

SITE DATA

EXISTING ZONING:	I-2, R-2, CO-1
EXISTING USE:	AGRICULTURAL
OVERALL TOTAL SITE AREA:	8,228,108 SF (188.89 ACS)
EXISTING ZONING AREA:	I-2: 19.92± ACS R-2: 148.00± ACS CO-1: 20.97± ACS 188.89 ACS

PROPOSED ZONING:	TRACT 1 PRO MULTI-FAMILY	TRACT 2 PRO RESIDENTIAL
PROPOSED USE:	188.89 ACS	
OVERALL PROPOSED ZONING AREA:	42.49 ACS	146.40 ACS
GROSS SITE AREA:	N/A	19,237 ACS
AREA IN R.O.W.	N/A	60,739 ACS
AREA OF LOTS		
DWELLING UNITS:		
APARTMENTS	216	N/A
TOWNHOMES	88	N/A
SINGLE FAMILY DETACHED	N/A	361
GROSS DENSITY:	7.15 DU/AC	2.46 DU/AC
OVERALL GROSS DENSITY	(665/188.89)=	3.52 DU/AC
BUILDING FOOTPRINT:		
APARTMENTS	72,000 SF	N/A
TOWNHOMES	118,152 SF	N/A
CLUBHOUSE	7,500 SF	13,500 SF
MAINTENANCE	800 SF	N/A
	198,452 SF	13,500 SF

GROSS BUILDING AREA:		
APARTMENTS	216,000 SF	N/A
TOWNHOMES	236,304 SF	N/A
CLUBHOUSE	7,500 SF	13,500 SF
MAINTENANCE	800 SF	N/A
	460,604 SF	13,500 SF

MAXIMUM LOT COVERAGE	65%	N/A
MINIMUM LOT SIZE	N/A	45'x125'

YARD REQUIREMENTS

MIN. FRONT YARD:	N/A	20'
MIN. STREET SIDE YARD:	N/A	20'
MIN. SIDE YARD:	N/A	5'
REAR YARD:	N/A	15'
MAX. BUILDING HEIGHT:	45'	35'

ILA CALCULATIONS

	TRACT 1	TRACT 2
VEHICLE USE AREA:	2,916 SF	147,221 SF
ILA REQUIRED (10%):	N/A	14,722 SF
ILA PROVIDED:	N/A	16,783 SF

PARKING CALCULATIONS

MIN. PARKING REQUIRED:	TRACT 1	TRACT 2
APARTMENTS		
(99) 1-BEDROOM (1.25:DU)	124 SPACES	N/A
(99) 2-BEDROOM (1.50:DU)	149 SPACES	N/A
(18) 3-BEDROOM (2.00:DU)	36 SPACES	N/A
	309 SPACES	N/A
TOWNHOMES		
(68) 3-BEDROOM (2.00:DU)	176 SPACES	N/A
CLUBHOUSE WITH POOL-APARTMENTS		
CLUBHOUSE 7,500 SF (1/125 SF)	30 SPACES	N/A
POOL 2,000 SF (1/100 SF)	20 SPACES	N/A
	50 SPACES	N/A
CLUBHOUSE WITH POOL-SUBDIVISION		
CLUBHOUSE 13,500 SF (1/250 SF)	N/A	54 SPACES
POOL 2,000 SF (1/100 SF)	N/A	20 SPACES
	N/A	74 SPACES
MIN. TOTAL:	535 SPACES	74 SPACES

MAX. PARKING ALLOWED:		
APARTMENTS		
(99) 1-BEDROOM (2.00:DU)	198 SPACES	N/A
(99) 2-BEDROOM (2.00:DU)	198 SPACES	N/A
(18) 3-BEDROOM (3.00:DU)	54 SPACES	N/A
	450 SPACES	N/A
TOWNHOMES		
(68) 3-BEDROOM (3.00:DU)	264 SPACES	N/A
CLUBHOUSE WITH POOL (APARTMENTS)		
CLUBHOUSE 7,500 SF (1/125 SF)	60 SPACES	N/A
POOL 2,000 SF (1/60 SF)	33 SPACES	N/A
	93 SPACES	N/A
CLUBHOUSE WITH POOL (SUBDIVISION)		
CLUBHOUSE 13,500 SF (1/125 SF)	N/A	108 SPACES
POOL 2,000 SF (1/60 SF)	N/A	33 SPACES
	N/A	141 SPACES
MAX. TOTAL:	807 SPACES	141 SPACES

PARKING PROVIDED:	TRACT 1	TRACT 2
APARTMENTS	433 SPACES	N/A
TOWNHOMES	284 SPACES	N/A
GUEST PARKING	18 SPACES	N/A
CLUBHOUSE	*23 SPACES	128 SPACES
	(INCLUDING 2 ADA)	(INCLUDING 3 ADA)

PROVIDED TOTAL:	738 SPACES	128 SPACES
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TOTAL SITE PARKING PROVIDED:	916 SPACES
*PARKING WAIVER FOR CLUBHOUSE. 23 SPACES PROVIDED AT THE CLUBHOUSE. THE TENANTS OF THE APARTMENTS & TOWNHOMES ARE IN CLOSE PROXIMITY TO THE CLUBHOUSE AND WOULD THEREFORE WALK. A SEPARATE PARKING LOT IS NOT NEEDED FOR THE CLUBHOUSE.	

TREE PRESERVATION CALCULATIONS

EXISTING TREE CANOPY AREA:	3,915,562 SF
EXISTING TREE CANOPY AREA (TO REMAIN):	1,768,191 SF

OPEN SPACE CALCULATIONS

	TRACT 1	TRACT 2
OPEN SPACE REQUIRED	98,000 SF	114,250 SF
OPEN SPACE PROVIDED	1,025,247 SF	2,867,072 SF
TOTAL SITE OPEN SPACE PROVIDED	3,892,319 SF	

ADDITIONAL REQUEST:

PARKING WAIVER FOR TRACT 1 CLUBHOUSE. A REDUCTION IN MINIMUM REQUIRED PARKING SPACES FROM 50 TO 23 SPACES. 23 SPACES ARE BEING PROVIDED AT THE CLUBHOUSE. THE TENANTS OF THE APARTMENTS & TOWNHOMES ARE IN CLOSE PROXIMITY TO THE CLUBHOUSE AND WOULD THEREFORE WALK. A SEPARATE PARKING LOT IS NOT NEEDED FOR THE CLUBHOUSE.



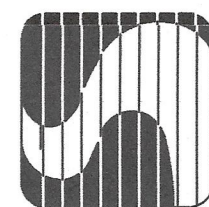
GENERAL NOTES

- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED PRELIMINARY SUBDIVISION PLAN. NO FURTHER SUBDIVISION OF LAND INTO A GREATER NUMBER OF LOTS SHALL OCCUR WITHOUT THE APPROVAL OF THE OLDHAM COUNTY PLANNING COMMISSION.
- ALL PROPOSED STREETS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO COMPLY WITH OLDHAM COUNTY SUBDIVISION REGULATIONS AND STANDARDS. STREETS TO BE DESIGNED BASED ON A 15 MPH VEHICLE SPEED WITH CORRESPONDING POSTED SPEED LIMIT SIGNAGE.
- PROPOSED ROAD GRADES, ELEVATIONS AND STORM WATER FACILITIES DEPICTED ON THIS PLAN ARE CONCEPTUAL. FINAL DESIGN OF THESE ITEMS WILL BE DETERMINED DURING THE CONSTRUCTION PLAN PREPARATION PROCESS AND WILL COMPLY WITH OLDHAM COUNTY SUBDIVISION REGULATIONS AND BE SUBJECT TO THE APPROVAL OF THE OLDHAM COUNTY ENGINEER. DRAINAGE EASEMENTS SHALL BE DEDICATED FOR DRAINAGE FACILITIES, INCLUDING DETENTION BASINS, LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.
- STORM WATER MANAGEMENT AND EROSION CONTROL PERMITS FROM OLDHAM COUNTY, AND KYRTO PERMITS FROM KENTUCKY DIVISION OF WATER (KYDOW), WILL BE REQUIRED PRIOR TO CONSTRUCTION ACTIVITIES.
- STORM WATER DETENTION WILL BE PROVIDED. POST-DEVELOPMENT PEAK FLOW RATES SHALL NOT EXCEED PRE-DEVELOPMENT PEAK FLOW RATES FOR THE 2, 10 & 100 YEAR STORM EVENTS. NO NEW TREES OR OTHER LANDSCAPING WILL BE PERMITTED WITHIN THE 100-YEAR WISE OF DETENTION BASINS WITHOUT THE APPROVAL OF THE OLDHAM COUNTY ENGINEER. THE DEVELOPER WILL BE REQUIRED TO EXECUTE A LONG-TERM STORMWATER MAINTENANCE AGREEMENT WITH OLDHAM COUNTY GOVERNMENT.
- NO IMPACTS TO JURISDICTIONAL WATERS IS ANTICIPATED WITH THIS DEVELOPMENT PLAN. SHOULD IMPACTS BE PROPOSED WITH FINAL CONSTRUCTION PLANS, THOSE IMPACTS WILL BE SUBJECT TO PERMITTING FROM THE KYDOW AND THE USAGE.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE A (100 YEAR FLOODPLAIN) SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM FLOOD MAP 21185C0185D EFFECTIVE DATE 3/23/2021.
- SANITARY SEWER SERVICE FOR THIS DEVELOPMENT TO BE PROVIDED BY LOUISVILLE MSD'S LATERAL EXTENSION AGREEMENT PROCESS WITH WASTEWATER TREATMENT PROVIDED AT THE SOUTH OLDHAM WATER QUALITY TREATMENT PLANT. DOWNSTREAM FACILITIES CAPACITY APPROVED BY MSD LETTER DATED JUNE 27, 2024.
- WATER SERVICE TO BE PROVIDED BY MAIN EXTENSION AGREEMENT PROCESS WITH THE LOUISVILLE WATER COMPANY.
- THE DEVELOPMENT IS LOCATED WITHIN THE ANCHORAGE MIDDLETOWN FIRE PROTECTION DISTRICT. PROPOSED FIRE HYDRANT LOCATIONS DEPICTED ON THIS PLAN ARE CONCEPTUAL AND EXACT LOCATIONS WILL BE DETERMINED DURING THE CONSTRUCTION PLAN PHASE SUBJECT TO FIRE DEPARTMENT APPROVAL.
- GAS & ELECTRIC SERVICE TO BE PROVIDED BY EXTENSION CONTRACT WITH THE LOUISVILLE GAS & ELECTRIC COMPANY.
- TRACT 2 - 2 AMENITY CAMPUS LAYOUT IS CONCEPT ONLY. PROPOSED BUILDING TO BE BETWEEN 9,000SF & 13,500SF IN AREA. DEVELOPER SHALL SUBMIT FINAL LAYOUT FOR OLDHAM COUNTY PLANNING STAFF TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION PLAN APPROVAL.
- CENTRALIZED MAILBOX UNITS MEETING THE REQUIREMENTS OF THE USPS WILL BE LOCATED WITHIN THE CLUBHOUSE BUILDINGS.
- PORTIONS OF THE PROJECT SITE HAVE BEEN IDENTIFIED BY THE KENTUCKY GEOLOGIC SURVEY AS BEING KARST PRONE. A GEOTECHNICAL EXPLORATION OF THE SITE WAS COMPLETED IN MAY 2026, AND AT THE TIME OF THE EXPLORATION, NO CAVITIES OR EVIDENCE OF ACTIVE SOIL/ GROUNDWATER MIGRATION WAS FOUND. THE GEOTECHNICAL ENGINEER WILL PROVIDE ADDITIONAL INVESTIGATION DURING CONSTRUCTION OPERATIONS, AND IF KARST ACTIVITY IS ENCOUNTERED, THE GEOTECHNICAL ENGINEER WILL PROVIDE DETAILS AND CONSTRUCTION SUPERVISION OF APPROPRIATE REMEDIATION MEASURES.

DOCKET NO.:
RELATED CASE#: TRC-26-006
PARCEL: 16-00-00-27E
DB. 567, PG.52
PARCEL: 16-00-00-27A
DB. 980, PG.46

MASTER PLAN- KEY MAP

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
301 EAST MAIN STREET, SUITE 201
(502) 584 - 6271



SHEET TITLE: PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)
DEVELOPMENT PLAN

PROJECT TITLE: 6101 HAUNZ LANE
ORCHARD GRASS HILLS, KENTUCKY 40014

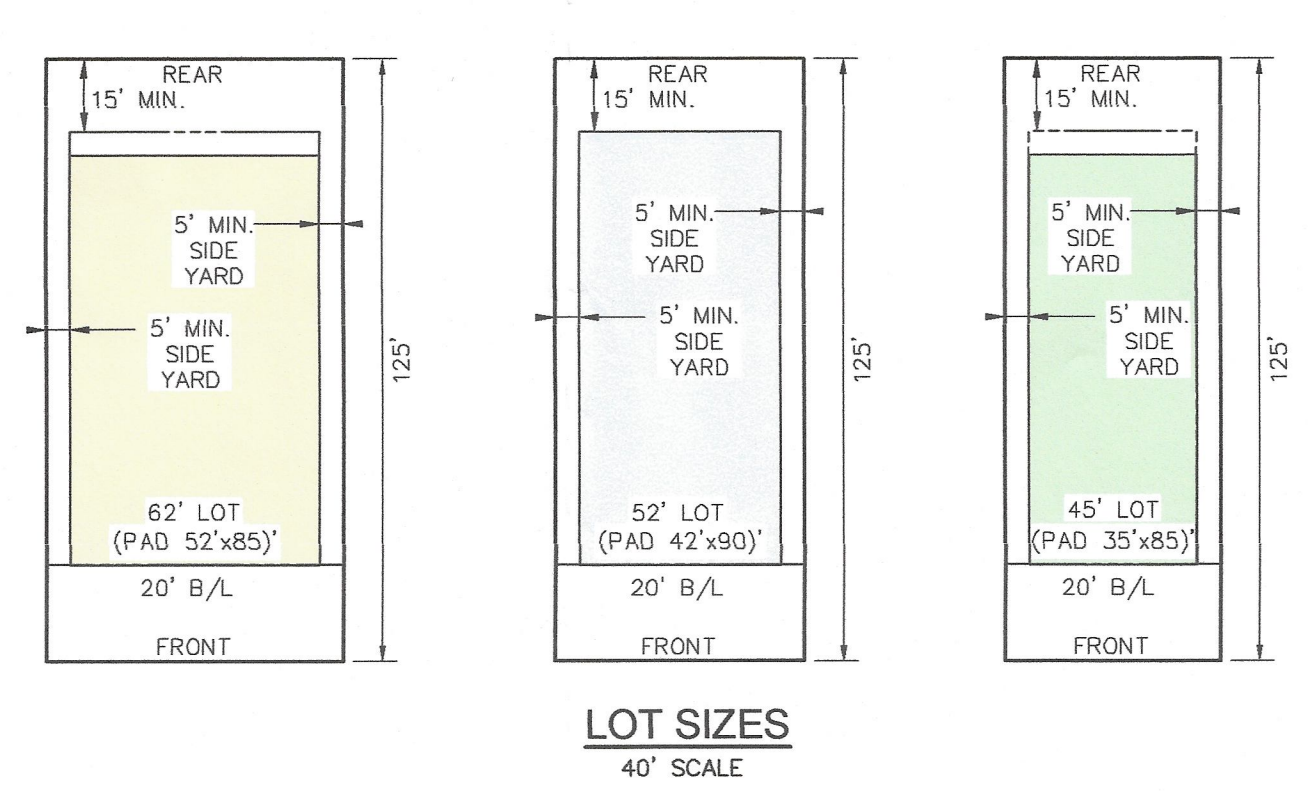
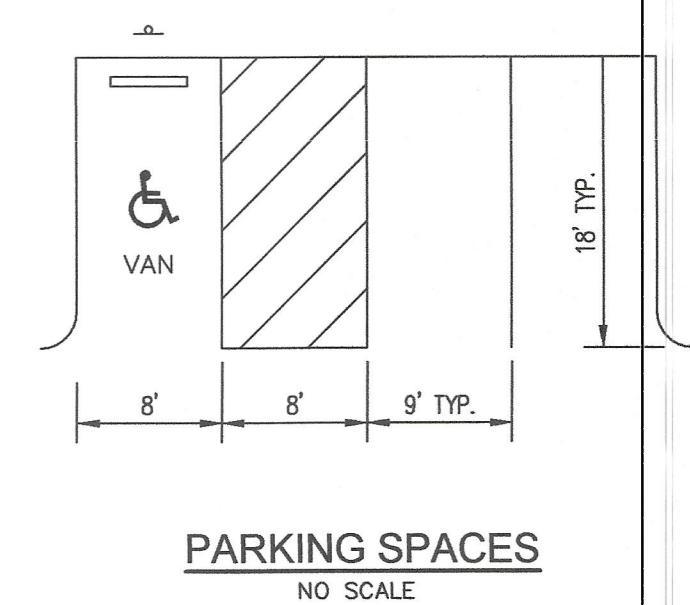
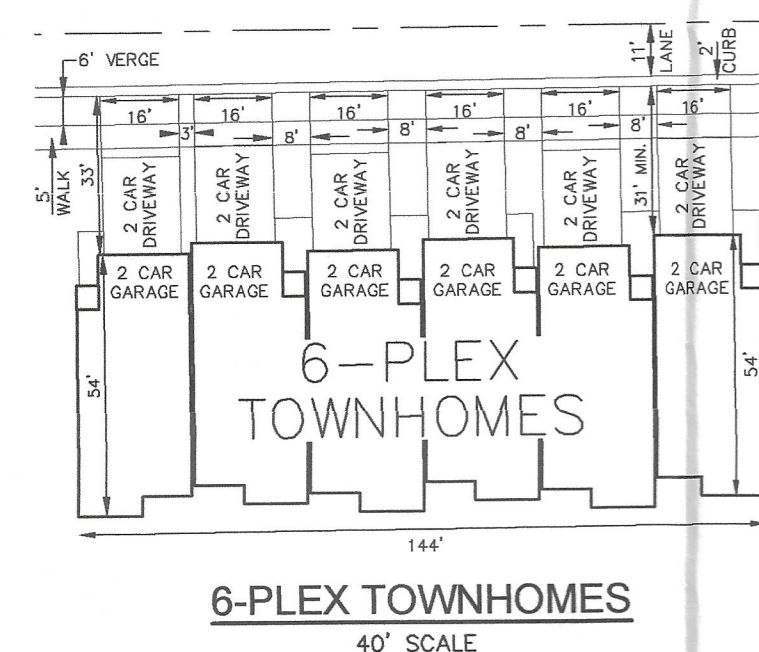
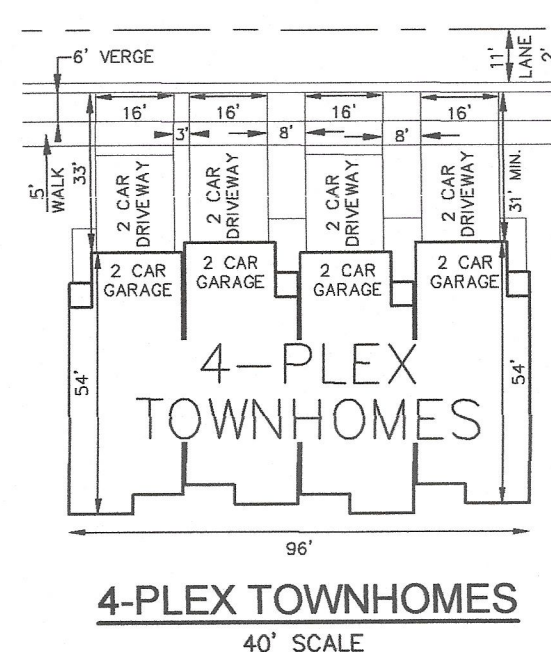
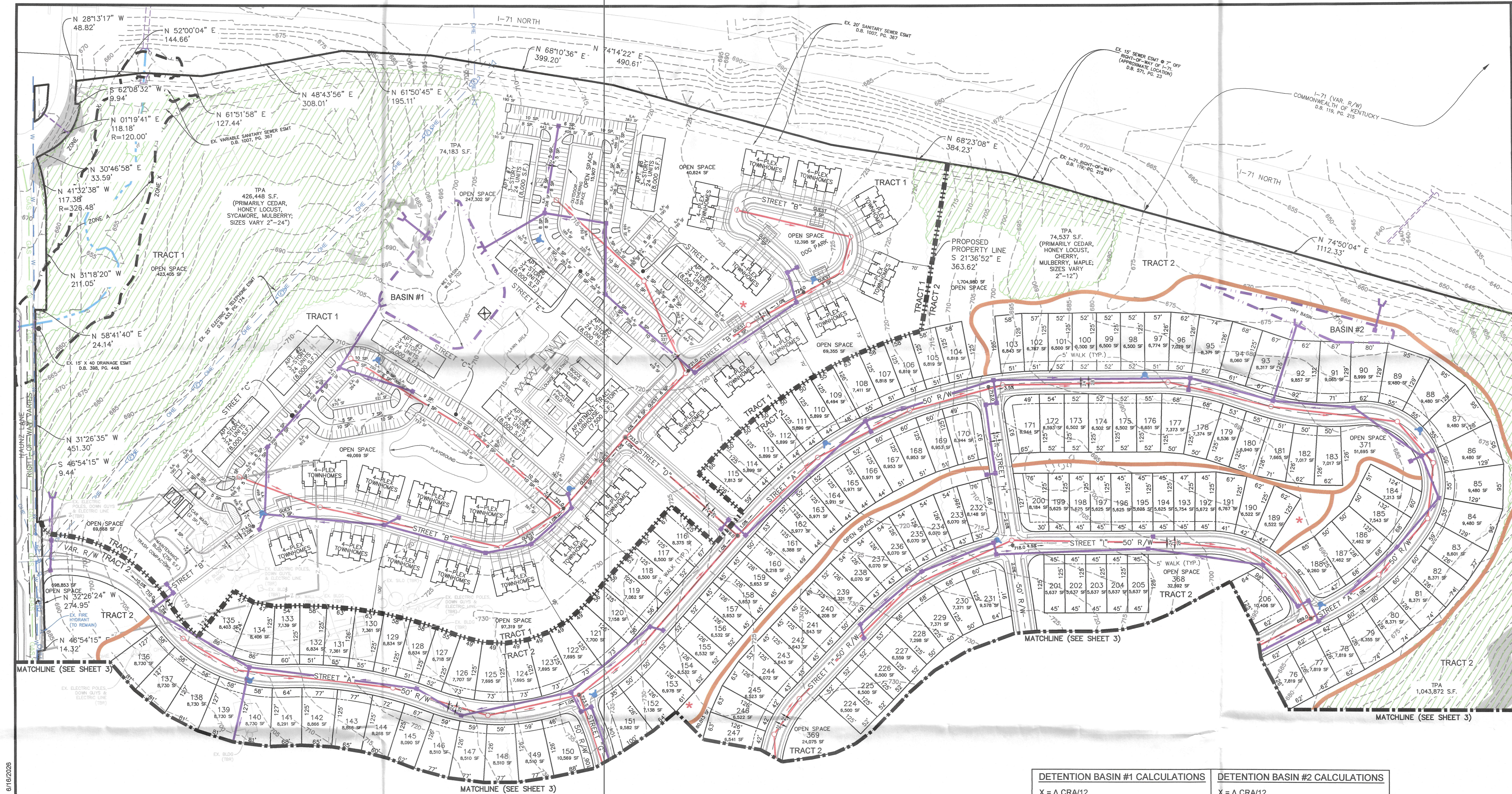
OWNER: ROCK SPRINGS FARMS III, INC.
DEVELOPER: TWO GLOBAL
3300 CHERRY CREEK DR, STE E80,
DENVER, CO 80209

JOB NO.: 3651
SCALE: 1"=200'
DATE: 3/18/2026
DRAWING NO.: 1

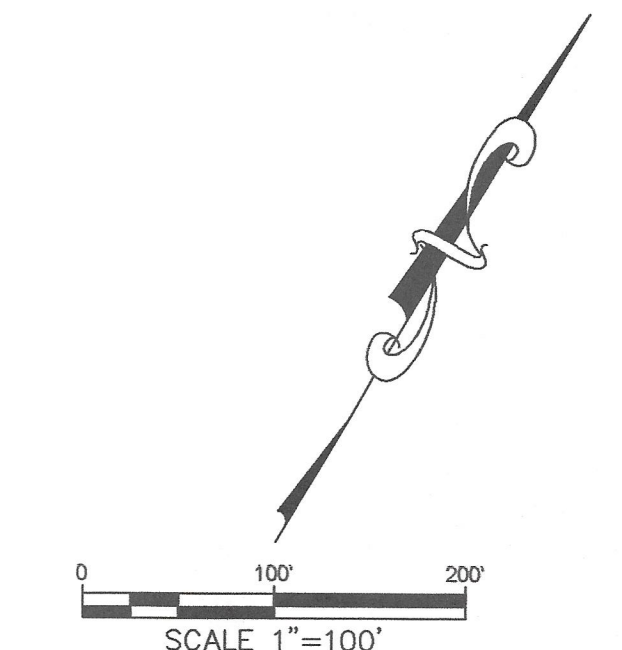
SHEET 1 OF 3

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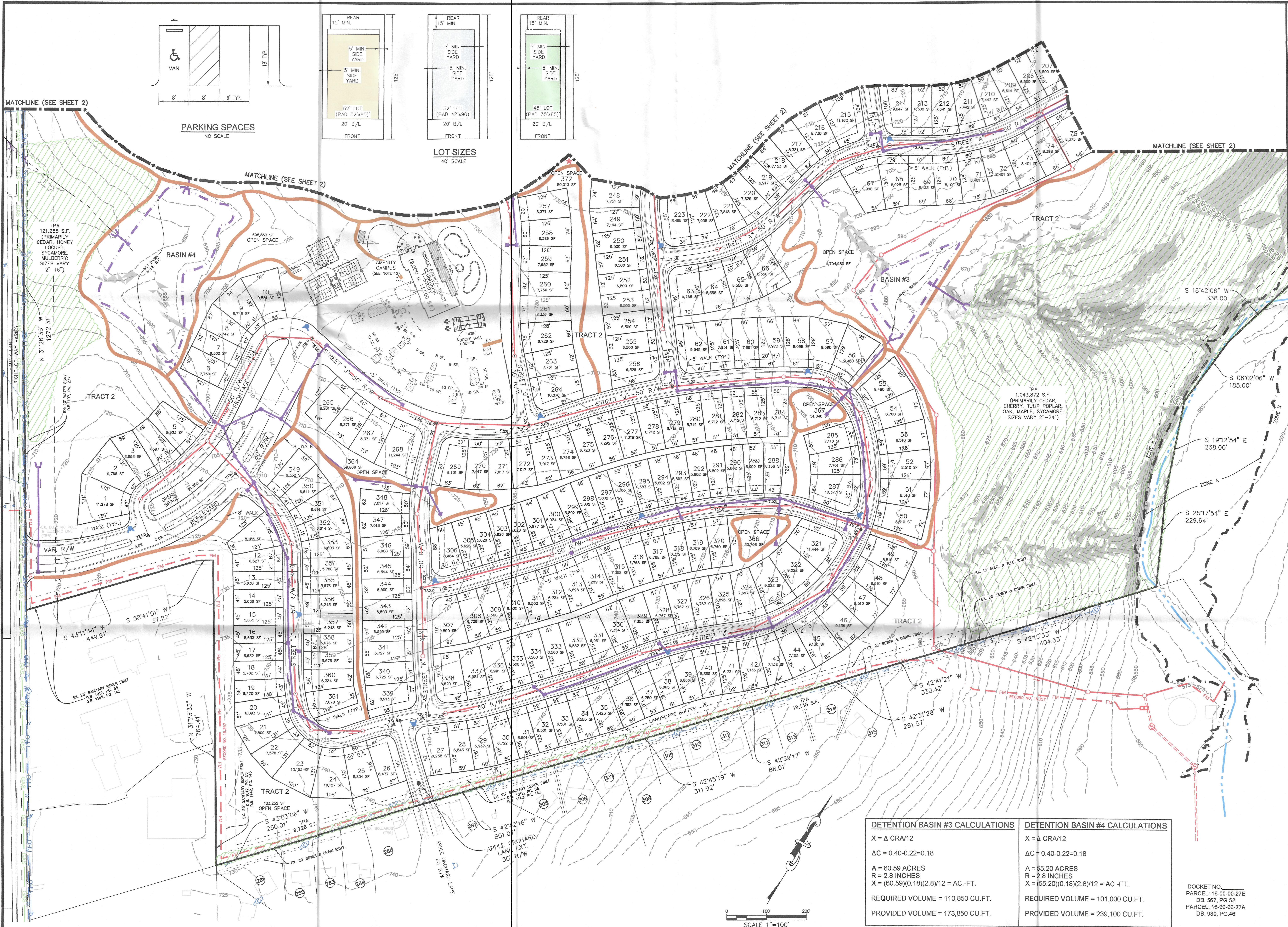
DETENTION BASIN #1 CALCULATIONS	DETENTION BASIN #2 CALCULATIONS
$X = \Delta C R A / 12$	$X = \Delta C R A / 12$
$\Delta C = 0.40 - 0.22 = 0.18$	$\Delta C = 0.40 - 0.22 = 0.18$
$A = 44.60 \text{ ACRES}$	$A = 28.5 \text{ ACRES}$
$R = 2.8 \text{ INCHES}$	$R = 2.8 \text{ INCHES}$
$X = (44.60)(0.18)(2.8)/12 = \text{AC-FT.}$	$X = (28.5)(0.18)(2.8)/12 = \text{AC-FT.}$
REQUIRED VOLUME = 81,600 CU.FT.	REQUIRED VOLUME = 52,150 CU.FT.
PROVIDED VOLUME = 156,200 CU.FT.	PROVIDED VOLUME = 157,400 CU.FT.



DOCKET NO:
PARCEL: 16-00-00-27E
DB. 567, PG.52
PARCEL: 16-00-00-27A
DB. 980, PG.46

SHEET TITLE:	PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.) DEVELOPMENT PLAN
PROJECT TITLE:	6101 HAUNZ LANE ORCHARD GRASS HILLS, KENTUCKY 40014
OWNER:	ROCK SPRINGS FARMS III, INC. DEVELOPER: ORCHARD GRASS HILLS, KY 40014
JOB NO.	3651
SCALE:	1"=100'
DATE:	3/18/2026
DRAWING NO:	2
SHEET 2 OF 3	

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
301 EAST MAIN STREET, SUITE 201
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271



DETENTION BASIN #3 CALCULATIONS
X = Δ CRA/12
ΔC = 0.40-0.22=0.18
A = 60.59 ACRES
R = 2.8 INCHES
X = (60.59)(0.18)(2.8)/12 = AC.-FT.
REQUIRED VOLUME = 110,850 CU.FT.
PROVIDED VOLUME = 173,850 CU.FT.

DETENTION BASIN #4 CALCULATIONS
X = Δ CRA/12
ΔC = 0.40-0.22=0.18
A = 55.20 ACRES
R = 2.8 INCHES
X = (55.20)(0.18)(2.8)/12 = AC.-FT.
REQUIRED VOLUME = 101,000 CU.FT.
PROVIDED VOLUME = 239,100 CU.FT.

DOCKET NO.
PARCEL: 16-00-00-27E
DB. 567, PG. 52
PARCEL: 16-00-00-27A
DB. 980, PG. 46

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
301 EAST MAIN STREET, SUITE 201
LOUISVILLE, KENTUCKY 40202
(502) 564 - 6271

NO.	REVISION	DATE	COMMENTS
1	PER AGENCY COMMENTS	6/17/26	

SHEET TITLE: PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)
DEVELOPMENT PLAN

PROJECT TITLE: 6101 HAUJAZ LANE
ORCHARD GRASS HILLS, KENTUCKY 40014

OWNER: ROCK SPRINGS FARMS III, INC. DEVELOPER: TWS GLOBAL
8101 HAUJAZ LANE 2003 CHERRY CREEK DR. SITE 500,
ORCHARD GRASS HILLS, KY 40014

JOB NO. 3651
SCALE: 1"=100'
DATE: 3/18/2026
DRAWING NO. 3

SHEET 3 OF 3