



## SUBMITTAL SUMMARY REPORT MajorSite-000610-2026

<b>PLAN NAME:</b> Champion Homes	<b>LOCATION:</b>
<b>APPLICATION DATE:</b> 04/10/2026	<b>PARCEL:</b> 36943-001-00
<b>DESCRIPTION:</b> 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.1	04/14/2026	04/28/2026	04/29/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

### SUBMITTAL DETAILS

#### 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
<i>Corrections</i>	2.12.27 - Location & screening of outside storage ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> 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)			
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> Please indicate areas where trees will be preserved. - Please indicate areas where trees will be preserved.			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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.			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> 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	04/28/2026	04/15/2026	Requires Re-submit
<i>Comments</i>	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
<i>Corrections</i>	2.12.4 - Front page of the plan ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> H.A portrait oriented minimal 3 inches x 5 inches space, located 2 3/4 inches from the right edge of paper and 3/4 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.			
<i>Corrections</i>	6.2.1.B.-F. - Requirements ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> 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			
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> 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			

# SUBMITTAL SUMMARY REPORT (MajorSite-000610-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	04/28/2026	04/27/2026	Informational
<p><i>Comments</i></p> <p>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]."</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/28/2026	04/20/2026	Requires Re-submit
<i>Corrections</i>	6.13.2.A.12/6.12.5-Details, X-Sections, References ( <b>Not Resolved</b> ) - See comment under "6.13.2.A(3) <input type="checkbox"/> Retention/Detention Area Design Parameters"			
<i>Corrections</i>	6.13.4.C - Discharge Conditions ( <b>Not Resolved</b> ) - See comment under "6.13.7 <input type="checkbox"/> Geotechnical Criteria"			
<i>Corrections</i>	6.13.4.D - Recovery Analysis ( <b>Not Resolved</b> ) - See comment under "6.13.7 <input type="checkbox"/> Geotechnical Criteria"			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) ( <b>Not Resolved</b> ) - Please identify the existing impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.			
<i>Corrections</i>	6.13.2.B(4) - Hydrologic Analysis ( <b>Not Resolved</b> ) - See comment under "6.13.7 <input type="checkbox"/> Geotechnical Criteria"			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency ( <b>Not Resolved</b> ) - 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.			
<i>Corrections</i>	6.13.4 - Stormwater Quantity Criteria ( <b>Not Resolved</b> ) - See comment under "6.13.7 <input type="checkbox"/> Geotechnical Criteria"			
<i>Corrections</i>	6.13.7 - Geotechnical Criteria ( <b>Not Resolved</b> ) - 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.			
<i>Corrections</i>	Additional Stormwater comments ( <b>Not Resolved</b> ) - (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.			
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters ( <b>Not Resolved</b> ) - 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			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications ( <b>Not Resolved</b> ) - Results of the pipe material request pending			
<i>Corrections</i>	6.13.6 - Stormwater Quality Criteria ( <b>Not Resolved</b> ) - See comment under "6.13.7 <input type="checkbox"/> Geotechnical Criteria"			
<i>Corrections</i>	6.13.2.B(6) - Freeboard ( <b>Not Resolved</b> ) - See comment under "6.13.7 <input type="checkbox"/> Geotechnical Criteria"			
<i>Corrections</i>	2.12.8 - Topographical Contours ( <b>Not Resolved</b> ) - Please provide a survey that is no older than 12 months. Check with Survey to see if they would support a waiver			
<i>Corrections</i>	Final signed and sealed hard copy signature page ( <b>Not Resolved</b> ) - 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/28/2026	04/27/2026	Approved

# SUBMITTAL SUMMARY REPORT (MajorSite-000610-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/28/2026	04/26/2026	Requires Re-submit
<b>Corrections</b>				
6.11.5 - Driveway access ( <b>Not Resolved</b> ) - <b>Corrective Action:</b> 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
<b>Comments</b>				
City of Belleview Utilities service area; requires letter of plan approval to support availability & 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 applicable if 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 6.7.4 Provide Landscape area calculations LDC 6.8.4. Provide Native plant calculations LDC 6.8.10 Show all existing trees on site - show all trees to be removed and provide mitigation calculations if applicable Show tree protection zones, barriers and details INFO - 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: 5/26/26 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): \_\_\_\_\_ Sec. 6.8.6.K(3) - Buffers  
Reason/Justification for Request (be specific): Asking for clarification on the approval condition language included in DRC's decision on 11/3/25 related to the eastern Type C buffer per my phone conversation with Susan Heyen on 4/29/26

### 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): \_\_\_\_\_



# 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

Section & Title of Code (be specific) Sec. 4.2.15.I. - Requirements for all commercial and industrial zoning classifications.

Reason/Justification for Request (be specific): Requesting waiver from providing opaque screening up to 8 feet in height around proposed 49,500 SF gravel/asphalt millings area.

This area will contain pre sold/sold manufactured homes and will have the same appearance as homes on display.

Similar uses/dealerships along the 4.5 mile stretch between this project and Lake Weir Ave including Central Florida Steel buildings, Prestige Home Centers, Triple Crown Trailers, Mobile Home Headquarters, Owens Corning, Allstar Manufactured Housing, Inc., Jacobsen Homes, Clayton Homes, and the adjacent Jack's Shacks, Inc. appear to not have been held to this requirement. This request would also help truck/trailer maneuverability throughout the site.

Section & Title of Code (be specific) Sec. 2.12.8. - Current boundary and topographic survey

Reason/Justification for Request (be specific): Current survey has a survey date of 2/20/2025 with topo extents varying from 30-100' beyond the project boundary.

This property, nor the approximate 20 ac parcel contiguous to the north, has ever been developed. Approximately 6 acres of the northern parcel drains through the proposed project, which we have accounted for in the post condition. The surveyed contours generally match best available LIDAR data and overall drainage patterns found in the Marion County Lake Panasoffkee Watershed Model.

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

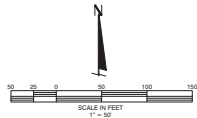
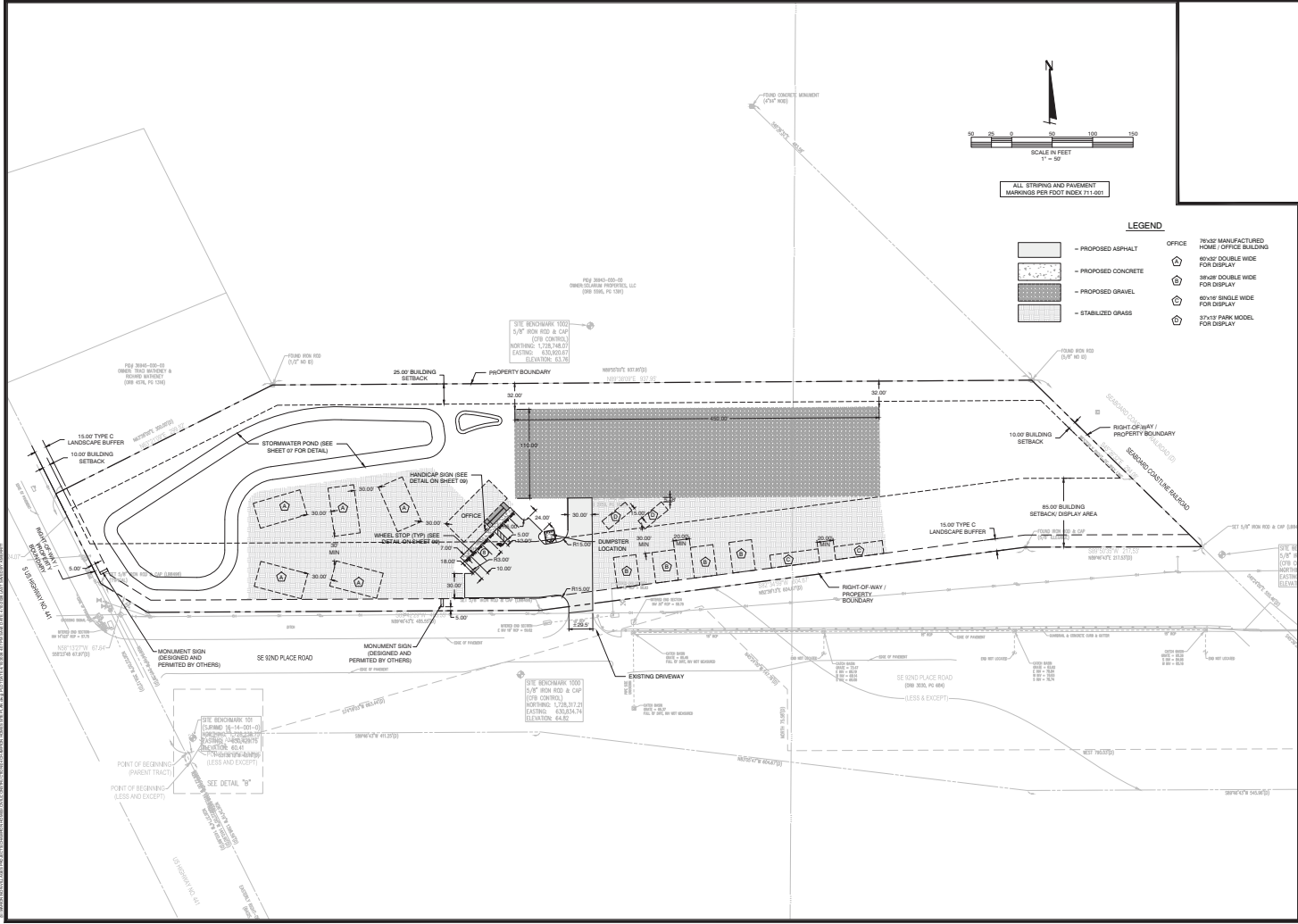
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_

Reason/Justification for Request (be specific): \_\_\_\_\_



ALL STRIPPING AND PAVEMENT MARKINGS PER FDOT INDEX 711-001

**LEGEND**

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- STABILIZED GRASS
- OFFICE
- 76x32' MANUFACTURED HOME / OFFICE BUILDING
- 80x32' DOUBLE WIDE FOR DISPLAY
- 96x36' DOUBLE WIDE FOR DISPLAY
- 80x48' SINGLE WIDE FOR DISPLAY
- 37x13' PARK MODEL FOR DISPLAY

DATE		REVISIONS							
DATE		REVISIONS							
<b>CFB</b> CIVIL ENGINEERING & ARCHITECTURE, P.A. 1400 W. UNIVERSITY AVENUE, SUITE 200 GAITHERSBURG, MD 20878									
<b>CHAMPION HOMES</b> <b>MAJOR SITE PLAN</b> <b>MARION COUNTY, FLORIDA</b> <b>SITE PLAN</b>									
SAVE DATE	4/10/2025								
DRAWN BY	JRM								
CHECKED BY	BSC								
PROJECT #	EP0005 0000								
FILE NAME									
SHEET NUMBER <b>04</b>									

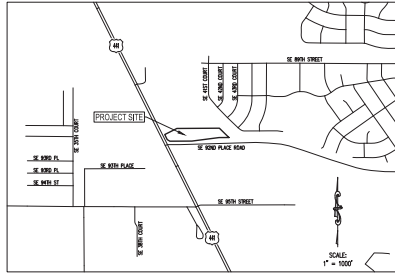
# BOUNDARY & TOPOGRAPHIC SURVEY

-FOR-

## HARVEY COHEN

COHEN - 36943-00-100-SE 92 PL RD-MARION  
SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

### VICINITY MAP



### LEGAL DESCRIPTION

COMMENCE AT THE CENTER OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUN NORTH 89°52'00" WEST ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 107.63 FEET TO AN INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, THENCE NORTH 20°20'00" WEST ALONG SAID EASTERN RIGHT-OF-WAY LINE A DISTANCE OF 149.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 20°20'00" WEST ALONG SAID EASTERN RIGHT-OF-WAY LINE A DISTANCE OF 208.22 FEET, THENCE DEPARTING FROM SAID EASTERN RIGHT-OF-WAY LINE RUN NORTH 82°30'00" EAST A DISTANCE OF 30.00 FEET, THENCE NORTH 89°52'00" EAST A DISTANCE OF 857.65 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD, THENCE SOUTH 42°52'00" EAST ALONG SAID WESTERN RIGHT-OF-WAY LINE A DISTANCE OF 25.00 FEET, THENCE EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 23.07 FEET, THENCE SOUTH 42°52'00" EAST A DISTANCE OF 14.46 FEET, THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE RUN WEST A DISTANCE OF 270.00 FEET, THENCE NORTH 42°52'00" WEST A DISTANCE OF 75.56 FEET, THENCE NORTH 42°52'00" WEST A DISTANCE OF 142.78 FEET, THENCE SOUTH 74°10'00" WEST A DISTANCE OF 483.44 FEET TO THE POINT OF BEGINNING, ALL BEING IN MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE CENTER OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUN SOUTH 89°52'00" WEST ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF SECTION 23 A DISTANCE OF 107.63 FEET TO AN INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, THENCE NORTH 20°20'00" WEST ALONG SAID EASTERN RIGHT-OF-WAY LINE A DISTANCE OF 139.66 FEET TO POINT OF BEGINNING OF THE FOLLOWING DESCRIBED RIGHT-OF-WAY TRADING PARCELS, THENCE CONTINUE NORTH 20°20'00" WEST ALONG SAID EASTERN RIGHT-OF-WAY LINE A DISTANCE OF 207.39 FEET, THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE PROCEED SOUTH 52°54'00" EAST A DISTANCE OF 63.07 FEET, THENCE NORTH 89°52'00" EAST A DISTANCE OF 495.55 FEET, THENCE NORTH 89°52'00" EAST A DISTANCE OF 66.47 FEET, THENCE NORTH 89°52'00" EAST A DISTANCE OF 272.53 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD, THENCE SOUTH 42°52'00" EAST ALONG SAID WESTERN RIGHT-OF-WAY LINE A DISTANCE OF 29.68 FEET, THENCE NORTH 89°52'00" EAST ALONG SAID EASTERN RIGHT-OF-WAY LINE A DISTANCE OF 23.00 FEET, THENCE SOUTH 42°52'00" EAST ALONG SAID WESTERN RIGHT-OF-WAY LINE A DISTANCE OF 162.16 FEET, THENCE DEPARTING SAID WESTERN RIGHT-OF-WAY LINE PROCEED SOUTH 89°52'00" WEST A DISTANCE OF 24.66 FEET, THENCE NORTH 89°52'00" WEST A DISTANCE OF 66.47 FEET, THENCE SOUTH 89°52'00" WEST A DISTANCE OF 412.25 FEET, THENCE SOUTH 31°31'00" WEST A DISTANCE OF 42.19 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

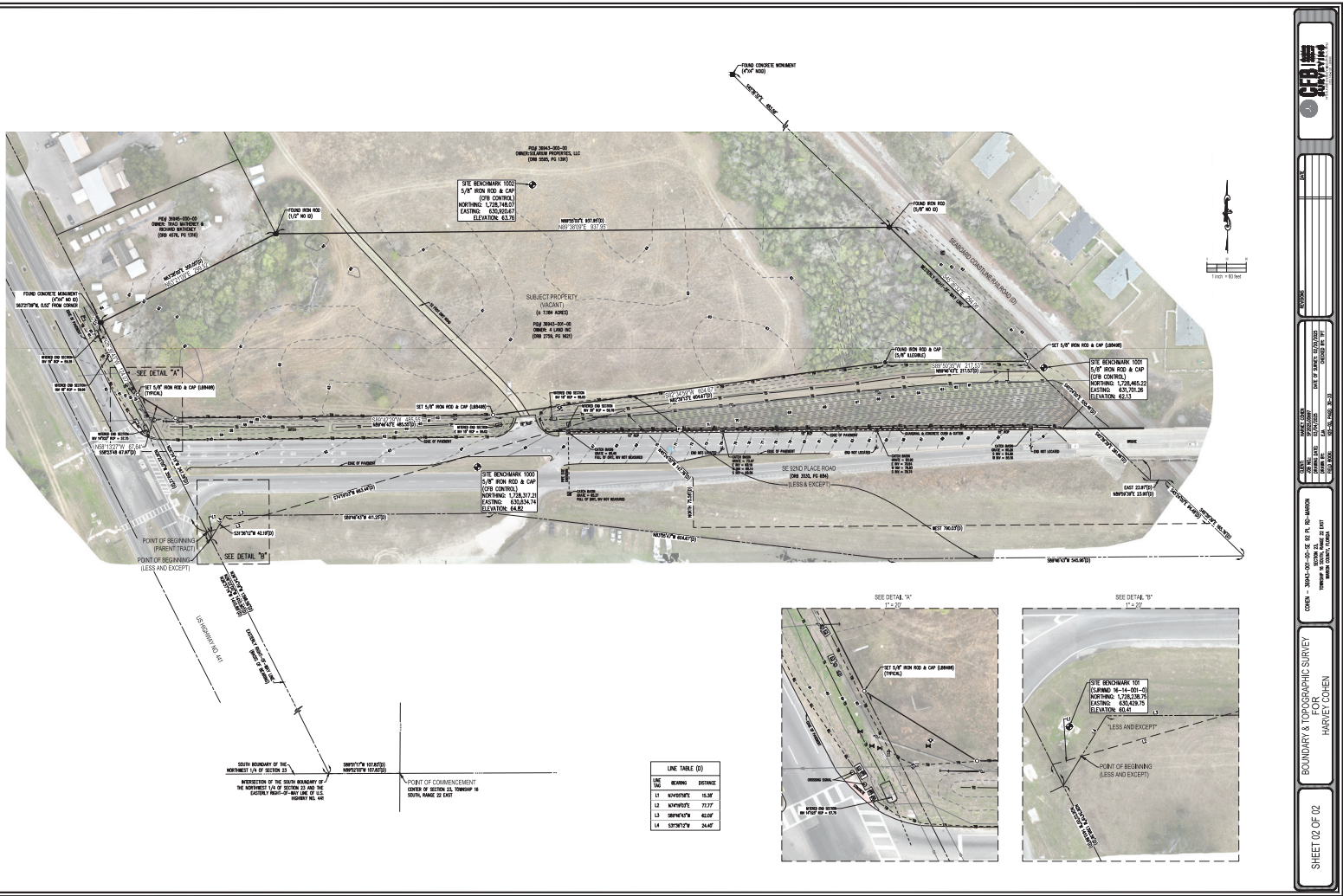
COMMENCE AT THE CENTER OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, THENCE NORTH 89°52'00" WEST ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF SAID SECTION 23 A DISTANCE OF 107.63 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF U.S. HWY 441, THENCE NORTH 20°20'00" WEST ALONG SAID EASTERN RIGHT-OF-WAY LINE 149.00 FEET, THENCE NORTH 20°20'00" WEST 14.28 FEET TO THE POINT OF BEGINNING, THENCE NORTH 74°10'00" EAST 77.77 FEET, THENCE SOUTH 89°52'00" WEST 82.08 FEET, THENCE SOUTH 31°31'00" WEST 24.40 FEET TO THE POINT OF BEGINNING.

LEGEND	
A.C.	ACCOMMODATION UNIT
A.C.M.	AMERICAN CONGRESS ON SURVEYING & MAPPING
A.S.A.	ALSO KNOWN AS
A.L.A.	AMERICAN LAND TITLE ASSOCIATION
C.R.	CERTIFIED CORNER RECORD
C.M.C.	CONCRETE
E.L.	ELEVATION
F.D.	FOUND
F.R.	FERROUS REINFORCEMENT
N.	NUMBER
S.D.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
P.F.N.	PLAT PARCEL IDENTIFICATION NUMBER
P.G.	PAGE
P.L.B.	PLAT BOOK
L.	LENGTH
I.	IRREGULAR
C.A.	CENTRAL ANGLE (DELTA)
O.L.	CHORD LENGTH
D.B.	DEGREE BEARING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT ON CURVE (NON-TANGENT)
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
P.C.	POINT OF CURVATURE
P.M.S.	POINT OF NON-TANGENCY
N.M.S.	NORTH AMERICAN VERTICAL DATUM
N.P.S.	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(S)	SCALE
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(S)	DEED MEASUREMENT
F.D.M.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
E.C.P.	ELECTRICAL CONDUIT PIPE
B.F.	BARRIERS WIRE FENCE
S.F.	CHAIN LINE FENCE
W.F.	WOOD POST AND RAIL FENCE
M.F.	WOOD PAL FENCE
O.H.	OVERHEAD UTILITIES
C.	CONCRETE
M.	MONUMENT
R.	IRON ROD
R.C.	IRON ROD AND CAP
N.D.	NO IDENTIFICATION
W.F.	WIRE
N.E.	NORTH
E.	EAST
S.	SOUTH
W.	WEST
N 1/4	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
(M)	FOUND CONCRETE MONUMENT (AS NOTED)
(R)	FOUND NAIL (AS NOTED)
(S)	FOUND NAIL & DISK (AS NOTED)
(S)	FOUND SET IRON ROD & CAP (AS NOTED)
(S)	FOUND IRON PIPE (AS NOTED)
(S)	FOUND IRON ROD (AS NOTED)
(S)	SET NAIL & DISK (S.B. 8/8)
(S)	SET CAP IRON ROD AND CAP (S.B. 8/8)
(S)	SET CONCRETE MONUMENT (S.B. 8/8)
(S)	SANITARY MANHOLE
(S)	SANITARY CLEANOUT
(S)	STONE MANHOLE
(S)	CATCH BASIN
(S)	TELEPHONE MANHOLE
(S)	BELL COVER (NOTED)
(S)	IRIGATION CONTROL VALVE
(S)	WATER VALVE
(S)	WATER VALVE
(S)	BACKFLOW PREVENTOR
(S)	FIRE HYDRANT
(S)	WATER SPOUT
(S)	CONCRETE UTILITY POLE
(S)	METAL UTILITY POLE
(S)	WOOD UTILITY POLE
(S)	CAST IRON
(S)	LIGHT POLE
(S)	SON
(S)	RELAND
(S)	ELECTRIC RISER
(S)	ELECTRIC TRANSFORMER
(S)	ELECTRIC METER
(S)	CABLE TELEVISION RISER
(S)	PULLBOX (ELECTRIC)
(S)	PULLBOX (FIBER)
(S)	PULLBOX (TELEPHONE)
(S)	PULLBOX (OPTIC)
(S)	PULLBOX (TELEVISION)
(S)	ELEVISION RISER
(S)	UNDERGROUND FIBER OPTIC CABLE MARKER
(S)	UNDERGROUND CABLE MARKER
(S)	UNDERGROUND TELEVISION MARKER
(S)	UNDERGROUND ELECTRIC MARKER
(S)	UNDERGROUND TELEPHONE MARKER
(S)	UNDERGROUND WATER LINE MARKER
(S)	UNDERGROUND RECLAIM WATER LINE MARKER
(S)	ROAD POLE
(S)	MARSH
(S)	CAVE POLE
(S)	FENCE
(S)	OVERHEAD UTILITY LINE
(S)	UNDERGROUND CABLE TELEVISION
(S)	UNDERGROUND ELECTRIC
(S)	UNDERGROUND FORCE MAIN
(S)	UNDERGROUND FIBER OPTIC
(S)	UNDERGROUND GAS
(S)	UNDERGROUND IRRIGATION
(S)	UNDERGROUND RECLAIMED WATER LINE
(S)	UNDERGROUND WATER LINE
(S)	TOP OF BANK
(S)	TOP OF SLOPE
(S)	ELECTRIC CONDUIT
(S)	ADJUTANT AREA
(S)	LINE BREAK
x 10.00	SPOT ELEVATION (HARD SURFACE)
x 10.0	SPOT ELEVATION (GRASS)

INDEX	
DESCRIPTION	
1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY

Professional seal and signature area for Harvey Cohen, Florida Registered Professional Surveyor No. 9982. Includes fields for name, title, and registration number.

**SURVEYORS CERTIFICATE**  
TO HARVEY COHEN:  
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5017.000-060, FLORIDA ADMINISTRATIVE CODE.  
  
Digitally signed by Tyler P. Tracz  
DN: cn=Tyler P. Tracz, o=CFB  
Surveying, ou=  
email=tracze@cfb-inc.com, c=US  
Date: 2025.02.26 15:22:54 -0400  
  
TYLER P. TRACZ, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 9982



LINE TABLE (b)

LINE NO.	BEARING	DISTANCE
L1	S 89°00'00" W	15.00
L2	S 89°00'00" W	15.00
L3	S 89°00'00" W	15.00
L4	S 89°00'00" W	15.00

**CPI**  
CONCRETE PIPING

---

BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
HARVEY COHEN

---

SHEET 02 OF 02

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILLOWOOD			
BMP/WMS			
FCFP WATER			
FCFP SEWER			

DATE	REVISIONS	BY

**WAVER DATA**

APPROVED WAINERS	LS CODE	CONDITIONS	APPROVAL DATE
SIDEWALKS	4.12.12 (D)	N/A	11/09/2025
BUFFERS	6.8 & 6.9 (S)	NOTE 1, BELOW	11/09/2025
ACCESS MANAGEMENT	8.11.4 B. (2)	NOTE 1, BELOW	11/09/2025
CONNECTION REQUIREMENTS	6.14.2	N/A	11/09/2025

**NOTES**

- THIS SURVEY AND THESE BEING VISIBLE 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 THE LANDSCAPE BUFFER.
- THE WAVER 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: 39043.001-00
- ZONING: REGIONAL HEAVY BUSINESS (B-5)
- ZONING REQUIREMENTS:
  - MINIMUM LOT AREA = N/A
  - MINIMUM LOT WIDTH = N/A
  - MINIMUM BUILDING HEIGHT = 50 FEET
  - MAXIMUM FLOOR AREA RATIO (FAR) = 0.70
  - MINIMUM FRONT SETBACK = 40 FEET
  - MINIMUM SIDE SETBACK = 10 FEET
  - MINIMUM REAR SETBACK = 20 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 ON-SITE. 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 (3.452 SF/1000 SF) = 4 SPACES
  - TOTAL PARKING REQUIRED = 4 SPACES
  - TOTAL HANDICAP REQUIRED = 1 SPACE
  - TOTAL REQUIRED PARKING = 5 SPACES
- PROVIDED PARKING:
  - STANDARD PARKING (10' x 18') = 7 SPACES
  - HANDICAP PARKING (12' x 18') = 3 SPACES
  - TOTAL PARKING PROVIDED = 10 SPACES
- AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE):
  - PROPOSED ASPHALT = 14,174 SQ. FT. (0.32 AC.) 4.48%
  - PROPOSED ASPHALT/PAVEMENTS = 49,201 SQ. FT. (1.13 AC.) 15.19%
  - PROPOSED CONCRETE = 1,100 SQ. FT. (0.03 AC.) 0.42%
  - PROPOSED MANUFACTURED HOMES = 13,100 SQ. FT. (0.30 AC.) 1.83%
  - TOTAL IMPERVIOUS AREA = 83,995 SQ. FT. (1.82 AC.) 28.15%
  - TOTAL OPEN AREA = 228,961 SQ. FT. (5.18 AC.) 72.28%
  - 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 12088C0290D, DATED 08-28-2008, THIS SITE IS CONSIDERED TO BE IN ZONE "C"
- 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.

# MAJOR SITE PLAN FOR CHAMPION HOMES



**VICINITY MAP**

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

Digitally signed by  
Beau J Clymer  
Date: 2026.04.10  
16:11:59-04'00'



**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	13	2	1	1	2
NOTE 1: TRIP GENERATION WAS DETERMINED USING THE TRIP GENERATION MANUAL (12TH ED): RECREATIONAL VEHICLE SALES (SITE LUC 845)						
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 FOOT STORMWATER CONNECTION
08	UTILITY PLAN
09	CONSTRUCTION DETAILS
10	EROSION CONTROL PLAN

**DESIGNER/SEAL PROFESSIONAL IDENTIFICATION**

I, BEAU J. CLYMER, CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND AM REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I AM THE DESIGNER OF THIS PROJECT AND I AM THE PERSON RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. I AM THE PERSON RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT.

**OWNER CERTIFICATION**

I, BEAU J. CLYMER, CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND AM REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I AM THE DESIGNER OF THIS PROJECT AND I AM THE PERSON RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. I AM THE PERSON RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT.

**PROJECT TEAM**

OWNER	ENGINEER	LANDSCAPE ARCHITECT
HARVEY COHEN, MANAGER VALDICA HOME PARTNERS, LLC 751 NW 10TH AVE PLANTATION, FL 33324 (971) 748-2122	CLYMER FARMER BARLEY, INC. 2100 SE 17TH STREET, STE 202 OCALA, FL 34471 BEAU CLYMER, PE FL LIC NO. 16004 (352) 913-2360	CLYMER FARMER BARLEY, INC. 1615 WINDYBUSH AVE, STE 101 CLEARWATER, FL 33759 LEROY COHN, JR. (727) 519-1000

**APPLICANT DEVELOPER**

CHAMPION HOME HOLDING, INC.  
8451 WINDYBUSH ROAD  
PLANTATION, FL 33322  
HARVEY COHEN  
(954) 451-0293

**WATER AND WASTE WATER UTILITIES**

11800 SE US HIGHWAY 441  
BELLEVUE, FL 34409  
(813) 307-8500

**ELECTRIC POWER UTILITIES**

DURE ENERGY  
4300 SE MANOR ROAD  
OCALA, FL 34480  
(888) 876-8144

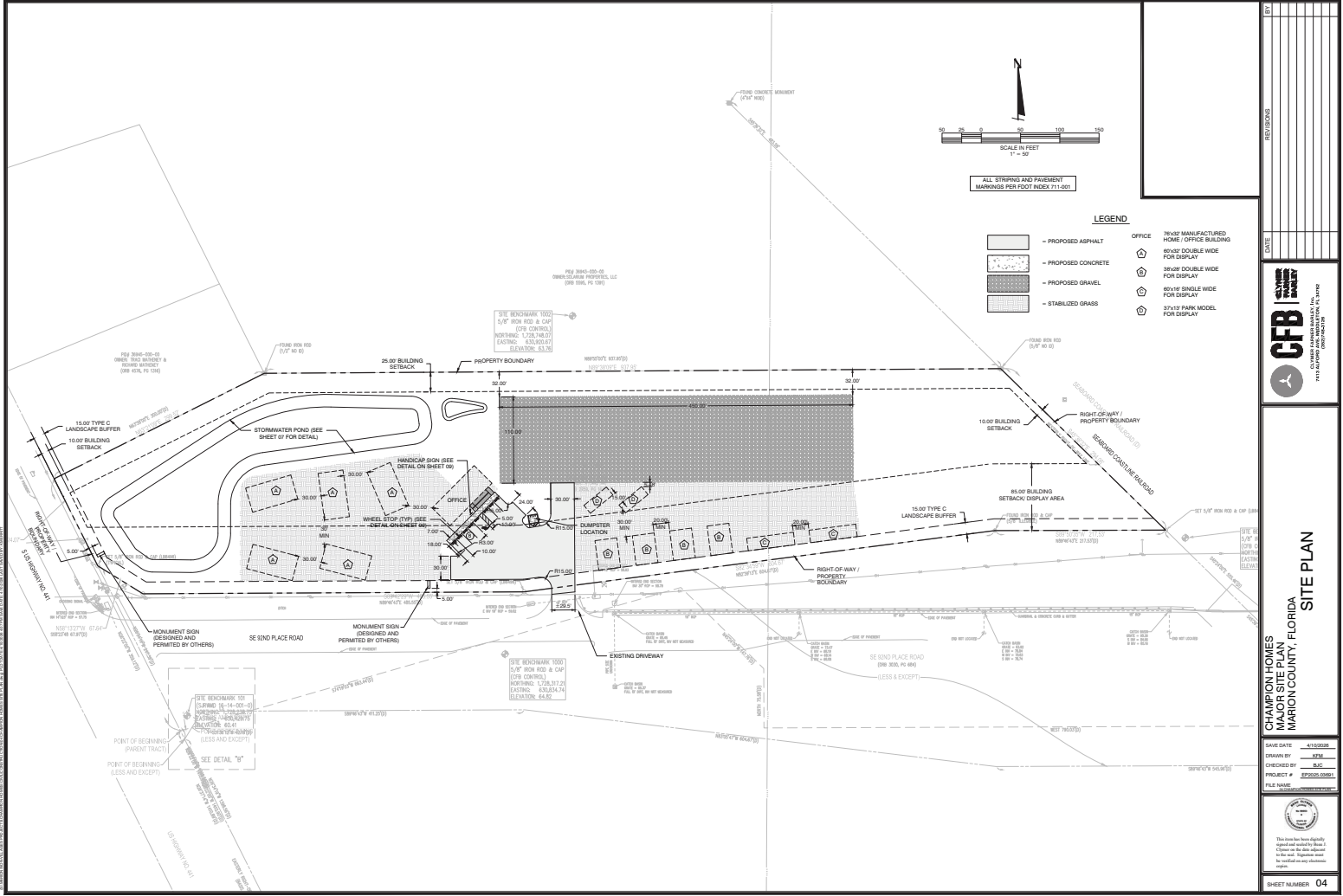
**SOLID WASTE COLLECTION**

MARION COUNTY APPROVED FRANCHISE









ALL STRIPING AND PAVEMENT MARKINGS PER FDOT INDEX 711-001

**LEGEND**

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- STABILIZED GRASS
- OFFICE
- 76X32 MANUFACTURED HOME / OFFICE BUILDING
- 80X32 DOUBLE WIDE FOR DISPLAY
- 28X42 DOUBLE WIDE FOR DISPLAY
- 80X42 SINGLE WIDE FOR DISPLAY
- 37X13 PARK MODEL FOR DISPLAY

DATE	
REVISIONS	
NO.	
DATE	
DESCRIPTION	

**CFB**  
 CIVIL ENGINEERING & ARCHITECTURE, P.A.  
 1100 S. W. 15th Ave., Suite 200  
 Ft. Lauderdale, FL 33304  
 PHONE: (954) 571-1111  
 FAX: (954) 571-1112  
 WWW.CFB-FL.COM

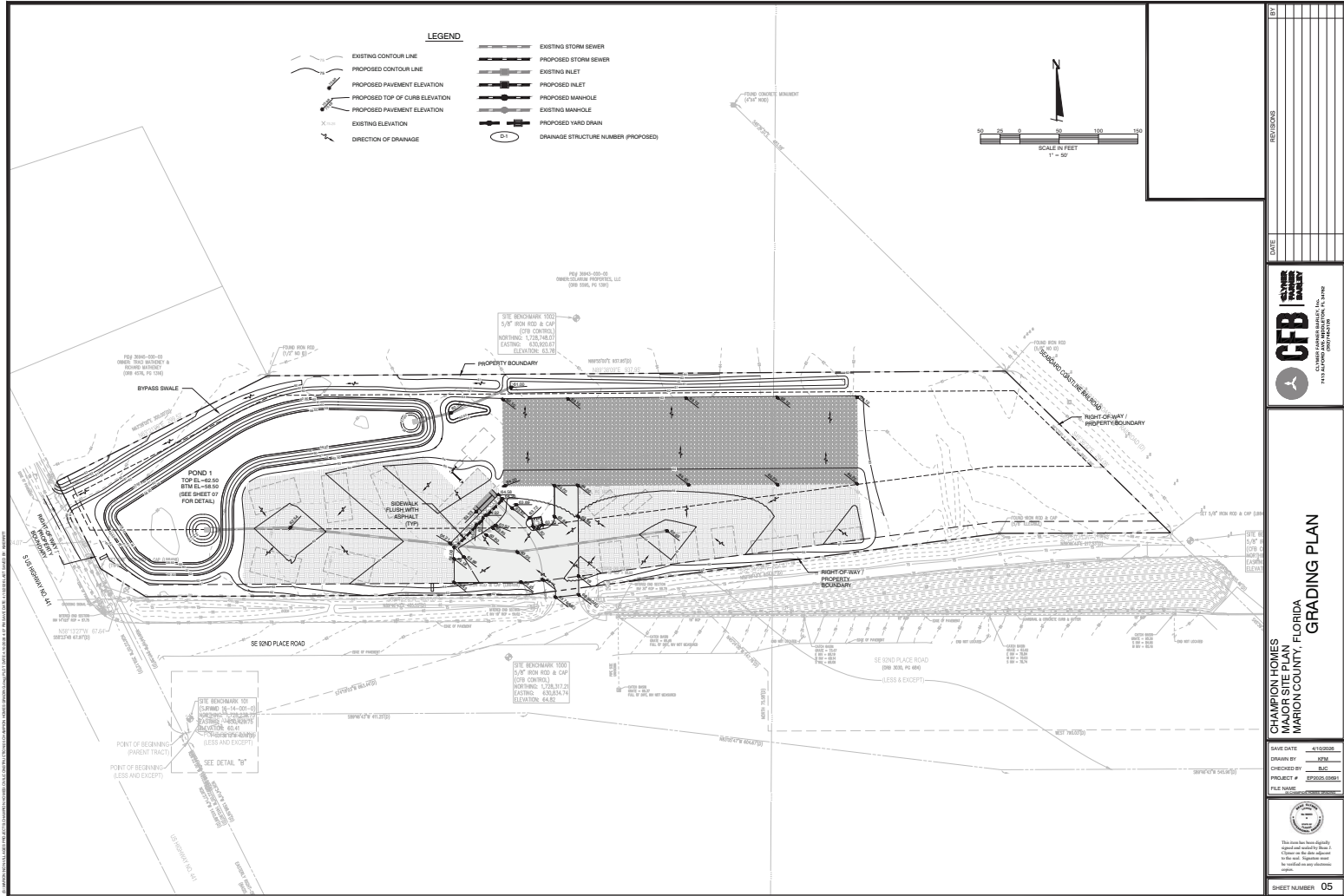
**CHAMPION HOMES  
 MANUFACTURING**  
 MAJOR SITE PLAN  
 MARION COUNTY, FLORIDA

**SITE PLAN**

SAVE DATE: 4/10/2025  
 DRAWN BY: JDM  
 CHECKED BY: JSC  
 PROJECT #: EP2025-0001  
 FILE NAME: [unclear]

This drawing has been digitally signed and sealed by the Professional Engineer named above. It is the property of Champion Homes Manufacturing, Inc. and its use is limited to the project and location stated. It is void if reproduced without the signature of the Professional Engineer.

SHEET NUMBER **04**



<p><b>LEGEND</b></p> <p>--- EXISTING CONTOUR LINE          --- PROPOSED CONTOUR LINE          --- PROPOSED PAVEMENT ELEVATION          --- PROPOSED TOP OF CURB ELEVATION          --- PROPOSED PAVEMENT ELEVATION          X --- EXISTING ELEVATION          --- DIRECTION OF DRAINAGE</p>	<p>--- EXISTING STORM SEWER          --- PROPOSED STORM SEWER          --- EXISTING INLET          --- PROPOSED INLET          --- PROPOSED MANHOLE          --- EXISTING MANHOLE          --- PROPOSED YARD DRAIN          (D-1) DRAINAGE STRUCTURE NUMBER (PROPOSED)</p>
---	--

SCALE IN FEET  
1" = 40'

DATE	REVISED

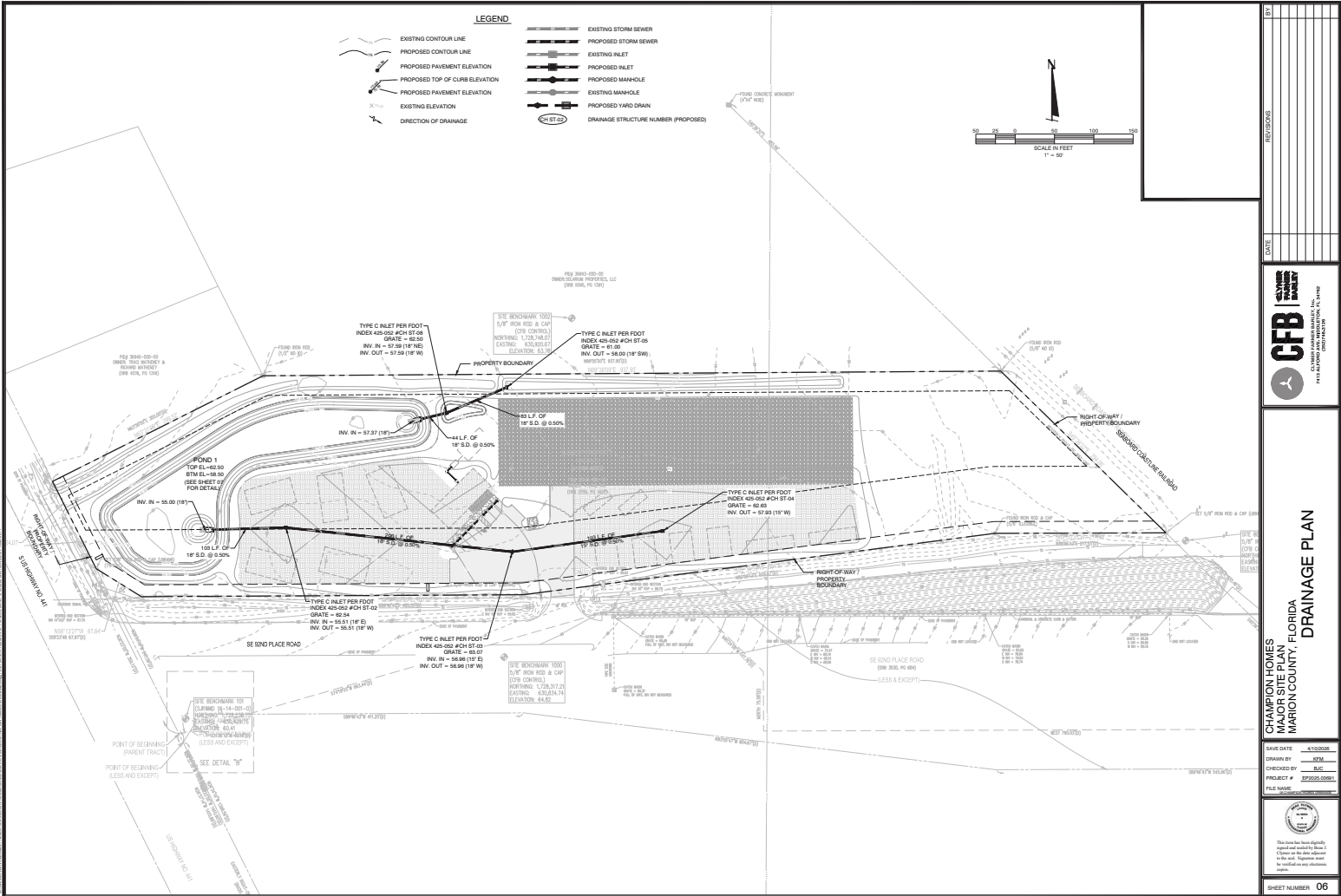
**CFB**  
 CIVIL ENGINEERING & ARCHITECTURE, P.A.  
 14450 WINDY HILLS ROAD, SUITE 100  
 WINDY HILLS, FLORIDA 32090  
 PH: 407.644.1111  
 WWW.CFB-FL.COM

**GRADING PLAN**

DATE	4/10/2025
DRAWN BY	JDM
CHECKED BY	SLC
PROJECT #	EP2025-0095
FILE NAME	

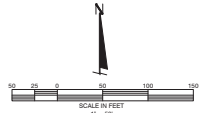
This drawing has been digitally scanned and may not be a true representation of the original drawing. It is for informational purposes only and should not be used for any legal or financial purposes without the original drawing.

SHEET NUMBER 05

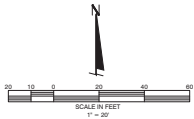


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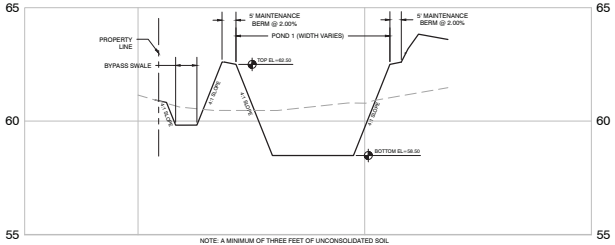
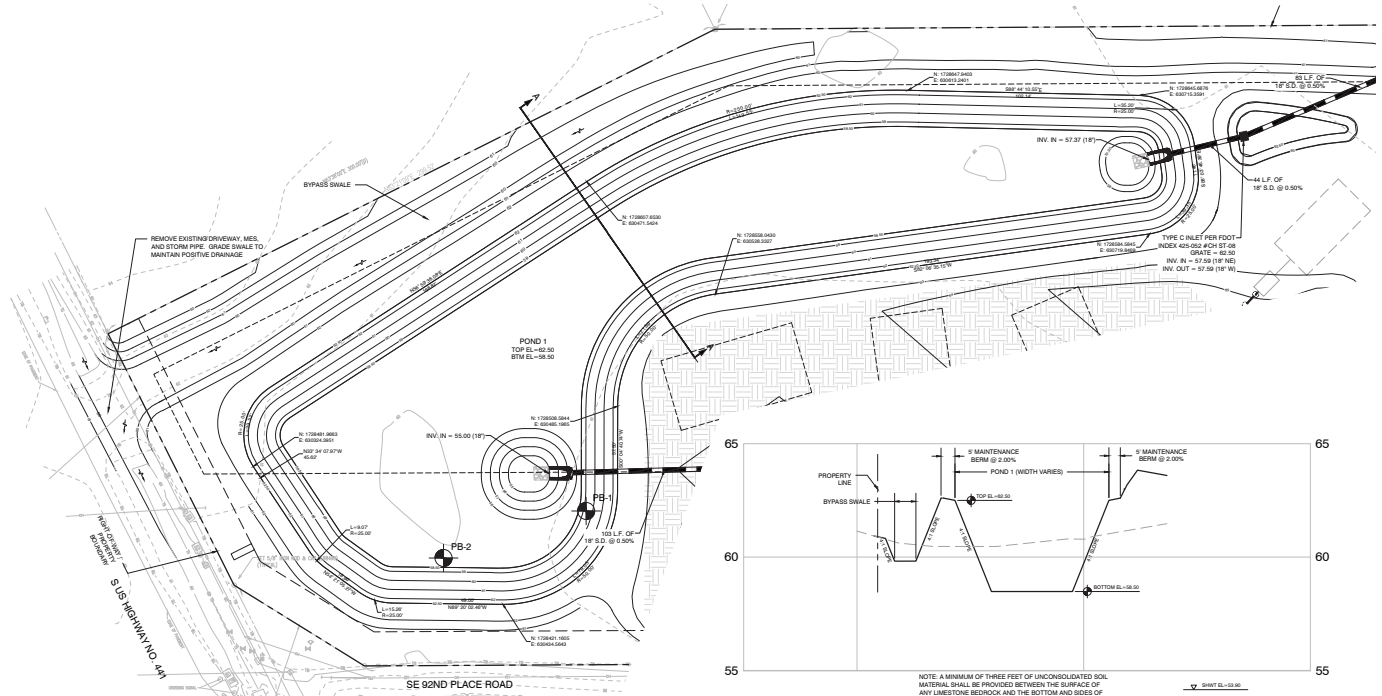
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING MANHOLE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



<p>DATE</p>	<p>REVISIONS</p>
<p><b>FLORIDA</b></p> <p><b>REGISTERED PROFESSIONAL ENGINEER</b></p> <p><b>NO. 12487</b></p>	
<p><b>DRAINAGE PLAN</b></p>	
<p><b>MAJOR SITE PLAN</b></p>	
<p><b>MARION COUNTY, FLORIDA</b></p>	
<p><b>06</b></p>	



- NOTES**
1. POND DESIGN CALCULATIONS ASSUMED IN-SITU SOILS 480 FEET BELOW THE POND BOTTOM AND POND BANKS UP TO THE POND TOP OF BANK. THE WEIGHTED AVERAGE VERTICAL PERMEABILITY RATE OF 2.9 FEET/DAY AND REPORTED AVERAGE HORIZONTAL PERMEABILITY RATE OF 4.48 FEET/DAY WERE UTILIZED AS DESIGN PARAMETERS PER THE PERMEABILITY RATES SPECIFIED IN THE GEO-TECH. INC. GEO-TECHNICAL SITE EVALUATION REPORT (PROJECT NO. 25-8023 18.1) DATED FEBRUARY 11, 2024.
  2. AS-BUILT INFORMATION SHALL INCLUDE CERTIFIED CONFIRMATION FROM GEOTECHNICAL ENGINEER THAT POST PROJECT CONDITIONS CONFORM WITH DESIGN PARAMETERS.



NOTE: 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.

SECTION A-A

DATE	
REVISIONS	
NO.	DESCRIPTION

**CFB**  
 CIVIL ENGINEERING  
 1435 W. UNIVERSITY BLVD., SUITE 200  
 GAITHERSBURG, MD 20878  
 TEL: 301-281-1100  
 WWW.CFBENGINEERS.COM

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

SAVE DATE: 4/10/2025  
 DRAWN BY: JDM  
 CHECKED BY: JSC  
 PROJECT #: EP2025 00691  
 FILE NAME: [unclear]

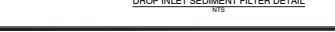
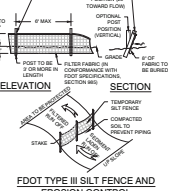
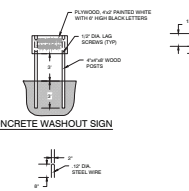
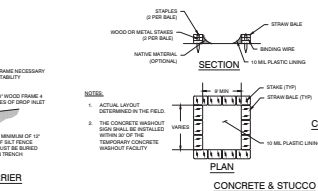
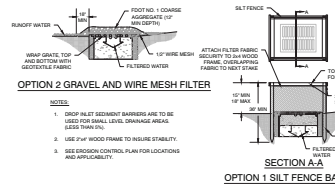
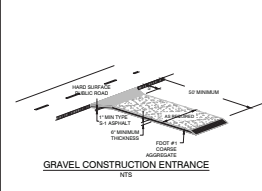
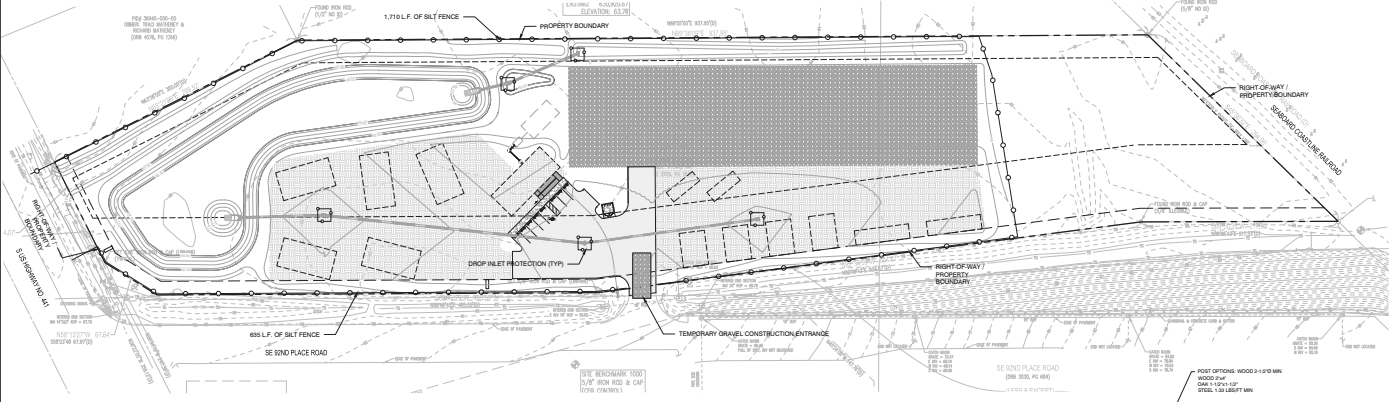
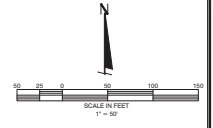
Sheets have been digitally signed and sealed. Please verify the seal and signature are valid by clicking on any digital signature.

SHEET NUMBER 07





- NOTES:**
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 SOILS MAY CAUSE SEVERE PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPLIFTE AREA HAS BEEN STABILIZED BY SOIL 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. USE OF THE BEST CONSTRUCTION PRACTICES SHALL BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE PERIMETER OF THE PROJECT OF THE BEST PRACTICES TO PROTECT THE PROJECT. REVERSE PROFILES AND WATER RESOURCES.
  4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, AESTHETIC AND CONFORMANCE CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXISTENCE 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 TRAPS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE THIRD THE HEIGHT OF THE BARRIERS.
  8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM SUSCEPTIBLE TO BEING WASHED INTO ANY WATERWAY BY RAINFALL OR HIGH WINDS.
  9. ANY SEDIMENT TRAPS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DESIGNED TO CONFORM TO THE EXISTING GRADE, PREPARED AND WEEDS.
  10. SILT FENCE TO BE MAINTAINED FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (S/F).
  11. SILT FENCE TO REMAIN IN PLACE UNTIL FRESH GRADING FOR THE LANDSCAPING IS UNDER WAY.
  12. PROTECT ALL CURB INLETS & GATE 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 SOILS MAY CAUSE SEVERE PROBLEMS. EROSION CONTROL STRUCTURES MAY BE REMOVED AFTER UPLIFTE AREA HAS BEEN STABILIZED BY SOIL OR COMPACTED AS DETERMINED BY CONTRACTOR.
  14. ALTERNATE EROSION CONTROL STRUCTURE: WOVEN FABRIC SILT FENCE IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL FILTER FABRIC IN ACCORDANCE WITH SECTION 965 OF THE FLORIDA STANDARD SPECIFICATIONS.



**CFB**  
CONSTRUCTION & FERTILIZATION  
1414 N. UNIVERSITY AVENUE, SUITE 100  
GAINESVILLE, FL 32609  
TEL: 352.336.1111  
WWW.CFB-FL.COM

**CHAMPION HOMES  
MAJOR SITE PLAN  
MARION COUNTY, FLORIDA  
EROSION CONTROL PLAN**

DATE: \_\_\_\_\_  
SCALE: 1" = 40'  
SHEET NUMBER: 10