

# MAJOR SITE PLAN AMENDMENT

# LIBERTY CENTER (FOUNDERS SQUARE)

## 4040 WILSON BLVD SITE PLAN #413 ARLINGTON, VIRGINIA

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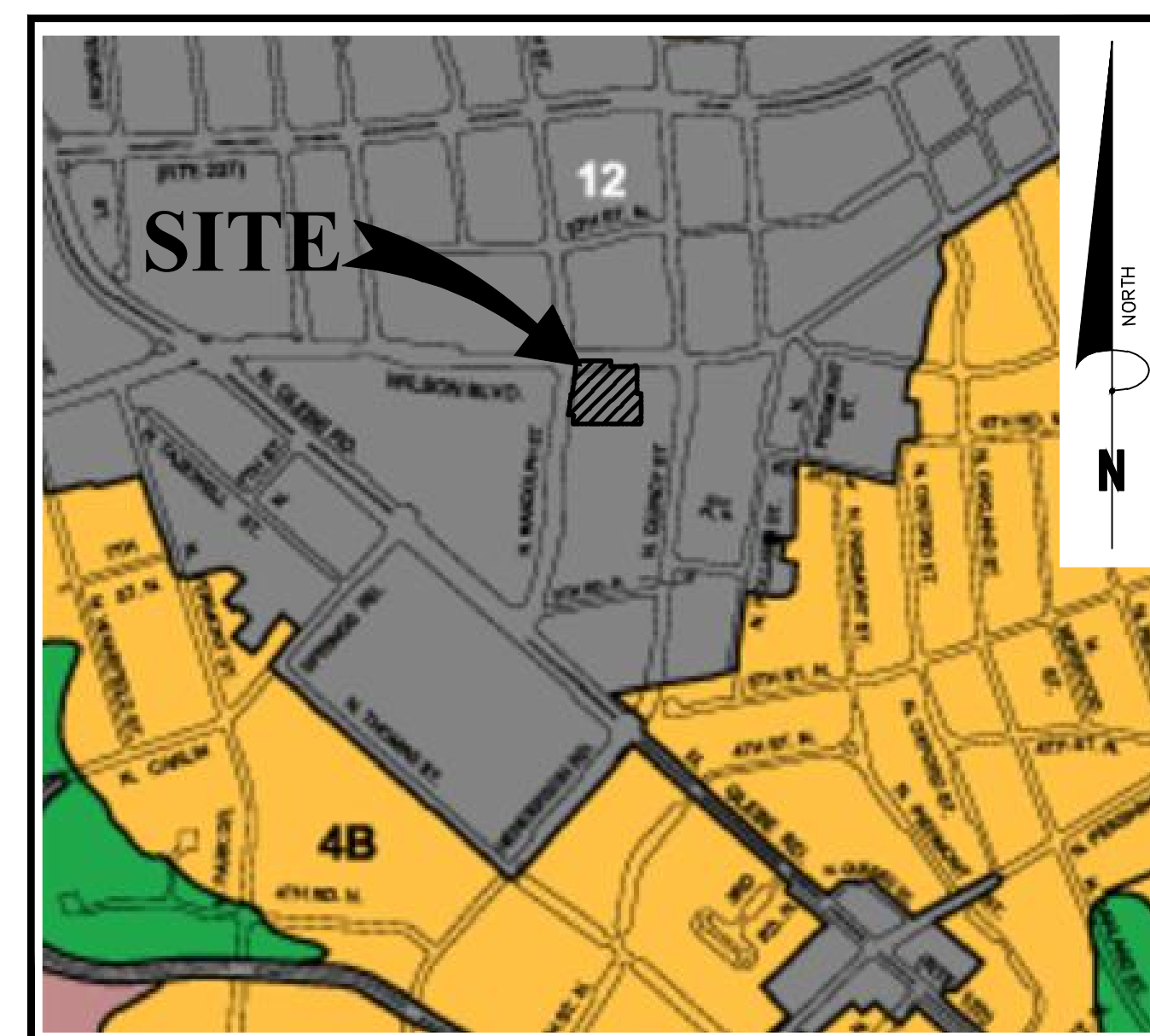
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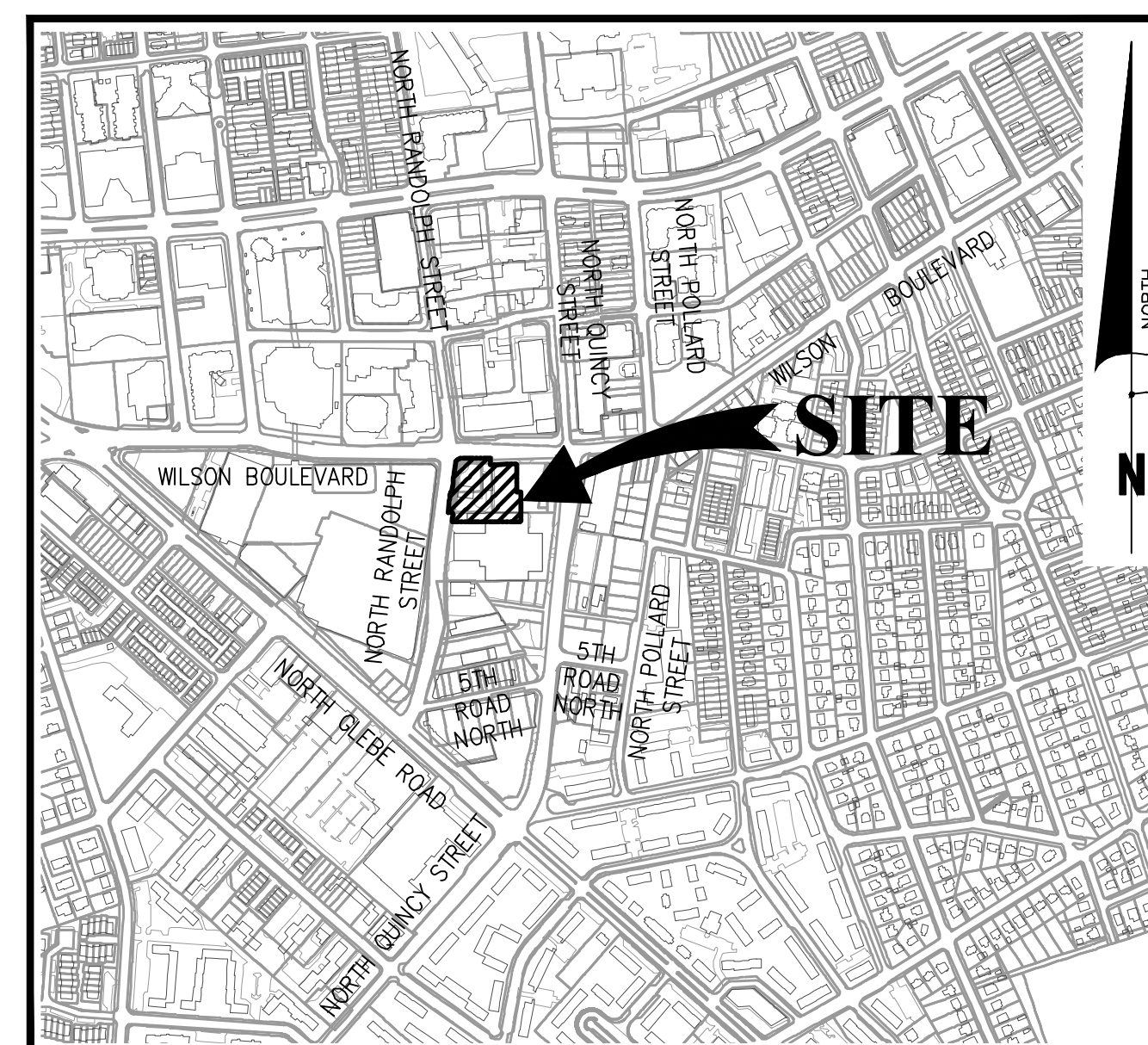
### SOIL MAP

SCALE: 1" = 600'



### VICINITY MAP

SCALE: 1" = 600'



#### KEY:

**12** Urban land-Udorthents complex, 2 to 15 percent slopes. This mapping unit consists of areas where more than 85 percent of the surface is Urban land, covered by buildings, asphalt, concrete, or other impervious materials. The other 15 percent consists of areas of deep or very deep, nearly level to moderately sloping, well drained soils. The Urban land and Udorthents are so intermingled it was not practical to map them separately. This complex occurs throughout the survey area but is largely located in the Rosslyn-Balston and Crystal City areas. This unit is about 85 percent Urban land, 10 percent Udorthents, and 5 percent other soils.

the Udorthents consist of material that has been graded, cut, filled or otherwise disturbed during urbanization. the disturbed material is loamy and generally reflects the soils in the adjacent areas.

included in this mapping unit are the small areas of soils that have not been disturbed. also included are moderately steep and steep slopes.

It is not practical to examine nor attempt to identify the soil or soil-like material of this unit.

#### CIVIL ENGINEERS

**BOWMAN CONSULTING GROUP, LTD.**  
14020 THUNDERBOLT PLACE, SUITE 300  
CHANTILLY, VA 20151  
(703) 464-1000  
ATTN: SCOTT DELGADO, P.E.

#### LANDSCAPE ARCHITECT

**STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.**  
6416 GROVEDALE DRIVE, SUITE 100-A  
ALEXANDRIA, VA 22310  
(703) 719-6500  
ATTN: EVAN TIMMS

#### OWNER / DEVELOPER

**ASHTON PARK ASSOCIATES IV LLC  
C/O THE SHOOSHAN COMPANY**  
4075 WILSON BOULEVARD, SUITE 440  
ARLINGTON, VA 22203  
(703) 527-8600  
ATTN: P. BRIAN SCULL

#### ARCHITECTS

**RTKL**  
2101 L STREET, NW, SUITE 200  
WASHINGTON, DC 20037  
(202) 833-4400  
ATTN: JOHN BECKER

#### ATTORNEY

**BEAN, KINNEY & KORMAN**  
2300 WILSON BOULEVARD, 7TH FLOOR  
ARLINGTON, VA 22201  
(703) 525-4000  
ATTN: MATTHEW ROBERTS

#### MECHANICAL / ELECTRIC / PLUMBING

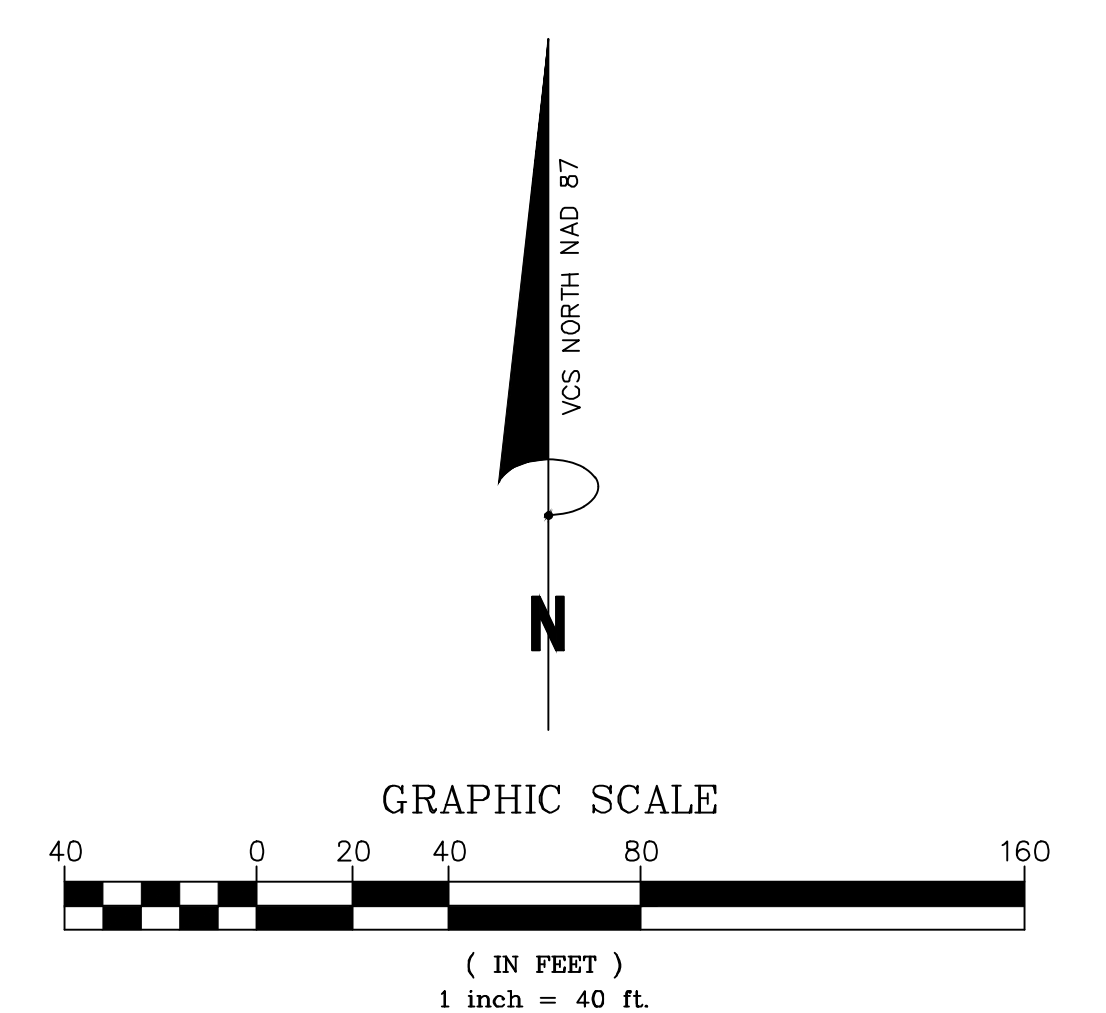
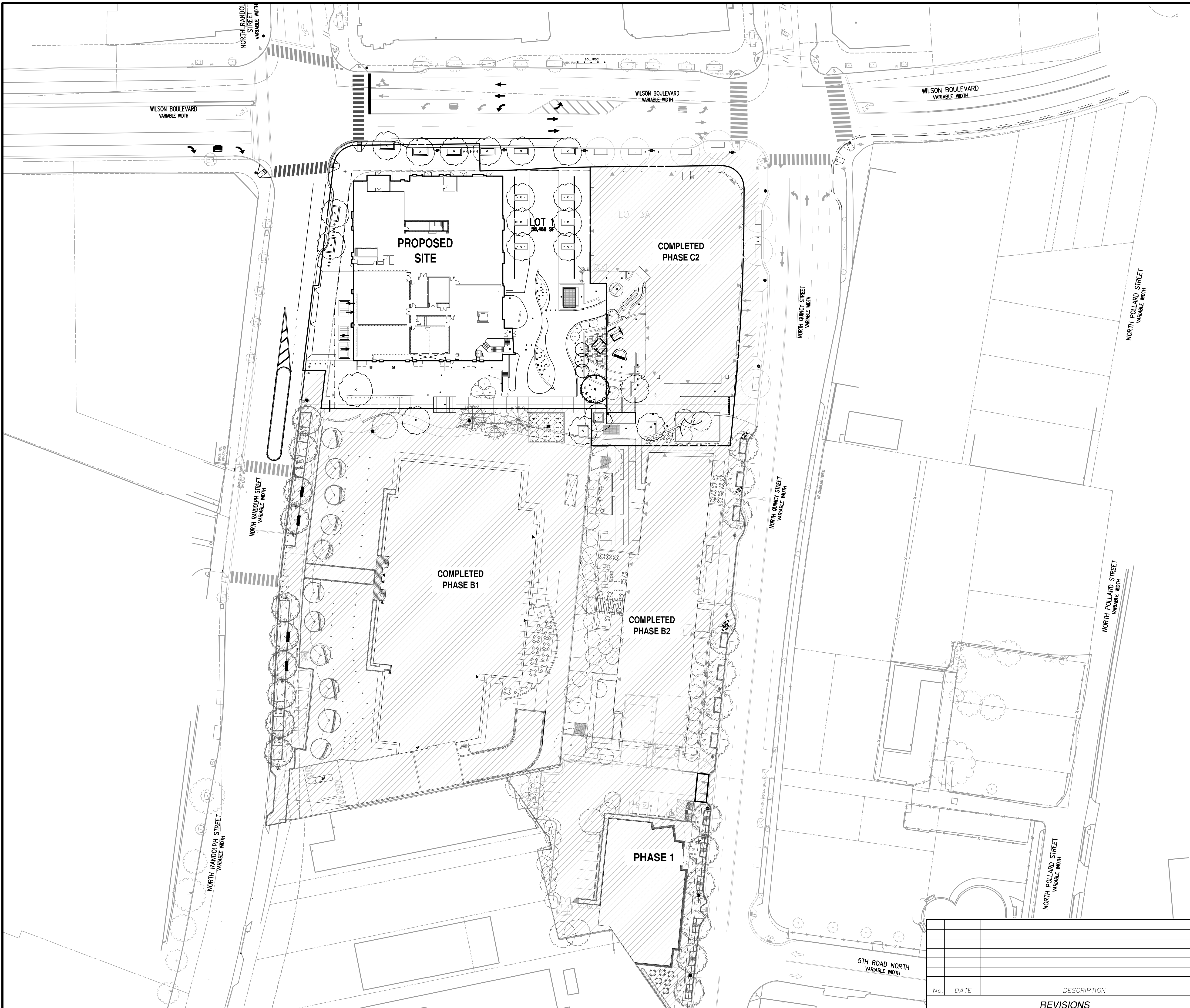
**DEWBERRY**  
8401 ARLINGTON BLVD. SUITE 600  
FAIRFAX, VA 22031  
(703) 698-9440  
ATTN: RICK RITNER

<b>ARLINGTON, VIRGINIA</b> DEPARTMENT OF ENVIRONMENTAL SERVICES COVER SHEET <b>LIBERTY CENTER (FOUNDERS SQUARE)</b> <b>SITE PLAN # 413</b> 4040 WILSON BLVD ARLINGTON COUNTY, VIRGINIA			
SCALE	AS SHOWN	DESIGNED	CHECKED
DATE	MAY 13, 2016	MSQ	MSD
APPROVED DATE		DESIGNED DATE	APPROVED DATE
		CHIEF TRANSPORTATION PLANNING BUREAU	CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE		APPROVED DATE	APPROVED DATE
		N/A	
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES	
FILE NO.: 6089-D-CP-004	APPROVED DATE		APPROVED DATE
JOB No. 6089-01-011	CPHD	SHEET	C0.0
			LANDSCAPE REVIEWER

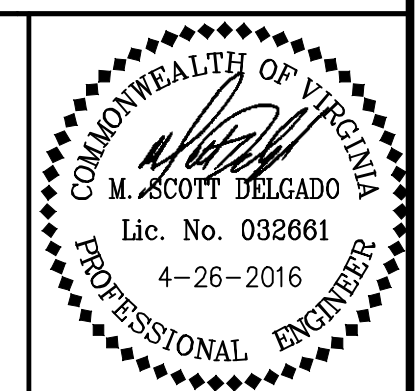
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REVISIONS		

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 2121 Eisenhower Avenue, Suite 302  
 Alexandria, Virginia 22314  
 Phone: (703) 548-2188  
 Fax: (703) 683-5781  
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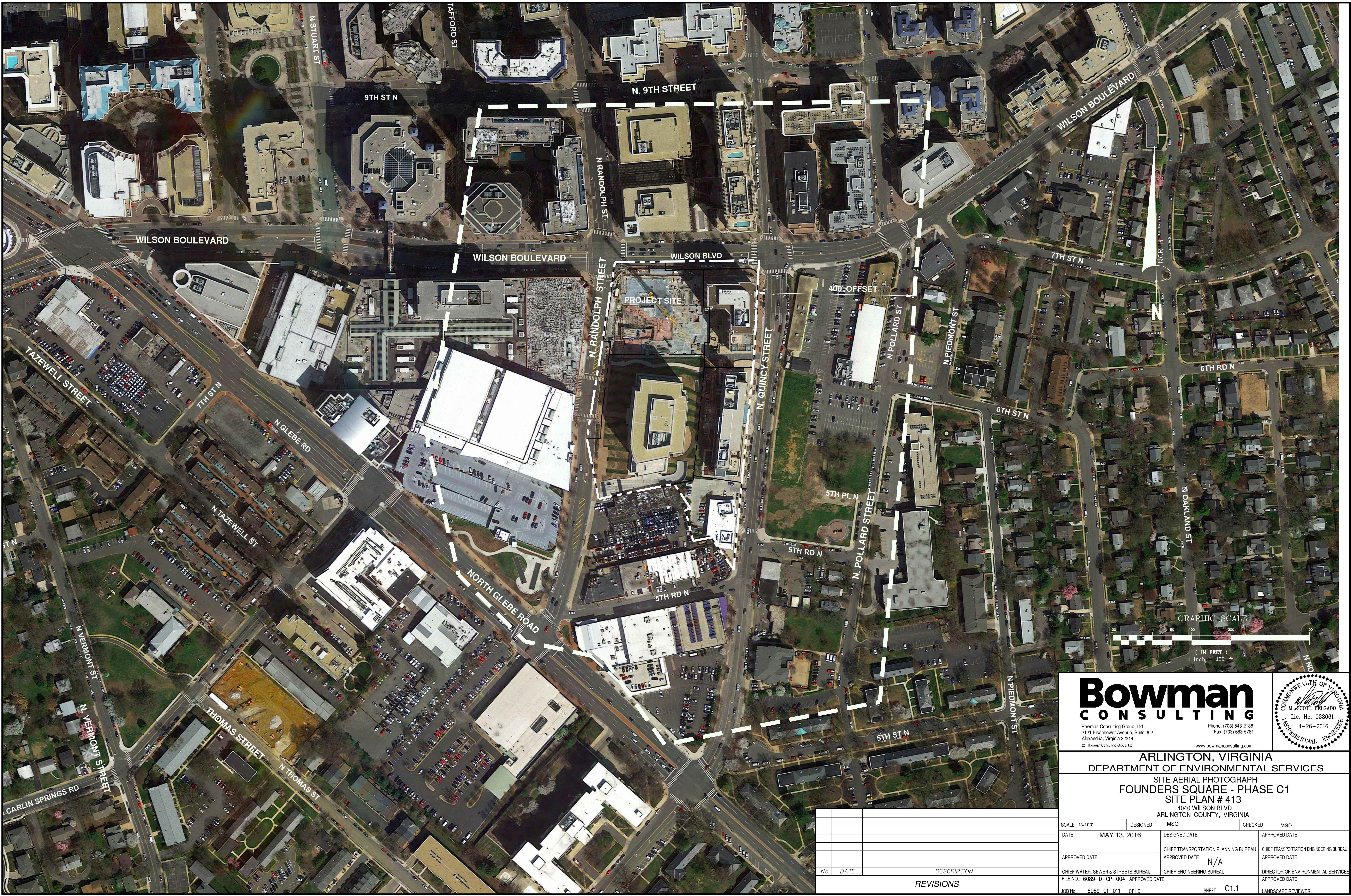
ARLINGTON, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES  
 CONTEXT PLAN  
**FOUNDERS SQUARE - PHASE C1**  
 SITE PLAN # 413  
 4040 WILSON BLVD  
 ARLINGTON COUNTY, VIRGINIA

No.	DATE	DESCRIPTION
REVISIONS		

SCALE	1"=40'	DESIGNED	MSQ	CHECKED	MSD
DATE	MAY 13, 2016	DESIGNED DATE		APPROVED DATE	
APPROVED DATE		CHIEF TRANSPORTATION PLANNING BUREAU		CHIEF TRANSPORTATION ENGINEERING BUREAU	
APPROVED DATE		APPROVED DATE	N/A	APPROVED DATE	
CHIEF WATER, SEWER & STREETS BUREAU		CHIEF ENGINEERING BUREAU		DIRECTOR OF ENVIRONMENTAL SERVICES	
FILE NO: 6089-D-CP-004	APPROVED DATE			APPROVED DATE	
JOB No: 6089-01-011	CPHD			SHEET	C1.0
					LANDSCAPE REVIEWER

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 Phone: (703) 548-2188  
 Fax: (703) 683-5781  
 www.bowmanconsulting.com

COMMONWEALTH OF VIRGINIA  
 M. SCOTT DELGADO  
 Lic. No. 032661  
 4-26-2016  
 PROFESSIONAL ENGINEER

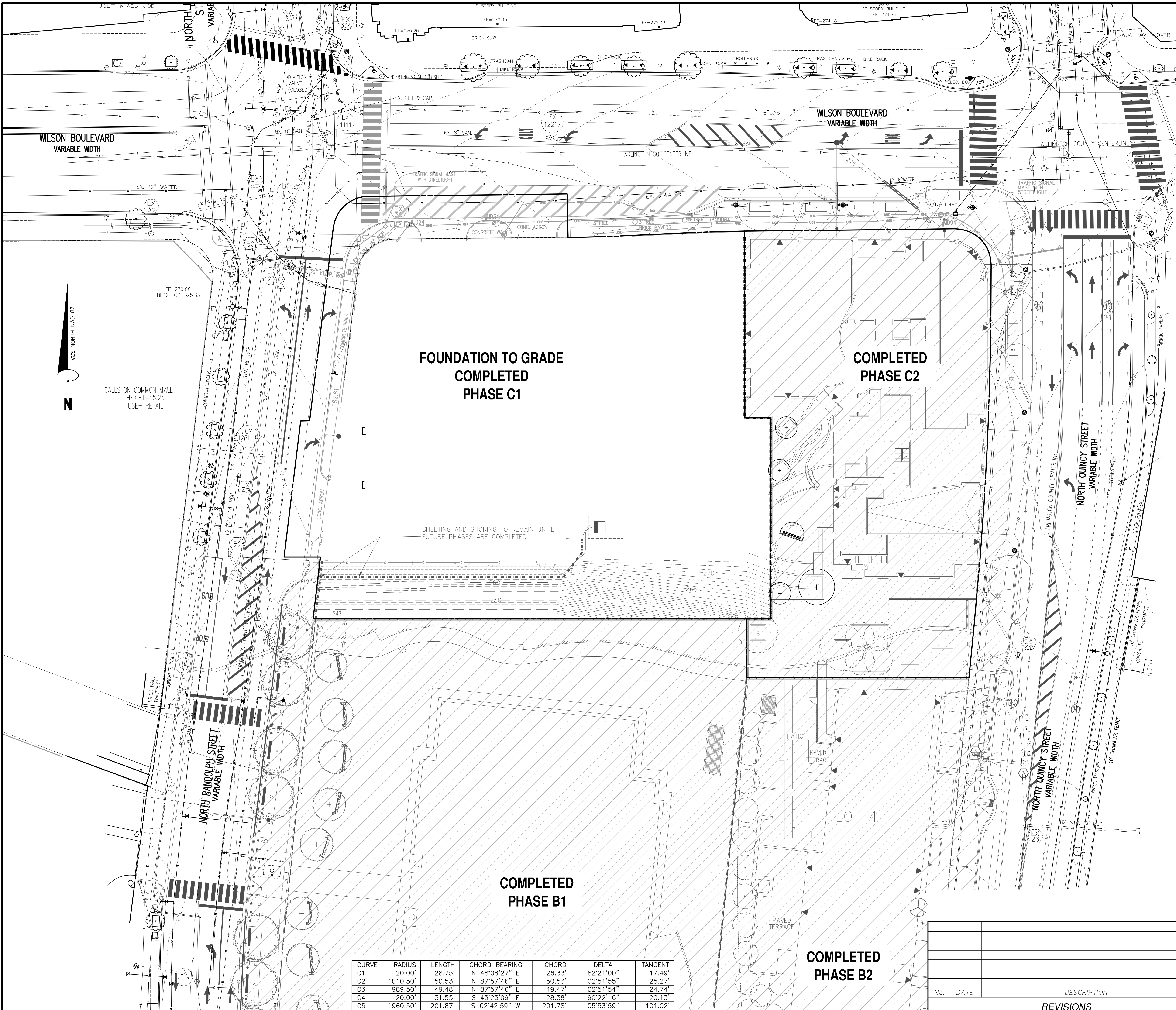
ARLINGTON, VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL SERVICES  
 SITE AERIAL PHOTOGRAPH  
 FOUNDERS SQUARE - PHASE C1  
 SITE PLAN # 413  
 4040 WILSON BLVD  
 ARLINGTON COUNTY, VIRGINIA

No.	DATE	DESCRIPTION
REVISIONS		

SCALE	1"=100'	DESIGNED	MSQ	CHECKED	MSD
DATE	MAY 13, 2016	DESIGNED DATE		APPROVED DATE	
APPROVED DATE		CHIEF TRANSPORTATION PLANNING BUREAU		CHIEF TRANSPORTATION ENGINEERING BUREAU	
		APPROVED DATE	N/A	APPROVED DATE	
FILE NO.	6089-D-CP-004	CHIEF WATER, SEWER & STREETS BUREAU		CHIEF ENGINEERING BUREAU	
JOB No.	6089-01-01	APPROVED DATE		DIRECTOR OF ENVIRONMENTAL SERVICES	
	CPHD			APPROVED DATE	
				SHEET	C1.1
					LANDSCAPE REVIEWER

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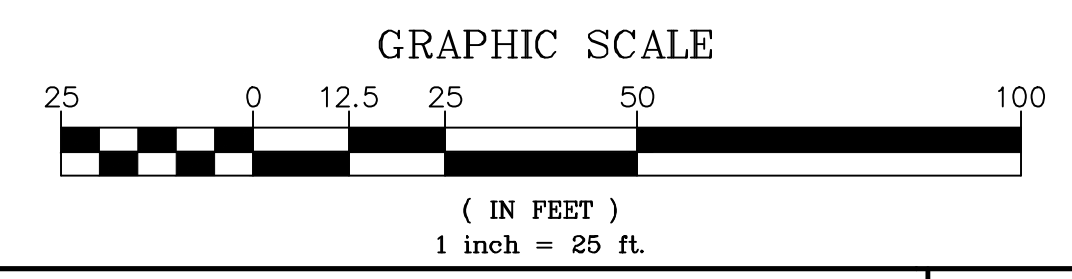
- NOTES:**
- EXISTING 2:1 SLOPE INFORMATION IS BASED ON APPROVED PLANS TITLED FOUNDERS SQUARE—PHASE B1 675 N. RANDOLPH STREET—SOUTH OFFICE BUILDING; DATED JANUARY 8, 2010 COMPLETED BY BOWMAN CONSULTING GROUP.
  - THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY.
  - THE SITE SHOWN HEREON IS REFERENCED TO NGVD 1929 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY WHICH RELATES TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS FOLLOWS: NAVD88 = NGVD29 - 0.87'
  - EXISTING SANITARY LATERAL LOCATIONS FROM EXISTING BUILDINGS ARE BASED ON ARLINGTON COUNTY TAP CARDS AND LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR.
  - THE SITE SURVEY COMPLIES WITH THE STANDARD AND SPECIFICATIONS CONTAINED IN THE CURRENT VDOT SURVEY MANUAL.

**EXISTING SANITARY SEWER**

- EX 12217 TOP=271.89' (UNABLE TO OPEN) (INVERTS FROM RECORDS) INV=265.37' (8" IN FR 1070) INV=265.41' (8" OUT TO 1111) INV=265.29' (8" OUT TO 1111)
- EX 1111 TOP=269.96' INV=260.92' (8" IN FR 12217) INV=261.62' (8" IN FR 1112) INV=261.01' (8" IN FR WEST) INV=260.34' (8" OUT TO 13878)
- EX 1112 TOP=269.94' INV=262.56' (8" IN FR 1231) INV=262.56' (8" OUT TO 1111)
- EX 1231 TOP=270.45' INV=262.84' (8" IN FR EAST) INV=262.83' (8" IN FR 1231-A) INV=262.76' (8" OUT TO 1112)
- EX 1231-A TOP=272.14' INV=263.49' (8" IN FR SOUTH) INV=263.45' (8" OUT TO 1231)
- EX A TOP=274.90' INV=268.02' (8" IN FR C01) INV=268.02' (8" IN FR C02) INV=267.92' (8" OUT TO 12217)

**EXISTING STORM SEWER**

- EX M.H. TOP=269.73' INV=266.15' (15" RCP IN FR 35) INV=266.11' (21" RCP IN FR 36) INV=266.11' (24" RCP OUT TO 33)
- EX C.B. TOP=269.70' INV=266.45' (15" RCP OUT TO 34)
- EX M.H. TOP=270.12' INV=266.57' (15" RCP IN FR 37) INV=266.72' (19"X30" RCP IN FR 38) INV=266.72' (18" RCP IN FR 43) INV=266.55' (21" RCP OUT TO 34)
- EX C.B. TOP=270.46' INV=267.06' (12" RCP IN FR SOUTH) INV=266.76' (15" RCP OUT TO 36)
- EX C.B. TOP=270.46' (DIRT FILLED, INVERTS FROM RECORDS) INV=267.20' (15" RCP IN FR 39) INV=267.32' (19"X30" RCP IN FR 40) INV=267.17' (19"X30" RCP OUT TO 36)
- EX C.B. TOP=270.04' INV=267.65' (15" RCP OUT TO 38)
- EX C.B. TOP=270.47' INV=267.82' (15" RCP IN FR 41) INV=267.42' (19"X30" RCP OUT TO 38)
- EX C.B. TOP=272.28' INV=269.08' (15" RCP IN FR 42) INV=267.70' (15" RCP OUT TO 40)
- EX C.B. TOP=272.84' INV=269.86' (15" RCP OUT TO 41)
- EX M.H. TOP=272.33' INV=268.18' (18" RCP IN FR 44) INV=268.13' (18" RCP OUT TO 36)
- EX M.H. TOP=273.04' (UNABLE TO OPEN) (INVERTS FROM RECORDS) INV=269.49' (15" CMP IN FR 45) INV=268.98' (18" RCP OUT TO 45)



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	28.75'	N 48°08'27" E	26.33'	82°21'00"	17.49'
C2	1010.50'	50.53'	N 87°57'46" E	50.53'	02°51'55"	25.27'
C3	989.50'	49.48'	N 87°57'46" E	49.47'	02°51'54"	24.74'
C4	20.00'	31.55'	S 45°25'09" E	28.38'	90°22'16"	20.13'
C5	1960.50'	201.87'	S 02°42'59" W	201.78'	05°53'59"	101.02'

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REVISIONS		

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2121 Eisenhower Avenue, Suite 302  
Alexandria, Virginia 22314  
Bowman Consulting Group, Ltd.

Commonwealth of Virginia

**M. SCOTT DELGADO**

Lic. No. 032661  
4-26-2016

**PROFESSIONAL ENGINEER**

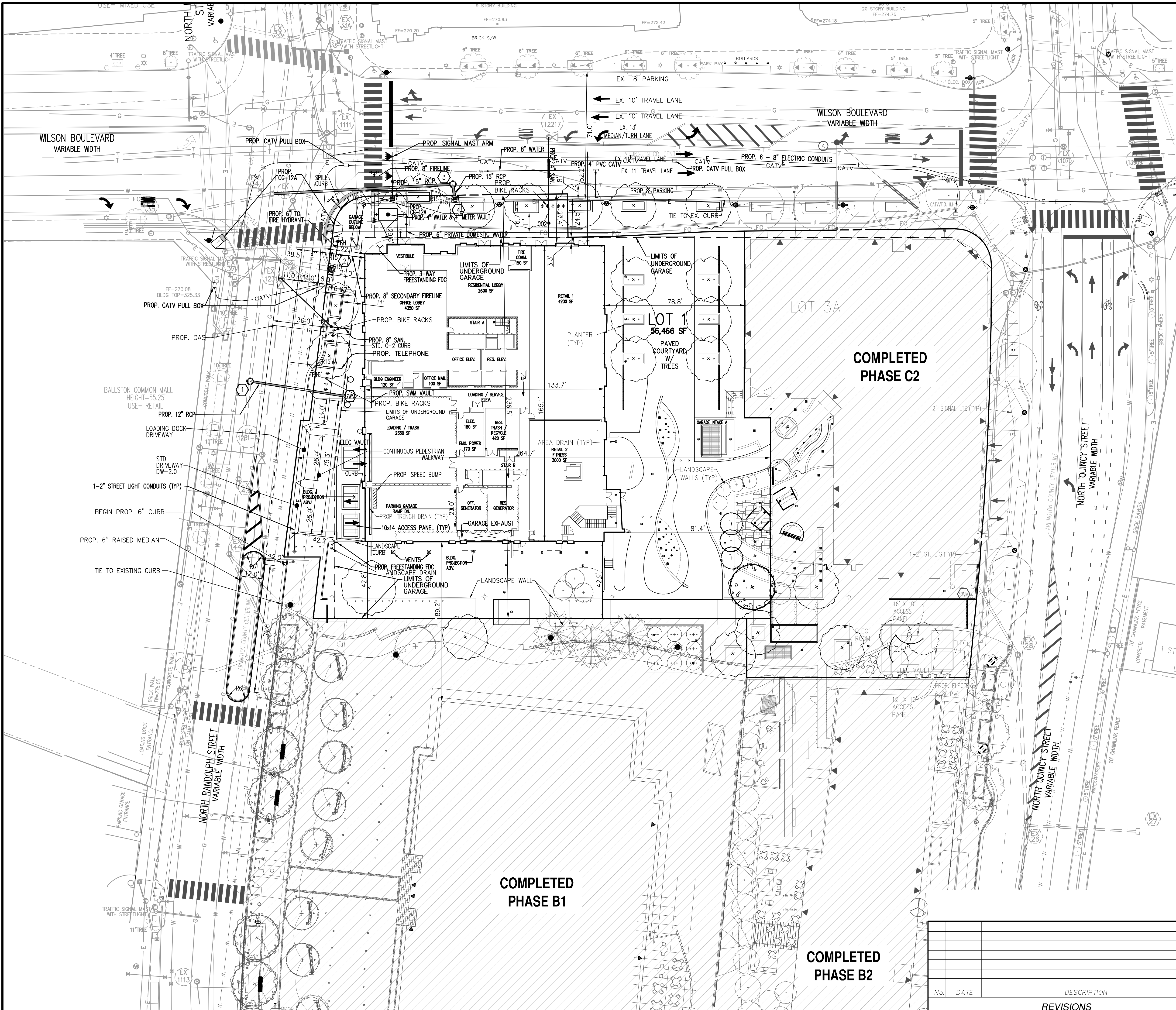
**ARLINGTON, VIRGINIA**  
DEPARTMENT OF ENVIRONMENTAL SERVICES

**EXISTING CONDITIONS PLAN**  
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ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=25'	DESIGNED: MSQ	CHECKED: MSD
DATE: MAY 13, 2016	DESIGNED DATE:	APPROVED DATE:
APPROVED DATE:	APPROVED DATE: N/A	APPROVED DATE:
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO.: 6089-D-CP-004	APPROVED DATE:	APPROVED DATE:
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		LANDSCAPE REVIEWER

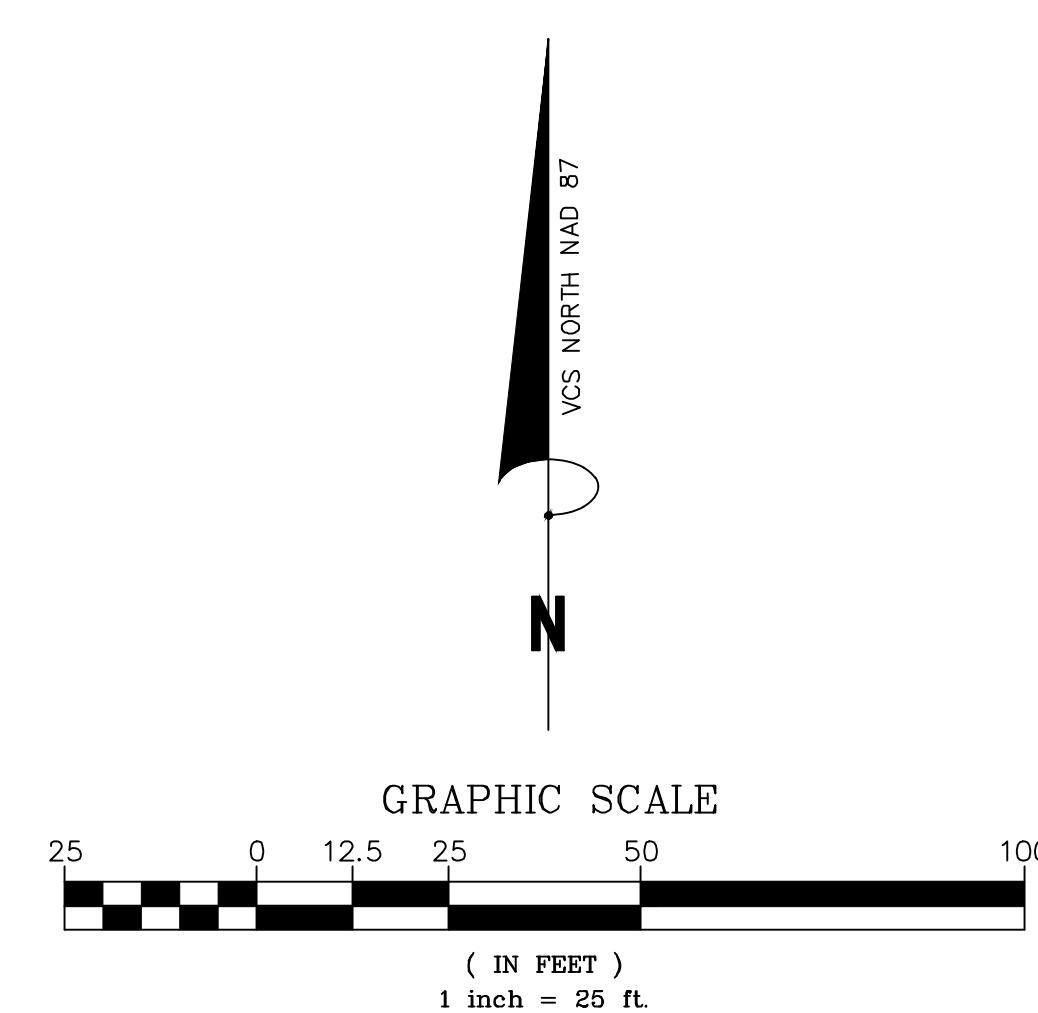
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**SITE TABULATIONS**

1) SITE AREA :	56,466 S.F. ± (1.29 AC. ±)
2) PROPOSED NUMBER OF DWELLING UNITS:	244
3) AVERAGE ELEVATION AT PERIMETER OF SITE:	274.06'
4) PARKING	
NORTH WEST BUILDING	386 SPACES
STANDARD SPACES:	16 SPACES
HANDICAPPED SPACES:	81 SPACES
COMPACT SPACES:	483 TOTAL SPACES
LOADING SPACES:	3 SPACES
5) BUILDING HEIGHT:	22 STORIES (+OCCUPIED PENTHOUSE) 255'-3"
6) SIDEWALK WIDTHS:	
QUINCY STREET	MIN. 16'-8"
WILSON BOULEVARD	MIN. 16'-8"
RANDOLPH STREET	MIN. 16'-8"
7) SITE COVERAGE:	
BUILDING AREA:	0.51 Ac.
VEHICULAR AREA:	0.07 Ac.
TOTAL COVERAGE AREA:	0.58 Ac.
45% COVERAGE =	0.58 Ac. 1.29 Ac.



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Alexandria, Virginia 22314  
Bowman Consulting Group, Ltd.

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Fax: (703) 683-5781

www.bowmanconsulting.com

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DEPARTMENT OF ENVIRONMENTAL SERVICES

**PLOT AND LOCATION PLAN**  
**FOUNDERS SQUARE - PHASE C1**  
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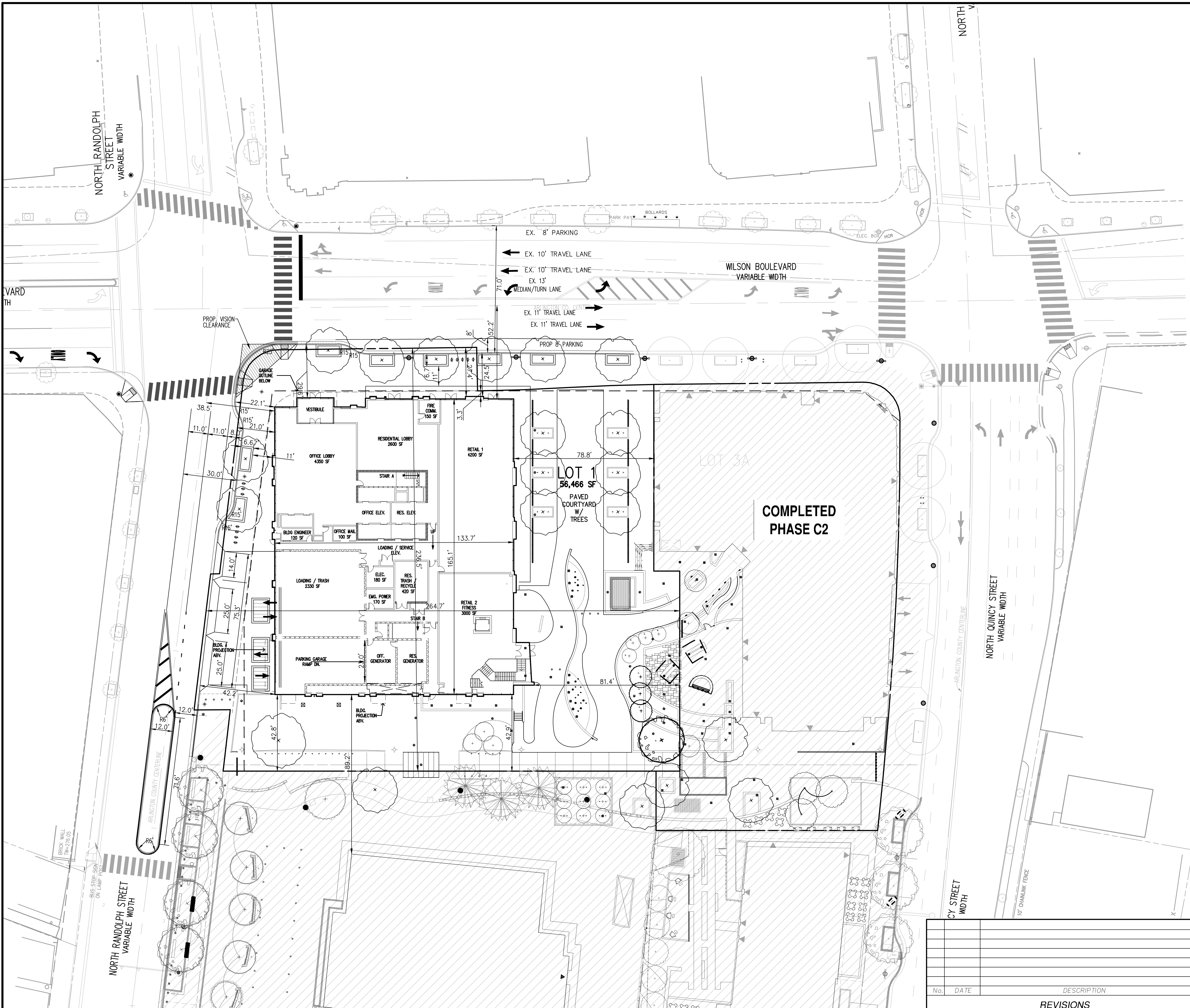
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 Alexandria, Virginia 22314  
 Phone: (703) 548-2188  
 Fax: (703) 683-5781  
 www.bowmanconsulting.com

COMMONWEALTH OF VIRGINIA  
 M. SCOTT DELGADO  
 Lic. No. 032661  
 4-26-2016  
 PROFESSIONAL ENGINEER

ARLINGTON, VIRGINIA  
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 PRESENTATION PLAN  
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FILE NO.:	6089-D-CP-004	APPROVED DATE		APPROVED DATE	
JOB No.	6089-01-011	CPHD		SHEET	C4.0
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