

February 13, 2025

PROJECT NAME: CARPENTER MICHELLE R FAMILY TRUST

PROJECT NUMBER: 2025020016

APPLICATION: DRC WAIVER REQUEST #32466

- 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: 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 13.09 -acre parcel (12669-000-06) and according to the MCPA, there is approximately 0 sf existing impervious area on-site. The applicant is proposing to add 105,400 sf for a new SFR+ additional structures. The total existing and proposed impervious area is 105,400 sf. The site will be approximately 96,400 sf over the allowed 9,000 sf the Marion County LDC. There is a FEMA Special Flood Hazard Area & a Flood Prone Area on the property. Staff recommends approval with conditions. The applicant has provided a sufficient design for stormwater controls.



**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 32466

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2/5/25 Parcel Number(s): 12669-000-06 Permit Number: 2025011947

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: CARPENTER MICHELLE R FAMILY TRUST Commercial Residential
Subdivision Name (if applicable): GREY OAKS 6
Unit _____ Block _____ Lot V38 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: [Signature]
Mailing Address: 600 GILLIAM RD City: WILMINGTON
State: OH Zip Code: 45177-9098 Phone # 352-282-4530
Email address: 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): HYPERION POOLS Contact Name: CRYSTAL CARTWRIGHT
Mailing Address: 417 SW 8TH ST City: GAINESVILLE
State: FL Zip Code: 32601 Phone # 352-514-4504
Email address: poolsandmore52@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.21.1.A Major Site Plan
Reason/Justification for Request (be specific): waiver to major site plan for the pool only. The site will be over the allowed 9,000 square feet.

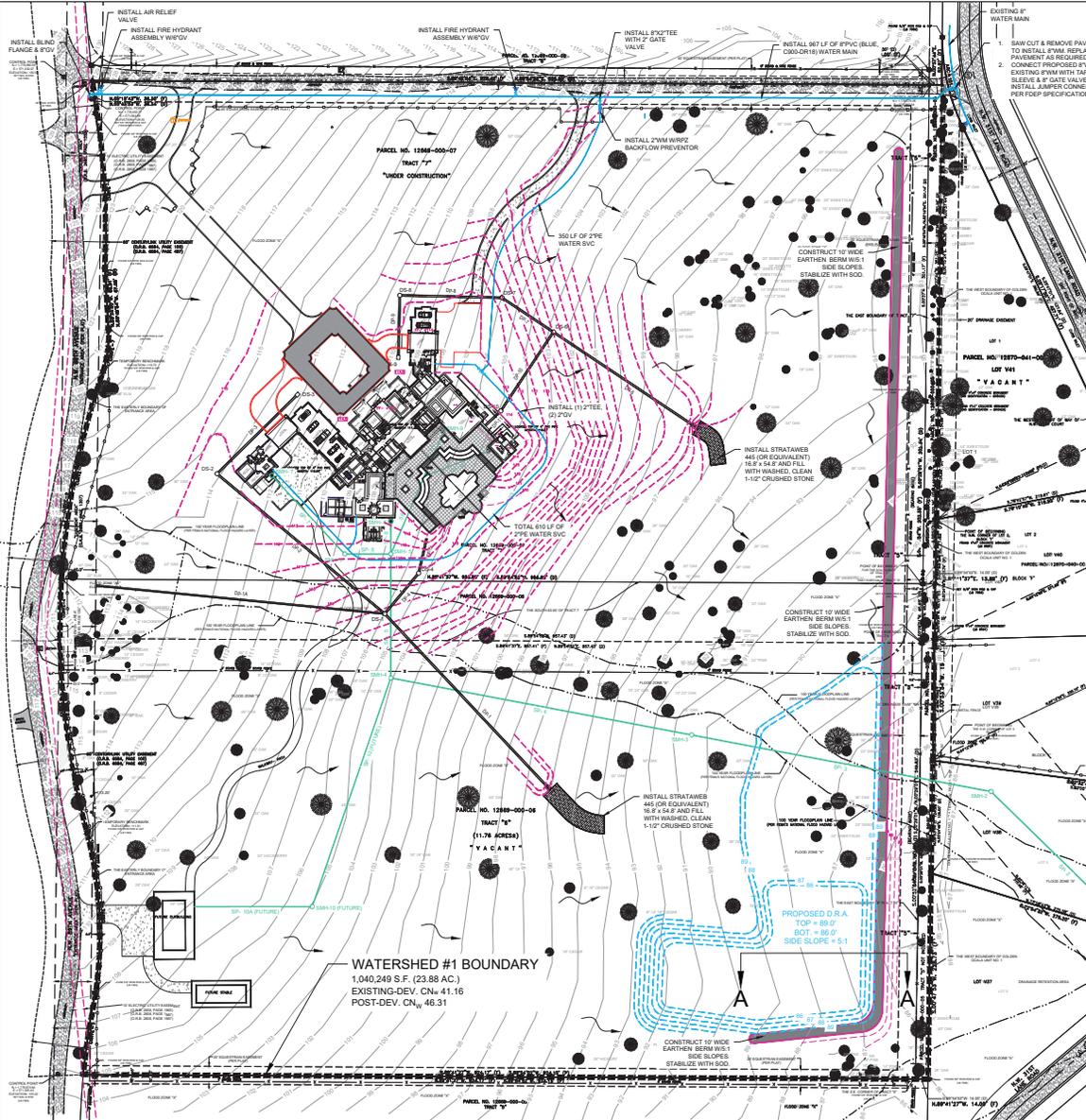
DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 2/6/25 BM Project # 2025020016 AR # 32466
2/6/25

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): _____



PROPOSED SITE, GRADING, & DRAINAGE PLAN

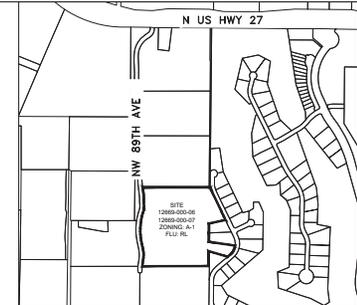
SCALE: 1" = 60'

SITE DATA:

PROJECT NAME: GREY OAKS LOT STORMWATER COMPLIANCE PLAN
 PROJECT LOCATION: SEC 36, TWP. 14S, RGE. 20E
 P.L.D.: 12669-000-06 & 12669-000-06
 OWNER: CARPENTER MICHELLE R FAMILY TRUST
 ADDRESS: NW 89TH AVENUE OCALA, FLORIDA
 SITE AREA: 1,142,125 S.F. (26.22 ACRES) +/-
 ZONING: A-1
 LAND USE: RL
 THE SITE AS IS, CONSISTS OF TREES AND OPEN SPACE.

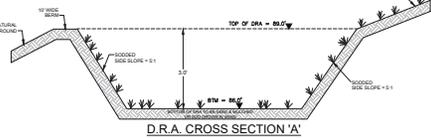
PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE THE CONSTRUCTION OF AN 18,900 S.F. RESIDENTIAL BUILDING 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 AN ONSITE DRAINAGE AREA.



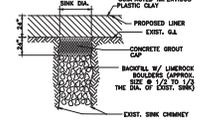
LOCATION MAP

SCALE: 1" = 800'

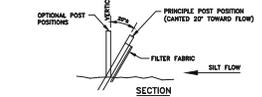


NOTE FOR ALL DRA CONSTRUCTION:

IF UREDOCK IS RECOMMENDED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVERWATERED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE UNDERSTOCK 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. RETENTION OF ANY UNDERCUTS IS ENCOURAGED.



TYPICAL SINK CHIMNEY REPAIR DETAIL



SECTION

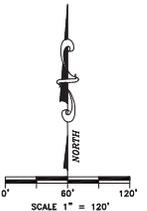


TYPE III SILT FENCE DETAIL

FOOT INDEX #102

WATERSHED RUNOFF CALCULATIONS FOR GREY OAKS LOT

RAINFALL DATA		25% AVERAGE RAINFALL (INCHES) = 6.30									
		100% AVERAGE RAINFALL (INCHES) = 11.50									
PRE WATERSHED #1	25% AVERAGE RAINFALL (INCHES) = 6.30	100% AVERAGE RAINFALL (INCHES) = 11.50	25% AVERAGE RAINFALL (INCHES) = 6.30								
SOL TYPE	DECIMAL	CURVE #	OVERALL OPEN AREA (CONDITION/CURVE #) = 39.00								
A	0.15	60	HYDROLOGICAL ADJUSTMENT FACTOR = 484								
B	0.15	60									
C	0.15	60									
D	0.15	60									
AREA	ACRES	% AS	% AS								
FF12	DECIMAL	ACRES	DECIMAL								
B	0.00	0.00	0.00								
C	0.00	0.00	0.00								
D	0.00	0.00	0.00								
OPEN AREA	1040240	23.88	1.000	39.00							
OVERALL CN				39.00							
INCHES	FF12	ACFT	INCHES	FF12	ACFT	INCHES	FF12	ACFT	INCHES	FF12	ACFT
1.28	111400	2.56	2.92	252071	5.81	100% PRE CONCENTRATION (PPH) = N/A					
POST WATERSHED #1	1040240	FF12	23.88	ACRES	100% PRE CONCENTRATION (PPH) = N/A						
SOL TYPE	DECIMAL	CURVE #	OVERALL OPEN AREA & PRE (CONDITION/CURVE #) = 39.00								
A	0.15	60	HYDROLOGICAL ADJUSTMENT FACTOR = 484								
B	0.15	60									
C	0.15	60									
D	0.15	60									
AREA	ACRES	% AS	% AS								
FF12	DECIMAL	ACRES	DECIMAL								
B	0.00	0.00	0.00								
C	0.00	0.00	0.00								
D	0.00	0.00	0.00								
OPEN AREA	1040240	23.88	1.000	39.00							
OVERALL CN				46.31							
INCHES	FF12	ACFT	INCHES	FF12	ACFT	INCHES	FF12	ACFT	INCHES	FF12	ACFT
1.28	111400	2.56	2.92	252071	5.81	IMPERVIOUS AREA = 10540.00					
% IMPERVIOUS =				0.00%							
TREATMENT TYPE =				DRY RETENTION							
TREATMENT VOLUME				43344							
TOT OVER AREA				43344							
1.25 OVER IMPERV.				10978							
TOTAL T.V. REQUIRED				36667							
PERCOLATION RATE				0.35 FT/HR							
HW				1.42 FT/HR							
HW				0.14 FT/HR							



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 58891
 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.

MICHELLE CARPENTER, TRUSTEE
 CARPENTER MICHELLE R FAMILY TRUST
 600 GILLAM ROAD
 WILMINGTON, OH, 45177

DATE:

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

PROJECT: GREY OAKS LOT STORMWATER COMPLIANCE PLAN
 COUNTY, STATE, SEC/TWN/RGE.: MARION COUNTY, FL 36/14S/20E
 TITLE: STORMWATER COMPLIANCE PLAN
 JOB#: 22-34
 SHEET 1 OF 2