

SITE DATA

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|------------------------|----------------|-------------|
| EXISTING ZONING: | I-2, R-2, CO-1 | |
| EXISTING USE: | AGRICULTURAL | |
| PROPOSED ZONING: | TRACT 1 | TRACT 2 |
| PROPOSED USE: | FRD | RESIDENTIAL |
| GROSS SITE AREA: | 42.49 ACS | 146.40 ACS |
| DWELLING UNITS: | | |
| APARTMENTS | 216 | N/A |
| TOWNHOMES | 88 | N/A |
| SINGLE FAMILY DETACHED | N/A | 361 |
| | 304 UNITS | 361 UNITS |
| GROSS DENSITY: | 7.15 DU/AC | 2.46 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 |

YARD REQUIREMENTS

| | | |
|------------------------|---------|---------|
| MIN. FRONT YARD: | TRACT 1 | TRACT 2 |
| MIN. STREET SIDE YARD: | 20' | 20' |
| MIN. SIDE YARD: | 5' | 5' |
| REAR YARD: | 10' | 15' |
| MAX. BUILDING HEIGHT: | 45' | 35' |

ILA CALCULATIONS

| | | |
|---------------------|----------|------------|
| VEHICLE USE AREA: | TRACT 1 | TRACT 2 |
| ILA REQUIRED (10%): | 2,916 SF | 147,221 SF |
| ILA PROVIDED: | N/A | 48,928 SF |
| | N/A | 14,722 SF |
| | N/A | 4,893 SF |
| | N/A | 16,783 SF |
| | N/A | 5,173 SF |

PARKING CALCULATIONS

| | | |
|--------------------------|------------|---------|
| MIN. PARKING REQUIRED: | TRACT 1 | TRACT 2 |
| APARTMENTS | | |
| (99) 1-BEDROOM (1.25:DU) | 124 SPACES | N/A |
| (99) 2-BEDROOM (2.00:DU) | 149 SPACES | N/A |
| (18) 3-BEDROOM (3.00:DU) | 36 SPACES | N/A |
| TOWNHOMES | 309 SPACES | N/A |
| (88) 3-BEDROOM (2.00:DU) | 176 SPACES | N/A |

| | | |
|---------------------------------|-----------|-----------|
| CLUBHOUSE WITH POOL-APARTMENTS | 30 SPACES | N/A |
| CLUBHOUSE 7,500 SF (1/250 SF) | 20 SPACES | N/A |
| POOL 2,000 SF (1/100 SF) | 50 SPACES | N/A |
| CLUBHOUSE WITH POOL-SUBDIVISION | N/A | 54 SPACES |
| CLUBHOUSE 13,500 SF (1/250 SF) | N/A | 20 SPACES |
| POOL 2,000 SF (1/100 SF) | N/A | 74 SPACES |

| | | |
|-------------|------------|-----------|
| MIN. TOTAL: | 535 SPACES | 74 SPACES |
|-------------|------------|-----------|

| | | |
|--------------------------|------------|---------|
| MAX. PARKING REQUIRED: | TRACT 1 | TRACT 2 |
| 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 |
| TOWNHOMES | 450 SPACES | N/A |
| (88) 3-BEDROOM (3.00:DU) | 264 SPACES | N/A |

| | | |
|-------------------------------|-----------|-----|
| CLUBHOUSE WITH POOL | 60 SPACES | N/A |
| CLUBHOUSE 7,500 SF (1/250 SF) | 33 SPACES | N/A |
| POOL 2,000 SF (1/60 SF) | 93 SPACES | N/A |

| | | |
|--------------------------------|------------|------------|
| CLUBHOUSE WITH POOL | N/A | 108 SPACES |
| CLUBHOUSE 13,500 SF (1/125 SF) | N/A | 33 SPACES |
| POOL 2,000 SF (1/60 SF) | N/A | 141 SPACES |
| MAX. TOTAL: | 807 SPACES | 141 SPACES |

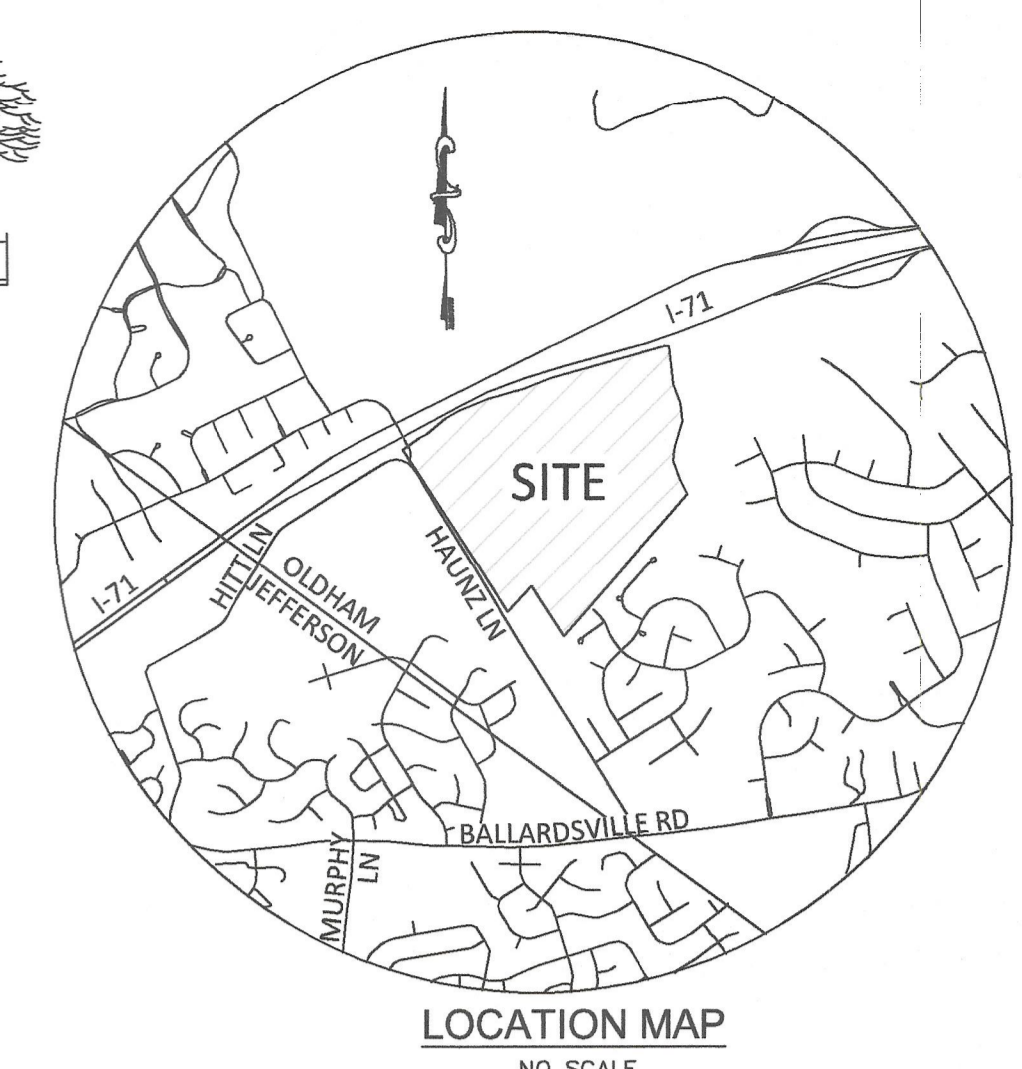
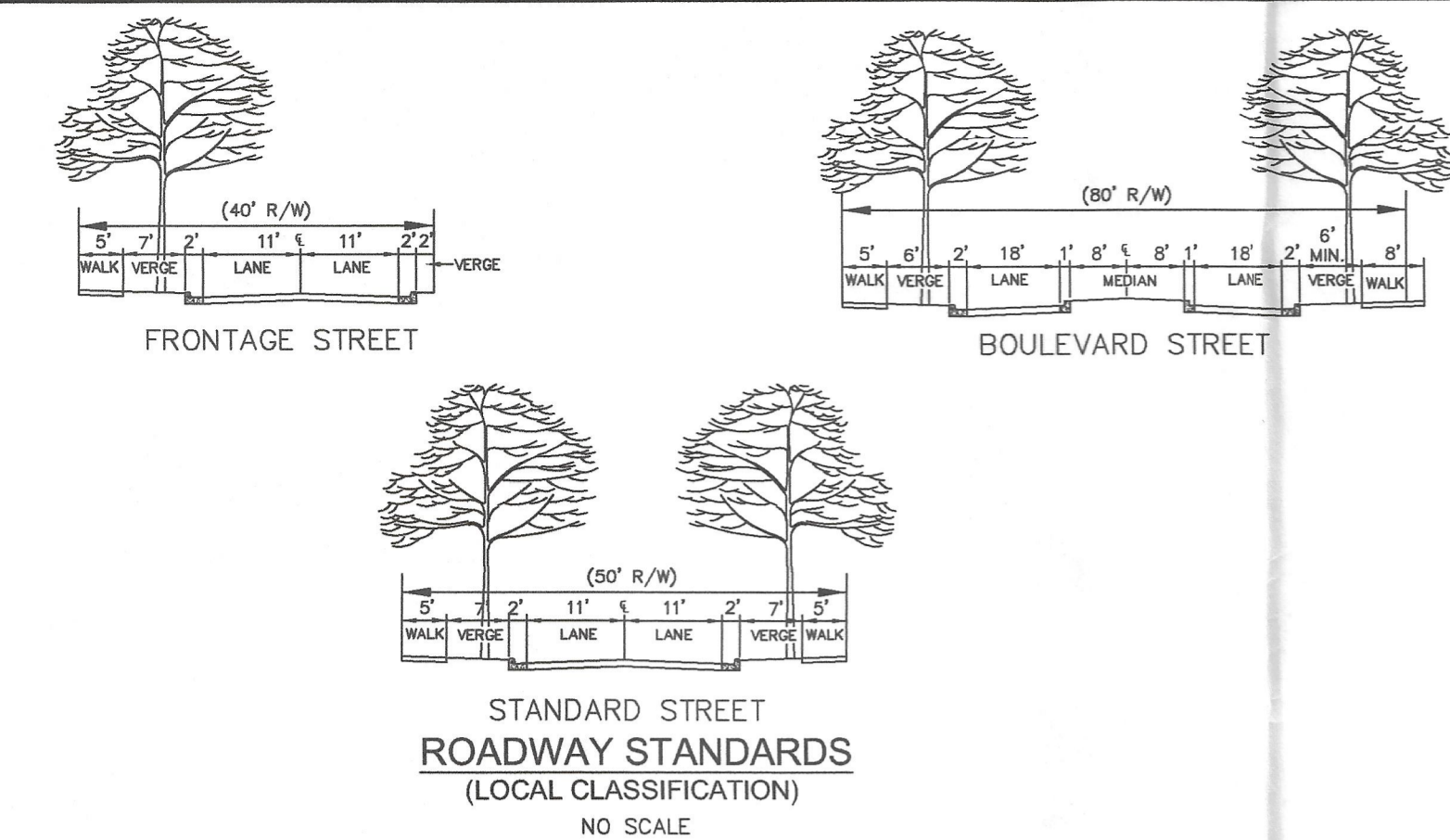
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|-------------------|------------------------------|------------------------------|
| PARKING PROVIDED: | TRACT 1 | TRACT 2 |
| APARTMENTS | 433 SPACES (INCLUDING 9 ADA) | N/A |
| TOWNHOMES | 264 SPACES | N/A |
| GUEST PARKING | 18 SPACES | N/A |
| CLUBHOUSE | 23 SPACES (INCLUDING 2 ADA) | 128 SPACES (INCLUDING 5 ADA) |
| PROVIDED TOTAL: | 720 SPACES | 128 SPACES |

TREE PRESERVATION CALCULATIONS

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| EXISTING TREE CANOPY AREA: | 3,915,562 SF |
| EXISTING TREE CANOPY AREA (TO REMAIN): | 1,778,000 SF |

OPEN SPACE CALCULATIONS

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|---------------------|--------------|--------------|
| OPEN SPACE REQUIRED | TRACT 1 | TRACT 2 |
| OPEN SPACE PROVIDED | 98,000 SF | 114,250 SF |
| | 1,025,247 SF | 2,867,481 SF |



LEGEND

- FEMA FLOODPLAIN
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- OHU EX. OVERHEAD UTILITY
- OHE EX. OVERHEAD ELECTRIC
- EX. UTILITY POLE
- EX. ELECTRIC POLE
- EX. GUY WIRE
- EX. GUY POLE
- EX. LIGHT POLE
- EX. TELEPHONE PULLBOX
- EX. WATERLINE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. FENCE
- EX. BOLLARD
- SLOPES 30% OR GREATER
- PROP. FIRE HYDRANT
- PROP. SANITARY SEWER
- SANITARY SEWER DIRECTIONAL FLOW ARROWS
- PROP. STORM SEWER
- STORM SEWER DIRECTIONAL FLOW ARROWS
- DRAINAGE FLOW
- APPROXIMATE ELEVATION AT STREET INTERSECTION
- APPROXIMATE STREET GRADE AT INTERSECTION
- TREE PRESERVATION AREA (TPA)

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.
- 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.
- STORM WATER MANAGEMENT AND EROSION CONTROL PERMITS FROM OLDHAM COUNTY, AND KYRIO 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 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 USACE.
- 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 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.

K:\JOBS\9651\Planning\9651-DEVELOPMENT PLAN-REV\9651-1-COVER, Deborah Jackson, 3/17/2026

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
301 EAST MAIN STREET, SUITE 201
LOUISVILLE, KENTUCKY 40202
(502) 584-8271

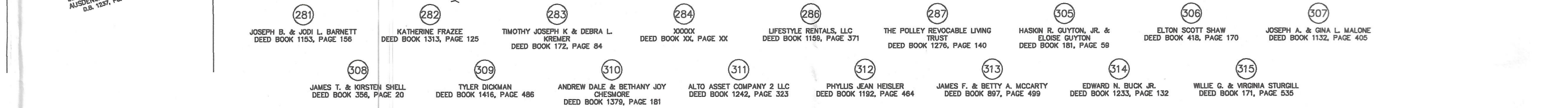
PLANNED RESIDENTIAL DEVELOPMENT (P.R.D.)
DEVELOPMENT PLAN

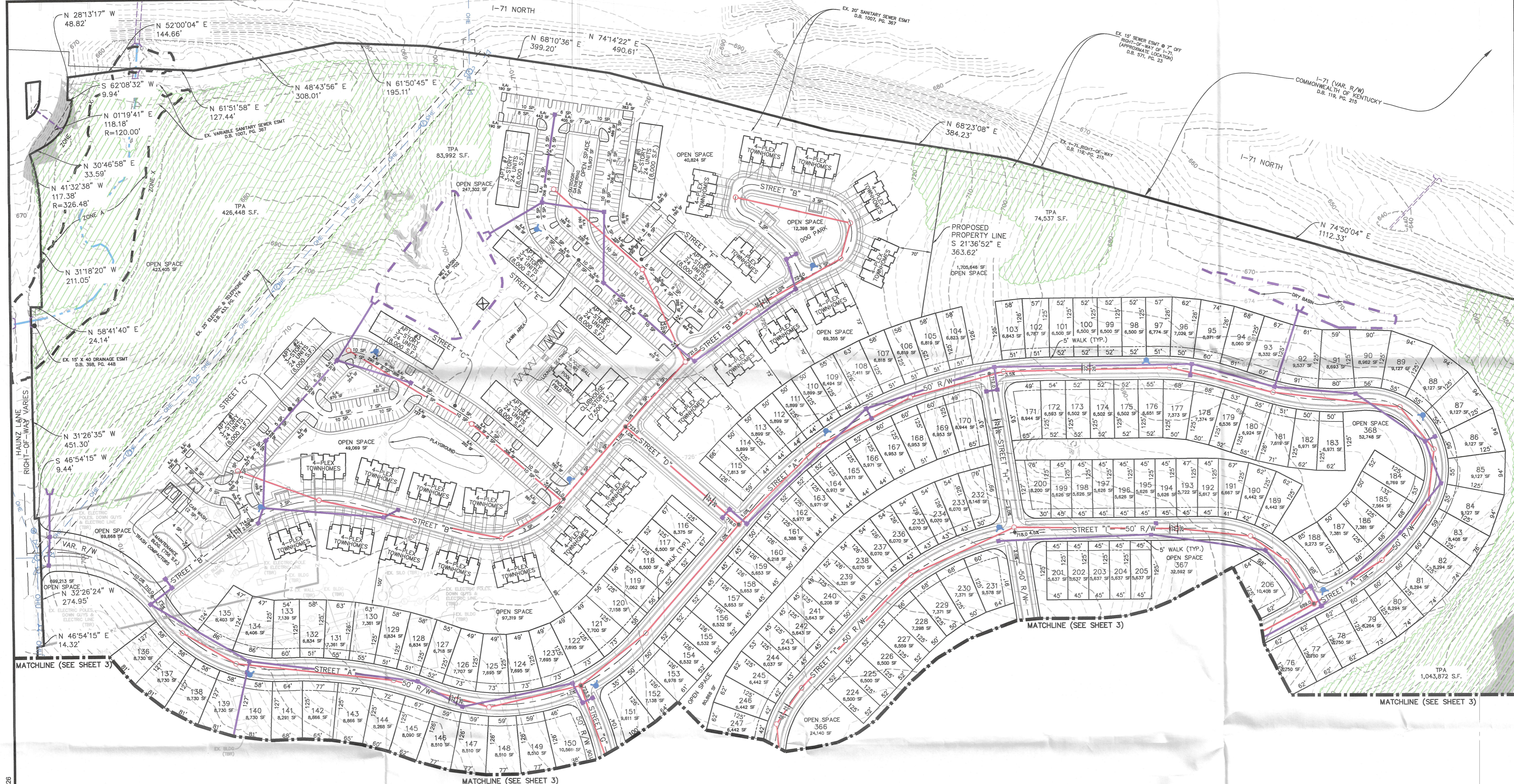
PROJECT TITLE: 6101 HAUNZ LANE
ORCHARD GRASS HILLS, KENTUCKY 40014

OWNER: ROCK SPRINGS FARMS III, INC. DEVELOPER: TWIG GLOBAL
6101 HAUNZ LANE
ORCHARD GRASS HILLS, KY 40014

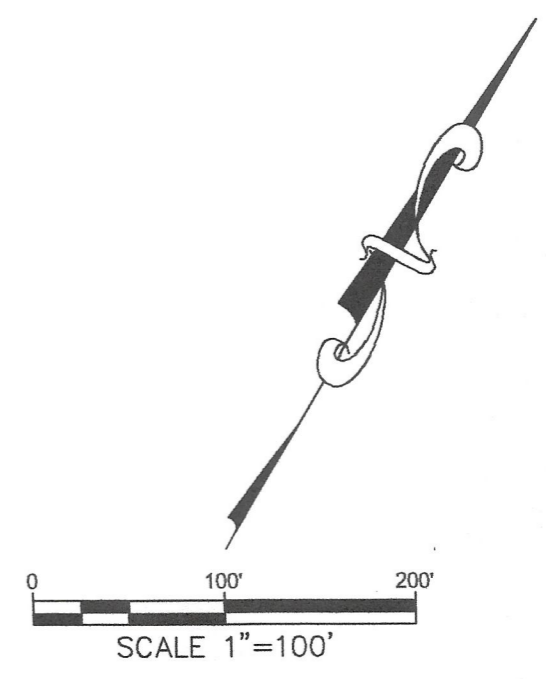
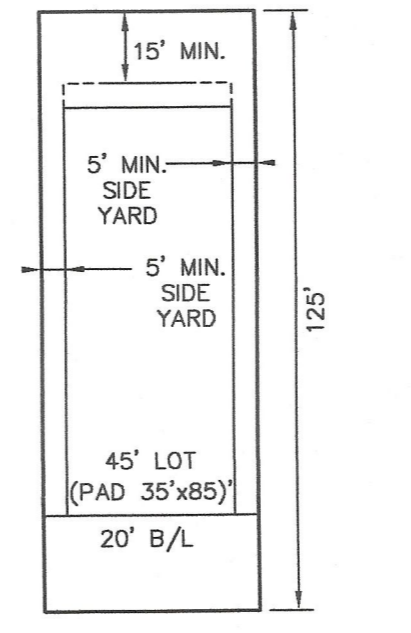
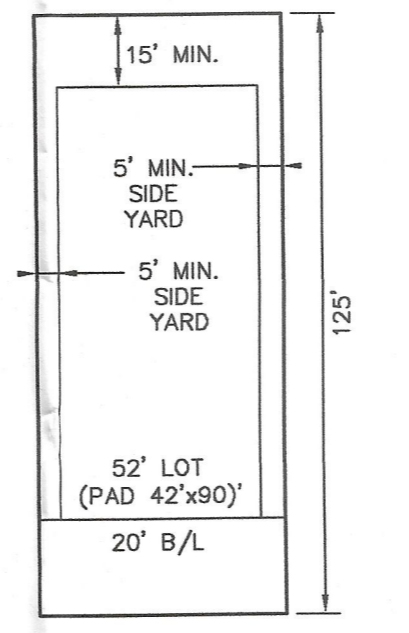
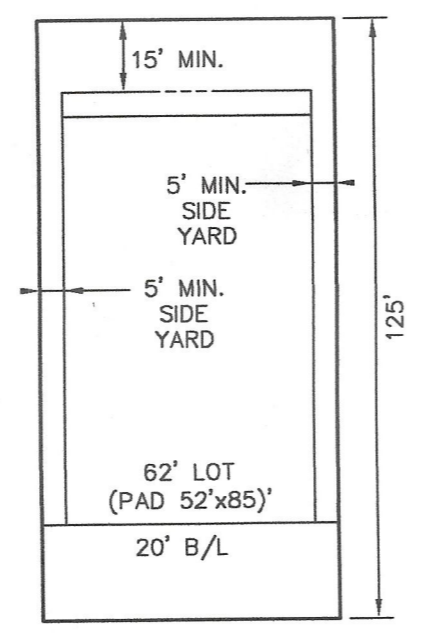
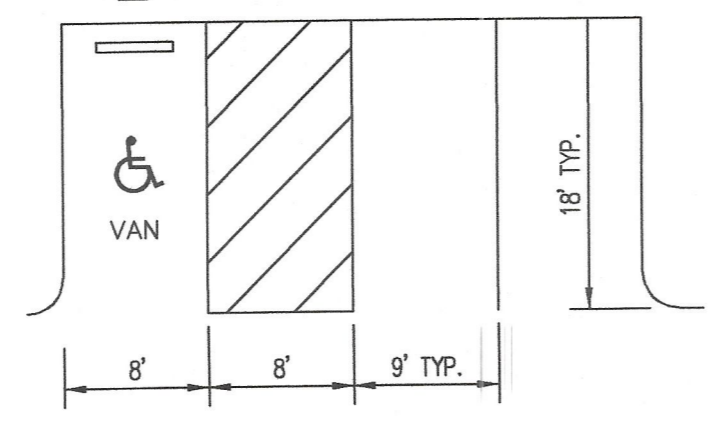
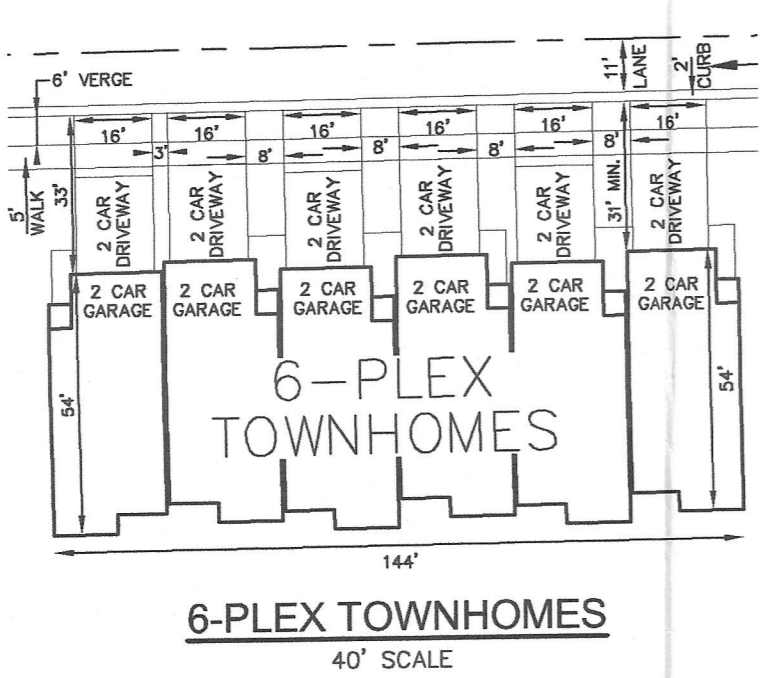
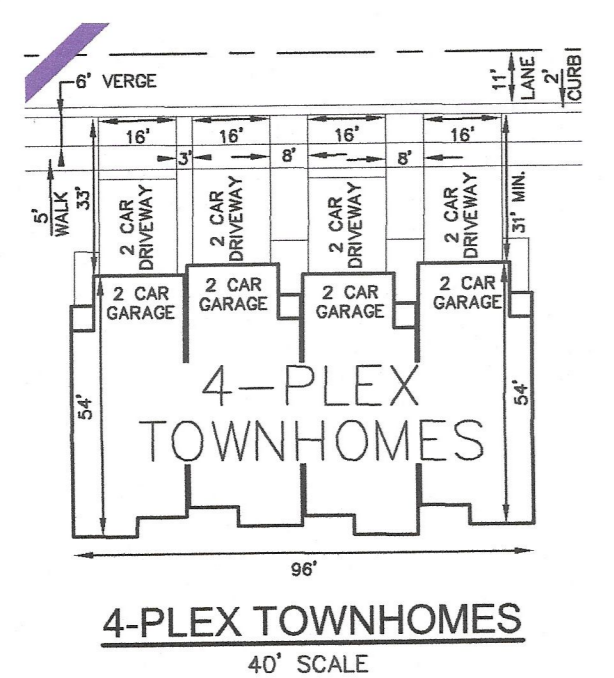
JOB NO. 3651
SCALE: 1"=200'
DATE: 3/18/2026
DRAWING NO. 1
SHEET 1 OF 3

MASTER PLAN- KEY MAP





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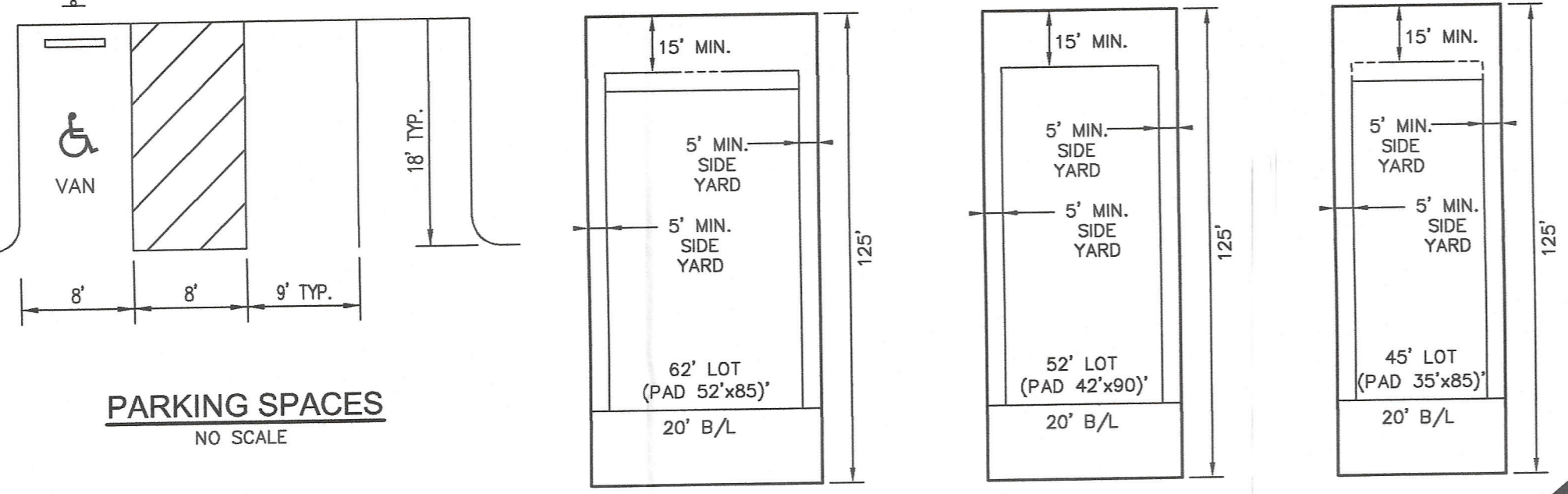
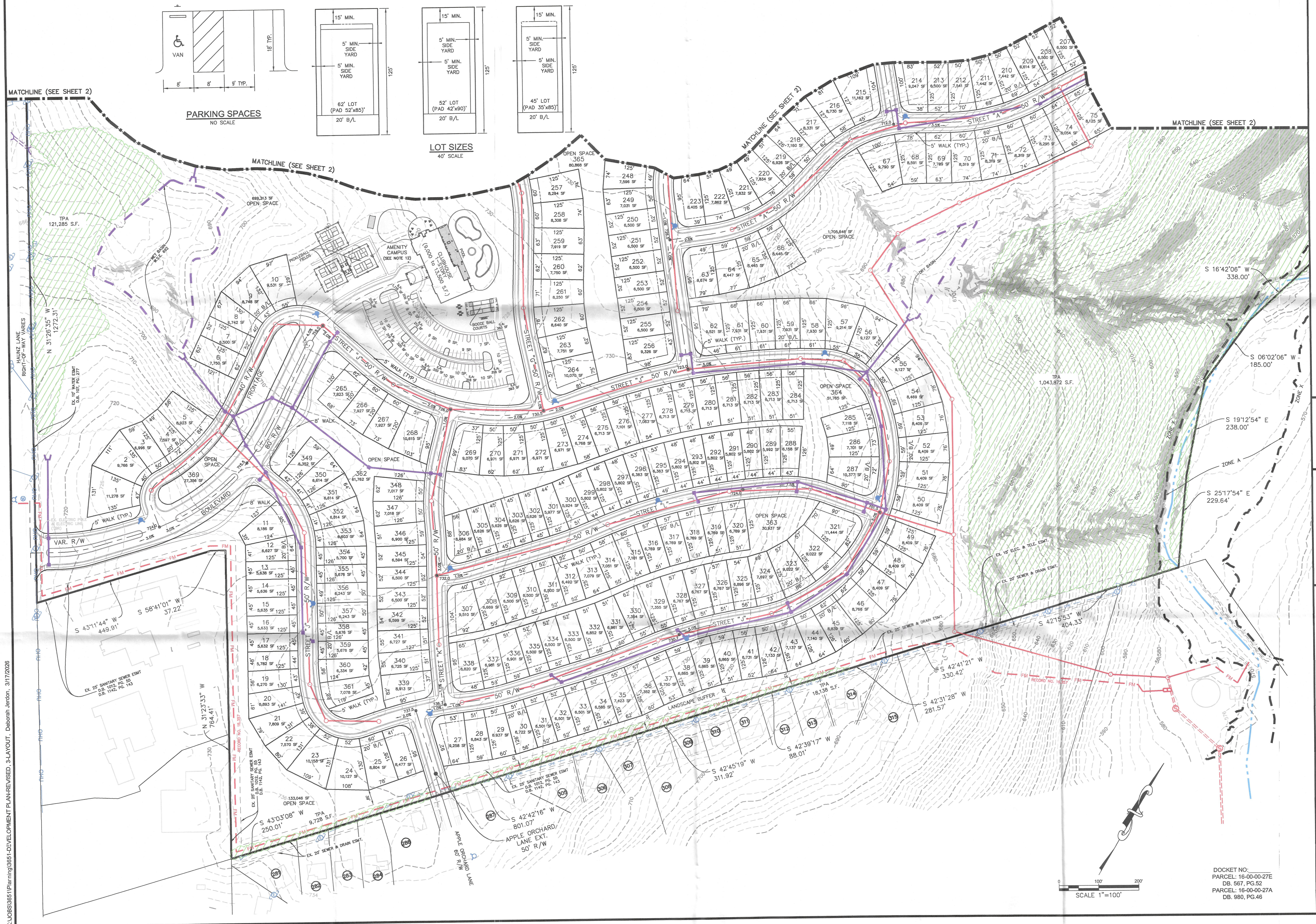
SABAK, WILSON & LINGO, INC.
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301 EAST MAIN STREET, SUITE 201
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(502) 584 - 6271

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

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: TWIG GLOBAL 3000 CHERRY CREEK DR. STE 600 DENVER, CO 80202
JOB NO. 3651
SCALE: 1"=100'
DATE: 3/18/2026
DRAWING NO. **2**
SHEET 2 OF 3

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

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SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
(502) 964 - 6271

| | | |
|-----|----------|------|
| NO. | REVISION | DATE |
| | | |
| | | |
| | | |

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: TWG GLOBAL
300 CHERRY CREEK DR. SUITE 201
DENVER, CO 80202

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

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

SHEET 3 OF 3