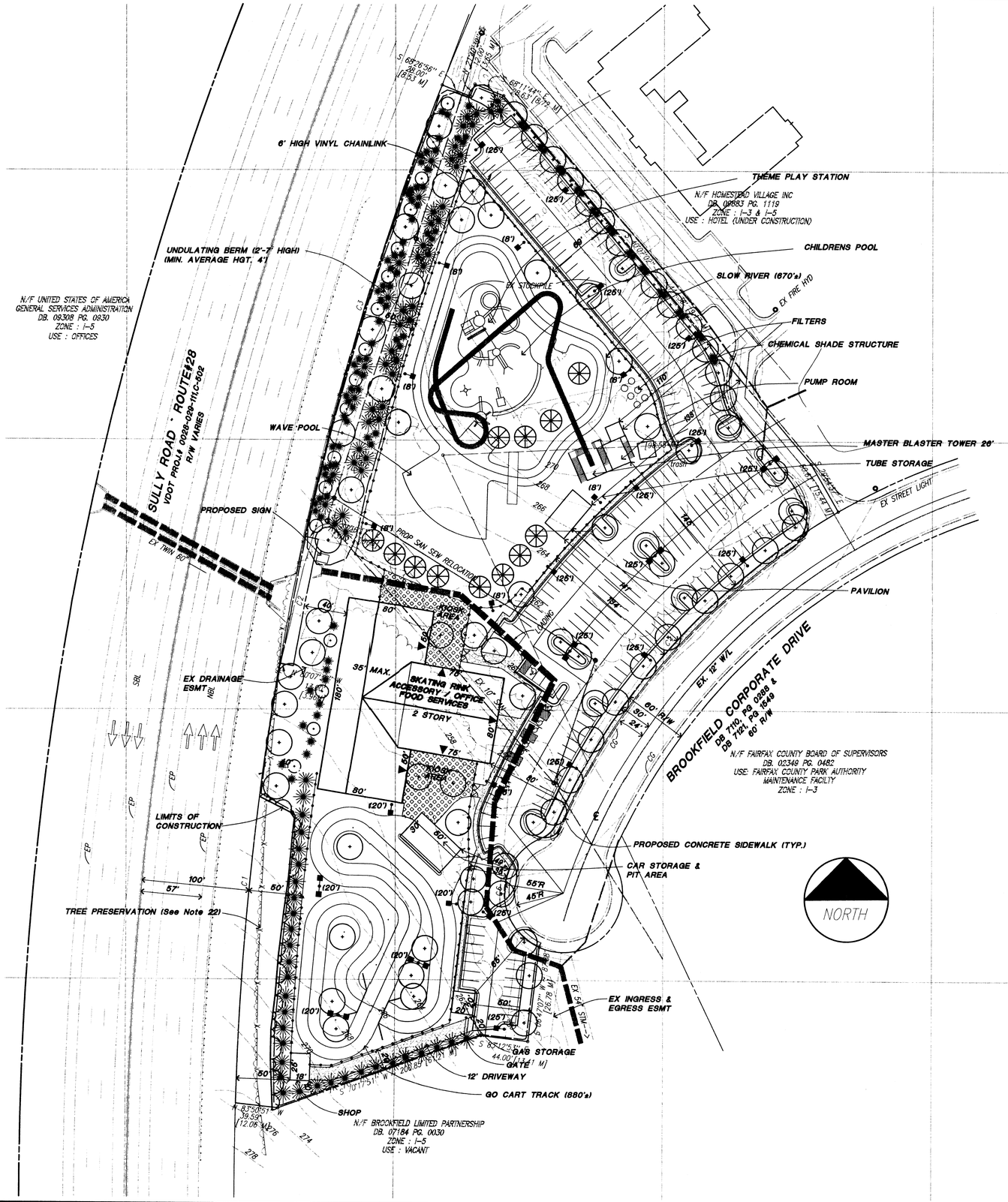


TABULATION:

EXISTING ZONING	: I-3, I-5
PROPOSED ZONING	: I-5
AREA ZONED I-3	: 1.27 AC [5140 SM]
AREA ZONED I-5	: 5.00 AC [20235 SM]
TOTAL AREA OF SPECIAL PERMIT	: 6.27 AC [25374 SM]
PROPOSED GROSS FLOOR AREA	: 34,800 SF [3233 SM]
PERMITTED FLOOR AREA RATIO	: 0.50
PROPOSED FLOOR AREA RATIO	: 0.12
REQUIRED NUMBER OF PARKING SPACES	: 223
ONE SPACE PER 3 PERSONS (609) PLUS ONE SPACE PER EMPLOYEE (20)	
PROPOSED NUMBER OF PARKING SPACES	: 231
REQUIRED OPEN SPACE (15%)	: 0.94 AC [3804 SM]
PROPOSED OPEN SPACE (18%)	: 1.13 AC [4573 SM]

LEGEND

- EXISTING ROW
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING VEGETATION
- PROPOSED SANITARY SEWER
- PROPOSED LIGHT (HEIGHT AS INDICATED ON PLAN) (8',20',25')
- PROPOSED 6' FENCE
- UMBRELLAS

LANDSCAPE LEGEND

- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED VEGETATION
- LARGE DECIDUOUS
- SMALL DECIDUOUS
- LARGE EVERGREEN
- SMALL EVERGREEN

NOTES:

1. THIS GENERALIZED DEVELOPMENT PLAN (GDP) AND SPECIAL PERMIT PLAT ACCOMPANIES AN APPLICATION TO REZONE A PORTION OF THE SUBJECT PROPERTY FROM THE I-3 TO THE I-5 DISTRICT, A PROFFERED CONDITION AMENDMENT FOR THAT PORTION OF THE PROPERTY CURRENTLY ZONED I-5; AND AN APPLICATION TO ESTABLISH A GROUP 5 SPECIAL PERMIT USE, COMMERCIAL RECREATION PARK, ON THE SUBJECT PROPERTY.
2. THE PROPERTY DELINEATED HEREON IS LOCATED ON ASSESSMENT MAP 44-1, 006, PARCEL 3B AND IS CURRENTLY ZONED I-3 AND I-5.
3. THE EXISTING CONDITIONS AND TOPOGRAPHY SHOWN HEREON ARE A COMPILATION OF PLANS OF RECORD AND DO NOT REPRESENT AN AS-BUILT SURVEY BY THIS FIRM, CONTOUR INTERVAL 2.
4. THE BOUNDARY INFORMATION AND ZONING LINE SHOWN HEREON ARE FROM EXISTING RECORDS AND DO NOT REPRESENT A BOUNDARY SURVEY BY THIS FIRM.
5. THE MINIMUM YARD REQUIREMENTS IN THE I-5 DISTRICT ARE AS FOLLOWS:

   FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NO LESS THAN 40 FEET.

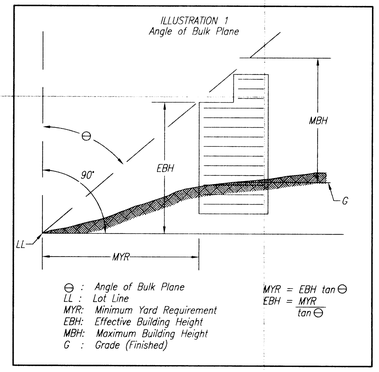
   SIDE YARD: NO REQUIREMENT.

   REAR YARD: NO REQUIREMENT.

   IN ADDITION, PAR. 3 OF SECT. 8-504 OF THE ZONING ORDINANCE IS APPLICABLE TO THE PROPOSED USE.

6. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
7. THE PROPOSED USE WILL BE SERVED BY PUBLIC SEWER AND WATER.
8. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY OFFSITE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) PONDS, PREVIOUSLY CONSTRUCTED WITH BROOKFIELD CORPORATE PARK. NO ADDITIONAL SWM/BMP FACILITIES ARE PROPOSED WITH THIS PROJECT.
9. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY AS DELINEATED BY FEMA, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) OR ENVIRONMENTAL QUALITY CORRIDORS (EQC'S) LOCATED ON THE SUBJECT PROPERTY.
10. THERE ARE NO PROPOSED TRAILS DELINEATED ON THE COMPREHENSIVE PLAN REQUIRED ON THIS PROPERTY.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
12. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
13. OTHER THAN THAT SHOWN, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE ON THE SUBJECT PROPERTY.
14. THERE ARE NO PROPOSED COMMUNITY OR PUBLIC FACILITIES ASSOCIATED WITH THE PROPOSED USE.
15. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION LOCATED ON THE SUBJECT PROPERTY.
16. IT IS NOT ANTICIPATED THERE WILL BE ANY ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT ON ADJACENT OR NEIGHBORING PROPERTIES.
17. OTHER THAN THE USES SHOWN HEREON, THERE ARE NO SPECIAL AMENITIES PROPOSED WITHIN THE SUBJECT DEVELOPMENT.
18. THERE ARE NO PUBLIC IMPROVEMENTS ON OR OFF-SITE PROPOSED FOR DEDICATION OR CONSTRUCTION WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.
19. THERE ARE NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENTS OF THE PROPOSED USE BASED ON THE SURROUNDING LAND USE AND ZONING PATTERNS.
20. THE LOCATION, ARRANGEMENT AND SIZES OF THE STRUCTURES AND SITE IMPROVEMENTS SHOWN HEREON ARE APPROXIMATE AND MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE FINAL ENGINEERING AND DESIGN.
21. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE(S) WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4, AND 355. ALL HAZARDOUS WASTE, AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE PROPOSED USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
22. EXISTING VEGETATION TO REMAIN AND TO BE SUPPLEMENTED WITH UNDERSTORY VEGETATION AT THE DIRECTION OF THE URBAN FORESTRY BRANCH. IF IT BECOMES NECESSARY TO REMOVE THE TREES WITHIN THE TREE PRESERVATION AREA, THEN DEVELOPER WILL INSTALL TREE REPLACEMENT CONSISTENT WITH TRANSITION YARD 3 REQUIREMENTS.

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	2739.79 [835.08M]	08°33'58"	409.61 [124.84M]	205.19 [62.54M]	409.23 [124.73M]	N 05°35'32" E
C2	2726.79 [831.12M]	02°31'20"	120.03 [36.58M]	60.02 [18.29M]	120.02 [36.58M]	N 11°08'10" E
C3	2739.79 [835.08M]	09°09'13"	437.72 [133.41M]	219.32 [66.84M]	437.25 [133.27M]	N 16°58'27" E
C4	630.00 [192.02M]	36°09'45"	397.63 [121.19M]	205.69 [62.69M]	391.06 [119.19M]	S 42°00'32" W
C5	25.00 [7.62M]	43°58'24"	19.19 [5.84M]	10.09 [3.07M]	18.72 [5.70M]	S 45°54'51" W
C6	55.00 [16.76M]	133°46'30"	128.41 [39.13M]	128.87 [39.27M]	101.17 [30.84M]	S 01°00'48" W



Application No. RZA-97-S-113 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-5-98
OFFICIAL BOARD Approval 3-9-98
Sheet 1 of 3

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DEPARTMENT OF COMPREHENSIVE PLANNING
FEB 25 1998
ZONING EVALUATION DIVISION

SCALE
METRIC 1 : 600
0 12 24 36 48 60
0 50 100 200
ENGLISH 1" = 50'

COMMONWEALTH OF VIRGINIA
2/25/98
DAVID A. BRYANT
No. 013336
PROFESSIONAL ENGINEER

D. A. Bryant, P.C.
Engineering-Surveying-Land Planning
22570 Markey Court, Suite 200, Dulles, VA 20166
(703)404-3700 : Fax (703)404-3101

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GENERALIZED DEVELOPMENT AND SPECIAL PERMIT PLAT

CHANTILLY AMUSEMENTS ROUTE 28

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
1/7/98 PRKG TAB
SIGN & LIGHTING
2/2/98 SITE
2/25/98 SITE

M =METRIC

DESIGN BY: DAB
DRAWN BY: DAB
CHECK BY: DAB

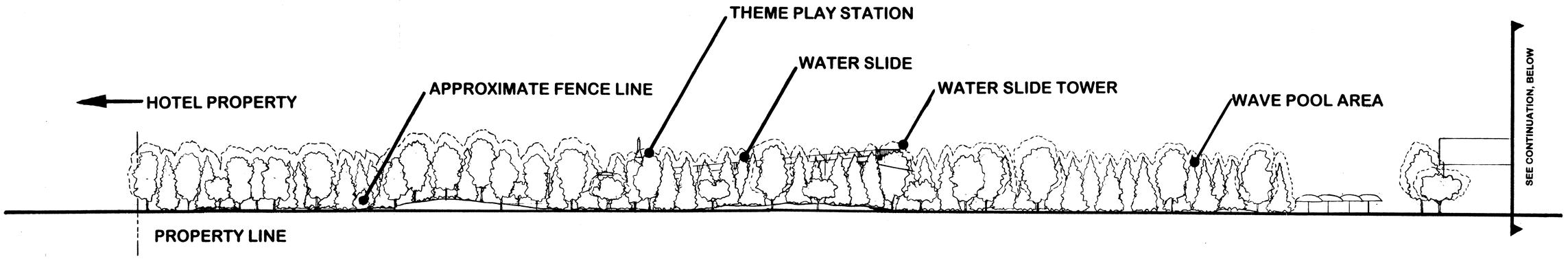
SCALE: 1" = 50'
1:600

JOB NUMBER: 97-050

DATE: OCTOBER 31, 1997

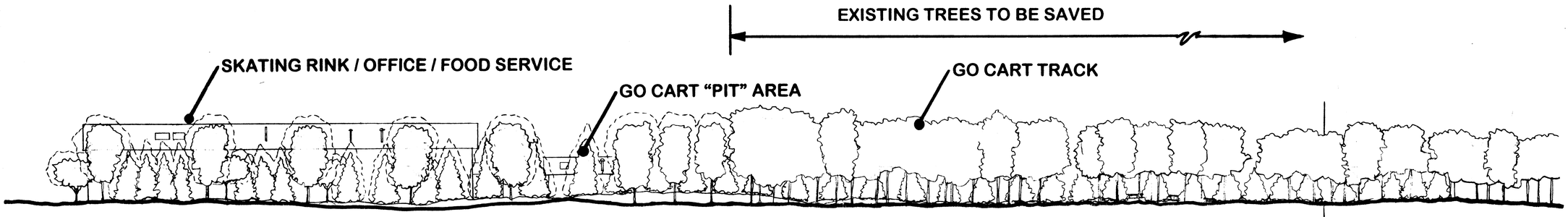
SHEET NUMBER: 1 OF 1

O:\DRAWINGS\WATERPARK\ENG\GDP1XXX Wed Feb 25 13:27:36 1998



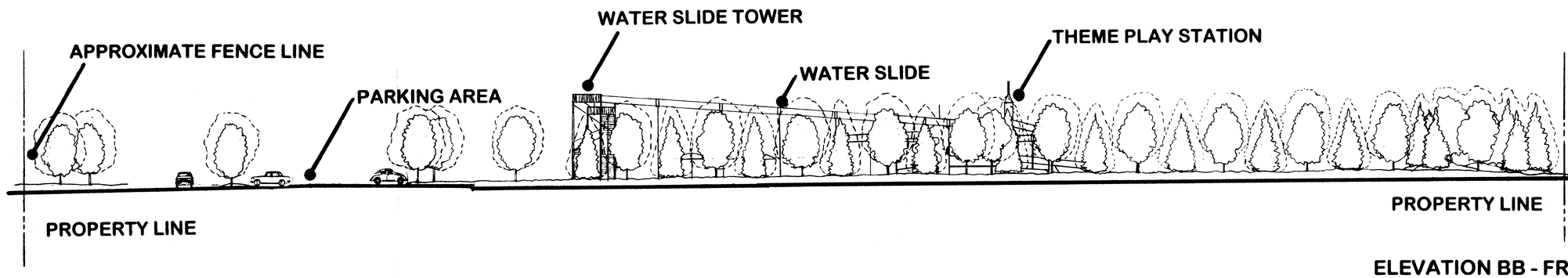
ELEVATION AA - FROM ROUTE 28

SCALE: V/H - 1" = 20'



ELEVATION AA - FROM ROUTE 28

SCALE: V/H - 1" = 20'



ELEVATION BB - FROM HOTEL PROPERTY

SCALE: V/H - 1" = 20'

NOTE: SITE FEATURE DETAILS SHOWN HEREON REPRESENT INFORMATION PROVIDED BY OTHERS. ECOLOGICS ASSUMES NO RESPONSIBILITY FOR ANY INACCURACIES HEREON.

DASHED LINES INDICATE APPROXIMATE 10 YEAR GROWTH PATTERN OF PROPOSED TREES

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DEC 31 1997
ZONING EVALUATION DIVISION

Application No. RZ 97-S-013 Staff Stevens
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-5-98
Date of BOS (PC) approval 3-9-98
Sheet 2 of 3

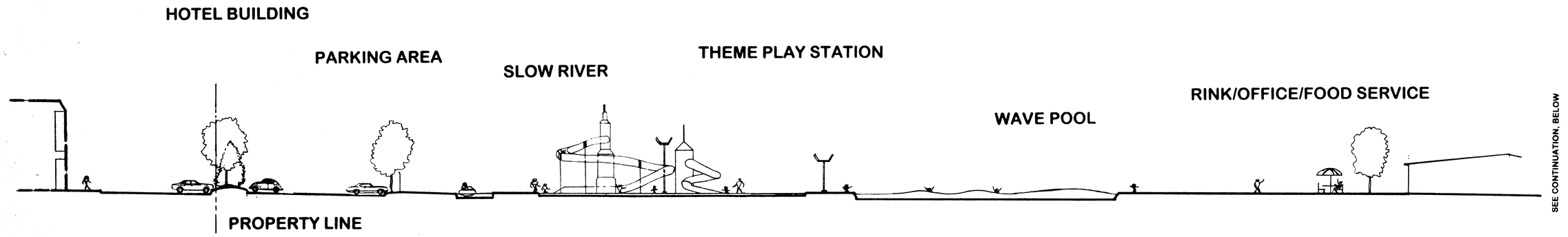
ECOLOGICS
URBAN FORESTRY - LANDSCAPE ARCHITECTURE
5705 REGIMENTAL CT., CENTREVILLE, VA 20120

CONCEPTUAL ELEVATIONS

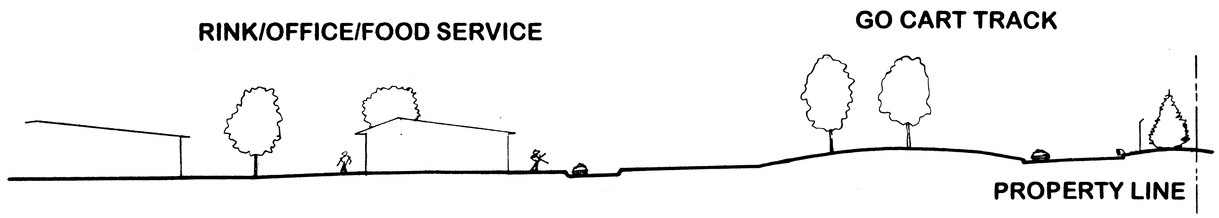
CHANTILLY WATER PARK
PLANET SPLASH & PLAY
FAIRFAX COUNTY, VIRGINIA

D. A. Bryant, P.C.
Engineering–Surveying–Land Planning
22570 Markey Court, Suite 200, Dulles, VA 20166
(703)404-3700 : Fax (703)404-3101

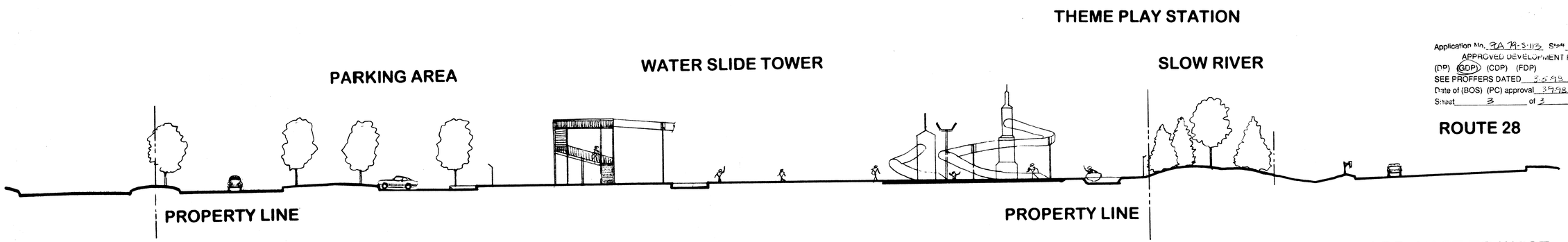
DRAWN: JPL
CHK: BA
DATE: 12/20/97
SCALE: AS SHOWN
JOB# 97L052
SHT 1 OF 2



SECTION AA, NORTH TO SOUTH
SCALE: 1" = 20', V & H



SECTION AA, NORTH TO SOUTH
SCALE: 1" = 20', V & H



SECTION BB, EAST TO WEST
SCALE: 1" = 20', V & H

Application No. PCA 79-S-113 Staff S. Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-5-98
Date of (BOS) (PC) approval 3-9-98
Sheet 3 of 3

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CROSS SECTIONS

CHANTILLY WATER PARK
PLANET SPASH & PLAY
FAIRFAX COUNTY, VIRGINIA

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CHECK: BA
DATE: 12/31/97
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JOB# 97L052
SHEET 2 OF 2