

**ORDINANCE NO. 1736**

**AN ORDINANCE AMENDING ORDINANCE NO. 1253  
KNOWN AS THE ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRHOPE, ALABAMA as follows:

The ordinance known as the Zoning Ordinance (No. 1253), adopted 27 June 2005, together with the Zoning Map of the City of Fairhope, be and the same hereby is changed and altered in respect to that certain property described below:

After the appropriate public notice and hearing of the Planning Commission of the City of Fairhope, Alabama has forwarded a **favorable** recommendation,

The property of Hilltop Fairhope, LLC, generally located on the west side of Section Street on Petiole Drive and north of Petiole Drive, Fairhope, Alabama.

**Hill Top Subdivision Phase One and Two**

**PPIN # 40591 and all parcels included in Slide 0002746-D**

**Legal Description:** (Case number ZC 21.14)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-04'-39" WEST ALONG THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 979.00 FEET; THENCE RUN SOUTH 89°-54'-50" WEST A DISTANCE OF 40.00 FEET TO A 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF SECTION STREET (AKA COUNTY HIGHWAY NO. 3)(80' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-54'-50" WEST A DISTANCE OF 621.70 FEET TO A CAPPED REBAR (CA0092LS); THENCE RUN NORTH 00°-02'-30" EAST A DISTANCE OF 328.94 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTH 89°-19'-16" WEST A DISTANCE OF 457.81 FEET TO A CAPPED REBAR (HMR); THENCE RUN SOUTH 00°-16'-30" WEST A DISTANCE OF 457.43 FEET TO A CAPPED REBAR (MOORE); THENCE RUN SOUTH 89°-53'-32" WEST A DISTANCE OF 201.05 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 00°-16'-36" WEST ALONG SAID WEST LINE A DISTANCE OF 645.05 FEET TO A CRIMP TOP PIPE; THENCE RUN SOUTH 89°-41'-54" EAST A DISTANCE OF 1,284.76 FEET TO A CAPPED REBAR (KOUNTZ) ON THE WEST RIGHT-OF-WAY LINE OF SAID SECTION STREET; THENCE RUN NORTH 00°-03'-43" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 787.02 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 25.88 ACRES, MORE OR LESS.

1. **That**, attached as "Exhibit A" is an approved site plan. The property must develop in substantial conformance with the approved site plan and supporting documents. Any substantial deviation from the attached site plan, as determined by the Director of Planning, will require re-approval by the Planning Commission and the City Council of the City of Fairhope, Alabama, as a PUD amendment.
2. **That**, the following development regulations shall govern:

**Overall Development:**

Lots: There shall be 37 lots total.

Ordinance No. 1736

Page -2-

Use: In general, the project is restricted for residential use. The uses are specifically described within the Site Plan and Master Development Plan that include:

36	Single Family Residential Lots
1	Mixed-Use Lot

Dimension Standards: Dimensional standards shall follow the layout on the approved site plan.

**Single Family Residential Development:**

Density: 1.43 UPA.

Lots: Lots 1-28 & Lots 30-37 shall be based on R-1, Low Density Single-Family Residential District, with minor differences illustrated on the Site Plan.

Use: Lots shall be single family residential.

Setbacks: Front – 30’, Rear – 30’, Side – 10’, and Street Side – 20’.

Principle Structure Lot Coverage: Shall not exceed 48% of the total lot.

Building Height: Maximum building height shall not exceed 30’.

Lot Size: Minimum lot size shall be 15,000 square feet.

**Lot 29:**

Use: Lot 29 will have its own access from South Section Street. Developer proposes a unique opportunity to create within a similar footprint, and in accordance with the Hilltop Building Standards, a Community House. Designed to foster connections and serve as common ground for the surrounding neighborhoods. Allowed uses within the Community House would include a café (potentially offering coffee, bakery goods, beer and wine, and limited food items), bed and breakfast suits, fitness, yoga, arts, crafts, small gallery, or professional office space. This development strategy allows the opportunity to create community green space and outdoor dining possibilities.

In design of the Lot 29 structures with the topography and shape of the lot, the second floor may be below the main floor. The structures on Lot 29 shall have a maximum structure height of two stories. Residential uses will be restricted to above or below the main floor. Main floor shall be designated as the floor at street level. Structures shall have a maximum building footprint of 3,600 square feet or a total 5,600 square feet (both floors). Café and market uses shall provide for no more than 65% of the total density. No other use shall provide for more than 50% of the total density.

Landscaping for Lot 29 shall meet the design requirements of the City of Fairhope based off the determined use. Additional planting buffers will be installed along adjacent property lines as buffers to preserve privacy.

In the event that this development strategy is determined not to be feasible Lot 29 would revert to the same designation as the remaining lots.

Setbacks: Front – 100’ from Section Street centerline, Rear – 30’, Side – 10’, and Street Side – 20’.

Principle Structure Lot Coverage: 3,600 SF.

Ordinance No. 1736

Page -3-

Building Height: Maximum building height shall not exceed two stories.

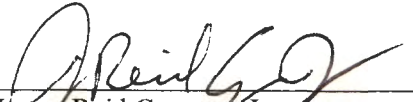
Lot Size: 49,258 SF.

**The property is hereby initially zoned Planned Unit Development (PUD) concurrent with annexation into the City of Fairhope.** This property shall hereafter be lawful to construct on such property any structures permitted by Ordinance No. 1253 and to use said premises for any use permitted or building sought to be erected on said property shall be in compliance with the building laws of the City of Fairhope and that any structure shall be approved by the Building Official of the City of Fairhope and that any structure be erected only in compliance with such laws, including the requirements of Ordinance No. 1253.

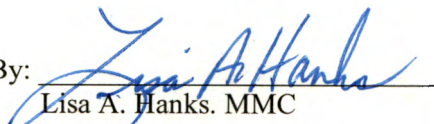
**Severability Clause** - if any part, section or subdivision of this ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this ordinance, which shall continue in full force and effect notwithstanding such holding.

**Effective Date** – This ordinance shall take effect immediately upon its due adoption and publication as required by law.

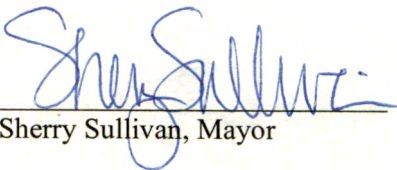
Adopted and approved this 22nd day of December, 2021.

By:   
James Reid Conyers, Jr.,  
Council President

Attest:

By:   
Lisa A. Hanks, MMC  
City Clerk

Adopted and approved this 22nd day of December, 2021.

By:   
Sherry Sullivan, Mayor



CITY OF FAIRHOPE
P.O. DRAWER 429
FAIRHOPE, AL 36533
251/928-2136

PETITION FOR ANNEXATION

STATE OF ALABAMA )(
COUNTY OF BALDWIN )(

We, the undersigned PETITIONER(S), owner(s) of the lands in fee simple described in the attached EXHIBIT A, such property being without the Corporate Limits of the City of Fairhope, Alabama, but being contiguous to the said Corporate Limits; and such property not lying within the corporate limits or police jurisdiction of any other municipality, do, by these presents, hereby petition the City of Fairhope, a municipal corporation, that said property be annexed into the City of Fairhope, Alabama.

The subject land is delineated on the map attached hereto as EXHIBIT B.

This petition is filed under authority of Section 11-42-21, Code of Alabama, 1975, as amended.

- [ ] This petition is for R-1 Zoning
[X] The condition of the Petition is that zoning be established as PUD Concurrent with Annexation. (Zoning Request)

Is this property colony property Yes No. If this property is colony property the Fairhope Single Tax Office must sign as a petitioner.

Signature of Petitioner Jason Tickle
Print petitioner's name

Signature of Petitioner Print petitioner's name

Signature of Petitioner Print petitioner's name

Physical Address of property being annexed: Hill Top Phase I & II

Petitioner's Current Physical Address: 23389 Main Street
Petitioner's Current Mailing Address: 23389 Main Street
Montrose, Alabama 36532 Montrose, Alabama 36532

Telephone Number(s): 251-278-5533
Home Work

County Tax Parcel Number: See list

**U.S JUSTICE DEPARTMENT INFORMATION**

- Size of property (acres or square feet) 25.88 ac
- If property is occupied, give number of housing units 13 lots sold, some under construction
- Number of Persons residing in each unit, and their race 0
- If property is unoccupied, give proposed use \_\_\_\_\_
- If property is being developed as a subdivision, give subdivision name  
Hill Top Phase I & II
- Number of lots within proposed subdivision 37

I, Leslie Vickers Knox a Notary Public in and for said State and County, hereby certify that Jason Tickle whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.



Given under my Hand and Seal this 27<sup>th</sup> day of September, 2021,

Leslie Vickers Knox  
Notary Public

My commission expires September 4, 2022

I, \_\_\_\_\_ a Notary Public in and for said State and County, hereby certify that \_\_\_\_\_ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

(Seal)

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public in and for said State and County, hereby certify that \_\_\_\_\_ whose name(s) is/are signed to the forgoing Petition and who is/are known to me, this day appeared before me and, being first duly sworn, acknowledge that he/she/they have voluntarily executed this Petition on this day same bears date.

Given under my Hand and Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

(Seal)

\_\_\_\_\_  
Notary Public

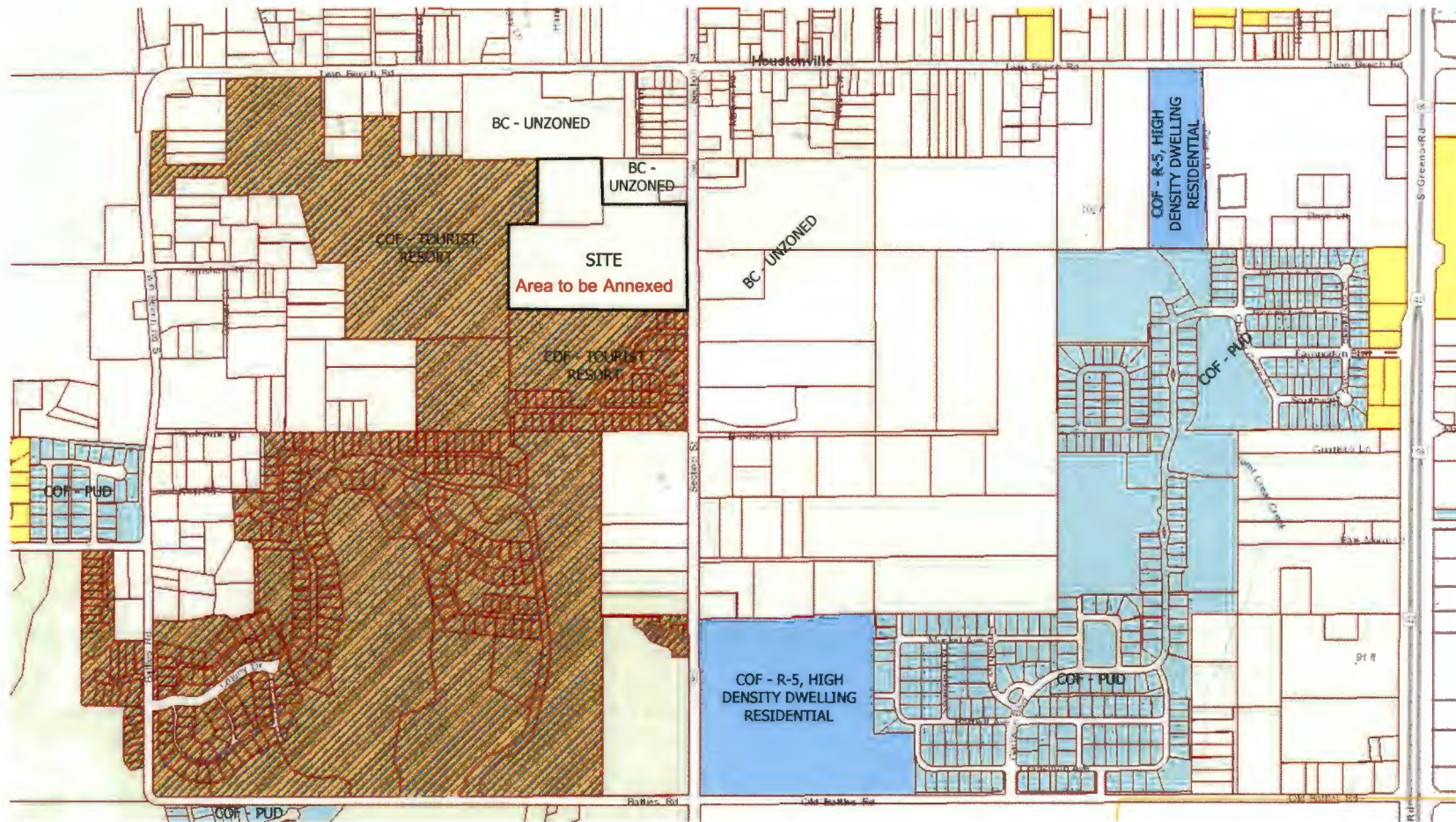
My commission expires \_\_\_\_\_

# Exhibit A



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS  
208 Greeno Road N., Ste. C Fairhope, Alabama 36532  
P.O. Box 1929 Fairhope, Alabama 36533  
Phone: (251) 928-3443 Fax: (251) 928-3665  
jadengineers.com

DATE: 9/24/2021



VICINITY MAP & UNDERLYING ZONING  
HILL TOP SUBDIVISION  
±25.88 AC  
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT  
S. SECTION STREET  
FAIRHOPE, AL

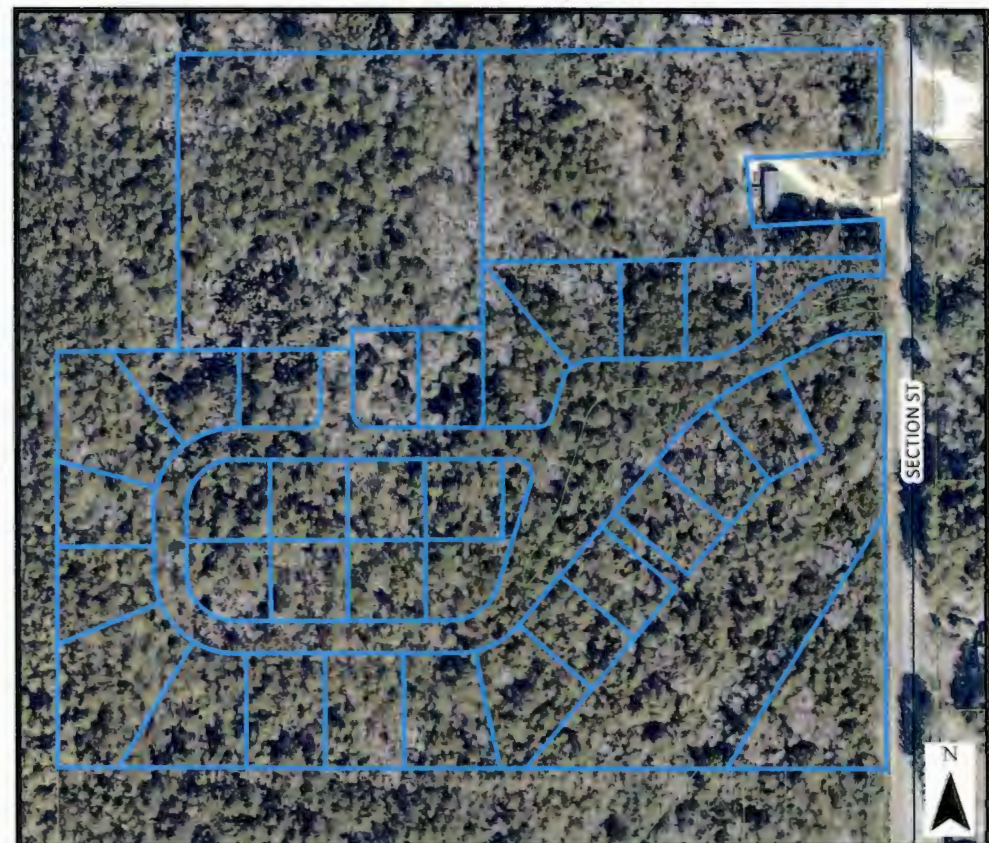
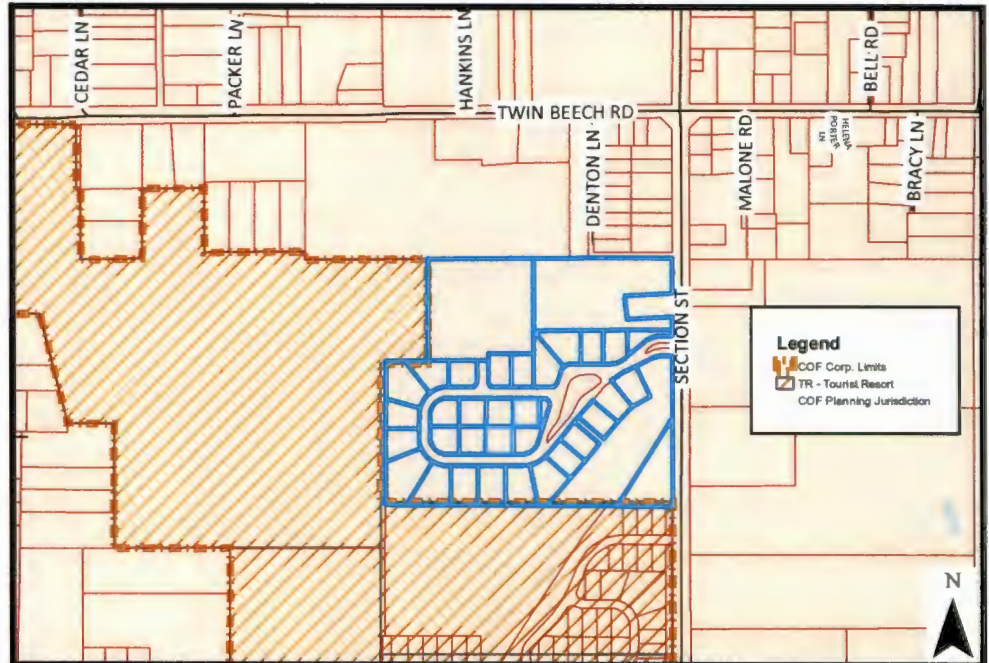
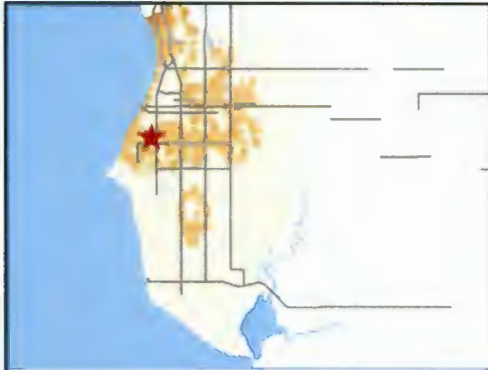
# City of Fairhope City Council

December 13, 2021



Planning Commission unanimously (7 Ayes, 0 Nays) voted to recommend approval of ZC 21.14

## ZC 21.14 - Hill Top PUD



<b>Project Name:</b>	Hill Top Subdivision Phase I and II
<b>Site Data:</b>	25.88 acres
<b>Project Type:</b>	Zoning Change with Conditional Annexation
<b>Jurisdiction:</b>	Fairhope Planning Jurisdiction
<b>Zoning District:</b>	Unzoned to PUD (Planned Unit Development)
<b>PPIN Number:</b>	PH1 on Slide 2746-C; PH2 is PPIN 40591
<b>General Location:</b>	West side of Section Street on Petiole Drive and north of Petiole Drive
<b>Surveyor of Record:</b>	
<b>Engineer of Record:</b>	Trey Junright, Jade Engineering
<b>Owner / Developer:</b>	Hilltop Fairhope, LLC
<b>School District:</b>	Fairhope West Elementary School, Fairhope Middle and High Schools
<b>Recommendation:</b>	Approved w/ Conditions
<b>Prepared by:</b>	Hunter Simmons

**LEGAL DESCRIPTION**  
**HILL TOP SUBDIVISION PHASE ONE AND PHASE TWO PERIMETER**  
SEPTEMBER 9, 2021

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-04'-39" WEST ALONG THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 979.00 FEET; THENCE RUN SOUTH 89°-54'-50" WEST A DISTANCE OF 40.00 FEET TO A 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF SECTION STREET (AKA COUNTY HIGHWAY NO. 3)(80' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-54'-50" WEST A DISTANCE OF 621.70 FEET TO A CAPPED REBAR (CA0092LS); THENCE RUN NORTH 00°-02'-30" EAST A DISTANCE OF 328.94 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTH 89°-19'-16" WEST A DISTANCE OF 457.81 FEET TO A CAPPED REBAR (HMR); THENCE RUN SOUTH 00°-16'-30" WEST A DISTANCE OF 457.43 FEET TO A CAPPED REBAR (MOORE); THENCE RUN SOUTH 89°-53'-32" WEST A DISTANCE OF 201.05 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 00°-16'-36" WEST ALONG SAID WEST LINE A DISTANCE OF 645.05 FEET TO A CRIMP TOP PIPE; THENCE RUN SOUTH 89°-41'-54" EAST A DISTANCE OF 1,284.76 FEET TO A CAPPED REBAR (KOUNTZ) ON THE WEST RIGHT-OF-WAY LINE OF SAID SECTION STREET; THENCE RUN NORTH 00°-03'-43" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 787.02 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 25.88 ACRES, MORE OR LESS.





**APPLICATION FOR ZONING DISTRICT CHANGE**

Property Owner / Leaseholder Information			
Name:	<u>Hilltop Fairhope, LLC</u>	Phone Number:	<u>251-209-5533</u>
Street Address:	<u>23389 Main Street</u>		
City:	<u>Montrose</u>	State:	<u>AL</u> Zip: <u>36532</u>

Applicant / Agent Information			
If different from above. Notarized letter from property owner is required if an agent is used for representation.			
Name:	<u>Same</u>	Phone Number:	_____
Street Address:	_____		
City:	_____	State:	_____ Zip: _____

Current Zoning of Property:	<u>Unzoned Baldwin County, District 17</u>
Proposed Zoning/Use of the Property:	<u>PUD</u>
Property Address:	<u>Hill Top Phase I &amp; II</u>
Parcel Number:	<u>See list</u>
Property Legal Description:	<u>See attached legal</u>
Reason for Zoning Change:	<u>See Introduction/Summary</u>


Property Map Attached	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Metes and Bounds Description Attached	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Character of Improvements to the Property and Approximate Construction Date:	_____
_____	_____

Zoning Fee Calculation:  
Reference: Ordinance 1269

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. \*If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Property Owner/Leaseholder-Printed Name \_\_\_\_\_  
Date 9/27/21

Signature  \_\_\_\_\_  
NA  
Fairhope Single Tax Corp. (If Applicable)

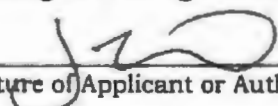


**CERTIFICATION OF PROPERTY OWNER NOTIFICATION LIST**  
As Required by the City of Fairhope

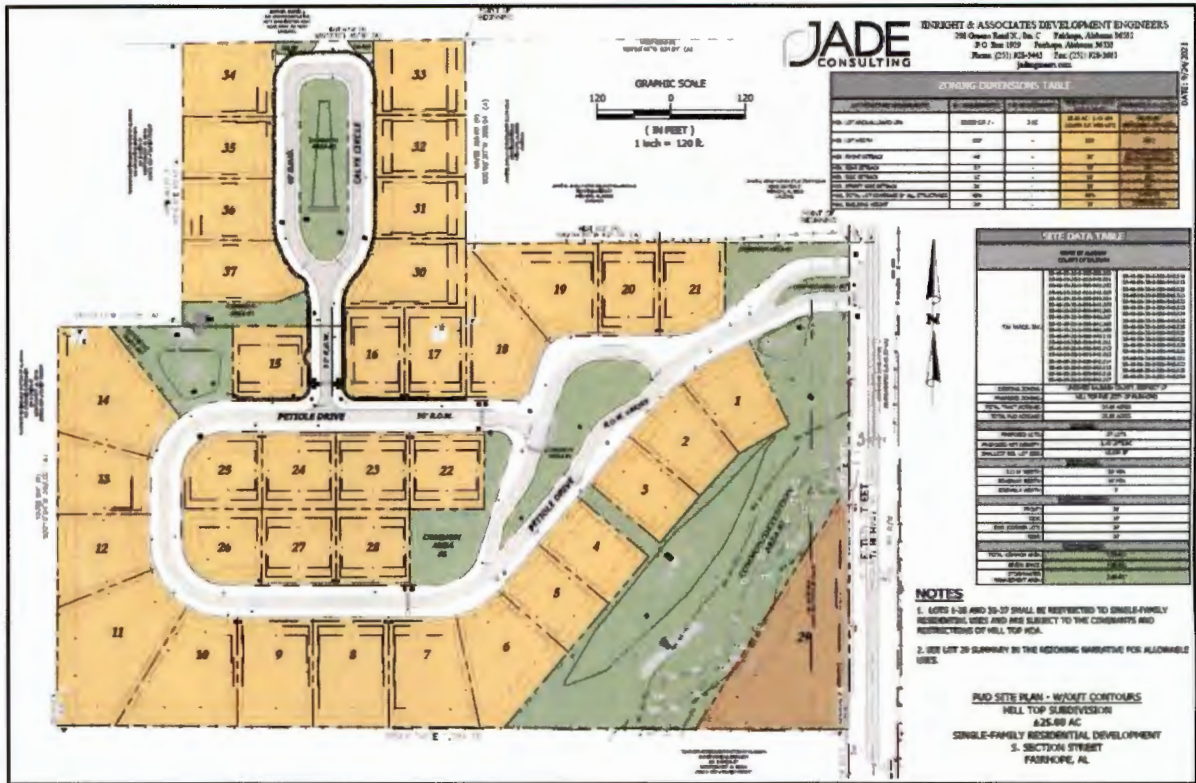
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Hearings on Zoning Change applications require notification to all property owners within 300 feet of the property under consideration for the change. This list must be the most current property owners' records available from the Baldwin County Revenue Office.

By signing below, I Jason Tickle, (applicant) do hereby certify that the property owner list attached to this application was obtained from the Baldwin County Revenue Office and is a complete list of all real property owners/lessees within 300 feet of the parcel submitted for consideration by the Planning & Zoning Commission.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent

9/27/21  
\_\_\_\_\_  
Date of Application



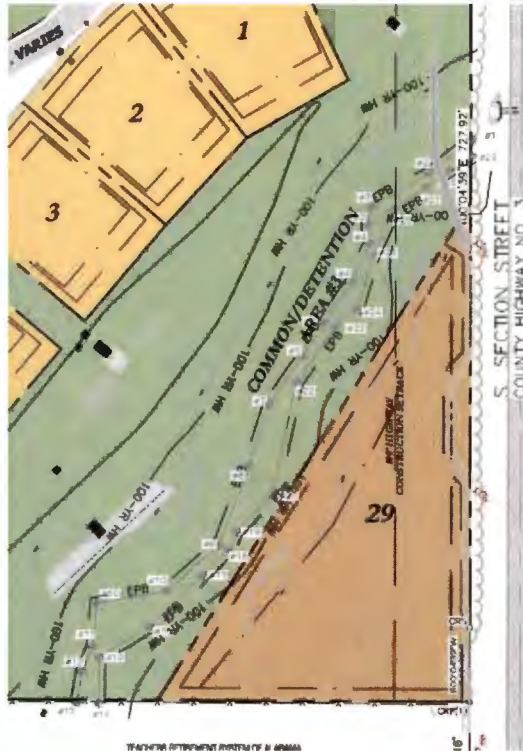
**Summary of Request:**

The applicant, Jason Tickle, on behalf of Hilltop Fairhope, LLC, is requesting to conditionally annex the subject property into the City of Fairhope with a zoning designation of Planned Unit Development (PUD). The property is approximately 25.88 acres and is located on the west side of Section Street on Petiole Drive.

Hill Top Subdivision - Phases One and Two were previously approved by the City of Fairhope Planning Commission. This request is to annex the existing subdivisions into the corporate limits of Fairhope, as is, without substantial change.

Lots 1-28 & 30-37 are single-family residential lots similar to Fairhope’s R-1 zoning district. Specific differences were provided by Trey Jinright, with Jade Engineering, within the chart below. Lot dimensions are illustrated on the Site Plan above.

MIN. LOT AREA/ALLOWED UPA	15,000 S.F. / -	3 AC	25.88 AC / 1.43 LPA (15,000 S.F. MIN LOT)
MIN. LOT WIDTH	100'	-	100'
MIN. FRONT SETBACK	40'	-	30'
MIN. REAR SETBACK	35'	-	30'
MIN. SIDE SETBACK	10'	-	10'
MIN. STREET SIDE SETBACK	20'	-	20'
MAX. TOTAL LOT COVERAGE BY ALL STRUCTURES	40%	-	48%
MAX. BUILDING HEIGHT	30'	-	30'



Lot 29, illustrated below, is located adjacent to S Section St. The requested use for Lot 29 is mixed, with specific details described in the language below included within the Master Development Plan for this proposed PUD.

**Lot 29 Summary**

Lot 29 will have its own access from South Section Street. Developer proposes a unique opportunity to create within a similar footprint, and in accordance with the Hilltop Building Standards, a Community House. Designed to foster connections and serve as common ground for the surrounding neighborhoods. Allowed uses within the Community House would include a café (potentially offering coffee, bakery goods, beer and wine, and limited food items), bed and breakfast suits, fitness, yoga, arts, crafts, small gallery, or professional office space. This development strategy allows the opportunity to create community green space and outdoor dining possibilities.

In design of the Lot 29 structures with the topography and shape of the lot, the second floor may be below the main floor. The structures on Lot 29 shall have a maximum structure height of two stories. Residential uses will be restricted to above or below the main floor. Main floor shall be designated as the floor at street level. Structures shall have a maximum building footprint of 3,600 square feet or a total 5,600 square feet (both floors). Café and market uses shall provide for no more than 65% of the total density. No other use shall provide for more than 50% of the total density.

Landscaping for Lot 29 shall meet the design requirements of the City of Fairhope based off the determined use. Additional planting buffers will be installed along adjacent property lines as buffers to preserve privacy.

In the event that this development strategy is determined not to be feasible Lot 29 would revert to the same designation as the remaining lots.

The narrative for Hill Top PUD, as provided by the applicant, is provided in full as an attachment.

**Comments:**

Both subdivisions were built outside Fairhope corporate limits, the rights-of-ways either were, or were planned, to be dedicated to Baldwin County for maintenance. Once annexed into the City of Fairhope, the applicant shall work with both Fairhope and Baldwin County to coordinate execution of acceptance of the rights-of-ways by Fairhope when timely and appropriate.

***Criteria – The application shall be reviewed based on the following criteria:***

***(1) Compliance with the Comprehensive Plan;***

**Response:** At 1.43 Lots/Acre, the density does not conflict with the City’s Comprehensive Plan. The “Community House” idea on Lot 29 aligns with, in a broad sense, a ‘Village Concept’ which is a guiding principle of the current Comprehensive Plan.

***(2) Compliance with the standards, goals, and intent of this ordinance;***

**Response:** Staff does not find conflict.

***(3) The character of the surrounding property, including any pending development activity;***

**Response:** The character of the development, may be best exemplified by preservation of mature trees, is not in conflict with the character of the surrounding property.

***(4) Adequacy of public infrastructure to support the proposed development;***

**Response:** Infrastructure was reviewed and approved during the preliminary and final plats of the subdivision cases and met the standards of the appropriate agencies at the time of review.

***(5) Impacts on natural resources, including existing conditions and ongoing post-development conditions;***

**Response:** Infrastructure and development was designed with a sensitivity to natural resources.

***(6) Compliance with other laws and regulations of the City;***

**Response:** There is no development proposed at this time. At the time of any redevelopment, all applicable laws of the City will be applied.

***(7) Compliance with other applicable laws and regulations of other jurisdictions;***

**Response:** Most development activities are installed. Additional activities shall meet, all applicable laws will be applied.

***(8) Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and,***

**Response:** Staff does not anticipate any significant issues relating to this criterion.

***(9) Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.***

**Response:** Staff does not anticipate any significant issues relating to this criterion.

Although originally approved and built as an un-zoned subdivision, Staff feels Hill Top represents a correct use of our Planned Unit Development Zoning District and recommends approval.

**Recommendation:**

Staff recommends **APPROVAL** for Case: ZC 21.14 rezoning to a PUD, Planned Unit Development with Conditional Annexation.

**Application For:**

Petition to Annexation and  
PUD Rezoning Request

**For**

**Hill Top Phase I & II**  
A Planned Unit Development

September 24, 2021

**Applicant:**

Hilltop Fairhope, LLC  
23389 Main Street  
Montrose, AL 36532

**Prepared by:**



• DEVELOPMENT ENGINEERS •

208 Greeno Road North, Suite C  
Post Office Box 1929  
Fairhope, Alabama 36533  
Telephone: 251-928-3443 • Fax: 251-928.3665

**Table of Contents**

Table of Contents ..... 1

List of Appendices ..... 1

Project Team and Contact Information ..... 2

Tax Parcel ID ..... 3

Introduction/Summary ..... 3

Lot 29 Summary ..... 3

Existing Conditions and Property Background ..... 4

**List of Appendices**

- Appendix A    Petition for Annexation & Zoning Application
  - 1. Petition for Annexation Application
  - 2. Zoning Application
  - 3. Property Legal Description
  - 4. Articles of Incorporation
- Appendix B    Warranty Deeds for sold homes & Owner Authorizations
  - 1. Lots 6,7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19 & 20
- Appendix C    Certification of Property Owners
  - 1. List of Property Owner Withing 300'
  - 2. Map
  - 3. 5160 Labels
- Appendix D    11 x 17:
  - 1. Recorded Hill Top PH 1 Plat
  - 2. Preliminary Plat Hill Top PH 2
  - 3. Vicinity Map & Underlying Zoning
  - 4. Conceptual Site Plan
  - 5. Conceptual Site Plan w/out Contours
  - 6. Conceptual Greenspace Plan



**Project Team and Contact Information**

<p>Developer/Owner:</p>	<p><b>Hilltop Fairhope, LLC</b>                  23389 Main Street                  Montrose, Alabama 36532                  251-209-5533</p> <p>M. Jason Tickle  <a href="mailto:pointclearfarm@gmail.com">pointclearfarm@gmail.com</a></p>
<p>Civil Engineer:</p> 	<p><b>JADE Consulting, LLC</b>                  208 N. Greeno Rd., Ste. C                  Fairhope, AL 36532                  (251) 928-3443</p> <p>Perry C. "Trey" Jinright III, P.E., LEED AP      Lee Rambo, Designer  <a href="mailto:tjinright@jadengineers.com">tjinright@jadengineers.com</a>      <a href="mailto:lrambo@jadengineers.com">lrambo@jadengineers.com</a></p> <p>Sherry Ruth, Project Coordinator  <a href="mailto:sruth@jadengineers.com">sruth@jadengineers.com</a></p>
<p>Surveyor:</p> 	<p><b>Wattier Surveying, Inc.</b>                  4321 Downtowner Loop North, Suite 201                  Mobile, AL 36609                  (251) 342-2640</p> <p>Mark A. Wattier, PLS  <a href="mailto:wattiemark@gmail.com">wattiemark@gmail.com</a></p>
<p>Landscape Architect.</p> 	<p><b>WAS Design, Inc.</b>                  218 N. Alston St.                  Foley, Alabama 36535                  (251) 948-7181</p> <p>Van Webb  <a href="mailto:vwebb@was-design.com">vwebb@was-design.com</a></p>

**Tax Parcel ID**

05-46-09-30-0-000-038.000(PH2)	05-46-09-30-0-000-040.012	05-46-09-30-0-000-040.024
05-46-09-30-0-000-040.001	05-46-09-30-0-000-040.013	05-46-09-30-0-000-040.025
05-46-09-30-0-000-040.002	05-46-09-30-0-000-040.014	05-46-09-30-0-000-040.026
05-46-09-30-0-000-040.003	05-46-09-30-0-000-040.015	05-46-09-30-0-000-040.027
05-46-09-30-0-000-040.004	05-46-09-30-0-000-040.016	05-46-09-30-0-000-040.028
05-46-09-30-0-000-040.005	05-46-09-30-0-000-040.017	05-46-09-30-0-000-040.029
05-46-09-30-0-000-040.006	05-46-09-30-0-000-040.018	05-46-09-30-0-000-040.030
05-46-09-30-0-000-040.007	05-46-09-30-0-000-040.019	05-46-09-30-0-000-040.031
05-46-09-30-0-000-040.008	05-46-09-30-0-000-040.020	05-46-09-30-0-000-040.032
05-46-09-30-0-000-040.009	05-46-09-30-0-000-040.021	05-46-09-30-0-000-040.033
05-46-09-30-0-000-040.010	05-46-09-30-0-000-040.022	05-46-09-30-0-000-040.034
05-46-09-30-0-000-040.011	05-46-09-30-0-000-040.023	

**Introduction/Summary**

This narrative is provided in support of the Hill Top Phase I & II PUD, a 36 each single-family lot and mixed use Lot 29 along with associated open space on 25.88 acres, pursuant to the City of Fairhope Land Use Ordinance. In support of this development, all of the following approvals are being sought.

The property for the proposed development is currently an unzoned property within Baldwin County, District 17. The developer is applying for a zoning change to PUD and annexation into the city that will allow for this 36 lot single-family and mixed use lot 29 master planned development with a gross density of 1.43 lots per acre

The parcel is located along the west side of South Section Street, with main entrance located 0.20 miles south of the Twin Beech Road and South Section Street intersection. Both the Hill Top PH 1 and Hill Top PH 2 subdivision designs were previously approved by the City of Fairhope Planning Commission, with Hill Top PH 1 having final plat recorded in October 2020. The property was developed to comply with the City's subdivision regulations that require a minimum lot size of 15,000 SF and a minimum lot width of 100 feet. Copies of the recorded PH 1 plat and approved PH 2 preliminary plat are enclosed in Appendix C.

**Lot 29 Summary**

Lot 29 will have its own access from South Section Street. Developer proposes a unique opportunity to create within a similar footprint, and in accordance with the Hilltop Building Standards, a Community House. Designed to foster connections and serve as common ground for the surrounding neighborhoods. Allowed uses within the Community House would include a café (potentially offering coffee, bakery goods, beer and wine, and limited food items), bed and breakfast suits, fitness, yoga, arts, crafts, small gallery, or professional office space. This development strategy allows the opportunity to create community green space and outdoor dining possibilities.

In design of the Lot 29 structures with the topography and shape of the lot, the second floor may be below the main floor. The structures on Lot 29 shall have a maximum structure height of two stories. Residential uses will be restricted to above or below the main floor. Main floor shall be designated as the floor at street level. Structures shall have a maximum building footprint of 3,600 square feet or a total 5,600

square feet (both floors). Café and market uses shall provide for no more than 65% of the total density. No other use shall provide for more than 50% of the total density.

Landscaping for Lot 29 shall meet the design requirements of the City of Fairhope based off the determined use. Additional planting buffers will be installed along adjacent property lines as buffers to preserve privacy.

In the event that this development strategy is determined not to be feasible Lot 29 would revert to the same designation as the remaining lots.

#### **Existing Conditions and Property Background**

The property requested for annexation and rezoning is mainly closed canopy pine woodlands prior to the subdivision development. There are drainage ditches which cross under South Section Street and flows across the SE corner of the property. Past aerial imagery shows that this property has been undeveloped wooded area since before 1997.

- Appendix A    Petition for Annexation & Zoning Application
1. Petition for Annexation Application
  2. Zoning Application
  3. Property Legal Description
  4. Articles of Incorporation

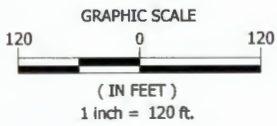
LEGAL DESCRIPTION  
HILL TOP SUBDIVISION PHASE ONE AND PHASE TWO PERIMETER  
SEPTEMBER 9, 2021

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-04'-39" WEST ALONG THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 979.00 FEET; THENCE RUN SOUTH 89°-54'-50" WEST A DISTANCE OF 40.00 FEET TO A 1/2" REBAR ON THE WEST RIGHT-OF-WAY LINE OF SECTION STREET (AKA COUNTY HIGHWAY NO. 3)(80' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 89°-54'-50" WEST A DISTANCE OF 621.70 FEET TO A CAPPED REBAR (CA0092LS); THENCE RUN NORTH 00°-02'-30" EAST A DISTANCE OF 328.94 FEET TO A CAPPED REBAR (FAIRHOPE); THENCE RUN SOUTH 89°-19'-16" WEST A DISTANCE OF 457.81 FEET TO A CAPPED REBAR (HMR); THENCE RUN SOUTH 00°-16'-30" WEST A DISTANCE OF 457.43 FEET TO A CAPPED REBAR (MOORE); THENCE RUN SOUTH 89°-53'-32" WEST A DISTANCE OF 201.05 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE RUN SOUTH 00°-16'-36" WEST ALONG SAID WEST LINE A DISTANCE OF 645.05 FEET TO A CRIMP TOP PIPE; THENCE RUN SOUTH 89°-41'-54" EAST A DISTANCE OF 1,284.76 FEET TO A CAPPED REBAR (KOUNTZ) ON THE WEST RIGHT-OF-WAY LINE OF SAID SECTION STREET; THENCE RUN NORTH 00°-03'-43" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 787.02 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 25.88 ACRES, MORE OR LESS.



**JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS**  
 218 Greene Road N. Ste C Fairhope, Alabama 36532  
 P.O. Box 1929 Fairhope, Alabama 36533  
 Phone: (251) 928-3443 Fax: (251) 928-3665  
 jadengineers.com

DATE: 9/24/2021



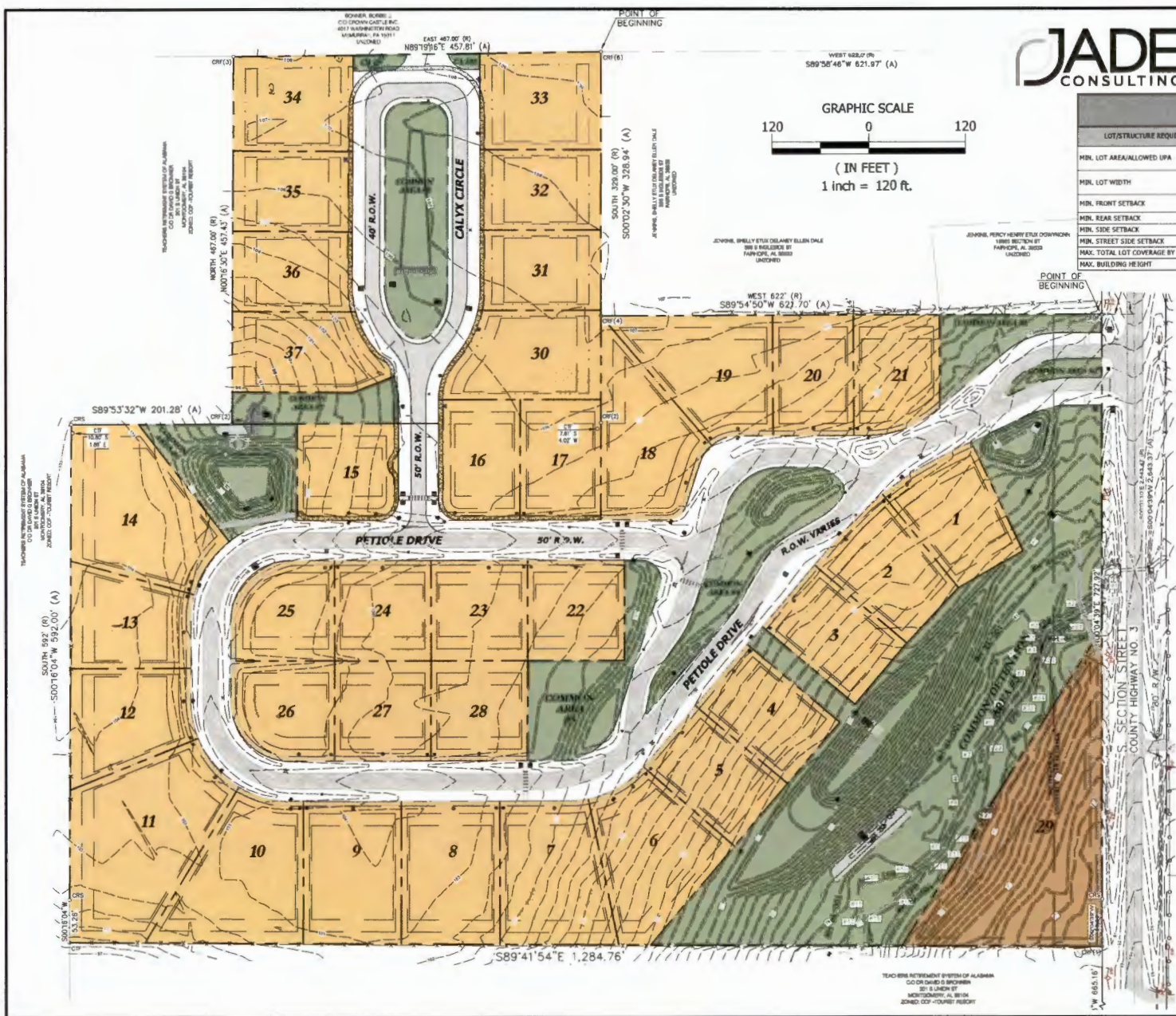
LOT/STRUCTURE REQUIREMENTS	R-1 REQUIREMENTS	PUD REQUIREMENTS	TEMPORARY PUD LOTS 1/28 & 08/27	PROPOSED PUD LOT 29
MIN. LOT AREA/ALLOWED UPA	15,000 S.F. / -	3 AC	25.88 AC / 1.43 UPA (15,000 S.F./ MIN LOT)	49,258 SF (RECORDED LOT SIZE)
MIN. LOT WIDTH	100'	-	100'	100'
MIN. FRONT SETBACK	40'	-	30'	30'
MIN. REAR SETBACK	35'	-	30'	30'
MIN. SIDE SETBACK	10'	-	10'	10'
MIN. STREET SIDE SETBACK	20'	-	20'	20'
MAX. TOTAL LOT COVERAGE BY ALL STRUCTURES	40%	-	40%	25.00%
MAX. BUILDING HEIGHT	30'	-	30'	25.00' (MAX)

STATE OF ALABAMA COUNTY OF BALDWIN		
EXISTING ZONING:	UNZONED BALDWIN COUNTY, DISTRICT 17	
PROPOSED ZONING:	HILL TOP PUD (CITY OF FAIRHOPE)	
TOTAL TRACT ACERAGE:	25.88 ACRES	
TOTAL PUD ACERAGE:	25.88 ACRES	
PROPOSED LOTS:	37 LOTS	
PROPOSED NET DENSITY:	1.43 LOTS/AC	
SMALLEST RES. LOT SIZE:	15,000 SF	
<b>STREETS</b>		
R.O.W. WIDTH:	50' MIN	
ROADWAY WIDTH:	18' MIN	
SIDEWALK WIDTH:	5'	
<b>MINIMUM SETBACKS</b>		
FRONT:	30'	
SIDE:	10'	
SIDE (CORNER LOT):	20'	
REAR:	30'	
<b>EXISTING AREAS</b>		
TOTAL COMMON AREA:	0.76 AC	
GREEN SPACE:	4.36 AC	
STORMWATER MANAGEMENT AREA:	1.48 AC	

**NOTES**

1. LOTS 1-28 AND 30-37 SHALL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES AND ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS OF HILL TOP HOA.
2. SEE LOT 29 SUMMARY IN THE REZONING NARRATIVE FOR ALLOWABLE USES.

**PUD SITE PLAN  
 HILL TOP SUBDIVISION  
 ±25.88 AC  
 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT  
 S. SECTION STREET  
 FAIRHOPE, AL**

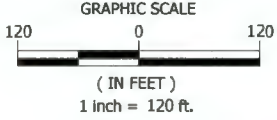


TECHNICAL REPRESENTATIVE SYSTEMS OF ALABAMA  
 C/O DR DAVID S BROWNER  
 201 S LINDEN ST  
 MONTGOMERY, AL 36104  
 ZONED CCP-COURTNEY RESUB



**JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS**  
 208 Greeno Road N., Ste. C Fairhope, Alabama 36532  
 P.O. Box 1929 Fairhope, Alabama 36533  
 Phone: (251) 928-3443 Fax: (251) 928-3665  
 jadengineers.com

DATE: 9/24/2021



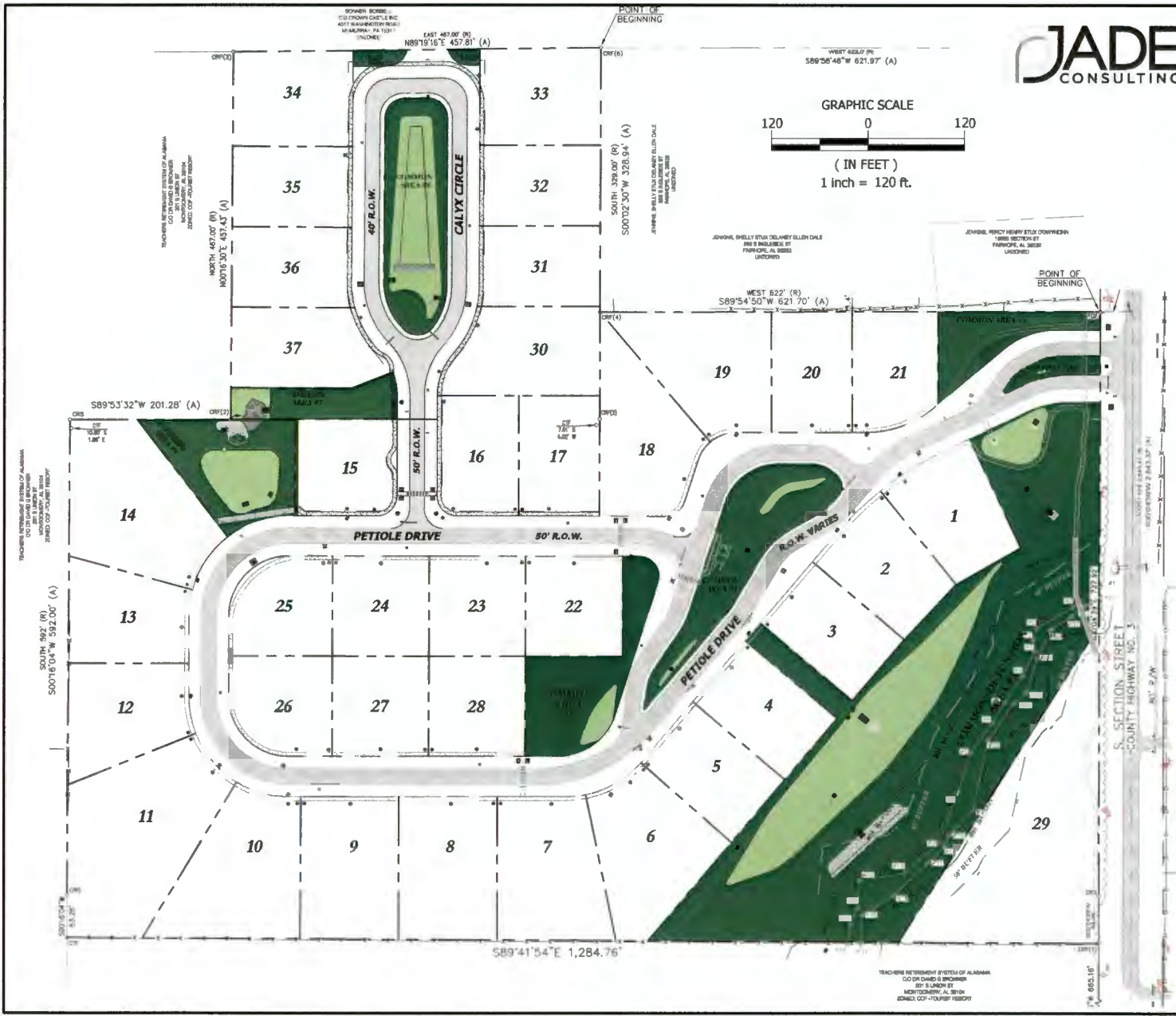
GREENSPACE TABLE		
TOTAL TRACT SIZE:	25.88 AC	
TOTAL R.O.W. AREA:	8.15 AC	
TOTAL LOT/CA AREA:	17.73 AC	
TOTAL PROPOSED UNITS:	37 LOTS	
GREENSPACE NET DENSITY:	1.72 UNITS / AC	
SINGLE-FAMILY RESIDENTIAL USE LESS THAN 2 UNITS / AC		
REQUIRED:	10% (1.77 AC)	PROVIDED:
		34% (4.28 AC)



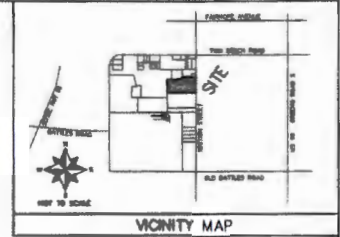
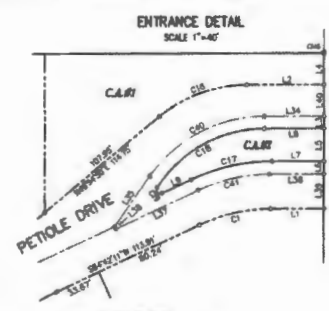
**LEGEND**

- GREEN SPACE AREA WITH STORMWATER INFRASTRUCTURE (1.48 ACRES)
- GREEN SPACE AREA (4.28 ACRES)

PUD GREEN SPACE  
 HILL TOP SUBDIVISION  
 ±25.88 AC  
 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT  
 S. SECTION STREET  
 FAIRHOPE, AL



TEACHERS RETIREMENT SYSTEM OF ALABAMA  
 C/O DR. DAVID B. BRONKHORST  
 801 E. LINDEN ST.  
 MONTICELLO, AL 36054  
 JEMAL CO. OF ALABAMA



**LINE DATA**

LINE	BEARING	DISTANCE
L1	S89°54'30"W	30.24
L2	N89°54'30"E	30.77
L3	N89°54'30"E	10.00
L4	N00°01'44"E	24.80
L5	N00°01'44"E	20.87
L6	N00°01'44"E	33.33
L7	N89°54'30"E	37.50
L8	N89°54'30"E	43.25
L9	N89°54'30"E	43.10
L10	S07°07'30"W	61.53
L11	S12°02'00"W	20.86
L12	S12°02'00"W	10.00
L13	S42°17'13"W	13.00
L14	S89°54'30"E	37.50
L15	S89°54'30"E	37.50
L16	S89°54'30"E	37.50
L17	S89°54'30"E	43.25
L18	S89°54'30"E	43.25
L19	S89°54'30"E	43.25
L20	S89°54'30"E	43.25
L21	S89°54'30"E	43.25
L22	S89°54'30"E	43.25
L23	S89°54'30"E	43.25
L24	S89°54'30"E	43.25
L25	S89°54'30"E	43.25
L26	S89°54'30"E	43.25
L27	S89°54'30"E	43.25
L28	S89°54'30"E	43.25
L29	S89°54'30"E	43.25
L30	S89°54'30"E	43.25
L31	S89°54'30"E	43.25
L32	S89°54'30"E	43.25
L33	S89°54'30"E	43.25
L34	S89°54'30"E	43.25
L35	S89°54'30"E	43.25
L36	S89°54'30"E	43.25
L37	S89°54'30"E	43.25
L38	S89°54'30"E	43.25
L39	S89°54'30"E	43.25
L40	S89°54'30"E	43.25
L41	S89°54'30"E	43.25
L42	S89°54'30"E	43.25
L43	S89°54'30"E	43.25
L44	S89°54'30"E	43.25
L45	S89°54'30"E	43.25
L46	S89°54'30"E	43.25
L47	S89°54'30"E	43.25
L48	S89°54'30"E	43.25
L49	S89°54'30"E	43.25
L50	S89°54'30"E	43.25
L51	S89°54'30"E	43.25
L52	S89°54'30"E	43.25

**CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	287°14'40"	120.00	52.80	S77°18'31"W	52.58
C2	174°15'18"	100.00	34.37	S17°28'48"W	33.68
C3	102°04'46"	400.00	78.77	S42°42'38"W	75.89
C4	170°02'00"	100.00	31.42	S40°47'28"W	27.19
C5	335°34'24"	100.00	33.57	N10°28'05"W	33.11
C6	317°44'44"	100.00	33.04	N10°28'05"W	32.59
C7	360°00'00"	100.00	62.83	N40°18'27"W	59.25
C8	314°03'21"	100.00	37.81	N10°28'05"W	37.33
C9	150°08'28"	100.00	33.04	N01°28'08"E	32.54
C10	360°00'00"	100.00	62.83	N40°18'27"W	59.25
C11	360°00'00"	100.00	62.83	N40°18'27"W	59.25
C12	281°30'30"	100.00	31.36	N83°38'09"E	29.48
C13	360°00'00"	100.00	62.83	N40°18'27"W	59.25
C14	360°00'00"	100.00	62.83	N40°18'27"W	59.25
C15	360°00'00"	100.00	62.83	N40°18'27"W	59.25
C16	360°00'00"	100.00	62.83	N40°18'27"W	59.25
C17	360°00'00"	100.00	62.83	N40°18'27"W	59.25
C18	360°00'00"	100.00	62.83	N40°18'27"W	59.25
C19	107°18'41"	3.71	7.67	S41°38'28"E	7.60
C20	107°18'41"	3.71	7.67	S41°38'28"E	7.60
C21	71°11'30"	15.00	84.50	S33°50'07"W	86.37
C22	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C23	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C24	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C25	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C26	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C27	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C28	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C29	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C30	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C31	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C32	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C33	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C34	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C35	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C36	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C37	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C38	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C39	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C40	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C41	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C42	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C43	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C44	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C45	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C46	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C47	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C48	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C49	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C50	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C51	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C52	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C53	60°00'00"	25.00	117.81	N44°38'08"E	108.07
C54	60°00'00"	25.00	117.81	N44°38'08"E	108.07

**AREA DATA**

LOT	AREA	PERCENT
LOT 1	16,888.00	0.84%
LOT 2	16,416.00	0.84%
LOT 3	16,888.00	0.84%
LOT 4	16,888.00	0.84%
LOT 5	16,888.00	0.84%
LOT 6	16,888.00	0.84%
LOT 7	16,888.00	0.84%
LOT 8	16,888.00	0.84%
LOT 9	16,888.00	0.84%
LOT 10	16,888.00	0.84%
LOT 11	16,888.00	0.84%
LOT 12	16,888.00	0.84%
LOT 13	16,888.00	0.84%
LOT 14	16,888.00	0.84%
LOT 15	16,888.00	0.84%
LOT 16	16,888.00	0.84%
LOT 17	16,888.00	0.84%
LOT 18	16,888.00	0.84%
LOT 19	16,888.00	0.84%
LOT 20	16,888.00	0.84%
LOT 21	16,888.00	0.84%
LOT 22	16,888.00	0.84%
LOT 23	16,888.00	0.84%
LOT 24	16,888.00	0.84%
LOT 25	16,888.00	0.84%
LOT 26	16,888.00	0.84%
LOT 27	16,888.00	0.84%
LOT 28	16,888.00	0.84%
LOT 29	16,888.00	0.84%

**LEGEND**

- (D) RESIDUAL BEARING ON DISTANCE
- (A) ACTUAL BEARING ON DISTANCE
- C.A.#1 COMMON AREA #1
- PFE STRIPED FINISH FLOOR (SHOWING DIMENSIONS)
- CAPED REAR FLOOR (INDICATED)
- CAPED REAR FLOOR (DIMENSIONS)
- CAPED REAR FLOOR (DIMENSIONS)
- CAPED REAR FLOOR (DIMENSIONS)
- CAPED REAR FLOOR (DIMENSIONS)
- CAPED REAR FLOOR (DIMENSIONS)
- CAPED REAR FLOOR (DIMENSIONS)
- 1/2" REBAR FLOOR
- CONCRETE DRIVE FLOOR
- 4" DIAMETER CONCRETE WASTEWATER SET
- SL. BUILDING SETBACK LINE
- UTILITY & WASTEWATER EASEMENT
- NO. SIDEWALK EASEMENT

**NOTES:**

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.
- STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FARMHOPE TO MAINTAIN.
- THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 1, 2, 3, 4, 5 AND 6.
- LOT 29 WILL REQUIRE ITS OWN INDEPENDENT STORMWATER DRAINAGE SYSTEM.
- CAPED REAR FLOOR (DIMENSIONS) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE STREET LIGHTS.
- PERMANENT BUFFER DIMS SHALL BE PLACED AT 100' INTERVALS ALONG THE OUTSIDE LIMIT OF THE STREAM BUFFER BOUNDARIES.
- THE FUTURE DEVELOPER OF LOT 29 SHALL INSTALL WATER SERVICE FOR SAID LOT.
- ALL DRIVEWAY CULVERT PIPE SHALL BE MINIMUM 24"x12" RCP WITH CONCRETE SLOPE FANED HEADWALLS.

**HILL TOP SUBDIVISION**  
**PHASE ONE**  
**PLAT OF SUBDIVISION**

SEPTEMBER 21, 2020

**WATTS SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS

4216 Deerpark Loop R, Suite 111  
Wetumpka, Alabama 36089

251-348-2840





**FLOOD CERTIFICATE:**  
THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 010000075M AND 010000077M, DATED 04/19/2018, AND IS SHOWN TO BE IN FLOOD ZONE "X" UNSHADED.

**SITE DATA**  
CURRENT ZONING: UNZONED BALDWIN COUNTY  
LINEAR FEET OF STREETS: 892 LF  
NUMBER OF LOTS: 8  
SMALLEST LOT SIZE: 15,000 SF  
AVERAGE LOT SIZE: 18,982 SF  
COMMON AREAS: 0.742 AC  
GREENSPACE AREA: 0.911 AC  
TOTAL AREA: 4.700 AC

**LOT UTILITY & DRAINAGE EASEMENTS**  
(EXCEPT AS OTHERWISE SHOWN)  
FRONT & REAR: 15'  
SIDE: 15' (7.5' EACH SIDE)

**LOT SIDEWALK EASEMENT**  
(EXCEPT AS OTHERWISE SHOWN)  
FRONT: 6'

**REQUIRED SETBACKS**  
(EXCEPT AS OTHERWISE SHOWN)  
FRONT: 30'  
REAR: 30'  
SIDE: 10'  
SIDE STREET: 20'

**UTILITIES**  
WATER, SEWER & GAS:  
FAIRHOPE PUBLIC UTILITIES  
560 SOUTH SECTION ST., FAIRHOPE, AL 36532  
JAY WHELAN (251) 910-8003

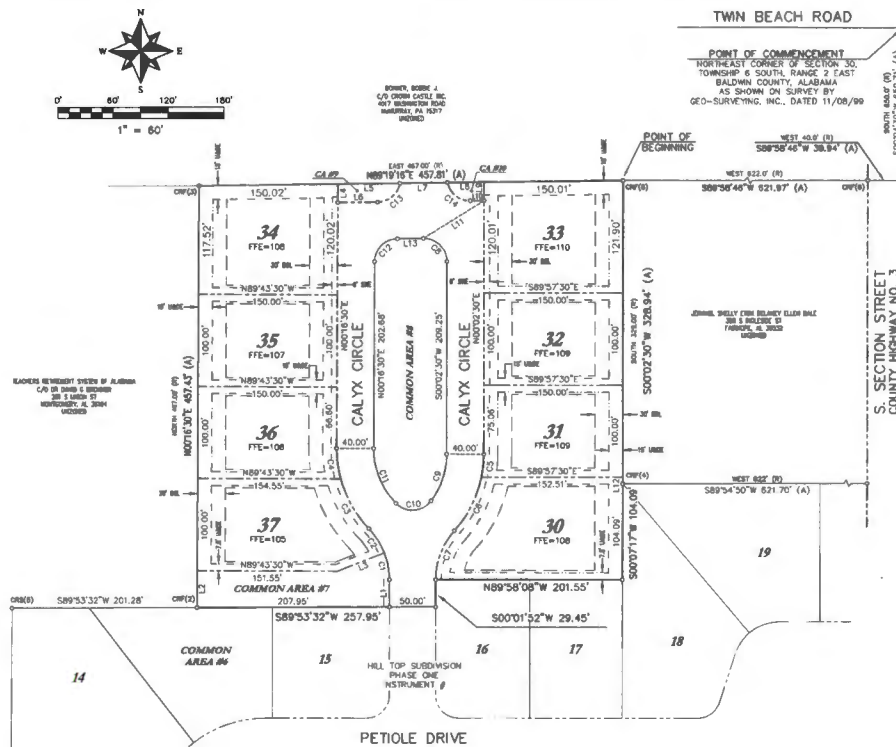
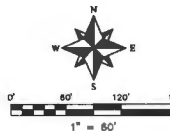
**ELECTRICAL:**  
RIVERIA UTILITIES  
413 E LAUREL AVE, FOLEY, AL 36538  
SCOTT SLUSH (251) 843-9001

**TELEPHONE:**  
AT&T  
2155 OLD SHELL ROAD, MOBILE, AL 36607  
WADE MITCHELL (251) 471-8361

**ENGINEER:**  
JADE CONSULTING, LLC  
P.O. BOX 1826, FAIRHOPE, AL 36533  
251-929-3443

**SURVEYOR:**  
WATTIER SURVEYING, INC.  
4321 DOWNTOWN LOOP NORTH, STE. 201  
MOBILE, AL 36608  
251-342-2640

**DEVELOPER/OWNER:**  
TWO HANDS DESIGN & DEVELOPMENT, LLC.  
6567 HARTHORNE LANE, FAIRHOPE, AL 36532  
251-209-7138



**AREA DATA**

LOT #	AREA (SF)	AREA (AC)
LOT 30	18,982	0.436
LOT 31	18,982	0.436
LOT 32	18,982	0.436
LOT 33	18,982	0.436
LOT 34	18,982	0.436
LOT 35	18,982	0.436
LOT 36	18,982	0.436
LOT 37	18,982	0.436
COMMON AREA #6	1,545	0.035
COMMON AREA #7	1,545	0.035
COMMON AREA #8	1,545	0.035
TOTAL	143,856	3.280

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
THIS IS TO CERTIFY THAT TWO HANDS DESIGN & DEVELOPMENT, LLC IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAS CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 2020.

**CERTIFICATION BY NOTARY PUBLIC**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME AS \_\_\_\_\_ OF TWO HANDS DESIGN & DEVELOPMENT, LLC, IS SHOWN TO BE THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.  
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ 2020.

**CERTIFICATE OF APPROVAL BY THE CITY OF FAIRHOPE PLANNING COMMISSION**  
THE WITHIN PLAT OF THE HILL TOP SUBDIVISION, PHASE TWO, FAIRHOPE, ALABAMA IS HEREBY APPROVED BY THE CITY OF FAIRHOPE PLANNING AND ZONING COMMISSION, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020.

**CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:**  
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020.

**CERTIFICATE OF APPROVAL BY FAIRHOPE PUBLIC UTILITIES:**  
THE UNDERSIGNED, AS AUTHORIZED BY FAIRHOPE PUBLIC UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020.

**CERTIFICATE OF APPROVAL BY AT&T:**  
THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020.

**CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	21°18'41"	80.00'	29.71'	N10°35'08"W	29.54'
C2	22°37'11"	80.00'	31.26'	N23°26'01"W	31.38'
C3	28°37'07"	125.00'	82.44'	N02°35'03"W	81.79'
C4	15°29'58"	125.00'	33.82'	N07°28'29"W	33.71'
C5	11°30'59"	125.00'	28.11'	S02°47'43"W	25.68'
C6	30°06'13"	125.00'	63.64'	S26°35'57"W	64.89'
C7	41°38'21"	80.00'	58.09'	S20°00'03"W	56.82'
C8	80°43'19"	25.00'	39.58'	S45°10'07"E	35.38'
C9	36°44'17"	85.00'	54.90'	S12°24'30"W	53.57'
C10	99°01'34"	25.00'	43.21'	S86°17'35"W	38.03'
C11	44°28'09"	85.00'	65.87'	N11°37'54"W	64.33'
C12	89°52'45"	25.00'	36.88'	N44°47'53"E	35.06'
C13	78°27'47"	25.00'	34.24'	S50°05'22"W	31.82'
C14	78°27'47"	25.00'	34.24'	N51°26'51"W	31.82'

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N00°03'15"E	29.83'
L2	N00°16'30"E	38.91'
L3	N88°44'24"E	64.54'
L4	N00°16'30"E	20.00'
L5	N89°19'18"E	87.16'
L6	S89°19'18"W	42.99'
L7	N89°19'18"E	51.01'
L8	N89°19'18"E	38.81'
L9	S00°02'30"W	20.00'
L10	S89°19'18"W	14.86'
L11	S58°02'24"W	77.02'
L12	S00°02'30"W	7.04'
L13	S89°19'18"W	28.11'

**SURVEYOR'S CERTIFICATE**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
I, MARK A. WATTIER, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF TWO HANDS DESIGN & DEVELOPMENT, LLC, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-04'-39" WEST ALONG THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 850.71 FEET; THENCE RUN SOUTH 89°-58'-48" WEST A DISTANCE OF 36.94 FEET TO A CAPPED REBAR (FAIRHOPE) ON THE WEST RIGHT-OF-WAY LINE OF S. SECTION STREET (AKA COUNTY HIGHWAY NO. 3)(80' R/W); THENCE CONTINUE SOUTH 89°-58'-48" WEST A DISTANCE OF 821.97 FEET TO A CAPPED REBAR (FAIRHOPE) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN SOUTH 00°-02'-30" WEST A DISTANCE OF 328.84 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-07'-17" WEST A DISTANCE OF 104.09 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 89°-58'-08" WEST A DISTANCE OF 201.35 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-01'-52" WEST A DISTANCE OF 29.45 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 89°-53'-32" WEST A DISTANCE OF 257.95 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-16'-30" EAST A DISTANCE OF 457.43 FEET TO A CAPPED REBAR (HARR); THENCE RUN NORTH 89°-18'-16" EAST A DISTANCE OF 457.81 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.705 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, SHOWING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THIS (O) AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_ 2020.  
SURVEYOR  
ALABAMA LICENSE # 600364

**CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:**  
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2020.

- NOTES:**
- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
  - A PROPERTY OWNERS ASSOCIATION (POA) IS REQUIRED TO BE FORMED. THE POA IS REQUIRED TO MAINTAIN ANY AND ALL STORM WATER FACILITIES AND STRUCTURES LOCATED OUTSIDE OF THE PUBLICLY ACCEPTED RIGHT-OF-WAY.
  - STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FAIRHOPE TO MAINTAIN.
  - THERE IS A DEDICATED DRAINAGE, UTILITY, AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF COMMON AREAS 7, 8 AND 9.
  - CAPPED REBARS (WATTIER) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, IF APPLICABLE, AND ENERGY COSTS OF THE STREET LIGHTS.
  - ALL DRIVEWAY CURBETS SHALL BE MINIMUM 22"x13" RECAP WITH PAVED PIPE HEADWALLS MEETING BALDWIN COUNTY HIGHWAY DEPARTMENT STANDARDS.

**HILL TOP SUBDIVISION  
PHASE TWO  
PLAT OF SUBDIVISION**

FEBRUARY 14, 2020  
**WATTIER SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
4321 DOWNTOWN LOOP N., SUITE 201  
MOBILE, ALABAMA 36608  
251-342-2640