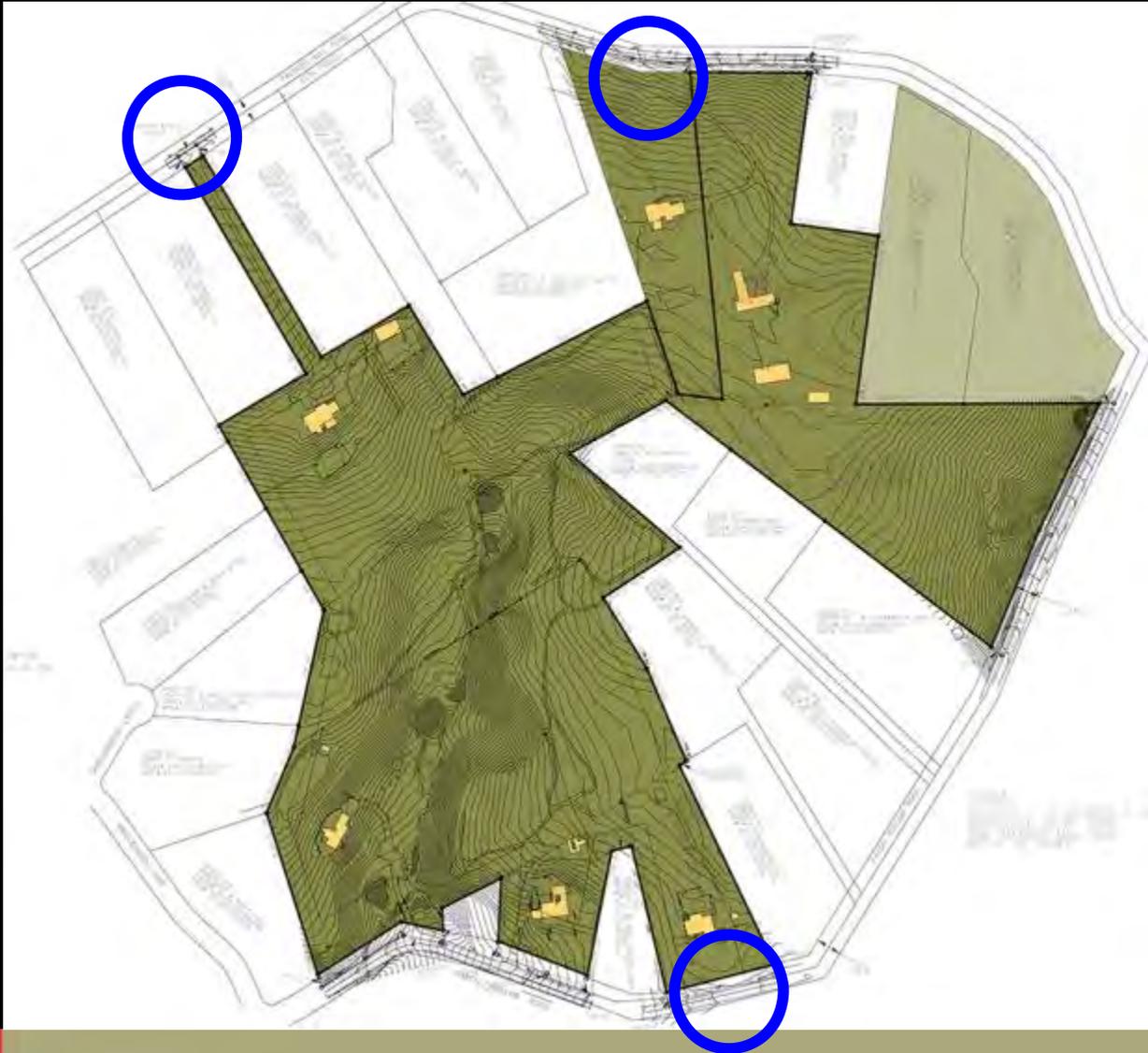


Welcome to
WOODLAND PRESERVE



• **The Best of Both Worlds** •

Existing Site



- Site access points

Existing Site



- Site access points
- **Country club**

Existing Site



- Site access points
- Country club
- **Stables**

Existing Site



- Site access points
- Country club
- Stables
- Existing ravine

Proposed Site Plan



- **Dramatic Main Entrance**
- *Expansive Pasture Views*

Proposed Site Plan



- **Dramatic Main Entrance**
- *Expansive Pasture Views*
- **Park Like Setting with Water Features**

Proposed Site Plan



- **Dramatic Main Entrance**
 - *Expansive Pasture Views*
- **Park Like Setting with Water Features**
- **Specialty Clubhouse**
 - *Non-Gated Access for Guests*
 - *Outdoor Pool*
 - *Golf Cart Accessible*
 - *Adjoins Paxon Hollow Golf Course & Greenbank Farm (Access via Horse / Golf Cart)*

Proposed Site Plan

Site Access



- **3 Gated Access Points**
 - *Separate Access for Each Building Phase*
 - *Minimal Existing Resident Disturbance*
- **Low Traffic Volume**

Proposed Site Plan

Phase 1



Proposed Site Plan

Phase 1



- Buffer Exceeds Zoning Requirements
- Existing Home & Drive Removed
- Dramatic Woodland Views

Proposed Site Plan

Phase 2



- Large Landscape Buffer
- *Limits Street View of Units*

Proposed Site Plan

Phase 2



- Limited Construction Disturbance
- Second Access Point
- New, Added Models
- Dramatic Ridgeline Views

Proposed Site Plan

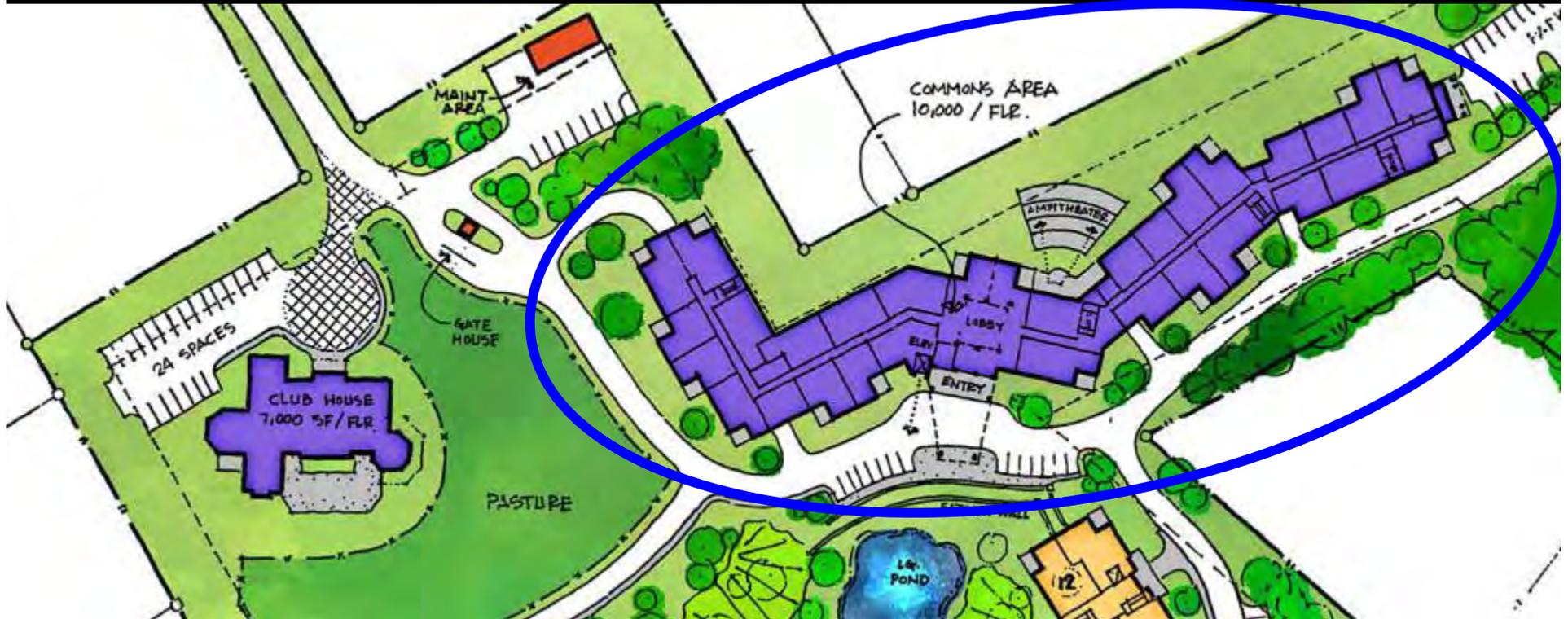
Apartments & Commons Future Phase



- **Direct Access to Commons**
 - *Amenities with Home & Service under One Roof*
 - *Assisted Living Services*
 - *Outside Dining*
 - *Dramatic Valley & Water Views*
- **Features Main Street Hometown Plaza**
 - *Community Gathering Point*

Proposed Site Plan

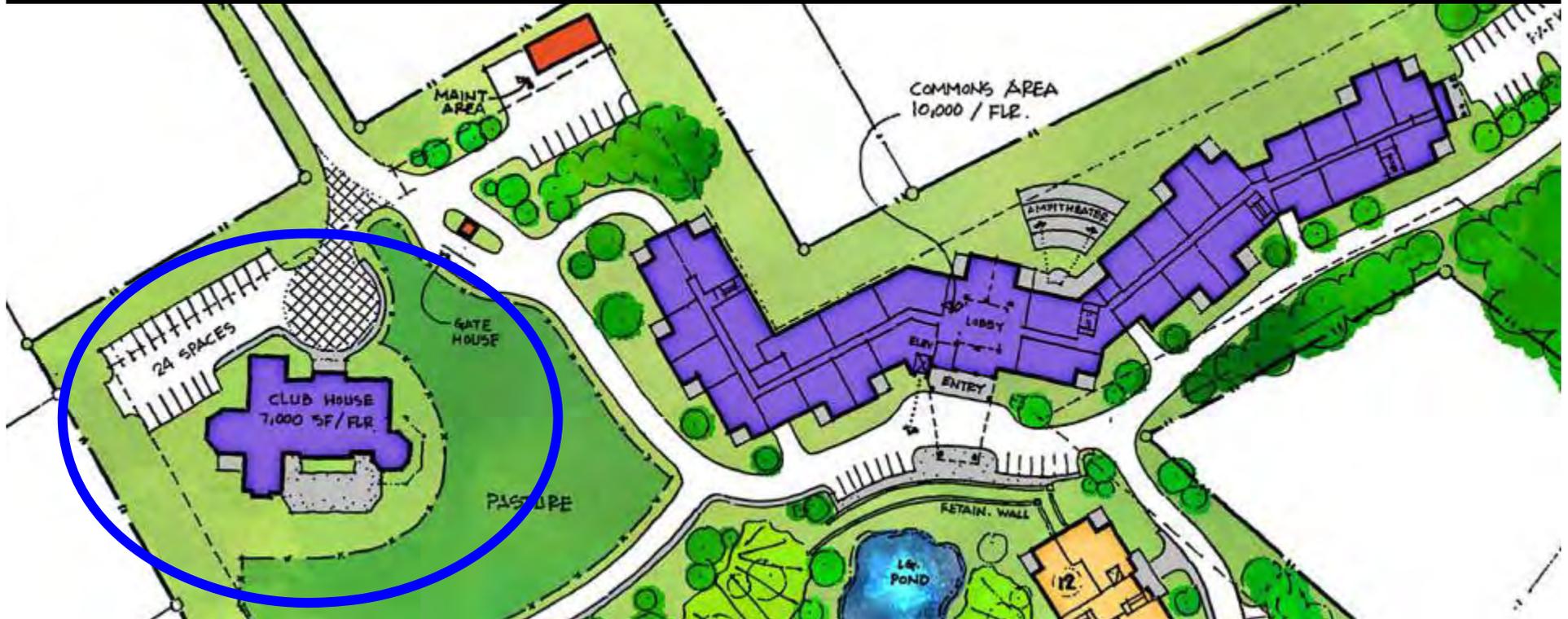
Apartments & Commons Future Phase



- Unobstructed Woodland & Pond Views
- Outdoor Dining
- Height at Top Consistent w/ Surrounding Structures
- Under Building Parking
 - *Not Visible from Roads*
 - *Centrally Located*

Proposed Site Plan

Club House



- Upscale, Specialty Dining
- Reservable, Private Family / Guest Dining Rooms
- Wine Cellar
- Outdoor Pool & Recreation
- Wood-Fired Outdoor Pizza Oven
- Direct, Non-Gated Guest Access

Hybrid Homes



The Best of Both Worlds

Cottage Amenities in an Apartment Setting

- Incremental Growth
- Higher Density
3:1 Ratio Increase
- Local Financing
- Extensive,
Affordable,
Shared Amenities

The Best of Both



Cottage-Like Features

- **One Floor Living**
- **Multiple Exposures**
- **Absence of Corridors**
- **Outdoor Living**
- **Sheltered, Under Building Parking**
 - *Preserves Trees*
 - *Minimizes Surface Disturbance & Extensive Surface Parking*

The Best of Both

Apartment-Like Features



- **Indoor Access to Common Areas**
- **Multi-Story Building**
- **Single Elevator Serving All Homes from Parking Area**
- **Social Connections**

The Best of Both



Green Features

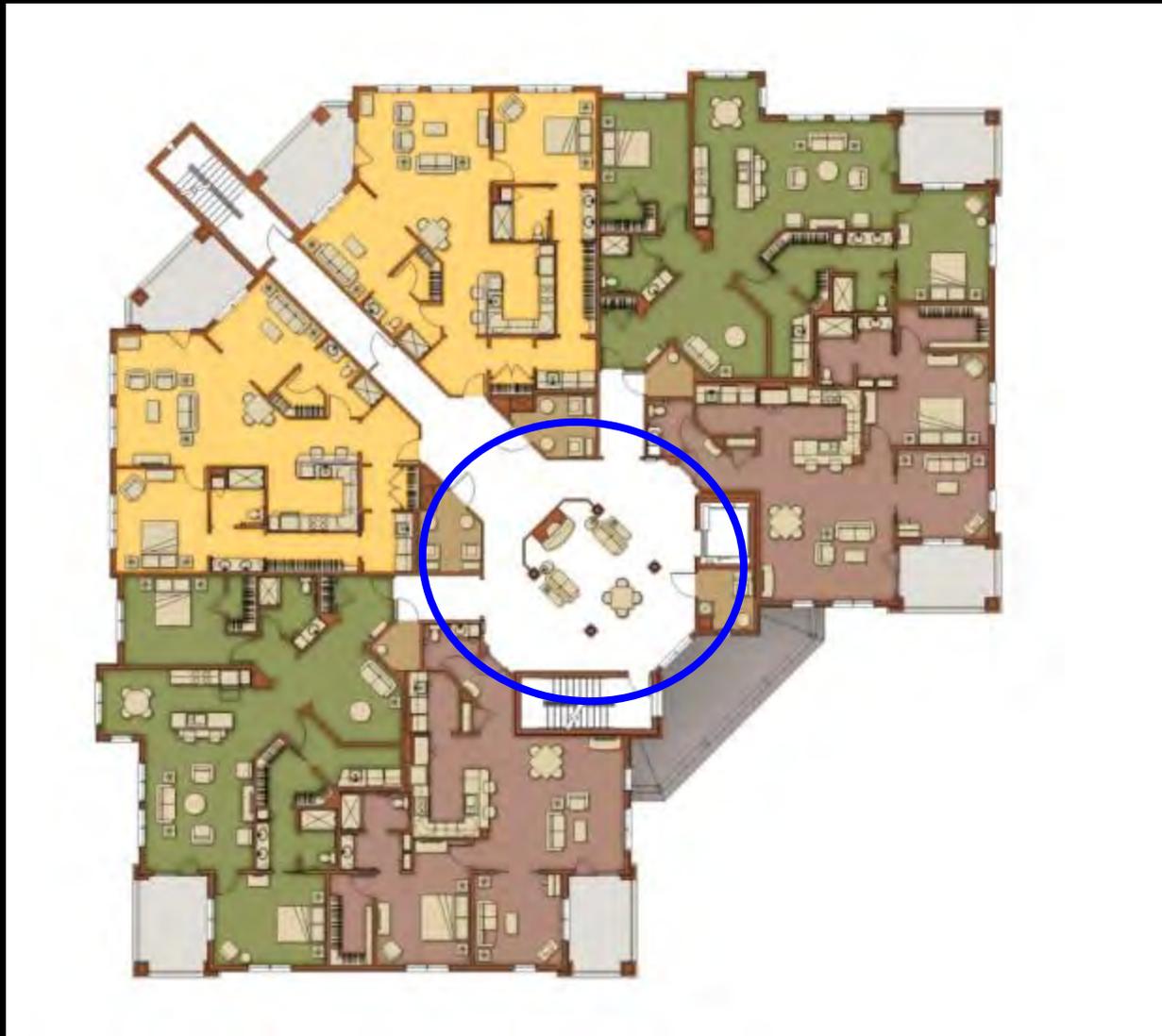
- **Higher Density**
- **Less Impervious Coverage**
- **More Open Space**
- **Preserve Trees**
 - *35% Surface Coverage (60% Allowed)*
- **Utilization of Latest Energy Technologies**



Hybrid Homes

Hybrid Homes

Community Model



**Social
Connections
Commons Area
Gallery Entrance
to Each Home**

Hybrid Homes

Social Connections



Hybrid Homes

Typical Floor: 6 Units



**One Floor Living
Elevator Access
from Gallery**

**Access to HVAC
& Mechanical -
No Home
Access**

Hybrid Homes

Parking Level



**1 Covered
Parking
Space / Unit**

**Golf Cart
Parking**

**Resident
Storage**

**Access to
Outside
Common Areas**

Hybrid Homes

Community Model



- Social Connection Opportunities**
- Multiple Views**
- Home-Like Windows**
- Common Fireplace**
- 9' & 10' Ceilings**
- Wet Bar**

Hybrid Homes

Multiple Views



Hybrid Homes

Multiple Views



Hybrid Homes

Community Model



**Premium
Ridgeline
Views**

**Outdoor
Living**

Hybrid Homes

Outdoor Living



**Private, Large,
Outdoor
Living Space**

**No Center
Doorway Post**

**Unobstructed
Views**

Hybrid Homes

Community Model



Type A

1 BR w/ Den

1.5 Bath

1,315 SF

**Home-Like
Laundry Center**

**Wide Range of
Home Sizes**

**Custom Kitchens
with Upscale
Appliances**

Hybrid Homes

Community Model



Type B

2 BR w/ Den

2 Bath

1,620 SF

**Double Sinks in
Master Bath**

**W.I.C. in
Bedrooms**

Breakfast Nook

**All Kitchens with
Breakfast Bar**

Hybrid Homes

Community Model



Type C

2 BR

2 Bath

1,370 SF

Dedicated Dining
Area

Access to Laundry
from Master
Bedroom



Creekside Homes

Creekside Homes

Hybrid Homes



Preferred Design • Design Compliments Woodland Setting

Creekside Homes

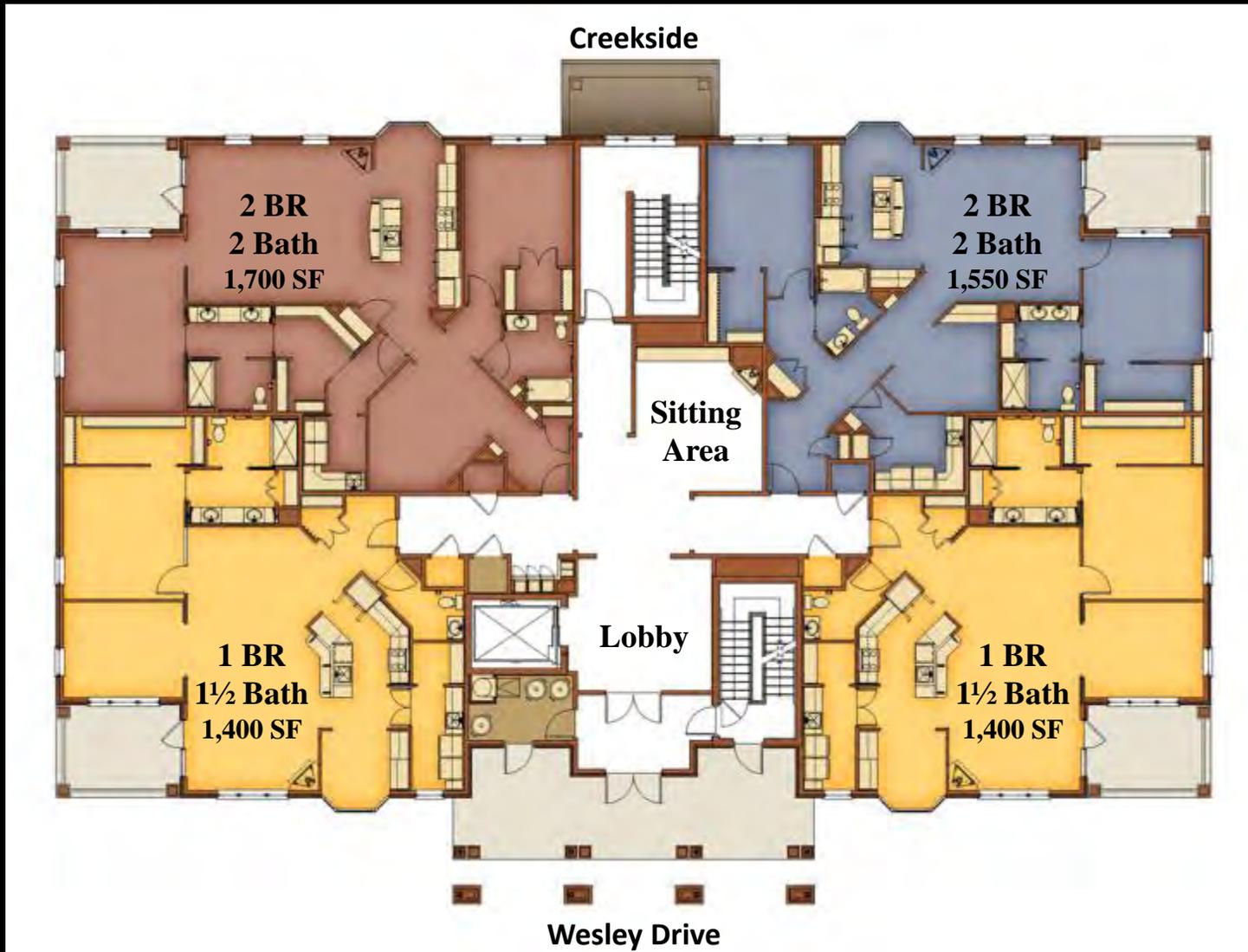
Sheltered Parking



Preferred Design • Design Compliments Woodland Setting

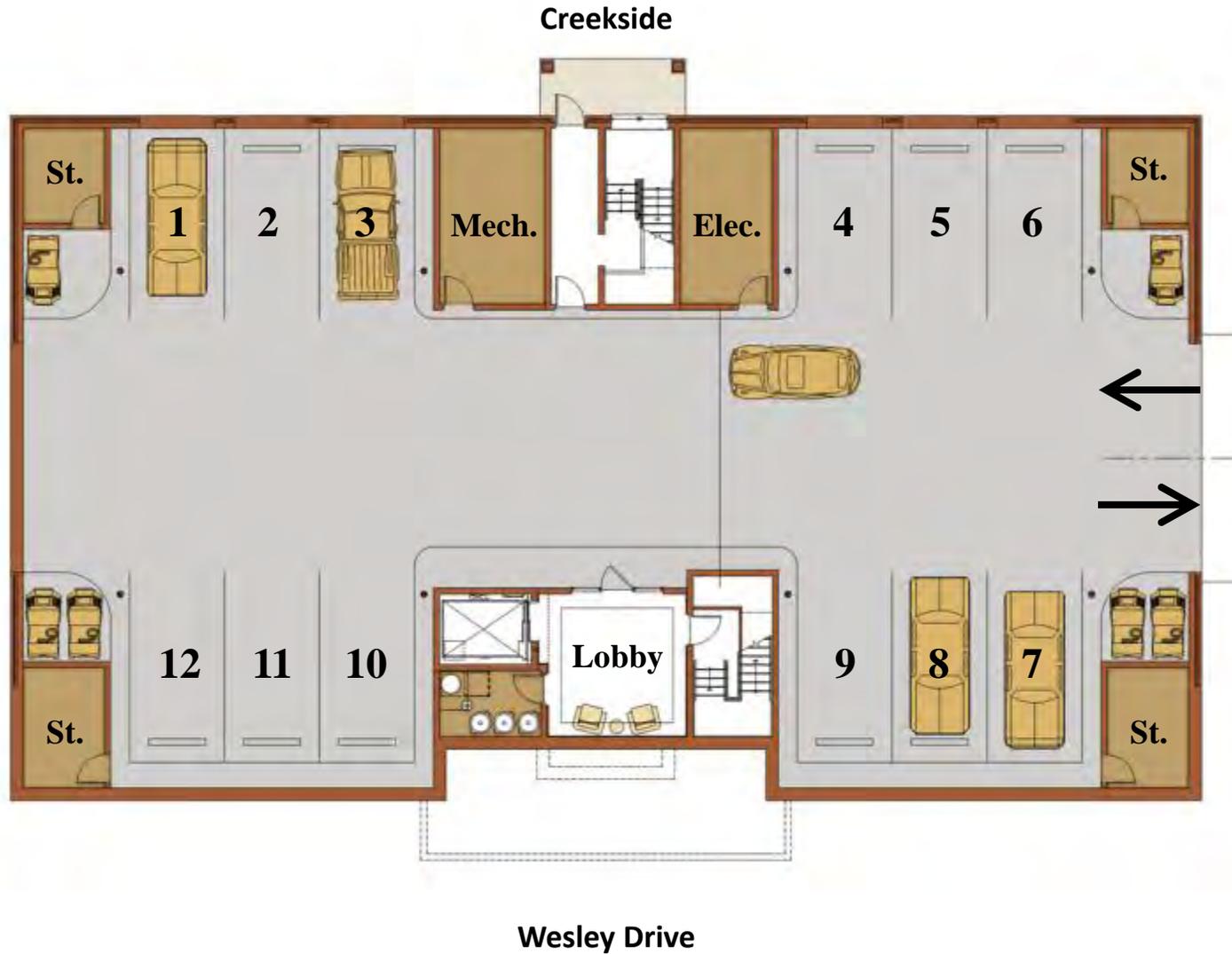
Creekside Homes

Typical Floor: 4 Units

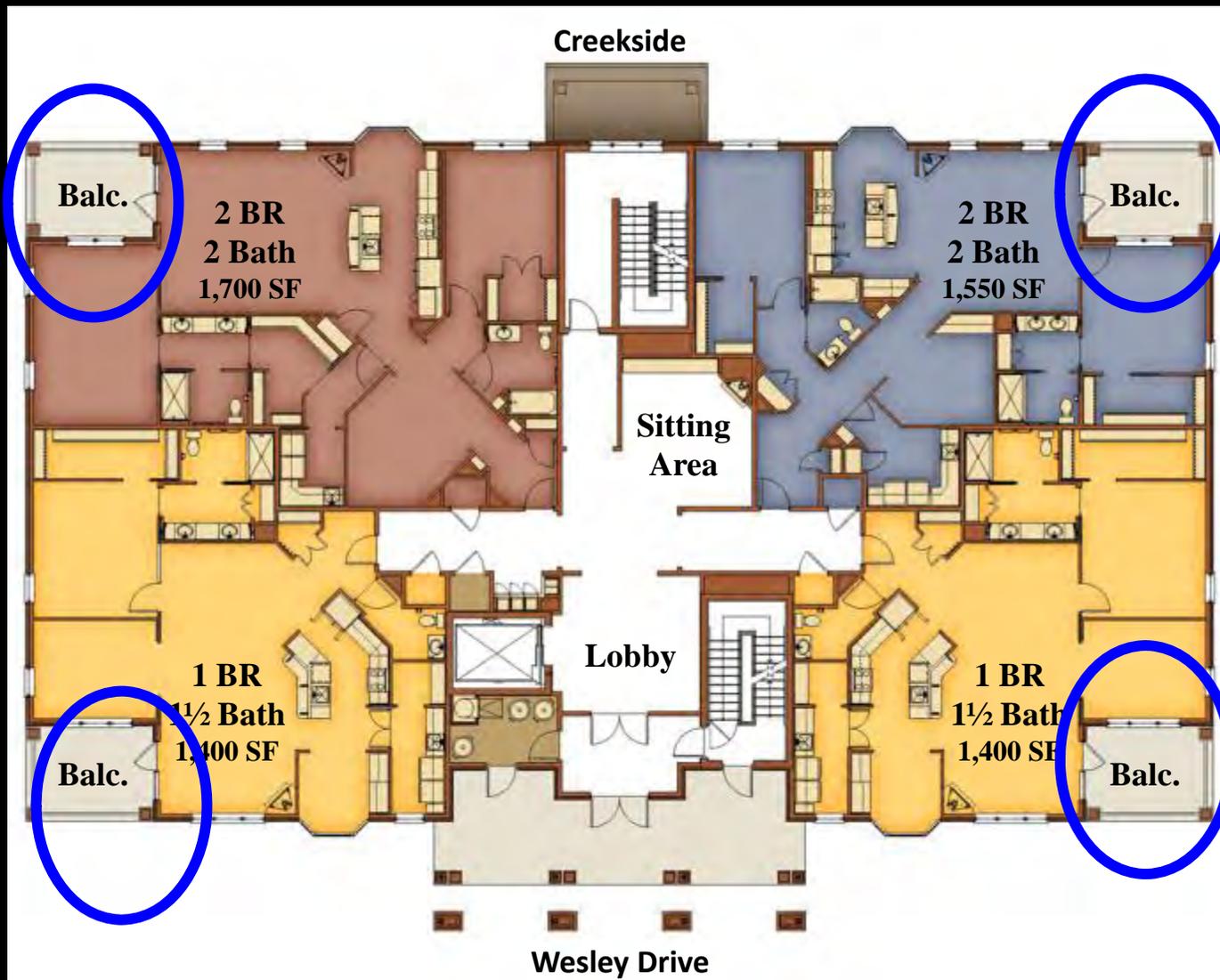


Creekside Homes

Parking Level

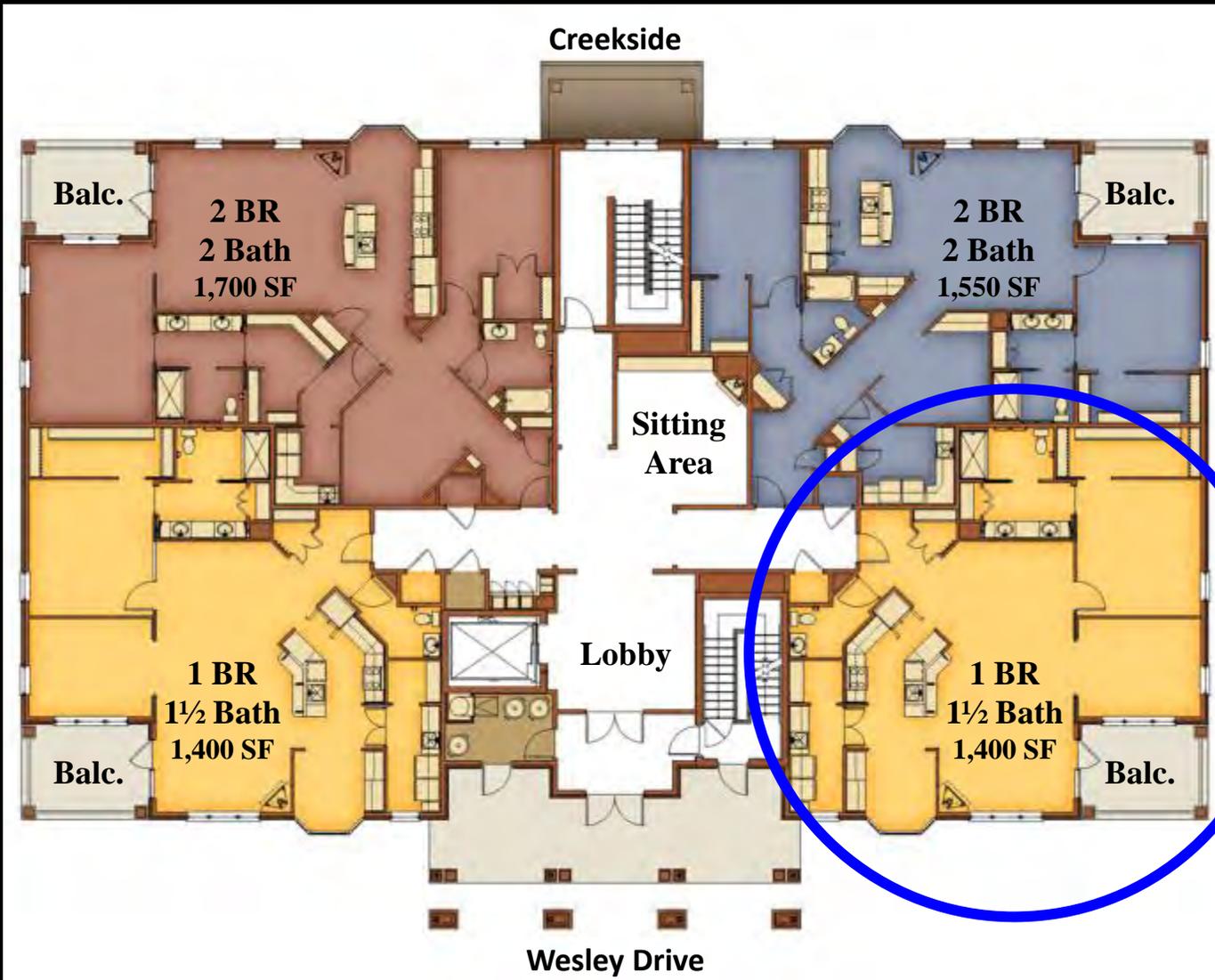


Creekside Homes



**Generous
Outdoor
Space**

Creekside Homes



Creekside Homes



Type A

1 BR w/ Den

1.5 Bath

1,400 SF

**Large, Central
Living Area
Accommodates Baby
Grand Piano**

Large Dining Area

Creekside Homes



Type B
2 BR w/ Den
2 Bath
1,550 SF

Creekside Homes



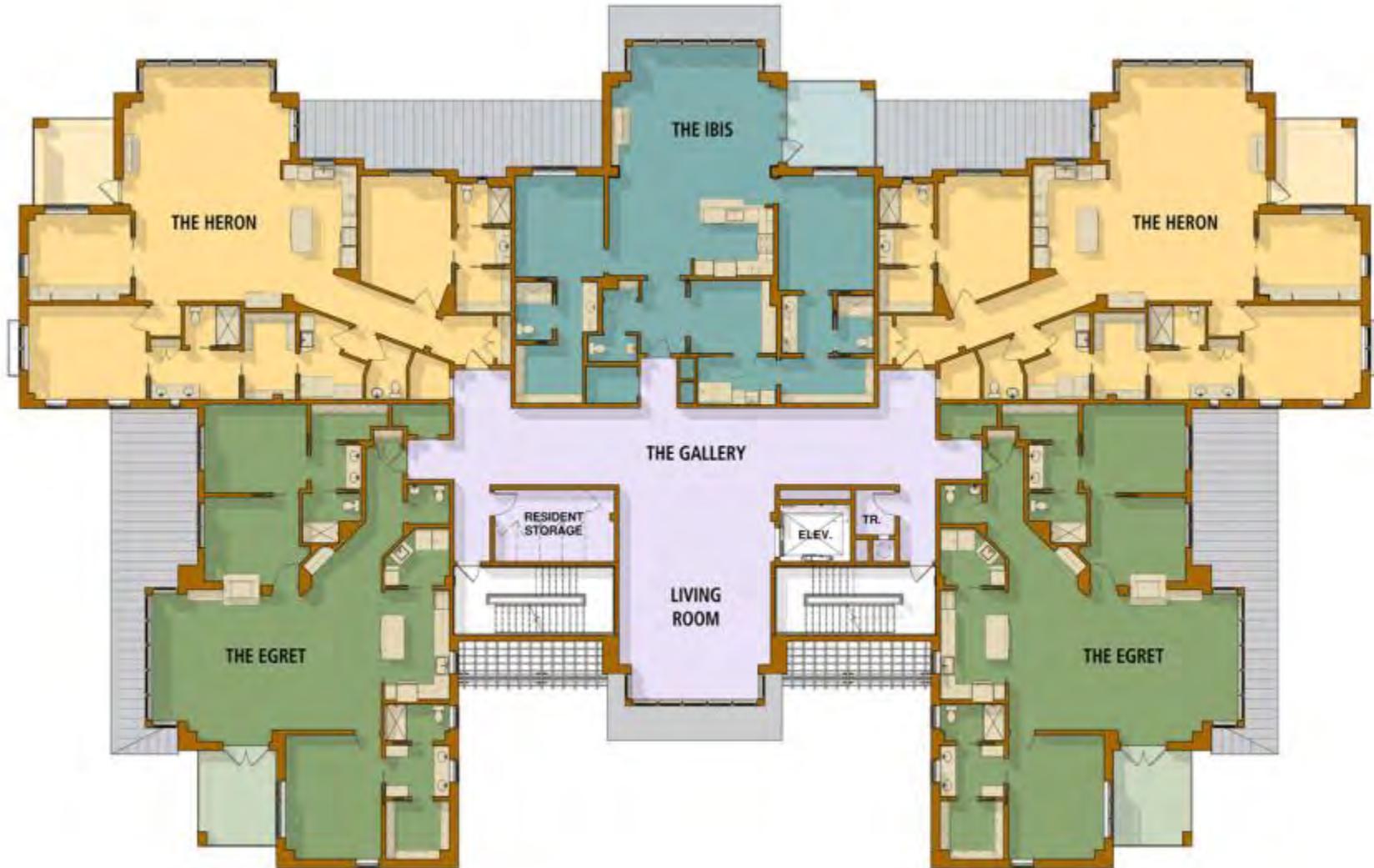
Type C
2 BR w/ Den
2 Bath
1,700 SF



Q THE QUAY
at
BISHOP GADSDEN
—∞—

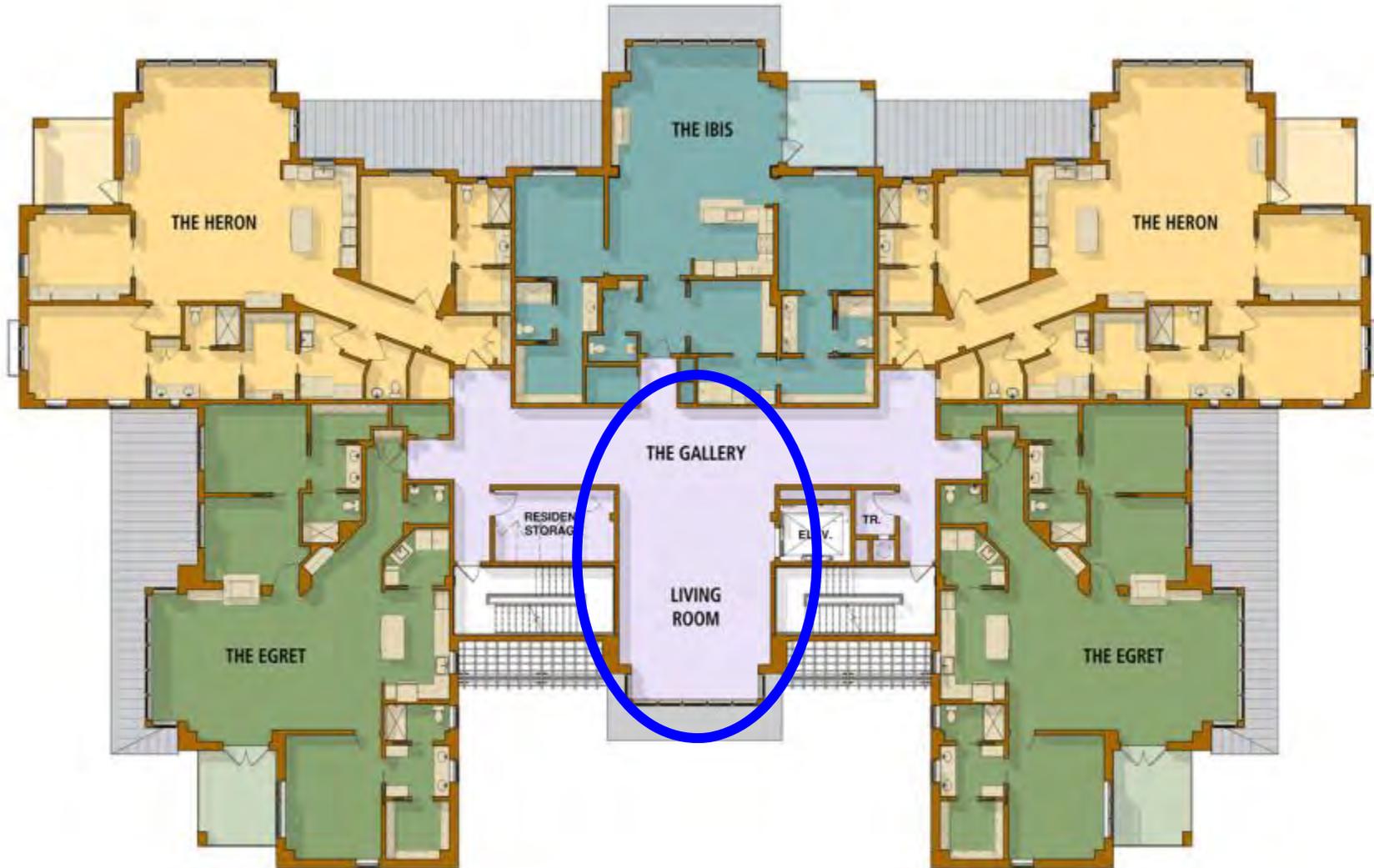
The Quay

Typical Floor: 5 Units



The Quay

Typical Floor: 5 Units



200 River Landing Drive, H 104, Charleston, SC 29492

The Quay

Community Room



**Unique 2-
Story
Gallery &
Window
Wall**

The Quay

Parking Level



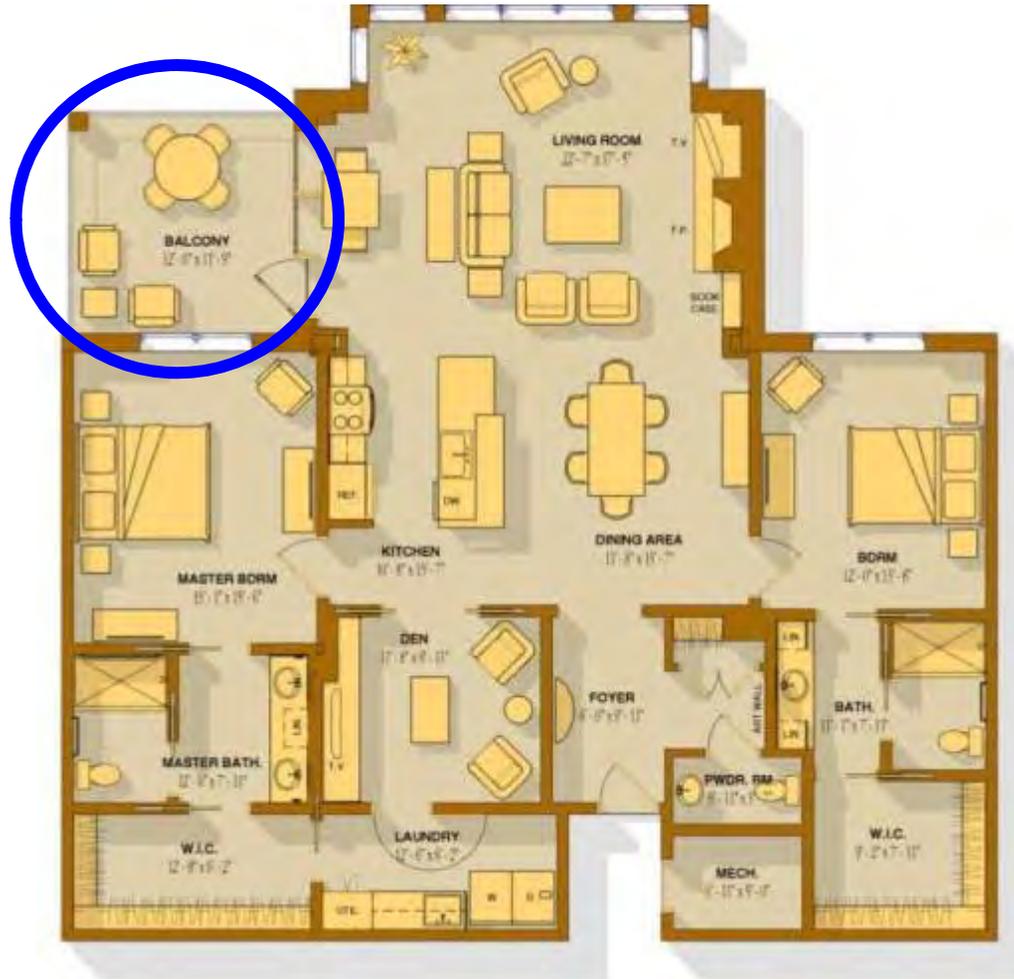
Large Parking Area

Central, Indoor Trash Pick-Up

Outside, Common Living Areas

The Quay

The Ibis



Type B

2 BR w/ Den

2.5 Bath

1,700 SF

Large Units

Open Design

**Large Master Suite
& Den**

200 River Landing Drive, H 104, Charleston, SC 29492

Balcony



The Quay



The Egret

Type A

2 BR w/ Den

2.5 Bath

1,900 SF

Large Units

Open Design

**Large Master Suite
& Den**

Kitchen Design



**Typical
Kitchen w/
42" Custom
Cabinets**

The Quay



The Heron

Type C

2 BR w/ Den

2.5 Bath

2,100 SF

Large Units

Open Design

**Large Master Suite
& Den**

Living Room



**Large,
Custom Low
Profile
Windows
and Nook**

Woodland Preserve

Club House



**Library &
Club
Activities**

Woodland Preserve

Club House



Woodland Preserve

Club House



**Available to
Reserve for
Holidays or
Private
Dining
Functions**

Woodland Preserve

Club House



Nightly First-Run Movies

Woodland Preserve

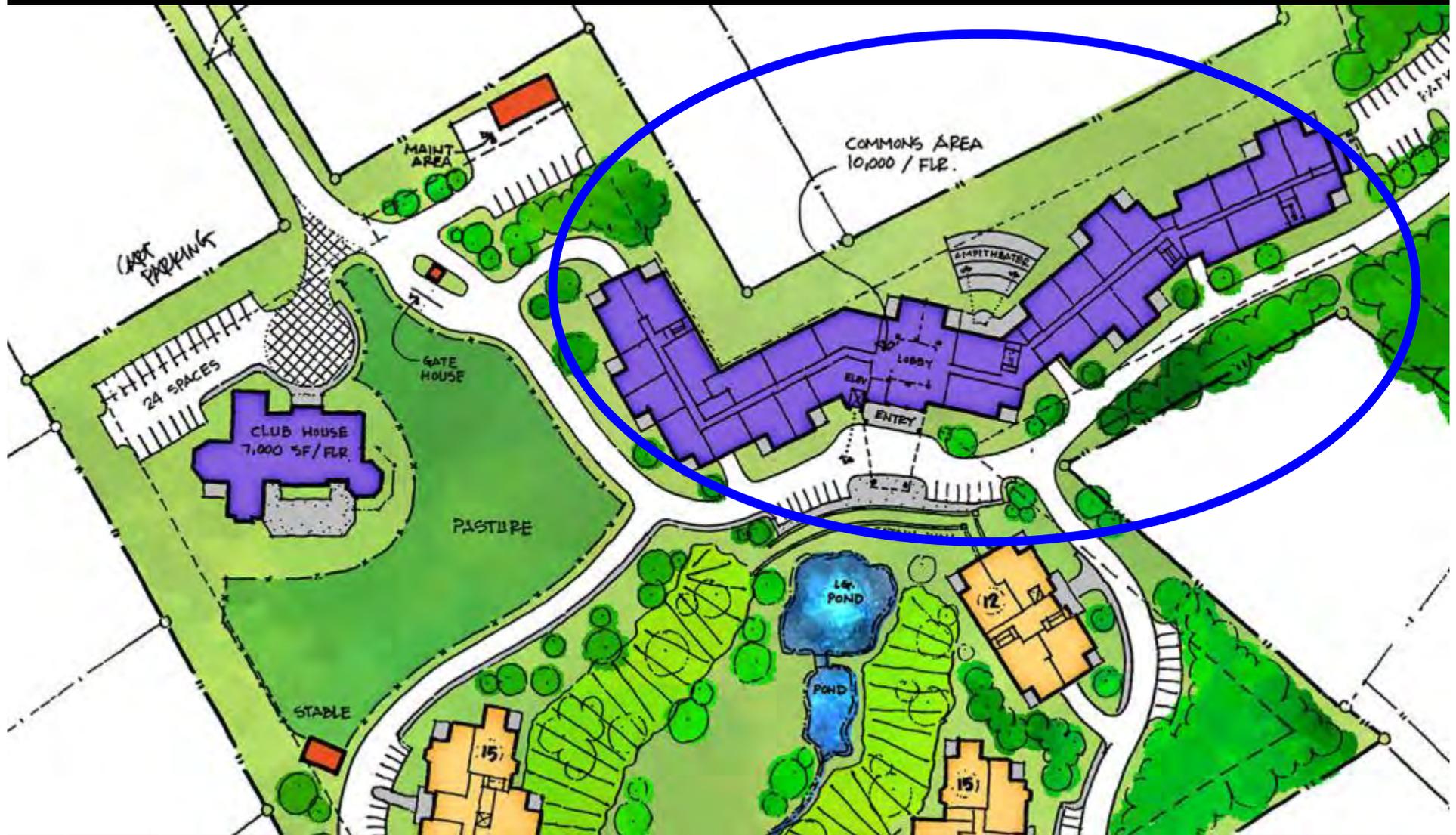
Club House



**Wine Cellar:
Resident
Storage &
Available for
Meals**

Proposed Site Plan

Community Building



Sloping Site

Ideal Building Design for Site



Woodland Preserve

Main Street - Commons



**Outdoor Living
Feel Year Round
w/ Inside Main
Street Plaza &
Service
Storefronts**

Woodland Preserve

Main Street - Commons



**Skylight Areas -
Creates Outdoor
Feel**

Woodland Preserve

Marketplace



**Ice Cream
Parlor**

**Gift & Card
Shop**

Woodland Preserve

Auditorium



Woodland Preserve

Dining Venues



**Self-Serve or
Waited
Tables
Available**

Woodland Preserve

Fitness



Woodland Preserve

Indoor Pool



Woodland Preserve

Spa



Proposed Site Plan

Final Phase



**Large Areas of
Untouched
Woodlands**



THANK YOU