

SANITARY SEWER CORRIDOR SURVEY AND EASEMENT/LAND AQUITION EXHIBIT DEVELOPMENT Future North Elkhorn Sanitary Pump Station Complex

July 25, 2025

In 2023, the Lexington-Fayette Urban County Government (LFUCG) Planning Commission recommended a 2,833-acre expansion to the existing Urban Service Boundary (USB). Five (5) areas were recommended for development that would require construction of public sanitary sewers. Area 2 is the focus of this scope of services because much of the core sanitary sewer infrastructure benefits existing customers.

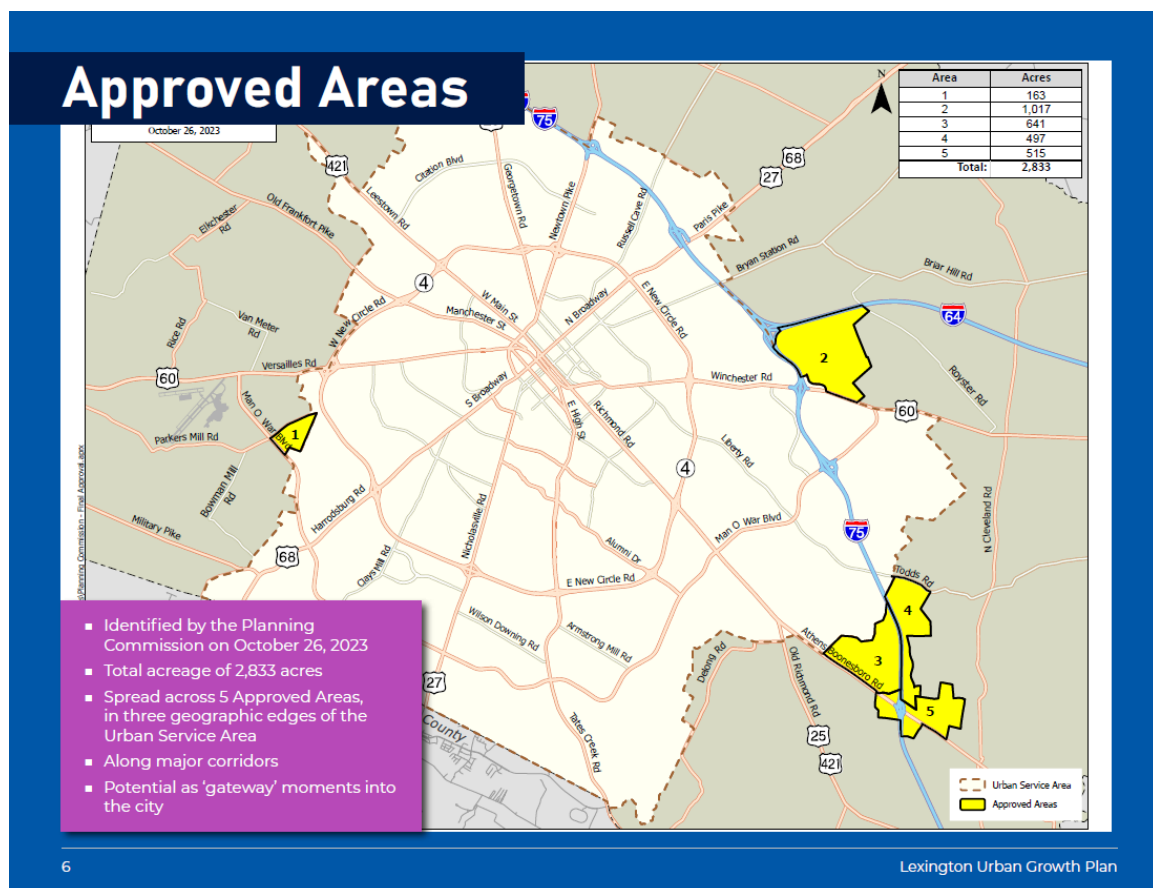


Figure 1

The timely construction of core sanitary sewer infrastructure in portions of Area 2 is of critical importance to the LFUCG Division of Water Quality (DWQ) because that infrastructure is a viable, long-term solution to different infrastructure improvements currently required by the Consent Decree. DWQ intends to design and construct the infrastructure needed to meet its Consent Decree obligation while at the same time, recovering all costs associated with providing additional capacity for new development.

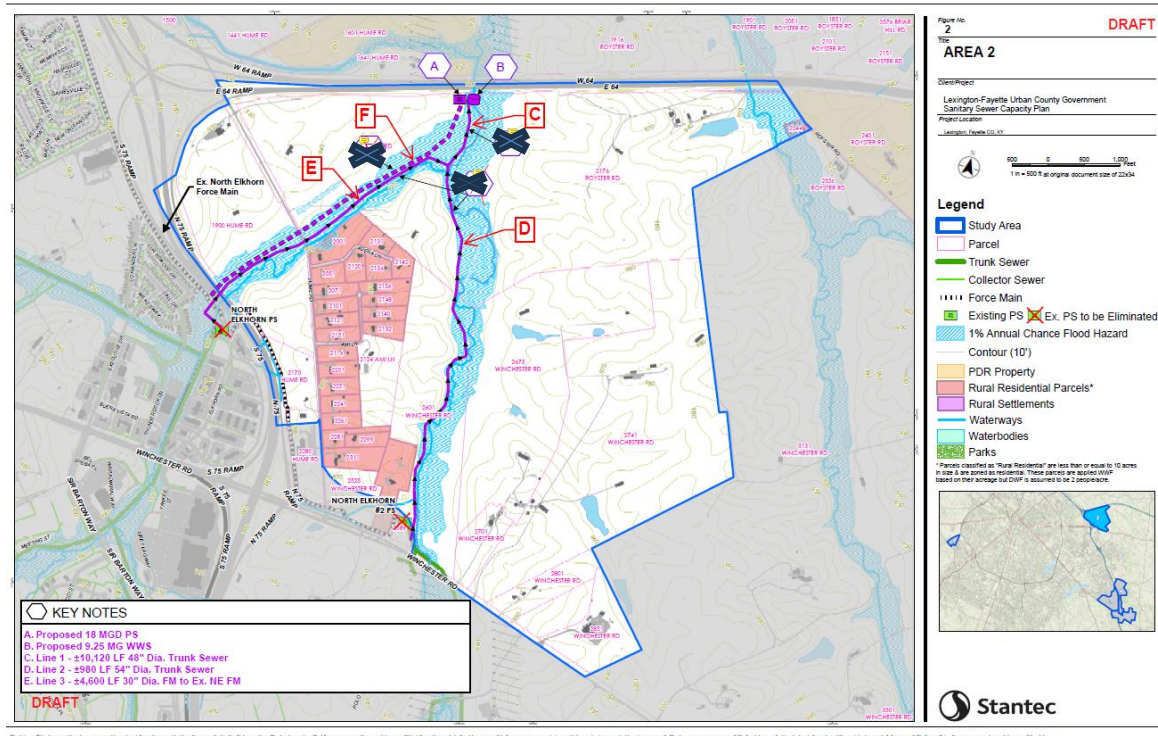


Figure 2

The planning level layout of the sanitary sewer system serving Area 2 is shown in Figure 2. The Division of Water Quality's near-term focus is on the following core infrastructure:

- 18 MGD Pumping Station
- 10 MG Wet Weather Storage
- Line C – approximately 980 LF of 54-inch gravity sewer
- Line E – approximately 4000 LF of 48-inch gravity sewer
- Line F – approximately 5,000 LF of 30-inch force main sewer

Line D, while significant to the overall sewer layout for Area 2, is not a component of this scope of work because its outcome has no direct impact on Consent Decree compliance.

Scope of Work

This is not a 100% design effort. This is comparable to a 30% design effort that facilitates DWQ in acquiring the easements and fee simple land needed prior to initiating full design.

Survey

The deliverable for the survey effort will be parcel-by-parcel exhibits, (aerial overlays?), metes and bounds written legal descriptions, and/or partial acquisition plats suitable for negotiating, acquiring, and recording easements or subdividing tracts for the fee-simple acquisition of land. Parcel ownership identification along with level and boundary survey

field work will be required to provide those deliverables. The selected consultant must establish direct contact with each parcel owner before initiating field work.

Utility and Existing Right of Way Conflicts

Existing utility conflict identification should be a fundamental component of the survey work. All deliverable exhibits should clearly identify all recorded easements and dedicated right of way located on each parcel. The selected consultant should also make sufficient efforts in locating unrecorded utility infrastructure by either 1) contacting local potable water and natural gas (electric?) providers or 2) interviewing the parcel owners about the potential for unmapped utilities within the target sanitary sewer corridor.

Floodplains and Floodways

All FEMA mapped floodplains and floodways should clearly be delineated on the exhibits.

Deliverables

Referring to the conceptual layout shown in Figure 2, the Division of Water Quality's standard for this project is as follows:

- All gravity sewer and force main easements have a temporary construction width of 50 feet and a permanent easement width of 30 feet. No more than 20% of the easement area should consist of floodplains or floodways. The described easement area should allow for the construction of pipelines and manholes that meet Ten States Standards Paragraph 36 - Sewers in Relation to Streams.
- The proposed pump station and wet weather storage parcel should be a minimum of 7.0 acres located 100% outside the floodplain and floodway. No boundary should be less than 450 linear feet in length. The subdivided parcel area should allow for the construction a pump station complex that meets Ten States Standards Paragraph 41.1 and 41.2.
- A 20-foot-wide ingress and egress easement along the I-64 right of way, located on the 1941 Hume Road parcel.

The division anticipates a sanitary sewer corridor requiring easements on the following parcels.

PVA PARCEL ID NUMBER	ADDRESS
27126200	1941 Hume Road*
22442401	1900 Hume Road

*Pump Station ingress and egress easement also needed

Parcels at 2180 Call Drive and 2201 Elkhorn Road are also impacted by the projected pipe alignment but are already owned by the Lexington-Fayette Urban County Government. Those parcels will not require exhibits at this time.

The pump station parcel is expected to be located 100% within the 1941 Hume Road parcel.

Meetings

One project kickoff and one 90% completion meeting should be expected. During the course of the project, informal technical and public outreach advice or direction may be necessary.

The division's property acquisition technical advisor for this project is Elizabeth Sebren. Liz will provide functional guidance, as needed, in the preparation of the exhibits and descriptions that Lexington needs to complete the acquisition phase (that phase not part of this scope).

esebren@lexingtonky.gov

The division's project manager is Charles Martin. Charlie will provide public communication and infrastructure alignment guidance as requested.

chmartin@lexingtonky.gov

Project Schedule

Voluntary Pre-Proposal Meeting

Notice of Award

Submission of Deliverables

See advertisement

No later than October 9, 2025

No later than March 2, 2026

