

*Beaufort East Village
Vision Book*

*Prepared for Blue Treasure, LLC
by Historical Concepts*

August 22, 2008

Beaufort East Village

Introduction

Welcome to Beaufort East Village!

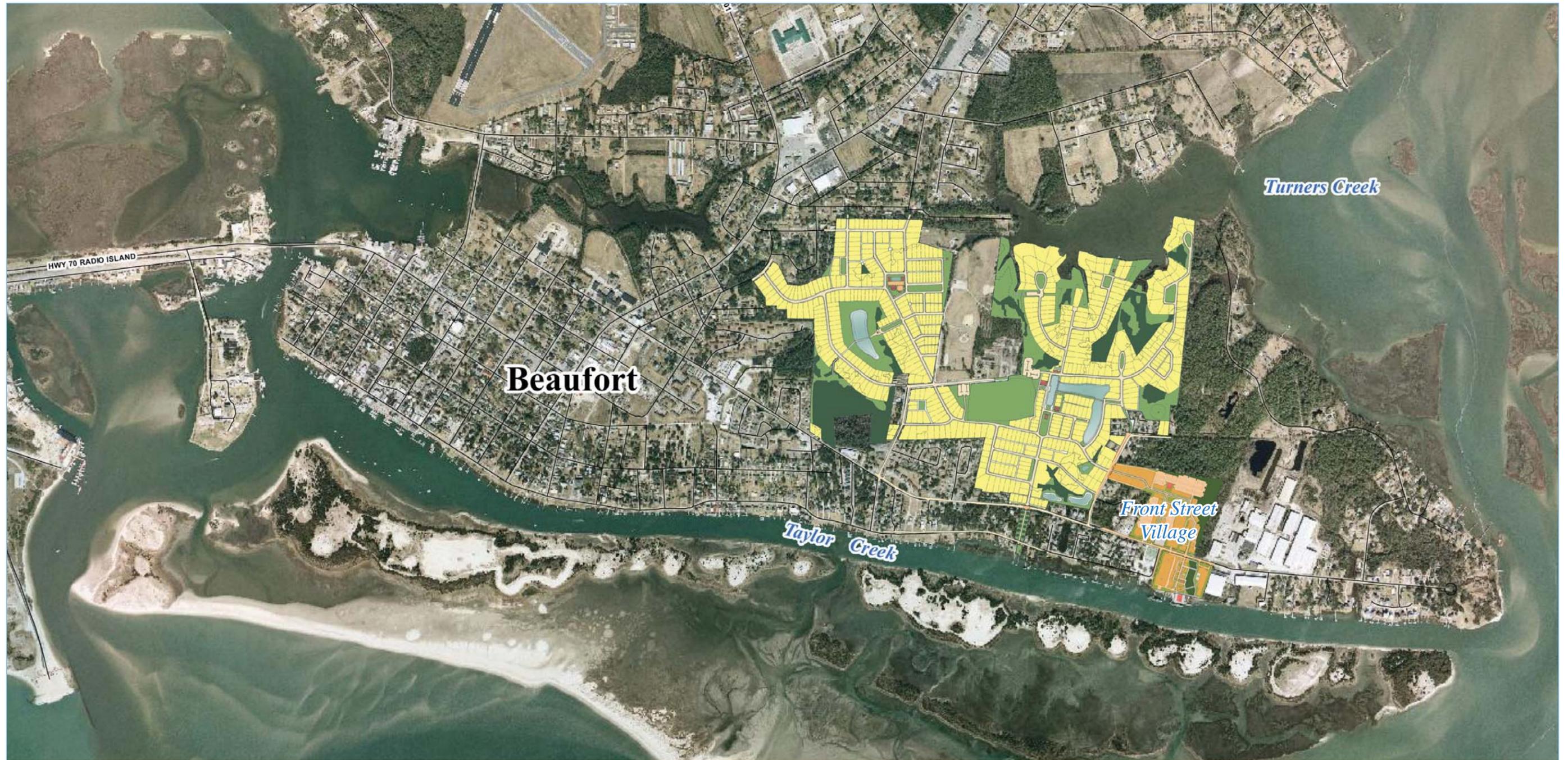
Beaufort, North Carolina is rich with history. As the third oldest city in the state, it is home to many historic events, and it is still home to some of the most beautiful historic architecture in the South. Walking streets like Front, Craven, Orange, Ann and Turner, it is clear that Beaufort is incredibly rich with various architectural styles. Deep porches, wood shingle roofs and white clapboard siding are commonly found throughout the town. In addition to the casual architecture, the streets themselves provide a framework that complements the comfortable and easy-going nature of Beaufort. Many of the streets in the historic district are twenty-four feet wide, or even narrower. Combined with parallel parking and shallow front yard setbacks, the automobile traffic strolls through the streets at a pace not unlike that of the pedestrians.

In the tradition of the quiet retreat of Beaufort comes Beaufort East Village, a new neighborhood situated between Taylor Creek and Turner's Creek. One of the most unique features of Beaufort's newest neighborhood is that it will be reminiscent of architectural elements seen throughout Beaufort. The design team studied the architecture and planning of Beaufort in order to inform design decisions like street sections and setbacks. Street widths and curb and gutter designs are created to mimic the great streets of Beaufort, and similar to the existing town, this new village has different street types based on the typology and function of each area. In addition, the design team has conducted a precedent study of the traditional architectural designs of Beaufort, to ensure that the new homes fit within the old character of the existing town.

Beaufort East Village is a natural continuation of Beaufort, with new and exciting homes and amenities. Most of the homes in Beaufort East Village are adjacent to natural or formal parks or water features. In addition, walking and biking paths wind their way throughout the development, connecting homes, parks and the village center. With a wide variety of homes and homesites, there is a place in Beaufort East Village for everyone. Welcome!



Beaufort East Village
Aerial of Site



*Beaufort East Village
Conceptual Imagery*



Photos from Palmetto Bluff (Bluffton, South Carolina); North Cove (Peachtree City, Georgia); Watercolor (Santa Rosa Beach, Florida)



All drawings are conceptual in nature and actual conditions may vary.

*Beaufort East Village
Conceptual Imagery*



Beaufort East Village Conceptual Land Plan



Site Plan Key

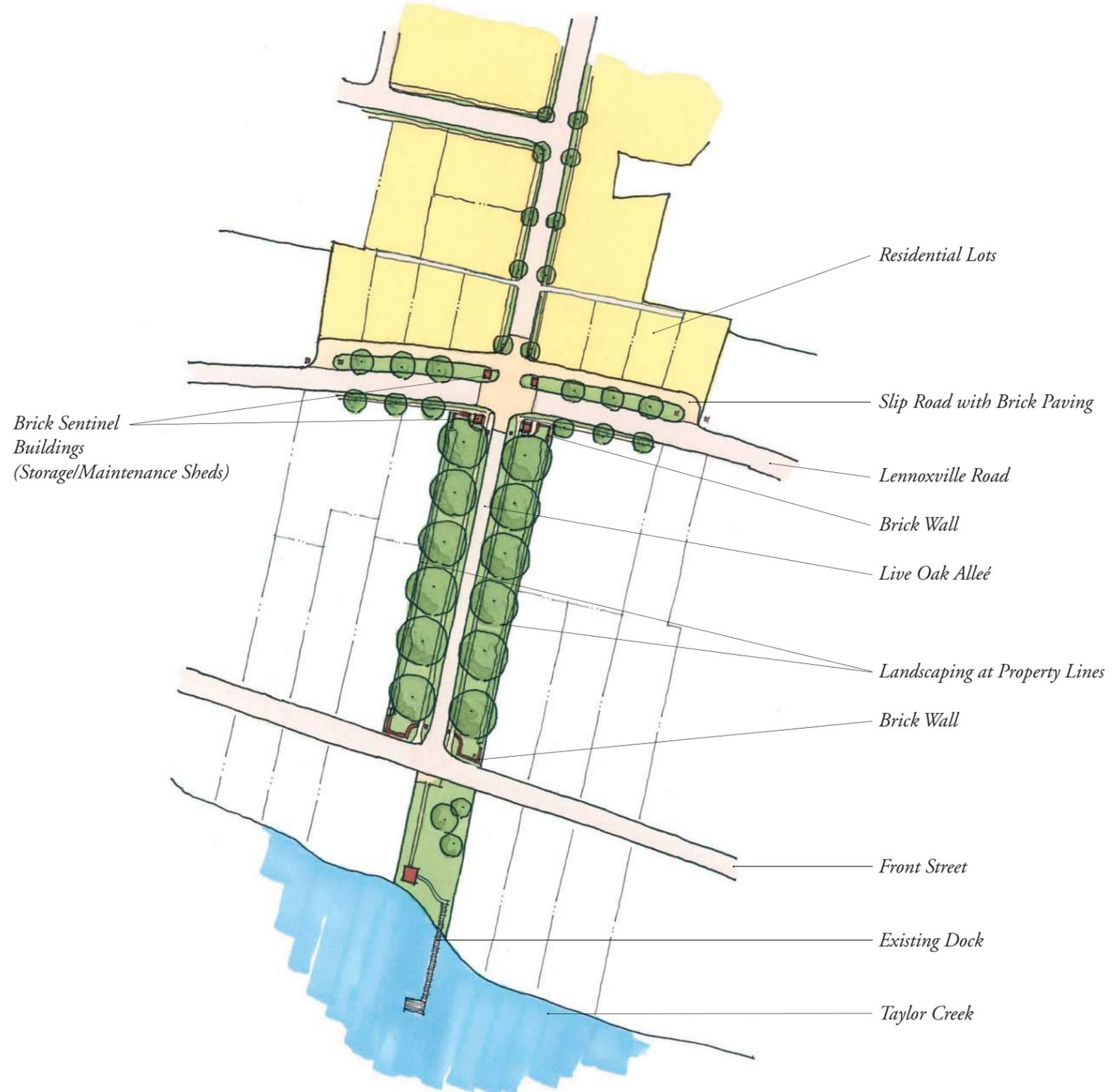
- Lots
- Wetlands
- Maintained Green
- Civic/Plaza
- Amenity Buildings



Beaufort East Village

Conceptual Plan Detail

Slip Road



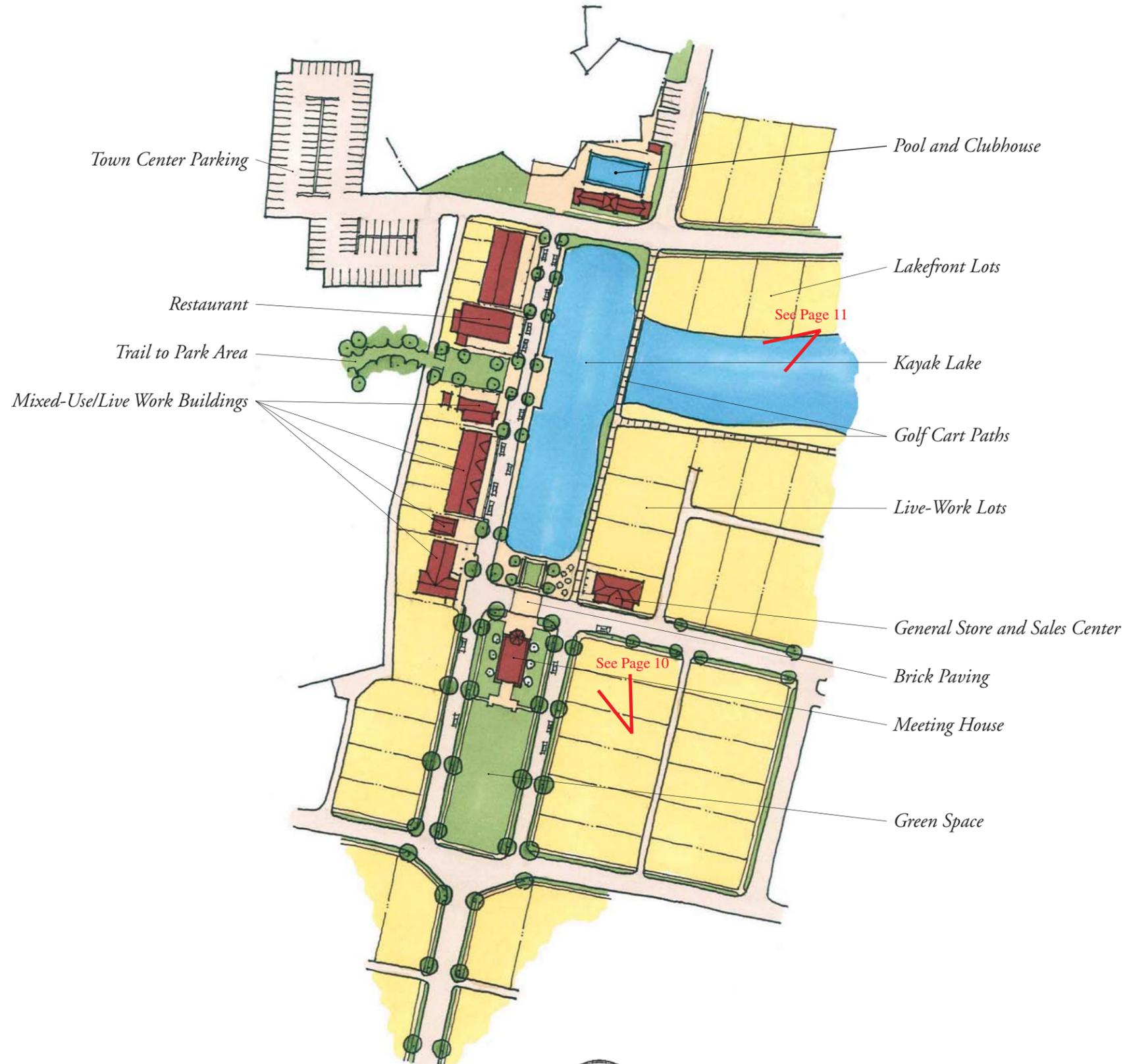
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Beaufort East Village
Conceptual Perspective View
Entrance



Beaufort East Village
Conceptual Plan Detail
Town Center



Beaufort East Village
Conceptual Perspective View
Town Center



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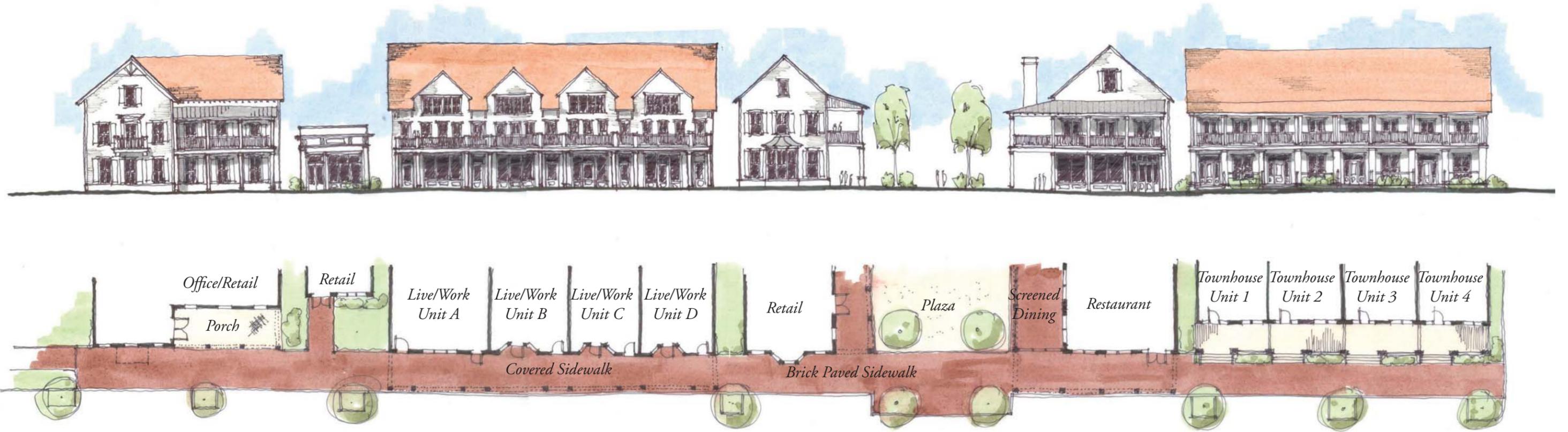


Beaufort East Village
Conceptual Perspective View
Lake Edge

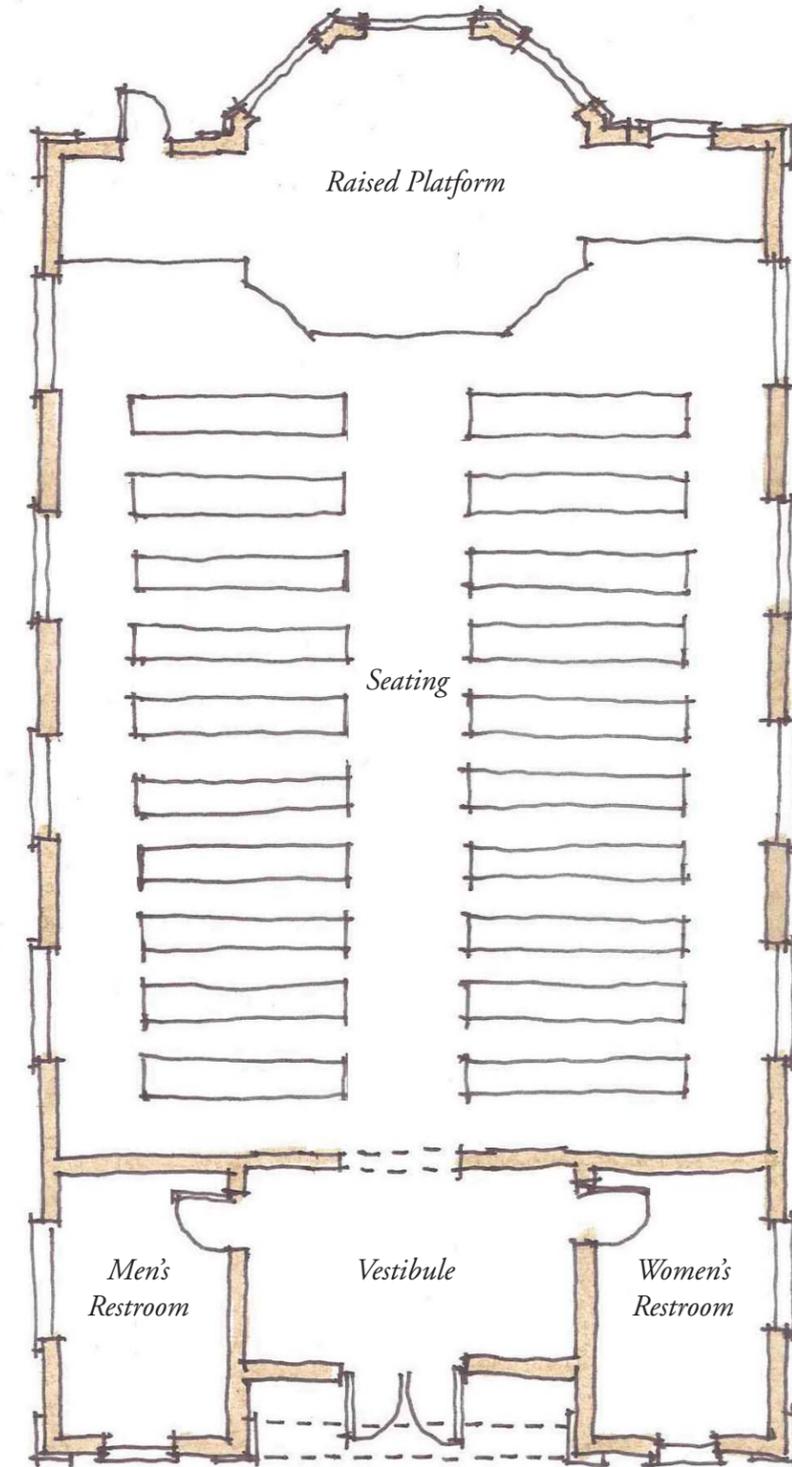


Beaufort East Village

Conceptual Streetscape: Elevation and Plan



*Beaufort East Village
Conceptual Architecture
Meeting House*



Conceptual Imagery

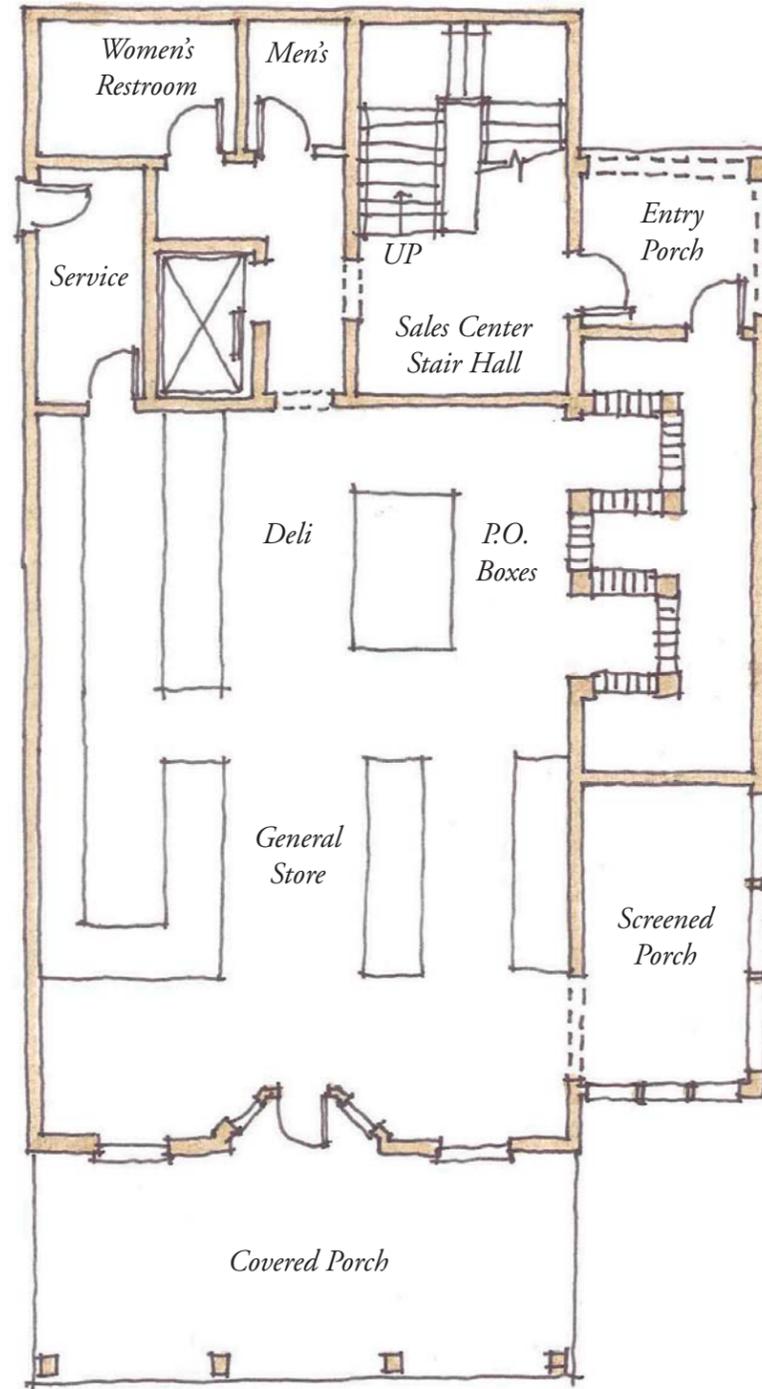
Floor Plan



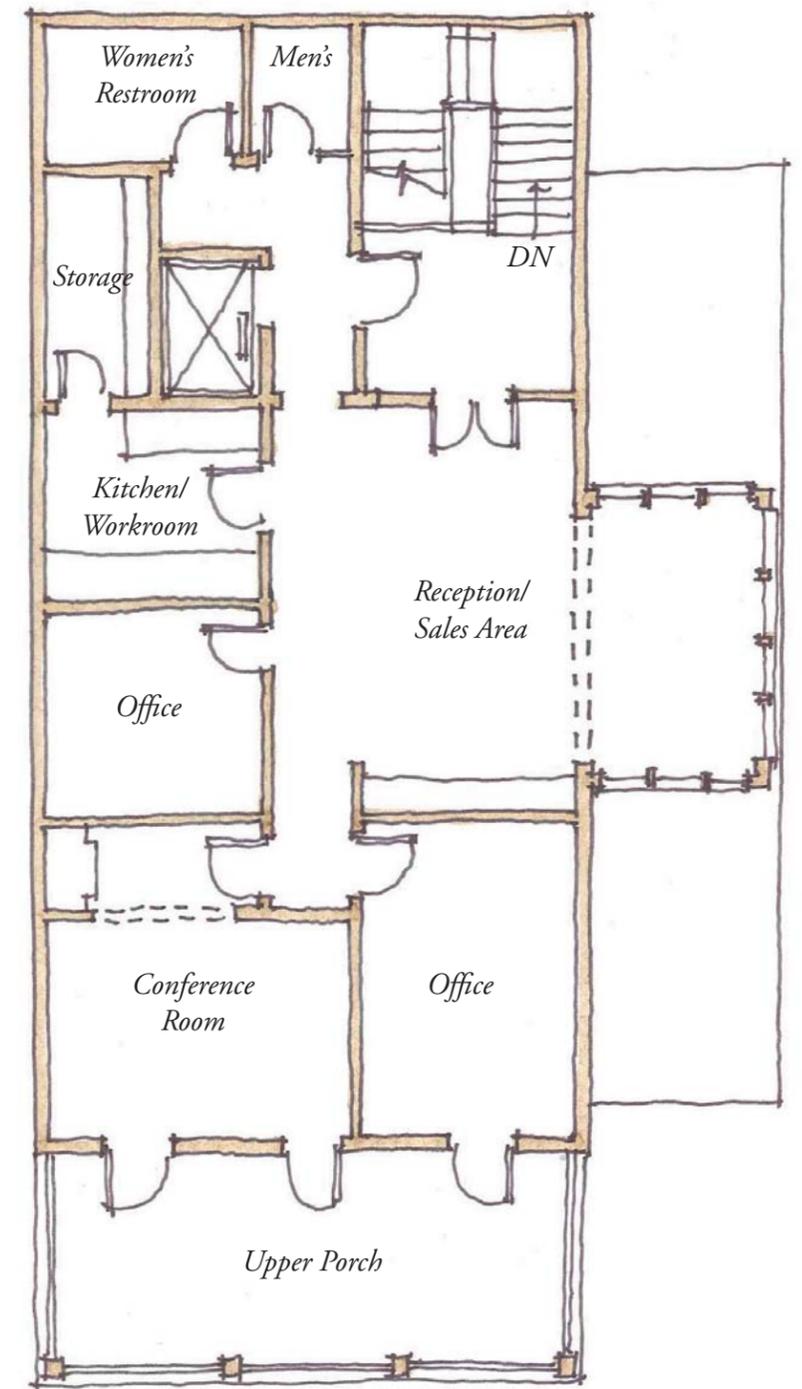
*Beaufort East Village
Conceptual Architecture:
Sales Center/General Store*



Conceptual Imagery



Ground Floor Plan



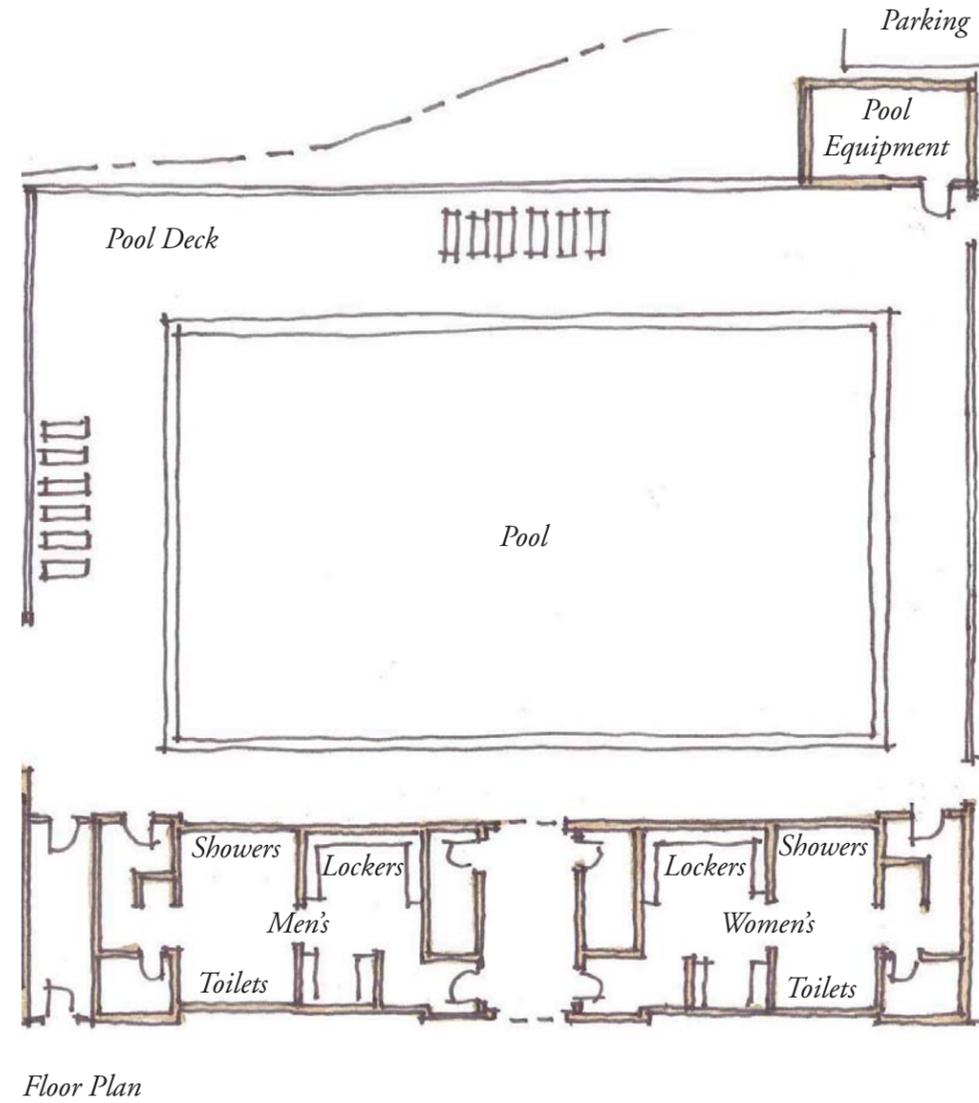
Upper Floor Plan



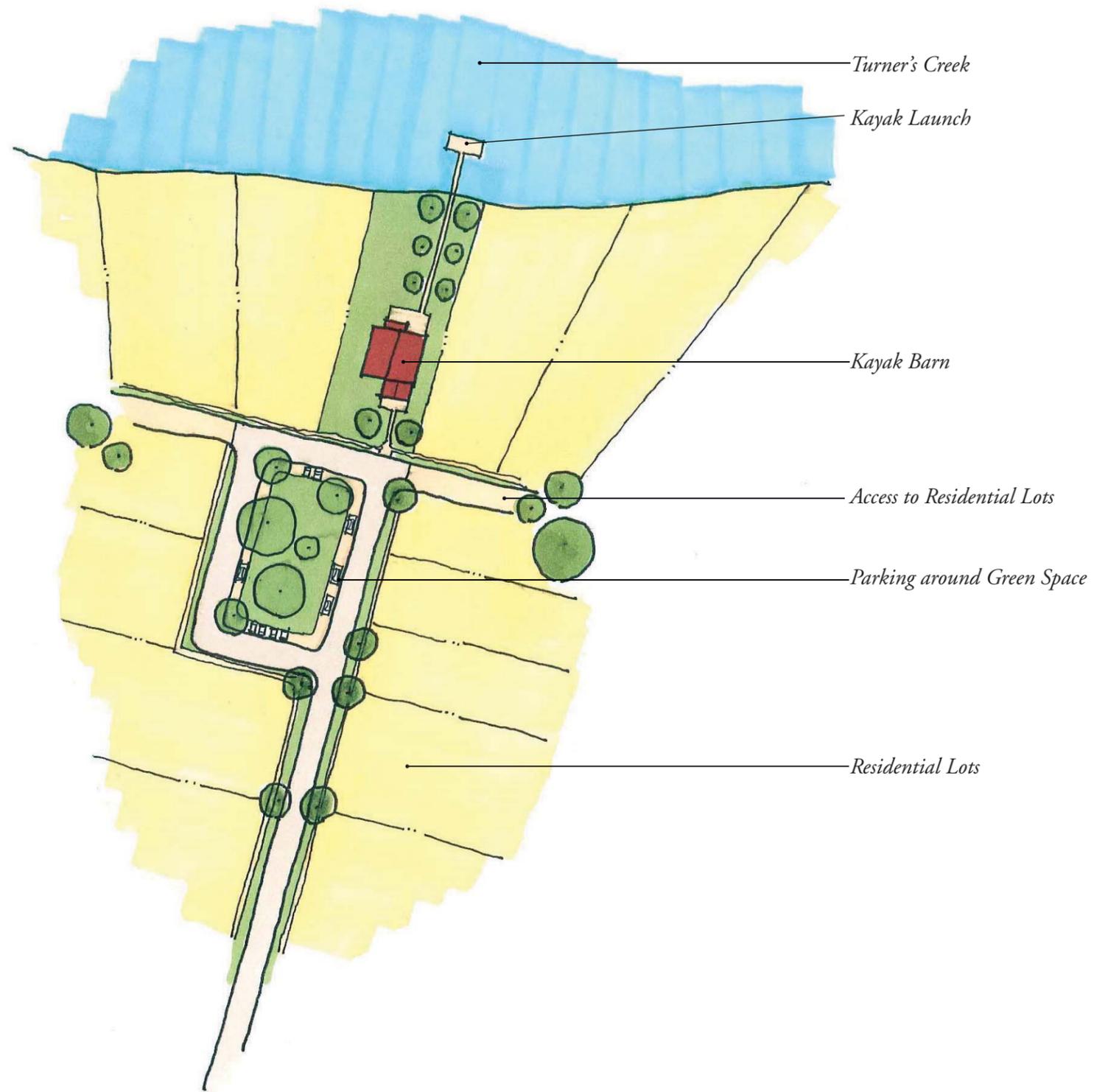
*Beaufort East Village
Conceptual Architecture
Pool and Club House*



Conceptual Imagery



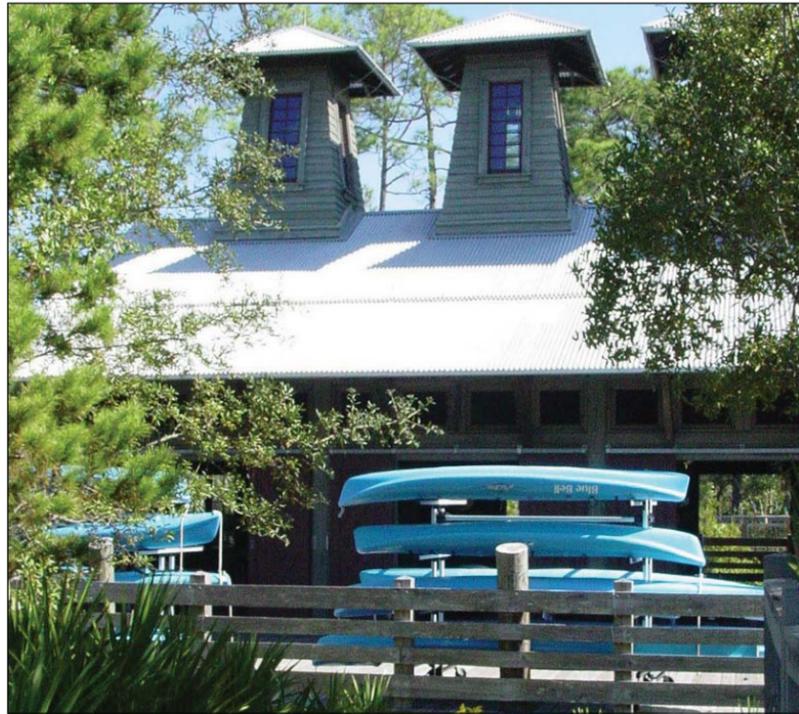
Beaufort East Village
Conceptual Plan Detail
Kayak Launch



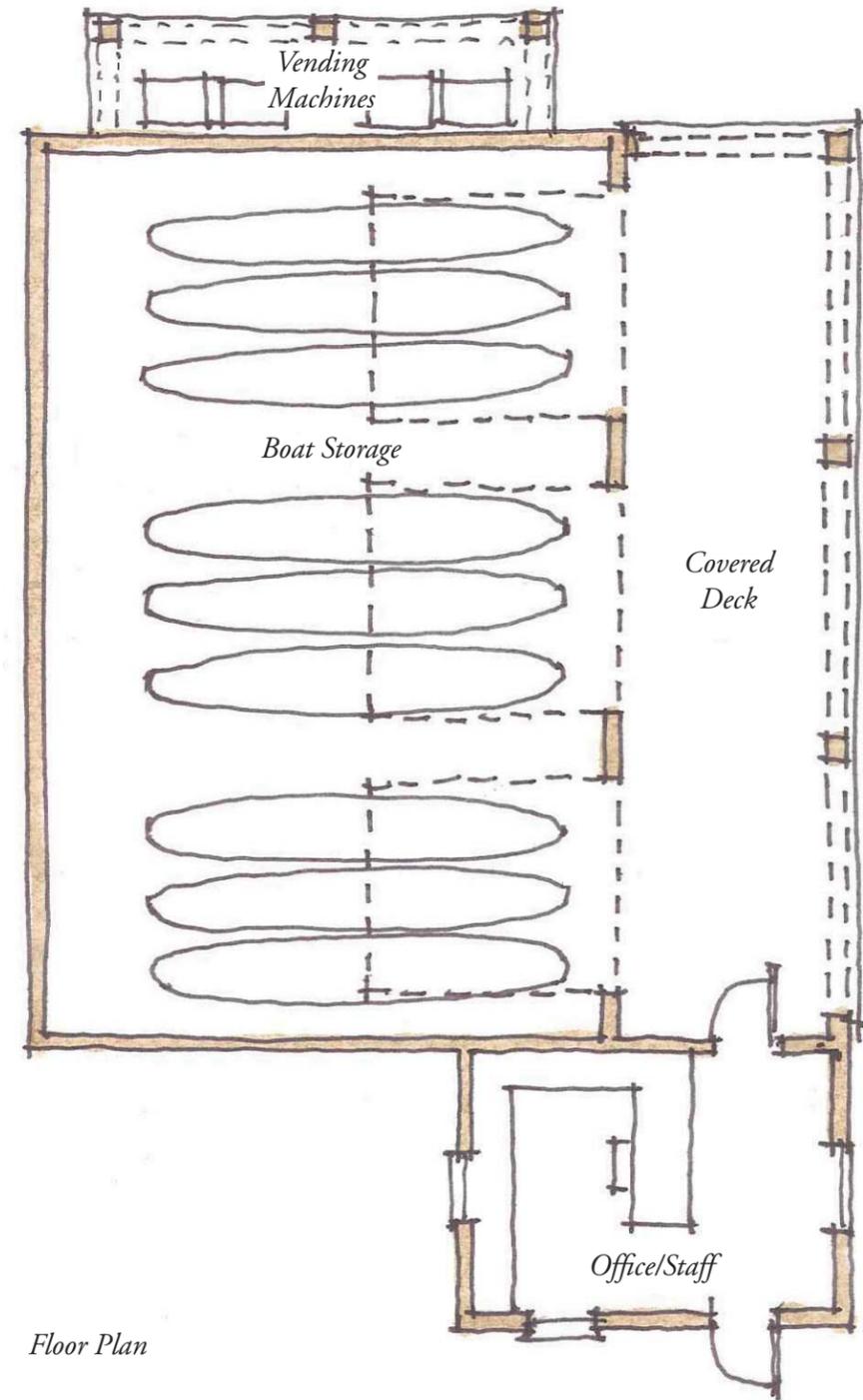
Beaufort East Village
Conceptual Perspective View
Kayak Barn



*Beaufort East Village
Conceptual Architecture
Kayak Pavilion*



Conceptual Imagery



Floor Plan



Beaufort East Village
Sample Residential Typologies



Beaufort East Village
Key Plan for Street Sections



Street Type Key

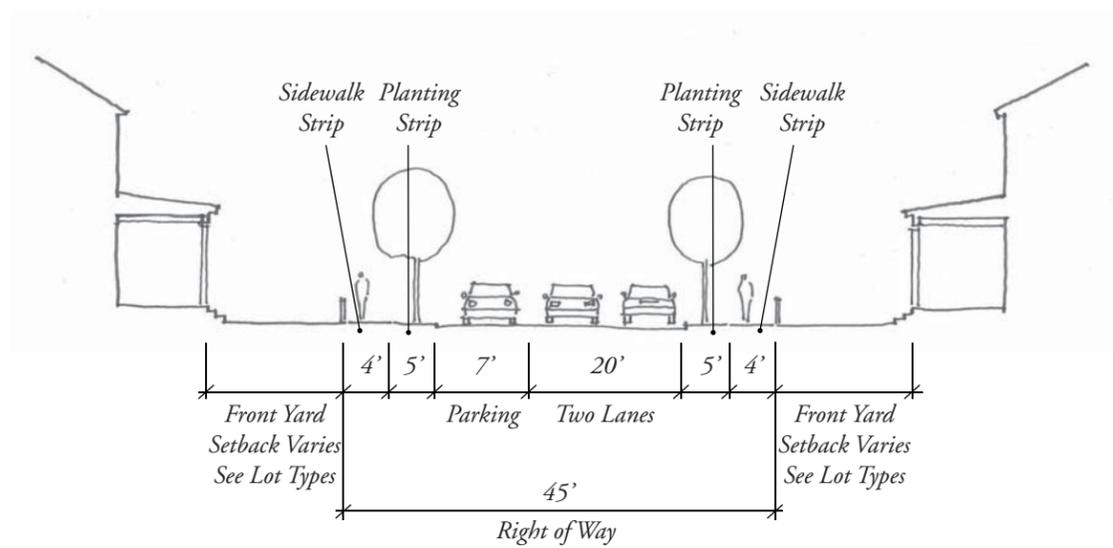
- A
- B
- C
- D
- E



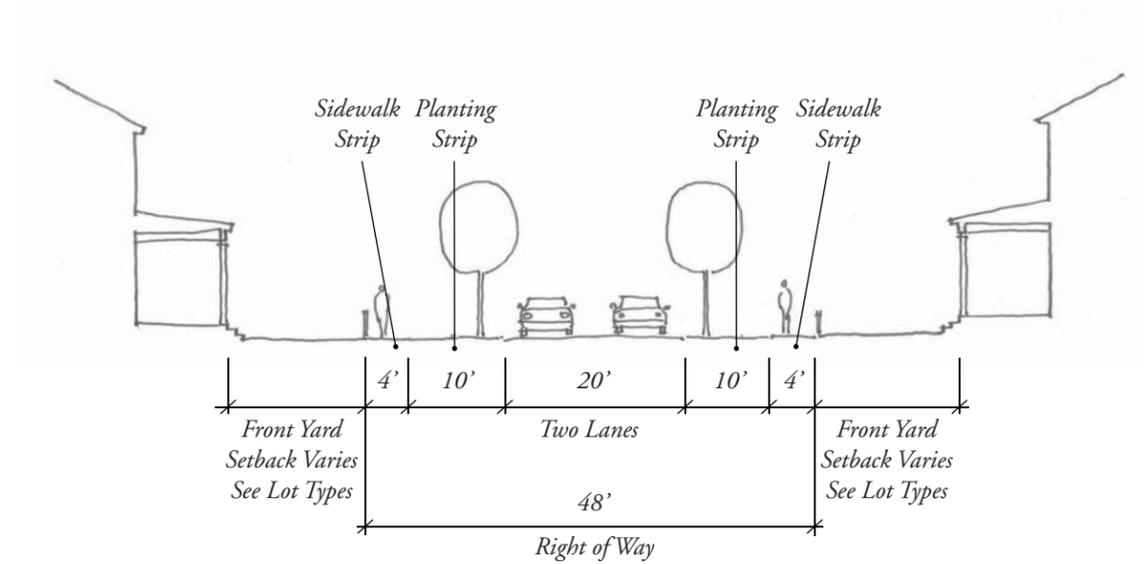
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Beaufort East Village

Street Sections

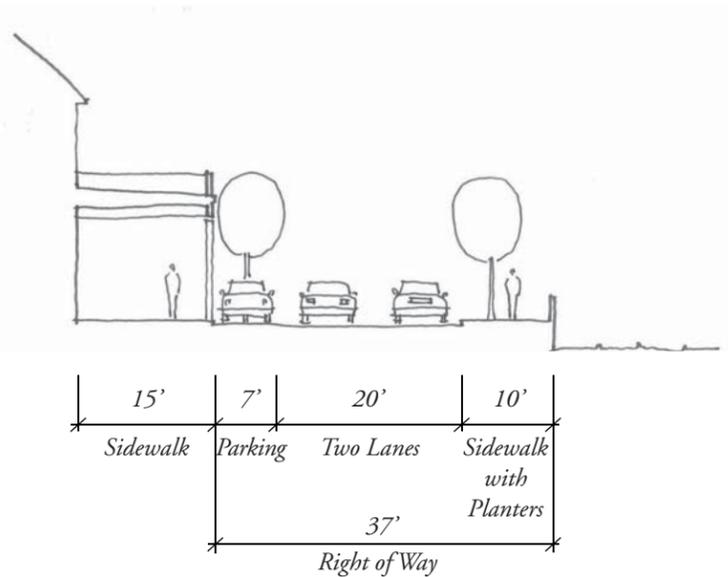


Street Type A
Curb and Gutter

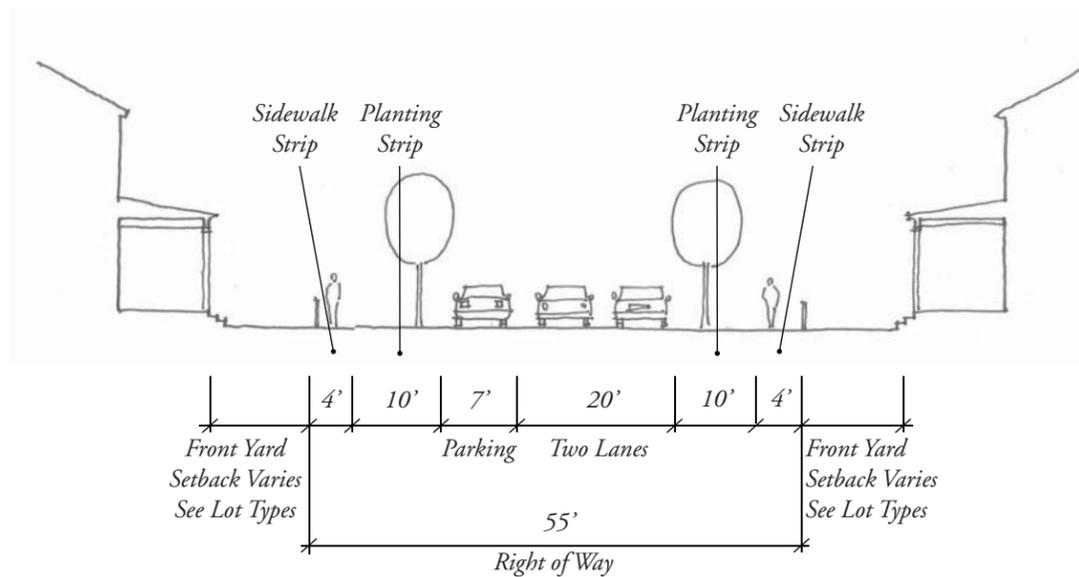


Street Type B
Ribbon Curb

Note: Sidewalks may be semi-pervious material

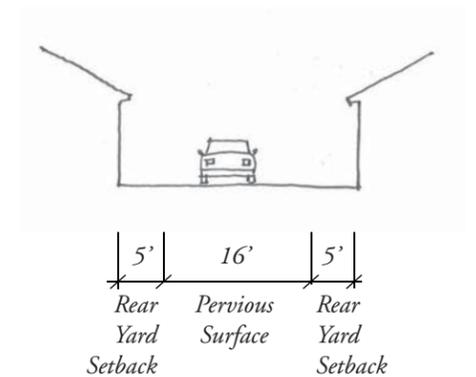


Street Type C
Curb and Gutter



Street Type D
Ribbon Curb

Note: Sidewalks may be semi-pervious material



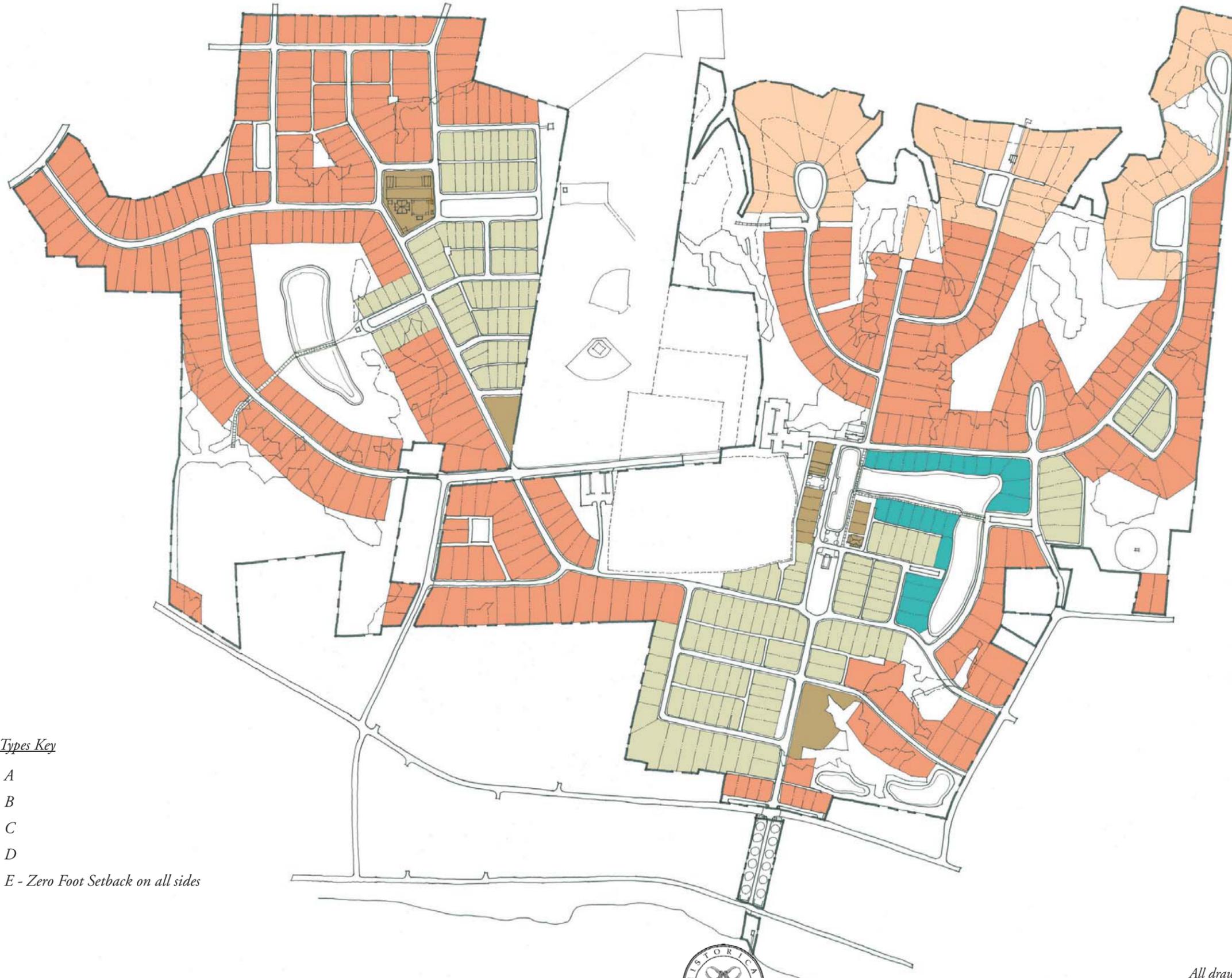
Street Type E
Alley

All drawings are conceptual in nature and actual conditions may vary.



Beaufort East Village

Key Plan for Lot Types

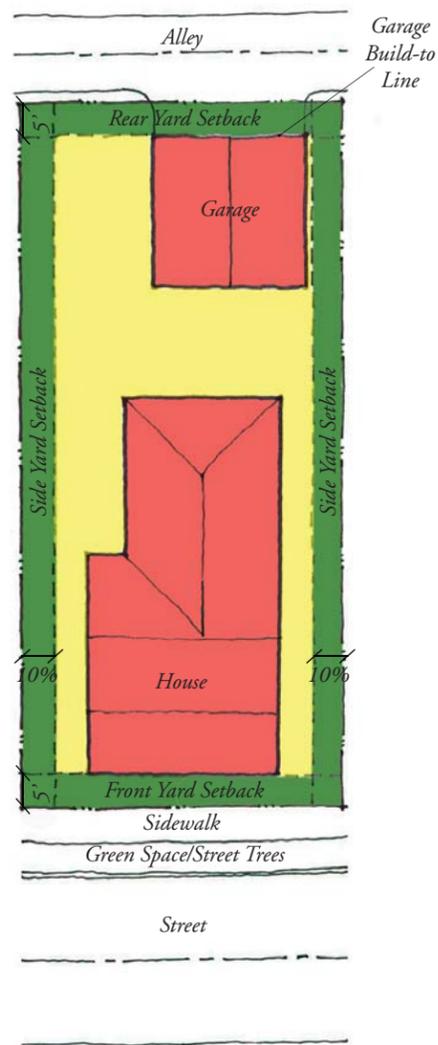


Lot Types Key

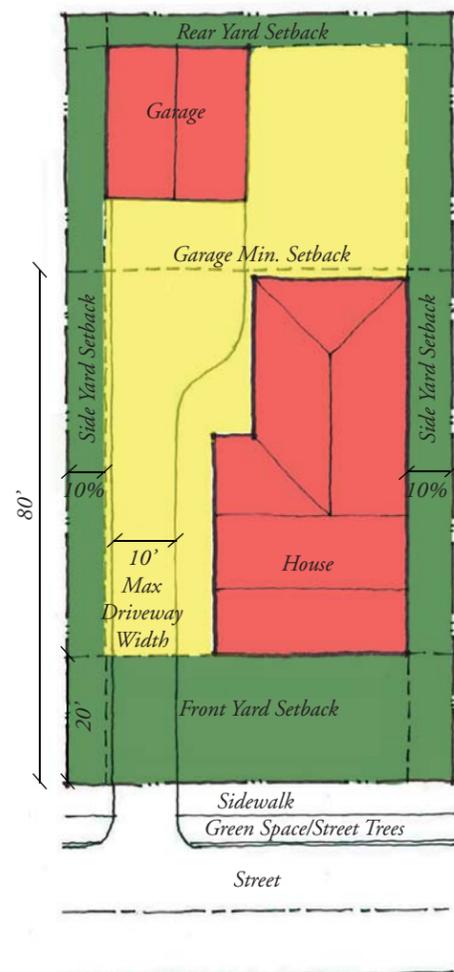
- A
- B
- C
- D
- E - Zero Foot Setback on all sides



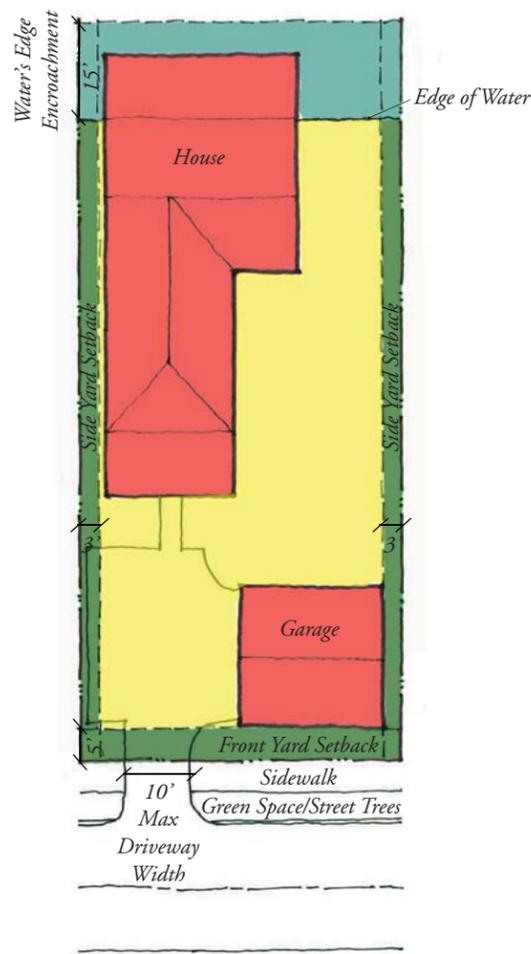
Beaufort East Village Conceptual Lot Types



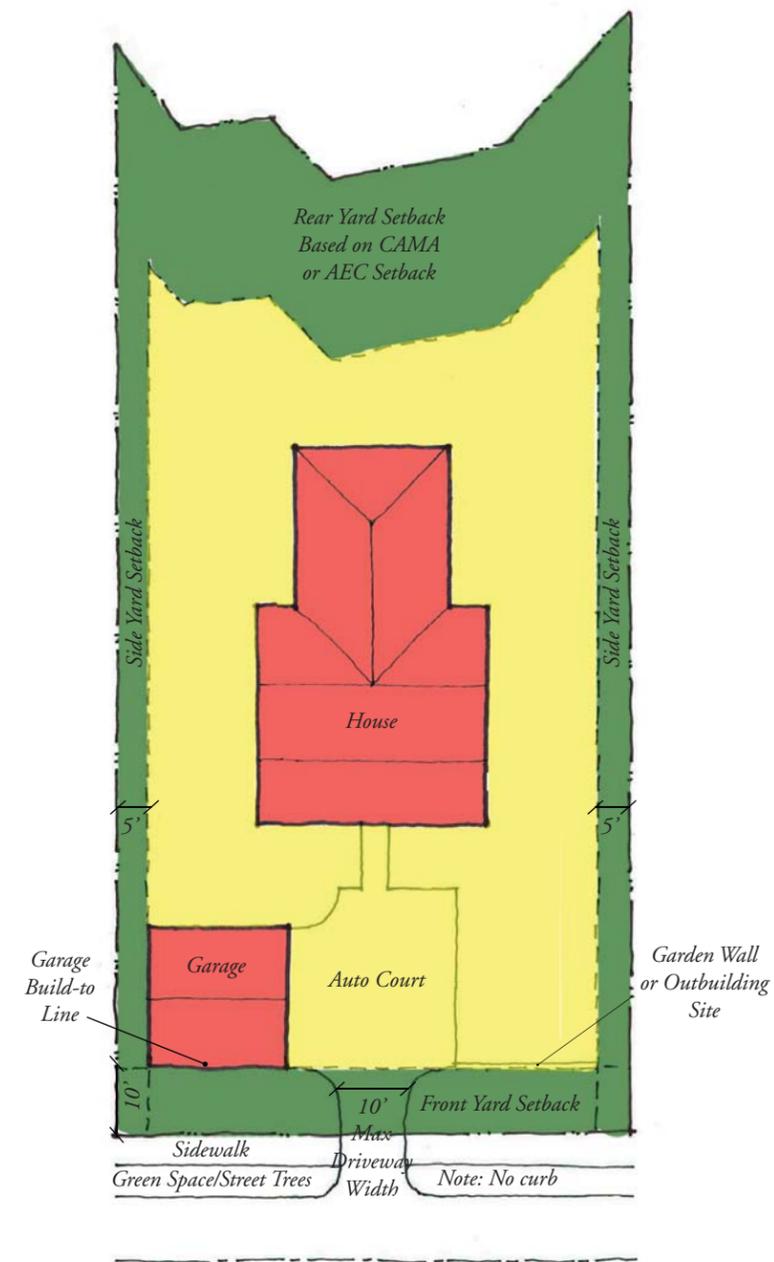
Type A: Alley-Loaded
Min. Lot 4,000 s.f.
Min. Lot Width 40'



Type B: Front-Loaded
Min. Lot 6,000 s.f.
Min. Lot Width 40'



Type C: Lakefront
Min. Lot 6,000 s.f.
Min. Lot Width 40'



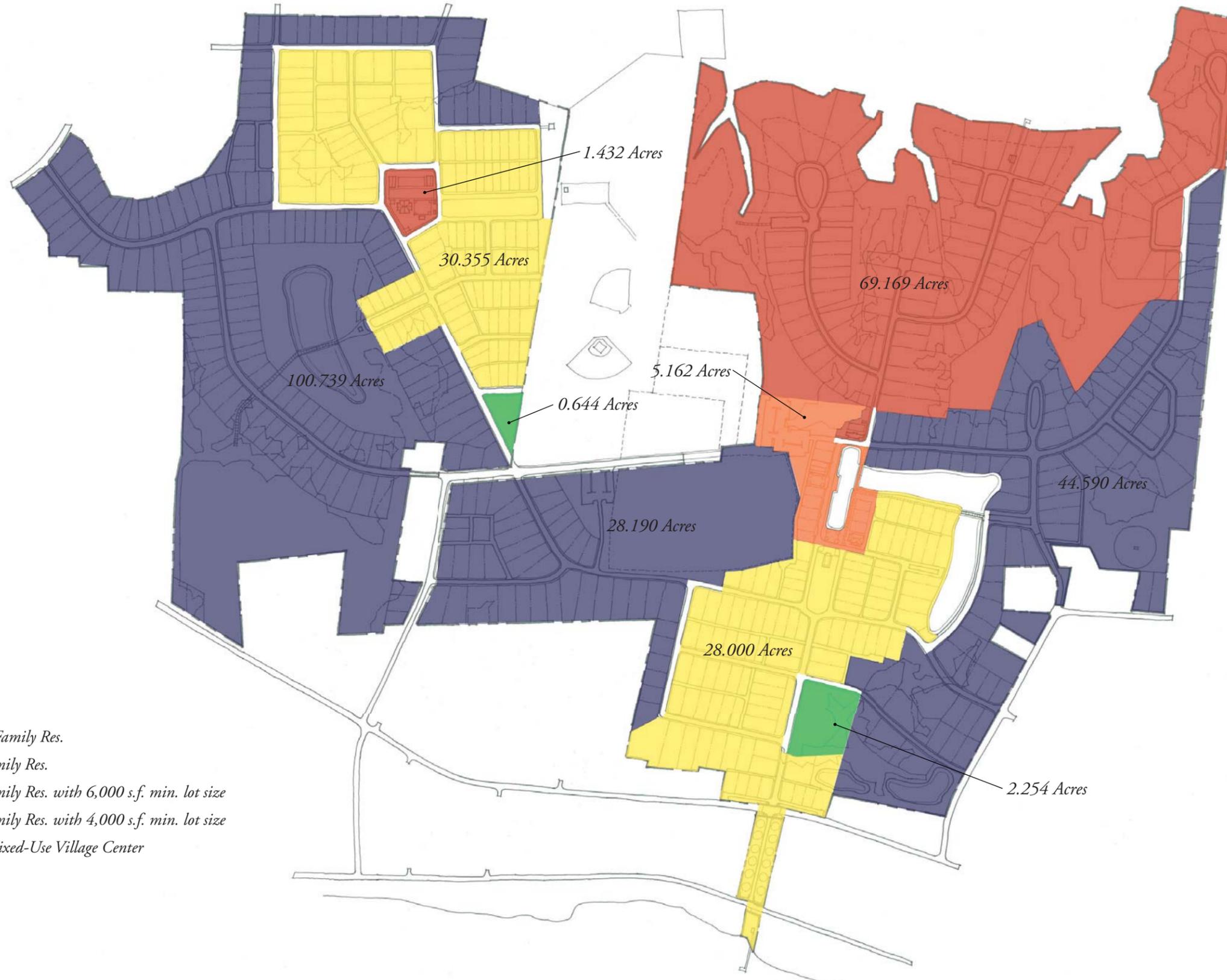
Type D: Auto Court
Min. Lot 8,000 s.f.
Min. Lot Width 50'

Note: Lot depths and widths vary; see plan.

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Beaufort East Village PUD Master Zoning Plan



Zoning Key

- R-MF - Multi-Family Res.
- R-8 - Single Family Res.
- R-8 - Single Family Res. with 6,000 s.f. min. lot size
- R-8 - Single Family Res. with 4,000 s.f. min. lot size
- B1 or O&I - Mixed-Use Village Center



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Beaufort East Village

Phasing Plan



*Requested P.U.D.
Showing underlying zoning and acreage*

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Beaufort East Village
Open Space Diagram



Legend

- Parks, plazas, ponds, wetlands and recreation space*
92.26 Acres (33.79% of total project acreage)
- Park from landfill acquisition*
10.5 Acres (increases total open space percentage to 36.24%)



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