

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDWOOD			
SWFWMD			
FDEP NPDES			
FDEP WATER			
FDEP SEWER			

DATE	REVISIONS	BY

The Villages®

MINOR SITE PLAN OF VILLAGES OF SOUTHERN OAKS PHASE 31B COMM TOWER (VOSO #100992)

Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	MASTER DEVELOPMENT PLAN
03	SITE PLAN
04	GRADING & EROSION CONTROL PLAN

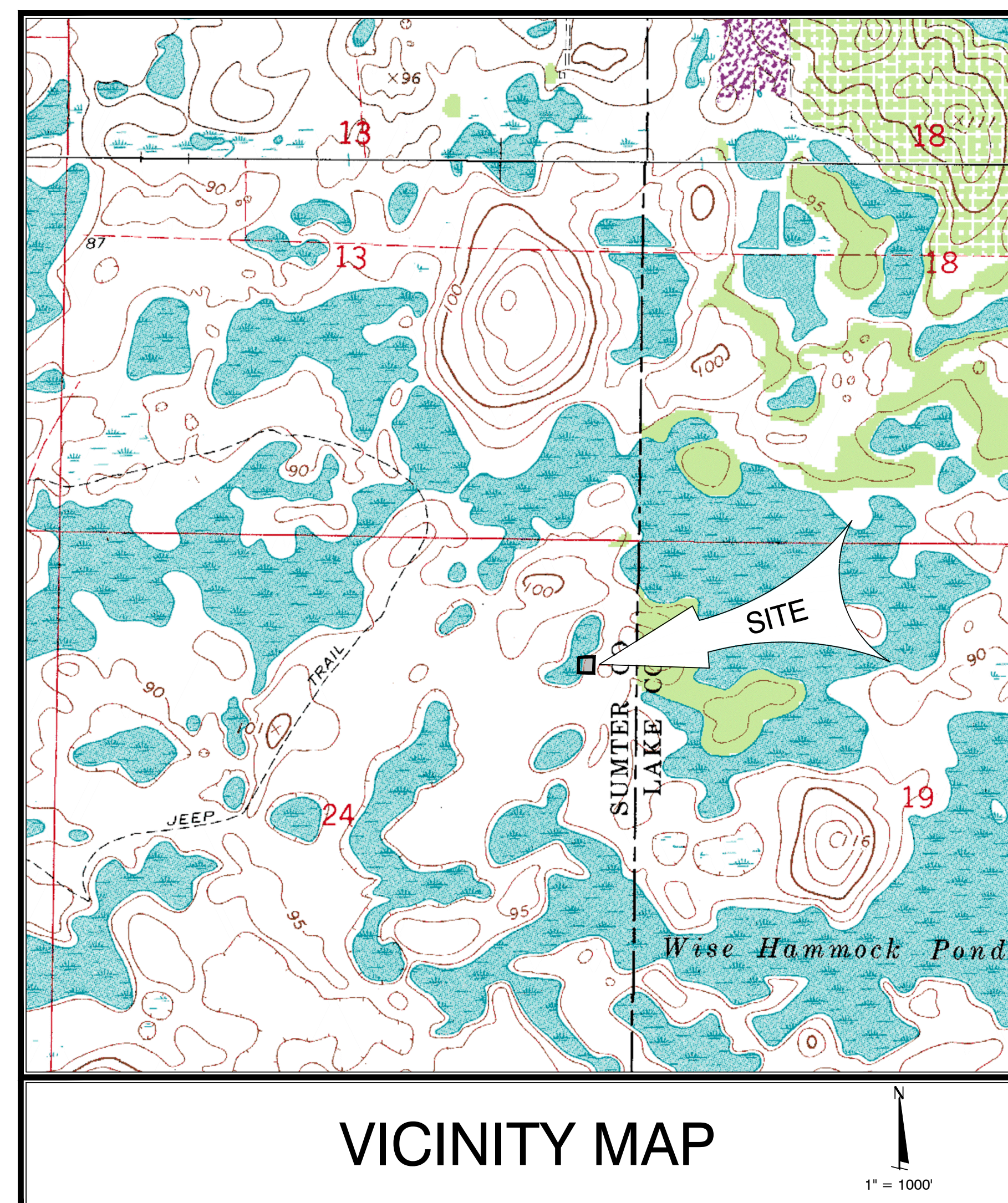
LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE RUN SOUTH 0°18'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1325.91 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°42'00" WEST, A DISTANCE OF 428.02 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 2°07'19" WEST, A DISTANCE OF 155.15 FEET; THENCE RUN NORTH 87°52'41" WEST, A DISTANCE OF 145.00 FEET; THENCE RUN NORTH 2°07'19" EAST, A DISTANCE OF 141.18 FEET TO A POINT ON A 1135.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 86°37'15" EAST AND A CHORD LENGTH OF 145.67 FEET; THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°21'31", AN ARC DISTANCE OF 145.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.498 ACRES, MORE OR LESS.

NOTE:
THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



SECTION 24; TOWNSHIP 20 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA
VERTICAL DATUM - NAVD 1988

NOTES:

1. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN 'THE VILLAGES, CONSTRUCTION & DEVELOPMENT MANUAL', DATED OCTOBER 2024, OR AS AMENDED BY THESE PLANS.
2. THE STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED AND MAINTAINED BY DEVELOPER, EXCEPT FOR THE STORMWATER MANAGEMENT SYSTEMS WITHIN THE DEDICATED RIGHT OF WAY, WHICH WILL BE OWNED AND MAINTAINED BY CITY OF WILDWOOD.
3. ALL UTILITY CONSTRUCTION SHALL BE TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND GIBSON PLACE UTILITY COMPANY (GPU) REQUIREMENTS.
4. ALL WATER AND SANITARY SEWER UTILITIES WITHIN UTILITY EASEMENTS SHALL BE OWNED & MAINTAINED BY GPU.
5. ALL IRRIGATION UTILITIES SHALL BE OWNED AND MAINTAINED BY GIBSON PLACE WATER CONSERVATION AUTHORITY (GPWCA).
6. THIS PROJECT BOUNDARY IS WITHIN THE VOSO STORMWATER EARTHWORKS - PHASE 31A & 31B STORMWATER EARTHWORKS MODIFICATION NO. 1 PROJECT (SWFWMD PERMIT NO. 43044863.175), WHICH INCLUDES EROSION CONTROL MEASURES.
7. THIS PROJECT LIES WITHIN THE VILLAGES OF SOUTHERN OAKS; PHASE XXXI - A, B & C MASTER PLAN, AS APPROVED BY THE CITY OF WILDWOOD.
8. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST, HAS A BEARING OF SOUTH 00°18'00" WEST.
9. ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

WATER AND WASTE WATER UTILITIES
GIBSON PLACE UTILITY COMPANY (GPU)
c/o McDONOUGH DEVELOPMENT SERVICES
2772 WOODROW WAY
MIDDLETON, FL 34762
(352) 753-6219

CABLE TELEVISION/INTERNET
NEXT LINK COMMUNICATION, LLC.
c/o McDONOUGH DEVELOPMENT SERVICES
2772 WOODROW WAY
MIDDLETON, FL 34762
(352) 753-6219

ELECTRICAL POWER UTILITIES
SUMTER ELECTRIC
COOPERATIVE, INC. (SECO)
P.O. BOX 301
SUMTERVILLE, FL 33585
(352) 793-3801

LANDSCAPE ARCHITECT
MICHAEL PAPE AND ASSOCIATES, P.A.
2351 S.E. 17TH STREET
OCALA, FL 34471
SUZANNE STANCIK
(352) 351-3500

IRRIGATION UTILITIES
GIBSON PLACE WATER
CONSERVATION AUTHORITY (GPWCA)
c/o McDONOUGH DEVELOPMENT SERVICES
2772 WOODROW WAY
MIDDLETON, FL 34762
(352) 753-6219

NATURAL GAS UTILITIES
CITY OF LEESBURG - GAS
306 S 6TH STREET
LEESBURG, FL 34738
BILLIE SHELL
(352) 728-9840

SOLID WASTE COLLECTION
CITY OF WILDWOOD APPROVED FRANCHISE

OWNER/DEVELOPER
THE VILLAGES DEVELOPMENT COMPANY, LLC
BY: VDC MANAGER, LLC
7580 MIDDLETON DRIVE
MIDDLETON, FL 34762
BRANDON MATULKA, ITS MANAGER
(352) 753-6262

ENGINEER
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVENUE
MIDDLETON, FL 34762
STEPHEN M. CAMPBELL, PE
FL. LIC. NO. 83530
(352) 748-3126

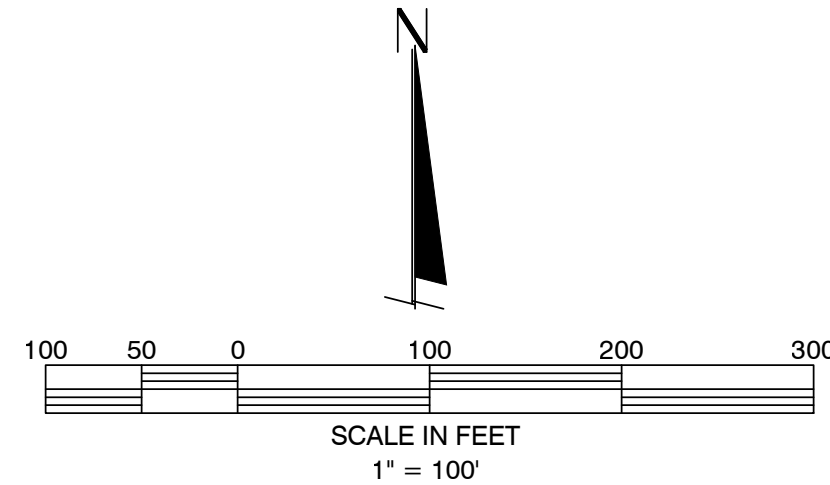
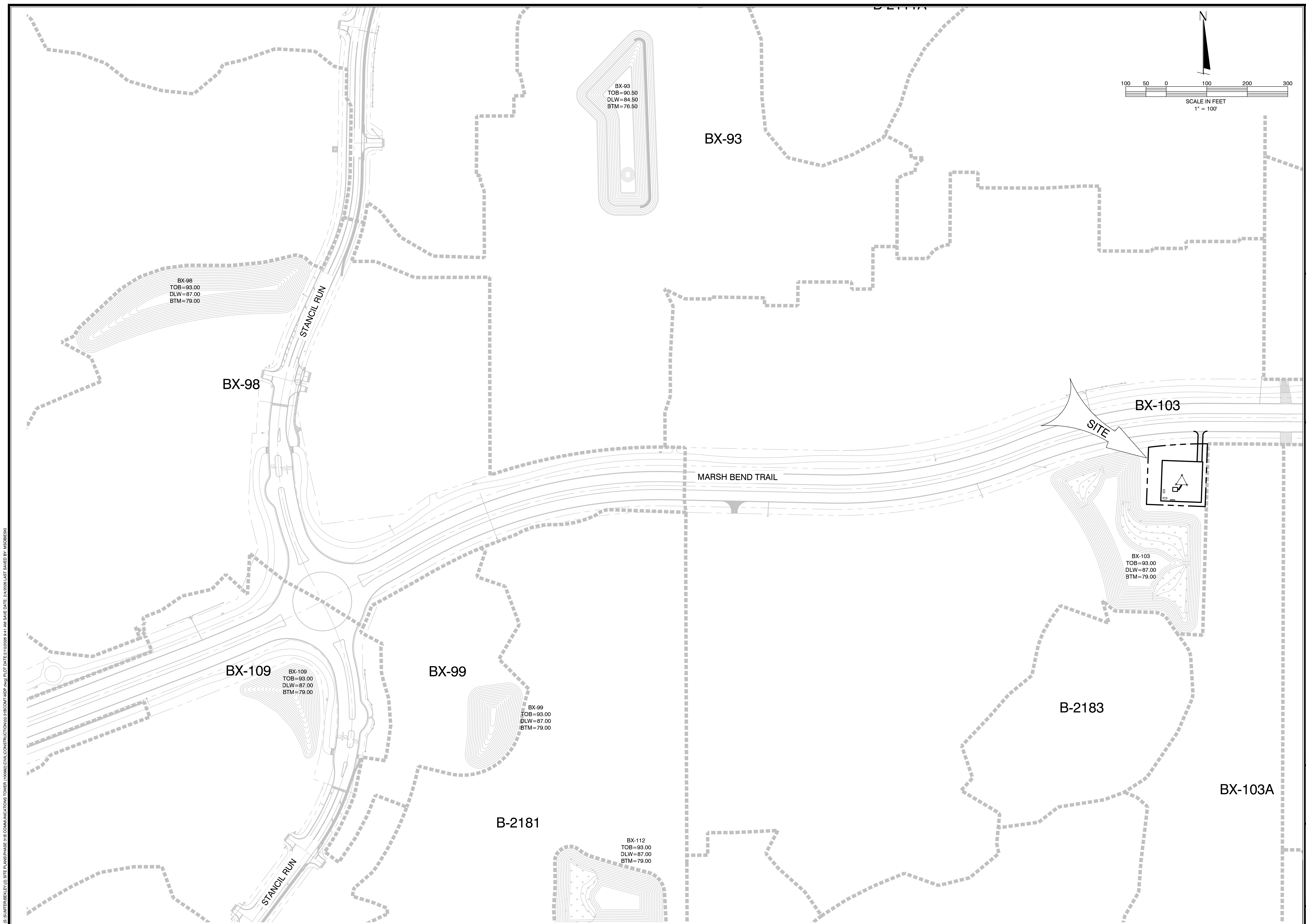
SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
7413 ALFORD AVENUE
MIDDLETON, FL 34762
KAYE JAMESON, PSM
FL. REG. NO. 5912
(352) 748-3126



This item has been digitally signed and sealed by Stephen M. Campbell on the date adjacent to the seal. Signature must be verified on any electronic copies.



CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. MIDDLETON, FL 34762
(352) 748-3126



BX-98
TOB=93.00
DLW=87.00
BTM=79.00

BX-93
TOB=90.50
DLW=84.50
BTM=76.50

BX-98

BX-93

STANCIL RUN

BX-103

SITE

MARSH BEND TRAIL

BX-103
TOB=93.00
DLW=87.00
BTM=79.00

BX-109

BX-109
TOB=93.00
DLW=87.00
BTM=79.00

BX-99

BX-99
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BTM=79.00

B-2183

B-2181

BX-112
TOB=93.00
DLW=87.00
BTM=79.00

BX-103A

STANCIL RUN

G:\SUMMIT\BKV\2 SITE PLANS\PHASE 31B COMMUNICATIONS TOWER (100992)\CADD\CONSTRUCTION\31B\COMT.MXD PLOT DATE: 2/10/2026 8:41 AM SAVE DATE: 2/4/2026 LAST SAVED BY: MSDBRESKI

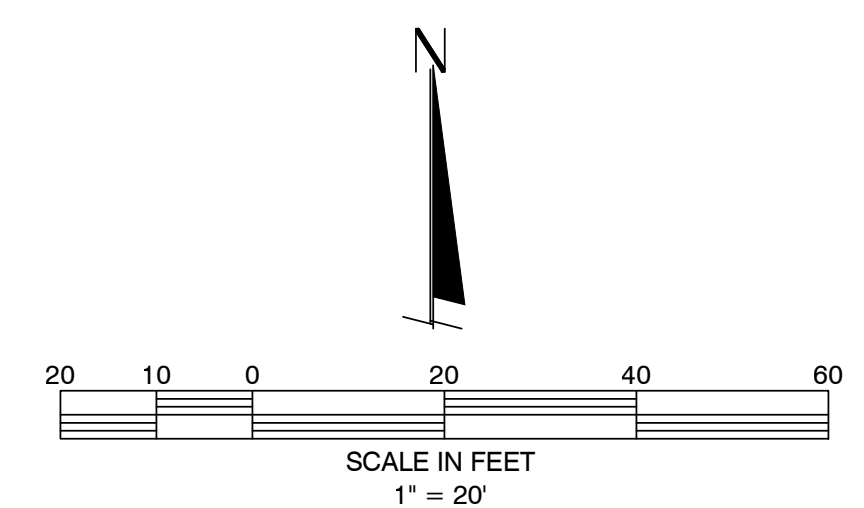
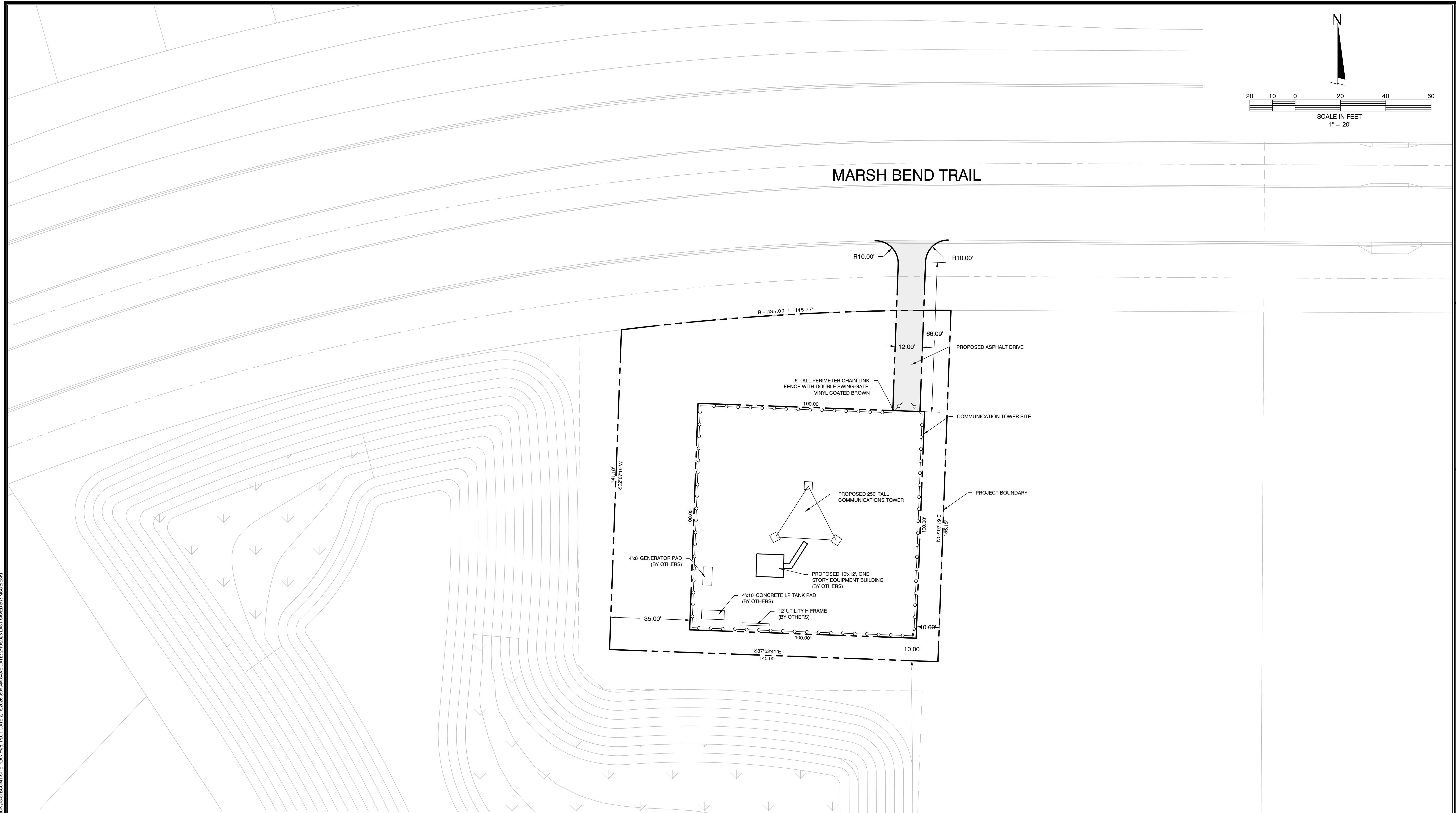
REVISIONS	DATE	BY

CFB | CLYMER FARNER BARLEY
 CLYMER FARNER BARLEY, INC.
 7413 ALFORD AVE. MIDDLETON, FL 34762
 (888) 740-5780

The Villages
 VILLAGES OF SOUTHERN OAKS
 31B COMMUNICATION TOWER
 (VOSO #100992)
MASTER DEVELOPMENT PLAN

SAVE DATE	2/4/2026
DRAWN BY	MGS
CHECKED BY	SMC
PROJECT #	EP2026.00197
FILE NAME	02-31BCCOMT.MXD





MARSH BEND TRAIL

SITE DATA

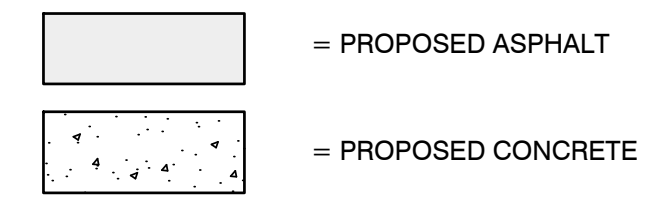
1. PROJECT AREA = 0.498 AC. (21,711.29 SQ. FT.)
2. ZONING: ARD
3. PROJECT ADDRESS: TO BE ASSIGNED
4. BUILDING TYPE: EQUIPMENT BUILDING - ONE STORY, 35' HEIGHT MAX. CONCRETE BLOCK. (120 SQ. FT.) COMMUNICATIONS TOWER - 250' TALL (SELF COLLAPSING)
5. BUILDING SETBACK: 0 FT. FROM PROPERTY OWNED BY DEVELOPER
6. ENGINEER/SURVEYOR: CLYMER, FARNER, BARLEY, INC.
7413 Alford Avenue
Middletown, FL 34762
(852) 748-3126
7. PERMITTING AGENCIES - CITY OF WILDWOOD - SWFWMD
8. WATER AND SANITARY SEWER PROVIDED BY GPU.
9. UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY SECO.
10. SOLID WASTE BY CITY OF WILDWOOD APPROVED FRANCHISE.
11. TELEPHONE SERVICE BY NEXT LINK.
12. IRRIGATION BY GPWCA.
13. GAS PROVIDED/SERVICED BY THE CITY OF LEESBURG
14. LOCATED IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 23 EAST WILDWOOD, SUMTER COUNTY, FLORIDA
15. MONUMENT SIGN SETBACKS PER 163 AGREEMENT.
16. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

PROPOSED BUILDINGS	= 120 SQ. FT. (0.003 AC.) 0.55%
PROPOSED STONE	= 9,880 SQ. FT. (0.227 AC.) 45.51%
PROPOSED ASPHALT	= 533 SQ. FT. (0.012 AC.) 2.45%
TOTAL IMPERVIOUS AREA	= 10,533 SQ. FT. (0.242 AC.) 48.51%
OPEN AREA	= 11,178 SQ. FT. (0.257 AC.) 51.49%
PROJECT AREA	= 21,711 SQ. FT. (0.498 AC.) 100%
17. TYPE OF CONSTRUCTION AND MINIMUM FIRE FLOW REQUIREMENTS FOR THE BUILDINGS ARE:

120 SQ. FT. EQUIPMENT BUILDING - TYPE V-B UNPROTECTED, TYPE V(000) - 1,500 GPM FOR 2 HOURS
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18. PER FIRM MAP 12119C0252E, DATED 06/05/2020, A PORTION OF THIS SITE LIES WITHIN A ZONE 'A' FLOODPLAIN WITH NO ELEVATIONS ESTABLISHED. EXISTING ELEVATIONS AROUND THIS FLOODPLAIN ARE 91 ±. BUILDING FINISH FLOOR ELEVATIONS PROPOSED BY THIS PLAN ARE 95.70
19. INTENDED USE OF THIS SITE: COMMUNICATIONS TOWER
- PROJECTED NUMBER OF EMPLOYEES: ZERO

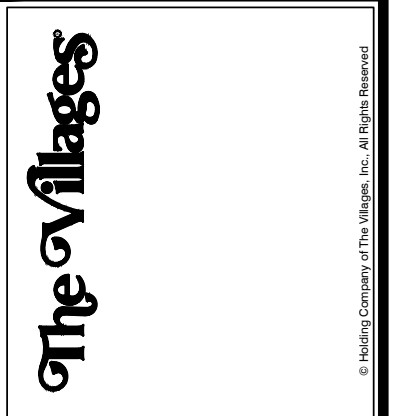
NOTES:

1. BEFORE DIGGING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND/OR OFF SITE.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
3. ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
4. ALL DIMENSIONS SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL TRAFFIC FLOW ARROWS, STOP BARS, AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD-FREE PAINT.
7. ALL HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE WITH A MAXIMUM RUN SLOPE OF 5% NOT TO EXCEED 12:1 WITHOUT THE ADDITION OF A HANDICAP HANDRAIL SYSTEM ALONG THE WALKING PATH IN AREA OF MAX. SLOPE (GREATER THAN 5% BUT LESS THAN 12:1). IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00% CROSS SLOPE) FOR CERTIFICATE OF OCCUPANCY, IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.
8. VERTICAL DATUM IS BASED ON NAVD 1988 AND REFERENCED TO 'S 603'.



REVISIONS	DATE	BY

CFB CLYMER FARNER BARLEY
 CLYMER FARNER BARLEY, INC.
 7413 ALFORD AVE. MIDDLETOWN, FL 34762
 (852) 748-3126



VILLAGES OF SOUTHERN OAKS
 31B COMMUNICATION TOWER
 (VOSO #100992)
SITE PLAN

SAVE DATE	2/10/2026
DRAWN BY	MGS
CHECKED BY	SMC
PROJECT #	EP2026.00197
FILE NAME	03-31B-COMT-SITE PLAN

