



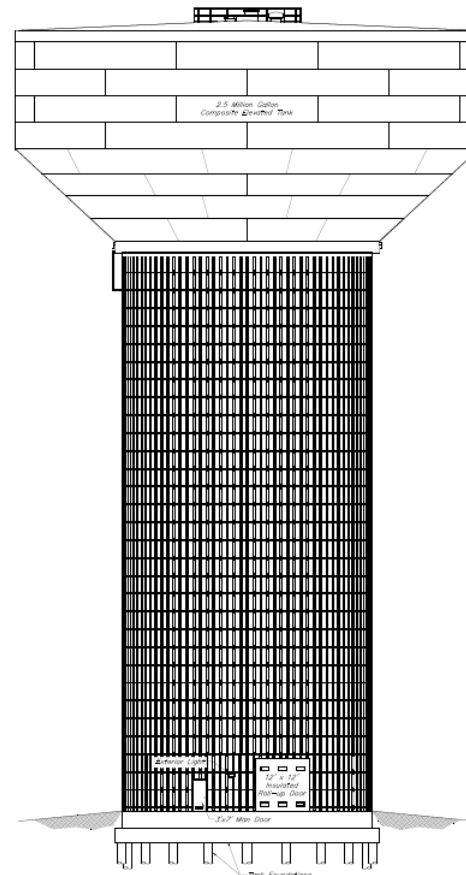
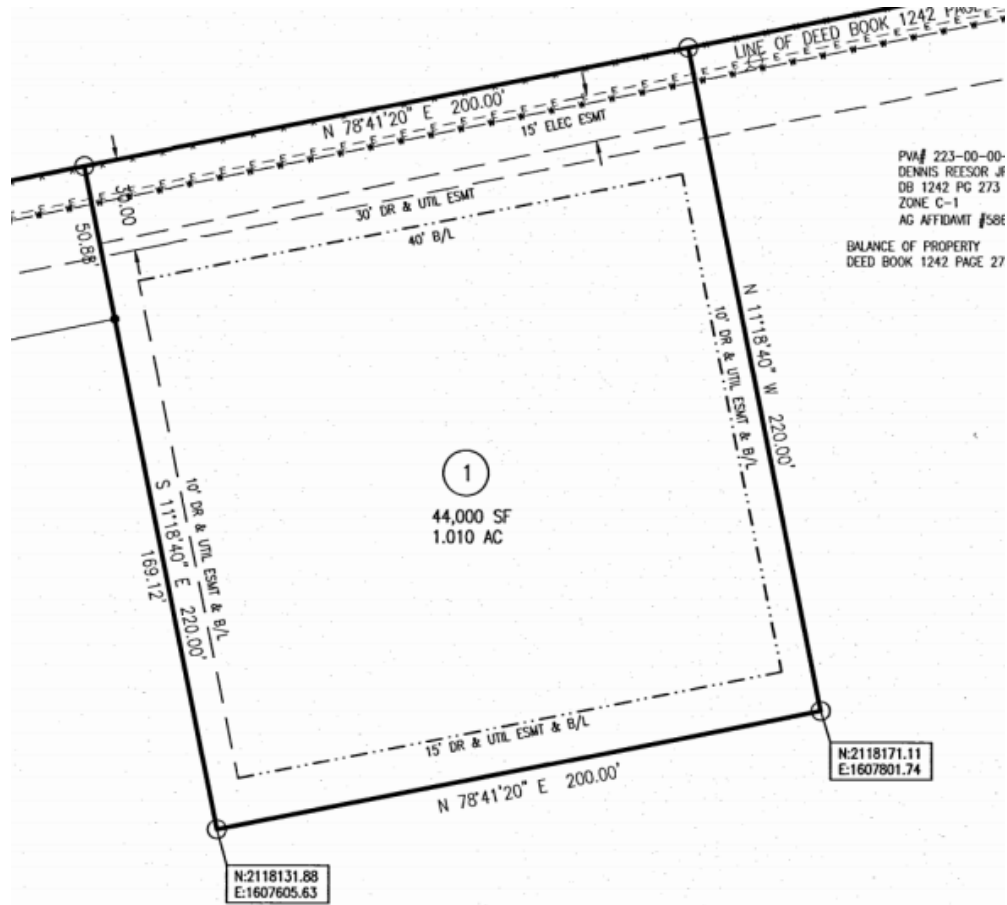
**Hardin County
Planning & Development Commission
18 February 2025**

Hardin County Government Center
2nd Floor Meeting Room

Public Facility Review:

Hardin County Water District #2

Proposal for a Hydration Storage Tank & Pump Station on a 1.01 acre site located off Overall Phillips Road, Elizabethtown, KY known as Lot 1 of Hydration Farm Subdivision, Section 1



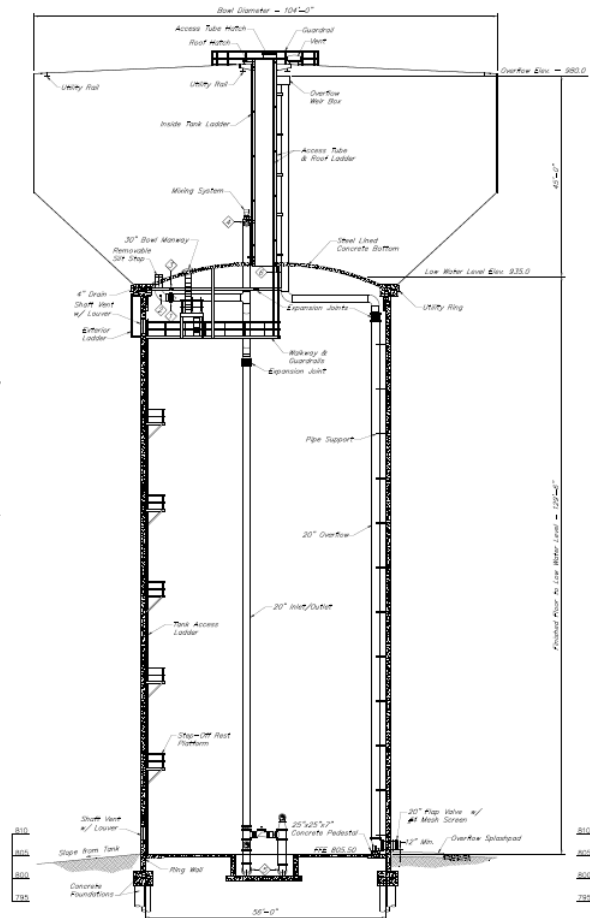
ELEVATION VIEW

GENERAL NOTES

1. Details shown in elevation views are omitted for clarity.
2. Tank Vent/Router and Overflow piping shall be Sch. 40 stainless steel.
3. Interior ladders, platforms, grating, and guardrails shall be hot-dipped galvanized.

GENERAL NOTES

- ◆ 20" Water Check Valve, S.S. Valve to be Champion Valves, Inc. Model 500 or equal.
- ◆ Pressure Transducer, extend instrumentation cable to RTU.
- ◆ 4" Gate Valve.
- ◆ All Meter Valves, Valves shall be "Double" Stemmed Check Valve, Flanged End Series 15 as manufactured by Red Valve Co., Inc. or approved equal.
- ◆ Piping under the floor slab shall be ductile iron and all joints shall be reinforced with #4 rebar. Welding, or equal piping shall be pressure tested before floor slab is poured.
- ◆ Piping to the Condensate Ring to be 5/8" Sch. 40 PVC with ball check valve. Slope piping continuously to tank overflow.

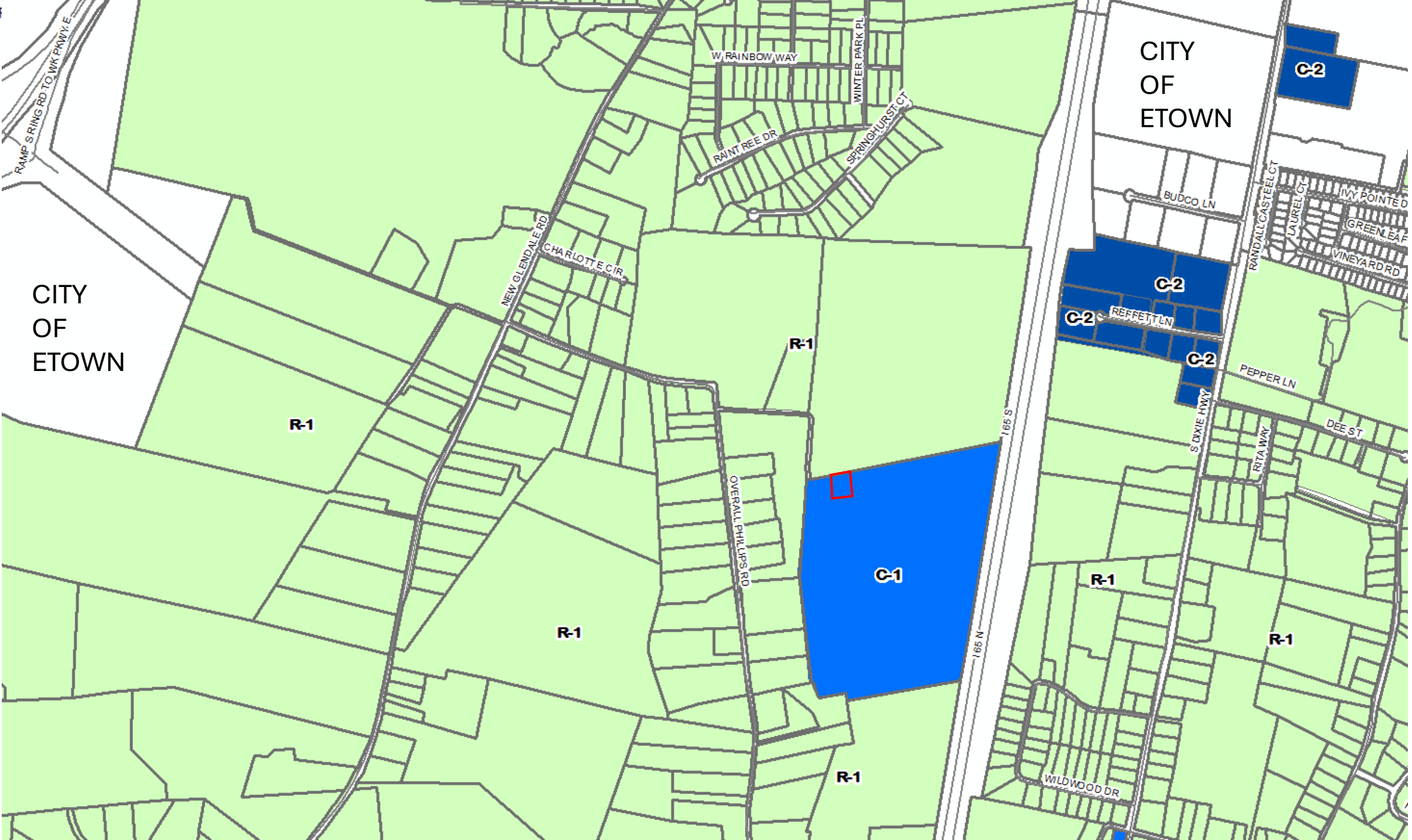


SECTIONAL VIEW

100.324 Public utility facilities excepted -- Review of proposed acquisition, disposition, or change by commission.

- (4) Any proposal for acquisition or disposition of land for public facilities, or changes in the character, location, or extent of structures or land for public facilities, excluding state and federal highways and public utilities and common carriers by rail mentioned in this section, shall be referred to the commission to be reviewed in light of its agreement with the comprehensive plan, and the commission shall, within sixty (60) days from the date of its receipt, review the project and advise the referring body whether the project is in accordance with the comprehensive plan. If it disapproves of the project, it shall state the reasons for disapproval in writing and make suggestions for changes which will, in its opinion, better accomplish the objectives of the comprehensive plan. No permit required for construction or occupancy of such public facilities shall be issued until the expiration of the sixty (60) day period or until the planning commission issues its report, whichever occurs first.

- DIST
- 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



CITY OF ETOWN

CITY OF ETOWN

R-1

R-1

R-1

C-1

R-1

R-1

R-1

C-2

C-2

C-2

C-2

165 S

165 N

Hardin_Wetlands



Hardin_100Flood



streams



hardin_sinkhole





RAIN TREE LN
SPRINGHURST CT

NEW GLENDALE RD

BUDCO LN

REEFIT LN

OVERALL PHILLIPS RD

DIXIE HWY

165

165







RECORD PLAT OF HYDRATION FARM SUBDIVISION SECTION 1

PAW 225-00-00-007
DUNCAN & WATKINS PROPERTY
00 304 PG 304
MORGAN SUBDIVISION SEC 2
PC 1 SHEET 1024
ZONE R-1

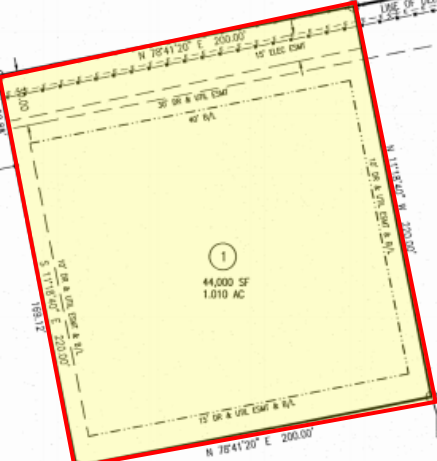
PAW 225-00-00-002
MELINA & D WATKINS PROPERTY
00 304 PG 304
ZONE R-1

PAW 225-00-00-002
MELINA & D WATKINS PROPERTY
00 304 PG 304
ZONE R-1

PAW 225-00-00-008
DENNIS REISOR JR
00 1242 PG 428
NO REVENUE FUND

PAW 225-00-00-008
DENNIS REISOR JR
00 1242 PG 428
NO REVENUE FUND

GRID NORTH
TIED TO THE KY STATE PLANE COORDINATE SYSTEM
AND IS (TYPICAL) - KY SOUTH ZONE
REFERENCED TO
BY USE OF TRANSFORMATION (GEM NETWORK)
USING TRIANGLE 88-OPS RECEIVED-RK METHOD
VERTICAL DATUM: NAD 83 - G2011 CELESTIAL
GRID TO GROUND CONVERSION FACTOR: 1.000002645



- 3) ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE HARDEN COUNTY PROPERTY VALUATION OFFICE.
- 4) THE FIELD SURVEY FOR THIS PROPERTY WAS PERFORMED APRIL & MAY 2023.
- 5) THIS PROPERTY IS LOCATED AT THE END OF A GRAVEL DRIVE OFF OF THE EAST SIDE OF OVERALL PHILLIPS ROAD WEST OF THE CITY OF ELIZABETHTOWN IN HARDEN COUNTY, KY.
- 6) PRIOR TO ANY NEW CONSTRUCTION ON THIS PROPERTY THE CURRENT OWNER SHALL CONTACT THE APPLICABLE UTILITY COMPANIES TO VERIFY THE UTILITY EASEMENT LOCATIONS AND METES TO ENSURE AS NOT TO ENCROACH ONTO ANY EXISTING EASEMENTS.
- 7) METHODS OF SURVEY: RANDOM TRAVELER WITH SIGHTS AND GPS METHODS. GPS METHODS INCLUDED REAL TIME KINEMATIC (RTK) SURVEY METHODS, BASED ON SURVEY CONTROL ESTABLISHED BY UTILIZING THE KY CONTINUOUSLY OPERATING REFERENCE SYSTEM (CORS). THE GPS EQUIPMENT USED FOR THIS SURVEY WAS A TRIMBLE PRO REFERENCE. THE BOUNDARY SURVEY SHOWN HEREON IS AN URBAN CLASS BOUNDARY SURVEY AND THE ACCURACY AND PRECISION OF SAID BOUNDARY SURVEY MEETS ALL OF THE SPECIFICATIONS OF THIS CLASS AND COMPLETES WITH 201 KMH 18150.
- 8) THIS SURVEY DOES NOT GUARANTEE ACCESS RIGHTS TO ANY LAND SHOWN HEREON FROM ANY STATE, COUNTY OR OTHER JURISDICTION OF ANY KIND.
- 9) ALL COORDINATES AND DISTANCES SHOWN HEREON ARE BASED ON GRID.
- 10) HORIZONTAL DATUM: NAD83 BY SOUTH ZONE.
- 11) VERTICAL DATUM: NAVD83.
- 12) GRID MODEL USED: GEGD 1201.
- 13) GPS DATE CONVERSION SCALE FACTOR: N 2,118,224,208, E 1,607,572,540.
- 14) GRID TO GROUND CONVERSION SCALE FACTOR: 1.000002645.

FLOOD PLAIN NOTE
AS INDICATED ON THE FLOOD INSURANCE RATE MAP, DISTAL NUMBER 2108300130 DATED 16 AUGUST 2007, THIS SITE IS SHOWN TO BE WITHIN ZONE X. SAID FIRM MAP DEFINES ZONE X AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS, (FIRM), (LATEST REVISION), AND SHALL NOT BE CONSIDERED AS A CONTINGENT OR DEMAL OF FLOODING POTENTIAL.

STORMWATER MAINTENANCE NOTE
IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL DITCHES, DRAINAGE MAPS, DETENTION BASINS, AND OTHER STORM WATER FACILITIES TO ASSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLAN AND STORMWATER ORDINANCES.

NATURAL FEATURES
AS INDICATED ON THE ELIZABETHTOWN, MISSOURI QUAD MAP DATED 2010, THERE ARE NO WETLANDS, OR DISCOVERED ENVIRONMENTALLY SENSITIVE AREAS ON OR WITHIN 200 FEET OF THIS SUBDIVISION.

DRAINAGE AND STORMWATER RECEIVER
THE STORM WATER RUNOFF OF THIS SUBDIVISION IS BY OVERLAND FLOW. THE STORM WATER RECEIVER OF THIS SUBDIVISION IS PONES LOCATED SOUTHWEST & SOUTHEAST OF THE SUBJECT PROPERTY.

HEALTH DEPARTMENT EXCEPTION
LOT 1 AS SHOWN HEREON IS BEING CREATED FOR PUBLIC UTILITY USE AS A POTENTIAL WATER STORAGE TANK BY HARDEN COUNTY WATER DISTRICT NO 2. NO SANITARY SEWER SYSTEM FOR RESIDENTIAL OR DEVELOPMENT PLAN HAS NOT BEEN EVALUATED FOR AN ONSITE SEWAGE DISPOSAL SYSTEM BY THE HARDEN COUNTY HEALTH DEPARTMENT.

- LEGEND**
- SET 1/2" DIA x 24" LONG IRON PIN WITH YELLOW SURVEYORS CAP STAMPED "BILLINGS LS 3472"
 - ▲ FOUND 5/8" DIA IRON PIN NO CAP
 - FOUND 1" IRON PIPE AT BASE OF WOOD FENCE POST
 - BUILDING SETBACK LINE (B/L)
 - - - - - DRAINAGE & UTILITY EASEMENT (DR & UTIL ESMT)
 - x - x - FENCE (EXISTING)
 - — — — — PROPERTY LINE
 - 24" HOWD #62 WATER LINE

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVELER AND GPS METHODS USING A TRIMBLE R-8 SERIES (RTK METHOD) RECEIVER. 100% OF THE BOUNDARY CORNERS ESTABLISHED ON THE SURVEY SHOWN HEREON WERE SET USING TOTAL STATION METHODS. THE ACCURACY OF THIS SURVEY IS CLASSIFIED AS URBAN AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS, +/- 0.05 FT. + (100 FPM). THE DIMENSIONS AND COORDINATES AS SHOWN HEREON ARE GRID DISTANCES AND COORDINATES. THE ANGULAR AND LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Billings, KY PLS 3472
JUNE 2, 2023 (DATE)



PLATTING NOTE
THE PURPOSE OF THIS RECORD PLAT IS TO PLAT A PORTION OF THE REISOR PROPERTY, OF RECORD IN DEED BOOK 1242 PAGE 273 PARCEL 2 TRACT 2 AS FOUND IN THE OFFICE OF THE HARDEN COUNTY CLERK. SAID LOT 1 IS FOR A PUBLIC UTILITY (I.E. POTENTIAL WATER STORAGE TANK) BY HARDEN COUNTY WATER DISTRICT #2.

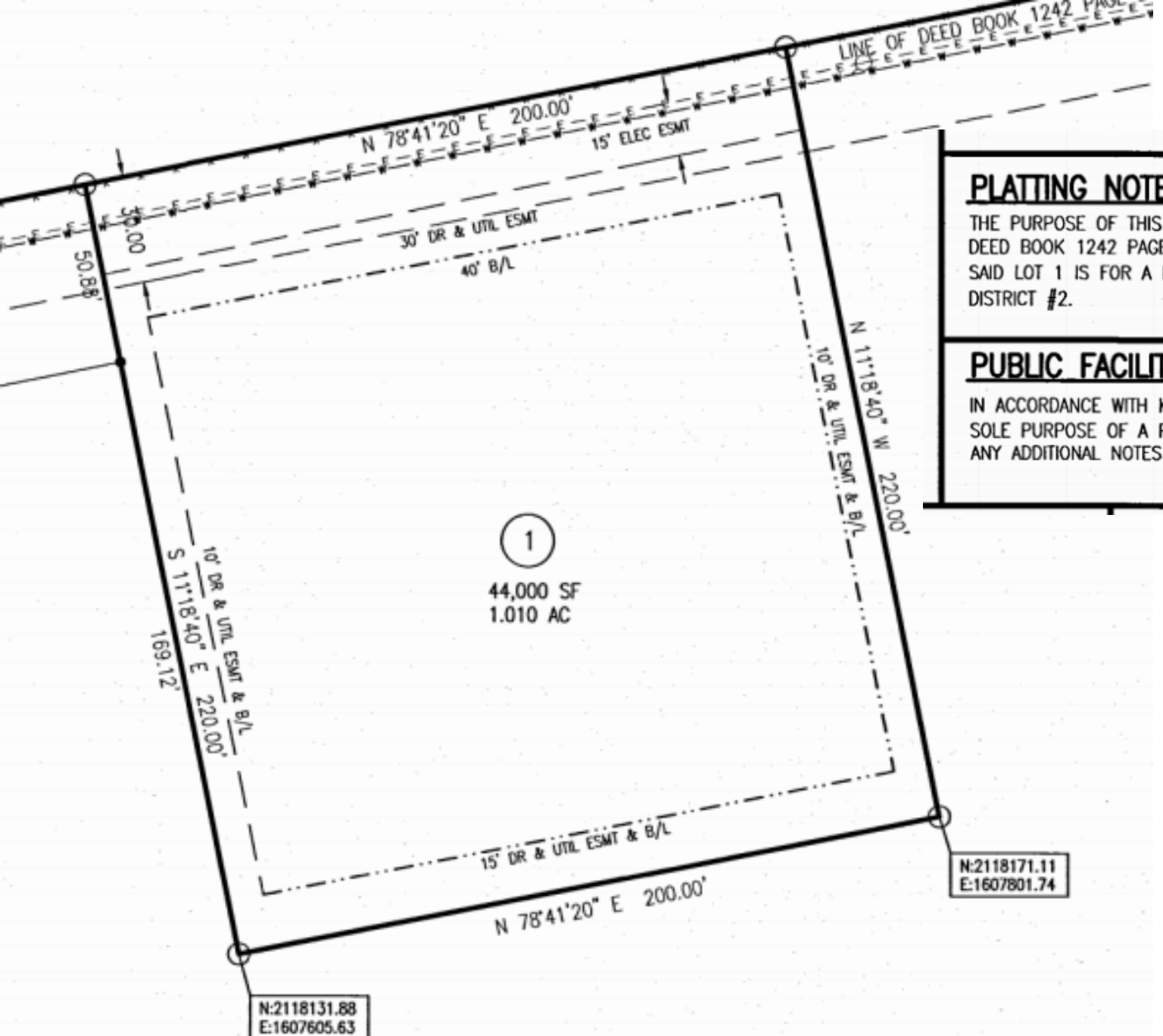
PUBLIC FACILITY NOTE
IN ACCORDANCE WITH KENTUCKY REVISED STATUTES CHAPTER 100.24 LOT 1 AS SHOWN HEREON IS FOR THE SOLE PURPOSE OF A PUBLIC UTILITY/FACILITY (WATER TOWER) FOR HARDEN COUNTY WATER DISTRICT NO. 2. ANY ADDITIONAL NOTES SHALL BE APPROVED BY HARDEN COUNTY PLANNING & DEVELOPMENT.

OWNER:
DENNIS B. REISOR, JR
972 OVERALL PHILLIPS ROAD
ELIZABETHTOWN, KY 42701
(270) 307-7211

CLIENT:
HARDEN COUNTY WATER DISTRICT #2
1901 WEST PARK ROAD
ELIZABETHTOWN, KY 42701
(270) 757-1056

RE

HYC

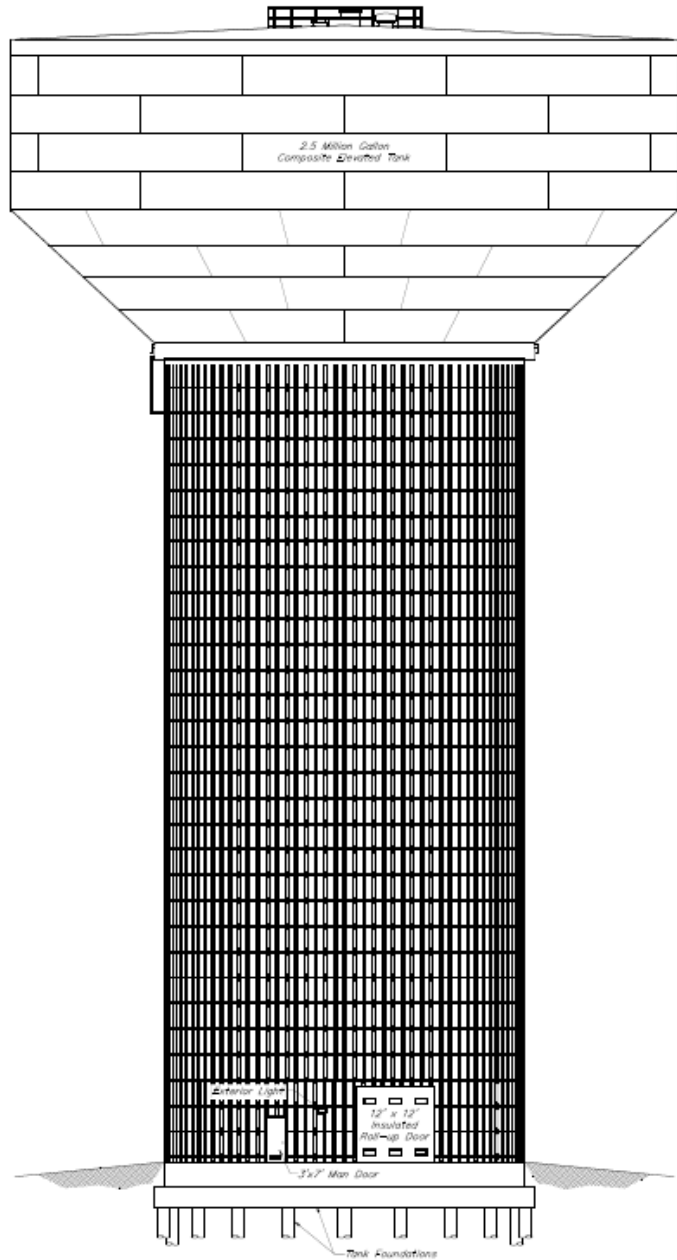


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PUBLIC FACILITY NOTE

IN ACCORDANCE WITH KENTUCKY REVISED STATUES CHAPTER 100.324 LOT 1 AS SHOWN HEREON IS FOR THE SOLE PURPOSE OF A PUBLIC UTILITY/FACILITY (WATER TOWER) FOR HARDIN COUNTY WATER DISTRICT No 2. ANY ADDITIONAL NOTES SHALL BE APPROVED BY HARDIN COUNTY PLANNING & DEVELOPMENT.



ELEVATION VIEW

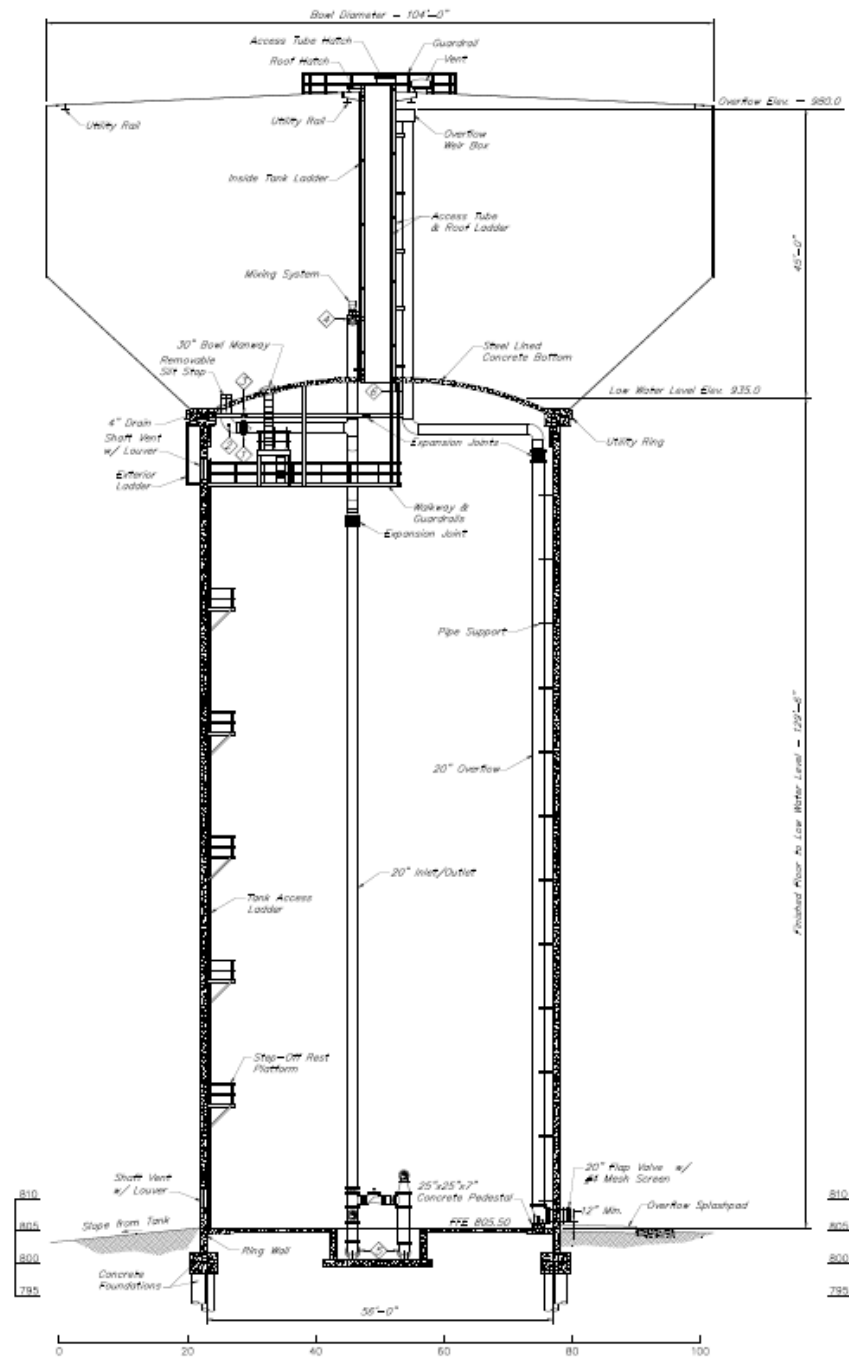
1/20

GENERAL NOTES

1. Details shown in elevation views are rotated for clarity.
2. Tank Inlet/Outlet and Overflow piping shall be Sch. 10 stainless steel.
3. Interior ladders, platforms, grating, and guardrails shall be hot-dipped galvanized.

NOTES

- ◆ 20" Water Check Valve, S.S. Valve to be Champion Valves, Inc., Model SDX or equal.
- ◆ Pressure Transducer, extend instrumentation cable to RTU.
- ◆ 4" Gate Valve
- ◆ Inlet Mixing Valves: Valves shall be "Duckbill" Stormwater Check Valves, Pinger End, Series 35 as manufactured by Red Valve Co., Inc. or approved equal.
- ◆ Piping under the floor slab shall be ductile iron and all joints shall be restrained with B544 Iron Megalugs, or equal. Piping shall be pressure tested before floor slab is poured.
- ◆ Piping to the Condensate Ring to be 1/4" Sch. 80 PVC with ball check valve. Slope piping continuously to tank overflow.



SECTIONAL VIEW

1/20



Mary Gay Overall Young
& Harold Wilson Young
08 677, PG 156

Madison Newman
08 1436, PG 281

D. White & M. H. Roe
08 899, PG 354

David Hart Overall
& Mary Gay Overall Young
08 677, PG 156

David H. & Mary Gay Overall
08 394, PG 149

William D. & E. Pauline Edwards

David S. & Kelly L. Cox

Delina Rosati, J.
08 1282, PG 273

LEGEND

- Property Boundary
- - - - - Drainage/Utility Easement
- Building Line
- Easement Line
- Easement Boundary
- Existing Fence

See Sheet 5 for
Tank Site Details

80 L.F. 15" HD
CMP @ 0.63%

50 L.F. 18" HD
CMP @ 11.1%

FFE
809.5

18" Overflow &
Concrete Splash Pad

Drainage/Utility Easement
& Building Line

2.5MG Composite Elevated
Water Storage Tank

Property Boundary

Temporary
Construction
Easement

Temporary
Construction
Easement

Overall Shallow Flood

Existing 30' Utility Easement

Existing 30' Electrical Easement

Existing 30' Electrical Easement

Existing 24' Electrical Easement

Ingress/Egress
Easement

Temporary
Construction
Easement

Temporary
Construction
Easement

Elev. 790

Elev. 785

Elev. 780

Elev. 775

Elev. 775

Elev. 780

Elev. 785

Elev. 790

Elev. 790

Elev. 795

Elev. 800

Elev. 805

Elev. 795

Elev. 800

Elev. 805

Elev. 810

L.I. 761.5

L.O. 761.0

L.I. 788.0

Sag 774.2

L.I. 772.0

26' 41" 20" N 260.70°

24' 01" 250.00°

30' 00" 175°

3' 00" 31.1°

30' 00" 175°

3' 00" 31.1°

30' 00" 175°

3' 00" 31.1°

30' 00" 175°

3' 00" 31.1°

30' 00" 175°

3' 00" 31.1°

30' 00" 175°

N 78° 41' 20" E 300.00'

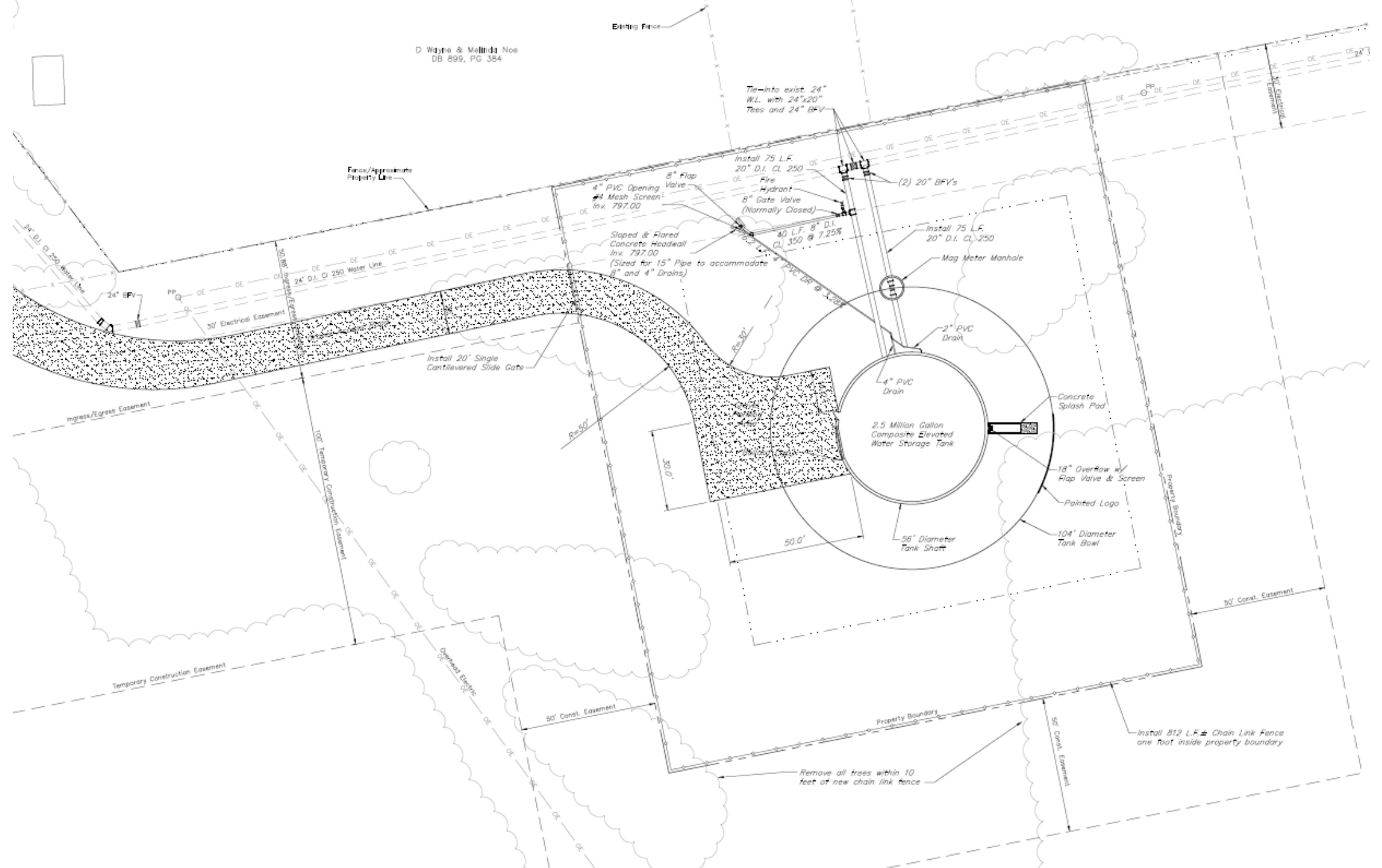
30' 00" 175°

3' 00" 31.1°

30' 00" 175°

3' 00" 31.1°

D Wayne & Melinda Noe
DB 899, PG 384



Existing Fence

Fence/Approximate Property Line

Tie-into exist 24" W.L. with 24"x20" Tees and 24" BFV

Install 75 L.F. 20" D.I. CL 250

4" PVC Opening #4 Mesh Screen Inv. 797.00

Sloped & Flored Concrete Headwall Inv. 797.00 (Sized for 15" Pipe to accommodate 8" and 4" Drains)

8" Flap Valve

40 L.F. 8" D.I. CL 350 @ 7.25%

(2) 20" BFVs

Install 75 L.F. 20" D.I. CL 250

Mag Meter Manhole

2" PVC Drain

Install 20' Single Cantilevered Slide Gate

4" PVC Drain

2.5 Million Gallon Composite Elevated Water Storage Tank

Concrete Splash Pad

18" Overflow w/ Flap Valve & Screen

Painted Logo

56" Diameter Tank Shell

104" Diameter Tank Bowl

Ingress/Egress Easement

100' Temporary Construction Easement

Temporary Construction Easement

General Easement

50' Const. Easement

Property Boundary

Remove all trees within 10 feet of new chain link fence

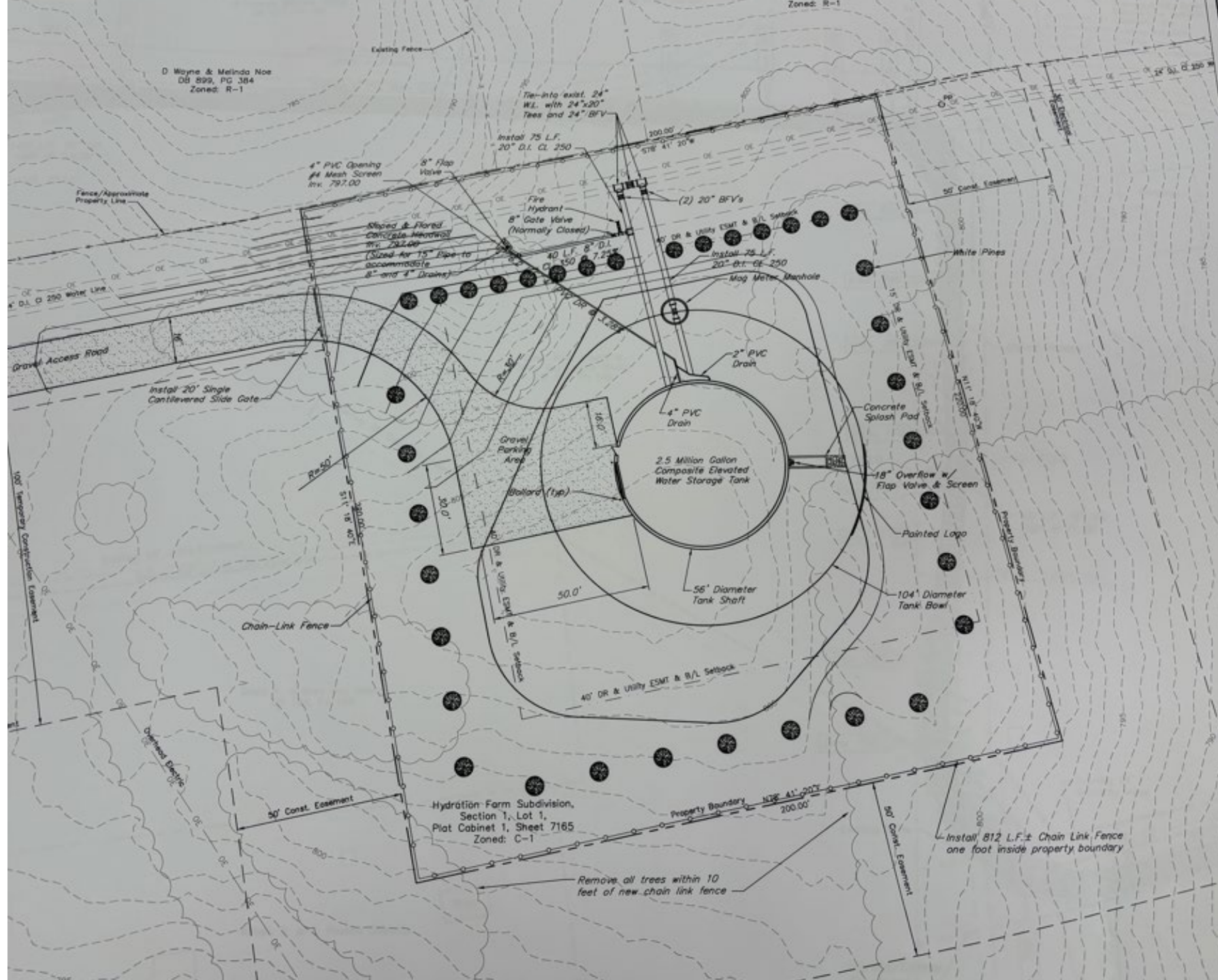
50' Const. Easement

Install 812 L.F. Chain Link Fence one foot inside property boundary

50' Const. Easement

Property Boundary

35 proposed evergreen trees (5' tall at planting)





KY 3005 (Ring Road) Extension

from Western Kentucky Parkway to US 31W, including a new interchange with I-65

KYTC Item # 4-198.00
Hardin County, Kentucky

Kentucky Transportation Cabinet
Department of Highways
District 4
Elizabethtown, Kentucky



RESOLUTION NO. 2025-001

PUBLIC FACILITY REVIEW

Hardin County Water District #2 Proposed Hydration Storage Tank & Pump Station

- WHEREAS** the Hardin County Planning and Development Commission has adopted a Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations;
- WHEREAS** the above-mentioned regulations are designed to protect the public health, safety and welfare of the citizens of Hardin County;
- WHEREAS** Hardin County Water District #2 proposes to construct a 2.5 million gallon elevated water storage tank and pump station on Lot 1 of Hydration Farm Subdivision, Section 1 located off Overall Phillips Road in Elizabethtown, KY;
- WHEREAS** pursuant to *KENTUCKY REVISED STATUTES*, Chapter 100.324, the Planning Commission has reviewed the proposal in light of its agreement with the comprehensive plan titled *Comprehensive Development Guide 2024*; and

NOW THEREFORE, BE IT RESOLVED, in compliance with *KENTUCKY REVISED STATUTES* (Chapter 100.324) and based on the information submitted by **HARDIN COUNTY WATER DISTRICT #2** and research performed by the staff of the Planning Commission, the Hardin County Planning and Development Commission determines that the proposed public facility is found to be in agreement with the language of the County's comprehensive plan, which is titled *Comprehensive Development Guide 2024*, as follows:

- GOAL 3:** UTILITIES & SERVICES – Provide adequate capacity and efficient use of public services, resources, and community facilities.
- OBJECTIVE 3.1:** Encourage growth that aligns with current and planned water, sewer, electric, and broadband infrastructure and capacity.
- OBJECTIVE 3.6:** Require all developments to have adequate emergency services, including adequate water supply and pressure for fire protection.

ADOPTED ON THIS EIGHTEENTH DAY OF FEBRUARY 2025.

Mark Hinton, Chairman

Adam C. King, AICP, Director