



LEON E. FELIX ARCHITECT 21.15
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DESIGN SPECIFICATIONS ADHERED TO IN ABOVE CAD DRAWING:

1. Location is a corner lot at a signalized 80,000 ADT traffic count intersection
2. Size is just 21,120 SF like an old style gas station lot
3. Main curb cut is 130 ft. from the corner
4. Escape curb cut is at least 100 ft. from the corner
5. 10 ft. setbacks & 3 ft. landscaping planters on both streets
6. 20 ft. min - 40 ft. max driveways
7. Assumption: 50% of the patrons do not vacuum their vehicles