

VII. BUILDING AND SITE DESIGN GUIDELINES

A. ARCHITECTURAL STYLE

The Applicant shall establish the Loudoun Station Design Review Board (the "DRB") prior to the issuance of the first Zoning Permit. Loudoun Station shall be developed in accordance with the attached "Loudoun Station Design Guidelines and Standards", dated October 24, 2003, attached hereto as Exhibit B, as prepared by Davis-Carter-Scott, Ltd.. All development will be subject to architectural review and approval of the DRB pursuant to the "Declaration of Protective Covenants" established for Loudoun Station. The covenants shall be submitted to the County staff concurrently with the Design Guidelines and will be part of the documents for the Loudoun Station Owners Association. The design, scale, proportion, and building setbacks shall be complimentary throughout the Subject Property. Once adopted, any major revision to the Design Guidelines and Standards shall not occur prior to review by the County and the Loudoun Station DRB.

B. DESIGN GUIDELINES

The Applicant and the Loudoun Station Owner's Association shall implement and enforce the "Loudoun Station Design Guidelines and Standards" (the "Design Guidelines") attached herein as Exhibit B. The Design Guidelines depict the architecture, landscape, plaza, and open space design requirements for the Subject Property and shall be made applicable to the Subject Property through covenants recorded prior to the first site plan approval. Architectural development of the Loudoun Station project shall be in general conformance with the Design Guidelines. General conformance with the Design Guidelines may be enforced by Loudoun County as a proffered element or by the Applicant and the Loudoun Station Owner's Association under operative covenants.

C. SIGNAGE AND LIGHTING

1. Comprehensive Sign Plan: At the time of submission of the first FDP for Phase 1, the Applicant shall submit for County review and approval a "Comprehensive Sign Plan" that will define the uniform standards for providing signage within the Subject Property. At a minimum, the signage plan shall include: (i) a proposed design for the main entry signs; (ii) a design for informational or directional signage for areas shown on each Site Plan, if any is proposed; (iii) design standards for individual commercial business signs and residential structures. The Applicant will conform to all submission requirements for a Comprehensive Sign Plan, as defined in the Zoning Ordinance.
2. Site Lighting: At the time of submission of each FDP for the development within the project, the Applicant shall submit to the County Staff for review and approval a lighting program that addresses site lighting for that FDP. Lighting fixtures used for parking areas shall be of a style and design that is similar to the architectural design of the entire project as depicted in the Loudoun Station Design Guidelines and Standards. Lighting shall be designed to eliminate glare on adjacent public roadways (including the Regency subdivision) through the use of fixtures that provide directional control of light away from the adjacent properties with down-lit fixtures and shall conform to the following criteria:
 - a. There shall be a maximum average illumination of five-foot candles for lighting on the exterior of the building including security lighting.
 - b. There shall be a maximum average illumination of 20-foot candles for any parking lots (on-grade or structured).