



**GENERAL NOTES**

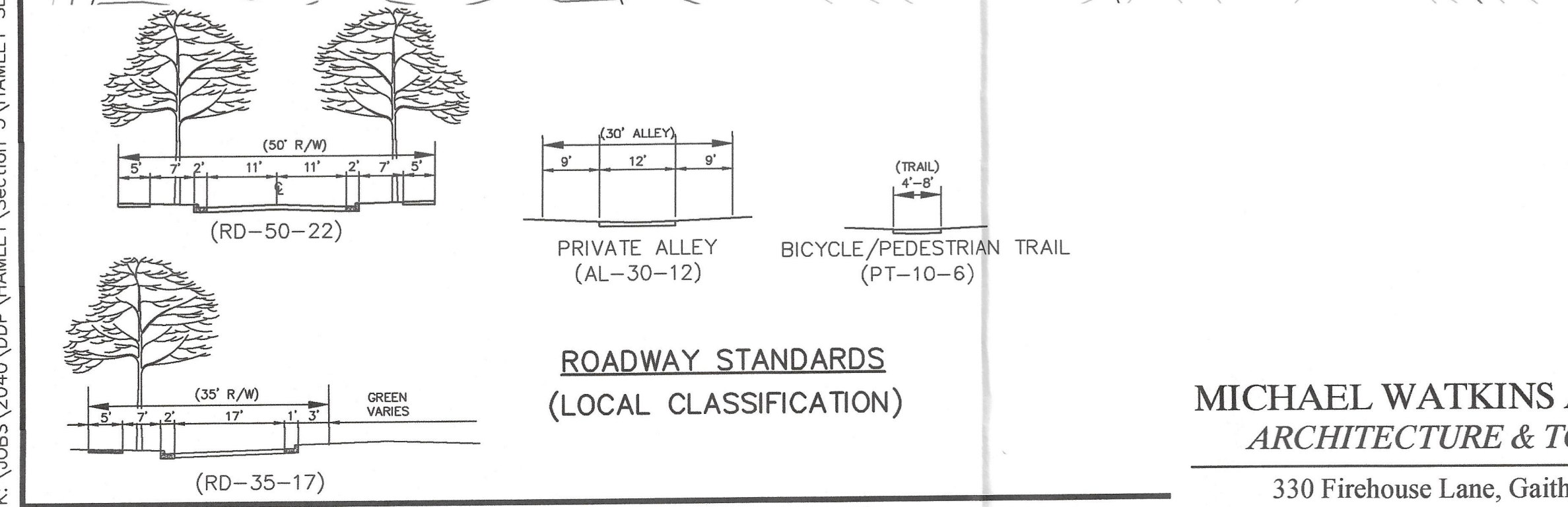
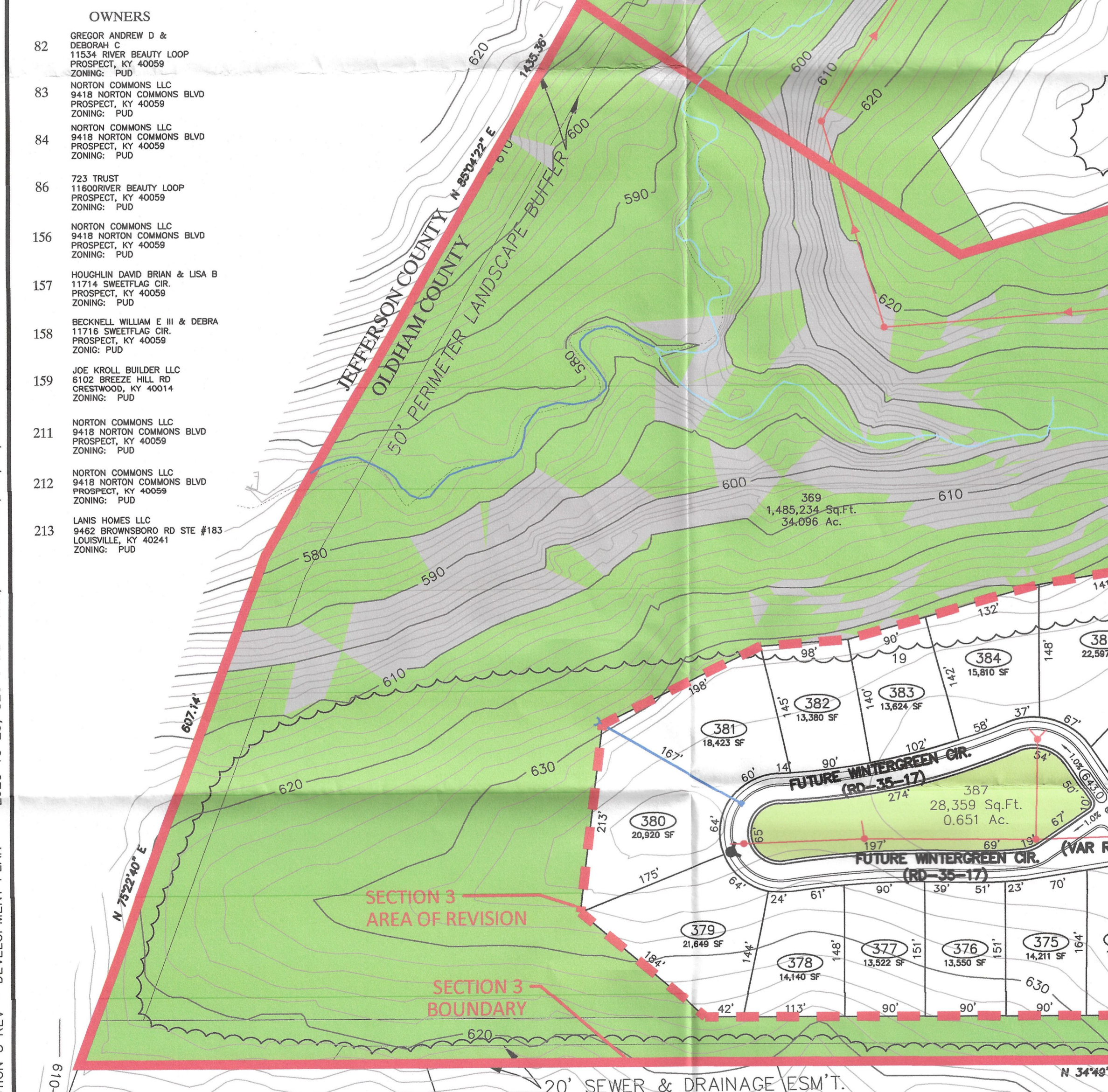
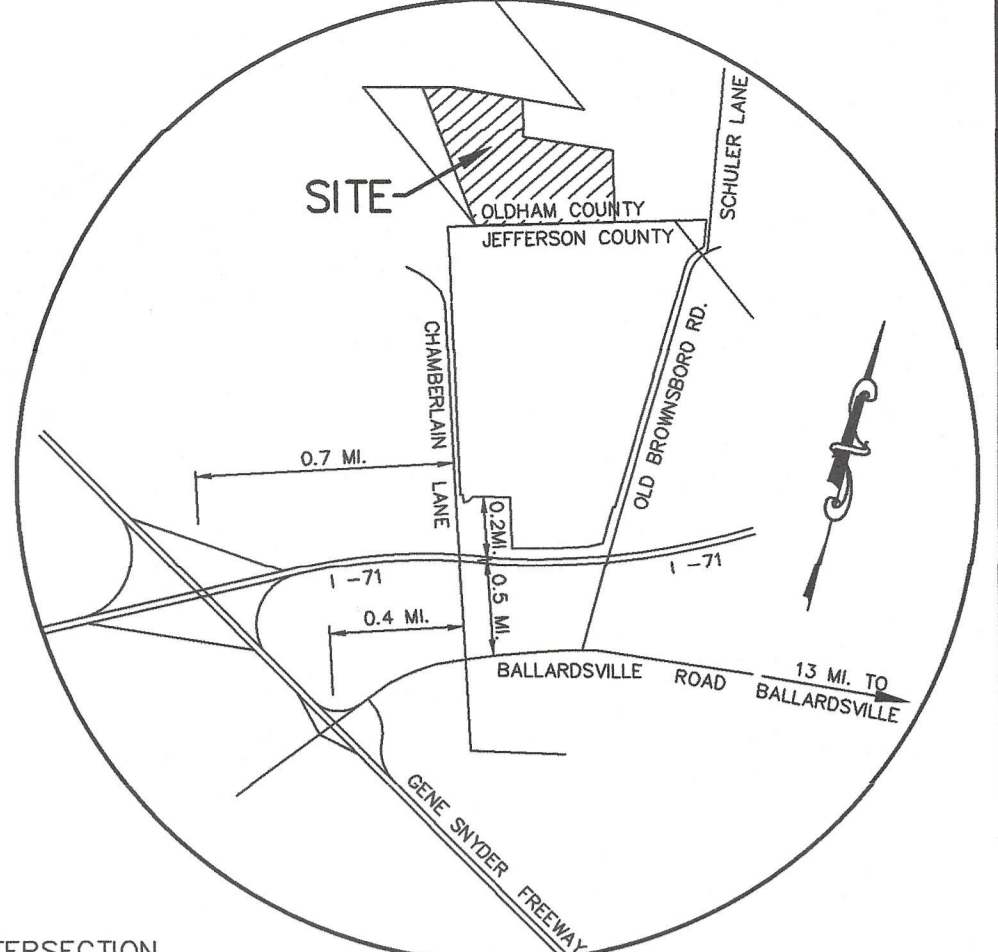
- LOTS SHOWN ARE FOR PRELIMINARY PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION BY THE NORTON COMMONS TOWN ARCHITECT.
- STORM WATER DETENTION HAS BEEN PROVIDED. NO TREES ARE PERMITTED WITHIN THE 100-YEAR WSE. THE DETENTION BASIN HAS BEEN ENCOMPASSED BY A DRAINAGE EASEMENT.
- OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE NORTON COMMONS FOUNDATION.
- WASTEWATER TREATMENT AND CAPACITY PROVIDED BY MSD AT THE HITE CREEK WATER QUALITY TREATMENT CENTER.
- ALLEYS AS SHOWN HEREON SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE NORTON COMMONS FOUNDATION. UTILITY ACCESS RIGHTS SHALL BE GRANTED FOR GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE.
- STREET LIGHTS WILL COMPLY WITH APPROVED PUD MASTER PLAN & OLDAHAM COUNTY REQUIREMENTS.
- HAMLET SECTION 3 MAIL DELIVERY SERVICE WILL BE PROVIDED AT THE NORTON COMMONS POST OFFICE LOCATED AT 6339 MEETING STREET IN THE NORTH VILLAGE OF NORTON COMMONS.
- THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF FIRM FLOOD MAP NO. 21111C0008F, DATED FEBRUARY 26, 2021.
- WETLANDS AND STREAMS SHOWN FROM USACE JURISDICTIONAL DETERMINATION DATED FEBRUARY 17, 2021. IMPACTS TO THESE FEATURES ARE SUBJECT TO USACE AND KY DOW PERMITTING.
- STREETS WILL HAVE POSTED SPEED LIMITS OF 15 MPH.
- KYRIO PERMIT FROM KY DOW AND STORMWATER QUALITY MANAGEMENT & EROSION CONTROL PERMIT FROM OLDAHAM COUNTY SHALL BE OBTAINED PRIOR TO CONSTRUCTION ACTIVITIES.
- FIRE HYDRANT LOCATIONS SHOWN ARE SUBJECT TO ANCHORAGE MIDDLETOWN FIRE & EMS APPROVAL AND COMPLY WITH OLDAHAM COUNTY SUBDIVISION REGULATIONS AND FIRE HYDRANT ORDINANCE.

**SECTION 3 SITE DATA**

EXISTING ZONING:	VACANT/AGRICULTURAL	P.U.D.
EXISTING USE:	SINGLE FAMILY DETACHED RESIDENTIAL	
PROPOSED USE:		
SITE AREA:	2,710,457 SF / 62.2 AC.	
AREA IN ROW & ALLEYS:	7.9 AC.	
NET AREA:	54.3 AC.	
LOTS:		
SINGLE FAMILY RESIDENTIAL LOTS:	75	
OPEN SPACE LOTS:	7	
GROSS DENSITY:	1.2 DU/AC.	
NET DENSITY:	1.4 DU/AC.	
SECTION 3 OPEN SPACE:	36.0 AC.	
% OF OPEN SPACE:	57.9 %	

**LEGEND**

- PROPERTY BOUNDARY
- BICYCLE/PEDESTRIAN TRAILS
- CONCEPTUAL SEWER LAYOUT
- EX. SEWER LAYOUT
- CONCEPTUAL STORM LAYOUT
- EX. STORM LAYOUT
- SLOPES 20% OR GREATER
- OPEN SPACE
- OPEN SPACE (PARKS/GREENS)
- EPHEMERAL STREAM
- INTERMITTENT STREAM
- PERENNIAL STREAM
- WETLAND
- EXISTING & PROPOSED FIRE HYDRANTS
- EX. TREES
- TEMP. CONSTRUCTION ENTRANCE
- APPROXIMATE ELEVATION AT STREET INTERSECTION
- APPROXIMATE STREET GRADE AT INTERSECTION



**REVISED SECTION 3 DEVELOPMENT PLAN**  
**NORTON COMMONS P.U.D.**  
**"HAMLET"**  
DOCKET NO: PZ-24-020  
PREVIOUS DOCKET NO: PZ-05-040

**OWNER/DEVELOPER**  
NORTON COMMONS LLC/  
TRADITIONAL TOWN LLC  
9418 NORTON COMMONS BLVD  
SUITE 300  
PROSPECT, KY. 40059

**SITE:**  
6212 SCHULER LANE  
PARCEL: 11-00-00-14  
D.B. 997, PG. 75  
D.B. 1070, PG. 93

**MICHAEL WATKINS ARCHITECT, LLC**  
ARCHITECTURE & TOWN PLANNING  
330 Firehouse Lane, Gaithersburg, MD, 20878

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

GRAPHIC SCALE  
1"=100'  
0 25 50 100 200

Scale: 1"=100'  
Date: 08/19/24  
REV: 08/19/24  
REV: 08/17/26

File: 2040 DDP 0  
1  
Sheets in Set: 1

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