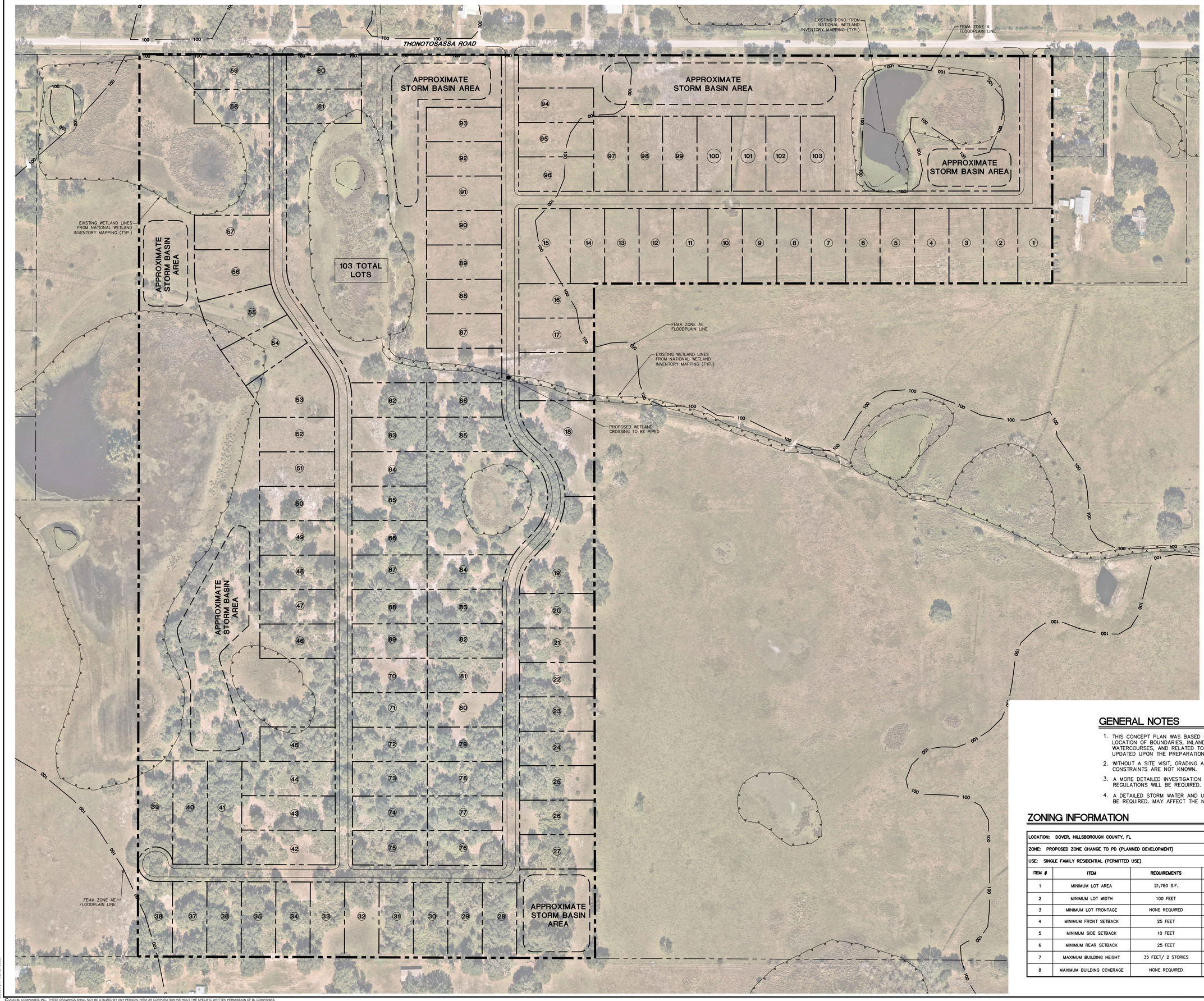


GRAPHIC SCALE
100 50 0 100
SCALE IN FEET

## GENERAL NOTES

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. A MORE DETAILED INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.
4. A DETAILED STORM WATER AND UTILITY INVESTIGATION WILL BE REQUIRED. MAY AFFECT THE NUMBER OF TOTAL LOTS.

## ZONING INFORMATION

LOCATION: DOVER, HILLSBOROUGH COUNTY, FL

ZONE: PROPOSED ZONE CHANGE TO PD (PLANNED DEVELOPMENT)

USE: SINGLE FAMILY RESIDENTIAL (PERMITTED USE)

| ITEM # | ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
|---|---|---|---|---|
| 1 | MINIMUM LOT AREA | 21,780 S.F. | >21,780 S.F. PER LOT (103 TOTAL LOTS) | NO |
| 2 | MINIMUM LOT WIDTH | 100 FEET | 100 FEET | NO |
| 3 | MINIMUM LOT FRONTAGE | NONE REQUIRED | 100 FEET | NO |
| 4 | MINIMUM FRONT SETBACK | 25 FEET | T.B.D. | NO |
| 5 | MINIMUM SIDE SETBACK | 10 FEET | T.B.D. | NO |
| 6 | MINIMUM REAR SETBACK | 25 FEET | T.B.D. | NO |
| 7 | MAXIMUM BUILDING HEIGHT | 35 FEET/ 2 STORIES | T.B.D. | NO |
| 8 | MAXIMUM BUILDING COVERAGE | NONE REQUIRED | T.B.D. | NO |

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# PROPOSED DEVELOPMENT
THONOTOSASSO ROAD
DOVER, HILLSBOROUGH COUNTY, FL

REVISIONS
No. Date Desc.

Designed T.A.M.
Drawn T.A.M.
Reviewed
Scale 1"=100'
Project No. 2400407
Date 02/21/2024
CAD File SK2400407-01

Title
SKETCH PLAN

Sheet No.
SK-1

Xref (s) : XZ2400407-01

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Feb 21, 2024 3:04pm tmarfell G:\JOBS24\04\2400407\DWG\SK2400407-01.dwg
Layout: SK-1 30x42 1005C