



ADVISOR: STATE OF GEORGIA
PLAT NO. 1308

CLARK ISLAND PLANTATION
 270TH C.M.D., CAMDEN COUNTY, GEORGIA
 OF THE PUBLIC RECORDS OF SAID COUNTY
 FOR: NORTH AMERICAN LAND, L.L.C.

JACKSON SURVEYING, INC.
 Surveyors and Land Planners

DATE OF PLAT: SEPTEMBER 30, 2008
DATE OF FIELD SURVEY: AUGUST 14, 2008

RECORDING DATA INFORMATION:
 OFFICE OF CLAYTON COUNTY
 DATE OF PLAT RECORDED IN PLAT: _____
 PLAT NO.: _____
 DATE OF FIELD SURVEY: _____
 SURVEYOR: _____

ENDORSEMENT:
 I HAVE INSPECTED THE PROPOSED SUBDIVISION AND HAVE FOUND EACH LOT WITHIN IT SUITABLE FOR RESIDENTIAL DEVELOPMENT AS INSTALLED IN ACCORDANCE WITH PERMIT REGULATIONS.

ENDORSEMENT OF THE PLANNING COMMISSION:
 APPROVED BY RESOLUTION OF THE CAMDEN COUNTY PLANNING COMMISSION

COUNTY COMMISSION APPROVAL:
 APPROVED BY RESOLUTION OF THE CAMDEN COUNTY BOARD OF COMMISSIONERS

RECORDING DATA INFORMATION:
 OFFICE OF CLAYTON COUNTY
 DATE OF PLAT RECORDED IN PLAT: _____
 PLAT NO.: _____
 DATE OF FIELD SURVEY: _____
 SURVEYOR: _____

OWNER'S ENDORSEMENT:
 THE OWNER OF THE SUBJECT PROPERTY HAS REVIEWED THIS PLAT AND HAS ADVISED THAT THE PROPERTY IS SUITABLE FOR RESIDENTIAL DEVELOPMENT AS INSTALLED IN ACCORDANCE WITH PERMIT REGULATIONS.

CLOSURE STATEMENT:
 THIS PLAT DATA SHOWS WHICH THIS MAP OR PLAT IS BASED WAS A CLOSURE MEASUREMENT OF ONE FOOT BY 4.05 FEET AND AN ANGULAR ERROR OF THE METHOD PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:
 LEICA DISTANCE MEASURING INSTRUMENT (DMI)
 LEICA TOTAL STATION (TS)

NOTES:

- 1) BEARING AND COORDINATES SHOWN HEREON ARE TAKEN FROM PLAT BY CAMDEN LAND SURVEYORS RECORDED IN PLAT DRAWER 20, MAP NO. 1 OF THE PUBLIC RECORDS OF SAID COUNTY.
- 2) IT IS CERTAINLY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN CONFORMITY WITH THE PUBLIC RECORDS OF SAID COUNTY, MAP NO. 1308, DATED SEPTEMBER 30, 2008, MAP NO. 1308R232C.
- 3) SUBJECT PROPERTY IS CURRENTLY ZONED R-1.
- 4) BEARING RESTRICTION LINES ARE AS FOLLOWS:
 FRONT 75 FEET
 REAR 20 FEET
- 5) PERMANENT REFERENCE MONUMENTS REFERENCED ARE MADE OF CONCRETE 4 INCHES SQUARE AND 24 INCHES LONG WITH A ONE INCH CAP STAMPED WITH "PLAT" AND ARE SHOWN THIS.
- 6) ALL LOTS ARE TO BE 150 FEET WIDE (150' R/W) PAVED AND ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- 7) SUBJECT PROPERTY CONTAINS 41.63 ACRES (TOTAL) 27 LOTS, 2 PLATS.
- 8) METEOROLOGICAL LOCATIONS SHOWN HEREON WERE FLAGGED BY COASTAL AND WETLANDS DEPARTMENT AND HAVE BEEN MADE TO COMPLY WITH THESE REGULATIONS AND ATTEMPT HAS BEEN MADE TO COMPLY WITH THESE REGULATIONS BY THIS PLAT.
- 9) IN PLANTATION WAY (AS SHOWN ON THIS MAP) IS TO BE GRAVEL DRIVEWAY AND SHALL NOT BE OPEN TO TRAFFIC OR MAINTENANCE BY CAMDEN COUNTY.
- 10) A 10' W/4' EASEMENT (CLOSE OF ALL HIGHWAYS) IS TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- 11) ALL LOTS ARE TO BE SERVED BY A COMMUNITY WELL SYSTEM AND HYDRAULIC SYSTEMS.

CLARK'S ISLAND PLANTATION
ARCHITECTURAL
GUIDELINES

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GENERAL INFORMATION:

The following criteria are a set of guidelines, which shall be followed to ensure the successful development of Clark's Island Plantation community. The guidelines are meant to protect the quality of the development and to protect the long-term investment. In order to expedite the building process, the guidelines shall be adhered to, with minimal exception.

BUILDING ARCHITECTURAL DESIGN REQUIREMENTS:**Floor Area**

The finished floor area of each residence (heated square feet) shall be 1800 square feet for a one story dwelling and 2200 square feet for a two story dwelling. The dwelling will be considered a two story if a portion of heated square feet is more than three feet above any other heated area in the dwelling. Building a loft over the garage makes the dwelling a two story. Garages and basements are not included in this calculation. First floor shall be at least 3.5 feet above grade. Covered porches are greatly encouraged.

Roofs

The minimum roof pitch allowed shall be 4 inch / 12 inch slope pitch or steeper on main roof gables. Any variation will require special approval.

Fenestration

Window placement shall be symmetrical and proportionate to ensure a pleasing orderliness. In no instance should window placement be haphazard. This applies to all sides of the house. Special attention shall be given to bathroom and kitchen windows to avoid haphazard placement.

Architectural Detailing

Materials-The following materials are recommended as appropriate:

1. Foundation and walls shall be faced with brick, stone, imitation stone or stucco veneer.
2. Exterior walls shall be constructed of brick stone, imitation stone, stucco siding, wood siding or cedar shakes. Hardboard masonite and vinyl siding is not permitted anywhere on the exterior, however Hardi Plank siding is acceptable.
3. Exterior trim shall be made of wood, composite wood or Fypon (or any band similar to Fypon). No vinyl trim is not permitted.
4. Roof construction of slate, artificial slate, standing seam metal, copper, 25 year dimension shingles or better and cedar shake or cedar shingle. Other roofing types will require special approval.
5. Paint or stain color should be complimentary to the design of the home and the neighborhood as a whole. Color samples shall be submitted for approval prior to application.

Wood Decks and Steps

Only the flat surfaces of wood decks and steps within the rear yard may be constructed of unfinished salt pressure treated wood material. It is recommended that those surfaces be stained with at least a clear stain to keep the wood from turning gray or black. The rest of the decking structure must be painted or stained with a solid/opaque stain the same color, preferably to match the house trim.

Landscape Architectural Design Requirements

Protection of Existing Vegetation

No tree, further than 20 feet from the home, with a diameter of 10 inches or more, measured 2 feet from the ground shall be removed from a building site unless approved by the Association during the plan submission process. However, dying or deceased trees of any size may be removed to protect the remaining vegetation on site. Lo-lying vegetation, shrubbery, and the lower limbs of trees may be removed to clear site lines and vistas.

Grading and Drainage

A grading plan based on field surveyed topography is required on all sites. Grading and drainage construction must be conducted in a manner which does not detract from the adjoining house sites and works to preserve the natural character of the property. Special care should be taken to divert runoff water away from septic drain fields. Any clearing that exceeds one (1) acre requires an erosion control permit from the Georgia Department of Natural Resources; One Conservation Way, Brunswick, Ga. 31520 (912) 264-7284.

Driveway Materials

Driveway material shall consist of asphalt, concrete, brick, exposed aggregate concrete, concrete pavers, or cobblestone. Gravel driveways are not acceptable. Any culvert, if needed, shall be 12 inch black plastic, 14 feet wide minimum, with dry stack stone and walls at each end. Driveways shall have a 10 foot wide surface minimum.

Walks and Terraces

Walkways and terraces shall be constructed of materials compatible to the architectural materials of the house. A front walkway must be provided from the driveway to the front door and constructed from one of the following: sand set brick or pre-cast concrete pavers, mortar set brick, stone, flagstone or slate set in mortar base, concrete, or exposed aggregate.

Trash Receptacles

Special attention shall be given to the placement of outdoor trash receptacles so as to shield them from view. Outdoor trash receptacles shall be designed to be animal proof.

Auxiliary Buildings

All free standing structures located on the building lot must be designed as an integral part of the house and site design. Their architectural design shall be the same style, colors, and materials as the house. Auxiliary buildings shall not be erected in any required front or side yard or within twenty five feet of any street or highway line or within 25 feet of any lot line or property line.

Utility Equipment and Service Areas

Garage service area, heating and air conditioning equipment, electrical meter, and trash containers shall be screened with appropriate materials. Outdoor trash enclosures are required. Garage service areas shall have at least a 10 foot buffer between it and the property line with appropriate screening.

Vehicular Storage

Boats, motor homes, trailers, etc shall be located and screened so that they are not visible from any common area or street.

Guttering

All homes and out buildings shall have gutters with downspouts and provide appropriate drainage to avoid soil erosion.

Fencing

Fencing of the back yard areas for dog runs and tennis courts shall not extend off the front corners of the house, but off the back corners and 10 feet off any property line to allow for vegetative screening. Chain link fencing is only appropriate for dog runs and tennis courts and shall be either dark green or black vinyl coating including the posts, rails and all components of the fence. No chain link fencing shall be visible from any common area or street and must be screened with fast growing evergreen plant material. No fence shall be permitted with 50 feet of any wetland, creek or marsh. Only painted picket fences, 42 inches high, wrought iron style fences, and brick or stone walls are permitted in the front yards, with appropriate design approval. Special attention will be paid to fencing near the wetlands, marsh and creeks.

Mail Boxes/Paper Boxes

All mail boxes and/or Paper Boxes shall be white in color and be of the style of rural type mail box and post. The post must be white vinyl, not wood.

Setbacks

The following setbacks have been platted and must be adhered to:

Front	25 feet
Side	25 feet
Back	25 feet

Lighting

Site lighting shall be indirect or absolute cutoff lighting. There shall be no visible light source. Landscape lighting is encouraged. Flood lights are restricted to the rear of the house, on timers.

Lawns and Plantings

The selection of plant material must be complementary to the house design. A plant schedule, types, sizes, and specifications shall be submitted to the ARB for review. Large mulched beds are not permitted unless massed solid with plants or with existing undisturbed wooded areas.

Minimum plant material required:

Shade trees	2 ½ to 3 inch caliber
Ornamental trees	6 to 8 foot height or 1 ½ to 2 inch caliber
Evergreen trees	6 to 8 ft height

Minimum Shrub and Ground cover spacing:

Large shrubs	5 ft o.c.
Medium shrubs	3 ft o.c.
Ground cover	8 inch o.c.

Signs

Signage shall be limited to temporary builders signs only.

Satellite Dishes and Antennas

Satellite dishes and all antennas should be screened from view of all public roads, common areas, and private adjoining yards, where possible.

Submission Requirements

Schematic Design submission: Initial submission is optional and can be freehand sketches showing the design concept prior to developing detailed final construction documents.

While this is an optional, the intent is to save the home owner the time and money in the event the design is found to be incompatible with the neighborhood by the Architectural Review board, ARB. Final approval by the ARB will require a full set of construction drawings along with a landscape plan (sketch) and drainage plan.