



SUBMITTAL SUMMARY REPORT 32597

PLAN NAME: CHAMPION VISION OCALA

LOCATION:

APPLICATION DATE: 03/11/2025

PARCEL: 21521-001-02

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Menadier Engineering	Menadier Engineering
Engineer of Record	Menadier Engineering	Menadier Engineering

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	01/12/2026	01/27/2026	02/25/2026	Approved

SUBMITTAL DETAILS

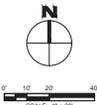
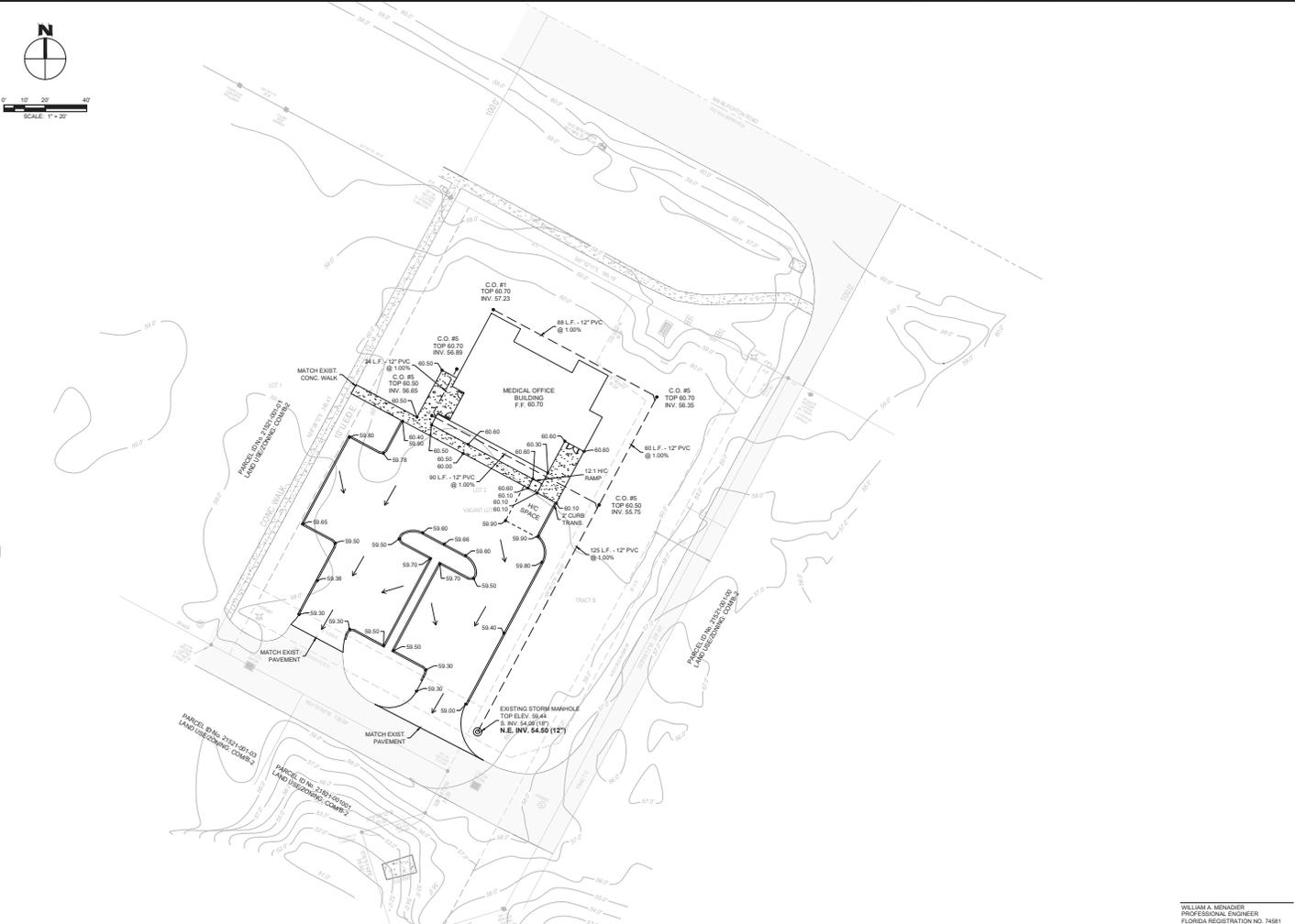
OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	01/27/2026	01/22/2026	Approved
<i>Comments</i>	Previously approved 8/19/2025			
Environmental Health (Plans) (Environmental Health)		01/27/2026	01/12/2026	Approved
<i>Comments</i>	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	01/27/2026	01/12/2026	Approved
<i>Comments</i>	Previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	01/27/2026	01/13/2026	Approved
<i>Comments</i>	This item was approved 9/15/2025.			

SUBMITTAL SUMMARY REPORT (32597)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		01/27/2026	01/12/2026	Approved
<i>Comments</i>				
N/A 2.12.18 - All trees 10" DBH and larger				
N/A 2.12.25 - Marion Friendly Landscape Areas				
N/A 6.7.3 - Tree protection				
YES 6.7.4 - Shade tree requirements				
N/A 6.7.6 - Tree removal submittal requirements				
N/A 6.7.8 - Protected tree replacement requirements				
N/A 6.7.9 - Replacement trees; general requirements				
YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) Provide required native calculations				
INFO 6.8.3 - Landscape design standards 1.Sweet Viburnum next to building may get to large, consider alternative. 2. Top of tree rootball should be 1-2" above finish grade				
N/A 6.8.4 - Landscape area requirements for non-residential development				
YES 6.8.5 - Landscape area requirements for residential and mixed use developments				
YES 6.8.6 - Buffers				
YES 6.8.7 - Parking areas and vehicular use areas Parking perimeter on northwest side requires screening material, min. 5' wide				
YES 6.8.8 - Building landscaping				
N/A 6.8.9 - Service and equipment areas Where will dumpster be located? Please show screening				
N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities				
N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities				
INFO 6.8.10 - General planting requirements (specifications) Walter's Viburnum should be the full size variety, not the dwarf variety				
YES 6.8.11 - Landscape installation				
YES 6.8.12 - Landscape completion inspection requirements				
YES 6.9.2 - Irrigation plan requirements (details, legend, notes)				
YES 6.9.3 - Irrigation design standards				
YES 6.9.5 - Irrigation system installation				
YES 6.9.6 - Completion inspection requirements				
YES 6.19.3 - Outdoor lighting plan requirements plans shall be signed and sealed by design professional				
YES 6.19.4 - Exterior lighting design standards				
N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone				
YES Additional Landscape comments Landscape and Irrigation plans to be signed and sealed by design professional				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/27/2026	02/23/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/27/2026	01/30/2026	Informational
<i>Comments</i>				
Verified owner with Sunbiz and check project list. 3/13/25 HR//EMW 01.30.26				
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)	Kevin Vickers	01/27/2026	01/12/2026	Approved

SUBMITTAL SUMMARY REPORT (32597)

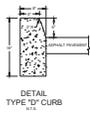
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/27/2026	01/15/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/27/2026	01/13/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/27/2026	01/20/2026	Approved
Comments	Previously approved 8/19/2025			



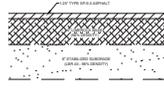
<p>WILLIAM A. MENADIER, P.E. PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 74581</p>	<p>PROJECT NO. 2025-01-022 DATE: 8-18-2025 SCALE: 1" = 20'</p>
<p>CHAMPION VISION OCALA MARION COUNTY, FLORIDA <i>Grading & Drainage Plan</i></p>	
<p>MENADIER ENGINEERING</p>	
<p>11000 W. UNIVERSITY BLVD., SUITE 100 Ocala, FL 34476 PHONE: 352.237.1233 FAX: 352.237.1235</p>	

WILLIAM A. MENADIER
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 74581

C004

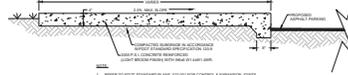


DETAIL
TYPE "D" CURB
N.T.S.

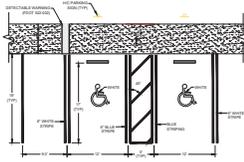


ON-SITE PAVEMENT SECTION

- NOTES:
1. ASPHALT BASE IS 2" THICK & HAS DENSITY LOOSE COMPACTED TO 98% MINIMUM PER METHOD 672 FOR FINE GRANULAR MIXTURES.
 2. CURBS SHALL BE CONCRETE AND SHALL BE SET ON THE ASPHALT BASE.



DETAIL CONCRETE SIDEWALK
N.T.S.



DETAIL
HANDICAP STRIPING AND PARKING
PERPENDICULAR PARKING
N.T.S.



DETAIL
PARKING FOR THE DISABLED SIGN
N.T.S.

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581

DATE	SCALE

WILLIAM A. MENADIER, P.E.
Professional Engineer
FLORIDA REGISTRATION NO. 74581

MENADIER ENGINEERING
www.menadiere.com
PO Box 639 | Marietta, Florida 32061 | P: 202.612.2333

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A MAJOR SITE PLAN FOR:
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
Construction Details

DATE	SCALE
2025-01-02	
DATE	SCALE
8-18-2025	
DATE	SCALE

D001

<p>7.3.2 LF 109</p> <p>7.3.2 LF 109</p>				
<p>7.3.2 LF 109</p> <p>7.3.2 LF 109</p>				
<p>7.3.2 LF 209</p> <p>7.3.2 LF 209</p>	<p>7.3.2 LF 209</p> <p>7.3.2 LF 209</p>	<p>7.3.2 LF 209</p> <p>7.3.2 LF 209</p>	<p>7.3.2 LF 209</p> <p>7.3.2 LF 209</p>	

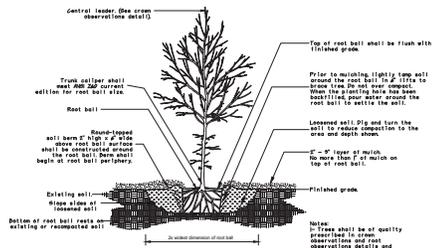
WILLIAM A. MENADIER, P.E.
Professional Engineer
Florida Registration No. 74681

MENADIER ENGINEERING
P.O. Box 438
Maitland, Florida 32751
Phone: (407) 837-2333
www.menadier.com

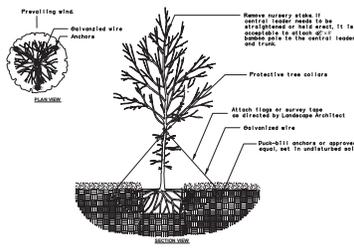
A MAJOR SITE PLANNER FOR
CHAMPION VISION OCALA
MARICOUNTY, FLORIDA
Utility Details

DATE: 8.19.2025
SCALE: D003

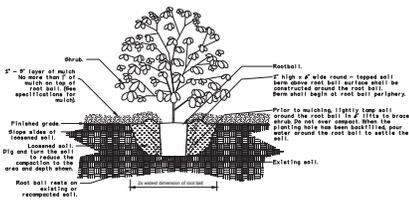
WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74681



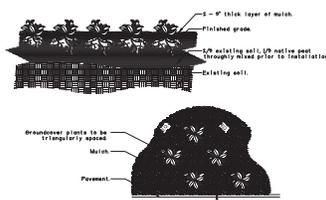
TREE INSTALLATION



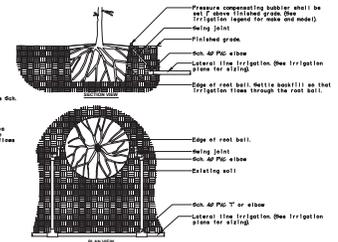
TREE STAKING - TREES < 2" CALIBER



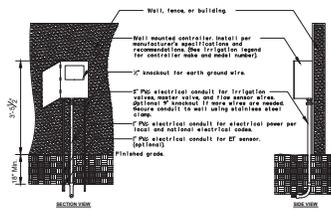
SHRUB INSTALLATION



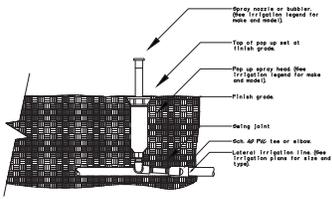
GROUNDCOVER INSTALLATION



TREE BUBBLER LAYOUT



WALL MOUNTED CONTROLLER



POP UP-SPRAY HEAD

RICHARD A. KESSELRING JR., F.L.A., A.S.L.A.
LANDSCAPE ARCHITECT • STATE OF FLORIDA #898

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REVISION	
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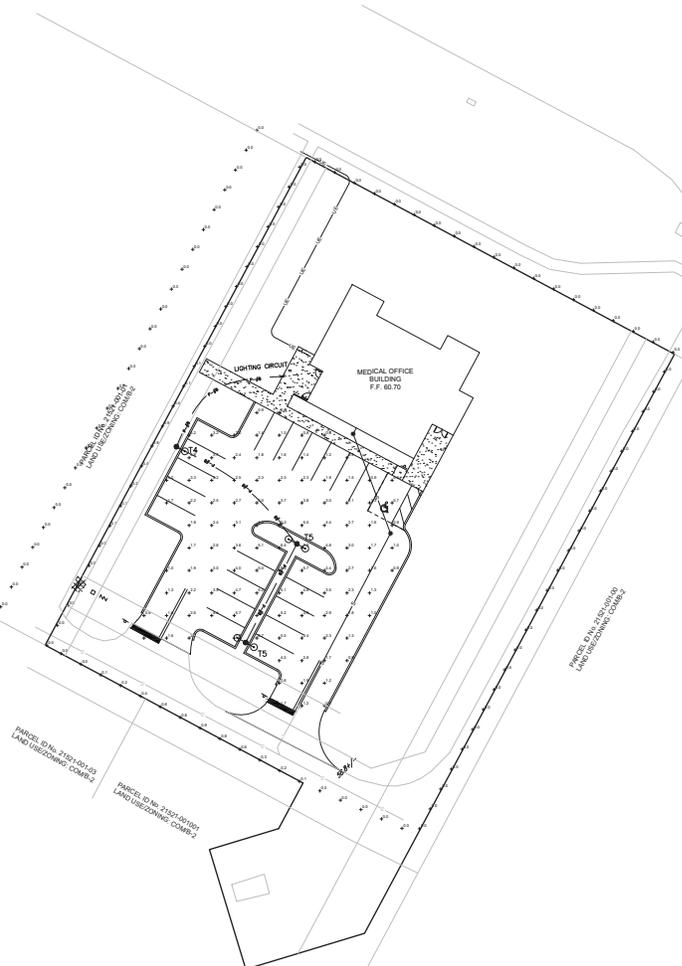
ENVIRONMENTAL DESIGN
LANDSCAPE ARCHITECTURE
1405 BOX 1021
CHAMPION VISION
LANDSCAPE ARCHITECTURE, INC. FLORIDA
6045 GARDEN BLVD., SUITE 100, MARION COUNTY, FLORIDA

LANDSCAPE & IRRIGATION DETAILS
CHAMPION VISION
MARION COUNTY
FLORIDA

SHEET 1022 of 1022



0 10' 20' 40'
SCALE: 1" = 20'



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
PARKING AREAS	+	2.6 fc	7.2 fc	0.5 fc	14.4:1	5.6:1	FDOT EC
LIGHT AT PROPERTY LINE	+	N/A	0.5 fc	N/A	N/A	N/A	MINIMUM FOOTCANDLE = 1 FC
LIGHT 6' 2" FROM PROPERTY LINE	+	N/A	0.5 fc	N/A	N/A	N/A	SEE NOTE 1

- LIGHTING NOTES:**
- THIS PLAN MEETS THE MARION COUNTY LAND DEVELOPMENT REGULATIONS (MCDLR) AND RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLE RECOMMENDATIONS OF THE ILLUMINATING ENGINEERS SOCIETY OF NORTH AMERICA (IESNA) FOUND IN IESNA RP-8 FOR PARKING LOT LIGHTING IN ACCORDANCE WITH MCDLR SEC. 6.19.4.A.
 - ALL NEW LUMINAIRES ARE FULL CUT OFF MEETING MCDLR SEC. 6.19.4.C.
 - MAX TO MIN RATIO = 15 AND MINIMUM ILLUMINATION = 5 FC MAINTAINED FOR PARKING AREAS AS PER IESNA RP-8 TABLE 12.3 IN ACCORDANCE WITH MCDLR SEC. 6.19.4.A.
 - LIGHT POLES ARE BLACK METAL STEEL MOUNTING HEIGHTS INCLUDING ABOVE GRADE AND ARE INCLUDED IN SCHEDULE (H) TO LUMINAIRE OPENING MCDLR SEC. 6.19.4.E (2). CONTRACTOR RESPONSIBLE TO VERIFY POLE CAPACITY AND FOUNDATIONS MEET FLORIDA BUILDING CODE REQUIREMENTS. POLES ARE INSTALLED 3' FROM BACK OF CURB TO FACE OF POLE OR 7' BACK OF SIDEWALK.
 - LIGHTS ARE CONTROLLED BY PHOTOCELLS AND THEIR SEE BUILDING ELECTRICAL PLANS FOR DETAILS IN ACCORDANCE WITH MCDLR SEC. 6.19.5.
 - FOOTCANDLE LEVELS SHOWN ARE MAINTAINED VALUES.
 - PROJECT MEETS MAXIMUM MAINTAINED FOOTCANDLES WITHIN 25' OF THE ADJOINING PROPERTY MUST BE LESS THAN 1 FC FOR COMMERCIAL PROPERTIES. MCDLR SEC. 6.19.8.1.

WILLIAM T. STORMANT
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 44158

DATE: _____

WILLIAM T. STORMANT, PE
FLORIDA REGISTRATION NO. 44158

WILLIAM T. STORMANT, PE

AMAJOR SITE PLANTOR
CHAMPION VISION OCALA
MARION COUNTY, FLORIDA
Parametrica Pulte

DATE: 8/10/2023
SCALE: 1" = 20'

P1

