

CAMDEN PRESERVE

PLANNED DEVELOPMENT DISTRICT

CONCEPT PLAN

Camden County, Georgia

Prepared for:

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Ryker Investments, LLC

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Bickley Coastal Investments, LLC

Odum, GA

Submitted to:

The Camden County Planning Commission

and The Camden County Board of Commissioners

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J-17783

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Exhibits

Exhibit A -	Camden Preserve Boundary, Wetland, and Salt Marsh Survey (sealed 9/23/05)
Exhibit B -	Concept Plan for Camden Preserve
Exhibit C -	1999 Aerial Photograph for Camden Preserve
Exhibit D -	Topographic Map for Camden Preserve
Exhibit E -	Digital Elevation Model for Camden Preserve
Exhibit F -	Water and Sewer Demands for Camden Preserve
Exhibit G -	Department of the Army Corps of Engineers Jurisdiction Wetland Determination
Exhibit H -	Threatened and Endangered Species Habitat Evaluation
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Exhibit J -	Preliminary Traffic Analysis/GDOT Correspondence

Tables

Table 1 -	Camden County Zoning Ordinance
Table 2 -	Camden County Subdivision Regulations

**CAMDEN PRESERVE
PD DISTRICT
SPECIFIC REQUIREMENTS**

1. *The site utilized for planned developments must contain an area of not less than 15 acres.*

The Camden Preserve project is over 3,016 acres with 1,672 acres of uplands, 193 acres of jurisdictional freshwater wetlands, and 1,152 acres of salt marsh.

2. *The site must have a minimum width between any two opposite boundary lines of 300 feet and must adjoin or have direct access to at least one improved public street.*

The site has over 17,000 linear feet of frontage on Horse Stamp Road.

3. *The application for amendment to the zoning ordinance shall be filed jointly by all of the owners of the properties included in the planned development.*

The Owners of the property are:

Harland Forest, LLC

Ryker Investments, LLC

Bickley Forest Investments, LLC

Bickley Coastal Investments, LLC

4. *A suitable plot plan shall be submitted by the developers for review and approval by the planning commission and the county commission.*

Exhibit B – “Concept Plan for Camden Preserve” is included with this application.

5. *A written report shall be submitted by the developers for review and approval by the planning commission and the county commission.*

A written report is included in “Section 1 – Introduction and Narrative of Intent of the application document.

INTRODUCTION AND NARRATIVE OF INTENT**A. The Property**

The Camden Preserve Planned Development District is located in northern Camden County. The site is east of US Highway 17, west of Interstate 95, south of Horse Stamp road, and north of the marshes and water body of White Oak Creek. Access to the property is from Horse Stamp Road. Linkage to Interstate 95 occurs from Exit 26 (Dover Bluff Road) to Spring Bluff Road or Highway 17. A future interchange at I-95 and Horse Stamp Road is currently under design (NH-95-1 (167)) and is expected to be open in 3-5 years. Exhibit A is a Boundary Survey of the property.

The total property is approximately 3016 acres consisting of +/- 1672 acres of uplands, +/- 193 acres of jurisdictional wetlands, and +/- 1151 acres of salt marsh. The wetlands and salt marsh are also shown on Exhibit A. The freshwater wetlands have been flagged, surveyed, and approved by the United States Army Corps of Engineers (200500395) by letter dated May 16, 2005. The DNR Marsh Jurisdiction line has been delineated, reviewed, and approved by the Georgia Coastal Resources Division by letter dated March 18, 2005. Exhibit A also includes the flood zones for the property which includes Zone X, Zone X shaded, and Zone AE 12 based on FIRM No 13039C0125C, dated September 30, 1988.

The Camden Preserve property is currently owned jointly by Harlan Forest LLC, Ryker Investments LLC, Bickley Forest Investments LLC, and Bickley Coastal Investments LLC. The property is currently being used for silviculture and hunting activities. Exhibit C is a 1999 infrared photo of the property and illustrates the amount of pine plantation that occupies the property.

Exhibit D and Exhibit E are topographic maps of the property. The topography is based on aerial digital information collected and processed to obtain one (1) foot contour intervals. The information has an accuracy of +/- six inches over ninety percent of the property and is adequate for use in planning the property. Elevations on the property range from elevation 24 to 4 NGVD (1988 datum).

B. Intent of the Camden Preserve PD District

The intent of the Camden Preserve project is to create an active residential community complete with amenities, shopping venues, and recreational opportunities, that has been planned entirely around the natural environment of the property. The variations in residential neighborhoods within Camden Preserve will offer residents a choice of traditional single family detached homes as well as maintenance free attached coach homes, town homes, or marsh homes. With over five miles of sweeping marsh views on the property, nearly every home site will be offered with a view of wetlands, lakes, marshes, or deep water vistas.

The Neighborhood Amenity area will offer residents a central location to congregate and share in the recreational activities of Camden Preserve. Activities may include a club house, aquatic center, playgrounds, community centers, or a site that all residents can access the deep waters of White Oak Creek and its tributaries.

The central Neighborhood Commercial area will offer residents the opportunity to shop, eat, or work near their home without ever leaving the community. An internal sidewalk or trail system will connect directly from the residential neighborhoods to the commercial village to promote pedestrian, bicycle, or golf cart traffic, all environmentally friendly modes of transportation.

The General Commercial area designation is located where the future I-95 interchange will be constructed. It is anticipated that the interchange will be operational by 2010. The commercial area will offer additional shopping, eating establishments, hotels, and other commercial activities to supplement the Camden Preserve project but also serve to attract the thousands of visitors along I-95 to stop and see what Camden County has to offer.

C. Planned Development Process

The Planned Development Process is based on the Camden County Zoning Ordinance. The following process will be established for submittal and approval of the Camden Preserve PD. The review and approval of the Planned Development Concept Plan (rezoning) as required by the zoning ordinance included here is the first step. This concept plan establishes the framework for development of Camden Preserve over an extended time frame. Land uses, density, environmental quality, utility service and the like are described in this document. As Master Plans (preliminary plats for major subdivisions) are developed, they will be submitted for approval to the county for each portion of the tract to be developed. The Master Plans will describe specific development in more detail as studies and designs are prepared. Specific development standards for individual lot setbacks, buffers, minimum lot area, lot coverage, road design standards, building heights and other development standards shall be in accordance with those established in this document or as amended by the Owner and accepted by Camden County. Specific subdivisions (final plats) and projects will be submitted to the county for development approval. Supporting documentation of the appropriate detail is required at each level of approval.

D. Concept Plan

The Camden Preserve Planned Development District is anticipated to be constructed over a period of 10 years or more. Development will occur in accordance with the Concept Plan as set forth in this document or amended in the future. The Concept Plan sets forth the general scope of the development including number of units, development standards, open space and other issues.

The concept plan is non-specific in regard to the final location of land uses and location of residential development to allow flexibility in the future. Actual development may yield significantly less density. The goal of the development is to produce a high quality, environmentally sensitive community. The large tract of land provides an opportunity for a mix of land uses that may be developed over a long period of time. The PD designation is necessary

to accommodate the mix of land uses and provide for the responsible planning and development of the property over a long time frame.

The Camden Preserve property is currently used for timber production and game management. A commitment to forestry and game management will be maintained as part of the Master Plan. A silviculture exemption for applicable regulations and taxes shall remain in place until such time as a particular tract of land is platted for subdivision.

The Concept Plan (refer to Exhibit B) for the Camden Preserve project shows 5,600 units which will be built in phases, over several years. Proposed land uses in the development are detailed under Section 2 – Land Use Designation, Development Standards, and Definitions. The land uses anticipate development of residential communities with amenities, commercial uses, and recreational facilities.

The Concept Plan seeks to maintain significant areas of open space. The open space and amenities will be owned and maintained by the developer, homeowner's association, or other legally designated entity. Property deeded to a governmental entity becomes the maintenance responsibility of that entity.

The Concept Plan constitutes an amendment to the current Camden County Ordinances. The Concept Plan introduces land uses that do not exist in current zoning documents. Land uses such as Coach Homes, Town Homes, Marsh Homes, Community Center, Community Recreation, and Community River Access are part of the Concept Plan.

The provisions of the Concept Plan, Exhibits, and Tables shall apply to development of the Camden Preserve Planned Development District. In the event of a conflict, the hierarchy of documents is the Concept Plan, then the Camden County Zoning ordinance dated March 21, 2000.

E. Environmental Protection

Environmental protection is a priority for the Camden Preserve project. The environment is crucial to the quality of life that is the attraction of coastal Georgia, and quality of the surrounding surface waters is a primary focus of the PD zoning. As part of the development process, the Owners or its assignees will implement Best Management Practices (BMPs) for Storm Water Management. The BMPs dictate storm water management standards. Use of detention lagoons, where possible, is a practice of treating storm water prior to release to receiving streams. In order to meet the water quality and anti-degradation goals which are impacted by impervious surfaces, the storm water management systems will be designed to the extent possible for surface (storm) water to be utilized for irrigation of landscaped and recreational areas.

The developer will prepare a storm water management master plan for the project. The plan will address the hydrological characteristics of the site. The plan will address predevelopment conditions and post development storm water management facilities for flood control and treatment. As a requirement of Master Plan approval, a storm water master plan of each development tract is required. The master plan serves as the framework for future construction,

and it details the ability of the lagoon system to treat runoff and control release rates during storm events.

The owner of the land shall be obligated, through the PD rezoning, to maintain the storm water systems. Maintenance of drainage systems is essential for proper operation of the treatment capabilities. Camden County has the authority to require maintenance by the owner of the system in the event there is a need.

Freshwater wetlands on the property are typical of coastal Georgia. Approximately 10 percent of the area above mean high water is jurisdictional, freshwater wetlands. The jurisdictional wetlands are shown on Exhibit A. The Corps of Engineers Jurisdictional Determination letter is included as Exhibit G.

F. Endangered Species

Environmental Services, Inc. (ESI) was retained to conduct a survey of endangered plants and animals on the site. ESI is coordinating its survey with the Georgia DNR Wildlife Resources Division, US National Marine Fisheries Service and the US Fish and Wildlife Service. A copy of the ESI survey is included as Exhibit H. The Developer will coordinate, negotiate, and abide by the final determination of the Georgia DNR, and US Fish and Wildlife Service as to preservation and/or mitigation of habitat for Identified Endangered Species.

G. Cultural and Historical Resources

As part of a comprehensive study of the property, an intensive Cultural Resource Assessment Survey of the property was conducted by Environmental Services, Inc. Its reconnaissance provided information concerning known cultural resources on the tract and also identified the potential of other cultural resources that may be present. This initial study will serve as the basis for future intensive studies to identify Archeological sites which may potentially be eligible for the National Register of Historical Places (NRHP). Such sites may require additional work beyond the Intensive study to determine whether they are eligible to the HRHP.

Prior to the development within a Master Planned area of the Camden Preserve PD Cultural Resource issues will be addressed with the appropriate government agencies and mitigation/preservation issues will be resolved as required by law. A copy of the report is included as Exhibit E.

H. Water and Sewer Services

It is proposed that the Camden Preserve PD District will be served by Camden County. It is the petitioners understanding that Camden County is currently developing a water and sanitary sewer system that will be capable of serving the Camden Preserve District. The Developer agrees to work with Camden County and provide any information the County may need to develop the system. The Developer also agrees to work with the County to develop a cost sharing program for the water and sanitary sewer system. The Owner desires to enter into a

water and sewer agreement with Camden County that specifies the County commitment to serve the project and the associated costs to be the responsibility of the Developer.

In the event Camden County does not develop a water and sanitary sewer utility system, the Developer shall have the right to develop their own system to serve the project with water and sewer. The County is obligated to inform the Owner of Camden Preserve in writing its intentions to develop a water and sewer utility by June 2006. Also, a draft water and sewer agreement will be submitted to the Owner for review from Camden County by June, 2006.

The estimated build-out demands for Camden Preserve is 1.65 mgd (million gallons per day) of water and 1.48 mgd of sewer. See Exhibit F.

I. Traffic

Access to Camden Preserve will be from Horse Stamp Road. A minimum of four (4) access locations are shown on the Concept Plan. Initially, site traffic will likely split between Horse Stamp road to the west and Spring Bluff road to the north. The nearest existing access to I-95 is Exit 26, Dover Bluff Road. Site traffic will use both of these travelways until the new interchange is constructed.

In 2010, the new interchange (GADOT Project NH-95-1(167)) at Horse Stamp and I-95 should be complete. The interchange will greatly affect traffic patterns for Camden Preserve, becoming the primary access route from I-95. Exhibit J includes a preliminary traffic analysis for the project and copies of the Georgia Department of Transportation correspondence regarding the interchange.

J. Dedications to Camden County

a. Dedication of Roads

The Owner will construct all roads in accordance with Camden County Standards. All Roads that are accessible by the public will be dedicated to Camden County. In the event an area of development is planned to be gated, the Developer will establish a Home Owners Association to own and maintain the roads and drainage system. All roads that accessible by the public will be dedicated to Camden County.

b. Coordination of Water and Waste Water Systems

The proposed water and wastewater system will be designed and constructed to Camden County Specifications. The Developer will dedicate the completed and accepted systems to Camden County for Ownership, maintenance, and operation.

c. The Owner agrees to coordinate with Camden County in the development of an emergency/evacuation plan. The emergency/evacuation plan may utilize private roads within Camden County for egress in the event of an emergency or evacuation. The exact private location of roads within the Camden Preserve PD that will be utilized shall be mutually agreed upon with the Owner.

K. Development Standards

Site development within the Camden Preserve PD will be controlled by the development standards that are established in Section 2 of this document. In the event of a conflict, the hierarchy of documents shall be this document and then the Camden County Zoning Ordinance and Subdivision Regulations dated March 21, 2000, as amended from time to time.

CAMDEN PRESERVE

LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS

A. Introduction

The proposed Camden Preserve PD district has been divided into six (6) planning area groups as indicated on the Concept Plan included as Exhibit B. The Planning Areas include:

1. Single Family (SF-1 to SF-8)
2. Coach Homes/Town Homes (CH/TH1 to CH/TH4)
3. Marsh Homes (MH1 to HM4)
4. Neighborhood Amenity
5. Commercial Neighborhood
6. Commercial General

The Concept Plan for Camden Preserve should maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines between tracts, the location and size of land uses indicated within tracts and preliminary design concepts for each tract described herein shall be subject to change as phases of the Concept Plan area are submitted for detailed development review over the life of the development; provided, however, that the maximum densities and other conditions of the Camden Preserve PD will be strictly observed.

B. Allowed Land Uses and Development Standards

1. The following land uses as designated for each individual planning area shall be permitted in the Camden Preserve PD District. The purpose of this portion of the PD document is to state which land uses shall be allowed within individual planning areas of the PD district; however, allowing these land uses does not obligate the developer to provide the uses or facilities stated herein.

The following land uses shall be permitted in the PD District:

- a. Single Family, SF-1 to SF-8
 - (1) Dwelling, single family
 - (2) Community Recreation
 - (3) Maintenance Area
 - (4) Model Home/Sales Center
 - (5) Open Space
 - (6) Minor Home Occupation
 - (7) Recreational Vehicle/Boat Storage
 - (8) Roads
 - (9) Utilities
 - (10) Community River Access

- (11) Silviculture
- (12) Accessory Building, Use

b. Coach Home/Town Home, CH/TH-1 to CH/TH-4

- (1) Dwelling, single family
- (2) Dwelling, two family
- (3) Dwelling, multiple-family
- (4) Community Recreation
- (5) Model Home/Sales Center
- (6) Minor Home Occupation
- (7) Open Space
- (8) Recreation Vehicle/Boat Storage
- (9) Roads
- (10) Utilities
- (11) Silviculture
- (12) Accessory Building, Use
- (13) Institutional/Civic

c. Marsh Homes

- (1) Dwelling, single family
- (2) Dwelling, two family
- (3) Dwelling, multiple-family
- (4) Community Recreation
- (5) Model Home/Sales Center
- (6) Minor Home Occupation
- (7) Open Space
- (8) Recreation Vehicle/Boat Storage
- (9) Roads
- (10) Utilities
- (11) Silviculture
- (12) Community River Access
- (13) Accessory Building, Use
- (14) Institutional/Civic

d. Neighborhood Amenity

- (1) Community Recreation
- (2) Community River Access
- (3) Neighborhood Commercial
- (4) Maintenance Areas
- (5) Open Space
- (6) Utilities
- (7) Roads
- (8) Silviculture
- (9) Accessory Building, Use

e. Commercial - Neighborhood

- (1) Retail businesses, personal service businesses, shopping centers, restaurants, convenience sites, clustered commercial establishments, office and civic/institutional uses.
- (2) Permitted Uses allowed in Section 508. C-N Neighborhood Commercial District under the Camden County Zoning Ordinance and Subdivisions Regulations dated March 21, 2000, and included as Table 1, both by right and special permit uses.
- (3) Dwelling, multiple family
- (4) Medical, Health Facilities
- (5) Silviculture
- (6) Community Recreation
- (7) Institutional/Civic

f. Commercial – General

- (1) Establishments engaged in selling goods or merchandise for personal or household consumption (e.g., shopping centers, supermarkets, department stores, convenience stores, gas stations, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); and office buildings and /or office for government, business professional or general purposes.
- (2) Permitted Uses allowed in Section 509. C- G General Commercial District (C-G) under the Camden County Zoning and Subdivision Regulations dated Marsh 21, 2000, included herein as Table 1 both by right and special permit uses.
- (3) Dwelling, multiple family
- (4) Medical, Health Facilities
- (5) Hotel/inn
- (6) Silviculture
- (7) Institutional/Civic
- (8) Commercial Neighborhood

C. CAMDEN PRESERVE DEVELOPMENT STANDARDS

Lard Use Type	Density Per Neighborhood	Minimum Lot Width at Setback or at Building Line	Minimum Setbacks (from property line)	Minimum Net Open Space per Neighborhood	Maximum Impervious Surface Per Lot	Minimum Lot/Tract Size	Maximum Building Height
I. Residential Neighborhoods							
a. Single Family Residential	2 units/acre	100 feet	Front 30'	10%	40%	12,000 SF	45'
i. Single Family Estate (Accessory Structure allowed)			Side 10'				
ii. Single Family Traditional (Accessory Structure allowed)	3 units/acre	70 feet	Rear 25'	10%	50%	8,400 SF	45'
iii. Single Family - Executive (Accessory Structure allowed)	4 units/acre	50 feet	Front 25'	10%	60%	6,000 SF	45'
			Side -				
			2' zero lot side				
			8' on other side				
			Rear 25'				
b. Coach Homes/Town Homes Attached (Accessory Structure allowed)	8 units/acre	16 feet	Front 15'	20%	60%	1,200 SF	45'
			Side 0'				
			Rear 15'				
c. Marsh Homes (Accessory Structure allowed)	12 units/acre	16 feet	10' from back of curb	20%	60%	5 ac Min tract 50 ac Max tract	

Land Use Type	Density Per Neighborhood	Minimum Lot Width at Setback or at Building Line	Minimum Setbacks (from property line)	Minimum Net Open Space per Neighborhood	Maximum Impervious Surface Per Lot	Minimum Lot/Tract Size	Maximum Building Height
2. Commercial (Accessory use allowed)	10,000 SF/Acre	100' unless attached	Front - 25' from R/W Side - 15' from property 25' from R/W Rear - 10' from property Conv. Neigh. 20'	20%	80%	20,000 SF lot unless attached	
a. Commercial Neighborhood	maximum 12 units/acre						
b. Commercial Interchange	10,000 SF/Acre maximum 12 unity/AC	100'	Front - 65' Side - 10' Rear - 15'	10%	90%	43,650 SF unless attached	
3. Open Space	N/A	N/A	N/A	20% of the total PD not including street, drives, and parking.	N/A	N/A	

D. Allowed Density and Transfer of Density Between Planning Areas

Overall Density for the Camden Preserve PD shall not exceed the following:

Camden Preserve Land Use	Total Acres	Upland Acres	Wetland Acres	Dwelling Units	Square Feet
Single Family	1,233.4	1,136.1	97.4	2,380	-
Coach Home/Town Home	206.3	191.2	15.1	1,530	-
Marsh Home	160.0	140.9	20.1	1,690	-
Neighborhood Amenity	12.4	9.6	2.8	-	-
Commercial Neighborhood	55.7	54.4	1.3	-	250,000
Commercial General	141.5	86.6	54.9	-	500,000
Right of Way	54.7	53.5	1.2	-	-
TOTAL	3,016.7	1672.2	192.8	5,600	750,000

For planning purposes, projected densities for each area have been estimated. The decreasing of the total number of dwelling units or commercial acreage within a planning area below the projected density shall be allowed. The transfer of the undeveloped dwelling units from one planning area to another shall be allowed. Density transfer from residential dwelling units to commercial square footage shall also be allowed. 1,000 SF of commercial space can be added with a reduction of 2.5 dwelling units. Density transfer will be limited to an additional 400,000 SF of commercial space.

E. Definitions of Land Use Terms and Density Terms

In the absence of a term definition in this Concept Plan, Section 302. Definitions of the Camden County Zoning and Subdivision Regulations dated March 21, 2000, included herein as Table 1 shall apply in the interpretation of this Concept Plan. The locations of specific land uses are described on the Concept Plan, and detailed by Land areas in this text.

1. Coach Home/Town Home

The Coach Home and Town Home sites shall be single-family attached residential Units. Ownership may be either fee simple lots or as units of a condominium or other common legal structure. These units shall be developed on a site-specific basis with environmental concerns being the primary constraint for each site selection. The maximum development density shall be 8 dwelling units per net acre on a site specific basis.

This designation allows for the recreational complexes and amenities to serve the Camden Preserve PD. Land uses may consist of private and semi-private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments and services which include active and passive sports, entertainment and equestrian facilities, and restaurants serving such public recreational facilities. Community recreation shall not be considered a commercial use and shall not be counted against the overall allowed acreage for commercial uses within the Camden Preserve PD. Permitted uses include:

(a) Outdoor recreational facilities including but not limited to:

- (i) Public and/or private golf courses.
- (ii) Golf cart storage barn and maintenance facilities.
- (iii) Swimming pools, pool bath houses and gazebos.
- (iv) Tennis court.
- (v) Lawn games such as bocci, croquet, volleyball, etc.
- (vi) Multi-use sports fields.
- (vii) Playgrounds.
- (viii) Neighborhood parks.
- (ix) Community parks.
- (x) Leisure trails and bike trails.
- (xi) Nature interpretive areas
- (xii) Other recreational uses.

(b) Equestrian Facilities

- (i) Barns.
- (ii) Paddocks, stables, riding rinks.
- (iii) Bridle trails.
- (iv) Equestrian learning/teaching facilities.

(c) Recreational buildings including but not limited to uses such as indoor recreation, meeting, assembly, banquet, fitness and hobby space.

(d) Accessory buildings.

(e) Community offices/administration buildings.

(f) Maintenance and storage facilities.

(g) Community service facilities which shall not be considered commercial uses and shall not be counted against the overall allowed acreage for commercial uses within the Camden Preserve PD including:

- (i) Public and/or private clubhouses.

- (ii) Pro shops, snack bars, grills, restaurants and lounges associated with clubhouses.
- (iii) Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

3. Community River Access

This designation allows for community access to the rivers, marshes and creeks adjacent to the Camden Preserve PD. Approximate locations of the Community River Access sites are indicated on the Concept Plan. Indicating Community River Access sites on the Concept Plan does not obligate the developer to provide the sites. Final river access site locations shall remain flexible to accommodate surveyed river and creek locations, specific soil conditions, environmental concerns and other physical constraints with the exact location of the Community River Access sites being determined at the time of Preliminary and final Plat submittal.

(a) Individual docks

- (i) Docks associated with residential dwellings.
- (ii) Individual docks shall comply with all state and federal standards, which are in effect at the time of such permitting, and regulations shall be determined, by the direct application to appropriate agencies.

(b) Community Docks

- (i) Piers and pierheads
- (ii) Floating docks
- (iii) Utilities associated with marinas
- (iv) Fueling facilities
- (v) Wet or dry boat storage
- (vi) Community docks shall comply with all state and federal standards, which are in effect at the time of such permitting, and regulations shall be determined, by the direct application to appropriate agencies.

(c) Canoe and Kayak Access

- (i) Pier, pierhead and floating dock for launch of canoes and kayaks.
- (ii) No fueling facilities.
- (iii) Canoe and Kayak Access shall comply with all State and Federal standards which are in effect at the time of such permitting, and regulations shall be determined by the direct application to appropriate agencies.

f. Dwelling Units

(a) Average Dwelling Units Per Acre (DU/AC)

A calculation which is based on the total residential units of a tract, divided by the total acres of the same tract with the following exceptions:

- (i) Hotel/inn/bed and breakfast, or guesthouse room/key shall equal 1/1 at dwelling unit.
- (ii) An assisted living facility room, nursing home room, or educational dormitory room shall equal 1/4 a dwelling unit.
- (iii) Fractional ownership unit (interval ownership/time sharing properties) shall equal 1/2 dwelling unit per unit constructed up to a limit of 500 fractional ownership units.

(b) Maximum Dwelling Units per Acre (DU/AC Max.)

An indication of the maximum density allowed within any sub-area or project within an identified tract per net acre as follows;

- (i) Maximum Dwelling Units Per Acre for single-family residential shall be 5 DU/AC max.
- (ii) Maximum Dwelling Units Per Acre for Coach Homes/Town Homes shall be 8 DU/AC max.
- (iii) Maximum Dwelling Units Per Acre for Marsh Home residential shall be 12 DU/AC Max.

5. General Commercial

The general commercial designation allows for the development of concentrated commercial and office nodes located on primary vehicular routes and destinations to serve the Camden Preserve PD and general public.

Permitted Uses:

- (a) Establishments engaged in selling goods or merchandise for personal or household consumption (e.g., shopping centers, supermarkets, department stores, convenience stores, gas stations, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); and office buildings and /or office for government, business professional or general purposes.

- (b) Uses allowed in Section 509.C-G General Commercial District under the Camden County Zoning and Subdivision Regulations dated March 21, 2000, included herein as Table 1 for both right uses and special permitted uses.
- (c) Dwelling, multiple family
- (d) Medical, Health Facilities
- (e) Hotel/inn
- (f) Silviculture
- (g) Institutional/Civic
- (h) Commercial Neighborhood

6. Institutional /Civic

This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed use throughout the entire the Camden Preserve PD. These land uses shall not count against the overall commercial acreage or residential density allowed for the Camden Preserve PD. Permitted uses include:

- (a) Civic, cultural, municipal, governmental, educational (public or private), conference centers, research or other similar facilities which may include dormitories or other similar living quarters for students, staff, faculty and professionals.
- (b) Churches, synagogues, temple, and other places of worship provided that such use is housed in a permanent structure.
- (c) Cemeteries provided that such use does not include a funeral home or crematorium.
- (d) Assisted living facilities, nursing homes, and congregate care facilities.
- (e) Public emergency service facilities such as police, fire and EMS stations, library, museum, day care facilities, social/community centers, etc.

7. Maintenance Areas

The Maintenance Areas will contain the facilities, tools, and equipment necessary to maintain the properties and golf courses. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance, or individual property regime maintenance.

Permitted uses include:

- (a) Vehicle maintenance.
- (b) Storage of vehicles and parts, boats, recreational vehicles and resident storage units.
- (c) Fuel storage.
- (d) Shops for woodwork, metalwork and painting.
- (e) Greenhouse, plant propagation areas and holding yards.
- (f) Mulching facility and mulch storage.
- (g) Storage of chemicals and bulk materials as permitted by law.

(h) Offices associated with community and maintenance.

8. Model Home/Sales Center

This designation allows for the model homes and office/administrative facilities associated with the primary sale of residential lots and homes. The facility(ies) may be permanent in nature with the model homes being sold as single-family residences in the future or the facility(ies) may relocate from time to time during the period of development to meet the needs of development phasing.

9. Marsh Home Residential

This designation includes dwellings, multiple family, up to a maximum of 12 units per acre on a site-specific basis. Marsh Home residential consists of attached residential homes. Ownership may be either for simple lots or as units of a condominium or other common legal structure.

10. Neighborhood Commercial

This designation allows for the development of multiple neighborhood-oriented, limited-use commercial, civic, institutional and office nodes including villages, community centers, and neighborhood shopping centers to provide essential services to residents, invitees and guests to the Camden Preserve PD, relieving a degree of traffic and congestions which may surround other large commercial developments in the general area.

Permitted Uses:

- (a) Retail businesses, personal service businesses, shopping centers, restaurants, convenience sites, clustered commercial establishments, office and civic/institutional uses.
- (b) Uses allowed in a Neighborhood Commercial District (N-C) under the Camden County Zoning Ordinance and Subdivisions Regulations dated March 21, 2000, and included as Attachment 1, both by right and special permit uses.
- (c) Dwelling, multiple family
- (d) Medical, Health Facilities
- (e) Silviculture
- (f) Community Recreation
- (g) Institutional/Civic

11. Open Space

Total open space for the Camden Preserve PD shall be calculated for the boundary of the PD and not on a site specific basis for each phase of the PD, individual development or project. Open space shall consist of:

- (a) Landscape areas.
- (b) Lagoons, ponds, improvements, lakes and effluent disposal areas.
- (c) Saltwater and freshwater wetlands including buffers.
- (d) Forest, wildlife preserves/corridors, conservation areas and greenbelts.
- (e) Garden plots,
- (f) Recreation areas including, swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, etc.
- (g) Public or private regulation or par three golf courses including ancillary facilities such as golf learning centers practice facilities and support facilities.
- (h) Pedestrian/bicycle trails.
- (i) Perimeter buffers.

12. Roads

The Camden Preserve PD shall have roads designed to the standards of the Camden County Zoning Ordinance and Subdivision Regulations dated March 21, 2000, included as Table 1 & 2, or as it may be amended at the time of preliminary and final plat submittal allowed throughout the PD in locations appropriate under final site planning. Modifications to the Camden County Standards approved by the County engineer or assignee shall be allowed where creative engineering solutions further environmental and tree preservation considerations. Access to the Camden Preserve PD may occur at several locations with a minimum of four (4) planned along Horse Stamp Road. By allowing these access points it does not obligate the Owner to provide the access points nor does it limit the number of access points at each road provided the access points meet the standards of the Camden County zoning ordinance and subdivision standards included herein as Table 1 & 2. Roads indicated on the Concept Land Use Plan are subject to modification at the time of Preliminary and Final Plat approval based on specific soil conditions, environmental concerns, physical constraints and design parameters.

Certain areas within the Camden Preserve PD in whole or in part may be developed as private areas with access restricted appropriately at the developer's discretion.

Road width and right-of-way width may be reduced and road surface treatment may be pervious when environmental and tree preservation considerations would be furthered thereby. To protect river quality and preserve trees, such design is hereby encouraged.

Roads are allowed to penetrate the setbacks of the DNR critical line to access the property, provided the storm water is treated in accordance with the BMPs.

13. Setbacks and Buffers

Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the PD only; provided, however, that any required wetlands and salt marsh jurisdictional setbacks shall apply according to law

throughout the PD. Setbacks and buffers internal to the Camden Preserve PD shall be established at the time of Master Plan approval.

Perimeter setbacks and buffer standards shall include:

- (a) At adjacent property setbacks and buffers shall be a minimum of 50 feet. Where the boundary between the Camden Preserve PD and the adjacent property is an existing road that will be upgraded and used as part of the community road network system, the 50' setback and buffer shall be included on the internal side of the PD adjacent to the existing road. In addition to the required distance the buffers at adjacent property shall contain appropriate plant material sufficient to ensure the protection against real or potential incompatibility between adjoining land uses. Existing trees and understory vegetation shall be retained wherever possible with additional plantings as necessary to achieve the required buffer. If sufficient natural vegetation does not exist (i.e.; no natural understory growth), planting requirements shall be determined at the time of final development application. The required buffer planting shall be installed on a phase by phase basis as development commences.
- (b) At adjacent rivers, creeks and marshes; setbacks and buffers shall comply with all state laws which are in effect at the time of such permitting. Management of the buffers shall be addressed as Master Plans (preliminary plats for major subdivisions) are developed and submitted for approval to the county for each portion of the tract to be developed.

14. Signage Control

Signage for the Camden Preserve PD shall be governed by Article Eight "Signage Regulations" of the Camden County Zoning and Subdivision Regulations dated March 21, 2000, Modifications and included herein as Table 1.

15. Silviculture

This designation allows for continuation of managed forestry. Silviculture includes the practice of planting, culture, and harvesting of trees for the purpose of producing wood fiber and timber. Generally accepted methods of forest management are permitted, including wildlife management, construction and use of forest roads, and practices to promote health and growth of trees.

Camden County agrees the undeveloped portions of Property shall be held by the current property Owner, or its successors, for forestry/silvicultural purposes or similar permitted uses. Camden County agrees that it will permit said forestry activities to continue on these undeveloped lands and that it will not disallow any real estate tax exemptions or classifications or other benefits afforded. This activity shall remain on said lands until such time as subdivision plats are recorded at some future date. Additionally the County agrees that the Owner shall have the right to manage wildlife on the Property in accordance with Georgia Law, and regulations established

by the Georgia Department of Natural Resources or its successor agencies, including all legal methods of management, including the discharge of firearms in a safe and orderly manner when appropriate an necessary.

16. Single-Family Residential

This designation allows for the development of single-family residential units, up to a maximum of 5 units per acre on a site-specific basis. Specific minimum and/or maximum lot area, lot width, lot coverage, and building height maximums are shown in Section 2-C "Camden Preserve Development Standards". Single-family residential consists of detached residential. Product mix may include Estate lots, Traditional lots, or Executive lots as defined in Section 2-C of the Concept Plan.

17. Wetlands

This designation allows the following uses within wetlands: freshwater wetlands and salt marsh on the property shall be those areas over which the US Army Corps of Engineers claim 404 jurisdiction for freshwater wetlands and DNR claims jurisdiction for saltwater marsh. The use of these lands is regulated by the U.S. Army Corps of Engineers (USACOE), the Georgia Environmental Protection Division (EPD) and the Georgia Department of Natural Resources Coastal Resource Division, and unless restricted via a future memorandum of agreement (MOA) to the contrary, the following are Permitted Uses:

- (a) Open space and buffers.
- (b) Conservation areas.
- (c) Activities in all areas as permitted by the U.S. Army Corps of Engineers (USACOE), the Georgia Environmental Protection Division (EPD) and the Georgia Department of Natural Resources Coastal Resource Division.
- (d) Disposal of reclaimed water as permitted by EPD.
- (e) Storm water control and management.
- (f) Boardwalks, trails, bridges and other permitted structures.
- (g) Forest management.
- (h) Game management/hunting.
- (i) Silviculture.

18. Utilities

This designation allows for utility service to serve the planning tracts of the Camden Preserve PD. The following land uses shall be allowed:

- (a) Potable water supply and distribution.
- (b) Wastewater collection, treatment and disposal.
- (c) Storm water collection, treatment and detention.
- (d) Individual septic tanks.
- (e) Individual wells.
- (f) Irrigation.

- (g) Satellite antennas.
- (h) Cable television facilities.
- (i) Telephone facilities.
- (k) Power transmission and distribution.
- (l) Broadband multi-use transmission lines.
- (m) Fiber optic lines.

Certain community-wide infrastructure may be required for the development of a large, master-planned community. This infrastructure may include, but is not limited to the following:

- (a) Arterial streets and primary access roads.
- (b) Water supply.
- (c) Wastewater treatment and effluent disposal.
- (d) Power substations.
- (e) Central telephone facilities.
- (f) Storm water management lagoons.
- (g) Natural gas supply

In the case of this Concept Plan, the community-wide infrastructure may serve more than one Planning Tract. Infrastructure serving the community (on-site and off-site) is exempt from the Preliminary and Final Plat approval process. Infrastructure projects must receive a Camden County Development Permit prior to construction, in accordance with Camden County requirements.

CAMDEN PRESERVE

PLANNED DEVELOPMENT DISTRICT

EXHIBIT B

CONCEPT PLAN FOR CAMDEN PRESERVE

EXHIBIT B CONCEPT PLAN FOR CAMDEN PRESERVE

PLANNED DEVELOPMENT DISTRICT
CAMDEN COUNTY, GEORGIA
PREPARED FOR

RYKER INVESTMENTS
912-427-4022

PREPARED BY
THOMAS & HUTTON ENGINEERING CO.
912-234-5300

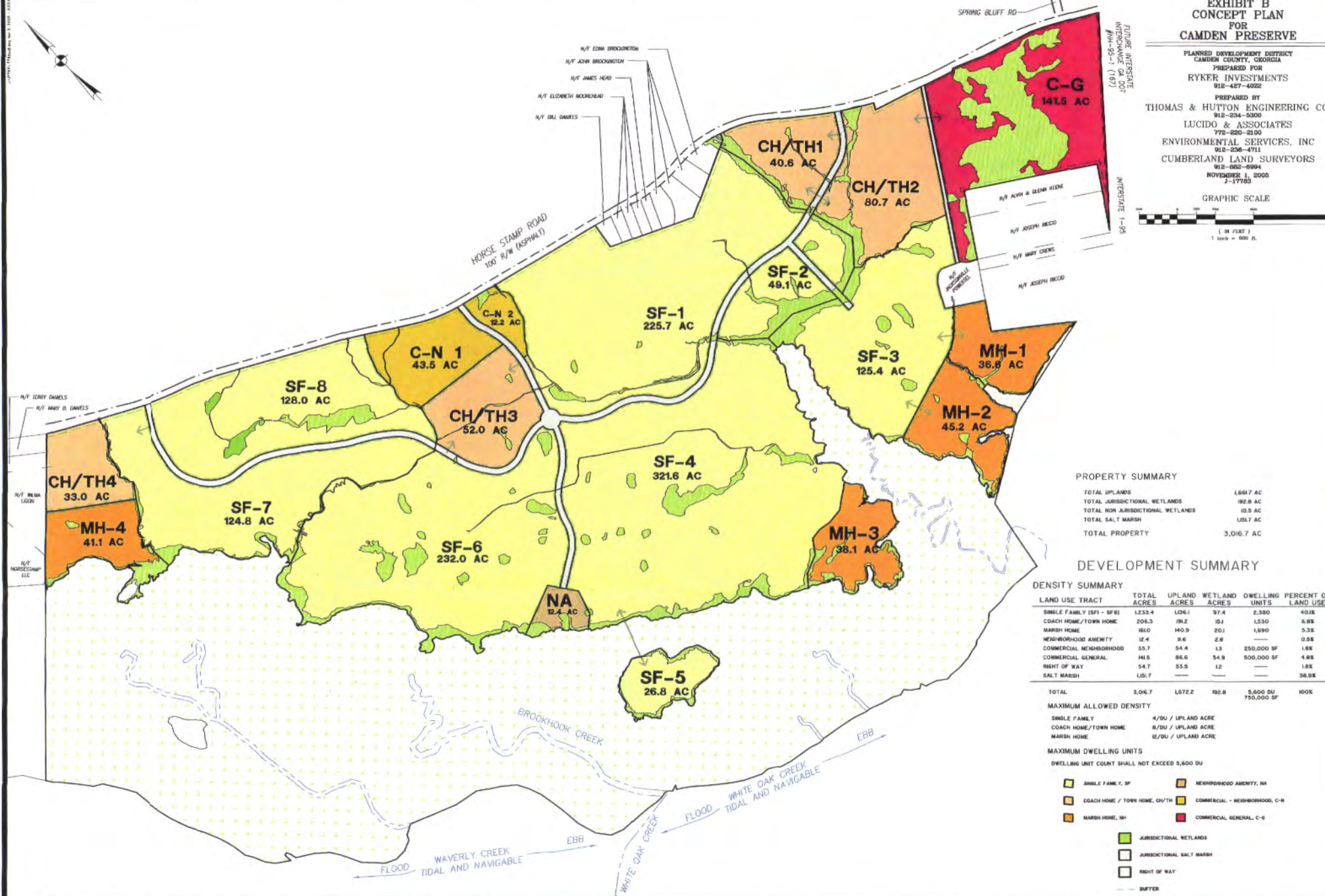
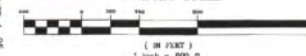
LUCIDO & ASSOCIATES
770-220-2100

ENVIRONMENTAL SERVICES, INC.
912-236-4711

CUMBERLAND LAND SURVEYORS
912-682-6994

NOVEMBER 1, 2008
P-17783

GRAPHIC SCALE



PROPERTY SUMMARY

TOTAL UPLANDS	1,661.7 AC
TOTAL JURISDICTIONAL WETLANDS	192.8 AC
TOTAL NON JURISDICTIONAL WETLANDS	10.5 AC
TOTAL SALT MARSH	1,011.7 AC
TOTAL PROPERTY	3,016.7 AC

DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES	DWELLING UNITS	PERCENT OF LAND USE
SINGLE FAMILY (SF) - SF8	1,233.4	1,036.1	97.4	2,390	40.1%
COACH HOME/TOWN HOME	206.3	191.2	15.1	1,530	6.8%
MARSH HOME	161.0	140.9	20.1	1,590	5.3%
NEIGHBORHOOD AMENITY	12.4	9.6	2.8	—	0.5%
COMMERCIAL NEIGHBORHOOD	55.7	54.4	1.3	250,000 SF	1.8%
COMMERCIAL GENERAL	141.5	86.6	54.9	500,000 SF	4.6%
RIGHT OF WAY	54.7	53.5	1.2	—	1.8%
SALT MARSH	1,011.7	—	—	—	36.9%

TOTAL 3,016.7 1,672.2 192.8 5,600 DU 100%

MAXIMUM ALLOWED DENSITY 4/DU / UPLAND ACRE

COACH HOME/TOWN HOME 8/DU / UPLAND ACRE

MARSH HOME 12/DU / UPLAND ACRE

MAXIMUM DWELLING UNITS

DWELLING UNIT COUNT SHALL NOT EXCEED 5,600 DU

- SINGLE FAMILY, SF
- COACH HOME / TOWN HOME, CH/TH
- MARSH HOME, MH
- NEIGHBORHOOD AMENITY, NA
- COMMERCIAL - NEIGHBORHOOD, C-N
- COMMERCIAL GENERAL, C-G
- JURISDICTIONAL WETLANDS
- JURISDICTIONAL SALT MARSH
- RIGHT OF WAY
- BUFFER