

An aerial photograph of a large, multi-story white house with a grey roof and a wrap-around porch. The house is situated on a green lawn with a swimming pool and a tennis court nearby. In the foreground, a wooden dock extends into a body of water, with a blue floating dock attached. The background is filled with lush green trees under a clear blue sky.

# *Poplar Grove*

**THE PRESERVE AT RAVENEL**

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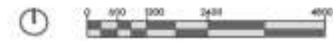
Davison Investors LLC

**The Preserve at Ravenel**  
**Planned Development District (PD)**  
 Context Map - Exhibit A  
 Ravenel, South Carolina

NOVEMBER 15, 2022

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The owner warrants to provide true and accurate information to the best of their knowledge and belief. The information is provided for informational purposes only and does not constitute an offer of any financial product. The information is provided for informational purposes only and does not constitute an offer of any financial product. The information is provided for informational purposes only and does not constitute an offer of any financial product.



A faint architectural drawing of a large, multi-story house with a prominent central entrance and a gabled roof, serving as a background for the text.

## OVERVIEW & HISTORY

Poplar Grove was originally conveyed by Kings Grant in 1696 by William and Mary to Sir Thomas Elliott. Upon his death in 1731, tracts were divided among his six children. The first definitive reference to the project tract is a conveyance October 22, 1738, when William Elliott and William and Elizabeth Butler conveyed almost 500 acres to Thomas Elliott, son of the immigrant Thomas Elliott, for 10 shillings – hence present day Ten Shillings Way. Building upon his modest inheritance of 500 acres on Horseshoe Creek, Elliott through grant and purchase amassed holdings in excess of 7,500 acres.



## OVERVIEW & HISTORY

Throughout the 1700s marshes and creeks were used to cultivate rice and signs of the plantation infrastructure can still be seen today. Although the vast rice fields have been slowly reclaimed by nature, eroded traces of the ditches and canals are still visible. A 1791 plat indicates the layout of the plantation was a planned social and economic environment oriented towards efficient agricultural production. The settlement was strategically located to take advantage of transportation routes and designed to effectively manage people and the cultivation of crops.



## OVERVIEW & HISTORY

The settlement prospered during the 18th century and served as an active plantation producing crops of rice, cotton, indigo and other various crops for more than 300 years. Old rice fields have reverted to natural tidal marsh habitats that define the neighborhoods. The original entrance has been restored, and tree-lined avenues and bermed pathways that once brought workers to their fields now bring residents to their doorsteps. Poplar Grove is a place completely guided by nature where you can truly call history your home.



# CURRENT LIFESTYLE



**THE BOATHOUSE**  
Community events & private functions



**EQUESTRIAN CENTER**  
22 Stall & Full Care Facility



**COMMUNITY CENTER**  
Clubhouse | Observation Deck  
Fitness Center & Saline Pool



**BOAT LANDING**  
Direct access for enjoying some wonderful fishing.



**KAYAK OUTPOSTS**  
Serene Waterways & Wildlife Views



**TRAILS**  
Walking | Biking  
Horseback Riding





## CURRENT LIFESTYLE

An unhurried world, in harmony with nature

Active social life that include outdoors/hiking groups, book clubs, and numerous themed community events

Located next to land that is part of a conservation easement

Expansive trail network for walking, jogging, and equestrian activities









**THE LANDING | THE PRESERVE | THE PASTURES | THE PENINSULA**

**CURRENT NEIGHBORHOOD  
& HOMESITES**

Poplar Grove currently features townhomes, single-family, estate, and mini-farm sized sites with varying densities.

The architecture and high-quality development standards exceed most neighborhoods in the Charleston area.

# FUTURE NEIGHBORHOOD



## DENSITY

Proposed community will represent some of the lowest density in Poplar Grove.



## ACREAGE

Overall density with the Preserve at Ravenel will range between 1-2.5 acres per homesite.



## FOCUS

Lots will be focused around ponds, parks, greenspace and other natural features.

# TOWNHOME ARCHITECTURE



# TOWNHOME ARCHITECTURE





**SINGLE-FAMILY ARCHITECTURE**



ESTATE LOT ARCHITECTURE



The Poplar Grove Style is a mixture of various architectural styles, embracing a common theme-traditionalism. The developers of Poplar Grove recognize that these styles, while very different from each other, blend to form a wonderful array of housing styles that are compatible with each other and the overall theme. These architectural styles promote a simpler lifestyle and encourage the understanding and protection of the natural beauty of the land and the historical beauty of the Low Country.







INFORMAL LOWCOUNTRY STYLE



PLANTATION STYLE

SHINGLE STYLE



COTTAGE STYLE

COMMERCIAL ARCHITECTURE





## UTILITIES

- SEWER** Through a Tri-Party agreement, the Town of Ravenel will have gravity sewer flow into an existing Dorchester County Pump Station, which will route to the CWS WWTP.
- WATER** Provided from Charleston Water Systems via an existing 12” Water Main along County Line Road
- GAS** Currently under design by Dominion Energy
- ELECTRIC** Provided by Berkeley Electric Cooperative
- OVERALL** There is sufficient existing infrastructure to adequately support the proposed community without impacting Town of Ravenel’s



# TRAFFIC OVERVIEW

JOSH MITCHELL



THANK YOU



County Line road

Poplar Grove

Dariusson Road

Poplar Grove

Nature Preserve Wetland

Residual Agricultural

Residual Agricultural

Nature Preserve Wetland

Residual Agricultural

Residual Agricultural

Nature Preserve Wetland

Nature Preserve Wetland

Residual Agricultural

Park

Park

Park

Mall

Park

Park

Mall

Park

Amenity

Village

Park