

FAIRFAX COUNTY SCHOOL BOARD
(RACHEL CARSON MIDDLE SCHOOL)
PCA 82-C-016
PROFFER STATEMENT
SEPTEMBER 20, 2011
SEPTEMBER 30, 2011
OCTOBER 12, 2011
OCTOBER 17, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors approval of PCA 82-C-016, Fairfax County School Board (the "Applicant") and the undersigned owner of the approximately 32.94 acres (known as Fairfax County Tax Map Parcel 24-4-((1))-11A) included in this application (the "Property"), proffers for itself and its successors and assigns that development of the Property shall be in conformance with the previous proffers approved by the Board of Supervisors in RZ 82-C-016 and dated July 20, 1982, which proffers shall remain in full force and effect except as amended by and subject to the following terms and conditions. In the event this application is denied, these revised proffers shall immediately be null and void and the previous proffers dated July 20, 1982 shall remain in full force and effect.

1. **The following text is proffered to be appended to Paragraph 2:**

An additional curb cut for Tax Map Parcel 24-4-((1))-11A onto McLearen Road shall be permitted as depicted on the GDP and subject to the following restrictions:

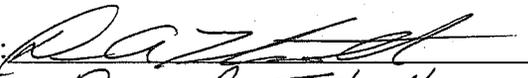
- The new access shall be utilized for school bus egress only during the morning drop-off and afternoon pick-up periods. Cars shall not be permitted to use the new access during the morning drop-off and afternoon pick-up periods. Signage shall be posted on the Property at McLearen Road identifying the new access for bus use only during the morning drop-off and afternoon pick-up periods.
- The new access may also be used outside of school bus use hours to alleviate traffic congestion during special events, as determined by the school.
- To minimize the potential for conflict with bus traffic, a manually operated gate shall be provided for the new access as generally shown on the GDP.

2. **A new Paragraph 9 is proffered to be added as follows:**

The new access shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated May 6, 2011, as revised through October 12, 2011, prepared by Professional Design Group, Inc., consisting of seventeen (17) sheets. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to provide future improvements to the Property without the need for a Proffered Condition Amendment (PCA), so long as the new access remains in substantial conformance with the GDP and with these revised proffers.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD
Applicant and Title Owner of
Tax Map Parcel 24-4-((1))-11A

By: 
Name: Dean A. Tustadt
Title: Chief Operating Officer