



THOMAS
&
HUTTON

REZONING APPLICATION

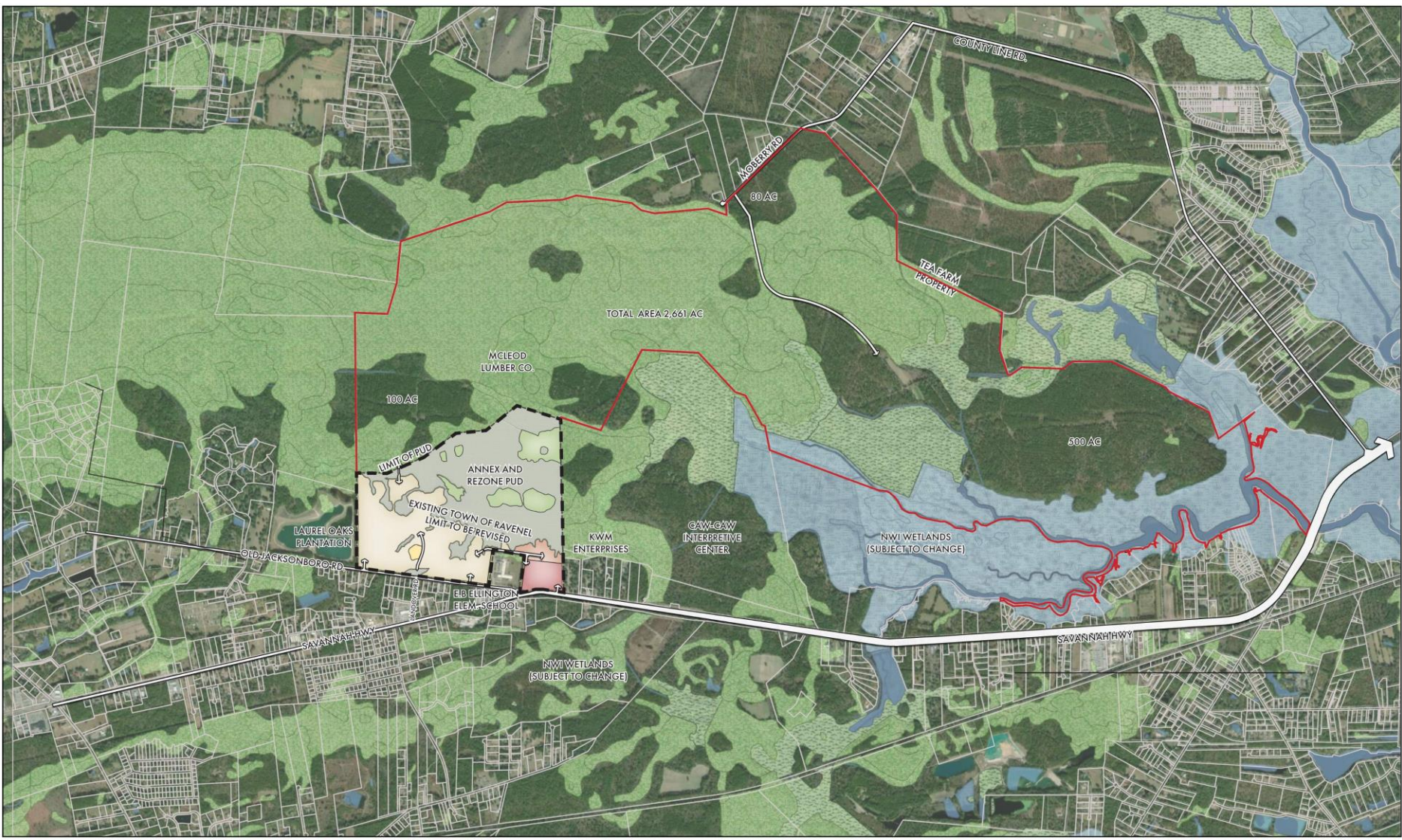
TEA FARM
PLANNED DEVELOPMENT DISTRICT (PD)
TOWN OF RAVENEL, SOUTH CAROLINA

Prepared for:
MCLEOD LUMBER CO., INC.

J - 28397

August 2021

28397.0000



REFERENCES

- 1. PLAT BY JOSEPH POSTILL RECORDED NOVEMBER 7, 1949
- 2. PLAT BOOK G, PAGE 204
- 3. PLAT BY JOSEPH A. SCHMIDT DATED DECEMBER 10, 1971
- 4. PLAT BOOK AA, PAGE 125
- 5. PLAT BY SUMA ENGINEERS, INC. DATED JUNE 07, 1982
- 6. PLAT BOOK AV, PAGE 158
- 7. PLAT BY C.W. SEABROOK, JR. INC. DATED SEPTEMBER 6, 2006
- 8. PLAT BOOK DF, PAGE 273
- 9. PLAT BY R.P. BARBER & ASSOCIATES DATED APRIL 26, 2007
- 10. PLAT BOOK OF, PAGE 163
- 11. PLAT BY SOUTHWEST SURVEYING, INC. DATED JUNE 20, 1997
- 12. PLAT BOOK EC, PAGE 182
- 13. U.C.D.E.T. HIGHWAY PLANS: SOCKET 10 278A
- 14. SOCKET 10 641
- 15. SOCKET 10 702
- 16. SOCKET 10 037440A
- 17. PLAT BY ATLANTIC SURVEYING, INC. DATED JANUARY 5, 2010
- 18. PLAT BOOK LV, PAGE 0097

LEGEND

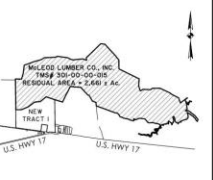
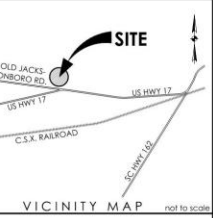
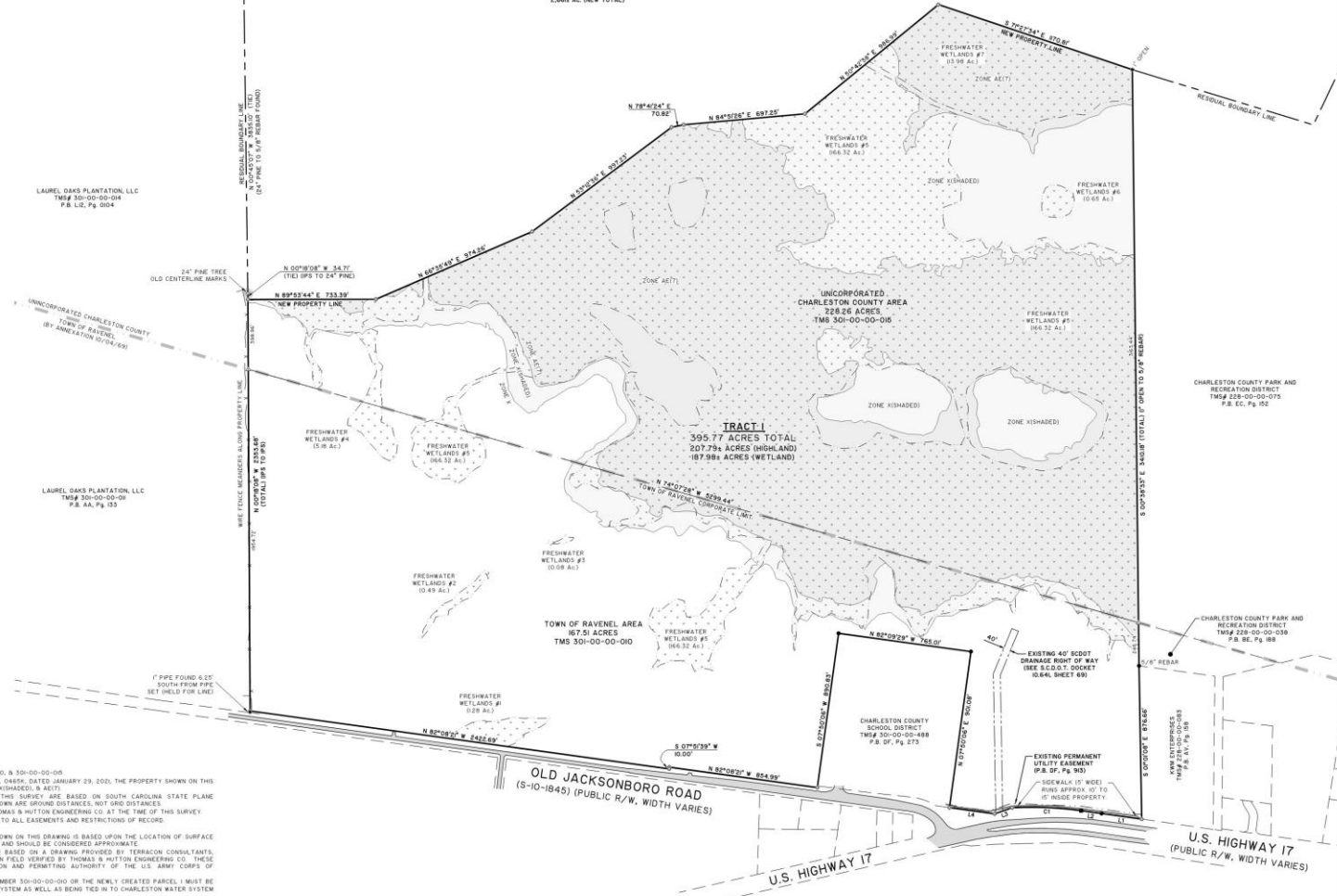
- CONCRETE MONUMENT FOUND
- 5/8" IRON PIPE SET
- 5/8" REBAR FOUND
- ▭ F.B. PLAT BOOK
- ▭ RIGHT OF WAY
- ▭ ASPHALT
- ▭ FRESHWATER WETLANDS

TOWN OF RAVENEL
APPROVED PLAT

Day of _____
This approval in no way obligates the Town of Ravenel to accept for opening or maintenance any roads, easements, drainage canals or other improvements. Development on these lands shall be in conformity with all pertinent Town, County, State and Federal Regulations.

MAYOR/ZONING ADMINISTRATOR _____
Town # _____ County # _____

MCLEOD LUMBER CO., INC.
TMS 30-00-00-018
F.B. OF, Pg. 273
(RESIDUAL AREA NOT SURVEYED AT THIS TIME)
2,899 AC. (TOTAL AREA, PER DIB)
228.26 AC. (TO TRACT I)
2,660 AC. (NEW TOTAL)



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I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY KNOW HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

SUBDIVISION PLAT OF A PORTION OF THE MCLEOD LUMBER CO. TRACT TO CREATE TRACT 1 CONTAINING 395.77 ACRES
LOCATED PARTIALLY IN THE TOWN OF RAVENEL AND PARTIALLY IN UNINCORPORATED CHARLESTON COUNTY
ST. PAULS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA
prepared for & owned by
MCLEOD LUMBER CO., INC

No. Revision	By	Date



plot	drawn	reviewed	field	crew
04/14/21	CWW	FEQ	03/28/21	NO

END 28397.0000 SHEET 1 OF 1

NOTES

1. THIS IS A PARTIAL TRACT: 30-00-00-018 & 30-00-00-019
2. ACCORDING TO F.I.S.M. MAP NO. 4009C, PANEL 0485A, DATED JANUARY 29, 2001, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN WETLAND ZONE X (Hatched) & A17
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
5. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. SEE REFERENCE D.B. 10666, PG. 070.
7. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPEARANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
8. THE WETLANDS SHOWN HEREON ARE SHOWN BASED ON A DRAWING PROVIDED BY TERRACON CONSULTANTS, DATED AUGUST 10, 2020 AND HAVE NOT BEEN FIELD VERIFIED BY THOMAS & HUTTON ENGINEERING CO. THESE WETLANDS MAY BE UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR SC DCEM.
9. ANY BUILDING CONSTRUCTED ON TAX MAP NUMBER 30-00-00-0018 OR THE NEWLY CREATED PARCEL 1 MUST BE TIED IN TO THE TOWN OF RAVENEL'S SEWER SYSTEM AS BEING TIE-IN TO CHARLESTON WATER SYSTEM WATER.

28397.0000

ALLOWED LAND USE AND DEVELOPMENT STANDARDS

LAND USE GROUPS OF THE TEA FARM PUD ARE GRAPHICALLY DEPICTED AND SUMMARIZED ON THE CONCEPTUAL LAND USE MASTER PLAN. THE FOLLOWING LAND USE GROUPS SHALL BE ALLOWED IN THE TEA FARM PUD.

- RESIDENTIAL SINGLE FAMILY
- RESIDENTIAL ATTACHED SINGLE FAMILY
- COMMUNITY RECREATION
- NEIGHBORHOOD COMMERCIAL CENTER
 - BUSINESS, CONVENIENCE RETAIL
 - BUSINESS, PERSONAL SERVICES
 - PROFESSIONAL OFFICE
- WETLANDS
- UPLAND PRESERVE

ALLOWING A LAND USE GROUP DOES NOT OBLIGATE THE LAND OWNER TO PROVIDE THE USE OR FACILITY PROVIDED THE MINIMUM OPEN SPACE, MINIMUM NEIGHBORHOOD COMMERCIAL CENTER AND OTHER PARAMETERS OF THE PUD DOCUMENT ARE ADHERED TO.

- ACREAGE SUMMARY
 - UPLAND ACRES +/- 209
 - WETLAND ACRES +/- 187
 - TOTAL ACRES +/- 396
- ALLOWED LAND USES SHALL INCLUDE: (PER UPLAND ACRE)
 - RESIDENTIAL SINGLE FAMILY +/- 128 AC / 61%
 - RESIDENTIAL ATTACHED SINGLE FAMILY +/- 9 AC / 4%
 - OPEN SPACES +/- 52 AC / 27%
 - NEIGHBORHOOD COMMERCIAL CENTER +/- 16 AC / 8%*

* 2 ACRES OF USABLE UPLAND ACRES MAY BE USED BY THE TOWN OF RAVENEL FOR ANY OF THE FOLLOWING: GOVERNMENT OFFICES/ FACILITIES; PUBLIC ORDER AND SAFETY, POLICE AND FIRE PROTECTION SERVICES.

- MAXIMUM DENSITY
 - RESIDENTIAL 400 DETACHED SINGLE-FAMILY DWELLING UNITS +/- 1 DU/GROSS ACRE
 - NEIGHBORHOOD COMMERCIAL CENTER 128,000 SF

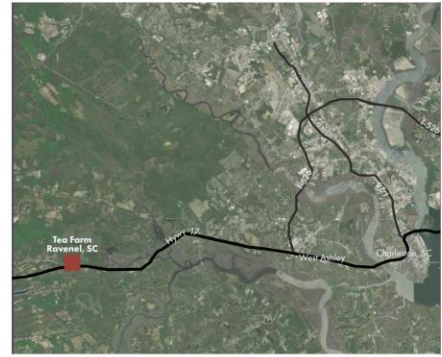
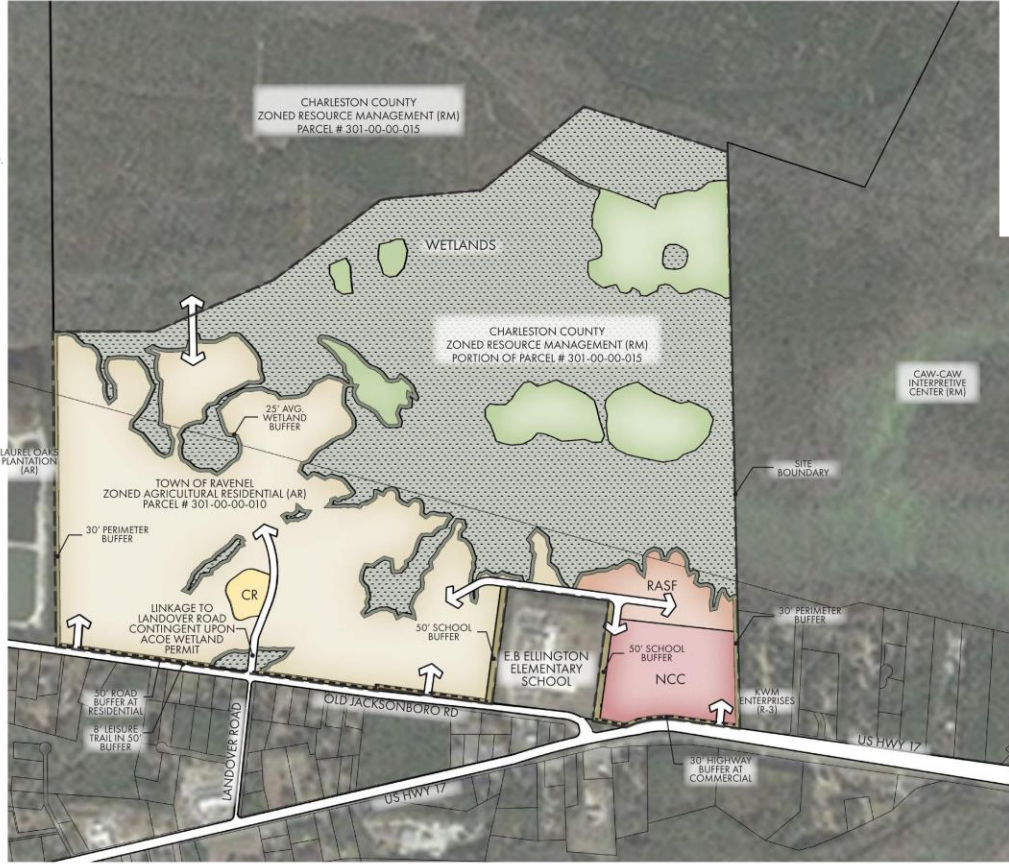
- IMPERVIOUS SURFACE FOR PUD:
 - MAXIMUM IMPERVIOUS 40% GROSS PUD AC.

- SINGLE FAMILY RESIDENTIAL DETACHED LOT STANDARDS:
 - LOT SIZE 50X120' MIN.
 - FRONT SETBACK - 20 FEET (TO GARAGE)
 - SIDE SETBACK - 5 FEET
 - REAR SETBACK - 20 FEET
 - MAXIMUM IMPERVIOUS PER LOT - 60%
 - BUILDING HEIGHT - 35-FOOT MAXIMUM
 - PARKING - TWO (2) OFF-STREET SPACES PER DU
 - SIDEWALKS - 5' MIN. SIDEWALK BOTH SIDES OF THE STREET

- NEIGHBORHOOD COMMERCIAL CENTER STANDARDS:
 - MIN. LOT WIDTH - 60 FEET
 - FRONT SETBACK - 10 FEET
 - SIDE SETBACK - 10 FEET
 - REAR SETBACK - 10 FEET
 - BUILDING HEIGHT - 40-FOOT MAX
 - PARKING REQUIRED - 4 SPACES/1000 SF.
 - SIDEWALKS - 5' MIN. SIDEWALK BOTH SIDES OF THE STREET

NOTES: SETBACKS SHALL BE MEASURED TO THE STRUCTURE WALL. STRUCTURE EYES MAY EXTEND INTO THE BUFFER AND SETBACK. MINIMUM LOT WIDTH SHALL BE MEASURED AT THE FRONT SETBACK LINE.

- UTILITIES
 - SHALL BE LOCATED UNDERGROUND



LEGEND

- RESIDENTIAL SINGLE FAMILY (RSF)
- RESIDENTIAL ATTACHED SINGLE FAMILY (RASf)
- COMMUNITY RECREATION (CR)
- NEIGHBORHOOD COMMERCIAL CENTER (NCC)
- WETLAND BUFFER
- WETLAND
- PRIMARY TRAFFIC CIRCULATION
- PERIMETER, SCHOOL, & ROAD BUFFERS
- UPLAND PRESERVE

THE LAND USE LIMITS INDICATED ON THE CONCEPTUAL LAND USE MASTER PLAN ARE NOT INTENDED TO BE RIGID, EXACT, BOUNDING LINES FOR FUTURE IMPROVEMENT

THE "CONCEPTUAL LAND USE MASTER PLAN" FOR THE TEA FARM PUD SHALL MAINTAIN FLEXIBILITY TO ACCOMMODATE SPECIFIC SOIL CONDITIONS, ENVIRONMENTAL CONCERNS, PHYSICAL CONSTRAINTS, MARKET CONDITIONS, AND DESIGN PARAMETERS. ACCORDINGLY, THE EXACT LOCATION OF THE ELEMENTS OF THE CONCEPTUAL LAND USE MASTER PLAN AND PRELIMINARY DESIGN CONCEPTS DESCRIBED HEREIN SHALL BE SUBJECT TO CHANGE AS PHASES OF THE "CONCEPTUAL LAND USE MASTER PLAN" AREA ARE SUBMITTED FOR DETAILED DEVELOPMENT REVIEW OVER THE LIFE OF THE DEVELOPMENT, PROVIDED THAT THE MAXIMUM DENSITIES, PERIMETER BUFFERS, MINIMUM OPEN SPACE, AND OTHER CONDITIONS OF THE TEA FARM PUD WILL BE ADHERED TO.

THE "CONCEPTUAL LAND USE MASTER PLAN" FOR THE TEA FARM PUD TEXT INCLUDES AMENDMENTS AND EXCEPTIONS TO THE CURRENT CHARLESTON COUNTY ORDINANCES. THE PROVISIONS OF THE "CONCEPTUAL LAND USE MASTER PLAN", EXHIBITS, AND APPENDICES SHALL APPLY TO THE DEVELOPMENT OF THE TEA FARM PUD.



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