

# 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

June 23, 2016

4:00 PM

Council Chambers, City Hall, Troy

#### CALL TO ORDER

#### ROLL CALL

#### CHAIRMAN'S MESSAGE

#### SECRETARY'S REPORT

**APPROVAL OF MINUTES:** May 26, 2016 Meeting

**PUBLIC HEARINGS:** None

#### OTHER BUSINESS

#### ADMINISTRATIVE MATTERS:

Administrative Extension of Preliminary Plat Approval Request

- Phase 5 of the Deerstand Hill Subdivision

Committee & Departmental Reports

#### ADJOURNMENT

---

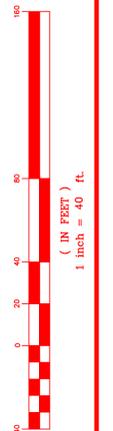
*"Plans can be like a winged horse, but their execution plods along pulling carts."*

*- Laurel Lee*

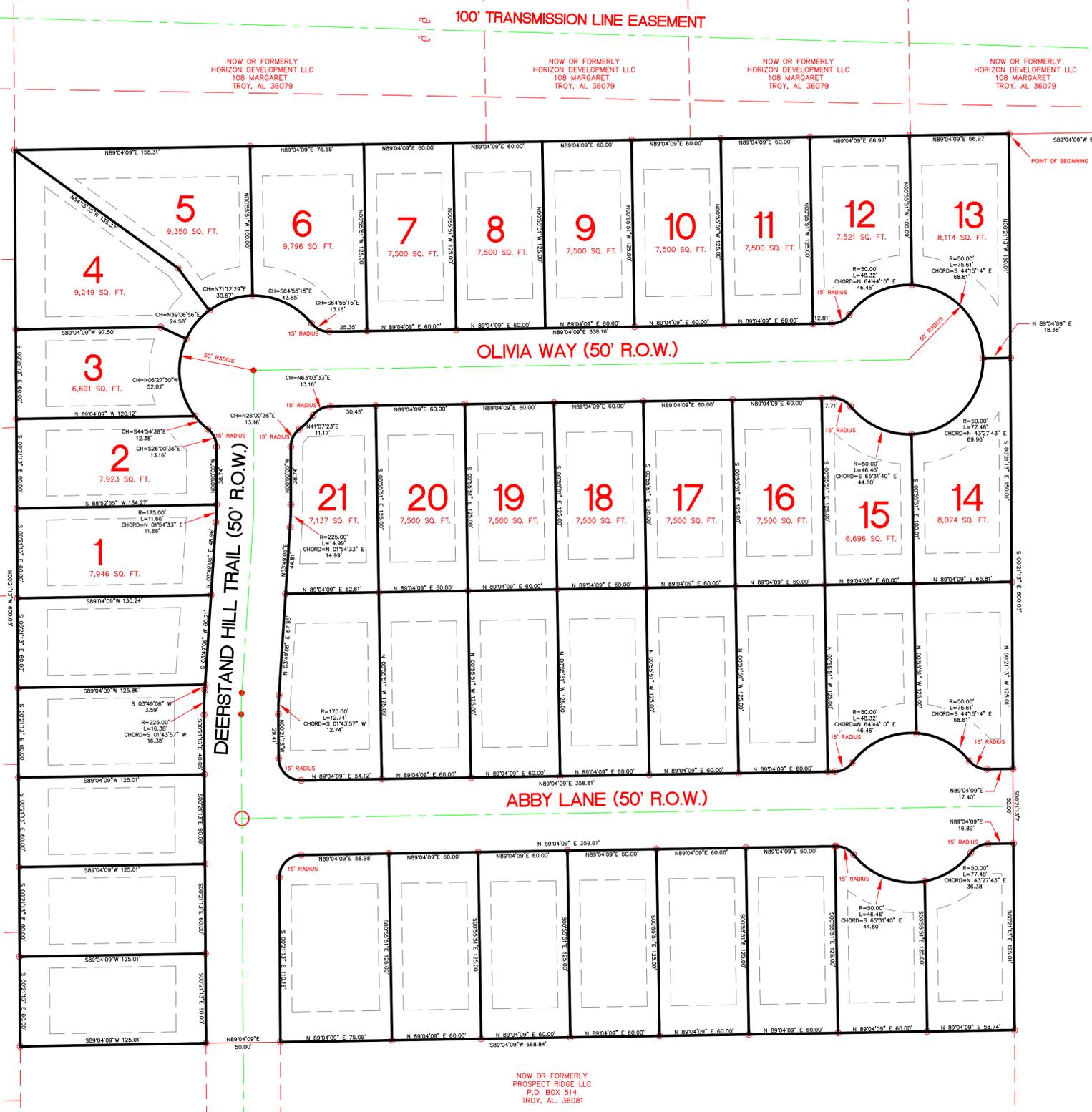
---

**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



# PRELIMINARY PLAT OF DEERSTAND HILL SUBDIVISION PHASE 5 IN THE CITY OF TROY, PIKE COUNTY ALABAMA DEVELOPED BY: TIMMY HALL



NOW OR FORMERLY  
ROBERT CULPEPPER  
112 SHADY GROVE TRAIL  
TROY, AL 36079

NOW OR FORMERLY  
PROSPECT RIDGE LLC  
P.O. BOX 514  
TROY, AL 36081

NOW OR FORMERLY  
MICHAEL KNOTTIS  
115 SHADY GROVE TRAIL  
TROY, AL 36079

NOW OR FORMERLY  
RICHARD FINE  
113 SHADY GROVE TRAIL  
TROY, AL 36079

NOW OR FORMERLY  
WILLIE WRIGHT  
4247 MERIWETHER TRAIL  
GRADY, AL 36036

NOW OR FORMERLY  
JOSEPH MARINA  
114 BRIAR HILL WAY  
TROY, AL 36079

POINT OF BEGINNING

POINT OF COMMENCEMENT  
EXISTING 1/2" REBAR (CAP CA 0050-LS)  
AT THE NORTHEAST CORNER OF THE SE 1/4  
OF THE SW 1/4 OF SECTION 8, TOWNSHIP 9 NORTH,  
RANGE 21 EAST, PIKE COUNTY, ALABAMA

NOW OR FORMERLY  
LARRY CURTIS, et al.  
90 OAK BROOK DRIVE  
COLUMBIA, S.C. 29223

**DEDICATION**

I, TIMMY HALL, AS OWNER OF THE PROPERTY SHOWN HEREON  
HAVE CAUSED THE LAND INCLUDED IN THIS PLAT TO BE SURVEYED,  
STAKED ON THE GROUND AND PLATTED TO BE KNOWN AS DEERSTAND HILL SUBDIVISION,  
PHASE 5, 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.

TIMMY HALL

**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 LAND SURVEYING IN THE STATE OF ALABAMA.

**DESCRIPTION:**

A parcel of land lying South of the Extension of Ingram Drive (Unimproved) and being a portion of the  
SE 1/4 of the SW 1/4 of Section 8, Township 9 North, Range 21 East, Pike County, Alabama and being  
more particularly described as follows:

Commencing at the Northeast Corner of the SE 1/4 of the SW 1/4 of said Section 8, said point being a  
1/2" rebar (Cap CA 0537-LS); thence S 89°04'09" W 636.80 feet to the point of beginning of the  
parcel of land herein described; thence S 00°21'13" E 600.03 feet; thence S 89°04'09" W 668.84 feet;  
thence N 00°21'13" E 600.03 feet; thence N 89°04'09" E 668.84 feet to the point of beginning. Said  
parcel containing 9.21 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 TIMMY HALL, 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 \_\_\_\_\_ 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.

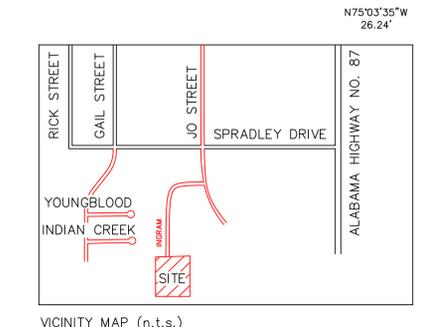
COUNTY ENGINEER, PIKE COUNTY, ALABAMA

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

- NOTES:**
1. THE OWNER / DEVELOPER MAINTAINS A 10' UTILITY EASEMENT ALONG ALL LOT LINES.
  2. PUBLIC WATER IS AVAILABLE ALONG THE FRONT OF EACH LOT 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.



**BUILDING SETBACKS:**

FRONT: 20 FEET  
SIDE: 8' MIN ONE SIDE (TOTAL OF 15')  
REAR: 20 FEET

SITE DATA	
ACREAGE:	4.71 ACRES
ZONE:	RR
LOTS:	21

DRAWN BY: W.H.S.	APPROVED	NUMBER	REVISIONS	
			DESCRIPTION	DATE
SURVEY DATE: 05-31-2016				
FLD. BK.:				
SCALE: 1" = 40'				
DRAWING NAME: 16-119				
CLIENT FILE: 16-119				