

February 13, 2025

PROJECT NAME: ROD & CINDY CHAPMAN

PROJECT NUMBER: 2025020012

APPLICATION: DRC WAIVER REQUEST #32459

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: 2.6.25 - No flows effected.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.
The applicant owns a 0.29 -acre parcel (8011-1404-01) and according to the MCPA, there is approximately 5,004 sf existing impervious area on-site. The applicant is proposing to add 384 sf for a pool+deck. The total existing and proposed impervious area is 5,388 sf. The site will be approximately 967 sf over the allowed 35% (4,421 sf) per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The applicant has proposed the use of permeable pavers as well as two french drains. The applicant needs to provide the manufacturer's details for the proposed permeable pavers and the proposed french drain would be insufficient for handling the runoff from the remaining impervious overage. Staff recommends approval with conditions.



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR 32459

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 02-03-2025 Parcel Number(s): 8011-1404 -01 Permit Number: 2024122564
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Rod & Cindy Chapman Commercial or Residential
Subdivision Name (if applicable): MARION OAKS UNIT 11
Unit Block 1404 Lot 1

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): ROD & CINDY CHAPMAN
Property Owner's Signature: _____
Property Owner's Mailing Address: 8273 SW 138th ST
City: Ocala State: FL Zip Code: 34473 Phone # 352-643-0344

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.

Firm Name (if applicable): LES WADE POOLS Contact Name: DOUG HEATH
Mailing Address: 9779 W SMOKEY LN City: CRYSTAL RIVER State: FL Zip Code: 34429
Phone # 352-615-4940 Alternate Phone # _____
Email address: DOUG HEATH 73 @ GMAIL . COM

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: ADDING SWIMMING POOL. USING PERMABLE PAVERS FOR POOL DECK BUT ARE HAVING TO ADD FRENCH DRAINS FOR HOUSE BEING OVER IMPERVIOUS

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 2/4/25 BM Project # 2025020012 AR # 32459
2/3/25

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes No
Land Use: _____ Date: _____ Verified by: _____

Revised 5/2017

Empowering Marion for Success

www.marioncountyfl.org

THIS IS TO CERTIFY THAT THIS WAS MADE IN ACCORDANCE WITH THE FLORIDA ADMINISTRATIVE CODE 61G15 AND CHAPTER 471, FLORIDA STATUTES. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL F. SHOCKEY, P.E. ON THE DATE INDICATED BELOW. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED WITHOUT THE ENGINEER'S EMBOSSED SEAL AND SIGNATURE AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**Digitally signed
by Kenneth P
Taylor**
Date:
2024.09.12
13:46:53 -04'00'

NOTES

1. BEARING SHOWN HEREON BASED ON THE CENTERLINE OF SW 138TH STREET ROAD ABUTTING LOT 6 AND BEING S72°54'30"E (PER PLAT)
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS OF RECORD.
3. BOUNDARY ZONE IS UNABLE TO WARRANT THE ACCURACY OF THE BOUNDARY INFORMATION, STRUCTURE, EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. THIS SURVEY WAS CONDUCTED FOR THE SOLE BENEFIT OF THE ENTITIES LISTED AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
5. UNDERGROUND UTILITIES, DRAINAGE STRUCTURES AND IMPROVEMENTS WERE NOT LOCATED UNLESS SHOWN HEREON.
6. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12983C0695D, DATED 8/28/2008.
7. THIS IS TO CERTIFY THAT THIS SKETCH AND THE SURVEY UPON WHICH IT WAS BASED WERE MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE OF THE FLORIDA ADMINISTRATION CODE 5J-17.052. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND :

○	PROPERTY CORNER FOUND (AS NOTED)	⊕	GAS VALVE
●	1/2" REBAR WITH CAP SET LSF# 839	☐	CABLE BOX
□	R/W MONUMENT	☐	TELEPHONE BOX
▲	FIRE HYDRANT	⊙	SIGN
⊕	WATER METER	-W-	WATER LINE
⊕	WATER VALVE	-U-	OVERHEAD UTILITY
⊕	POWER POLE	-S-	SEWER LINE
⊕	LIGHT POLE	-G-	GAS LINE
⊕	POWER/LIGHT POLE	-C-	CABLE LINE
-	GUY WIRE	-T-	TELEPHONE LINE
⊕	POWER METER	-X-	FENCE LINE
⊕	POWER BOX	-920-	CONTOUR LINE
⊕	A/C UNIT	BSL	BUILDING SETBACK
⊕	MANHOLE	CONC.	CONCRETE
⊕	CLEAN OUT	EOP	EDGE OF PAVEMENT
⊕	JUNCTION BOX	L.L.	LAND LOT
⊕	DRAINAGE INLET	N/F	NOW OR FORMERLY
⊕	GAS METER	R/W	RIGHT-OF-WAY
		P/L	PROPERTY LINE
		OH	OVERHANG
		PB	PLAT BOOK
		DB	DEED BOOK

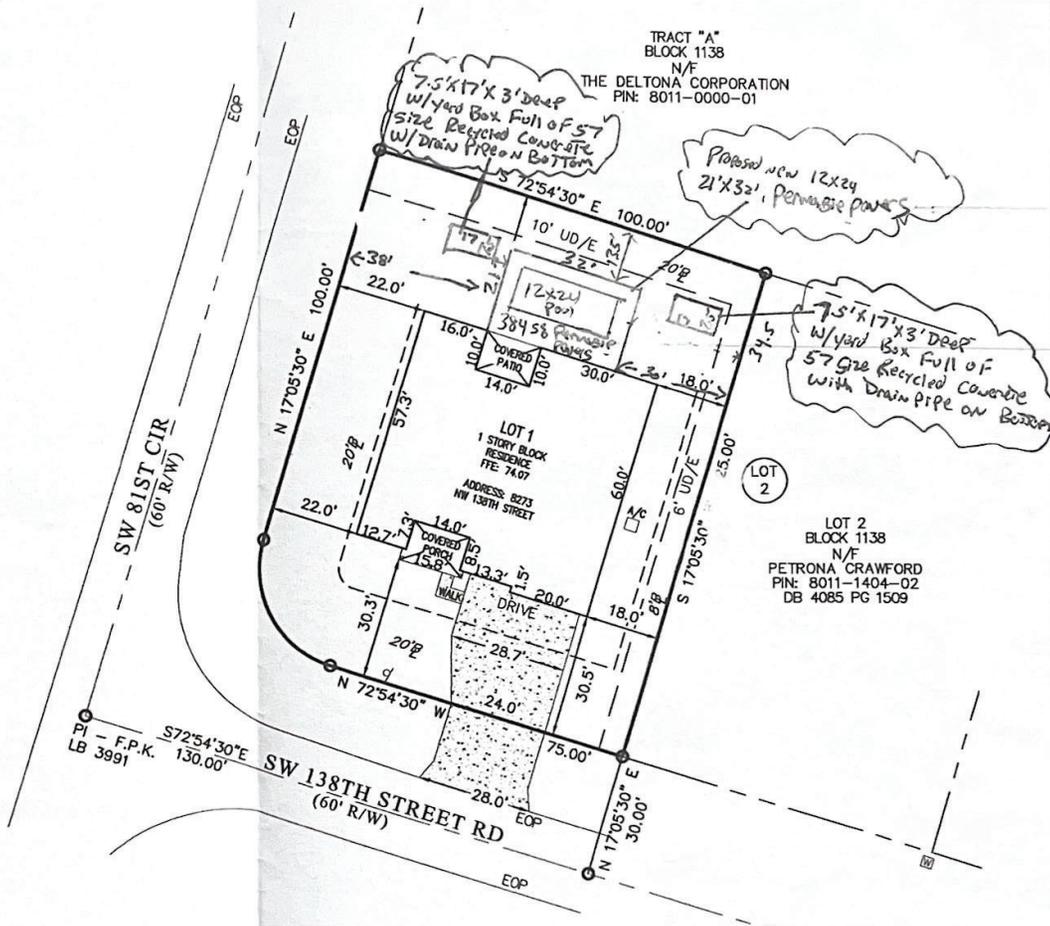
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REVISION #	NOTES	DATE
1.		
2.		
3.		
4.		

THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

BUILDING SETBACKS:
FRONT: 20' / REAR: 20' / SIDE: 8' / SIDE (STREET): 20'

BOUNDARY REFERENCE:
FIELD WORK COMPLETED ON XXX



GRID NORTH
FL WEST ZONE
DATUM: NAVD 1988
SCALE: 1"=30'

FINAL SURVEY
PREPARED FOR: COMMENCE LOGISTICS
LOT 1, BLOCK 1404, UNIT 11, CITRUS SPRINGS SUBDIVISION
PLAT BOOK 0, PAGES 214 & 217
MARION COUNTY, FLORIDA

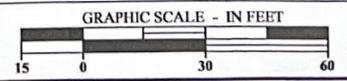
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BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAT WAS
PREPARED FOR THE USE
OF THE PERSON,
PERSONS OR ENTITY
NAMED HEREON.

BOUNDARY zone, inc.
LAND SURVEYING SERVICES & LAND PLANNING SERVICES

WWW.BOUNDARYZONE.COM

CORPORATE (770) 271-5772
SUWANEE, GEORGIA 30024
RALEIGH (919) 363-8226
RALEIGH, NORTH CAROLINA 27612
ORLANDO (407) 799-8404
ORLANDO, FLORIDA 32839
TAMPA (813) 867-1670
TAMPA, FLORIDA 33511



PROJECT
F24097-01

SHEET
1 OF 1

Plumbing Sizes

Pool Main Drain
Trunk Line: 2.5" pipe

Pool Main Return
Line is 2.5" Pipe

Quick Cir Lines
Are 2" Pipe

All Other Lines
Are 2" Pipe

Project Notes:

Jandy 1.85 vs pump
Jandy cs150 filter
Jandy aquapure salt system
3 Jandy nicheless led lights
Jandy bundle pack w/remote
Thermua heat pump
3' sheer waterfall
6x6 waterline tile
3x3 marker tile
white base diamond brite
paint lanai
1' concrete beam on pool
and step risers
permeable paver deck

Bronze hip screen room
2 doors
haul excavated dirt
electrical included
no irrigation
no sod
irrigation to be cut and capped

Pool Deck Enclosed:

: Bronze/Dome Screen

Pool Floor Circulation:

: _____

Safety Barrier:

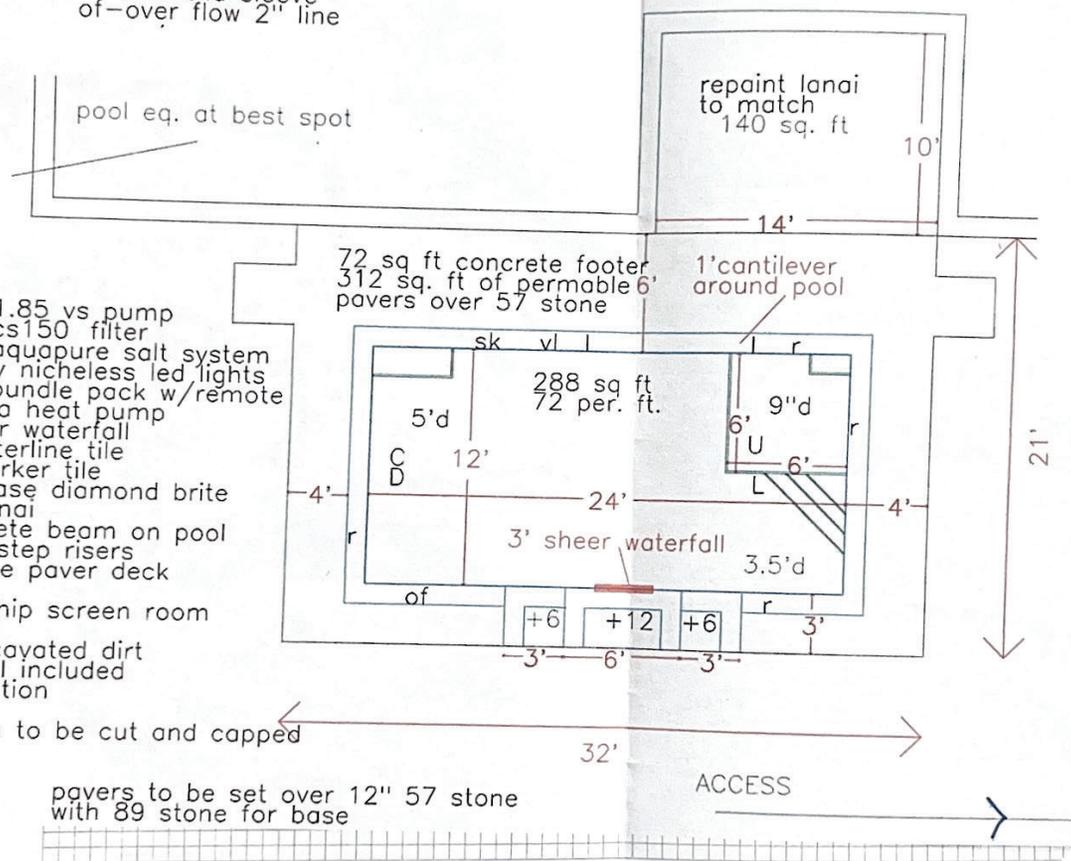
: Alarms window/door

Sanitizer:

: Jandy Aquapure salt

CD-channel drain 2.5" line
r-pool return 2.5" line
sk-skimmer-2" line
vl-vacum line 2" line
L-nicheless led light
U-umbrella sleeve
of-over flow 2" line

ROD&CINDY CHAPMAN
8273 SW 138TH ST
OCALA, FL 34473
352-643-0344
CACHAPMAN2000@YAHOO.COM



Pool Specifications

STYLE: Rectangular
PERIMETER: 72' AREA: 288 FT
WIDTH: 12' LENGTH: 24'
DEPTH: 3.5' X 5'
M.D.: Channel RTNS: 4
SKIM: 1 LIGHT: 3 nicheless
DOUBLE STEEL: - P.C. UMBRELLA TUB
WELL WATER: - GALLONS: 9100
NOTES: Like sunshade 9" deep
1 light umbrella shade

Spa Specifications

STYLE: _____
AREA: _____ PERM: _____
T-JETS: _____ RTNS: _____
LIGHT: _____
SPILLWAY: _____
HEIGHT: _____ BLOWER: _____
NOTES: _____

Tile Specifications

+6' 12' +12' 6' +18' -
+24' - +30' - +36' -
DECK JETS: _____ BUBBLER: _____
SHIERS: 3' Shear Deck
WATER BOWL: _____
FACE TILE: 72'
NOTES: Step risers 12'

Misc. Options

OUTLETS: By EB GAS LINE: -
CHASE PIPE: - HOSE BIB: -
SUMMER KITCHEN
STUCCO: - COLOR: -
STONE: - COLOR: -
COUNTERTOP: -
APPLIANCES: -

Screen / Fence

ROOF SQ: 672 TYPE: Dome
WALL SQ: 667 WALL HEIGHT: 9'
ELITE ROOF: - FAN BEAM: -
SCREEN COLOR: Bronze
KICKPLATE: -
FENCE TYPE: - HGT: -
LENGTH: - COLOR: -
GATES: -

Deck Specifications

TYPE: Permeable Pavers
DIMENSIONS: 21'x32' AREA: 312 FT
FOOTER: 74' COPING: 84'
DRAIN: 32' CONCRETE RISER:
PATIO: 57x55 FENCE: -
TURN DOWN DECK EDGE:
+6 9' +12 6' +18
+24 +30 +36
NOTES: 12" 57 stone under pavers
with 89 stone

Equipment

PUMP: Jandy VS HP: 1.85
FILTER: Jandy CS SQ: 150
PUMP 2: - HP: -
CHLOR: Jandy salt OZONE: -
POOL SWEEP: vac line
GAS HEATER: Thermua Heat Pump
SOLAR HEAT: -
CONTROLS: Jandy Bundle with Remote
MISC: over flow
NOTES: _____

Color Selections

POOL: _____
TILE: _____
TILE GROUT: _____
STEP TILE: _____
STEP TILE PTRN: _____
DECK COLOR: _____
DECK PTRN: _____
COPING: _____
COPING GROUT: _____
FLOORHEAD: _____
NOTES: _____

Site Specifications

DIG TYPE: Hvl
ELEVATIONS: T&D
NOTES: Add 2-7.5x17
French drains

Designer

DESIGNER: Doug Heath
CONTRACT DATE: 11-21-24
APPROVED BY: _____
DATE: _____

LES WADE POOLS

352-547-9787 (Les)
352-615-4940 (Doug)

Lic. #CPC 1457172

Builder/Customer: ROD&CINDY CHAPMAN Job Address: 8273 SW 138th ST
Street: 8273 SW 138th ST County: Morison City: Ocala Zip: 34473
City: Ocala State: FL Block: 1404 Lot#: 1
Zip: 34473 Home: 352-643-0344 PB: 0 PG: 214
Cell #: _____ Work #: _____
Gate Code: _____
Subdivision: MARKEN OAKS UNIT 11
Job #: 8011-1404-01

Directions To Project

I have reviewed and I give my approval to proceed with the construction of this project.

X
Customer Signature _____ Date _____