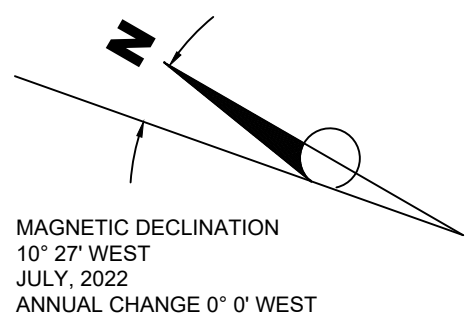
SHEET NUMBER

11 OF 20



DESCRIPTION	FUTURE
PROPERTY LINE	---
PART 77 SURFACE	---
THRESHOLD SITING SURFACE	---
DEPARTURE SURFACE	---
PAPI OBSTACLE CLEARANCE SURFACE	---
APPROACH SURFACE (RUNWAY TYPE 6)	---
OBSTRUCTION	• 30000

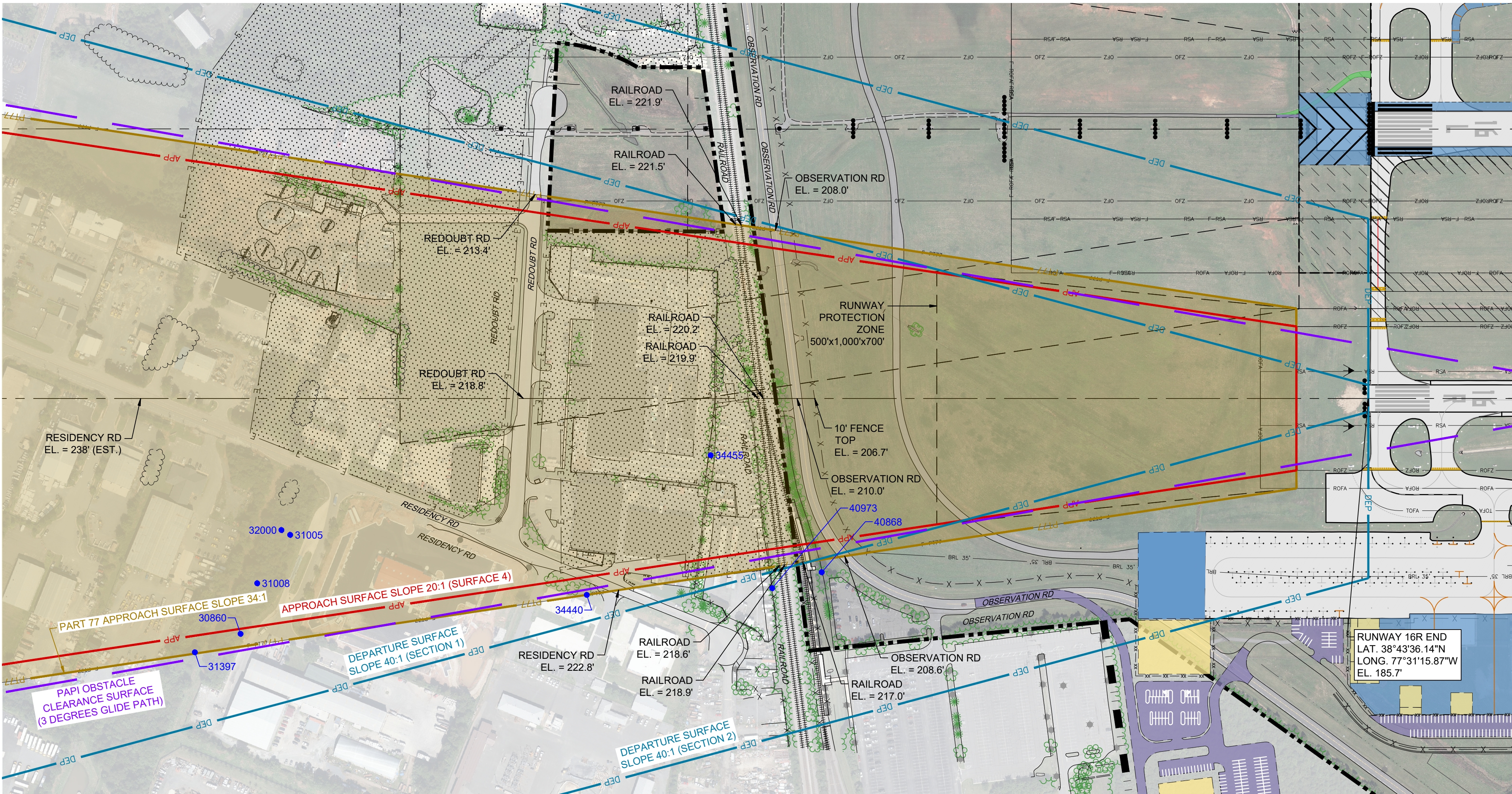
NOTES:
1. SEE SHEET 12 FOR OBSTRUCTION TABLE.



RUNWAY 16L OBSTRUCTION TABLE									
OBJECT NO.	OBJECT DESCRIPTION	ABOVE GROUND LEVEL (FT.)	OBJECT TOP ELEVATION (FT.)	CLEARANCE (+ PENETRATE) (- CLEAR)			PROPOSED DISPOSITION	PART 77 SURFACE VIOLATION	TRIGGERING EVENT
				PART 77 APPROACH SURFACE (FT.)	DEPARTURE SURFACE (FT.)	AC 13B APPROACH SURFACE (FT.)			
28539	LT_POLE	15.9	210.4	0.2	-98.9	-8.2	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
28547	LT_POLE	15.0	209.5	1.1	-105.5	-6.5	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
28548	LT_POLE	14.1	209.0	1.7	-111.7	-4.4	OBSTRUCTION LIGHT	TRANSITIONAL	1-5 YEARS
28549	LT_POLE	14.2	208.6	1.1	-118.1	-2.1	OBSTRUCTION LIGHT	TRANSITIONAL	1-5 YEARS
28555	LT_POLE	14.8	208.1	0.5	-126.0	0.9	OBSTRUCTION LIGHT	TRANSITIONAL	1-5 YEARS
28556	LT_POLE	17.5	208.0	0.3	-135.5	5.1	OBSTRUCTION LIGHT	TRANSITIONAL	1-5 YEARS
28569	TREETOP	49.2	251.8	17.8	-5.6	-1.8	TRIM/REMOVE	APPROACH	1-5 YEARS
28575	TREETOP	49.4	251.9	18.4	3.1	-1.0	TRIM/REMOVE	APPROACH	1-5 YEARS
28601	TREETOP	39.8	242.9	6.8	-16.2	-13.8	TRIM/REMOVE	APPROACH	1-5 YEARS
28644	TREETOP	71.3	276.3	3.5	-86.9	9.7	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
28725	TREETOP	42.6	247.4	4.0	-47.6	-19.0	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
28990	TREETOP	40.7	252.2	13.4	-3.3	-8.6	TRIM/REMOVE	APPROACH	1-5 YEARS
29552	TREETOP	55.6	253.6	12.5	-4.8	-10.6	TRIM/REMOVE	APPROACH	1-5 YEARS
30473	BLDG_PEAK_ELEV	18.0	244.9	0.5	-17.6	-24.1	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
30523	UTILITY_POLE	38.6	258.1	0.8	-56.3	-14.6	OBSTRUCTION LIGHT	TRANSITIONAL	1-5 YEARS
30602	UTILITY_POLE	23.6	248.0	2.4	-23.5	-22.8	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
30603	UTILITY_POLE	22.6	246.4	0.9	-29.3	-24.3	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
30607	TREETOP	28.4	248.1	5.7	-25.9	-17.9	TRIM/REMOVE	APPROACH	1-5 YEARS
30625	TREETOP	39.7	260.1	18.0	0.5	-5.5	TRIM/REMOVE	APPROACH	1-5 YEARS
30632	TREETOP	29.7	255.7	11.8	-6.2	-12.6	TRIM/REMOVE	APPROACH	1-5 YEARS
30650	UTILITY_ON_BLDG	22.1	247.7	1.9	-16.5	N/A	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
30651	LT_POLE	21.0	247.9	2.0	-16.5	-23.3	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
30652	LT_POLE	20.7	247.2	0.6	-18.0	-25.0	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
31078	TREETOP	53.5	257.0	2.3	-18.3	-27.1	TRIM/REMOVE	APPROACH	1-5 YEARS
31301	TREETOP	49.4	262.0	4.7	-16.6	-26.0	TRIM/REMOVE	APPROACH	1-5 YEARS
31559	TREETOP	48.2	270.3	14.0	-7.1	-16.2	TRIM/REMOVE	APPROACH	1-5 YEARS
31680	TREETOP	37.4	264.9	13.0	-7.0	-15.1	TRIM/REMOVE	APPROACH	1-5 YEARS
31683	TREETOP	52.4	275.6	23.9	4.1	-4.1	TRIM/REMOVE	APPROACH	1-5 YEARS
31708	TREETOP	36.9	263.7	17.0	-1.6	-8.7	TRIM/REMOVE	APPROACH	1-5 YEARS
31726	TREETOP	29.5	253.8	3.6	-15.9	-23.7	TRIM/REMOVE	APPROACH	1-5 YEARS
31736	TREETOP	47.5	270.7	23.3	4.5	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
31753	TREETOP	38.9	264.1	14.7	-4.6	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
31796	TREETOP	48.7	271.3	16.1	-4.6	-13.5	TRIM/REMOVE	APPROACH	1-5 YEARS
31801	TREETOP	32.8	257.0	2.4	-18.2	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
31973	TREETOP	54.7	276.1	16.8	-39.1	1.5	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
32847	TREETOP	44.0	269.9	18.6	-14.2	-9.2	TRIM/REMOVE	APPROACH	1-5 YEARS
34543	LT_POLE	52.6	272.2	8.7	-14.1	-24.8	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
34832	TREETOP	61.6	276.4	2.4	-23.1	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
34972	TREETOP	70.1	282.1	12.6	-11.7	-23.8	TRIM/REMOVE	APPROACH	1-5 YEARS
35006	TREETOP	78.1	290.1	17.7	-7.3	-20.0	TRIM/REMOVE	APPROACH	1-5 YEARS
36968	TREETOP	54.6	273.4	1.0	-24.1	-36.8	TRIM/REMOVE	APPROACH	1-5 YEARS
36976	TREETOP	62.7	288.6	7.2	-20.1	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
36981	TREETOP	69.9	291.3	11.4	-15.5	-29.9	TRIM/REMOVE	APPROACH	1-5 YEARS
36983	TREETOP	70.6	297.6	12.9	-15.3	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
37004	TREETOP	52.4	269.6	9.7	-12.2	-22.1	TRIM/REMOVE	APPROACH	1-5 YEARS
37006	TREETOP	48.1	264.0	1.7	-20.8	-31.3	TRIM/REMOVE	APPROACH	1-5 YEARS
37008	TREETOP	52.5	269.0	3.9	-19.4	-30.5	TRIM/REMOVE	APPROACH	1-5 YEARS
37013	TREETOP	61.2	270.5	5.8	-17.3	-28.3	TRIM/REMOVE	APPROACH	1-5 YEARS
37031 ⁽⁶⁾	TREETOP	79.3	289.3	19.0	-5.6	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
37041	TREETOP	69.5	291.9	15.0	-11.2	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
37061	TREETOP	59.8	282.4	27.9	7.3	-1.5	TRIM/REMOVE	APPROACH	1-5 YEARS
37063	TREETOP	46.5	263.4	9.6	-10.8	-19.4	TRIM/REMOVE	APPROACH	1-5 YEARS
37067	TREETOP	54.6	260.0	11.2	-15.1	-23.9	TRIM/REMOVE	APPROACH	1-5 YEARS
37084	TREETOP	56.3	251.4	13.8	-2.6	-7.6	TRIM/REMOVE	APPROACH	1-5 YEARS
37092	TREETOP	30.3	250.8	3.5	-43.6	N/A	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
37094	TREETOP	22.0	247.5	3.3	-14.8	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
37095	UTILITY_POLE	33.7	255.0	6.8	-16.1	N/A	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
37099	UTILITY_POLE	40.9	263.4	13.0	-17.0	N/A	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
37106	TREETOP	43.8	266.0	10.2	-10.7	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
37107	UTILITY_POLE	34.8	257.9	3.7	-16.7	N/A	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
37111	UTILITY_POLE	41.5	264.0	9.1	-11.6	N/A	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
37118	UTILITY_POLE	39.3	262.0	5.0	-16.2	N/A	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
37120	UTILITY_POLE	38.5	263.0	7.1	-13.9	-22.9	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
37121	UTILITY_POLE	34.9	260.0	6.2	-14.2	-22.8	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
37128	TREETOP	60.4	259.7	15.9	-2.0	-8.4	TRIM/REMOVE	APPROACH	1-5 YEARS
37150	TREETOP	38.5	247.5	9.3	-52.4	N/A	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
37153	BLDG_PEAK_ELEV	31.0	245.0	2.5	-15.1	-21.2	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
37168	TREETOP	44.2	237.6	12.3	-1.0	-3.3	TRIM/REMOVE	APPROACH	1-5 YEARS
37182	TREETOP	30.7	231.6	5.8	-7.6	-10.1	TRIM/REMOVE	APPROACH	1-5 YEARS
37183	TREETOP	40.1	238.2	8.5	-5.9	-9.2	TRIM/REMOVE	APPROACH	1-5 YEARS
37209	TREETOP	34.9	233.3	3.3	-85.2	N/A	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
37225	BLDG_PEAK_ELEV	36.8	230.0	0.4	N/A	N/A	OBSTRUCTION LIGHT	TRANSITIONAL	1-5 YEARS
37226	UTILITY_POLE	16.6	209.0	1.4	-128.6	N/A	OBSTRUCTION LIGHT	TRANSITIONAL	1-5 YEARS
37232	BLDG_PEAK_ELEV	36.2	229.0	0.5	N/A	24.0	OBSTRUCTION LIGHT	TRANSITIONAL	1-5 YEARS
37241	ROAD	15.0	206.0	0.3	N/A	N/A	NONE	TRANSITIONAL	1-5 YEARS
37244	BLDG_PEAK_ELEV	36.9	229.0	3.2	N/A	N/A	OBSTRUCTION LIGHT	TRANSITIONAL	1-5 YEARS
38131	UTILITY_ON_BLDG	25.8	253.2	2.2	-17.5	-25.4	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
38466	ROAD	15.0	209.6	1.4	-100.6	N/A	NONE	APPROACH	1-5 YEARS
38468	ROAD	15.0	207.5	2.0	-128.5	N/A	NONE	TRANSITIONAL	1-5 YEARS
38470	ROAD	15.0	206.5	0.7	-142.4	N/A	NONE	TRANSITIONAL	1-5 YEARS
39036	UTILITY_ON_BLDG	29.6	229.8	1.6	-12.4	-15.3	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS
39118	TREETOP	55.7	272.9	4.8	-19.2	-30.9	TRIM/REMOVE	APPROACH	1-5 YEARS
39216	TREETOP	51.5	252.1	11.9	-5.1	-10.7	TRIM/REMOVE	APPROACH	1-5 YEARS
39823	TREETOP	45.5	238.8	14.6	1.6	-0.4	TRIM/REMOVE	APPROACH	1-5 YEARS
47069	TREETOP	40.3	233.2	9.2	-24.1	N/A	TRIM/REMOVE	APPROACH	1-5 YEARS
47201	TREETOP	24.2	217.2	8.3	-101.2	N/A	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
47213	TREETOP	21.7	212.3	0.7	-127.0	N/A	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
47221	TREETOP	24.2	216.2	4.2	-136.9	N/A	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
47225	TREETOP	23.7	214.8	6.1	-136.2	14.4	TRIM/REMOVE	TRANSITIONAL	1-5 YEARS
47406	UTILITY_ON_BLDG	30.6	232.4	1.3	-34.5	N/A	OBSTRUCTION LIGHT	APPROACH	1-5 YEARS

1. OBSTRUCTION SURVEY COMPLETED BY MARTINEZ GEOSPATIAL SEPTEMBER 2, 2021.
2. OBJECT NO. IN **BOLD** IS HIGHEST TREETOP WITHIN 200x200' GRID STARTING FROM THE RUNWAY END.
3. NO OBSTRUCTIONS TO PAPI OBSTACLE SURFACE.
4. NO OBSTRUCTIONS TO VERTICAL GUIDANCE SURFACE.
5. ELEVATIONS IN TABLE REFLECT THE RECOMMENDED AIRSPACE CLEARANCES 23' RAILROADS | 17' HIGHWAYS | 15' PUBLIC ROADS | 10' PRIVATE ROADS.

RUNWAY 34R OBSTRUCTION TABLE															
OBJECT NO.	OBJECT DESCRIPTION	ABOVE GROUND LEVEL (FT.)	OBJECT TOP ELEVATION (FT.)	CLEARANCE (+ PENETRATE) (- CLEAR)						PROPOSED DISPOSITION		PART 77 SURFACE VIOLATION		TRIGGERING EVENT	
				PART 77 SURFACE (FT.)		DEPARTURE SURFACE (FT.)		AC 13B APPROACH SURFACE (FT.)							
				(E)	(F)	(E)	(F)	(E)	(F)	(E)	(F)	(E)	(F)	(E)	(F)
32025 ⁽⁴⁾	TREETOP	99.8	293.5	N/A	20.7	N/A	30.2	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	N/A	APPROACH	1-5 YEARS	5-10 YEARS
35782	TREETOP	76.9	282.4	7.5	21.8	17.1	29.5	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
35783	TREETOP	85.1	276.1	6.9	21.2	15.6	28.0	-57.5	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
35784	TREETOP	75.3	281.2	6.6	12.1	17.1	5.8	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	TRANSITIONAL	TRANSITIONAL	1-5 YEARS	5-10 YEARS
35789	TREETOP	77.9	285.0	10.5	15.9	23.9	-1.2	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	TRANSITIONAL	TRANSITIONAL	1-5 YEARS	5-10 YEARS
35845	TREETOP	84.6	278.8	1.8	16.1	11.7	24.1	-68.1	-43.2	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
35869	TREETOP	105.2	301.4	18.4	32.7	29.1	41.6	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
35870 ⁽⁴⁾	TREETOP	98.0	295.8	N/A	21.2	N/A	33.1	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	N/A	TRANSITIONAL	1-5 YEARS	5-10 YEARS
35873 ⁽⁴⁾	TREETOP	97.7	293.7	N/A	20.4	N/A	30.0	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	N/A	APPROACH	1-5 YEARS	5-10 YEARS
36286	TREETOP	71.1	231.3	6.7	21.1	8.8	21.3	-26.3	-1.4	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36294	TREETOP	64.6	224.2	1.0	6.4	-94.5	N/A	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	TRANSITIONAL	TRANSITIONAL	1-5 YEARS	5-10 YEARS
36300	TREETOP	83.5	296.7	1.6	7.0	N/A	N/A	63.8	N/A	TRIM/REMOVE	TRIM/REMOVE	TRANSITIONAL	TRANSITIONAL	1-5 YEARS	5-10 YEARS
36333	TREETOP	67.2	223.9	0.8	15.1	2.6	15.1	-31.3	-6.3	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36405	TREETOP	101.5	265.6	2.4	16.8	10.2	22.7	-57.8	-32.7	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36424	TREETOP	113.1	273.5	14.6	29.0	21.8	34.2	-42.5	-17.5	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36434	TREETOP	101.6	262.1	4.6	19.0	11.6	24.0	-51.5	-26.5	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36479	TREETOP	85.1	269.8	2.3	16.6	10.7	23.2	-61.0	-36.0	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36501	TREETOP	115.8	275.9	15.9	30.2	23.2	35.7	-42.1	-17.0	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36506	TREETOP	103.6	264.4	12.2	26.6	18.4	30.9	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36507	TREETOP	100.1	260.7	10.5	24.9	16.4	7.6	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36631	TREETOP	103.9	277.3	1.7	16.1	11.4	23.8	-67.1	-42.1	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
36668	TREETOP	101.2	284.7	4.3	18.6	14.7	27.1	-67.9	-42.9	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
39436	TREETOP	80.0	290.3	5.0	10.5	N/A	N/A	61.5	N/A	TRIM/REMOVE	TRIM/REMOVE	TRANSITIONAL	TRANSITIONAL	1-5 YEARS	5-10 YEARS
40286	TREETOP	96.0	285.4	2.5	16.9	13.3	25.7	-71.4	-46.4	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
40697 ⁽⁴⁾	TREETOP	124.2	292.1	N/A	14.7	N/A	24.9	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	N/A	APPROACH	1-5 YEARS	5-10 YEARS
42192	TREETOP	110.9	277.4	7.5	21.9	16.3	28.8	-57.3	-32.3	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
42687	TREETOP	75.1	280.1	6.8	12.3	-1.3	-33.5	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	TRANSITIONAL	TRANSITIONAL	1-5 YEARS	5-10 YEARS
43011	TREETOP	76.2	281.2	7.0	18.1	16.5	22.3	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	TRANSITIONAL	1-5 YEARS	5-10 YEARS
43091	TREETOP	68.3	272.8	4.3	14.6	12.9	7.8	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	TRANSITIONAL	1-5 YEARS	5-10 YEARS
43401	TREETOP	73.8	239.0	2.3	13.3	-16.9	-49.1	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	TRANSITIONAL	1-5 YEARS	5-10 YEARS
44401	TREETOP	78.2	264.8	9.4	23.7	16.0	28.5	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
44840	TREETOP	70.5	233.7	1.5	15.9	0.0	-32.2	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
44841	TREETOP	69.9	233.1	3.0	15.5	-24.5	-56.7	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	TRANSITIONAL	1-5 YEARS	5-10 YEARS
45520	TREETOP	62.8	224.1	7.3	14.1	-56.7	-89.0	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	TRANSITIONAL	1-5 YEARS	5-10 YEARS
45535	TREETOP	64.0	226.4	7.2	21.0	-36.2	-68.4	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	TRANSITIONAL	1-5 YEARS	5-10 YEARS
45574	TREETOP	73.4	229.1	7.8	22.2	9.4	7.2	-22.9	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
45591	TREETOP	97.7	232.0	7.5	21.9	9.5	-7.4	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
45616	TREETOP	72.3	232.6	8.5	22.9	10.5	23.0	-24.2	0.8	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS
46062	TREETOP	47.0	232.6	18.8	33.2	-25.0	-57.1	N/A	N/A	TRIM/REMOVE	TRIM/REMOVE	APPROACH	APPROACH	1-5 YEARS	5-10 YEARS



DESCRIPTION	EXISTING
PROPERTY LINE	---
PART 77 SURFACE	P177
APPROACH SURFACE	APP
DEPARTURE SURFACE	DEP
PAPI OBSTACLE CLEARANCE SURFACE	
VERTICAL GUIDANCE SURFACE	---
OBSTRUCTION	30000



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MANASSAS REGIONAL
AIRPORT

MANASSAS, VIRGINIA

AIRPORT
LAYOUT
PLAN

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 10/2024

REVIEWED BY: LO

DRAWN BY: TJM, BJM

DESIGNED BY: TJM, BJM

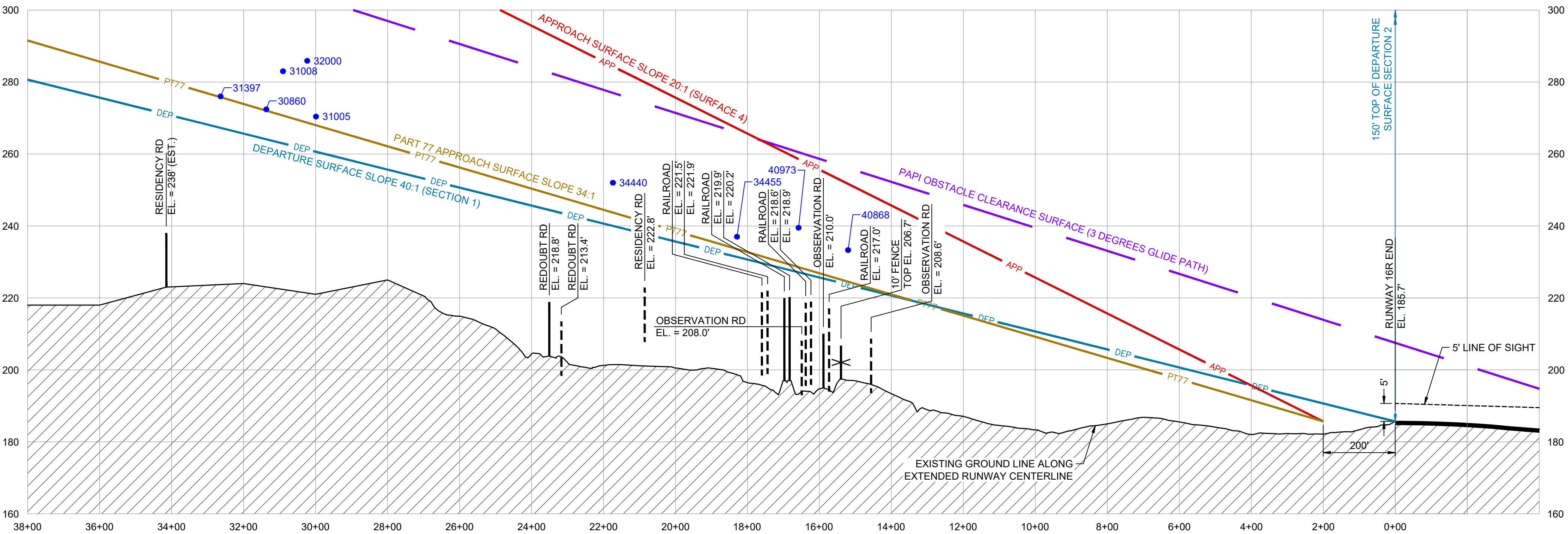
PROJECT NUMBER
1022-1886-004

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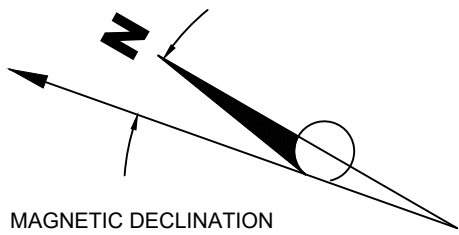
SHEET TITLE
INNER PORTION
OF THE
APPROACH
SURFACE
RUNWAY 16R

SHEET NUMBER

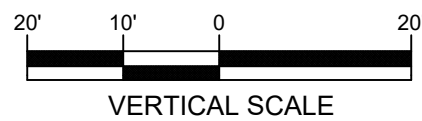
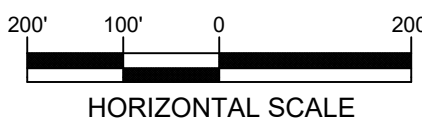
13 OF 20

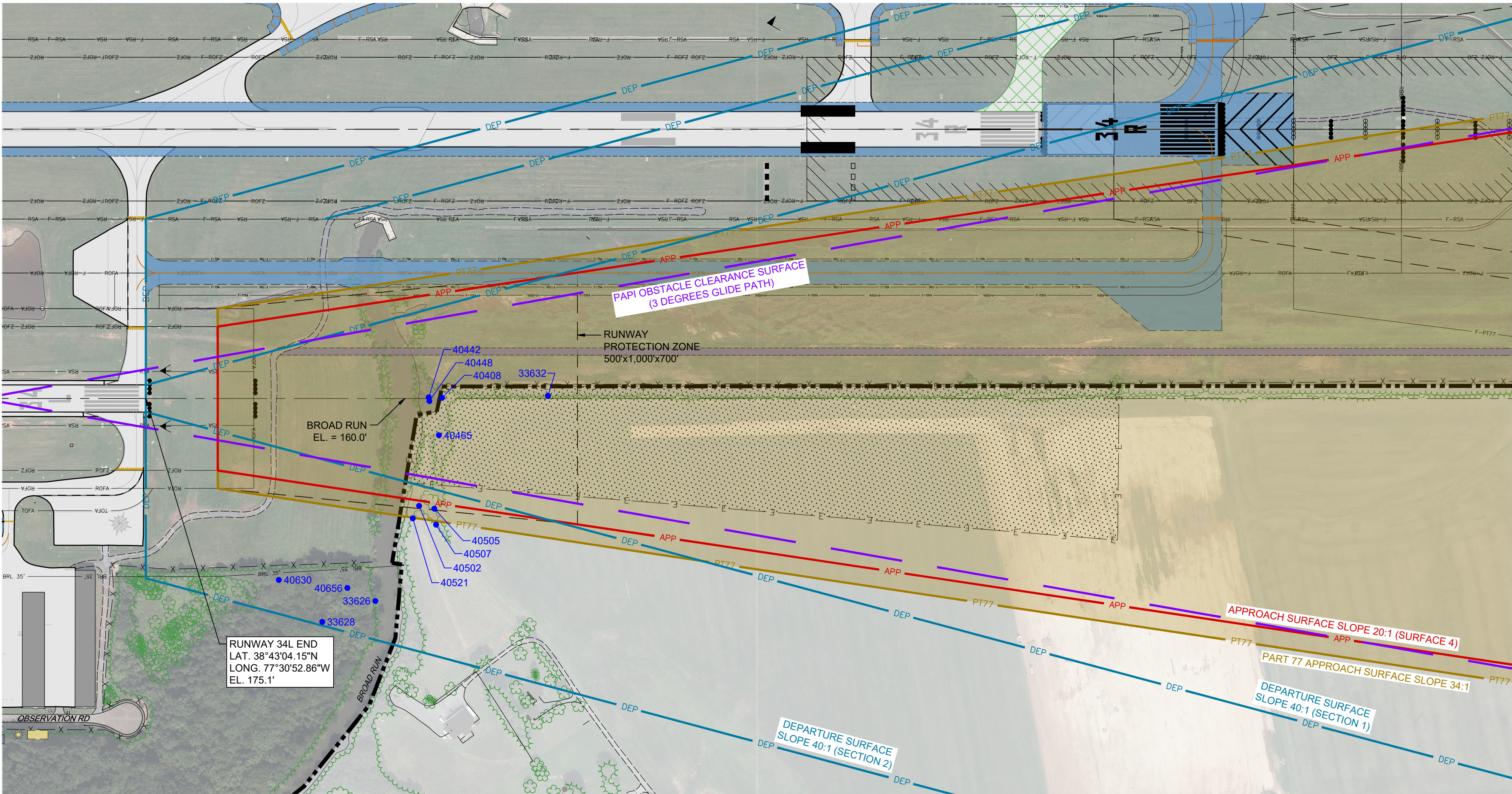


- NOTES:
- ROADWAY ELEVATIONS INCLUDE TRAVERSESEWY ADJUSTMENT (23' RAILROADS | 17' HIGHWAYS | 15' PUBLIC ROADS | 10' PRIVATE ROADS).



MAGNETIC DECLINATION
10° 27' WEST
JULY 1, 2022
ANNUAL CHANGE 0° 0' WEST





DESCRIPTION	EXISTING
PROPERTY LINE	---
PART 77 SURFACE	PT77
APPROACH SURFACE	APP
DEPARTURE SURFACE	DEP
PAPI OBSTACLE CLEARANCE SURFACE	---
VERTICAL GUIDANCE SURFACE	---
OBSTRUCTION	● 30000



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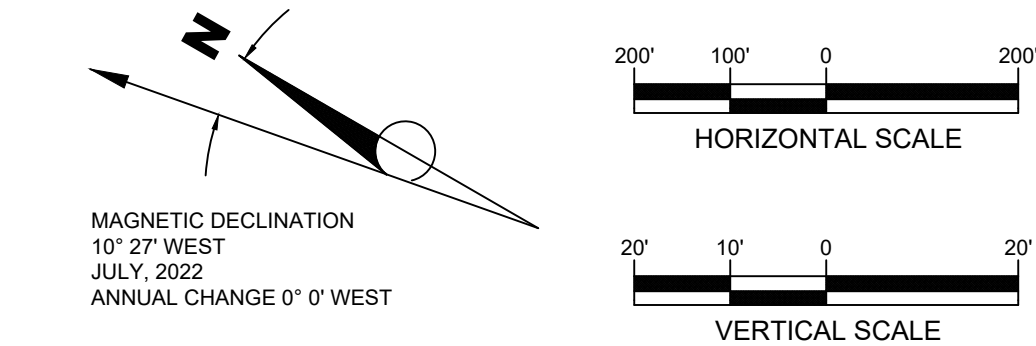
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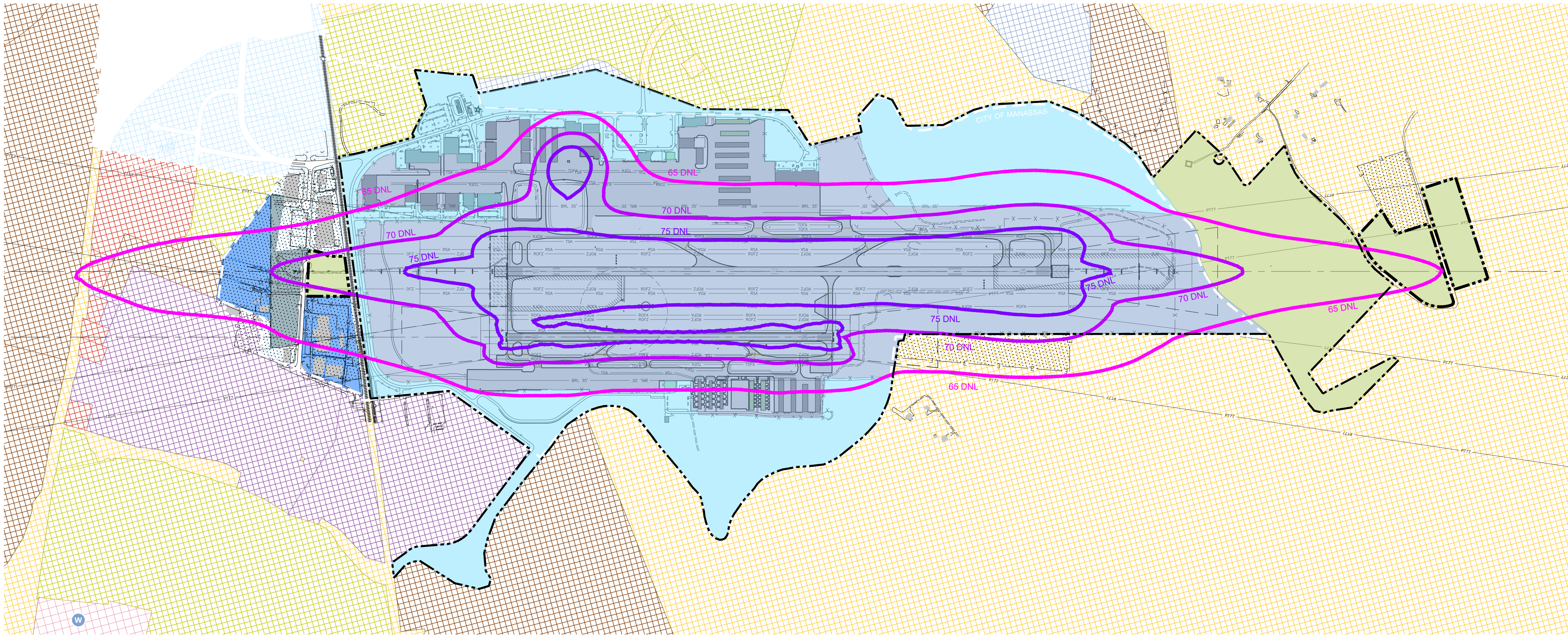
SHEET TITLE
INNER PORTION
OF THE
APPROACH
SURFACE
RUNWAY 34L

SHEET NUMBER

14 OF 20



NOTES:
1. ROADWAY ELEVATIONS INCLUDE TRAVERSESEWAY ADJUSTMENT (23' RAILROADS | 17' HIGHWAYS | 15' PUBLIC ROADS | 10' PRIVATE ROADS).



GENERAL	
PROPERTY LINE	
EASEMENT	
MUNICIPAL BOUNDARIES	

PUBLIC FACILITIES	
PLACE OF WORSHIP	

ON-AIRPORT LAND USE LEGEND	
AIRPORT OPERATIONS AREA (AOA)	
AERONAUTICAL	
NON-AERONAUTICAL	

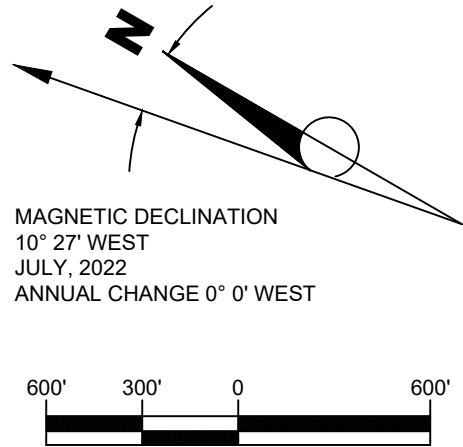
CITY OF MANASSAS OFF-AIRPORT LAND USE LEGEND	
IA: AIRPORT DISTRICT	
I1: LIGHT INDUSTRIAL DISTRICT	
I2: HEAVY INDUSTRIAL DISTRICT	

PRINCE WILLIAM COUNTY OFF-AIRPORT LAND USE LEGEND	
A-1 AGRICULTURAL	
B-1 GENERAL BUSINESS	
M-1 HEAVY INDUSTRIAL	
M-2 LIGHT INDUSTRIAL	
M/T INDUSTRIAL/TRANSPORTATION	
O(M) MID-RISE OFFICE	
PBD PLANNED BUSINESS DISTRICT	

NOISE CONTOURS	
65 DNL	
70 DNL	
75 DNL	

NOTES:
1. EXISTING NOISE CONTOUR FROM 2021 AIRPORT OPERATIONS

ZONING RESTRICTIONS
CITY OF MANASSAS, VIRGINIA, ZONING ORDINANCE ARTICLE VIII ZONING DISTRICTS, SEC.130-424. AIRPORT PROTECTION AREA RESTRICTIONS AND SEC.130-425. NOISE IMPACT AREA USE RESTRICTIONS LAST UPDATED DECEMBER 11, 2023
PRINCE WILLIAM COUNTY, VIRGINIA, ZONING ORDINANCE ARTICLE V OVERLAY DISTRICTS, SEC.32-505 AIRPORT SAFETY OVERLAY DISTRICT. LAST UPDATED AUGUST 12, 2024
SOURCE: CITY OF MANASSAS, VIRGINIA, ZONING ORDINANCE
SOURCE: PRINCE WILLIAM COUNTY, VIRGINIA, ZONING ORDINANCE



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MANASSAS REGIONAL AIRPORT
MANASSAS, VIRGINIA

AIRPORT
LAYOUT
PLAN

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

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REVIEWED BY: LO

DRAWN BY: TJM, BJM

DESIGNED BY: TJM, BJM

PROJECT NUMBER
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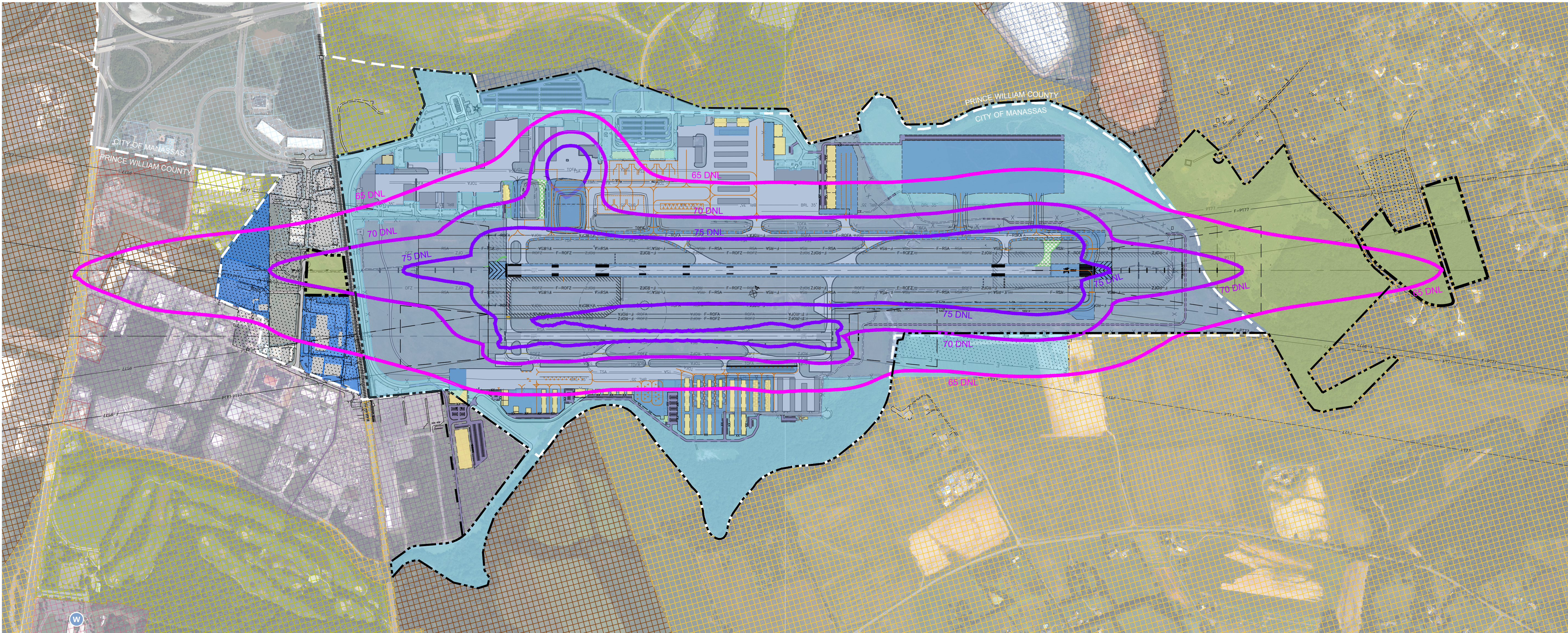
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SHEET TITLE

EXISTING
LAND USE
PLAN

SHEET NUMBER

15 OF 20



GENERAL	
PROPERTY LINE	---
EASEMENT	----
MUNICIPAL BOUNDARIES	----

PUBLIC FACILITIES	
PLACE OF WORSHIP	W

ON-AIRPORT LAND USE LEGEND	
AIRPORT OPERATIONS AREA (AOA)	
AERONAUTICAL	
NON-AERONAUTICAL	

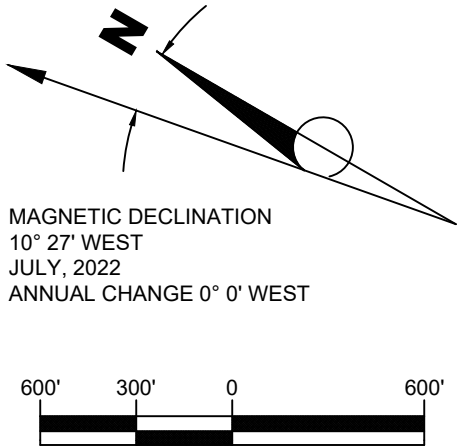
CITY OF MANASSAS OFF-AIRPORT LAND USE LEGEND	
IA: AIRPORT DISTRICT	
I1: LIGHT INDUSTRIAL DISTRICT	
I2: HEAVY INDUSTRIAL DISTRICT	

PRINCE WILLIAM COUNTY OFF-AIRPORT LAND USE LEGEND	
A-1 AGRICULTURAL	
B-1 GENERAL BUSINESS	
M-1 HEAVY INDUSTRIAL	
M-2 LIGHT INDUSTRIAL	
M/T INDUSTRIAL/TRANSPORTATION	
O(M) MID-RISE OFFICE	
PBD PLANNED BUSINESS DISTRICT	

NOISE CONTOURS	
65 DNL	
70 DNL	
75 DNL	

NOTES:
1. EXISTING NOISE CONTOUR FROM 2021 OPERATIONS

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CITY OF MANASSAS, VIRGINIA, ZONING ORDINANCE ARTICLE VIII ZONING DISTRICTS, SEC.130-424. AIRPORT PROTECTION AREA RESTRICTIONS AND SEC.130-425. NOISE IMPACT AREA USE RESTRICTIONS LAST UPDATED DECEMBER 11, 2023
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SOURCE: CITY OF MANASSAS, VIRGINIA, ZONING ORDINANCE SOURCE: PRINCE WILLIAM COUNTY, VIRGINIA, ZONING ORDINANCE



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AIRPORT
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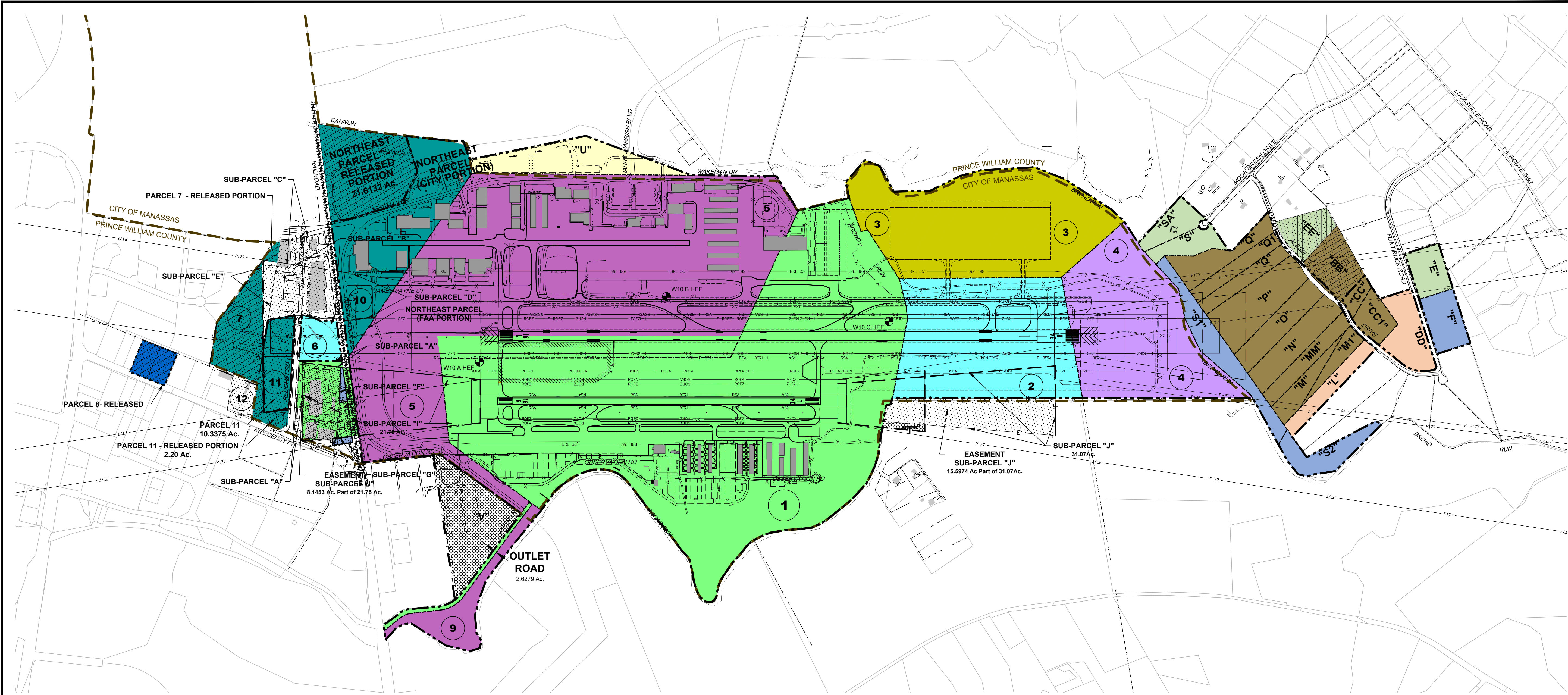
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SHEET TITLE

FUTURE
LAND USE
PLAN

SHEET NUMBER

16 OF 20



DESCRIPTION	EXISTING	FUTURE
MUNICIPAL BOUNDARY LINE		N/A
PROPERTY LINE		
EASEMENT		N/A
PARCEL LINE		N/A
RELEASED LAND		N/A
FUTURE PROPERTY ACQUISITION	N/A	
RUNWAY SAFETY AREA		
RUNWAY OBJECT FREE AREA		
RUNWAY OBSTACLE FREE ZONE		
RUNWAY PROTECTION ZONE		
TAXIWAY OBJECT FREE AREA		
BUILDING RESTRICTION LINE		
PART 77 SURFACE		
AIRFIELD PAVEMENT		
AIRFIELD PAVEMENT TO BE REMOVED	N/A	
BUILDINGS		
BUILDINGS TO BE REMOVED	N/A	
ROADWAY/PARKING		
UNPAVED ROADWAY/PARKING		N/A
FENCE		
NGS MONUMENT		N/A

SURVEY MONUMENTS					
DESIGNATION	NGS PID	PACS OR SACS	LATITUDE	LONGITUDE	ELEVATION
W10 B HEF	HV9242	SACS	38° 43' 25.25"	77° 30' 50.60"	174.8'
W10 C HEF	HV9243	SACS	38° 43' 01.80"	77° 30' 37.92"	172.9'

SOURCE: NATIONAL GEODETIC SURVEY, NAD 83 (2011), NAVD 88

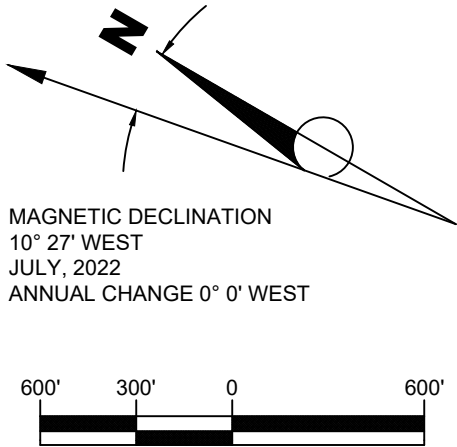
PARCEL ACQUISITION YEAR	COLOR
1963	
1973	
1982	
1983	
1984	
1985	
1994	
1996	
1997	
2000	
2002	
2017	

SPONSOR
CITY OF MANASSAS

APPROVED _____ NAME _____ DATE _____

PREPARER
RS&H

APPROVED _____ NAME _____ DATE _____



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SHEET TITLE

EXHIBIT 'A'
AIRPORT
PROPERTY
INVENTORY MAP
(1 OF 2)

SHEET NUMBER

17 OF 20

EXISTING PROPERTY OWNERSHIP									
IDENTIFICATION NO.	TAX MAP REFERENCE/GPIN	PREVIOUS OWNER	DEED BOOK / PAGE*	DATE OF DEED	AREA (ACRES)	GRANT NO.	ACQUIRED AS	TYPE OF OWNERSHIP/REMARKS	
PARCEL 1	TM 91-01-02A	R.M. & A.C. MCDANOLDS	DB. 295 PG. 172	6/28/1963	252.2551+16.1365=268.3916 AC.	F.A.A.P. 9-44-015-D301	PARCEL 1, 2	FEE	
PARCEL 2	TM 79-01-02D	BRISTOW DEVELOPMENT CORPORATION	DB. 1227 PG. 537	8/9/1983	62.8329 AC.	A.I.P. 3-51-0030-01 (1982)	PARCEL 1	FEE	
PARCEL 3	TM 79-01-02	BRISTOW DEVELOPMENT CORPORATION	DB. 1285 PG. 1045	10/5/1994	69.7072 AC.	A.I.P. 3-51-0030-02 (1983)	PARCEL 2	FEE	
PARCEL 4	TM 79-01-10	C.D. & A.A. MAYHEW	DB. 1319 PG. 1028	6/5/1985	56.0871 AC.	A.I.P. 3-51-0030-02 (1983)	PARCEL 3	FEE	
PARCEL 5	TM 91-01-02	NATIONAL CAPITAL REALY CORP.	DB. 717 PG. 593	12/10/1973	214.0650 AC.	A.D.A.P. 5-51-0030-02-74	PARCEL 5	FEE	
PARCEL 6	TM 91-01-1B1	WELGKO INVESTMENT CORP.	DB. 1207 PG. 424	3/14/1983	3.6312 AC.	A.D.A.P. 5-51-0030-08	PARCEL 5	FEE	
PARCEL 9	TM 92-01-7A	NATIONAL CAPITAL REALY CORP.	DB. 717 PG. 593	12/10/1973	11.0750 AC.	TOWN OF MANASSAS	PREVIOUSLY SHOWN PARCEL 6	FEE	
PARCEL 10	NONE (PART OF LARGER PARCEL)	M.P. POWELL, ET. AL.	DB. 1200 PG. 925	1/14/1983	0.4918 AC.	A.D.A.P. 5-51-0030-08	PARCEL 6	FEE	
PARCEL 11	TM 91-01-1C	D.L. HILTON, ET. AL.	DB. 1171 PG. 1323	2/16/1982	8.1375 AC.	A.D.A.P. 5-51-0030-08		FEE	
OUTLET ROAD	NONE	R.M. & A.C. MCDANOLDS	DB. 295 PG. 172	6/28/1963	2.6279 AC.	NON-FEDERAL / STATE		FEE	
NORTHEAST PARCEL (CITY PORTION)	TM 91-01-01	B. D. WAKEMAN, ET. AL.	DB. 1171 PG. 1420	2/17/1982	56.235 -1.6307-21.6132=32.9914 AC.	NON-FEDERAL / STATE		FEE	
NORTHEAST PARCEL (FAA PORTION)	TM 91-01-01 (PART OF)	B. D. WAKEMAN, ET. AL.	DB. 1171 PG. 1420	2/17/1982	1.6307 AC.	A.D.A.P. 5-51-0030-08	PREVIOUSLY SHOWN PARCEL 4	FEE	
PARCEL L	7694-70-4294 & 7694-61-5220 (PW CO.)	P.R. & S.R. MAY	DB. 2402 PG. 421	12/20/1996	5.2855 AC.	A.I.P. 3-51-0030-13 (1996)	PARCEL L	FEE - PART 150 NCP	
PARCEL DD	7694-80-2055 (PW CO.)	W. J. KIRSCH IV, ET. AL.	DB. 2399 PG. 597	12/10/1996	8.1701 AC.	A.I.P. 3-51-0030-13 (1996)	PARCEL DD	FEE - PART 150 NCP	
M1	7694-71-5806	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	2.6740 AC.	A.I.P. 3-51-0030-14 (1997)	M1	FEE - PART 150 NCP	(ACQUIRED TOGETHER AND AS ONE
M	7694-61-9826	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	4.6030 AC.	A.I.P. 3-51-0030-14 (1997)	M	FEE - PART 150 NCP	PARCEL NO. M)
MM	7694-71-3540	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	5.3663 AC.	A.I.P. 3-51-0030-14 (1997)	MM	FEE - PART 150 NCP	
N	7694-71-4159	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	8.9815 AC.	A.I.P. 3-51-0030-14 (1997)	N	FEE - PART 150 NCP	
O	7694-71-5387	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	7.8159 AC.	A.I.P. 3-51-0030-14 (1997)	O	FEE - PART 150 NCP	
P	7694-72-6620	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	12.6437 AC.	A.I.P. 3-51-0030-14 (1997)	P	FEE - PART 150 NCP	
Q	7694-72-7686	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	11.1779 AC.	A.I.P. 3-51-0030-14 (1997)	Q	FEE - PART 150 NCP	(ACQUIRED TOGETHER AND AS ONE
Q1	7694-72-8854	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	4.6208 AC.	A.I.P. 3-51-0030-14 (1997)	Q1	FEE - PART 150 NCP	PARCEL NO. Q)
CC	7694-81-2326	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	1.6622 AC.	A.I.P. 3-51-0030-14 (1997)	CC	FEE - PART 150 NCP	(ACQUIRED TOGETHER AND AS ONE
CC1	7694-80-1199	THE LAND FUND II LTD. PTSHP	DB. 2492 PG. 1965	10/10/1997	4.1362 AC.	A.I.P. 3-51-0030-14 (1997)	CC1	FEE - PART 150 NCP	PARCEL NO. C)
E	7694-80-8870 (PIN# 079-03-000-0000E)	H. PAUL & CAROLYN FULLEN	DB. 2968 PG. 1036	10/25/2000	5.1010 AC.	A.I.P. 3-51-0030-18 (2000)	PARCEL E	FEE - PART 150 NCP	
SA	7694-62-9342 (PIN# 079-03-000-000SA)	WILLIAM EVERETT & KAY N. SKELTON	DB. 2973 PG. 1532	11/2/2000	4.9020 AC.	A.I.P. 3-51-0030-18 (2000)	PARCEL SA	FEE - PART 150 NCP	
S	7694-73-7322	ROBERT M. & DEBORAH C. SNUGGS	DB. 2973 PG. 1529	11/2/2000	4.5246 AC.	A.I.P. 3-51-0030-18 (2000)	PARCEL S	FEE - PART 150 NCP	
F	7694-80-4323	WOOD, LILLIN M. TRUSTEE	INST. NO. 200202010014740	2/1/2002	6.1212 AC.	A.I.P. 3-51-0030-20 (2002)	PARCEL F	FEE - PART 150 NCP	
S1	7694-62-7509	HOWAR, EDMOND M. TRUSTEE	INST. NO. 200202010014927	2/1/2002	11.4953 AC.	A.I.P. 3-51-0030-20 (2002)	PARCEL S1	FEE - PART 150 NCP	
S2	7694-60-4059	WILLIAM D. WOOD, TRUSTEE	INST. NO. 200202010014743	2/1/2002	6.5507 AC.	A.I.P. 3-51-0030-20 (2002)	PARCEL S2	FEE - PART 150 NCP	
U	7695-50-4441 (PORTION)	GLEN GERY CORPORATION	INST. NO. 200712270137252	12/27/2007	16.2964 AC.		PARCEL U	FEE - ACQUIRED USING PARCEL 7 PROCEEDS	
TOTAL FEE OWNERSHIP AREA = 863.7976 ACRES ±									

* INSTRUMENT NUMBERS HAVE REPLACED DEED BOOK AND PAGE METHOD OF RECORDING PROPERTY TRANSACTIONS. PARCELS "T", "S1" AND "S2" ARE RECORDED AS INSTRUMENT NUMBER INSTEAD OF DEED BOOK AND PAGE.

RELEASED PROPERTY									
IDENTIFICATION NO.	TAX MAP REFERENCE/GPIN	PREVIOUSLY KNOWN PARCEL DESIGNATION	DEED BOOK / PAGE*	DATE OF DEED	AREA (ACRES)	GRANT NO.	ACQUIRED AS	PURPOSE OF RELEASE	GRANTED
PARCEL 7 - RELEASED PORTION	TM 91-01-1D	PARCEL 7	DB. 1171 PG. 346	2/5/1982	0.7739 AC. (RELEASED)	A.D.A.P. 3-51-0030-08 (RELEASED)	PARCEL 1	MAY 23, 1997-CONDITIONAL RELEASE FROM FAA ENCUMBRANCES	
PARCEL 7 - 2ND RELEASED PORTION	091-01-00-1DB	PARCEL 7	INST. NO. 201501270006438	1/16/2015	7.0807 AC. (RELEASED)	A.D.A.P. 3-51-0030-08 (RELEASED)	PARCEL 7	RELEASED, EASEMENT RETAINED	
PARCEL 7	091-01-00-1DC	PARCEL 7	INST. NO. 202208030057890	8/3/2022	5.3200 AC. (RELEASED)	A.D.A.P. 3-51-0030-08 (RELEASED)	PARCEL 7	RELEASED, EASEMENT RETAINED	MANASSAS CITY INVEST LLC.
PARCEL 8 - RELEASED PORTION	TM 92-01-55D, TM 92-01-55K	PARCEL 8	DB. 2203 PG. 54	11/29/1995	4.0000 AC. (RELEASED)	A.I.P. 3-51-0030-12 (1993) (RELEASED)	PARCEL 8	AUGUST 1, 1997-CONDITIONAL RELEASE FROM FAA ENCUMBRANCES	BERTRAND GLENN B & ALICE SURV
PARCEL 11 - RELEASED PORTION	TM 91-01-1C	PARCEL 11	DB. 1171 PG. 1323	2/16/1982	2.2000 AC. (RELEASED)	A.D.A.P. 5-51-0030-08 (RELEASED)	PARCEL 11	MARCH 15, 1999-CONDITIONAL RELEASE FROM FAA ENCUMBRANCES	
NORTHEAST PARCEL - RELEASED PORTION	091-01-0001A	NORTHEAST PARCEL (CITY PORTION)	DB. 1171 PG 1420	12/27/2023	21.6132 AC. (RELEASED)	NON-FEDERAL / STATE	NORTHEAST PARCEL	RELEASED, EASEMENT RETAINED	AMAZON DATA SERVICE
BB RELEASED	7694-81-3968	BB	DB. 2492 PG. 1965	1/21/1999	6.4302 AC. (RELEASED)	A.I.P. 3-51-0030-14 (1997)	PARCEL BB	RELEASED	UZZLE JAMES H & MARILYN K SURV

EXISTING EASEMENT ACQUISITIONS							
IDENTIFICATION NO.	DESCRIPTION	PREVIOUS OWNER	DEED BOOK / PAGE	DATE RECORDED	AREA (ACRES)	GRANT NO.	TYPE OF OWNERSHIP
SUB-PARCEL "A"	50:1 RWY 16L CLEAR ZONE	WELGKO INVESTMENT CORP.	D.B. 1207 PG. 432	3/18/1983	6.9743 AC.	A.D.A.P. 5-51-0030-08	
SUB-PARCEL "B"	50:1 RWY 16L CLEAR ZONE	M.P. POWELL, ET. AL.	D.B. 1200 PG. 925	1/14/1983	9.3150 AC.	A.D.A.P. 5-51-0030-08	
SUB-PARCEL "C"	7:1 TRANSITION SURFACE RWY 16L	M.P. POWELL, ET. AL.	D.B. 1200 PG. 925	1/14/1983	4.3182 AC.	A.D.A.P. 5-51-0030-08	
SUB-PARCEL "D"	50:1 RWY 16L CLEAR ZONE	B.D. WAKEMAN, ET. AL.	D.B. 1171 PG. 1420	2/17/1982	6.0759 AC.	A.D.A.P. 5-51-0030-08	
SUB-PARCEL "E"	50:1 RWY 16L CLEAR ZONE	MANASSAS ASSOCIATES I	D.B. 1171 PG. 337	2/5/1982	1.8382 AC.	A.D.A.P. 5-51-0030-08	
SUB-PARCEL "F"	50:1 RWY 16L CLEAR ZONE	C.D. & A.A. MAYHEW	D.B. 1171 PG. 1769	2/19/1982	0.3091 AC.	A.D.A.P. 5-51-0030-08	
SUB-PARCEL "G"	34:1 RWY 16R CLEAR ZONE	C.D. & A.A. MAYHEW	D.B. 1171 PG. 1769	2/19/1982	0.5376 AC.	A.D.A.P. 5-51-0030-08	
SUB-PARCEL "I"	40:1 RWY 16R CLEAR ZONE	MAY L. & ROBERT SMITH	D.B. 309 PG. 19	12/5/1963	1.2874 AC.	F.A.A.P. 9-44-015-D301 PREVIOUSLY SHOWN PARCEL 3	
		ELMER P. & KATIE HURST	D.B. 309 PG. 23	12/5/1963	+6.8579 AC. = 8.1453 AC.	F.A.A.P. 9-44-015-D301 PREVIOUSLY SHOWN PARCEL 3	
SUB-PARCEL "J"	40:1 RWY 34L CLEAR ZONE	P.L. SWEENEY, ET. AL.	D.B. 309 PG. 8	12/5/1963	15.5974 AC.	F.A.A.P. 9-44-015-D301 PREVIOUSLY SHOWN PARCEL 3	
PARCEL 7 2ND RELEASED PORTION	50:1 RWY 16L CLEAR ZONE	CITY OF MANASSAS	INST. NO. 201501270006438	1/16/2015	7.0807 AC.	A.D.A.P. 5-51-0030-08	RELEASED, AVIGATION EASEMENT RETAINED
PARCEL 11 (PORTION)	50:1 RWY 16R AND 16L CLEAR ZONE	D.L. HILTON, ET. AL.	D.B. 1171 PG. 1323	2/16/1982	2.2000 AC.	A.D.A.P. 5-51-0030-08	
PARCEL 12	50:1 RWY 16R AND 16L CLEAR ZONE	JOSE P. MORIAS & JOSEPHINA MORIAS	D.B. 2757 PG. 1284	6/17/1999	1.2910 AC.	N/A	
PARCEL "EE"	34:1 RWY 34R CLEAR ZONE	CLAUDE T. COMPTON, TRUSTEE	D.B. 2844 PG. 188	1/3/2000	9.7225 AC.	N/A	
TOTAL EASEMENT AREA = 72.1178 ACRES ±							

PARCEL NO.	TAX MAP REFERENCE/GPIN	CURRENT OWNER	DEED BOOK / PAGE	DATE TO BE ACQUIRED	AREA	GRANT NO.	TYPE OF OWNERSHIP	REASON
T	7694-24-6033	BRISTOW BROADRUN LLC		PENDING FUNDS	0.8130 AC.	TO BE DETERMINED	FEE	RWY 34L RPZ
V	7694-08-8382	VIRGINIA RAILWAY EXPRESS		PENDING FUNDS	11.3487 AC.	TO BE DETERMINED	FEE	AAM/ AERONAUTICAL DEVELOPMENT

SPONSOR
CITY OF MANASSAS

APPROVED _____ NAME _____ DATE _____

PREPARER



APPROVED _____ NAME _____ DATE _____



Reynolds,Smith and Hills Inc.

2600 Park Tower Dr, Suite 101
Vienna, Virginia 22180

703-549-2472

www.rsandh.com

Virgina Registration Nos. 0407-003171 * 0411-00438



MANASSAS REGIONAL
AIRPORT

MANASSAS, VIRGINIA

AIRPORT
LAYOUT
PLAN

CONSULTANTS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 10/2024

REVIEWED BY: LO

DRAWN BY: TJM, BJM

DESIGNED BY: TJM, BJM

PROJECT NUMBER

1022-1886-004

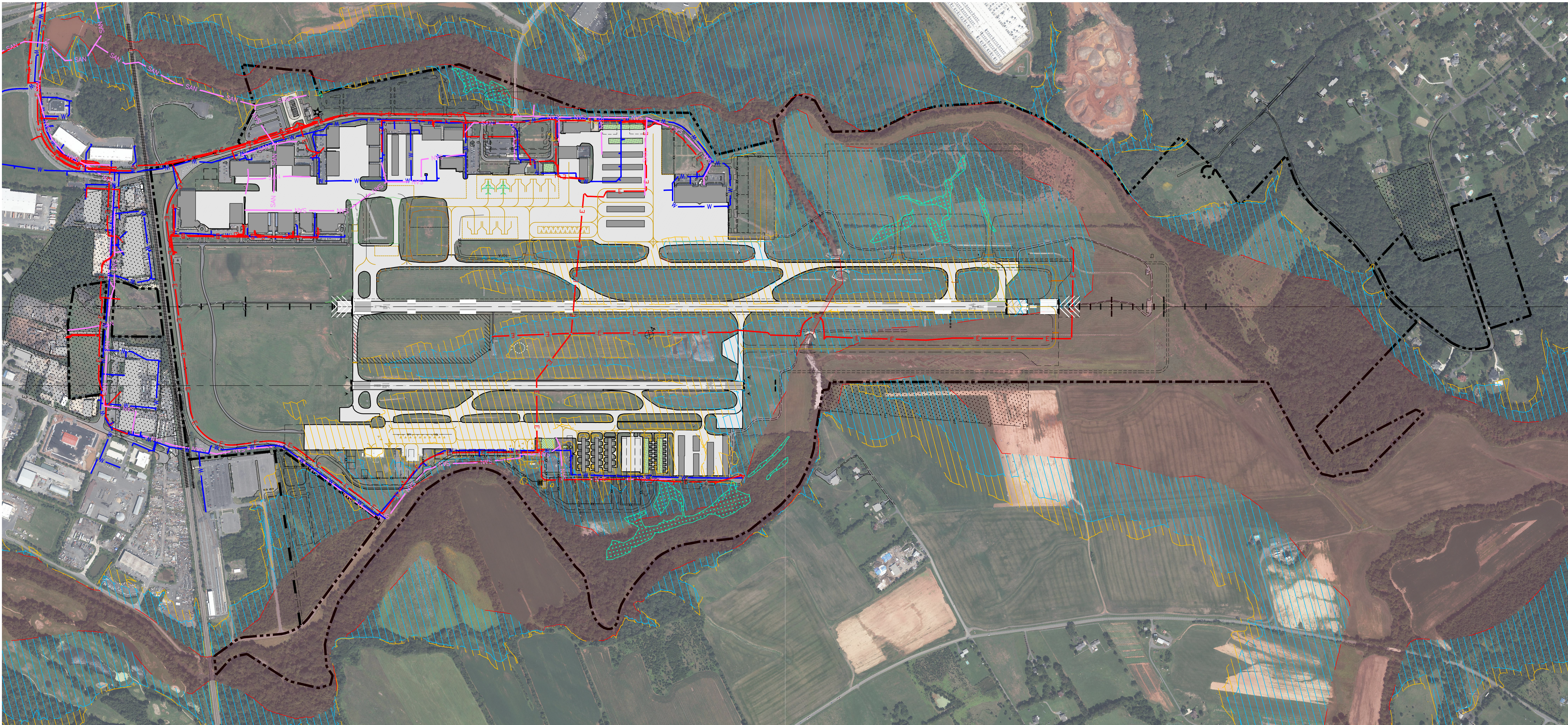
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SHEET TITLE

EXHIBIT 'A'
AIRPORT
PROPERTY
INVENTORY MAP
(2 OF 2)

SHEET NUMBER

18 OF 20



GENERAL

EXISTING PROPERTY LINE

EASEMENT

ENVIRONMENTAL LEGEND

WETLAND

EFFECTIVE FLOODWAY

EFFECTIVE 100-YEAR FLOODPLAIN

EFFECTIVE 500-YEAR FLOODPLAIN

UTILITIES LEGEND

COMMUNICATION

ELECTRICAL

GAS

SANITARY

WATER

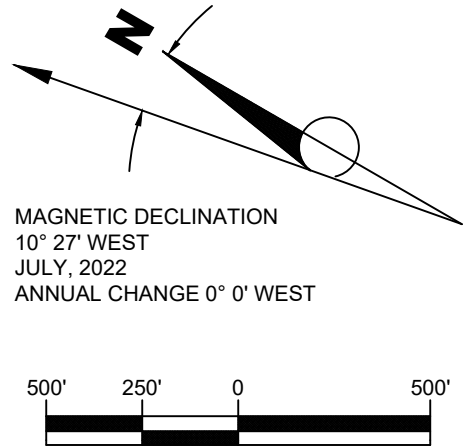
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SAW

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Reynolds,Smith and Hills Inc.

2600 Park Tower Dr, Suite 101
Vienna, Virginia 22180
703-549-2472
www.rsandh.com
Virgina Registration Nos. 0407-003171 * 0411-00438



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REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 10/2024

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DRAWN BY: TJM, BJM

DESIGNED BY: TJM, BJM

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SHEET TITLE

ENVIRONMENTAL
AND UTILITY
CONSIDERATIONS

SHEET NUMBER

19 OF 20

