



**Hardin County
Planning & Development
Commission
17 February 2026**

Hardin County Government Center
2nd Floor Meeting Room

PRELIMINARY PLAT – CONSIDERATION & ACTION

Eden Grove Subdivision

Applicant: VJP Properties LLC & Tim Driver
Surveyor/Engineer: Turner Engineering

Proposal: 20 single-family residential lots
Site: 30.07 acre site in Rineyville, KY
Location: Thompsen Road
PVA: 143-00-00-006.10 & 006.11
Zoning: Urban Residential (R-1)

CONTINGENT MAINTENANCE NOTE

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINGENT MAINTENANCE ON ALL DITCHES, DRAINAGEWAYS, DETENTION BASINS, AND OTHER STORM WATER FACILITIES TO ASSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION PLANS AND STORMWATER DRAINAGES.

NATURAL FEATURES

AS INDICATED ON THE VINE GROVE KY, U.S.G.S. QUADRANGLE MAP DATED 2022, THERE IS A BLUE LINE STREAM LOCATED ON THE WEST SIDE OF THE SUBJECT PROPERTY AND A BLUE LINE STREAM NORTHWEST AND A POND NORTH OF PROPERTY.

DRAINAGE AND STORM WATER RECEIVER

THE STORM WATER RECEIVER(S) OF THIS SUBDIVISION IS THE BLUE LINE STREAMS SHOWN ON THIS PLAT PER REVIEW OF THE VINE GROVE KENTUCKY U.S.G.S. QUADRANGLE MAP, DATED 2022

FLOOD PLAIN NOTE

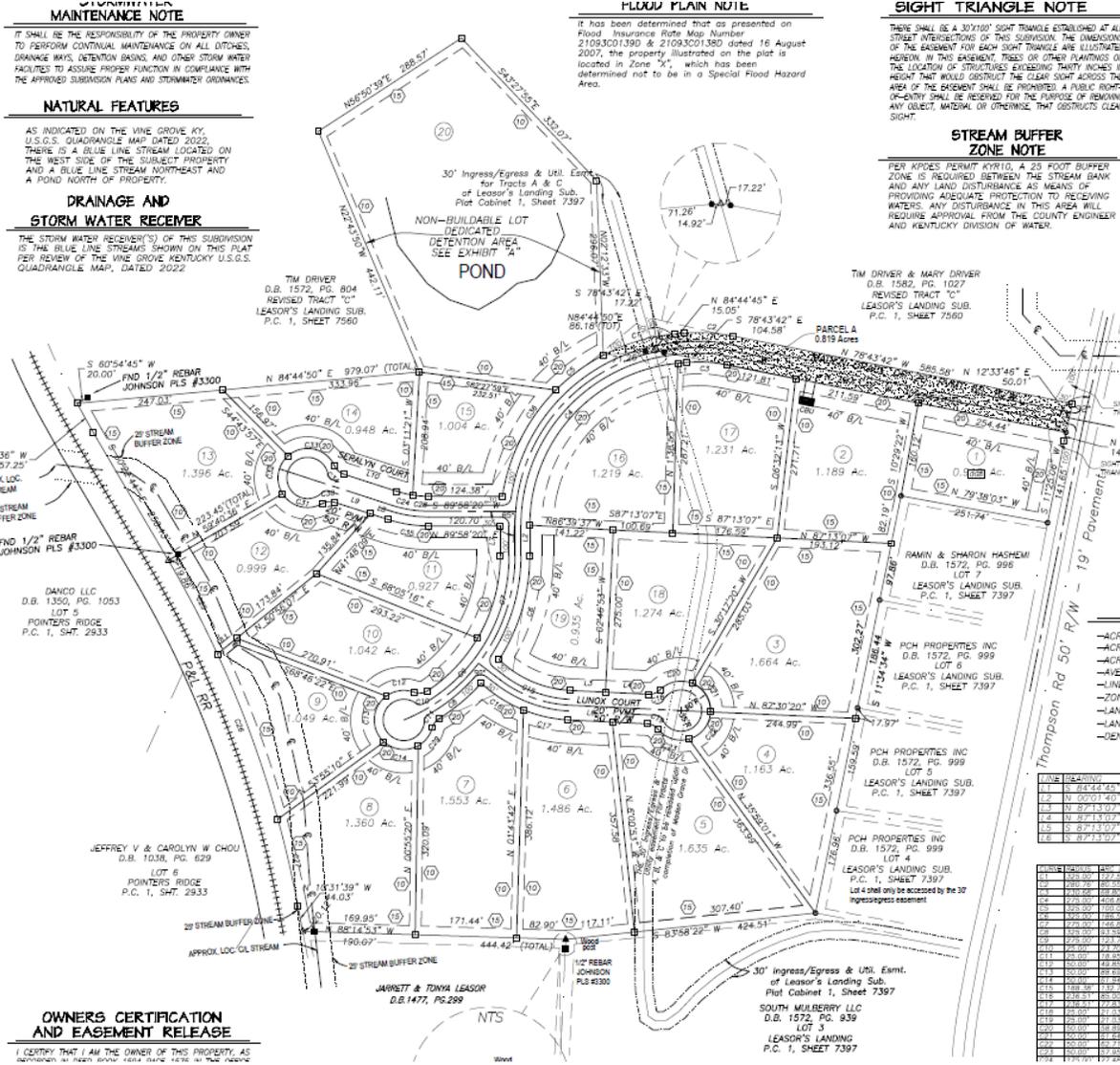
IT HAS BEEN DETERMINED THAT AS PRESENTED ON Flood Insurance Rate Map Number 21093001390 & 21093001380 dated 16 August 2007, the property illustrated on the plat is located in Zone "X", which has been determined not to be in a Special Flood Hazard Area.

SIGHT TRIANGLE NOTE

THERE SHALL BE A 30'x100' SIGHT TRIANGLE ESTABLISHED AT ALL STREET INTERSECTIONS OF THIS SUBDIVISION. THE DIMENSIONS OF THE EASEMENT FOR EACH SIGHT TRIANGLE ARE ILLUSTRATED HEREON. IN THIS EASEMENT, TREES OR OTHER PLANTINGS OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENT SHALL BE PROHIBITED. A PUBLIC RIGHT-OF-WAY SHALL BE RESERVED FOR THE PURPOSE OF FIBROWING ANY OBJECT, MATERIAL OR OTHERWISE THAT OBSTRUCTS CLEAR SIGHT.

STREAM BUFFER ZONE NOTE

PER KIPDES PERMIT KYR10, A 25 FOOT BUFFER ZONE IS REQUIRED BETWEEN THE STREAM BANK AND ANY LAND DISTURBANCE AS MEANS OF PROVIDING ADEQUATE PROTECTION TO RECEIVING WATERS. ANY DISTURBANCE IN THIS AREA WILL REQUIRE APPROVAL FROM THE COUNTY ENGINEER AND KENTUCKY DIVISION OF WATER.

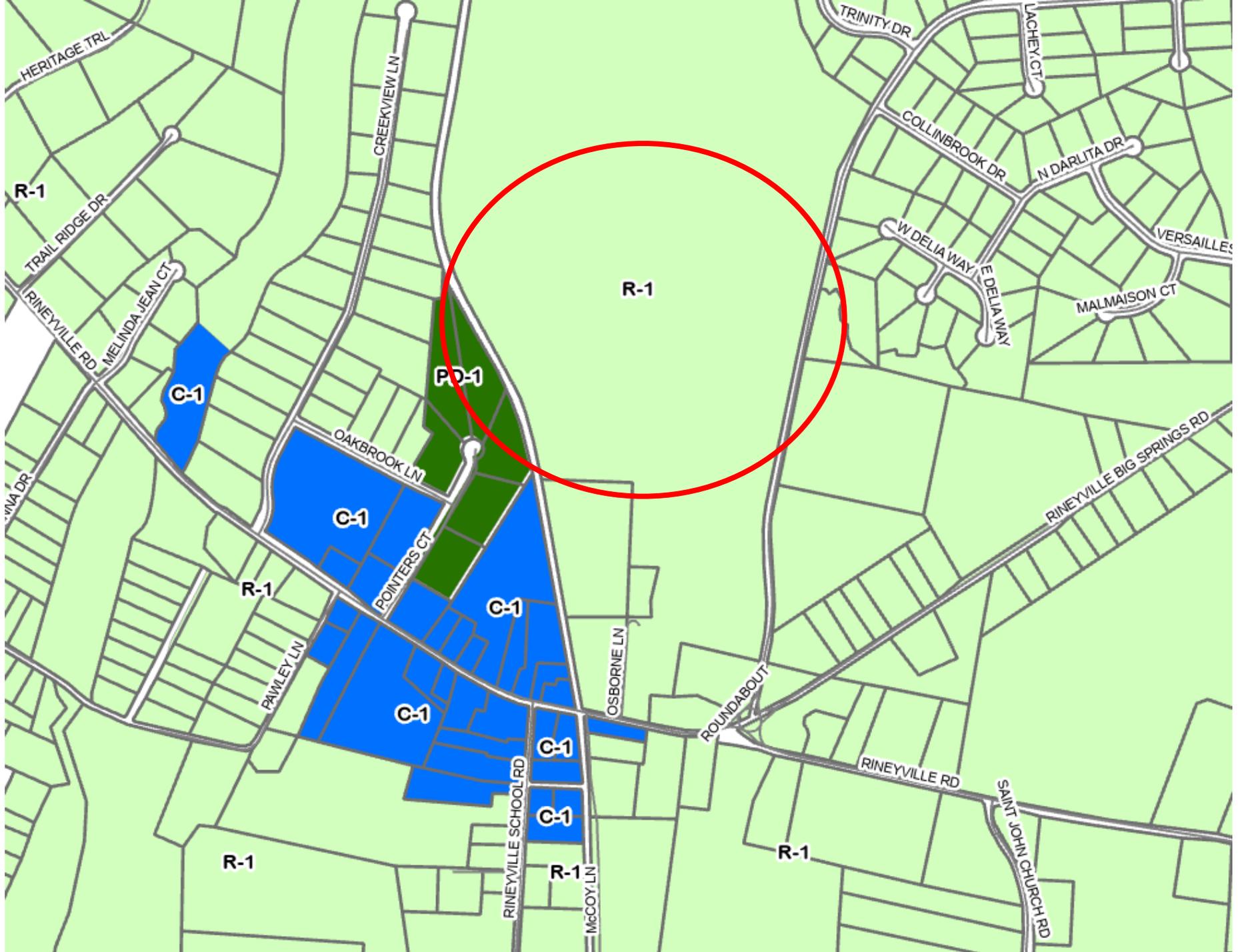


OWNERS CERTIFICATION AND EASEMENT RELEASE

I CERTIFY THAT I AM THE OWNER OF THIS PROPERTY, AS INDICATED BY THE SURVEY DATA HEREON, AND I HAVE NO OTHER INTEREST IN THE PROPERTY.

MasterZone
DISTRICT

- A-1
- B-1
- B-2
- C-0
- C-1
- C-2
- I-1
- I-2
- IH
- PD-1
- R-1
- R-2
- R-3
- R-4



- Hardin_Wetlands
- Hardin_100Flood
- Streams 2023
- hardin_sinkhole





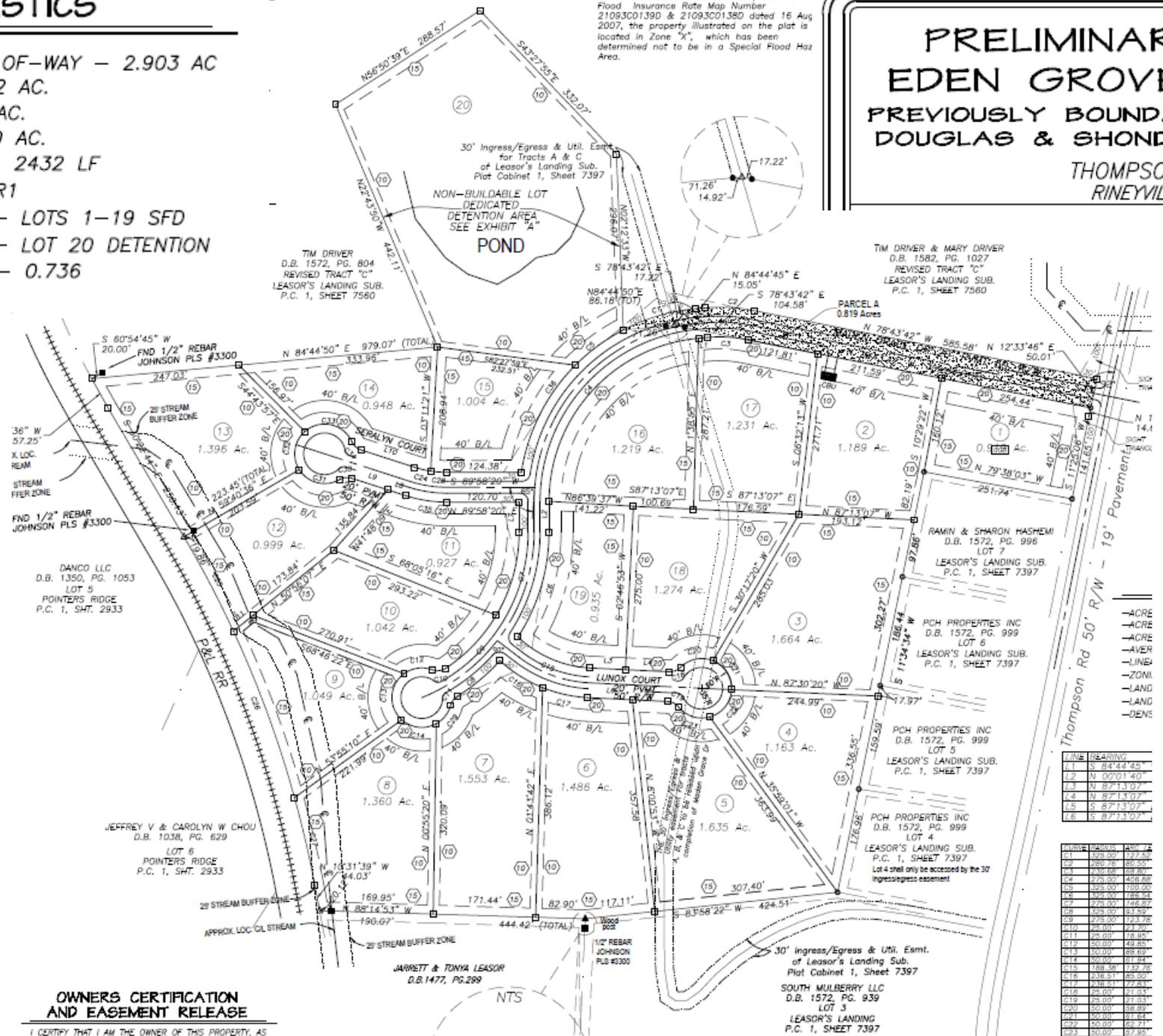


SITE STATISTICS

- ACREAGE IN STREET RIGHT-OF-WAY - 2.903 AC
- ACREAGE IN LOTS - 27.172 AC.
- ACREAGE TOTAL - 30.075 AC.
- AVERAGE LOT SIZE - 1.359 AC.
- LINEAL FEET OF STREETS - 2432 LF
- ZONING CLASSIFICATION - R1
- LAND USE CLASSIFICATION - LOTS 1-19 SFD
- LAND USE CLASSIFICATION - LOT 20 DETENTION
- DENSITY OF DEVELOPMENT - 0.736

FLOOD PLAIN NOTE
 It has been determined that as presented on Flood Insurance Rate Map Number 21093C01390 & 21093C01380 dated 16 Aug 2007, the property illustrated on the plat is located in Zone "X", which has been determined not to be in a Special Flood Hazard Area.

PRELIMINARY PLAT OF EDEN GROVE SUBDIVISION PREVIOUSLY BOUNDARY SURVEY OF THE DOUGLAS & SHONDA LEASOR TRACT D THOMPSON ROAD RINEVILLE, KY



OWNERS CERTIFICATION AND EASEMENT RELEASE

I CERTIFY THAT I AM THE OWNER OF THIS PROPERTY, AS DESCRIBED IN THIS SURVEY, AND I HEREBY RELEASE...

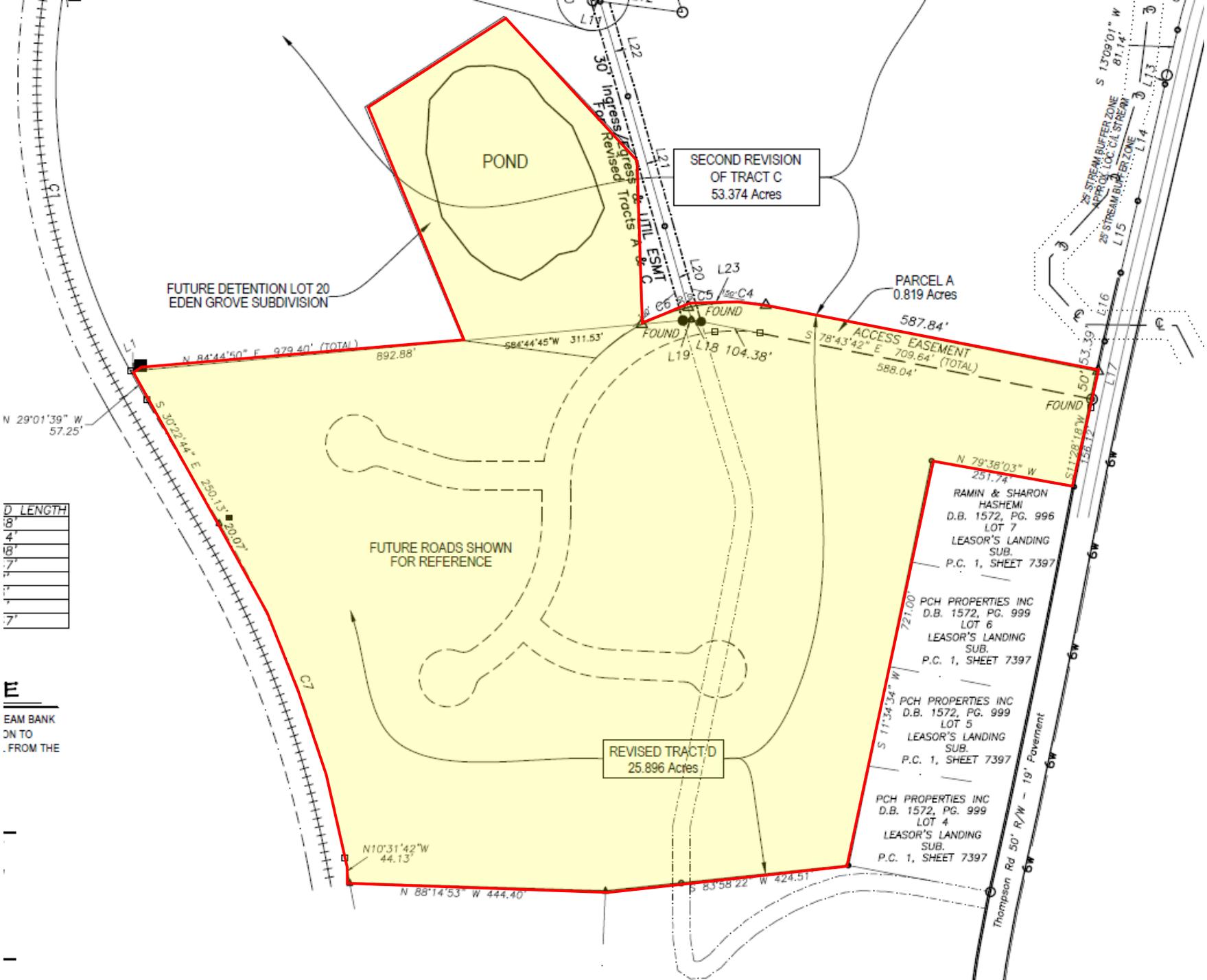
- ACRE
- ACRE
- ACRE
- AVER
- LINE
- ZONI
- LAND
- LAND
- DENS

LINE BEARING

L1	S 84°44'45"
L2	N 00°01'40"
L3	N 87°13'07"
L4	N 87°13'07"
L5	S 87°13'07"
L6	S 87°13'07"

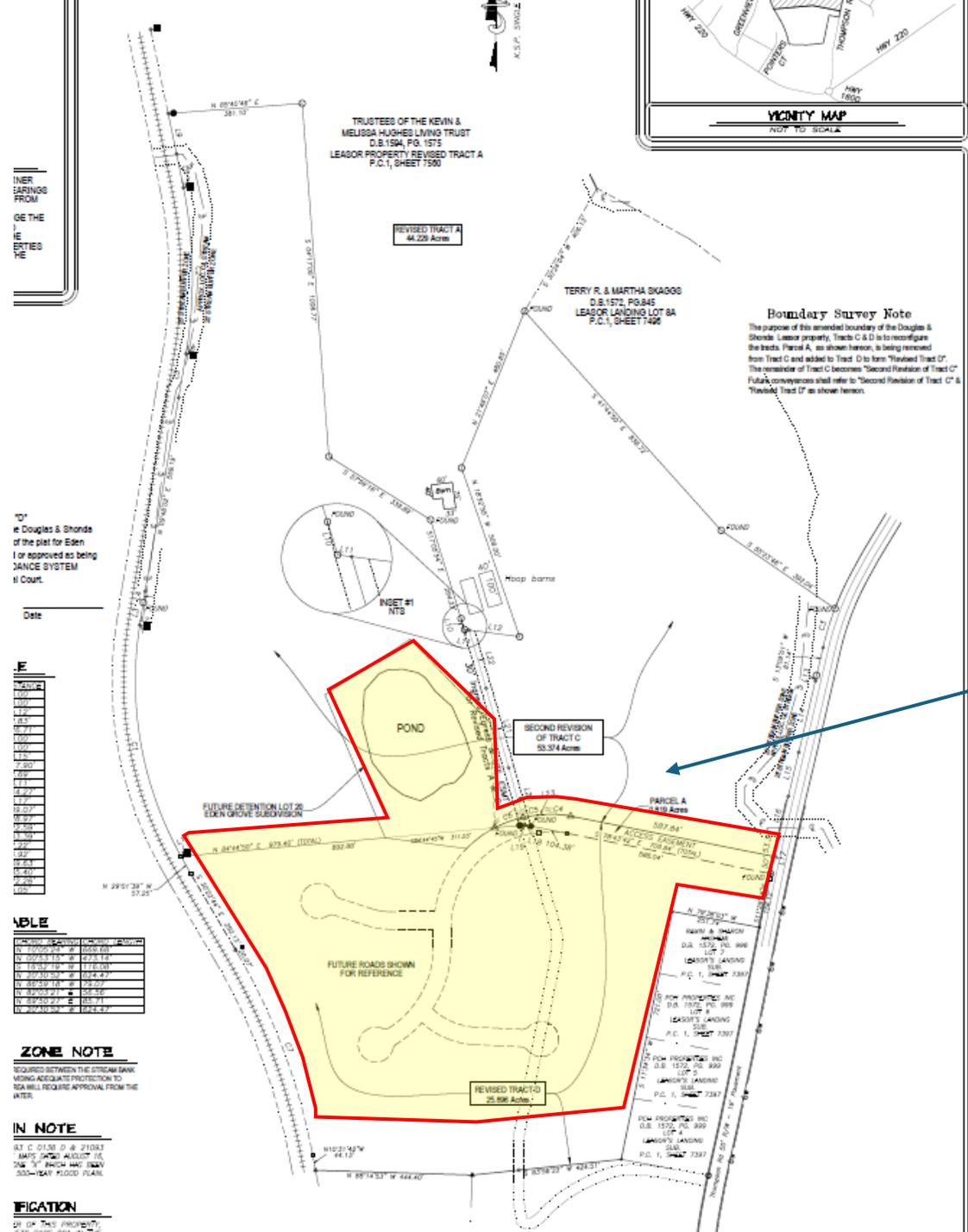
PARCEL AREA

C1	326.00	727.52
C2	288.76	661.84
C3	275.00	406.88
C4	282.00	661.84
C5	275.00	146.87
C6	275.00	143.84
C7	275.00	123.78
C8	275.00	41.20
C9	275.00	61.85
C10	275.00	49.85
C11	275.00	68.89
C12	275.00	132.78
C13	275.00	65.00
C14	275.00	65.00
C15	188.58	132.78
C16	216.51	65.00
C17	216.51	77.25
C18	216.51	77.25
C19	216.51	77.25
C20	216.51	77.25
C21	216.51	77.25
C22	216.51	77.25
C23	216.51	77.25
C24	216.51	77.25
C25	216.51	77.25
C26	216.51	77.25
C27	216.51	77.25
C28	216.51	77.25
C29	216.51	77.25
C30	216.51	77.25



D	LENGTH
18"	
4"	
18"	
7"	
7"	
7"	

FM
EAM BANK
ON TO
. FROM THE



Boundary Survey Note
 The purpose of this amended boundary of the Douglas & Shonde Leasor property, Tracts C & D is to reconfigure the tracts. Parcel A, as shown hereon, is being removed from Tract C and added to Tract D to form "Revised Tract D". The remainder of Tract C becomes "Second Revision of Tract C". Future conveyances shall refer to "Second Revision of Tract C" & "Revised Tract D" as shown hereon.

Adjoining 53.374 acres will have access to the entire northern side of the street.

INNER SPRINGS FROM THE PROPERTIES

10' Douglas & Shonde of the plot for Eden Grove Subdivision or approved as being DRAINAGE SYSTEM

E

1000.0
999.0
998.0
997.0
996.0
995.0
994.0
993.0
992.0
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965.0
964.0
963.0
962.0
961.0
960.0

TABLE

CHANGING SECTION	CHANGING DIVISION
1. 1000.0000	1. 1000.0000
2. 1000.0000	2. 1000.0000
3. 1000.0000	3. 1000.0000
4. 1000.0000	4. 1000.0000
5. 1000.0000	5. 1000.0000
6. 1000.0000	6. 1000.0000
7. 1000.0000	7. 1000.0000
8. 1000.0000	8. 1000.0000
9. 1000.0000	9. 1000.0000
10. 1000.0000	10. 1000.0000
11. 1000.0000	11. 1000.0000
12. 1000.0000	12. 1000.0000
13. 1000.0000	13. 1000.0000
14. 1000.0000	14. 1000.0000
15. 1000.0000	15. 1000.0000
16. 1000.0000	16. 1000.0000
17. 1000.0000	17. 1000.0000
18. 1000.0000	18. 1000.0000
19. 1000.0000	19. 1000.0000
20. 1000.0000	20. 1000.0000

ZONE NOTE
 REQUIRED BETWEEN THE STREAM BANK AND ADJACENT PROPERTIES TO BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.

IN NOTE
 SET C. 01.38 D.B. 21083 MAPS 10/20 AUGUST 10, 2008 7/4 BENCH MARK (B.M.) 300-1547 PLSSD PLANS.

LOCATION
 OF THIS PROPERTY

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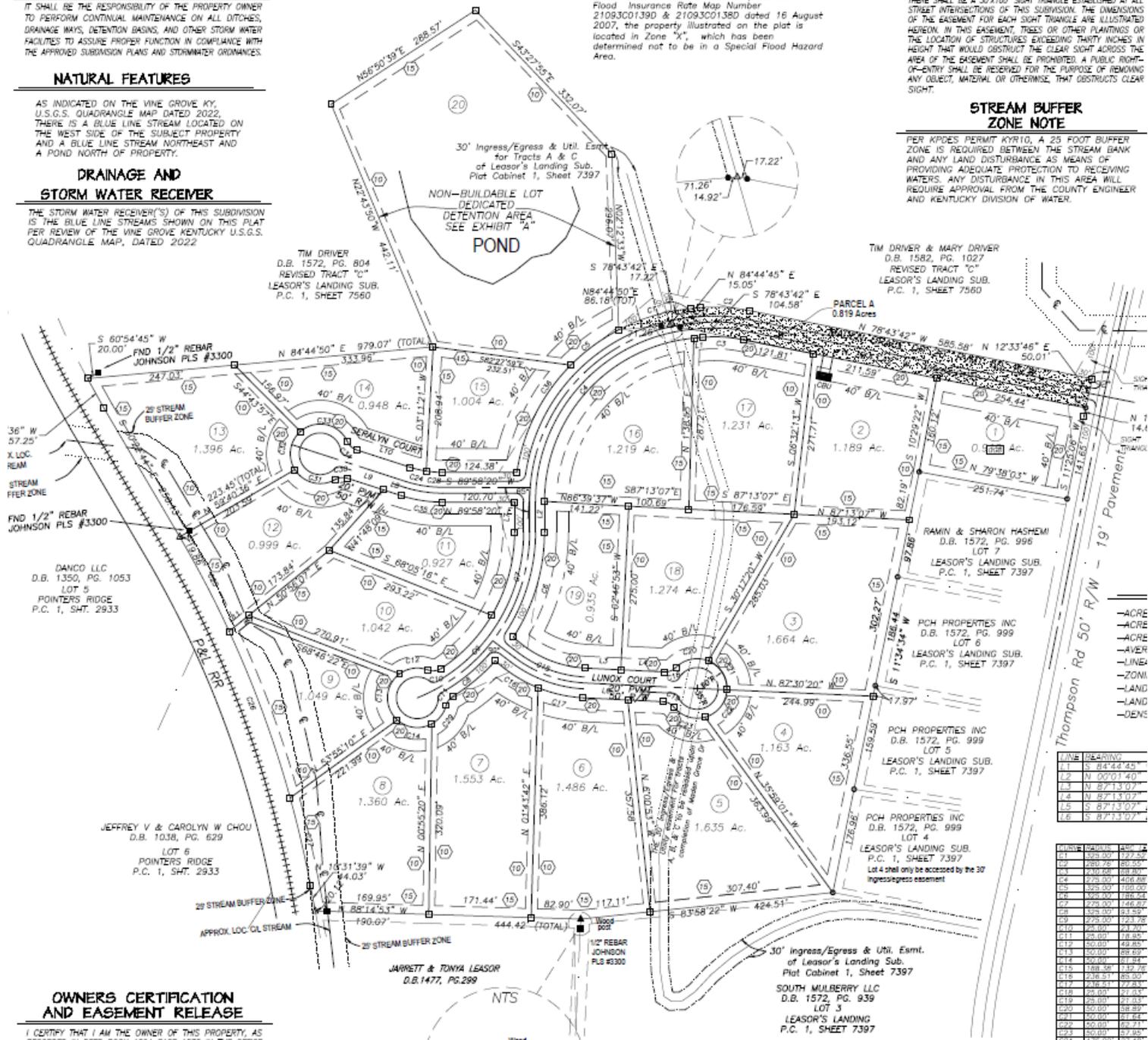
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TIM DRIVER
D.B. 1572, PG. 804
REVISED TRACT "C"
LEASOR'S LANDING SUB.
P.C. 1, SHEET 7560

TIM DRIVER & MARY DRIVER
D.B. 1582, PG. 1027
REVISED TRACT "C"
LEASOR'S LANDING SUB.
P.C. 1, SHEET 7560



FLOOD HAZARD NOTE

IT HAS BEEN DETERMINED THAT AS PRESENTED ON Flood Insurance Rate Map Number 21093C00139D & 21093C00138D dated 16 August 2007, the property illustrated on the plat is located in Zone "X", which has been determined not to be in a Special Flood Hazard Area.

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OWNERS CERTIFICATION AND EASEMENT RELEASE

I CERTIFY THAT I AM THE OWNER OF THIS PROPERTY, AS SHOWN ON THIS PLAN, AND I AM NOT PROVIDING ANY INFORMATION THAT I AM NOT PROVIDING TO THE PUBLIC.

- ACRE
- ACRE
- ACRE
- AVER
- LINE
- ZONI
- LAND
- LAND
- DENS

LINE	BEARING	ACRES
1.1	N 84°44'45" E	
1.2	N 00°01'40" W	
1.3	N 87°13'07" E	
1.4	N 87°13'07" E	
1.5	S 87°13'07" E	
1.6	S 87°13'07" E	

LINE	BEARING	ACRES
0.1	S 85°00'00" W	1.275
0.2	S 85°00'00" W	1.275
0.3	S 85°00'00" W	1.275
0.4	S 85°00'00" W	1.275
0.5	S 85°00'00" W	1.275
0.6	S 85°00'00" W	1.275
0.7	S 85°00'00" W	1.275
0.8	S 85°00'00" W	1.275
0.9	S 85°00'00" W	1.275
0.10	S 85°00'00" W	1.275
0.11	S 85°00'00" W	1.275
0.12	S 85°00'00" W	1.275
0.13	S 85°00'00" W	1.275
0.14	S 85°00'00" W	1.275
0.15	S 85°00'00" W	1.275
0.16	S 85°00'00" W	1.275
0.17	S 85°00'00" W	1.275
0.18	S 85°00'00" W	1.275
0.19	S 85°00'00" W	1.275
0.20	S 85°00'00" W	1.275
0.21	S 85°00'00" W	1.275
0.22	S 85°00'00" W	1.275
0.23	S 85°00'00" W	1.275
0.24	S 85°00'00" W	1.275

MOTION

I make a motion to Conditionally Approve the Preliminary Plat of Eden Grove Subdivision:

- Pending correction of the 49 items listed in the Staff Review Comments.

