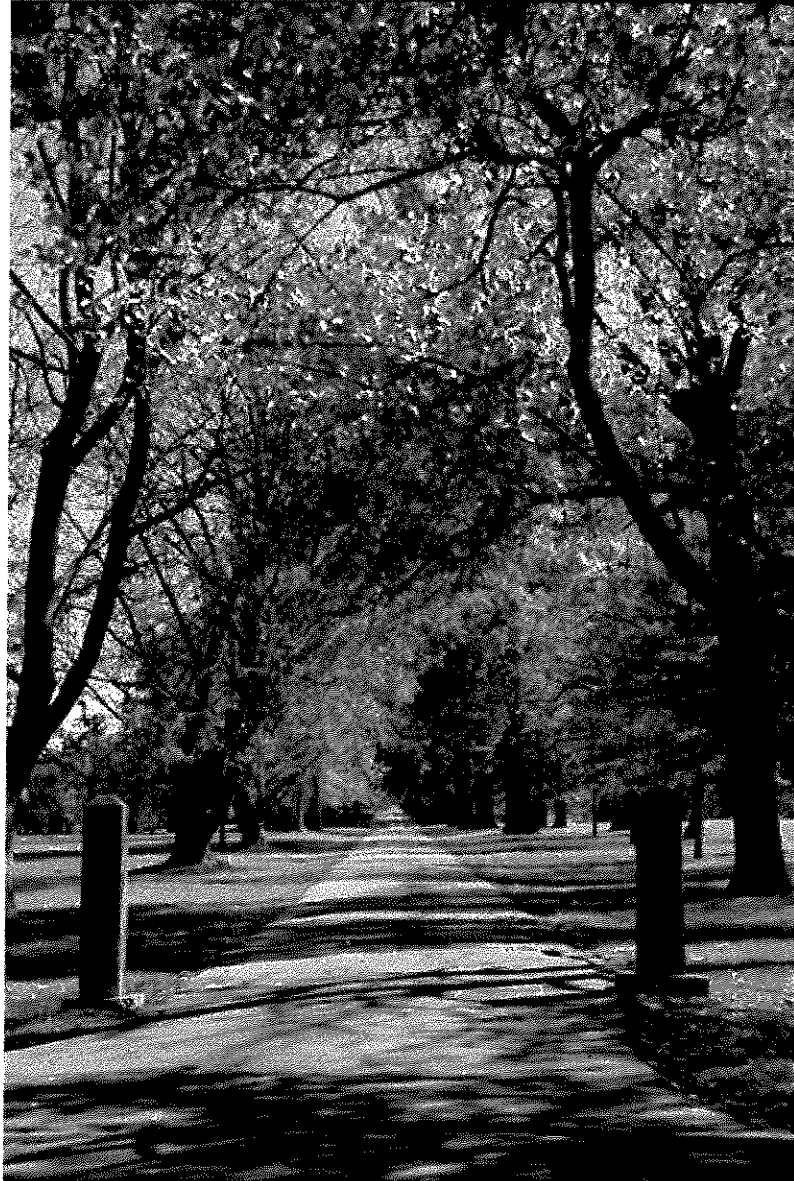


Oxmoor Farm Design Guidelines

June 2002



Oxmoor Farm Design Guidelines

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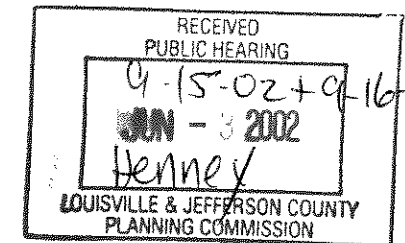
By The Oxmoor Farm Design Team of:

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LDR International, an HNTB Company

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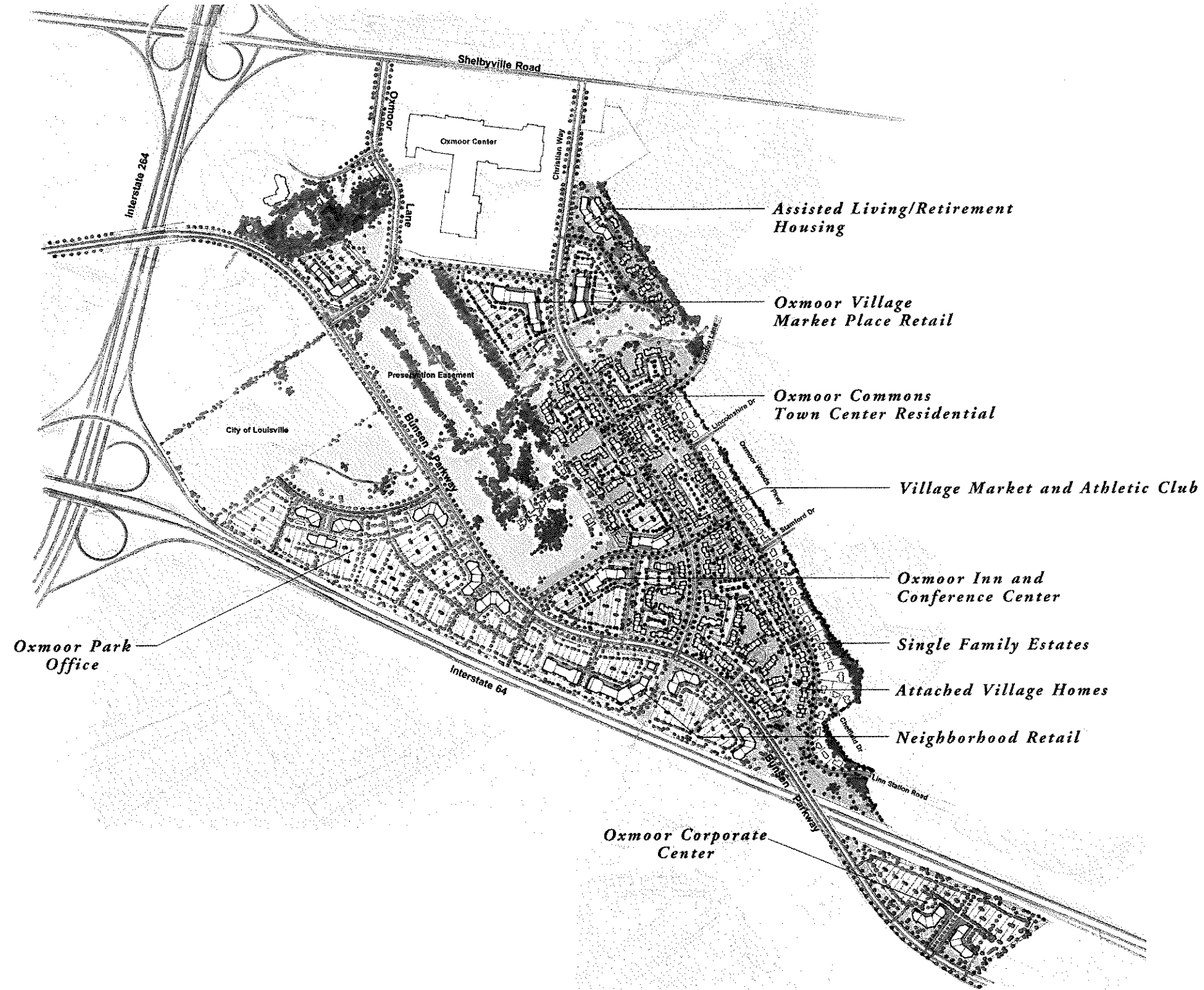


A Strategic Concept Plan for

Oxmoor Farm, Kentucky



Oxmoor Farm Design Guidelines



Oxmoor Farm • Strategic Concept Plan



A Strategic Concept Plan for
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Oxmoor Farm Design Guidelines



A Strategic Concept Plan for
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Oxmoor Farm Design Guidelines

Overview

The Oxmoor Farm Design Guidelines are intended to provide continuity for the overall development through the establishment of design standards that promote development and redevelopment consistent with the organization and pattern of the campus form district and ensure compatibility between individual lots and land uses. The guidelines set forth minimum standards for each activity center established by the Strategic Concept Plan. The activity centers are:

- Assisted Living
- Detached Single-Family Homes
- Oxmoor Market Place – Retail/Office Mixed Use
- Oxmoor Commons – Apartments and Condominiums
- Specialty Retail (Parcel 1) and General Retail (Parcel 11)
- Village Market and Athletic Club – Mixed Use Retail, Multi-Family and Athletic Center
- Oxmoor Inn and Conference Center – Hotel, Conference Center, Supporting Retail
- Oxmoor Office Park (Parcels 10,12,13) and Corporate Center (Parcel 14A)

Review Process

An Oxmoor Architectural Review Committee (ARC) shall be empowered, by deed restriction, to evaluate and approve all building projects prior to construction. ARC review may include, but not be limited to, the following design elements:

- Site Layout, including setbacks, buffers, building location, and parking
- Site drainage best management practices (BMPs)
- Site utilities, including storm, sanitary, electrical, and water lines/connections
- Erosion Prevention and Sediment Control (EPSC) BMPs.
- Landscape/buffers including location, size, quantity, and species.
- Exterior Wall Details, showing location, size and materials
- Building facade, including all architectural style, materials, window treatments, roof style
- Signage, including location, quantities, size, materials, and illumination.

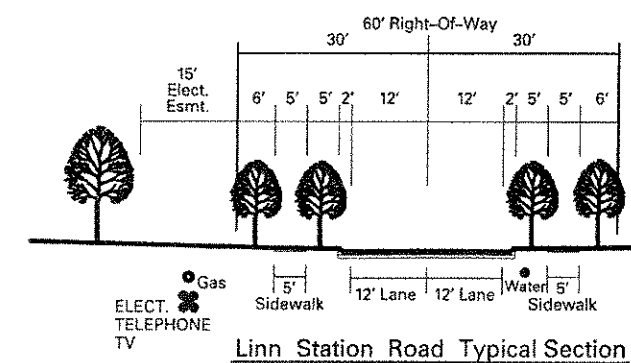
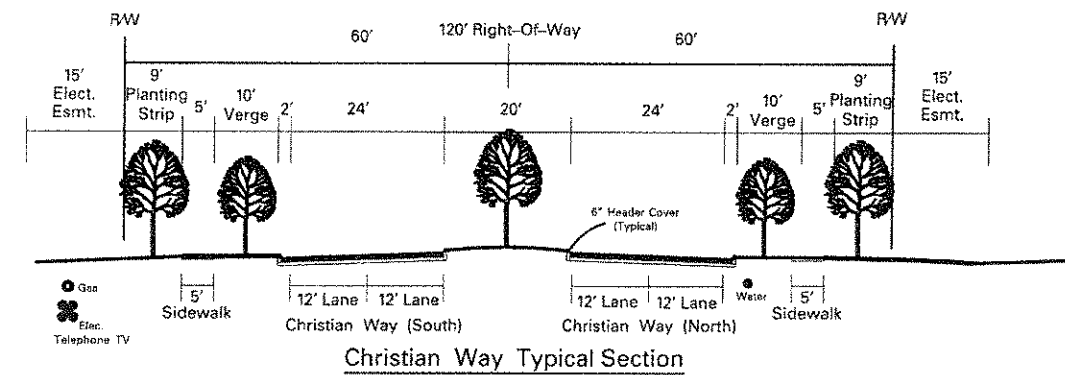
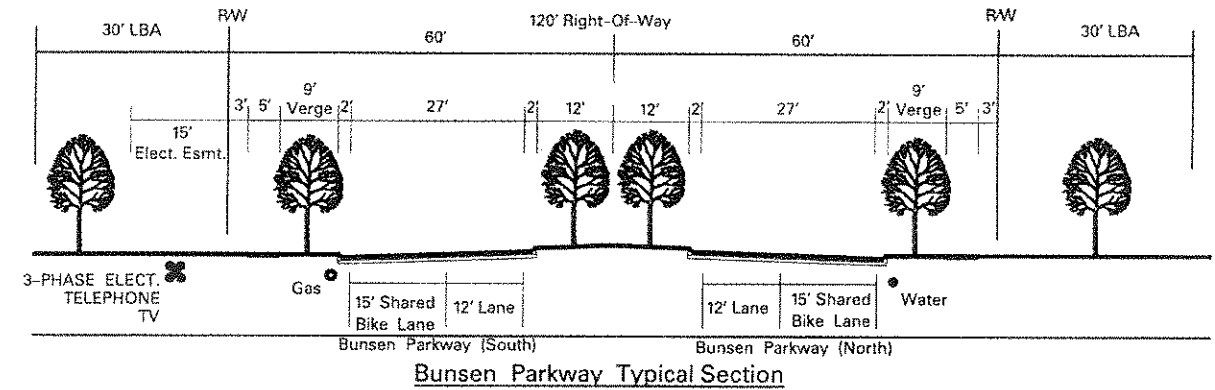
Each lot, as it is developed, shall also be subject to a Detailed District Development Plan review by the Planning Commission. First tier adjacent property owners shall be notified, following then current policies and procedures of the Planning Commission, prior to any approval.

General Design Guidelines

The General Design Guidelines shall apply to all development, regardless of which activity center it is located in.

Streets

- Provide vehicular and pedestrian connections between residential uses.
- Provide vehicular and pedestrian connections between nonresidential uses.
- Provide pedestrian connections between residential and nonresidential uses.
- Streets shall conform to the following typical sections:



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Access Management

- Individual sites with multiple buildings shall have joint access points. Individual building sites shall, to the maximum extent feasible, be accessed from an internal street system. The exception to this standard would be for perimeter parking facilities where access to the major thoroughfare and collector systems is important to intercept trips whose destination is within the campus district
- Street trees shall be provided along all publicly dedicated roads. Street trees shall be spaced a minimum of 50' on center and shall be of a species/variety that will allow for at least 6' of clear trunk measured from the ground plane at maturity.

Sidewalks/Multi-Use Trails

- Sidewalks and multi-use trails shall be provided in accordance with a circulation plan. Final location of sidewalks and trails internal to each lot shall be approved by the Planning Commission as part of the Detailed District Development Plan submittal and review process and shall be installed prior to occupancy.
- Sidewalks shall be at least 5' in width; multi-use trails shall be at least 10' in width.
- Greenway/Trail system – provision for public access shall be provided along Beargrass Creek for all developable lots that abut the creek. Access shall be created at time of development of the site.

Transit

- An assessment shall be made in cooperation with the Transit Authority of River City (TARC.) to determine the need for transit stops prior to final design of each public roadway and as part of the Detailed District Development Plan review process for each lot.

Parking and Pavement

- Parking shall be accessible to all buildings through the use of well-defined walkways that have been differentiated from the parking and driving surfaces.
- No more than 50% of the provided parking spaces shall be located between the building and the abutting primary street.
- A minimum tree canopy coverage of 20% shall be provided for all surface parking areas.
- Bicycle parking shall be provided for all non-residential and multifamily uses.
- Consideration shall be given to reducing impervious surface areas through the use of shared parking, alternative pavement materials, designated overflow parking areas, or similar measures.
- Consideration shall be given to the use of Low Impact Development (LID) stormwater management strategies where practical to reduce runoff and associated contaminants. LID landscape features and management practices may include bioswales, porous paving materials, bioretention areas, and rain gardens.

Loading/Service

- Site access shall be designed so that truck and service vehicle traffic shall gain access to each site from the primary corridor rather than through adjacent local streets.
- A masonry wall shall screen all loading/unloading docks and package delivery areas from the road frontage.
- Dense evergreen landscaping shall screen dock and delivery areas from adjacent properties as a part of the perimeter screening.

Fencing

- Fencing of any kind in the front yard or side yards (non-residential) shall not be permitted.
- Fencing in the rear yard, if needed, may be masonry and/or black metal pickets.

Utilities

- All utilities shall be underground.
- Utility appurtenances (i.e. gas meters) shall be screened from the road frontage by a masonry wall and dense landscaping.

Streetscape

- A Streetscape Master Plan shall be prepared and submitted to the Planning Commission prior to final design approval of any dedicated street or prior to any Detailed District Development Plan review submittal. The Streetscape Master Plan shall address the design and general location of common streetscape elements including street lighting, benches, trash receptacles, bike racks, and transit stops.
- Maximum pole height for all lighting shall be 18 feet from finish grade to top of fixture.
- All lighting shall be directed away from adjacent properties.

Signage

- A Unified Signage Plan shall be submitted, prior to any Detailed District Development Plan approval, that sets consistent standards for the design, appearance and location of signs throughout the development. The Unified Signage Plan shall include standards for all development identification signs, street signs, and directional/interpretive signs.
- Additional lot specific sign location and design information shall be provided at Detailed District Development Plan review.
- All freestanding signs shall be monument style with a maximum height of six feet and a maximum 60 square feet in area per side. More restrictive standards may apply to specific activity centers.
- All freestanding signs, except in activity centers containing retail uses, shall be externally lit.
- On sites with multiple freestanding signs, the sign base, side and frame shall be uniform in design, materials, and colors.



Oxmoor Farm Design Guidelines

Landscaping

- See Oxmoor Landscape Guidelines for further details on plant species and other plant requirements.
- The landscape plan shall be in accordance with the Landscape Ordinance currently in effect.
- All screening walls, retaining walls, and exposed foundations shall match the building façade construction materials. The ARC shall approve any exterior wall exceeding eight feet in height.

Focal Points/Amenity Areas

- Street trees, open space, unified signage and streetscape elements shall all be used as “focal point” elements to help link the individual activity centers as part of an overall development. Within each activity center, focal points and amenity areas shall be provided to create a sense of place and to provide outdoor gathering spaces that bring pedestrians together.
- Each Detailed District Development Plan shall be reviewed to ensure that focal points and amenity areas have been provided in keeping with the spirit and intent of the Strategic Concept Plan and that activity center focal points relate to the focal points created for the overall development.

Building Design

- Front building facades shall be oriented toward a street, open space, or pedestrian way, depending upon the context.
- Where site conditions require side or rear orientation towards the principal street, architectural treatment of the exposed side shall display a similar level of quality in building materials and architectural detailing as the building front.

Open Space

- A variety of open spaces will be provided.
- Open space will be accessible from all residential uses through the sidewalk/multi-purpose trail system.



Oxmoor Farm Design Guidelines

Activity Center Guidelines

Assisted Living

Setbacks

- A parking lot setback of at least 30 feet shall be maintained from the right-of-way of Christian Way.

Streets/Access

- Access shall be limited to no more than 1 access point from Christian Way. Shared access with the existing assisted living development is encouraged.

Fencing/Walls

- Fencing of any kind in the front yard or side yards shall not be permitted.
- Fencing in the rear yard, if needed, may be masonry and/or black metal pickets.
- All screening walls, retaining walls, and exposed foundations shall match the building façade construction materials.
- The ARC shall approve any exterior wall exceeding eight feet in height.

Signage

- Entrance signs shall occur only within fifty feet of an entrance and no closer than 10 feet to the front property line.
- Only one monument style freestanding sign shall be permitted with a maximum height of four feet and a maximum 40 square feet per side and shall be externally lit, if at all.

Landscaping

- A 30' rear yard landscape buffer shall be provided on all lots adjacent to the City of Hurstbourne.

Focal Point

- A focal point element shall be provided at the intersection of Lyndon Lane/ Christian Way to encourage a pedestrian-friendly streetscape.
- An amenity area shall be created on-site to provide outdoor gathering space.

Building Design

- Maximum height shall be 35 feet measured from finish grade to top of roof/parapet.
- A maximum of two and one half floors are allowed.
- All exterior building materials shall be reviewed and approved by the ARC.
- The plane of the façade shall be broken at least every 75 feet by a recess or projection.
- Sloped roofs are encouraged for all buildings. A parapet wall shall screen all roof surfaces on all building sides when a sloped roof is not used.

- Any roof equipment shall be screened from the road frontage and adjoining properties. All screening shall be the same color as the façade.
- Any roof water collection system shall tie directly into the underground storm water system or surface water management system. No roof water may run across pavement from the building.

Detached Single-family Homes

Setbacks

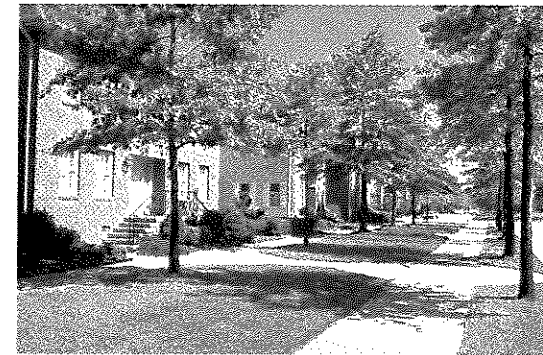
- Homes shall be setback from the street 40'.

Streets/Access

- Single family residential lots shall be served by a local street.
- Homes shall be setback from the street 40'.
- Street tree spacing shall be increased to 40' on center.



Oxmoor Farm Design Guidelines



Oxmoor Farm • Residential Neighborhoods



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Fencing/Walls

- Fencing of any kind in the front yard or side yards shall not be permitted.
- All screening walls, retaining walls, and exposed foundations shall match the building façade construction materials.
- The ARC shall approve any exterior wall exceeding six feet in height.

Signage

- Signature entrance signs shall be limited to 6' in height.

Landscaping

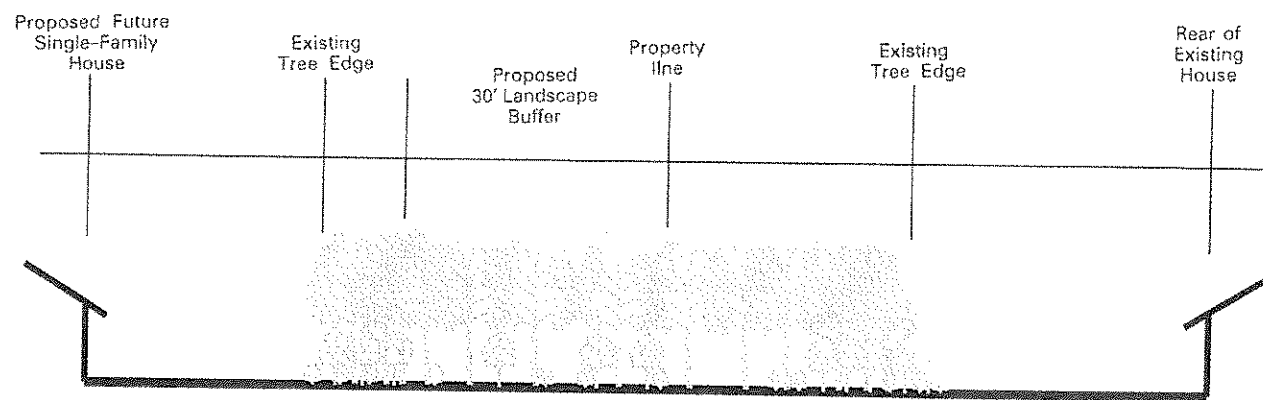
- A minimum 30' rear yard landscape buffer shall be provided on all lots adjacent to the City of Hurstbourne and Oxmoor Woods.

Focal Point

- Street trees shall be used as the focal point along all local streets. A focal point element shall also be provided at the intersection of Linn Station Road extension/Christian Way to encourage a pedestrian-friendly streetscape and provide neighborhood identity.

Building Design

- Maximum height shall be 35 feet measured from finish grade to top of roof.
- A maximum of two floors are allowed.
- Sloped roofs shall be used for all single family homes.



Oxmoor Woods Landscape Buffer
Typical Section

Oxmoor Market Place

Setbacks

- A parking lot setback of at least 20 feet shall be maintained from the right-of-way of Christian Way.

Streets/Access

- Only one shared access point shall be permitted from Christian Way to each Activity Center.
- Access between the rear lots of similar use/zoning is encouraged.
- Rear lot access shall be vehicular (forming service & delivery access).
- There shall be access agreements and easements between properties to handle construction, maintenance and access issues.

Signage

- Only one freestanding sign shall be permitted for each principle access-way. Freestanding signs shall be monument style with a maximum height of six feet and a maximum 60 square feet per side.

Landscaping

- A 25' landscape buffer shall be provided on all lots adjacent to the preservation easement.
- Two percent of the total land area, above and beyond landscape buffer areas (LBA) and interior landscape areas (ILA), shall be preserved. The area may be used for storm detention. It may also be used to improve the ILA provided as long as the required amount has been reached.

Focal Point

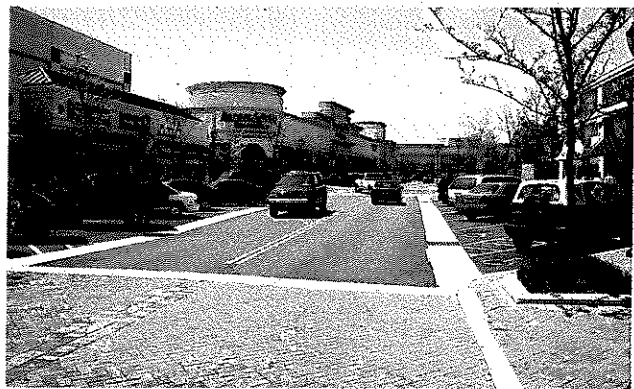
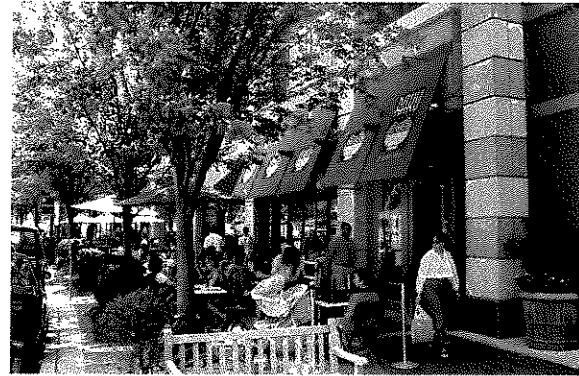
- Focal points shall visually link individual buildings to create a sense of place and lead pedestrians to the main entrances of the buildings.
- Amenity areas shall be created to provide an animated pedestrian environment that offers opportunity for outdoor gathering.
- Plantings, benches, tables and other furnishings shall be used extensively to encourage a pedestrian-friendly streetscape.
- Curbs, fountains or similar features shall be used in the internal roadways to inhibit automobile usage in these areas (see conceptual illustration).
- The two percent additional landscaping area may be used toward the focal point creation and land preservation along Beargrass Creek.

Building Design

- Maximum height shall be 45 feet measured from finish grade to top of roof/parapet.
- A maximum of three floors are allowed.
- The plane of the façade shall be broken at least every 75 feet by a recess or projection.
- Non-vinyl canopies may project into the front setback enhancing the streetscape.
- A mix of sloped roofs and parapet walls shall be used.



Oxmoor Farm Design Guidelines



Oxmoor Farm • Market Place/Specialty/Support Retail



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- Any roof equipment shall be screened from the road frontage and adjoining properties. All screening shall be the same color as the façade.
- Any roof water collection system shall tie directly into the underground storm water system or surface water management system. No roof water may run across pavement from the building.

Specialty Retail/Support Retail

Setbacks

- A parking setback of at least 30 feet shall be maintained from the rights-of-way of Bunsen Parkway and Oxmoor Lane.
- A 40' building/parking setback shall be maintained from the Interstate-64 right-of-way.

Streets/Access

- Only one access point shall be permitted from each principle street for each activity center.
- Shared access is permitted between the supporting retail activity center (parcel 11) and adjoining office activity centers (parcels 10 and 12.)
- Rear lot vehicular access for service & delivery is encouraged for nonresidential uses.
- There shall be access agreements and easements between properties to handle construction, maintenance and access issues.

Signage

- Freestanding signs shall be limited to one activity center identification at each principle access-way. Freestanding signs shall be monument style with a maximum height of six feet and a maximum 60 square feet per side.

Landscaping

- Two percent of the total land area, above and beyond landscape buffer areas (LBA) and interior landscape areas (ILA), shall be preserved. The area may be used for storm detention. It may also be used to improve the ILA provided as long as the required amount has been reached.
- A 40' landscape buffer shall be maintained along Interstate 64.

Focal Point

- Focal points shall visually link individual buildings to create a sense of place and lead pedestrians to the main building entrances.
- Amenity areas shall be created to provide an animated pedestrian environment that offers opportunity for outdoor gathering.
- Plantings, benches, tables and other furnishings shall be used to encourage a pedestrian-friendly streetscape.
- The two percent additional landscaping area may be used toward the focal point creation and land preservation along Beargrass Creek

Oxmoor Commons

Setbacks

- A parking setback of at least 20 feet shall be maintained from the right-of-way of Christian Way.

Streets/Access

- Shared entrances and internal access easements between properties/sections is required.
- There shall be access agreements and easements between properties to handle construction, maintenance and access issues.
- The shared entrances and internal access streets shall be used for access to parking areas as well as serving as pedestrian connections between the various kinds of development (forming the secondary connections on a circulation plan.)

Fences/Walls

- All screening walls, retaining walls, and exposed foundations shall match the building façade construction materials.
- The ARC shall approve any exterior wall exceeding eight feet in height.

Signage

- Entrance signs shall occur only within fifty feet of an entrance and no closer than 10 feet to the front property line.
- All freestanding signs shall be monument style with a maximum height of four feet and a maximum 40 square feet per side.
- All freestanding signs shall be externally lit, if at all.

Landscaping

- A 15' landscape buffer shall be maintained adjacent to the preservation easement.
- Two percent of the total land area, above and beyond landscape buffer areas (LBA) and interior landscape areas (ILA), shall be preserved. The area may be used for storm detention. It may also be used to improve the ILA provided as long as the required amount has been reached.

Focal Point

- The focal point for Oxmoor Commons shall occur at the confluence of the internal access streets to encourage a pedestrian-friendly streetscape.
- Amenity areas shall be provided to create opportunities for public gathering.
- The two percent additional landscaping area may be used toward the focal point creation and land preservation along Beargrass Creek.

Building Design

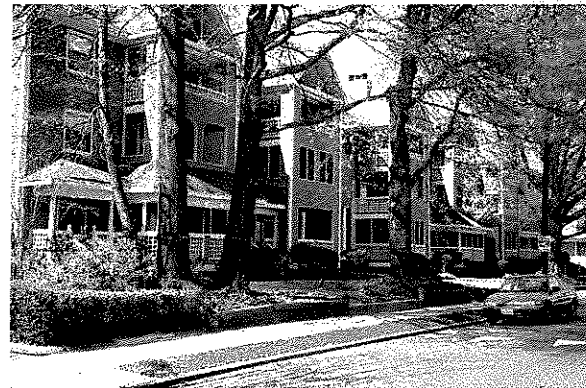
- Maximum height shall be 45 feet measured from finish grade to top of roof/parapet.
- A maximum of three floors are allowed.
- The plane of the façade shall be broken at least every 50 feet by a recess or projection.
- Any roof equipment shall be screened from the road frontage and adjoining properties.

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Oxmoor Commons Open Space



A Strategic Concept Plan for
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Oxmoor Farm Design Guidelines

Building Design

- Maximum height shall be 45 feet measured from finish grade to top of roof/parapet.
- A maximum of one floor and mezzanine are allowed.

Façade

- The plane of the façade shall be broken up every 50 feet by a minimum four-foot depth and a minimum five-foot length recess or projection in the facade surface.
- Non-vinyl canopies may project into the front setback enhancing the streetscape.

Roof

- A parapet wall shall screen all flat roof surfaces on all building sides.
- Any roof equipment shall be screened from the road frontage and adjoining properties. All screening shall be the same color as the façade.
- Any roof water collection system shall tie directly into the underground storm water system. No roof water may run across pavement from the building.

Oxmoor Village Market/Athletic Club

Setbacks

- A parking setback shall be maintained from the rights-of-way of Bunsen Parkway and Christian Way of 30' and 20', respectively.

Streets/Access

- Only two dedicated access points shall be permitted from Christian Way. Only one shared access point from Bunsen Parkway shall be permitted.
- Rear lot vehicular access for service & delivery is encouraged for nonresidential uses.
- There shall be access agreements and easements between properties to handle construction, maintenance and access issues.

Signage

- Freestanding signs shall be limited to one activity center identification at each principle access-way and one shared freestanding sign internal to the development. Freestanding signs shall be monument style with a maximum height of six feet and a maximum 60 square feet per side.

Landscaping

- A 15' landscape buffer shall be provided on all lots adjacent to the preservation easement.
- Two percent of the total land area, above and beyond landscape buffer areas (LBA) and interior landscape areas (ILA), shall be preserved. The area may be used for storm detention. It may also be used to improve the ILA provided as long as the required amount has been reached.

Focal Point

- Focal points shall visually link individual buildings to create a sense of place and lead pedestrians to the main entrances of the nonresidential buildings.

- Amenity areas shall be created to provide an animated pedestrian environment that offers opportunity for outdoor gathering.
- Plantings, benches, tables, and other furnishings shall be used to encourage a pedestrian-friendly streetscape.
- The two percent additional landscaping area may be used toward the focal point creation and land preservation along Beargrass Creek.

Building Design

- Maximum height shall be 45 feet measured from finish grade to top of roof/parapet for nonresidential structures.
- A maximum of three floors are allowed.
- The plane of the façade shall be broken at least every 75 feet by a recess or projection.
- Non-vinyl canopies may project into the front setback enhancing the streetscape.
- A mix of sloped roofs and parapet walls shall be used.
- Any roof equipment shall be screened from the road frontage and adjoining properties. All screening shall be the same color as the façade.
- Any roof water collection system shall tie directly into the underground storm water system or surface water management system. No roof water may run across pavement from the building.

Oxmoor Inn/Conference Center

Setbacks

- A parking lot setback of at least 30 feet shall be maintained from the right-of-way of Bunsen Parkway.

Streets/Access

- Only one dedicated access point and one shared access with Oxmoor Village/Athletic Club shall be permitted from Bunsen Parkway.
- Rear lot vehicular access for service & delivery is encouraged for nonresidential uses.

Signage

- Freestanding signs shall be limited to one activity center identification at each principle access-way and one shared freestanding sign internal to the development. Freestanding signs shall be monument style with a maximum height of six feet and a maximum 60 square feet per side.

Landscaping

- A 15' landscape buffer shall be provided adjacent to the preservation easement.
- Two percent of the total land area, above and beyond landscape buffer areas (LBA) and interior landscape areas (ILA), shall be preserved. The area may be used for storm detention. It may also be used to improve the ILA provided as long as the required amount has been reached.

Focal Point

- Focal points shall visually lead pedestrians to the main entrances of the nonresidential buildings.



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- Amenity areas shall be created to provide an animated pedestrian environment that offers opportunity for outdoor gathering.
- The two percent additional landscaping area may be used toward the focal point creation and land preservation along Beargrass Creek.

Building Design

- Maximum height shall be 45 feet measured from finish grade to top of roof/parapet for nonresidential structures.
- A maximum of three floors are allowed.
- The plane of the façade shall be broken at least every 75 feet by a recess or projection.
- Any roof equipment shall be screened from the road frontage and adjoining properties. All screening shall be the same color as the façade.
- Any roof water collection system shall tie directly into the underground storm water system or surface water management system. No roof water may run across pavement from the building.

Oxmoor Corporate and General Office Centers (Parcels 10, 12, 14)

Setbacks

- A parking setback of at least 30 feet shall be maintained from the right-of-way of Bunsen Parkway.
- A 40' building/parking setback shall be maintained from the Interstate-64 right-of-way.

Streets/Access

- Only one dedicated access point and one shared access shall be permitted from Bunsen Parkway for each parcel.
- Rear lot vehicular access for service & delivery is encouraged.

Signage

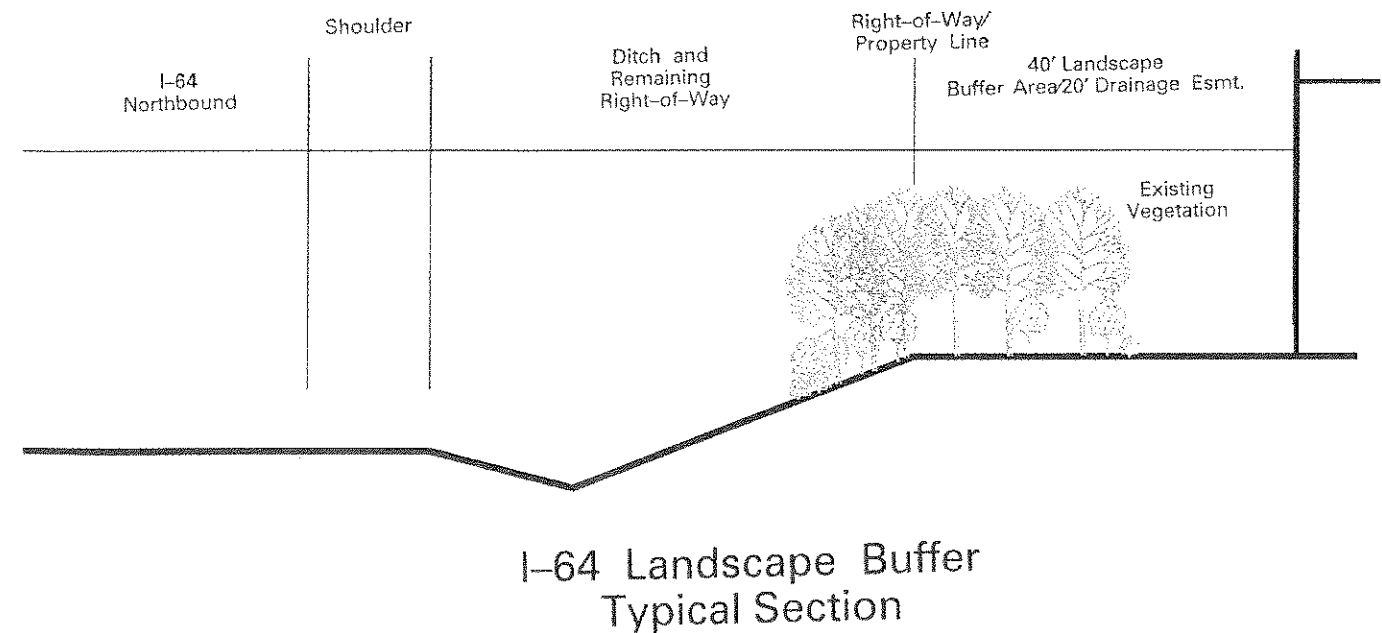
- Freestanding signs shall be limited to one activity center identification at each principle access-way. Freestanding signs shall be monument style with a maximum height of six feet and a maximum 60 square feet per side.

Landscaping

- A 40' landscape buffer shall be provided adjacent to Interstate 64.
- Two percent of the total land area, above and beyond landscape buffer areas (LBA) and interior landscape areas (ILA), shall be preserved. The area may be used for storm detention. It may also be used to improve the ILA provided as long as the required amount has been reached.

Focal Point

- Focal points shall visually lead pedestrians to the main entrances of the buildings.
- Amenity areas shall be created for each principle structure to provide an animated pedestrian environment that offers opportunity for outdoor gathering.

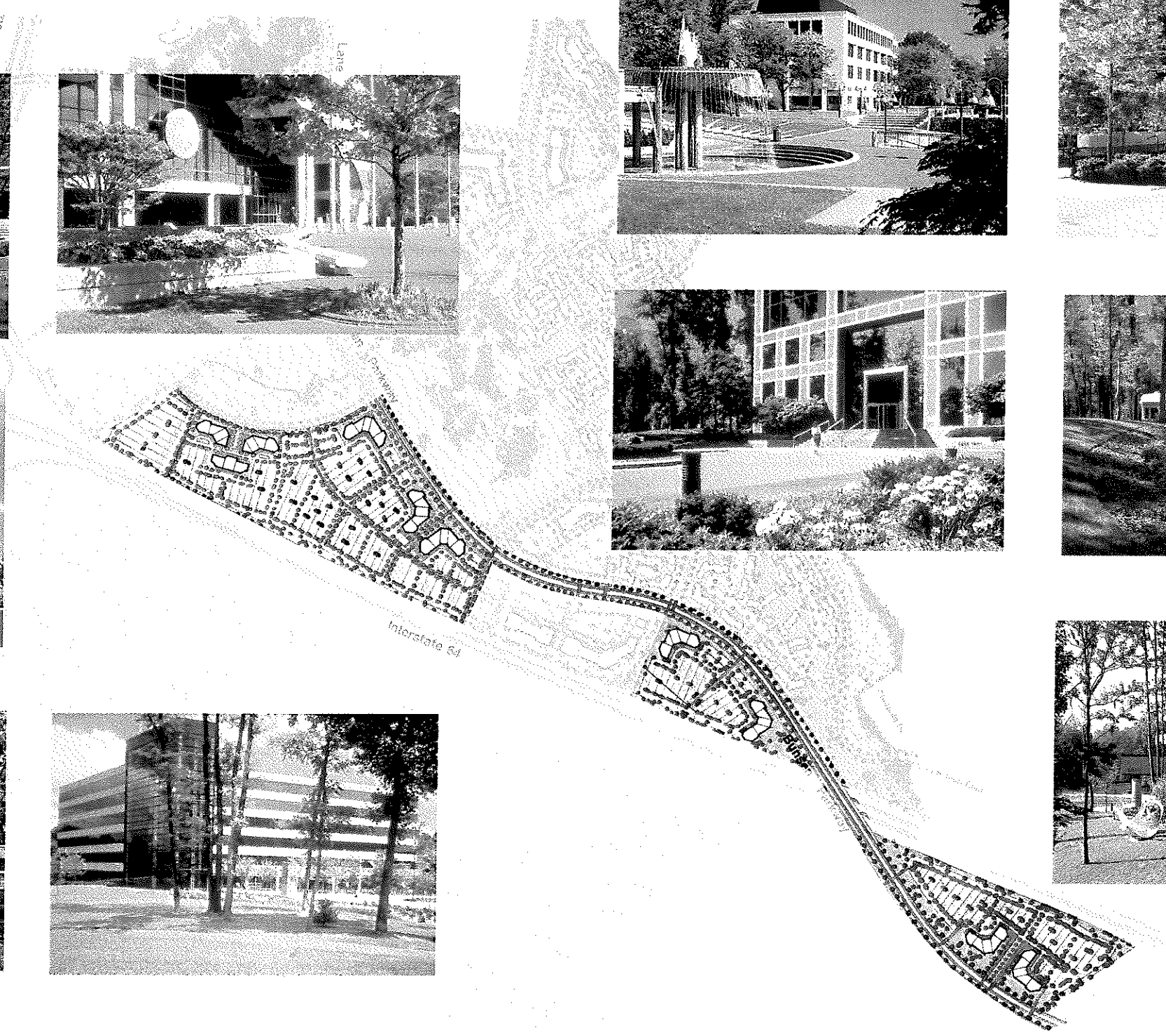
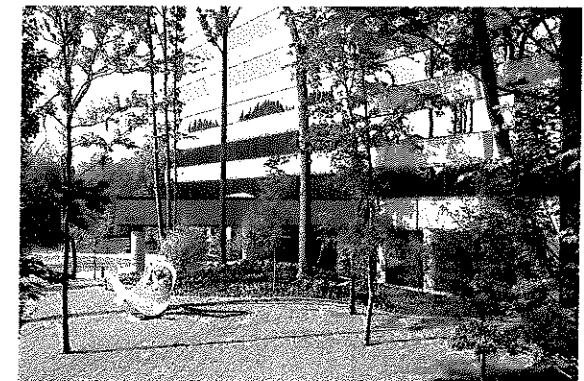
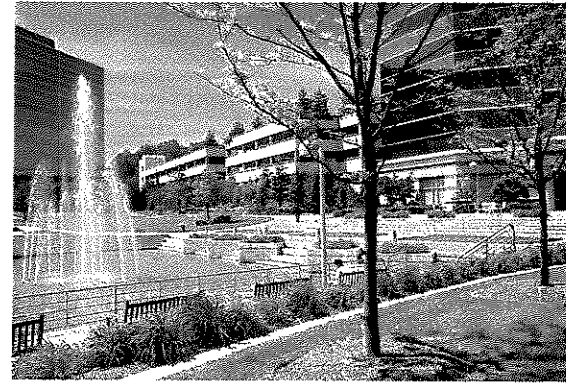


Building Design

- Maximum height shall be six stories (except Parcel 14A which shall not exceed the Kentucky Farm Bureau Building height).
- The plane of the façade shall be broken at least every 75 feet by a recess or projection.
- Any roof equipment shall be screened from the road frontage and adjoining properties. All screening shall be the same color as the façade.
- Any roof water collection system shall tie directly into the underground storm water system or surface water management system. No roof water may run across pavement from the building.



Oxmoor Farm Design Guidelines



Oxmoor Park and Corporate Center



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Private Land Plant Selections:

Commercial/Office Frontage Trees

White Fir – *Abies concolor*
Red Maple – *Acer rubrum* 'Red Sunset' ('Franksred'), 'Autumn Blaze' or 'October Glory'
American Beech – *Fagus grandifolia*
Shagbark Hickory – *Carya ovata*
Yellowwood – *Cladrastis kentukea*
Purple Ash – *Fraxinus americana* 'Autumn Applause' or 'Autumn Purple'
Blackgum – *Nyssa sylvatica*
Sourwood – *Oxydendrum arboreum*
Black Hill Spruce – *Picea glauca* 'Densata'
Green Colorado Spruce – *Picea pungens*
Sawtooth Oak – *Quercus acutissima*
Scarlet Oak – *Quercus coccinea*
Shingle Oak – *Quercus imbricaria*
Overcup Oak – *Quercus lyrata*
Chinkapin Oak – *Quercus muehlenbergii*
Willow Oak – *Quercus phellos*
Shumard Oak – *Quercus shumardii*
Littleleaf Linden – *Tilia cordata* 'Greenspire'
Canadian Hemlock – *Tsuga canadensis*
Japanese Zelkova – *Zelkova serrata* 'Village Green'

Residential Frontage Trees

White Fir – *Abies concolor*
Serviceberry – *Amelanchier* 'Autumn Brilliance'
Eastern Redbud – *Cercis canadensis*
White Fringetree – *Chionanthus virginicus*
Persimmon – *Diospyros virginiana*
Purple Ash – *Fraxinus americana* 'Autumn Applause' or 'Autumn Purple'
Silverbell – *Halesia carolina*
Golden Raintree – *Kolreuteria paniculata*
Sweetbay Magnolia – *Magnolia virginiana*
Royal Star Magnolia – *Magnolia stellata* 'Royal Star'
Canadian Hemlock – *Tsuga canadensis*

Commercial/Office & Residential Yard Trees

White Fir – *Abies concolor*
Paperbark Maple – *Acer griseum*
Red Buckeye – *Aesculus pavia*
Serviceberry – *Amelanchier* 'Autumn Brilliance'
Pawpaw – *Asimina triloba*

Yellowwood – *Cladrastis kentukea*
Silverbell – *Halesia carolina*
Sweetbay Magnolia – *Magnolia virginiana*
Royal Star Magnolia – *Magnolia stellata* 'Royal Star'
Black Hill Spruce – *Picea glauca* 'Densata'
Green Colorado Spruce – *Picea pungens*
Canadian Hemlock – *Tsuga canadensis*

Accessways (internal streets), Easements and Alleys

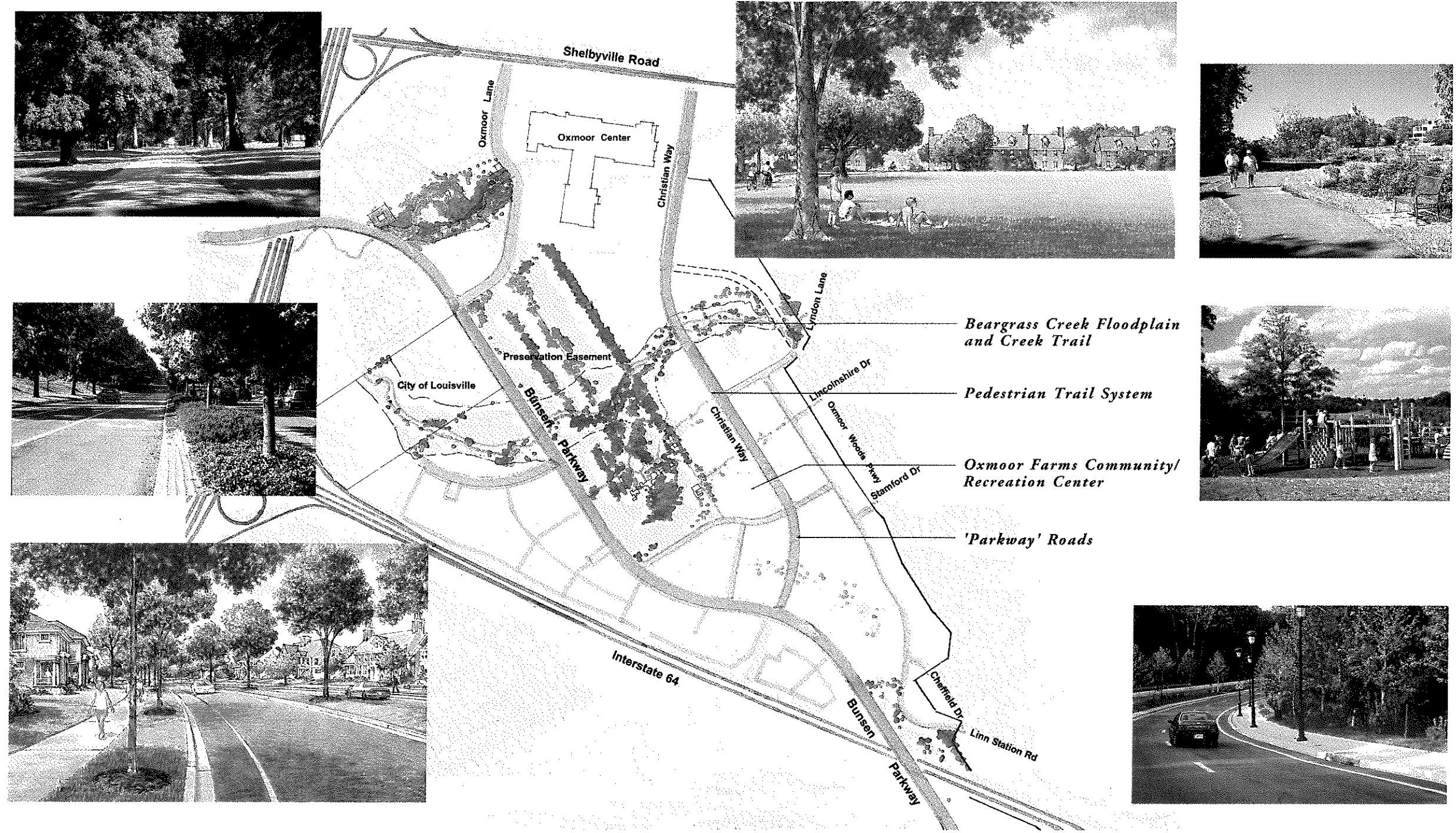
Serviceberry – *Amelanchier* 'Autumn Brilliance'
Paperbark Maple – *Acer griseum*
Armstrong Maple – *Acer rubrum* 'Armstrong'
Columnar Maple – *Acer platanoides* 'Columnare'
White Fringetree – *Chionanthus virginicus*
Persimmon – *Diospyros virginiana*
Cimmaron Ash – *Fraxinus pennsylvanica* 'Cimmaron'
Skyline Honeylocust – *Gleditsia triacanthos*
Golden Raintree – *Kolreuteria paniculata*
Williamette English Oak – *Quercus robur fastigata* 'Williamette'
Japanese Zelkova – *Zelkova serrata* 'Village Green'



A Strategic Concept Plan for

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Oxmoor Farm Design Guidelines



Oxmoor Roadway and Open Space Network



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