



SUBMITTAL SUMMARY REPORT Waiver STA-000529-2026

PLAN NAME: Zorn Construction Stormwater Control Plan	LOCATION: 6410 NW GAINESVILLE RD OCALA,
APPLICATION DATE: 03/20/2026	PARCEL: 13230-000-00
DESCRIPTION: Request waiver to a Major Site Plan for interior renovations to existing structures. Applicant proposes Stormwater Controls to accommodate existing impervious area on 7.2 acre site.	

CONTACTS	NAME	COMPANY
Applicant	Radcliffe Engineering	Michael W. Radcliffe Engineering, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request to Major Site Plan v.1	04/07/2026	04/16/2026	04/15/2026	Approved

SUBMITTAL DETAILS

OCE: Waiver Request to Major Site Plan v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/16/2026	04/07/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/16/2026	04/09/2026	Approved
<i>Comments</i>	Defer to Stormwater			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/16/2026	04/10/2026	Informational
<i>Comments</i>	<p>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 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.</p> <p>The applicant owns a 7.2 -acre parcel (13230-000-00) and there is approximately 11,550 sf existing impervious area on-site with 45,940 sf of gravel onsite. The total existing and proposed impervious area is 57,490 sf. The site will be approximately 48,490 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Staff recommends approval with conditions.</p>			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/16/2026	04/07/2026	Approved
Utilities (OCE Plans) (Utilities)	Carrie Hyde	04/16/2026	04/09/2026	Approved
<i>Comments</i>	MCU service area but outside connection distance			



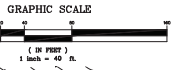
Project Name: 2025-42 Zorn Construction - Stormwater Control Plan
 Sheet Name:

Aerial Map

Drawn: LL
 Scale: 1"=150'
 Date: 3-20-26



MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
 Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568
 www.radcliffeengineering.com



ZORN CONSTRUCTION STORMWATER CONTROL PLAN MARION COUNTY, FL

Existing Improvements:

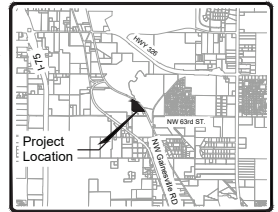
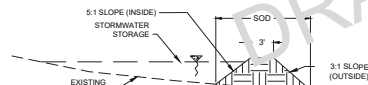
BUILDING 1:	2,784 SF	GRAVEL 1:	5,903 SF	CONCRETE:	2,011 SF
BUILDING 2:	4,445 SF	GRAVEL 2:	60,037 SF		
BUILDING 3:	2,307 SF				
SUBTOTAL:	9,536 SF	SUBTOTAL:	65,940 SF	SUBTOTAL:	2,011 SF
TOTAL COUNTED AS IMPERVIOUS =	57,490 SF				

LINE 1: N.00°47'06"E, 69.73'
LINE 2: N.89°40'50"W, 60.19'
CURVE 1: DELTA = 25°29'57"
RADIUS = 2405.70'
ARC = 1070.64'
CHORD = 1061.85'
C.B. = 5.44°39'41"E

- NOTES: 1. ALL BUILDINGS ARE EXISTING.
2. PROPOSED IMPROVEMENTS ARE INTERIOR RENOVATIONS TO EXISTING BUILDINGS.
3. CONTOURS FROM MARION COUNTY GIS.

Proposed Stormwater Controls:

CONSTRUCT 3' WIDE BY 2.5' HIGH BERM ALONG SOUTH PROPERTY BOUNDARY TO RETAIN POST MINUS PRE RUNOFF FROM ALL EXISTING AND PROPOSED IMPROVEMENTS INCLUDING THE ALLOWABLE 8,000 SF OF IMPERVIOUS AREA.
LOOCHLOOSA FINE SAND SOILS ARE TYPE "A" HYDROLOGIC GROUP.



SCALE: 1" = 3000'
SECTION 23, TOWNSHIP 14 SOUTH, RANGE 21 EAST

Site Information:

PROJECT NAME: ZORN CONSTRUCTION STORMWATER CONTROL PLAN
PARCEL NUMBER: 13230-000-00
PROJECT LOCATION: 6410 NW GAINESVILLE RD, Ocala, FL 34478-2330
OWNER: MOSES 1401 LLC
OWNER'S CONTACT: CHRIS LITTLE
TELEPHONE: (352) 236-4550
SITE AREA: 313,632 SF (7.20 AC)
EXISTING IMPERVIOUS AREA: 57,490 SF
ZONING: B-2 & M-2
LAND USE: COMMERCIAL DISTRICT
SOILS: LOOCHLOOSA FINE SAND (TYPE "A")

STORMWATER CALCULATIONS

Drainage Basin	Area (A)	Area (B)	CN
Total	313,632	7,188	
Type A Soils	313,632	7,188	39
Type D Soils			80
Asphalt Conc.			88
Building			88
Total	313,632	7,188	
Impervious (Gravel)	65,940	0.219	98
Impervious (Asphalt)	2,011	0.040	88
Impervious (Concrete)	45,940	1.055	88
Type A Soils	256,043	5.878	39
Type C Soils			74
Type D Soils			80

STAGE STORAGE DRA / BERM

Elevation (ft)	Area (ft²)	Area (acres)	Avg. Area (ft²)	Storage (ft³)	Storage (Ac-ft)
96.0	5,166	0.119	0	0	0.000
96.0	15,863	0.364	10,517	1.0	10,517
96.5	26,731	0.614	21,300	0.5	21,167
97.0	37,584	0.863	32,163	0.5	37,248
97.5	37,584	0.863	37,584	0.5	56,045
					1,287

Traffic Statement:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE TRIP GENERATION REPORT 11th EDITION. THE ITE REGRESSION EQUATIONS WERE USED TO CALCULATE THE MIDDAY PEAK A.M. AND P.M. HOUR TRIPS.
(Page 738-741).
CORPORATE HEADQUARTERS BUILDING VS. 1,000 SQ. FT. G.L.A. PER (714) (Page 738-741).
NO ADDITIONAL PROPOSED STRUCTURES/BUILDING
DAILY TRIP CALCULATION: USING AVERAGE RATES
OFFICE (714): 7.95 PER 1000 SF; 2,784 X 7.95 = 22.13
PEAK HOUR CALCULATION (AM):
OFFICE (714): 1.45 PER 1000 SF; 2,784 X 1.45 = 4.04
PEAK TRIPS/HOUR = 4.04
PEAK TRIP CALCULATION (PM):
OFFICE (714): 1.30 PER 1000 SF; 2,784 X 1.30 = 3.62
PEAK TRIPS/HOUR = 3.62
AVERAGE RATES GIVE MORE REALISTIC PEAK HOUR CALCULATIONS FOR THIS CORPORATE HEADQUARTERS

Pre-developed Conditions

Watershed length (ft)	720
Watershed slope (%)	2.37
Depth of Runoff (in)	2.92
Pre Runoff Volume (cf)	76,980
Time of Conc. (min)	1.73
Log Time (min)	0.47
Time of Conc. (min)	47.27
FL Volume (cfs)	201.96
Peak Discharge, Q (cfs)	19.07

Post-minutes Pre Val. (cf)

Pre-developed Weighted CN	19.00
Post-developed Weighted CN	25.92
Pre-developed Weighted CN	19.00
Post-developed Weighted CN	25.92

THIS PLAN HAS BEEN DIGITALLY STORED AND SEALED BY MICHAEL W. RADOLIFFE, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THIS SIGNATURE MUST BE VERIFIED ON ANY ELECTIONS COPIES.

MICHAEL W. RADOLIFFE, P.E.
FLORIDA REG. ENGINEER, NO. 31170
SIGNATURE DATE

Professional Engineer Seal for Michael W. Radoliffe, No. 31170, State of Florida. Includes project title 'Stormwater Control Plan' and sheet number '1 of 1'.