



**O'NEAL - BOND**  
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**MEMO**

**To:** Nicholson Water & Sewer Association, Inc.  
**From:** Jacob H. Smith, P.E.  
**Subject:** Dreamland Mobile Home Park  
**Date:** December 10, 2013

As per your request, I have spoken with Mr. Bryan Mistich of Damon Engineering concerning Dreamland Mobile Home Park on Emmett Meitzler Rd. As you are aware they would like to get wastewater service for 40 Mobile Homes. They have had the Health Department review the possibility of having an on-site disposal area. I spoke with Mr. Jim Weston of the Health Dept. and he confirmed to me that there was a suitable area that he had found on the site that would be able to support an on-site system. However, if there is centralized sewer available they have to tie into that system. That means that the Health Department is not going to give them permission to do an on-site system unless Nicholson writes a letter stating that they can't serve them.

Mr. Mistich stated that the owner wants to tie into your system, however, they do not want to upgrade the lift station or the force main coming from the lift station. As they presented to you at your last board meeting, they want to put in a large holding tank (20,000 gallons) that would hold the wastewater from the mobile homes during the day and then be pumped out during off-peak hours (early morning). In theory this would work, however, I do not recommend that you follow that course. Typically a mobile home will produce 200-300 gallons per day. Therefore the 40 mobile homes would yield about 12,000 gallons per day. Based on this the 20,000 gallon tank would be sufficient to provide storage during the day. However, there is no way to guarantee that the 40 mobile homes would never produce more than 20,000 gallons in a day, and if the tank needed to be pumped out during peak time then your lift station could not keep up.

Another issue would be the infiltration problems that you have on that side of the railroad tracks. During even small rain events you get a substantial increase in flow due to infiltration in your system. If it were to rain at night during "off-peak" times then the lift station would still be busy keeping up with the extra flow and the Dreamland holding tank pumping out would compound the problem.

I recommended to Mr. Mistich that he provide a cost estimate for what it would cost the owner to install an on-site system. I do not recommend letting them put in the system, but the cost estimate would be useful in negotiating with the developer to share in the cost of the necessary upgrades to the lift station and force main.

I recommend to you that you not allow them to put in the holding tank or the on-site system, but that you ask them to cost share in upgrading your lift station, and more importantly running a larger force main (6") from the lift station across the railroad tracks. The amount of that cost sharing would have to be negotiated with the developer if that is the route that you choose.

I will be glad to discuss it further with you, if you have any questions.