



Sunbeam Development

Jacksonville, Florida

December 4, 2017
Overall Site Plan

C-1



2002 San Marco Boulevard, Suite 203
Jacksonville, Florida 32207
www.ensvisionplnsjax.com
904-881-6145
Certificate of Authorization No. 29561
FL Reg. 51250

Douglas L. Skiles, P.E.

RESIDENTIAL DEVELOPMENT:

TYPE	UNITS
SINGLE FAMILY	42
QUAD TOWNHOME	68
QUAD "CONDO"	100
TOTAL	210

68 QUAD TOWNHOME UNITS (20'x110') UNITS

100 QUAD "CONDO" UNITS

42 SINGLE FAMILY (60'x110') UNITS

15,000 SF MULTI-USE FACILITIES

1.0-ACRE OUTPARCEL COMMERCIAL OFFICE (CO)

CO USES
CCG-1 USES

EXISTING RESIDENTIAL EXCLUDED FROM REZONING

EXISTING PARKING TO BE IMPROVED

FENCE LINE (1,300' FROM SUNBEAM ROAD)

5'-7' BERM

EXPANDED POND

RELOCATED POND

GATED ENTRANCE

CLUBHOUSE & POOL

WETLANDS TO BE PRESERVED

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