

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 94786
 APPROVAL DATE 11/18/96
 EXPIRATION DATE 11/18/97
 SIGNATURE OF PLANNING COMMISSION
[Signature]

NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

REPAIR, RESEAL & RESTRIPE EXIST. ASPHALT PAVEMENT. VERIFY EXTENT OF WORK W/ PIZZA HUT C.E. RE: SCOPE OF WORK/SITE 1

A DEMOLITION PLAN

- DEMOLITION NOTES:**
- DEMOLITION CONTRACTOR MUST COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, STANDARDS, RULES AND REGULATIONS TO INSURE THE SAFETY OF PERSONS AND PROPERTY AGAINST DAMAGE, INJURY OR LOSS. DEMOLITION CONTRACTOR SHALL ERECT AND MAINTAIN ALL REASONABLE SAFEGUARDS AS REQUIRED FOR THE SAFETY OF THE PUBLIC.
 - ALL DEMOLITION MUST BE PERFORMED WITH APPROPRIATE TOOLS AND METHODS SO AS NOT TO DAMAGE AREAS DESIGNATED TO REMAIN. ANY DAMAGED AREAS ARE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR AND SHALL BE PATCHED TO MATCH THE EXISTING ADJACENT SURFACES.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
 - CONSTRUCTION OF PROPOSED UTILITIES WILL REQUIRE EXISTING ASPHALT TO BE SAW CUT AND REMOVED. ALL PAVEMENT PATCHES SHALL MATCH EXISTING ASPHALT PAVEMENT AND BASE CROSS-SECTION. IN ORDER TO MINIMIZE THE AMOUNT OF SAW CUTTING/PATCHING THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHEN ALLOWABLE BY CODE, TO ROUTE PROPOSED UTILITIES IN COMMON TRENCHES.
 - AREA TO BE DEMOLISHED PER PLAN INDICATES APPROXIMATE LIMITS OF DEMOLITION FOR NEW CONSTRUCTION. COORDINATE LIMITS OF DEMOLITION W/ NEW CONSTRUCTION.
 - EXISTING PLANT MATERIALS TO BE REMOVED SHALL BE REMOVED ABOVE AND BELOW GROUND LEVEL. BELOW GROUND REMOVAL SHALL BE:
 - 3'-0" FOR EXISTING TREES
 - ALL ROOTS FOR EXISTING SHRUBS, BRUSH & GROUNDCOVERS

PIZZA HUT PARKING LOT REPAIR - A SCOPE OF WORK:

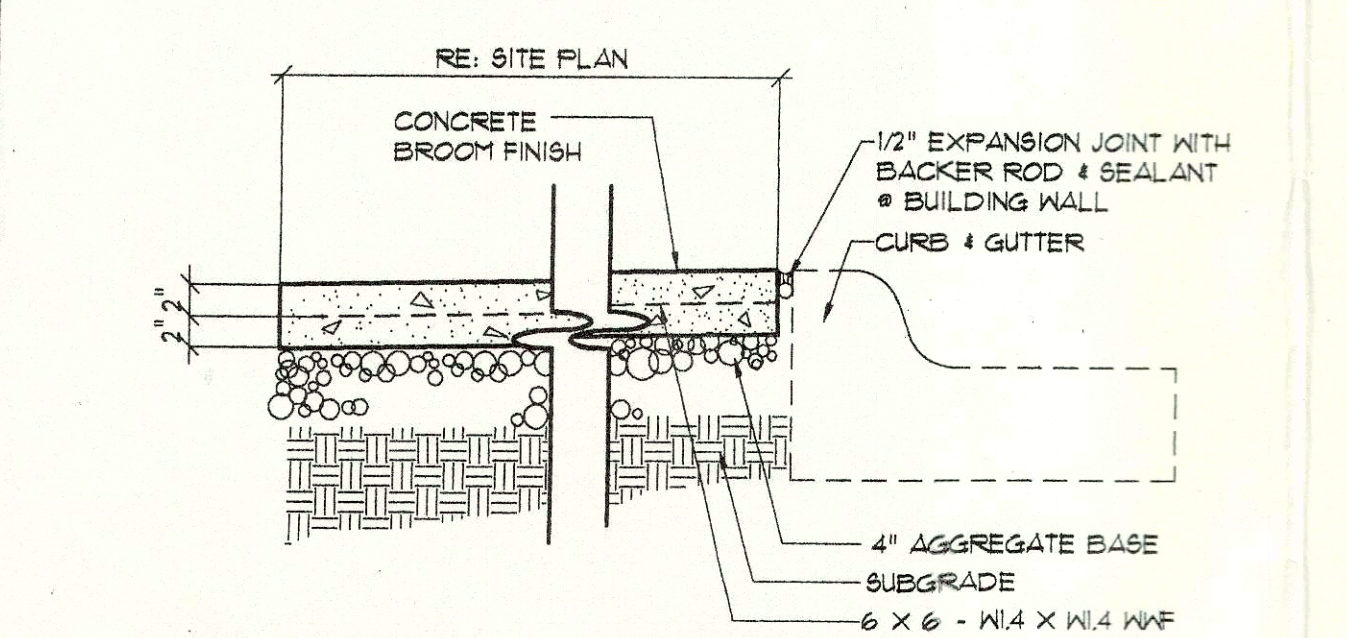
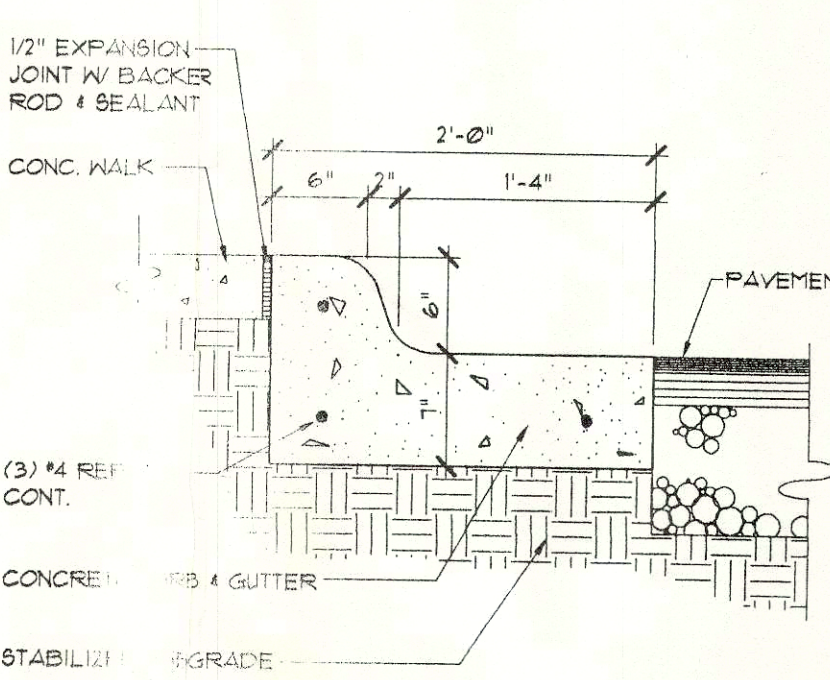
- PREPARATION OF PAVEMENT:**
 Areas to be sealed shall be sound and clean.
- Areas that are not sound shall be removed to the original depth. After establishment of a sound rock base, the damaged area will be replaced with hot asphaltic concrete mix, applied in two layers compacted in place. These areas shall cure no less than two (2) days before application of the sealer. The subsurface layer shall be at least two (2) inches in thickness and shall be compacted in place. The remaining surface layer shall bring the patch to the level of the surrounding parking lot and shall be machine rolled where possible.
 - All major cracks shall be cleaned with an air compressor and filled with a rubberized crack sealer.
 - The entire area to be sealed shall be completely cleaned with a blower that will blow/dry the surface free of sand, clay, dust and other foreign matter. Any oil or grease spots shall be scraped and treated with either "Petroleum" or a mixture of shellac and thinner that will prevent it from bleeding through the sealer. All oil spots on the pavement must be removed if penetrable to 1-1/2" - 2" with a screwdriver.
- APPLICATION OF SEALER:**
- A coal tar emulsion sealer that meets or exceeds federal specifications R-P3550 for Asphalt Sealants shall be used.
 - Two coats of sealer shall be applied over the pavement so that the completed sealcoat is free of voids and pitholes.
 - The first coat:
 - The first coat shall be applied uniformly over a pavement surface that is fog-spray dampened with clean water. Depending on the condition of the surface and the humidity in the air, the first application shall be thoroughly mixed with approximately 10% water and the five (5) pounds of clean, hard and durable sand. The material thoroughly squeezed down into the small holes of the pavement for a good mechanical bond.
 - The finish coat forms the surface film. The second coat may be applied straight or with sand added, depending on the condition of the surface. Maximum thickness of each coat should not exceed 1/8" or it will not cure.
 - Edging and trimming are done by using a hand squeegee. After the completion of the surface treatment, the surface shall cure for at least 8 hours before being opened to traffic.
- COVERAGE RATE:**
 40 to 100 square feet per gallon for a two-coat application, depending on the roughness of the surface.
- WEATHER:**
 Sealer shall not be applied when weather is foggy, rainy or ambient temperature is below 45 degrees. Nor shall it be applied when such conditions are anticipated during the next eight hours.

RESTRIPING:
 Paint specifications "Gildent" - white striping paint or equals as approved by Pizza Hut.

HANDICAP SYMBOL:
 Paint specifications "Gildent" - blue striping paint or equals as approved by Pizza Hut.

TIME:
 The repairs, sealing, and striping shall be accomplished in such a manner as not to unduly limit parking or access to the site.

See specification section 0250 for line marking.



1 CONCRETE WALK
 SCALE: 1" = 1'-0"

2 CONCRETE CURB AND GUTTER
 SCALE: 1" = 1'-0"

B SITE PLAN

CONSTRUCTION APPROVAL
 SURFACE WATER CONTROL
 Conditions of Approval: _____
 Approved by: _____
 DATE: 11/18/96

CONSTRUCTION APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS: _____
 BY: RRB
 DATE: 11/18/96
 JEFFERSON COUNTY
 DEPT. OF PUBLIC WORKS

SITE DATA

2,999.56 SF. EXIST. BLDG.	30245.0 SF. PROPOSED BLDG.
44 EXIST. PARKING SPACES	41 PROPOSED PARKING SPACES
PROPERTY CONTAINS 0.12 ACRES	
PROPERTY SURVEY BY: BOB IGGRISS & ASSOCIATES 519 EAST COURT AVENUE JEFFERSONVILLE, IN 47130	
PROPERTY ZONED: C-2	
LANDSCAPE BUFFER REQUIREMENTS: EXISTING SITE REURBISHMENT:	
EXISTING BUILDING: 2,999.56 SF.	NEW ADDITION: 30,245.0 SF.
TOTAL:	30,245.0 SF.
PERCENTAGE INCREASE IN BLDG. SIZE:	3%
NO ADDITIONAL LANDSCAPING REQUIRED	
SECURITY LEVEL 1 (ASSUMED)	

LEGEND

	NEW CONCRETE PAVING
	PAINTED HANDICAP SYMBOL
	PAINTED DIRECTIONAL ARROW
	PROPERTY LINE
	NEW SITE LIGHT
	EXIST. GAS LINE
	EXIST. OVERHEAD POWER LINE
	EXIST. WATER SERVICE LINE
	EXIST. TELEPHONE LINE
	EXIST. SITE LIGHT
	EXIST. SEWER MANHOLE
	EXIST. POWER POLE
	EXIST. TREE
	EXIST. SHRUB

DEMOLITION/SITE PLAN

DATE	BY	CHK'D
7-30-96	MVP	RRB
REVISIED	BY	CHK'D
8-13-96	MVP	RRB
NAME/ESS	414021	

SITE 1.1



PIZZA HUT, INC.
 ARCHITECTURE AND ENGINEERING DEPARTMENT
 9111 E. DOUGLAS,
 POST OFFICE BOX 428
 WICHITA, KANSAS 67201

RECEIVED
 OCT 15 1996
 PLANNING & DEVELOPMENT SERVICES

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SUBDELCO REMODEL
 12525 SHELBYVILLE RD.
 LOUISVILLE, KY 40216
 STORE #414027

Docket Number 9-47-86 & 9-81-87 (City of Middletown)

Project Name: Pizza Hut
Location: 12425 Shelbyville Road
Applicant: Pizza Hut
Request: Revised Detailed District Development Plan.
Staff Case Manager: **Melanie Byers, Planner I.**

RESOLVED, That the Land Development and Transportation Committee does hereby **APPROVE** the Revised Detailed District Development Plan for Docket No. 9-47-86, subject to the following binding elements:

All binding elements from the approved General Development Plan are applicable to this site in addition, to the following:

1. The binding elements originally contained in Ordinance 11, Series 1986 and Ordinance 10, Series 1987 of the City of Middletown and **Docket Nos. 9-47-86 and 9-81-87**, shall apply except as added to or amended herein.
2. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission and City of Middletown.
3. The development shall not exceed 3,100 square feet of gross floor area.
4. There shall be no direct access to Shelbyville Road from the site. Access to the site shall be restricted to internal access roads.
5. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from the Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

6. All signage shall be in accordance with the detailed district development plan and must otherwise be in compliance with the City of Middletown Ordinance 90-06.
7. If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission and the City of Middletown.
8. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
9. The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval of the City of Middletown.
10. The property shall be limited to uses in the C-1 Commercial District with the exception of one (1) automobile repair garage and with the exception of one (1) restaurant with lounge and entertainment as permitted in the C-2 District. Additional restaurants without lounges and entertainment being allowed.

PLANNING
COMMISSION
CITY OF MIDDLETOWN