

Notes / Key:

1. All data is only for concept purposes prepared by Advantage Engineering, Inc. of Wesley Chapel.
2. Concept plan based on 3,940 SF bank and 16,595 SF of Retail. Finished floor projected at elevation 61.00
3. Minimum parking requirements based on 1 space per 300 SF. Minimum spaces required 70, provided on concept plan 111 (Bank 32 and Retail 79 spaces) .
4. Required cross access point.
5. Sewer & Water service available adjacent to the site. To be verified with Pasco County Utilities.
6. HC parking and dumpster pad locations not shown in concept plan.
7. Property Line, based on Pasco Co. GIS Parcel Maps. Existing onsite stormwater inlet / tie-in point.
8. All setbacks, layout, building square footage driveway connections subject to further verification by Pasco County. Current layout provides 15' landscape buffer off of Mystic Oak Blvd. and a 10' utility easement and a 5' landscape off of Windcrest Dr.
9. Stormwater to discharge to stormsewer system located along perimeter of site.

