



**Protection of Natural Land  
at Raven's Bluff**  
**Summary of Conservation Easement Terms**

Ravens Bluff is a unique limited development project that has been permanently protected by a conservation easement donated to the Lowcountry Open Land Trust (LOLT). The easement has been designed to protect the conservation values of the property, while allowing for limited residential development. LOLT, in accepting the conservation easement, is obligated to protect the significant public benefits associated with the conservation values at Ravens Bluff, and we accomplish this through monitoring and enforcement of the conservation easement.

The following summary is intended to serve as a guide to all landowners who have purchased residential lots within Ravens Bluff, so that landowners better understand the permanent restrictions that have been placed on the property. It is also intended to help landowners understand the role and obligations of the Lowcountry Open Land Trust in accepting the conservation easement. It is our intent that through better communication and understanding, private landowners can continue private enjoyment of their property while preserving the qualities that define the beauty and special character of Ravens Bluff.

**The Conservation Values of Ravens Bluff:**

- ◊ *Scenic tree lined corridor along the marsh that is visible to the public.*
- ◊ *Scenic tree lined corridor and open fields along the public roadways of Chisolm Road, Raven's Bluff Road and Raven's View Road*
  - ◊ *Wildlife corridor associated with the waterfront edge*
  - ◊ *Wildlife corridor associated with the tree canopy along the roads*
    - ◊ *Wildlife habitat functions of the Nature Preserve*
  - ◊ *Traditional uses, including agriculture and sustainable timber uses*
- ◊ *Water quality functions associated with 41 acres of freshwater wetlands and natural landscape*
  - ◊ *Rural character of Johns Island*

In order to protect these values, the following restrictions have been placed on the property:

- Subdivision is limited to a maximum of 20 single family lots on a total of 96 acres. Sizes of lots may vary from original plan. Low density protects the rural character, and minimizes threats to wildlife habitat and water quality degradation.
- Residential structures require 50 or 75 foot setbacks from marsh (see attached map). Setbacks protect water quality of waterway by protecting vegetative zone that filters surface runoff and removes nutrients and pollutants. Setbacks also protect wildlife habitat associated with tree canopy and the scenic view that is visible to the public.

William L. Alge, Jacqueline W. Bowe, T. Heyward Carter, Jr., Carmel R. Dodds, W. Foster Gaillard, Elizabeth M. Hagood, Lewis H. Hay, W. Elliott Hutson, Louise J. Maybank, Michael G. McShane, John I. Saathfield, Jr., Theodore D. Stoney, Jr., Helen S. Warren

- Residential and other structures are not allowed within the 50, 100 or 200 foot road buffers (see attached map) or within the 50 foot property line buffer on certain lots. Setbacks protect the scenic and rural character of Johns Island.
- Docks are restricted in size to 4 feet wide piers (walkways) and 50 square foot pierheads. Floating docks, railings, boat lifts, and superstructures are prohibited. No dock lighting is allowed. Dock restrictions protect scenic corridor, water quality and wildlife associated with marsh habitat.
- Within roadside buffers, clearing of vegetation is restricted to trees and shrubs less than 4 inches at breast height, other than dead or diseased trees. Any driveways located through the buffer should minimize to the greatest extent possible removal of any trees greater than 4 inches at breast height. The vegetated buffer preserves wildlife habitat, and protects the scenic corridor and rural character of the property.
- Within marsh buffers, clearing of vegetation is restricted to trees and shrubs less than 8 inches at breast height, other than dead or diseased trees. The vegetated buffer preserves wildlife habitat, protects the scenic corridor and water quality.
- Commercial and industrial activities are prohibited. This protects the rural character of the property.
- Temporary residential structures and mobile homes are prohibited.
- Mining, dumping trash and similar activities are prohibited since they destroy the natural character of the Property.

The terms of the conservation easement are binding to the land, irrespective of the landowner.

#### Activities that can still be performed by a landowner.

- Landowners can build, maintain and improve residential structures and attendant buildings, outside any buffer.
- Landowners can build ponds, subject to buffer restrictions.
- Landowners can dig wells and install septic systems, or grant easements for sewer and water lines.
- Landowners can use property for any recreational activities subject to state and federal law.
- Landowners can perform routine maintenance of property, including mowing and landscaping subject to the restrictions of the buffers.
- Landowners can sell, lease or convey any residential lot.
- Landowners can engage in noncommercial farming and agricultural activities.
- Landowners can engage in sustainable timber management, subject to a plan prepared by a forester and approved by LOLT.
- Landowners can engage in activities that are consistent with the Purposes of the easement, if they are not specifically prohibited. If there is any question about whether something would be allowed, LOLT staff would be happy to meet on site to discuss.

#### Activities that require prior notice or approval by LOLT

Any reconfiguration of lot lines, requires 20 days notice prior to receiving County approval.

Any agricultural structures within the buffer requires LOLT approval.

Clearing of any new open fields requires LOLT approval.

Ponds that intrude into any buffer require LOLT approval.

Any forestry activity requires notice to LOLT.

In accepting the conservation easement, LOLT has made a commitment to maintain the integrity of the land and the terms of the easement in perpetuity. In order to maintain our eligibility in non-profit/ non-government conservation work, we are required to have the right of access on any of the land protected by the easement, and to monitor for compliance under the terms of the conservation easement. It is the LOLT policy to respect the privacy of the landowners and to enter the land in an unobtrusive manner, with prior permission. LOLT has photographed the existing natural character that will enable us to know what the land should look like on subsequent visits, and we will continue to add to our documentation of natural features with time.

Should LOLT find a violation under the terms of the easement, LOLT has the right to take legal action against the landowner. Our experience has been that enforcement issues can be avoided through communication and a continued commitment of the landowners to protect the natural character that makes Ravens Bluff a special place to reside.

LOLT is committed to working with landowners in a positive manner to protect the conservation values of Ravens Bluff. If there are any questions, please contact a representative of the LOLT. We would be glad to meet with you or to discuss any questions about the conservation easement.

Contact:       The Lowcountry Open Land Trust  
                  456 King Street  
                  Charleston, SC 29403  
                  803-577-6510  
                  803-577-0501 (fax)

Margaret Blackmer

Land Protection Associate responsible for monitoring and documentation of existing protected lands.

☆ Sharon Richardson (*consult & questions*)

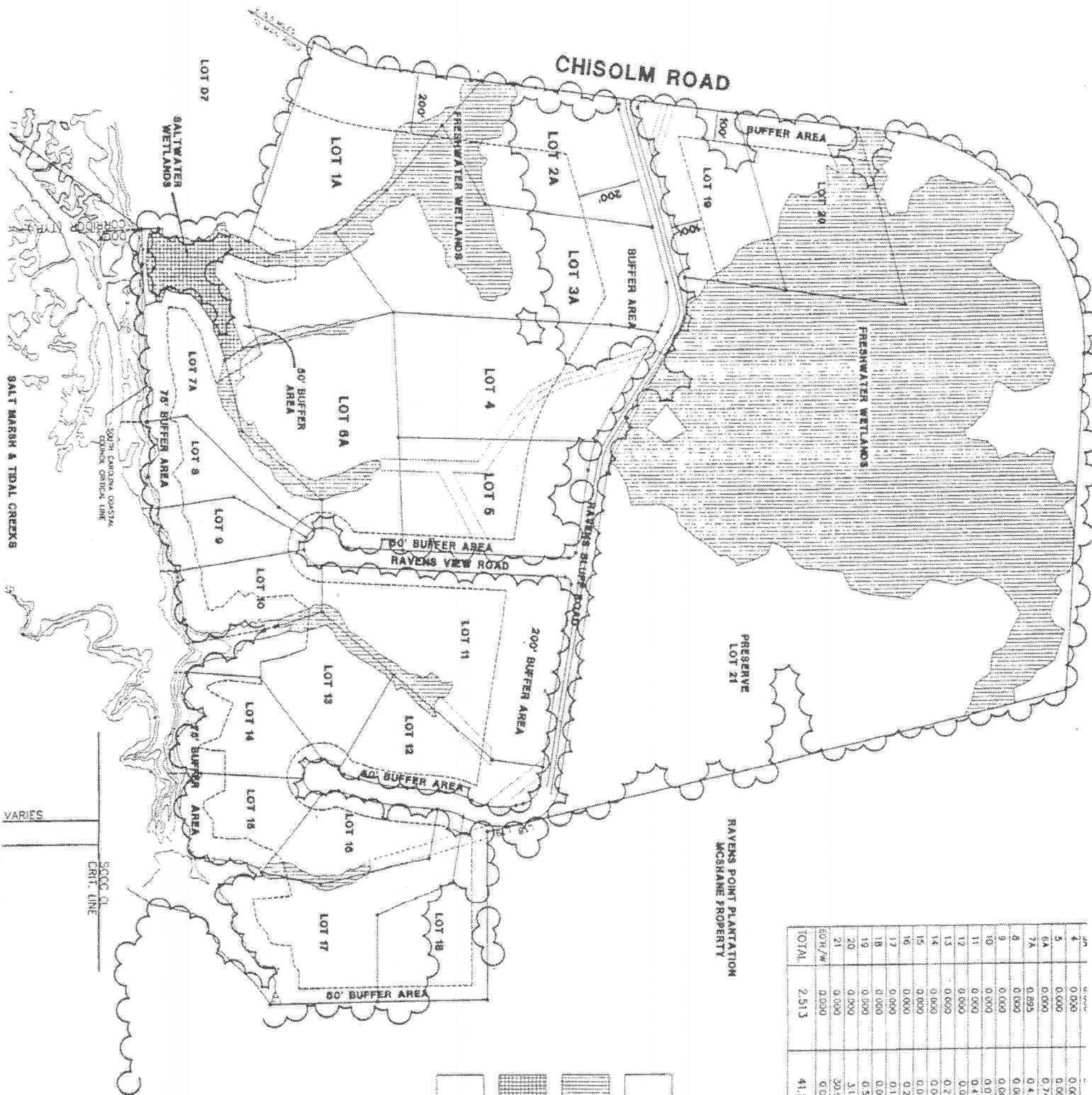
Director of Land Protection responsible for conservation easement design and implementation for new and existing protected lands.

Mary Pope Waring

Executive Director responsible for long term viability of LOLT, landowner education and community relations.

Prepared by LOLT 3/98

*The above information is not intended as legal advice, but rather as an informational guide.  
For specific interpretation on an activity, refer to the conservation easement.  
A Grantor should seek independent legal advice.*

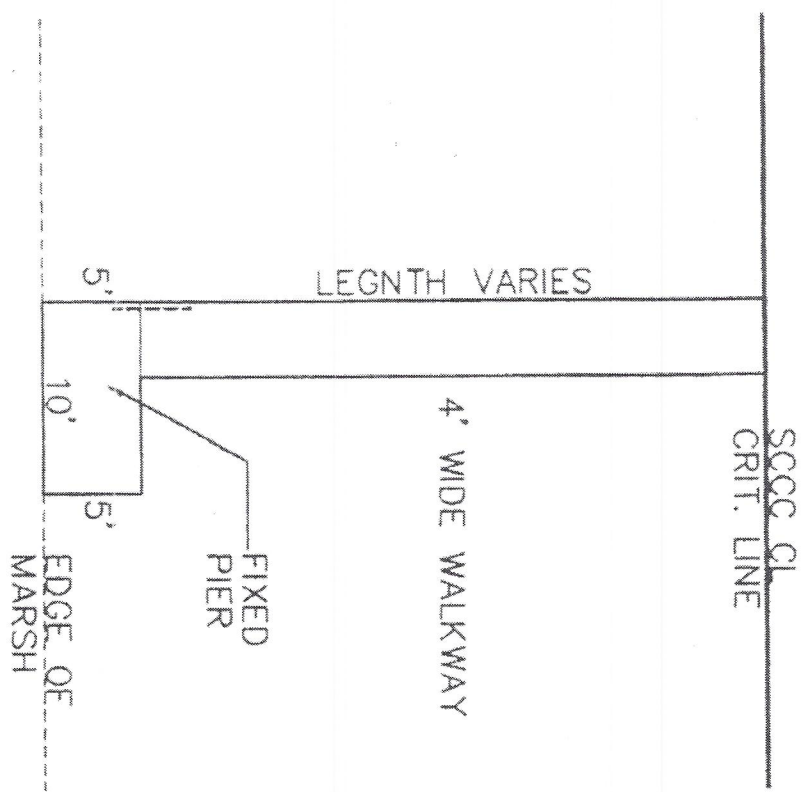
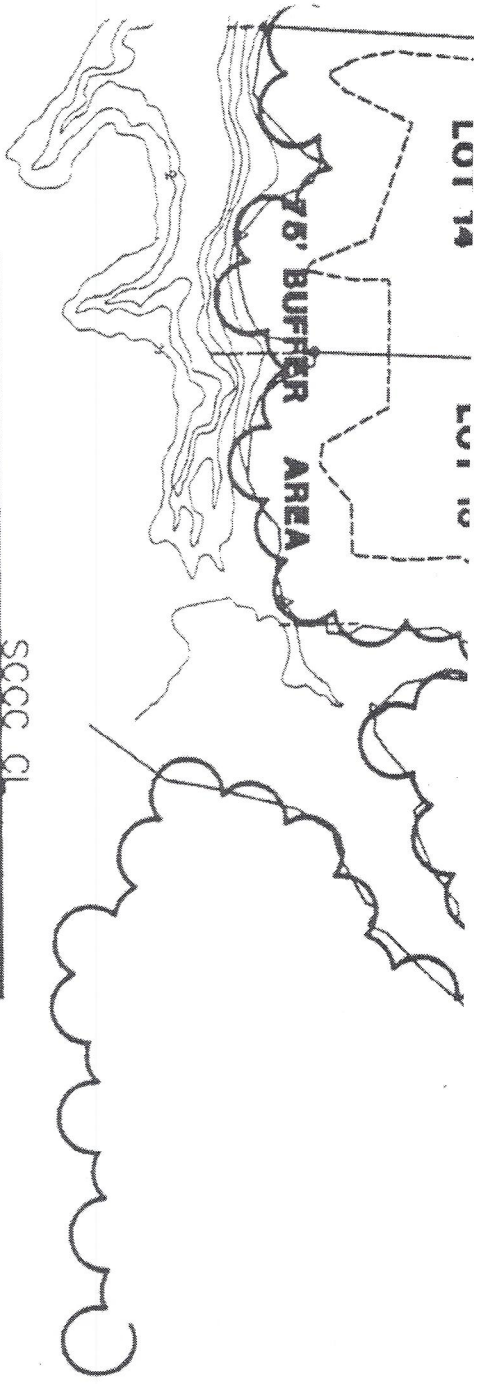


# LEGEND

|  |                    |
|--|--------------------|
|  | BUFFER             |
|  | FRESHWATER WETLAND |
|  | SALTWATER WETLAND  |
|  | RESIDENTIAL LOT    |

|       |       |        |         |         |        |
|-------|-------|--------|---------|---------|--------|
| 4     | 0.000 | 0.000  | 6.801   | 8.801   | 2.0    |
| 5     | 0.000 | 0.000  | 5.098   | 5.098   | 2.2    |
| 6A    | 0.000 | 0.748  | 6.115   | 6.863   | 0.5    |
| 7A    | 0.895 | 0.436  | 2.944   | 3.360   | 0.9    |
| 8     | 0.000 | 0.000  | 1.811   | 1.811   | 0.4    |
| 9     | 0.000 | 0.000  | 1.872   | 1.872   | 0.4    |
| 10    | 0.000 | 0.078  | 2.025   | 2.103   | 1.1    |
| 11    | 0.000 | 0.418  | 2.173   | 2.591   | 3.5    |
| 12    | 0.000 | 0.061  | 3.096   | 3.097   | 1.2    |
| 13    | 0.000 | 0.293  | 2.954   | 3.247   | 0.8    |
| 14    | 0.000 | 0.000  | 2.647   | 2.647   | 1.0    |
| 15    | 0.000 | 0.008  | 2.316   | 2.354   | 1.0    |
| 16    | 0.000 | 0.221  | 2.304   | 2.525   | 0.5    |
| 17    | 0.000 | 0.117  | 4.949   | 5.066   | 1.5    |
| 18    | 0.000 | 0.000  | 3.365   | 3.365   | 1.1    |
| 19    | 0.000 | 0.517  | 3.509   | 4.026   | 1.8    |
| 20    | 0.000 | 3.146  | 1.203   | 4.849   | 0.9    |
| 21    | 0.000 | 30.946 | 28.490  | 57.426  | 57.426 |
| 50R/W | 0.000 | 5.772  | 5.772   | 5.772   | 5.772  |
| TOTAL | 2.513 | 41.531 | 110.457 | 151.606 | 92.34  |

MAP OF  
SHOWING DESIGN  
CONSERVATION  
LOWCOUNTRY



# TYPICAL DOCK PLAN

NO SCALE

SHOWING  
CONSERV  
LOWCOL

RAVI