

**JASON A. REEVES**  
*Mayor*

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

**GREG MEEKS**  
*District 2 Councilman*

# CITY OF TROY



**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

September 22, 2016

4:00 PM

Council Chambers, City Hall, Troy

CALL TO ORDER

ROLL CALL

CHAIRMAN'S MESSAGE

SECRETARY'S REPORT

APPROVAL OF MINUTES: August 25, 2016 Meeting

PUBLIC HEARING:

#### FINAL PLAT APPROVAL REQUEST

**PRESENTED BY:** Zachary Bradley, Watkins Consulting Engineering

**REPRESENTING:** Robert C. Brown

**SUBJECT:** Request final plat approval of **Brown Subdivision** located between, but not including, 722 and 738 Orion Street in an R1: Low Density Residential Zoning District.

OTHER BUSINESS:

ADMINISTRATIVE MATTERS:

Committee & Departmental Reports

ADJOURNMENT

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"Vision without action is merely a dream. Action without vision just passes the time.

Vision with action can change the world."

*-Joel Barker*

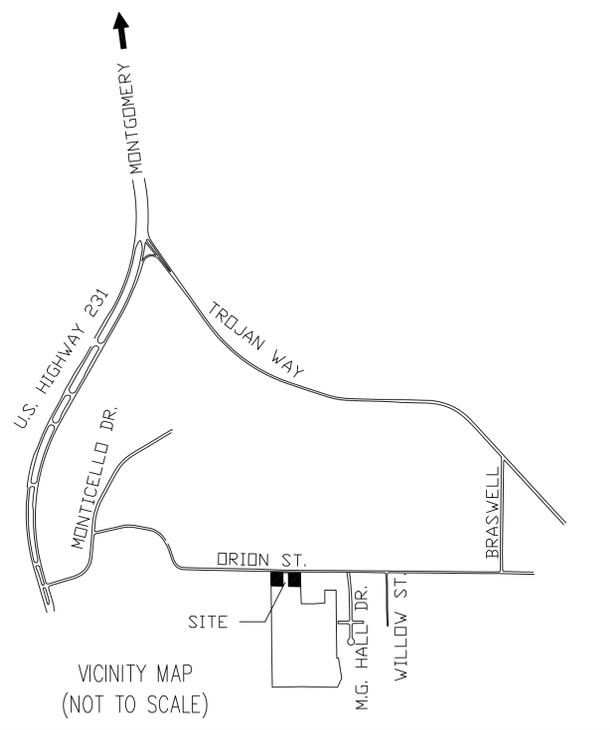
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**MELISSA SANDERS, PLANNING AND ZONING ADMINISTRATOR**

P.O. Box 549 • 301 Charles W. Meeks Avenue • Troy, Alabama 36081 • Tel: (334) 670.6058 • Fax: (334) 670.6078

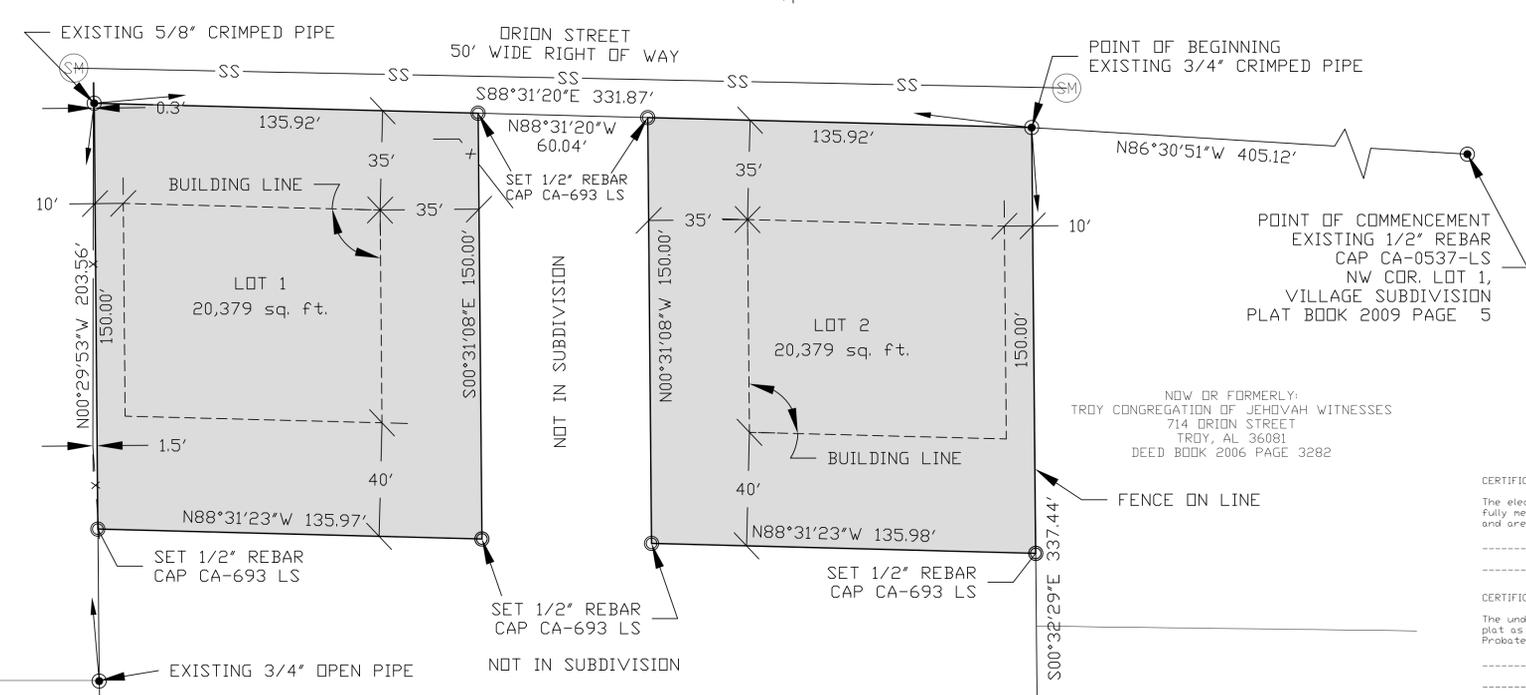
www.troyal.gov • planning@troyal.info

**FINAL PLAT OF  
BROWN SUBDIVISION**  
OWNER: MR. ROBERT BROWN  
SURVEYOR: ZACHARY J. BRADLEY  
LOCATION: NORTHWEST 1/4 OF NORTHEAST 1/4,  
SECTION 30, TOWNSHIP 10 NORTH OF RANGE 21 EAST,  
City of Troy, Pike County, Alabama  
DATE: 2 SEPTEMBER 2016  
SCALE: 1"=30'



NOW OR FORMERLY: WALDEN, DANNY H. & DVIA S. 723 ORION STREET TROY, AL 36081 DEED BOOK 181 PAGE 713	NOW OR FORMERLY: ALDRIDGE, RONALD & BARBARA 721 ORION STREET TROY, AL 36081 DEED BOOK 178 PAGE 415	NOW OR FORMERLY: SHOFFNER, JONATHAN EUGENE & SARA M. 719 ORION STREET TROY, AL 36081 DEED BOOK 2014 PAGE 2134	NOW OR FORMERLY: BAILEY, AMANDA D. 717 ORION STREET TROY, AL 36081 DEED BOOK 2009 PAGE 967
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NOW OR FORMERLY:  
BROWN, AMY C.  
738 ORION STREET  
Troy, AL 36081  
DEED BOOK 2008 PAGE 1360



NOW OR FORMERLY:  
TROY CONGREGATION OF JEHOVAH WITNESSES  
714 ORION STREET  
TROY, AL 36081  
DEED BOOK 2006 PAGE 3282

NOW OR FORMERLY:  
TROY CONGREGATION OF JEHOVAH WITNESSES  
714 ORION STREET  
TROY, AL 36081  
DEED BOOK 2006 PAGE 3284

NOW OR FORMERLY:  
TROY CONGREGATION OF JEHOVAH WITNESSES  
714 ORION STREET  
TROY, AL 36081  
DEED BOOK 154 PAGE 353

BROWN, ROBERT C.  
P.O. BOX 185  
GOSHEN, AL 36035  
DEED BOOK 2014 PAGE 2091

CERTIFICATE OF APPROVAL BY CITY OF TROY UTILITY DEPARTMENT  
The electric, water, and sewer systems installed, or proposed for installation fully meet requirements of the City of Troy Utility Department, and are hereby approved as shown, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER  
The undersigned, as Engineer for Pike County, Alabama, hereby approves the plat as shown hereon for recordation in the office of the Judge of Probate, Pike County, Alabama, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION  
The plat hereon is hereby approved by the Planning Commission of the City of Troy, Alabama, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

STATE OF ALABAMA  
COUNTY OF PIKE  
I hereby certify that this plat or map was filed in this office for record this the \_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_ o'clock \_\_M, and recorded in Plat Book \_\_\_\_ Page \_\_\_\_ Recording Fee \$\_\_\_\_ paid.

I, Robert Brown, the owner of the real property shown on this plat, hereby joins in the statement of Zachary J. Bradley, a Professional Licensed Surveyor of Alabama, and certifies that it is his and is our purpose to subdivide the lands so platted as shown.  
In witness whereof, I have hereunto set my hand on this the \_\_\_\_ day of \_\_\_\_\_, 2016.  
Robert Brown, Owner

I, Zachary J. Bradley, a Professional Land Surveyor of Troy, Alabama hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama, to the best of my knowledge, information, and belief. And that the map or plat contained hereon is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearings of the lots and its number and showing the streets, alleys and public grounds and giving the bearings, length, width, and names of 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 as hereon shown.

**DESCRIPTION OF LAND SURVEYED**  
A parcel of land lying south of and adjoining Orion Street being located in the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 10 North of Range 21 East, Pike County, Alabama, and being more particularly described as follows: Commencing at the northeast corner of Lot 1 according to Village Subdivision recorded in Plat Book 2008 page 5 located in the office of the Judge of Probate, Pike County, Alabama; thence

North 86°30'51" West 405.12 feet to the south right of way of Orion Street and the point of beginning of the parcel herein described; thence leave said right of way South 00°32'29" East 150.00 feet; thence North 88°31'23" West 135.97 feet; thence North 00°31'08" West 150.00 feet to the south right of way of Orion Street; thence along said right of way North 88°31'20" West 60.04 feet; thence leave said right of way South 00°31'08" East 150.00 feet; thence North 88°31'23" West 135.97 feet; thence North 00°29'53" West 150.00 feet to the south right of way of Orion Street; thence along said right of way South 88°31'20" East 331.87 feet back to the point of beginning and containing 0.94 acre, more or less.

I further certify that the Subject Property is not located within 100 yr. Flood Plain (Zone X) according to Federal Emergency Management Agency, Flood Insurance Rated Map 00109C0205C with an effective date of December 02, 2011.

According to my survey this the 2nd day of September, 2016.

Zachary J. Bradley Alabama License Number 34760

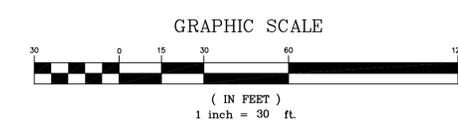
Before me a Notary Public in and for said County and State personally appeared ROBERT BROWN, whose name is signed to the foregoing instrument and whose name is known to me, and who acknowledge the making of the foregoing instrument and signing of this plat to be their free act and deed.

In testimony whereof I have hereunto set my hand and affixed my official seal this the \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_, Notary Public  
My commission expires: \_\_\_\_\_

**LEGEND:**

- ⊙ SET 1/2" REBAR (CAP CA-693 LS)
- ⊕ EXISTING IRON (AS DESCRIBED)
- + FENCE
- SS SANITARY SEWER PIPE
- ⊙ SM SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT



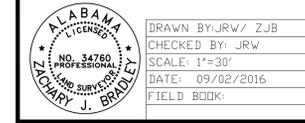
**SITE DATA:**  
AREA: 0.94 ACRES  
ZONING: R-1  
LOTS: 2

**BUILDING SETBACKS:**  
FRONT - 35'  
SIDES - 10'  
REAR - 40'

**NOTES:**  
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.  
2. THIS SURVEY PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SURVEY WAS PERFORMED BASED SOLELY ON THE INFORMATION PROVIDED BY THE CLIENT TO WATKINS CONSULTING ENGINEERING.  
3. BEARINGS SHOWN HEREON ARE DESCRIBED ON STATE PLANE COORDINATE SYSTEM, ALABAMA EAST ZONE AND WERE DERIVED USING RTK GPS METHODS.  
4. HORIZONTAL DATUM - NAD83, NO SCALE FACTOR USED.  
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT OR DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.  
6. REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL.  
7. IRON PINS SET ARE 24 INCH LONG 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP NO. CA-693 LS.

RESTRICTIVE COVENANTS:  
REFERENCE MISCELLANEOUS BOOK \_\_\_\_\_ OFFICE OF THE JUDGE OF PROBATE, PIKE COUNTY, ALABAMA.

**WATKINS**  
Consulting Engineering  
100 INDUSTRIAL BLVD. SUITE # 108  
TROY, ALABAMA 36081  
PHONE: 334-670-2293



DRAWN BY: JRW/ ZJB
CHECKED BY: JRW
SCALE: 1"=30'
DATE: 09/02/2016
FIELD BOOK: