



**Hardin County  
Planning & Development Commission  
7 January 2025**

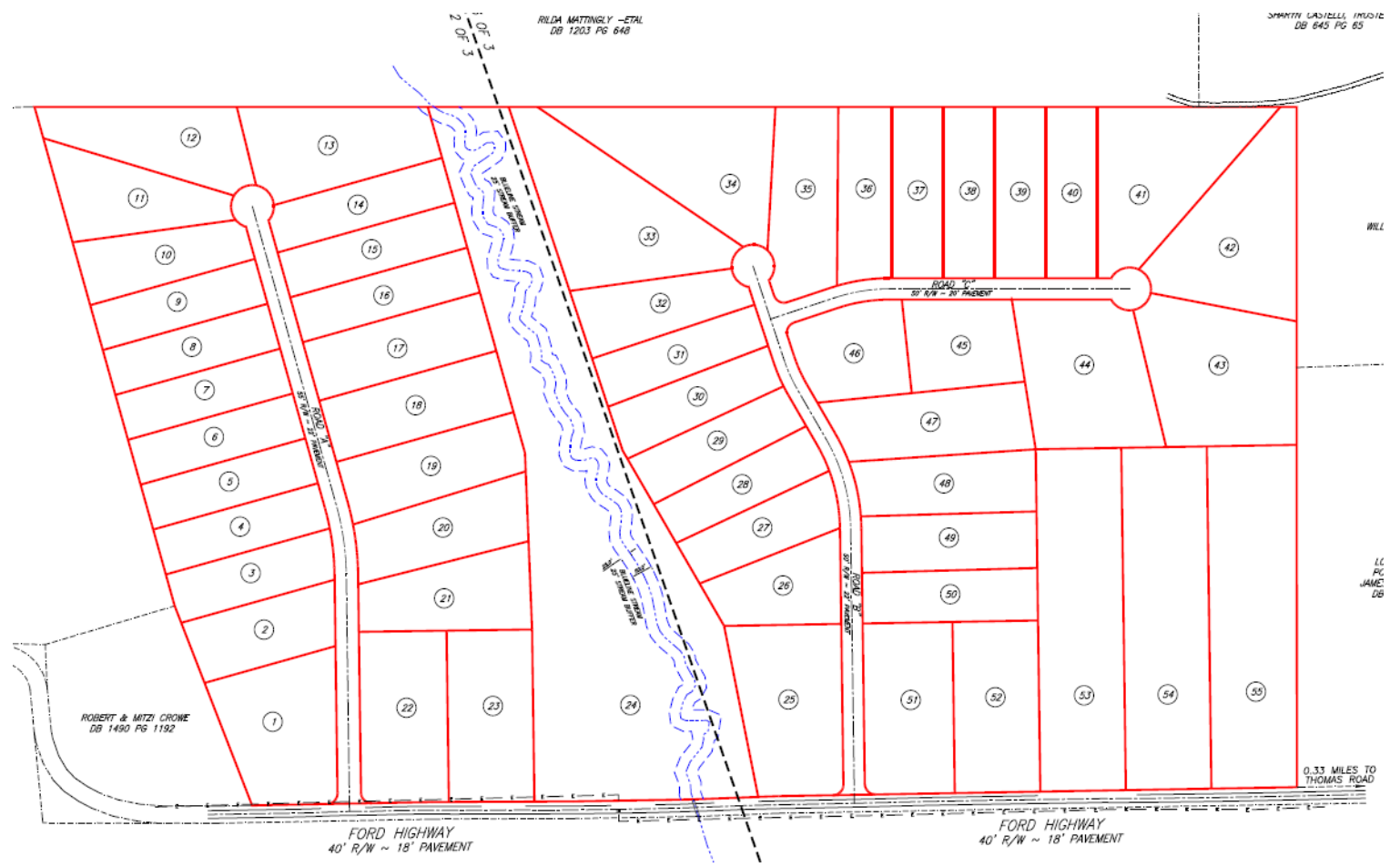
Hardin County Government Center  
2<sup>nd</sup> Floor Meeting Room

# PRELIMINARY PLAT – CONSIDERATION & ACTION

## The Olde Farm

**Applicant:** Harris Wilkins, LLC  
**Surveyor/Engineer:** Lynch Land Surveying

**Proposal:** 55 single-family residential lots  
**Site:** 100.528 acre site in Elizabethtown, KY  
**Location:** Ford Highway  
**PVA:** 266-00-00-012  
**Zoning:** Rural Residential (R-2)



17-10 OPEN SPACE SUBDIVISION DESIGN

A **Objective** The objective of the open space subdivision provisions is to provide a design alternative to the conventional subdivision. A conventional subdivision generally occupies and utilizes the entire development site with individual lots that are equal to or greater than the required minimum lot size specified in the Zoning Ordinance. An open space subdivision has the same gross density of a conventional subdivision, however; individual lot size and width requirements are less restrictive and the remaining portion of the subdivision may be deemed an Open Space Lot – not eligible for a dwelling unit.

The development of an open space subdivision is not intended to allow development densities greater than what is allowed in a conventional subdivision or to allow increased densities using land with marginal development potential. The open space subdivision provides flexibility in the development of areas with environmental constraints, rural character, and valuable agricultural resources. Additionally, the open space subdivision reduces the cost of constructing and maintaining public improvements such as streets and utilities.

B **Approval** The review, approval, and construction of an open space subdivision design shall adhere to all applicable Sections of the Zoning Ordinance and Subdivision Regulations and be treated as a subdivision plat.

C **Design Principle** A subdivision of land using open space subdivision design shall adhere to the following design principles:

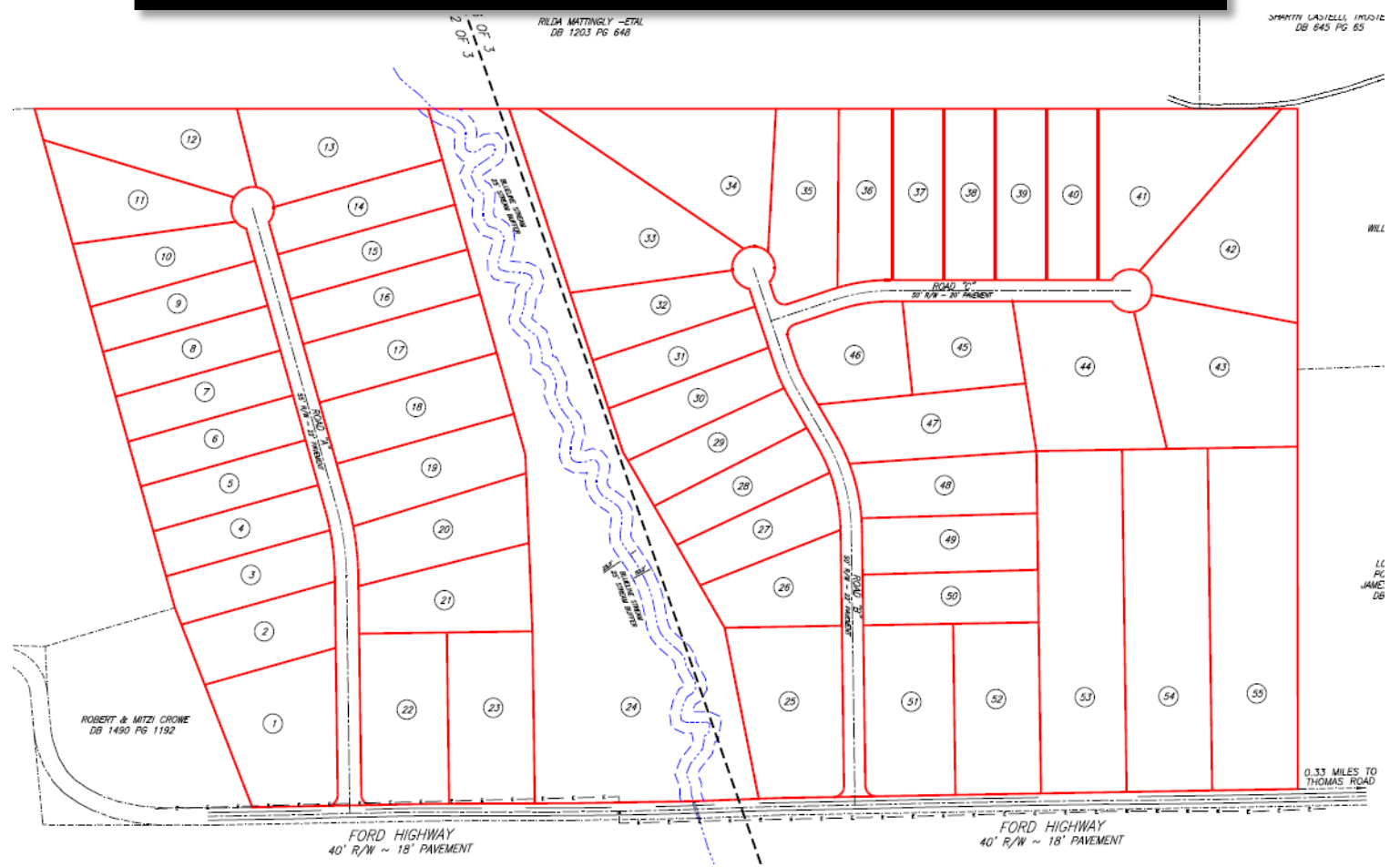
- 1) Individual lot size and width may be smaller than that required by the zone in which the open space subdivision is located. For lots with on-site disposal systems, the minimum lot size shall not be less than 40,000 square feet, and must receive approval of the Hardin County Health Department for onsite disposal systems.
- 2) The Open Space Lot area shall meet a minimum lot size of five (5) acres.
- 3) The number of dwelling units shall not exceed the maximum development density of a conventional subdivision located in the same zone.
- 4) Due to the reduction in the individual lot sizes, a single or series of community lateral fields should be considered when the open space subdivision's sewage disposal is provided by on-site septic systems. A community lateral field should take advantage of any localized occurrence of soil types that are more conducive to septic tank lateral fields. All on-site septic systems, whether individual or grouped community systems, are subject to the approval of the Hardin County Health Department. Building setbacks may be smaller than the required building setbacks of the zone in which the open space subdivision is located. Smaller minimum building setback requirements shall be requested through a variance procedure.

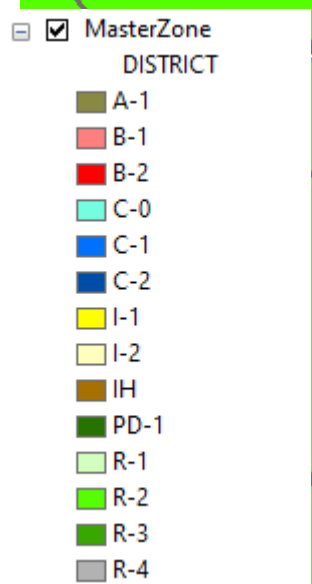
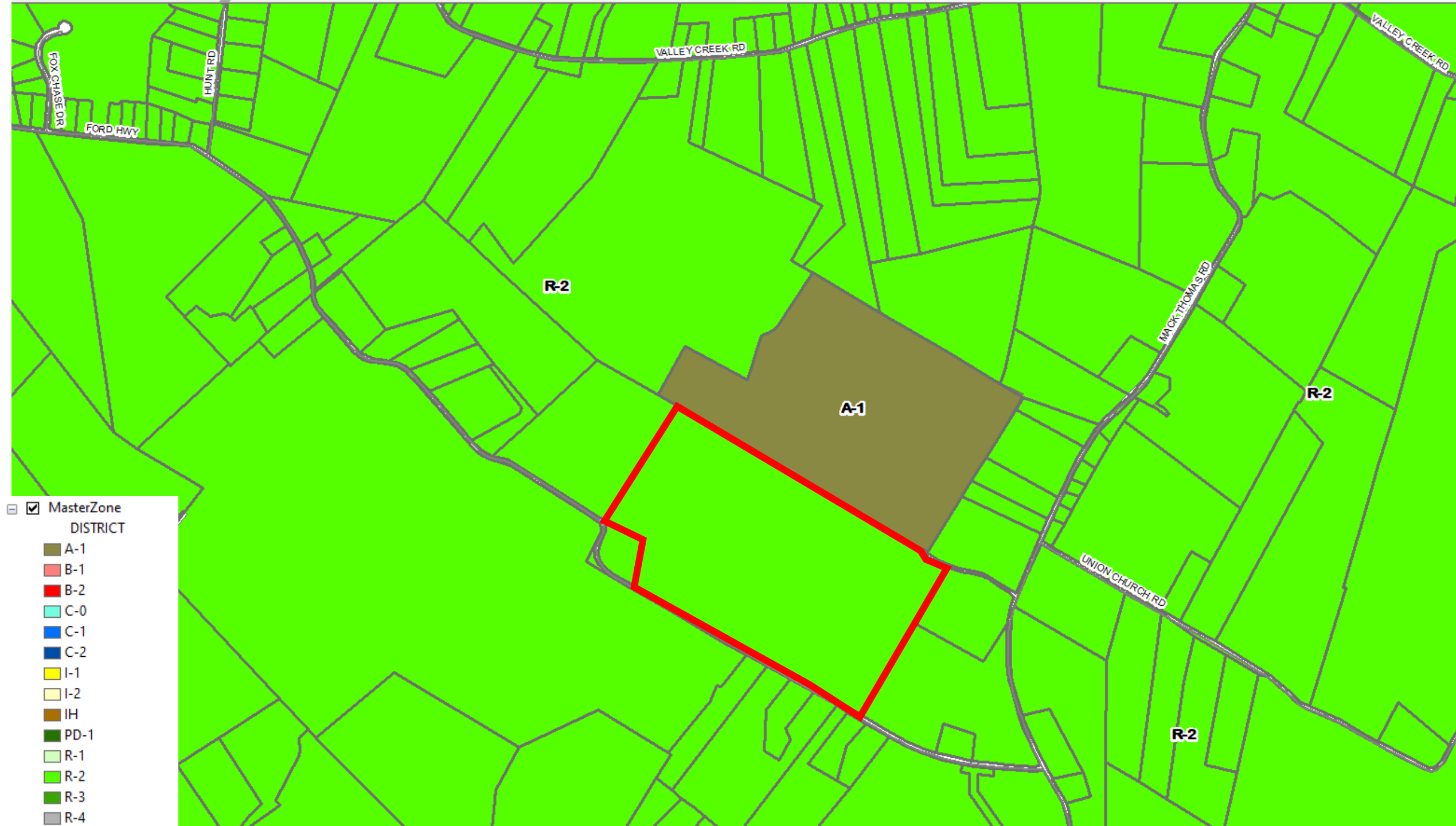
**OPEN SPACE SUBDIVISION NOTE**

The plat shown hereon is an Open Space Subdivision Design as permitted in the Development Guidance System, Zoning Ordinance 2009 (DGS 17-10).

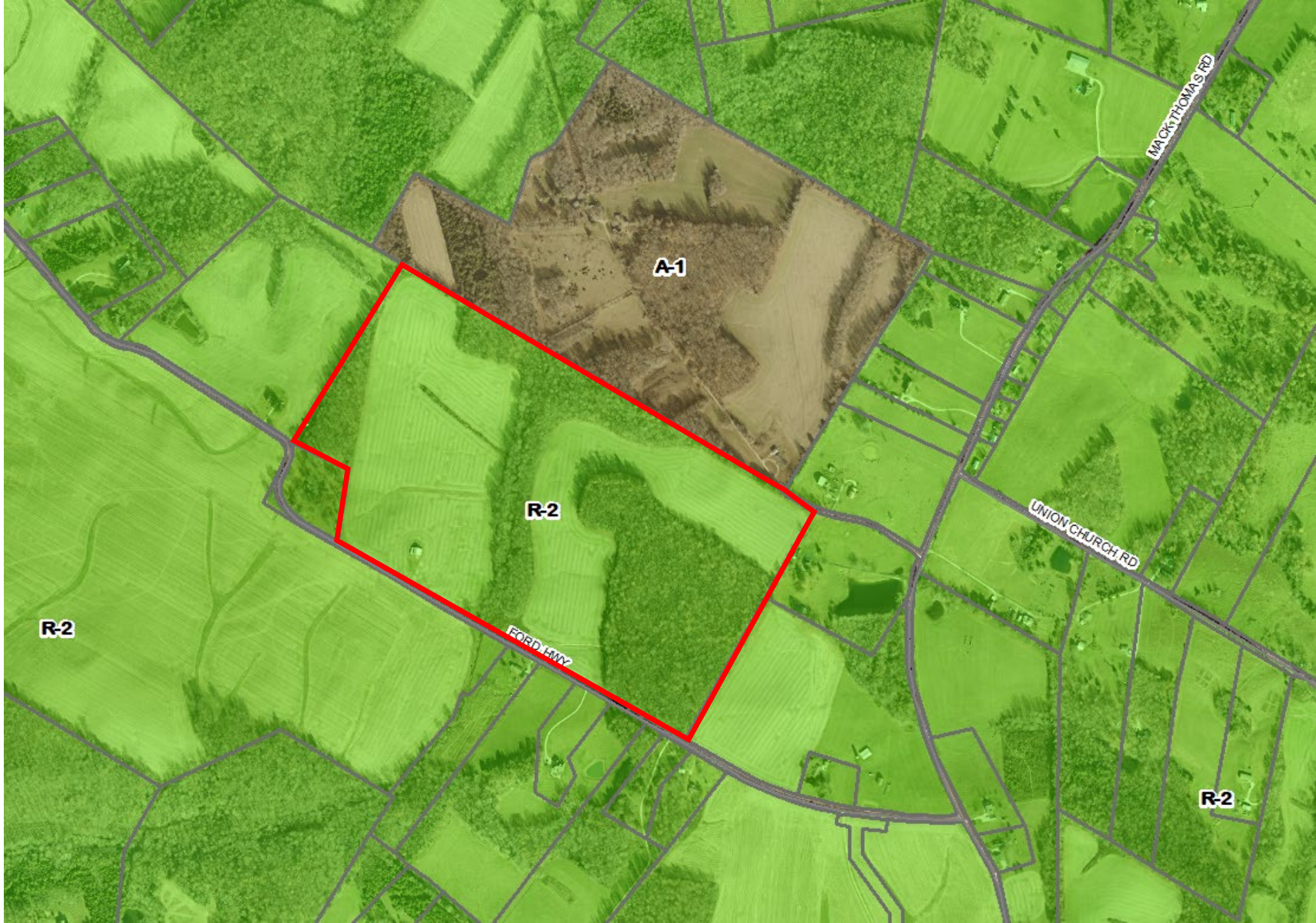
**RECORD PLAT OF THE OLDE FARM**

The plat shown hereon is an Open Space Subdivision as defined in Section 17-10 of the DGS, 2009. Lots are approvable being less than the 1.8-acre minimum lot size because the development density does not exceed 1 dwelling per 1.8 acres on the 100.528 acres involved in the plat (55 total lots) and meeting the Standards of the Rural Residential Zone, Section 3-2. None of the lots shown hereon are eligible to be further subdivided.









A-1

R-2

R-2

FORD HWY

MACK THOMAS RD

UNION CHURCH RD

R-2



- Streams 2023
- Hardin\_Wetlands
- Hardin\_100Flood
- hardin\_sinkhole





PRELIMINARY FLAT OF:

# THE OLDE FARM

SHEET 2 OF 3  
SHEET 3 OF 3

RILDA MATTINGLY -ETAL  
DB 1203 PG 648

GEORGE & VANESSA DUNN  
SHARYN CASTELLI, TRUSTEE  
DB 645 PG 85

9' Gravel  
Used by Dunn

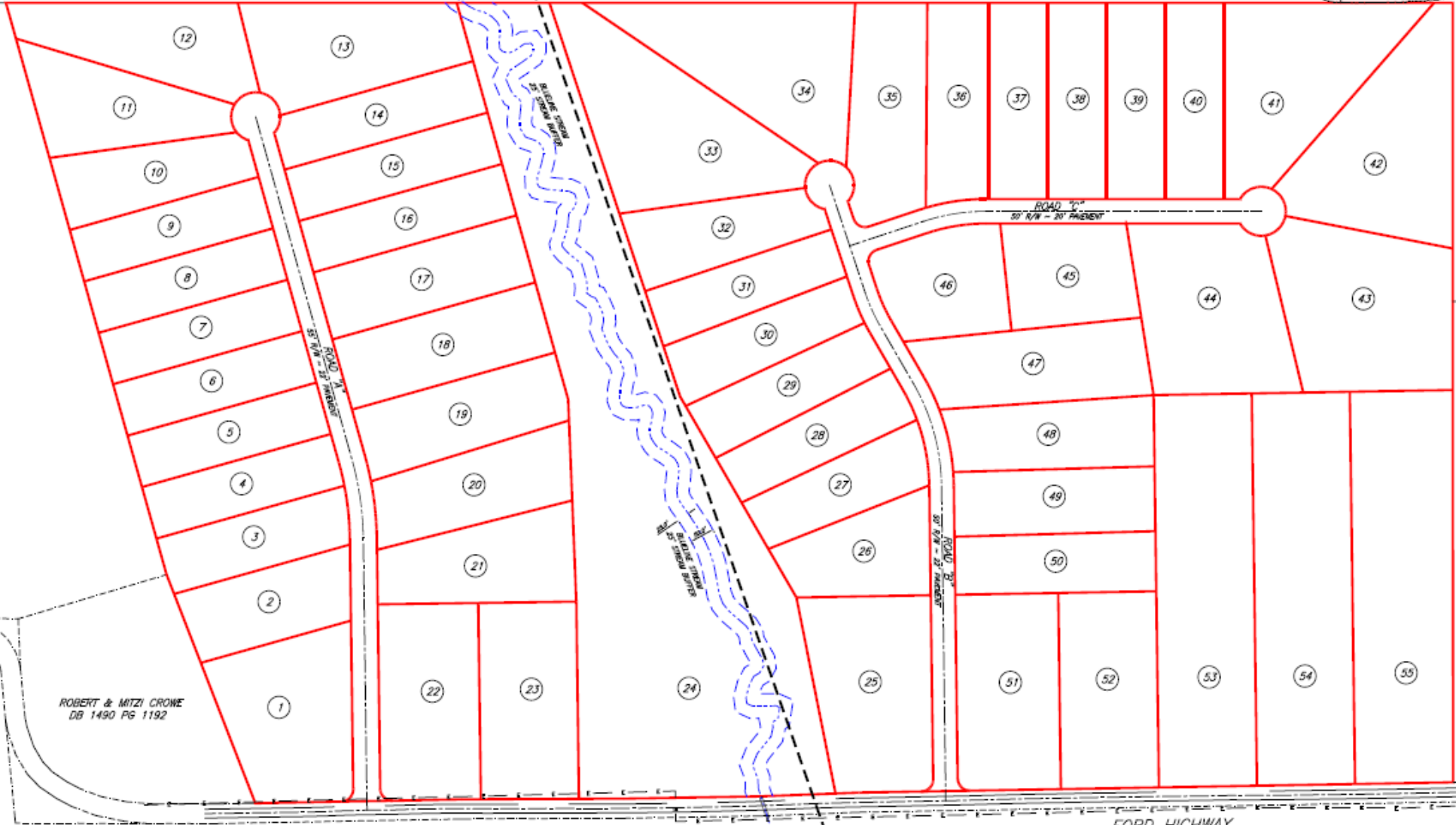
WILLIAM & BEVERLY SHELLENBERG  
DB 736 PG 208

LOT 4 KERR SUB.  
PC 1 SHEET 7325  
JAMES & VIRGINIA KERR  
DB 1565 PG 1480

0.33 MILES TO  
THOMAS ROAD

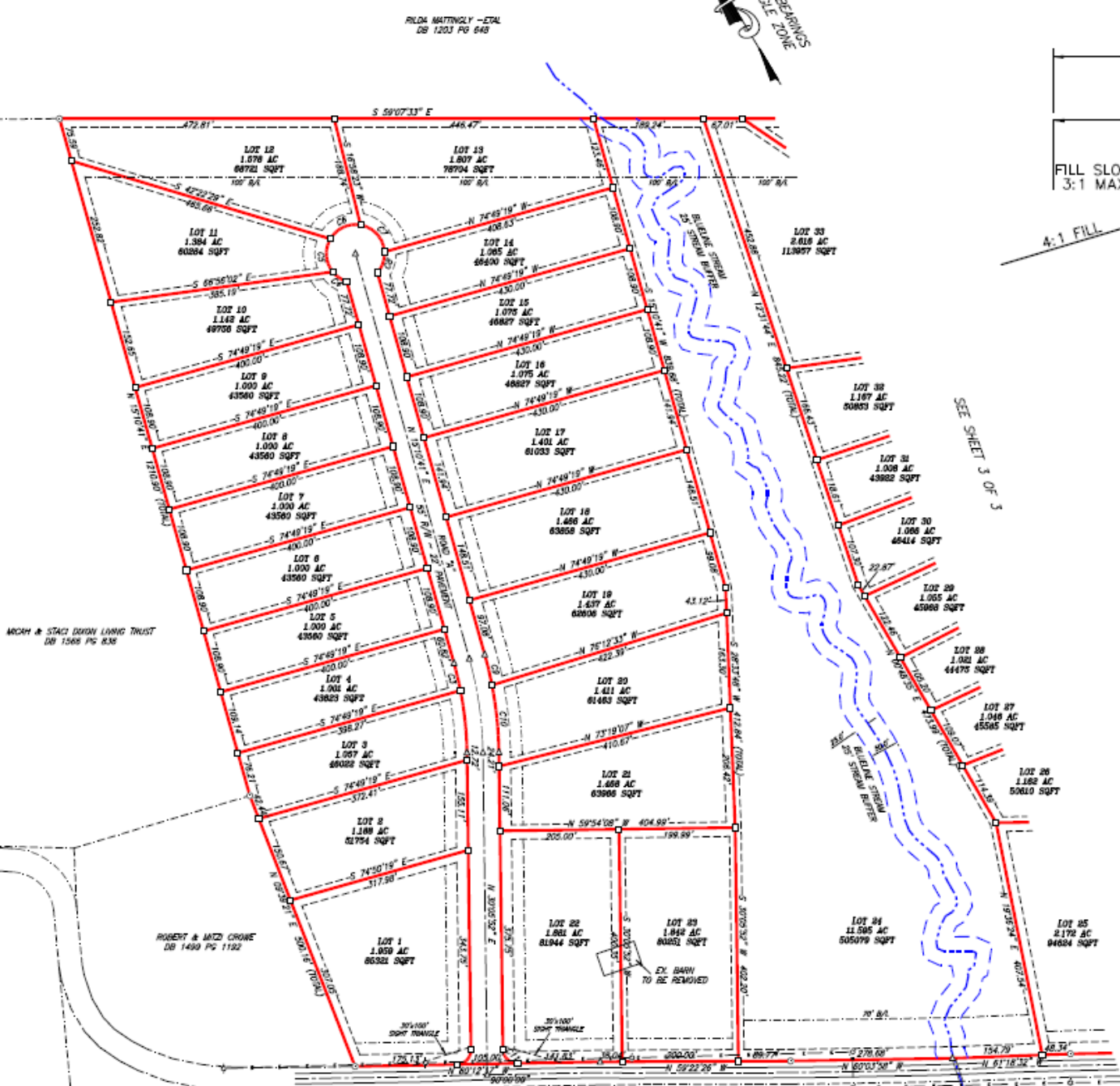
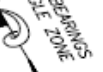
MICAH & STACI DIXON LIVING TRUST  
DB 1566 PG 836

ROBERT & MITZI CROWE  
DB 1490 PG 1192

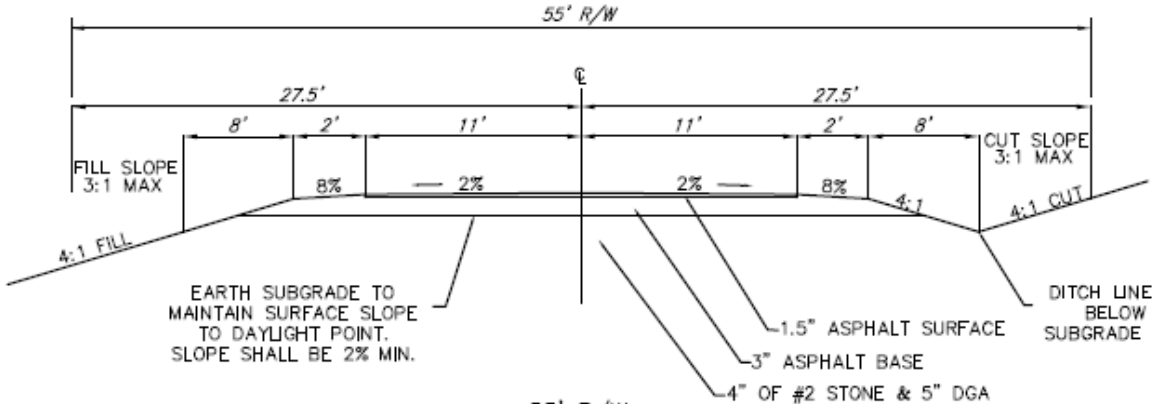


FORD HIGHWAY  
40' R/W ~ 18' PAVEMENT

FORD HIGHWAY  
40' R/W ~ 18' PAVEMENT



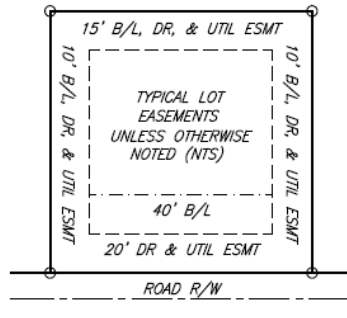
FORD HIGHWAY  
40' R/W ~ 18' PAVEMENT



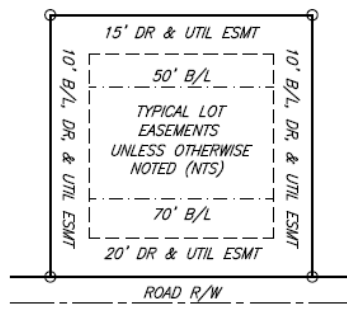
EARTH SUBGRADE TO MAINTAIN SURFACE SLOPE TO DAYLIGHT POINT. SLOPE SHALL BE 2% MIN.

55' R/W  
TYPICAL ROADWAY SECTION  
20' PAVEMENT  
(NOT TO SCALE)

DITCH LINE TO BE 9" MIN. BELOW DGA STONE SUBGRADE DAYLIGHT POINT

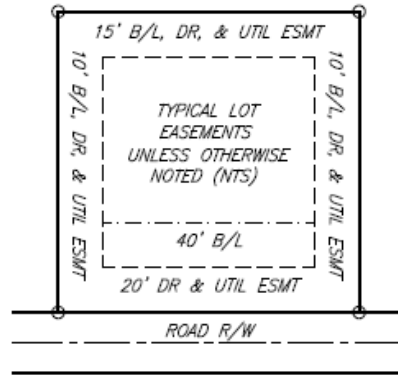
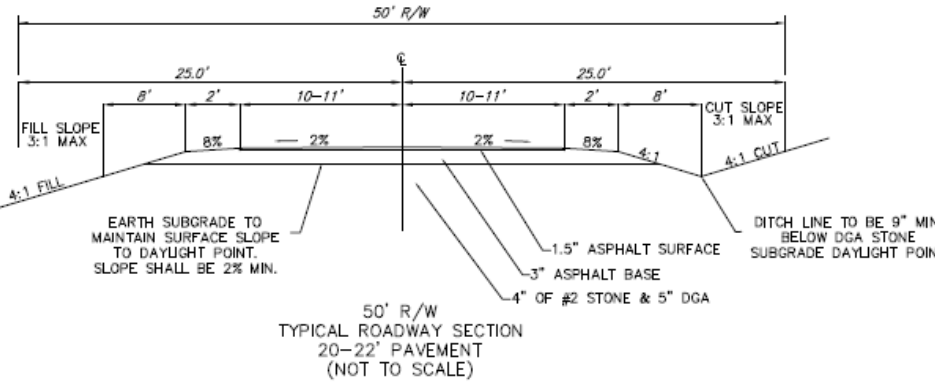
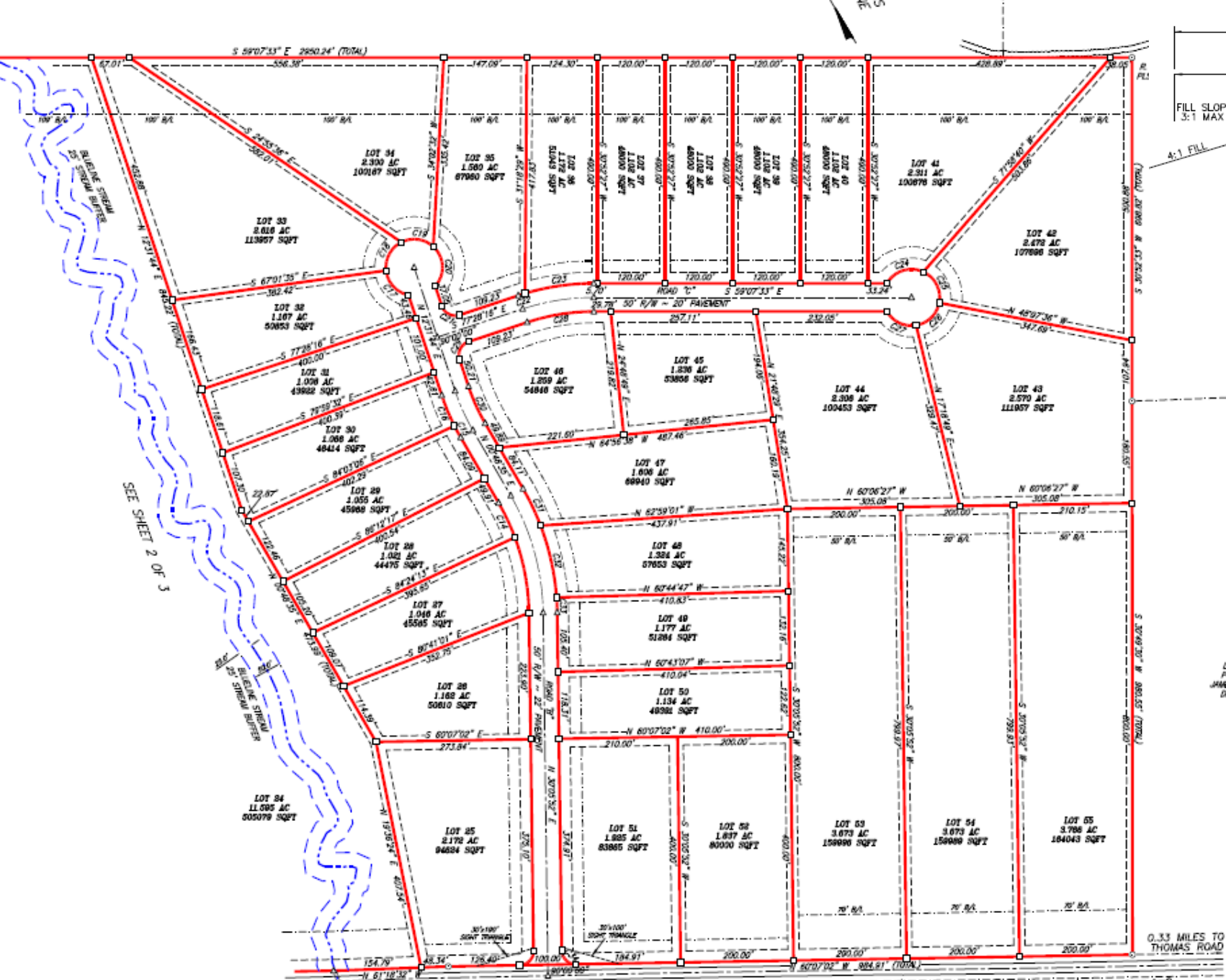


LOTS 1-23

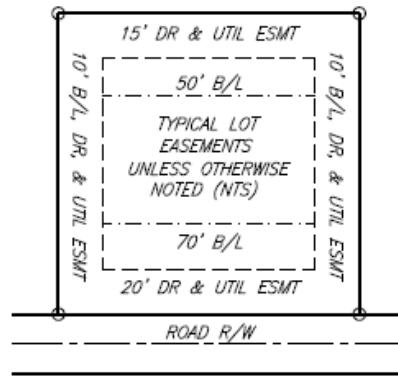


LOT 24





LOTS 25-52



LOT 53-55

FORD HIGHWAY  
40' R/W ~ 18' PAVEMENT



**Engineering Design  
Group, Inc.**

315 South Mulberry Street  
P.O. Box 2484  
Elizabethtown, KY 42701  
Voice: (270) 769-1436  
Fax: (270) 765-9908

Michael P. Billings, PE, PLS  
Ellis W. Raine  
Warren Clifford, PE, PLS  
Celise Mercer

Engineering  
Land Surveying  
Site Design

Email

[mbillings@engdesgrp.com](mailto:mbillings@engdesgrp.com)  
[eraine@engdesgrp.com](mailto:eraine@engdesgrp.com)  
[wclifford@engdesgrp.com](mailto:wclifford@engdesgrp.com)  
[cmrcer@engdesgrp.com](mailto:cmrcer@engdesgrp.com)

27 November 2024

Hardin County Water District No. 2  
Attn: Nick Smith  
P.O. Box 970  
Elizabethtown KY 42702-0970

Re: Water System Analysis  
Olde Farm Subdivision (55 Single Family Lots)  
Hardin County, Kentucky

Nick:

Proposed single family residential subdivision is located on the north side of Ford Highway approximately 3000 feet west of its intersection with Mack Thomas Road in Hardin County. Proposed subdivision consists of two streets off Ford Highway. Each street will have a separate connection to the existing water line. The separate connections will be referred to as Section 1 and Section 2. Area is serviced by the Valley Creek Tank at an overflow elevation of 1150. Existing water distribution system and proposed Olde Farm Subdivision layout are shown on Exhibit No. 1.

Hydraulic analysis was performed on the system utilizing PIPE2016. A 105 GPM peak demand for 55 single-family residents was distributed throughout the subdivision (see Exhibit No. 2). The model indicates that the proposed 6-inch diameter water line extensions can easily supply anticipated peak demand and maintain pressures greater than 30 PSI throughout the system. Flow pressures within the proposed subdivision are greater than 90 PSI under peak demand. This meets the Division of Water (DOW) requirements for peak demand water system operation.

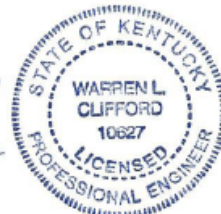
DOW further requires that the water system be capable of producing a flushing velocity of 2.5 FPS for a line extension, while maintaining pressures greater than 20 PSI throughout the system. For both sections, under required flushing flow rate of 221 GPM at the most remote and highest elevation point from the Ford Highway, pressures within the entire system are greater than the DOW minimum of 20 PSI (See Exhibit Nos. 3 & 4). Flow pressures within the proposed subdivision are at 60 PSI or greater under flushing demand.

For fire flow demand, the model indicated that 355 GPM can be delivered to the most remote point in Section 1 with the entire system maintaining pressures of 20 PSI or greater. Further, the model indicated that 350 GPM could be delivered to the most remote point in Section 2 with the entire system maintaining pressures of 20 PSI or greater. These flowrates meet Kentucky DOW requirements for a fire protection system; therefore, fire hydrants can be placed with the subdivision (See Exhibit Nos. 5 & 6).

Let me know if you have any questions or concerns, please call me at (270) 769-1436.

Respectfully,

Warren L. Clifford  
KY PE# 10627





**PRELIMINARY PLAT**

Staff Review Comments  
12/10/2024

**Subdivision Name:** THE OLDE FARM

Owner: Robert Crowe Family Trust  
Engineer: Lynch Land Surveying

**Location:** Ford Highway PVA Map Parcel Number: 266-00-00-012

**Lot Design:** OPEN SPACE DESIGN SUBDIVISION

Total Acres: 100.528    Lot Area:                    R/W Area:  
Proposed Number of lots: 55  
Average Lot Size: 1.827 acres  
Range of Lot Size: 1.000 acres to 11.595 acres

**Land Use:** Property is vacant outside of a barn to be removed and being used for agricultural activities

**Land Use Group:** Rural Area

**Planning Area:** East Hardin (#21)

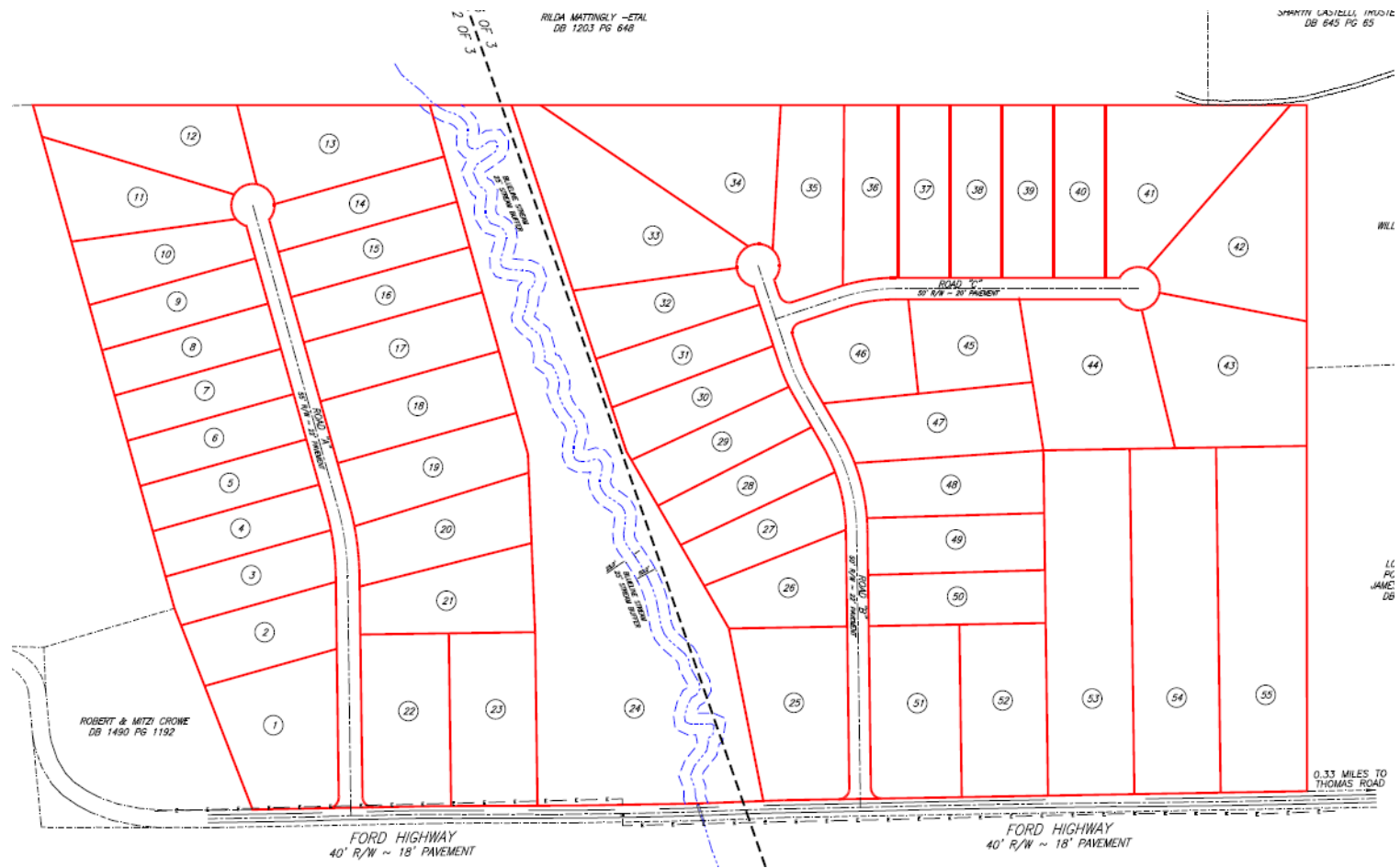
**Zoning:** Rural Residential (R-2)

**Adjoining Properties:**

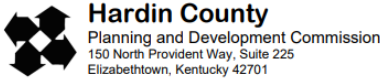
North: Mattingly (A-1) and Dunn (R-2)  
South: Boyd AI LLC (R-2), Davis (R-2), Britain (R-2), Reed (R-2)  
East: Shellenberger (R-2) and Kerr (R-2)  
West: Dixon (R-2) and Crowe (R-2)

**Government Services & Utilities**

Access Road: Ford Highway County Maintained – 40’ R/W, 18’ paved  
Water: Hardin County Water District #2  
Electric: Nolin RECC  
Schools: Elementary- Lincoln Trail; Middle School- East Hardin; High School- Central  
Fire Department: Valley Creek Fire Department



# Subdivision Regulations, Design and Improvement Standards of Hardin County, Kentucky



Planning Commission Adopted 09/15/2015

## 1-4 Exceptions, And Waiver Of Conditions

When the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these Subdivision Regulations and/or the purpose of these Subdivision Regulations may be served to a greater extent by an alternative proposal, it may approve exceptions and a waiver of conditions to these Subdivision Regulations so that substantial justice may be done and the public interest served. The exception or waiver of conditions shall not have the effect of nullifying the intent and purpose of these Subdivision Regulations.

- A. The Planning Commission shall not approve exceptions or waiver of conditions unless it shall make findings based upon the evidence presented to it that:
1. The granting of the exception or waiver of conditions will not be detrimental to the public safety, health, or welfare or injurious to other property;
  2. Because of the particular physical surroundings, shape, or topographical conditions of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict application of these Subdivision Regulations is carried out;
  3. The condition upon which the request is based was not caused by a willful action by the property owner subsequent to the adoption of the Subdivision Regulations, or;
  4. The relief sought will not in any manner vary the provisions of the Zoning Regulations, Comprehensive Plan, or official map, except that those documents may be amended in the manner prescribed by law.

The Planning Commission may also consider other factors it may deem relevant in rendering its decision

---

## Article 4 – Improvement and Design Standards

### 4-1 The Requirements and Standards for Subdivision Development

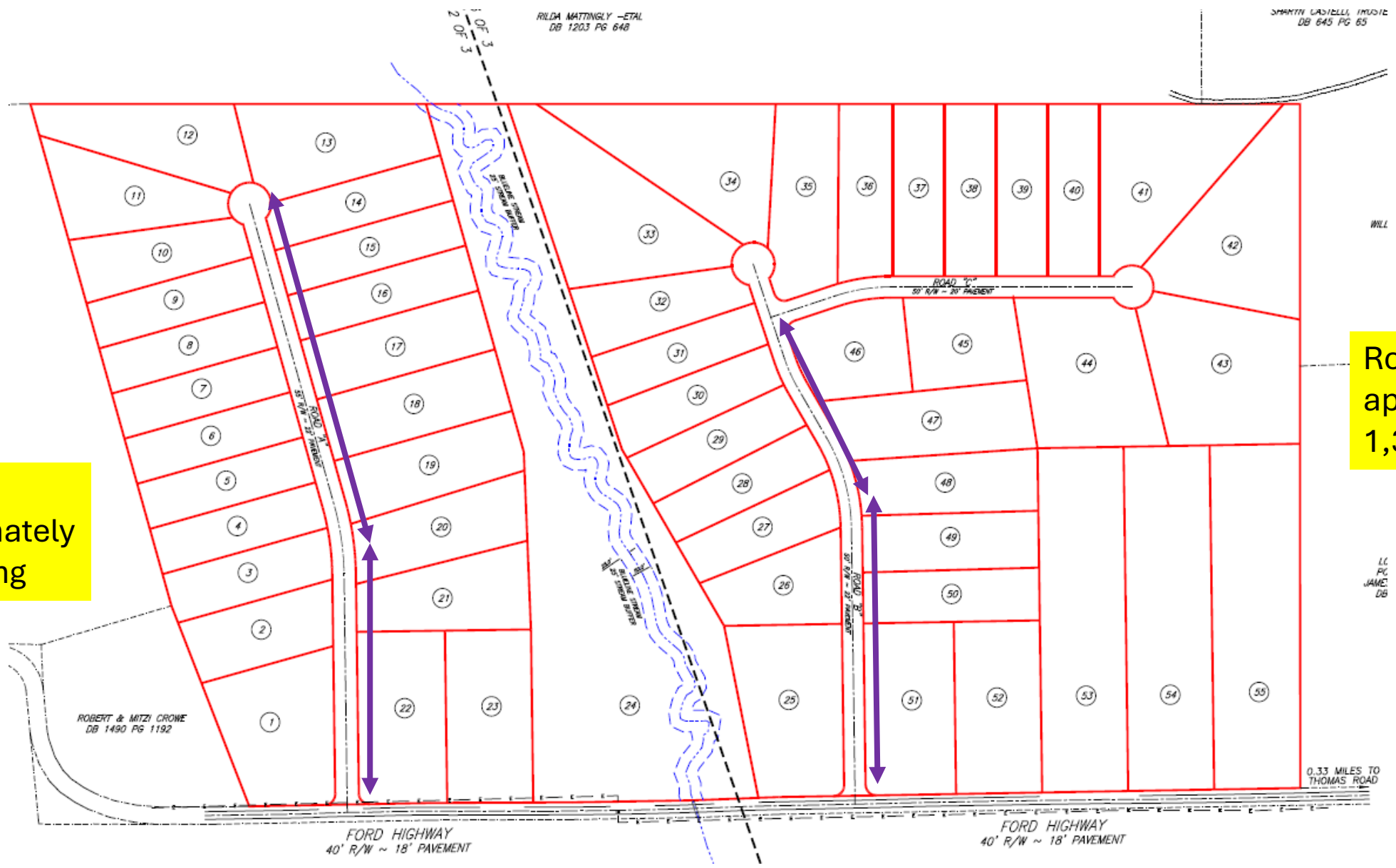
**F. Block and Lot Standards.** Subdivision blocks and lots shall conform to the following standards.

5. Blocks shall not be greater than 1,100 feet long.



Road A is approximately 1,495' long

Road B is approximately 1,380' long



# MOTION

I make a motion to Conditionally Approve the Preliminary Plat of The Olde Farm:

- Pending correction of the 40 items listed in the Staff Review Comments.
- With the necessary waivers from block length (Subdivision Regulations 4-1(F)5

