

DMP MODIFICATION

TUSCOLA COMMONS

5632 TUSCOLA BLVD, NORTH PORT, FL 34287
SECTIONS 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST
SARASOTA COUNTY, FLORIDA
PID #'S: 0000008587, 0999011001, 0999011002, 0999011003,
0999011004, 0999011005, 0999011006

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS
MORRIS ENGINEERING & CONSULTING, LLC
6997-B PROFESSIONAL PARKWAY EAST
SARASOTA, FL 34240
(941) 444-6644
WWW.MORRISENGINEERING.NET

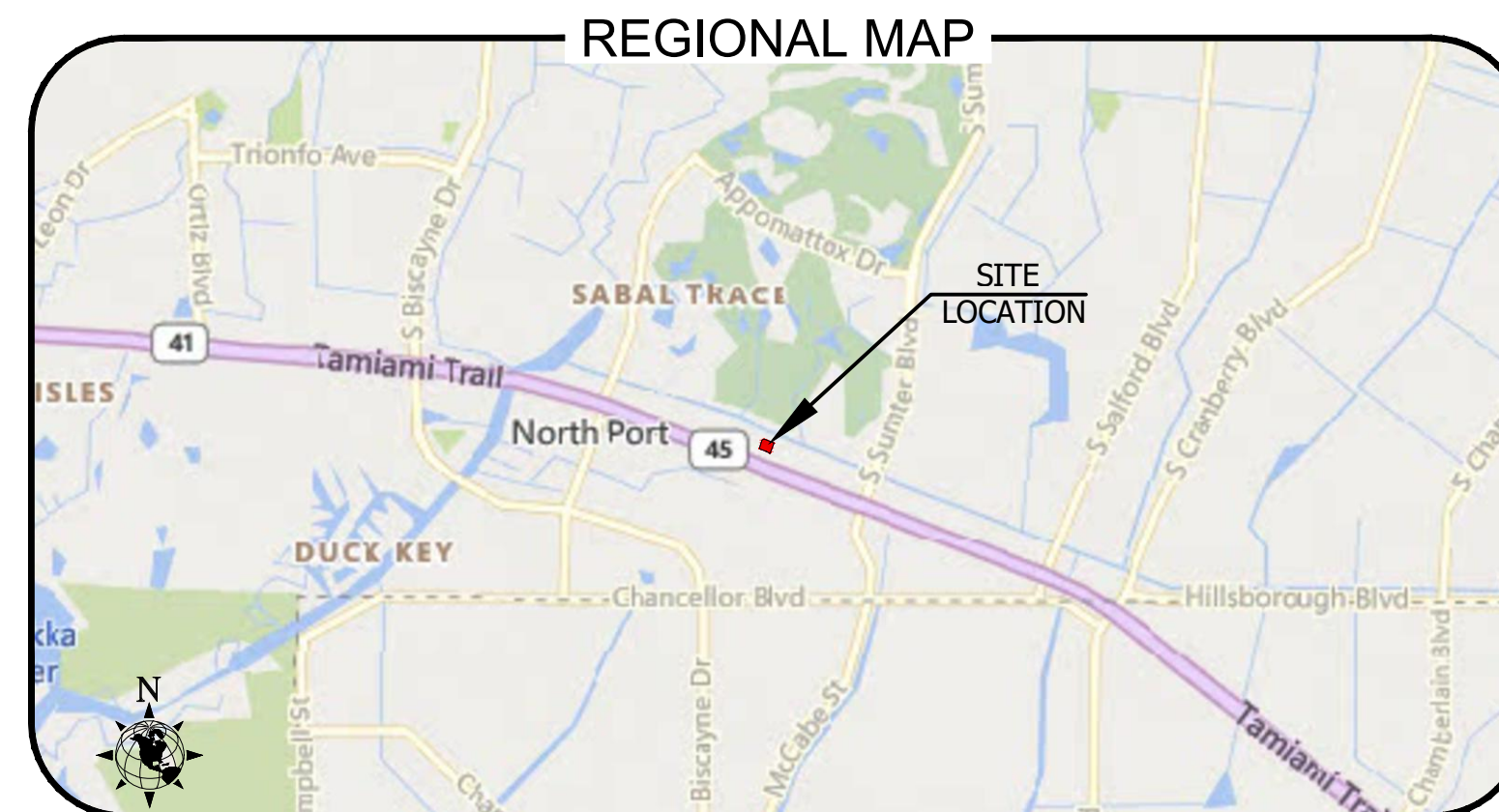
UTILITIES, ELECTRIC
FLORIDA POWER & LIGHT
(941) 953-9156

UTILITIES, GAS
TECO PEOPLES GAS
(877) 832-6747

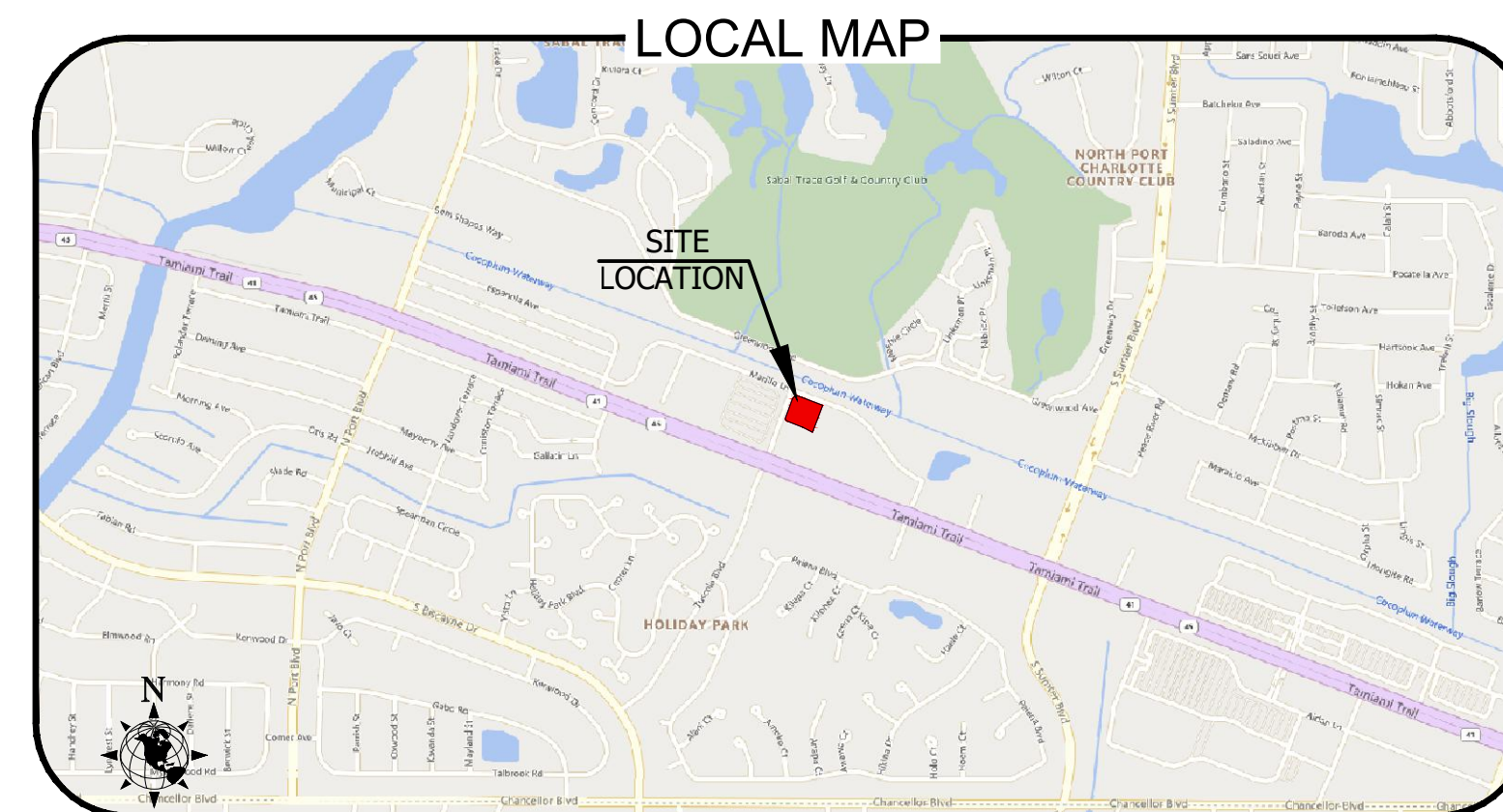
UTILITIES, PHONE
VERIZON
(941) 365-0054

UTILITIES, CABLE TV
COMCAST
(941) 803-4818

SARASOTA COUNTY UTILITIES
(UTILITY PROVIDER)
1001 SARASOTA CENTER BLVD,
SARASOTA, FLORIDA 34240



SARASOTA COUNTY, FLORIDA



SARASOTA COUNTY, FLORIDA

- INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	MASTER SITE PLAN
4	TRUCK TURNING TEMPLATE

PREPARED BY



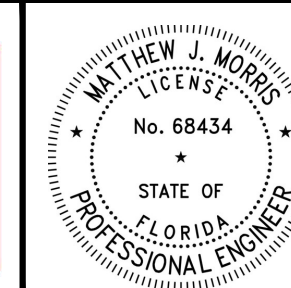
MORRIS ENGINEERING AND CONSULTING, LLC

Civil Engineering and Land Development Consulting

6997-B Professional Parkway East Sarasota, FL 34240 C.A.28780 941-444-6644 www.morrisengineering.net

This item has been digitally signed and sealed by
Matthew J. Morris, PE., on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



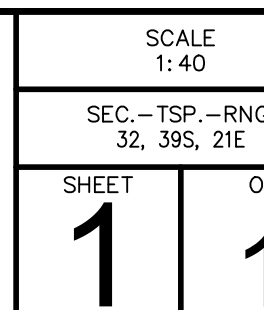
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Morris

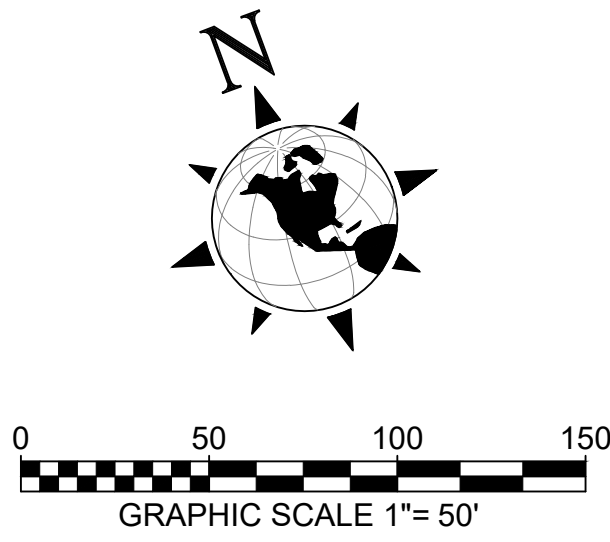
Digitally signed
by Matthew J
Morris
Date:
2024.01.12
09:19:47 -0500

ENGINEERS CERTIFICATION:
THE FACILITIES SHALL COMPLY WITH ALL APPLICABLE STANDARDS, INCLUDING THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AND THE SARASOTA COUNTY UNIFIED DEVELOPMENT CODE.

REVISIONS

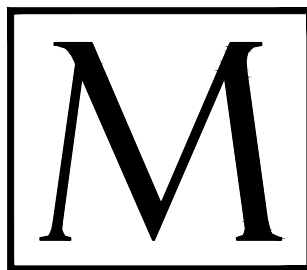
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- = TUSCOLA COMMONS BOUNDARY LINE
- = PROPOSED PROPERTY BOUNDARY LINE

1	12/24/2023	REVISED LAYOUT & ADDED DIMENSIONS AND NOTES	CEJ
NO.	DATE	REVISION DESCRIPTION	BY

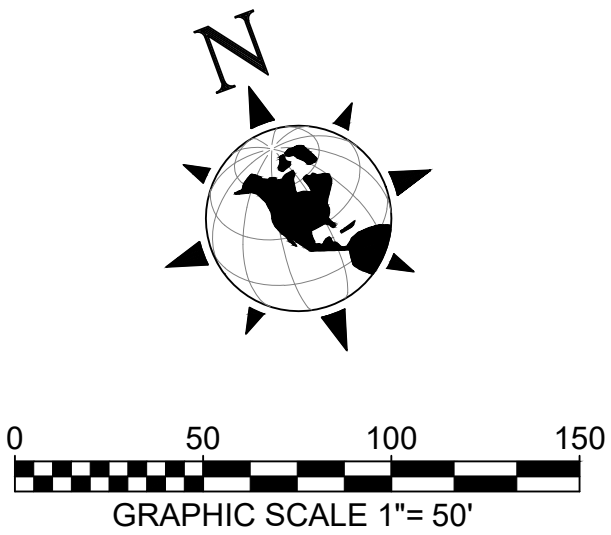
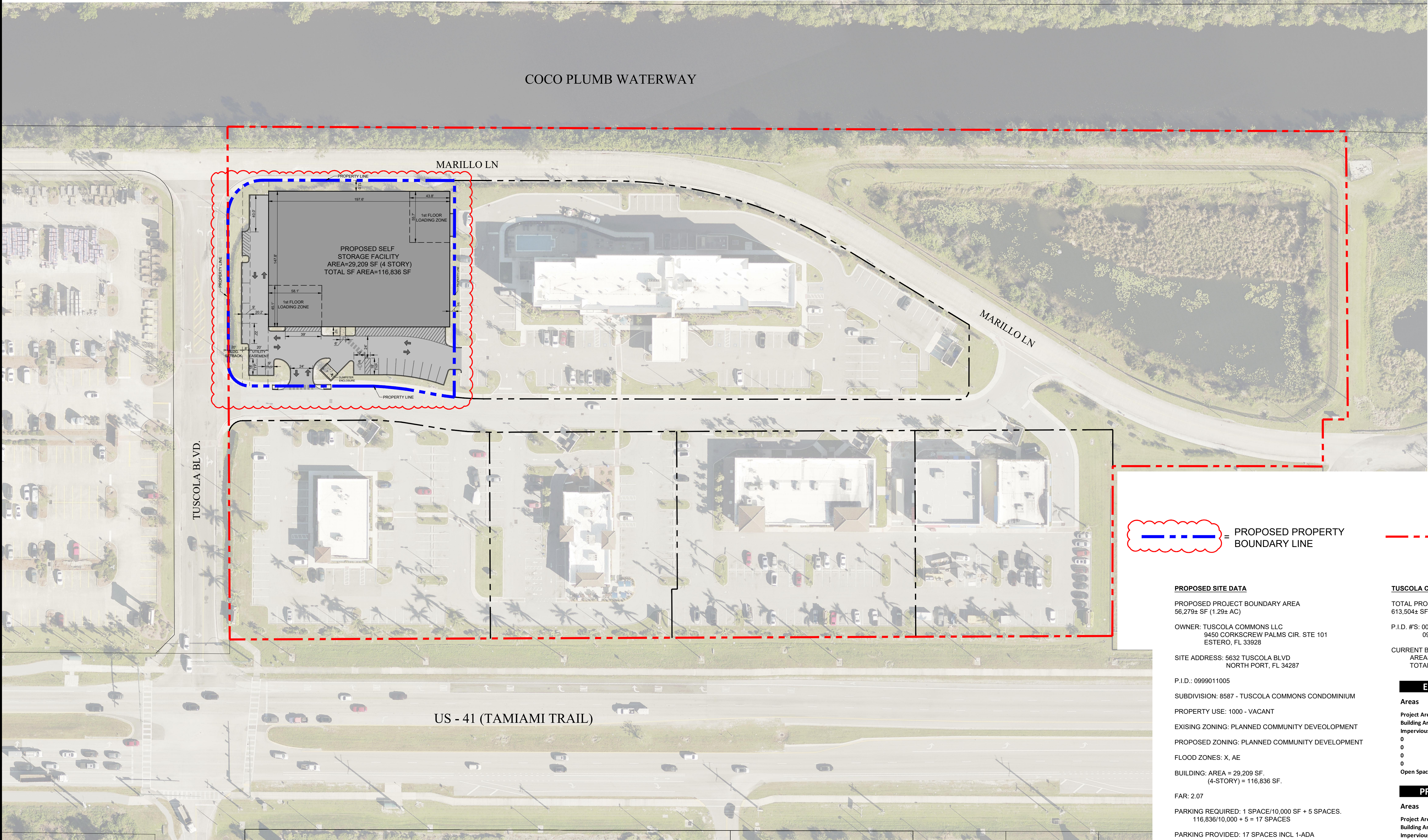


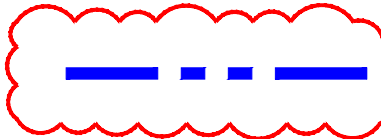
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DATE	09-21-2023
PROJECT	TUSCOLA
DRAWING	SITE PLAN - 02
DRAWN	CEJ
CHECKED	MJM

EXISTING CONDITIONS
TUSCOLA COMMONS
SARASOTA COUNTY, FLORIDA

SCALE	1"=50'
SEC.	TSP.-RNG. 32, 39S, 21E
SHEET	OF
2	4
MATTHEW J. MORRIS FL LICENSE NO. 68434	



 = PROPOSED PROPERTY BOUNDARY LINE

 = TUSCOLA COMMONS BOUNDARY LINE

PROPOSED SITE DATA

PROPOSED PROJECT BOUNDARY AREA
56,279± SF (1.29± AC)

OWNER: TUSCOLA COMMONS LLC
9450 CORKSCREW PALMS CIR. STE 101
ESTERO, FL 33928

SITE ADDRESS: 5632 TUSCOLA BLVD
NORTH PORT, FL 34287

P.I.D.: 0999011005

SUBDIVISION: 8587 - TUSCOLA COMMONS CONDOMINIUM

PROPERTY USE: 1000 - VACANT

EXISTING ZONING: PLANNED COMMUNITY DEVELOPMENT

PROPOSED ZONING: PLANNED COMMUNITY DEVELOPMENT

FLOOD ZONES: X, AE

BUILDING: AREA = 29,209 SF.
(4-STORY) = 116,836 SF.

FAR: 2.07

PARKING REQUIRED: 1 SPACE/10,000 SF + 5 SPACES.
116,836/10,000 + 5 = 17 SPACES

PARKING PROVIDED: 17 SPACES INCL 1-ADA

IMPERVIOUS AREA: 44,289 SF. (78.70%)
PERVIOUS AREA: 11,990 SF. (21.30%)

S.T.R.: 32, 39S, 21E

TUSCOLA COMMONS SITE DATA

TOTAL PROJECT BOUNDARY AREA
613,504± SF (14.08± AC)

P.I.D. #S: 000008587, 0999011001, 0999011002, 0999011003,
0999011004, 0999011005, 0999011006

CURRENT BUILDINGS:
AREAS = 47,280 SF.
TOTAL SF = 95,769± SF

EXISTING OPEN SPACE

Areas	Sq. Ft.	Acres	%
Project Area	613,504	14.08	100.00%
Building Areas	47,280	1.09	7.71%
Impervious	286,011	6.57	46.62%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
Open Space	280,213	6.43	45.67%

PROPOSED OPEN SPACE

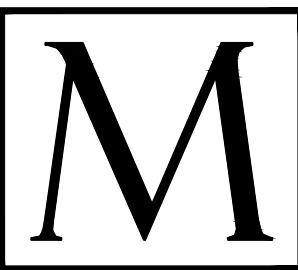
Areas	Sq. Ft.	Acres	%
Project Area	613,504	14.08	100.00%
Building Areas	76,489	1.76	12.47%
Impervious	330,300	7.58	53.84%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
0	0	0.00	0.00%
Open Space	206,715	4.75	33.69%

LOT SETBACKS

TYPE	FRONT	SIDE	REAR
MIN. SETBACK	15	5	20

NOTE: NO VEHICLES FOR SALE OR RENT BY THE OPERATOR
SHALL BE ALLOWED WITHIN DEVELOPMENT

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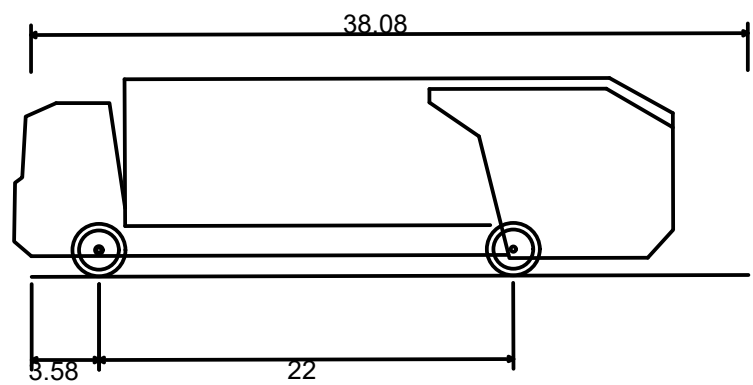
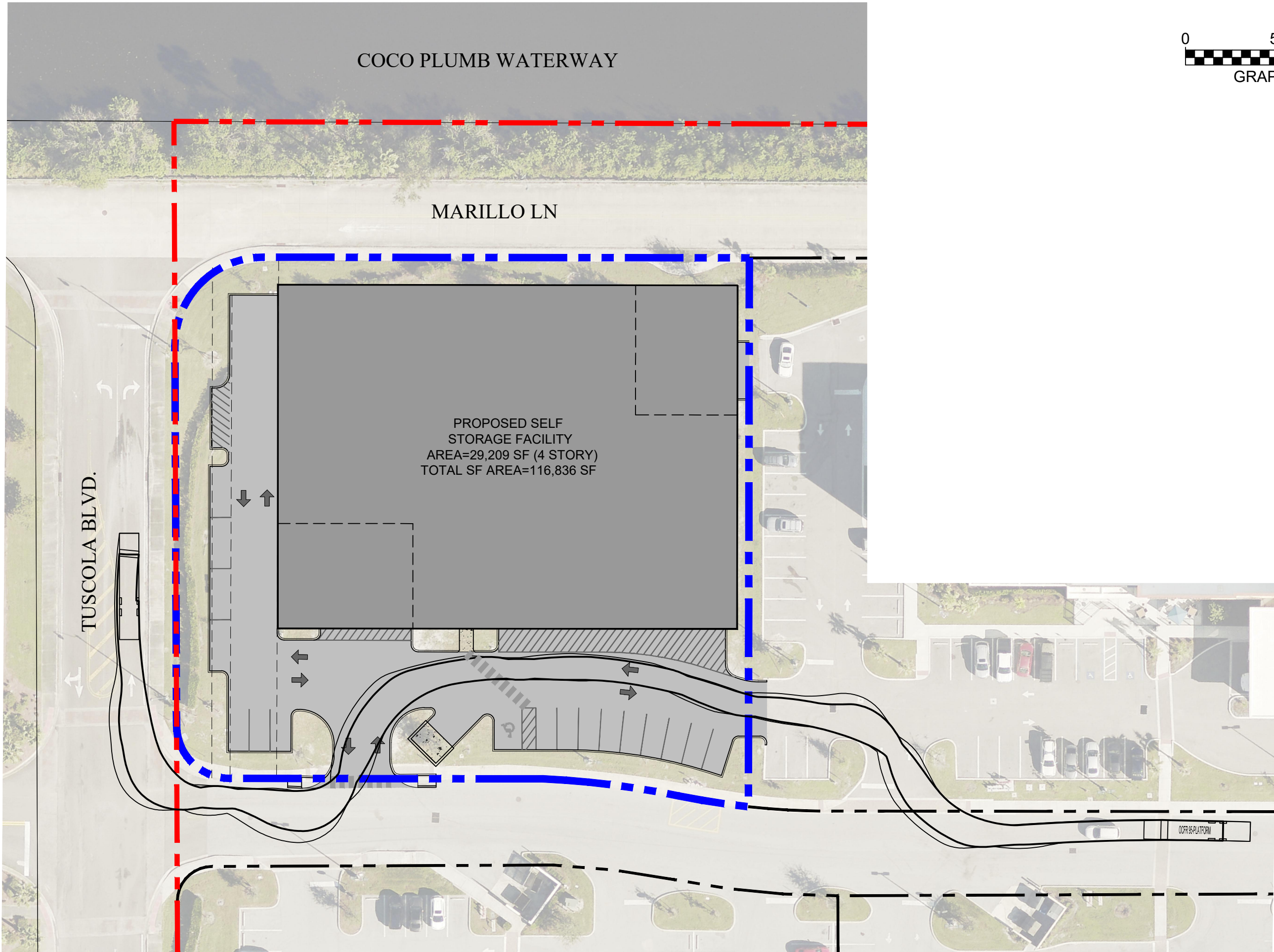
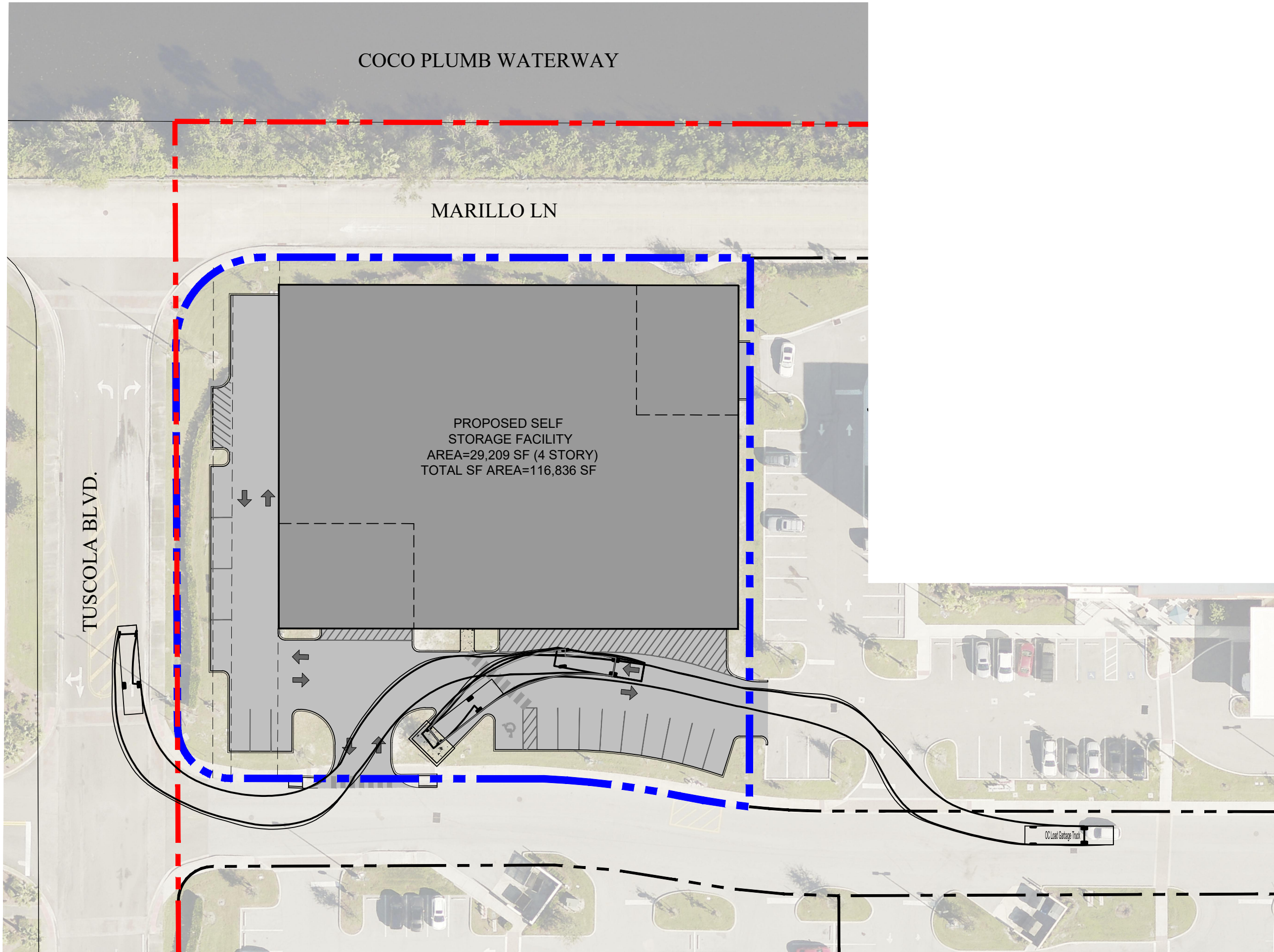
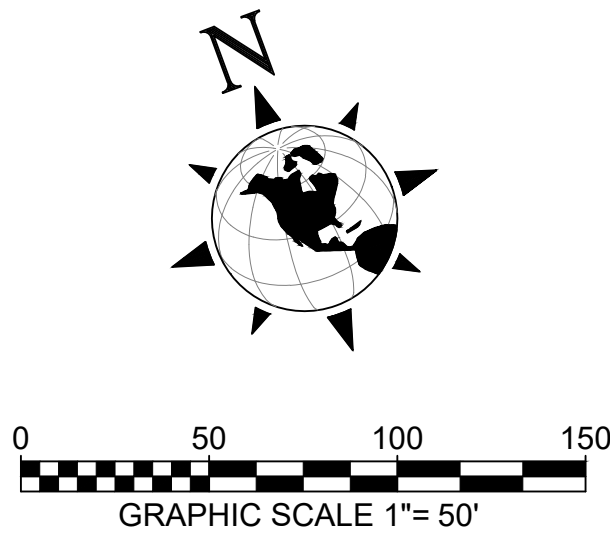
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DRAWN CEJ	CHECKED MJM

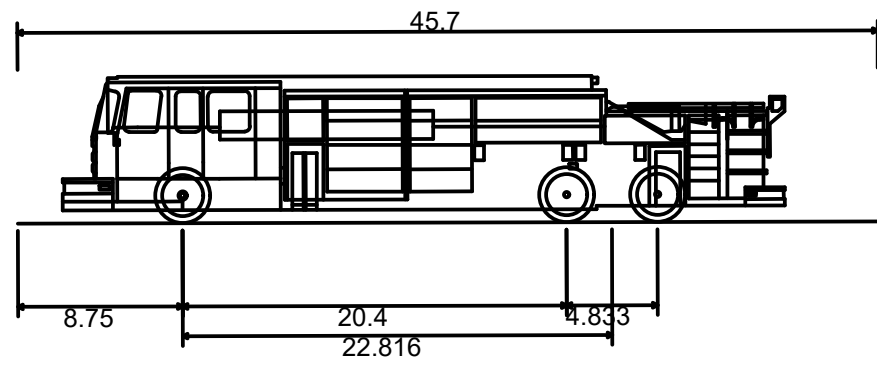
DMP MODIFICATION
TUSCOLA COMMONS
SARASOTA COUNTY, FLORIDA

SCALE 1"=50'	
SEC. - TSP - RNG. 32, 39S, 21E	
SHEET 3	OF 4

MATTHEW J. MORRIS
FL LICENSE NO. 68434

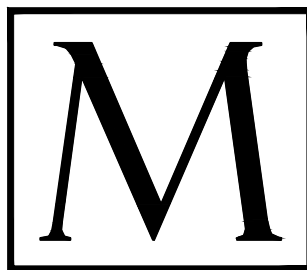


OC Load Garbage Truck	
Overall Length	38.080ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	0.934ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	27.40°



OCFR 95-PLATFORM	
Overall Length	45.700ft
Overall Width	8.330ft
Overall Body Height	7.773ft
Min Body Ground Clearance	0.684ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Max Wheel Angle	44.20°

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TRUCK TURNING TEMPLATE
TUSCOLA COMMONS
SARASOTA COUNTY, FLORIDA

SCALE 1"=50'	
SEC.-TSP.-RNG. 32, 39S, 21E	
SHEET 4	OF 4

MATTHEW J. MORRIS
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Exhibit F to DMA-23-249

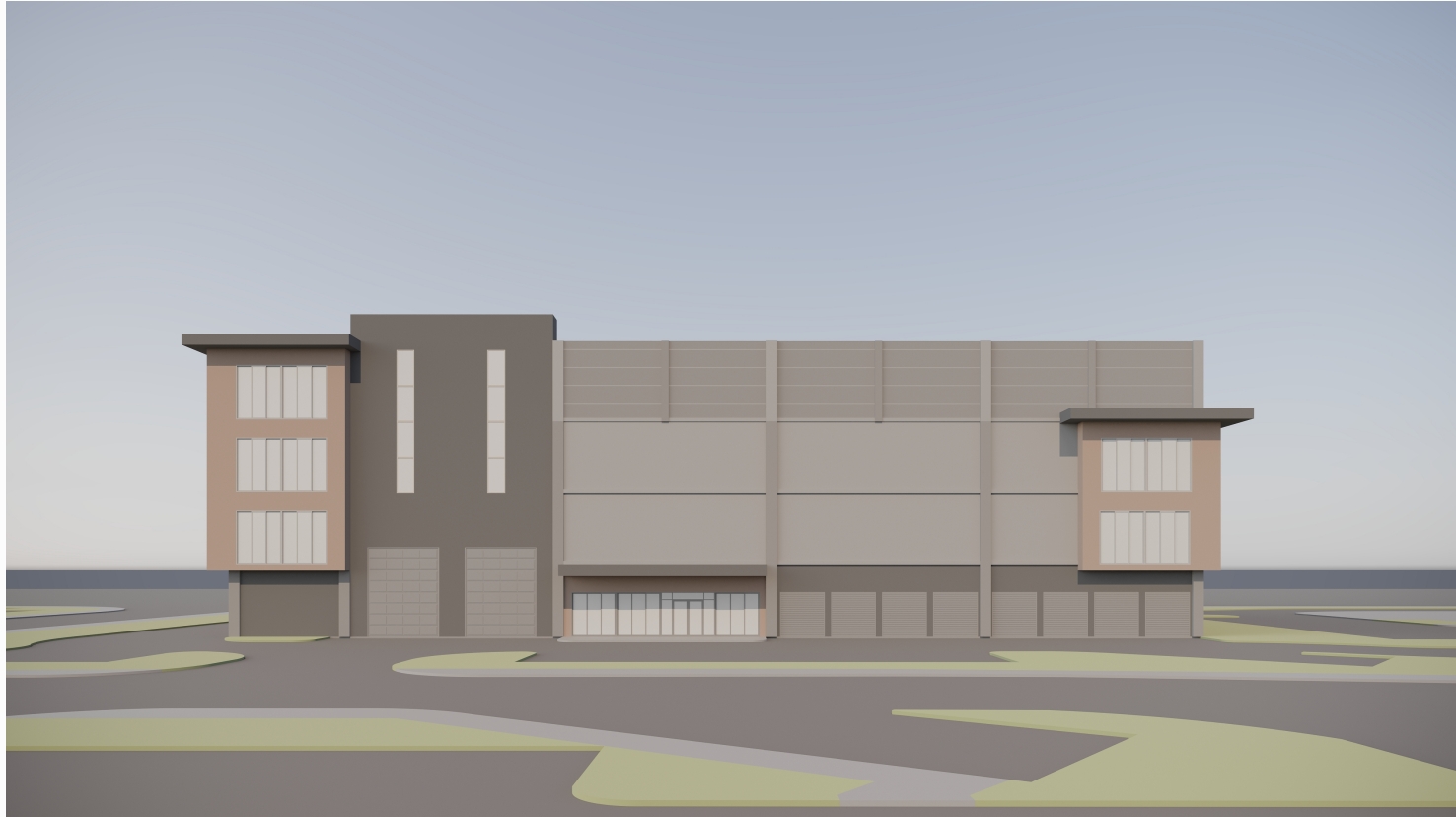


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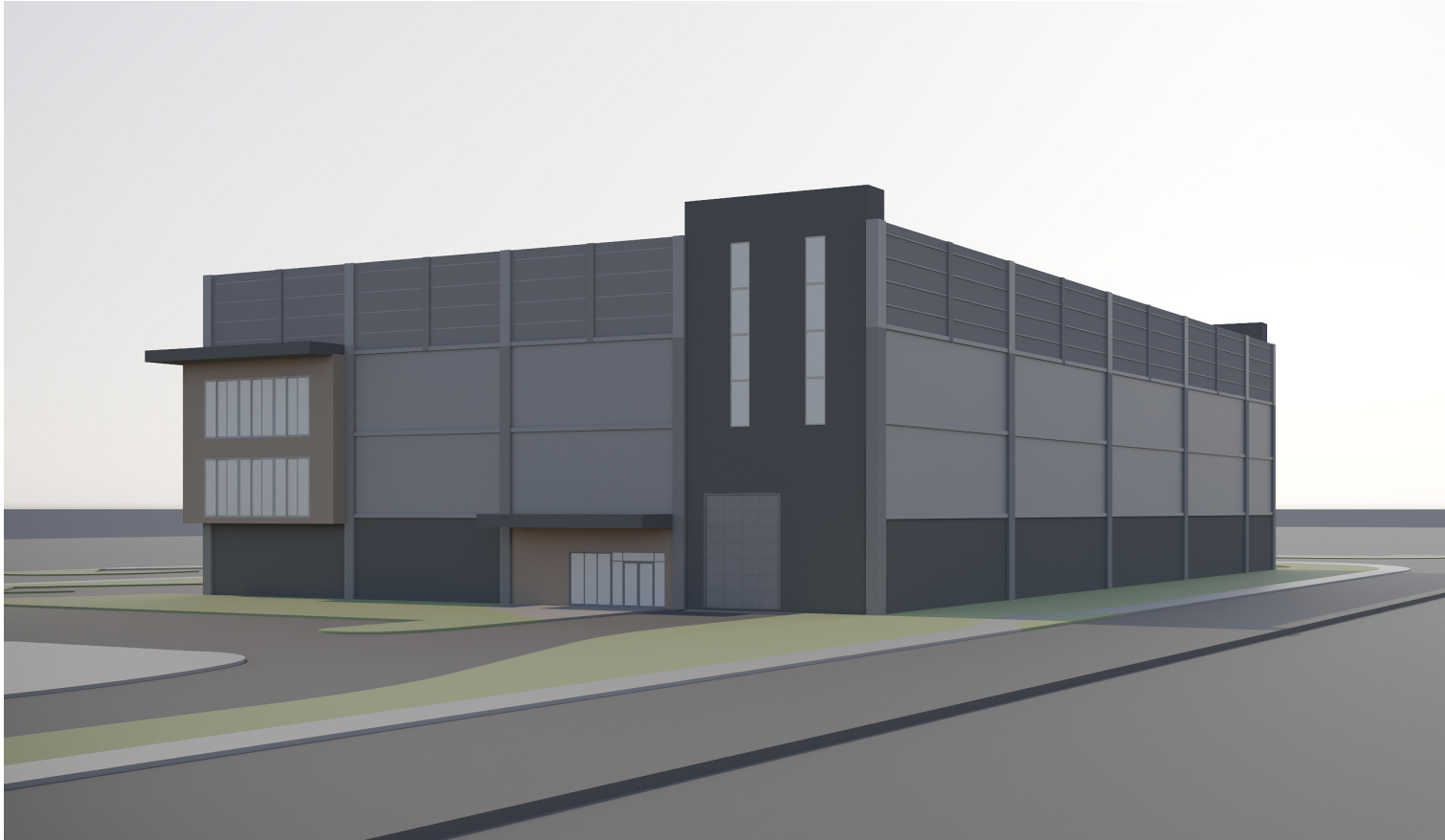


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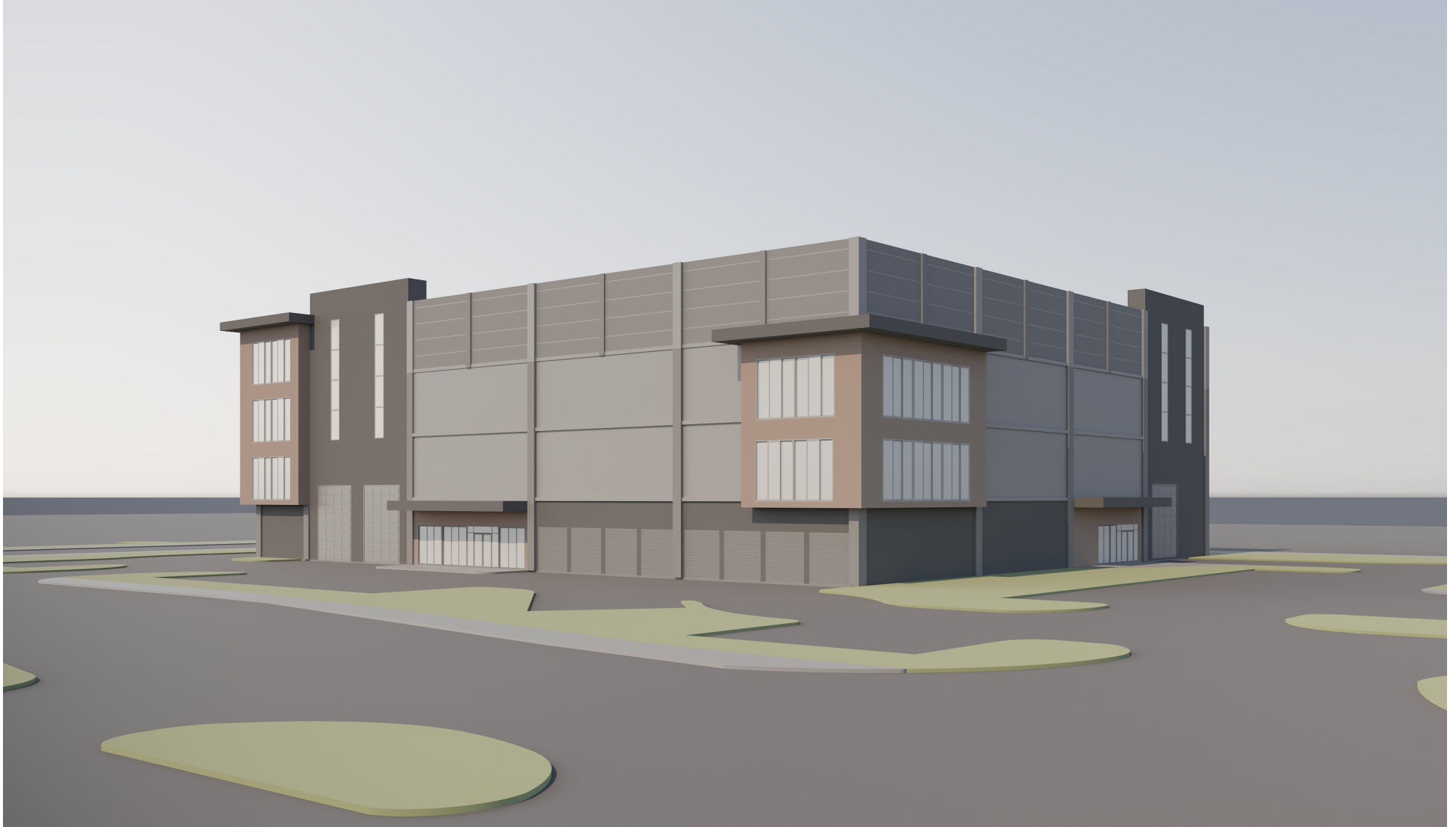
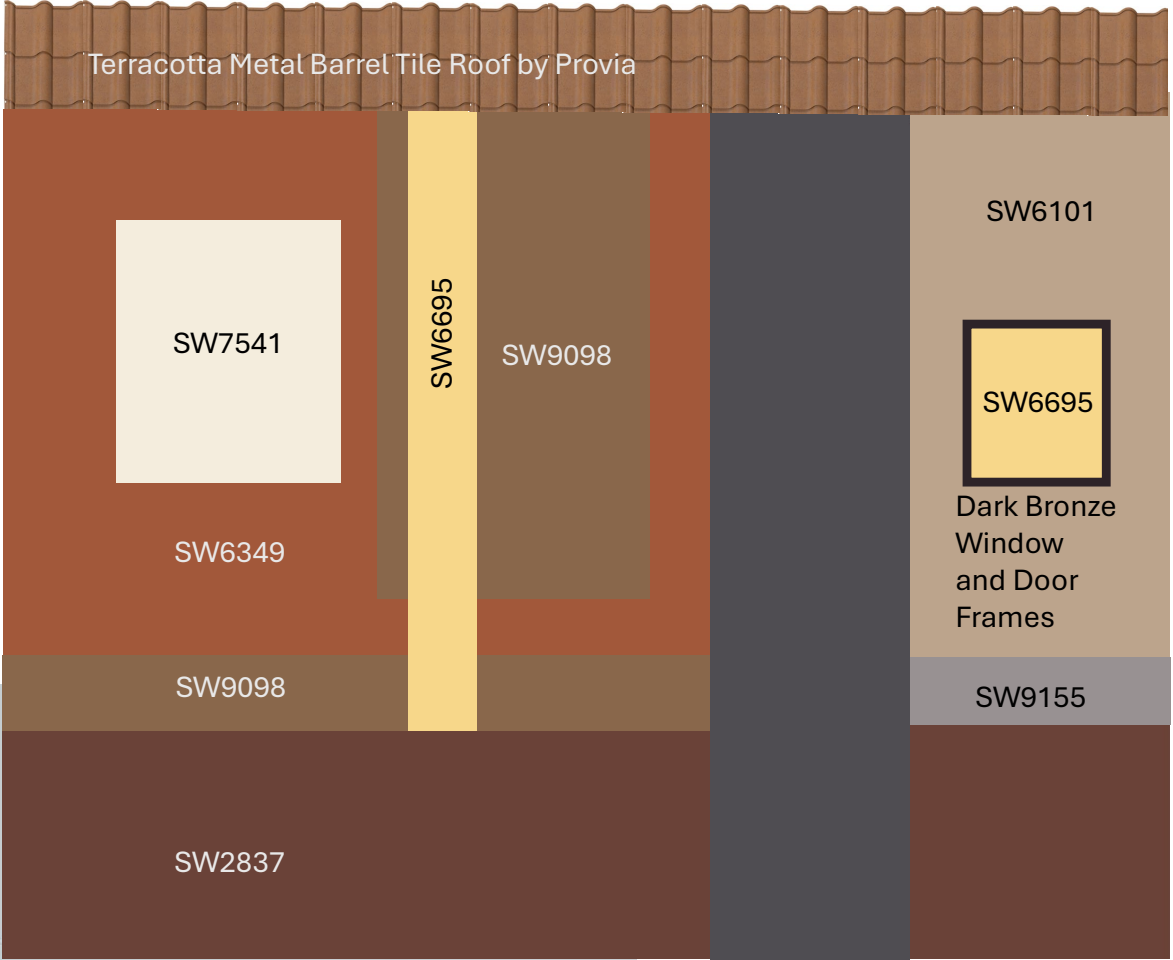


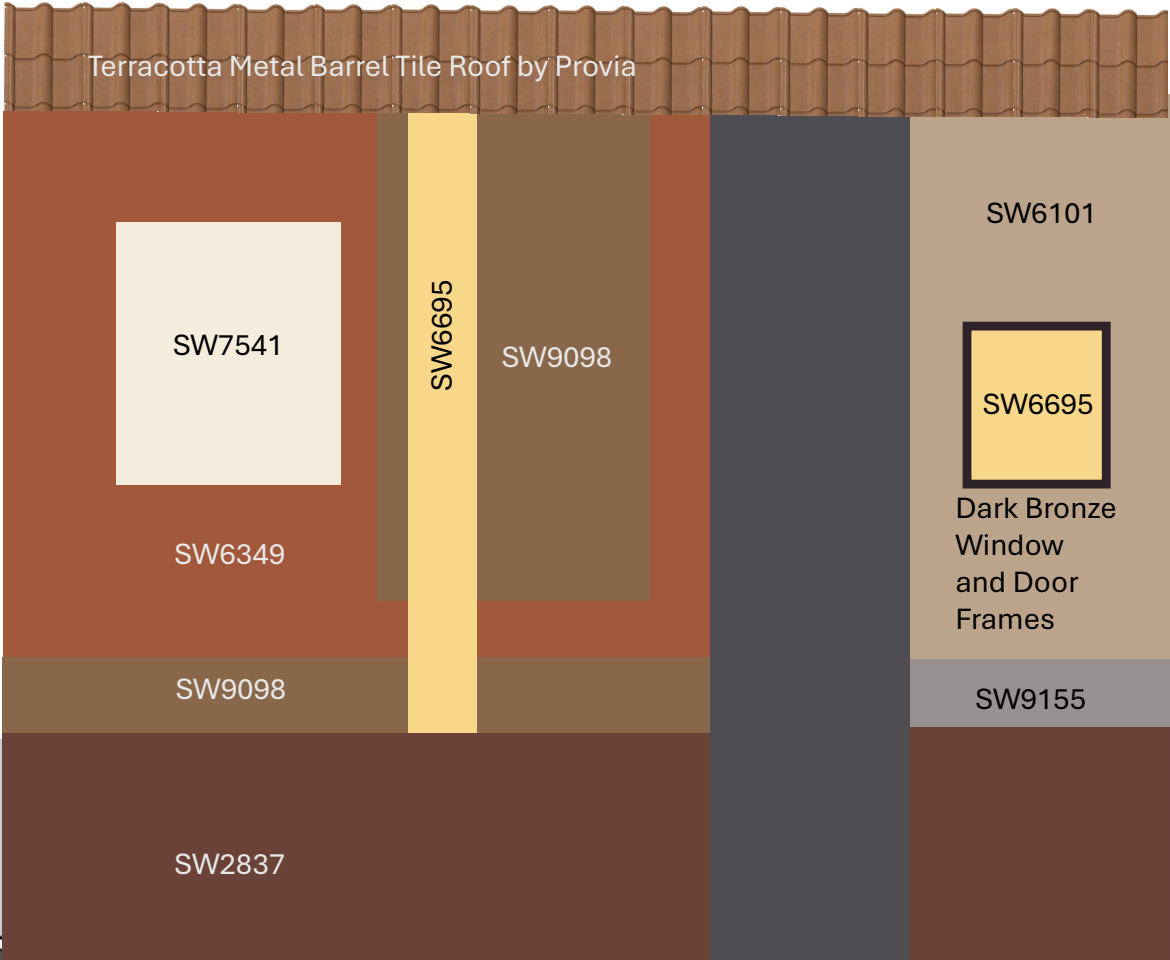
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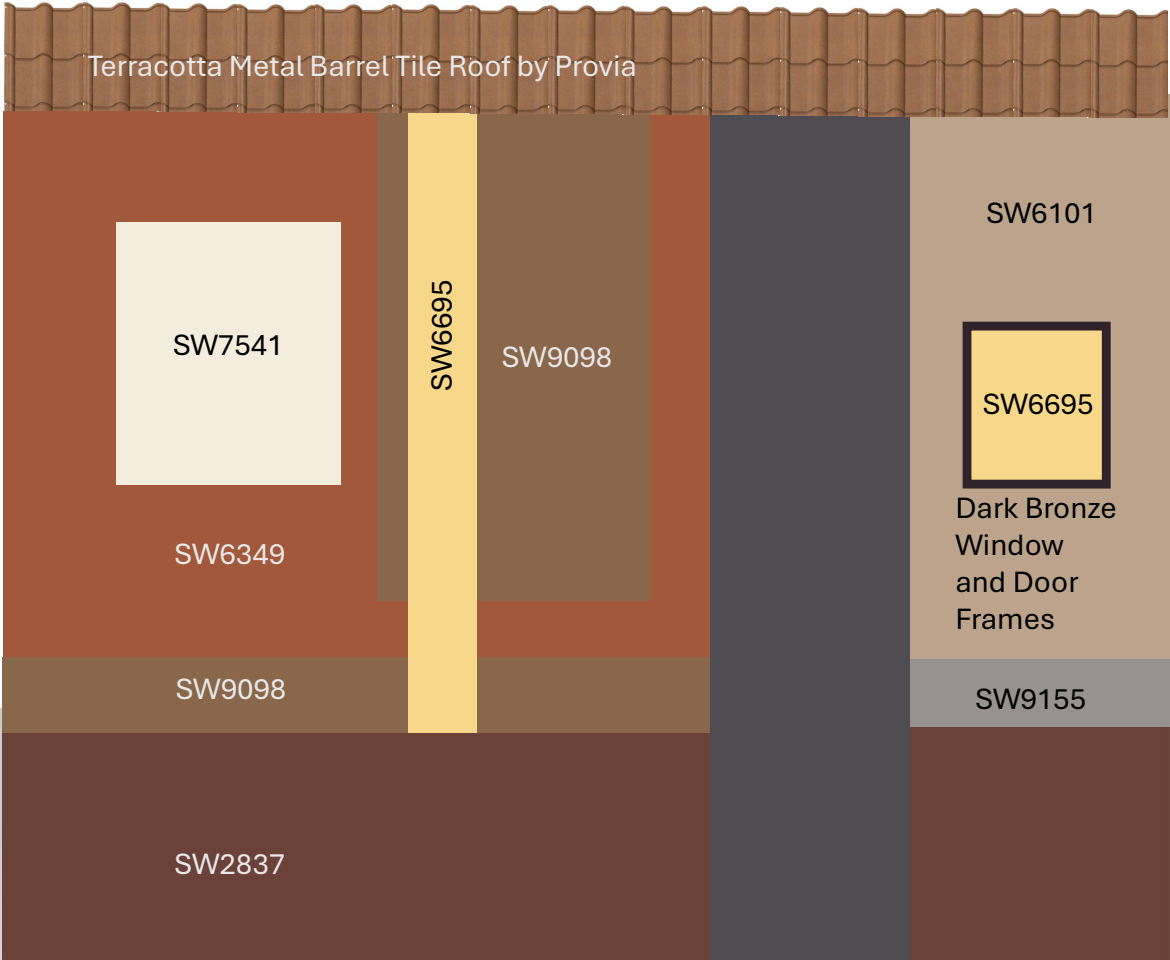
Tuscola Commons
Storage
North Port, FL



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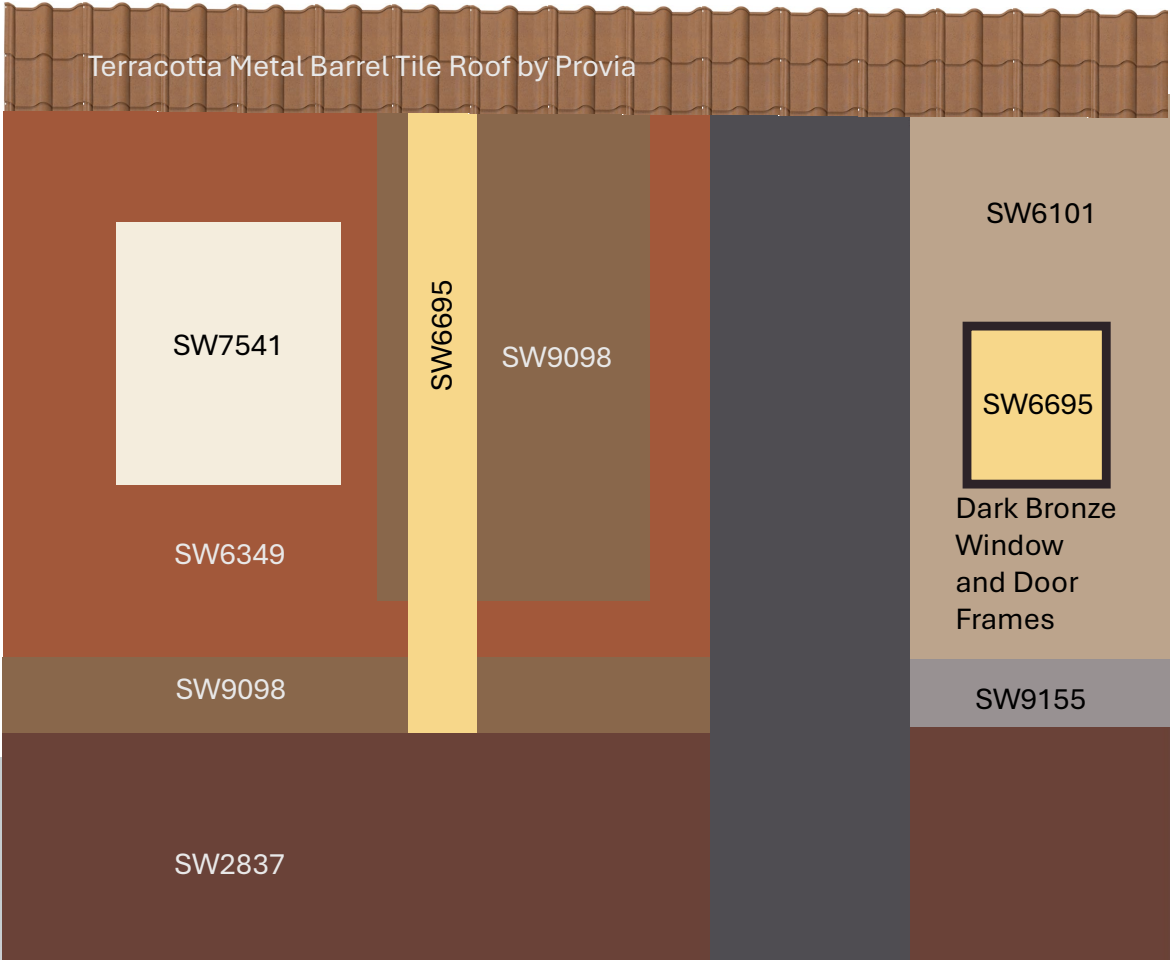


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