

Planned Development For
Jeffersonville Commons

Highway 62 (East 10th Street)
Jeffersonville, IN 47130

Revised Final
6-17-20



603 North Shore Drive, Unit 204
Jeffersonville, IN 47130

*Presented to you by Jeffersonville Commons
in partnership with
Nicklies Development and Heritage Engineering*

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DEVELOPMENT

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JEFFERSONVILLE COMMONS - PLANNED DEVELOPMENT DISTRICT "PD"

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DISCLAIMER Images shown in this Pattern Booklet are computer-generated renderings or photographs of existing facilities, and do not depict the actual structures that will be built

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1. **PLANNED DEVELOPMENT VISION FOR JEFFERSONVILLE COMMONS PLANNED DEVELOPMENT**

The proposed Planned Development is designed to service an area five (5) to seven (7) miles surrounding the site and will concentrate on retail, commercial, office, and medical services as well as hospitality and residential uses in an area currently underserved. The Planned Development design discourages linear Planned Development, limits opportunities for outward expansion of commercial uses, and holds the Northeastern gateway to the City of Jeffersonville, Indiana.

In accordance with the City of Jeffersonville, Indiana and responsible land planning practices, this neighborhood retail and commercial service center will be located on a site accessible by Highway 265 and State Highway 62, will not interfere with minor residential service streets, and is situated on a major arterial Highway 62 / East 10th Street, which also serves residential land uses.

The proposed Planned Development will reduce commuting time and transportation-related air pollution associated with stop-and-go traffic. This type of pollution, resulting from “accelerated” errand running and extended driving time around the noon hour and the end of the workday, creates degraded ambient air conditions and increases particulate matter and traffic noise. Furthermore, Planned Developments of this type encourage vitality and a sense of place in neighborhoods currently lacking commercial opportunities, and provide the adhesive needed to create sustainable neighborhoods.

Residential

This Planned Development Booklet may be updated to include a residential component at a future date per Booklet Revisions Procedure as defined by code.

Compatibility

Jeffersonville Commons Planned Development is designed to be compatible with the growth vision for the City of Jeffersonville.

Open Space

Jeffersonville Commons Planned Development is designed with open space for landscape and storm water management.

The following actions and designs will be utilized in the Planned Development:

- Provides responsible stormwater management on site.
- Utilizes tree lines and soil integrity during site work.
- Provides buffering and open space adjacent to residential uses.
- Incorporates and maintains buffer yards.

Natural Areas

Jeffersonville Commons Planned Development works with natural areas and natural features.

The proposed Planned Development has chosen to locate on a site that will enable the protection, relocation and enhancement of the physical environment, and enhance the character, quality and livability of the community by working with the natural environment as an integral part of the Planned Development process.

Economic Growth and Sustainability

Jeffersonville Commons Planned Development seeks to provide a positive culture for attracting and sustaining business within the City of Jeffersonville, Indiana. The proposed Planned Development has chosen to locate where it can enable primary and secondary job creation in close proximity to existing social infrastructures.

The Planned Development envisions the following community benefits:

- The Planned Development design keeps local dollars in the local community.
- The Planned Development spreads tax burden for public facilities maintenance and neighborhood programs to other tax producing properties besides residential.
- The Planned Development expands water and sewer services.
- The Planned Development attracts new retail dollars.
- The Planned Development provides management level and entry-level positions.
- The Planned Development promotes flexible working hours by attracting various tenants.
- The Planned Development assists in preserving existing standards of living over time.
- The Planned Development provides new services and products not previously available.
- The Planned Development creates a positive shopping environment.
- The Planned Development provides indirect support for community initiatives.

Mobility and Transportation

Jeffersonville Commons Planned Development uses a balanced and comprehensive transportation network that coordinates desired growth and Planned Development patterns and provides for the movement of people and goods.

Transportation Facility Design

Jeffersonville Commons Planned Development seeks to design transportation facilities that are safe and efficient, that minimize adverse impact upon the community and that accommodate, where possible, all modes of travel such as trucks, automobiles, transit, pedestrians and bicycles.

Bicycle, Pedestrian and Transit

Jeffersonville Commons Planned Development supports motorized and non-motorized methods of travel, and provides direct access to a major arterial.

In addition the following practices, ideas and community benefits are envisioned:

- The Planned Development design increases opportunities for pedestrian and bicycling facilities, while providing a destination point.
- The Planned Development enables residents and future employees to minimize vehicular miles traveled, as well as total travel time, in order to minimize air pollution and to conserve fuel.
- The Planned Development takes advantage of the existing transportation system to complement the overall Planned Development of the area and minimize additional roadway construction.
- The Planned Development is design encourages mixed uses that can allow for the integration of residential, employment and commercial activities to co-exist.
- The Planned Development design provides for safe and efficient ingress and egress to roadways and walkways.
- The Planned Development design integrates pedestrian accessibility into and throughout the center.
- The Planned Development will entertain the dedication of property for future transit passenger pickup and drop off.
- The Planned Development design provides for the acquisition and/or the protection of road rights-of-way.

Livability/Environment and Community Facilities

Flooding and Stormwater

Jeffersonville Commons Planned Development design effectively manages stormwater and minimize the potential for and impact of flooding.

Water Quality

Jeffersonville Commons Planned Development design protects water quality.

Infrastructure

Jeffersonville Commons Planned Development design provides for necessary infrastructure and ensure that carrying capacity of the land is adequate for the proposed Planned Development.

Community Facilities

Jeffersonville Commons Planned Development is designed to enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties; and provide for necessary upgrades to water storage and distribution; and provide for utility installations with access to a major arterial roadway.

In addition the following practices, ideas, and community benefits include:

- The orderly expansion of water supply and sewerage systems within the Planned Development while taking into consideration the impact of cost, public health, surrounding land use and environmental impact.
- Necessary, water supply and sewerage collection systems within the Planned Development, to provide for additional sanitary sewer capacity, and reliability of water pressure for domestic use and fire protection flows.
- Compliance with all applicable local, state and federal laws and regulations on water and sewerage planning, collection, distribution and management.
- Full consideration given to issues of orderly expansion and growth as to public health, capital programming and water supply/water quality management.
- Locating where water and sewer services exist, and can be extended or upgraded systematically in concert with the availability of other public facilities and neighborhood needs.
- Making land available for public infrastructure, as necessary.

Additionally, Planned Development will enable and promote a reduction in vehicle miles traveled, increase pedestrian travel, and afford opportunities to reduce particulate matter accumulation in the ambient air, and CO2 emissions.

Landscape Character

Protect and enhance landscape character.

The Planned Development enables creative and code compliant landscaping that will strive to become a standard for developing in the City of Jeffersonville.

The following practices, ideas and community benefits are envisioned:

- The Planned Development landscape plan complements the existing landscapes of adjacent properties.
- The Planned Development landscape plan takes into account neighboring properties, rear elevations of buildings, loading docks and refuse collection areas.
- The Planned Development landscape plan incorporates a mix of indigenous plants that are hardy and drought tolerant, and includes evergreen plantings such as trees, shrubs, groundcovers and ornamental grasses providing year round greenery and color.

2. PLANNED DEVELOPMENT USE MAP

The Planned Development Use Map on the this page depicts the locations of the different land use categories within this PD District. This map restricts the types of uses and locations of such uses within the development to commercial, general office, medical and residential.

The provisions of the Jeffersonville Zoning Code apply to the PD Development Plan only where noted in this document. The approved PD Development Plan may contain provisions that differ with the Jeffersonville Zoning Code.

This proposed PD district lies in an area defined as a Regional Marketplace in the 2035 Comprehensive Plan.

NOTES:

- A. The “PD Use Map” shown is a schematic representation of the Planned Development. The roadway network shown is subject to change, with approval of Zoning Staff or Planning Commission. Detailed Development Plans with the proposed final site will be submitted to Jeffersonville Zoning Department for review and approval of each phase of this Planned Development. The Detailed Development Plans for each phase of the development shall meet the requirements as set forth in this document.
- B. Details regarding minimum pavement widths, sidewalk locations/crossings, parking, etc. shall be shown on the Detailed Development Plans that will be submitted for each phase of this Planned Development. Design guidelines for this Planned Development can be found in Sections 3 (PD Use Table) and 4 (PD Design Guidelines) of this booklet.



3. PD-C2 PERMITTED AND SPECIAL EXCEPTION USES:

See Article Eight, Section 8.4 and Article Four, Section 4.15 of the City of Jeffersonville Zoning Ordinance for references of allowable uses.

The following table lists the uses permitted within the development.

P means the use is permitted, subject to design standards and location standards where noted.

X means the use is not permitted. No uses that are identified as a “P” permitted use shall be required to secure a conditional use permit. A use identified as “X” Not Permitted can be changed to a “P” Permitted use if reviewed and approved by the Jeffersonville Planning Commission.

DEVELOPMENT STANDARD	PLANNING AREA 1	PLANNING AREA 2	PLANNING AREA 3	PLANNING AREA 4	PLANNING AREA 5	PLANNING AREA 6
C2 Zoning Uses (Including mini-storage /mini warehouse) ¹	P	P	P	P	P	P
Tourist Facilities ¹	P	P	P	P	P	P
Office ¹	P	P	P	P	P	P
Single Family Residential	P	P	P	P	P	P
Multi-Family Residential	P	P	P	P	P	P
Minimum Commercial Main Floor Area	N/A	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf
Residential Density - Minimum of 16 units/acre	N/A	16 d.u./acre	16 d.u./acre	16 d.u./acre	16 d.u./acre	16 d.u./acre
Maximum Structure Height: Commerical / Residential	N/A	80 ft / 55 ft	80 ft / 55 ft	80 ft / 55 ft	80 ft / 55 ft	80 ft / 55 ft
Minimum Lot Area: Commerical / Residential	N/A	0.5 acres / 0.09 acres	0.5 acres / 0.09 acres	0.5 acres / 0.09 acres	0.5 acres / 0.09 acres	0.5 acres / 0.09 acres
Minimum Lot Width: Commerical / Residential	N/A	80 ft / 40 ft	80 ft / 40 ft	80 ft / 40 ft	80 ft / 40 ft	40 ft
Maximum Lot Depth: Commerical / Residential	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Frontage: Commerical / Residential	N/A	80 ft / 40 ft	80 ft / 40 ft	80 ft / 40 ft	80 ft / 40 ft	20 ft
Minimum Building Setback - (if adjacent to) Highway 62 - (if adjacent to) internal roads: Commerical / Residential - Side Yard (if adjacent to internal PD property line): Commerical / Residential (if adjacent to external PD property line) ⁵ : Commerical / Residential - Rear Yard (if adjacent to internal PD property line (if adjacent to external property line) ⁵ : Commerical / Residential	35 ft 20 ft / 5 ft 10 ft / 5 ft 25 ft / 5 ft 10 ft 25 ft / 20 ft	35 ft 20 ft / 5 ft 10 ft / 5 ft 25 ft / 5 ft 10 ft 25 ft / 20 ft	35 ft 20 ft / 5 ft 10 ft / 5 ft 25 ft / 5 ft 10 ft 25 ft / 20 ft	35 ft 20 ft / 5 ft 10 ft / 5 ft 25 ft / 5 ft 10 ft 25 ft / 20 ft	35 ft 20 ft / 5 ft 10 ft / 5 ft 25 ft / 5 ft 10 ft 25 ft / 20 ft	35 ft 5 ft 5 ft 5 ft 10 ft 20 ft
Minimum Parking Setback - (if adjacent to) Highway 62 - (if adjacent to) Internal Road - Side Yard (if adjacent to internal PD property line) (if adjacent to external PD property line) - Rear Yard (if adjacent to internal Property line) (if adjacent to external property line)	N/A N/A N/A N/A N/A N/A N/A	10 ft 10 ft 5 ft ³ 20 ft 5 ft ³ 20 ft	10 ft 10 ft 5 ft ³ 20 ft 5 ft ³ 20 ft	10 ft 10 ft 5 ft ³ 20 ft 5 ft ³ 20 ft	10 ft 10 ft 5 ft ³ 20 ft 5 ft ³ 20 ft	20 ft 10 ft 5 ft ³ 20 ft 5 ft ³ 20 ft
Maximum Building Setback ² (if adjacent to) Hwy 62	80 ft	80 ft	80 ft	80 ft	80 ft	80 ft
Maximum Lot Coverage	80% of total PD Note: Maximum Lot Coverage is for combined area of all primary and accessory structures and impervious surfaces, and is not calculated individually for each lot, but for the entire PD project.					

FOOTNOTES:

¹ As defined in Jeffersonville Zoning Code mini-storage / mini warehouse use limited to Planning Area 6.

² Maximum building setback only applies to Hwy 62 frontage

³ 0 ft if shared parking

⁴ Multi-family allows for apartments, condominiums and active adult retirement communities

⁵ 5 ft if adjacent to C1, C2, M2 or M3 zoning

4. DESIGN STANDARDS AND GUIDELINES

INTRODUCTION

These guidelines encourage architectural variety, compatible scale, pedestrian and bicycle access. The guidelines are by no means intended to limit creativity; the Owner/Developer hopes they will serve as a useful tool for design professionals engaged in site-specific design in context. They are placed within the framework of the City of Jeffersonville, Indiana Planned Development Code and the Owner/Developer desires to create a Planned Development tailored for the area.

PROCEDURE

The following guidelines are intended to be used as a design aid by developers and tenants proposing Planned Developments in the Jeffersonville Commons, or as uses-by-right; and as an evaluation tool by the Owner/Developer in its review processes. These guidelines are to be used in conjunction with all applicable federal, state, and local Planned Development and building codes, requirements, regulations and policies.

AESTHETIC CHARACTER:

Facades and Exterior Walls

GUIDELINE:

Facades should be incorporated to reduce the scale and the uniform appearances of commercial and retail buildings and to provide visual interest. The intent is to develop a visual image of the buildings that area residents will be able to identify with their community.

GUIDELINE:

The presence of smaller retail stores gives a Planned Development a pedestrian appearance by creating variety, breaking up large expanses, and expanding the range of the uses within the Planned Development. Windows and window displays of such stores may use to contribute to the visual interest of exterior facade.

Materials and Colors

GUIDELINE:

Exterior building materials and colors comprise a significant part of a building. They should be compatible with Jeffersonville Commons Planned Development and existing building materials.

Predominant exterior building materials shall be high quality materials, building trim and accent

areas may feature bright colors, including primary colors. Below are example exterior building materials

- a. Masonry
- b. Limestone
- c. Other native stone
- d. Tinted, textured, concrete masonry/faux stone units
- e. EFIS/Stucco

GUIDELINE:

Parking areas should provide convenient, and efficient access. They should be distributed around buildings in order to shorten the distance to other buildings and sidewalks and to reduce the overall scale of the paved surface. Pedestrian traffic is encouraged. Jeffersonville Commons Planned Development Planning Areas 1 through 5 are designed with the concept of shared parking.

All grade elevations, parking lots, walkways, driveways, and roadways shall be of an elevation and grade so as to be conducive to the free flow of traffic through the shopping center. No fences or barriers shall be erected in the parking areas, walkways, driveways or roadways of the shopping center. Appropriate and pleasing landscaping, site lighting, and pedestrian accessories shall be included in parking areas.

Pedestrian Flows

GUIDELINE:

Pedestrian accessibility opens Jeffersonville Commons Planned Development to the neighborhood, reducing traffic impacts and enabling the Planned Development to project a friendly, inviting image.

Sidewalks should be provided along sides of a lot that abut a public street per the Jeffersonville Land Planned Development Code, and where applicable. Sidewalks shall be designed as shown on the approved Planned Development plan for Jeffersonville Commons Planned Development.

Internal pedestrian walkways are provided at customer entrances of all buildings in the Planned Development. Walkways can connect focal points of pedestrian activity such as, but not limited to transit stops, street crossings, building/store entry points. Sidewalks and/or crosswalk designated areas should be provided at points along the building facade featuring a customer entrance. Sidewalks can be located at least three feet (3') from the facade of the building to provide planting beds for foundation landscaping. All internal pedestrian walkways shall be distinguished from driving and parking areas.

PARKING

Parking shall meet the intent of the Jeffersonville Zoning Code, unless otherwise noted in this Planned Development.

The schematics shown below provide illustrations of the various parking design options to be used throughout the project. All parking spaces can be located in front of the primary structure, and can project into the building setbacks as defined in the Planned Development Standards of this Planned Development Booklet. The sidewalks shown are for schematic purposes only. Sidewalks and/or trails may be utilized throughout the Planned Development. A detailed layout of sidewalks will be made part of the Detailed Planned Development Plan for each phase of this Planned Development.

Surface types for parking are designed to be minimally intensive and blend with the landscape. Surface types may consist of asphalt, concrete, cobblestone, porous pavement, grass pavers or brick. Striping of these areas will be performed as required. Examples of some of these types are shown, and additional parking areas shall be provided to accommodate high traffic.



PARKING



Typical Perpendicular Parking Section



Perpendicular Parking

PARKING



Typical Angled Parking Section

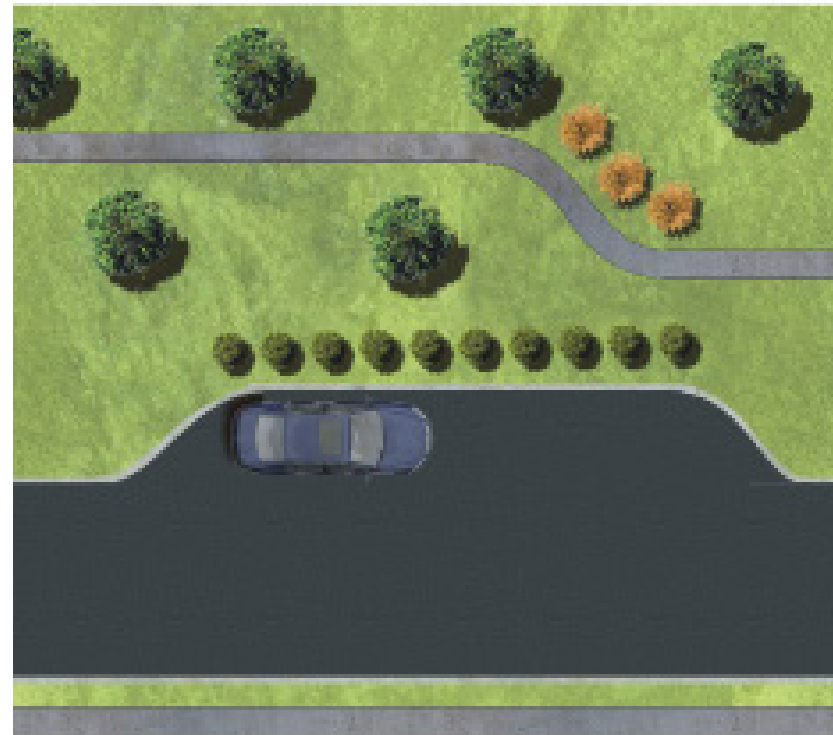


Angled Parking

PARKING



Typical On-Street Parallel Parking Section



Parallel Parking

EXAMPLE SIDEWALKS / PEDESTRIAN WALKWAYS

Sidewalks shall meet the requirements of the Jeffersonville Zoning Code unless otherwise specified in this Planned Development. Examples of sidewalk types are shown below.



EXAMPLE SIDEWALKS / PEDESTRIAN WALKWAYS



STORE FRONTS & FACADE



LIGHTING STANDARDS

Lighting standard shall be consistent, but not necessarily identical, and distinct throughout the Planned Development to add curb appeal and bring overall value and distinction to the Planned Development. All street lights shall be shielded and directed downward per the requirements of the Jeffersonville Zoning Code. The Planned Development will incorporate fixture types with architectural features consistent with those found in the area.

The following are light samples that may be utilized. These lighting styles are from similar projects performed by Nicklies or other Planned Developments in the area. Other decorative lighting (e.g. decorative lamps equipped a metal capped acorn shade) must be dark sky friendly.



SIGNAGE CRITERIA

The purpose of this Section is to establish guidelines and criteria for on premise and off-premise building and free-standing signage within Planned Developments in excess of 20 acres, and comprised of multiple lots, and consisting of more than 150,000 sq. ft. of combined total building area.

1. No sign shall be erected, constructed, or placed on any building, structure or lot unless a permit therefore has been issued. No such permit shall be issued unless the proposed sign complies with the standards of this Section and such further standards as may be adopted by the Board after recommendation by the Planning Commission with respect to structural safety, materials and design. The sign permit fee shall be as established by the City of Jeffersonville, Indiana.
2. All signs erected in any public right-of-way by a public agency authorized to control traffic shall be exempt from the provisions of this section. One four-faced monument or pylon sign identifying the City of Jeffersonville, IN including three (3) additional panels for the use of Jeffersonville Commons Planned Development may be permitted, by the City of Jeffersonville, Indiana, along and visible from I-265, provided no such sign shall exceed 300 square feet per sign panel, nor project higher than 50 feet above the grade adjacent to the closest edge of pavement of the highway right-of-way.
3. The following directional signs for the aid of those traveling within Jeffersonville Commons Planned Development are permitted:
 - A. Temporary signs directing the public to various model complexes, sales offices, leasing offices, and community facilities are permitted for up to two (2) years, provided such signs do not exceed 50 square feet in surface area per sign face nor project higher than 15 feet above ground level.
 - B. Permanent signs directing the public to emergency and community facilities and residential and nonresidential sales offices, using words or maps, provided such signs do not exceed 100 square feet in surface area each nor project higher than 10 feet at ground level.
4. Signs informing of special community events are permitted in each Planning Area, provided such signs are erected or displayed no earlier than two (2) weeks preceding the event and are removed no later than (2) days subsequent to the event.
5. Signs and sign structures shall be maintained at all times in a state of reasonably good repair, with all braces, bolts, clips, supporting frame and fastenings reasonably free from deterioration, insect infestation, rot, rust or loosening. Signs shall be able to withstand anticipated wind pressures for the area in which they are located.
6. Commercial/Office Signage:
 - A. Free standing signage shall not be required to meet the minimum setback requirements of the zone district in which it is located, but shall not impair visibility for traffic movement.
 - B. Free standing signage along Highway 62 (East 10th Street) shall have a minimum setback of 5 feet measured from the right-of-way line (unless state code requires 10 feet).
 - C. Signage for each principal use on a lot:
 - 1) One free-standing sign that does not project higher than 8 feet above the ground is permitted per lot, per street frontage. No such free standing sign shall exceed 80 square feet in surface area.
 - 2) Attached Signage
 - a. Single User Building
Wall Signs for a building footprint that in its entirety contains a single user (i.e. bank, restaurant, etc.), the single user is permitted to have up to three (3) attached signs for each building façade.
 - b. Multi-User Building
 - i. Wall Signs for individual users operating in separate spaces, within a single building, such as a commercial strip, are limited to one sign per user per space.
 - ii. Wall Signs for a buildings that contain a Primary user such as grocery store, medical facility, etc., and secondary users, such as banks, coffee shops, x-ray, diagnostics, office etc., within the same building footprint and space the follow signage criteria applies; one (1) additional sign per user identifying the secondary use is permitted, in

SIGNAGE CRITERIA

addition to the (3) attached signs for the primary user.

c. Attached Signage Calculation

The total area encompassed by all attached signs on any one façade of a building shall not exceed the limits established below:

- Facades less than 500 SF (20% of façade area)
- Facades 500 – 999 SF (100 SF plus 15% of façade area over 500 SF)
- Facades 1,000 SF – 3,499 SF (175 SF plus 5% of façade area over 1,000 SF)
- Facades 3,500 SF – 4,999 SF (300 SF plus 5% of façade area over 3,500 SF)
- Facades 5,000 SF – 9,999 SF (500 SF plus 5% of façade area over 5,000 SF)
- Facades greater than 10,000 SF (750 SF)

Façade or wall is determined by surface area square footage. Square footage is defined as the length of the building façade or wall, multiplied by the height, as measure from the ground grade adjacent to the building to the top of the façade or wall, including the parapet. For buildings with more than one wall along one façade (for example, rooms jutting out from the main building or a building where each floor is set back from the floor below), all of the walls are included in the total area. The total area does not include any roof area.

First floor awning, canopy and marquee signs are excluded from the number of signs permitted on any one façade of a building.

7. Off-premise Double-Faced Signs are permitted at each intersection with Highway 62 (East 10th Street). Signs may be integral parts of an entry treatment, utilizing landscaping, masonry, or other materials to define and provide an aesthetically pleasing entry, provided that no such entry treatment shall hinder motorist visibility. This Planned Development shall be allowed three (3) total off-premise double-faced signs with one (1) sign located at each development entrance along Highway 62 (East 10th Street). These signs shall not exceed 30 feet in height or 300 square feet in area per sign face.

EXAMPLE SIGNAGE STYLES

Street markers and way-finding signage can be post, building or common space architectural feature mounted. Character of signage to be consistent in theme (not necessarily identical) throughout the Planned Development. Stop signs, speed limit signs and other traffic control devices to be in compliance with the Manual on Uniform Traffic Control Devices.

A unified signage plan shall be submitted with each detailed Development Plan for this Planned Development.



EXAMPLE COMMON AREAS



FENCING

COMMERCIAL SCHEMATICS

Decorative four-board horse fencing is proposed for use in the Jeffersonville Commons Planned Development.



EXAMPLE LANDSCAPED ENTRANCES



LANDSCAPE STANDARDS

The landscape plan shall meet the requirements per the Jeffersonville Zoning Code.

GENERAL COMMENTS ON LANDSCAPE PLANNED DEVELOPMENT:

Entire landscaping shall meet the Jeffersonville Zoning Code except as noted:

- No landscape berm is required at the perimeter of parking lots in order to allow the Planned Development to be uniform.
- Soil Recommendations for Planting Areas
 - Lawn areas should have no less than 6” of quality topsoil.
 - Tree and shrub planting areas should have no less than 10” of quality topsoil.
 - Samples should be submitted by contractor to the developer or owner for approval prior to delivery and periodic site inspections should be made.
- Plant Recommendations
 - All plants should be produced to established ANSI standards and purchased from licensed providers.
 - Plant installation should be done by company or companies with demonstrated professional affiliation such as American Nursery and Landscape Association, Southern Nursery Association, Kentucky Nursery and Landscape Association, Louisville Nursery Association etc.
 - Graphic and textual planting specification should be supplied to contractors and installed plantings inspected prior to project completion.
 - Whenever possible, plants should be inspected on site prior to installation and if at all possible, especially for trees, field tagging specimens is recommended.
 - Plants selected to provide for best adaptability and to minimize invasiveness into surrounding areas
- Tree Requirements
 - A 20% reduction of required trees may be obtained for using more than 80% plant material native to the region.
 - Trees preserved on site may be used to meet tree and buffering requirements. Single trees may be identified and credited by providing the caliper at breast height. Every 3” of caliper shall be credited as 1 newly planted tree. For tree masses identified as tree protection areas, the square footage provided by the tree canopy may be credited. For every 500 square feet of tree canopy preserved, 1 newly planted tree shall be credited.
- Planting within 50’ of a waterway or riparian area should be encouraged. Trees planted in or within 50’ of a waterway or riparian zone shall receive double credit.
- Shrub Requirements
 - Where planting space is available directly adjacent to a building perimeter, shrubs are encouraged along the foundation of the building.
- Parking Area Planting
 - Where parking is adjacent to any road way, trees must be provided. These trees may count toward the overall tree requirements.
 - Plantings shall be required along 70% of parking areas adjacent to roadways.
- Interior parking islands
 - 1 Landscape island shall be provided for every 30 parking spaces.
 - Parking islands should be a minimum of 300 square feet.
 - 6’ tall deciduous tree that will exceed 20’ when fully mature shall be required per parking island. These trees may count toward over all tree requirements.
- Buffer requirements
 - Like uses do not require buffering.
 - Buffer areas shall be 15 feet wide when sites within the Planned Development adjoin residential properties. These areas are included in building setbacks and shall be located at the highest elevation within the setback. 1- deciduous tree and 2- evergreen trees shall be required for every 20’ of contiguous boundary with conflicting uses.
 - Existing trees and plant material are encouraged to be maintained between the Planned Development and residential properties. Sites that preserve more than 15’ of existing plant material along adjoining property lines may use that area to meet buffering requirements.

PLANT RECOMMENDATIONS				
	LATIN NAME WITH VARIETY	COMMON NAME	COMMENTS	
SHADE / LARGE TREES	Acer x freemannii Autumn Blaze Acer saccharum - 'Legacy / Green Mt'	Hybrid Maple Sugar Maple	Excellent fall color; fast growing Excellent fall color	
	Betula nigra Heritage Taxodium distichum	River Birch Bald Cypress	Good for low or wet areas Fast growing; long living; good for wet, low sites	
	Quercus bicolor Quercus rubra Quercus coccinea	Swamp White Oak Red Oak Scarlet Oak		
	Gleditsia triacanthos - 'Skyline'	Thornless Honeylocust		
	Liriodendron tulipifera Gymnocladus dioicus	Tuliptree Kentucky Coffee Tree		
	Ginco biloba	Ginko	Male selections only	
	Liquidambar - 'Slender Silhouette'	Columnar Sweetgum		
	Fagus sylvatica - 'Aspenifolia'	Fernleaf European Beech	Lawn specimen	
	SMALL / ORNAMENTAL TREES	Cercis canadensis	Redbud	Cultivars Applachian Red; Tennessee Pink; Alba
		Cornus kousa	Chinese Dogwood	Cultivars Greensleeves; Milky Way; Wolf Eyes
Cornus constellation Magnolia virginiana Syringa reticulata - 'Ivory Silk'		Hybrid Dogwood Sweetbay Magnolia Japanese Tree Lilac		
Prunus yoshino		Japanese Cherry		
SHRUBS		Magnolia - 'Ann/Betty'	Hybrid Magnolia	10-12'
		Vinburnum x juddii Vinumum dilatatum	Hybrid Viburnum Linden Viburnum	8-10' 8-10' plant; Michael Dodge (yellow fruit) and Erie (red)
	Viburnum pragense Hydrangea - 'Endless Summer'	Prague Viurnum	8-10' evergreen Reblooming type	
	Hydrangea - 'Blushing Bride'		Reblooming type	
	Rosa Knock Out - 'Double Knock Out' - 'Blushing Knock Out'			
	Buxus - 'Green Velvet'	Boxwood	Edging	
	Rhododendron - 'Delaware Valley White'	Azalea		
	Ilex Verticillata Winter Red	Winterberry Holly	For Fall/Winter red fruit; plant w/appropriate male variety	
	Callicarpa dichotoma Hamamelis - 'Arnold Promise'	Japanese Beautyberry Witchhazel	Purple fall fruit Winter blooming	
	EVERGREENS	Picea Pungens - 'Glauca'	Blue Spruce	
Picea abies Thuja - 'Green Giant'		Norway Spruce Arborvitae		
Ilex opaca Peseudotsuga menziesii		American Holly Douglas Fir	Plant male & female varieties	
Cedrus Libani - 'Stenocoma'		Hardy Cedar of Lebanon		
HERBACEOUS PLANTS		Panicum virgatum Heavy Metal Panicum virgatum Northwind	Switch Grass Small Switch Grass	Or variety Cloud 9
		Echinacea purpurea - 'Kim's Knee High'	Purple Cone Flower	
	Echinacea - 'Fragrant Angel'	White Cone Flower	Not White Swan	
	Perovskia atriplicifolia Narcissus	Russian Sage Daffodil	Mass in public beds for spring color	
	Lirope muscarai Pachysandra terminalis	Monkey Grass Pachysandra	Ground cover Ground cover	

EXAMPLE LANDSCAPE SCHEMATICS

The standards on the previous page is a schematic of the various plantings. Below are sample combinations.

Combination #1

Rosa Knock Out



Perovskia atriplicifolia

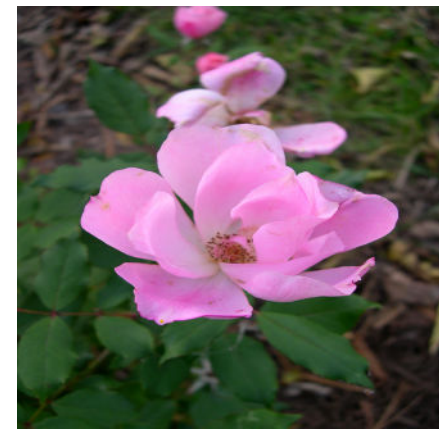


Combination #2

Panicum virgatum Heavy Metal

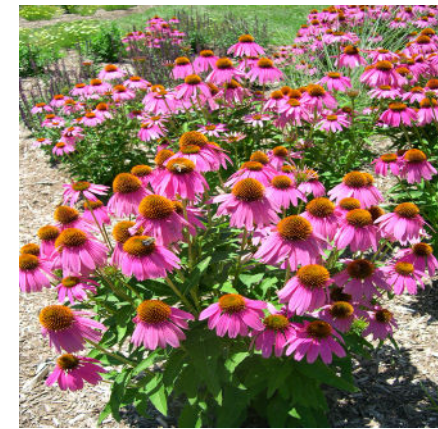


Rosa Blusing Knock Out



Combination #3

Echinacea Kim's Knee High



Panicum viratum Northwind



Echinacea Fragrant Angel



Syringa reticulata Ivory Silk



Cercis canadensis



Viburnum x juddii



EXAMPLE LANDSCAPE SCHEMATICS

Combination #4

Liriope muscari



Ilex verticillata Winter Red



Rhododendron Delaware Valley White



Combination #5

Echinacea Fragrant Angel



Panicum virgatum Heavy Metal



Callicarpa dichotoma



Combination #6

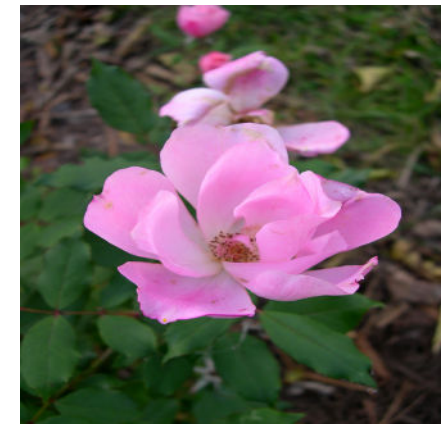
Cornus kousa Wolf Eyes



Cercis canadensis



Rosa Blusing Knock Out



Gymnocladus dioica



Viburnum pragensense



EXAMPLE LANDSCAPE SCHEMATICS

Combination #7

Magnolia Ann/Betty



Fagus sylvatica Asplenifolia



Thuja Green Giant



Hydrangea Blushing Bride



Buxus Green Velvet



Combination #8

Liriope muscari



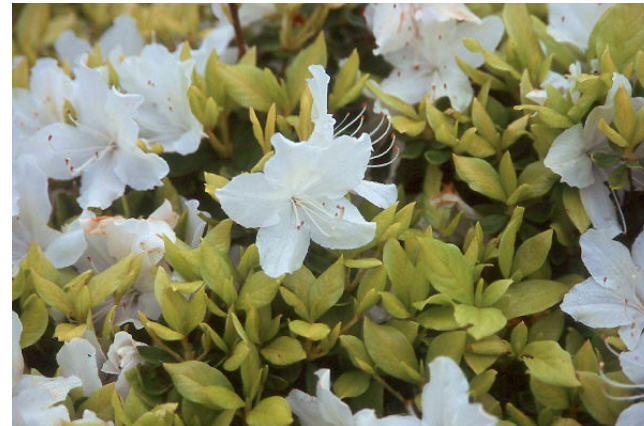
Hydrangea Endless Summer



Viburnum dilatatum Michael Dodge



Rhododendron Delaware Valley White



Buxus Green Velvet



Hamamelis Arnold Promise



Cornus Constellation

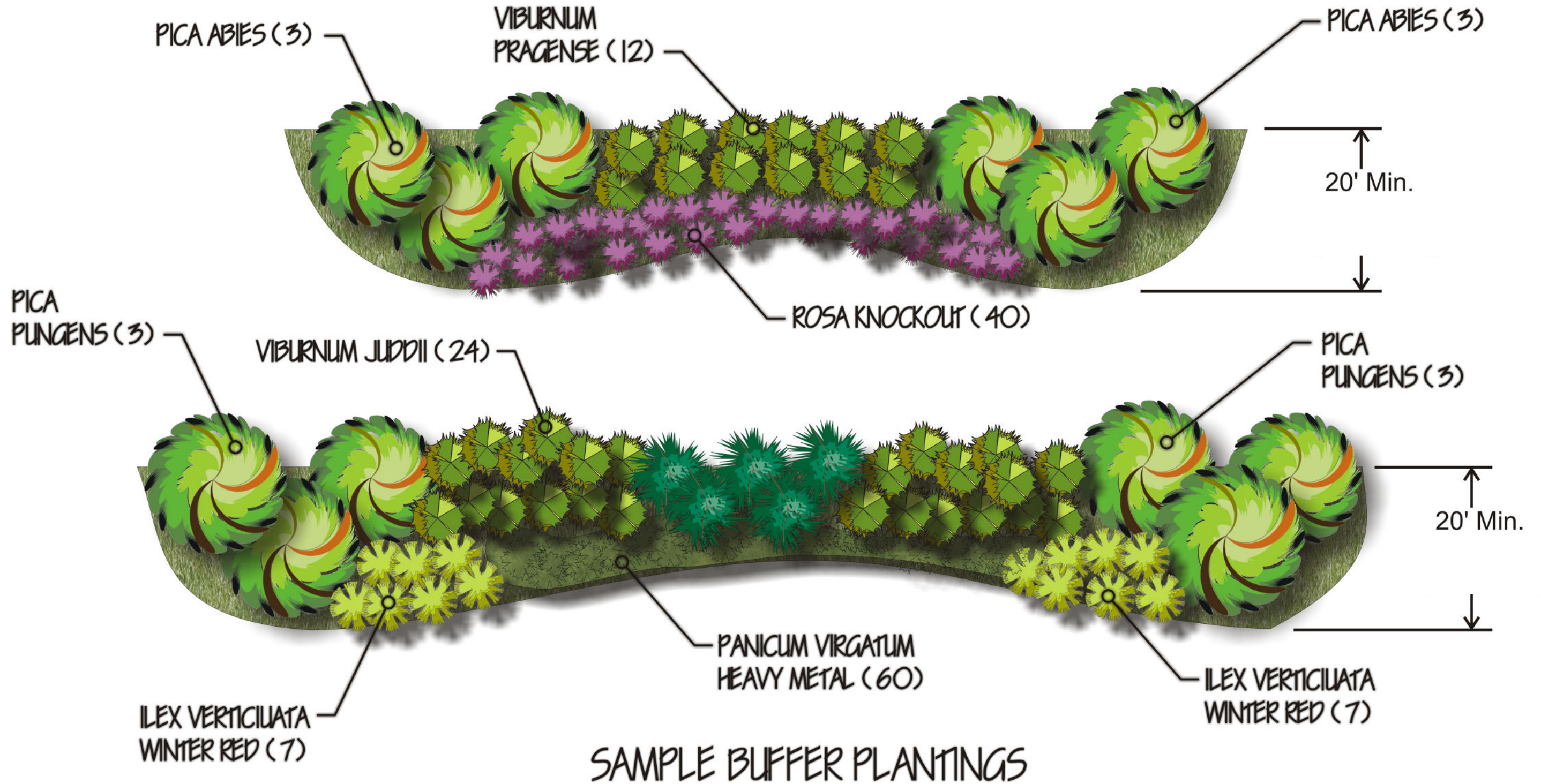


Quercus coccinea



LANDSCAPE SCHEMATICS

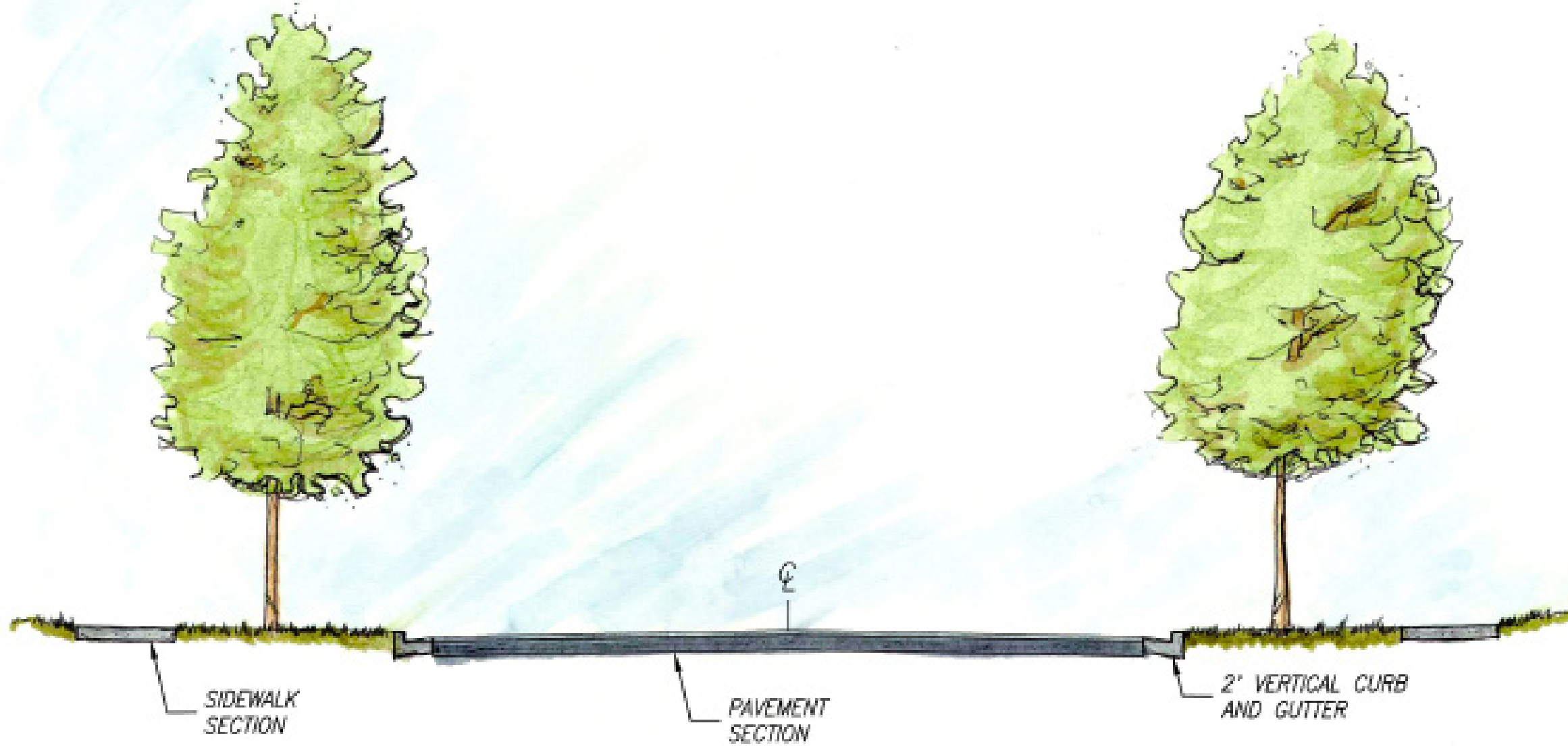
COMMERCIAL & RESIDENTIAL SCHEMATICS



6. MOBILITY PLAN STREET CROSS SECTIONS

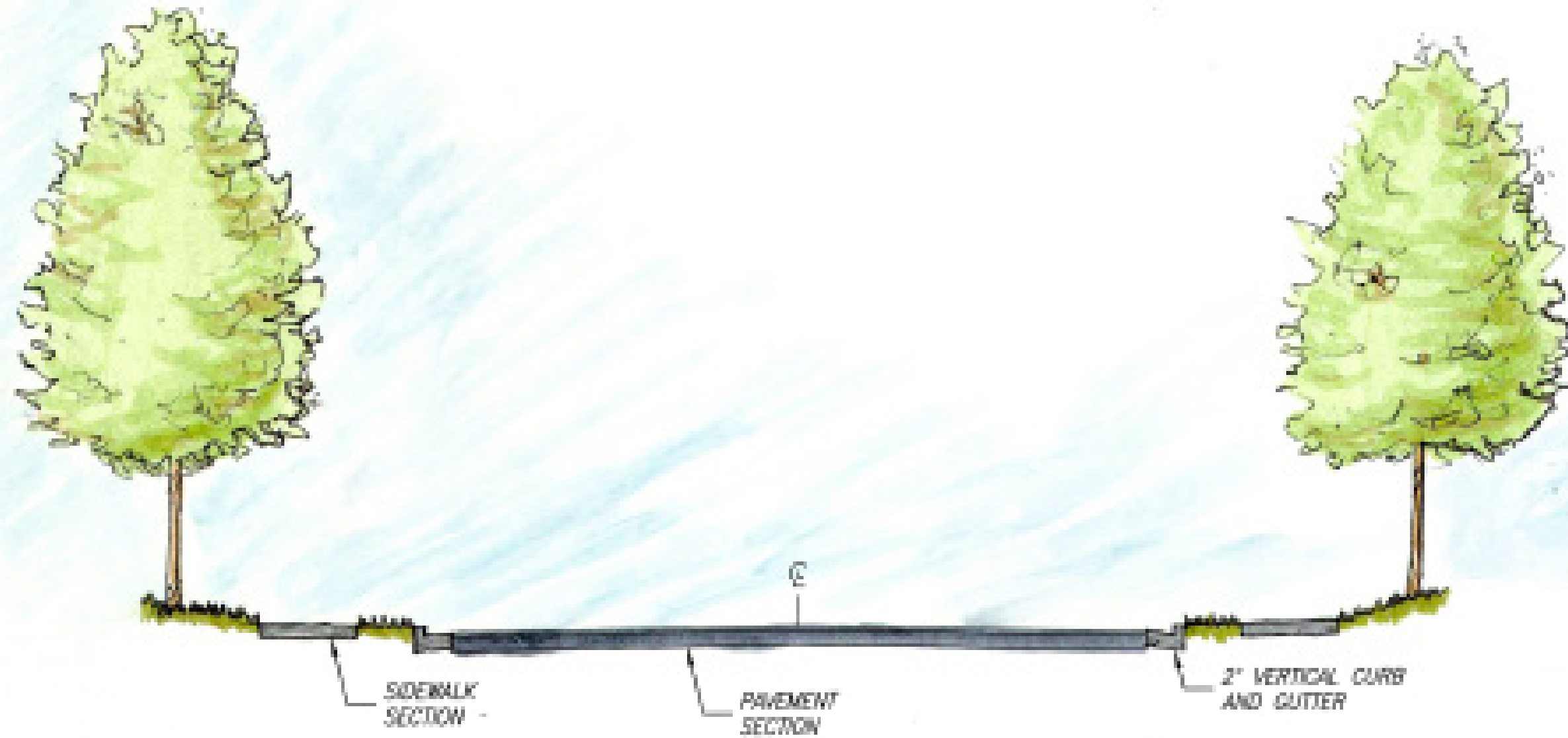
PRIMARY ROAD SECTION A

As shown on approved Development Plan and construction plans



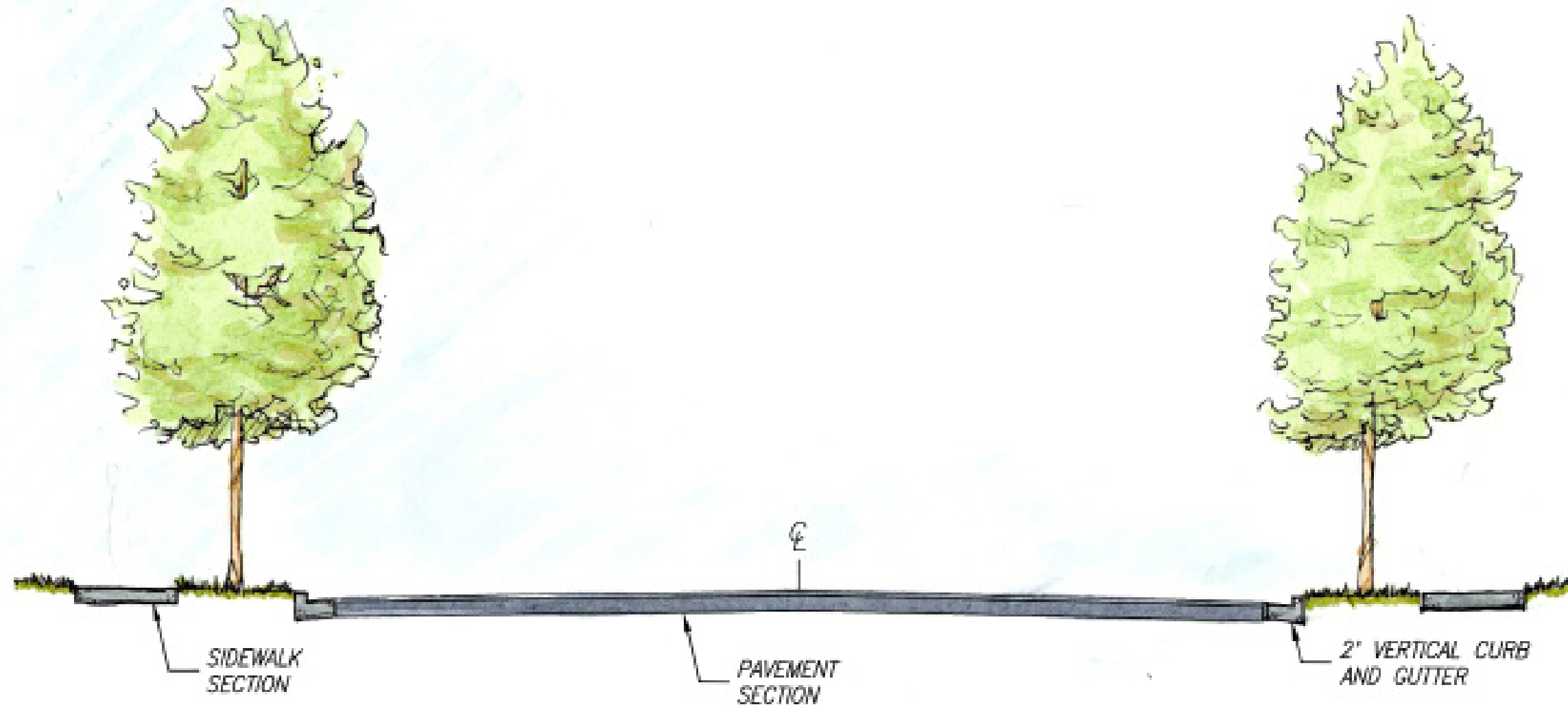
PRIMARY ROAD SECTION B & C

As shown on approved Development Plan and construction plans



PRIMARY ROAD SECTION A & D

As shown on approved Development Plan and construction plans



7. SITE UTILITY PLAN

The site shall be served by City of Jeffersonville (sewer), Duke Energy (electric), Vectren (gas), local water company (water), and telecommunication providers.

- All utilities in the Planned Development shall be underground.
- Utility corridors shall be encouraged.
- The developer shall obtain approved plans from each utility prior to construction.

8. STORMWATER MANAGEMENT PLAN

Stormwater management shall be addressed at the time a detailed Planned Development plan are prepared for each section. Stormwater management for Sections 1, 2, 3, 4 and 5 will be performed with a regional detention basin at the Southeast corner of the site. Detention for the remainder of the site will be determined as detailed plans are developed.

An approved erosion prevention and sediment control (EPSC) plan shall also be prepared and submitted to Clark County Soil Conservancy.

APPENDIX 1
Development Plan

APPENDIX 2
Construction Plans

APPENDIX 3
Landscape Plan

APPENDIX 4
Final Plat

APPENDIX 5
Ordinance 2015-OR-34

APPENDIX 6
Ordinance 2016-OR-24

APPENDIX 7
C46-10 Sign Exhibit Plan

DATE: 08/14/2018 10:58 AM BY: J. B. BROWN

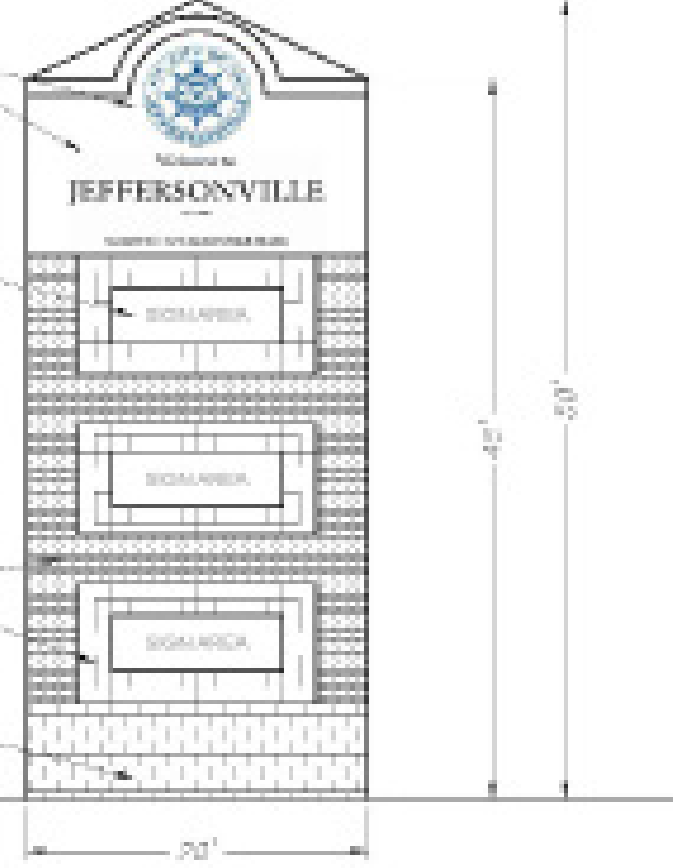


COMMUNITY IDENTIFICATION SIGNAGE
 CITY OF JEFFERSONVILLE SEAL
 WELCOME TO JEFFERSONVILLE
 (14'x30' - 380 SF)

SIGN LOCATION FOR USERS WITH
 PLANNED DEVELOPMENT (TYPICAL)

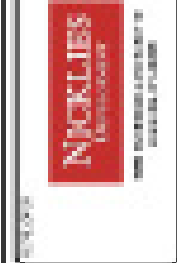
MASONRY COLUMNS WITH OPEN SECTION
 DECORATIVE METAL LATTICE

DECORATIVE BASE WITH LANDSCAPE



C46.10

TO BE INSTALLED BY THE CITY OF JEFFERSONVILLE
 CITY OF JEFFERSONVILLE
 1000 W. MAIN STREET, SUITE 1000
 JEFFERSONVILLE, IN 47130



HERITAGE ENGINEERING, LLC
 1000 W. MAIN STREET, SUITE 1000
 JEFFERSONVILLE, IN 47130