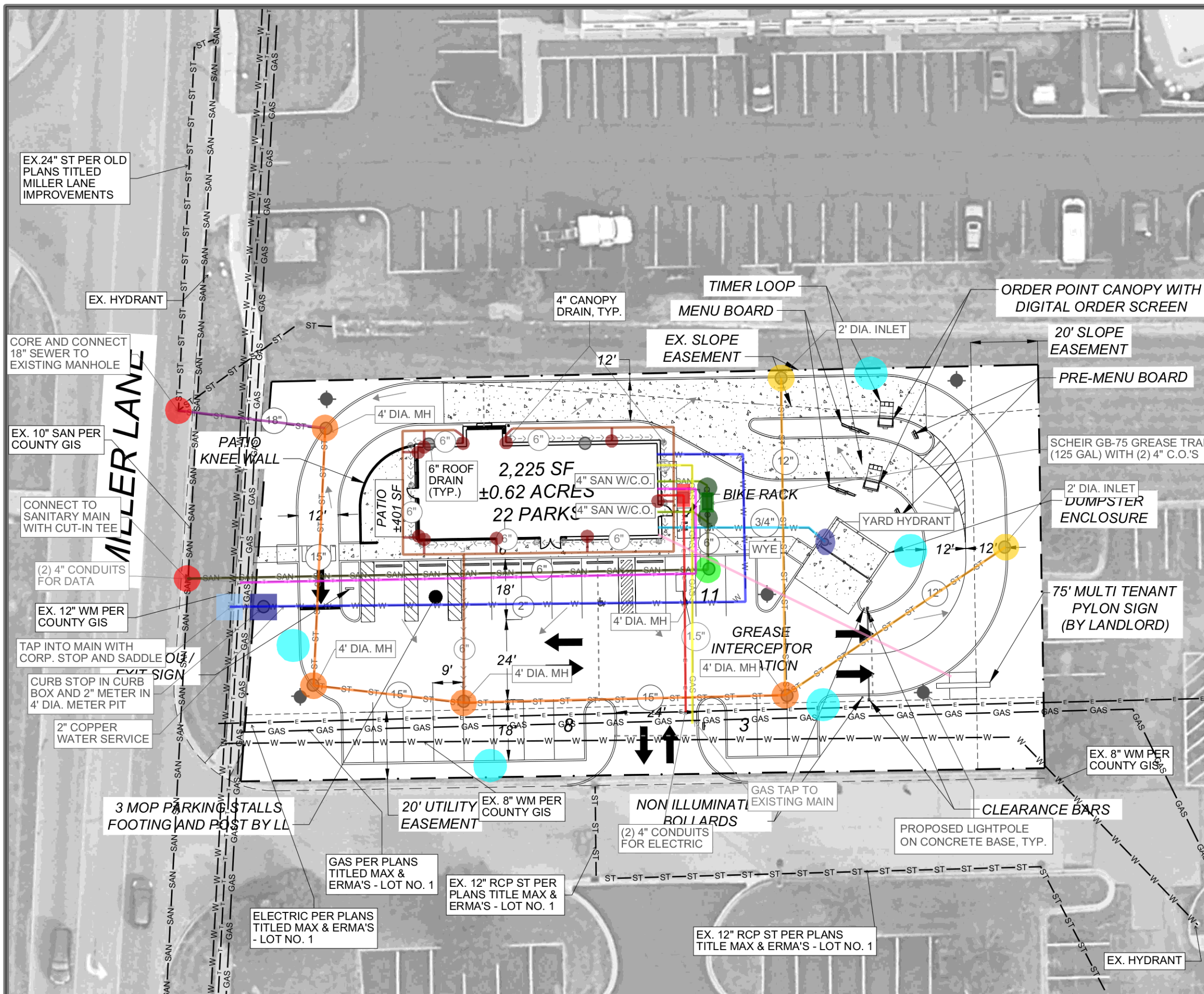


PROPERTY PLAN
LOCATION: (SEQ) MILLER LANE AND
YORK PLAZA LANE
DAYTON, OH
CONCEPT PLAN (v6)
03/11/2022

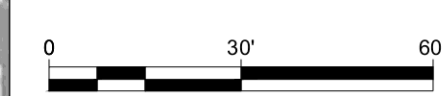
UTILITY
 PLAN V1
 03/15/2022

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)



- Watermain | Tap into main w/corp. stop & saddle 1.0 EA
- Watermain | Curb Stop n Curb Box & 2" Meter in 4'dia Mete... 1.0 EA
- Watermain | 3/4" copper 51.5 FT
- Watermain | 2" copper 224.1 FT
- Watermain | Frost Proof Yard Hydrant 1.0 EA
- Sanitary | Connect to existing w/cut-in tee 1.0 EA
- Sanitary | 4" PVC 33.7 FT
- Sanitary | 6" PVC 178.4 FT
- Sanitary | MH Structure, 4' dia. 1.0 EA
- Sanitary | Cleanout 2.0 EA
- Sanitary | Grease Interceptor, Schier GB-75 gal 1.0 EA
- Storm | Connect to existing 1.0 EA
- Storm | 4" PVC or HDPE 46.6 FT
- Storm | 6" PVC or HDPE 263.1 FT
- Storm | 12" RCP 174.1 FT
- Storm | 15" RCP 218.3 FT
- Storm | 18" RCP 44.2 FT
- Storm | MH Structure, 4' dia. 4.0 EA
- Storm | Inlet, 2' dia. 2.0 EA
- Storm | Downspout tie-in 10.0 EA
- Gas | (1) 2" PVC empty conduit 87.8 FT
- Electric | (2) 4" Gray PVC conduits, w/ pull rope 64.8 FT
- Electric | (2) 4" Gray PVC conduits w/ conductor cable pairs 8.0 FT
- Precast concrete electrical transformer pad 1.0 EA
- Telephone/Data | (2) 2" Gray PVC conduits, w/ pull rope 173.2 FT
- Site Lighting | 25' poles with LED fixtures 5.0 EA
- Monument Sign | Electric Feed 97.4 FT



InSite

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