

BUCHANAN & HARPER, INC.

APPLICATION FOR
LAIRD POINT
PLANNED DEVELOPMENT

Callaway, Florida

Owner:
Land Resource Companies, LLC
2000 RiverEdge Parkway, Suite 580
Atlanta, Georgia 30328

JOB NUMBER: 9345
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I. PLANNED DEVELOPMENT

I.1 APPLICANT INFORMATION

Project Name:	Laird Point
Owner:	Land Resource Companies, LLC 2000 RiverEdge Parkway, Suite 580 Atlanta, Georgia 30328
Authorized Agent:	Philip Morrissey, PE Development Manager Land Resource Companies, LLC 2000 RiverEdge Parkway, Suite 580 Atlanta, Georgia 30328
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I.2 PROJECT DESCRIPTION

Land Resource Companies is requesting Planned Development approval for the Laird Point project, a 153.2-acre residential development in the City of Callaway, Florida. Laird Point is a master planned community that will include mixed types of residential uses, recreational uses, conservation areas, and water dependent facilities. The project is consistent with the goals, objectives, and policies of the City of Callaway Comprehensive Growth Development Plan and this application.

The project site has extensive shoreline and wetland resources, and the subdivision has been designed to maximize public enjoyment of those resources while minimizing impacts to environmentally sensitive areas. The abundant water-related natural resources give Laird Point a distinctive character that will become the focal point of the subdivision.

Residential lots will generally be clustered in the upland areas of the site, minimizing impacts on environmentally sensitive areas. Lot sizes, roadway widths, setbacks, and building heights will be varied to maximize views and open space, and to facilitate a sense of community.

Recreational uses will be centrally located for the convenience of the residents. Recreational amenities within the development may include such facilities as clubhouses, pools, tennis courts, recreational trails and boardwalks, boat storage and launching, docks, and picnic pavilions.

Conservation areas, which include interior wetlands and portions of the East Bay shoreline, will be preserved as an amenity of the development. Such areas will provide open space and wildlife habitat, as well as greenbelt buffers between residential clusters. Portions of the conservation areas will be incorporated into the project amenities through a neighborhood trail/boardwalk network.

I.3 SITE DESCRIPTION

The project is located in the southeast quadrant of Callaway, Florida, and is south of Old Bicycle Road, between Laird Bayou and East Bay. The Vicinity Map and Aerial Photographs (Exhibits 1, 2, and 3) illustrate the location with regard to the surrounding area.

Topography for the site is shown on Exhibit 4, Site Topography. The parcel is relatively flat with gentle slopes from the interior to the shoreline. A pond is located in the northern portion of the site.

Jurisdictional and non-jurisdictional (isolated) wetlands are located within the site and are shown on Exhibit 4. The extent of the wetlands is based on wetland delineation by Ecological Resource Consultants. The site contains approximately 64 acres of wetlands. The wetland areas are located throughout the site

with the majority of the areas located along the shoreline. Two small wetland areas, approximately 0.3 acres and 6.7 acres, are isolated from the shoreline (though still jurisdictional) and are located in the interior of the site.

1.4 PURPOSE

The purpose of the planned development zoning is to provide an alternative method of land development not available within the framework of the other zoning districts within the City and to allow innovative design techniques not possible through the structure of the City zoning districts. Deviations from the LDR, as contained herein, are specific to the nature, character, and location of the specific application and cannot be taken out of context of the development in its entirety. With the exception of the modifications, alterations, and deviations contained herein, the LDR shall be applicable and binding upon the development. No substantial modifications to the approved planned development shall be made unless submitted and approved by the City Commission.

1.5 PROJECT OBJECTIVES

The design concept for the planned community is further defined in the following planning objectives.

- To provide a mixture of residential types, recreational amenities, water dependent facilities, and conservation areas in order to maximize residents' enjoyment of the surrounding natural resources.
- To minimize impacts on environmentally sensitive areas while allowing for low impact recreational use.
- To limit the necessity for vehicular travel within the development by providing convenient pedestrian access between residential areas, recreational areas, and conservation areas.
- To provide conservation areas and open space, including natural wetlands and upland buffers, accessed by a network of pedestrian trails and boardwalks.
- To utilize native vegetation and regional architectural styles in keeping with the local history and ecosystems.

1.6 PROJECT SCHEDULE

Laird Point is to be constructed in two phases, depicted in Exhibit 5, Phasing Plan. Phase I is planned to commence in the first quarter of 2005 and is anticipated to contain approximately 170 residential lots, recreational areas, and conservation areas. Phase I has been designed to limit wetland impacts to a single roadway crossing so as to minimize the time required for permitting.

Phase II will include limited wetland impacts, with construction anticipated to begin in the fourth quarter of 2005. Phase II is anticipated to include approximately 100 residential lots, recreational areas, and conservation areas. Water dependent facilities such as a marina, common docks, and/or canoe storage and launching facilities may also be included in Phase II.

1.7 RELATIONSHIP TO CALLAWAY COMP PLAN AND LDR

The project is consistent with the goals, objectives, and policies of the City of Callaway Comprehensive Growth Development Plan (Comp Plan). The project is consistent with the objectives of the City of Callaway Land Development Regulations (LDR). Development requirements specific to this project as well as any clarifications, modifications, or deviations from the City of Callaway LDR are contained herein. All other requirements for the development shall be in accordance with the City of Callaway LDR.

2. COMPREHENSIVE PLANNING AND LAND USE

2.1 COMPREHENSIVE PLAN CONSIDERATIONS

The site has recently been annexed into the City of Callaway and assigned a Land Use Designation of Residential Low Density (RLD). The Callaway Comprehensive Plan encourages the use of Planned Development (PD) as a means of limiting impacts to natural areas and of developing community character, and for these reasons a PD is the chosen method of development for Laird Point. The Comprehensive Plan has been carefully reviewed, and the proposed subdivision is in compliance.

The project site has extensive shoreline and wetland resources, and the subdivision has been designed to maximize public enjoyment of those resources while minimizing impacts to environmentally sensitive areas. The abundant water-related natural resources give Laird Point a distinctive character that will become the focal point of the subdivision.

2.2 FUTURE LAND USE DESIGNATION

The Laird Point site has been recently annexed into the City of Callaway and assigned a land use designation of Residential Low Density. According to the Comprehensive Plan, Residential Low Density is limited to a maximum density of 6 dwelling units per acre and a maximum intensity of 50% impervious area. The Comprehensive plan defines a Coastal High Hazard Area (CHHA) as the area approximated by the Category 1 hurricane storm surge, and limits residential development within the CHHA to 2 dwelling units per acre.

2.3 EXISTING LAND USE OF ADJACENT PARCELS

The site is bounded by East Bay and Laird Bayou to the west, south, and east. All of the property surrounding the site is designated CSV, Conservation, on the Bay County Future Land Use maps. A single family residence is located east of the site, across Polecat Bayou Road. Laird Bayou, a single family subdivision, is also located to the east, across Laird Bayou. The remaining surrounding property is undeveloped.

2.4 PROPOSED LAND USES WITHIN LAIRD POINT PD

Proposed land uses for the Laird Point PD are Residential, Recreation, and Conservation. The Residential land use is further divided into Residential A, Residential B, and Residential C. The land uses are described below and in Table 1. Exhibit 6, Land Use Plan, illustrates the proposed land uses.

2.4.1 Residential

Residential areas will be located within Phases 1 and 2. Uses allowed within Residential areas will be residential and related accessory uses. Residential areas will be subdivided into Residential A, Residential B, and Residential C, with varying lot sizes and setbacks for each residential type. Table 1, Project Development Standards, presents bulk density standards for each residential type.

Residential A lots will be located primarily in Phase 1. These lots will have an approximate area of 0.25 acres and an approximate average width of 75 feet. Lots designated Residential A will have minimum building setbacks of 20-foot front, 7.5-foot sides, and 10-foot rear.

Residential B lots will be located primarily in Phase 2. These lots will have an approximate area of 0.125 acres and an approximate average width of 60 feet. They will have minimum setbacks of 10-foot front, 7.5-foot sides, and 10-foot rear.

Residential C lots will be located primarily in Phase 2. These lots will have an approximate area of 0.062 acres and an approximate average width of 35 feet. Residential C lots will have minimum setbacks of 10-foot front, 5-foot sides, and 10-foot rear.

2.4.2 Recreation

Recreation areas will be located within Phases 1 and 2. Uses allowed within Recreation areas may include clubhouses, pools, tennis courts, trails and boardwalks, water dependent facilities such as marinas or common use docks, or other similar facilities.

Minimum building setbacks in Recreation areas will be 20-foot front, 10-foot sides, and 20-foot rear. Setbacks for trails, boardwalks, and docks will be 0 foot.

2.4.3 Conservation

Conservation areas will be located within Phases 1 and 2, and may include wetland and/or upland areas. Improvements within the Conservation land use will be limited in scope and impact, and may include lighted trails and boardwalks, picnic pavilions, canoe storage and launching facilities, and water dependent facilities such as marinas or common use docks.

2.5 CONCURRENCY MANAGEMENT

Public facilities and services necessary to support the development shall be available in accordance with Chapter 163 of the Florida Statutes and the City of Callaway Land Development Regulations. Prior to issuance of any Development Orders authorizing construction of any improvements, a determination of the capacity of public facilities and services including roadways, sanitary sewer, potable water, solid waste, drainage and emergency services shall be conducted to insure that current levels of service will not be reduced as a result of the development.

3. PD ELEMENTS

3.1 INTERRELATED USES

Laird Point will consist of single-family residential lots, recreational amenities, and natural open space. Lots of differing sizes and types will be developed to create varying character and to provide for a mix of housing types. Recreational amenities will include a central amenity area with various other amenities dispersed throughout the development. Natural open space is anticipated to include jurisdictional wetland areas along with some upland areas.

The development will be designed such that the residential lots, recreational amenities, and natural open space are interrelated through location with each other. The lots will be clustered into neighborhoods, loosely defined by the limits of the upland areas available for development. A central amenity site will be developed as a focal point for the community. Connectivity to the various elements will be provided by the street system and a structured trail/walk system. The trail/walk system will allow integration of the natural open space with the constructed element areas independent of the street system while maintaining low impact to the open spaces.

3.2 CIRCULATION PATTERNS

Laird Point is designed to accommodate various types of vehicular and pedestrian circulation. Roadways within the subdivision will be cul-de-sacs, and automobile circulation is intended to be used mainly for travel to and from the subdivision. Numerous boardwalks and trails will connect the various neighborhoods and amenities, allowing for easy and direct access by foot, bicycle, and electric cart.

The development will be a gated community and access will be restricted to residents, guests, utility providers, and emergency services. Easements will be provided to insure that utility providers and emergency services have the appropriate rights of use.

3.3 STREETS

Streets within Laird Point will be limited to private local roads, terminating with cul-de-sacs. Roadway cross-sections will be consistent with the neighborhood. The curving, no-outlet streets will have the effect of traffic calming, contributing to an inviting environment for outdoor living.

Ingress and egress to the site will be limited to a single connection point onto Laird Point Boulevard (AKA Polecat Bayou Road). Laird Point Boulevard is currently a graded roadway. In accordance with an agreement between the Applicant, the County of Bay County, and adjacent property owners, Laird Point Boulevard will be paved and all existing utilities will be placed underground.

3.4 UTILITIES

Laird Point will be served by the City of Callaway water and sewer systems as well as underground telephone, power, and CATV. Utilities will be located with the road right of ways or utility easements.

The water system internal to the development will be private. The sewer system internal to the development will be private and is anticipated to be a low-pressure sewer system.

Stormwater management will be provided using a combination of roadside swales, natural vegetated buffers, underground systems and/or retention areas, all to be private. The type of system used will be dependant upon the area within the subdivision. Larger lot areas are anticipated to utilize roadside swales and vegetated natural buffers while smaller lot areas are anticipated to use individual underground systems and retention areas.

3.5 LOTS

All privately owned lots within Laird Point will be single-family residential lots with detached houses. Lots within the project will vary in size and requirements as contained herein. The various lot and housing types will be aggregated by neighborhood.

3.6 BUILDING SETBACKS

Building setbacks will be provided for each lot within the subdivision as contained herein. Setbacks will be of two types, lot line setbacks and a shoreline setback. Lot line setback requirements will be dependant upon the lot type. The shoreline-building setback will be a uniform 50 feet setback from any structure to the mean high water of East Bay and tributaries of East Bay.

3.7 BUILDING ORIENTATION

Buildings within the subdivision will be oriented to take advantage of views of East Bay, Laird Point, and the surrounding natural areas. The project will be developed such that each lot is oriented to a water view or natural area view.

3.8 PARKING

Parking for the residences will be primarily in the form of on-lot parking and will include on-lot garage parking. Parking for the amenities will be provided in locations convenient to the amenity to be served and may include a combination of off-street and on-street parking.

Due to the walkability and nature of the development, parking for amenities will consider pedestrian usage as well as alternative modes of transportation including electric carts and bicycles.

3.9 ARCHITECTURAL MOTIF

The development will utilize common themes of architecture for the various neighborhoods. The architectural motif will be Coastal Beach Vernacular with the aesthetics derived from the organic nature of the area. The intent of the architecture is to provide an honest simple form resulting in an aesthetic unique integrity. Ornamentation will be limited to well-crafted details and features that are functional and material based. Architectural detail origin will be rooted in requirements for shade, ventilation, shelter from the elements, and activities. To insure the integrity of the architectural motif, the development will institute architectural standards and an architectural review committee to insure a sense of neighborhood character.

Housing types will typically be stem wall or crawl space type construction. Slab on grade type construction will be prohibited except for garages. Stilt-type housing with exposed, elevated piles will not be allowed unless water dependant.

3.10 SIGNS

An identifying entry feature sign will be located at the subdivision entrance. Informational, directional, and regulatory signs will be located as needed throughout the subdivision. All signs will be designed to complement the neighborhood architectural character. Street and traffic signs will utilize architectural mountings to coordinate with the neighborhood architectural standards.

3.11 OPEN SPACE

Approximately 42% of the site is made up of wetlands, and it is the intent of the developer to limit impacts to these areas, preserving them as open space for the shared use and enjoyment of the residents. Residents will have ready access to a trail system that will allow observation and enjoyment of the natural areas and access to the surrounding shoreline with minimal disturbance of environmentally sensitive areas.

3.12 AMENITY AREAS

Amenities for the development will consist of a centrally located amenity area as well as other amenities dispersed throughout the development. The centrally located amenity may include such elements as a clubhouse, pool and tennis courts. Other amenities within the development may include nature trails, lighted boardwalks, picnic pavilion, upland boat storage, canoe/kayak storage and launching facilities, common docks, and/or a marina, with assigned slips. The various amenities and lots will be connected by a walk/trail system.

Availability and use of the amenities may be based upon a structured program where portions of the amenities are reserved for specific participants while others are available for the use of common owners. Such a program may include the shared use of amenities with other Land Resource Company communities.

3.13 MAINTENANCE AND OPERATION

The development will include the creation of a Homeowner's Association for the administration, maintenance and operation of common elements and private roadways and utilities within the project site. The association will be fee based with dedicated monies for operation and maintenance. The association will be structured to utilize service contracts for maintenance and operation of various systems. Such contracts would include emergency or 24-hour service where warranted.

3.14 COMMON USE

Amenities, open space, and roadways will be privately owned by the Laird Point homeowner's association and will be for the common use of the Laird Point Residents. Use of certain amenities may be restricted through a fee basis.

4. DEVIATIONS FROM LDR

The development is a master planned community located on a site with significant amounts of jurisdictional wetland areas. The development is predominately a low-impact residential community that will utilize clustering of improvements within upland areas to minimize and avoid impacts to wetlands. The character of the development and nature of the land necessitates development in a prescribed manner to insure the protection of such resources. The LDR recognizes developments where such conditions may occur, provides, and encourages the use of the Planned Development mechanism to satisfy these constraints. Furthermore, the Planned Development requirements, in recognition of the unusual conditions adherent to such developments, allow deviations from the standard requirements of the Land Development Code to supplement the ability of the development to meet such constraints. Accordingly, the development will deviate from portions of the Land Development Regulation as contained herein. In summary, the following is a list of the various deviations for the development.

- Lot: Lot standards have been modified to conform with the requirements of a clustered development.
- Blocks: Block requirements have been eliminated in favor of the clustering of lots to preserve wetland areas.
- Buffers: Buffers have been modified to meet the needs of the development.
- Environmental Protection: Standards have been modified to meet the needs of the development and insure protection of the resources.
- Conservation Easements: Conservation easement requirements have been modified to fit the nature of a gated community with a responsible operation and maintenance entity to insure the perpetual stewardship of the natural resources.
- Tree Protection and Preservation of Native Vegetation: Requirements have been modified to acknowledge the concentration of resources of the use of clustered development.
- Streets: Street standards have been modified to meet the character of the development. Deviations include private streets, right of way widths, pavement materials, pavement widths, geometry, and design standards.
- Sidewalks: Sidewalk requirements have been modified to eliminate the requirement for roadside walks and allow for alternative pedestrian path locations.
- Parking: Parking standards have been modified to more accurately reflect the character of the development. Standards have been instituted to allow alternative modes of transportation, on-street parking, and differing materials.
- Stormwater Management: The stormwater management requirements have been modified to allow for low-intensity development and more environmentally sensitive use of stormwater treatment mechanisms including swales and vegetated natural buffers.
- Sanitary Sewer: Requirements have been modified to allow for alternative system types including privately owned low-pressure sewer systems. Such systems allow for less fill and are more compatible with the nature of the land than conventional systems.
- Utility Easements: Utility easement requirements have been modified to limit easements to those necessary for the proposed facilities.

5. DEVELOPMENT STANDARDS

5.1 RESIDENTIAL DENSITY

Residential density within the development shall be limited to 2 dwelling units per acre and the intensity shall be limited to 50% impervious area. Measurement shall be based on the number of units or impervious area divided by the gross area of the project site or the applicable portion of the project site.

Elevated boardwalks and structures that do not prohibit or hinder the flow of stormwater runoff and do not change the underlying runoff characteristics of the ground surface shall not be considered impervious area. Pervious pavements including but not limited to gravel, shell, pervious asphalt, pervious concrete, and pervious pavers shall not be considered impervious area when such pavements provide a verifiable infiltration rate of 20 inches per hour.

5.2 LAND USE/BULK DENSITY REQUIREMENTS

Land uses within the development include Residential A, Residential B, Residential C, Recreation and Conservation. Bulk density requirements including minimum lot area, minimum buildable area, setbacks, minimum buildable width, intensity and floor area ratio shall be in accordance with Table 1 as contained herein.

Accessory uses will be required to maintain the specific requirements for the lot on which they are placed including setbacks and height. Accessory structures shall be counted in the computation of intensity and floor area ratio.

5.3 ALLOWABLE USES

Residential Areas: Uses will be limited to single-family residential detached housing and accessory uses including but not limited to detached garages, pools, driveway and patios.

Recreational Areas: Uses will be limited to community buildings and facilities, public parking, passive and active recreational facilities, RV/Boat Storage, and like uses.

Conservation Areas: Uses will be limited to boardwalks, trails, signage, and uses associated with passive recreation.

5.4 LOTS

To further the concept of clustering and the avoidance of natural resources, lots may be of any shape that provides a satisfactory buildable area. Lots may be unique such that no conformity exists between adjacent lots. Lot depths and widths are not required to be consistent as long as the lot meets the minimum bulk density requirements.

5.5 BLOCKS

The development shall be designed such that lots are clustered to avoid environmental resources. Consequently, traditional block length requirements are not applicable to the development.

5.6 BUFFERS

Land Use Buffers: No buffers are required between land uses internal to the development.

Wetland Buffers: A 30' buffer shall be provided adjacent to all jurisdictional wetlands. The width of the buffer shall be measured by dividing the area of the buffer by the length of the buffer. In no case shall the width of the buffer at any point be less than 20 feet as measured from the wetland line perpendicular to the buffer line. Buffer areas with a width greater than 50 feet shall utilize only that portion of the buffer within 50 feet of the wetland line in the computation of the buffer area. Except as allowed below, the buffer area shall remain undisturbed.

- Elevated walkways with a maximum width of 8 feet are allowed within the buffer area.

- Cleared crossings of the buffer for water access shall be limited to 15 feet in width and structures for water access shall be limited to 10 feet in width.
- Hand trimming of vegetation to allow a water view. Trimming shall be limited to limbs and vegetation greater than 24" above grade. Removal of trees for water view shall be prohibited. Mowing of the buffer shall be prohibited.
- Utility crossings or other temporary necessary encroachments of the buffer will be allowed. The disturbed buffer area shall be reconstructed and replanted with native vegetation consistent with the adjacent undisturbed areas.
- In situations where encroachment of the buffer is necessary to connect dry upland parcels or to allow reasonable use of the property and such encroachment will prevent disturbance of jurisdictional wetlands, encroachments will be allowed when the encroachment is the minimum required and the encroachment does not result in the discharge of untreated stormwater to wetland areas.
- Management and enhancement activities within the buffer conducted in accordance with a wetland management plan prepared by a wetland scientist and approved by the Florida Department of Environmental Protection and United States Army Corps of Engineers shall be allowed.

In situations where encroachment into jurisdictional wetlands is permitted through the applicable State and Federal regulatory agencies, the 30 feet buffer shall be presumed to be satisfied within the landward most 30 feet of the non-impacted area such that an additional 30 feet of area will not require permitting for establishment of a buffer.

5.7 ENVIRONMENTAL PROTECTION

The development shall minimize impacts to environmentally sensitive lands, herein defined as jurisdictional wetlands and wetland buffers. Within environmentally sensitive lands, the area shall be preserved substantially in its natural state and activities shall be limited to permitted minor encroachments, permitted boardwalks and trails, and permitted maintenance and enhancement of the lands. Seawalls are prohibited within environmentally sensitive lands. Shoreline protection may be allowed when permitted and required due to avulsion or erosion. Such protection shall be limited to riprap or vegetative stabilization.

The development shall include a stormwater management plan to prevent the discharge of untreated stormwater to wetland areas. Such plan may include the use of permitted vegetated natural buffers, swales and other stormwater management practices to filter the stormwater prior to discharge.

The development shall include an erosion and sediment control plan to prevent the discharge of silts, sediments and deleterious matter to environmentally sensitive lands. Best management practices shall be employed throughout the site to regulate stormwater runoff during construction activities.

5.8 CONSERVATION EASEMENTS

Conservation easements shall be placed on all jurisdictional wetland areas. Such easements shall prohibit disturbance or activities within such areas except as contained herein. Easements shall be granted to the Homeowner's Association or common maintenance entity. In lieu of an easement, the area may be deeded to said entities with deed restrictions equal to the easement requirements.

Due to the phased nature of the project, wetland resource permitting may be comprehensively carried out for multiple phases of the development. Easements therefore may not be conveyed until the final phase of the project to allow for coordination with the wetland resource permitting.

5.9 TREE PROTECTION AND PRESERVATION OF NATIVE VEGETATION

Trees within the site will be protected in accordance with the requirements of the City of Callaway and the following.

For residential lots, the Architectural Review Board (ARB) may implement more stringent requirements for tree removal than contained herein. Additionally, the ARB may implement replacement requirements for

removed trees that exceed City requirements. Prior to clearing of the lot, a tree survey along with architectural plans will be submitted to the City and ARB for review and approval.

Protected trees within upland amenity areas may be removed without replacement when the City has determined that the improvements have been sited on the lot to minimize the removal of trees. Prior to issuance of a Development Order for an amenity parcel, a tree survey for all upland areas shall be performed and submitted along with the application for approval.

Trees within roadway right of ways shall be exempt from tree protection standards and tree survey requirements except trees greater than 30" DBH or trees of special interest, as defined in the LDR, shall be evaluated for preservation by the City. When requested by the City as part of the Development Order application process for any phase of development, the Developer shall provide to the City a written report by an Urban Forester identifying the number, size, species, health, and frequency of such trees along with recommendations for preservation within the limits of the roadway right of ways. If in the opinion of the City or Forester such trees are recommended for preservation, the Developer shall be required to preserve or, when approved by the Forester, relocate said trees or, if such requirements have an adverse impact on development, provide a written explanation as to why such requirements cannot be complied with. City shall consider the information from the Forester and the Developer and make a determination as to whether or not trees shall be preserved.

Within environmentally sensitive lands, protected trees and vegetation may be removed when permitted by State and Federal agencies as part of a wetland resource permit or approved wetland management plan. A tree survey shall not be required for environmentally sensitive lands since locations of improvements will be dictated based on minimization of disturbance of said lands.

Preservation of native vegetation requirements will be limited to environmentally sensitive lands. Within environmentally sensitive lands, all native vegetation will be preserved except at locations for walks and encroachments as previously described. As a result of clustering, preservation of native vegetation will not be required, although encouraged, outside of environmentally sensitive lands. Due to the extent of the environmentally sensitive lands within the site, these provisions will result in the preservation in excess of 40% of the project site.

5.10 FLOOD HAZARD PROTECTION

Structures within the development shall comply with the flood hazard requirements of the City of Callaway LDR. Within flood zones, the elevation of habitable floors shall be located a minimum of 18 inches above the base flood elevation.

As part of the development, minimum finished floor elevations shall be established for each lot and buildable parcel. The finished floor elevations shall consider any applicable base flood elevations, topography of the lot, and stormwater runoff.

5.11 STREETS

The street system within the development will consist of a paved roadway with curb, gutter, or curb and gutter. Paving surface course materials within the development may be asphalt, concrete, segmental unit pavers, or any combination thereof. Base course materials may be aggregate, lime rock, or asphalt. Pavement sections will be designed for a 15-year life by a Geotechnical Engineer in accordance with FDOT pavement design methodologies and shall be based on a site-specific geotechnical investigation. Pavement design shall include requirements for material, thickness, compaction, and stabilization to meet the design life. Materials shall be in accordance with Florida Department of Transportation "Standard Specifications for Road and Bridge Construction".

Roadway design standards will be in accordance with the Florida Department of Transportation "Manual of Uniform Minimum Standards for Design Construction and Maintenance for Streets and Highways" and the Institute of Transportation Engineers "Guidelines for Residential Subdivision Design". Roadway endings will be in accordance with the American Association of State Highway and Transportation Officials "Policy on Geometric Design of Highways and Streets". Within Residential C areas of Phase II, geometric design standards may be in accordance with the Institute of Transportation Engineers "Traditional Neighborhood Development Street Design Guidelines". Specific geometric requirements are contained in Table 2, Roadway

Development Standards. Streets will be designed in accordance with referenced standards to accommodate emergency/service vehicles and truck traffic.

Typical roadway cross-sections shall be in accordance with the geometric requirements of Table 2 and the Roadway Typical Sections, Exhibits 9-11. Roadway Section A is applicable to Phase I. Roadway Section B is applicable to Residential B areas within Phase II. Roadway Section C is applicable to areas adjacent to Residential C lots within Phase II. At various locations, curbed islands may be inserted into the street sections to create a landscaped boulevard. The sections are shown without on-street parking. At locations with on-street parking the pavement widths shown will be widened to accommodate parking.

5.12 SIDEWALKS

A pedestrian system will be provided for the development. The pedestrian system will consist of a series of walks/trails to provide connectivity to the various areas of the development. The walk/trail system will not be required adjacent to roadways, but may meander through the site to allow for a more natural experience. To remain consistent with the coastal low impact theme of the development, sidewalks will not be required to connect individual lots.

The walk/trail system may be any combination of elevated and on-grade walks. Materials for walk construction may include timber (boardwalk), concrete, brick and concrete pavers, shell, aggregate, or natural materials. Walk/trail widths will typically be 6 feet to 8 feet wide with a minimum of 4 feet wide.

5.13 PARKING

For Residential A areas, all required lot parking will be on-lot parking. For Residential B and C, on-street parking in proximity to the residence may be used to supplement on-lot parking to obtain the required number of spaces. Parking for amenity areas will be provided in locations convenient to the amenity to be served and may include a combination of off-street and on-street parking. On-street parking pavement widths shall be in addition to pavement widths contained in Table 2 and shown on the typical sections. Parallel parking stalls shall be a minimum of 8' x 22' and perpendicular stalls shall be a minimum of 9' x 18'.

Parking rates for individual lots shall be a minimum of two stalls per lot. On-lot parking shall include garage parking and stacked parking in meeting the parking requirements.

Due to the walkability and nature of the development, parking for the central amenity area will be a combination of automobile, cart, and bicycle parking. Parking rates for the central amenity area will be at the rate of 1 stall per 200 gross square feet for the clubhouse. The total required number of stalls may be reduced by a ratio equal to the number of lots within 1320' of the use divided by the total number of lots. The remainder of the rates will be satisfied using parking stalls with not more than 20% of the total stalls dedicated to carts and 20% dedicated to bicycles.

Materials for parking surfaces shall be durable, stabilized, and dustless and may be either permeable or impermeable. Impermeable materials may be asphalt, concrete, concrete pavers, brick pavers, or any combination thereof. Permeable materials may be either permeable concrete, permeable brick or concrete pavers, stabilized natural materials, or any combination thereof. Permeable surfaces shall not be counted in any intensity calculations.

5.14 STORMWATER MANAGEMENT

The development shall include a stormwater management system to regulate stormwater runoff and prevent the discharge of untreated stormwater to environmentally sensitive lands and off-site areas. The stormwater management system shall be designed to treat the first flush volume of stormwater runoff to the water quality standards of the Florida Department of Environmental Protection. Flood attenuation shall not be required due to proximity to the Bay. However, the stormwater management system shall be designed to control and convey the peak runoff from a 25-year event without flooding.

The stormwater management system may utilize any combination of swales, vegetated natural buffers, retention/detention areas and underground systems to meet the requirements. Where possible, stormwater management systems shall be passive systems incorporated into the landscape of the development.

5.15 POTABLE WATER AND FIRE PROTECTION

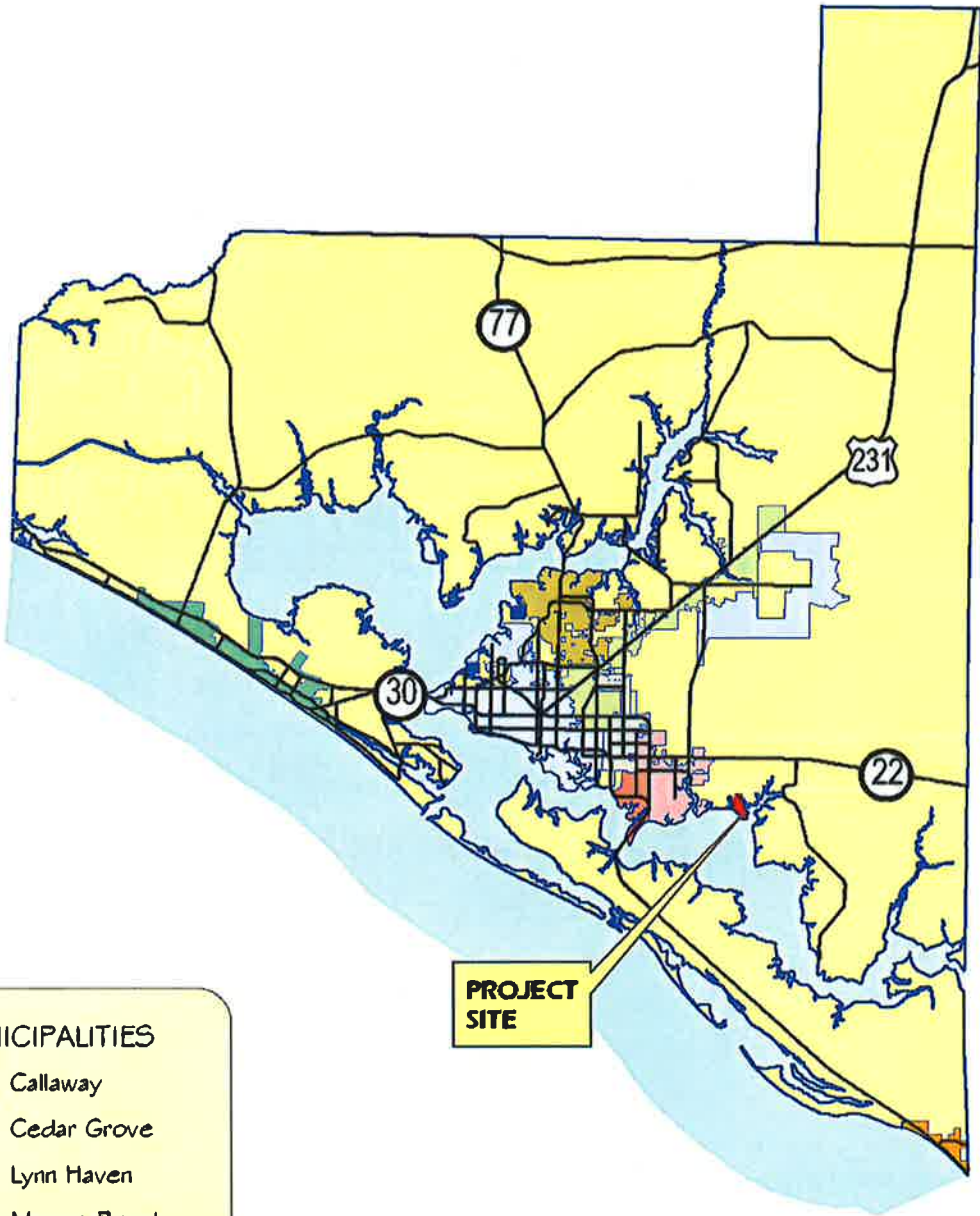
A private water distribution system will be constructed as part of the project. The distribution system will be designed in accordance with the requirements of the Florida Department of Environmental Protection and the City of Callaway and will be sized to provide the required domestic and fire flows. Fire hydrants will be provided throughout the development.

5.16 SANITARY SEWER

A private sanitary sewer system will be constructed as part of the project. The system will be designed in accordance with the requirements of the Florida Department of Environmental Protection and will be sized to accommodate the required flows. The sewer system may be a conventional gravity system with periodic lift stations, a low-pressure sewer system, or any combination thereof. Individual on-site sewage treatment and disposal systems (septic systems) will not be allowed.

5.17 UTILITY EASEMENTS

Easement locations within the development will be based on the needed location as dictated by the proposed improvements. Standard easement locations along lot lines, parcel boundaries, and property lines will not be provided unless necessary to serve an improvement. Easement widths will be the minimum necessary to provide service to the improvement and will consider widths necessary for removal and replacement of the improvement.



MUNICIPALITIES

- Callaway
- Cedar Grove
- Lynn Haven
- Mexico Beach
- Panama City
- Panama City Beach
- Parker
- Springfield
- Unincorporated

DATA SOURCE: BAY COUNTY GIS

BUCHANAN & HARPER, INC.
 ENGINEERING ~ PLANNING ~ SURVEYING
 735 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401

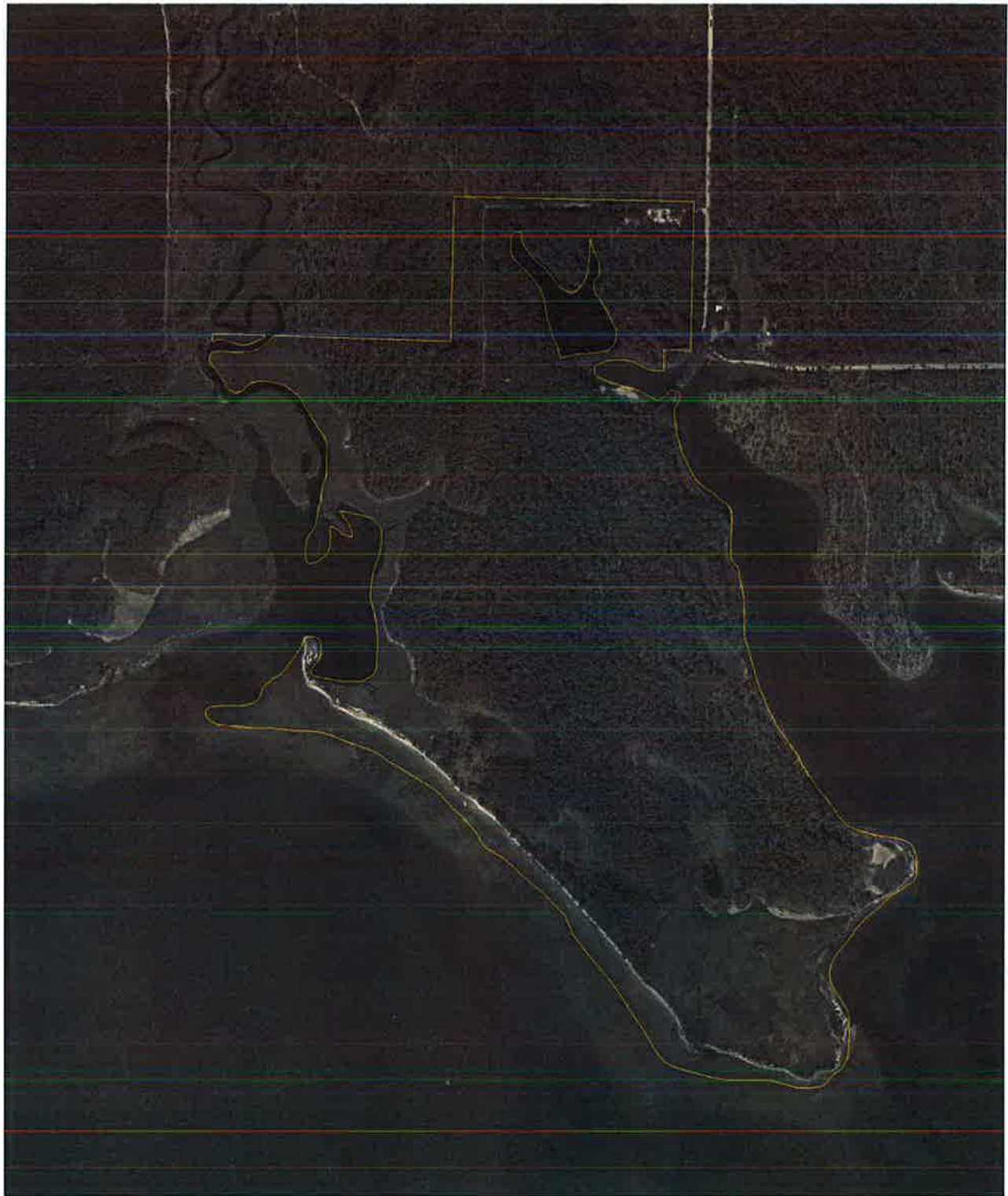


VICINITY MAP

LAIRD POINT SUBDIVISION

CALLAWAY FLORIDA

SCALE: 1" = 7 MI
 JOB NO: 9345
 DATE: 05-03-03
 EXHIBIT 1



DATA SOURCE: BAY COUNTY GIS

BUCHANAN & HARPER, INC.
ENGINEERING ~ PLANNING ~ SURVEYING
735 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401



2003 AERIAL PHOTO

LAIRD POINT SUBDIVISION

CALLAWAY

FLORIDA

SCALE: 1" = 800'
JOB NO: 9345
DATE: 05-03-03
EXHIBIT 2



DATA SOURCE: USGS

BUCHANAN & HARPER, INC.
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735 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401



1999 USGS AERIAL PHOTO

LAIRD POINT SUBDIVISION

CALLAWAY

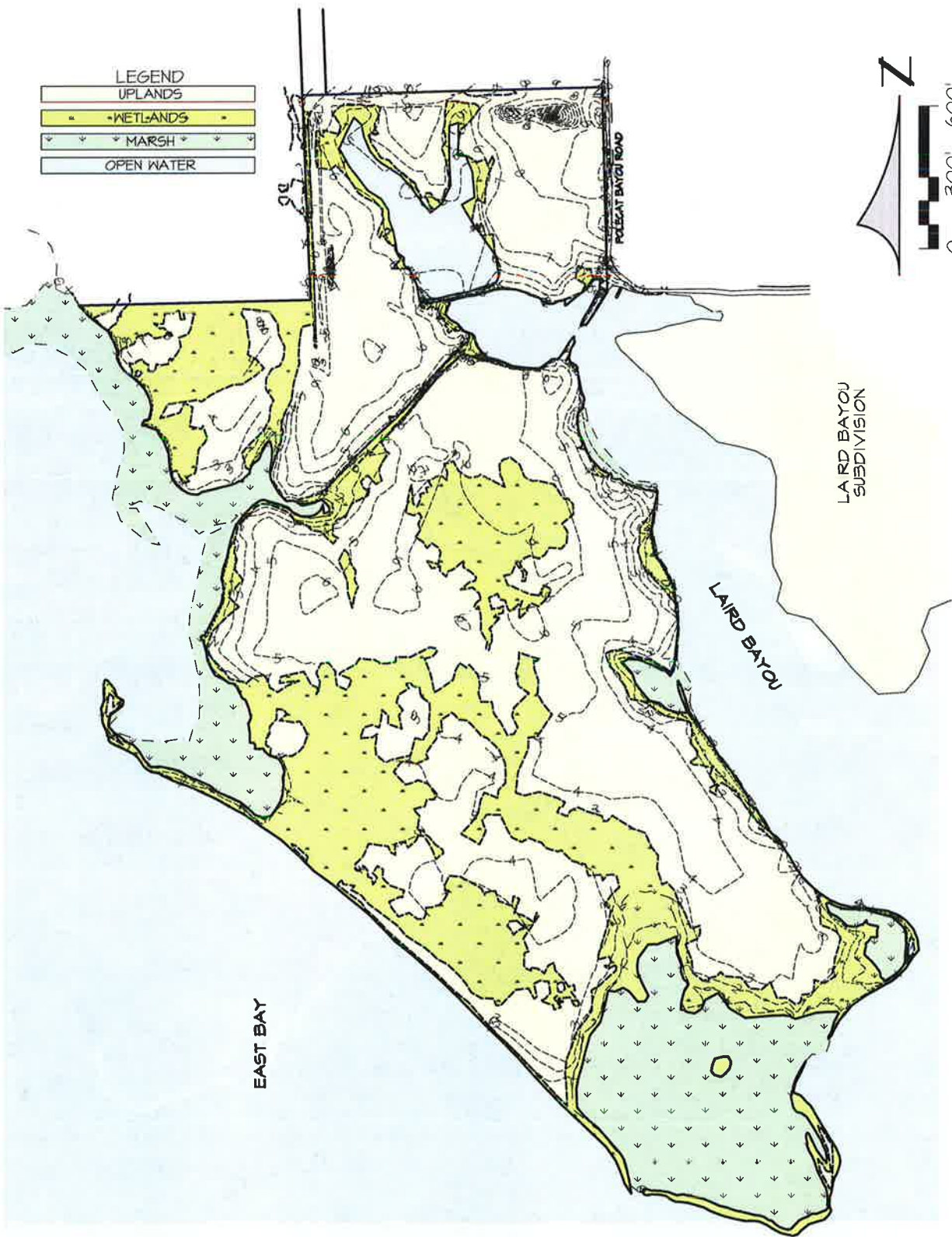
FLORIDA

SCALE: 1" = 800'

JOB NO: 9345

DATE: 05-03-03

EXHIBIT 3



BUCHANAN & HARPER, INC.

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LANDSCAPE ARCHITECTURE

735 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401
PHONE (850)763-7427 FAX (850)764-2120



SITE TOPOGRAPHY

LAIRD POINT SUBDIVISION

CALLAWAY

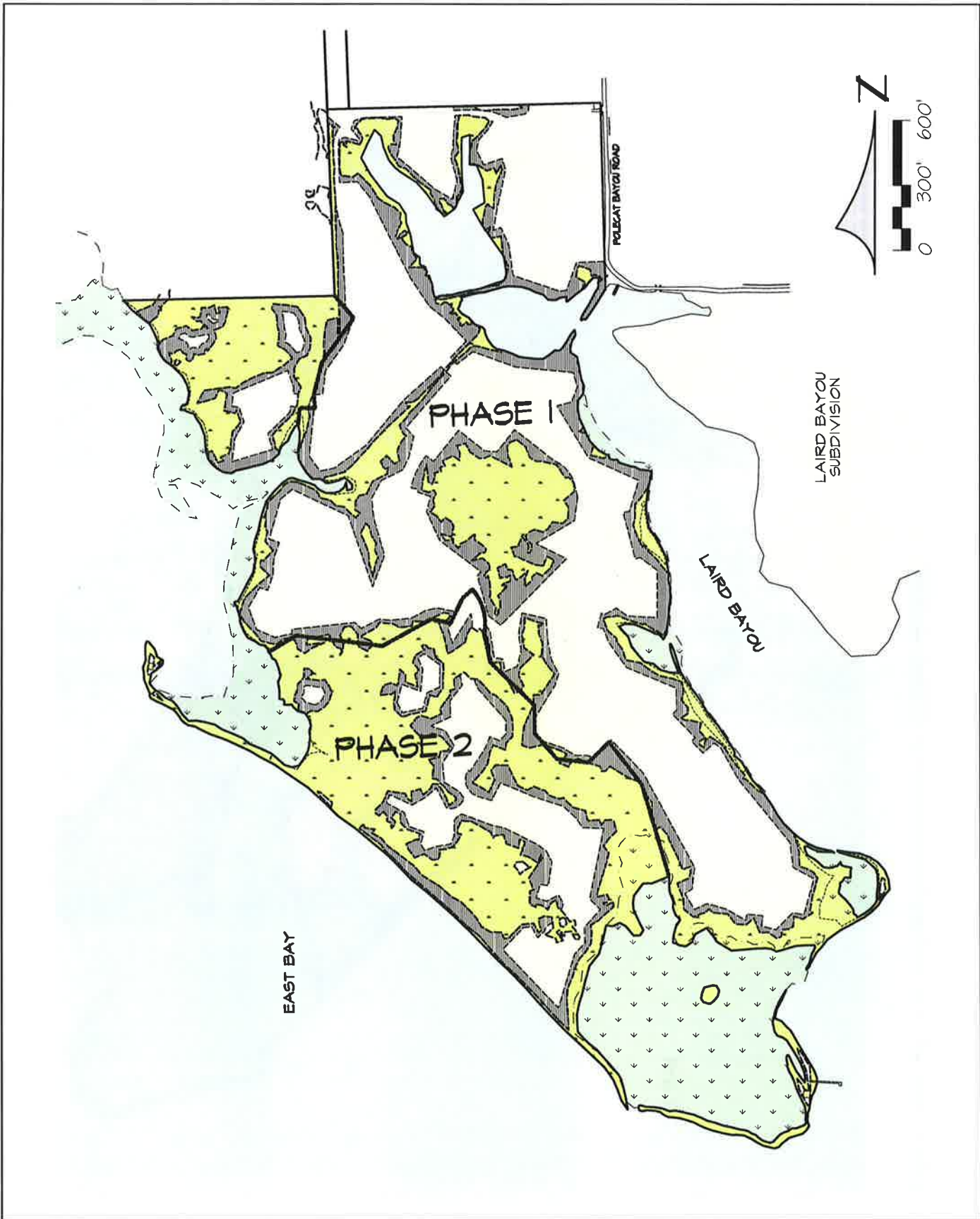
FLORIDA

SCALE: 1" = 600'

DATE: 10/13/2004

JOB NO: 9345

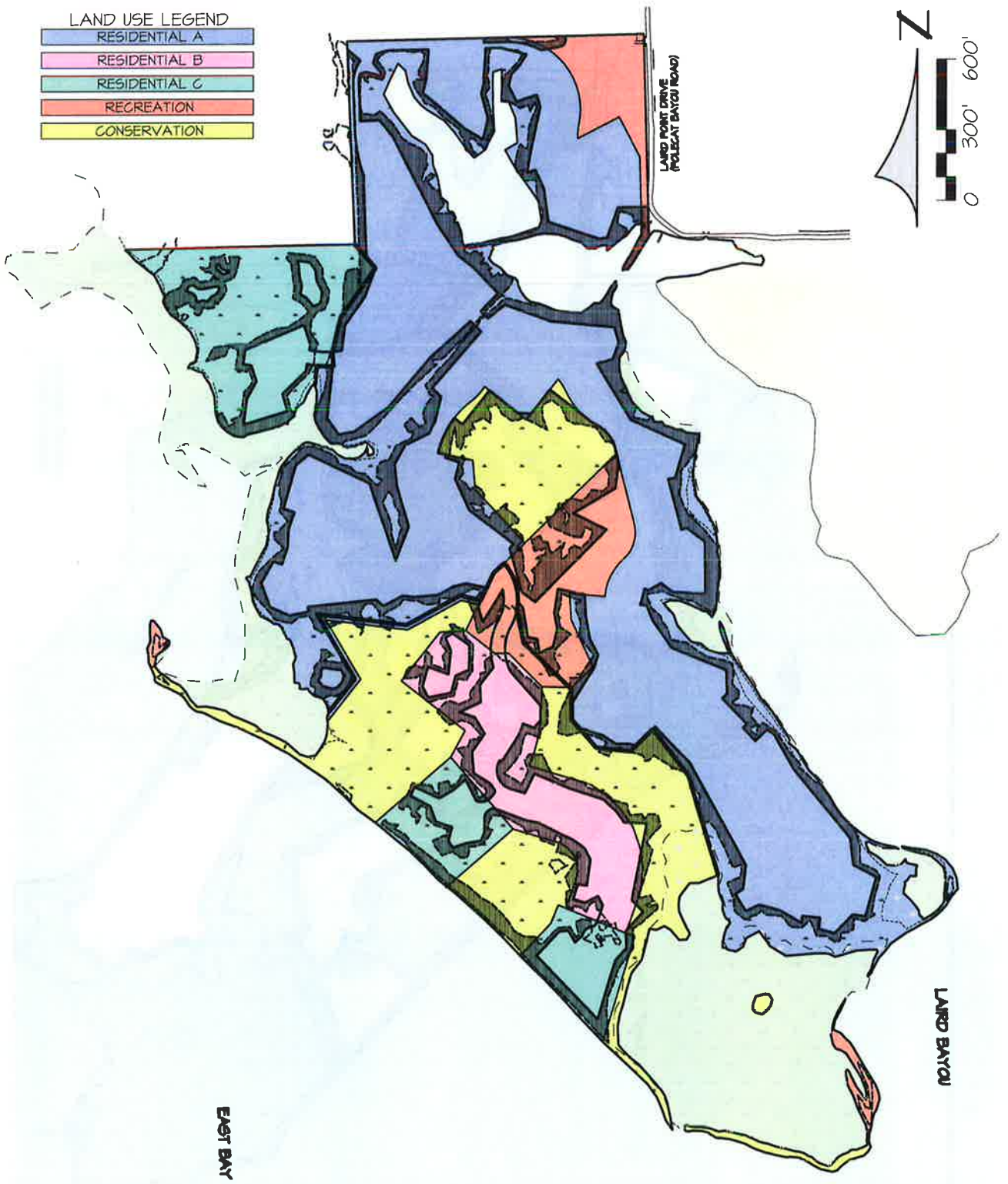
EXHIBIT 4



<p>BUCHANAN & HARPER, INC. ENGINEERING ~ PLANNING ~ SURVEYING LANDSCAPE ARCHITECTURE 735 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401 PHONE (850)763-7421 FAX (850)784-2120</p>		<p>PHASING PLAN</p>	<p>SCALE: 1" = 600' DATE: 10/13/2004</p>
		<p>LAIRD POINT SUBDIVISION CALLAWAY FLORIDA</p>	<p>JOB NO: 9345 EXHIBIT 5</p>

LAND USE LEGEND

RESIDENTIAL A
RESIDENTIAL B
RESIDENTIAL C
RECREATION
CONSERVATION



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 LANDSCAPE ARCHITECTURE
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LAND USE PLAN

LAIRD POINT SUBDIVISION

CALLAWAY FLORIDA

SCALE: 1" = 600'
 DATE: 11/3/2004
 JOB NO: 9345
 EXHIBIT 6

DESCRIPTION: THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA.

ALSO: THE SOUTH 200 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA.

ALSO: THAT PORTION OF THE EAST HALF OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, LYING SOUTH AND WEST OF LAIRD BAYOU AND BEING A PART OF LAIRD POINT.

ALSO: THE WEST HALF OF GOVERNMENT LOT 1 AND ALL OF GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 4 SOUTH, RANGE 13 WEST BAY COUNTY, FLORIDA.

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LEGAL DESCRIPTION

LAIRD POINT SUBDIVISION

CALLAWAY

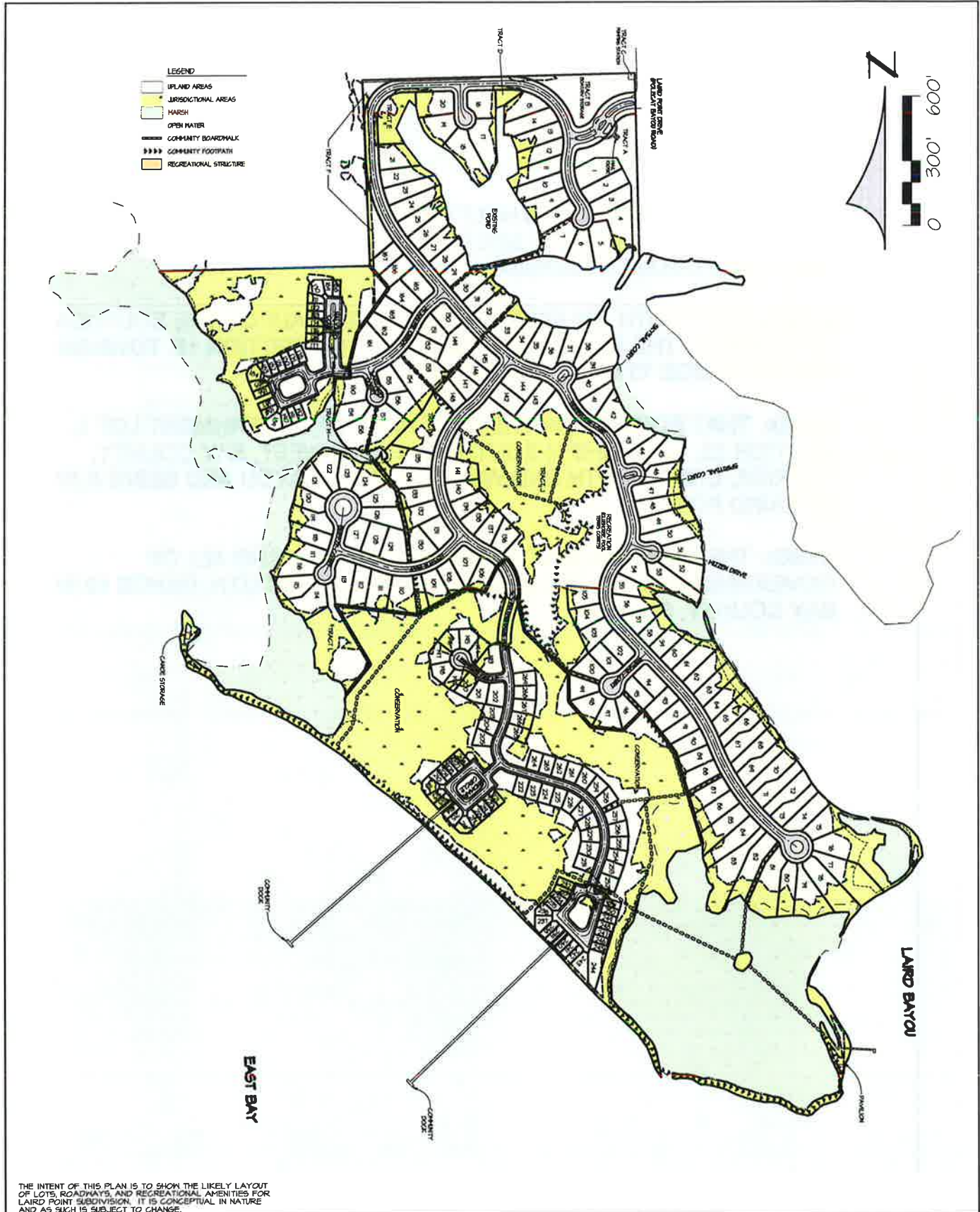
FLORIDA

SCALE: N/A

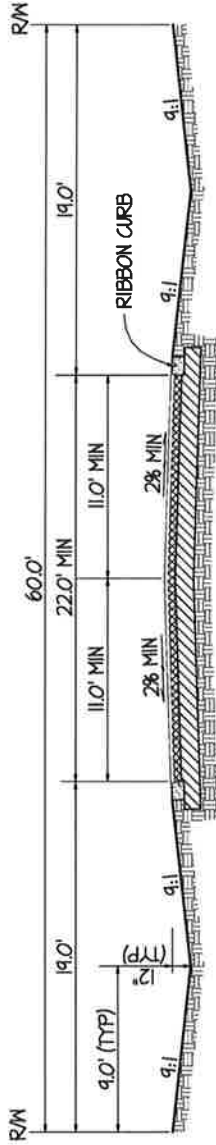
DATE: 11/2/2004

JOB NO: 9345

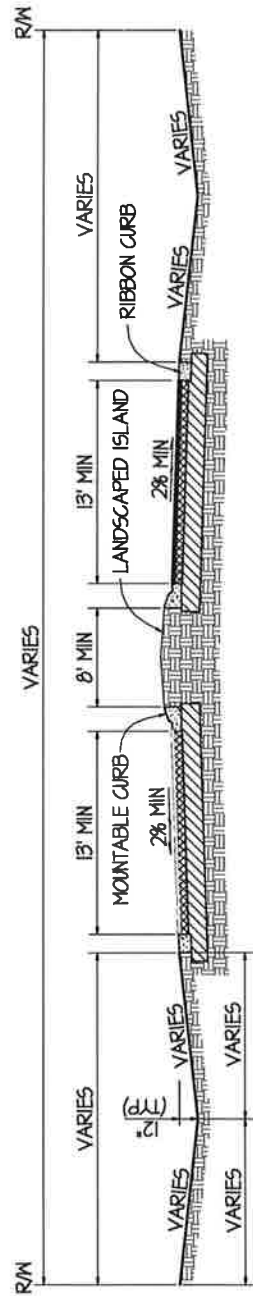
EXHIBIT 7



<p>BUCHANAN & HARPER, INC.</p> <p>ENGINEERING ~ PLANNING ~ SURVEYING LANDSCAPE ARCHITECTURE</p> <p>135 WEST 11TH STREET ~ PANAMA CITY, FLORIDA 32401 PHONE (850)763-7427 FAX (850)764-2120</p>	<p>N</p> 	<p>CONCEPTUAL SUBDIVISION PLAN</p> <hr/> <p>LAIRD POINT SUBDIVISION</p> <p>CALLAWAY FLORIDA</p>	<p>SCALE: 1" = 600'</p> <p>DATE: 11/3/2004</p> <p>JOB NO: 9345</p> <p>EXHIBIT 8</p>
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TYPICAL SECTION
NTS



TYPICAL SECTION • LOCATIONS WITH ISLANDS
NTS

- NOTES
1. SECTIONS ARE INTENDED TO ILLUSTRATE TYPICAL PAVEMENT AND RIGHT OF WAY WIDTHS AND RELATIONSHIPS. CUT & FILL CONDITIONS ARE NOT SHOWN.
 2. SECTIONS DO NOT REFLECT ON-STREET PARKING. AT LOCATIONS WITH ON-STREET PARKING, PAVEMENT WIDTHS WILL VARY

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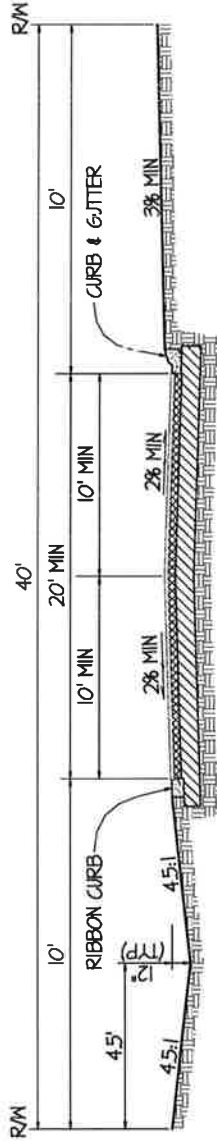
TYPICAL SECTIONS - A

LAIRD POINT SUBDIVISION

CALLAWAY

FLORIDA

SCALE: N/A
DATE: 12/16/2004
JOB NO: 9345
EXHIBIT 9

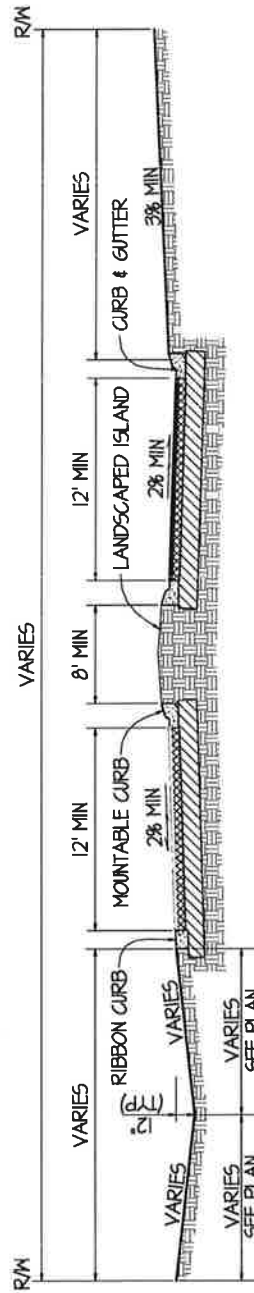


NOTE: ROAD DRAINAGE SYSTEM MAY UTILIZE SWALE OR GUTTER AND INLET SYSTEMS. SECTION SHOWS EACH CONDITION. ONLY ONE CONDITION WILL BE USED FOR AN AREA. MIRROR CONDITION FOR OTHER SIDE OF ROAD.

SWALE CONDITION

GUTTER CONDITION

TYPICAL SECTION
NTS



NOTE: ROAD DRAINAGE SYSTEM MAY UTILIZE SWALE OR GUTTER AND INLET SYSTEMS. SECTION SHOWS EACH CONDITION. ONLY ONE CONDITION WILL BE USED FOR AN AREA. MIRROR CONDITION FOR OTHER SIDE OF ROAD.

SWALE CONDITION

GUTTER CONDITION

TYPICAL SECTION • LOCATIONS WITH ISLANDS
NTS

- NOTES
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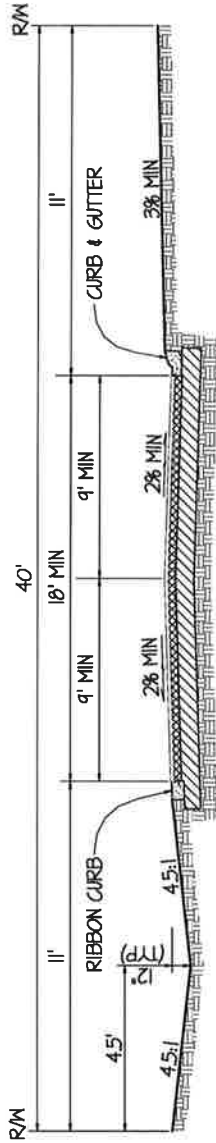
TYPICAL SECTIONS - B

LAIRD POINT SUBDIVISION

CALLAWAY

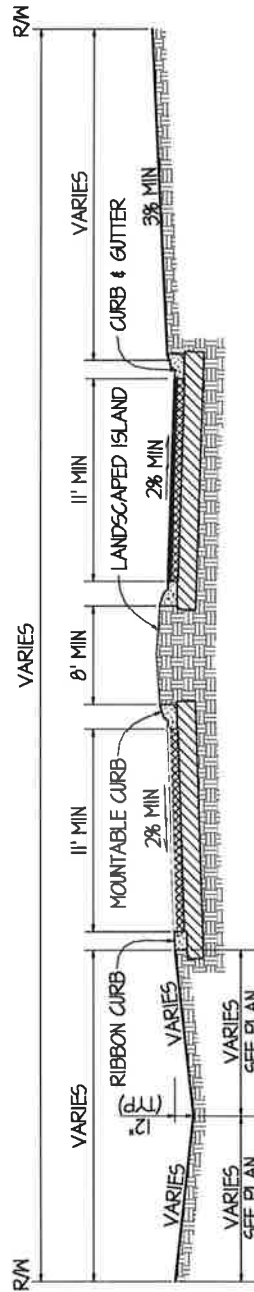
FLORIDA

SCALE: N/A
DATE: 12/16/2004
JOB NO: 9345
EXHIBIT 10



NOTE: ROAD DRAINAGE SYSTEM MAY UTILIZE SWALE OR GUTTER AND INLET SYSTEMS. SECTION SHOWS EACH CONDITION. ONLY ONE CONDITION WILL BE USED FOR AN AREA. MIRROR CONDITION FOR OTHER SIDE OF ROAD.

TYPICAL SECTION
NT5



NOTE: ROAD DRAINAGE SYSTEM MAY UTILIZE SWALE OR GUTTER AND INLET SYSTEMS. SECTION SHOWS EACH CONDITION. ONLY ONE CONDITION WILL BE USED FOR AN AREA. MIRROR CONDITION FOR OTHER SIDE OF ROAD.

TYPICAL SECTION • LOCATIONS WITH ISLANDS
NT5

NOTES

1. SECTIONS ARE INTENDED TO ILLUSTRATE TYPICAL PAVEMENT AND RIGHT OF WAY WIDTHS AND RELATIONSHIPS. CUT & FILL CONDITIONS ARE NOT SHOWN.
2. SECTIONS DO NOT REFLECT ON-STREET PARKING. AT LOCATIONS WITH ON-STREET PARKING, PAVEMENT WIDTHS WILL VARY

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TYPICAL SECTIONS - C

LAIRD POINT SUBDIVISION

CALLAWAY

FLORIDA

SCALE: N/A

DATE: 12/16/2004

JOB NO: 9345

EXHIBIT II

