

WOLF RUN PARK
CONCEPTUAL
PLANNED UNIT DEVELOPMENT
DOCUMENTATION

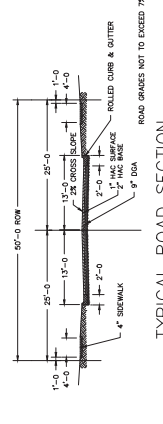
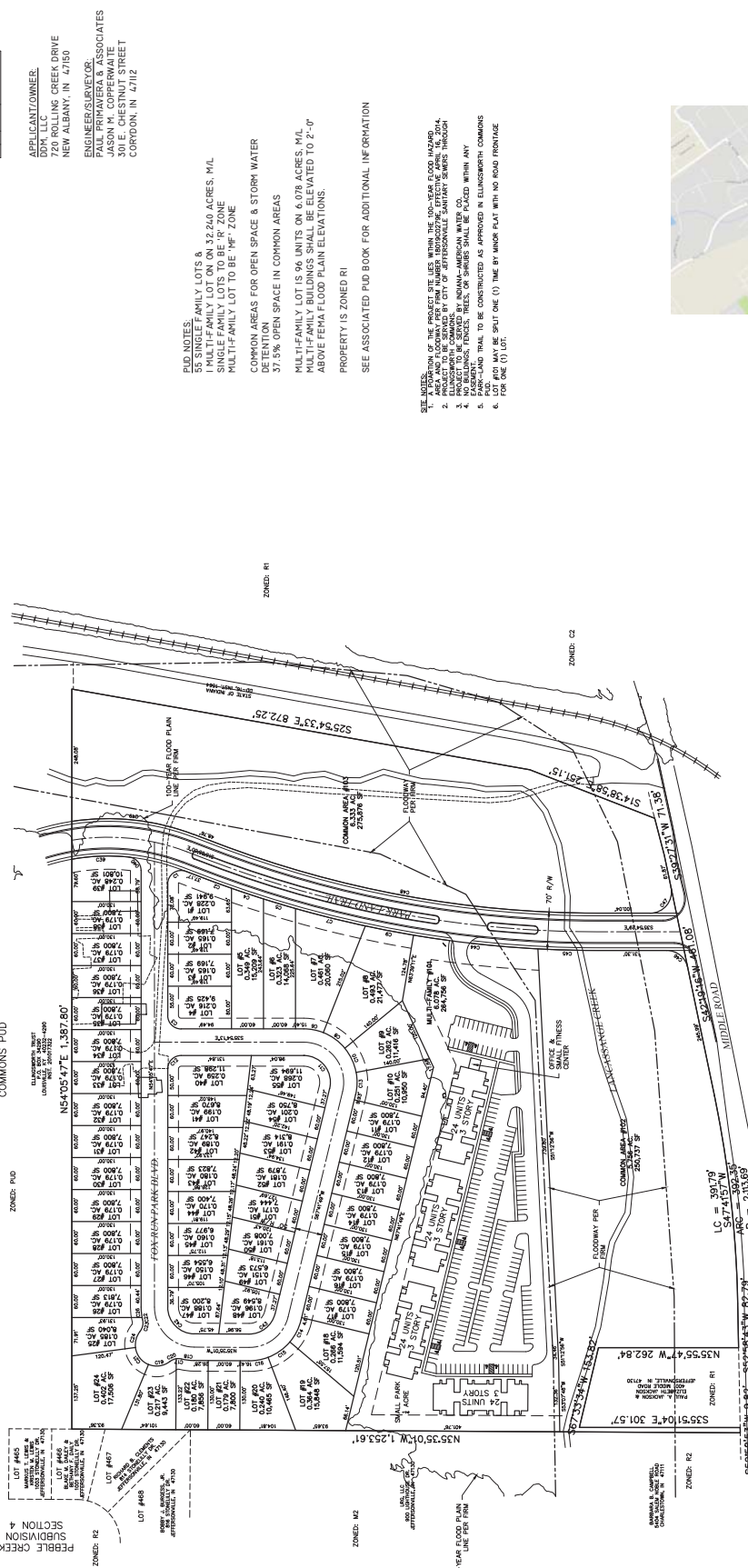


BY:
DDM, LLC
720 ROLLING CREEK DRIVE
NEW ALBANY, IN 47150

TABLE OF CONTENTS

Subdivision Technical Map	1
Subdivision Color Map	2
Lot Standards – Single-family.....	3
Lot Standards – Multi-family	4
Setbacks Table	4
Facilities/Features	5
Development Standards	
Building Aesthetics	6
Height	6
Accessory Structures	6
Fences and Walls	7
Floodplain	7
Lighting	8
Signs	8
Parking	8
Landscaping	9
Pest Plants	10
Proposed Sign	11
Proposed Sign	12

WOLF RUN PARK CONCEPTUAL PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAT



PLANNED UNIT DEVELOPMENT
CLIENT: DDMA, LLC
4203 MIDDLE ROAD
JEFFERSONVILLE, IN

301 E. CHESTNUT STREET
CORYDON, IN 47112
TEL: (812) 758-6124
FAX: (812) 758-6740
PAUL PRIMAVERA & ASSOCIATES

PLD NOTES:
58 SINGLE FAMILY LOTS &
1 MULTI-FAMILY LOT ON 32.240 ACRES, M/L
SINGLE FAMILY LOTS TO BE R-1 ZONE
MULTI-FAMILY LOT TO BE 14-0 ZONE

COMMON AREAS FOR OPEN SPACE & STORM WATER
DETENTION
37.5% OPEN SPACE IN COMMON AREAS
MULTI-FAMILY LOT IS 96 UNITS ON 6.078 ACRES, M/L
MULTI-FAMILY BUILDINGS SHALL BE ELEVATED TO 2'-0"
ABOVE FEMA FLOOD PLAIN ELEVATIONS.
PROPERTY IS ZONED R1
SEE ASSOCIATED PUD BOOK FOR ADDITIONAL INFORMATION

ENGINEER/PLANNER/DESIGNER
PAUL PRIMAVERA & ASSOCIATES
JASON M. COPPELWATER
301 E. CHESTNUT STREET
CORYDON, IN 47112

APPLICANT/OWMER:
720 ROLLING CREEK DRIVE
NEW ALBANY, IN 47150

By	Date	Description
JMC	11/28/17	NAME CHANGE/PARKING RATIO
JMC	11/27/17	COMMENTS BY JEFFERSONVILLE PC STAFF
JMC	11/27/17	COMMENTS BY JEFFERSONVILLE PC STAFF

Date	Revision	Description
11/28/17	1	NAME CHANGE/PARKING RATIO
11/27/17	2	COMMENTS BY JEFFERSONVILLE PC STAFF
11/27/17	3	COMMENTS BY JEFFERSONVILLE PC STAFF

ELLIANSWORTH COMMONS PUD

DRAWN BY: JASON M. COPPELWATER
CHECKED BY: JASON M. COPPELWATER
DATE: 11/28/17

SCALE: AS SHOWN

PROJECT NO.: 153776-DWG

DIRECTORY: E:\2017\153776

DATE: 09/22/17

DRAWN BY: JMC

CHECKED BY: JAS

STATE OF INDIANA
PLANNING & ZONING BOARD
JEFFERSONVILLE, IN 47502

LC = 505.179'
LC = 1157.74'
AP = 399.393'
AP = 399.393'
R = 2113.69'

STATE OF INDIANA
PLANNING & ZONING BOARD
JEFFERSONVILLE, IN 47502

STATE OF INDIANA
PLANNING & ZONING BOARD
JEFFERSONVILLE, IN 47502

STATE OF INDIANA
PLANNING & ZONING BOARD
JEFFERSONVILLE, IN 47502

ROAD GRASSES NOT TO EXCEED 7%
TYPICAL ROAD SECTION
(FOR FOX RUN PARK BOULEVARD)

WOLF RUN PARK CONCEPTUAL PLANNED & UNIT DEVELOPMENT PLAT PRELIMINARY PLAT

PLD NOTES:
 1. SINGLE-FAMILY LOTS & MULTIFAMILY LOTS ON 32.240 ACRES, M/L
 2. MULTIFAMILY LOTS TO BE "R" ZONE
 3. MULTIFAMILY LOT TO BE "MF" ZONE
 4. COMMON AREAS FOR OPEN SPACE & STORM-WATER DETENTION
 5. 37.5% OPEN SPACE IN COMMON AREAS
 6. MULTIFAMILY LOT IS 94 UNITS ON 4.076 ACRES, M/L
 7. MULTIFAMILY BUILDINGS SHALL BE ELEVATED TO 2'-0" ABOVE FEMA FLOOD PLAIN ELEVATIONS.

PROPERTY IS ZONED R1

SEE ASSOCIATED PUB BOOK FOR ADDITIONAL INFORMATION

APPLICANT/OWNER:
 720 ROLLING CREEK DRIVE
 NEW ALBANY, IN 47150



PAUL PRIMAVERA & ASSOCIATES
 301 E. CHESTNUT ST.
 CORYDON, IN 47112
 TEL.: (815) 738-4124
 FAX: (815) 738-6740



MIDDLE ROAD

PORT ROAD

Lot Standards

General

1. In the development of Wolf Run Park, should certain standards not be addressed in this document, the standards of the City of Jeffersonville for an R-2 development shall be applicable.

Single Family Lots (Preliminary plat lots #1 through #55)

Allowed uses: All lots shall be used for single family dwellings only (see Accessory Structures section for accessory uses)

Lot standards:

Minimum Lot Area: 6,000 square feet

Minimum Lot Width: 60 feet (at the building line)

Minimum Lot Depth: 95 feet

Minimum Lot Frontage: 40 feet on a public street with access from said Public Street

Sewer and Water: Requires municipal water and sewer hookup

Maximum Lot Coverage: Square footage of all Primary and Accessory Structures, and impervious surfaces cannot exceed 60% of lot area.

Floor Areas: All floor areas are calculated exclusive of porches, garages, and finished basements.

Ground level living area of a one story structure shall be a minimum of 1,200 square feet.

Ground level living area of a two story structure shall be a minimum of 1,000 square feet with a total finished floor area of 1,500 square feet.

Garages: All primary structures shall have an attached two car garage.

Sidewalks: The builder or owner of each lot shall be responsible for installation of the initially improved sidewalk on their lot.

Minimum Setbacks:

Primary Structures

Front Yard Setback: 20 feet

Side Yard Setback: 5 feet

Rear Yard Setback: 20 feet

Accessory Structures

Front Yard Setback: The rear line of the Primary Structure

Side Yard Setback: 5 feet

Rear Yard Setback: 5 feet

Multi Family Lot (Preliminary plat lot #101)

Allowed uses: Multi-family dwelling building with 2 to 24 units (no accessory structures)

Lot standards:

Minimum Lot Area: 43,560 square feet (1 Acre)

Minimum Lot Width: 100 feet

Minimum Lot Depth: 100 feet

Minimum Lot Frontage: 0 feet on a public street with access to a Public Street

Sewer and Water: Requires municipal water and sewer hookup

Maximum Lot Coverage: Square footage of all Primary and Accessory Structures, and impervious surfaces cannot exceed 80% of lot area.

Floor Areas: 900 square feet average per dwelling unit in all multiple-unit primary structures in the subject lot, with 500 square feet the absolute minimum.

Garages: No garages or covered parking are required.

Sidewalks: Shall be constructed along the public street and adequate pedestrian access shall be provided within the development from parking areas to building access points.

Minimum Setbacks:

Front Yard Setback: 30 feet

Side Yard Setback: 30 feet

Rear Yard Setback: 30 feet

Setbacks Table

Minimum Setback	Primary Structure	Accessory Structure
Single family Lots		
Front Yard Setback	20'	Rear line of Primary Structure
Side Yard Setback	5'	5'
Rear Yard Setback	20'	5'
Multi-family Lot		
Front Yard Setback	30'	-
Side Yard Setback	30'	-
Rear Yard Setback	30'	-

Facilities/Features

Common Area Lots (Preliminary plat lots #102 and 103):

Wolf Run Park contains two large common areas. These areas are to remain open green space with no structures created. These common areas are available for dedication to the City of Jeffersonville as City parks. Should these not be accepted by the City, these common areas and any improvements constructed therein shall be maintained by the Home Owner's Association.

Multi Family Lot (Preliminary plat lot #101)

The multi-family lot shall contain the following amenities:

1. A small fitness center with a minimum square feet of 225, and at least four (4) different types of cardiovascular equipment.
2. A small park of at least one quarter (0.25) acre, at least eighty (80) feet in width with minimum equipment of one slide, two swings, one climbing apparatus, all commercial grade, and six inches of mulch extending at least fifteen (15) feet in every direction from each piece of equipment.

Development Standards

Building Aesthetics

1. Proposed single-family area building facades shall be brick, stone, fiber cement board, with up to fifty percent (50%) vinyl siding. The front façade of the building shall contain no more than 25 square feet of vinyl siding.
2. Proposed multi-family area buildings shall be brick, stone, or fiber cement board facades.

Height

1. No structure may be erected or changed so as to make its height greater than as stated below:

Single-family lots:

No building shall exceed three (3) stories or thirty (30) feet.

Multi-family lot:

No building shall exceed three (3) stories or forty (40) feet.

2. The height measurement shall be from the ground level (finish grade) to the underside of the eave line with chimneys and mechanicals excluded from the measurement.

Accessory Structures

1. Accessory structures must relate to the Primary Structure and its uses.
2. Accessory structures may not encroach on any platted easement unless the owner of the easement gives written consent.
3. All Accessory Structures, except decks or covered porches attached to the Primary Structure, shall be located behind the Primary Structure, except in the case of corner Lots; in that instance, the Accessory Structure may be placed on the side of the Primary Structure.
4. Antennas or satellite dishes are only permitted to the rear of the Primary Structure.
5. No mobile home or manufactured home may be used as a Primary Structure or Accessory Structure within the planned unit development.
6. Accessory Structures are not permitted on a Residential Lot prior to any Primary Structure being constructed.
7. The following Accessory Structures are permitted, but must abide by all applicable City standards:
 - a. Antennas or satellite dishes
 - b. Bath houses or saunas
 - c. Storage sheds
 - d. Decks, not attached to the Primary Structure
 - e. Gazebos
 - f. Greenhouses, private
 - g. Hot tubs
 - h. Sport courts
 - i. In ground swimming pools (swimming pools must abide by 675 IAC 20) – above ground pools excluded.

8. Accessory Structures are not deemed to include swing sets, doghouses, tree houses, playhouses, or other such incidentals.
9. No more than four (4) Accessory Structures are permitted on any lot.
10. No Accessory Structure may exceed 500 square feet.
11. The use of an Accessory Structure shall not create a nuisance.
12. Building materials used in the construction of bath houses, saunas, and storage sheds must match the building materials used in the Primary Structure on the lot.
13. Prior to the issuance of any permit for the construction of an Accessory Structure, the lot owner must present to the City of Jeffersonville the written approval of the developer or an architectural control committee of the home owner's association for Wolf Run Park.
14. The developer or architectural control committee of the home owner's association may create future restrictions more restrictive than herein stated and may prohibit Accessory Structures otherwise allowed above.

Fences and Walls

1. No fence, wall, hedge or shrub planting higher than eighteen (18) inches shall be permitted between the front property line and the front building set-back line except where such planting is part of the Residence landscaping and the prime root thereof is within four (4) feet of the Residence. Trees shall not be deemed "shrubs" unless planted in such a manner as to constitute a "hedge".
2. No chain link fence shall be erected.
3. No fence shall be erected or maintained on or within any conservation or drainage easement unless approved in writing by the City Engineer.
4. All fences and walls shall be kept in good repair.
5. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
6. No privacy fences shall be erected without the prior written approval of the Developer and/or Home Owner's Association.
7. All fences placed on a lot must present the non-structural face outward or away from the Primary Structure on such lot.
8. No fence may be greater in height than six (6) feet on the side yard or rear yard.
9. The developer or architectural control committee of the home owner's association may create future restrictions more restrictive than herein stated and may prohibit Fences or Walls otherwise allowed above.

Floodplain

A portion of the subject planned unit development is designated flood plain by the current FEMA Flood Insurance Rate Map. Multi-family dwellings shall be permitted within the Floodway Fringe (not the Floodway) so long as the finished floors are elevated

to 2'-0" above the IDNR established base flood elevation. No single-family dwelling shall be constructed within the flood plain. An IDNR construction in a floodway permit will be required for the Lancassange Creek crossing of Park-Land Trail.

Lighting

1. All lighting on a Primary or Accessory Structure must be shielded with opaque material to prevent direct lighting on streets, alleys, and adjacent properties.
2. Lighting for parking areas must all be consistent in color, size, height, and design. Further, all parking area lights must have cutoff luminaires with less than a Ninety-degree angle (down lighting) and may be no more than twenty (20) feet in height.
3. All freestanding lights and lights mounted on walls or facades must have cutoff luminaires with less than a Ninety-degree angle.
4. All lights on Primary or Accessory Structures within the planned unit development must be consistent in style, design, height, size and color.
5. The style, placement and spacing of street lights shall meet the requirements of City of Jeffersonville Ordinances 2006-OR-25 and 2011-OR-22, or amendments thereto which are in affect as of the time of the installation of the street lights.

Signs

1. Permanent ground entrance signs at primary entrances where depicted on the planned unit development plan and preliminary plat which display the name of each portion of the development shall be constructed. The signs shall be constructed in accordance with the attached drawings with the addition of a minimum one (1) foot tall masonry base. Each sign must have a continuous boundary of plantings around its base. All plantings must be within four (4) feet of the sign base and shall consist of shrubs, ornamental shrubs, ornamental plants, flowering plants, or other ornamental ground covers.
2. No ground entrance sign shall exceed eight (8) feet in height nor eight (8) feet in width.
3. The building materials shall be as indicated in the attached drawings.
4. After installation by the developer, the maintenance of all entrance sign at the single-family residential area shall be the responsibility of the home owner's association. The maintenance of the sign at the multi-family dwelling area shall be by the owner of the lot.

Parking

Single-family lots:

Two off-street paved parking spaces are required for each residential lot. Neither of the required off-street parking spaces may include spaces within car ports or garages. Further, off-street parking spaces may not fully or partially be in a public right-of-way. Each space must be at least eight (8) feet wide and eighteen (18) feet long.

Multi-family lot:

One and one-half (1.5) paved off-street parking spaces are required per dwelling unit. Any required off-street parking shall not fully or partially be in a public right-of-way. Each space shall be at least nine (9) feet wide and eighteen (18) feet long. Parking lots may extend into setbacks as depicted on the planned unit development drawing.

Landscaping

Single-family lots:

Each residential lot shall have a minimum of three (3) deciduous trees or two (2) deciduous trees and one (1) evergreen tree and a minimum of six shrubs. All six shrubs shall be planted along the front of the Primary Structure in an ornamental fashion. Additional shrubs are encouraged to be placed around the other sides of the Primary Structure's foundation.

Multi-family lot:

For each dwelling unit, one (1) deciduous tree, one (1) evergreen, and two (2) flowering ornamental trees (six (6) feet tall) shall be planted. One (1) foundation planting shall be planted for every twenty (20) lineal feet of foundation perimeter. Foundation plantings shall be twelve (12) inches tall. One (1) tree per thirty-five (35) lineal feet shall be planted along a side and rear lot line setback area. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Parking lots with six (6) or more spaces must be screened from adjacent uses and the street. Screening must consist of an earthen berm, plant material, or a combination of such elements which must have a minimum height of thirty-six (36) inches. The screening must extend a minimum of seventy (70) percent along the street frontage and rear and side lot lines. For every thirty (30) parking spaces, a landscape island that is at least three hundred (300) square feet in size shall be provided.

1. All public streets are required to have street trees. All trees planted along streets shall be no more than forty (40) feet on center and shall be planted between the sidewalk and curb along each side of the streets in approximate alignment with a tree across the street.
2. Two (2) of the required trees for each residential lot may be counted planted along the street to count towards the required street trees.
3. None of the required multi-family area trees shall be counted toward the street trees.
4. Deciduous trees planted within the planned unit development shall have a minimum two (2) inch caliper at DBH and all evergreen trees shall be at least six (6) feet tall.
5. Trees, vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of the planned unit development. All landscaping shall be maintained free from disease, pests, weeds and litter. All landscape structures, such as fences and walls, shall be repaired and replaced periodically to maintain a structurally and aesthetically sound condition.
6. Nothing in these standards shall preclude the use and enjoyment of a wildlife area that is certified by a state or nationally recognized organization.
7. All foundation plantings must be within ten (10) feet of the Primary or Accessory Structure's foundation and should consist of shrubs, ornamental shrubs, ornamental plants, or flowering plants.
8. Any landscape element required herein that dies, or is otherwise removed, shall be replaced within sixty (60) days of death or removal.
9. Any landscaping planted within public use areas, including street rights-of-way, shall be warranted by the developer for a period of two (2) years.
10. No additional setbacks or landscaping buffer yards are required.

11. Under no circumstances may the species identified below as Pest Plants or any artificial plant or any plant identified by the State of Indiana as noxious is to be installed and/or counted as part of the minimum plantings required.

Pest Plants Include:

Scientific Name	Common Name
Acer ginnala	Amur maple
Ailanthus altissima	Tree-of-heaven
Albizza julibrissin	Mimosa
Euonymus alata	Winged wahoo-burning bush
Euonymus fortune	Winter creeper
Ligustrum spp.	Privets
Ligustrum vulgare	Privet
Lonicera japonica	Japanese honeysuckle
Lythrum salicaria	Purple loosestrife
Pinus nigra	Austrian pine
Polygonum cuspidatum	Japanese knotweed
Pueraria lobata	Kudzu vine
Rhamnus cathartica	Common buckthorn
Rhamnus davurica	Dahurian buckthorn
Rhamnus frangula	Alder buckthorn
Pyrus calleryana	Callery Pear
Pyrus calleryana 'Bradford'	Bradford Pear





WOLF RUN APARTMENTS

8' MAX.

6' MAX.