

CITY OF TROY

JASON A. REEVES
Mayor

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

GREG MEEKS
District 2 Councilman



PLANNING AND ZONING

JOHN H. WITHERINGTON
Council President, District 4

MARCUS PARAMORE
District 3 Councilman

DEJERILYN KING HENDERSON
District 5 Councilwoman

TROY PLANNING COMMISSION AGENDA

December 18, 2014

3:00 P.M.

Council Chambers, City Hall, Troy

CALL TO ORDER

ROLL CALL

CHAIRMAN'S MESSAGE

SECRETARY'S REPORT

APPROVAL OF MINUTES: October 23, 2014

PUBLIC HEARING:

Final Plat Approval – Combination of Lot No. 29 of The Village Subdivision and the area described as Greenspace on the Plat of Willowgrove Phase II

Presented by: Mr. Walter Stell

Representing: Ms. Robin Fortner

Subject: Request for Final Plat approval of the Combination of Lot No. 29 of The Village Subdivision and the area described as Greenspace on the Plat of Willowgrove Phase II located at 106 Martha George Hall Drive and to the east of 106-116 Martha George Hall Drive and to the west of 1124-1130 Willow Street in an R2: Medium Density Residential Zoning District.

OTHER BUSINESS:

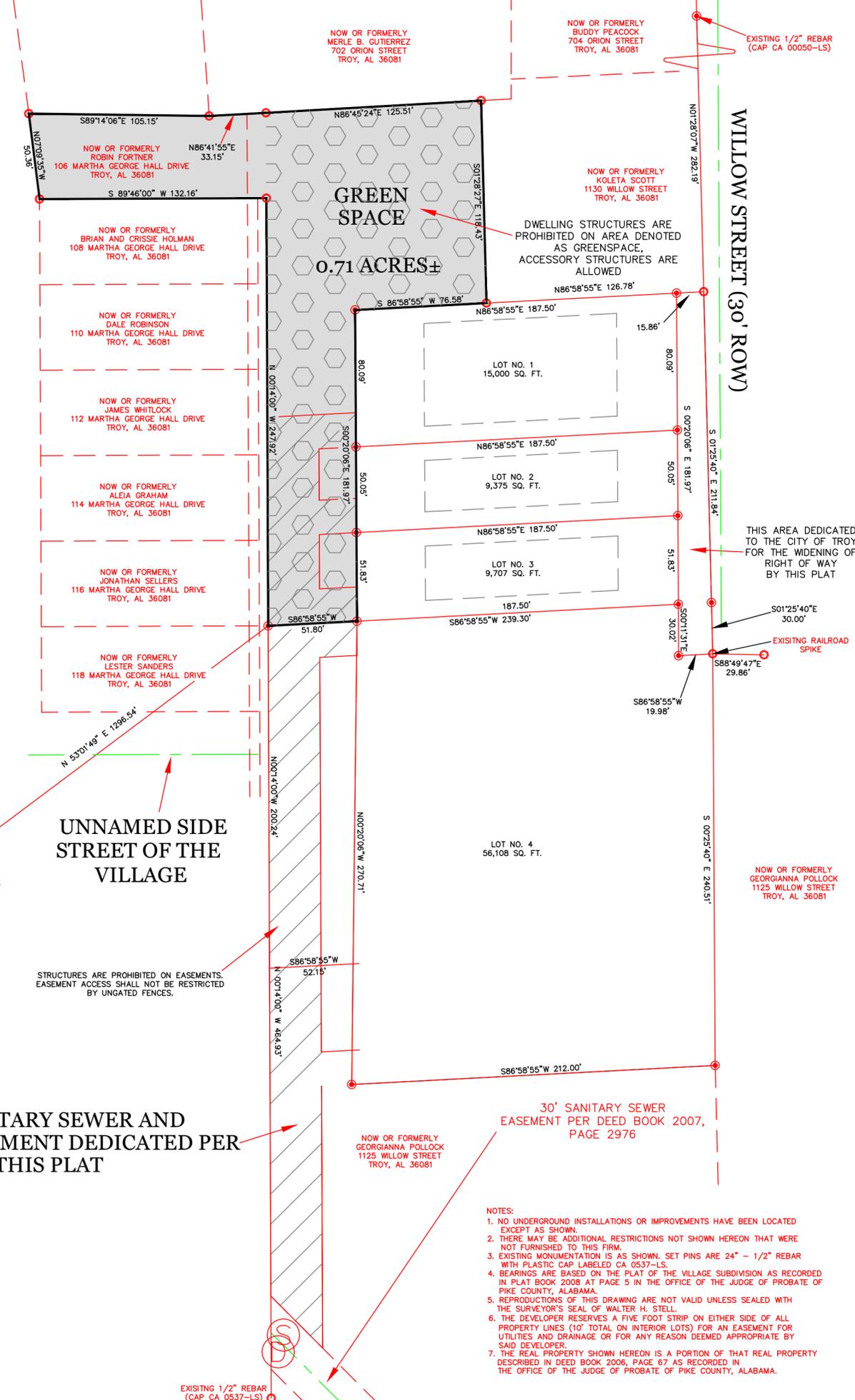
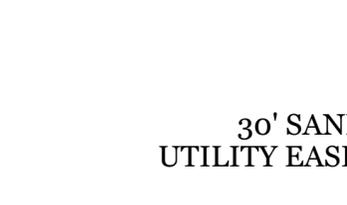
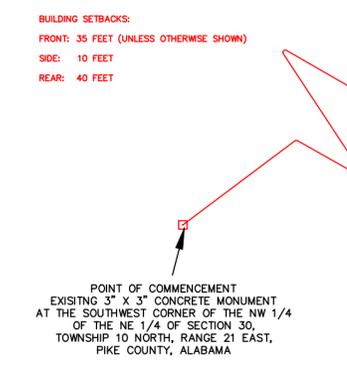
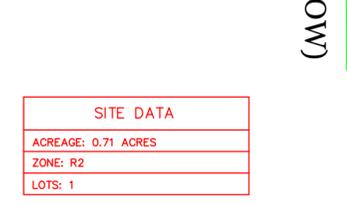
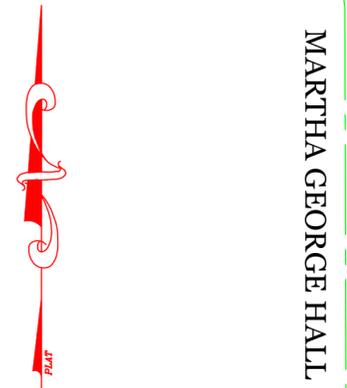
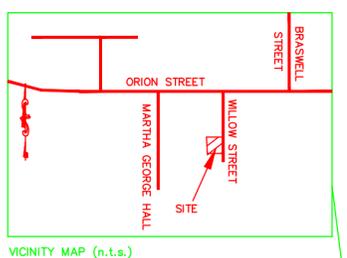
ADMINISTRATIVE MATTERS:

Committee & Departmental Reports

ADJOURNMENT

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



**COMBINATION OF
LOT NO. 29 OF THE
VILLAGE SUBDIVISION
AND THE AREA DESCRIBED
AS GREENSPACE ON THE PLAT
OF WILLOWGROVE PHASE II**
DEVELOPED BY: ROBIN FORTNER

DEDICATION
I, ROBIN FORTNER, AS OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE LAND INCLUDED IN THIS PLAT TO BE SURVEYED, STAKED ON THE GROUND AND PLATTED TO BE KNOWN AS "COMBINATION OF LOT 29 OF THE VILLAGE SUBDIVISION AND THE AREA DESCRIBED AS GREENSPACE ON THE PLAT OF WILLOWGROVE PHASE II" IN THE CITY OF TROY, PIKE COUNTY, ALABAMA AND THAT ANY DRIVES, ALLEYS, EASEMENTS, ETC. AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC.

ROBIN FORTNER
STATE OF ALABAMA
COUNTY OF PIKE

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ROBIN FORTNER, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS 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 _____ 20____
NOTARY PUBLIC
MY COMMISSION EXPIRES THE ____ DAY OF _____ 2____

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 East side of Martha George Hall Drive and including Lot No. 29 of The Village Subdivision as recorded in Plat Book 2008 at Page 5 in the Office of the Judge of Probate of Pike County, Alabama in the City of Troy, Pike County, Alabama and being more particularly described as follows:

Commencing at the Southwest corner of the NW ¼ of the NE ¼ of Section 30, Township 10 North, Range 21 East, Pike County, Alabama. Said point being a 3" x 3" concrete monument; thence N 53°01'49" E 1296.54 feet to the point of beginning of the parcel of land herein described; thence N 00°14'00" W 247.92 feet; thence S 89°46'00" W 132.16 feet to a point lying on the East right of way of Martha George Hall Drive; thence along said right of way N 07°09'35" W 50.36 feet; thence leaving said right of way S 89°14'06" E 105.15 feet; thence N 86°41'55" E 33.15 feet; thence N 86°45'24" E 125.51 feet; thence S 01°28'27" E 118.43 feet; thence S 86°58'55" W 76.58 feet; thence S 00°20'06" E 181.97 feet; thence S 86°58'55" W 51.80 feet to the point of beginning. Said Parcel containing 0.71 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 _____ 2014.

WALTER H. STELL, ALABAMA PROFESSIONAL LAND SURVEYOR NO. 20898
CERTIFICATE OF APPROVAL BY THE CITY OF TROY ELECTRIC UTILITY

THE ELECTRIC SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE CITY OF TROY ELECTRIC DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN, THIS THE ____ DAY OF ____ 20____

UTILITIES DEPARTMENT, CITY OF TROY, AL
CERTIFICATE OF APPROVAL BY THE CITY OF TROY WATER AND SEWER UTILITY

THE WATER AND SEWER INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS REQUIREMENTS OF THE CITY OF TROY WATER & SEWER DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN, THIS THE ____ DAY OF ____ 20____

UTILITIES DEPARTMENT, CITY OF TROY, AL
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 ____ 20____

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 ____ 20____

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 ____ 20____ AT ____ O'CLOCK ____ M, AND RECORDED IN PLAT BOOK ____ PAGE ____ RECORDING FEE \$ ____ PAID.

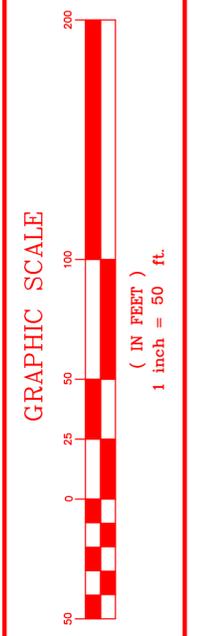
JUDGE OF PROBATE, PIKE COUNTY, ALABAMA

- NOTES:**
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT WERE NOT FURNISHED TO THIS FIRM.
 - EXISTING MONUMENTATION IS AS SHOWN. SET PINS ARE 24" - 1/2" REBAR WITH PLASTIC CAP LABELED CA 0537-LS.
 - BEARINGS ARE BASED ON THE PLAT OF THE VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 2008 AT PAGE 5 IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.
 - REPRODUCTIONS OF THIS DRAWING ARE NOT VALID UNLESS SEALED WITH THE SURVEYOR'S SEAL OF WALTER H. STELL.
 - THE DEVELOPER RESERVES A FIVE FOOT STRIP ON EITHER SIDE OF ALL PROPERTY LINES (10' TOTAL ON INTERIOR LOTS) FOR AN EASEMENT FOR UTILITIES AND DRAINAGE OR FOR ANY REASON DEEMED APPROPRIATE BY SAID DEVELOPER.
 - THE REAL PROPERTY SHOWN HEREON IS A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 2006, PAGE 67 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PIKE COUNTY, ALABAMA.

**SURVEY SOUTH
LAND SURVEYING**
A DIVISION OF
ENVIRONMENTAL PRECISION ASSOCIATES, INC.
P.O. BOX 241
TROY, ALABAMA 36081
TELEPHONE (334) 807-0026
FACSIMILE (334) 807-0191



**COMBINATION OF
LOT NO. 29 OF THE
VILLAGE SUBDIVISION
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AS GREENSPACE ON THE PLAT
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DRAWN BY: W.L.S.
CHECKED BY: W.H.S.
SURVEY DATE: NOV. 2014
DRAWING DATE: 12-01-2014
F.L.D. BK.: ELECTRONIC
SCALE: 1" = 50'
DRAWING NAME: 14-299
JOB NUMBER: 14-299