

March 19, 2024

PROJECT NAME: S.F.R - 1481-017-000 - LARAMEE

PROJECT NUMBER: 2024030035

APPLICATION: DRC WAIVER REQUEST #31291

- 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
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.
ACREAGE: 4.6
FLU: RL
ZONING: A-3
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside connection distance to any public utilities at this time.
- 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 proposed project. 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 4.6-acre lot (PID 1481-017-000) in the Summerhill subdivision. There is 0 sf existing impervious coverage on the site. The project proposes to add 8,266 sf of impervious coverage for a new SFR and driveway with an additional 780 sf for a carriage house. The site will be approximately 4,246 sf over the allowed 4,800 sf per the Summerhill Subdivision. Applicant has provided signed letter of no-objection for the project from the HOA, however the provided form does not correctly identify the total proposed impervious amount as it lists the overage identified on the site plan instead. The applicant has also proposed a sufficiently size DRA.



**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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 3-11-24 Parcel Number(s): 1481-017-000 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: SFH S.F.R. Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot 17 Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): RONALD P LARAMEE
Signature: Ronald P Laramee
Mailing Address: 27867-ARROWHEAD LN City: PUNTA GONDA
State: FL Zip Code: 33982 Phone # 508 341 8825
Email address: RONLARAMEE@COMCAST.NET

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

Firm Name (if applicable): ↑ Contact Name: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

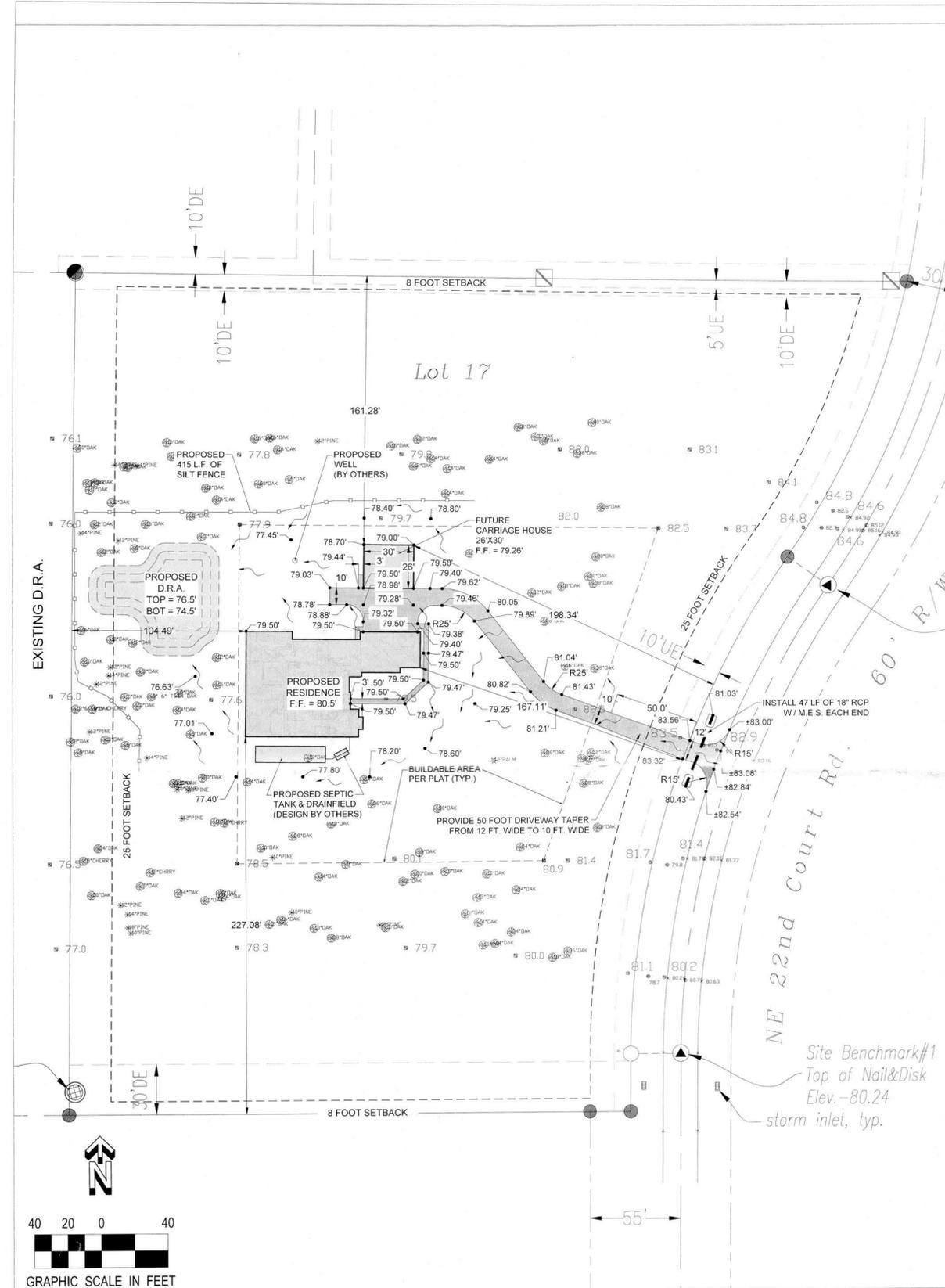
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): WAIVER REQUEST SO I DON'T NEED TO PUT IN ANOTHER WRA

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



SITE DATA:

PROJECT NAME: LARAMEE DRAINAGE PLAN
 PROJECT LOCATION: SEC. 21, TWP. 14S, RGE. 22E
 P.I.D.: 1481-017-000
 OWNER: RONALD LARAMEE
 SITE AREA: 200.472 S.F. (4.60 ACRES) +/-
 ZONING: A-3
 LAND USE: RL
 THE SITE AS IS, CONSISTS OF TREES AND OPEN SPACE.

PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE THE CONSTRUCTION OF A NEW HOUSE AND CARRIAGE HOUSE WITH ASSOCIATED IMPERVIOUS AREAS TO SERVE THE DEVELOPMENT. THE PROPOSED STORM WATER RUNOFF FROM THE PROPOSED IMPROVEMENTS WILL BE DESIGNED TO SHEET FLOW TO AN ONSITE DRAINAGE AREA. THE PERMITTED ALLOWABLE IMPERVIOUS AREA ON THIS LOT IS 4,800 S.F. THE PROPOSED IMPERVIOUS AREA EXCEEDS THE ALLOWABLE IMPERVIOUS AREA AMOUNT. DRAINAGE RETENTION AREA(S) WILL BE PROVIDED TO OFFSET THE ADDITIONAL IMPERVIOUS AREA ONSITE.

DRAINAGE DATA:

SOIL TYPE: ARREDONDO SAND
 SITE AREA: 200.472 S.F. (4.60 AC., 100%)
 PROPOSED HOUSE: 4,871 S.F.
 FUTURE CARRIAGE HOUSE: 780 S.F.
 PROPOSED DRIVEWAY: 3,395 S.F.

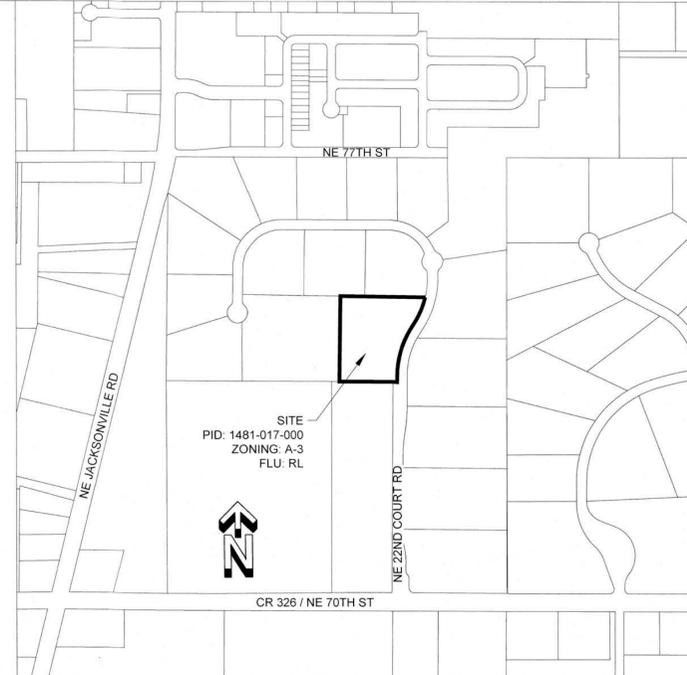
TOTAL IMPERVIOUS: 9,046 S.F. (4.51%)
 TOTAL OPEN SPACE: 191,426 S.F. (95.49%)

ALLOWABLE IMPERVIOUS AREA: 4,800 S.F. (2.39%)
 PROPOSED IMPERVIOUS AREA: 9,046 S.F. (5.23%)

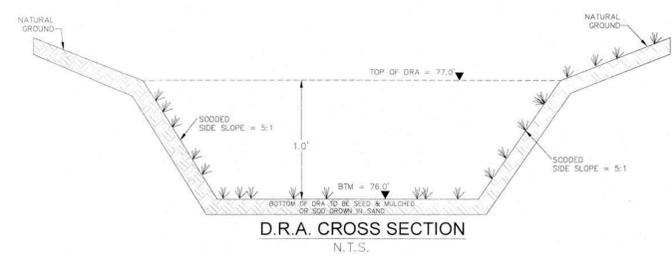
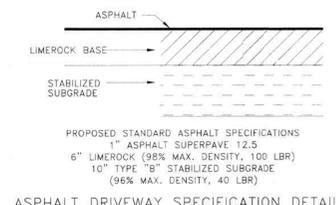
IMPERVIOUS AREA OVERAGE: 4,246 S.F.
 100YR/24HR VOLUME REQUIRED: 3,256 C.F.
 VOLUME PROVIDED: 5,500 C.F.

THEREFORE, THE PROPOSED ONSITE D.R.A. WILL SATISFY THE PROPOSED IMPERVIOUS AREA OVERAGE.

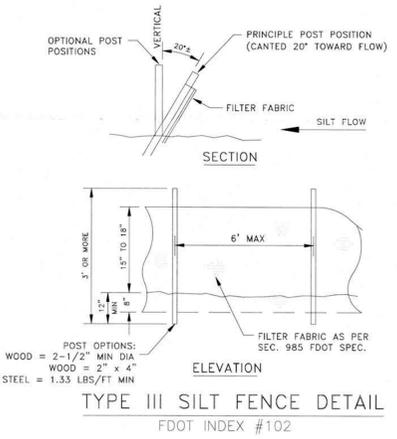
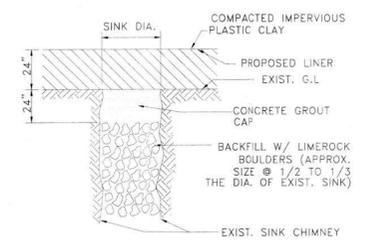
WATERSHED RUNOFF CALCULATIONS FOR LARAMEE									
RAINFALL DATA		25YR/24HR RAINFALL (INCHES) = 8.30		100YR/24HR RAINFALL (INCHES) = 11.90					
PRE WATERSHED #1 =		200472 FT ² =		4.60 ACRES		OVERALL OPEN AREA CONDITION CURVE # = 39.00			
SOIL TYPE		% AS		OPEN AREA		LOT		CURVE #	
A	1	39	77						
B	0	61	85						
C	0	74	90						
D	0	80	92						
ALLOWABLE IMP.		AREA		% AS		CURVE #		HYDROGRAPH SHAPE FACTOR = 484	
	4800	0.11	0.024	98.00	SCS RUNOFF CALCULATION				
	0	0.00	0.000	98.00	Q = (P - I _a) ² / (P - I _a) + S				
	0	0.00	0.000	98.00	I _a = 0.2(S)				
	0	0.00	0.000	98.00	S = 1000(CN - 10)				
	0	0.00	0.000	98.00	Q = R _u / (P - I _a) ²				
	0	0.00	0.000	98.00	P = RAINFALL (IN)				
	0	0.00	0.000	98.00	S = POTENTIAL MAX. RETENTION AFTER RUNOFF BEGINS				
	0	0.00	0.000	98.00	I _a = INITIAL ABSTRACTIONS				
OPEN AREA		195672		4.49		0.876		39.00	
OVERALL CN =		40.41							
PRE CONDITION		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 4800 S.F.			
INCHES		FT*3		AC-FT		FT*3		AC-FT	
1.42		23804		0.55		3.14		52437	
POST WATERSHED #1 =		200472 FT ² =		4.60 ACRES		OVERALL OPEN AREA & PRE CONDITION CURVE # = 39.00			
SOIL TYPE		% AS		OPEN AREA		LOT		CURVE #	
A	1	39	77						
B	0	61	85						
C	0	74	90						
D	0	80	92						
MAIN HOUSE		AREA		% AS		CURVE #		HYDROGRAPH SHAPE FACTOR = 484	
CARRIAGE HOUSE		780		0.02		0.004		98.00	
DRIVEWAY/CONC.		3395		0.08		0.017		98.00	
OPEN AREA		161426		4.39		0.955		39.00	
OVERALL CN =		41.66							
PRE CONDITION		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 9046 S.F.			
INCHES		FT*3		AC-FT		FT*3		AC-FT	
1.42		23804		0.55		3.14		52437	
POST CONDITION		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 9046 S.F.			
INCHES		FT*3		AC-FT		FT*3		AC-FT	
1.55		25608		0.59		3.33		55662	
POST-PRE DIFFERENCE		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 9046 S.F.			
INCHES		FT*3		AC-FT		FT*3		AC-FT	
0.13		2104		0.05		0.19		3256	
PROPOSED DRA 1 VOLUME		AREA (SF)		PERIMETER		AREA (ACRE)		VOLUME (FT ³)	
STAGE		3911		256		0.09		5500	
77.5		2711		224		0.06		2189	
75.5		1667		193		0.04		0	



LOCATION MAP
SCALE: 1" = 500'



NOTE FOR ALL DRA CONSTRUCTION:
 IF LIME ROCK IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER BASIN. THE PROJECT ENGINEER AND THE APPLICABLE WATER MANAGEMENT DISTRICT MUST BE NOTIFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION REMEDIATION IF ANY LIMESTONE IS ENCOUNTERED.



ENGINEER'S CERTIFICATION:
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAOLO MASTROSERIO, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



PAOLO MASTROSERIO, PE 58691
 MASTROSERIO ENGINEERING, INC.
 170 SE 32nd PLACE, Ocala, FL 34471



OPERATION & MAINTENANCE:
 I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AND DRAINAGE FACILITIES AS SHOWN ON THIS PLAN.

DATE:
 RONALD LARAMEE
 27857 ARROWHEAD CIR.
 PUNTA GORDA, FL 33962

MASTROSERIO ENGINEERING, INC
 CIVIL * ENVIRONMENTAL * SITE DESIGN
 170 SE 32ND PLACE
 Ocala, FL 34471
 PH: (352)433-2185
 PAOLO@MASTROSERIOENG.COM

PROJECT: LARAMEE STORMWATER COMPLIANCE PLAN
 COUNTY, STATE, SEC/TWN/RGE.: MARION COUNTY, FL, 21/14S/22E

TITLE: STORMWATER COMPLIANCE PLAN

JOB#: 24-01
SHEET
 1 OF 1

NOTE: AN ELECTRONIC COPY OF THIS PLAN WILL BE PROVIDED TO THE CONTRACTOR FOR SURVEYING & STAKING.