









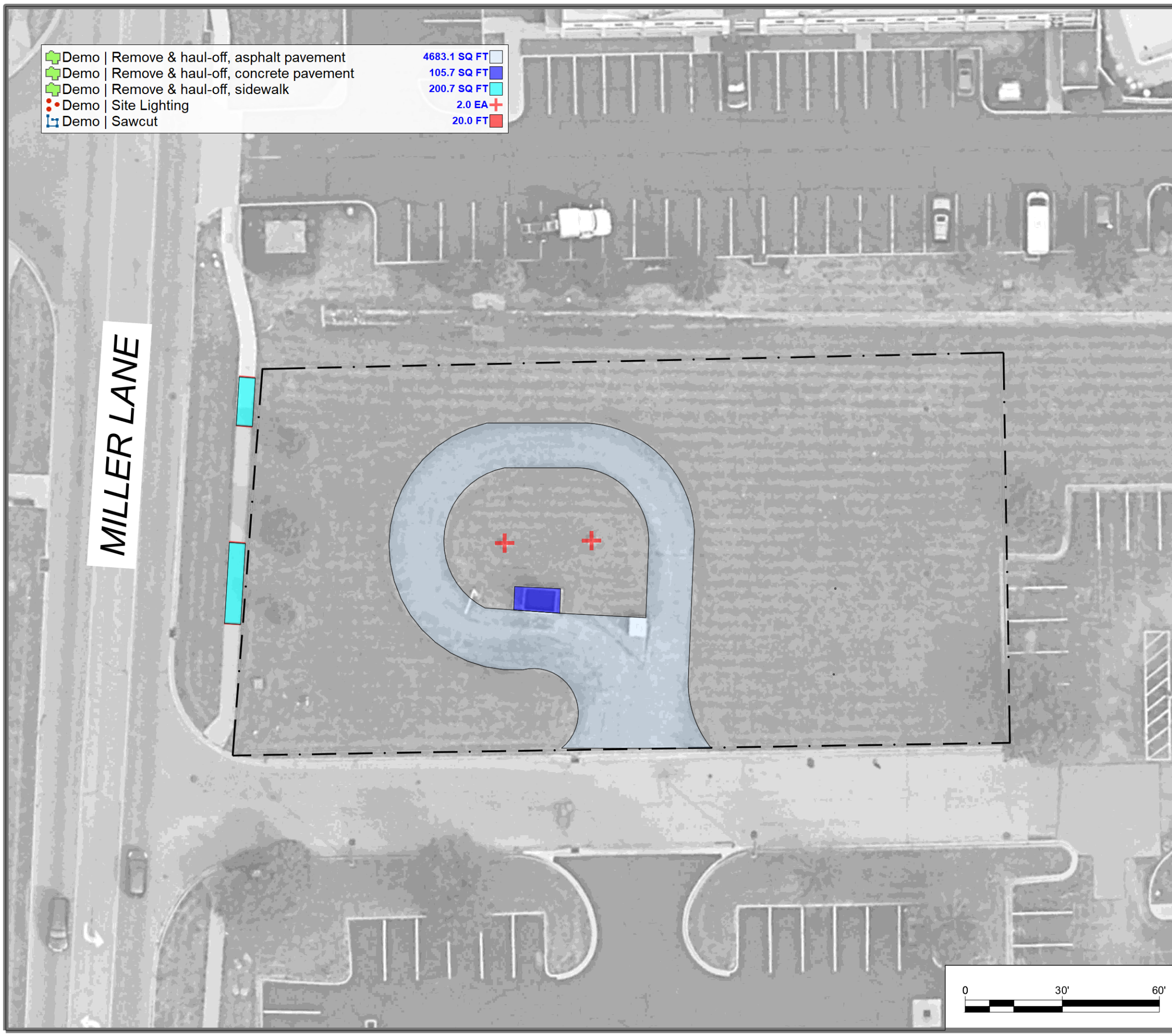


-  Demo | Remove & haul-off, asphalt pavement
-  Demo | Remove & haul-off, concrete pavement
-  Demo | Remove & haul-off, sidewalk
-  Demo | Site Lighting
-  Demo | Sawcut

-  4683.1 SQ FT
-  105.7 SQ FT
-  200.7 SQ FT
-  2.0 EA
-  20.0 FT



MILLER LANE

**PROPERTY PLAN**

**LOCATION: (SEQ) MILLER LANE AND  
YORK PLAZA LANE  
DAYTON, OH  
CONCEPT PLAN (v6)  
03/11/2022**

**SITE DATA**

JURISDICTION	BUTLER TOWNSHIP
ZONING DISTRICT	RC/S-1 REGIONAL COMMERCIAL SERVICE DISTRICT
PERMITTED USE(S)	RESTAURANTS, SIT-DOWN, FAST FOOD AND CARRY-OUT, WITH DRIVE-UP WINDOWS (CONDITIONAL PERMITTED USE - NOTE 2)
LOT AREA	± 27,181 SF (± .62 ACRES)
BUILDING AREA	2,225 SF (MIN. 2,000 SF)
F.A.R.	CODE TBD   PLAN .08

**SETBACKS**

BUILDING SETBACKS	CODE	PLAN
- FRONT YARD	10' (<25' HEIGHT)	44' (W)
- INTERIOR SIDE YARD	10'	14' (N), 70' (S)
- REAR YARD	25'	113' (E)

**PARKING SETBACKS**

- FRONT YARD	10'	10' (W)
- INTERIOR SIDE YARD	4.5' (1/4 OF BUILDING HEIGHT)	1' (N) VARIANCE, 4.5' (S)
- REAR YARD	10'	10' (E)
<b>SIGNAGE SETBACK</b>	10'	20'

**OFF STREET PARKING REQUIREMENTS**

AUTO PARKS STALL COUNT WITH RATIO	22 (NOTE 1)	22 (9.9 / 1000 SF)
ADA STALL COUNT	1	1
PARKING STALL SIZE	10' X 20'	9' X 18' VARIANCE
DRIVE AISLE WIDTH	24'	24'
DRIVE-THRU STACKING	8 (NOTE 1)	20
BUILDING HEIGHT	80'	18'

**ADDITIONAL NOTES**

1. RESTAURANTS, SIT-DOWN REQUIRED 1 / 100 SF OF FLOOR AREA, PLUS OFF STREET WAITING SPACES FOR 8 VEHICLES FOR EACH DRIVE-UP WINDOW, WITH SUCH WAITING SPACES TO BE LOCATED BEHIND THE POINT WHERE A DRIVE-IN ORDER IS PLACED.
2. SECTION 411 DRIVE-IN RESTAURANT AND DRIVE-THROUGH BUSINESSES: (5) THE STORAGE AREA FOR WAITING CARS IS AT LEAST ONE HALF THE GROSS SF OF THE BUSINESS TO BE SERVED: AS REQUIRED
3. 90% MAX LOT COVERAGE: 69% PROVIDED
4. 10% OF PARKING CAN BE REDUCED TO 9' X 18' - VARIANCE

**DRAWN BY:**

BM



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