

## PROJECT STATUS REPORT

May 16, 2018

### LAURELWOOD DR. SEWER IMPROVEMENTS

Consulting Engineer Contact Person(s): Bob Escher, Scott Burge

Design Phase for Project

#### General Description of Work Completed To Date:

- Field surveying work is complete
- Topographic work is complete
- Preliminary design is complete and has been submitted to the City for review
- Received copy of existing utility easement from the City for Twin Drive
- Confirmed no existing easements dedicated to the City of Gulfport
- Revising drawings for Twin Drive and Sullivan Lane to show proposed easements
- Met with several residents on 5-19-16 regarding the proposed work on Sullivan Lane – Residents have no interest in receiving any additional services from the City and wish to maintain Sullivan Lane as a private road
- Have provided several residents on Sullivan Lane with copies of the City Ordinance and State Law regarding connections to municipal sewers.
- Have initiated contact with Mrs. James (lives adjacent to Twin Drive) and have provided design drawings and a copy of a drawing showing the proposed temporary and permanent easements needed for construction of the sewer main. Without seeing any information, she did not oppose the concept of constructing the gravity sewer, but she wanted to discuss the matter with her son and daughter.
- Have sent design drawings and a drawing showing the proposed temporary and permanent easements to Mr. Wilson Eaton, who is the neighborhood representative for the Laurelwood Drive area. The easement would actually be encroaching on the property of Donald Lett and Patricia Hackett.
- Have provided a copy of the City Ordinance and a copy of the State Law provided by the City to Mr. Sullivan, who distributed additional copies to other residents.
- Spoke to Mr. Sullivan after he has had time to review the information presented and inquired as to the general feeling of the neighborhood regarding the utility services planned to be provided by the City. He and neighbors remain in opposition to the encroachment of city utilities.
- Provided a copy of the drawings and the proposed easement to Mrs. James, who lives adjacent to Twin Drive. Spoke to Mrs. James several days later, who had reviewed the information and gave it to her son to review. She informed me that her son would be in contact with me. Have no contact information for her son, although after initial discussions, she was not opposed to the idea of the easement and the sewer being provided.
- Looked at another route along Laurelwood Drive to provide sewer without connecting to a manhole to the south of the subdivision. Connecting to the southern manhole would require a 20'-22' cut in the street and along the property line of Mr. Donald Lett. The alternate route considered was to extend the sewer north along the property lines of Mr. Cartee and Mr. Dees to an existing manhole in the cul-de-sac of Whisperwood Drive. This would allow the elevations of the gravity sewer on the easement between the properties to be in the range of 6'-8' deep and on Laurelwood Drive to remain in the range of 10'-12' deep.
- AGR has surveyed the alternate route. Within the area surveyed is a chain-link fence, a hedgerow of azalea bushes, a 28" Water Oak tree and several smaller fruit trees within the rear of Mr. Cartee's property.
- Have discussed the proposed reroute of the sewer for Laurelwood Drive with City representatives. The City representatives have requested that AGR attempt to make contact with the two affected residents to discuss the probability of obtaining the necessary easement.
- Have spoken to Mr. Cartee regarding the proposed easement. He isn't in favor of constructing the sewer at this location but has indicated that he will grant the easement provided he is compensated.
- Have attempted to contact the property owner to the north of Mr. Cartee (i.e., Mr. Ernest Sadler) regarding the City obtaining an easement from him. Left a message on the answering machine. No response as of 7-1-16.

- Have discussed with City representatives, the initial unfavorable response from Mr. Gary James regarding the City obtaining a 25' permanent easement for the purposes of constructing a gravity sewer main for the residents along Twin Drive as well as to his mother's property. Mr. James is the son of the property owner, Mrs. Mary James. The City representatives requested that AGR contact Mr. James to discuss the probability of obtaining a 15' permanent easement.
- Have spoken again to Mr. Gary James regarding the easement adjacent to Twin Drive. Have inquired as to whether or not Mr. James would accept a 15' permanent easement as opposed to the 25' originally requested. He was going to look at the property and discuss the matter with his mother over the weekend. He requested that I contact him again on Tuesday, July 5, 2016.
- Spoke to Mr. James on July 6, 2016 regarding the easement. He informed me that he and his mother would consider it provided they are compensated fair market value for the easements.
- Have discussed with City representatives, the results of my conversations with Mr. Sullivan after he was given a copy of the City of Gulfport Ordinance and a copy of the State Law regarding sewer connections.
- City representative have proposed alternate routes to provide sewer to the residents: One route extending north of O'Neal Road and extending westerly along an existing drainage easement along Flatbranch Creek and possibly obtaining another easement from the property owners to the north of the existing drainage easement (i.e., Forest SAHP, Inc.); The second route is to extend from the south out of the cul-de-sac on Oak Creek Road and along the northern and western boundaries of Mr. Sullivan's property. These two proposed routes are believed to provide a gravity sewer main within 300' of the property lines of the Sullivan Lane residents, who would then be required to connect by City Ordinance.
- Have attempted to contact Mr. Sullivan again to discuss the revised locations for the proposed sewer mains for the Sullivan Lane residents and the probability of obtaining the necessary easements along his northern and western property lines. Left a message on the answering machine. No response as of 7-1-16.
- Made contact with Mr. Sullivan on 7-12-16 regarding the revised easement location. He has concerns about the easement along his northern boundary due to the presence of a work shed. He will discuss the matter with his mother and asked that I contact him next week.
- Survey crew obtained additional elevation information for the northern segment of the revised alignment for Sullivan Lane. Ground elevation at the southern most location of the Sullivan property is lower than the invert of the gravity sewer manhole located on Oak Creek Cove.
- Survey of the revised alignment from the south onto the property owned by Forest SAHP has been completed and CAD work has been initiated.
- Have met with the Sadler's regarding their property and the proposed easements. Mr. Sadler has recently sold his home and is in the process of selling the adjacent lot, which has buildable open space. He would consider allowing the City to obtain an easement in an area other than what was previously proposed.
- AGR has written a letter to the City of Gulfport discussing three options for the sewer layout on Laurelwood Drive and is awaiting a response regarding the selected alternative.
- Spoke to Mr. James regarding the property adjacent to Twin Drive. He informed me that his sister went to the City of Gulfport on two separate occasions to discuss the family's options for subdividing the property. She was supposedly instructed that if the property was subdivided, each property would be required to have a 50' driveway, which would be so restrictive that they would not be allowed to grant the City the requested easement. I attempted to explain that the 50' driveway could probably be a common drive that provided access to each of the properties; however, Mr. James would not reconsider.
- Drafted the new topo for constructing the sewer along the western property boundary along Sullivan Lane. It appears that, depending on how far into the property the City would like to extend the sewer, the amount of cover over the pipe will be minimal. Need to discuss options with the City.
- Provided a hand sketch of extending the gravity sewer to the eastern property line of Sullivan Lane originating at O'Neal Road. As with the west side, extending the sewer to the eastern boundary across the front of the property near the property line will provide little cover over the pipe. Need to have further discussions with the City regarding their selected option for extending the sewer to the Sullivan Lane residents.
- At the bond meeting held on 8-24-16, the following items were discussed with the outcome as described below:
  - Decision was made that AGR would prepare easements necessary for construction the gravity sewer main on the James property located adjacent to Twin Drive. This information would be provided to the City for their legal department to begin acquisition proceedings.

- Decision was made that Option 2 was the selected alternative for providing sewer service to the residents on the west side of Laurelwood Drive. The last manhole would be located within the road right-of-way near the east property line of Mr. Cartee and the flow would be routed to the east and then south between the Lett and Purvis properties connecting to an existing manhole within an easement south of the Lett property. This will result in a depth of cut in the range of 16'-18' between those two properties. AGR will prepare the necessary easements for submission to the City's legal counsel.
- City of Gulfport Director of Engineering will request the Public Works Director prepare and send letters to the residents of Sullivan Lane requiring them to connect to the nearest municipal sewer collection system.
- At the bond meeting held on 9-14-16, the Director of Engineering provided AGR with a legal description for a 30' easement for Sullivan Lane that also allows for the installation of utilities. The Director of Engineering directed AGR to design the gravity sewer in this easement with no additional property intending to be acquired. The City legal department will address having the matter of having the easement rights assigned to the City to move the project forward.
- Provided a draft set of the plans to the Engineering Department for review.
- Incorporate City comments into the plans.
- Provided surveys of the easements proposed to be acquired for the project to the Engineering Department for review.
- Staked the limits of the easements to be acquired on the ground.
- Incorporating revisions to the easement and the design drawings for the Twin Drive area. Will require additional surveying due to differing locations of the adjoining property corners from the neighboring property descriptions.
- Submitted OPC WW profile sheet for Sullivan Lane to HCUA for execution.
- Conference call with property owners resulted in efforts being made to bore (i.e., HDD or jack and bore) the southern segment of the gravity sewer.
- Contact has been made with two HDD contractors regarding the size of the construction easement that will be needed if HDD were the selected method of installation. No arrangements have been confirmed with contractors to visit the project area. One contractor, familiar with jack and bore installation methods, estimated the bore pit would be approximately 40'Lx20'W and the receiving pit would need to be approximately 24'Lx16'W. For HDD, he estimated that for every 1' of depth, a horizontal length of 10' would be required beyond the initial bore location. Would also need space for the fused HDPE pipe to be positioned for the "pull back".
- Homeowner has located his sprinkler heads, septic tank and propane tank to allow for these features to be surveyed and shown on the drawings. AGR survey crew will be locating this information on 12-14-16.
- Area has been surveyed.
- Met with HDD contractor to discuss performing a HDD bore for the southern segment on Laurelwood to connect to a manhole within an existing interceptor network. Contractor recommended acquiring an easement on the north side of Laurelwood Drive adjacent to the proposed alignment of the gravity sewer.
- Area on the north side (Wilson Eaton property) of the proposed bore has been surveyed and is being prepared for submission to the City for review and approval.
- Approval of the Sullivan Lane sewer improvements has been received from MDEQ.
- A draft of the revised easement for the Twin Drive area has been prepared for review by the City and will be submitted at the meeting on 1-11-17.
- Met with some residents along Duckworth Road to determine the most suitable location for services on the new gravity sewer main.
- Proposed sewer drawings for Laurelwood Drive and Duckworth Road/Twin Drive have been submitted to MDEQ for design approval.
- City representative met with residents of Sullivan Lane. Requested the City incorporate a water main within the existing 30' easement as part of the project.
- Met with residents on Sullivan Lane to determine the most suitable location for services on the new gravity sewer main.
- Determined that the Sullivan Property can be served by the existing sewer from the cul-de-sac on Oak Creek Cove. This will allow relocating the northernmost manhole to the south side of the Wolgast property and serving the Wolgast and Berg properties with a common 6" service pipe, thereby minimizing the disturbance to existing landscaping within the easement.
- Preparing the easements for the work on Laurelwood Drive for the Eaton and Lett properties.

- Mr. Lett called and expressed concern over the proposed temporary construction easement across his property, and that, if the contractor is allowed to access the southernmost manhole across his property, this activity will cause significant damage to his underground sprinkler system.
- He was informed that the temporary construction easement could be limited to the area on the southeast corner of this property for the purposes of connecting the new sewer main to the existing manhole and requiring the contractor to access the affected manhole from Aerie Road; however, I requested that he submit his request to me in writing to be forwarded to the City.
- Spoke to Mr. Eaton regarding the temporary construction easement on his property needed to install a segment of the gravity sewer. He had no definite objections; however, he wanted to be assured that he will not lose his natural screening between his and his neighbor's property and if any damage were to occur that this screening would be replaced to his satisfaction.
- I told him that this could be accomplished with specific notes on the plans, and that he needed to ensure this was a condition of his granting the easement to the City.
- Submitted the Sullivan Lane plans and specifications to MSDH for approval upon illustration of the proposed water mains and services.
- Revised the easement on the Lett property and have submitted to the City for review and acquisition.
- Received design approval of the Sullivan Lane water main installation from MSDH.
- Provided an estimate of construction cost for the Sullivan Lane work to the City in the format of their annual unit price bid.
- City has hired the annual unit price contractor to perform the Sullivan Lane work, which is currently ongoing.
- Revise the estimate for the Laurelwood Lane work to include HDD on-grade installation of the gravity sewer mains.
- City requested to look at an alternate design on Laurelwood after reviewing estimated costs associated with the previous design. New alternative includes constructing gravity sewer along the rear lot lines for the affected residences on the north and south sides of Laurelwood Drive.
- AGR is preparing an amendment to the existing Task Order for the remaining work.
- Due to the cost to provide gravity sewer to the residents of Duckworth Road, the City has elected to provide sewer collection to the affected residents using a low pressure sewer system (i.e., grinder pump stations).
- AGR has completed the topographic surveying for the new layout of the Laurelwood Sewer.
- Drafting of the existing topo work is complete and a preliminary design has been completed.
- City has decided to proceed with the option of installing the gravity sewer in the paved road section and to extend it north along the eastern boundary of the Cartee property and then to the northwest across the Sadler property to connect to the existing sewer interceptor.
- AGR is working on the requested revisions to the design.
- City representatives met with Mr. Cartee regarding crossing his property with the proposed sewer main. Based on our conversations, Mr. Cartee will grant an easement and will allow open cutting the sewer main until it gets near his trees located in the proposed alignment. Beyond that point, he wants the sewer main bored.
- City representatives have attempted to contact the Owners of the property to the north of Mr. Cartee. The Sadler's, (previous owners) sold the property and the City has had no success in making contact with the new owner.
- City representatives want to proceed with the sewer on the south lane of Laurelwood Drive westerly until it intersects the eastern property boundary of the Cartee property, then proceed north along the Cartee property until it intersects the former Sadler property, then east to the eastern property line and then north and northwest along the eastern property line to terminate in an existing MH on the west side of the cul-de-sac on Whisperwood.
- AGR has revised an exhibit illustrating these changes and have asked for confirmation from the City that the alignment on the exhibit reflects their current alignment plans, as this route will require additional surveying on the former Sadler property.
- Made the requested alignment change and have provided a revised cost estimate to the City.



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Planned Near Term Work:

- Identify the approximate boundaries for easements needed and prepare plats and legal descriptions for same.
- Prepare bid documents
- Advertise for bids

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Issues/Concerns:

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