

DEC 17 1996

Storage USA, Inc.
RZ 96-P-024
December 11, 1996

ZONING EVALUATION DIVISION

PROFFERS

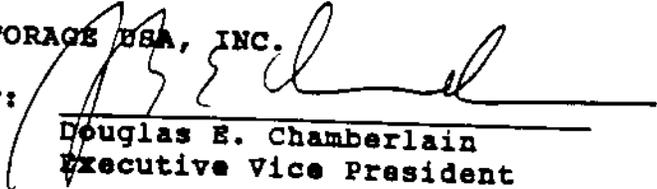
Pursuant to §15.1-491(a) of the 1950 Code of Virginia, as amended, the undersigned proffers the following conditions provided the property is rezoned to the I-4 District in accordance with the proffers set forth herein. For the purpose of these proffers, the term "Developer" refers to the applicant, its successors or assigns.

1. Subject to the provisions of §18-204 of the Fairfax County Zoning Ordinance, the subject property shall be developed for a mini-warehouse establishment with a gross floor area of 49,660 square feet in conformance with the Generalized Development Plan ("GDP") prepared by Dewberry & Davis, revised as of December 11, 1996. The first floor elevation of each of the three (3) buildings shall be as close to the current elevations of the adjoining lot to the north as sound engineering practices will permit, but not higher than the first floor elevations shown on the GDP. Building A-1 and Building B (except for the office/apartment) will be no higher than 10'6" (total height).
2. The architectural treatment of the southern, eastern and western walls of Building B, the northern and eastern walls of Building A-2, the second story of the southern and western walls of Building A-2, and the western wall of Building A-1 (hereinafter the "Externally Facing Walls") shall be brick, except for a band of split-faced block on the eastern and northern walls of Building A-2. Building materials and design will be similar on all Externally Facing Walls. The Externally Facing Walls and all roofs, windows and doors shall utilize earth tone colors, such as beige, brown, grey, and brick-red. The proposed office/apartment unit shall have a mansard roof on all sides. All external brick walls and fences along the south and west of the property will have pilasters spaced no further than fifteen (15) feet apart.
3. Outside lighting associated with the proposed development program will be limited to low intensity lights located on the northern face of building B oriented downward and designed to illuminate the driveway. The outside lighting will conform to the glare standards that are set forth in part 9 of Article 14 of the Zoning Ordinance.

4. Landscaping shall be provided in accordance with the approved GDP, subject to approval by the Department of Environment Management ("DEM"). Types of plantings and location of plantings are subject to modifications with prior approval of DEM. However, trees provided for landscaping will be evergreen trees eight (8) feet to ten (10) feet in height, and deciduous trees having a minimum 3-1/2 inch caliper.
5. The interparcel access travel lane to Parcel 40 to the north shall remain unobstructed at all times.
6. The hours of operation shall be as follows:

Office Hours: 9:00 a.m. to 6:00 p.m. daily. Customer Access Hours: 7:00 a.m. to 9:00 p.m. Monday through Saturday and 9:00 a.m. to 9:00 p.m. on Sundays.
7. Individual storage units shall be equipped with doors manufactured by Doors and Building Components, Inc., Model: DBCI System 300, or comparable doors in terms of noise generation.
8. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

STORAGE USA, INC.

By: 

Douglas E. Chamberlain
Executive Vice President

TART LUMBER CO., INC.

By: _____

Lynwood D. Tart

(Title)

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