



The City of TROY

Planning & Zoning Department

P.O. Box 549 · 306 East Academy Street · Troy, Alabama 36081
Phone: 334.670.6058 · Fax: 334.670.6078

APPLICATION FOR PLAT AND/OR PLAN APPROVAL

TROY CITY PLANNING COMMISSION, CITY HALL, TROY, ALABAMA

Applications are due no later than the last business day of the month preceding the regularly scheduled Planning Commission meeting at which the petition will be heard. The Planning Commission typically meets in the City Hall Council Chambers at 4PM on the fourth (4th) Thursday of each month.

Name of Subdivision: _____

Address or General Location of Subdivision: _____

Zoning District: _____ Plat Restrictions: _____

Owner

Name: _____

Address: _____ City _____ St _____ Zip _____

Telephone Number: _____ Email: _____

Applicant

Name: _____

Address: _____ City _____ St _____ Zip _____

Telephone Number: _____ Email: _____

Surveyor

Name: _____

Address: _____ City _____ St _____ Zip _____

Telephone Number: _____ Email: _____

Engineer

Name: _____

Address: _____ City _____ St _____ Zip _____

Telephone Number: _____ Email: _____

Type of Application

- Sketch Plan
 Preliminary Plat
 Final Plat
 Combined Preliminary and Final Plat
 PUD Plan Approval
 Variance from Subdivision Regulations
 Other _____

Subdivision Information

Gross Acreage of Plat: _____ Total Number of Lots: _____

Minimum Lot Frontage (ft): _____ Minimum Lot Area (sf): _____

Utilities: Overhead Underground Electrical Servicing Water Main Diameter (in): _____

Curb & Gutter: Yes No Sidewalks: Yes No

Located in a Flood Zone: Yes No Streets: Public Private

Authorizing Signatures

The owner herein agrees to comply with the Subdivision Regulations for the City of Troy, Alabama, and all other pertinent ordinances or resolutions or specifications of the City of Troy, and statutes of the State of Alabama. The owner authorizes the Planning Commission and City Staff to access the property for inspection purposes. It is further agreed that all costs associated with the development of this subdivision including but not limited to inspections, engineering, construction, legal documentation, permitting, recording the plat and supplemental documents thereto with the judge of probate shall be assumed and paid by the owner.

In the event the Planning & Zoning Staff or the Commission determines, at any time prior to the action being taken by the Commission with respect to any plan application, that the information (or any portion thereof) contained in the application for the plan approval is incorrect or incomplete then the Planning & Zoning Staff or the Commission may deem the application incomplete, and the same shall be returned to the applicant without further action by the Planning & Zoning Staff or the Commission. The Planning & Zoning Staff or the Commission shall not be obligated to further review the application until the information (or any portion thereof) shall be corrected to the satisfaction of the Planning & Zoning Staff.

I hereby certify that the information on this application and attachments are correct and that the property affected by this application is in the exclusive ownership or control of the application, or that the applicant has the consent of all partners in ownership of the affected property. An authorization letter from the property owner has been attached in the event that the owner's signature has not been provided below.

Property Owner(s)

Name (Please Print)

Signature

Date

Name (Please Print)

Signature

Date

Applicant(s) or Authorized Agent

Name (Please Print)

Signature

Date

Agent Authorization Form

Date: _____

To: City of Troy
Planning and Zoning Department
301 Charles W. Meeks Ave.
PO Box 549 Troy, Alabama 36081

Re: Agent Authorization for the following site location: _____

To whom it may concern:

You are hereby advised that the undersigned is the owner of the property located at the above location. Said owner hereby authorizes and empowers (*authorized representative*) _____
to act as agent to file application(s) for (*describe action requested*) _____

for the above referenced property and in connection with such authorization to transact all business relating to such requested action, including authorization to file such applications, papers, documents, requests and other matters necessary for such requested action.

Property Owner Signature

Date

STATE OF _____

COUNTY OF _____

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that the foregoing affirmation was sworn and subscribed before me by _____, who is personally known to me or has produced a valid driver's license as identification, acknowledged before me on this day that being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the _____ day of _____, 20____.

Notary Public Signature

Date Commission Expires

(Seal)



The City of **TROY**

Planning & Zoning Department

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MINIMUM NOTES REQUIRED ON ALL PLATS

NOTE REQUIRED BY THE TROY UTILITY DEPT TO BE PLACED ON ALL PLATS WITHIN THE CITY OF TROY AND/OR SERVED BY THE TROY UTILITY DEPARTMENT

“There shall be a 10’ utility and drainage easement centered on all property lines. Such easements for utilities and drainage are for the use of any utility which may require them and for surface drainage, as needed. Installation and maintenance of property in these easements are the responsibility of the property owner and not the responsibility of the City of Troy, Alabama.”

NOTE REQUIRED BY THE CITY OF TROY AND PIKE COUNTY TO BE PLACED ON ALL PLATS

“Developer, owner, lot owners, and/or their successors and assigns agree to and shall hold harmless the City of Troy and/or Pike County for any storm water issues, drainage problems, and/or grading/terrain problems.”

NOTES REQUIRED BY THE PIKE COUNTY ENGINEER TO BE PLACED ON ALL PLATS ON COUNTY ROADS

“Any activity on right of way of Pike County must be approved by the Pike County Engineer prior to commencement of said activity. This is to include any grading or driveway installation and may require permits.”

“Any grading on lots during construction or at any time should be completed so as not to create a drainage flow issue with the Pike County right of way.”

CITY OF TROY STANDARD FORMAT FOR PLAT CERTIFICATION STATEMENTS

1. Certification of Ownership. *(If said subdivision contains privately maintained paved roads, the private streets certification must also be included on the plat)*

This is to certify that I (we), the undersigned, am (are) the owner(s) of the land shown and described in the plat, and that I (we) have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth; and do hereby grant and dedicate all rights-of-way, easements, streets, alleys, walks, parks and other public ways and open spaces, as shown on this plat, except those designated as private, to the City of Troy, Alabama for public use.

In witness whereof, I (we) have hereunto set my (our) hand(s) on this the ____ day of _____, _____.

_____, Owner

STATE OF ALABAMA
COUNTY OF _____

Before me a Notary Public in and for said County and State personally appeared _____, 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 _____, _____.

_____, Notary Public

My commission expires: _____

2. Surveyor's Certificate and Description of Land Platted

I, _____, 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 of Property: _____

I further certify that the plat or map shown hereon is a true and correct map showing the subdivision into which the property described is divided, giving length and bearings of the lots and their lot numbers, and the name and dimensions of all public rights of way, streets, alleys, easements, 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.

In witness, whereof, I have hereunto set my hand on this the ____ day of _____, _____.

_____, Alabama Professional Land Surveyor No. _____

5. Certificate of approval by the City of Troy Utility Department. *(Please note that if the subdivision is not served by the City of Troy Utility Department, then the other utility certification as shown in the next section is to be used. However, if it is served by both, then both certifications are required.)*

The City of Troy Utility Department hereby approves the plat as shown hereon for recordation in the office of the Judge of Probate of Pike County, Alabama, this the _____ day of _____, _____.

_____, Utility Department, City of Troy, Alabama

6. Certificate of Approval by the County Engineer.

The undersigned, as County Engineer of the County of Pike of Alabama, hereby certifies on this _____ day of _____, 20____, that the Troy Planning Commission approved the within plat for the recording of same in the Probate Office of Pike County, Alabama.

County Engineer, Pike County, Alabama

7. 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 _____, _____.

Secretary, Planning Commission of the City of Troy, Alabama

8. Certification for the office of the Judge of Probate of Pike County, Alabama.

STATE OF ALABAMA
COUNTY OF PIKE

I hereby certify that this map or plat was files 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

THIS FOLLOWING CERTIFICATIONS ARE FOR USE, IF THEY ARE APPLICABLE TO THE SUBDIVISION

- 1. Licensed Engineer of Record's Certificate of Engineering Design by Professional Engineer, if required.** (This applies if engineering was required and approved by the City Engineer)

I, _____, the Licensed Engineer of Record for this subdivision, certify that the infrastructure installed, or proposed for installation, fully meets the designs, specifications, and plans as detailed in the engineering drawings for the subdivision as shown hereon as approved by the City of Troy.

In witness whereof, I have hereunto set my hand and seal on this the ___ day of _____, _____.

_____, Alabama Licensed Professional Engineer No. _____

- 2. Certificate by the County Health Officer when individual sewage disposal and/or water systems are to be installed.**

The lot(s) on this plat are subject to approval or deletion by the (name of county) LHD. The approvals may contain certain conditions pertaining to the onsite wastewater treatment system(s) that could restrict the use of the lot(s) or obligate owners to special maintenance and reporting requirements. These conditions are on file with the said health department and are made a part of this plat as if set out hereon.

_____, Public Health Environmentalist, Pike County Alabama

Date: _____

- 3. Certificate of approval by utility.** (If the subdivision is served by another water or electric utility, this certification must be on the plat for each utility that serves the subdivision – IE. Pike County Water Authority or South Alabama Electric Cooperative)

The undersigned, as authorized by _____ hereby approves the within plat for the recording of same in the Probate Office of Pike County, Alabama, this _____ day of _____, 20____.

_____ Utility Authorized Signature

4. **A Certificate of Flood Hazard Designation by Licensed Professional Engineer or Surveyor, if applicable.**

The plat hereon includes areas within a designated 100-year flood hazard zone and for which are represented on the plat, this the ____ day of _____, _____.

_____, Flood Plain Administrator, City of Troy, Alabama

6. **Non-Dedication Certification.** *(If said subdivision only includes boundary surveys, recombination plats, and/or or where no public easements or rights-of-way are being established)*

This is to certify that I (we), the undersigned, am (are) the owner(s) of the land shown and described in the plat, and that I (we) have caused the same to be surveyed and subdivided as indicated hereon, for the uses and purposes herein set forth.

In witness whereof, I (we) have hereunto set my (our) hand(s) on this the ____ day of _____, _____.

_____, Owner

STATE OF ALABAMA
COUNTY OF _____

Before me a Notary Public in and for said County and State personally appeared _____, 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 _____, __.

_____, Notary Public

My commission expires: _____

7. **Private Streets Certification.** *(If said subdivision contains privately maintained paved roads or infrastructure, the following certification must also be included on the plat)*

_____, owner, by filing this Plat of Record, does hereby dedicate to the owners of the lots in said subdivision, public utilities serving said subdivision, emergency services providers with jurisdiction and public service agencies, the use of all the private streets and other easements shown hereon and do hereby grant an express easement across said private streets shown hereon for the use, benefit and accommodation of the City for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement and for the mutual benefit, use and accommodation of all public utility entities. All streets show hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. _____, owner, by filing this Plat of Record, and all future owners of property within this Subdivision, by purchasing such property, acknowledge and agree that the City of Troy, Alabama shall have no obligations whatsoever to repair or accept maintenance of the roads or infrastructure shown in this subdivision. _____, owner, and all future owners of property within this Subdivision shall look solely to the owner or organized Homeowners Association for future maintenance and repair of the roads and infrastructure shown on this Subdivision.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, _____.

_____, Owner

PRELIMINARY PLAN/PLAT CHECKLIST

(page 1 of 2)

Name of Subdivision: _____

Number of Lots in Subdivision: _____

Name of Owner: _____

Name of Engineer: _____

Name of Applicant: _____

Telephone Number of Applicant: Business: _____

Home: _____

Date of Application: _____

Yes No N/A

One (1) hard copy of plan/plat submitted scaled at 100' to the inch

Electronic Copy of plan/plat delivered by email or on a drive or CD in each the pdf, dwg and any other digital format approved or required by the City of the preliminary plan along with any attendant items required

A fee in the amount specified in Exhibit A – Schedule of Subdivision Fees

The following information shall be shown on or attached to the Preliminary Plat

Yes No N/A

A vicinity map, to scale, showing the location of the proposed subdivision and its relationship to the surrounding area.

Survey data showing the dimensions and bearings of the boundaries of the subdivision; section and corporate lines; and contours at five (5) foot intervals based on city datum or National Geodetic Survey sea level datum.

The title or name under which the proposed subdivision is to be recorded; the name and address of the owner or owners; and the name and seal of the registered land surveyor responsible for the plat.

Notations giving the scale of the drawing(s), true north arrow, datum, benchmarks, bearing base, and date.

The location of existing streets, buildings, railroads, bridges, sanitary sewers, drainage facilities, water mains, and any public utility easements on both the land being subdivided and on the adjoining land; the names of adjoining subdivisions; and the names and mailing address of the owners of record of the adjoining parcels of land as they appear on the current tax records in the office of the tax assessor.

Proposed tract boundary lines, right-of-way lines of streets, easements and other rights-of-way; property lines of lots and other sites with proposed dimensions.

The names and/or county road numbers, locations, right-of-way widths and other dimensions of proposed streets, alleys, easements, right-of-ways, parks, open spaces, and reservations.

Lot lines, lot numbers, building setback lines; tabulations stating gross and net acreage of the subdivision, acreage of existing and proposed public areas within the subdivision, number of residential lots, and area of each lot.

FINAL PLAT CHECKLIST

(page 1 of 3)

Name of Subdivision: _____

Number of Lots in Subdivision: _____ Date of Application: _____

Owner: _____ Phone: _____

Engineer: _____ Phone: _____

Onsite Inspector: _____ Phone: _____

Applicant: _____ Phone: _____

Start of Construction Date: _____ End of Construction Date: _____

- | Yes | No | N/A | |
|--------------------------|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Once approved , three (3) signed originals of plat scaled (24" x 36") at 100' to the inch |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | One (1) hard copy of final plat - 11" x 17" reproducible sheet. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electronic Copy of plat delivered by email or on a drive or CD in each the pdf, dwg and any other digital format approved or required by the City of the plat along with any attendant items required. PDF required at time of application. DWG required before plat is signed by the Planning Commission Secretary. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A fee in the amount specified in Exhibit A – Schedule of Subdivision Fees |

The following information shall be shown on or attached to the Final Plat

- | Yes | No | N/A | |
|--------------------------|--------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A diagram to scale showing the general location of the subdivision. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Primary control points approved by the City Engineer or County Engineer, as appropriate; or description and ties to such control points; to which all dimensions, angles, bearings, and similar data on the plat shall be referred. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way; property lines of lots and other sites with accurate dimensions; bearings, tangent distances, radii, central angles, arc lengths, and degrees of all curves; and the location and description of all monuments. All survey data shall be according to the "Minimum Technical Standards for Land Surveying in the State of Alabama," latest edition, as published by the Alabama Society of Professional Land Surveyors. At least two (2) corners of the subdivision shall be referenced to the state plane coordinate system if an established and proven point is within one-half (½) mile of the subdivision. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Title, scale, north point, and date. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Name and right-of-way width of each street or other public right-of-way. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Numbers to identify each block and lot; and the area of each lot. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The location, dimensions, and purpose of any easements. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The purpose for which sites other than residential lots may be used. |

FINAL PLAT CHECKLIST

(page 2 of 3)

Name of Subdivision: _____

Name of Applicant: _____ Date of Application: _____

The following information shall be shown on or attached to the Final Plat *(continued)*

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The names and addresses of the current owners and reference to the plat book or deed book and page, evidencing such ownership of all land immediately adjoining the tract of land being subdivided; as such names appear in the records in the Office of the Tax Assessor and the Office of the Probate Judge.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing structures shall be located on the plat and fully dimensioned so that conformance with any applicable regulations can be verified.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note prohibiting structures on easements. Access shall not be restricted by ungated fences.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Delineation of all stream and wetland buffers.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gross and net acreage of the property and number of lots proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certification of title showing that the applicant is the owner of the land within the subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Statement by the owner dedicating street rights-of-way and any sites for public use, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Notary's Acknowledgment of the Dedication Certificate referred to in above statement.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Licensed Land Surveyor's Certificate and reference to deed book and page of the parent tract and Statement by a said surveyor registered in the state certifying that the plat meets the requirements of "Minimum Technical Standards for Land Surveying in the State of Alabama," latest edition, as published by the Alabama Society of Professional Land Surveyors.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Licensed Engineer of Record's Certificate of Engineering Design by Professional Engineer, if required.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The name, address and phone number of Developer, Owner, Licensed Land Surveyor and Engineer of Record.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A statement of identification of the place of filing of Articles of Incorporation of any homeowners' association or other similar entity owning or maintaining any "common" area or similar property within the Subdivision, if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Certificate of Flood Hazard Designation by Licensed Professional Engineer or Surveyor, if applicable.

FINAL PLAT CHECKLIST

(page 3 of 3)

Name of Subdivision: _____

Name of Applicant: _____ Date of Application: _____

The following information shall be shown on or attached to the Final Plat *(continued)*

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certificate of approval by any Electric, Water, and/or Sewer Utilities serving the subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certificate by the County Health Officer when individual sewage disposal and/or water systems are to be installed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Certificate of Approval by the County Engineer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certification of approval by the Planning Commission Secretary.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Certification for the office of the Judge of Probate of Pike County, Alabama.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Required notes, as provided herein.

Attendant Items
The final plat shall be accompanied by the following items, as appropriate.

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A copy of the protective covenants, if any, as they are to be recorded. If the subdivision contains common open space, retention ponds, or other amenities for the use of the residents of the subdivision, provisions shall be made for a homeowner or residents association or other means for maintaining the common open space or other amenity.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The attached statement signed by the Licensed Engineer of Record for the project stating that an inspector has been onsite throughout the duration of the project, that all improvements have been constructed in accordance to the engineering plan approved by the City, and that all subsurface investigations and testing has been performed by a qualified geotechnical engineering and construction materials firm throughout the duration of the project with the results of all testing attached, including, but not limited to, geotechnical tests, road base moisture content tests, compaction tests, and water and sewer infrastructure tests.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Developer and/or Owner shall provide a sworn affidavit, addressed to the City of Troy, in which said owner-developer, shall agree to maintain such public infrastructure, including, but not limited to, water infrastructure, stormwater and drainage infrastructure, sewer infrastructure, other utilities infrastructure, street and curb and gutter infrastructure, and all stabilization to include vegetation; and such statement shall be binding to the Developer and/or Owner for a period of not less than one (1) year after the date of final plat approval and/or completed construction. Attached is the maintenance affidavit template.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As-Built Plans - Upon completion of the project, detailed as-built drawings in both pdf and dwg format shall be filed with the City of Troy Planning Department for disbursement to the Utilities & Building Departments, as well as any other applicable department.

EXHIBIT A

Schedule of Subdivision Fees

1. All subdivision plats submitted to the City Planning Commission for approval must be accompanied by cash or a check made payable to the City of Troy, Alabama, for the amount specified in the following schedule:

PRELIMINARY PLAT

Residential Zones: \$50.00 plus \$1.00 per lot

All other Zones: \$50.00 plus \$3.00 per lot

FINAL PLAT

Residential Zones: \$100.00 plus \$1.00 per lot

All other Zones: \$150.00 plus \$3.00 per lot

2. After filing an application for plat review, if the applicant, engineer, and/or owner requests withdrawal of the subdivision application at any time before the application is acted on by the Planning Commission, and if said application is withdrawn from consideration before being acted on by the Planning Commission, any subsequent requests by the applicant, engineer, and/or owner for review of the same or similar application will be treated as a new application; therefore, the fee schedule as set out above will apply as if it were a new application; provided, however, that the foregoing shall not apply to withdrawal requests made by the Planning Commission or the City Council. Furthermore, an application may receive a maximum of one (1) holdover request at the request of the applicant, and the applicant shall be responsible for any costs incurred for re-notification of property owners. Any additional requests for holdover shall be deemed a new application, requiring a new submission, including all fees.
3. Each filing of a preliminary plat, whether or not a preliminary plat for the same property had been filed previously, shall be subject to the same requirements and fees as specified for filing the preliminary plat.
4. Resubdivisions and replats may be submitted for final approval at first submission provided no new streets are proposed or included. Fees will be the same as if the property had never been platted.
5. Each filing of a final plat, whether or not a final plat for the same property has been filed previously, shall be subject to the same requirements and fees as specified for filing of the final plat.
6. Combined request for both preliminary plat and final plat approval shall not be accepted by the Secretary for placement on the Planning Commission agenda unless all requirements for both preliminary and final plat approval have been met. This includes payment of both fees associated with the request.

ENGINEERING STATEMENT OF COMPLIANCE WITH APPROVED ENGINEERING, CITY SPECIFICATIONS, CONSTRUCTION & MATERIALS TESTING, AND CURRENT CONDITION

Subdivision

I, _____, a Licensed Professional Engineer in the State of Alabama, as the engineer of record and responsible for the design and inspection of the construction of the Subdivision noted above, I hereby state that an inspector was onsite throughout the duration of the project, that all of the improvements and infrastructure was constructed in accordance with the engineering plans approved by the City and to all City specifications, and that all subsurface investigations and testing were performed by a qualified geotechnical engineering and construction materials firm throughout the duration of the project which have been attached to this Statement of Compliance. I further acknowledge that field and laboratory materials tests were performed on the materials installed under and for the pavement, stormwater, and utility infrastructure on the above referenced project and the final test results at each location sampled or tested by an accredited and licensed laboratory met the project specifications as required by the City of Troy and all other applicable specifications.

Compaction: Meets Specifications Does Not Meet Specifications
(Check All That Apply) Needs Repairs In Acceptable Condition and Is Not in Need of Repairs

Subgrade: Meets Specifications Does Not Meet Specifications
(Check All That Apply) Needs Repairs In Acceptable Condition and Is Not in Need of Repairs

Asphalt: Min. Thickness Required: _____ Min. Thickness Obtained: _____
(Check All That Apply) Meets Specifications Does Not Meet Specifications
 Needs Repairs In Acceptable Condition and Is Not in Need of Repairs

Curb: Curb and Gutter Curb Only No Curb
(Check All That Apply) Meets Specifications Does Not Meet Specifications
 Needs Repairs In Acceptable Condition and Is Not in Need of Repairs

Testing Reports: Attached *All testing reports must be attached.

Stormwater: Open Swale Underground Stormwater Infrastructure
(Check All That Apply) Meets Specifications Does Not Meet Specifications
 Needs Repairs In Acceptable Condition and Is Not in Need of Repairs

Water: Meets Specifications Does Not Meet Specifications
(Check All That Apply) Needs Repairs In Acceptable Condition and Is Not in Need of Repairs

Sewer: Meets Specifications Does Not Meet Specifications
(Check All That Apply) Needs Repairs In Acceptable Condition and Is Not in Need of Repairs

(Engineer's Seal)

Engineer's Signature

Date

SUBDIVISION PUBLIC INFRASTRUCTURE
OWNER-DEVELOPER MAINTENANCE AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, state that _____ is the Owner-Developer, hereinafter referred to as "Owner-Developer," of _____, that _____ solely agrees to warrant to the City of Troy, Alabama that the construction of public infrastructure, including, but not limited to, water infrastructure, stormwater and drainage infrastructure, sewer infrastructure, other utilities infrastructure, street and curb and gutter infrastructure, and all stabilization to include vegetation, is, and will remain for a period of twelve (12) months from the date of recordation of the Final Plat of said subdivision, free from defects in materials and workmanship.

The Owner-Developer has constructed the public infrastructure and certain public improvements for the Subdivision known as _____. The Owner-Developer solely warrants that all public infrastructure was constructed under the supervision of an engineer employed by the Owner-Developer. The Owner-Developer testifies and warrants that all public infrastructure and improvements were constructed according to the revised construction and engineering plans approved by the City of Troy, Alabama on _____.

The Owner-Developer understands and agrees as a condition of final plat approval of said subdivision to maintain and repair all damage to the public infrastructure including, but not limited to, water infrastructure, stormwater and drainage infrastructure, sewer infrastructure, other utilities infrastructure, street and curb and gutter infrastructure, and all stabilization to include vegetation, for the Subdivision known as _____ to the City's satisfaction, in the City's sole in absolute discretion, the public infrastructure, including, but not limited to, water infrastructure, stormwater and drainage infrastructure, sewer infrastructure, other utilities infrastructure, street and curb and gutter infrastructure, and all stabilization to include vegetation; and this statement and affidavit shall be binding to _____ for a period of not less than twelve (12) months from the date of recordation of the Final Plat of said subdivision.

The Owner-Developer understands and agrees that he shall be solely responsible for fully correcting any written claim (by letter or email) of issues, complaints, or claims by the City relating to the public infrastructure, including, but not limited to, water infrastructure, stormwater and drainage infrastructure, sewer infrastructure, other utilities infrastructure, street and curb and gutter infrastructure, and all stabilization to include vegetation, to the City's satisfaction. If there are any written claims (by letter or email) of issues, complaints, or claims on file against the Owner-Developer and/or the performance of the owner/developer by the City related to _____ or for any open/uncorrected issues, complaints, or claims of which written notice was given before the expiration of the one year warranty time period

which have not been corrected by the Owner-Developer to the satisfaction of the City, future preliminary or final plats submitted by the Owner-Developer may not be considered by the Planning Commission until such issues, complaints, or claims have been corrected by the Owner-Developer to the satisfaction of the City.

This obligation is such that the Owner-Developer understands and agrees that he shall fully perform according to the terms of this affidavit and the approved construction and engineering plans and the warranty described above, and if no written claim (by letter or email) on said warranty is unsatisfied at the conclusion of thirty days following the twelve (12) month warranty period, then this obligation shall be void, it shall remain in full force and effect until such claim(s) is/are fully satisfied to the City's satisfaction in its sole and absolute determination.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 202_____.

By: _____

STATE OF _____

COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that _____, whose name is signed to the foregoing Subdivision Public Infrastructure Owner-Developer Maintenance Affidavit for the subdivision known as _____, and who is known to me or presented identification, acknowledged before me on this day that, being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 202_____.

Notary Public
My commission expires: _____

Subdivision Approval Process

This is an overview of the process and does not list every detail of the process. It is just for a basic understanding.

