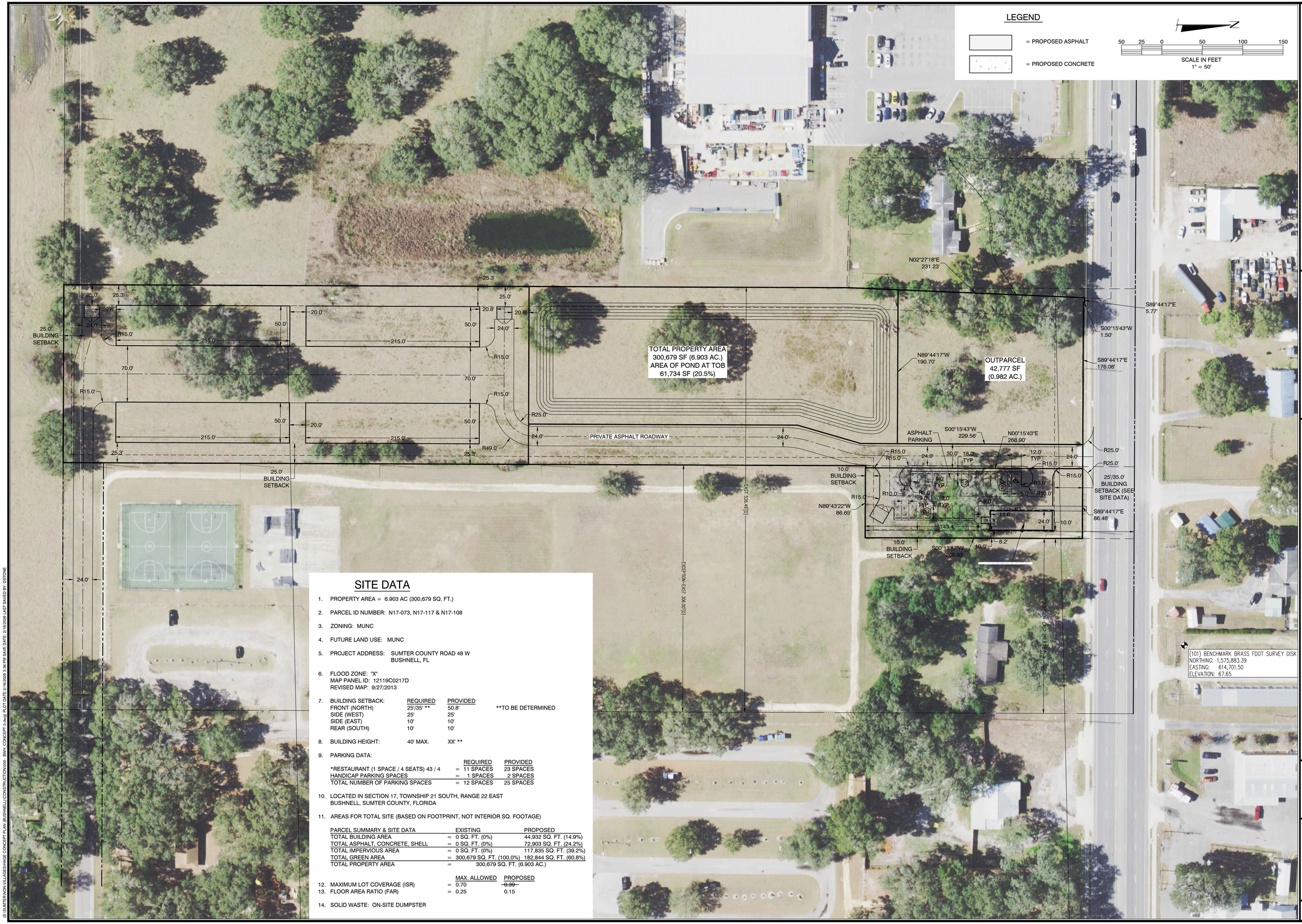


## SITE DATA

1. PROPERTY AREA = 6.903 AC (300,679 SQ. FT.)
2. PARCEL ID NUMBER: N17-073, N17-117 & N17-108
3. ZONING: MUNC
4. FUTURE LAND USE: MUNC
5. PROJECT ADDRESS: SUMTER COUNTY ROAD 48 W
   BUSHNELL, FL
6. FLOOD ZONE: "X"
   MAP PANEL ID: 12119C0217D
   REVISED MAP: 9/27/2013
7. BUILDING SETBACK:

| | REQUIRED | PROVIDED | |
|---|---|---|---|
| FRONT (NORTH) | 25'/35' ** | 50.8' | **TO BE DETERMINED |
| SIDE (WEST) | 25' | 25' | |
| SIDE (EAST) | 10' | 10' | |
| REAR (SOUTH) | 10' | 10' | |

8. BUILDING HEIGHT: 40' MAX. XX' **
9. PARKING DATA:

| | | REQUIRED | PROVIDED |
|---|---|---|---|
| *RESTAURANT (1 SPACE / 4 SEATS) 43 / 4 | = | 11 SPACES | 23 SPACES |
| HANDICAP PARKING SPACES | = | 1 SPACES | 2 SPACES |
| TOTAL NUMBER OF PARKING SPACES | = | 12 SPACES | 25 SPACES |

10. LOCATED IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 22 EAST
    BUSHNELL, SUMTER COUNTY, FLORIDA
11. AREAS FOR TOTAL SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)

| PARCEL SUMMARY & SITE DATA | | EXISTING | PROPOSED |
|---|---|---|---|
| TOTAL BUILDING AREA | = | 0 SQ. FT. (0%) | 44,932 SQ. FT. (14.9%) |
| TOTAL ASPHALT, CONCRETE, SHELL | = | 0 SQ. FT. (0%) | 72,903 SQ. FT. (24.2%) |
| TOTAL IMPERVIOUS AREA | = | 0 SQ. FT. (0%) | 117,835 SQ. FT. (39.2%) |
| TOTAL GREEN AREA | = | 300,679 SQ. FT. (100.0%) | 182,844 SQ. FT. (60.8%) |
| TOTAL PROPERTY AREA | = | 300,679 SQ. FT. (6.903 AC.) | |

| | | MAX. ALLOWED | PROPOSED |
|---|---|---|---|
| 12. MAXIMUM LOT COVERAGE (ISR) | = | 0.70 | ~~0.39~~ |
| 13. FLOOR AREA RATIO (FAR) | = | 0.25 | 0.15 |

14. SOLID WASTE: ON-SITE DUMPSTER

REVISIONS

| BY | DATE |
|---|---|
| | |

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. FORT POLK, LA. 71459
(352)748-3126

# CONCEPT PLAN

OUTPARCEL SUMTER COUNTY
ROAD 48 W BUSHNELL, FL

| | |
|---|---|
| SAVE DATE | 2/16/2026 |
| DRAWN BY | DES |
| CHECKED BY | RM |
| PROJECT # | EP2026.00210 |
| FILE NAME | 000 - BWH_CONCEPT-3 |

SHEET NUMBER 01

I:\SUMTER\NON-VILLAGES\HAGE CONCEPT PLAN, BUSHNELL\CONSTRUCTION\000 - BWH_CONCEPT-3.dwg| PLOT DATE: 2/16/2026 3:36 PM SAVE DATE: 2/16/2026 LAST SAVED BY: DSTONE