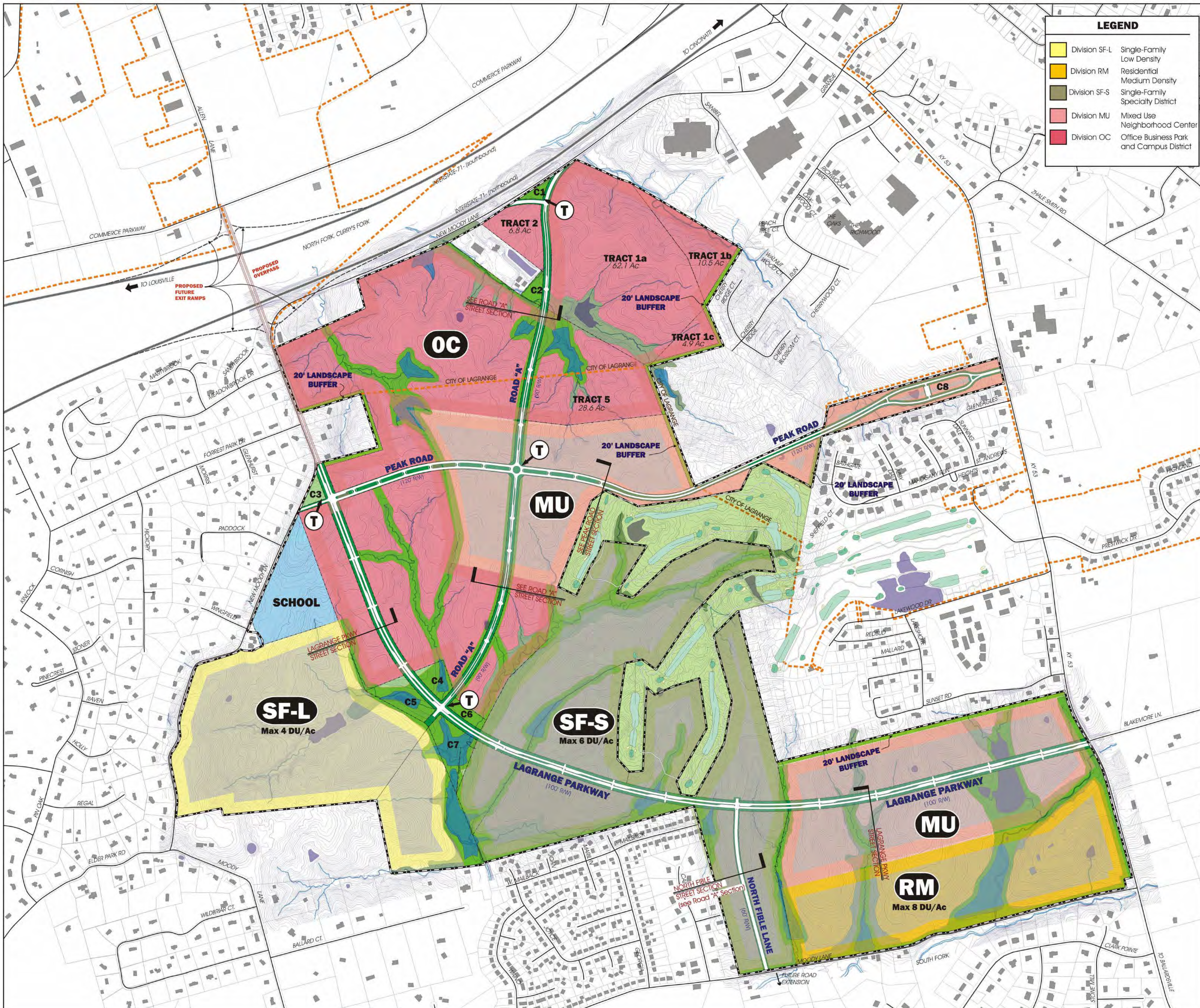


OCEDA ECONOMIC DEVELOPMENT CAMPUS



LEGEND	
	Division SF-L Single-Family Low Density
	Division RM Residential Medium Density
	Division SF-S Single-Family Specialty District
	Division MU Mixed Use Neighborhood Center
	Division OC Office Business Park and Campus District

APPROX. AREA TOTALS		
DIVISION SF-S	188.2 Ac	19.04%
DIVISION SF-L	123.1 Ac	12.46%
DIVISION RM	87.2 Ac	8.82%
DIVISION MU	181.5 Ac	18.36%
DIVISION OC	297.2 Ac	30.07%
SCHOOL	16.9 Ac	1.71%
PARKS (C1-C7)	16.3 Ac	1.65%
ROAD R.O.W.	77.9 Ac	7.89%
TOTAL BUDGET PROP.	988.3 Ac	100.00%
BLUE/GREEN ESMT	190.0 Ac	19.22%

T TRANSIT STOP

MASTER PLAN GENERAL NOTES:

GENERAL NOTE NO. 1:
This Master Plan has been prepared in accordance with the Oldham County Comprehensive Zoning Ordinance, Article XVIII - Planned Unit Development (PUD) District, Revised Draft, December 14, 2004. A Planned Unit Development (PUD) is defined as an area with a specified minimum contiguous acreage to be developed as a single entity according to a plan for residential and non-residential uses. The proposed OCEDA Economic Development Campus is a PUD with provisions for the clustering of buildings, a mixture of land uses and building types, preservation of natural resources, and promotion of common open space. The Master Plan is intended to encourage and promote more creative and imaginative design of land developments than is possible under conventional zoning regulations. The design and site standards are intended to provide more flexibility for requirements such as set-back and yard areas, lot sizes and dimensions, building height, and other controls. OCEDA will establish standards, guidelines and controls, set forth in a Master Declaration of Covenants and Restrictions, which will be used by the developers and the Campus Property Owners Association Architectural Review Committee (ARC). No construction or modification of existing construction within the Campus will be permitted without first obtaining a letter certifying compliance from the ARC prior to submittal of any design or construction documents to government agencies for approval for permits for construction.

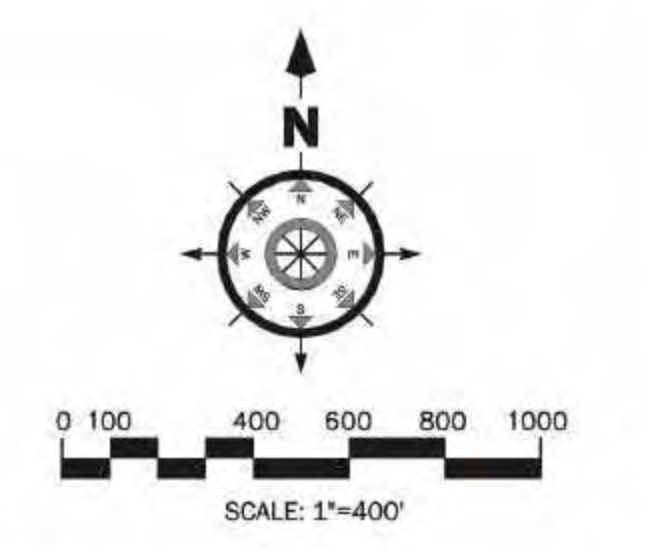
GENERAL NOTE NO. 2:
All roads and streets within the Campus shall meet or exceed applicable government road standards in effect at the time of construction.

GENERAL NOTE NO. 3:
Low Impact Development (LID) principles have been employed in the preparation of the OCEDA Campus Master Plan. LID principles are intended to achieve environmental sustainability, respect during design for the natural attributes of the land, reduction of negative environmental impacts and preservation of a more "rural" setting favored by the majority of Oldham County residents.

GENERAL NOTE NO. 4:
Traffic calming (TC) features have also been incorporated into the Master Plan. Roundabouts, narrower paved surfaces, and other roadway design techniques are to be encouraged in the development of the Campus to help reduce traffic speed, increase safety for vehicles and pedestrians, and reduce negative environmental impacts often encountered with the more extensive excavations and fills necessary for the construction of wider pavements with higher speed traffic.

GENERAL NOTE NO. 5:
Please also refer to the MASTER PLAN REPORT. Also please refer to the Utilities Master Plan and Roadway Section Drawings.

GENERAL NOTE NO. 6:
Parcel sizes and dimensions are approximate in nature and subject to correction by field survey. Base data provided by Oldham County G.L.S. Cooperative. Topographic information is shown at 2-foot contour intervals from a survey provided to OCEDA by Harrison Land Surveying, LaGrange, KY. The information shown is illustrative in nature and does not represent surveyed boundaries or dimensions.





412 E Main St | LaGrange, KY 40031 | (502) 225-6420



Scott / Klasing & Co., Inc.
Architects & Planners
(502) 222-5366



Tetra Tech, Inc.
Engineering Consultants
(502) 584-5555

OCEDA ECONOMIC DEVELOPMENT CAMPUS
MASTER PLAN

CAMPUS MASTERPLAN

3.25.2005
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