

FAIRFAX COUNTY SCHOOL BOARD
(GARFIELD ELEMENTARY SCHOOL)

PCA 89-L-008

PROFFER STATEMENT

SEPTEMBER 24, 2012

OCTOBER 9, 2012

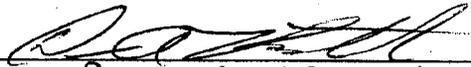
Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 89-L-008, Fairfax County School Board (the "Applicant") for itself and its successors and assigns, hereby proffer that development of the Property identified on Tax Map Parcel 90-1-((1))-52 (the "Property"), containing approximately 8.13 acres, shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall replace and supersede all previous proffers approved for the Property. In the event this application is denied, these revised proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

1. **Permitted Uses.** Use of the Property shall be limited to public uses up to a maximum 0.30 FAR.
2. **Substantial Conformity.** The proposed additions to the existing school building shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated June 29, 2012, and revised through October 5, 2012, prepared by BC Consultants, consisting of eleven (11) 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 additions to the building, temporary classroom trailers and/or modifications to the existing recreational facilities without the need for a Proffered Condition Amendment.
3. **Old Keene Mill Road Trail Easement.** Prior to issuance of the Non-Residential Use Permit ("Non-RUP") for the proposed addition, the Applicant shall provide a perpetual trail easement along the Old Keene Mill Road frontage of the Property consisting of up to twenty (20) feet from the existing right-of-way for Old Keene Mill Road, for the purpose of accommodating an eight (8) foot wide trail to be constructed by others.
4. **Spring Road Public Street Easement.** Prior to issuance of the Non-RUP for the proposed addition, the Applicant shall provide a perpetual public street easement along the Spring Road frontage of the Property, consisting of twenty-eight (28) feet from the existing centerline of Spring Road, for the purpose of future public street and related improvements to be constructed by others.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD

*Applicant and Title Owner of
Tax Map Parcel 90-1-((1))-52*

By: 
Name: Dean A. Tistadt
Title: COO