



SUBMITTAL SUMMARY REPORT

MajorSite-000610-2026

PLAN NAME:	Champion Homes	LOCATION:	
APPLICATION DATE:	04/10/2026	PARCEL:	36943-001-00
DESCRIPTION:	Proposed development for manufactured home sales.		

CONTACTS	NAME	COMPANY
Applicant	Kelly Hathaway	
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Applicant	Lee Clymer	Clymer Farney Barley, Inc.
Developer	Aaron Waters	Champion Retail Housing, Inc.
Engineer of Record	Beau Clymer	Clymer Farner Barley, Inc.
Owner	Harvey Cohen	Valencia Miami Partners, LLC.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	07/24/2026	07/31/2026		In Review
OCE: Plan Review (DR) v.1	04/14/2026	04/28/2026	04/29/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
911 Management (DR) (911 Management)		07/31/2026		Pending Assignment	
Environmental Health (Plans) (Environmental Health)		07/31/2026		Pending Assignment	
Fire Marshal (Plans) (Fire)		07/31/2026		Pending Assignment	
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/31/2026		Pending Assignment	
Corrections	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - Corrective Action: If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. - If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.				
Corrections	2.12/2.12.21 - Open space and natural areas (Not Resolved) - Corrective Action: Please indicate areas where trees will be preserved. - Please indicate areas where trees will be preserved.				
Corrections	2.12.27 - Location & screening of outside storage (Not Resolved) - Corrective Action: Please indicate on landscaping plan that areas for storage of homes not being used for display will be screened as required in LDC Sec. 4.2.15.(I) - Please indicate on landscaping plan that areas for storage of homes not being used for display will be screened as required in LDC Sec. 4.2.15.(I)				
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Corrective Action: Please indicate by tree survey trees viable and equivalent to at least a C-Type buffer on the east side of the property and that this buffer will remain in compliance with a minimum C-Type buffer. - Please indicate by tree survey trees viable and equivalent to at least a C-Type buffer on the east side of the property and that this buffer will remain in compliance with a minimum C-Type buffer.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/31/2026		Pending Assignment	
OCE Design (Plans) (Office of the County Engineer)		07/31/2026		Pending Assignment	
Corrections	6.2.1.B.-F. - Requirements (Not Resolved) - Corrective Action: D.All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC				
Corrections	2.12.4 - Front page of the plan (Not Resolved) - Corrective Action: H.A portrait oriented minimal 3 inches x 5 inches space, located 2¾ inches from the right edge of paper and ¾ inches from the top edge of paper, shall remain blank to allow for a County approval stamp; (Cover Page correction) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.				
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Not Resolved) - Corrective Action: Sheet Page shown, Needs to show Total number of sheets as well (IE Sheet 1 of 10) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required				
OCE Property Management (Plans) (Office of the County Engineer)		07/31/2026		Pending Assignment	

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/31/2026		Pending Assignment
Corrections	6.13.6 - Stormwater Quality Criteria (Not Resolved) - See comment under "6.13.7 ☐ Geotechnical Criteria"			
Corrections	6.13.4 - Stormwater Quantity Criteria (Not Resolved) - See comment under "6.13.7 ☐ Geotechnical Criteria"			
Corrections	Additional Stormwater comments (Not Resolved) - (1) Info: Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction. (2) Info: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
Corrections	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
Corrections	2.12.8 - Topographical Contours (Not Resolved) - Please provide a survey that is no older than 12 months. Check with Survey to see if they would support a waiver			
Corrections	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
Corrections	6.13.4.C - Discharge Conditions (Not Resolved) - See comment under "6.13.7 ☐ Geotechnical Criteria"			
Corrections	6.13.7 - Geotechnical Criteria (Not Resolved) - The LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom. The proposed DRA is 0.54 acres at the bottom with only two borings provided.			
Corrections	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - Results of the pipe material request pending			
Corrections	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - Please identify the existing impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.			
Corrections	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - Please identify the design high water elevation, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom on the cross section			
Corrections	6.13.4.D - Recovery Analysis (Not Resolved) - See comment under "6.13.7 ☐ Geotechnical Criteria"			
Corrections	6.13.2.B(4) - Hydrologic Analysis (Not Resolved) - See comment under "6.13.7 ☐ Geotechnical Criteria"			
Corrections	6.13.2.A.12/6.12.5-Details, X-Sections, References (Not Resolved) - See comment under " 6.13.2.A(3) ☐ Retention/Detention Area Design Parameters"			
Corrections	6.13.2.B(6) - Freeboard (Not Resolved) - See comment under "6.13.7 ☐ Geotechnical Criteria"			
OCE Survey (Plans) (Office of the County Engineer)		07/31/2026		Pending Assignment
OCE Traffic (Permits & Plans) (Office of the County Engineer)		07/31/2026		Pending Assignment
Corrections	6.11.5 - Driveway access (Not Resolved) - Corrective Action: Provide truck turning templates showing that the trucks towing the mobile homes can access the driveway without the wheels tracking off the pavement. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.			
Utilities (OCE Plans) (Utilities)		07/31/2026		Pending Assignment
OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/28/2026	04/23/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/28/2026	04/27/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	04/28/2026	04/15/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/28/2026	04/17/2026	Requires Re-submit
Corrections	2.12.27 - Location & screening of outside storage (Not Resolved) - Corrective Action: Please indicate on landscaping plan that areas for storage of homes not being used for display will be screened as required in LDC Sec. 4.2.15.(l) - Please indicate on landscaping plan that areas for storage of homes not being used for display will be screened as required in LDC Sec. 4.2.15.(l)			
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Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/28/2026	04/15/2026	Requires Re-submit
Comments	1. Landscape and Irrigation plans to be signed and sealed at submittal. 2. Please submit signed and sealed photometric plan if applicable 3. See markups on plan sheets			
OCE Design (Plans) (Office of the County Engineer)	William Poole	04/28/2026	04/28/2026	Requires Re-submit
Corrections	2.12.4 - Front page of the plan (Not Resolved) - Corrective Action: H.A portrait oriented minimal 3 inches × 5 inches space, located 2¼ inches from the right edge of paper and ¾ inches from the top edge of paper, shall remain blank to allow for a County approval stamp; (Cover Page correction) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			

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OCE Property Management (Plans) (Office of the County Engineer)	DeleNie Roman	04/28/2026	04/27/2026	Informational
Comments	Sunbiz and road map checked. DR 4/27/26 IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/28/2026	04/20/2026	Requires Re-submit
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OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/28/2026	04/27/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/28/2026	04/26/2026	Requires Re-submit
<i>Corrections</i>	6.11.5 - Driveway access (Not Resolved) - Corrective Action: Provide truck turning templates showing that the trucks towing the mobile homes can access the driveway without the wheels tracking off the pavement. - 6.11.5 - Driveway access: The driveways must meet the requirements of section 6.11.5.			
Utilities (OCE Plans) (Utilities)	Carrie Hyde	04/28/2026	04/15/2026	Requires Re-submit
<i>Comments</i>	City of Belleview Utilities service area; requires letter of plan approval to support availabiltiy & capacity for development as shown. Submit CoBU letter upon resubmittal to clear the utility review.			

REVIEW SESSION FILES:

0. Submittal ltr.pdf
1. DRC application.pdf
10. Geo-Tech Report No. 25-8023.15.2 - Proposed Development, PID No. 36943-001-00.pdf
11. Survey 2025.pdf
12. Champion Homes combined S&S.pdf
14. CHAMPION HOMES - LANDSCAPE 04-10-2026 - ESS.pdf
15. Pipe Material Deviation ltr.pdf
16. CHAMPION HOMES O&M S&S.pdf
17. 2026.02.26_CHAMPION HOMES SITE PLAN_EA1.pdf
2. CHAMPION HOMES AERIAL.pdf
3. CHAMPION HOMES FEMA.pdf
4. CHAMPION HOMES SOILS.pdf
5. CHAMPION HOMES QUAD.pdf
6. CHAMPION HOMES NWI.pdf
7. Drainage report S&S.pdf
8. Proof of prop control, applicant identity, lease.pdf
9. Geo-Tech Report No. 25-8023.15.1 - Proposed Development, PID No. 36943-001-00.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Susan Heyen	Please label this area and show existing vegetation if applicableIf this is an area to be preserved, please show tree canopy extents	04/15/2026 11:05	AM14. CHAMPION HOMES - LANDSCAPE 04-10-2026 - ESS.pdf	3
Susan Heyen	No plantings in ingress/ egress area	04/15/2026 11:08	AM14. CHAMPION HOMES - LANDSCAPE 04-10-2026 - ESS.pdf	2
Susan Heyen	Provide Shade tree calculations 1 shade tree per 3,000 sf of site. LDC 6.7.4Provide Landscape area calculations LDC 6.8.4.Provide Native plant calculations LDC 6.8.10Show all existing trees on site - show all trees to be removed and provide mitigation calculations if applicableShow tree protection zones, barriers and detailsINFO - Trees planted too deep will not be accepted at inspection	04/15/2026 11:10	AM14. CHAMPION HOMES - LANDSCAPE 04-10-2026 - ESS.pdf	2
Susan Heyen	Provide dimension line showing 30' distance from overhead power- plan appears to have space to adjust shade tree locations - contact reviewer to discuss	04/15/2026 11:18	AM14. CHAMPION HOMES - LANDSCAPE 04-10-2026 - ESS.pdf	2



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: 7-22-26 Parcel Number(s): 36943-001-00 Permit Number: 000610-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Champion Homes 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): Valencia Miami Partners, LLC., Harvey E. Cohen, Manager
Signature: Harvey E. Cohen
Mailing Address: 751 NW 108th Ave City: Plantation
State: FL Zip Code: 33324 Phone #: _____
Email address: harvey1918@gmail.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): Clymer Farner Barley, Inc. Contact Name: Beau Clymer, P.E.
Mailing Address: 2100 SE 17th St, Suite 202 City: Ocala
State: FL Zip Code: 34471 Phone #: 352-748-3126
Email address: permitting@cfb-inc.com; bclymer@cfb-inc.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.13.6.A.(3)(c) - Stormwater quality criteria
Reason/Justification for Request (be specific): Proposed pond is 4.5 ft deep, which requires sodded pond bottom per LDC. Request is to not have to sod pond bottom since we meet SJRWMD water quality criteria (new Statewide Stormwater Rule) and hold back to back 100yr-240hr FDOT storm events without discharging.

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): _____

AGENCY	PERMIT #	SUBMITTED	STATUS

1

WAIVER DATA

APPROVED WAIVERS	LD CODE	WAIVER CONDITIONS	APPROVAL DATE
SIDEWALKS	6.12.12.(D)	N/A	11/3/2025
BUFFERS	6.8.6.K.(3)	NOTE 1, BELOW	11/3/2025
ACCESS MANAGEMENT	6.11.4.B.(2)	NOTE 2, BELOW	11/6/2025
CONNECTION REQUIREMENTS	6.14.2.	N/A	11/18/2025
REQUIREMENTS FOR ALL COMMERCIAL AND INDUSTRIAL ZONING CLASSIFICATIONS	4.2.15.I.	N/A	6/1/2026
CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY	2.12.8	N/A	6/1/2026
STORMWATER QUALITY CRITERIA	6.13.6.A.(3)(C)	N/A	REQUESTED

NOTES

- TREE SURVEY AND TREES BEING VIABLE EQUIVALENT TO AT LEAST A TYPE C BUFFER, SOME TYPE OF SIGNATURE THAT THE AREA WILL NOT BE TOUCHED AND SOME KIND OF IDENTIFICATION OF WHERE THAT LINE IS ON THE PLANS AND ON SITE, IF ANY FUTURE DEVELOPMENT TOOK PLACE ON THE SITE THEY WOULD HAVE TO COME INTO COMPLIANCE WITH A TYPE C LANDSCAPE BUFFER.
- THE WAIVER TO CROSS ACCESS WILL BE ALLOWED TO BE CONSISTENT WITH THE CONCEPTUAL PLAN AND ONLY VALID FOR THIS SPECIFIC USE.

SITE DATA

- PROJECT AREA = 7.18 AC. (312,956 SQ. FT.)
- PARCEL ID: 36943-001-00
- ZONING: REGIONAL: HEAVY BUSINESS (B-5)
- ZONING REQUIREMENTS:
MINIMUM LOT AREA = N/A
MINIMUM LOT WIDTH = N/A
MAXIMUM BUILDING HEIGHT = 50 FEET
MAXIMUM FLOOR AREA RATIO (FAR) = 0.70
MINIMUM FRONT SETBACK = 40 FEET
MINIMUM SIDE SETBACK = 10 FEET
MINIMUM REAR SETBACK = 25 FEET
- FUTURE LAND USE (FLU): COMMERCE DISTRICT (CD)
- MAXIMUM FAR = 0.70
PROPOSED FAR = 0.00
- PROJECTED NUMBER OF EMPLOYEES = 5
- PROJECT ADDRESS: TO BE ASSIGNED
- NO PERMANENT STRUCTURES PROPOSED ONSITE. ALL STRUCTURES SHOWN HEREON, EXCLUDING THE MANUFACTURED HOME SERVING AS THE OFFICE, ARE FOR DISPLAY AND SALE.
- REQUIRED PARKING:
OFFICE
2.5 PARKING SPACES (P.S.) PER 1,000 SF GFA
(2,432 SF/1,000 SF) x (2.5 P.S.) = 6 SPACES
TOTAL PARKING REQUIRED = 6 SPACES
TOTAL HANDICAP REQUIRED = 1 SPACE
TOTAL REQUIRED PARKING = 7 SPACES
- PROVIDED PARKING
STANDARD PARKING (10' x 18') = 7 SPACES
HANDICAP PARKING (12' x 18') = 1 SPACE
TOTAL PARKING PROVIDED = 8 SPACES
- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED ASPHALT	= 14,174 SQ. FT. (0.32 AC.) 4.46%	TOTAL CONTRIBUTING OFFSITE IMPERVIOUS AREA	= 11,434 SQ. FT. (0.26 AC.) 4.22%
PROPOSED ASPHALT MILLINGS	= 49,501 SQ. FT. (1.13 AC.) 15.74%	TOTAL CONTRIBUTING OFFSITE OPEN AREA	= 256,896 SQ. FT. (5.90 AC.) 95.78%
PROPOSED CONCRETE	= 1,150 SQ. FT. (0.03 AC.) 0.42%	PRE-DEVELOPMENT BASINS E5003A-GA & E5003B-GA	= 268,330 SQ. FT. (6.16 AC.) 100%
PROPOSED MANUFACTURED HOMES	= 19,170 SQ. FT. (0.44 AC.) 6.13%		
TOTAL IMPERVIOUS AREA	= 83,995 SQ. FT. (1.92 AC.) 26.75%	TOTAL EXISTING IMPERVIOUS AREA	= 0 SQ. FT. (0.00 AC.) 0.00%
TOTAL OPEN AREA	= 228,961 SQ. FT. (5.26 AC.) 73.25%	TOTAL EXISTING OPEN AREA	= 312,956 SQ. FT. (7.18 AC.) 100%
PROPERTY AREA	= 312,956 SQ. FT. (7.18 AC.) 100%	PROPERTY AREA	= 312,956 SQ. FT. (7.18 AC.) 100%
- ALL PROPOSED DEVELOPMENT WILL BE COMPLETED IN A SINGLE PHASE
- THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE
- PER FIRM MAP 12083C0729D, DATED 08-28-2008, THIS SITE IS CONSIDERED TO BE IN ZONE "X".
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, MAJOR SITE PLAN.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

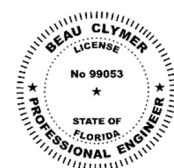
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MAJOR SITE PLAN FOR CHAMPION HOMES

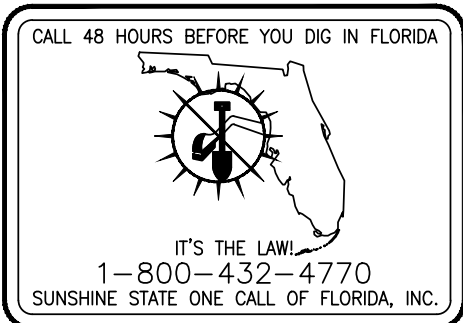


VICINITY MAP

SECTION 23; TOWNSHIP 16 SOUTH; RANGE 22 EAST
MARION COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988



This item has been digitally signed and sealed by Beau J. Clymer on the date adjacent to the seal. Signature must be verified on any electronic copies.



DATE	REVISIONS	BY
07/22/2026	MARION COUNTY RAI #1	KFM

1

TRAFFIC IMPACT SUMMARY

LAND USE	BUILDING SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
RECREATIONAL VEHICLE SALES	2,432 SF	12	2	1	1	2	1	1

NOTE 1: TRIP GENERATION WAS DERIVED USING THE ITE TRIP GENERATION MANUAL (12TH ED).
RECREATIONAL VEHICLE SALES [ITE LUC 842]
NOTE 2: RECREATIONAL VEHICLE SALES WAS USED IN THE ABSENCE OF A MANUFACTURED HOME SALES LAND USE AS THE CLOSEST ALTERNATIVE.

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	AERIAL
04	SITE PLAN
05	GRADING PLAN
06	DRAINAGE PLAN
07	POND AND FDOT STORMWATER CONNECTION
08	UTILITY PLAN
09	MARION COUNTY UTILITY DETAILS
10	CONSTRUCTION DETAILS
11	EROSION CONTROL PLAN
12	TRUCK MOVEMENT PLAN

1

LICENSED DESIGN PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

X

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

X HARVEY COHEN,

PROJECT TEAM

OWNER
HARVEY COHEN, MANAGER
VALENCIA MIAMI PARTNERS, LLC
751 NW 108TH AVE
PLANTATION, FL 33324
(917) 748-2122

ENGINEER
CLYMER FARNER BARLEY, INC.
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
BEAU CLYMER, PE
FL LIC. NO. 99053
(352) 913-2360

LANDSCAPE ARCHITECT
CLYMER FARNER BARLEY, INC.
341 S. MISSOURI AVE, STE 101
CLEARWATER, FL 33756
CLEROY CHIN, JR.
(727) 519-1030

APPLICANT/DEVELOPER
CHAMPION RETAIL HOUSING, INC.
6451 WIRTZ ROAD
FLOWOOD, MS 39232
HILORIE JOHNSON
(480) 430-0293

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
TYLER P. TRACZ
FL LIC. NO. 6962
(352) 913-2360

UTILITY CONTACTS

WATER AND WASTE WATER UTILITIES
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVUE, FL 34420
(352) 307-6000

SOLID WASTE COLLECTION
MARION COUNTY APPROVED FRANCHISE

ELECTRIC POWER UTILITIES
DUKE ENERGY
4350 SE MARICAMP ROAD
OCALA, FL 34480
(800) 700-8744

CFB | **CLYMER FARNER BARLEY**
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, MIDDLETON, FL 34762
(352) 748-3126

THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS

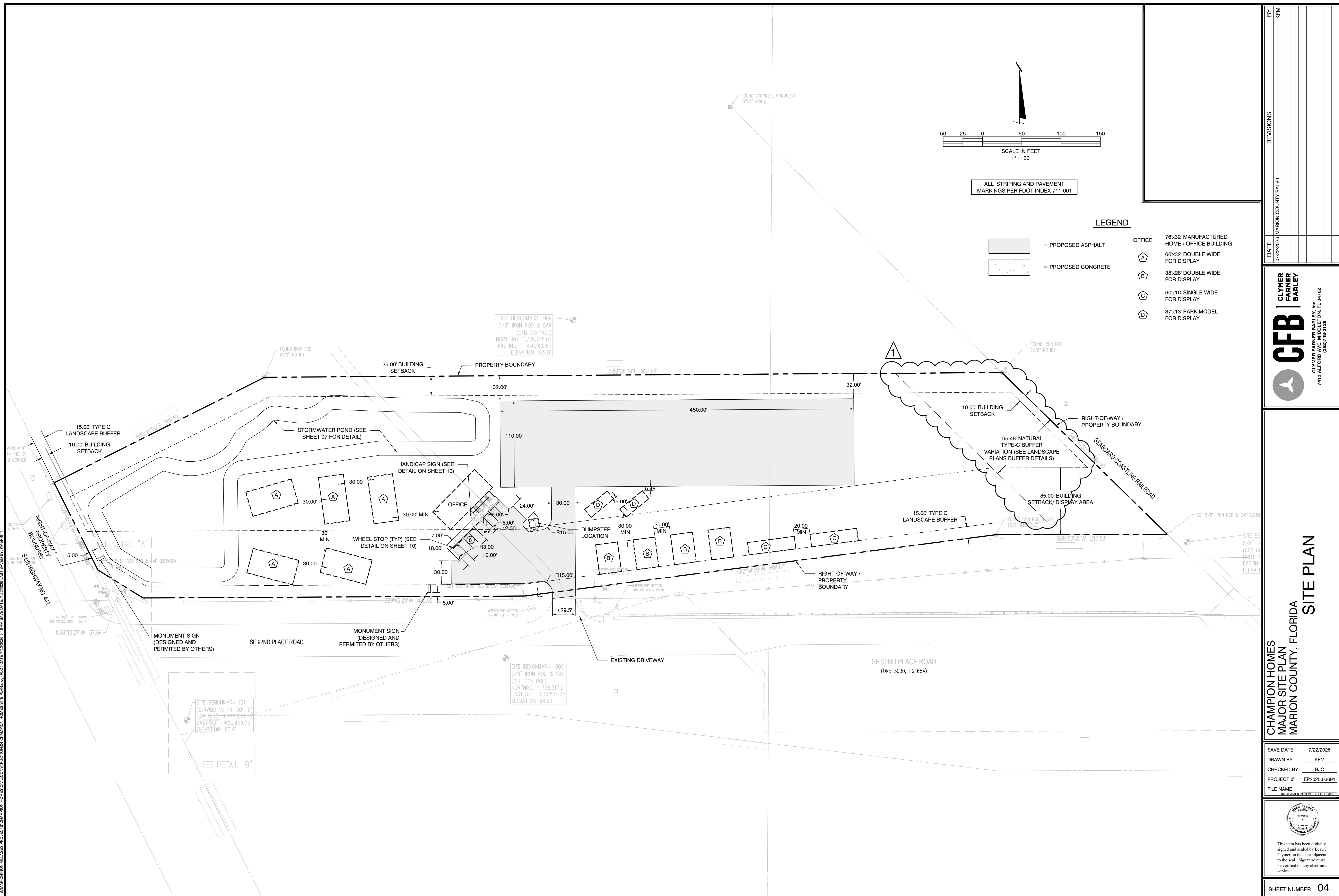
2. THE APPLICANT (CHAMPION HOMES, LLC) WILL OWN AND MAINTAIN THE IMPROVEMENTS ON SAID PARCEL PER LEGAL DESCRIPTION
3. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN:
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION)
 - FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
 - MARION COUNTY STANDARD WATER AND SEWER DETAILS
 - MARION COUNTY LAND DEVELOPMENT REGULATIONS
 - MARION COUNTY STANDARD SPECIFICATIONS
4. ALL SIGNAGE, PAVEMENT MARKING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS' AND LOCAL REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING IMPROVEMENTS.
5. CONTRACTOR SHALL REVIEW ALL PERMITS PRIOR TO CONSTRUCTION FOR ANY CHANGES TO THE DESIGN INCLUDED THEREIN. NOTIFY ENGINEER/OWNER OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR(S) SHALL ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
 - COUNTY
 - CITY
 - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
 - FDEP WATER AND SEWER
 - LOCAL UNDERGROUND UTILITIES
 - FDEP NPDES STORMWATER
7. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.
8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
9. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS.
10. CONTRACTOR SHALL FURNISH THE ENGINEER/OWNER WITH ACCURATE SURVEY RECORD DRAWINGS SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED.
11. AT THE BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
12. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE THE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
13. ANY DIFFERING SITE CONDITION FROM THAT WHICH IS REPRESENTED HEREIN, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION IN THE AREA IMPACTED BY THE CONFLICT. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
14. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNERS SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
15. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE LOCAL JURISDICTION, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
16. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE INFORMATION PROVIDED IN THESE PLANS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
17. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
18. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
19. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
20. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
21. CONTRACTOR TO PRESERVE ALL MONITORING WELLS IDENTIFIED ONSITE.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN REQUIRED IT SHALL BE PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMITTED BY CONTRACTOR FOR APPROVAL BY OWNER, ENGINEER, AND CITY OR COUNTY.
23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS, THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS, OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
24. CONTRACTOR SHALL PROTECT ALL ADJACENT WETLANDS, WATERBODIES, AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
25. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT.
26. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.

1. SITE PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS, INsofar AS THEY APPLY TO THESE DESIGNS HEREIN, AND THE LOCAL JURISDICTION REGULATIONS AND SPECIFICATIONS. WHERE SUCH SPECIFICATIONS DIFFER, THE MORE STRINGENT SHALL APPLY. SUBJECT TO DETERMINATION OF THE ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING, OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING ONSITE AND OFFSITE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES. ANY MEASURES SHOWN OR DETAILED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUMS AND SHALL NOT ALLEVIATE CONTRACTOR FROM THE RESPONSIBILITY TO IMPLEMENT ANY MEASURES NECESSARY TO PROVIDE PROTECTION.
4. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH FDEP, A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO FDEP WITH A COPY TO THE OWNER AND THE ENGINEER AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS AFTER FINAL GRADING AND PRIOR TO GRASSING THE SLOPES. CONTRACTOR MUST OBTAIN ENGINEER'S APPROVAL PRIOR TO GRASSING. IF ANY MODIFICATIONS ARE NEEDED, ADDITIONAL AS-BUILTS MUST BE FURNISHED.
6. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED DIRECTLY TO THE OWNER. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF CLYMER FARNER BARLEY, INC. (CFB). CFB ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.
7. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED GRADE (TOP OF SOD OR SEEDED SURFACE).
8. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
9. PIPE LENGTHS SHOWN REPRESENT DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURE AND FROM INVERTS OF ENDWALLS AND/OR PIPE ENDS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING PIPE ENDS.
10. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
11. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
12. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PERFORMING CONSTRUCTION TESTING TO PROVIDE CFB WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY CFB IN NO WAY OBLIGATES CFB TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
13. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PERFORMING TESTING SHALL MONITOR GROUNDWATER CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAIN AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
14. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND PROTECT CONSERVATION AREA LIMITS. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND PROTECTIONS AND REQUIRE IT TO BE RELOCATED IF NECESSARY. PROTECTIONS SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
15. NO WATER VALVE BOXES, METERS, PORTIONS OF MANHOLES, OR OTHER APPURTENANCES RELATING TO ANY UNDERGROUND UTILITIES SHALL BE LOCATED IN ANY PORTION OF ANY TYPE OF CURB. ADVISE ENGINEER IMMEDIATELY UPON DISCOVERY OF A POTENTIAL CONFLICT.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL A.D.A. STANDARDS.
18. ALL DISTURBED PUBLIC AND PRIVATE RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE REPLACED FROM BACK OF CURB OR EDGE OF PAVEMENT TO RIGHT-OF-WAY AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
19. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS, OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
20. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOILS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS.
21. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
22. SITE CONTRACTOR SHALL GRADE ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO FINAL DESIGN GRADE.
23. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE POND SLOPES ARE STABILIZED AND ACCEPTED BY OWNER.
24. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
25. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHOULD UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODED, AND/OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.

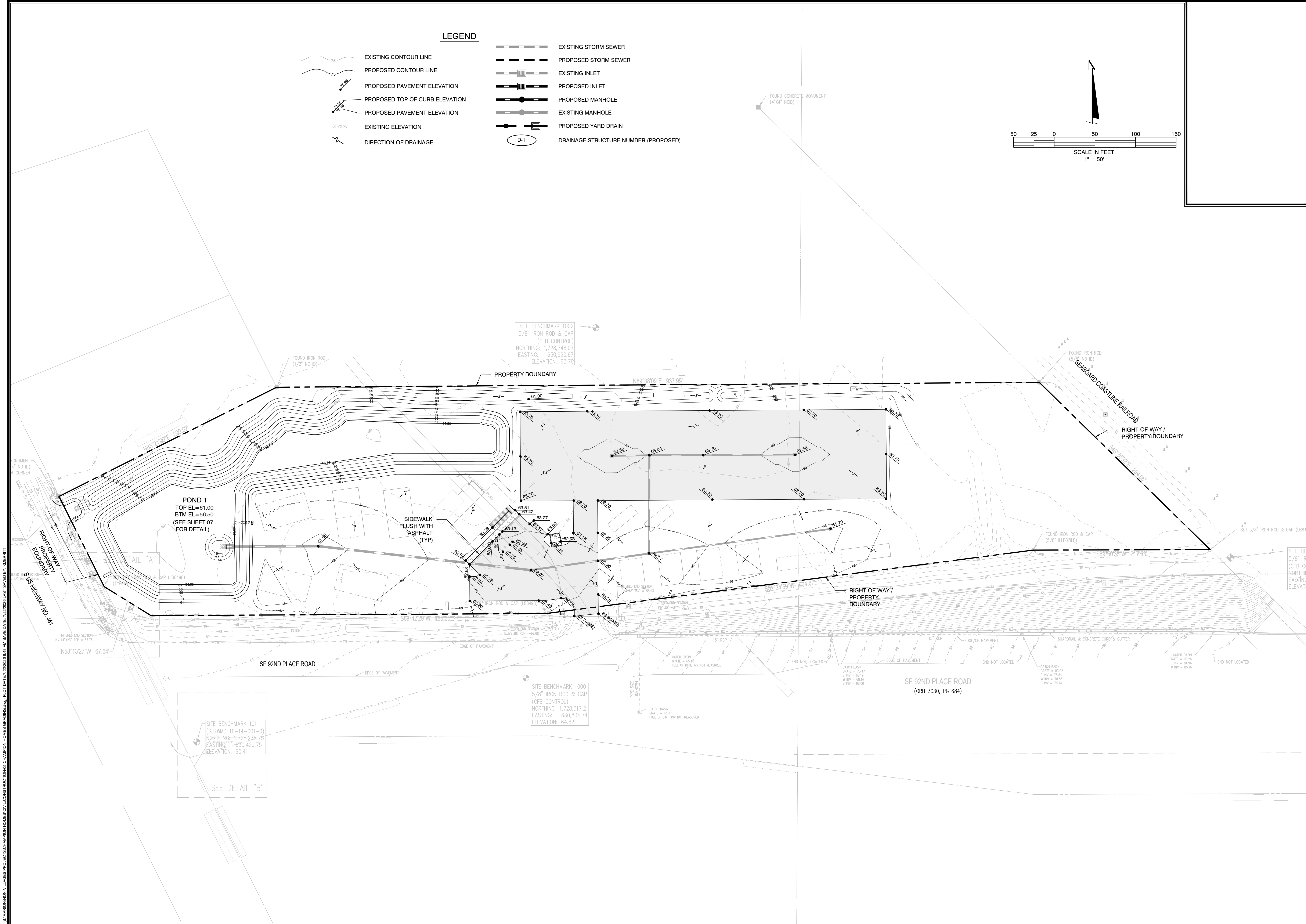
1. ACCESSIBLE PARKING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SUCH THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND FS 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1, FACBC AND FS 553.5041 (5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINES WITH BLUE PAINT. §502.2 AND §502.6 FACBC.
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502, FACBC
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:48) ON A STABLE, FIRM AND SLIP RESISTANT SURFACE. RE: §302.1 AND §502.3, FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A \$250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6, FACBC AND FS 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCR OACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES AND GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2, §406.2 AND §5, FACBC
8. A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP WITH A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP, (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE A 60" MIN LEVEL LANDINGS AT THE TOP AND BOTTOM. RE: §405.7, FACBC
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP AND BOTTOM OF THE RAMP. RE: §1010.9 FBC-8 (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FACBC
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403, FACBC.
12. CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPES (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206, FACBC.
* EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2, FACBC

COMMENCE AT THE CENTER OF SECTION 23, TOWNSHIP 16S, RANGE 22 EAST, THENCE NORTH 89°52'00" WEST
ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF SAID SECTION 23 A DISTANCE OF 107.83 FEET TO A POINT ON
THE EASTERLY RIGHT OF WAY LINE OF U.S. HWY 441, THENCE NORTH 26°37'14" WEST ALONG SAID EASTERLY
RIGHT OF WAY LINE 1410.89 FEET, THENCE NORTH 74°05'58" EAST 15.38 FEET TO THE POINT OF BEGINNING
THENCE NORTH 74°19'03" EAST 77.77 FEET, THENCE SOUTH 89°46'43" WEST 62.09 FEET, THENCE SOUTH 31°36'12"
WEST 24.40 FEET TO THE POINT OF BEGINNING.

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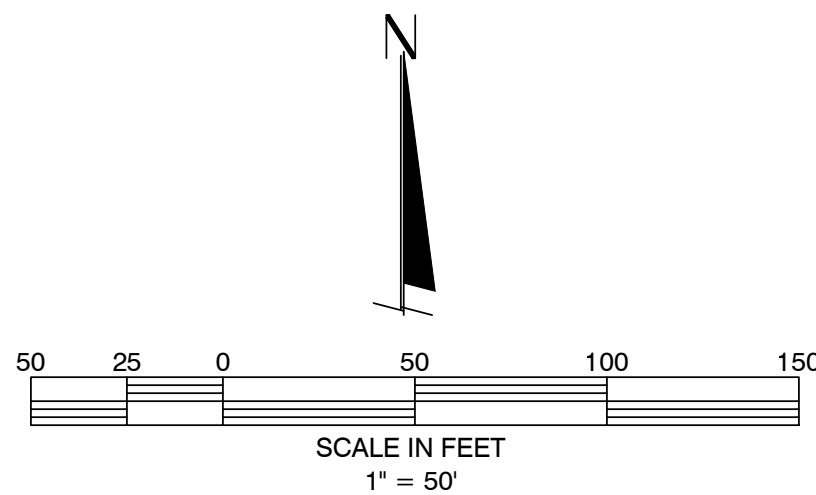


IS:MARIONVILLE VILLAGES PROJECTS:CHAMPION HOMES CIVIL CONSTRUCTION:05:CHAMPION HOMES GRADING.dwg PLOT DATE:7/22/2026 8:48 AM SAVE DATE:7/22/2026 LAST SAVED BY:KMERITT

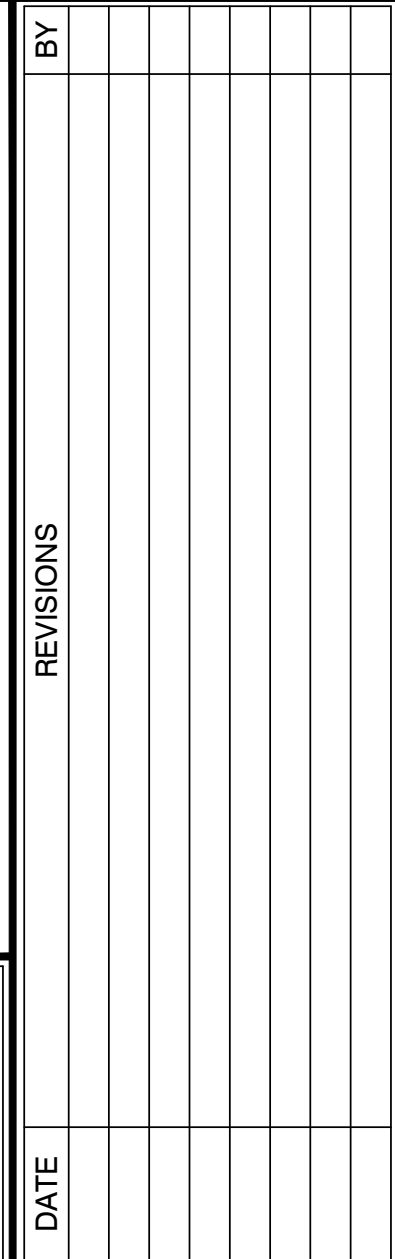
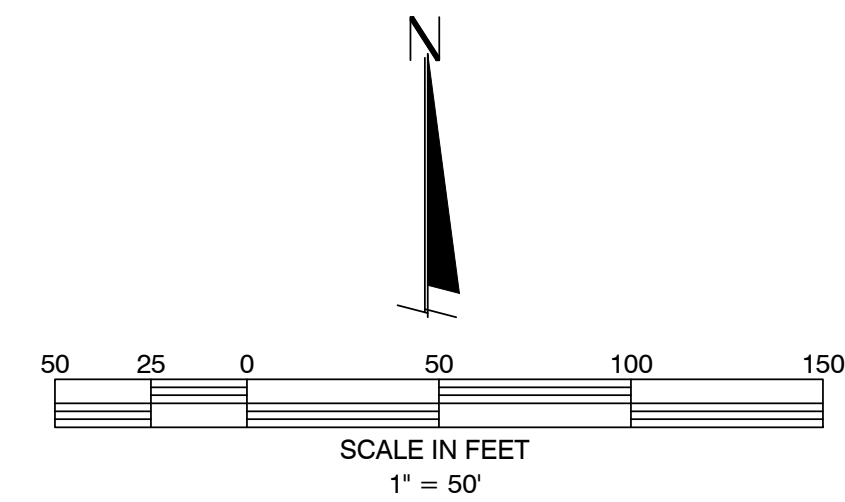


LEGEND

- | | | | |
|--|--------------------------------|--|--------------------------------------|
| | EXISTING CONTOUR LINE | | EXISTING STORM SEWER |
| | PROPOSED CONTOUR LINE | | PROPOSED STORM SEWER |
| | PROPOSED PAVEMENT ELEVATION | | EXISTING INLET |
| | PROPOSED TOP OF CURB ELEVATION | | PROPOSED INLET |
| | PROPOSED PAVEMENT ELEVATION | | PROPOSED MANHOLE |
| | EXISTING ELEVATION | | EXISTING MANHOLE |
| | DIRECTION OF DRAINAGE | | PROPOSED YARD DRAIN |
| | | | DRAINAGE STRUCTURE NUMBER (PROPOSED) |



BY	
REVISIONS	
DATE	
CHAMPION HOMES MAJOR SITE PLAN MARION COUNTY, FLORIDA GRADING PLAN CLYMER FARNER BARLEY CLYMER FARNER BARLEY, INC. 7413 ALFORD AVE. MIDDLETON, FL 34762 (352) 748-3126	
SAVE DATE	7/22/2026
DRAWN BY	KFM
CHECKED BY	BJC
PROJECT #	EP2025.03691
FILE NAME	IS:CHAMPION HOMES GRADING
SEAL CLYMER FARNER BARLEY, INC. 7413 ALFORD AVE. MIDDLETON, FL 34762 (352) 748-3126 This item has been digitally signed and sealed by Beau J. Clymer on the date adjacent to the seal. Signature must be verified on any electronic copies.	
SHEET NUMBER	05



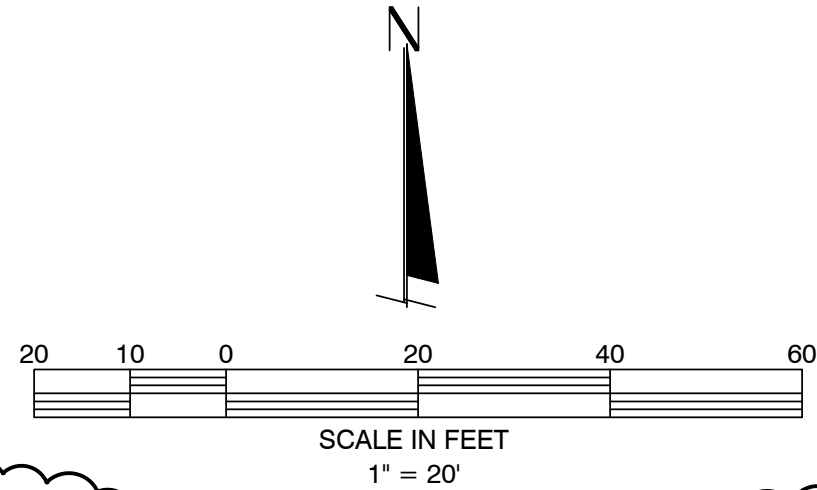
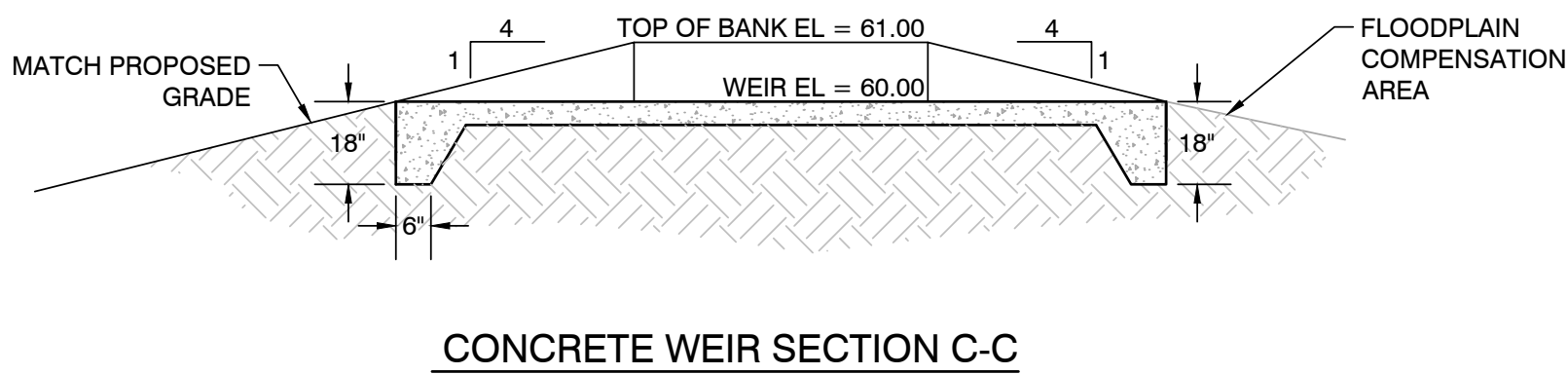
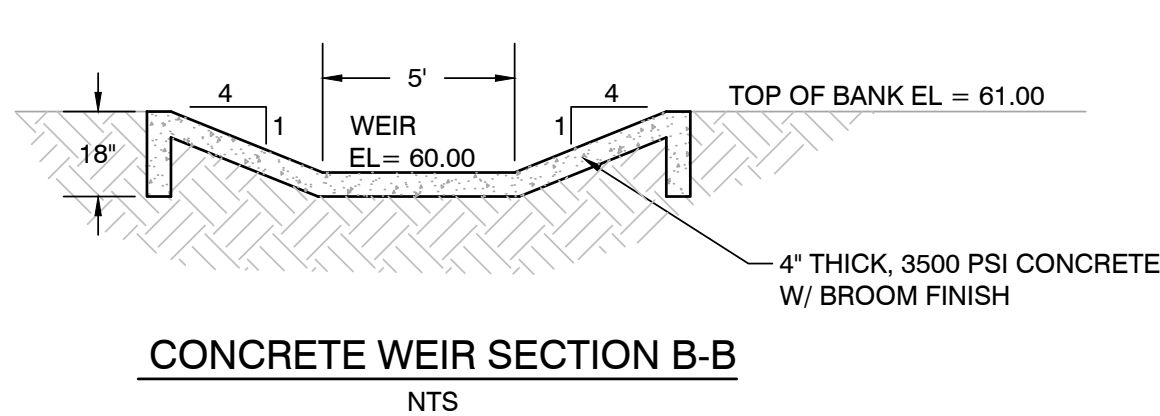
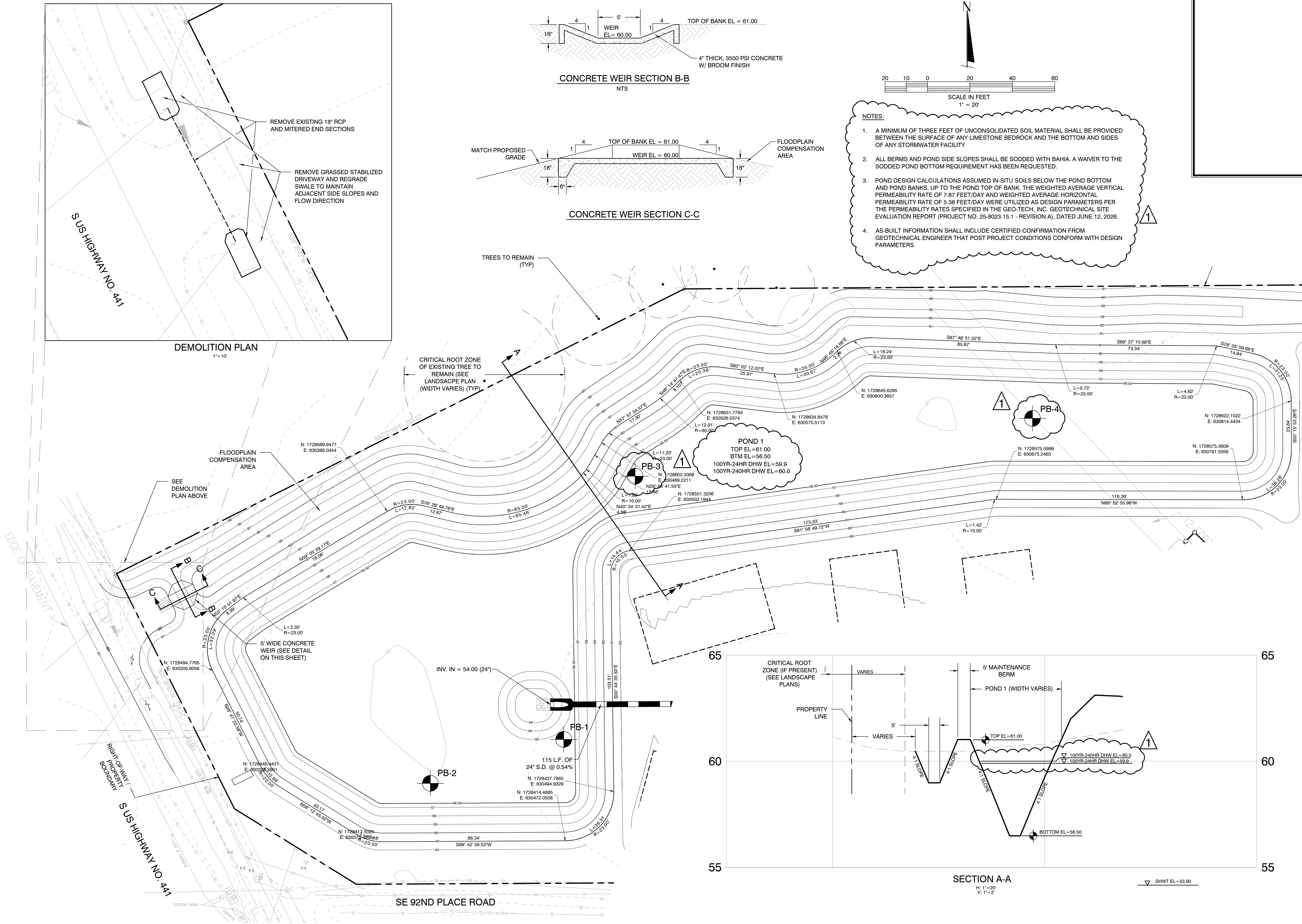
CHAMPION HOMES
MAJOR SITE PLAN
MARION COUNTY, FLORIDA
DRAINAGE PLAN



This item has been digitally signed and sealed by Beau J. Clymer on the date adjacent to the seal. Signature must be verified on any electronic copies.

S:\MARION\NON-VILLAGES PROJECTS\CHAMPION HOMES\CIVIL\CONSTRUCTION\08 CHAMPION HOMES DRAINAGE.dwg) PLOT DATE: 7/22/2028 8:48 AM SAVE DATE: 7/22/2028 LAST SAVED BY: KNEERRITT

IS:MARIONCOUNTYVILLAGES PROJECTS\CHAMPION HOMES\CONSTRUCTION\07 CHAMPION HOMES POND.dwg PLOT DATE: 7/22/2026 2:14 PM SAVE DATE: 7/22/2026 LAST SAVED BY: KMERRITT



NOTES:

1. A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY.
2. ALL BERMS AND POND SIDE SLOPES SHALL BE SODDED WITH BAHIA. A WAIVER TO THE SODDED POND BOTTOM REQUIREMENT HAS BEEN REQUESTED.
3. POND DESIGN CALCULATIONS ASSUMED IN-SITU SOILS BELOW THE POND BOTTOM AND POND BANKS, UP TO THE POND TOP OF BANK. THE WEIGHTED AVERAGE VERTICAL PERMEABILITY RATE OF 7.87 FEET/DAY AND WEIGHTED AVERAGE HORIZONTAL PERMEABILITY RATE OF 5.38 FEET/DAY WERE UTILIZED AS DESIGN PARAMETERS PER THE PERMEABILITY RATES SPECIFIED IN THE GEO-TECH, INC. GEOTECHNICAL SITE EVALUATION REPORT (PROJECT NO. 25-8023.15.1 - REVISION A), DATED JUNE 12, 2026.
4. AS-BUILT INFORMATION SHALL INCLUDE CERTIFIED CONFIRMATION FROM GEOTECHNICAL ENGINEER THAT POST PROJECT CONDITIONS CONFORM WITH DESIGN PARAMETERS.

REVISIONS	
DATE	DESCRIPTION
07/22/2026	MARION COUNTY RAJ #1

CFB
CLYMER
FARNER
BARLEY

CLYMER FARNER BARLEY, INC.
7413 ALFORD AVE. MIDDLETON, FL 34762
(882)748-3126

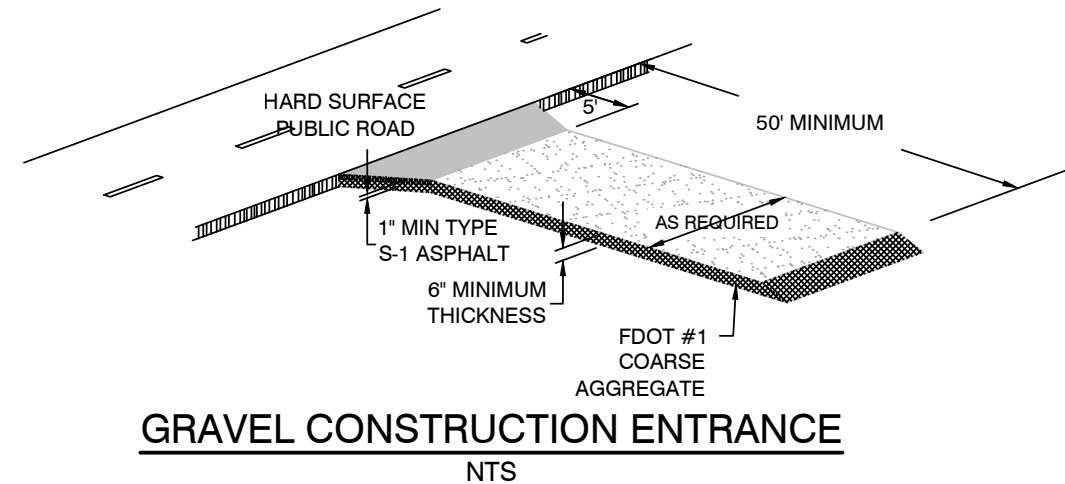
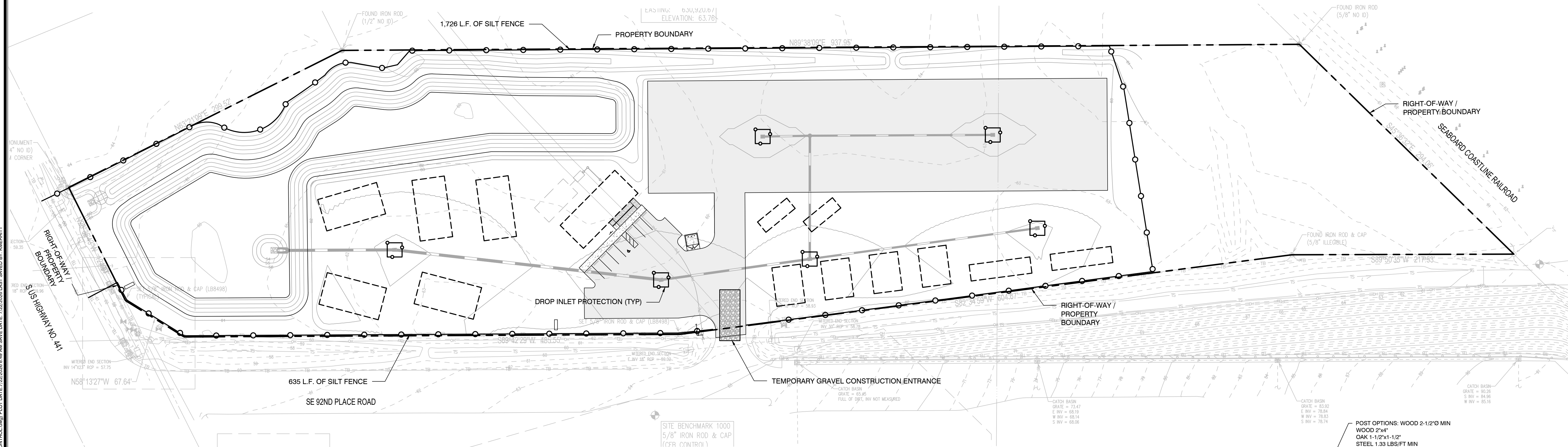
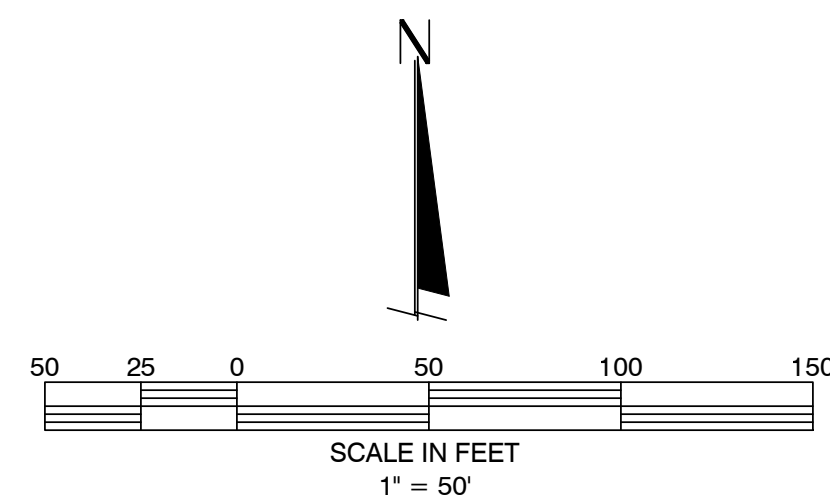
CHAMPION HOMES
MAJOR SITE PLAN
MARION COUNTY, FLORIDA
POND AND FDOT STORMWATER
CONNECTION

SAVE DATE	7/22/2026
DRAWN BY	KFM
CHECKED BY	BJC
PROJECT #	EP2025.03691
FILE NAME	07 CHAMPION HOMES POND

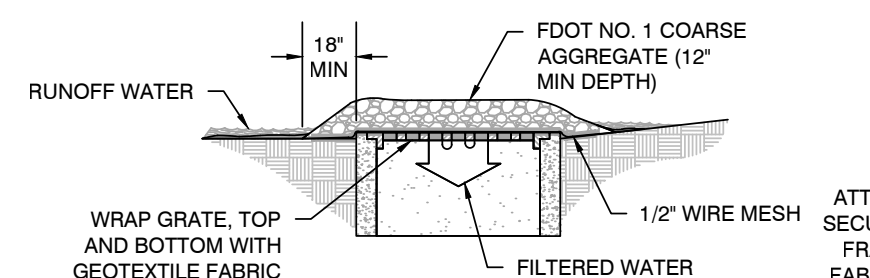
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SHEET NUMBER 07

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
11. SILT FENCE TO REMAIN IN PLACE UNTIL FINISH GRADING FOR THE LANDSCAPING IS UNDER WAY.
12. PROTECT ALL CURB INLETS & GRATE INLETS AS SHOWN IN DETAILS.
13. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
14. ALTERNATE EROSION CONTROL STRUCTURE: WOVEN FIBER FABRIC SILT FENCE IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL, FILTER FABRIC IN ACCORDANCE WITH SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.

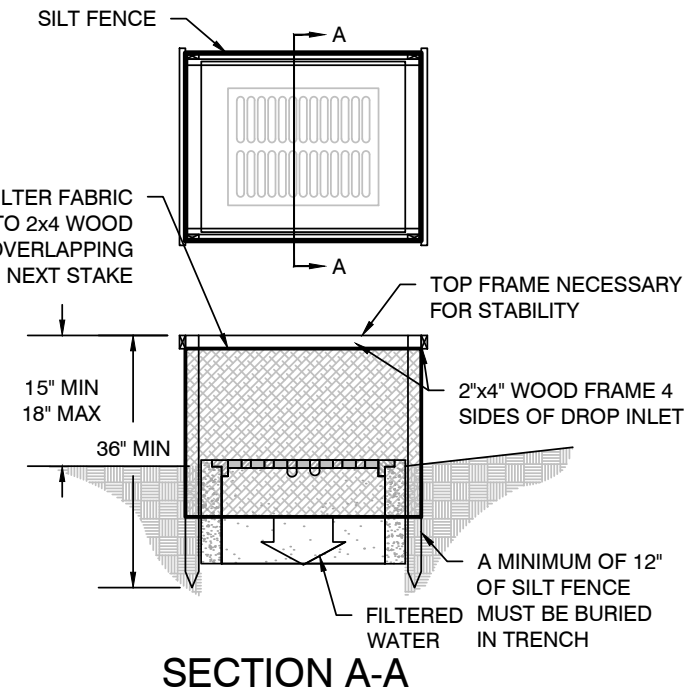


GRAVEL CONSTRUCTION ENTRANCE
NTS



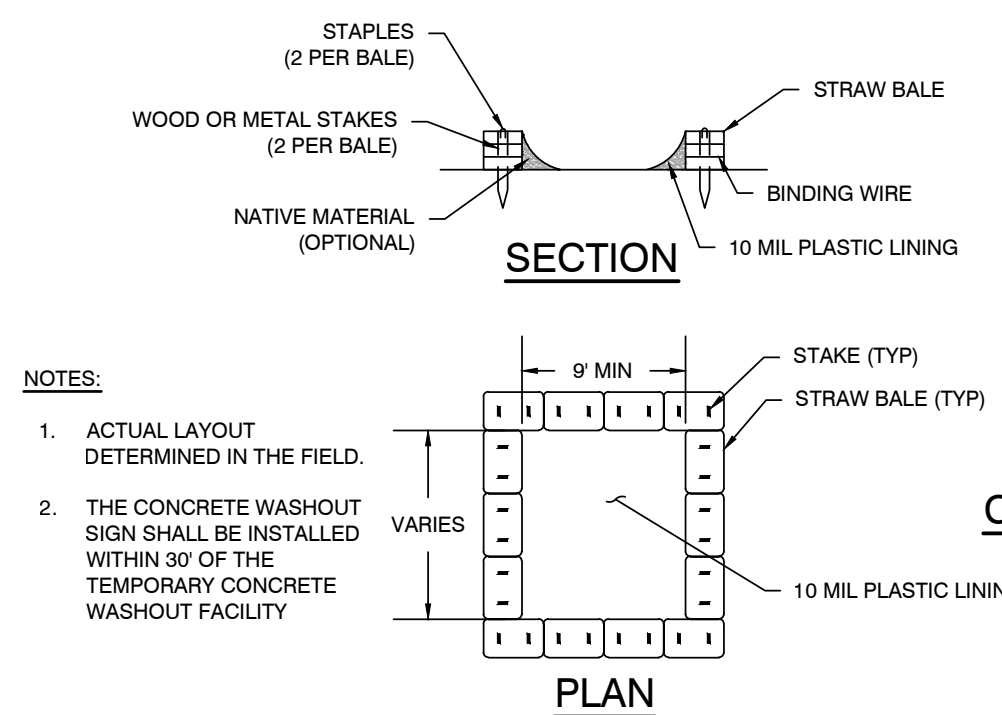
OPTION 2 GRAVEL AND WIRE MESH FILTER

- NOTES:**
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL LEVEL DRAINAGE AREAS. (LESS THAN 5%).
 2. USE 2"x4" WOOD FRAME TO INSURE STABILITY.
 3. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.

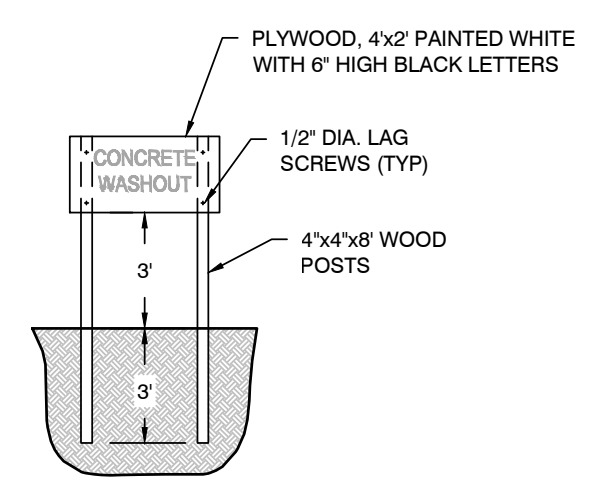


SECTION A-A

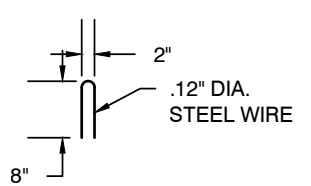
OPTION 1 SILT FENCE BARRIER



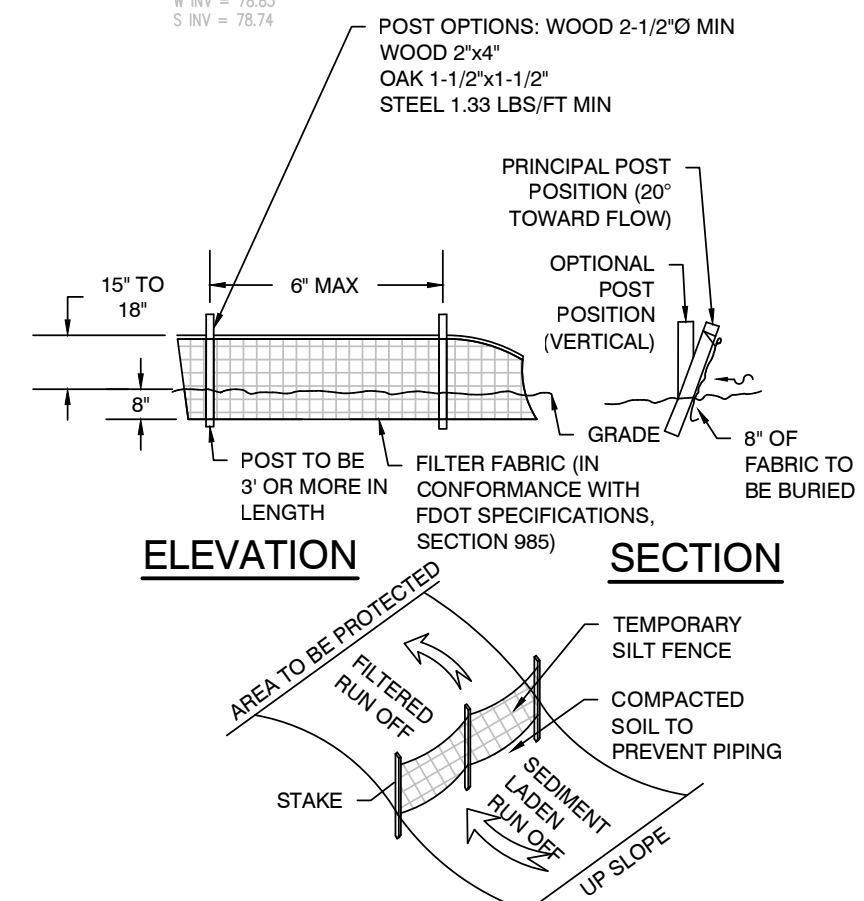
CONCRETE & STUCCO
WASTE MANAGEMENT
NTS



CONCRETE WASHOUT SIGN



STAPLE



FDOT TYPE III SILT FENCE AND
EROSION CONTROL
NTS

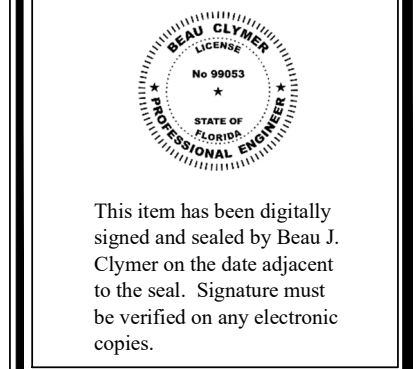
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 **CFB** | **CLYMER FARNER BARLEY**

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7413 ALFORD AVE. SE
DADEBORO, FL 34762
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CHAMPION HOMES
MAJOR SITE PLAN
MARION COUNTY, FLORIDA
EROSION CONTROL PLAN

SAVE DATE	7/22/2026
DRAWN BY	KFM
CHECKED BY	BJC
PROJECT #	EP2025.03691
FILE NAME	11 CHAMPION HOMES EROSION CONTROL



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