



## Bowling Green Commercial Center

\* Bowling Green, VA

**Location:**

**Suitable for Construction:**

**Site Sub-dividable:**

**Largest Contiguous Parcel:**

**Zoning:**

**Structures:**

**Industrial Park:**

**Range of Site Sizes:**

**Comprehensive Plan:**

**Ground Cover:**

**Environmental Audit:**

**Watershed Survey:**

**Soil Borings:**

**100 Year Flood Plain:**

**Electric Power:** Rappahannock Electric Co - Op

**Distance to Distribution Line:**

**Voltage of Distribution Line:**

**Natural Gas Supplier:**

**Gas On Site:**

**Distance from Site:**

**Line Size:**

**Pressure:**

**Telecommunications Supplier:**

**Fiber Optics On Site:**

**Distance from Fiber Optic Line:**

**ISDN Available:**

**Distance to Nearest Commercial Airport:**

35 Mls., Richmond International

**Distance to Nearest General**

**Aviation Airport:** 18 Mls., Hanover Airport,  
(4,660 ft.)

**Reagan Washington National:** 65 Miles

**Dulles International:** 60 Miles

**Water Service Provider:**

**Public Water:**

**Distance from Site:**

**Line Size:**

**Wells On Site:**

**Well Capacity:**

**Treatment Facility:**

**Treatment Capacity:**

**Available Treatment Capacity:**

**Current Storage:**

**Available Capacity to Site:**

**Pressure at Hydrant, Static:**

**Surface Water on Site:**

**Source of Surface Water:**

**Waste Water Treatment Provider:**

**Public Sewer:**

**Sewer Distance from Site:**

**Line Size:**

**Septic System Practical:**

**Treatment Facility:**

**Total Treatment Capacity:**

**Available Treatment Capacity:**

**Available Capacity to Site:**

**Receiving Stream:**

**Rail Road Services:**

**Name of Service:**

**Distance from Site:**

**Can Rail Siding be Installed:**

**Highway Distance to Nearest Interchange:**

**Interstate Name:** I - 95

**Name of Interchange:**

**Distance to Nearest 4 Lane Arterial:**

**Route:**

**Name of Arterial:**

**Highway Serving Site:**

**Contact:** Wendy Surma or Doreen Phillips of Phillips Home Selling Team

**Address** 10685 Spotsylvania Avenue  
Fredericksburg, VA 22408

**Office** 540-834-4499

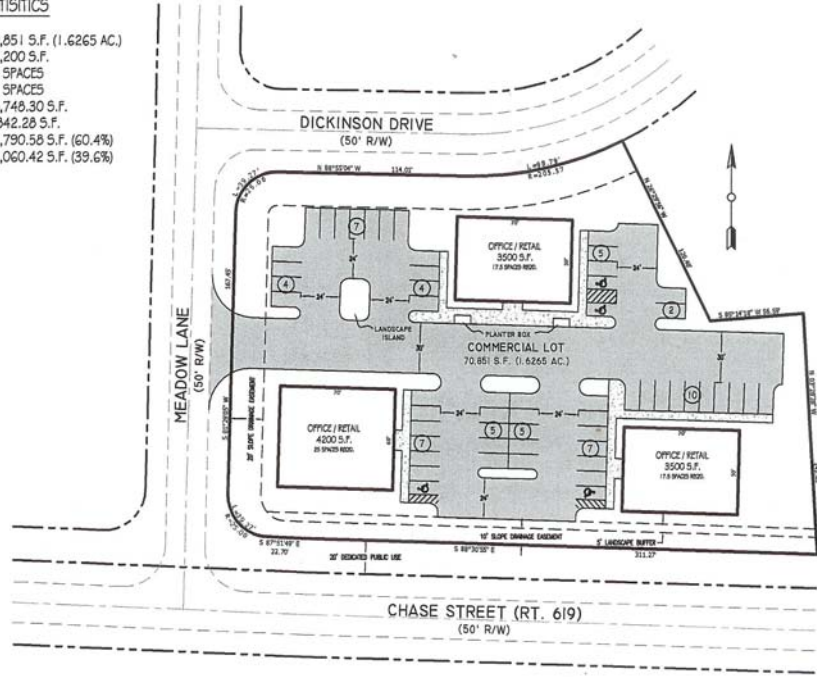
**Fax** 540-842-5415

[www.fredareahomes.com](http://www.fredareahomes.com)

# BOWLING GREEN COMMERCIAL CENTER

## SITE STATISTICS

SITE AREA:	70,851 S.F. (1.6265 AC.)
STRUCTURES:	11,200 S.F.
PARKING REQ'D:	56 SPACES
PARKING PROVIDED:	56 SPACES
ASPHALT:	28,748.30 S.F.
CONCRETE:	2,842.28 S.F.
PERVIOUS AREA:	42,790.58 S.F. (60.4%)
PEN SPACE:	26,060.42 S.F. (39.6%)



SCALE: 1" = 60'

