



**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: 06/22/2026 Parcel Number(s): 35300-000-00 Permit Number: ImprovePln-000435-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: OTOW Flying Field 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): Colen Built Development, LLC
Signature: _____
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone # 352-387-7480
Email address: ld_permits@colenbuilt.net

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Colen Built Development, LLC Contact Name: Lisa Lazaro
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone # 352-387-7480
Email address: ld_permits@colenbuilt.net

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.8.4 Landscape Design Standards - Non Residential Development
Reason/Justification for Request (be specific): We are requesting a waiver to the landscaping requirements for this project. The proposed use as a temporary drone flying field includes minimal parking and open-air pavilions in lieu of enclosed structures, with no lighting and no nighttime activity proposed. The site is internal to the OTOW DRI and 500 feet from any external property lines. The preserved trees will satisfy the required shade tree count. Additional landscaping would interfere with the intended drone flying area.

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): _____



SUBMITTAL SUMMARY REPORT ImprovePln-000435-2026

| | |
|---|-----------------------------|
| PLAN NAME: On Top of the World Flying Field | LOCATION: |
| APPLICATION DATE: 02/27/2026 | PARCEL: 35300-000-00 |
| DESCRIPTION: The project consists of a stabilized dirt road, asphalt runway, asphalt pad, shade tents, metal sheds and dry fly over area with associated infrastructure. | |

| CONTACTS | NAME | COMPANY |
|--------------------|-------------|---------------------------------|
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Applicant | Kimley Horn | KIMLEY-HORN AND ASSOCIATES, INC |
| Engineer of Record | Gene Losito | |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|---------------------------|------------|------------|------------|--------------------|
| OCE: Plan Review (DR) v.3 | 06/19/2026 | 06/26/2026 | | In Review |
| OCE: Plan Review (DR) v.2 | 05/14/2026 | 05/21/2026 | 05/27/2026 | Requires Re-submit |
| OCE: Plan Review (DR) v.1 | 02/27/2026 | 03/13/2026 | 03/19/2026 | Requires Re-submit |

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|--|------------|------------|--------------------|
| 911 Management (DR) (911 Management) | Kristie Wright | 06/26/2026 | 06/22/2026 | In Review |
| <i>Corrections</i> | Additional 911 Comments (Resolved) - Corrective Action: Sheet C00.00 Cover Sheet has the Township as 15, it should be 16 and it has the Range as 21, it should be 20. - Additional Comments: | | | |
| Environmental Health (Plans) (Environmental Health) | | 06/26/2026 | | Pending Assignment |
| Fire Marshal (Plans) (Fire) | Anthony Marino | 06/26/2026 | 06/19/2026 | Approved |
| <i>Comments</i> | Please make sure that the fire department access road is stabilized to support the weight of an 87,000lb fire apparatus. Please make sure to provide a third party soil test to ensure the ground can support the weight. The soil test will need to be provided to the Marion County Fire Marshal for review. | | | |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Jared Rivera | 06/26/2026 | | Pending Assignment |
| <i>Corrections</i> | 2.12 - Zoning Classification-subject property (Not Resolved) - [5/14/26] Property seems to have A-1 zoning and should be confirmed by "overlying" project boundaries with Marion County zoning maps. Please see mark-ups on plan. Terralea PUD only seems to extend to SOUTH of project boundaries. Please revise plans accordingly. [INITIAL] Please indicate non-PUD zoning boundaries for project area and parcels to NW of project. See attached Terralea PUD master plan for extent of PUD boundaries. Indicate extent of adjacent PUD and non-PUD zones on site plan accordingly. | | | |
| <i>Corrections</i> | 2.12.4.L - DRI/FQD Compliance Note? (Resolved) - [INFO] Advisory note included. Please see comments related to ARDO/subsequent amendments. [INITIAL] Revise the plan cover sheet to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES." | | | |
| <i>Corrections</i> | 2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [INFO] No garbage collection area indicated by applicant; [INITIAL] Will there be any garbage collection area? If so, please indicate in site plan. | | | |
| <i>Corrections</i> | 2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - [INFO] Please continue to coordinate with OCE regarding any improvements as required by project and/or OTOW DRI ARDO | | | |
| <i>Corrections</i> | 2.12.16/6.5 - EALS or Exemption provided? (Resolved) - [INFO] EALS submitted and transmitted to FWC. Staff notes that historic conservation easement/mitigation have been previously approved/put in place for the DRI & Vested DRI between OTOW and the State FWC. Should conditions have changed, pursue resolution/updates of their current plans/permits with the State FWC, applicant shall provide any updated documentation from agency along with other construction related documents (e.g., water management district permits, etc.). Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, native habitat vegetation, and/or natural open space. If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. | | | |
| <i>Corrections</i> | 2.12 - Development Agreements (Not Resolved) - [5/21/26] Please make explicit reference to following OTOW DRI recorded Amended and Restated Development Order (ARDO)/amendments: (1) 2016 ARDO: OR BK 6445 PGS 1390-1429; (2) 1st amendment to ARDO: OR BK 6950 PGS 0487-0497; (3) 2nd amendment to ARDO: OR BK 8015 PGS 0001-0074 [INITIAL] Revise the Cover Sheet to list/reference OTOW DRI's recorded ARDO/subsequent amendments | | | |
| <i>Corrections</i> | 2.12/4.2 - Building height (Resolved) - [5/14/26; INFO] Indicated building heights meet A-1 building height standards (Max. 50') [INITIAL] Please indicate max./proposed building height(s) on cover sheet/site plan sheet | | | |
| <i>Corrections</i> | 2.12 & Article 5 - Overlay zones (Resolved) - [INFO] (1) FEMA Flood Zone X, X-0.2%, X-1% depth less than 1 ft; (2) Secondary Springs Protection Zone; (3) No ESOZ | | | |
| <i>Corrections</i> | 2.12.27 - Location & screening of outside storage (Resolved) - [INFO] No outdoor storage. | | | |

SUBMITTAL SUMMARY REPORT (ImprovePin-000435-2026)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|--|------------|------------|--------------------|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Jared Rivera | 06/26/2026 | | Pending Assignment |
| <i>Corrections</i> | 2.12.4/6.11.8 - Parking (Not Resolved) - [5/21/26] See minor mark-up. ADA parking provided. [INITIAL] Please provide number/calculation of required/proposed parking spaces, including ADA spaces, in table format. Show parking spaces/aisle widths on site plan sheet. At the very least, ADA parking is required and must be paved. | | | |
| <i>Corrections</i> | 4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [5/14/26] No signs indicated on site. [INITIAL] Will there be any signs? If so, please indicate on site plan sheet. Please note that signs may require separate permit | | | |
| <i>Corrections</i> | 2.12/4.2 - Lot setback (Not Resolved) - [5/21/26] Staff notes 25' setbacks shown on site plan but not included in cover sheet table as well. Please include site data table in sheet C03.01. [INITIAL] Please indicate required/proposed setbacks based on zoning on cover sheet/site plan sheet. Please note that project seems to be directly adjacent to portions of property with PUD zoning intended to be developed with single-family residences/lots/parcels. Upon development on these sites, please note that proposed improvements will need to still meet setback requirements. Please update building locations accordingly/show setbacks from zoning line(s). | | | |
| <i>Corrections</i> | 2.12.9 - Existing, proposed & adjacent ROWs (Resolved) - [INFO] Private road note included. [INITIAL] Please label roadways on sheet C02.01 | | | |
| <i>Corrections</i> | 2.12 - Waivers (Requested & Approved) (Resolved) - [INFO] In future submittals, please continue to update table of proposed/requested waivers, including dates/approved conditions, on cover sheet | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 06/26/2026 | 06/22/2026 | Requires Re-submit |
| <i>Comments</i> | Improvement Plans require Landscape plans to be submitted LDC 2.12.26, unless waiver is approved | | | |
| OCE Design (Plans) (Office of the County Engineer) | | 06/26/2026 | | Pending Assignment |
| <i>Corrections</i> | 6.2.1.B.-F. - Requirements (Resolved) - Corrective Action: D.All sheets shall indicate each sheet number and the total number of sheets. - 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 (Resolved) - Corrective Action: Please provide; All sheets shall indicate each sheet number and the total number of sheets. - 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 | | | |
| <i>Corrections</i> | 2.12.4 - Front page of the plan (Resolved) - Corrective Action: Please include; A portrait oriented minimal 3 inches x 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, (9)Listing of site coverage (in square footage, acreage and percentage):(a)Existing and proposed building coverage by intended use with gross floor area and leasable/interior area;(b)Existing and proposed gross impervious area;(c)Proposed gross non-residential floor area ratio or residential density;(d)Existing and proposed natural open space, improved open space, open water, and wetlands;(e)Existing and proposed preserved natural areas;(10)Number of required and provided parking spaces;(11)Projected daily trip generation and a.m./p.m. peak hour traffic volume; and(12)Proposed miles of road, number of lots, blocks and tracts, as applicable. - 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. | | | |

SUBMITTAL SUMMARY REPORT (ImprovePin-000435-2026)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|---|------------|------------|--------------------|
| OCE Property Management (Plans) (Office of the County Engineer) | | 06/26/2026 | 06/22/2026 | Informational |
| <i>Comments</i> | 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]." - DR 6/22/26 | | | |
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Alexander Turnipseed | 06/26/2026 | 06/22/2026 | Informational |
| <i>Comments</i> | Please provide a copy of the NPDES permit or NOI prior to construction. | | | |
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 06/26/2026 | 06/22/2026 | Requires Re-submit |
| <i>Corrections</i> | 6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC. Please add the required information to the improvement plan or, if using the survey, ensure the information is included. | | | |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 06/26/2026 | 06/19/2026 | Approved |
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 06/26/2026 | 06/23/2026 | Approved |
| <i>Comments</i> | Previously approved. Bay Laurel Utility service area. Letter from Utility received. | | | |
| OCE: Plan Review (DR) v.2 | | | | |
| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
| 911 Management (DR) (911 Management) | Janet Warbach | 05/21/2026 | 05/18/2026 | Approved |
| <i>Corrections</i> | Additional 911 Comments (Resolved) - Corrective Action: Sheet C00.00 Cover Sheet has the Township as 15, it should be 16 and it has the Range as 21, it should be 20. - Additional Comments: | | | |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 05/21/2026 | 05/27/2026 | Approved |
| Fire Marshal (Plans) (Fire) | Jonathan Kenning | 05/21/2026 | 05/14/2026 | Approved |
| <i>Comments</i> | Previously approved | | | |

GENERAL NOTES

LAND USE DEVELOPMENT DATA
 PARCEL IDENTIFICATION NUMBER: PORTION OF 35305-000-00

PRESENT ZONING: A-1
 ABUTTING ZONING: NORTH: A-1
 EAST: PUD
 SOUTH: PUD
 WEST: A-1

LAND USE: OTOW DRI

ON TOP OF THE WORLD FLYING FIELD AREA: 33.23 ACRES
 EXISTING BUILDING COVERAGE: N/A
 PROPOSED BUILDING COVERAGE: N/A

SETBACKS: FRONT: 25 FT
 BACK: 25 FT
 SIDE: 25 FT

METAL SHED HEIGHT: 15FT MAX
 SHADE SHED HEIGHT: 15FT MAX

PROPOSED GROSS NON RESIDENTIAL FAR: N/A
 EXISTING NATURAL OPEN SPACE: N/A
 PROPOSED NATURAL OPEN SPACE: N/A
 IMPROVED OPEN SPACE: N/A
 OPEN WATER: N/A
 WETLANDS: N/A
 EXISTING PRESERVED NATURAL AREAS: N/A
 PROPOSED PRESERVED NATURAL AREAS: N/A

REQUIRED PARKING: 1 ADA SPACE
 PROPOSED PARKING: 1 ADA SPACE
 EXISTING IMPERVIOUS AREA: 0% AC
 PROPOSED IMPERVIOUS AREA: 3.67% (1.22 AC, 53,143 SF)

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.
 ALL IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.
MARION COUNTY SPRINGS PROTECTION ZONE - SECONDARY ZONE
 FEMA DESIGNATION: THE PROJECT SITE DOES NOT LIE WITHIN FEMA FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 12082C081E, EFFECTIVE APRIL 19, 2017.

LOCAL BENCHMARK
 BENCHMARK CENTER BASED ON BENCHMARK STAMPED "WOOLPERT TRAVERSE", MDVD 1926, CONVERT FROM NVD TO NAVD 83 SUBTRACT 0.79 FEET

DEVELOPMENT OF THE PROPERTY WITHIN THE OTOW DRI, AS SHOWN ON THIS MASTER PLAN, IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND REVISED DEVELOPMENT ORDER FOR ON TOP OF THE WORLD FLYING FIELD PROJECT, WHICH MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING CONCURRENCY OF PUBLIC UTILITIES, REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6461350-NOS. 665988P-0487, AND 6651005-0474.

CONCURRENCY
 THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC UTILITY CAPACITY. FUTURE RIGHTS TO DEVELOP THE REGULATION PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED.

ADDITIONAL NOTES
 DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS IMPROVEMENT PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE OTOW DEVELOPMENT ORDER, AND MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING CONCURRENCY OF PUBLIC UTILITIES.

WAIVERS APPROVED FOR ON TOP OF THE WORLD DRI:

| | |
|---|------------|
| 6.13.8.B(5) - MINIMUM DRAINAGE EASEMENT | 06/09/2025 |
| DETAIL TS-006 - UTILITY LOCATION | 06/09/2025 |
| 6.12.5.1 - CORNER RADIUS AT INTERSECTIONS | 06/09/2025 |
| 6.12.2 TABLE 6.12-1 - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH | 06/09/2025 |
| 6.12.9.E - RIGHT OF WAY DEDICATION | 06/09/2025 |
| 6.11.4.C.(1) - SECTION/QUARTER SECTION LINE ROADS | 06/09/2025 |
| DETAIL TS 031-032 - DECORATIVE POSTS/POSTS FOR REGULATORY AND WARNING SIGNS | 06/09/2025 |
| 6.12.9(K) - CENTERLINE RADIUS | 06/09/2025 |
| 6.12.9(D) - CUL DE SACS AND DEAD ENDS | 06/09/2025 |
| 6.11.8.B(1) - OFF STREET PARKING | 06/09/2025 |
| 6.12.5(A) - CROSS SECTIONS | 06/09/2025 |
| 6.12.9.E - PRIVATE ROAD STATUS | 06/09/2025 |

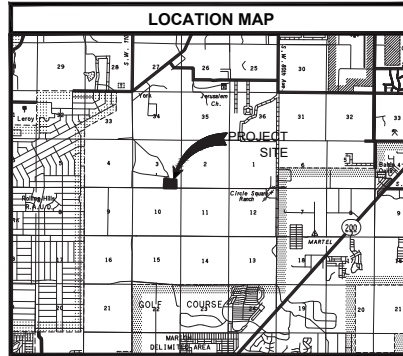
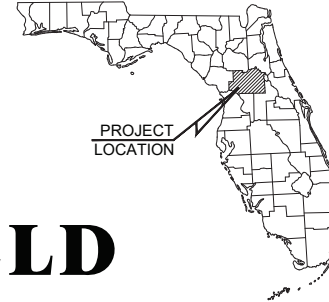
WAIVERS APPROVED FOR - ON TOP OF THE WORLD FLYING FIELD:

| | |
|--|------------|
| 6.12.9.K - SUBDIVISION ROAD DESIGN SPEED | 02/23/2026 |
|--|------------|

IMPROVEMENT PLANS FOR ON TOP OF THE WORLD FLYING FIELD MARION COUNTY, FLORIDA

**SECTIONS 3 & 10,
TOWNSHIP 16 S,
RANGE 20 E**

JUNE 2026



UTILITY CONTACT LISTING

WATER & SEWER
 SWY COUNCIL CENTER CDD
 816 S.W. 7175 STREET ROAD, SUITE 9
 OCALA, FL 33461
 (352) 314-5454 EXT. 4105

ELECTRIC
 SOUTHERN ELECTRIC
 281 S.W. HIGHLAND 901
 SUWANNEE, FL 33585
 SUSANNA JANE
 (352) 568-9559

CABLE
 COM CABLE
 819F HIGHLAND
 (352) 491-6555

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
 ON TOP OF THE WORLD COMMUNITIES, L.L.C.
 8446 SW 16TH STREET ROAD
 OCALA, FL 33461
 (352) 387-1480

CIVIL ENGINEERING CONSULTANT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200
 OCALA, FLORIDA 33471
 (352) 438-3000

SURVEYOR:
 JOY CONSULTING GROUP, INC.
 2328 NW BUCKTON ROAD
 OCALA, FLORIDA 33475
 (352) 465-1462

GEOTECHNICAL ENGINEER:
 GEO TECH, INC.
 1014 SE 3RD AVENUE
 OCALA, FLORIDA 33471
 (352) 664-7711

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

KENNETH D. COLEN
 PRESIDENT
 COLEN BUILT DEVELOPMENT, LLC

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

LICENSED PROFESSIONAL ENGINEER LICENSE NO. 75647
 FLORIDA LICENSE NUMBER

DRAWING INDEX

- C00.00 - COVER SHEET
- C01.01 - GENERAL NOTES
- C02.01 - MASTER DEVELOPMENT PLAN
- C03.01 - SITE AND GEOMETRY PLAN
- C04.01 - GRADING PLAN
- C05.01 - EROSION CONTROL PLAN
- C05.02 - EROSION CONTROL DETAILS
- C05.03 - EROSION CONTROL NOTES
- C06.01 - CIVIL DETAILS



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |

Kimley-Horn
 6308 WALKER HORN AND ASSOCIATES, INC.
 FLORIDA 33471
 1700 SE 17TH STREET, SUITE 200
 OCALA, FLORIDA 33471
 WWW.KIMLEY-HORN.COM REGISTERED NO. 20108

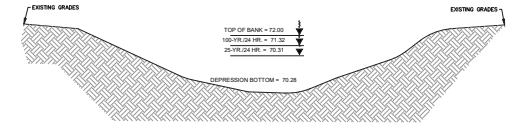
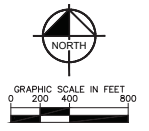
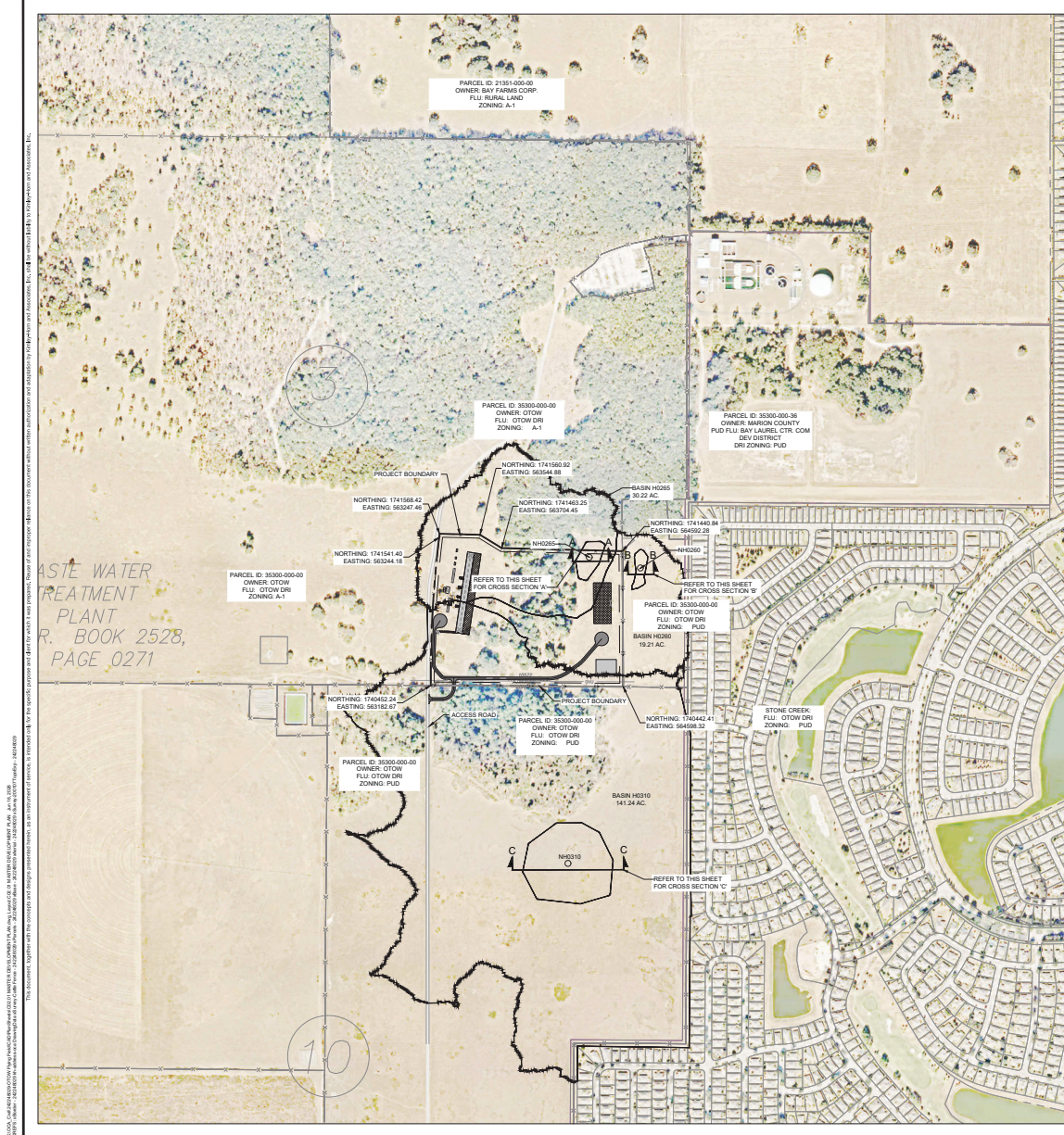
| | |
|-------------|-----------|
| NOA PROJECT | 241245029 |
| DATE | JUNE 2026 |
| SCALE | AS SHOWN |
| DESIGNED BY | KHA |
| DRAWN BY | WVC |
| CHECKED BY | GBL |

COVER SHEET

**ON TOP OF THE
WORLD FLYING FIELD
PREPARED FOR
COLEN BUILT
DEVELOPMENT, LLC
MARION COUNTY, FLORIDA**

SHEET NUMBER
C00.00

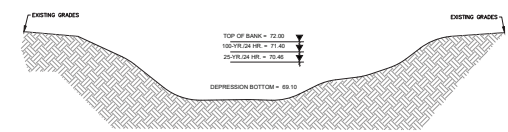
THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



CROSS SECTION 'A'
NOT TO SCALE



CROSS SECTION 'B'
NOT TO SCALE



CROSS SECTION 'C'
NOT TO SCALE

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
FLORIDA'S ONE-CALL CENTER

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |

Kimley-Horn
6308 WALLEY HORN ROAD ASSOCIATES, INC.
FLORIDA, 34411
PHONE: 850-240-0000
WWW.KIMLEY-HORN.COM REGISTRY NO. 20108

LICENSED PROFESSIONAL
GENE BRINK LOGO/TYPE
FLORIDA LICENSE NUMBER
75647

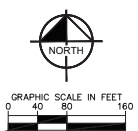
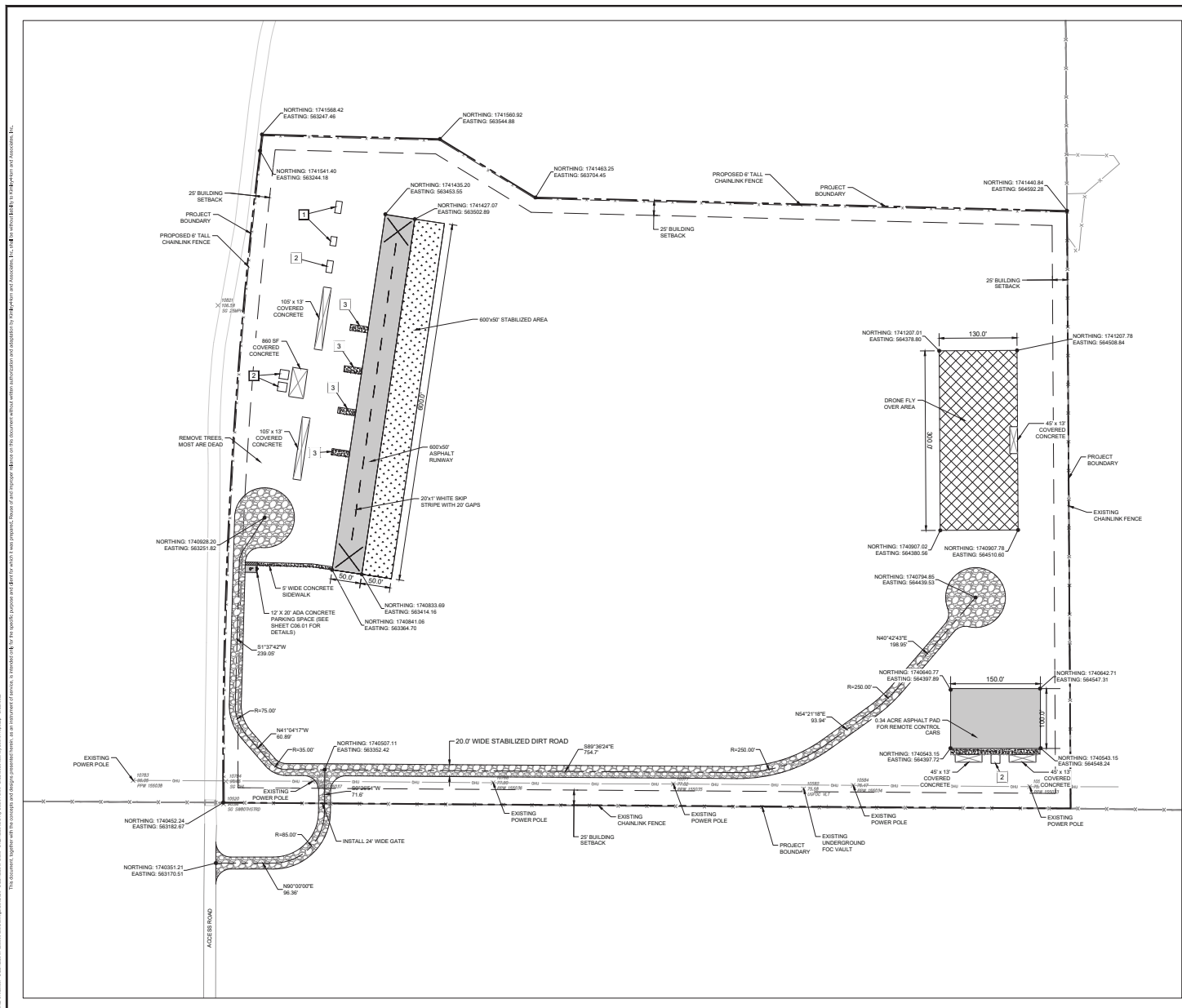
NSA PROJECT
24245029
DATE
JUNE 2008
SCALE
AS SHOWN
DESIGNED BY
KHA
DRAWN BY
CHECKED BY

ON TOP OF THE
WORLD FLYING FIELD
PREPARED FOR
COLEN BUILT
DEVELOPMENT, LLC
MARION COUNTY
FLORIDA

SHEET NUMBER
C02.01

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- PAVEMENT LEGEND**
- STANDARD CONCRETE PAVEMENT (SEE DETAIL SHEET C06.01)
 - STANDARD ASPHALT PAVEMENT (SEE DETAIL SHEET C06.01)
 - CONCRETE PAD (SEE DETAIL SHEET C06.01)
 - STABILIZED DIRT ROAD
 - GRASS RUNWAY

- KEYNOTE LEGEND**
- 1 SHADE TENT
 - 2 METAL SHED
 - 3 300 SF CONCRETE PAD

- NOTES**
- 1) ALL DIMENSIONS MEASURED TO THE EDGE OF PAVEMENT.
 - 2) ALL RADII IS 5 FEET UNLESS OTHERWISE NOTED.
 - 3) ALL PARKING SPACES ARE 10'X20' UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS

| | |
|-----------------|---------|
| TOTAL REQUIRED: | ADA = 1 |
| TOTAL PROVIDED: | ADA = 1 |

BUILDING SETBACK REQUIREMENTS

| | |
|-------------------|-------|
| FRONT(MIN): | 25 FT |
| STREET SIDE(MIN): | 25 FT |
| SIDE(MIN): | 25 FT |
| REAR(MIN): | 25 FT |



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |
| | | | |

Kimley»Horn

6308 WALLEY HORN AND ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200
 PALM BEACH, FLORIDA 33411
 PHONE: 561-840-9000
 WWW.KIMLEY-HORN.COM REESTIMATE NO. 20108

NSIA PROJECT: 241245029
 PROJECT NAME: JUNE 2026
 SCALE: A-S SHOWN
 DESIGNED BY: KHA
 DRAWN BY: [blank]
 CHECKED BY: [blank]

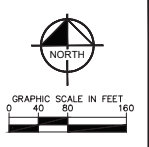
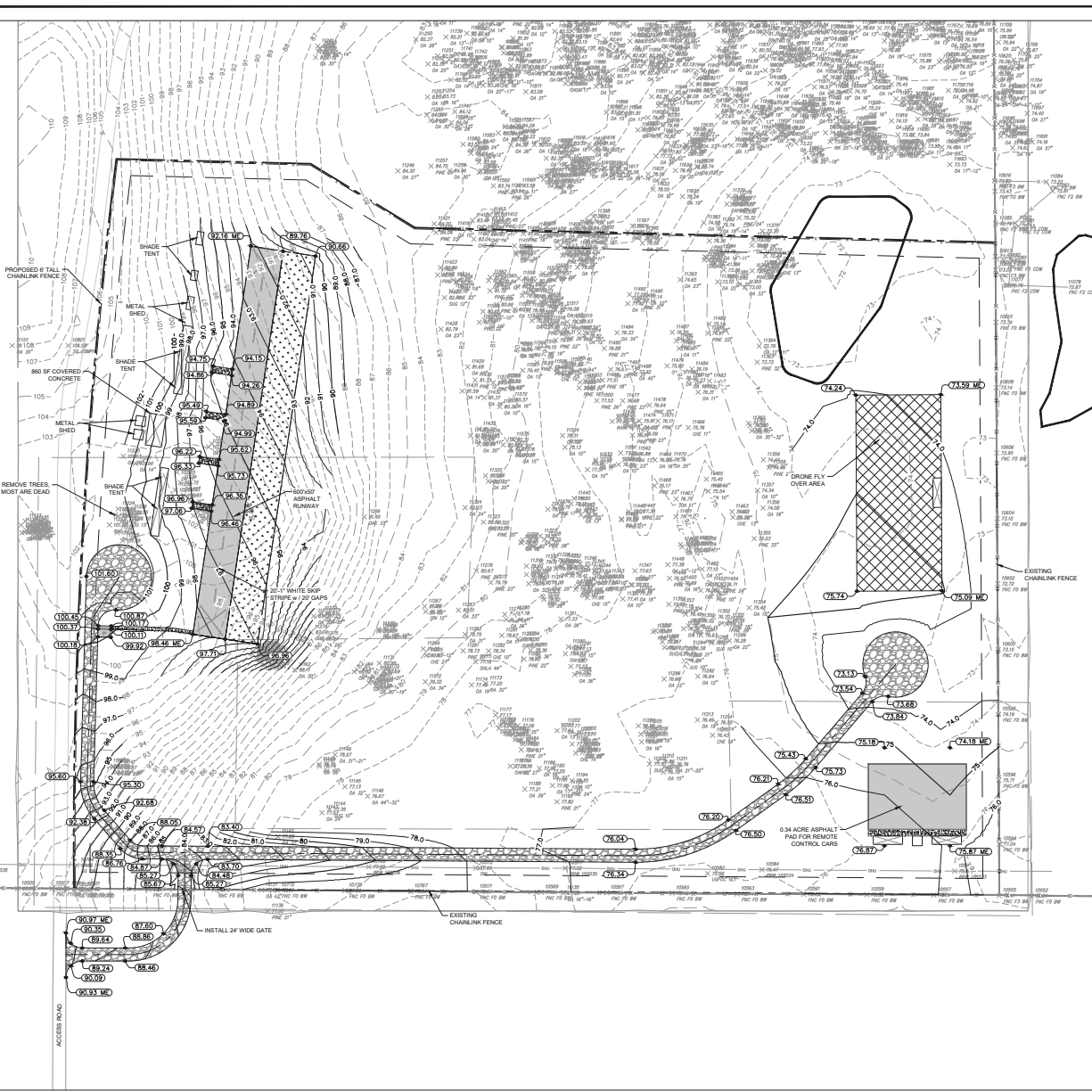
LICENSED PROFESSIONAL: [blank]
 ENGINEERING LICENSE NUMBER: 75647
 DATE: [blank]

**SITE AND
GEOMETRY PLAN**

**ON TOP OF THE
WORLD FLYING FIELD**
 PREPARED FOR
**COLEN BUILT
DEVELOPMENT, LLC**
 MARION COUNTY, FLORIDA

SHEET NUMBER
C03.01

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- PAVEMENT LEGEND**
- ASPHALT PAVEMENT (SEE DETAIL SHEET C10.01)
 - CONCRETE SIDEWALK (SEE DETAILS SHEET C10.01)

- LEGEND**
- TREES TO BE PRESERVED
 - PROPOSED SPOT ELEVATION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - C&I SWALE

- NOTES:**
1. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED ____ BY JCH CONSULTING GROUP, INC.
 2. SEE TYPICAL BANK CHIMNEY REPAIR DETAIL ON SHEET C08.01.
 3. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
 4. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
 5. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED OR NOTED ON THE PLANS SHALL BE IMMEDIATELY STABILIZED FOLLOWING FINAL GRADING. SEE PLANS FOR NOTATION OF SOILS AND SEED & MULCH LOCATIONS. ALLOW FOR THICKNESS OF SOIL WITH A SLASH UNDERCUT. SOIL SHALL BE ARGENTINA BAHIA AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |
| | | | |

Kimley-Horn

6308 WALKER HORNWAY ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200
 FT. LAUDERDALE, FLORIDA 33411
 PHONE: (561) 940-9000
 WWW.KIMLEY-HORN.COM REGISTRY NO. 20108

| | |
|------------------------|-----------|
| FLORIDA PROJECT NO. | 241245029 |
| LICENSED PROFESSIONAL | JUNE 2008 |
| DATE | JUNE 2008 |
| SCALE | AS SHOWN |
| DESIGNED BY | KHA |
| DRAWN BY | |
| CHECKED BY | |
| DATE | |
| FLORIDA LICENSE NUMBER | 75647 |
| GENE BRINK LOGO/TYPE | |

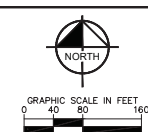
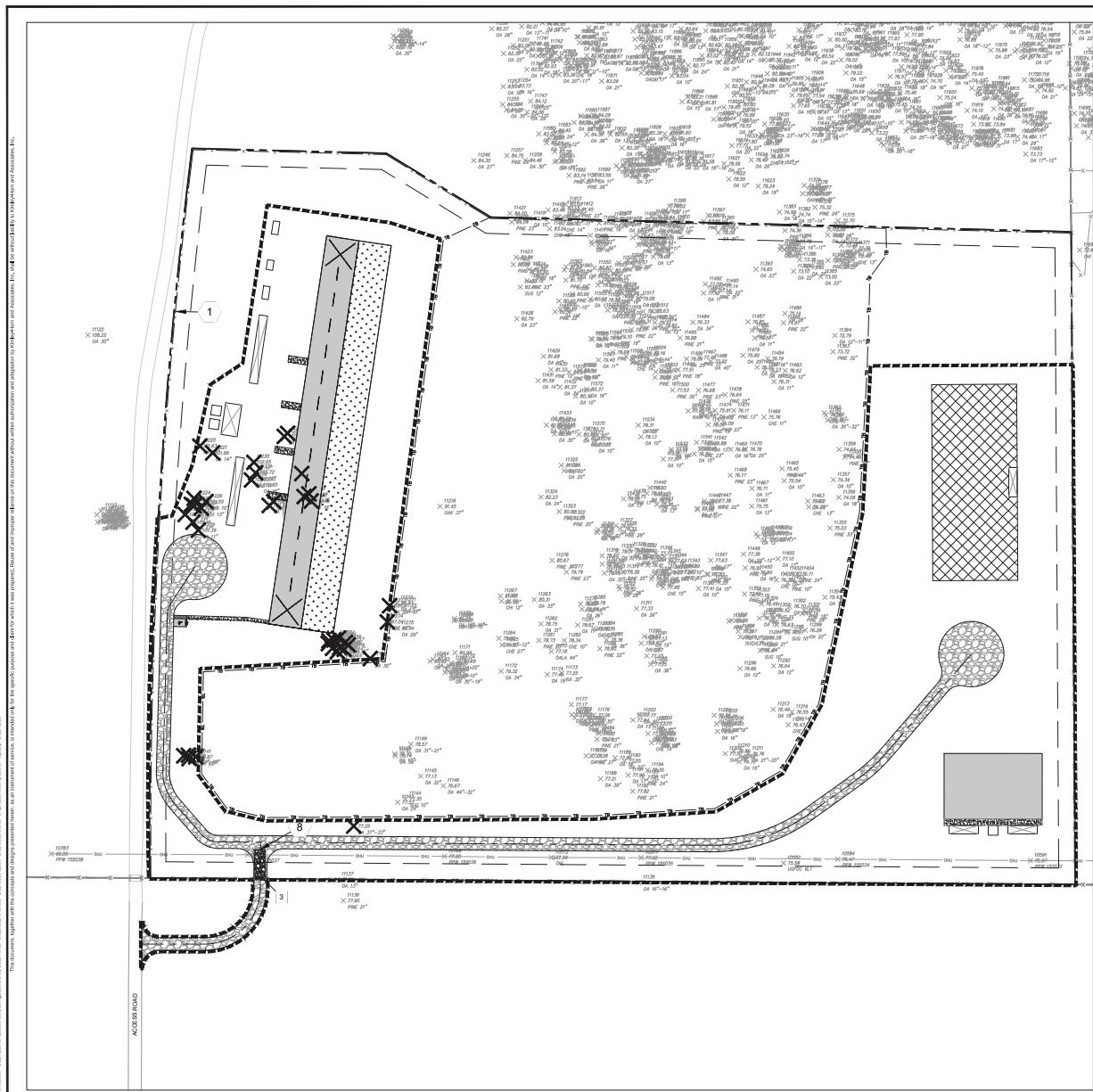
GRADING PLAN

**ON TOP OF THE
 WORLD FLYING FIELD**
 PREPARED FOR
**COLLEN BUILT
 DEVELOPMENT, LLC**
 MARION COUNTY, FLORIDA



SHEET NUMBER
C04.01

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KEYNOTES

1. INSTALL TYPE II SILT FENCE AT CLEARING LIMITS AND INSTALL TREE PROTECTION FENCING AROUND TREES TO BE SAVED. SEE SHEET'S FOR DETAILS.
2. TREES WITHIN DELINEATED "UNDISTURBED AREA" SHALL BE PROTECTED. ALL OTHER TREES ARE SUBJECT TO REMOVAL UNLESS OTHERWISE NOTED.
3. REMOVE EXISTING CHAIN-LINK FENCE.

NOTES:
 ALL NOTES LISTED BELOW SHALL BE PERFORMED BY THE SITE CONTRACTOR, UNLESS STATED OTHERWISE.
 WHERE PROPOSED PAVEMENT/CONCRETE IS WITHIN THE APPROXIMATE DRAINAGE OF EXISTING TREES, ROOT PRUNING WILL BE REQUIRED AS SPECIFIED BY AN ARBORIST.

LEGEND

- X - EXISTING TREE TO BE REMOVED
- (with cross-hatch) — - EXISTING TREE TO BE PRESERVED
- ***** - EXISTING FEATURED TO BE REMOVED

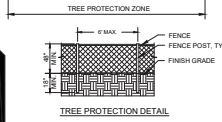
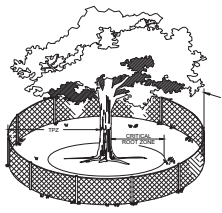
TREE PRESERVATION NOTE:
 TREE PRESERVATION MEASURES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY DEMOLITION ACTIVITIES.

NOTES

NOTES:

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DRIVEWAYS, PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION AND/OR PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELICATED SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

- TREE PROTECTION NOTES:**
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS INCLUDING THE REMOVAL OF OTHER TREES.
 2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
 3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
 4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REPLACED AS REQUIRED.
 5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
 6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.



| TREE MITIGATION DATA | |
|-----------------------------------|--------|
| TOTAL PROJECT AREA (ACRES): | 33.23 |
| TOTAL INCHES PRESERVED: | 6,804 |
| TOTAL INCHES REMOVED: | 742 |
| PRE-DEVELOPMENT INCHES PER ACRE: | 227.08 |
| POST DEVELOPMENT INCHES PER ACRE: | 204.75 |

CALL 2 WORKING DAYS BEFORE YOU DIG
 IT'S THE LAW
 Know your below. Call before you dig.
 811
 MARION COUNTY ONE CALL OF FLORIDA

ON TOP OF THE
 WORLD FLYING FIELD
 PREPARED FOR
 COLLEN BUILT
 DEVELOPMENT, LLC
 MARION COUNTY, FLORIDA

EROSION CONTROL PLAN

KIMLEY-HORN & ASSOCIATES, INC.
 6308 WALKER HORNWAY ASSOCIATES, INC. FLORIDA 34411
 1700 SE 17TH STREET, SUITE 200
 PALM BEACH, FLORIDA 33480
 WWW.KIMLEY-HORN.COM REGISTRY NO. 30108

KHA PROJECT
 242440209

LICENSED PROFESSIONAL
 JUNE 2008

GEN BRUCE LOGSDON
 FLORIDA LICENSE NUMBER
 75647

DESIGNED BY
 KHA

DRAWN BY
 KHA

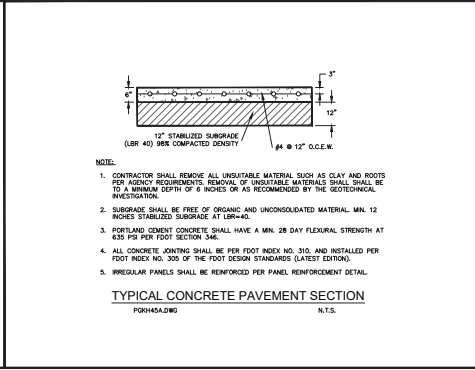
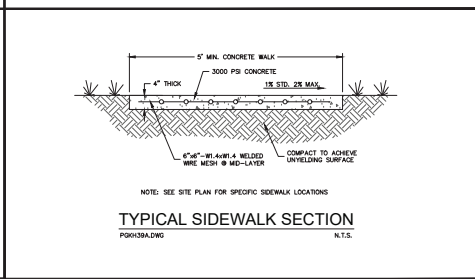
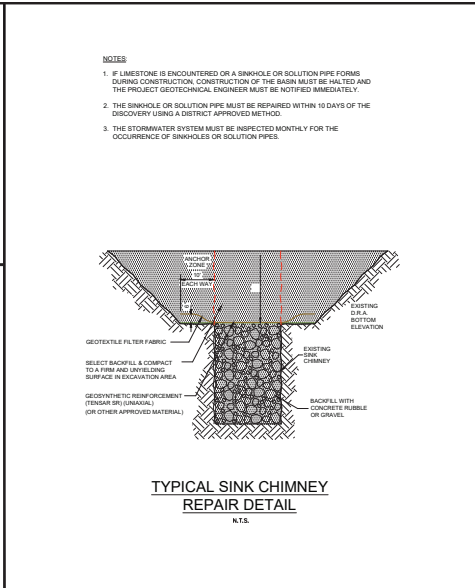
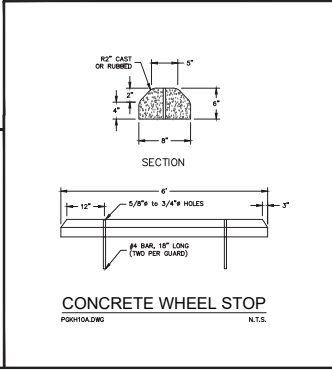
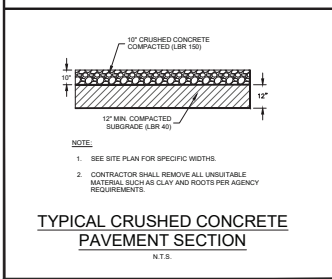
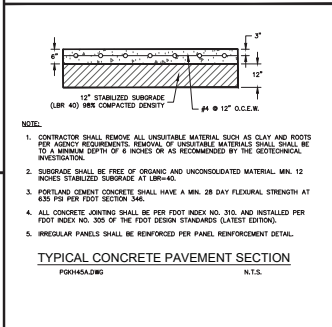
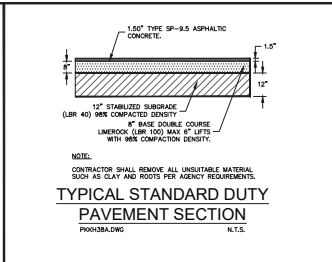
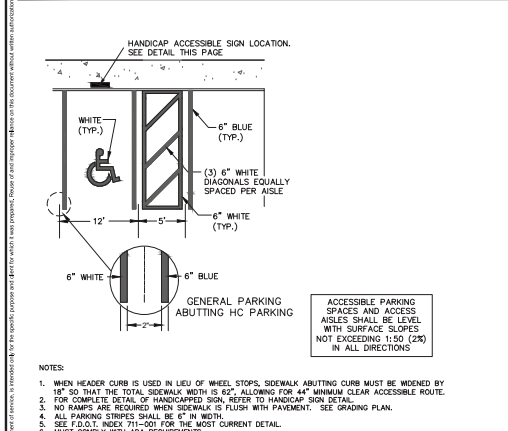
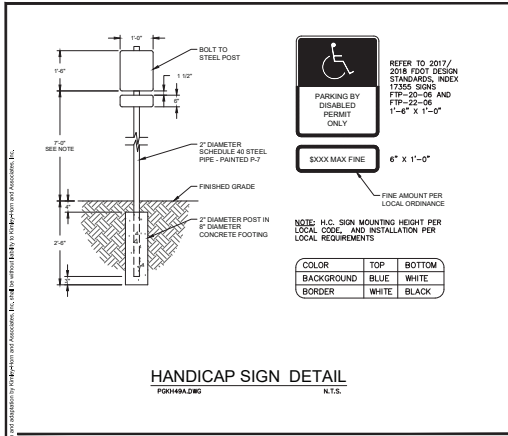
CHECKED BY
 KHA

DATE

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C05.01

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 NO. DATE BY

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| NO. | REVISIONS | DATE | BY |
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Kimley-Horn

6300 WARELY HORN AND ASSOCIATES, INC. FLORIDA 34411
1700 SE 17TH STREET, SUITE 200, BOCA RATON, FLORIDA 33433
WWW.KIMLEY-HORN.COM REGISTRY NO. 20108

LICENSED PROFESSIONAL
GENE BRINK LOGO/TYPE
FLORIDA LICENSE NUMBER
75647

DATE: _____

CIVIL DETAILS

ON TOP OF THE
WORLD FLYING FIELD
PREPARED FOR
COLEN BUILT
DEVELOPMENT, LLC
MARION COUNTY, FLORIDA

SHEET NUMBER
C06.01