



SANTA ROSA COUNTY ENGINEERING DEPARTMENT

ROGER BLAYLOCK, P.E.
County Engineer
rogerb@santarosa.fl.gov

6051 Old Bagdad Highway, Suite 300 | Milton, Florida 32583

MEMORANDUM

TO: Roger A. Blaylock, P.E., County Engineer

FROM: Marc Bonifay, P.E., Project Engineer MB

DATE: June 13, 2016

RE: Heather's Place S/D

DISCUSSION

Discussion of David Fitzpatrick, P.E.'s request for a variance to allow low pressure sewer in Heather's Place.

BACKGROUND

The specific requirements for low pressure sewer (as discussed in the 8/24/06 BOCC Meeting) are as follows:

Minimum criteria for a low pressure system:

1. All components of the system crossing public rights-of-way are buried at least 48 inches below finished grade.
2. The main line is contained within a Utility Easement on the lots.
3. All lines (main lines and laterals) that cross public rights-of-way to be sleeved and have a tracer wire.
4. Disclosure is required to homeowners that grinder pumps do not work when electricity is off due to storm or other causes.
5. Very specific topographic constraints be present that would cause the most practical gravity sewer design to have significant (20 feet or more) finished sewer manhole and line depths.

Items 1 through 4 will be met. Item 5 is the reason for the variance.

ACTION TO BE CONSIDERED

Board approve or deny a variance for low pressure sewer for Heather's Place.

David W. Fitzpatrick, P.E., P.A.

10250 North Palafox Street Pensacola, FL 32534

Phone (850) 476-8677 Fax (850) 476-7708

fitzpatrick@fitzeng.com

Board of Professional Engineers Certification # 00008423

June 9, 2016

Santa Rosa County Variance Committee

RE: Heather's Place S/D and future phase or phases

We respectfully request a variance to allow the use of low pressure forcemain as our method of sewage disposal for the referenced proposed subdivision. We have received the County requirements of the system design and will adhere to those requirements as well as requirements placed on such design by South Santa Rosa Utilities and FDEP.

Reason for this request:

- South Santa Rosa Utilities staff has requested that we design by this method of disposal. I have attached their letter of availability mentioning the use of low pressure.
- The subject parcel is extremely flat and the water table is high. Therefore a large portion of a gravity designed system would be 15 to 20 feet deep and all of the system would be installed below the seasonal high water table. It would be extremely difficult to install such a system correctly.
- The lift station would approach 30' deep which is again extremely difficult to install correctly.
- Possible high maintenance requirements. Due to the above mentioned conditions there is a great possibility of poor bedding beneath the deep pipe and poor compaction of fill above the deep pipe and around manholes. With those issues present the subdivision roads would likely experience many instances of settlement and possible pipe breakages.

Thank you for your consideration.

Sincerely,



David W. Fitzpatrick, P.E.



City of Gulf Breeze

June 9, 2016

RE: Parcels 16-2S-27-0000-00400-0000 & 16-2S-27-0000-00100-0000

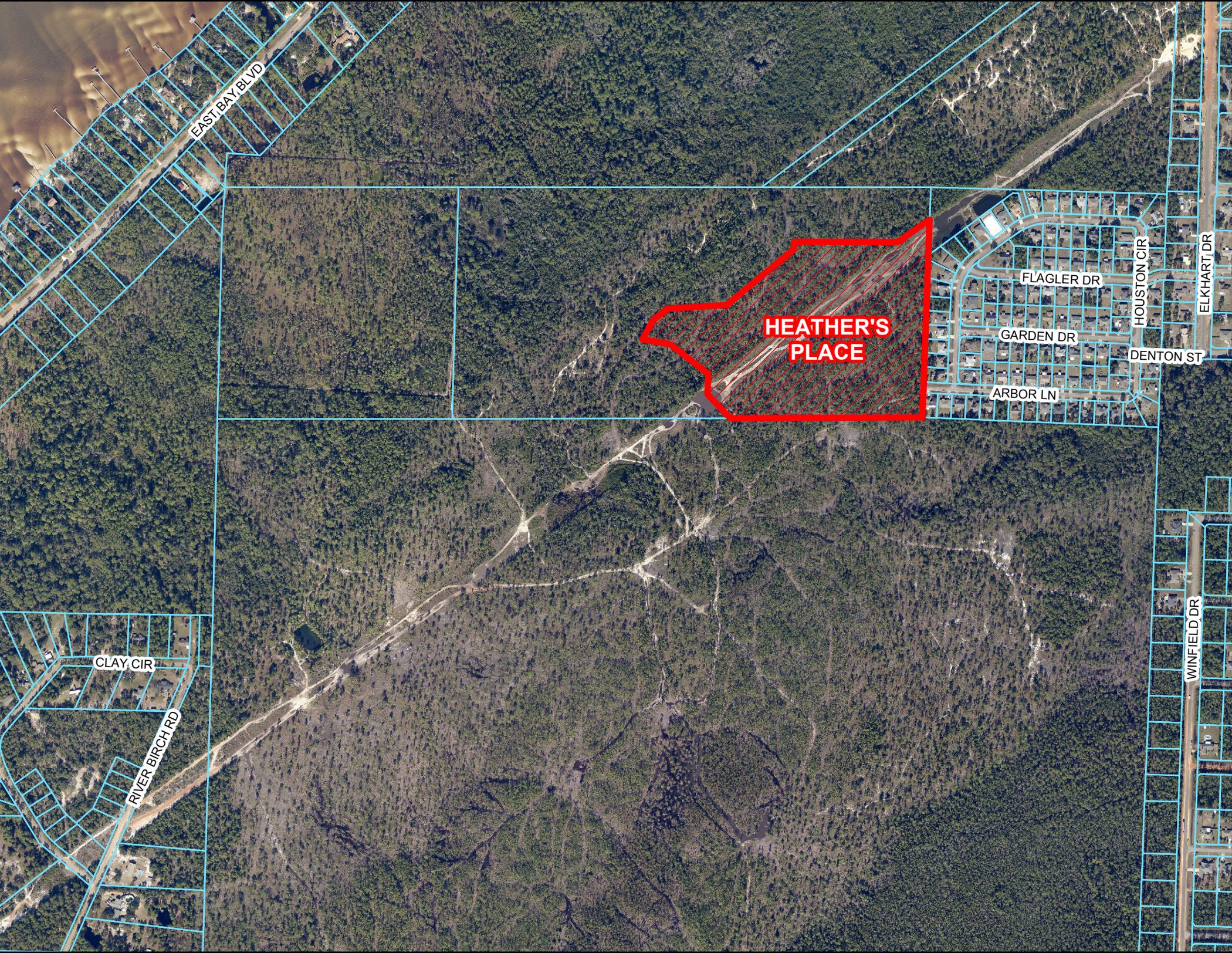
To Whom It May Concern;

Please be advised that The City of Gulf Breeze is in support of these parcels being developed as a Low Pressure sewer system upon payment of all appropriate fees.

Please call 934-5110 if you have questions or need further information.

Sincerely,


Ashley Tyler
City of Gulf Breeze



EAST BAY BLVD

CLAY CIR

RIVER BIRCH RD

HEATHER'S PLACE

FLAGLER DR

GARDEN DR

ARBOR LN

HOUSTON CIR

DENTON ST

ELKHART DR

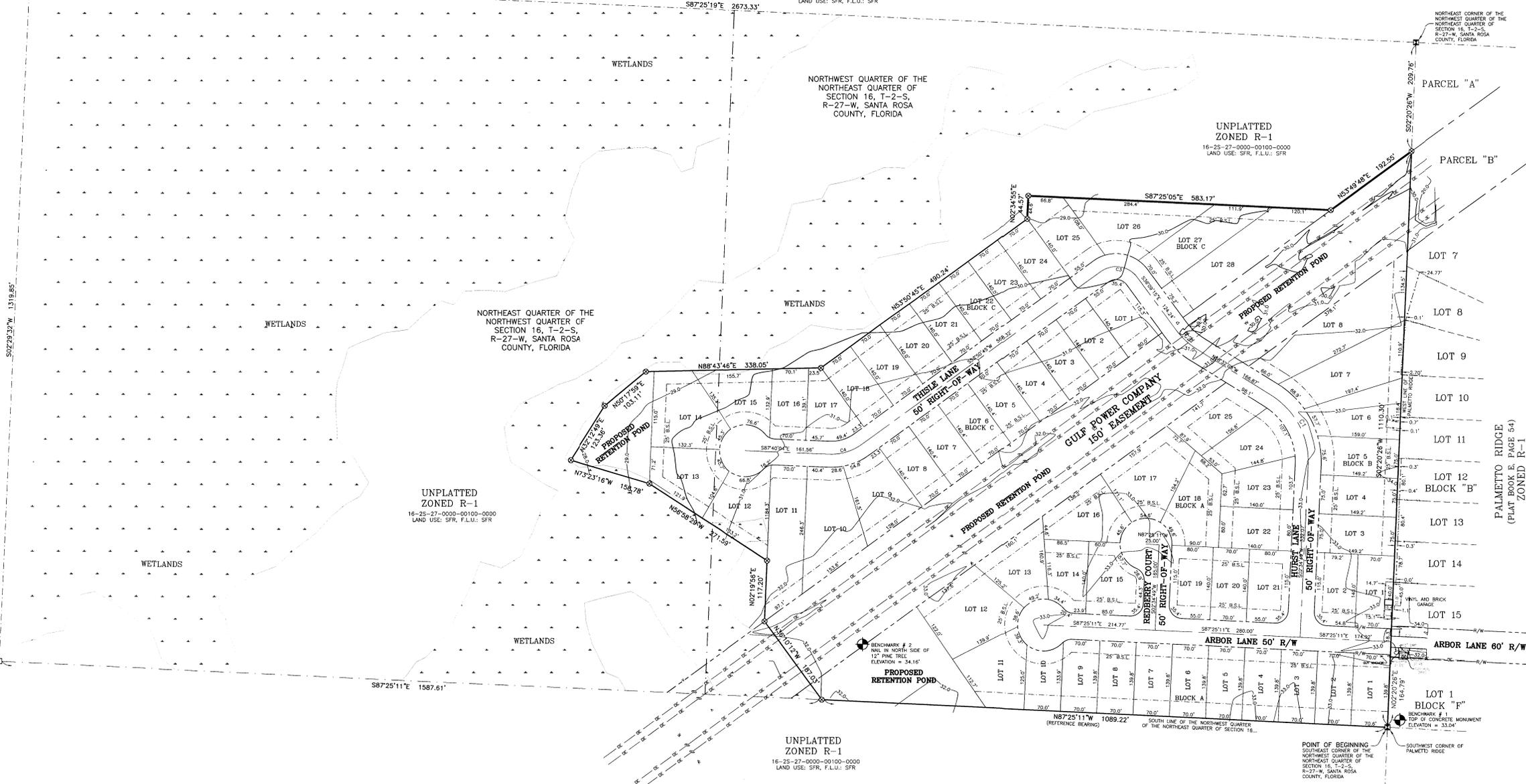
WINFIELD DR

HEATHER'S PLACE

NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 16, T-2-S,
R-27-W, SANTA ROSA
COUNTY, FLORIDA

UNPLATTED
ZONED R-1
16-25-27-0000-00100-0000
LAND USE: SFR, F.L.U.: SFR

NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 16, T-2-S,
R-27-W, SANTA ROSA
COUNTY, FLORIDA



S02°29'32"W 1319.85'

S87°25'19"E 2673.33'

NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 16, T-2-S,
R-27-W, SANTA ROSA
COUNTY, FLORIDA

UNPLATTED
ZONED R-1
16-25-27-0000-00100-0000
LAND USE: SFR, F.L.U.: SFR

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SECTION 16, T-2-S,
R-27-W, SANTA ROSA
COUNTY, FLORIDA

WETLANDS

NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 16, T-2-S,
R-27-W, SANTA ROSA
COUNTY, FLORIDA

WETLANDS

UNPLATTED
ZONED R-1
16-25-27-0000-00100-0000
LAND USE: SFR, F.L.U.: SFR

WETLANDS

WETLANDS

SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 16, T-2-S,
R-27-W, SANTA ROSA
COUNTY, FLORIDA

S87°25'11"E 1587.61'

PROPOSED
RETENTION POND

UNPLATTED
ZONED R-1
16-25-27-0000-00100-0000
LAND USE: SFR, F.L.U.: SFR

N87°25'11"W 1089.22'
(REFERENCE BEARING)

SOUTH LINE OF THE NORTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 16.

POINT OF BEGINNING
SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 16, T-2-S,
R-27-W, SANTA ROSA
COUNTY, FLORIDA

SOUTHWEST CORNER OF
PALMETTO RIDGE

PALMETTO RIDGE
(PLAT BOOK E, PAGE 54)
ZONED R-1