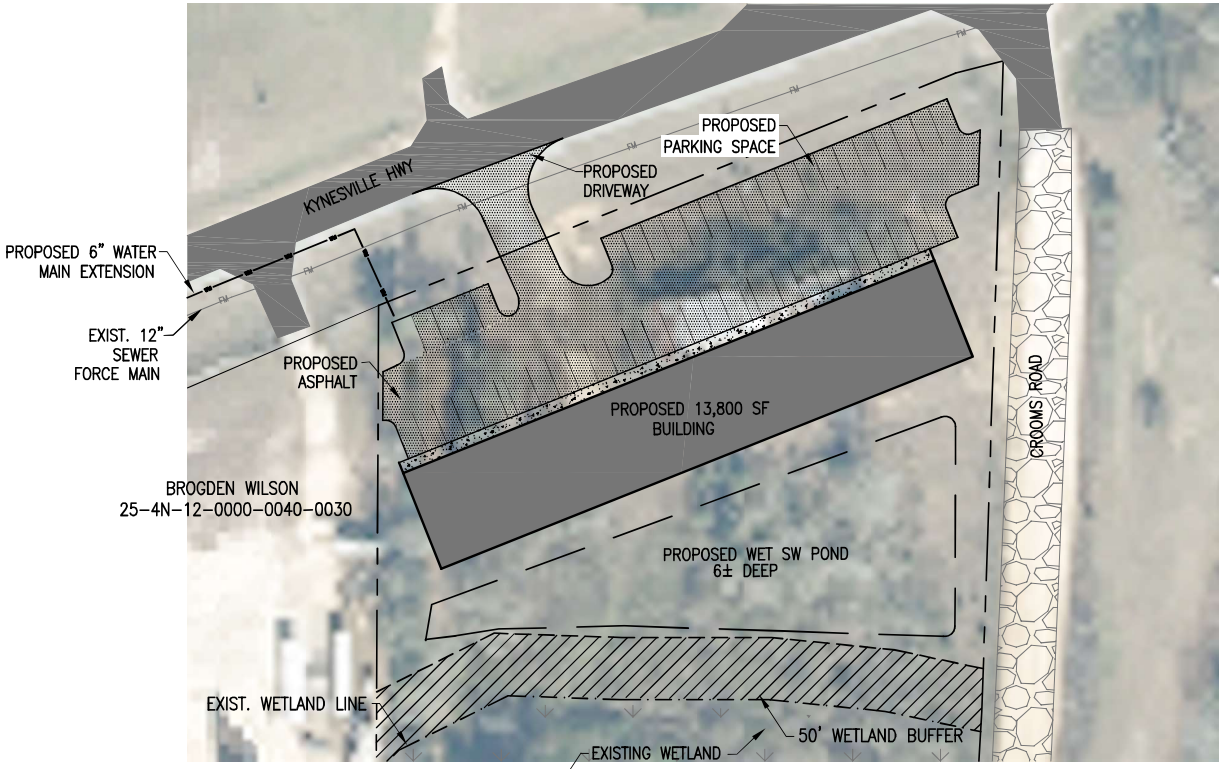

PRELIMINARY SITE PLAN

1" = 60'

LEGEND

- PROPERTY BOUNDARY
- EXISTING GRADED ROAD
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- WM — PROPOSED WATERMAIN
- FM — PROPOSED SEWER FORCEMAIN
- 50' WETLAND BUFFER
- EXIST. WETLAND AREA

0 60
SCALE

SITE STATISTICS

General Information		
Property Tax ID #(s):	25-4N-12-0000-0040-0140	
Site Address:	2597 Kynesville Road	
Utilities:		
Water	Jackson County	
Sewer	Jackson County	
Electric	Florida Public Utilities	
Existing Land Use:	AG-2	
Proposed Land Use Change:	Commercial	
Intensity:	90% Impervious	
Flood Zone:	12063C0385D, Zone A & X	

Parcel Information		
Total Parcel Area:	**1.50-AC**	**65,340 SF**
Proposed Impervious Area:	35,700 SF	56.36%
Building Area:	13,800 SF	7.65%
Asphalt Area:	20,000 SF	28.00%
Concrete Area:	1,900 SF	0.89%

Required Parking (5,000 SF Commercial Bldg.):	
Regular Spaces (1 Parking Space per 300 SF Bldg.):	46 Spaces
ADA Spaces (1 ADA Space per 25 Regular Spaces):	2 Space
Total Required Spaces:	48 Spaces

NOTES:

1. POTABLE WATER WILL BE PROVIDED BY CONNECTION TO THE PROPOSED 6" WATER MAIN EXTENSION.

2. SEWER WILL BE PROVIDED BY AN ON-SITE GRINDER SEWER LIFT STATION AND CONNECTION TO EXISTING 12" SEWER FORCE MAIN.

3. PROPOSED DRIVEWAY WILL CONSIST OF ASPHALT PAVEMENT, 24" WIDE STOP BAR AND STOP SIGN.

4. 33 ASPHALT PAVED PARKING SPACES (INCLUDING 2 ADA PARKING) SPACE ARE PROVIDED FOR THE PROPOSED COMMERCIAL BUSINESS USE.

DHM
MELVIN ENGINEERING
EB-0005637 LC-0000277
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Marianna, FL 32446
Phone: (850) 482-3985
TALLAHASSEE OFFICE
2905-1 Bernurgan Circle
Tallahassee, FL 32308
Phone: (850) 674-7221
www.melvineng.com

PROJECT:
RV PARK
ROWELL ROAD

OWNER:
SUNNY VALLEY GROUP, LLC.

REVISIONS

#	DATE	DESCRIPTION

PROJECT NO:	SVG25RV
DATE ISSUED:	01-2026
DRAWN BY:	M.M.F.
CHECKED BY:	B.E.M.

SHEET TITLE:
PRELIMINARY OUTPARCEL SITE PLAN

SHEET NO:
C2.2

X NOT FOR CONSTRUCTION
RELEASED FOR CONSTRUCTION