

Project Site



City Walk
Beaufort SC

EAST WEST COMMUNITIES

CONTEXT PLAN
31 DECEMBER 2014

Witmer Jones Keefer
Ltd.
PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

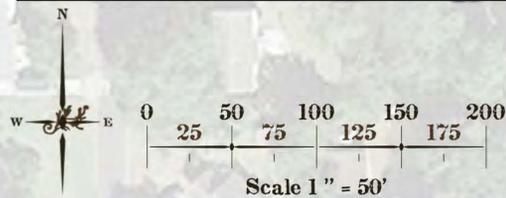
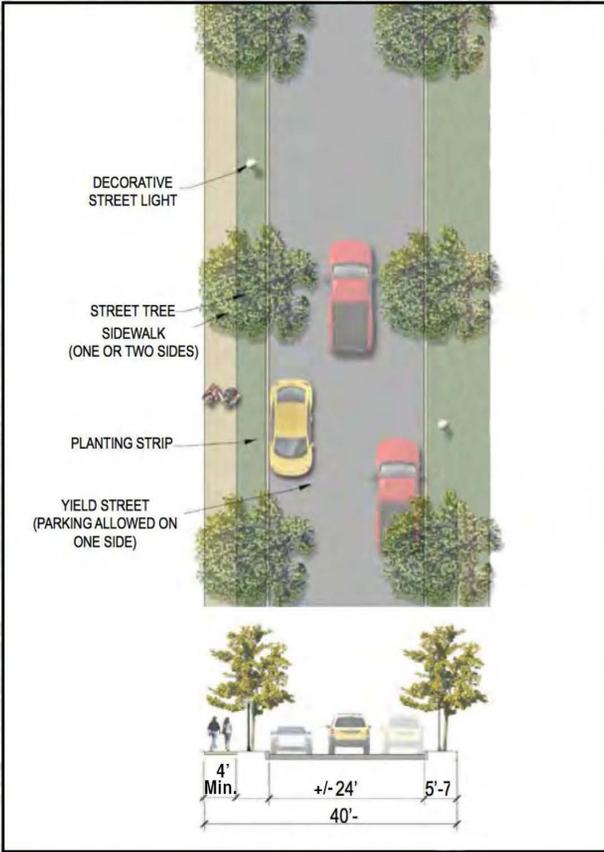
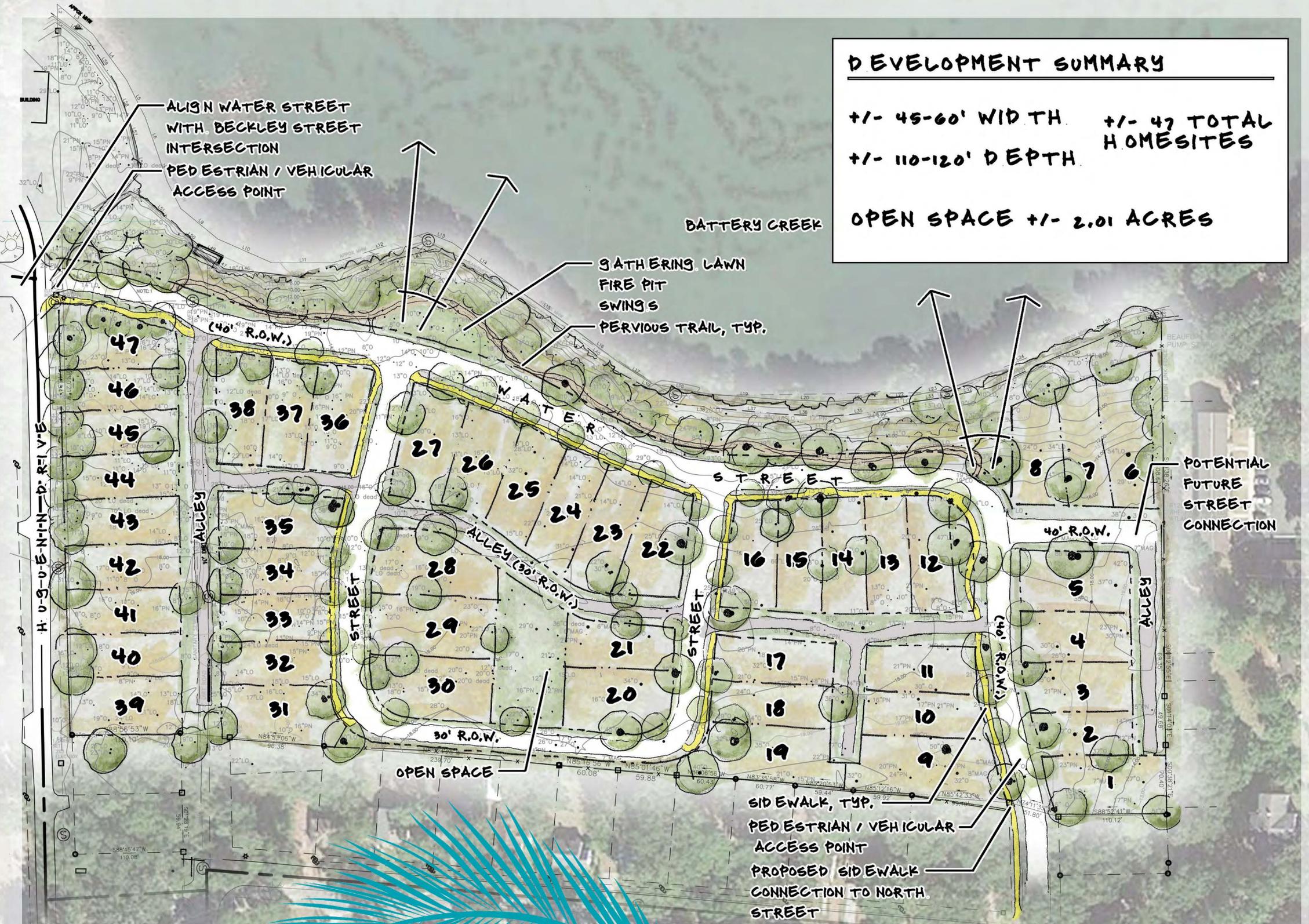
Neighborhood St. 2 - Yield (NS2: 40 ft)

| | |
|--------------------------------|---|
| Description | Type 2 Neighborhood Streets are primarily intended to serve single-family structures in residential neighborhoods. The traveled way for cars is slightly narrower than a Type 1 Neighborhood Street, calming traffic and allowing for a yield flow of cars between vehicles parked on the street. |
| Curb Type | None |
| Right-of-Way Width | 40 feet |
| Traffic Lanes (Pavement Width) | 2 lanes (24 feet total) - Unmarked |
| Movement (Design Speed) | Yield Flow (25 MPH) |
| Parking Lanes (Width) | Informal - parking allowed on one side |
| Bike Facilities | Signed route as needed |
| Sidewalk (Width) | 1 or 2 sides (4 feet) |
| Planter Type (Width) | Planting strip (4 feet) |
| Street Trees | 40 feet on-center typical but can vary to accommodate existing trees where possible |
| Specific Applicability | See Street Regulating Plan |

* In the Historic District sidewalks should only be constructed as needed.

DEVELOPMENT SUMMARY

+/- 45-60' WIDTH +/- 47 TOTAL HOMESITES
 +/- 110-120' DEPTH
 OPEN SPACE +/- 2.01 ACRES



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OPEN SPACE SUMMARY

TOTAL ACREAGE: +/- 11.78 ACRES
 (TO CRITICAL LINE)

OPEN SPACE ACREAGE: +/- 2.01 ACRES

+/- 17% OPEN SPACE PROVIDED

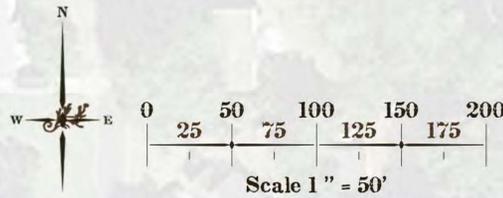


POTENTIAL FUTURE HUGUENIN STREET SIDEWALK TO BE CONSTRUCTED WHEN ADJACENT SIDEWALKS ARE COMPLETED BY THE CITY OF BEAUFORT

OPEN SPACE / TREE PRESERVATION (+/- .069 ACRES)

POTENTIAL FUTURE STREET CONNECTION

POTENTIAL FUTURE PEDESTRIAN CONNECTION



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