

ORDINANCE NO. 2025-14

AN ORDINANCE TO AMEND THE LOXLEY TRIANGLE
PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN

THE CITY COUNCIL OF THE CITY OF LOXLEY, ALABAMA finds as follows:

1. A proposed amendment to the Loxley Triangle PUD Master Plan was considered by the Loxley Planning Commission.
2. The Planning Commission recommended to the City Council that the Loxley Triangle PUD Master Plan be amended as requested.
3. The report of the Chairman of the Planning Commission concerning the amendment has been received by the City Council and the City Council has held a Public Hearing on the same after giving notice as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOXLEY, ALABAMA, AS FOLLOWS:


SECTION 1. That the Loxley Triangle PUD Master Plan be amended to reflect the following changes.

See attached Master Plan

SECTION 3. That all other Articles and Sections thereof of said Loxley Triangle PUD Master Plan remain in full force as originally adopted or subsequently duly amended.

SECTION 4. That this ordinance shall become effective following the posting as required by law.

ADOPTED AND APPROVED THIS 28th day of April, 2025.


Richard Teal
Mayor

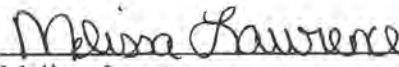
ATTEST:


Melissa Lawrence
City Clerk/Treasurer

CERTIFICATION

I, Melissa Lawrence, City Clerk of the City of Loxley, Alabama hereby certify the above to be true and correct copy of an ordinance adopted by the City Council of the City of Loxley at its meeting held on the 28th day of April, 2025, as same appears in the minutes or record of said meeting.

I further certify that copies of the ordinance above were published by posting copies thereof in the Loxley Post Office, the Loxley City Hall, the Loxley Public Library, and the Loxley Police Station beginning May 1, 2025, and took effect five days thereafter.


Melissa Lawrence
City Clerk/Treasurer

**LOXLEY TRIANGLE PUD
PROPOSED CHANGES**

Page 3	No changes to table info EXCEPT addition of 21 acres "Added Lands"	
Page 5	Added Lands shown on map	
Page 7	No change EXCEPT added acreage	
Page 10	Increased min cul-de-sac pavement radius from 35' to 40'	
Page 12	Under Minimum Parking Required – Added Multi-Family requirements	
Page 14	Changes to Table for RES areas	
	SF Res Detached (70'-100')	Side setback from 7' to 5'
	SF Res Detached	Side setback changed to straight 5'
	Patio Garden Home	Side setback changed to straight 5'
	Mutil-Family	Height change from 35' to 45'
Page 15	Clarified definition of Building Height and added Graphic	
Page 16	Changes to Table for VLG	
	SF Res Detached	Side setback changed to straight 5'
	Mutil-Family	Height change from 35' to 45'
Page 17	Clarified definition of Building Height and added Graphic	
Page 31	Removed language for 200' buffer – This only applied to specific areas within the Stonebridge PUD, not the Loxley Triangle PUD.	
Overall Map	Revised areas for RES, VLG, COM, etc. Please see below:	
AREA		
A1 and A2	No change	
B-1	No change	
B-2	Shown as RES on previous map but never added to PUD. We propose adding as VLG	
C	No change	

- D COM no change
RES from 106 AC to 75.2 AC
VLG from 76.7 AC to 107.2 AC
(shifting 30.8 acres from RES to VLG)
- H No change
- I Shifted 28.7 AC from COM to OFF/IND to coincide with Site Plan (by others)
currently under review by Loxley.
- J Shifting 19.4 AC from VLG to COM for proposed School
- K No change. However, we delineated 58.8 acres as School (Institutional) use within
the COM area

LOXLEY TRIANGLE

PLANNED UNIT DEVELOPMENT DISTRICT
and MASTER PLAN

TOWN OF LOXLEY, ALABAMA

Prepared for:
Loxley Triangle, LLC

Submitted to:
The Town of Loxley Planning Commission And
The Town of Loxley Town Council

FEBRUARY 9, 2006
REVISED: MAY 15, 2006
REVISED: JULY 30, 2012
CURRENT REVISION: JANUARY 2025

TABLE OF CONTENTS

SECTION 1 - INTRODUCTION AND NARRATIVE OF INTENT

- A. The Property
- B. Planned Unit Development District
- C. Master Plan
- D. Environmental Protection
- E. Cultural and Historical Resources
- F. Utility Service
- G. Roadways and Traffic
- H. Landscaping, Tree Preservation and Replacement
- I. Parking
- J. Stormwater Management
- K. Development Standards

SECTION 2 - GENERAL DEVELOPMENT PLAN LAND USE DESIGNATION AND DEFINITIONS

- A. Introduction
- B. Allowed Land Uses, Definitions of Land Use Terms & Density Terms
- C. Allowed Density and Transfer of Density Between Planning Areas
- Exhibit A - Vicinity Map
- Exhibit B - Master Plan
- Exhibit C - Property Boundary
- Exhibit D - Legal Description

**SECTION 1
INTRODUCTION AND NARRATIVE OF INTENT**

The Loxley Triangle Planned Unit Development is bound on the west by U.S. Highway 31, on the east by State Highway 59, and on the north and south by adjacent property owners located in both Baldwin County and the Town of Loxley, Alabama.

The property is currently owned by Loxley Triangle, LLC (hereafter the "Owner"). The Town of Loxley adopted the Golden Triangle Tract Planned Unit Development District (the "Parent PUD") in May 2006. The Parent PUD's entitlements are to be distributed among the two new developments as detailed in Table 1 below. The Stonebridge PUD is 2,928 acres comprised of 2,901 acres from the Parent PUD and 27 acres added thereto. The Loxley Triangle Property encompasses 1378 acres, comprised of 1,357 acres from the Parent PUD and 21 acres being added as part of this rezoning application ("Added Lands").

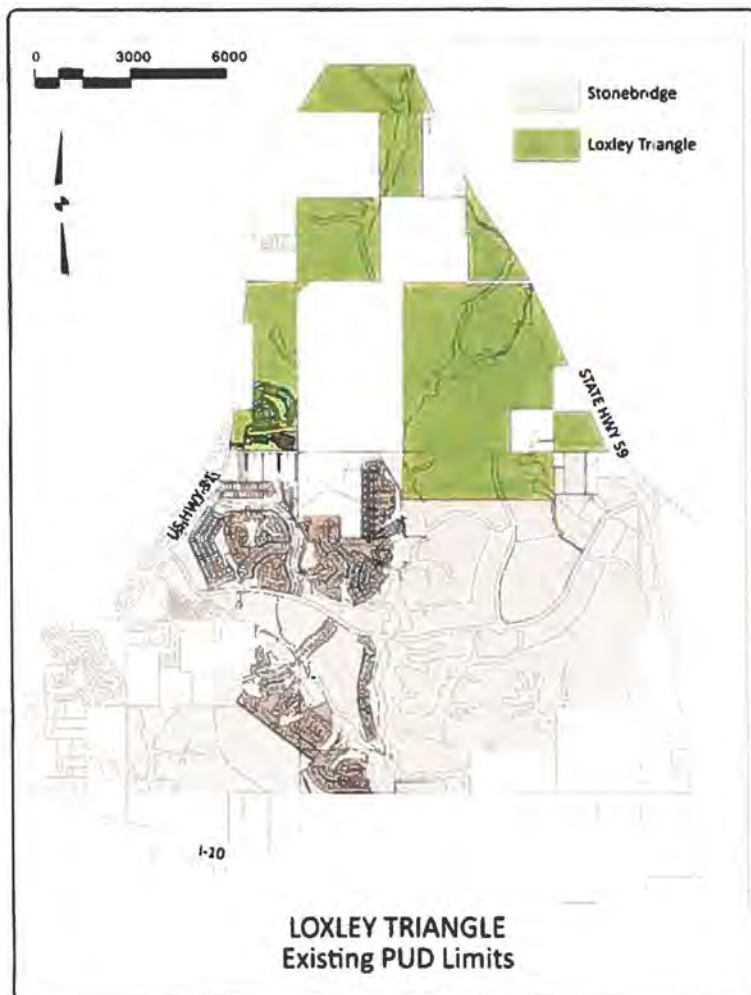
Table 1: Allocation of Development Rights							
Land Use (Units)	Golden Triangle PUD	Stonebridge PUD				Loxley Triangle PUD	
	"Parent PUD"	Golden Triangle Land	Prev. Added Lands	De-Annexed	Added Lands	Golden Triangle Land	Added Lands
Total Area	3,844	2,483	426	-8	27	1,357	21
Residential (DU)	6,772	4,374	1,491		0	2,398	0
Commercial (SF)	1,544,000	997,270	0		0	546,730	0
Office / Lt Industrial (SF)	3,624,000	2,340,742	0		0	1,283,258	0
Village							
Residential (DU)	5,628	3,635	0		0	1,993	0
Commercial / Office (SF)	3,760,000	2,428,584	0		0	1,331,416	0
Open Space	547	582			4	272	0
Total Residential (DU)	12,400	8,009	1,491		0	4,391	0
Total Non-Residential (SF)	8,928,000	5,766,596	0		0	3,161,404	0

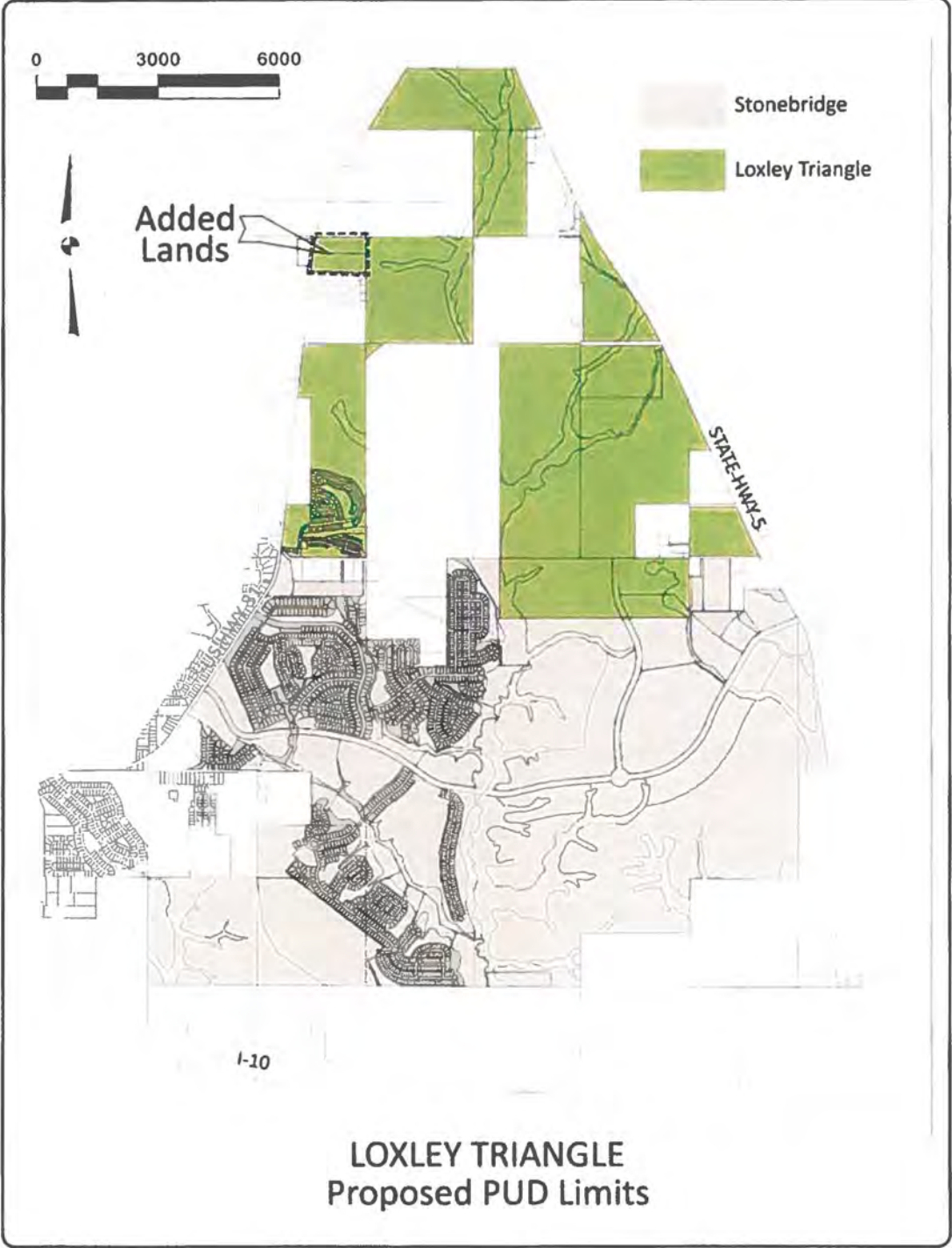
A. THE PROPERTY

The Loxley Triangle PUD is located entirely within the Town of Loxley, Alabama and consists of approximately 1378 acres. The property has approximately 9,680 feet of frontage on State Highway 59, and approximately 3,140 feet of frontage on U.S. Highway 31. The property is strategically located so that it is easily accessed off of Interstate 10.

The land surrounding the Loxley Triangle PUD property is predominantly undeveloped with the exception of a few residential areas, a race track, borrow pits and some sporadic commercial and industrial development.

The elevations on the site range from approximately 205' MSL in the higher areas to approximately 115' MSL in the low lying areas. The property is cut in two by the headwaters of the Fish River. The FEMA flood zones on the property range from Zone A near the low lying areas (areas of 100 year flood) and Zone X which are areas outside the 100-year flood.





B. PLANNED UNIT DEVELOPMENT DISTRICT PROCESS

The Planned Unit Development District (PUD) was adopted by the Town of Loxley Town Council to permit and encourage the effective, efficient, and economical development of large tracts of land in the Town of Loxley. The intent of the PUD is to protect the rights and entitlements specified in the PUD from the effects of subsequent local legislation. It is also intended to protect the property from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the PUD or in any way hinder, restrict, or prevent the development of the project. The PUD will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public health, safety, and general welfare of the citizens of Loxley. The PUD is being entered into between the property Owner and the Town of Loxley Town Council for the purpose of providing assurances to the Owner that it may proceed without encountering future changes in law which would materially affect the ability to develop under the plan. It is also intended to provide important protection to the natural environment, long term financial stability and a viable tax base to the Town of Loxley. As the agreement will be tied to the property, such agreements shall be transferable to any subsequent purchaser of the Property.

The Developer may submit Incremental Development Plans detailing construction phases within each development tract illustrated on the Master Plan (Exhibit 8).

The exact location of boundary lines between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time Incremental Development Permit Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of the PUD between the Owner and the Town of Loxley, Alabama, will be adhered to. In order to facilitate minor deviations to the Loxley Triangle PUD, the Building Inspector may authorize such deviations upon finding that all of the following conditions are met:

Permitted uses may occur throughout the PUD so long as it does not exceed the permissible entitlements specified in Table 2 below;

The change does not reduce the number of required parking spaces by more than two percent (2%);

The change will not result in the elimination of a permissible use from the PUD;

The change does not involve the addition of real property to the PUD;

The change does not increase the structure height; and

The change does not decrease any required setback by more than ten percent (10%).

C. MASTER PLAN

The Master Plan (Exhibit B) divides the Property into different development tracts, each of which may be further divided into development parcels or relatively small clusters of development.

It is anticipated that the Property will be developed over a period of fifteen (15) to twenty (20) years or more, in accordance with the Master Plan. The Master Plan sets forth the general scope of the development including number of units, approximate square footages for commercial and office/light industrial, approximate location of proposed land uses, open space and other issues.

Based on the permissible development rights for the Loxley Triangle PUD, an overall land use summary is provided below in Table 2. The units and square footage identified in Table 2 may be allocated throughout the PUD, based on the allowable uses, development standards, and maximum densities prescribed herein. Each Incremental Development Plan submittal will identify specific densities, units or square footage, and type of land use as permitted in the overall land use table and the respective development standards. Whenever a particular Development Tract, or portion thereof, is subdivided, the requisite public notification shall be based upon the boundary of the area identified on the Incremental Development Plan, and not the entire Loxley Triangle PUD.

Table 2: Land Use Summary	
Residential	2,398 DU
Commercial	546,730 SF
Office / Lt. Industrial	1,283,258 SF
Village	
Residential	1,993 DU
Commercial/Office	1,331,416 SF
Open Space (min 20%)	272 AC
Total Area	1,378 AC
Total Residential	4,391 DU
Total Non-Residential	3,161,404 SF

The goal of the development is to produce a high quality, mixed use development. The tract of land provides an opportunity for a mix of land uses that will be developed over a period of time. The PUD designation is necessary to accommodate the mix of land uses and provide for the responsible planning and development of the property over time.

The Loxley Triangle Master Plan attached (Exhibit B), shows a general roadway layout providing access to a mixed use community with areas designated for commercial use; residential use (both single and multi-family); mixed use villages and office/light industrial use as well as open space. The actual layout of individual parcels will be determined by market conditions at the time of development and will be reflected in Incremental Development Plan submittals made to the Town of Loxley.

The Master Plan seeks to maintain open space requirements set forth in the Town of Loxley Planned Unit Development District. 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.

This PUD includes a mechanism that will enable the Town to easily keep track of the entitlements allocated to Incremental Development Plans. To help assure the orderly development of the PUD as well as compliance with the approved development entitlements, each Incremental Development Plan submitted to the Town of Loxley shall include a cumulative accounting of the following three tables. Note: the various Incremental Development Plans included within the tables are hypothetical and listed solely for illustrative purposes as an example of how the information should be provided.

EXAMPLE ONLY – Typical Incremental Development Plan

STONEBRIDGE PUD INCREMENTAL DEVELOPMENT PLAN

Development Plan Name: Heddon Lakes Phase 3
 Applicant Name: 59 Triangle LLC
 Submittal Date:

TABLE A: INCREMENTAL DEVELOPMENT PLAN SUMMARY						
Allocations	Residential (DU)	Village Residential (DU)	Commercial (SF)	Village Commercial (SF)	Office/Light Industrial (SF)	Open Space (AC)
Approved Entitlements	6000	3500	997270	2,428,504	1,283,258	582
Allocations						
This Request	110	0	0	0	0	9.16
Other Requests (Table B)	0	0	0	0	0	0
Approved Requests (Table C)	299	0	0	0	0	21.43
Total Allocations	409	0	0	0	0	32.79
Remaining Entitlements	5591	3500	997270	2428504	1283258	239.21

TABLE B: OTHER DEVELOPMENT PLANS PENDING APPROVAL						
Requested Development Plan	Residential	Village Residential	Commercial	Village Commercial	Office/Light Industrial	Open Space
		0	0	0	0	0
Total	0	0	0	0	0	0

TABLE C: APPROVED DEVELOPMENT PLANS						
Requested Development Plan	Residential	Village Residential	Commercial	Village Commercial	Office/Light Industrial	Open Space
Heddon Lakes Phase 1	208				0	14.97
Heddon Lakes Phase 2	91	0	0	0	0	3.38
Total	299	0	0	0	0	21.43

D. ENVIRONMENTAL PROTECTION

Environmental protection is a priority for the Owner. As part of the development process, Loxley Triangle PUD developers will implement the stormwater management requirements of the Town of Loxley as modified herein and the State of Alabama.

Loxley Triangle PUD developers will prepare stormwater management plans for the tracts of land as they are developed. The plan will address the hydrological characteristics of the site. The plan will address predevelopment conditions and post development stormwater management facilities for flood control and sediment reduction.

Freshwater wetlands on the property are typical of this area of Alabama. Based on preliminary information obtained from Baldwin County approximately fourteen (14) percent of the site consists of freshwater wetlands and their proposed buffers, however, a wetlands delineation of the property has not yet been performed.

The development of the Loxley Triangle PUD will be typical of large-scaled master planned communities regarding wetland impacts and preservation. While there will be some impacts to wetlands for road crossings and other unavoidable impacts, these impacts will be mitigated by preserving and buffering the wetlands on site as well as the possible purchase of credits from a mitigation bank if required by the approving agencies. These impacts will be permitted by the local jurisdiction of the U.S. Army Corps of Engineers.

In an effort to preserve and protect the headwaters area of the Fish River, an open space corridor has been created. This corridor surrounds the main trunk of the Fish River including portions of the Bull and Doe Neck Branches and will restrict development within this zone as defined by this document.

E. CULTURAL AND HISTORICAL RESOURCES

There has been no cultural and historical research performed on this property. Should a U.S. Army Corps of Engineers wetlands permit be required for any of the tracts of land, cultural resource issues, if any, will be addressed with the State Historic Preservation Offices once a report is complete. No requirements in connection with historical or cultural resources pertaining to the property, other than those required by the State of Alabama in accordance with the applicable law, shall be imposed on the property.

F. UTILITY SERVICE

Any water, sewer, electric, telephone, cable television and natural gas lines will be installed underground in accordance with the policies of the respective utility providers and the Town of Loxley. Street lighting will be provided throughout the Loxley Triangle PUD based on service agreements with the appropriate utility provider. Some exterior lighting within the PUD may be financed, designed, constructed, and/or maintained by one or more property owner associations or other perpetual maintenance entity.

G. ROADWAYS AND TRAFFIC

There are many public roads contiguous to the Loxley Triangle PUD including U.S. Highway 31 and State Highway 59. Establishing safe and reasonable ingress and egress for the property is a priority for both the Owner and the Town of Loxley. Ingress and egress for the property will be provided by a combination of existing and proposed access points that will require approval from either the Alabama Department of Transportation and/or the Town of Loxley depending upon who owns the roadway. As a general rule, full movement access points shall be allowed at intervals of no closer than 800 feet and right-in/right-out access points shall be allowed at intervals no closer than 500 feet. To the most reasonable extent possible, planning, design and construction of these accesses will be accomplished in a manner consistent with the standards of the Town of Loxley and the Alabama Department of Transportation. The access point locations described above are preliminary and may be relocated based on Incremental Development Plans. The final location of these proposed accesses will be determined when more detailed plans exist for the property.

The roadways within the community will be constructed and paid for by the developer and will be dedicated to the appropriate governmental entity. The minimum right-of-way and pavement widths as measured from back of curb to back of curb for the various classifications of streets shall be as listed in Table 3 below.

Roadway Classification	Min. ROW Width	Min. Pavement Width
Arterial	80'	40'
Collector	60'	24'
Local	50'	22'
Alley	20'	12'
Cul-de-sac (radius)	50'	40'

The "Alabama Highway 59 Access Management Plan" prepared by the Town of Loxley, Alabama by Skipper Consulting, Inc. has been reviewed. Based on the Study Boundaries provided in Figure 1, of the "Alabama Highway 59 Access Management Plan", it is apparent that the majority of the study addresses access points which are located to the south of the Loxley Triangle PUD. The access points to the existing Arterial Roadways, as shown on the Loxley Triangle PUD Master Plan attached (Exhibit B of the PUD), have been coordinated with the Alabama Department of Transportation (ALDOT) and will be permitted according to ALDOT guidelines and requirements.

Sidewalks

Sidewalk locations depend on the roadway classification. The Entry Road shall have both a minimum five foot (5') wide sidewalk on one side of the street and a minimum eight foot (8') wide sidewalk on the other side of the street. Local roads shall have minimum four foot (4') wide sidewalks on at least one side of the street. Where sidewalks accommodate outside dining, there shall be sufficient width so as to not impede pedestrian flow, consistent with ADA requirements. No sidewalks shall be required in alleys.

Traffic Calming

Techniques such as horizontal deflections, road narrowing, pavers, central islands, entry or gateway treatments, roundabouts, textured pavement, on-street parking, raised intersections, and other similar treatments are allowed for internal roadways in appropriate locations. Roundabouts and/or traffic circles shall be allowed for internal roadways as an alternative to signalization. All roundabouts shall conform to U.S. Department of Transportation Federal Highway Administration Publication No. FHWA-RD-00-067 standards and criteria.

Medians within local roads may serve as common passive community spaces and count towards the required Open Space, provided the medians are outside of the rights-of-way and are identified as separate tracts or parcels; are at least forty feet (40') in width and include safety features such as signage, appropriate speed limits, crossings designations and locations.

H. LANDSCAPING, TREE PRESERVATION AND REPLACEMENT

Except as provided herein, all development must comply at a minimum with the landscaping requirements of the Town of Loxley Zoning Ordinance.

Large canopy trees shall be set back a minimum of twenty feet (20') from all overhead utility wires.

All primary access drives entering any Mixed Use Village from a public right-of-way shall provide a minimum of ten feet (10') of landscape buffer between the drive and the adjacent parking or buildings. All landscape buffer widths are exclusive of any car overhangs.

All parking aisles shall be terminated by a minimum ten foot (10') wide terminal landscape island. Interior parking islands shall be provided every eighteen (18) spaces. All interior parking islands shall be a minimum width of ten feet (10'). Each interior and terminal planter island shall be planted with a minimum of one (1) canopy shade tree (per parking row) measuring twelve feet high with a six foot (6') spread. The maximum height of any shrub material in all terminal planter islands shall not exceed thirty-six inches (36") at maturity.

Street Trees

Street trees are permissible along all streets within the Loxley Triangle PUD. These trees shall be planted at the time that roads are constructed. Street trees shall have a minimum 4-inch caliper and shall generally be planted in planter strips between curbs and sidewalks subject to location of underground utilities. If right-of-way cross sections differ from those approved in the

Town of Loxley Zoning Code, proposed typical cross sections shall be prepared showing location of roadway, curbs, street trees, sidewalks and all utilities. The proposed cross sections shall be part of the submittal of final construction plans to be approved by the Building Inspector.

I. PARKING

Off street parking will be provided in accordance with the Town's Zoning Code with the following additional and superseding provisions.

Special consideration for variance from these standards shall be provided to those areas within VLG tracts.

Minimum Parking Required

Residential	2.0 spaces per dwelling unit
Commercial	4.0 spaces per 1,000 s.f. gross leasable area (GLA)
Office	3.0 spaces per 1,000 s.f. GLA
Restaurant	1 space for each four (4) seats
Hotel	1.0 space per room
School	5 spaces per schoolroom
Live / Work	2 spaces per dwelling unit / 2 spaces per 1,000 s.f. GLA
Multifamily	Studio/1 Bedroom 1.4 spaces per unit
	2 Bedroom 1.6 spaces per unit
	3 bedroom 2.0 spaces per unit

Parking Space Dimension

All standard parking spaces (all those except handicap accessible and compact spaces) shall be a minimum of nine feet (9') in width with a stall depth of eighteen (18'). Aisle width shall be a minimum of twenty-six feet (26').

Compact Parking

Compact spaces shall be permitted in all parcels, including but not limited to, low turnover parking areas such as employee lots and residential parking sites. Compact spaces shall not exceed thirty percent (30%) of the total required spaces and shall be clearly differentiated from standard spaces. Compact spaces shall be a minimum of eight feet (8') in width with stall depths a minimum of sixteen feet (16'). Compact spaces shall be considered only for ninety degree (90°) layout.

On-street Parking

On-street parking may be used to satisfy minimum parking requirements. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience including, but not limited to, parallel and angle parking. In no event shall on-street parking prevent the placement of a fire lane to allow access to at least one side of the building. On-street parallel parking spaces should be a minimum of nine feet (9') in width with a depth of twenty-four feet (24'). On-street parking may be parallel, forty-five degree (45°) angle, or sixty degree (60°) angle.

J. STORMWATER MANAGEMENT

The Loxley Triangle PUD shall conform to all of the Stormwater Management Provisions of the Town of Loxley Subdivision Regulations unless specific exceptions from those standards are taken in this document. The design storm used for all stormwater design within the PUD shall be the 25 year, 24-hour design storm event. Sufficient stormwater best management practices will be employed in the development of the PUD to ensure runoff leaving the site does not degrade water quality within the receiving water bodies. Wet stormwater ponds shall be designed as integral visual site amenities. Sufficient pond slopes and maintenance easements shall be provided to prevent the fencing of the proposed ponds. Where absolutely necessary, due to safety concerns, the Town may waive this requirement.

K. DEVELOPMENT STANDARDS

Site development within the Loxley Triangle PUD will be controlled by the development standards set forth in this document, the Town of Loxley Zoning Ordinance, and the Town of Loxley Subdivision Regulations. The Zoning Ordinance and Development Standards pursuant to the Town of Loxley Law at the time of application as supplemental or modified herein, will apply to future development of the property. In the event of a conflict the hierarchy of documents is the Planned Unit Development District text, the Master Plan, the Town of Loxley Zoning Ordinance and the Town of Loxley Subdivision Regulations.

The PUD shall not allow the use of Mobile Dwellings/Mobile Structures; Mobile Dwelling Parks or Mobile Dwelling Subdivisions.

The PUD shall not permit off-premises outdoor advertising.

The PUD shall not allow for MH-1 and B-1B zoning districts or land uses.

Off-Street Loading (non-residential) may be modified to allow special consideration for variances within VLG tracts. Such variances will be determined by staff at the time of Incremental Development Plan submittal.

A variety of housing types will be permitted within RES and VLG tracts. Housing types and development standards shall include the following modifications:

- a. Within RES tracts the following development standards shall apply:

Type of Lot	Residential Tracts (RES) Development Standards						
	Density (maximum units/acre)	Lot Size (minimum)	Lot Width Range or Minimum [7]	Front Yard Setback (minimum)	Rear Yard Setback (minimum) [1]	Side Yard Setback (minimum) [2]	Height (max.) (8)
Single Family Detached	4	n/a	100' or greater	25'	25'	10'	35'
Single Family Detached	4	n/a	70' < 100'	25'	25'	T	35'
Single Family Detached	4	n/a	60' < 70'	20'	20'	5'	35'
Single Family Detached	4	n/a	50' < 60'	15'	20'	5'	35'
Patio- Garden Home	4	n/a	50' < 60'	15'	20'	5'	35'
Single Family Attached [3] [5]	8	n/a	18'	15'	20'	Attached side: 0'; Corner unit [2]	35'
Multi- Family [4] [6]	16	n/a	n/a	15' main structure; 20' garage	15'	0' [2]	45'

[1] An Accessory Structure shall not be located closer than 5' from the rear property line and cannot be located within a front yard setback. The side yard setback required for a principal use shall also apply to an accessory structure.

[2] For corner lots, the front yard setback shall also be the required setback for the side yard adjacent to the street, which shall not be less than 15'.

[3] No more than eight (8) attached units permitted within a building.

[4] At least two acres of land area required for multi-family residential. At least 20' shall be provided between groups of buildings.

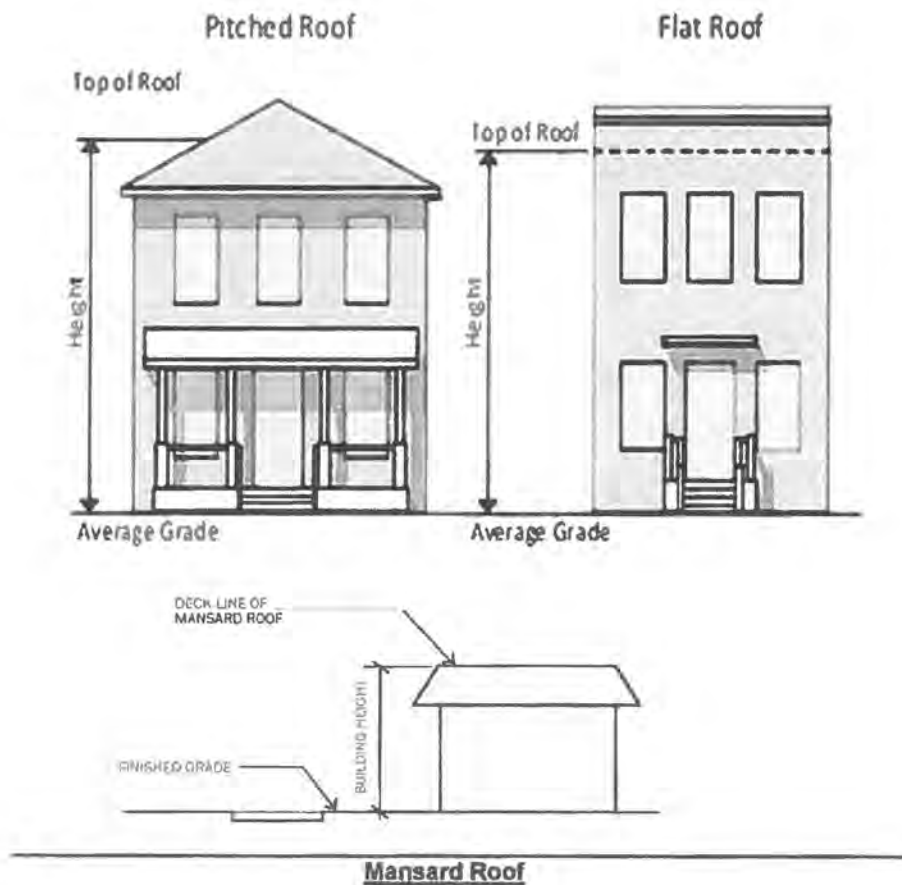
[5] At least 20' shall be provided between groups of buildings.

[6] Where multi-family residential is a condominium or townhouse, and ownership is only the building footprint, and access is provided through an access easement, the setback shall be 30' as measured from the access easement to the face of the building.

[7] Not more than 10% of the residential lots permitted in any residential development parcel may be flag lots in order to provide additional variety to the streetscape, provide access to unusual land configurations, reduce the need for impacts to wetlands, and minimize the amount of impervious surface areas. Minimum lot frontage on an approved right-of-way shall be 25' for any flag lot. There shall not be more than three (3) flag lots adjacent to one another. Flag lots which are adjacent to each other shall share a common driveway with access and utility easements.

[8] Building height is defined as the vertical extent of a structure measured (in feet) from the average elevation of the finished grade surrounding the structure to the highest point of the structure. The highest point of the structure will vary with the type of roof as follows:

- i. The vertical distance from the finished grade of a given building to the highest roof beams on a flat or shed roof of such building; or
- ii. The vertical distance from the finished grade of a given building to the deck level of a mansard roof of such building; or
- iii. The vertical distance from the finished grade of a given building to the average distance between the eaves and ridge level for any such building using gable, hip and/or gambrel roofs.



Height limitations shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than twenty percent (20%) of roof area or extend over ten feet (10') in height), or to chimneys, antennas, church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, nor to fire parapet walls; provided, however, that such walls shall not exceed more than five feet (5') above the roof; or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

b. Within VLG tracts:

- I. Non-Residential development shall comply with the following:
- II. Road rights-of-way shall be a minimum of 40' in width and may allow on-street parking.
- III. Building front and side yard setbacks may be eliminated.
- IV. Alleys shall be allowed.
- V. Shared parking will be considered.

Residential development shall comply with the following:

- I. Alleys shall be allowed.
- II. Only one accessory dwelling unit shall be permitted for a principal residence.
- III. Required development standards shall be determined by the type of dwelling unit proposed.
- IV. Off-street parking shall be provided at a rate of 2 spaces for each dwelling unit.

Type of Lot	Village Tracts (VLG) Residential Development Standards						
	Density (max. units/acre)	Lot Size (min.)	Lot Width Range or Min.	Front Build-to Line	Rear Yard Setback (min.) (1)	Side Yard Setback (min.) (2)	Height (max.) (6)
Single Family Detached	4	n/a	40'	15'	25'	5'	35'
Single Family Attached [3]	8	n/a	18'	15'	20'	Attached side: 0'; unattached side: 5'	35'
Multi-Family [4] [5]	16	n/a	n/a	15' main Structure; 20' Garage	15'	0' [2]	45'

[1] An Accessory Structure shall not be located closer than 5' from the rear property line. The side yard setbacks for a principal use shall also apply to an accessory structure.

[2] For corner lots, the front yard setback shall also be the required setback for the side yard adjacent to the street.

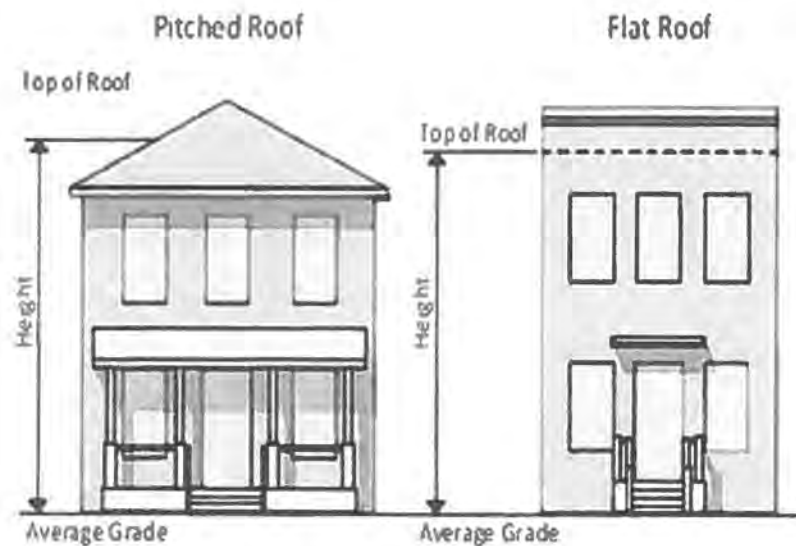
[3] No more than eight (8) attached units permitted within a building.

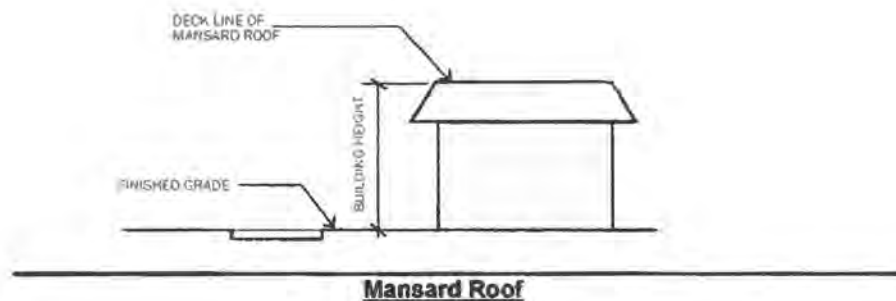
[4] At least one acre of land area required for multi-family residential. At least 20' shall be provided between groups of buildings.

[5] Where multi-family residential is a condominium or townhouse, and ownership is only the building footprint, and access is provided through an access easement, the setback shall be 15' as measured from the access easement to the face of the building.

[6] Building height is defined as the vertical extent of a structure measured (in feet) from the average elevation of the finished grade surrounding the structure to the highest point of the structure. The highest point of the structure will vary with the type of roof as follows:

- iv. The vertical distance from the finished grade of a given building to the highest roof beams on a flat or shed roof of such building; or
- v. The vertical distance from the finished grade of a given building to the deck level of a mansard roof of such building; or
- vi. The vertical distance from the finished grade of a given building to the average distance between the eaves and ridge level for any such building using gable, hip and/or gambrel roofs.





Height limitations shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than twenty percent (20%) of roof area or extend over ten feet (10') in height), or to chimneys, antennas, church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, nor to fire parapet walls; provided, however, that such walls shall not exceed more than five feet (5') above the roof; or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

- c. OFC/LI and COM tracts shall comply with the Town of Loxley Zoning Ordinance Commercial Districts, Article VII, section 7.3 and 7.4, excluding the allowance of B-1B.

- 6. Patio-Garden Home homes is a permitted class of structure.
- 7. Planning Commission approval is not required for development of listed land uses.
- 8. Article VIII, Special Provisions shall be modified by the development standards and text listed above.
- 9. Article XI, section 1.3.1 shall be modified to include VLG, COM and OFC/LI tracts. Special consideration may be given to residential areas contained within the Village tracts, in order to create a mixed use village.

Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership as the principal use). Whether attached or detached to a building structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located. Accessory uses shall not be located in required front or side yards except as follows:

Detached accessory structures such as covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three feet (3')

from a lot line. If bonus rooms are located above such an accessory structure, then such structure shall be not less than five feet (5') from a lot line.

Air conditioning compressors or other equipment designed to serve the main structure or accessory uses may be located in a required yard and may be located not less than three feet (3') to the property line.

Swimming pools and associated screened enclosures may be located in a required rear or side yard setback but may not be located less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, screened enclosures, pools and/or recreational decks do not constitute "buildings" in calculating maximum lot coverage.

Accessory uses and structures in a residential parcel shall include private garages and private boathouses or shelters, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. Within the Mixed Use Village, accessory structures shall not exceed thirty-five feet (35') in height. Within all other areas of the Loxley Triangle PUD, accessory structures may not exceed fifteen feet (15') in height.

The Developer shall have the right to excavate soils and stockpile in and around the Subject Property at locations denoted on Incremental MOP and shown on construction plans.

SECTION 2

GENERAL DEVELOPMENT PLAN DESIGNATION AND DEFINITIONS

A. INTRODUCTION

The Loxley Triangle PUD has a total acreage of approximately 2,928 acres as indicated on the attached Master Plan for the Loxley Triangle PUD (Exhibit B).

The Conceptual Master Plan consists of the following land use areas

- Residential (RES)
- Commercial (COM)
- Office/Light Industrial (OFC/LI)
- Village (VLG)
- Open Space

The land use areas indicated on Exhibit B are not intended to be rigid exact boundary lines for future improvements. The Loxley Triangle Master Plan shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters and as such, the exact location of boundary lines between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time Incremental Development Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of the PUD between the Owner and the Town of Loxley, Alabama, will be adhered to.

B. ALLOWED LAND USES, DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

The following land uses shall be permitted in the Loxley Triangle PUD. The purpose of this portion of the PUD document is to state which land uses shall be allowed within the Loxley Triangle PUD, however, allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

In the absence of a term definition in this PUD Document, the definitions of the Town of Loxley Zoning Ordinance and the Town of Loxley Subdivision Regulations shall apply in the interpretation of the Master Plan. The locations of specific land uses are not described on the Master Plan because this is a mixed use development. However, the definitions below shall generally describe the allowed uses within the Loxley Triangle PUD.

1. Acre

Gross Acre: shall mean the entire acreage of the site.

Net Acre: shall mean the acreage which remains after deduction of easements for existing utilities, easements for existing roads, easements for drainage-ways, and wetlands.

2. Commercial

The commercial district allows for the development of concentrated commercial and office nodes located on primary vehicular routes to serve the Loxley Triangle PUD and surrounding area.

Permitted Uses:

Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g. shopping centers, supermarkets, department stores, convenience stores, gas stations, automobile and boat dealerships, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment to the general public including but not limited to eating and drinking establishments, personal service and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); medical and health facilities/office buildings and/or offices for government, business professional or general purposes, unless specifically prohibited under Prohibited Uses below.

- a) Mix of various uses permitted under this PUD
- b) Assembly and Worship
- c) Colleges and Professional Schools
- d) Schools, Neighborhood (Elementary and Middle School)
- e) Schools (Community High School)
- f) Daycare, Commercial
- g) Utilities
- h) Public Services
- i) Government Office
- j) Institutional/Civic
- k) Commercial Lodging (Hotel and Motel)
- l) Commercial Retail
- m) Office
- n) Restaurant (including outdoor seating)
- o) Service Businesses
- p) Dry Cleaning and Laundry Services
- q) Parking Garages
- r) Gas/Convenience Stores
- s) Commercial Amusement (Indoor)

- t) Christmas Tree Sales
- u) Roadside Stands (in designated areas only)
- v) Commercial Outdoor Sales (related to existing retail)
- w) Public Interest and special events (permitted, located and scheduled ahead of time)
- x) Nightclub and entertainment
- y) Movie Theaters
- z) Grocery
- aa) Hotel/Inn
- bb) Sidewalk displays are permitted directly in front of the establishment if at least 5 feet of sidewalk is maintained for adequate and uncluttered pedestrian access
- cc) Single Family and Multi-Family residential through approved transfer as outline in Section 2 "C", Allowed Density and Transfer of Density between Planning Areas.

Prohibited Uses:

The following commercial uses are specifically prohibited:

- a) Junkyards or auto salvage yards.
- b) Video poker parlor
- c) Sexually-oriented businesses
- d) Other prohibited uses referenced under section 7.3.1(C) of the Town of Loxley Zoning Regulations
- e) Exploration or extraction of oil and gas minerals

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

3) Community Recreation

This designation allows for the recreational complexes and amenities to serve the Loxley Triangle PUD. Land uses may consist of private and semi-private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments and services that include active and passive sports and entertainment, ancillary facilities such as restaurants serving such public recreational facilities. Community Recreation shall not be considered commercial uses and shall not be counted against the overall allowed acreage for commercial uses within the Loxley Triangle PUD. Permitted uses include:

- a. Outdoor Recreational Facilities including but not limited to:
 1. Public and/or Private Golf courses and ancillary facilities associated therewith
 2. Golf cart storage barn and maintenance facilities
 3. Swimming Pools, Pool Bath Houses and Gazebos.
 4. Lakes
 5. Tennis Courts
 6. Lawn Games such as bocce, croquet, volleyball, etc.
 7. Multi-use fields
 8. Playground
 9. Neighborhood Parks
 10. Community Parks
 11. Leisure Trails and Bike Trails
 12. Other Recreational Uses.
- b. Recreational Building including but not limited to uses such as indoor recreation, meetings, assembly, banquet, fitness, and hobby space.
- c. Accessory Buildings
- d. Community Offices/Administration Buildings shall not be considered commercial uses
- e. Maintenance and Storage Facilities
- f. Community Service facilities including:
 1. Public and/or Private clubhouses
 2. Pro shops, snack bars, grills, restaurants and lounges associated with clubhouses
 3. Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

4. Dwelling Units
 - a. Dwelling Units per Acre (DU/AC)

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

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

An indication of the maximum density allowed per gross acre with the following exceptions and classifications:

1. Maximum Dwelling Units per Acre for Attached/Detached Single Family Residential shall be 8 DU/AC max.
2. Maximum Dwelling Units per Acre for Multifamily Residential shall be 16 DU/AC max, based on number of stories, 1-story (8 units/AC), 2-stories (12 units/AC) and a project with a 3-story component in part or in whole is capped at 16 DU/AC.
3. The allocation of density as specified allows for the clustering of development to optimize the protection of natural features and maximize open space. This does not guarantee that the property can be developed at the identified maximum.

c. Lot Sizes

1. The average lot size may vary as to specific Incremental Development Plans.
2. Development standards including lot sizes, setbacks, and maximum building heights are defined in Section 1 "L" of this document. These standards are varied for the Residential tracts (RES) and the Village tracts (VLG) and as such are referenced individually.

Performance Standards for these districts will be determined at the time of Incremental Development Plan Submittal.

d. Hotel/Inn

This designation is for hotels, inns, and spas that consist of a building or buildings with guest rooms for sleeping, kitchens and/or a dining room(s) to provide meals for guests, including public restaurants, bars, and entertainment areas. Hotels, inns, and spas shall be considered a commercial land use. The rooms shall be primarily designed for and occupied by transients. A conference facility may or may not accompany the hotel/inn and may be integral to the hotel/inn or detached. Resorts under this land use may include fractional ownership. Hotels, inns, and Spas shall be considered a commercial land use and will not count against the residential unit cap.

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

e. Institutional/Civic

This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed use throughout the Loxley Triangle PUD. These land uses shall not count against the overall commercial acreage or residential density allowed for the Loxley Triangle PUD.

- 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, temples and other places of worship provided that such uses are housed in a permanent structure.
- c. Cemeteries provided that such use does not include a funeral home or crematorium.
- d. Medical and health facilities, assisted living facility, nursing home and congregate care facility.
- e. Public emergency service facilities, library, museum, day care facilities, social/community centers, etc.

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

f. Maintenance Areas

Maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties and golf courses within the Loxley Triangle PUD. 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. Greenhouses, plant propagation areas and holding yards
- f. Mulching facility and mulch storage
- g. Storage of chemicals and bulk materials, including excess soil, as permitted by law.
- h. Offices associated with community and maintenance.

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

g. 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. This designation also allows for the use of temporary sales trailers for the purposes of providing a home sales center and/or construction contractor offices. Such trailers shall be landscaped and well-maintained, be allowed to remain for the duration of its active use, and be located so as not to interfere with the safe vehicular travel of surrounding residents.

Performance Standards for this land use will be determined at the time of Incremental Development Plan Submittal in order to reflect the residential-product type.

h. Multi-Family Residential

This designation includes multi-family residential units, up to a maximum of 16 dwelling units per net acre on a site-specific basis. Density is based on the number of stories in a project. One-story projects are limited to 8 DU/AC, two story projects are limited to 12 DU/AC and any project with a three story component is capped at 16 DU/AC. Multifamily residential consists of attached or detached residential including both short term and long term rentals, but excludes Hotel/Inn/Bed and Breakfast and Guesthouse.

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

i. Office/Light Industrial District

This designation allows for a multi-use business park to meet regional demands for Light Industrial, Office, Commercial Services and Wholesale/Retail Businesses. Permitted uses include:

- a. Establishments involved in light manufacturing, regional warehouses, distribution operations, back-office operations, commercial businesses, office space, and office/warehouse operations, wholesale/retail businesses, commercial service businesses, and call centers.
- b. Uses allowed in Light Industrial District (M-1) as well as General Business District (8-1), General Business Interstate District (8-1A) and Neighborhood Business District (8-2).

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

j. Village / Mixed Use

This designation allows for the development of multiple neighborhood oriented limited use commercial, civic, institutional and office nodes including villages, community centers, gardens, and neighborhood shopping centers to provide essential services to residents, invitees and guests to the Loxley Triangle PUD, relieving a degree of traffic and congestion which may surround other large commercial developments in the general area. Residential dwelling units within this land use designation shall count against the total residential unit cap. Commercial/Office/Retail development shall count against total commercial/office/retail square footage.

Refer to Section 2 "C" for residential to commercial conversion allowances.

Permitted Uses:

- a. Retail businesses, personal service businesses, shopping centers, restaurants, convenience stores, attached residential units, clustered commercial establishments, offices and civic/institutional uses, unless specifically prohibited under Prohibited Uses below.
- b. Mix of various uses permitted under this PUD
- c. Detached and Attached Single Family Residential
- d. Multifamily Residential
- e. Hotel/ Inn/ Resort and Condo/ Hotel
- f. Medical offices (not including facilities for patient care exceeding 48 hours)
- g. Bed & Breakfast
- h. Live/Work facilities (i.e. commercial below with residential above and commercial located within the same structure or homesite, not including a home business in a single family or multi-family residence)
- i. Outdoor Entertainment

Prohibited Uses:

- a. The following commercial uses are specifically prohibited:
- b. Junkyards or auto salvage yards.
- c. Video poker parlors.

- d. Sexually-oriented businesses
- e. Other prohibited uses referenced under section 7.3.1(C) of the Town of Loxley Zoning Regulations
- f. Exploration or extraction of oil and gas minerals

Performance Standards for this district will be determined at the time of Incremental Development Plan Submittal.

k. Open Space

Total open space for the Loxley Triangle PUD shall be as indicated on the Master Plan. Additional open space shall be required to obtain the overall minimum 20% open space required by the PUD. Permitted uses include:

- a. Landscaped areas.
- b. Lagoons, detention/retention ponds, impoundments and lakes. These areas should be wet ponds suitable for recreation in order to count towards open space requirements.
- c. Wetlands and wetland corridors.
- d. Wetland buffers of any type.
- e. Forests, Wildlife preserves/corridors, conservation areas and greenbelts.
- f. Garden plots.
- g. Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, linear park, public parks, etc.
- h. Public or private regulation or par three golf courses including ancillary facilities. The Town requests the right to negotiate with any Loxley Triangle PUD golf course developer to allow for community use of the cart paths and trails when the golf course is not in use.
- i. Pedestrian/bicycle/interceptive trails.
- j. Perimeter buffers.
- k. Utility easements and corridors.
- l. Any area left in a natural state.
- m. Golf courses.

Open space in the Loxley Triangle PUD will be calculated for the entire PUD and not site specific for each phase of the PUD. By adhering to local, state, and federal permitting requirements, the development of the Loxley Triangle PUD will generate substantial amounts of open space.

I. Roads

There are many public roads contiguous to the Loxley Triangle PUD including U.S. Highway 31 and State Highway 59. Establishing safe and reasonable ingress and egress for the property is a priority for both the Owner and the Town of Loxley.

Ingress and egress for the property will be provided by a combination of existing and proposed access points that will require approval from either the Alabama Department of Transportation and/or the Town of Loxley depending upon who owns the roadway. As a general rule, full movement access points shall be allowed at intervals of no closer than 800 feet and right-in/right-out access points shall be allowed at intervals no closer than 500 feet. To the most reasonable extent possible, planning, design and construction of these accesses will be accomplished in a manner consistent with the standards of the Town of Loxley and the Alabama Department of Transportation. The access point locations described above are preliminary and may be relocated based on Incremental Development Plans. The final location of these proposed accesses will be determined when more detailed plans exist for the property.

The roadways within the community will be constructed and paid for by the developer and will be dedicated to the appropriate governmental entity.

Full access shall be defined as access which allows any and all possible legal traffic movements into and out of the development. Limited access shall be defined as an access which limits the movement of traffic in and out of a development (i.e. right-in/right-out only). Traffic signals may be installed within the PUD at no cost to the Town of Loxley by the applicant or his successors as deemed necessary by a traffic study at such time as proposed development warrants its installation.

The Loxley Triangle PUD shall have roads designed to the standards as detailed in the Town of Loxley Subdivision Regulations or as amended at the time of Incremental Development Plan submittal, allowed throughout the PUD in locations appropriate under final site planning. Roads indicated on the Master Plan are subject to modification at the time of Incremental Development Plan approval based on specific soil conditions, environmental concerns, physical constraints and design parameters.

The Loxley Triangle PUD shall provide roadway linkage of major land use areas including internal linkage to commercial and recreational uses. Certain areas within the Loxley Triangle PUD in whole or part may be developed as private areas with access restricted appropriately at developer discretion.

Road width and right-of-way width may be reduced when environmental and tree preservation considerations would be furthered thereby. To protect and preserve trees, such design is hereby encouraged. Road widths and rights-of-way may also be reduced

in the Village tracts (VLG) to promote slower vehicular traffic and encourage safe pedestrian movement. Village tracts shall further allow appropriate on-street parking which shall be defined at the time of Incremental Development Plan submittal and review.

m. **Setbacks and Buffers**

There shall be no minimum setbacks applied to the Master Plan. Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the PUD only; provided, however, that any required wetlands setbacks shall apply throughout the PUD.

Perimeter setbacks and buffer standards shall include:

At adjacent property boundaries of the Loxley Triangle PUD; setbacks and buffers shall be a minimum of 25 feet except where said boundary is a jurisdictional wetland or recorded conservation easement, then the setbacks and buffers shall be as determined by the state and federal agencies having jurisdiction over the wetlands. In addition to the required distance 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 shall be retained wherever possible with additional plantings as necessary to achieve the required buffer. If sufficient natural vegetation does not exist, 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. Underground utilities and stormwater management facilities are allowed in the perimeter setback and buffer areas.

All lands lying within thirty feet (30') of the right-of-way of State Highway 59 and U.S. Highway 31 shall be considered Tree Protection Zones. No significant tree may be cut or intentionally harmed without the express written permission from the Loxley Planning Commission or its designee within a Tree Protection Zone. Fences are allowed within this 30' setback. A "significant tree" is any hardwood tree that has aged and grown to an impressive stature (for its species) to be considered an integral part of the city's natural heritage with a DBH of at least twelve inches (12").

A minimum of ten feet (10') of the required 30' setback shall be maintained as a greenbelt along the entire front width of the property except where curb cuts provide ingress and egress. Said greenbelt may remain in its existing, natural state or be landscaped with trees, shrubs, and grass or other ground cover so that an attractive appearance is presented as detailed in the developer's required landscape plan. Any planted trees shall be shade or flowering trees.

A 10-foot setback shall be required for drainage systems and retention ponds with the exception of dry detention areas (grassed swales), which shall be used rather than drainage pipes within the 10-foot buffer zone unless a drainage pipe outfall from a detention, retention or filtration system. Also allowed within the 10-foot buffer zones are approved flood control and erosion control devices and other activities related to soil and water conservation.

An averaged twenty-five foot (25') natural vegetative upland buffer shall be required between developed area and contiguous wetlands. The 25 feet shall be measured from the jurisdictional wetland line. Other than crossings for trails and utility/drainage structures, no uses will be allowed within the required upland buffers, and all upland buffers may remain in their natural vegetative condition. No harvesting will occur in the upland buffer.

n. Signage Control

Signs not described below shall be governed by the Town of Loxley Zoning Ordinance, Article IX, Sign Regulations.

These sign criteria standards establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All signs shall be architecturally compatible with the community. The location of signs shall be identified on the Incremental Development Plan.

1. Loxley Triangle Entry Signs serve as the primary identifier of the Loxley Triangle community and may be located within the 30' setback (defined in Section 2.B.14.b) at entrances to the PUD from U.S. Highway 31 and State Road 59. They shall be monument signs, freestanding signs supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles. The maximum sign area of each Loxley Triangle Entry Sign shall be 200 square feet with a maximum height of thirty feet (30').
2. Neighborhood and Amenity Signs will be used to identify and locate the main entrance to each of the community neighborhoods as well as various community amenities within the Loxley Triangle PUD. One (1) single monument sign will be used at each entrance. The maximum sign area for each Neighborhood and Amenity Sign shall be 100 square feet with a maximum height of fifteen feet (15'). They may be two-sided and externally or internally illuminated.
3. Commercial and Industrial Signs pertain to buildings and commercial enterprises within the Loxley Triangle PUD. There are three types of Commercial and Industrial Signs: ground signs, pole signs, and wall (building) signs. Ground signs are not affixed to a building and are of a monument type construction. Ground signs for a single enterprise shall not exceed fifty (50) square feet in sign area and thirteen feet (13') in height. Ground signs elevated on posts or columns are not permitted. Wall (building) signs are either single signs or individual letters or logos that are affixed directly to the building fascia. Pole signs shall be mounted on a freestanding pole that is not itself an integral part of or attached to a building or structure. These signs may be two sided and externally or internally illuminated. Business sites may have a maximum pole sign area shall not exceed fifty (50) square feet with a maximum height of thirteen feet (13'). Wall signs shall not exceed 30% useable wall area with a maximum of 400 square feet per business.

4. **Way-Finding Signs** are part of the PUD as a whole, not associated with a particular parcel, amenity or lot. They are directional signs that serve to help pedestrians and vehicles navigate the Loxley Triangle PUD safely and effectively. Two types of way-finding signs are allowed: monument and pedestal. These signs will be used interchangeably to blend with site conditions. They may be designed to permit one- or two-sided viewing with duplicate faces of identical material and finish.

5. **Temporary Signs** will be used to identify neighborhoods, amenities, facilities, lots, and other features that are in a state of construction or otherwise incomplete and to provide information or directions as needed until permanent signs can be erected. Temporary signs may have one face or two.
 - **Double Post Signs** will be used to identify parcels and amenities temporarily until a permanent Neighborhood or Amenity Sign is installed. These signs shall be no greater than thirty-two (32) square feet in area and eight feet (8') in height.
 - **Commercial Sale Signs** will be located on commercial property for sale, lease or rent by the developer or agent for the developer. Only one sign shall be used to advertise each parcel. These signs shall be no greater than forty-two (42) square feet in area and ten feet (10') in height.
 - **Residential Sale Signs** will be used to identify homes and lots for sale, lease or rent by the developer or agent for the developer. One (1) Residential Sale Sign is allowed per Development Area. For this PUD, a "Development Area" is defined as a group of real estate improvements distinctly similar in design and/or size and identified on the Incremental Development Plan. There may be multiple Development Areas within a single plat or phase of development. Each sign shall not exceed a maximum of thirty-two (32) square feet in area and twelve feet (12') in height. Model home centers shall also be permitted one (1) identification sign no greater than thirty-two (32) square feet in area and twelve feet (12') in height. Residential Sale Sign is allowed in addition to for sale signs on individual lots pursuant to the Town of Loxley Zoning Ordinance, Article IX.
 - **Residential and Commercial Construction Signs** are for display of contractor name, lot number, and other applicable information pertaining to lot development. Signs will be located on the lot under construction and shall not exceed a maximum of thirty-two (32) square feet in area and eight feet (8') in height. Only one sign shall be displayed for each development lot.
 - **Banners** will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

o. Silviculture

Silviculture includes the practice of planting, culture, and harvesting of trees for the purpose of producing wood and 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. Silviculture uses may continue up to the time a subdivision plat is recorded and must be in accordance with standard forestry BMPs. The Owner shall be permitted to plant and grow trees upon the Property which may be used for tree farming for harvesting of such trees for purposes of replanting same in locations which are on or off the Property and may engage in farming operations which are indigenous to the area. The Owner may apply for and receive "Current Use Valuation" for ad valorem tax purposes.

p. Single-Family Residential

This designation allows for the development of detached single-family residential units up to a maximum of 4 units per acre, and up to a maximum of 8 units per acre for single family attached residential units. Single family residential consists of attached or detached residential, including both short and long-term rentals. Modular homes are not considered to be mobile homes and will be treated as single-family housing. Product mix may include full size lots, townhomes, attached zero lot line, patio home sites and cottages. Product is limited to a maximum 35' in height, not including architectural elements such as cupolas, towers, spires and building capitals. Lot sizes and building setbacks will be established at the time of final development approval.

Ownership may be either fee simple lots or as units of a condominium or other ownership structure with no minimum lot size. Cottages shall be developed on a site-specific basis with environmental concerns being the primary constraint for each cottage site selection.

The following single family residential uses are specifically prohibited:

- a. Mobile homes

q. Utilities

This designation allows for utility service to serve the planning tracts of the Loxley Triangle PUD. The following land uses shall be allowed:

- a. Potable water supply and distribution
- b. Wastewater collection, treatment and disposal
- c. Stormwater collection, treatment and detention
- d. Irrigation
- e. Communication towers
- f. Satellite antennas

- g. Cable television facilities
- h. Telephone facilities
- i. Power transmission and distribution
- j. Fiber optic lines
- k. Other utility services i.e. Internet access and other telecommunication uses

Certain community-wide infrastructure is required for the development of any 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. Stormwater Management Lagoons
- g. Natural Gas Supply

In the case of this Master 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 Incremental Development Plan approval process. Infrastructure projects must receive a Town of Loxley Development Permit prior to construction.

r. Wetlands

This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas over which the Army Corps of Engineers claims 404 jurisdictions for freshwater wetlands. The use of these lands is regulated by the U.S. Army Corps of Engineers (USACOE) and the State of Alabama 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 and the State of Alabama
- d. Disposal of reclaimed water as permitted by the State of Alabama
- e. Storm water control and management and recreational lakes
- f. Boardwalks, trails, bridges and other permitted structures
- g. Game Management

h. Silviculture

s. Hunt Clubs

In order to discourage illegal hunting and poaching, and to provide for the general maintenance and management of the property, Hunt Clubs shall be allowed on portions of the property that have not been included in an application for plat approval. The following restrictions shall apply:

- a. The Hunt Club shall flag all dwellings located in the hunting area at a distance of 500 yards
- b. All stands and treehouses shall be turned facing in the opposite direction from the dwellings
- c. The Hunt Club shall supply a list of their membership and officers and phone numbers and the Owner's representative to the Loxley Town Clerk's office to be kept on record and available
- d. All State, Federal and local laws and regulations will be observed
- e. No hunting with dogs, only stalk hunting
- f. No alcoholic beverages

C. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

The owner and developers shall have the right to develop residential parcels (RES) totaling 9,500 dwelling units. The owner and developers shall have the right to develop Commercial tracts (COM) at a rate of 8,000 SF per acre, or a total of 997,270 SF. Office/Light Industrial Tracts (OFC/LI) shall allow development of 2,340,742 SF and the commercial/office/retail portions of the Village (VLG) shall allow for a total of 2,428,584 SF of development.

The Owner and developers shall have the right to convert commercial, village and/or office/light industrial acreage to residential acreage as well as the right to convert residential acreage to commercial, village and/or office/light industrial acreage. The conversions shall be accomplished thus:

For commercial, village and/or office/light industrial conversion to residential: One (1) acre of such use shall be convertible to not more than nine (9) residential dwelling units per acre for purposes of maximum density calculation. A cap of 2,136 Dwelling Units and 350 acres shall be placed on such conversion. The 2,136 dwelling units shall be in addition to the 9,500 dwelling units allowed by the PUD providing an overall cap of 11,636 residential units that shall not be exceeded (9,500 DUs plus a maximum conversion of 2,136 DUs). Conversions are subject to the density standards listed in sections 1.L.5.a and 1.L.5.b.

For residential conversion to commercial, village and/or office/light industrial: Four (4) dwelling units shall be convertible to one (1) acre of commercial, village and/or office/light industrial acreage. A cap of 250 AC shall be placed on the residential to commercial, village and/or office/light industrial conversion that shall not be exceeded.

The conversion factor shall be an acre for acre exchange. For example, to add 100 acres of residential land 100 acres would be subtracted from the commercial/light industrial land. For each acre converted from light industrial/commercial land to residential land up to nine (9) dwelling units per net acre of density will be allowed. For conversion from residential to commercial, village and/or office/light industrial a conversion factor of 8,000 square feet per acre will be utilized.

For conversion in excess of the aforementioned caps, the owner shall demonstrate the need for such conversion. Items necessary to determine such conversions are:

Identify on a map, the areas proposed for conversion designating the initial acreage, density and land use as well as the proposed density land use.

Demonstrate the compatibility of the proposed land use to immediately adjacent land uses through a comparison (i.e. compare proposed residential densities to adjacent lands, compare proposed commercial square footages to adjacent lands, etc.)

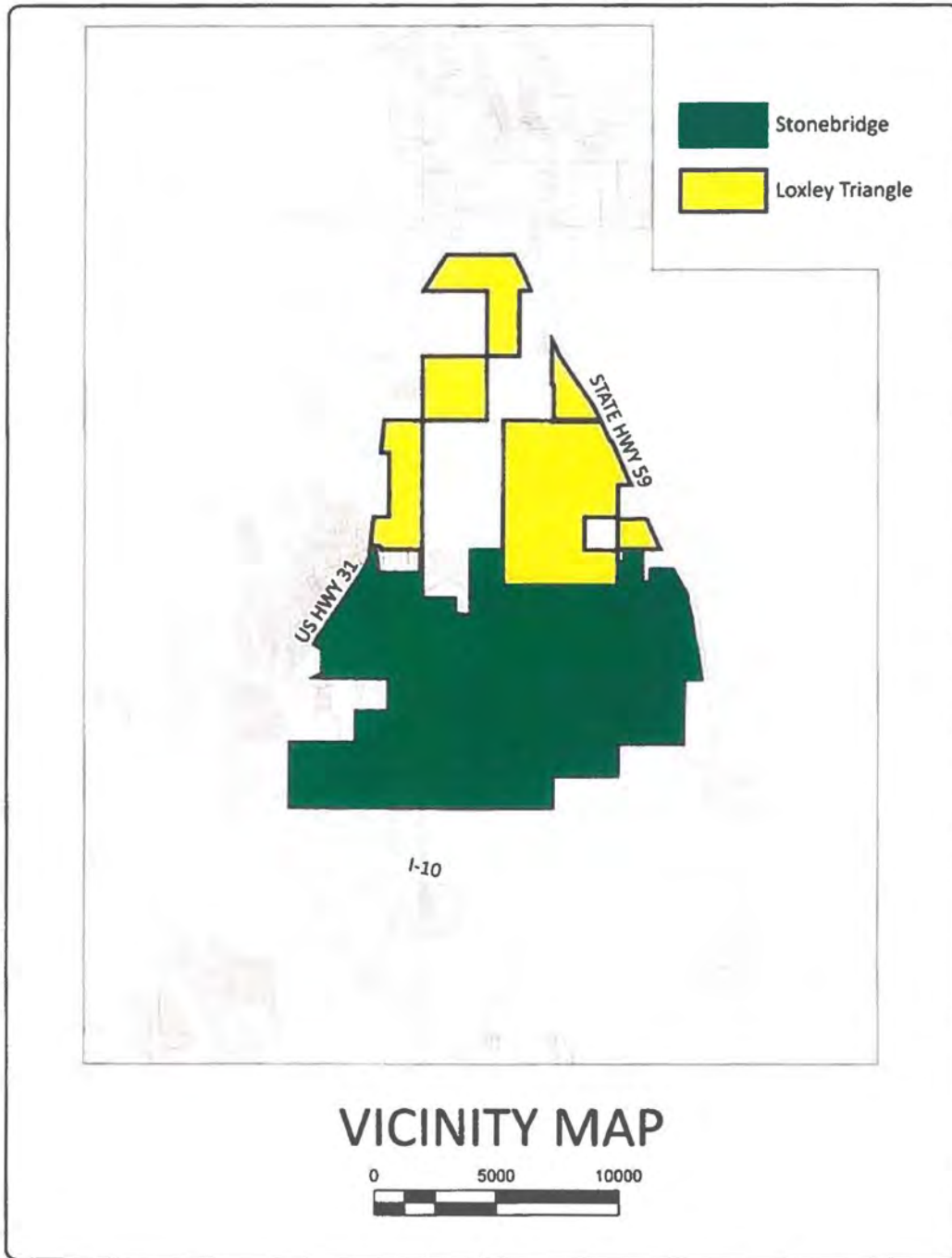
Demonstrate how the conversion will not violate the intent of the PUD.

Demonstrate how this request is unique and warranted.

Such information shall be submitted to the Town of Loxley's Planning Commission and is subject to their review and approval without the need for formal public hearing. Shifting of proposed land uses which so not exceed prescribed PUD acreages shall not require review or approval of the Town of Loxley.

Overall residential density shall include both Attached and Detached Single-Family Residential and Multi-family Residential. Hotel, inn, bed and breakfast, fractional ownership, time sharing, institutional, civic properties or guest houses shall not have a specified dwelling unit per acre maximum.

EXHIBIT A – VICINITY MAP



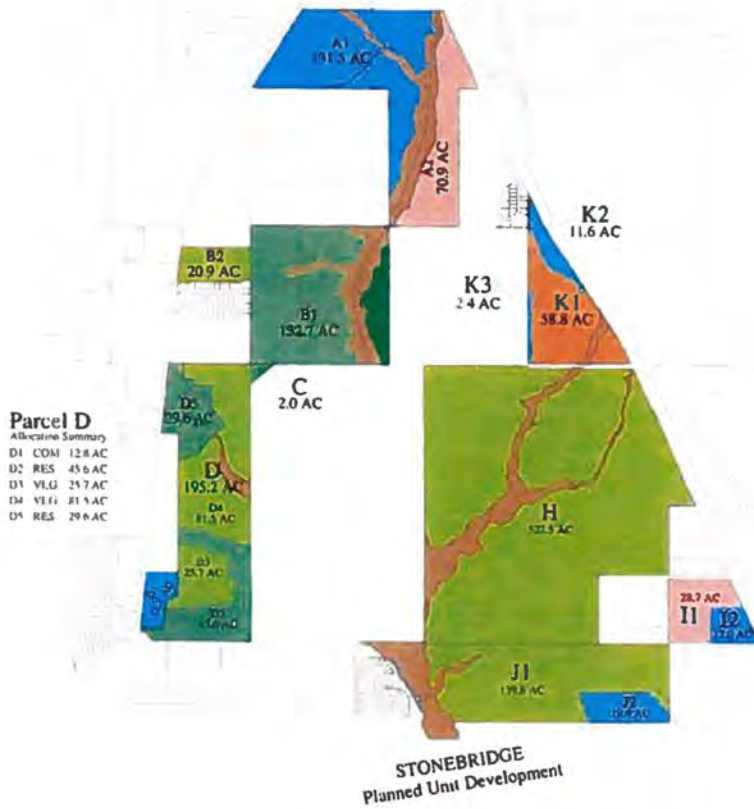
LOXLEY TRIANGLE MASTER PLAN

January 2025



LAND USE SUMMARY

	209.9 Ac (15%) RESIDENTIAL
	790.4 Ac (57%) VILLAGE
	189.7 Ac (14%) COMMERCIAL
	58.8 Ac (4%) CIVIC (COMMERCIAL)
	99.6 Ac (7%) OFFICE/INDUSTRIAL
	29.2 Ac (2%) GREENSPACE
	1377.6 Ac TOTAL



Parcel D
Allocation Summary
D1 COM 12.8 AC
D2 RES 45.6 AC
D3 VIL 25.7 AC
D4 VIL 31.5 AC
D5 RES 29.6 AC

EXHIBIT B - MASTER PLAN

EXHIBIT B

EXHIBIT C- PROPERTY BOUNDARIES

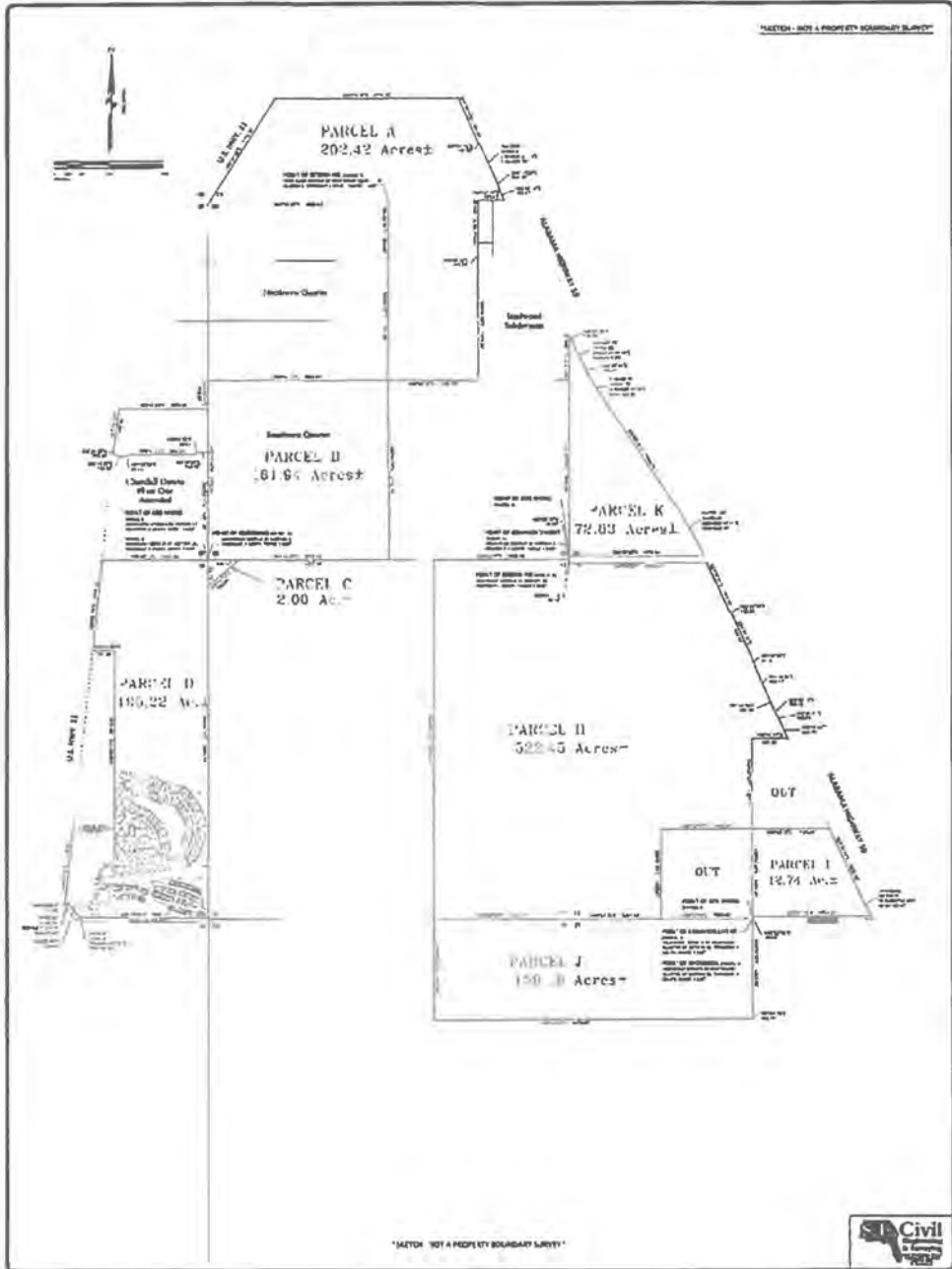


EXHIBIT D – LEGAL DESCRIPTION

Existing PUD Property

PARCEL A

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 2620.63 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 31; THENCE RUN NORTH 32 DEGREES 34 MINUTES 29 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1779.66 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, A DISTANCE OF 2704.98 FEET TO THE WEST RIGHT-OF-WAY OF ALABAMA STATE HIGHWAY 59; THENCE RUN SOUTH 23 DEGREES 39 MINUTES 10 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 661.97 FEET; THENCE RUN SOUTH 31 DEGREES 51 MINUTES 12 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 105.86 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY AND A CURVE TO THE LEFT, HAVING A RADIUS OF 23048.31 FEET, AN ARC LENGTH OF 552.51 FEET, (CHORD BEARS SOUTH 24 DEGREES 21 MINUTES 13 SECONDS EAST, A DISTANCE OF 552.50 FEET); THENCE RUN SOUTH 19 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 146.36 FEET; THENCE RUN SOUTH 24 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 182.46 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 57 MINUTES 40 SECONDS WEST, A DISTANCE OF 385.23 FEET; THENCE RUN SOUTH 00 DEGREES 21 MINUTES 58 SECONDS WEST, A DISTANCE OF 624.82 FEET; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 416.28 FEET; THENCE RUN SOUTH 00 DEGREES 04 MINUTES 53 SECONDS EAST, A DISTANCE OF 1610.52 FEET; THENCE RUN NORTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 1330.35 FEET; THENCE RUN NORTH 00 DEGREES 04 MINUTES 52 SECONDS WEST, A DISTANCE OF 1768.18 FEET; THENCE RUN NORTH 00 DEGREES 02 MINUTES 56 SECONDS WEST, A DISTANCE OF 884.09 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL LYING AND BEING SITUATED IN SECTION 5 AND SECTION 8, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND CONTAINS 202.42 ACRES, MORE OR LESS.

PARCEL B

THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2652.04 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE RUN SOUTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2659.98 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE RUN SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2652.98 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE RUN NORTH 89 DEGREES 53 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2658.89 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED PARCEL LYING AND BEING SITUATED IN SECTION 8, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND CONTAINS 161.94 ACRES, MORE OR LESS.

PARCEL C

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 381.75 FEET; THENCE DEPARTING SAID WEST SECTION LINE, RUN NORTH 50 DEGREES 07 MINUTES 13 SECONDS EAST, A DISTANCE OF 593.94 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE RUN NORTH 89 DEGREES 53 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 456.43 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED PARCEL LYING AND BEING SITUATED IN SECTION 17, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND CONTAINS 2.0 ACRES, MORE OR LESS.

PARCEL D

BEGIN AT A FOUND 1/2" CAPPED REBAR LYING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, SAID POINT ALSO LYING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WILLIAM MCLEOD, JR., AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, IN INSTRUMENT 528897; THENCE FROM SAID POINT OF BEGINNING, RUN ALONG THE EAST LINE OF SAID SECTION 18, S 00°05'46" E, 5298.70 FEET TO A SET 5/8" REBAR (GMC CAP CA00J56), SAID POINT LYING N 00°05'46" W, 10.00 FEET FROM A FOUND 5/8" REBAR INSIDE A 3" OPEN TOP PIPE LYING AT THE SOUTHEAST CORNER OF SAID SECTION 18, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY OF JENKINS PIT ROAD (60' ROW); THENCE RUN 10.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 18 ALONG THE NORTH RIGHT OF WAY OF SAID JENKINS PIT ROAD, N 89°40'06" W, 1863.95 FEET TO A SET 5/8" REBAR (GMC CAP CA00156) LYING AT A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE NORTHERLY, R=70.0"), A CHORD OF N 64° 04'56" W, 60.46 FEET TO A SET 5/8" REBAR (GMC CAP CA00156); THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 38°29'46" W, 203.02 FEET TO A SET 5/8" REBAR (GMC CAP CA00156) AT A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SAID CURVE (CONCAVE SOUTHWESTERLY, R=80.0"), A CHORD OF N 61° 12'4 1" W, 61.78 FEET TO A SET 5/8" REBAR (GMC CAP CA00156); THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 83° 55'36" W, 111.28 FEET TO A PUNCHED HOLE IN THE CONCRETE LYING AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY WITH THE EAST RIGHT OF WAY OF U.S. HIGHWAY 31 (80' ROW); THENCE RUN ALONG SAID EAST RIGHT OF WAY, N 06° 07'45" E, 1105.96 FEET TO A FOUND CAPPED REBAR; THENCE LEAVE SAID EAST RIGHT OF WAY

AND RUN S 89° 29'27" E, 609.93 FEET TO A FOUND IRON PIN; THENCE RUN N 00° 03'44" E, 2646.86 FEET TO A FOUND CAPPED IRON; THENCE RUN N 89°42'08" W, 330.06 FEET TO A FOUND CAPPED IRON LYING ON THE AFOREMENTIONED EAST RIGHT OF WAY OF U.S. HIGHWAY 31; THENCE RUN ALONG SAID EAST RIGHT OF WAY, N 06° 01' 19" E, 1345.25 FEET TO A FOUND IRON PIN LYING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED MCLEOD PARCEL; THENCE LEAVE SAID EAST RIGHT OF WAY AND RUN ALONG THE SOUTH LINE OF SAID MCLEOD PARCEL, S 89°40' 10" E, 1559.26 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL LYING AND BEING SITUATED IN THE EAST HALF OF SECTION 18, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND CONTAINS 195.22 ACRES, MORE OR LESS.

PARCEL H

BEGIN AT A FOUND 1/2" CAPPED REBAR LYING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.16 FEET; THENCE RUN NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST, A DISTANCE OF 2018.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY 59; THENCE RUN SOUTH 24 DEGREES 37 MINUTES 51 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 777.70 FEET TO A FOUND CONCRETE MONUMENT; THENCE RUN SOUTH 35 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 102.28 FEET TO A FOUND CONCRETE MONUMENT; THENCE RUN SOUTH 24 DEGREES 37 MINUTES 38 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 599.60 FEET TO A FOUND CONCRETE MONUMENT; THENCE RUN SOUTH 20 DEGREES 52 MINUTES 59 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 301.01 FEET TO A FOUND CONCRETE MONUMENT; THENCE RUN SOUTH 24 DEGREES 36 MINUTES 21 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 400.17 FEET TO A FOUND CONCRETE MONUMENT; THENCE RUN SOUTH 21 DEGREES 44 MINUTES 55 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET TO A FOUND CONCRETE MONUMENT; THENCE RUN SOUTH 24 DEGREES 32 MINUTES 12 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 100.12 FEET TO A FOUND CONCRETE MONUMENT; THENCE RUN SOUTH 30 DEGREES 24 MINUTES 31 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 10 0.25 FEET TO A FOUND CONCRETE MONUMENT; THENCE RUN SOUTH 24 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 285.72 FEET TO A FOUND CONCRETE MONUMENT; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 54 MINUTES 26 SECONDS WEST, A DISTANCE OF 528.38 FEET TO A FOUND CAPPED IRON; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST, A DISTANCE OF 1327.71 FEET TO A 3" CAPPED PIPE; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 1342.33 FEET TO A 3" CAPPED PIPE; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 1329.07 FEET TO A 3" CAPPED PIPE; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 05 SECONDS WEST, A DISTANCE OF 1341.92 FEET TO THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST; THENCE RUN NORTH 89 DEGREES 50 MINUTES 58 SECONDS WEST, A DISTANCE OF 1991.43 FEET TO A 5/8" CAPPED REBAR (GMC); THENCE RUN NORTH 00 DEGREES 02 MINUTES 15 SECONDS WEST, A DISTANCE OF 5311.99 FEET TO A 5/8" CAPPED REBAR

(GMC); THENCE RUN SOUTH 89 DEGREES 55 MINUTES 27 SECONDS EAST, A DISTANCE OF 1993.08 FEET TO A TO THE POINT OF BEGINNING.

TRACT CONTAINS 522.45 ACRES, MORE OR LESS AND LIES IN THE EAST HALF OF SECTION 17, AND THE WEST HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

PARCEL I

COMMENCE AT A FOUND 3" IRON PIN LYING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N 00° 22'25" W, 30.03 FEET TO A FOUND CAPPED IRON PIN, SAID POINT LYING ON THE NORTH RIGHT OF WAY OF NEAL ROAD (50' ROW), AND BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, N 00° 03'30" W, 1298.95 FEET TO A FOUND 3" IRON PIN LYING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MACK M. CHASTANG, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, IN BOOK 346 AT PAGE 656, SAID POINT LYING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE RUN ALONG SAID QUARTER-QUARTER LINE, N 89° 53'19" E, 1135.06 FEET TO A SET 5/8" REBAR (GMC CAP CA00156), SAID POINT LYING ON THE WEST RIGHT OF WAY OF ALABAMA HIGHWAY NO. 59 (ROW VARIES); THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 24° 39'19" E, 1042.86 FEET TO A FOUND CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY AND SAID CURVE (CONCAVE EASTERLY, R=5850.80'), A CHORD OF S 26° 33'43" E, 390.42 FEET TO A SET 5/8" REBAR (GMC CAP CA00 156), SAID POINT LYING AT THE INTERSECTION OF SAID WEST RIGHT OF WAY WITH THE NORTH RIGHT OF WAY OF NEAL ROAD (50' ROW); THENCE LEAVE SAID WEST RIGHT OF WAY AND RUN ALONG THE NORTH RIGHT OF WAY OF SAID NEAL ROAD, S 89° 51'48" W, 1743.36 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND CONTAINS 42.73 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT A FOUND 3" IRON PIN LYING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA; THENCE RUN N 00°22'25" W, 30.03 FEET TO A FOUND CAPPED IRON PIN, SAID POINT LYING ON THE NORTH RIGHT OF WAY OF NEAL ROAD (50' ROW); THENCE RUN ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, N 00° 03'30" W, 1298.95 FEET TO A FOUND 3" IRON PIN LYING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO MACK M. CHASTANG, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, IN BOOK 346 AT PAGE 656, SAID POINT LYING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN ALONG SAID QUARTER-QUARTER LINE, N 89° 53'] 9" E, 1135 .06 FEET TO A SET 5/8" REBAR (GMC CAP CA00 156), SAID POINT LYING ON THE WEST

RIGHT OF WAY OF ALABAMA HIGHWAY NO. 59 (ROW VARIES); THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 24° 39' 19" E, 82.45 FEET TO A POINT; THENCE LEAVE SAID WEST RIGHT OF WAY AND RUN 75.0 FEET SOUTH OF, PARALLEL TO AND CONTIGUOUS WITH SAID QUARTER-QUARTER LINE, S 89° 53' 19" W, 1169.38 FEET TO A POINT LYING ON THE AFOREMENTIONED WEST LINE OF SAID SOUTHEAST QUARTER; THENCE RUN ALONG SAID WEST LINE, N 00° 03' 30" W, 75.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND CONTAINS 1.984 ACRES, MORE OR LESS.

*REMAINING ACREAGE OF PARCEL I IS 40.74 ACRES, MORE OR LESS.

PARCEL J

BEGIN AT A 3" CAPPED PIPE LYING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; SAID POINT ALSO LYING AT THE TERMINUS OF NEAL ROAD; THENCE RUN S 00° 09' 30" E, 1328.03 FEET TO A 3" CAPPED PIPE BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO J & N EQUIPMENT, INC. AS RECORDED IN INSTRUMENT 714657 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE S 00° 09' 30" E FOR A DISTANCE OF 152.42 FEET TO A POINT; THENCE RUN S 89° 53' 05" W, 4679.08 FEET TO A POINT; THENCE RUN N 00° 03' 20" W, 1489.68 FEET TO A 5/8" REBAR (GMC CAP NO. CA 00156) BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST CONVEYED TO SEVEN STATES TIMBERLANDS LLC AS RECORDED IN INSTRUMENT 1253606 IN SAID OFFICE; THENCE RUN S 89° 50' 58" E ALONG THE SOUTH LINE OF SAID SECTION 17 AND THE NORTH LINE OF SECTION 20 FOR A DISTANCE OF 1991.43 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 21; THENCE RUN N 89° 53' 05" E ALONG THE NORTH LINE OF SAID SECTION 21 FOR A DISTANCE OF 1341.92 FEET TO A 3" CAPPED PIPE BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND IN SECTION 16 CONVEYED TO CHARLES G. MIDDLETON AS RECORDED IN DEED BOOK 382, PAGE 37 IN SAID OFFICE; THENCE CONTINUE N 89° 53' 05" E ALONG SAID NORTH LINE OF SECTION 21 AND THE SOUTH LINE OF SAID MIDDLETON PARCEL FOR A DISTANCE OF 1343.08 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN SECTION 20 & 21, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND CONTAINS 159.190 ACRES, MORE OR LESS.

PARCEL K

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 3 EAST, AND RUN THENCE NORTH 00 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 49.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 2604.86 FEET TO THE SOUTHEAST CORNER OF STEEL WOOD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT MAPBOOK 6, PAGE 192, BALDWIN COUNTY PROBATE RECORDS, THENCE RUN NORTH 00 DEGREES 12 MINUTES 27 SECONDS EAST, ALONG THE EAST

MARGIN OF SAID STEEL WOOD SUBDIVISION, A DISTANCE OF 656.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY 59; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY, THE FOLLOWING DESCRIBED COURSES:

SOUTH 24 DEGREES 54 MINUTES 22 SECONDS EAST, A DISTANCE OF 113.96 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6437.79 FEET, AN ARC LENGTH OF 401.82 FEET, (CHORD BEARS SOUTH 26 DEGREES 48 MINUTES 49 SECONDS EAST, A DISTANCE OF 401.75 FEET);

SOUTH 20 DEGREES 30 MINUTES 41 SECONDS EAST, A DISTANCE OF 103.29 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6452.79 FEET, AN ARC LENGTH OF 502.72 FEET, (CHORD BEARS SOUTH 31 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 502.59 FEET);

SOUTH 34 DEGREES 00 MINUTES 45 SECONDS EAST, A DISTANCE OF 1760.58 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5731.49 FEET, AN ARC LENGTH OF 934.81 FEET, (CHORD BEARS SOUTH 29 DEGREES 18 MINUTES 44 SECONDS EAST, A DISTANCE OF 933.77 FEET);

THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, A DISTANCE OF 1972.34 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN SECTION 9, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND CONTAINS 72.83 ACRES, MORE OR LESS.

Added Lands

PARCEL B1

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 1597.32 FEET TO A CAPPED REBAR (EDS) AT THE NORTHEAST CORNER OF CHURCHILL DOWNS AMENDED, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2329-F, BALDWIN COUNTY PROBATE RECORDS FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE NORTH MARGIN OF SAID CHURCHILL DOWNS, THE FOLLOWING DESCRIBED COURSES: NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 140.15 FEET TO A CAPPED REBAR (EDS); THENCE RUN SOUTH 55 DEGREES 05 MINUTES 55 SECONDS WEST, A DISTANCE OF 60.61 FEET TO A CAPPED REBAR (EDS); THENCE RUN NORTH 89 DEGREES 41 MINUTES 12 SECONDS WEST, A DISTANCE OF 961.90 FEET TO A CAPPED REBAR (EDS); THENCE RUN SOUTH 61 DEGREES 20 MINUTES 22 SECONDS WEST, A DISTANCE OF 61.43 FEET TO A CAPPED REBAR (EDS); THENCE RUN NORTH 83 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 185.60 FEET TO A CAPPED REBAR (EDS) AT THE NORTHWEST CORNER OF SAID CHURCHILL DOWNS, AND THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 31; THENCE RUN NORTH 06 DEGREES 24 MINUTES 25 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 216.47 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 10709.75 FEET, AN ARC LENGTH OF 472.49 FEET, (CHORD BEARS NORTH 07 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 472.45 FEET) TO A CONCRETE MONUMENT; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 46 MINUTES 54

SECONDS EAST, A DISTANCE OF 1300.81 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 642.09 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN SECTION 7, T-4-S, R-3-E, BALDWIN COUNTY, ALABAMA, AND CONTAINS 72.83 ACRES, MORE OR LESS.

LOXLEY TRIANGLE PUD INCREMENTAL DEVELOPMENT PLAN

Development Plan Name: Loxley Triangle PUD Revision
 Applicant Name: Loxley Triangle LLC
 Submittal Date:

TABLE A: INCREMENTAL DEVELOPMENT PLAN SUMMARY

Allocations	Residential (DU)	Village Residential (DU)	Commercial (SF)	Village Commercial (SF)	Office/Flex Industrial (SF)	Open Space (AC)
Approved Entitlements	2398	1993	546730	1,331,416	1,283,258	272
Allocations						
This Request	0	0	0	0	0	0.00
Other Requests (Table B)	0	0	0	0	0	0
Approved Requests (Table C)	366	0	0	0	0	17.20
Total Allocations	366	0.00	0.00	0.00	0.00	17.20
Remaining Entitlements	2032	1993	546730	1331416	1283258	254.80

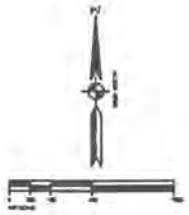
TABLE B: OTHER DEVELOPMENT PLANS PENDING APPROVAL

Requested Development Plan	Residential	Village Residential	Commercial	Village Commercial	Office/Flex Industrial	Open Space
		0	0	0	0	
Total	0	0	0	0	0	0

TABLE C: APPROVED DEVELOPMENT PLANS

Requested Development Plan	Residential	Village Residential	Commercial	Village Commercial	Office/Flex Industrial	Open Space
Franklin Place Ph 1 thru 3	208	0	0	0	0	6.70
Revere at Independence Ph 1-2	158	0	0	0	0	10.50
Totals	366	0	0	0	0	17.20

"SKETCH - NOT A PROPERTY BOUNDARY SURVEY"



PARCEL A
202.42 Acres±

Southwest Quarter
PARCEL B
161.94 Acres±

PARCEL K
72.83 Acres±

PARCEL C
2.00 Ac.±

PARCEL D
195.22 Ac.±

PARCEL H
522.45 Acres±

OUT

OUT

PARCEL I
42.74 Ac.±

PARCEL J
159.19 Acres±

"SKETCH - NOT A PROPERTY BOUNDARY SURVEY"








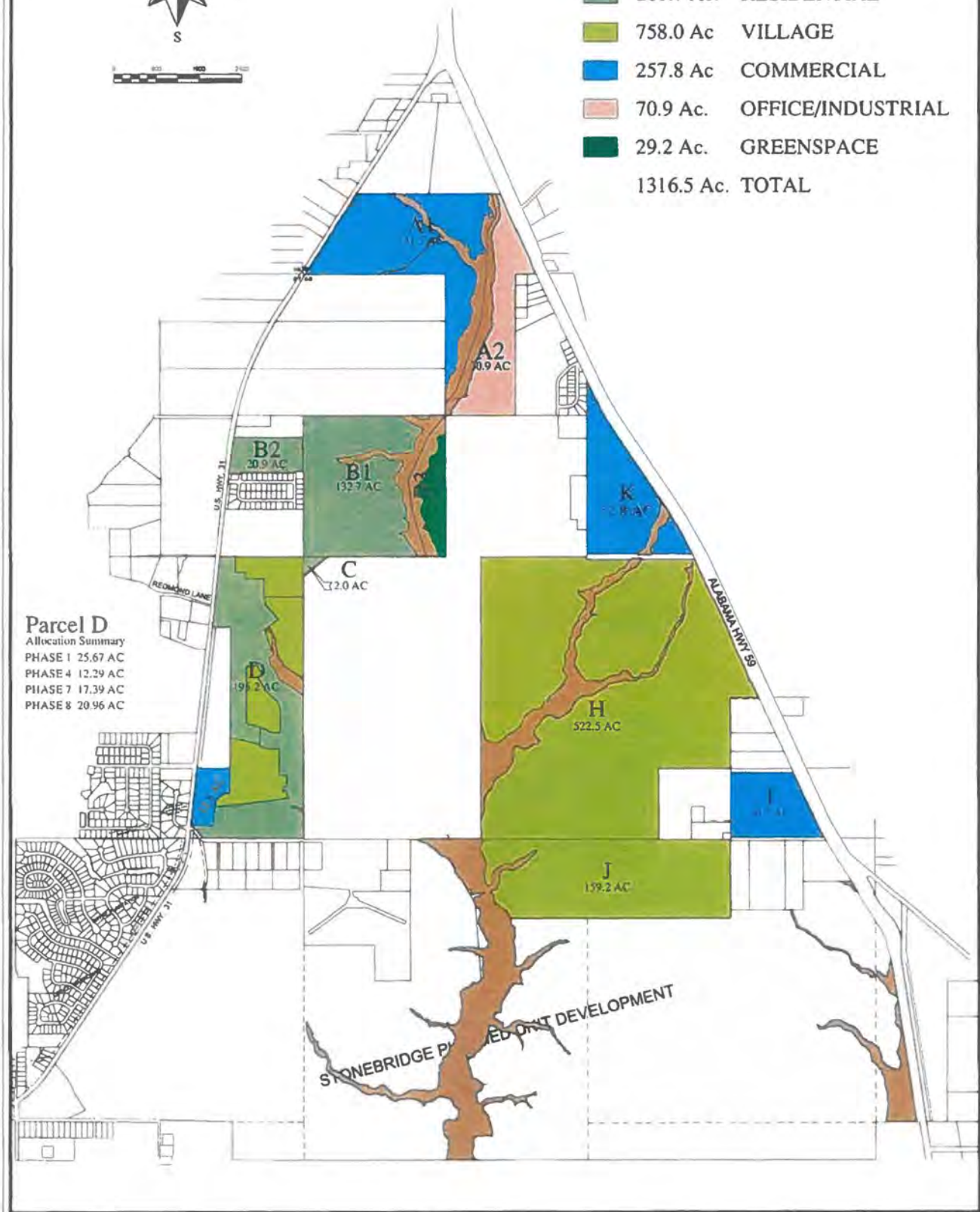
LOXLEY TRIANGLE

EXISTING LAND USE PLAN



LAND USE SUMMARY







	261.7 Ac.	RESIDENTIAL
	758.0 Ac.	VILLAGE
	257.8 Ac.	COMMERCIAL
	70.9 Ac.	OFFICE/INDUSTRIAL
	29.2 Ac.	GREENSPACE
	1316.5 Ac.	TOTAL



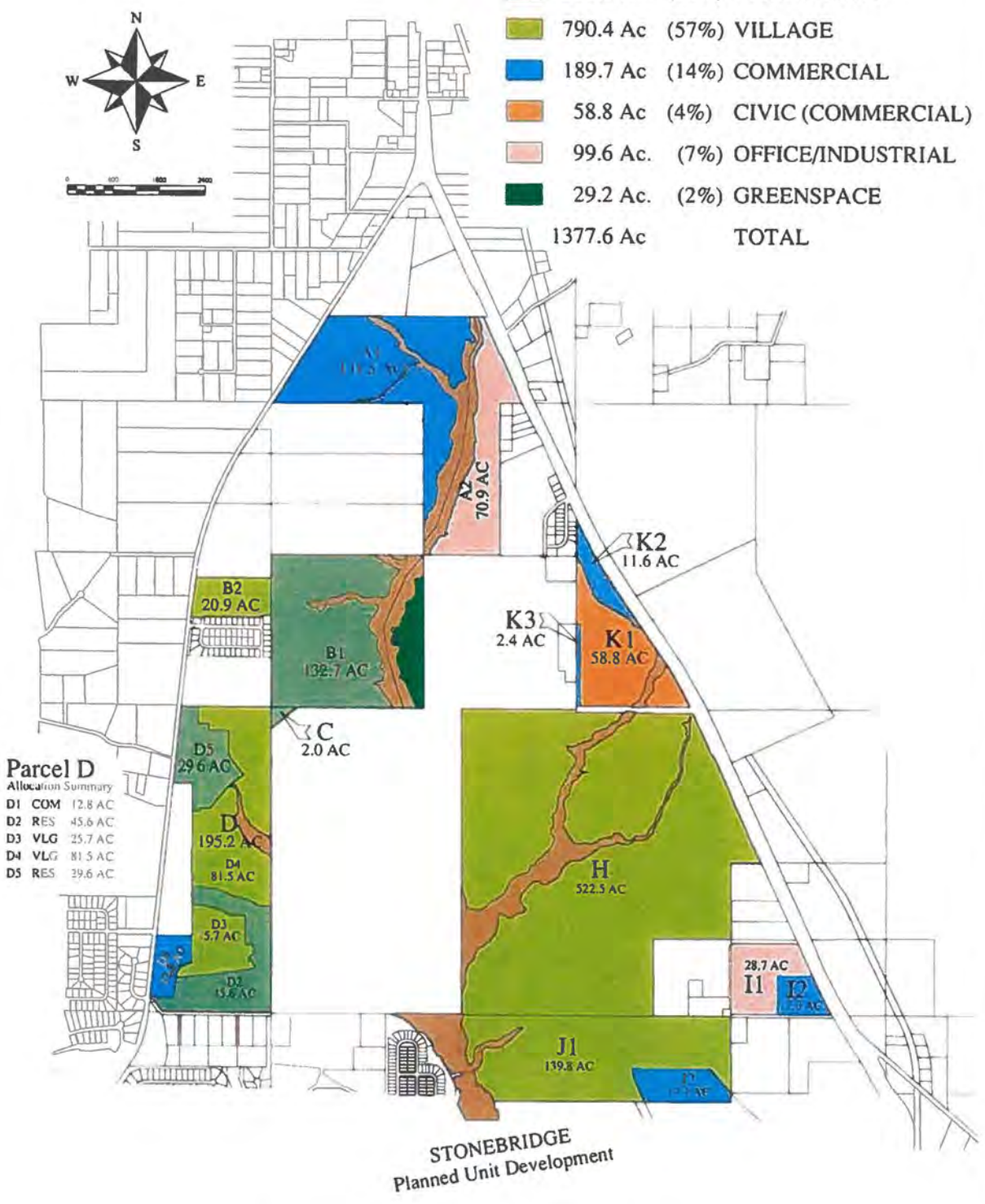
LOXLEY TRIANGLE MASTER PLAN

January 2025

LAND USE SUMMARY

	209.9 Ac (15%) RESIDENTIAL
	790.4 Ac (57%) VILLAGE
	189.7 Ac (14%) COMMERCIAL
	58.8 Ac (4%) CIVIC (COMMERCIAL)
	99.6 Ac (7%) OFFICE/INDUSTRIAL
	29.2 Ac (2%) GREENSPACE

1377.6 Ac TOTAL



Parcel D
Allocation Summary

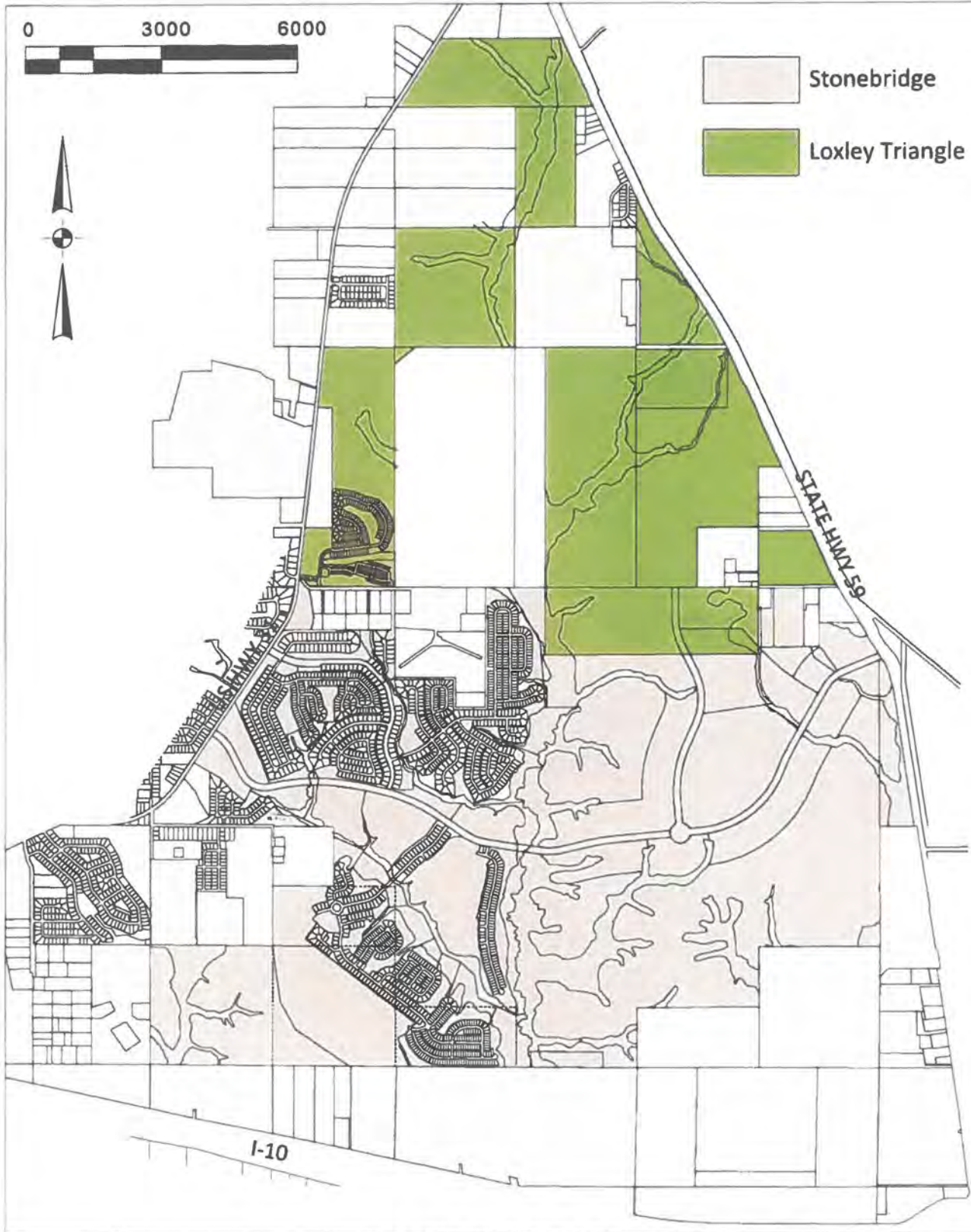
D1	COM	12.8 AC
D2	RES	45.6 AC
D3	VLG	25.7 AC
D4	VLG	81.5 AC
D5	RES	39.6 AC

EXHIBIT B

0 3000 6000



- Stonebridge
- Loxley Triangle



LOXLEY TRIANGLE
Existing PUD Limits

0 3000 6000



Added Lands

- Stonebridge
- Loxley Triangle

STATE HWY 59

I-10

LOXLEY TRIANGLE Proposed PUD Limits

