



ORANGE HILL

Designed with Nature in Mind

The Orange Hill development proposed for Johns Island is thoughtfully crafted to balance growth with environmental stewardship and community well-being. With a strong focus on sustainability, the plan is designed to blend naturally into the surrounding landscape while carefully minimizing impacts on local ecosystems and infrastructure.

Environmental Preservation

A cornerstone of the plan is the protection of natural resources. It safeguards 88% of Grade A and 84% of Grade B Live Oaks, as well as over 91% of other tree species. The design reflects a deep commitment to conserving the area's natural beauty.

Smart Growth and Lower Density

To reduce its environmental footprint, the development scales back from the original 181 to 120 home sites, eliminates 2.8 miles of road construction, and increases conservation space to 365 acres—significantly limiting land disturbance.

Eco-Friendly Infrastructure

A new stormwater management system will help decrease runoff and pollution, enhancing water quality in nearby creeks. In addition, the development includes its own wastewater treatment and infrastructure to avoid adding strain to public systems.

Traffic and Accessibility Improvements

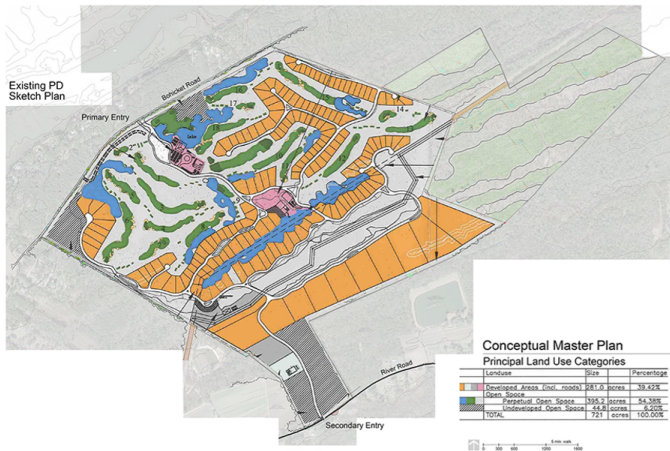
To ease local traffic, the plan for the main entrance has been moved to River Road, diverting congestion from Bohicket Road and improving access. A dedicated left-turn lane will be constructed at the River Road entrance to prevent eastbound traffic congestion caused by vehicles entering Orange Hill.

Economic and Community Contributions

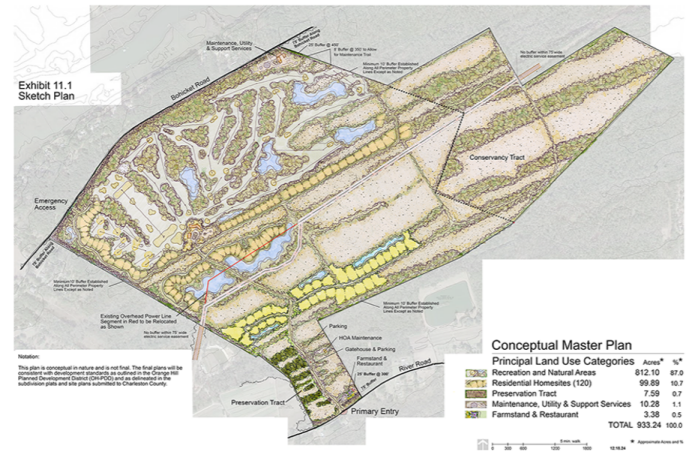
The development will generate new tax revenue while contributing nearly \$2.2 million toward community services with \$500k going to Sea Islands Habitat for Humanity on Johns Island, plus additional funds for emergency response vehicles on Johns Island.

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Entitled PD Standards
 Community Area: 721 acres
 Residential Homesites: **181**
 Density: 1 DU / 4 acres
 Primary Entry: Bohicket Rd.
 Bohicket Rd. Buffer: 100'
 Open Space: 440 acres
 Road Infrastructure: **7.2** miles
 Residential Golf Course
 Wastewater Treatment Onsite



Proposed PD Standards
 Community Area: 933 acres
 Residential Homesites: **120**
 Density: 1 DU / 7.8 acres
 Primary Entry: River Rd.
 Bohicket Rd. Landscape Screen: 100-300'+
 Recreation and Natural Area: **812** acres
 Road Infrastructure: **4.4** miles
 Core Golf Course
 Wastewater Treatment Onsite

This plan is conceptual in nature and subject to change.