

DEVELOPMENT SUMMARY

MINIMUM YARDS		
	FRONT	40'
	SIDE	0'
	REAR	25'

MAXIMUM HEIGHT ALLOWED	
MAXIMUM HEIGHT PROPOSED	

GENERAL NOTES

-
- A circular map of the Brea area in Orange County, California. The map shows various neighborhoods and landmarks. A black arrow points to a specific location labeled "SITE" on the border of Brea and Tustin. The map includes labels for areas like Stafford Lakes Village, Foxwood Estates, Stafford Industrial Park, Brea Civic Center, and others. Major roads like SR 91 and SR 60 are also indicated.
- Neighborhoods and landmarks shown on the map include:
- STAFFORD LAKES VILLAGE
 - FOXWOOD ESTATES
 - STAFFORD INDUSTRIAL PARK
 - BREA CIVIC CENTER
 - JULIAD BUSINESS PARK
 - DOMINION BUSINESS CENTER
 - LUCYFIELD PLAZA CENTER
 - ESTATES AT ROCKY PIN
 - CARTER DIVISION
 - GREENBANK FOREST
 - MANSHIELD MANOR
 - BEREA PLANTATION
 - WOODLANDS AT BREA
 - CELEBRATE VIRGINIA SILVER APARTMENTS
 - CELEBRATE VIRGINIA
 - HERITAGE COMMERCE CENTER
 - CUMMINS PLANT
 - WALNUT GROVE
 - HOLLY CORNER
 - HOLLY ACRES
 - ENGLISH HILLS
 - STAFFORD
 - STAFFORD ROAD
 - SR 91
 - SR 60
 - SR 78
 - SR 15
 - SR 101
 - SR 10
 - SR 5
 - SR 4
 - SR 3
 - SR 2
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 - SR -100

VICINITY MAP
1" = 2000'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERALIZED DEVELOPMENT PLAN

OWNER

HASSANOOR ABDIRAHMAN
13601 OFFICE PLACE, SUITE 202,
WOODBIDGE, VA 22192
202-390-0071

APPLICANT

HASSANOOR ABDIRAHMAN
13601 OFFICE PLACE, SUITE 202,
WOODBIDGE, VA 22192
202-390-0071

PLANNER/ENGINEER

LEGACY ENGINEERING, P.C.
419 CHATHAM SQUARE OFFICE PARK
FREDERICKSBURG, VA 22405
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CONTACT: BRUCE A. REESE

 **LEGACY**
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540.373.8350 (p) 540.369.4499 (f)

CONDITIONAL USE PERMIT
CELEBRATE VIRGINIA SELF STORAGE
COVER
HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

[illegible]

FILE NO.	SHEET 1 OF 2
DATE 6/4/21	
SCALE AS SHOWN	

LEGEND	
	BOUNDARY
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED SITE LIGHT POLE
	BUILDING ENTRANCE/EXIT
	FREE-STANDING PYLON/MONUMENT SIGN

- SCHEDULE FOR SECTION 110.3**
TRANSITIONAL BUFFER
- PROPOSED USE PER TABLE 2, NUMBER 9, 10; USE: COMMERCIAL, OFFICE, AUTO REPAIR
 - ADJACENT PROPERTY WHICH REQUIRES BUFFER: S
 - ADJACENT PROPERTY USE PER TABLE 2, NUMBER 12; USE: TBA-A
 - TRANSITIONAL BUFFER REQUIRED PER TABLE 2; A
 - BUFFER YARD WIDTH: 20 FEET
 - LINEAR FEET OF BUFFER YARD REQUIRED: 390 FEET
 - PLANT UNITS REQUIRED (#6 / 100 X 162): 195 P.U. EXISTING TREES SATISFY REQUIREMENT.

PROVIDED PLANT UNITS TO BE CALCULATED WITH FINAL SITE DESIGN

- SCHEDULE FOR SECTION 110.1 & 110.2**
STREET BUFFERS ALONG FREEWAY/INTERSTATE & ARTERIAL/ MAJOR COLLECTOR STREETS
- RESIDENTIAL OR NON-RESIDENTIAL:
 - BUFFER YARD WIDTH: 15 FEET
 - LINEAR FEET OF BUFFER YARD ALONG STREET: 1696 FEET
 - PLANT UNIT REQUIRED (#2 / 17 X 50): 850 P.U.

PROVIDED PLANT UNITS TO BE CALCULATED WITH FINAL SITE DESIGN

- SCHEDULE FOR SECTION 120.1**
PARKING LOTS, INTERIOR
- NUMBER OF PARKING SPACES: 15 < 24
 - AMOUNT OF PARKING AREA UTILIZED BY LID: 0
 - AMOUNT OF PLANTING AREA REQUIRING LANDSCAPING: 0
 - TOTAL PLANT UNIT REQUIRED (#3 / 300 X 12): 0 P.U.

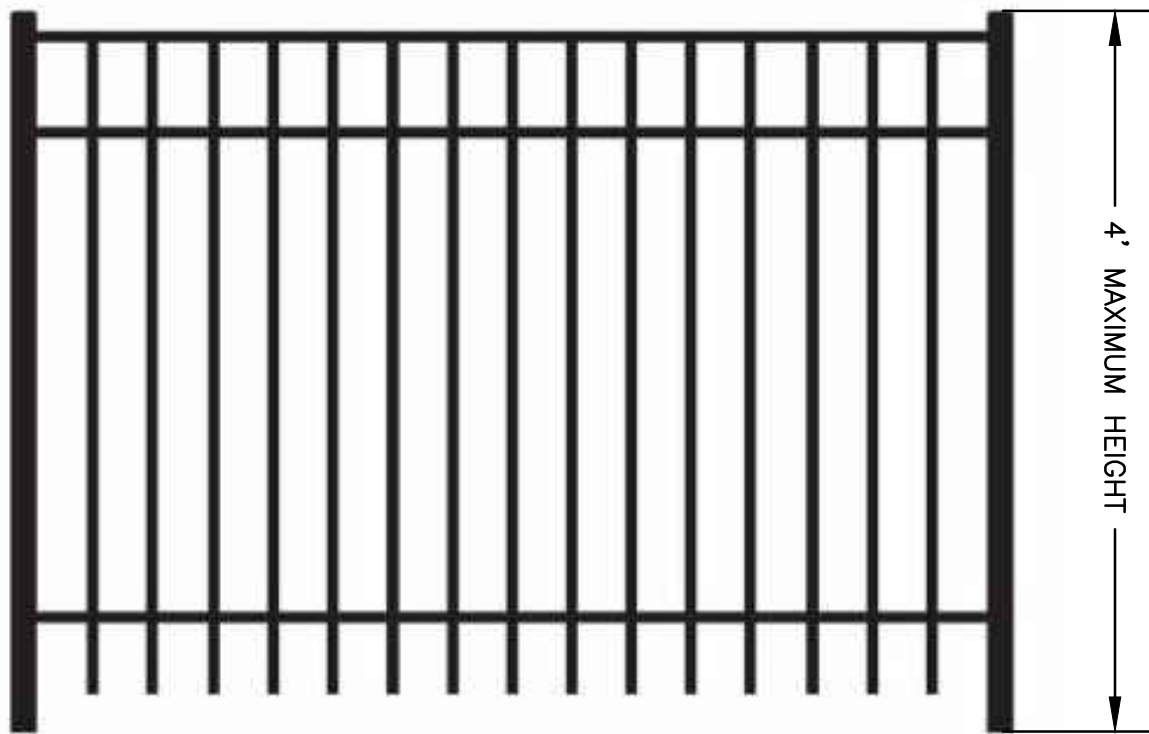
PROVIDED PLANT UNITS TO BE CALCULATED WITH FINAL SITE DESIGN

PLANTINGS SHOWN ARE FOR CONCEPTUAL PURPOSES. PLANT TYPE AND LOCATION WILL BE SHOWN ON THE FINAL SITE PLAN.
SIGNAGE

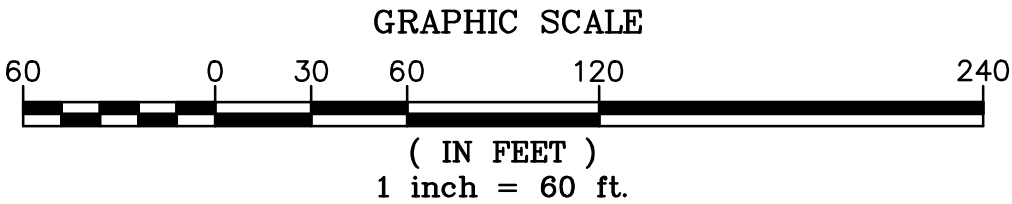
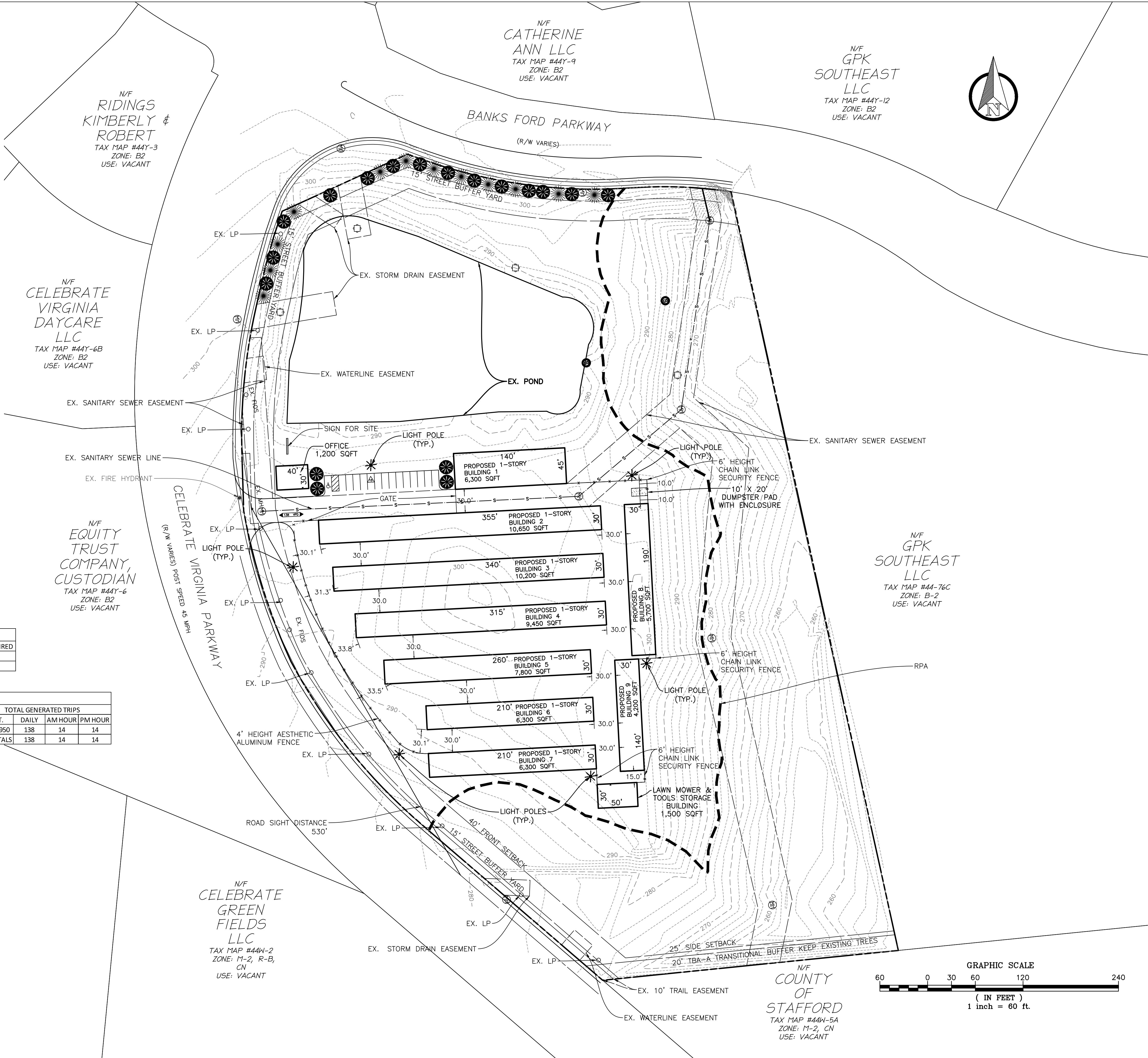
SIGNAGE SIZE, HEIGHT AND LOCATION SHALL COMPLY WITH STAFFORD COUNTY CODE REQUIREMENTS AT THE TIME OF FINAL ENGINEERING.

PARKING TABULATION				
USE	REQUIREMENT	UNIT	SPACES REQUIRED	
STORAGE, INDOOR	1 SPACES/5,000 GFA	70,950	14.19	
TOTAL REQUIRED			14.19	
TOTAL PROVIDED			15	

TRIP GENERATION TABULATION								
ITE CODE	UNIT	TRIP GENERATION RATES			TOTAL GENERATED TRIPS			
		DAILY	AM HOUR	PM HOUR	SQ. FT.	DAILY	AM HOUR	PM HOUR
MINI-WAREHOUSE (151)	1000 SQ. FT.	1.95	0.2	0.2	70,950	138	14	14
TOTALS						138	14	14



AESTHETIC ALUMINUM FENCE DETAIL



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CELEBRATE VIRGINIA SELF STORAGE

GENERALIZED DEVELOPMENT PLAN

HARTWOOD MAGISTERIAL DISTRICT
STAFFORD COUNTY, VA

DATE	REVIEW STATUS	DATE	REVISION	NO

BRUCE A. REESE
Lic. No. 22807
6/17/21
PROFESSIONAL ENGINEER

FILE NO.	SHEET
DATE 6/4/2021	2
SCALE 1" = 60'	OF 2