

MEMORANDUM OF INTENT

TO: Christian County School Board,

FROM: K5 Properties, LLC

RE: Upgrade of existing lift station and use/installation of sewer lines

PROPERTY: 4526 Lafayette Road, Hopkinsville, KY 42240; and,
4574 Lafayette Road, Hopkinsville, KY 42240.

Dear Above Referenced,

Please accept this draft as K5 Properties, LLC's memorandum of intent regarding the above noted matters. Toward that end, please note the following numeric details:

1. K5 Properties, LLC ("We" or "Our" hereinafter) currently owns the above referenced property via a deed from George Atkins, Jr., et al, of record at deed book 567, page 433, Clerk's Office of Christian County;
2. We have submitted plans to the City of Hopkinsville, Kentucky ("City" hereinafter) for the construction of a multifamily development with certain sewer requirements being necessary for completion. To our knowledge, all parties are aware of the development and its location;
3. The Christian County Board of Education agrees and approves to accept the additional flow/Capacity/I&I/Ownership/Operation/Maintenance of sanitary sewer through their existing line as described. The increase in sanitary sewer generated by our property shall flow through the existing manhole located along Jerry Claiborne Way at 36°49'00.4"N 87°30'04.4"W owned by the City of Hopkinsville as well as the through the existing ~770 linear feet of 8" PVC gravity sewer main owned by the board. From the manhole at 36°49'00.4"N 87°30'04.4"W, traveling north ~330LF to the manhole at 36°49'03.7"N 87°30'04.2"W, traveling northwest ~90LF to the manhole located at 36°49'04.4"N 87°30'04.7"W and finally traveling northwest ~350LF to the sewer pump station located at 36°49'07.1"N 87°30'07.5"W owned by HWEA. All sewer system plans must be approved by HWEA and all sewer lines, manholes, and pump station work must be installed per HWEA standards. Reference attached Exhibit S1 for sewer line ownership and maintenance.
4. We have been in negotiations with the parties and have reached a point where certain matters need to be reduced to writing to grant the necessary rights to install our sewer lines;
5. Toward that end, we propose the following, and request that the parties noted sign this "Memorandum of Intent" prior to our moving forward with our development as it relates to the sewer lines and our obligations for same:

i. Our engineer shall demonstrate the current lines owned by the City and the board shall have adequate capacity to transport the current and anticipated peak flow to the WWTP and that the portion of the sewer system used by the connection shall not be subject to excessive infiltration or excessive inflow.

ii. The Board will grant us, our successors and assigns, a temporary access over their properties to complete the task of installing our lines and connecting to their lines;

iii. We will upgrade an existing Lift Station at our expense to accommodate the additional sewage that will flow through the lines of the other parties; and,

iv. Upon our completion and all approvals of the matters herein recited HWEAs to accept the additional flow to their WWTP and accept ownership and maintenance responsibilities of new sewer lines after approved installation. At which time we will have no ownership interests in the lines or the property subject to the temporary access.

6. We ask that all parties sign this document, or suggest changes toward a final draft, after which the temporary easement or license should be drafted by the parties and recorded in the Clerk's Office of Christian County. We have attached sample drafts of the documents as examples only of what we propose; and ask that the parties note any changes that they require. We also welcome the parties to obtain their own drafts through their respective counsel.

7. Upon this document being executed we will proceed with the matters noted.

This _____ day of _____, 2024.

K5 Properties, LLC

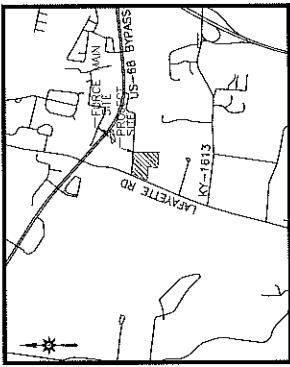
Christian County School Board

FLATS AT HOPKINSVILLE — SEWER PLANS
HOPKINSVILLE, KENTUCKY

MARCH 2024

INDEX OF DRAWINGS

COVER	SEWER PLAN
C-7	SANITARY SEWER PLAN
C-8	SANITARY SEWER PROFILES
C-9	SANITARY SEWER PROFILES
C-10	SANITARY SEWER PROFILES
S-1	HWEA SANITARY SEWER DETAILS



OWNER/DEVELOPER
BARROW DEVELOPMENT, LLC
Contact: Landon Barrow
315 Robert O. Miller Rd.
Murray, Kentucky 42071
(270) 293-8705

ENGINEER

GEISLER DOMIGAN ENGINEER, PLLC
Contact: Mary Geisler Domigan, P.E.
2297 Shannon Road
Paris, Kentucky 40361
(859) 494-4540

GEISLER DOMIGAN ENGINEERS, PLLC
PARIS, KY



NOTE:

1. CONTRACTOR IS TO MANDATE FLOW IN THE SANITARY SEWER LINES DURING THE CONSTRUCTION PROCESS.
2. ANY CHANGE FROM THE APPROVED PLANS REQUIRES NOTIFICATION OF THE PROJECT MANAGER AND WILL SEEK APPROVAL FROM THE AUTHORITY TO OPERATE.
3. CONTRACTOR IS TO ENSURE THAT THE WORK IS CONDUCTED IN A PROFESSIONAL, STUB-OUT DETAIL, TYPICAL PIPE INSTALLATION INTO EXISTING DRAINS, SERVING BUILDING, BACHEL, AND TYPICAL BUILDING SEWER INSTALLATION DETAIL. SEE DETAILS SHOWN IN FIGURE 35, UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER PIPES SHALL BE SCHEDULE 35, UNLESS SPECIFIED.
5. ALL EXCAVATIONS SHOULD ADHERE TO APPLICABLE CODES, SUCH AS:
 6. COORDINATE WITH ARCHITECTURAL PLANS AND PLUMBING PLANS

The map displays a coastal region with several land parcels outlined in black. Four parcels are specifically highlighted with callouts and labeled:

- HHI #1**: Located in the upper right, this parcel has coordinates X = -440803.15 and Y = 348176.39.
- HHI #2**: Located in the middle left, this parcel has coordinates X = -440792.30 and Y = 348168.00.
- HHI #3**: Located in the lower center, this parcel has coordinates X = -440795.62 and Y = 348172.56.
- HHI #4**: Located in the lower right, this parcel has coordinates X = -440797.38 and Y = 348175.00.

The map also features a network of roads, some labeled with names like "Main St", "Highway 101", and "Crescent Beach". There are several bodies of water, including "Crescent Beach" and "Pacific Ocean". A small red dot is located near the bottom center of the map.

SANITARY SEWER PLAN AND PROFILE

SCALE: 1" = 5'	DATE DRAWN: 2023	REVISIONS:
JOB NO.: 23-0109	DESIGNED BY: MJD	NO.: DATE:
DB DRAWN: MJD	CHECKED: MJD	
QC'd:		
OWNER APPROVAL:		
BY: _____		
TITLE: _____		

DRAWING:
C-7
OF 11



ITY OF HOPKINSVILLE, KENTUCKY
DEED BOOK 681 PAGE 437
TRACT II

JOURNAL OF POLYMER SCIENCE: PART A

OWNER APPROVAL:
BY: _____
TITLE: _____

REVISIONS:
NO.: DATE _____

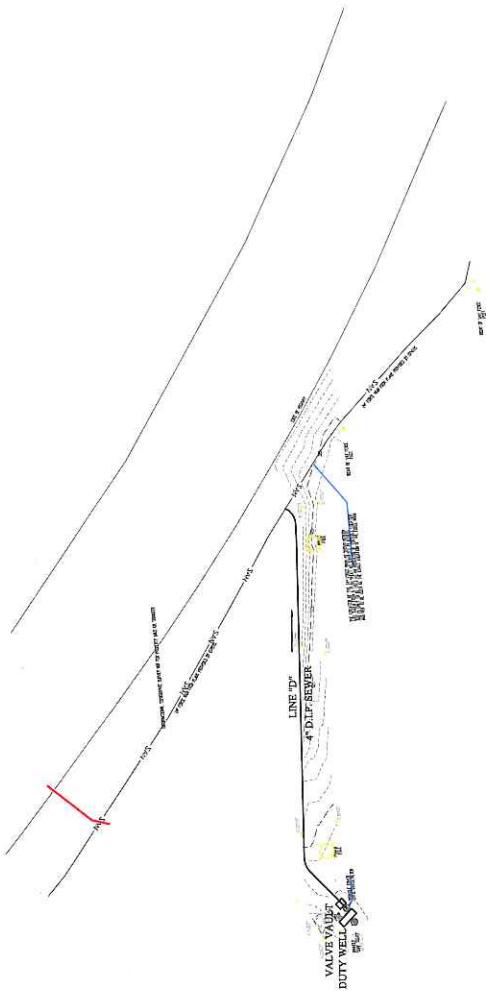
GEISLER DOMIGAN ENGINEERS, PLLC
2297 SHANNON ROAD
PARTS, KENTUCKY 40361
(859) 494-4540

SANITARY SEWER PLAN AND PROFILE

THE FLATS OF HOPKINSVILLE
HOPKINSVILLE, KY

DRAWING: C-8
OF 14

- NOTE:**
1. ALL SANITARY SEWER LATERALS CONNECTIONS TO A BUILDING.
 2. ANY CHANGE FROM THE APPROVED PLANS REQUIRES NOTIFICATION DURING THE CONSTRUCTION PROCESS.
 3. ALL SANITARY SEWER FORCE MAINS PIPS SHALL BE SCHEDULE 40, UNLESS OTHERWISE NOTED.
 4. ALL EXCAVATIONS SHOULD ADHERE TO APPLICABLE CODES SUCH AS ORIA.
 5. COORDINATE WITH ARCHITECTURAL PLANS AND TIMELINE PLANS.
 6. REFER TO SHEET C-1A-5 FOR LINEA DETAILS FOR SEWAGE PUMPING STATION.
 7. CONTRACTOR TO PROTECT AND NOT DISTURB EXISTING SPLITTNG MANHOLE THAT IS AT BEGINNING OF EXISTING SEWAGE PUMPING STATION PUMP TO EXISTING DUTY WELL AND EXISTING OVERFLOW WET WELL.
 8. CONTRACTOR TO ABANDON EXISTING OVERFLOW WET WELL.
 9. CONTRACTOR TO COORDINATE WITH LINEA REGARDING DISCONNECTION OF CONNECTION AND TO EITHER ABANDON OR REMOVE THIS DRAFTING OVERFLOW WET WELL.
 10. CONTRACTOR TO COORDINATE MODIFICATIONS OF EXISTING DUTY WELL, WITHIN A 10' DIAMETER, WHICH INCLUDES THE REPLACEMENT OF ITS SEWAGE PUMPS WITH NEW GRUNBERG PUMPS AND NEW SPINDS TO DUE TO INCHES.
 11. CONTRACTOR TO INSTALL NEW PRE-CAST VALVE VULT.
 12. CONTRACTOR TO COORDINATE WITH LINEA REGARDING DISCONNECTION OF EXISTING DUTY WELL.
 13. CONTRACTOR TO COORDINATE WITH LINEA REGARDING DISCONNECTION OF EXISTING DUTY WELL.
 14. CONTRACTOR TO COORDINATE WITH LINEA REGARDING DISCONNECTION OF EXISTING DUTY WELL.
 15. CONTRACTOR TO COORDINATE WITH LINEA REGARDING DISCONNECTION OF EXISTING DUTY WELL.
 16. CONTRACTOR TO INSTALL NEW PRE-CAST VALVE VULT.
 17. CONTRACTOR TO COORDINATE WITH LINEA REGARDING DISCONNECTION OF EXISTING DUTY WELL.
 18. CONTRACTOR TO COORDINATE WITH LINEA REGARDING DISCONNECTION OF EXISTING DUTY WELL.
 19. CONTRACTOR TO FIELD VERIFY THE PRECISE LOCATIONS OF THE EXISTING PIPE, STATION, GAGES, ETC., SUCH AS THE SPLITTNG AND VALVE, EXISTING PUMPS, ETC., AND TO FIELD VERIFY THE PRECISE LOCATIONS OF THE STRUCTURES IDENTIFIED ON THE DRAWINGS FOR THE PROJECT. IF THE CONTRACTOR FINDS ANYTHING DEVIATE FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE BUILDER IMMEDIATELY.



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DRAWN: MHD
CHECKED: MHD
OCC: C

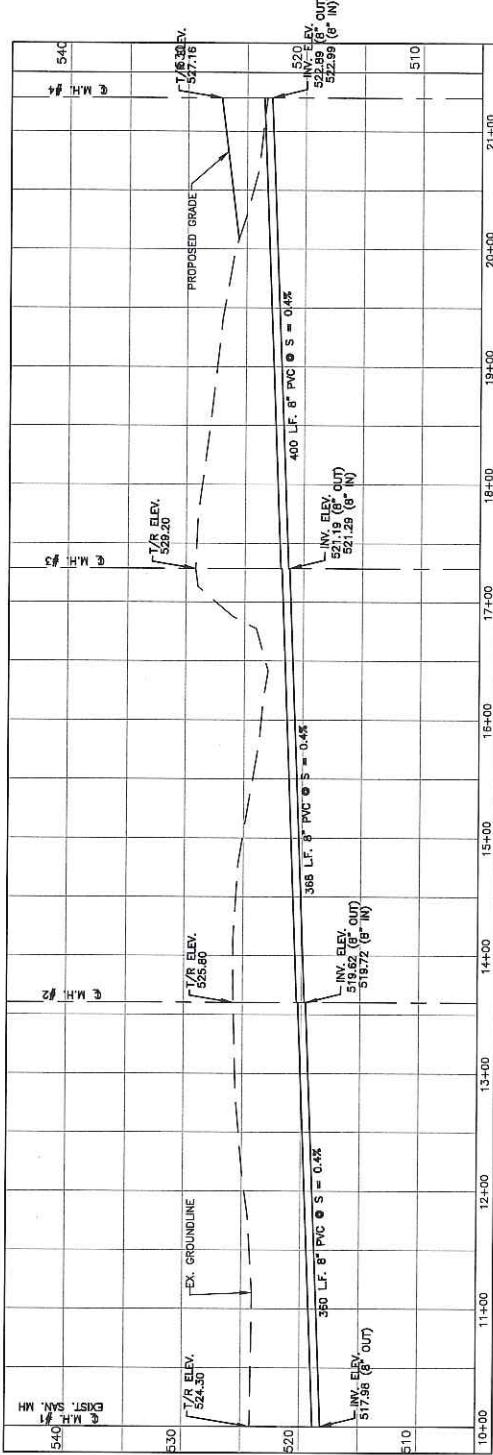
OWNER APPROVAL:
BY: _____
TITLE: _____
REVISIONS:
NO: _____ DATE: _____



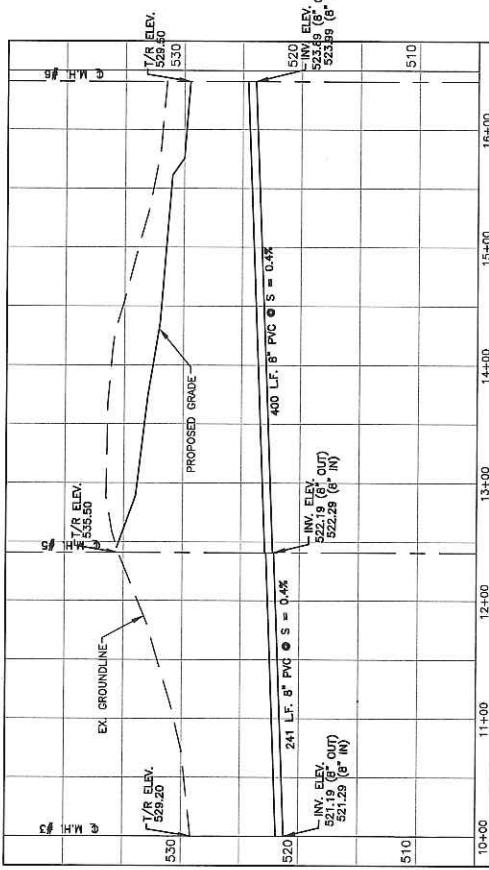
SCALE: 1"-50'
0' 50' 100'
50' 100'

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(859) 494-4540

SANITARY SEWER PROFILES
THE FLATS OF HOPKINSVILLE
HOPKINSVILLE, KY



LINE "A"



LINE "B"

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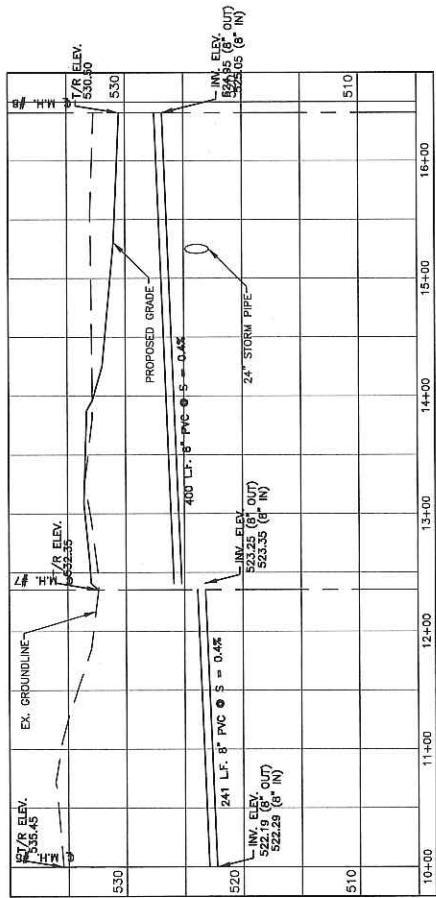
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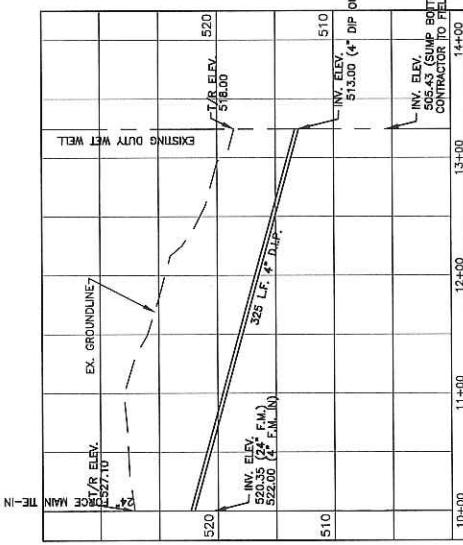
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SANTARY SEWER PROFILES
THE PLATS OF HOPKINSVILLE
HOPKINSVILLE, KY

DRAWING: C-10
OF 12



LINE "C"



LINE "D"



UTILITY AND EASEMENT NOTE

This drawing is for the sole use of the owner or contractor by whom it was prepared. Any person who has a copy of this drawing is advised to consult the original drawing for the most recent information. The original drawing is the property of the engineer or architect and is to be returned to him upon completion of the work or project for which it was prepared.

REVISIONS:

NO.:

DATE:

Kentucky 811
Dial 811 for Buried Line
& Cable Locations

SCALE: 1" = 50' HORIZONTAL
SCALE: 1" = 5' VERTICAL

