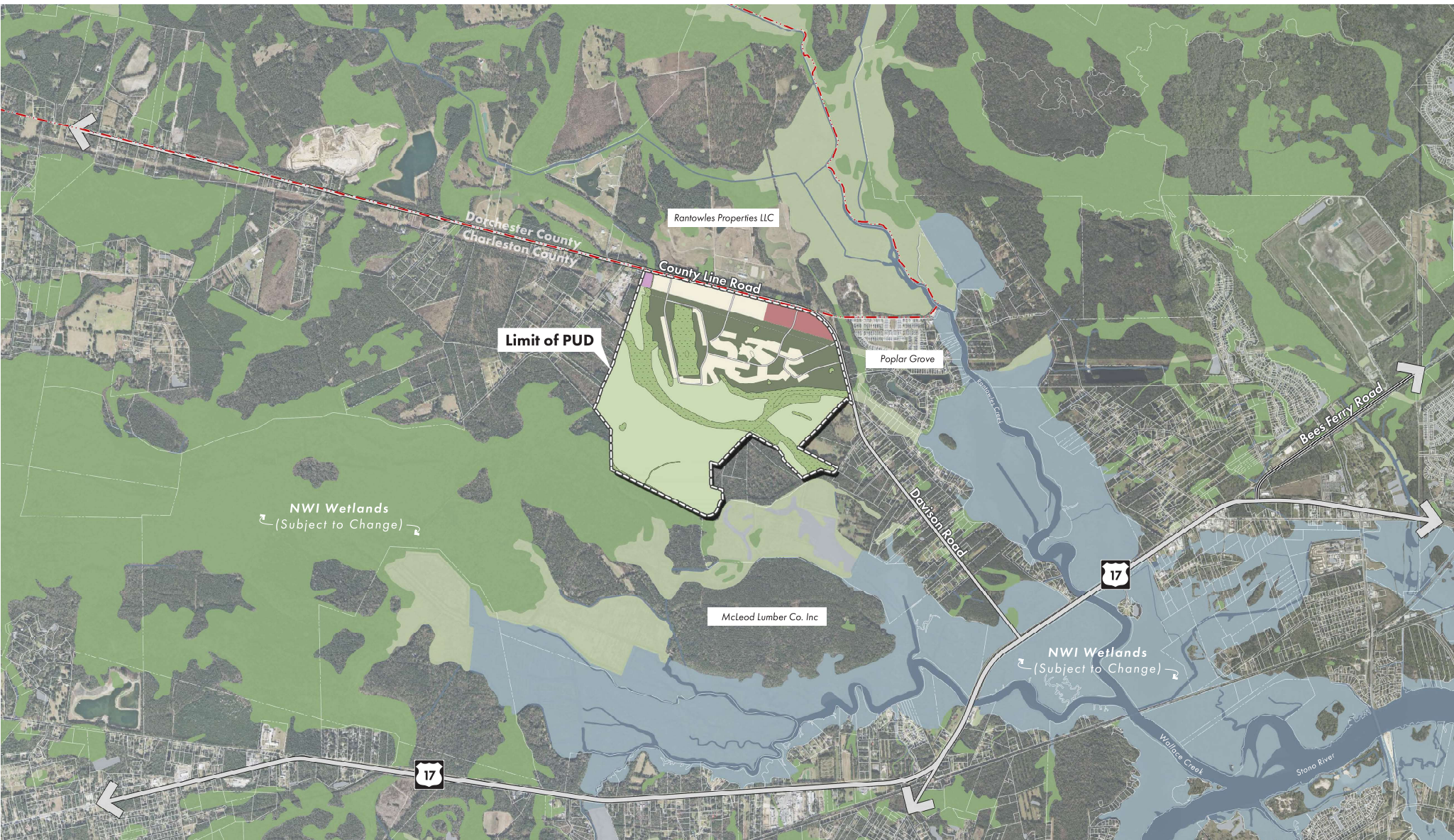


21-200023-3542520000 - Engineering, Planning, Architecture, Inc. - The Preserve at Ravenel, LLC



Davison Investors LLC

The Preserve at Ravenel
Planned Development District (PD)

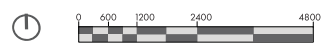
NOVEMBER 15, 2022

Context Map - Exhibit A
 Ravenel, South Carolina

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The map illustrates a general idea of the development needs for the location purposes only, does not constitute a site plan or other engineering or architectural drawings. It is subject to change and review. These are not intended to be a final drawing. Dimensions to adjacent and other features are to illustrate context only and are not subject to an accurate survey and property description.

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ALLOWED LAND USE AND DEVELOPMENT STANDARDS

LAND USE GROUPS OF THE PRESERVE AT RAVENEL PLANNED DISTRICT DEVELOPMENT (PD) ARE GRAPHICALLY DEPICTED AND SUMMARIZED ON THE CONCEPTUAL LAND USE MASTER PLAN.

THE FOLLOWING LAND USE AREAS SHALL BE ALLOWED IN THE PRESERVE AT RAVENEL PD.

1. OPEN SPACE
2. SOCIAL & CULTURAL (SC)
3. RESIDENTIAL SINGLE FAMILY ESTATE
4. RESIDENTIAL SINGLE FAMILY STANDARD
5. RESIDENTIAL TOWNHOMES - ATTACHED
6. COMMERCIAL DISTRICT (CD)
7. RESIDUAL AGRICULTURAL

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 PD DOCUMENT ARE ADHERED TO.

ACREAGE SUMMARY

• UPLAND ACRES:	±624.0 ACRES
• WETLAND ACRES (NWI):	±130.7 ACRES
• TOTAL ACRES:	±754.7 ACRES

ALLOWED LAND USES SHALL INCLUDE: (PER UPLAND ACRE)

• OPEN SPACE:	±144.5 Ac.
• SOCIAL & CULTURAL:	±2.0 Ac.*
• RESIDENTIAL:	±117.0 Ac

Includes Standard, Estate and Attached Townhomes

• COMMERCIAL DISTRICT:	±25.0 Ac.
• RESIDUAL AGRICULTURAL:	±335.5 Ac.

*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: 350 DWELLING UNITS, ± 0.46 DU/GROSS ACRE
 COMMERCIAL DISTRICT: 25 ACRES

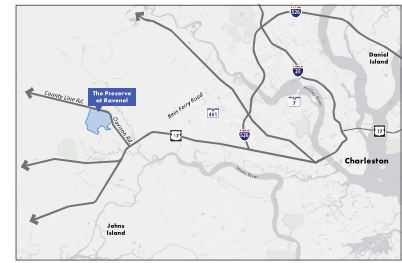
RESIDENTIAL DEVELOPMENT STANDARDS:
 REFER TO PAGE 11, TABLE 2, DEVELOPMENT CRITERIA LOCATED IN THE PRESERVE AT RAVENEL PD.

COMMERCIAL DISTRICT STANDARDS:
 REFER TO PAGE 11, TABLE 2, DEVELOPMENT CRITERIA LOCATED IN THE PRESERVE AT RAVENEL PD.

BUFFER STANDARDS:
 REFER TO PAGE 10, SECTION "J. BUFFERS" LOCATED IN THE PRESERVE AT RAVENEL PD.

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

UTILITIES:
 UTILITIES SHALL BE LOCATED UNDERGROUND



LOCATION MAP

LAND USE KEY

- RESIDENTIAL**
 - SINGLE FAMILY ESTATE
 - SINGLE FAMILY STANDARD
 - TOWNHOMES - ATTACHED
- COMMERCIAL DISTRICT**
- OPEN SPACE**
 - COMMON AREA
 - WETLANDS
 - PONDS
 - LAKES
 - GREEN SPACE
 - TRAILS
 - PARKS
- NATURE PRESERVE / WETLANDS (NWI)**
- RESIDUAL AGRICULTURAL**
- SOCIAL & CULTURAL**
- ACCESS POINT**
- PROPERTY BOUNDARY**

The land use limits indicated on the conceptual land use master plan are not intended to be rigid, exact, bounding lines for future improvements.

The conceptual land use master plan for The Preserve at Ravenel PD shall maintain flexibility to accommodate specific site 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 Preserve at Ravenel PD will be adhered to.

The "conceptual land use master plan" for the preserve at ravenel pd 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 Preserve at Ravenel PD.

