

December 17, 2024

PROJECT NAME: ROBY ROBERTS STORMWATER COMPLIANCE PLAN

PROJECT NUMBER: 2024120028

APPLICATION: DRC WAIVER REQUEST #32290

- 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: APPROVED - MCU service area but outside connection distance to water or sewer at this time. Shall connect within 365 days' notice of availability.
- 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 coverage 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 17.23 -acre parcel (07399-039-03) and according to the MCPA, there is approximately 34,010 sf existing impervious area on-site. Of the current coverage, 2,599 sf has been previously approved over through AR 20112 with the remaining 22,411 sf being add in 2024 according to the MCPA. The applicant has proposed total existing and proposed impervious area of 64,731 sf. The site will be approximately 55,731 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. The applicant has provided sufficient stormwater controls for the site, but dimensions for the proposed ponds will be needed. 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 32290

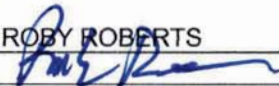
**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 12-10-2024 Parcel Number(s): 07399-039-03 Permit Number: 2024020553

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: ROBY ROBERTS STORMWATER COMPLIANCE PLAN 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): ROBY ROBERTS  
Signature:   
Mailing Address: 600 Gillam Road City: Wilmington  
State: OH Zip Code: 45177 Phone # 352-816-0562  
Email address: Dustin.Owen@paramount-gc.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): MASTROSERIO ENGINEERING Contact Name: PAOLO MASTROSERIO  
Mailing Address: 170 SE 32ND PL. City: OCALA  
State: FL Zip Code: 34471 Phone # 352-433-2185  
Email address: PAOLO@MASTROSERIOENG.COM

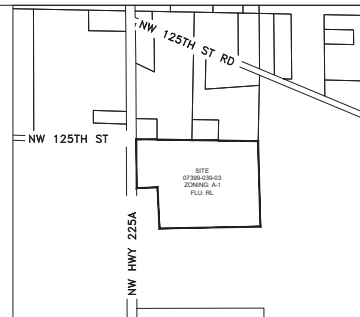
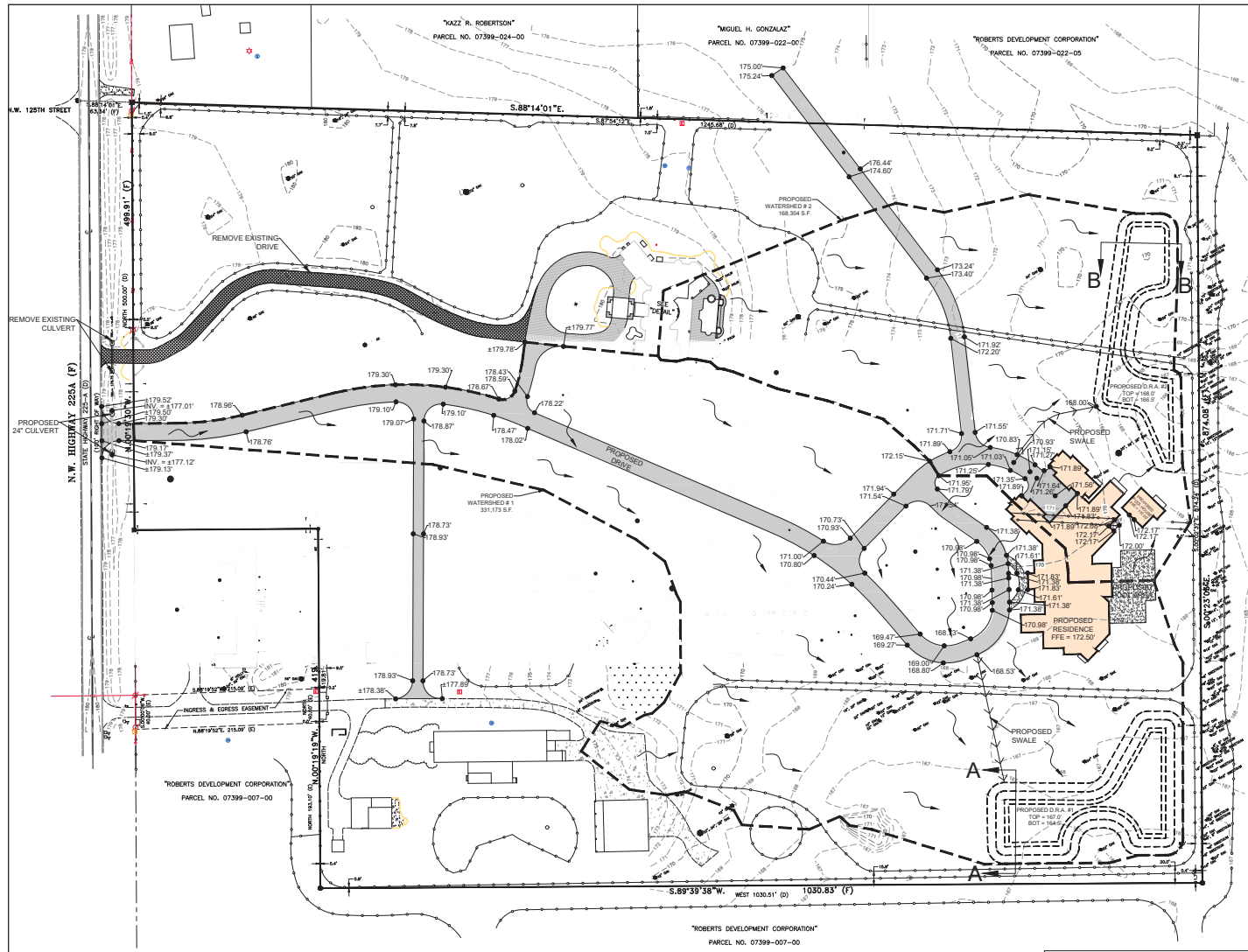
**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1.A Major Site Plan  
Reason/Justification for Request (be specific): A waiver is requested to waive the need for a Major Site Plan submittal and to have a Stormwater Compliance Plan submitted in lieu of the Major Site Plan.

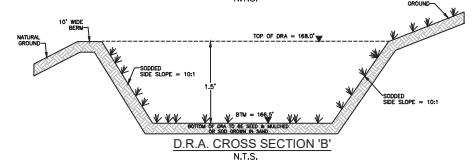
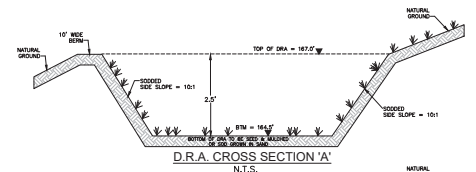
**DEVELOPMENT REVIEW USE:**

Received By: Email Date Processed: 12/12/24 BM Project # 2024120028 AR # 32290

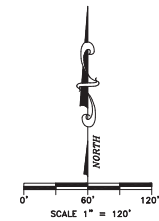
12/11/24  
ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_



LOCATION MAP  
SCALE: 1" = 600'



NOTE FOR ALL DRA CONSTRUCTION:  
FOR ALL DRA CONSTRUCTION, THE RETENTION BASIN WILL BE OVERGRADED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCOMPACTED SOIL MATERIAL BETWEEN THE SURFACE OF THE UNDERLIEING 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 REVISIONS IF ANY UNDERLIEING IS ENCOUNTERED.

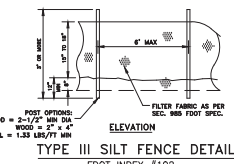
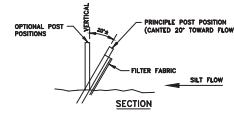


**PROPOSED SITE, GRADING, & DRAINAGE PLAN**

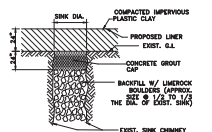
SCALE: 1" = 60'

**SITE DATA:**  
PROJECT NAME: ROBY ROBERTS STORMWATER COMPLIANCE PLAN  
PROJECT LOCATION: SEC 30, TWP. 13S, RGE. 21E  
P.I.D.: 07399-039-03  
OWNER: ROBERTS TRUST ROBERTS ROBY L TR ET AL  
ADDRESS: 600 GILLAM RD WILMINGTON, OHIO 45177  
SITE AREA: 1,026,702 S.F. (23.57 ACRES) +/-  
ZONING: A-1  
LAND USE: RL  
THE SITE AS IS, CONSISTS OF AN EXISTING BUILDING, DRIVE, TREES AND OPEN SPACE.

**PROPOSED DEVELOPMENT:**  
THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE THE CONSTRUCTION OF AN 18,158 S.F. OF RESIDENTIAL BUILDINGS ALONG WITH ASSOCIATED IMPERVIOUS AREAS TO SERVE THE DEVELOPMENT. THE PROPOSED STORM WATER RUNOFF FROM THE PROPOSED IMPROVEMENTS WILL BE DESIGNED TO SHEET FLOW TO ONSITE DRAINAGE AREAS.



TYPE III SILT FENCE DETAIL  
FDOT INDEX #102



TYPICAL SINK CHIMNEY REPAIR DETAIL

**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.

ROBY ROBERTS, TRUSTEE  
ROBERTS TRUST ROBERTS ROBY L TR ET AL  
600 GILLAM ROAD  
WILMINGTON, OH, 45177

**ENGINEER'S CERTIFICATION:**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAOLO MASTROSERIO, PE, ON DATE SHOWN HERE. 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



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

PROJECT: ROBY ROBERTS STORMWATER COMPLIANCE PLAN  
COUNTY, STATE, SEC/TWP/RGE.: MARION COUNTY, FL 30/13S/21E  
TITLE: STORMWATER COMPLIANCE PLAN

JOB#: 24-30  
SHEET  
1 OF 2



WATERSHED RUNOFF CALCULATIONS FOR ROBY ROBERTS									
RAINFALL DATA		25YR/24HR RAINFALL (INCHES) = 8.30		100YR/24HR RAINFALL (INCHES) = 11.00					
PRE WATERSHED # 1 =		331173 FT <sup>2</sup> =		7.60 ACRES					
SOIL TYPE		% AS	OPEN AREA	LOT		OVERALL OPEN AREA			
		DECIMAL	CURVE #	CURVE #		CONDITION CURVE # = 39.00			
A	1	39	77			HYDROGRAPH SHAPE FACTOR = 484			
B	0	61	85			SCS RUNOFF CALCULATION			
C	0	74	90			Q = $\frac{(P - I_a)^2}{(P - I_a) + S}$ I <sub>a</sub> = 0.2(S)			
D	0	80	92			S = 1000/CN - 10			
IMP ALLOWED		0	0.00	0.000	98.00	Q = $\frac{(P - 0.2(S))^{0.5}}{(P + 0.8(S))}$			
		0	0.00	0.000	98.00	Q = RUNOFF (IN)			
		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 <sub>a</sub> = INITIAL ABSTRACTIONS			
OPEN AREA		331173	7.60	1.000	39.00	OVERALL CN = 39.00			
PRE CONDITION		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 0 S.F.			
		INCHES	FT <sup>3</sup>	AC-FT	INCHES	FT <sup>3</sup>	AC-FT	% IMPERVIOUS = 0.00%	
		1.29	35467	0.81	2.64	72730	1.67		
POST WATERSHED # 1 =		331173 FT <sup>2</sup> =		7.60 ACRES					
SOIL TYPE		% AS	OPEN AREA	LOT		OVERALL OPEN AREA & PRE			
		DECIMAL	CURVE #	CURVE #		CONDITION CURVE # = 39.00			
A	1	39	77			HYDROGRAPH SHAPE FACTOR = 484			
B	0	61	85			SCS RUNOFF CALCULATION			
C	0	74	90			Q = $\frac{(P - I_a)^2}{(P - I_a) + S}$ I <sub>a</sub> = 0.2(S)			
D	0	80	92			S = 1000/CN - 10			
HOUSE		5586	0.22	0.029	98.00	Q = $\frac{(P - 0.2(S))^{0.5}}{(P + 0.8(S))}$			
POOL/DECK/CNC		3034	0.07	0.009	98.00	Q = RUNOFF (IN)			
DRIVEWAY		31821	0.73	0.096	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 <sub>a</sub> = INITIAL ABSTRACTIONS			
OPEN AREA		286732	6.58	0.866	39.00	OVERALL CN = 46.92			
PRE CONDITION		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 44441 S.F.			
		INCHES	FT <sup>3</sup>	AC-FT	INCHES	FT <sup>3</sup>	AC-FT	% IMPERVIOUS = 13.42%	
		1.29	35467	0.81	2.64	72730	1.67		
POST CONDITION		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 20290 S.F.			
		INCHES	FT <sup>3</sup>	AC-FT	INCHES	FT <sup>3</sup>	AC-FT	% IMPERVIOUS = 12.06%	
		2.10	57971	1.33	3.81	105069	2.41		
POST-PRE DIFFERENCE		25YR/24HR RUNOFF		100YR/24HR RUNOFF					
		INCHES	FT <sup>3</sup>	AC-FT	INCHES	FT <sup>3</sup>	AC-FT		
		0.82	22504	0.52	1.17	32339	0.74		
PROPOSED DRA VOLUME		AREA (SF)		PERIMETER	AREA (ACRE)	VOLUME (FT <sup>3</sup> )	VOLUME (AF)	VOLUME (CY)	
167	24818	770	0.57	39741	0.91	1472			
166	17433	707	0.40	18616	0.43	689			
165	10677	644	0.25	4561	0.10	169			
164.5	7566	600	0.17	0	0.00	0			

WATERSHED RUNOFF CALCULATIONS FOR ROBY ROBERTS									
RAINFALL DATA		25YR/24HR RAINFALL (INCHES) = 8.30		100YR/24HR RAINFALL (INCHES) = 11.00					
PRE WATERSHED # 2 =		168304 FT <sup>2</sup> =		3.86 ACRES					
SOIL TYPE		% AS	OPEN AREA	LOT		OVERALL OPEN AREA			
		DECIMAL	CURVE #	CURVE #		CONDITION CURVE # = 39.00			
A	1	39	77			HYDROGRAPH SHAPE FACTOR = 484			
B	0	61	85			SCS RUNOFF CALCULATION			
C	0	74	90			Q = $\frac{(P - I_a)^2}{(P - I_a) + S}$ I <sub>a</sub> = 0.2(S)			
D	0	80	92			S = 1000/CN - 10			
IMP ALLOWED		0	0.00	0.000	98.00	Q = $\frac{(P - 0.2(S))^{0.5}}{(P + 0.8(S))}$			
		0	0.00	0.000	98.00	Q = RUNOFF (IN)			
		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 <sub>a</sub> = INITIAL ABSTRACTIONS			
OPEN AREA		168304	3.86	1.000	39.00	OVERALL CN = 39.00			
PRE CONDITION		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 0 S.F.			
		INCHES	FT <sup>3</sup>	AC-FT	INCHES	FT <sup>3</sup>	AC-FT	% IMPERVIOUS = 0.00%	
		1.29	18025	0.41	2.64	36962	0.85		
POST WATERSHED # 2 =		168304 FT <sup>2</sup> =		3.86 ACRES					
SOIL TYPE		% AS	OPEN AREA	LOT		OVERALL OPEN AREA & PRE			
		DECIMAL	CURVE #	CURVE #		CONDITION CURVE # = 39.00			
A	1	39	77			HYDROGRAPH SHAPE FACTOR = 484			
B	0	61	85			SCS RUNOFF CALCULATION			
C	0	74	90			Q = $\frac{(P - I_a)^2}{(P - I_a) + S}$ I <sub>a</sub> = 0.2(S)			
D	0	80	92			S = 1000/CN - 10			
HOUSE		8755	0.20	0.052	98.00	Q = $\frac{(P - 0.2(S))^{0.5}}{(P + 0.8(S))}$			
POOL/DECK		1894	0.04	0.011	98.00	Q = RUNOFF (IN)			
DRIVEWAY		9631	0.22	0.057	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 <sub>a</sub> = INITIAL ABSTRACTIONS			
OPEN AREA		148014	3.40	0.879	39.00	OVERALL CN = 46.11			
PRE CONDITION		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 20290 S.F.			
		INCHES	FT <sup>3</sup>	AC-FT	INCHES	FT <sup>3</sup>	AC-FT	% IMPERVIOUS = 12.06%	
		1.29	18025	0.41	2.64	36962	0.85		
POST CONDITION		25YR/24HR RUNOFF		100YR/24HR RUNOFF		IMPERVIOUS AREA = 20290 S.F.			
		INCHES	FT <sup>3</sup>	AC-FT	INCHES	FT <sup>3</sup>	AC-FT	% IMPERVIOUS = 12.06%	
		2.01	28255	0.65	3.69	51724	1.19		
POST-PRE DIFFERENCE		25YR/24HR RUNOFF		100YR/24HR RUNOFF					
		INCHES	FT <sup>3</sup>	AC-FT	INCHES	FT <sup>3</sup>	AC-FT		
		0.73	10231	0.23	1.05	14762	0.34		
PROPOSED DRA VOLUME		AREA (SF)		PERIMETER	AREA (ACRE)	VOLUME (FT <sup>3</sup> )	VOLUME (AF)	VOLUME (CY)	
167	18617	786	0.43	19499	0.45	722			
166	11071	723	0.25	4655	0.11	172			
165.5	7547	687	0.17	0	0.00	0			