

**Reston Spectrum Limited Partnership**

**Concept Plan Amendment 86-C121-2-2**

~~November 19,~~December 6, 2002

Pursuant to Note 35 of Town Center Concept Plan CP 86-C-121-2 (the "Concept Plan"), Reston Spectrum Limited Partnership, the owner of the property known as Pad E of Reston Section 87, Block 2 (Fairfax County Tax Map Nos. 17-1 ((1)) 3-K, 3-P and 3-Q) (the "Property") and the Applicant for this Concept Plan amendment, on behalf of itself and its successors in interest, hereby agrees that development of the Property will be in substantial conformance with the approved Concept Plan dated May 5, 1994, which shall remain in full force and effect except where amended as part of this Concept Plan Amendment (CP 86-C-121-2-2) dated November 19, 2002.

The Concept Plan Notes listed below are contingent upon the approval of CP 86-C-121-2-2 and, if approved, amend only those Plan Notes referenced below. The remainder of the previously approved Concept Plan Notes dated May 5, 1994, shall remain in full force and effect.

The Pad E Notes located hereon, if approved, shall supplement the approved Concept Plan Notes, as amended, and shall apply only to development of the Property as a drive-thru use. The Pad E Notes shall have no application, force or effect on development of the remainder of the Spectrum at Reston Town Center.

**Concept Plan Notes**

22. Applicant may only include up to four (4) drive-thru facilities in the project, and only within Buildings E, G, H, I or L, as shown on the Conceptual Plan. Applicant may pursue Town Center Conceptual Plan Amendment(s) or Special Exception(s) to achieve more drive-thrus or to locate said use in Buildings other than E, G, H, I or L.

**Pad E Notes**

1. The Property that is the subject of this application shall be developed in accordance with the Town Center Concept Plan Amendment dated November 19, 2002, (consisting of 5 sheets), prepared by Urban Engineering and Associates, Inc. (the "Concept Plan"); subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").
2. The proposed bank with drive-through shall be constructed in substantial conformance with the building elevations included in Sheets 3 and 4 and shall utilize similar building materials and colors as those used in the balance of the Reston Spectrum Center.

3. The Applicant shall save those trees identified on this Concept Plan as intended to be saved or as otherwise determined in conjunction with the Urban Forestry Division of the DPWES. All trees shown to be preserved on this Concept Plan and the site plan for the Property shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts. Except as required to construct the proposed pedestrian path across the Property, the fencing shall be erected at the proposed limits of disturbance prior to commencement of any clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel. Fencing around trees that are located adjacent to the proposed pedestrian path and that are to be saved shall be identified on the site plan submitted for the Property and erected so as to minimize the potential for damage to such trees as a result of grading and site work for the pedestrian path.
4. In those instances where the Applicant is unable to save the existing tree(s) due to grading and construction to accommodate the landscaped berm discussed in Note 5 below, the Applicant shall relocate such tree(s) elsewhere on the Property to the extent such relocation is practicable and does not threaten the continued viability of the tree(s). ~~Prior to relocation of any tree(s) pursuant to this Note 4, the Applicant shall consult as determined in consultation with the Urban Forestry Division of the DPWES to determine the feasibility of such relocation efforts.~~
5. To better screen the proposed drive-through from view along Bowman Towne Drive and Fountain Drive, the Applicant shall construct a landscaped berm of at least three (3) feet in height along the outside of the drive-through lane (the south and west sides) as generally shown on Sheet 2 hereon. The Applicant shall install shrubs and trees along the top of the landscaped berm as generally shown on Sheet 2. The landscaped berm, grades and topography shown on Sheet 2 are preliminary and may be modified as requested by the Reston Town Center Design Review Board and/or necessitated by sound engineering and site design work, as determined by the DPWES, provided the landscaped berm remains in substantial conformance to the berm shown hereon.
6. The Applicant shall implement a landscaping plan generally consistent with the landscaping plan shown on Sheet 2 hereon, as determined by DPWES.
7. The Applicant shall erect signage on the Property designating the first three (3) parking spaces located on both the east and west sides of the entrance from Bowman Towne Drive as "Employee Parking Only." Such signage shall be consistent with Article 10 of the Zoning Ordinance and be erected prior to the issuance of a nonresidential use permit for the proposed bank with drive-through. The Applicant shall direct tenants of the proposed drive-through use to request that its employees park in the designated employee parking spaces.

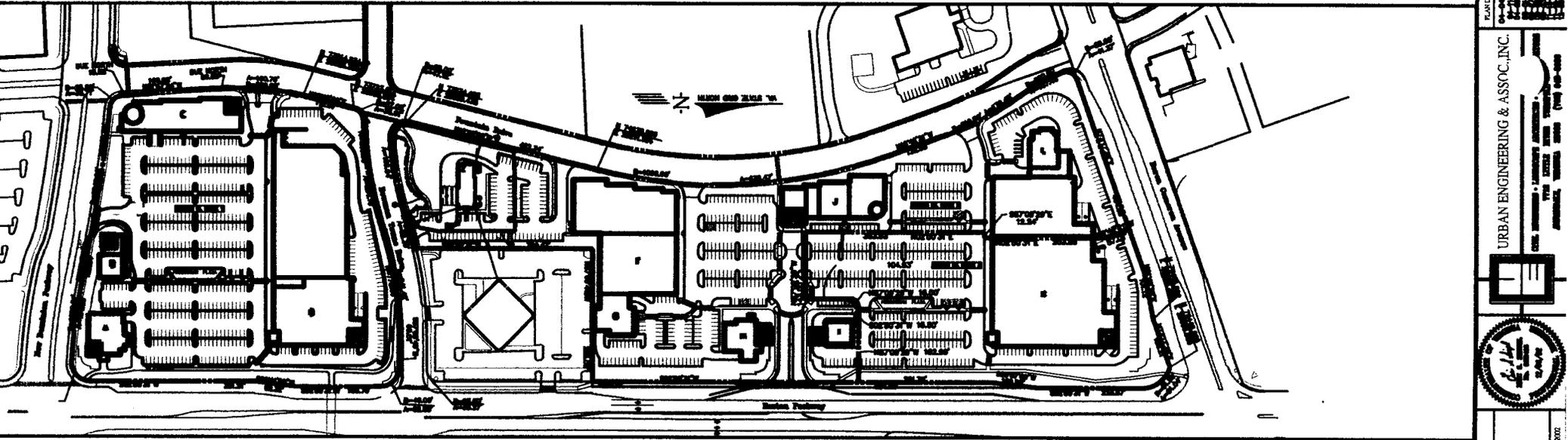
# RESTON TOWN CENTER CONCEPT PLAN AMENDMENT

## THE SPECTRUM AT RESTON TOWN CENTER

**APPLICANT / OWNER:**  
**RESTON SPECTRUM LIMITED PARTNERSHIP**  
**C/O LERNER CORPORATION**  
**11501 HUFF COURT**  
**NORTH BETHESDA, MARYLAND 20895**  
**PHONE - (301) 984-1500**

**INDEX**

1. COVER SHEET
2. PAD "E" EXHIBIT, DATA, & NOTES
3. PAD "E" ELEVATION PLAN
4. PAD "E" ELEVATION PLAN
5. PAD "E" SITE CROSS SECTIONS



**NOTES AND CONDITIONS FROM PREVIOUSLY APPROVED TOWN CENTER CONCEPT PLAN #86-C-121-2-1 (PROPOSED NOTES AND CONDITIONS FOR THIS APPLICATION—SEE SHEET #2)**

<p>These provisions are based on Section 10 and Section 10, Article 2, of the Reston Ordinance. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</p>	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>1. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>2. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>3. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> </ol>	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>4. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>5. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>6. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> </ol>	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>7. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>8. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>9. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> </ol>	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>10. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>11. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>12. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> </ol>	<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>13. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>14. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> <li>15. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.</li> </ol>
---	---	---	---	--	--

REVISIONS

PLAN DATE

URBAN ENGINEERING & ASSOC., INC.

COVER SHEET

THE RESTON TOWN CENTER AT RESTON AND SPECTRUM AT RESTON TOWN CENTER

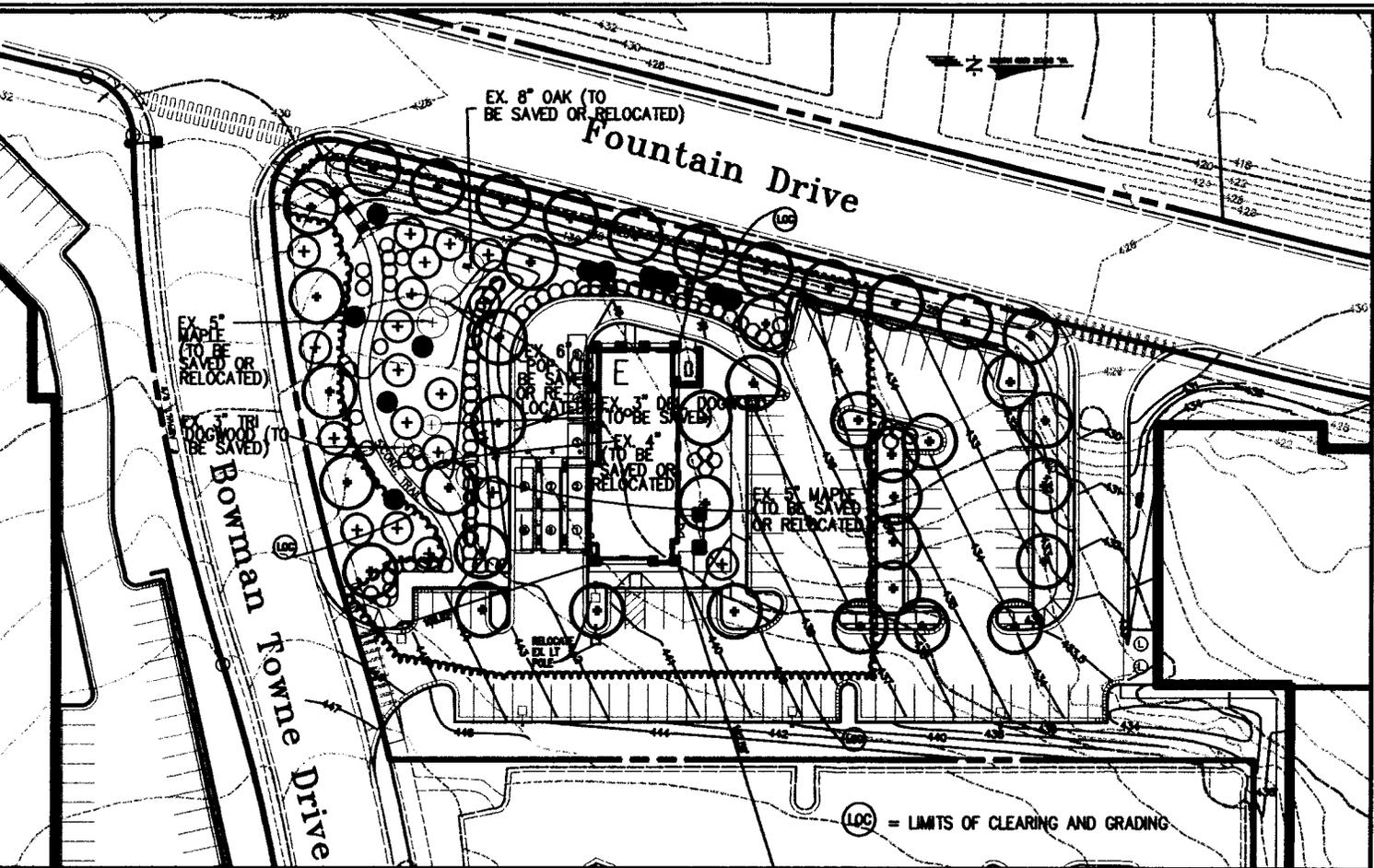
SECTION OF RESTON TOWN CENTER AT RESTON TOWN CENTER, RESTON, VIRGINIA

DATE: APRIL 2002

SCALE: 1"=100'

SHEET 1 OF 5

FILE No. MISC 1354



### PAD "E" DATA

Site No.	94-001-00-00
Pad "E" Area (sq ft)	1,200
Proposed Pad "E" Area (sq ft)	1,200
Proposed Pad "E" Area (sq ft) - 10% Buffer	1,320
Proposed Pad "E" Area (sq ft) - 20% Buffer	1,440
Proposed Pad "E" Area (sq ft) - 30% Buffer	1,560
Proposed Pad "E" Area (sq ft) - 40% Buffer	1,680
Proposed Pad "E" Area (sq ft) - 50% Buffer	1,800
Proposed Pad "E" Area (sq ft) - 60% Buffer	1,920
Proposed Pad "E" Area (sq ft) - 70% Buffer	2,040
Proposed Pad "E" Area (sq ft) - 80% Buffer	2,160
Proposed Pad "E" Area (sq ft) - 90% Buffer	2,280
Proposed Pad "E" Area (sq ft) - 100% Buffer	2,400
Proposed Building Depth	40'

Plant 'E' Species Number	Existing Quantities on pad	Proposed Quantities on pad
1. Dogwood	1	1
2. Maple	1	1
3. Oak	1	1
4. Other	1	1
5. Total	4	4

THESE PLANTING QUANTITIES ARE BASED ON THE ASSUMPTIONS LISTED ABOVE. THE CONTRACTOR SHALL VERIFY THE EXISTING QUANTITIES AND THE LOCATION OF ALL PLANTS TO BE SAVED OR RELOCATED. THE CONTRACTOR SHALL VERIFY THE EXISTING QUANTITIES AND THE LOCATION OF ALL PLANTS TO BE SAVED OR RELOCATED. THE CONTRACTOR SHALL VERIFY THE EXISTING QUANTITIES AND THE LOCATION OF ALL PLANTS TO BE SAVED OR RELOCATED.

#### SPECTRUM CONCEPTUAL LANDSCAPE PLAN PLANT PALETTE

Botanical Name	Common Name
Street Tree and Interior Shade Tree @ 3.1' caliper / 12-18" H.	
<i>Acer platanoides</i>	Norway Maple
<i>Acer rubrum 'October Glory'</i>	Red October Glory Maple
<i>Chionodoxa lucida</i>	Honey Locust
<i>Platanus occidentalis</i>	London Plane Tree
<i>Prunus argentea</i>	Sagehen Cherry
<i>Quercus palustris</i>	Pine Oak
<i>Quercus phellos</i>	Willow Oak
Ornamental Tree @ range of 6'-10' H.	
<i>Acer buergerianum</i>	Tribute Maple
<i>Cornus alba</i>	Shadblow Tree
<i>Magnolia virginiana</i>	Swampy Magnolia
<i>Malus 'Red Jewel'</i>	Red Jewel Weeping Crabapple
<i>Koeleria paniculata</i>	Goldenrain Tree
<i>Lagerströmia indica 'Natchez'</i>	White Crape Myrtle
<i>Prunus argentea</i>	Sagehen Cherry
<i>Sophora japonica 'vigor'</i>	Japanese Pagoda Tree
Emphasis Tree @ range of 6'-12' H.	
<i>Caryopteris tetanoides</i>	Leyland Cypress
<i>Dex a Nelly R Stevens</i>	Nelly R Stevens Holly
<i>Erica sp.</i>	American Holly
<i>Juniperus chinensis 'Savinkov'</i>	Kinkadee Juniper
<i>Juniperus virginiana</i>	Savory Red Cedar
<i>Pinus strobus</i>	Norway Spruce
<i>Pinus taeda</i>	White Pine
<i>Pinus strobus</i>	Japanese Quince Tree
Shrub	
<i>Viburnum sp.</i>	Viburnum
<i>Juniper sp.</i>	Juniper
<i>Aster sp.</i>	Aster
Ground Cover	
<i>Liriodendron</i>	Liriodendron
<i>Hedera helix</i>	English Ivy
<i>Vincetoxicum</i>	Periwinkle

Spectrum Limited Partnership  
Concept Plan Amendment 89-0121-2-2  
November 18, 2008

Pursuant to Rule 28 of Town Center Concept Plan CP08-0-121-2 (the "Concept Plan"), Spectrum Limited Partnership, the owner of the property located at Pad E of the Town Center CP, Block 2 (Order County Tax Map No. 17-1 (10) 3-C, 3-F and 3-G) and the Applicant for this Concept Plan and the Applicant for this Concept Plan, on behalf of itself and the Applicant, hereby agree that development of the Property will be in substantial compliance with the approved Concept Plan dated May 8, 2004, which shall remain in full force and effect unless amended as part of this Concept Plan Amendment (CP 89-0-121-2-2) dated November 18, 2008.

The Concept Plan Rules listed below are contingent upon the approval of CP 89-0-121-2-2 and, if approved, shall apply only to development of the Property on a site-by-site basis. The Concept Plan Rules listed below are contingent upon the approval of CP 89-0-121-2-2 and, if approved, shall apply only to development of the Property on a site-by-site basis. The Concept Plan Rules listed below are contingent upon the approval of CP 89-0-121-2-2 and, if approved, shall apply only to development of the Property on a site-by-site basis.

The Pad E Rules listed below, if approved, shall supplement the approved Concept Plan Rules, as amended, and shall apply only to development of the Property on a site-by-site basis. The Pad E Rules shall have no application, force or effect on development of the remainder of the Spectrum of Town Center.

Concept Plan Rules

22. Applicant may only include up to four (4) drive-thru facilities in the project, and only within Buildings E, G, H, I or L, as shown on the Concept Plan. Applicant may remove Town Center Concept Plan Amendments or Special Exceptions to include more drive-thru or to locate said use in Buildings other than E, G, H, I and L.

#### Pad E Rules

- The Property that is the subject of this application shall be developed in accordance with the Town Center Concept Plan Amendment dated November 18, 2008 (consisting of 3 sheets) prepared by Urban Engineering and Associates, Inc. (the "Concept Plan"), and, however, in those instances and provided that other modifications are permitted when necessitated by special circumstances or which may become necessary as part of the site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").
- The proposed bank with drive-through shall be constructed in substantial compliance with the building elevation included in Sheets 3 and 4 and shall utilize similar building materials and colors as those used in the balance of the Town Center Center.
- The Applicant shall save those trees identified on this Concept Plan as intended to be saved or as otherwise determined in consultation with the Urban Forestry Division of the DPWES. All trees shown to be preserved on this Concept Plan and the site plan for the Property shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts. Except as provided to maintain the proposed parking path across the Property, the fencing shall be erected at the proposed limits of disturbance prior to commencement of any clearing or grading on the relevant portion of the site, and shall be made clearly visible to construction personnel. Fencing around trees that are located adjacent to the proposed parking path and that are to be saved shall be identified on the site plan submitted for the Property and erected as so to indicate the potential for damage to such trees as a result of grading and site work for the parking path.
- In those instances where the Applicant is unable to save the existing tree(s) due to grading and construction to accommodate the landscaped lawn shown in Sheet 1 below, the Applicant shall relocate such tree(s) elsewhere on the Property in the same soil volume in a suitable and deep soil structure that maintains the viability of the tree(s) as determined in consultation with the Urban Forestry Division of the DPWES. Applicant shall consult with the Urban Forestry Division of the DPWES to determine the feasibility of such relocation efforts.
- In order to access the proposed drive-through from view along Bowman Home Drive and Fountain Drive, the Applicant shall construct a landscaped lawn of at least three (3) feet in height along the outside of the drive-through lane (the north and west sides) on generally shown on Sheet 2 herein. The applicant shall install shrubs and trees along the top of the landscaped lawn as generally shown on Sheet 2. The landscaped lawn, grass, and topsoil shown on Sheet 2 are preliminary and may be modified as requested by the Urban Forestry Division of the DPWES, provided the landscaped lawn remains in substantial compliance to the lawn shown herein.
- The Applicant shall implement a landscaping plan generally consistent with the landscaping plan shown on Sheet 2 herein as determined by DPWES.
- The Applicant shall erect signage on the Property designating the first four (4) parking spaces located on both the east and west sides of the entrance from Bowman Home Drive as "Reserve Parking Only". Such signage shall be consistent with Article 10 of the Zoning Ordinance and be erected prior to the issuance of a construction permit for the proposed bank with drive-through. The Applicant shall direct tenants of the proposed drive-through use to request that its employees park in the designated employee parking spaces.

PLANNING

URBAN ENGINEERING & ASSOC., INC.

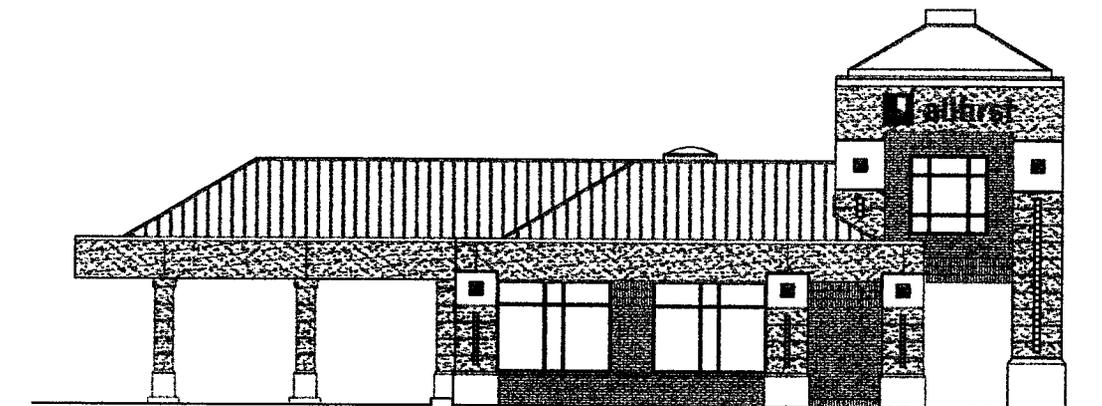
SCALE: 1"=20'

DATE: APRIL 2002

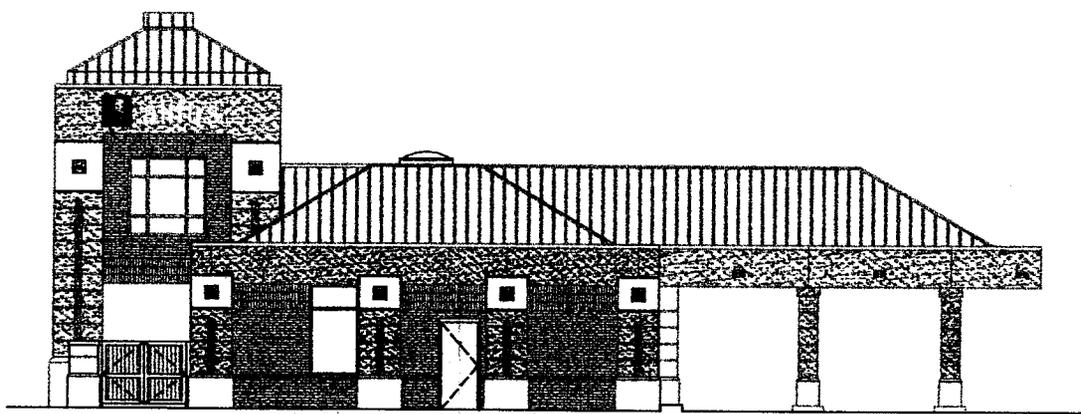
CI: N/A

SHEET 2 OF 5

FILE No. MISC 1354



EAST ELEVATION



WEST ELEVATION

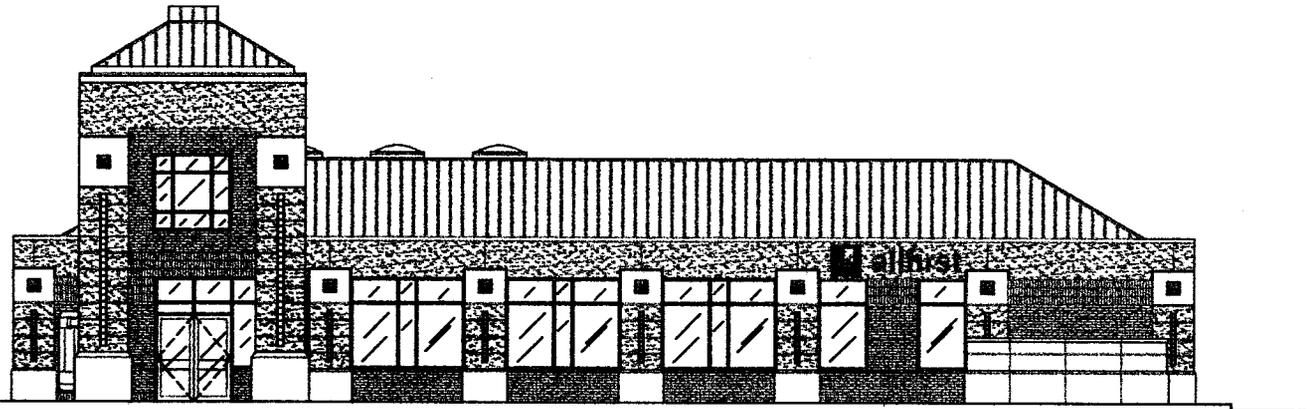
URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • ARCHITECTS • LAND SURVEILLORS  
 1000 W. MARKET STREET, SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28202 (704) 366-9999

SHEET NO. 101  
 DATE: 01-20-07

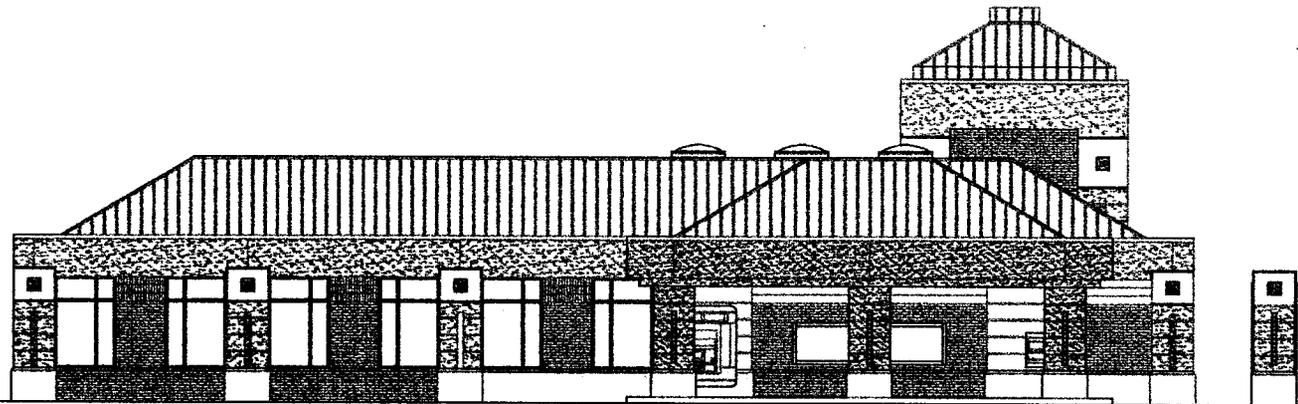
THE SPECTRUM GROUP  
 AT RAINBOW FOUNTAIN  
 SECTION OF BLOCK 1 AND SECTION B1 BLOCK 1  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1/8" = 1'-0"  
 DATE: 08/17/06

NORTH ELEVATION



PARTIAL ELEVATION



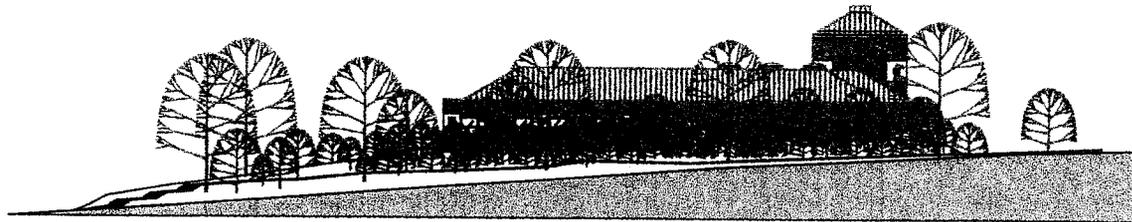
SOUTH ELEVATION



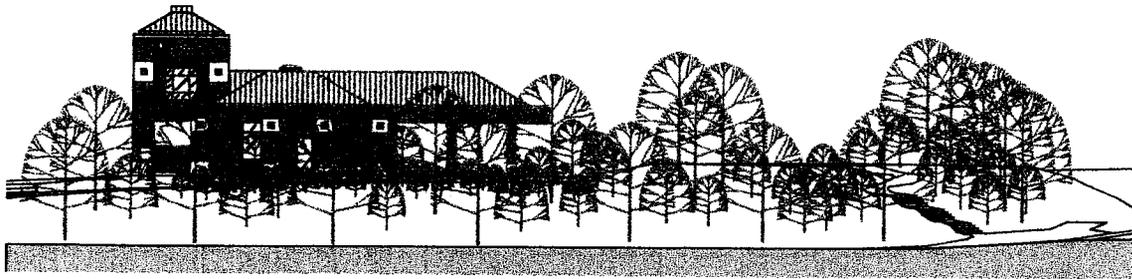
URBAN ENGINEERING & ASSOC. INC.  
 CIVIL ENGINEERS - ARCHITECTS - LAND SURVEYORS  
 1715 LITTLE LITTLE STREET, YUMBERTON, PA 17376  
 PHONE 717-326-1111  
 FAX 717-326-1112  
 www.urbaneng.com

THE SPECTRUM  
 AT RESTON TOWN CENTER  
 SECTION BY BLOCK 2 & 3 AND SECTION BY BLOCK 1  
 RESTON, VA 20190  
 FALLS CHURCH, VIRGINIA

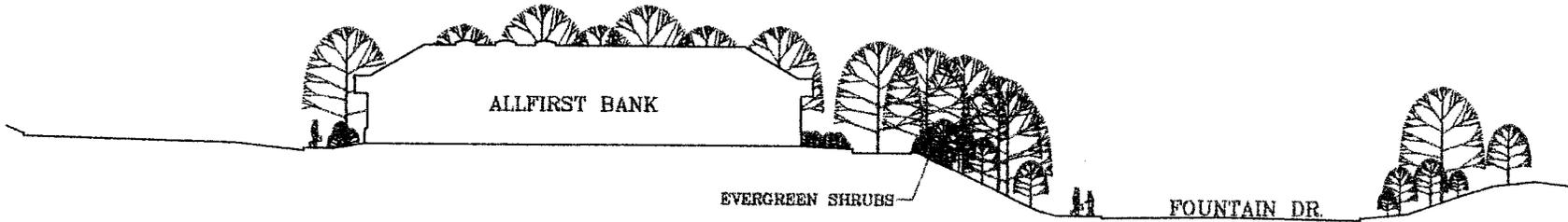
PAD 'E' ELEVATION PLAN  
 SHEET  
 4  
 OF  
 4  
 THE PLAN  
 MISC. 1324



ELEVATION - BOWMAN TOWNE DRIVE  
DATE 11/20/08



ELEVATION - FOUNTAIN DRIVE  
DATE 11/20/08



URBAN ENGINEERING & ASSOC., INC.  
 CITY ENGINEER • LANDSCAPE ARCHITECTS • LAND DEVELOPMENT  
 CONSULTANTS • PLANNERS  
 1100 JAYCE AVENUE, SUITE 100  
 FARMINGTON, CONNECTICUT 06030 (860) 646-0600

SHEET 5 OF 8  
 DATE: 11/20/08  
 SCALE: AS SHOWN

THIS SITE PLAN IS A PART OF THE SITE PLAN FOR THE PROPOSED CONSTRUCTION OF A 100,000 SQ. FT. OFFICE BUILDING AT THE INTERSECTION OF BOWMAN TOWNE DRIVE AND FOUNTAIN DRIVE, BLOCK 1, SECTION 87, PLATS 2, 3, 4 AND 5, TOWN OF BOWMAN, FAIRFAX COUNTY, VIRGINIA.

PAD 4" SITE CROSS SECTIONS  
 THIS STRUCTURE  
 AT THE INTERSECTION  
 SECTION 87, BLOCKS 2, 3, 4 AND 5, TOWN OF BOWMAN, FAIRFAX COUNTY, VIRGINIA



PLEASE TYPE  
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR ZONING MAP AMENDMENT

APPLICATION NO. CPA 86-C-121-2-2  
(Assigned by Staff)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Reston Spectrum Limited Partnership, the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the \_\_\_\_\_ District to the \_\_\_\_\_ District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application. \*To permit a Town Center Concept Plan Amendment

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION

Reston Section 87, Block 2 (pt.)

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
--------	----------	-------------	-----------	----------

2. TAX MAP DESCRIPTION:

17-1 - ((1)) 3P (pt.)

65,297 s.f.

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area (Ac. or Sq. Ft.)
---------	-------------------	-------------------	----------------------	-----------------------------

3. POSTAL ADDRESS OF PROPERTY: (If any)

N/A

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

Northeast corner of Fountain Drive and Bowman Towne Drive

5. PRESENT USE: vacant

6. PROPOSED USE: drive-through bank

7. SUPERVISOR DISTRICT: Hunter Mill

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Mark C. Looney

Type or Print Name of Applicant or Agent

Mark C. Looney  
Signature of Applicant or Agent

Cooley Godward LLP, One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA 20190

Address

703-456-8652

Telephone No.

Home

Work

Please provide name and telephone number of contact person if different from above.

DO NOT WRITE IN THIS SPACE

Date application received: 7-1-02

Application Fee Paid \$ N/A

Date application accepted: 7-1-02

FORM RZ (10/89)

Revised Application to change Map#.

## **Reston Spectrum Limited Partnership**

### **Concept Plan Amendment 86-C121-2-2**

~~November 19,~~ December 6, 2002

Pursuant to Note 35 of Town Center Concept Plan CP 86-C-121-2 (the "Concept Plan"), Reston Spectrum Limited Partnership, the owner of the property known as Pad E of Reston Section 87, Block 2 (Fairfax County Tax Map Nos. 17-1 ((1)) 3-K, 3-P and 3-Q) (the "Property") and the Applicant for this Concept Plan amendment, on behalf of itself and its successors in interest, hereby agrees that development of the Property will be in substantial conformance with the approved Concept Plan dated May 5, 1994, which shall remain in full force and effect except where amended as part of this Concept Plan Amendment (CP 86-C-121-2-2) dated November 19, 2002.

The Concept Plan Notes listed below are contingent upon the approval of CP 86-C-121-2-2 and, if approved, amend only those Plan Notes referenced below. The remainder of the previously approved Concept Plan Notes dated May 5, 1994, shall remain in full force and effect.

The Pad E Notes located hereon, if approved, shall supplement the approved Concept Plan Notes, as amended, and shall apply only to development of the Property as a drive-thru use. The Pad E Notes shall have no application, force or effect on development of the remainder of the Spectrum at Reston Town Center.

#### **Concept Plan Notes**

22. Applicant may only include up to four (4) drive-thru facilities in the project, and only within Buildings E, G, H, I or L, as shown on the Conceptual Plan. Applicant may pursue Town Center Conceptual Plan Amendment(s) or Special Exception(s) to achieve more drive-thrus or to locate said use in Buildings other than E, G, H, I or L.

#### **Pad E Notes**

1. The Property that is the subject of this application shall be developed in accordance with the Town Center Concept Plan Amendment dated November 19, 2002, (consisting of 5 sheets), prepared by Urban Engineering and Associates, Inc. (the "Concept Plan"); subject, however, to these notes and provided that minor modifications may be permitted when necessitated by sound engineering or which may become necessary as part of final site engineering, as determined by the Department of Public Works and Environmental Services ("DPWES").
2. The proposed bank with drive-through shall be constructed in substantial conformance with the building elevations included in Sheets 3 and 4 and shall utilize similar building materials and colors as those used in the balance of the Reston Spectrum Center.

3. The Applicant shall save those trees identified on this Concept Plan as intended to be saved or as otherwise determined in conjunction with the Urban Forestry Division of the DPWES. All trees shown to be preserved on this Concept Plan and the site plan for the Property shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts. Except as required to construct the proposed pedestrian path across the Property, the fencing shall be erected at the proposed limits of disturbance prior to commencement of any clearing or grading on the relevant portion(s) of the site, and shall be made clearly visible to construction personnel. Fencing around trees that are located adjacent to the proposed pedestrian path and that are to be saved shall be identified on the site plan submitted for the Property and erected so as to minimize the potential for damage to such trees as a result of grading and site work for the pedestrian path.
4. In those instances where the Applicant is unable to save the existing tree(s) due to grading and construction to accommodate the landscaped berm discussed in Note 5 below, the Applicant shall relocate such tree(s) elsewhere on the Property to the extent such relocation is practicable and does not threaten the continued viability of the tree(s). ~~Prior to relocation of any tree(s) pursuant to this Note 4, the Applicant shall consult as determined in consultation with the Urban Forestry Division of the DPWES to determine the feasibility of such relocation efforts.~~
5. To better screen the proposed drive-through from view along Bowman Towne Drive and Fountain Drive, the Applicant shall construct a landscaped berm of at least three (3) feet in height along the outside of the drive-through lane (the south and west sides) as generally shown on Sheet 2 hereon. The Applicant shall install shrubs and trees along the top of the landscaped berm as generally shown on Sheet 2. The landscaped berm, grades and topography shown on Sheet 2 are preliminary and may be modified as requested by the Reston Town Center Design Review Board and/or necessitated by sound engineering and site design work, as determined by the DPWES, provided the landscaped berm remains in substantial conformance to the berm shown hereon.
6. The Applicant shall implement a landscaping plan generally consistent with the landscaping plan shown on Sheet 2 hereon, as determined by DPWES.
7. The Applicant shall erect signage on the Property designating the first three (3) parking spaces located on both the east and west sides of the entrance from Bowman Towne Drive as "Employee Parking Only." Such signage shall be consistent with Article 10 of the Zoning Ordinance and be erected prior to the issuance of a nonresidential use permit for the proposed bank with drive-through. The Applicant shall direct tenants of the proposed drive-through use to request that its employees park in the designated employee parking spaces.