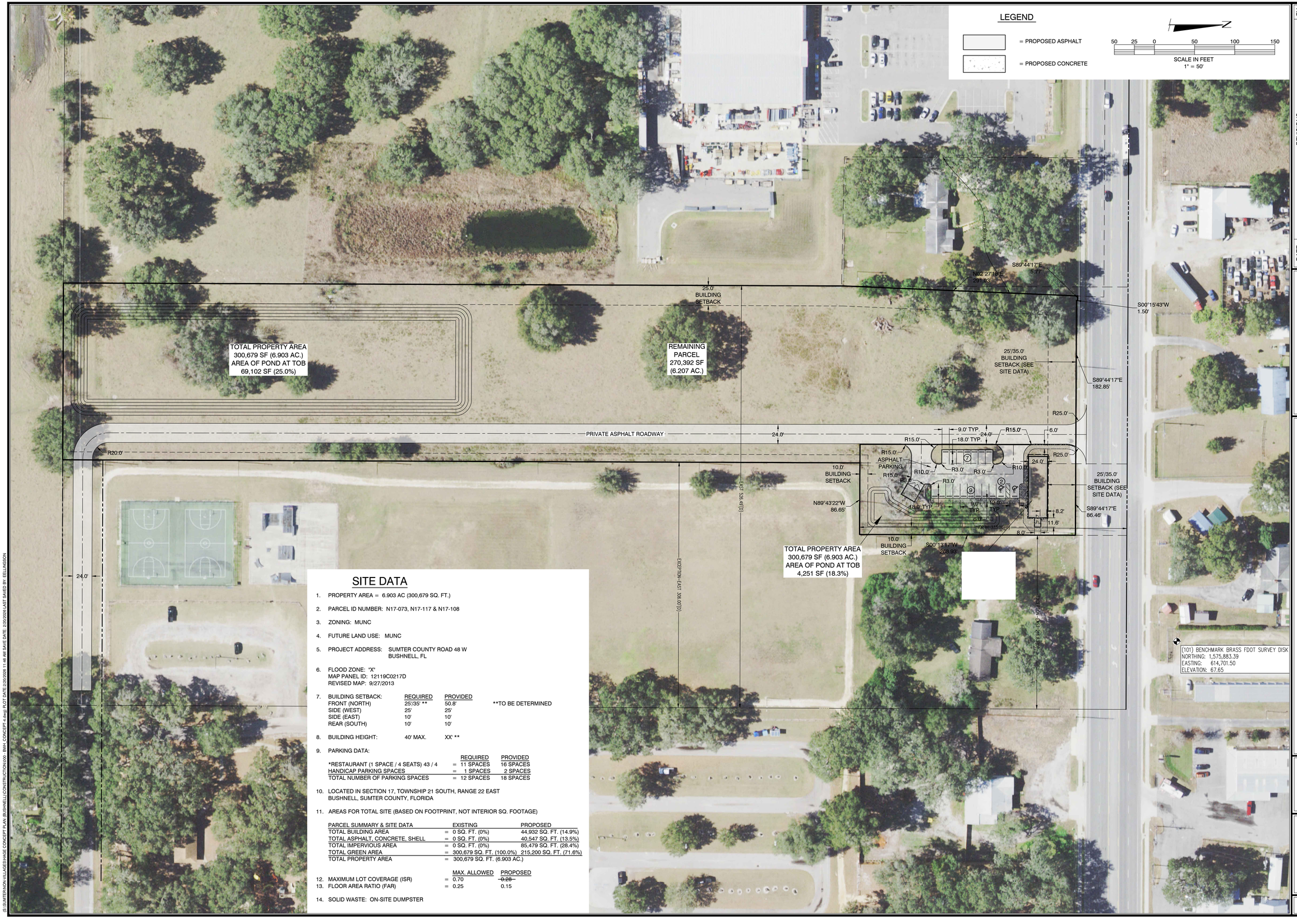

SITE DATA

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	16 SPACES
HANDICAP PARKING SPACES	=	1 SPACES	2 SPACES
TOTAL NUMBER OF PARKING SPACES	=	12 SPACES	18 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%)	40,547 SQ. FT. (13.5%)
TOTAL IMPERVIOUS AREA	=	0 SQ. FT. (0%)	85,479 SQ. FT. (28.4%)
TOTAL GREEN AREA	=	300,679 SQ. FT. (100.0%)	215,200 SQ. FT. (71.6%)
TOTAL PROPERTY AREA	=	300,679 SQ. FT. (6.903 AC.)	

		MAX. ALLOWED	PROPOSED
12. MAXIMUM LOT COVERAGE (ISR)	=	0.70	~~0.28~~
13. FLOOR AREA RATIO (FAR)	=	0.25	0.15

14. SOLID WASTE: ON-SITE DUMPSTER

DATE	REVISIONS	BY

CFB | CLYMER FARNER BARLEY

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

CONCEPT PLAN

SAVE DATE	2/20/2026
DRAWN BY	DES
CHECKED BY	RM
PROJECT #	EP2026.00210
FILE NAME	000 - BWH_CONCEPT-4

SHEET NUMBER 01

(S:\SUMTER\NON-VILLAGES\HAGE CONCEPT PLAN (BUSHNELL)\CONSTRUCTION\000 - BWH_CONCEPT-4.dwg) PLOT DATE:2/20/2026 11:46 AM SAVE DATE: 2/20/2026 LAST SAVED BY: EELLINGSON