

Worcester County Department of Public Works
Water and Wastewater Division
Lewis Road Gravity Sewer and Pump Station Design
Response to Questions
October 7, 2021

The following questions were generated related to the Lewis Road Gravity Sewer and Pump Station Design:

1. There is a stormwater swale between Lewis Road and where quite possibly the lift station will be constructed (on the other side of stormwater swale). Should a culvert crossing be constructed to provide dedicated access since a generator will also be installed alongside the lift station?
 - a. We would consider this a component of the pump station design
2. Should the stand-by generator have battery backup in case of prolonged power outage?
 - a. A battery back-up is required to power the pump station controls between the time the power goes out until the generator power is in available.
3. Can the Department of Public Works obtain any available records or plans of the septic fields from the Department of Health and make them available for use on this project?
 - a. In discussions with the Department of Environmental Programs, this information is available at their office and can be provided to the consultant during the design.
4. It is our understanding that an easement plat has to be prepared by the consultant for constructing the lift station. Is the consultant also expected to assist the County in negotiating the easement with the concerned property owner and later recording it?
 - a. The only assistance needed for the pump station acquisition is preparation of the plat.
5. Should the topographic survey locate the laterals to the septic fields to be abandoned? Due to the age of properties, this information may be difficult to identify during the design phase. Therefore, should the Contractor be required to locate the sewer laterals during construction and make the required field adjustments (with Engineer approval) to the new cleanouts for connection?
 - a. A preliminary location can be taken from information available in the Department of Environmental Programs. The contractor will need to make the physical location during construction.
6. Can the septic fields be abandoned in place after disconnecting from the sewer laterals?
 - a. Yes, they can be crushed and filled in place

7. During the pre-proposal meeting on September 28th, it was mentioned that the consultant will provide daily construction inspection. There was also a reference to Add Alternative. What is the Add Alternative for?
 - a. The add alternative is the cost proposal (hourly rate) to provide the daily inspection services
 - b. There is also an add alternate to design a new force main if the existing main is determined to be unsuitable
8. Can the Department of Public Work remove the trees in the utility easement where existing 4" PS terminates? This will also enable the drilling rig to access the area to take soil borings.
 - a. Since the pump station site has not been confirmed, efforts to clear the site for soil investigation is not within the scope of the consultant.
9. Are borings required at the pump station or manhole locations for geotechnical information?
 - a. Borings are required at the pump station but not along the gravity sewer main pathway.
10. Where is the nearest SCADA tower that the pump station will connect to?
 - a. On the Landings Water Tower which is shown and labeled on sheet C1.1

Clarifications from Pre-Bid Meeting & Site Visit on 9/28/21

11. The existing electrical service on Lewis Road appears to be single phase. The scope of work does not include upgrading the service to three phase. Design of electrical components and equipment specified shall be appropriate to the existing electrical service.
12. The easement for the existing force main is attached.
13. Design services shall include a SCADA antennae survey to determine the appropriate proposed antennae height for the lift station to communicate with the County's existing SCADA system.
14. The County will send letters to residents and property owners along Lewis Road alerting them to the presence of survey design work taking place on their property prior to consultant staff conducting site visits.

WORCESTER COUNTY DEPARTMENT OF PUBLIC WORKS

UTILITY EASEMENT

THIS UTILITY EASEMENT, made this 9th day of February, 2005, between VIOLET ROUNDS hereinafter called ("Grantor") and the COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, hereinafter called ("Grantee").

WHEREAS, Grantor is the owner of land located in Worcester County, Maryland, described as: Parcel 138 on tax map 33 on the eastern side of Lewis Road approximately one-half mile north of the intersection of Lewis Road with Stephen Decatur Highway (State Route 611), recorded as deed reference F.W.H 565/80 and;

WHEREAS, Grantee is the governing body of the Landings Service Area pursuant to the Public Works Article of the Code of Public Local Laws of Worcester County, Maryland; and

WHEREAS, the parties have agreed upon a Utility Easement benefiting Grantee crossing the lands of the Grantor, therein before referred to; and

NOW, THEREFORE, this Utility Easement WITNESSETH:

In consideration of the sum of Five Hundred Dollars (\$500.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants unto Grantee a perpetual easement over, across and through the lands of the respective Grantor as more particularly shown on drawings entitled *UTILITY EASEMENT* number *EX-1* as prepared by George, Miles and Buhr, LLC dated January, 2005 (referred to as the "Easement Plats") and recorded together herewith for the following purposes:

1. To install, operate, maintain, add to, relocate and remove sewer and water lines, laterals and mains and/or water lines and other facilities relating thereto, including all necessary accessories and appurtenances, together with the right to enter upon the land for the purpose of performing such installations, operations, maintenances, extensions, relocations or removal. The Grantee shall have the right to dig, grade, plow otherwise disturb the soil upon the property for the purposes hereof and shall have all necessary rights of ingress, egress and regress over the land of the Grantor as required for the enjoyment of the rights granted herein.
2. Grantor agrees not to place any improvements, including trees or other foliage within ten feet (10') of either side of the center line of this Utility Easement and shall not erect any structures or improvements which would in any way interfere with Grantees enjoyment of its rights hereunder.
3. Grantor covenants that it is seized of and has the right to convey the foregoing Utility Easement and its rights and privileges and agrees that Grantee shall have quiet and peaceful possession, use and enjoyment of the aforesaid Utility Easement, rights and privileges and agrees that this Utility Easement shall be binding upon and inure to the benefit of the Grantor and Grantee, their respective heirs, personal representatives, administrators, successors and assigns.

WORCESTER COUNTY CIRCUIT COURT (Land Records) SVH 4356, p. 0346, MSA_CE31_4507
County Commissioners
One West Market St
Snow Hill, MD 21863

FILED
2005 FEB 10 PM 2:50
STEPHEN V. HEE
CLERK OF CL. MORGAN

4. The parties agree that the easement granted in this document shall be described as an underground Easement for sewer and water lines and shall be located on the lands referred to above.

5. It is further agreed that the Grantor shall be provided one water and one sewer connection for the subject property at no cost to the Grantor. These connections shall be subject to the normal rates and charges levied on other service area customers.

WITNESS:

Janet Davis

GRANTOR

Violet Rounds (SEAL)
Violet Rounds

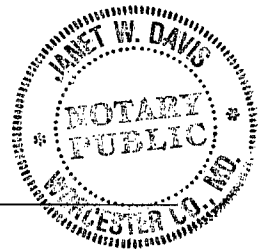
STATE OF MARYLAND

COUNTY OF WORCESTER to wit:

I HEREBY CERTIFY that on this 9th day of February, 2005, before me, the undersigned officer, a Notary Public in and for the State and County aforesaid, personally appeared Violet Rounds, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

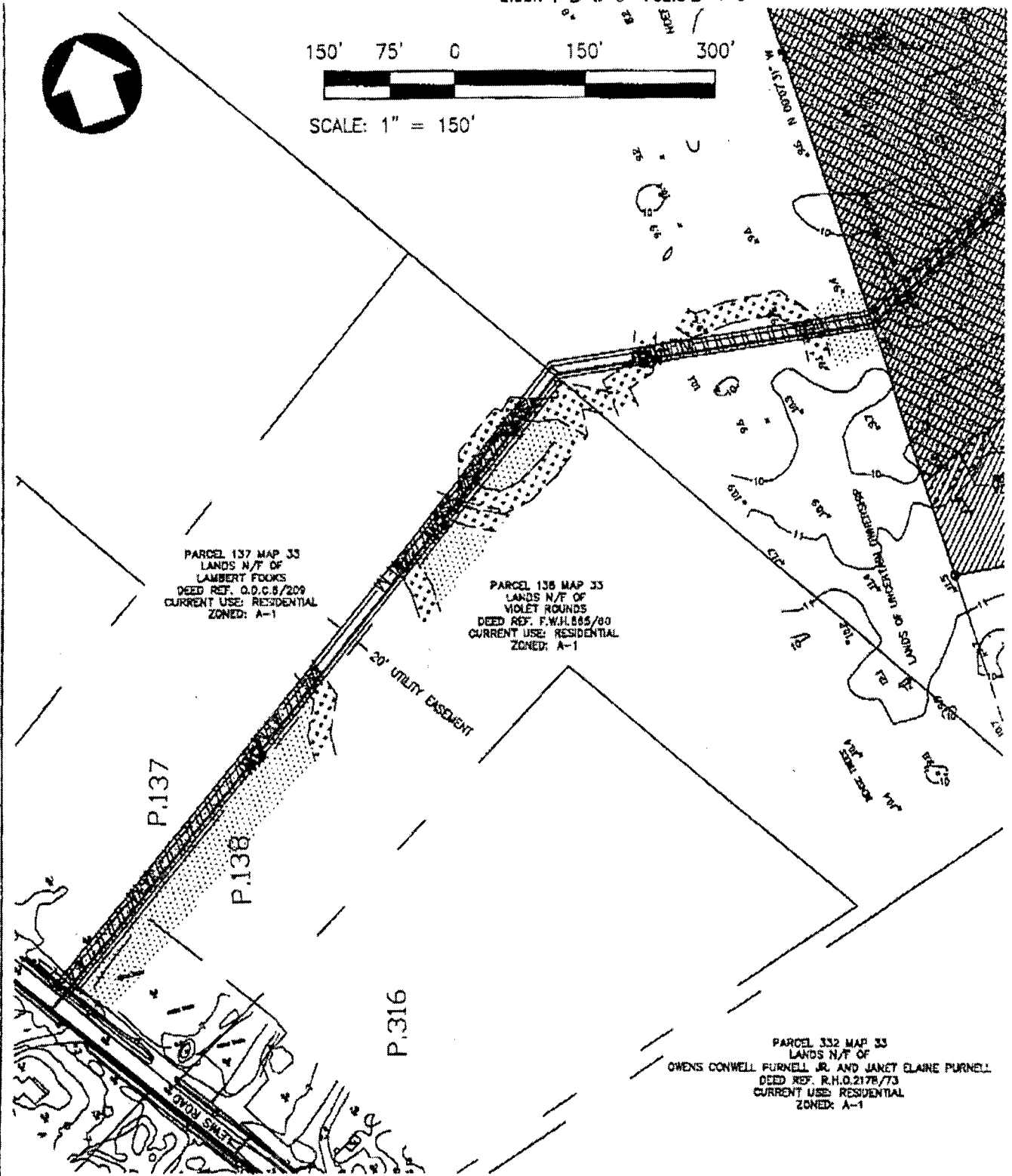
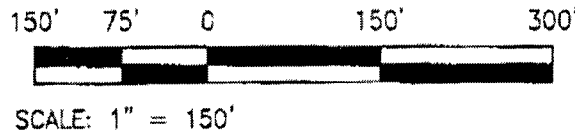
Janet W. Davis
Notary Public



My Commission Expires: 6-1-07

I HEREBY CERTIFY that the foregoing document was prepared by the "Grantee" or it's Attorney, licensed to practice in the State of Maryland.

Edward H. Hammond, Jr.
Edward H. Hammond, Jr., County Attorney



PARCEL 137 MAP 33
LANDS N/F OF
LAMBERT FOOKS
DEED REF. O.D.C.8/209
CURRENT USE: RESIDENTIAL
ZONED: A-1

PARCEL 138 MAP 33
LANDS N/F OF
VIOLET ROUNDS
DEED REF. F.W.H.885/80
CURRENT USE: RESIDENTIAL
ZONED: A-1

PARCEL 332 MAP 33
LANDS N/F OF
OWENS CONWELL FURNELL JR. AND JANET ELAINE FURNELL
DEED REF. R.H.D.2178/73
CURRENT USE: RESIDENTIAL
ZONED: A-1

DRAWN BY: GWS
CK. BY:
JOB NO.: 2003089.00
SCALE: 1"=150'
DATE: JAN 2004

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
BALTIMORE • BALTICORE • LONG BEACH • YORK

**UTILITY
EASEMENT**

EX-1
DRAWING NO.

TOTAL P. 02

FEB 10 2005 The foregoing instrument
filed for record and is accordingly recorded
among the land records of Worcester County,
Maryland.
Richard J. Gules Clerk

WORCESTER COUNTY CIRCUIT COURT (Land Records) SVH 4356, p. 0348, MSA_CE31_4507. Date available 09/16/2005. Printed 10/06/2021.