



3.82 ACRES LAND PARCEL FOR SALE

SITE

AVAILABILITY:

3.82 Acres
\$2,000,000

PROPERTY FEATURES:

- Conveniently located between Sudley Road and Prince William Parkway, just south of Balls Ford Road, 2 miles from Route 66
- 1/4 Mile from NOVEC Power Sub-Station
- Site Plan Approved
- Zoning: M-2, Light Industrial with limited outside storage

CHASE STEWART

cstewart@klnb.com | 703-268-2732

TYLER CUMBERLAND

tcumberland@klnb.com | 703-268-2720

RYAN GOELLER, CCIM

rgoeller@klnb.com | 703-268-2731

JEFF TARAE

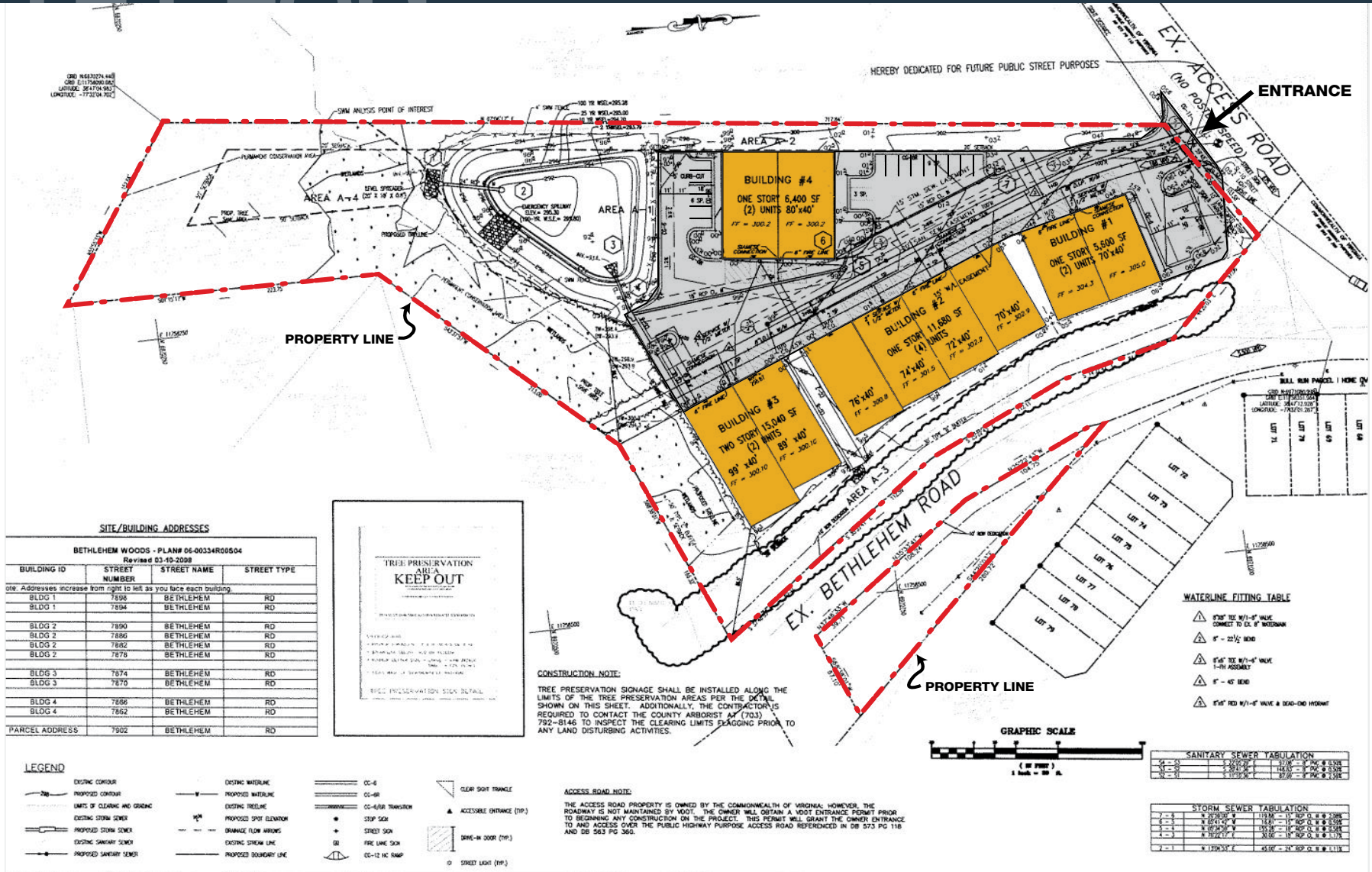
jtarae@klnb.com | 703-268-2741

klnb.com

SITE PLAN

7902 BETHLEHEM ROAD

MANASSAS, VA 20109, PRINCE WILLIAM COUNTY



GRID 1652074 440
GRID 11173800 542
LATITUDE: 38.4704 943
LONGITUDE: -77.2074 952

PROPERTY LINE

HEREBY DEDICATED FOR FUTURE PUBLIC STREET PURPOSES

ENTRANCE

SITE/BUILDING ADDRESSES

BETHLEHEM WOODS - PLAN# 06-00334R00504
Revised 03-10-2008

BUILDING ID	STREET NUMBER	STREET NAME	STREET TYPE
Note: Addresses increase from right to left as you face each building.			
BLDG 1	7898	BETHLEHEM	RD
BLDG 1	7894	BETHLEHEM	RD
BLDG 2	7890	BETHLEHEM	RD
BLDG 2	7886	BETHLEHEM	RD
BLDG 2	7878	BETHLEHEM	RD
BLDG 3	7874	BETHLEHEM	RD
BLDG 3	7876	BETHLEHEM	RD
BLDG 4	7866	BETHLEHEM	RD
BLDG 4	7862	BETHLEHEM	RD
PARCEL ADDRESS	7902	BETHLEHEM	RD

TREE PRESERVATION
KEEP OUT

PROTECT THE INVESTMENT YOU'VE MADE

CONSTRUCTION NOTE:
TREE PRESERVATION SIGNAGE SHALL BE INSTALLED ALONG THE LIMITS OF THE TREE PRESERVATION AREAS PER THE DETAIL SHOWN ON THIS SHEET. ADDITIONALLY, THE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY ARBORIST AT (703) 792-8146 TO INSPECT THE CLEARING LIMITS FLAGGING PRIOR TO ANY LAND DISTURBING ACTIVITIES.

CONSTRUCTION NOTE:

TREE PRESERVATION SIGNAGE SHALL BE INSTALLED ALONG THE LIMITS OF THE TREE PRESERVATION AREAS PER THE DETAIL SHOWN ON THIS SHEET. ADDITIONALLY, THE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY ARBORIST AT (703) 792-8146 TO INSPECT THE CLEARING LIMITS FLAGGING PRIOR TO ANY LAND DISTURBING ACTIVITIES.

WATERLINE FITTING TABLE

△	3" x 10' HD W/1"-4" VALVE	CONNECT TO EX. W/ WATERMAN
△	8" - 22 1/2' HD	
△	8" x 10' HD W/1"-4" VALVE	W/IN ASSEMBLY
△	8" - 45' HD	
△	8" x 10' HD W/1"-4" VALVE & 300'-00' HD	HD

GRAPHIC SCALE



SANITARY SEWER TABULATION

LINE NO.	START STATION	END STATION	DIAMETER	DEPTH	LENGTH
1	0+00	0+10	12"	4'	10'
2	0+10	0+20	12"	4'	10'
3	0+20	0+30	12"	4'	10'
4	0+30	0+40	12"	4'	10'
5	0+40	0+50	12"	4'	10'
6	0+50	0+60	12"	4'	10'
7	0+60	0+70	12"	4'	10'
8	0+70	0+80	12"	4'	10'
9	0+80	0+90	12"	4'	10'
10	0+90	1+00	12"	4'	10'

STORM SEWER TABULATION

LINE NO.	START STATION	END STATION	DIAMETER	DEPTH	LENGTH
1	0+00	0+10	18"	4'	10'
2	0+10	0+20	18"	4'	10'
3	0+20	0+30	18"	4'	10'
4	0+30	0+40	18"	4'	10'
5	0+40	0+50	18"	4'	10'
6	0+50	0+60	18"	4'	10'
7	0+60	0+70	18"	4'	10'
8	0+70	0+80	18"	4'	10'
9	0+80	0+90	18"	4'	10'
10	0+90	1+00	18"	4'	10'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- UNITS OF CLEARING AND GRADING
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING TREELINE
- PROPOSED SPOT ELEVATION
- DRAINAGE FLOW ARROWS
- EXISTING SHOW LINE
- PROPOSED BOUNDARY LINE
- CC-6
- CC-4R
- CC-4/R TRANSITION
- STOP SIGN
- STREET SIGN
- FRONT YARD SIGN
- CC-12 1/2 RAMP
- CLEAR SIGN TRIANGLE
- ACCESSIBLE ENTRANCE (TIP)
- BIKE-R SIGN (TIP)
- STREET LIGHT (TIP)

ACCESS ROAD NOTE:

THE ACCESS ROAD PROPERTY IS OWNED BY THE COMMONWEALTH OF VIRGINIA; HOWEVER, THE ROADWAY IS NOT MAINTAINED BY VDOT. THE OWNER WILL OBTAIN A VDOT ENTRANCE PERMIT PRIOR TO BEGINNING ANY CONSTRUCTION ON THE PROJECT. THIS PERMIT WILL GRANT THE OWNER ENTRANCE TO AND ACCESS OVER THE PUBLIC HIGHWAY PURPOSE ACCESS ROAD REFERENCED IN DB 573 PG 118 AND DB 563 PG 360.

[CLICK TO VIEW PROPERTY WEBSITE](#)



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

8065 Leesburg Pike, Suite 700
Vienna, VA 22182