

November 14, 2024

PROJECT NAME: STEPHENS' HOUSE MODIFICATION 1 (PRIOR AR# 30694)

PROJECT NUMBER: 2023100001

APPLICATION: DRC WAIVER REQUEST #32177

- 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 OCE - Storm Water
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE - Storm Water.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A(1) - Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - water & sewer connection required to MCU at time of permitting.
- 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 28.34-acre parcel (12674-001-04) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 73,000 sf for a new SFR + supporting structures. The total existing and proposed impervious area is 73,000 sf. The site will be approximately 64,000 sf over the allowed 9,000 sf per the Marion County LDC. There is a FEMA Special Flood Hazard Area and a Flood Prone Area on the property. 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 #32177

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 9/28/2023 Parcel Number(s): 12674-001-04 Permit Number: 2023092800 And 2024083526

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Stephens' House Modification 1 (Prior AR# 30694) Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ 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): Mary Roberts
Signature: *Mary Roberts*
Mailing Address: 600 Gillam Road City: Willmington
State: OH Zip Code: 45177 Phone #: (352) 402-4368
Email address: mary@roberts-design.com and nadja.griffis@equestrianluxuryhomes.com

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

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: George S. Horton, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

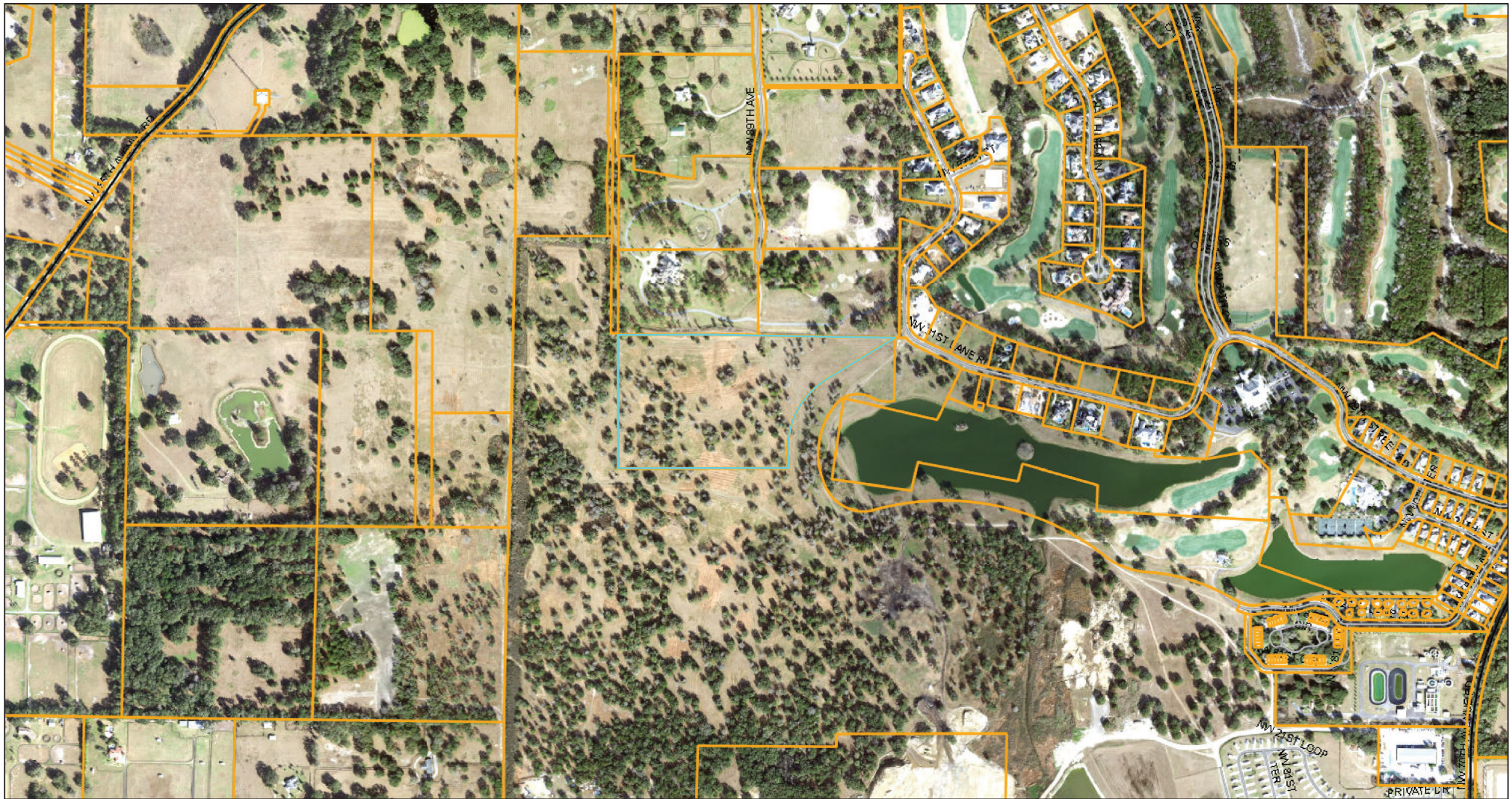
Section & Title of Code (be specific): 2.21.1.A.(1) - Applicability
Reason/Justification for Request (be specific): Request waiver to major site plan for a residential project on approximately 28.34 acres in a PUD. Owner seeks to build 73,000-sf for home, garage, detached buildings, drive, pool, lanai, etc. Request modification to prior approved waiver AR#30694 to add to homes infrastructure/impervious. Applicant request approval to work with Staff on mutual solution for storm controls. Storm Calcs. on provided plans.

DEVELOPMENT REVIEW USE:




Received By: Email 7/1/24 Date Processed: 7/5/24 CF Project #: 2023100001 AR #: 32177

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): _____

Marion County Florida - Interactive Map

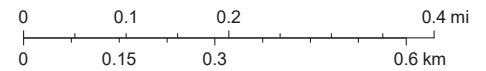


11/5/2024, 8:53:14 AM

-  Marion County
-  Parcels
- County Road Maintenance
-  OCE Maintained Paved
-  Not Maintained
-  Not Maintained
-  Streets
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

Aerial 2023

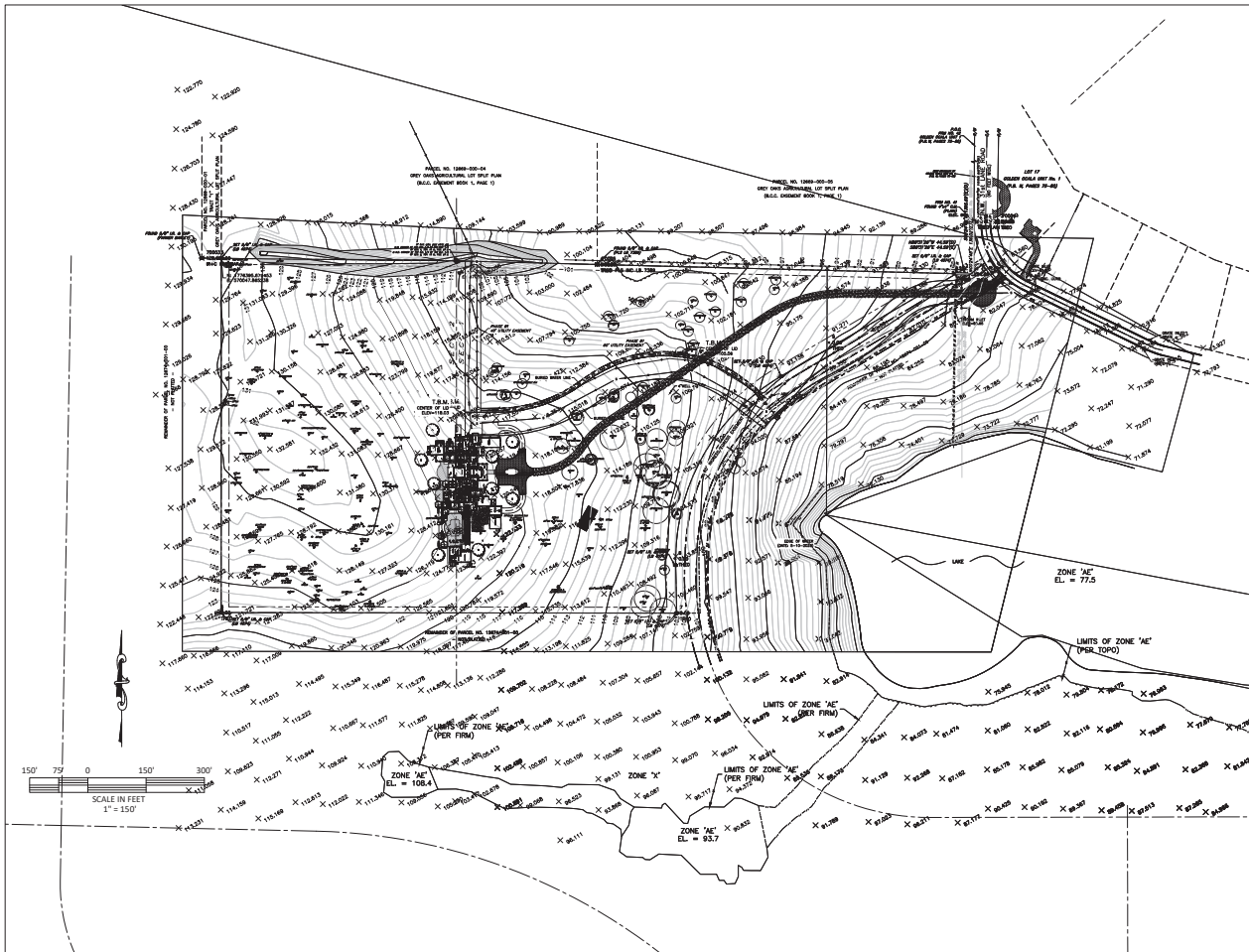
1:9,028



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Marion County Board of County Commissioners

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.



REVISED SITE PLANS

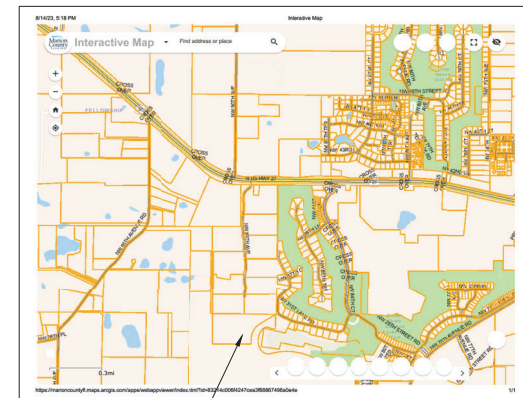
OWNER'S CERTIFICATION

I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan

OWNER'S SIGNATURE DATE

29.98 acres
73,000 SF IMPERVIOUS

MARION COUNTY APPROVAL STAMP



PROJECT SITE

- SHEET #
 LC-1 - COVER
 LC-2- EXISTING CONDITIONS-PROPOSED SITE PLAN
 LC-3- PROPOSED SITE PLAN AND GRADING
 LC-4- HOUSE GRADING
 LC-5- SITE PROTECTION DRAINAGE DETAILS

RE Parcel # 12674-001-04

CYPRESS MANAGEMENT
AND DESIGN
P.O. BOX 8880 FLEMING ISLAND, FL 32006
904-759-9576 - SITEOP@BELLSOUTH.NET

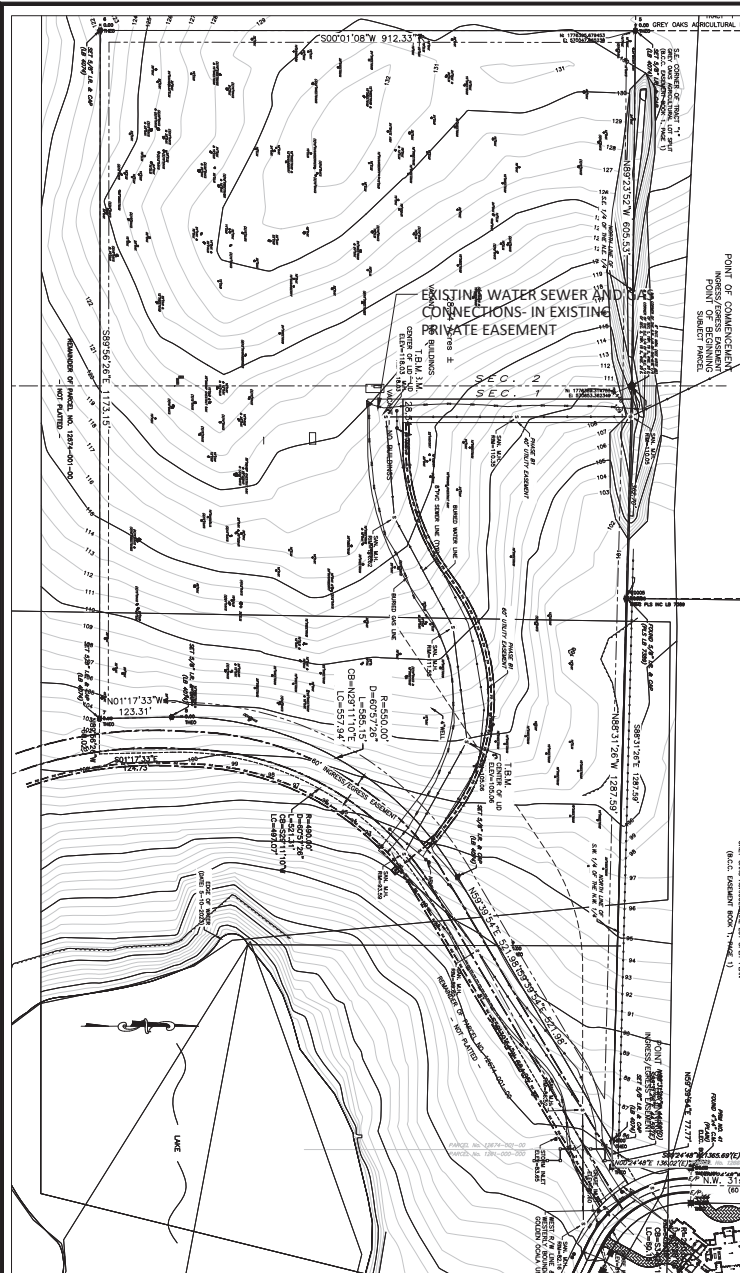
DATE	REV	DESCRIPTION
09-14-2023	1	ISSUED FOR PERMITS

STEPHENS RESIDENCE
MASTER PLAN
SITE PLANS

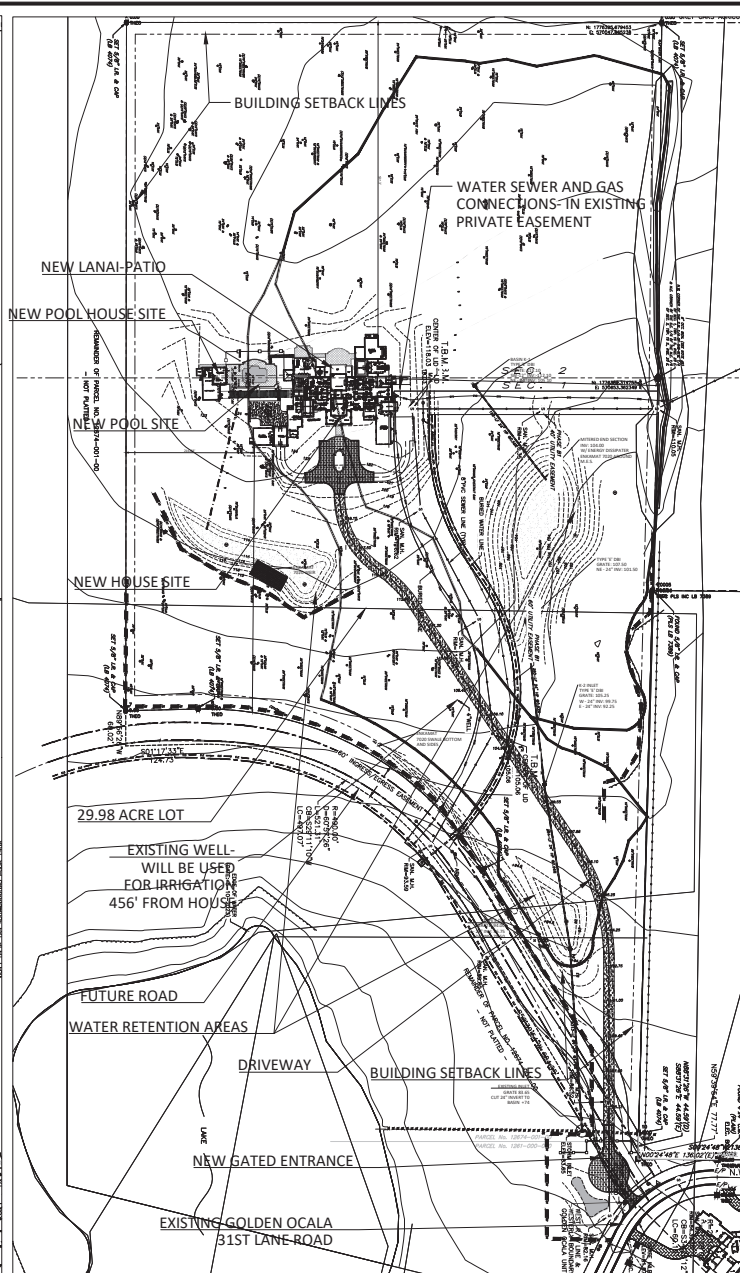
DATE: 9-14-2023
 DRAWN BY: _____
 CHKD. BY: _____
 JOB NO. _____

KELLY W HARTWIG
L.S. 1251

SHT. LC-1



EXISTING CONDITIONS
1" = 100' - 0"



PROPOSED SITE LAYOUT
1" = 100' - 0"

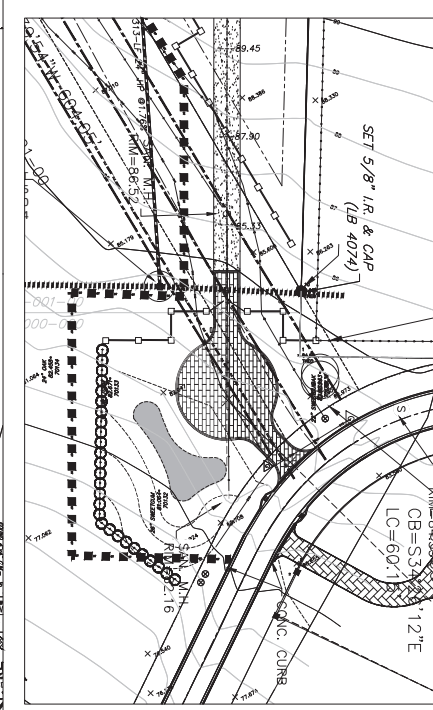
ORIGINAL TOTALS:
TOTAL LOT SIZE-29.98 ACRE

HOUSE SF- 19,336
DRIVEWAY - 39400 SF +
PATIOS- 4500 SF

ORIGINAL PROJECTED IMPERVIOUS- 63,238
TOTAL IMPERVIOUS- 4.84 %

REVISED CALCULATIONS
TOTAL LOT SIZE-29.98 ACRE

HOUSE SF- 20,955
DRIVEWAY -
MAIN DRIVE- 34,168
NORTH SERVICE DRIVE-3075
SOUTH SERVICE DRIVE-3468
NEW LANAI- 794
COLONNADE, POOL HOUSE AND POOL -5700
PATIOS AND WALKS-2497
CONTENGENCY- MISC- 2343 (For small or minor changes)



PROPOSED ENTRANCE
1" = 40' - 0"

TOTAL IMPERVIOUS- 73,000 SF
TOTAL IMPERVIOUS- 5.60%

MARION COUNTY APPROVAL STAMP

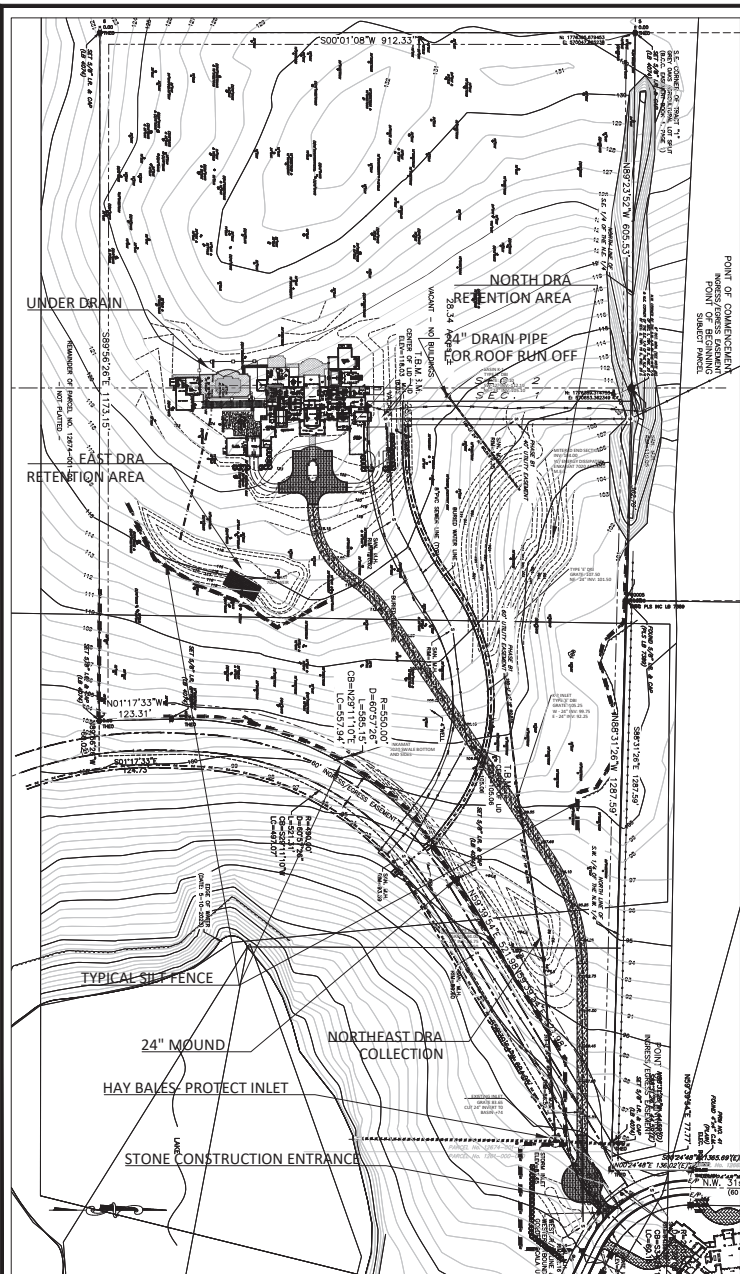
CYPRESS MANAGEMENT AND DESIGN
P.O. BOX 8880 FLEMING ISLAND, FL 32006
904-795-9576 --- SITECP@BELLSOUTH.NET

DATE	REVISION NO.	REVISIONS

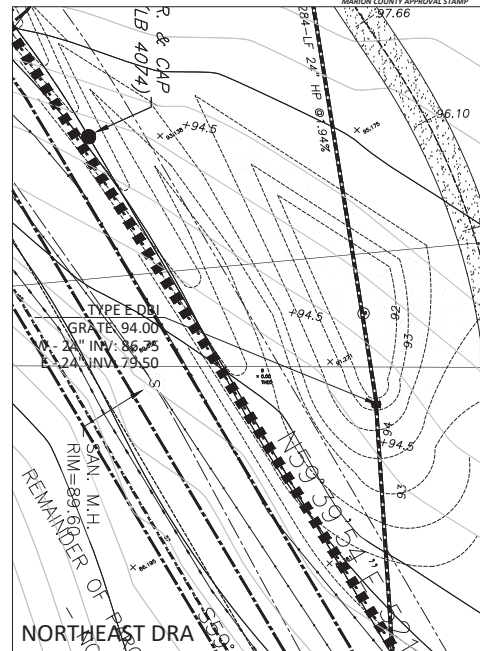
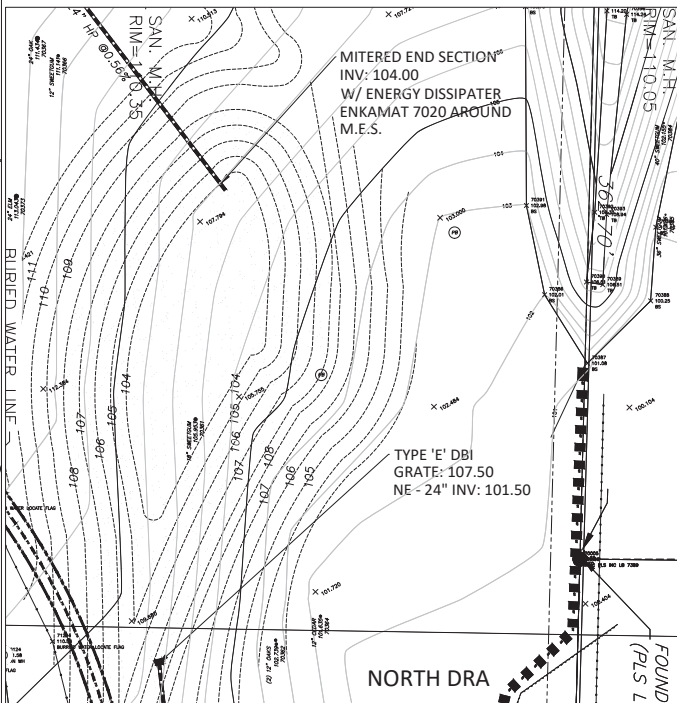
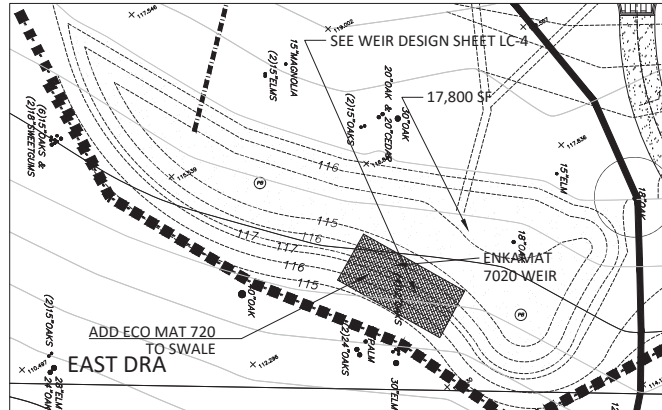
STEPHENS RESIDENCE
EXISTING CONDITIONS PLAN
SITE PLAN

DATE: 9-14-2023
DRAWN BY: CHKD. BY: []
JOB NO. []

KELLY W HARTWIG
LA 1281
SHT. LC-2



MASTER SITE PLAN 1" = 100' - 0"



PROPOSED DRA LAYOUTS
1" = 30' - 0"

"East DRA"				
STAGE	AREA (SF)	AREA (AC)	STORAGE (CF) STORAGE (AC-FT)	
115.00	6,118	0.1404	0	0.0000
115.50	9,242	0.2122	3,840	0.0882
116.00	12,297	0.2823	9,225	0.2118
116.50	14,359	0.3296	15,889	0.3648
117.00	16,422	0.3770	23,584	0.5414

"North DRA"				
STAGE	AREA (SF)	AREA (AC)	STORAGE (CF) STORAGE (AC-FT)	
104.00	7,733	0.1775	0	0.0000
105.00	11,603	0.2664	9,668	0.2219
106.00	16,344	0.3752	23,642	0.5427
107.00	21,765	0.4997	42,696	0.9802
107.50	24,676	0.5665	54,306	1.2467
108.00	27,588	0.6333	67,372	1.5467

"North East DRA"				
STAGE	AREA (SF)	AREA (AC)	STORAGE (CF) STORAGE (AC-FT)	
92.00	2,623	0.0602	0	0.0000
93.50	3,487	0.0801	1,528	0.0351
95.00	4,351	0.0999	3,487	0.0801
95.50	6,497	0.1492	6,199	0.1423
99.00	8,643	0.1984	9,984	0.2292

Post-Pre Runoff Volume (1001-24H)				
Area (sf)	CN	S	Runoff (in)	Runoff (cf)
Pre: 73,000	79	2.66	9.16	55,695
Post: 73,000	98	0.20	11.74	71,423

*Runoff depths for 12" storm from Table 2-5, NRCS TR-55 Manual

Post-Pre Volume (cf): 15,729
 Total Provided DRA Volume (cf): 80,179
 @ weir

CYPRESS MANAGEMENT AND DESIGN
 P.O. BOX 8880 FLEMING ISLAND, FL 32006
 904-759-9516 - SITE@CP@BELLSOUTH.NET

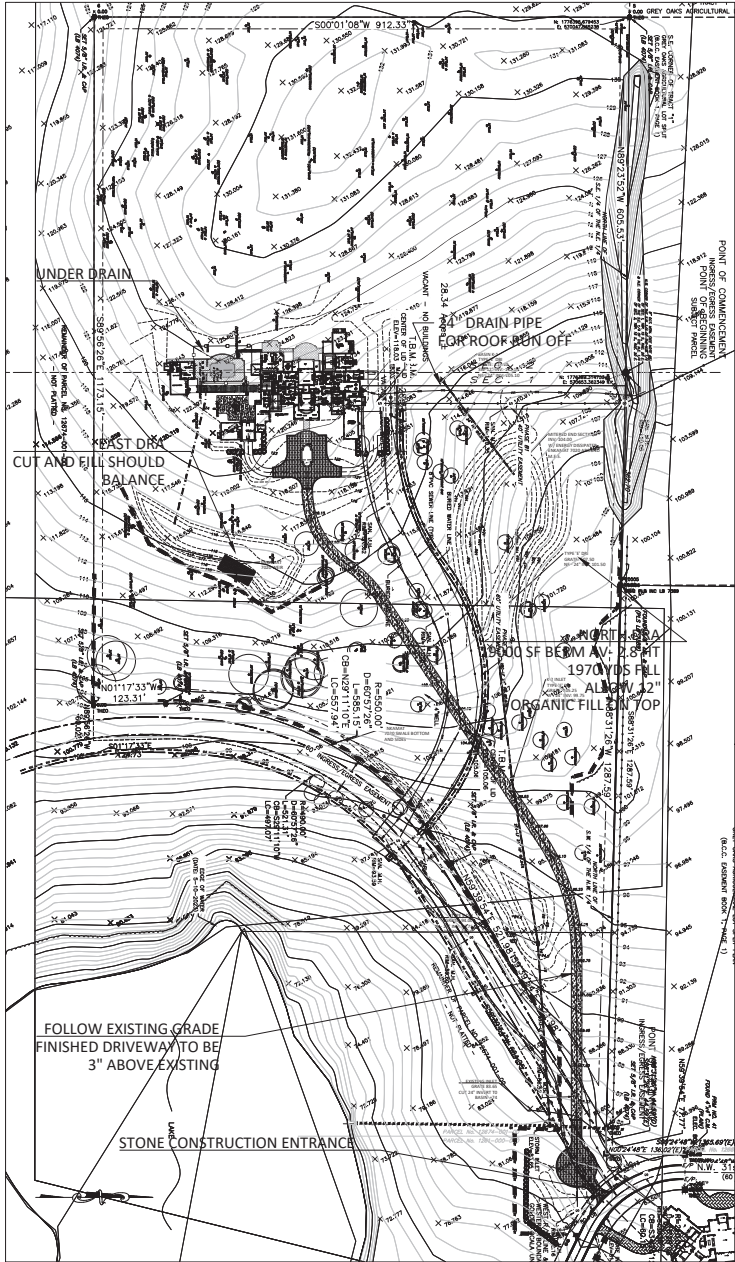
DATE	DATE	REVISIONS

STEPHENS RESIDENCE
 SITE GRADING PLAN - DRAINAGE

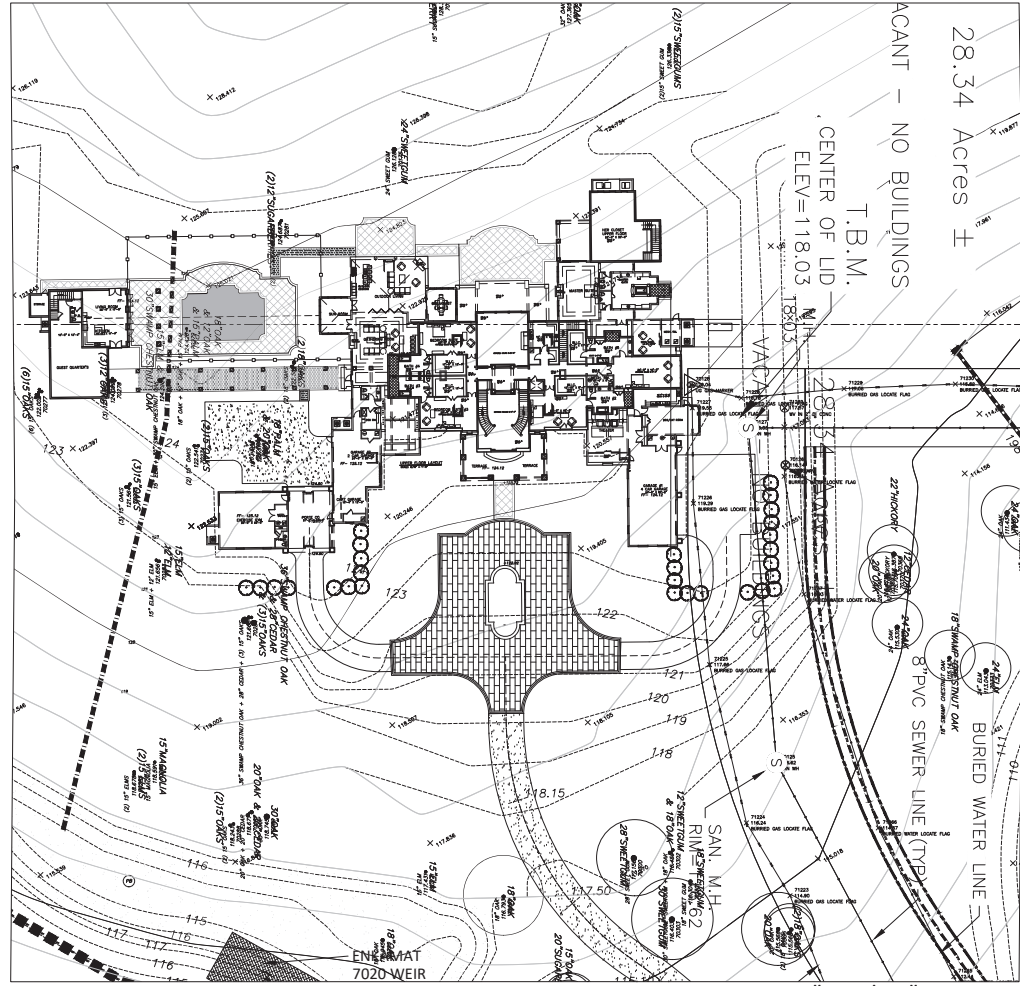
DATE: 9-14-2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 JOB NO.:

KELLY W HARTWIG
 LA 1287
 SHT. LC-3

Hartwig ENGINEERING, LLC
 ENGINEER OF RECORD CERTIFICATION
 ENGINEER OF RECORD IS RESPONSIBLE FOR STORMWATER POND CALCULATIONS ONLY.
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE S. HORTON, P.E., FL LIC. NO. 68688 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VIEWED ON ANY ELECTRONIC COPIES.



SITE GRADING PLAN
1" = 100' - 0"



PROPOSED HOUSE GRADING 1" = 30' - 0"

MARION COUNTY APPROVAL STAMP

CYPRESS MANAGEMENT AND DESIGN
P.O. BOX 8830 - CLEARING ISLAND, FL 32006
904-759-9576 - SITEOPT@BELLSOUTH.NET

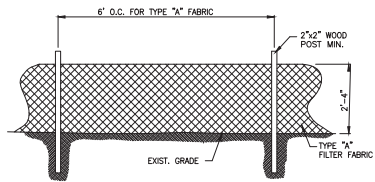
DATE	REVISIONS

STEPHENS RESIDENCE
HOUSE GRADING PLAN

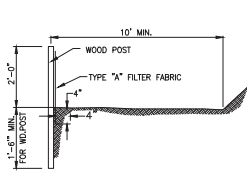
DATE: 9-14-2023
DRAWN BY: _____
CHKD. BY: _____
JOB NO. _____

KELLY W HARTWIG
LA 1287

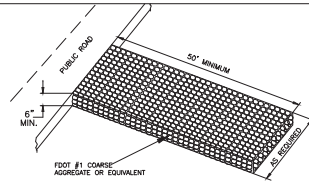
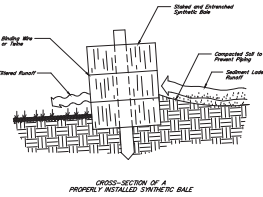
SHT. LC-4



TEMPORARY SILT FENCE

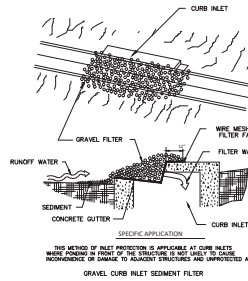


STAKED EROSION CONTROL BALE



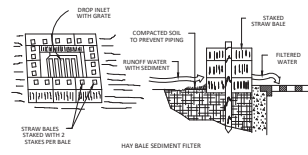
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

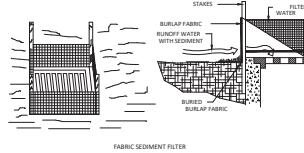


GRAVEL CURB INLET SEDIMENT FILTER

N.T.S.



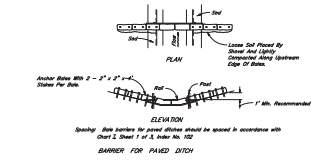
HAY BALE SEDIMENT FILTER



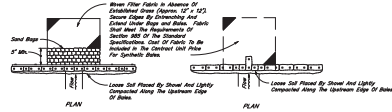
FABRIC SEDIMENT FILTER

DROP INLET SEDIMENT TRAP

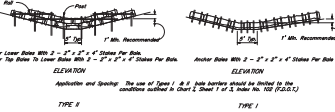
N.T.S.



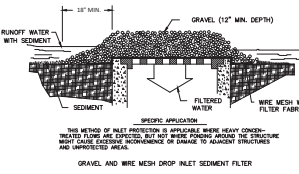
Barrier for Paved Ditch



Barrier for Unpaved Ditch

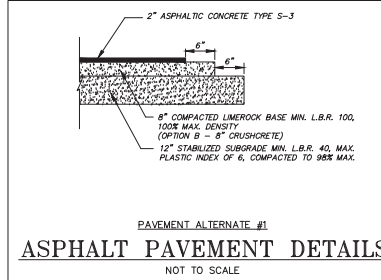


SYNTHETIC BALE BARRIERS TYPE I & II



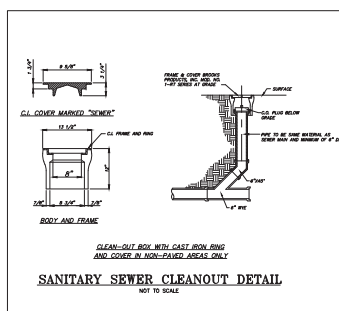
GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER

N.T.S.



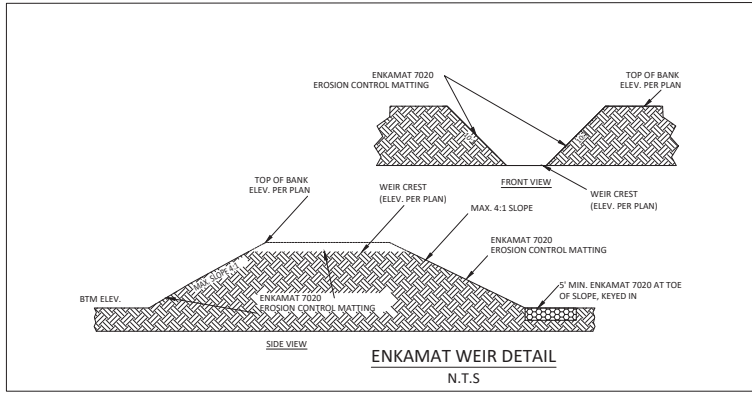
**PAVEMENT ALTERNATE #1
ASPHALT PAVEMENT DETAILS**

NOT TO SCALE



SANITARY SEWER CLEANOUT DETAIL

NOT TO SCALE



ENKAMAT WEIR DETAIL

N.T.S.

POND	T.O.B.	BTM.	CREST ELEVATION	WIDTH
EAST	117.0	114.5	116.5	50'
NORTH	104.0	101.0	103.5	50'
N.E.	92.5	90.0	92.0	50'

CYPRESS MANAGEMENT AND DESIGN
P.O. BOX 8880 FLEMING ISLAND, FL 32006
904-759-9576 - SITEOP@BELLSOUTH.NET

DATE	REVISIONS

STEPHENS RESIDENCE
MASTER SITE PLAN
SITE DETAILS

DATE: 10-31-2024
DRAWN BY: _____
CHKD. BY: _____
JOB NO.: _____

KELLY W HARTWIG
L.S. 1581

SHT. LC-5