

CITY OF TROY

JASON A. REEVES
Mayor

CHARLIE "SARGE" DUNN, SR.
Council Vice President, District 1

GREG MEEKS
District 2 Councilman



JOHN H. WITHERINGTON
Council President, District 4

MARCUS PARAMORE
District 3 Councilman

DEJERILYN KING HENDERSON
District 5 Councilwoman

PLANNING AND ZONING

TROY PLANNING COMMISSION

AGENDA

May 26, 2016

4:00 PM

Council Chambers, City Hall, Troy

CALL TO ORDER

ROLL CALL

CHAIRMAN'S MESSAGE

SECRETARY'S REPORT

APPROVAL OF MINUTES: April 28, 2016 Meeting

PUBLIC HEARING:

PRELIMINARY PLAT APPROVAL REQUEST

PRESENTED BY: Mr. Walter H. Stell, Survey South

SUBJECT: Request preliminary plat approval of the **Trojan Towne Plat No. 1** located on the south side of US Highway 231 South, east of South Franklin Drive, in the C4: Highway Commercial Zoning District.

OTHER BUSINESS

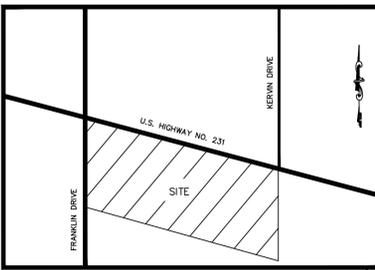
ADMINISTRATIVE MATTERS

ADJOURNMENT

"The world doesn't need more people playing small. It's time to stop hiding out and start stepping out. It's time to stop needing and start leading. It's time to start sharing your gifts instead of hoarding them or pretending they don't exist. It's time you started playing the game of life in a "big" way." - T. Harv Eker

MELISSA SANDERS, PLANNING AND ZONING ADMINISTRATOR

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VICINITY MAP (n.t.s.)

PRELIMINARY PLAT OF
TROJAN TOWNE PLAT NO. 1
 A COMMERCIAL DEVELOPMENT
 CITY OF TROY, PIKE COUNTY
 ALABAMA
 DEVELOPED BY: GAIL DICKENS, CARY DOZIER AND CECIL DOZIER

DEDICATION

WE, GAIL DICKENS, CARY DOZIER AND CECIL DOZIER, AS OWNERS OF THE LAND INCLUDED IN THIS PLAT, HAVE CAUSED THE LAND INCLUDED IN THIS PLAT TO BE SURVEYED, STAKED ON THE GROUND AND PLATTED TO BE KNOWN AS TROJAN TOWNE PLAT NO. 1, IN THE CITY OF TROY, PIKE COUNTY, ALABAMA, AND THAT ANY DRIVES, ALLEYS, ETC. AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC.

GAIL DICKENS _____
 CARY DOZIER _____
 CECIL DOZIER _____

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

I, WALTER H. STELL, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT ALL PARTS OF THE SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

DESCRIPTION:

A Parcel of land lying on the South side of U.S. Highway No. 231 and on the East side of Franklin Drive in the City of Troy, Pike County, Alabama and being a portion of the SE ¼ of Section 4 and a portion of the Northeast ¼ of Section 9, all in Township 9 North, Range 21 East, Pike County, Alabama and being more particularly described as follows:

Commencing at the Southeast corner of said Section 4, said point also being the point of beginning of the parcel of land herein described; thence S 00°00'36" E 598.38 feet; thence N 51°49'14" W 310.46 feet; thence N 00°00'36" E 255.42 feet to a point on the South right of way of Street "A"; thence along said right of way around a curve to the right with a radius of 50.00 feet, a curve length of 56.01 feet and having a chord bearing and distance of N 57°53'37" W 53.13 feet; thence continuing along said right of way around a curve to the left with a radius of 25.00 feet, a curve length of 18.69 feet and having a chord bearing and distance of N 47°13'30" W 18.26 feet; thence continuing along said right of way N 68°38'30" W 872.17 feet; thence continuing along said right of way around a curve to the left with a radius of 170.00 feet, a curve length of 58.68 feet and having a chord bearing and distance of N 78°41'56" W 59.37 feet; thence continuing along said right of way N 88°45'21" W 108.20 feet; thence continuing along said right of way around a curve to the left with a radius of 25.00 feet, a curve length of 59.27 feet and having a chord bearing and distance of S 46°14'39" W 35.36 feet to a point lying on the Franklin Drive Extension; thence along said extension N 11°53'50" E 111.93 feet; thence continuing along said extension N 01°14'39" E 139.68 feet; thence continuing along said extension N 88°45'21" W 25.00 feet to a point on the East right of way of Franklin Drive; thence along said right of way N 01°24'28" E 278.71 feet to a point lying on the South right of way of U.S. Highway No. 231; thence along the South right of way of U.S. Highway No. 231 S 88°28'45" E 124.36 feet; thence continuing along said right of way S 71°30'33" E 200.30 feet; thence continuing along said right of way S 68°38'30" E 1066.30 feet; thence leaving said right of way S 00°00'39" W 227.60 feet to the point of beginning. Said Parcel containing 15.44 Acres more or less.

I FURTHER CERTIFY THAT THE PLAT OR MAP SHOWN HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED ABOVE IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE LOTS AND THEIR LOT NUMBERS, AND THE NAME AND DIMENSIONS OF ALL PUBLIC RIGHTS OF WAY, STREETS, ALLEYS, ETC., SAID MAP FURTHER SHOWS THE RELATIONSHIP OF THE PROPERTY SHOWN HEREON TO THE GOVERNMENT LAND SURVEY AND THAT PERMANENT MONUMENTATION HAS BEEN ESTABLISHED AND IS SHOWN AS SUCH HEREON.

WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____, 2016.

WALTER H. STELL, ALABAMA PROFESSIONAL LAND SURVEYOR NO. 20898

STATE OF ALABAMA
 COUNTY OF PIKE

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT GAIL DICKENS, CARY DOZIER AND CECIL DOZIER WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAMES ARE KNOWN TO ME, APPEARED BEFORE ME AND ACKNOWLEDGED THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY OF TROY UTILITY DEPARTMENT

THE UNDERSIGNED, AS AUTHORIZED BY THE UTILITY DEPARTMENT OF THE CITY OF TROY, ALABAMA, HEREBY APPROVE THE PLAT SHOWN HEREON FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2016.

UTILITY MANAGER, CITY OF TROY

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PLAT SHOWN HEREON IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA, THIS THE ____ DAY OF _____, 2016.

PLANNING COMMISSION OF THE CITY OF TROY, ALABAMA
 SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

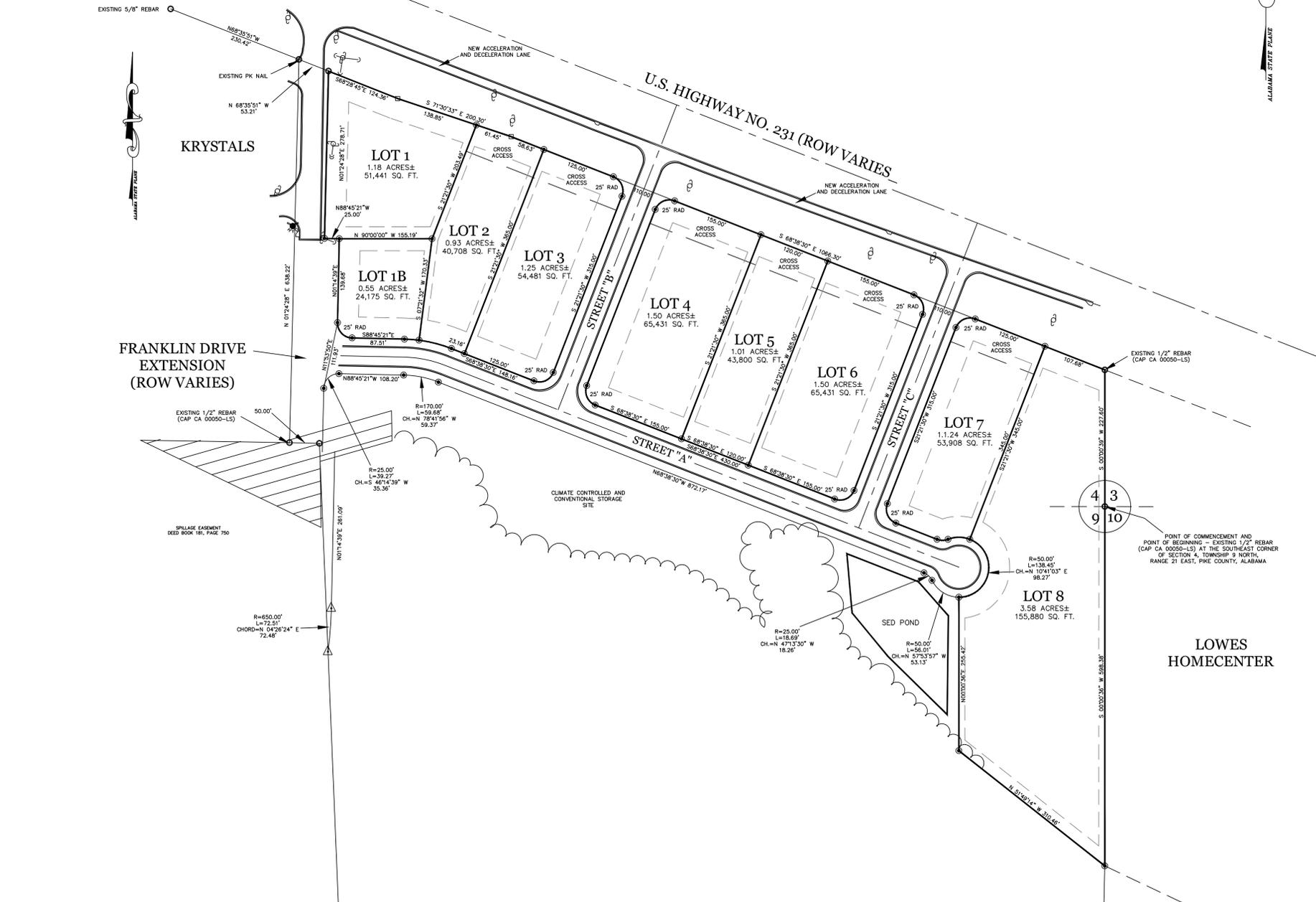
THE UNDERSIGNED, AS ENGINEER FOR PIKE COUNTY, ALABAMA, HEREBY APPROVE THE PLAT SHOWN HEREON FOR RECORDATION IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 2016.

COUNTY ENGINEER, PIKE COUNTY, ALABAMA

STATE OF ALABAMA
 COUNTY OF PIKE

I HEREBY CERTIFY THAT THIS MAP OR PLAT WAS FILED IN THIS OFFICE FOR RECORDING THIS THE ____ DAY OF _____, 2016, AT ____ O'CLOCK ____ M., AND RECORDED IN PLAT BOOK ____ PAGE ____ RECORDING FEE \$ ____ PAID.

JUDGE OF PROBATE, PIKE COUNTY, ALABAMA



BUILDING SETBACKS:
 FRONT: 65 FEET (UNLESS OTHERWISE SHOWN)
 SIDE: 10 FEET
 REAR: 20 FEET

SITE DATA	
ACREAGE:	15.44 ACRES
ZONE:	C4
LOTS:	9

- NOTES:
1. THE OWNER / DEVELOPER MAINTAINS A 20' UTILITY EASEMENT ALONG ALL LOT LINES.
 2. PUBLIC WATER IS AVAILABLE TO ALL LOTS SHOWN HEREON.
 3. UTILITIES TO ALL BUILDINGS WILL BE UNDERGROUND AFTER LEAVING EXISTING STRUCTURES.
 4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
 5. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
 6. EXISTING MONUMENTATION IS AS SHOWN. SET PINS ARE 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-LS.
 7. ALL LOTS ARE SUBJECT TO PROTECTIVE COVENANTS THAT ARE RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.

SURVEY SOUTH
 LAND SURVEYING AND LAND PLANNING
 A DIVISION OF
 ENVIRONMENTAL PROFESSIONAL ASSOCIATES, INC.
 P.O. BOX 241
 TROJAN, ALABAMA 36088
 PHONE: 205-368-3000
 FAX: 205-368-3001
 WWW: www.epa-land.com



REVISIONS	DESCRIPTION	DRAWN	APPROVED

DRAWN BY: W.H.S.	CHECKED BY: D.F.S.
SURVEY DATE: APRIL 2016	DRAWING DATE: 04-10-2016
F.L.D. BK.: ELECTRONIC	SCALE: 1" = 150'
DRAWING NAME: 16-077	SHEET 1 OF 1