

# SUBDIVISION APPLICATION FOR THE CITY OF LEEDS, ALABAMA

## DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1404 9<sup>th</sup> Street, LEEDS, AL 35094 P.205.699.2585  
[INSPECTIONS@LEEDSALABAMA.GOV](mailto:INSPECTIONS@LEEDSALABAMA.GOV) \* leedsalabama.gov

<b>Part 1. Application</b>	
Name of Applicant: <u>Maddox Holdings Subdivision</u>	
Mailing Address: <u>205 Marigold Lane, Dothan, AL 36305</u>	
Telephone: <u>334-712-4721</u>	E-mail: <u>mark.pepe@4marilpepe.com</u>
Signature: <u>Steve Stichtal, PLS</u>	
Date Application Filed:	Requested Hearing Date:

<b>Part 2. Parcel Data</b>		
Owner(s) of Record: <u>Walgreen Co.</u>		
Owner Mailing Address: <u>P.O. Box 1159 Deerfield, IL 60015</u>		
Site Address: <u>1832 Ashville Road, Leeds, AL 35094</u>		
Tax Parcel ID # <u>26-02-10-0-003-03.000</u>	Existing Zoning: <u>B-2</u>	Proposed Zoning: <u>B-2</u>
Telephone:	E-Mail: <u>SStrockland@northstarcengineering.com</u>	
Signature Of Designated Plat Representative: <u>Steve Stichtal, PLS</u>		

<b>Part 3. Request</b>	
<input type="checkbox"/> New Subdivision	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> New Subdivision with Rezoning	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Resurvey of Existing Recorded Subdivision	

<b>Part 4 Additional Information</b>	
<input type="radio"/> Number of proposed Lots <u>2</u>	
<input type="radio"/> Approximate Acreage <u>2.00</u>	
<input type="radio"/> Concurrent Zoning/Variance Case(s)	
<input type="radio"/> Concurrent Construction Case	
<input type="radio"/> Review Fee (see Schedule) <u>\$110</u>	

<b>Release for Postponement of Case</b>	
<p>I, by my signature below, the Designated Plat Representative for the case described on the reverse side of this form. Do hereby grant the City of Leeds Planning and Zoning Commission the Authority to postpone this Case to its next regularly scheduled meeting if the plat does not meet the minimum technical or informational standards set forth in the Subdivision Regulations; if the plat map or Case contains errors or erroneous information; or if the Commission considers it to be in the best interest of the public to require further information for review of this plat/Case.</p>	
Signature of Designated Plat Representative: <u>Steve Stichtal, PLS</u>	Date: <u>AUG. 8, 2018</u>
<p>Note: In Choosing not to sign the release at the time of application, the Designated Plat Representative acknowledges that the Commission may, in order to comply with the Code of Alabama, be compelled to disapprove the submitted subdivision due to unresolved issues with the plat.</p>	
Signature of Designated Plat Representative: <u>Steve Stichtal, PLS</u>	Date: <u>AUG. 8, 2018</u>

LEEDS - INSPECTION SE  
AUG 13 '18 AM 10:25:2

**FOR OFFICE USE ONLY**

Application Number:

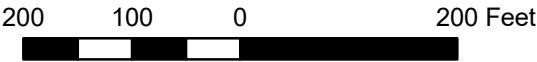
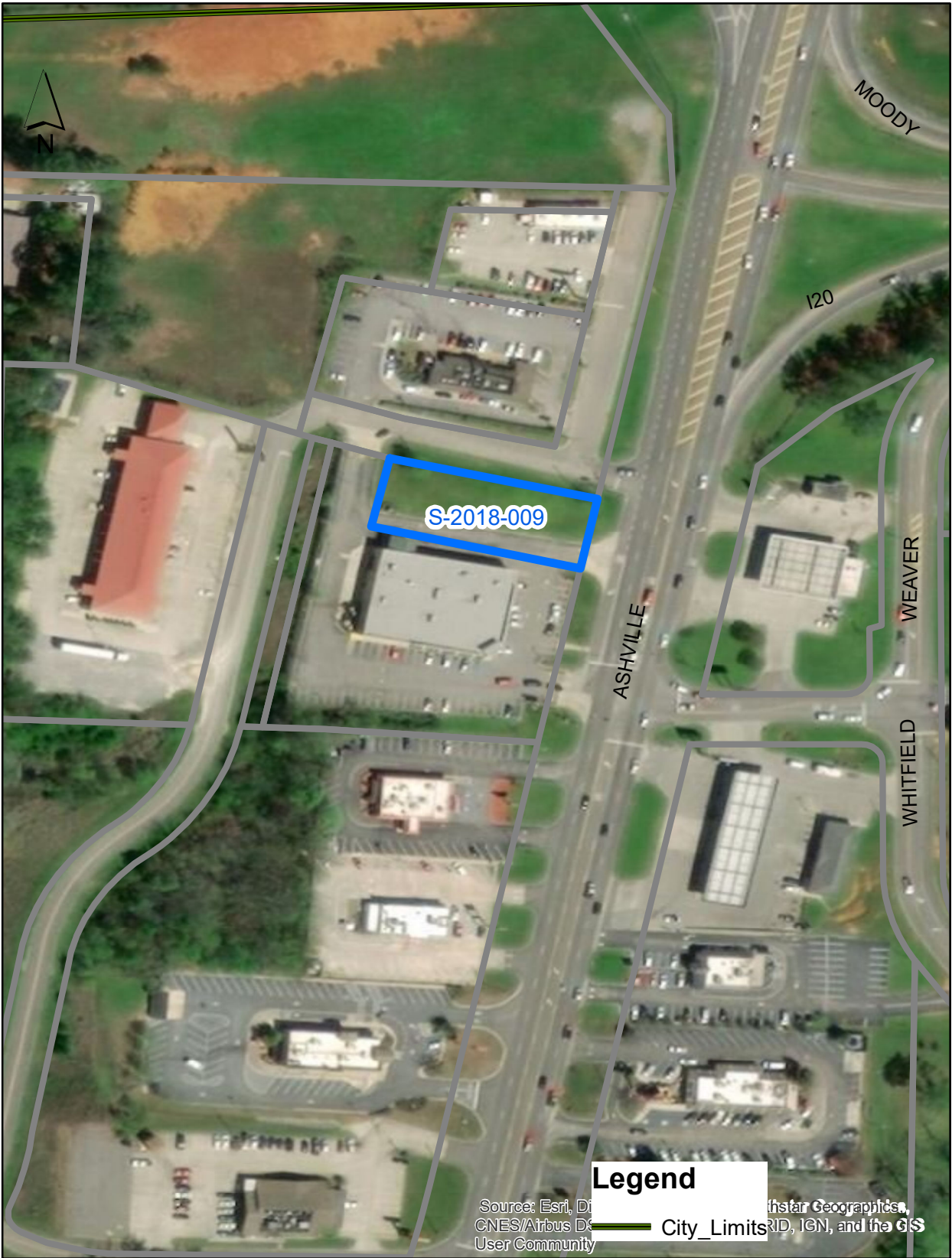
Date Received:

Received by:

Scheduled Public Hearing Date:

LEEDS - INSPECTION S  
AUG 13 '18 AM 10:25:

MADDOX SUBDIVISION  
S-2018-009  
AERIAL MAP





# NOTICE OF PUBLIC HEARING

City of Leeds, Alabama

Planning and Zoning Commission

Application for Subdivision  
Maddox Holdings Subdivision

## APPLICATION

An application for preliminary subdivision plat approval has been filed with the City of Leeds Planning and Zoning Commission for “Maddox Holdings Subdivision”. This proposed subdivision consists of 1 lot and is zoned B-2, General Business District.

## PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is vested with the responsibility and authority of determining conformity with the City of Leeds Subdivision Regulations.

<b>CASE #:</b>	<b>S-2018-009</b>
<b>APPLICANT NAME:</b>	<b>STEVE STRICKLAND</b>
<b>PROPERTY OWNER:</b>	<b>WALGREEN CO.</b>
<b>TAX PARCEL ID#s:</b>	<b>2602100003033000</b>
<b>CASE ADDRESS:</b>	<b>1832 ASHVILLE RD; LEEDS, AL 35094</b>
	<b>JEFFERSON COUNTY</b>
<b>ZONED:</b>	<b>B-2, GENERAL BUSINESS DISTRICT</b>

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a public hearing on the proposed final plat. The hearing is scheduled on

**Date:** Thursday, September 13, 2018  
**Time:** 5:00 p.m.  
**Place:** Leeds Civic Center Meeting Room  
1000 Park Drive  
Leeds, AL 35094

**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

**Contact Person:** Brad Watson  
**E-mail:** [bwatson@leedsalabama.gov](mailto:bwatson@leedsalabama.gov)

**Phone:** 205-699-2585

**Mailing Address:**  
City of Leeds  
Planning and Zoning Commission  
1404 9<sup>th</sup> Street  
Leeds, AL 35094

For more information, visit [www.leedsalabama.gov](http://www.leedsalabama.gov)

# CERTIFIED PLAT FOR "MADDOX HOLDING" SUBDIVISION

LOCATED IN THE SW ¼ OF THE SE ¼ OF SECTION 10,  
T17S, R1E, IN ST. CLAIR, ALABAMA, AND CONTAINING  
2.00± ACRES  
(DB: 2006, PG: 0010168)

## OWNER

WALGREEN CO  
P.O. BOX 1159  
DEERFIELD, IL

DEERFIELD, IL

## DEDICATION

I/We \_\_\_\_\_, as proprietor(s), have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Maddox Holding Subdivision, a part of Section 10, T17S, R1E, City of Leeds, St. Clair County, Alabama, and that the lots as shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in the presence of:

Witness \_\_\_\_\_ Property Owner \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF ILLINOIS  
COUNTY OF LAKE

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ of \_\_\_\_\_ is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer and with full authority, executed the same voluntarily for as the act of said corporation.

GIVEN under my hand and official seal this \_\_\_\_ of August, 2018.

## NOTARY PUBLIC

CITY ENGINEER  
The undersigned, as City Engineer of the City of Leeds, Alabama, hereby approved the within plat for the recording of same in the Probate Office of St. Clair County, Alabama, this the \_\_\_\_ of August, 2018.

City Engineer  
City of Leeds, Alabama

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION  
The within plat of Walgreens Subdivision, St. Clair County, Alabama, is hereby approved by the Planning and Zoning Commission of the City of Leeds, Alabama, this the \_\_\_\_ of August, 2018.

Chairman  
Planning and Zoning Commission for the City of Leeds, Alabama

NOTE: THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH, OTHER THAN IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

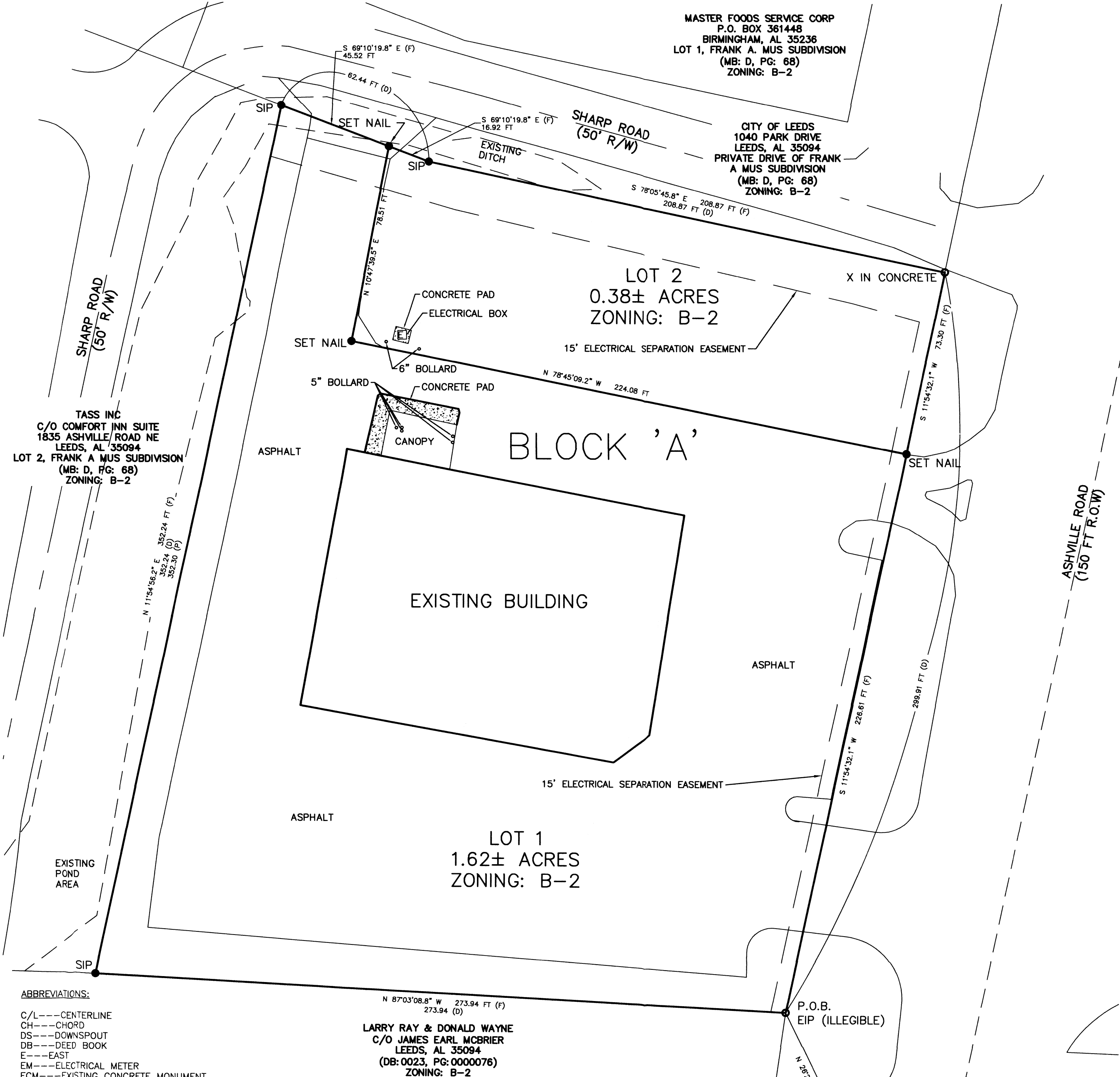
THIS DRAWING IS INVALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.

NOTE: CITY OF LEEDS WATER AND SEWER AVAILABLE.

NOTE: THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" UNSHADED (IN WHICH THE BASE FLOOD ELEVATIONS LIE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 434 OF 755, MAP NUMBER 01073C434H, DATED SEPT. 3, 2010.

NOTE:  
LOTS 1 AND 2 OF THIS DEVELOPMENT SHALL HAVE THE PERPETUAL RIGHT TO INGRESS, EGRESS AND CROSS USE PARKING OVER EACH LOT.

CURRENT ZONING: B-2:  
MINIMUM DEPTH OF FRONT YARD = N/A  
MINIMUM WIDTH OF SIDE YARD = N/A  
MINIMUM WIDTH OF SIDE YARD ABUTTING A STREET = N/A  
MINIMUM DEPTH OF REAR YARD = N/A  
MAXIMUM HEIGHT FT / STORIES = 65 FT / 5 STORIES



## ABBREVIATIONS:

C/L---CENTERLINE  
CH---CHORD  
DS---DOWNSPOUT  
DB---DEED BOOK  
E---EAST  
EM---ELECTRICAL METER  
ECM---EXISTING CONCRETE MONUMENT  
EIP---EXISTING IRON PIN  
EX---EXISTING  
FB---FIELD BOOK  
FF---FINISHED FLOOR  
FT---FEET  
HB---HOSE BIB  
INV---INVERT  
MB---MAP BOOK  
MBL---MINIMUM BUILDING LINE  
MP---MEANDER POINT  
N---NORTH  
PB---PLAT BOOK  
PG---PAGE  
P.O.B.---POINT OF BEGINNING  
P.O.C.---POINT OF COMMENCEMENT  
PP---POWER POLE  
PVC---POLYVINYLCHLORIDE PIPE  
R---RANGE  
RCP---REINFORCED CONCRETE PIPE  
Rad.---RADIUS  
R/W---RIGHT-OF-WAY  
S---SOUTH  
SF---SQUARE FEET  
SIP---SET IRON PIN  
SQ---SQUARE  
SSMH---SANITATION SEWER MANHOLE  
T---TOWNSHIP  
W---WEST  
WM---WATER METER  
X---SET "X" AT PROPERTY CORNER  
'----DEGREES  
'----MINUTES  
'----SECONDS, INCHES  
(D)---DEED INFORMATION  
(F)---FIELD INFORMATION  
(P)---PLAT INFORMATION

## SURVEYOR'S CERTIFICATION

I, Steve Strickland, a registered Surveyor in the State of Alabama, hereby certify that I have surveyed the property being known as Walgreens, a corporation, and located at 1832 Ashville Road, situated in the City of Leeds, St. Clair County, Alabama, and described as follows:

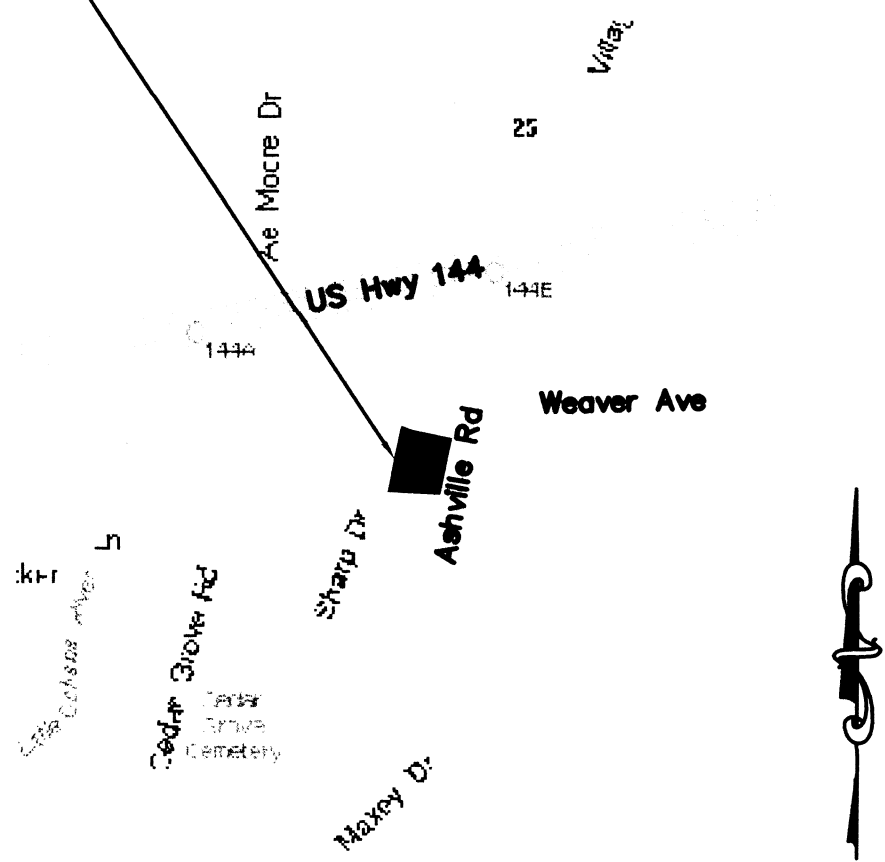
COMMENCING at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 17 South, Range 1 East, thence N 26°29'56.9" W a distance of 757.91 FT to an existing iron pin (EIP) (ILLEGIBLE) on the West right of way (R/W) of Ashville Road (150' R/W) and being the POINT OF BEGINNING (P.O.B.); thence departing said West R/W bearing N 87°03'08.8" W a distance of 273.94 FT to a set iron pin (SIP) on the East property line of Lot 2 in Frank A. Mus Subdivision as recorded in the Office of the Judge of Probate, St. Clair County, Alabama (Map Book D, Page 68); thence along said East line bearing N 11°54'56.2" E a distance of 352.24 FT to a SIP on the South R/W of Sharp Road (50' R/W); thence along said South R/W bearing S 69°10'19.8" E a distance of 45.52 FT to a set nail; thence along said South R/W bearing S 69°10'19.8" E a distance of 16.92 FT to a SIP; thence along said South R/W bearing S 78°05'45.8" E a distance of 208.87 FT to an existing X in Concrete at the intersection of said South R/W and said West R/W; thence along said West R/W bearing S 11°54'32.1" W a distance of 73.30 FT to a set nail; thence along said West R/W bearing S 11°54'32.1" W a distance of 226.61 FT to the P.O.B. Said parcel of land being located in the SW 1/4 of the SE 1/4 of Section 10, T17S, R1E and containing 2.00 acres, more or less.

And that the plat or map 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 boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width, and name of the 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 thus (SIP) as hereon shown.

WITNESS my hand this \_\_\_\_ of August, 2018.

Steve Strickland  
Alabama Reg. L.S. #29100-S

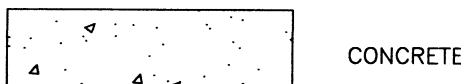
## PROJECT LOCATION



## VICINITY MAP

SCALE= 1"=1000'

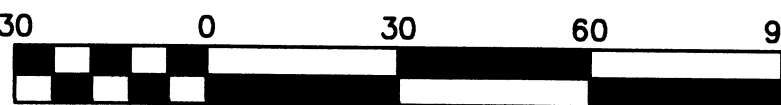
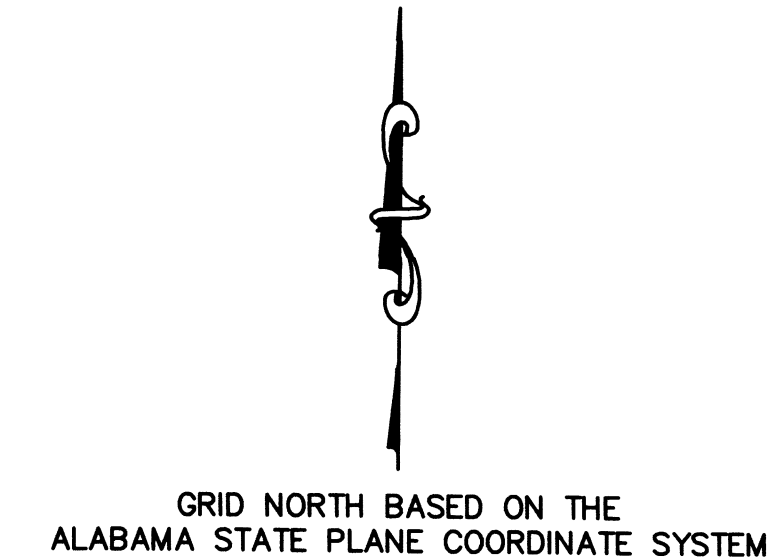
LEGEND	
Rad. RADIUS	○ EXISTING IRON PIN
M.B.L. MINIMUM BUILDING LINE	● SET IRON PIN
T. TOWNSHIP	* * FENCE
R. RANGE	CH CHORD
D. DEGREES	N NORTH
M. MINUTES, FEET	S SOUTH
S. SECONDS, INCHES	E EAST
■ SET CONCRETE MONUMENT	W WEST
□ EXISTING CONCRETE MONUMENT	◇ POWER POLE
--- MBL MINIMUM BUILDING LINE	



CONCRETE

## SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR APPROVAL FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO THE UNITED STATES SURVEY FOOT.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OR NOTED.
- UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES ARE SHOWN.
- SOURCE OF INFORMATION: FINAL PLAT FOR FRANK A. MUS SUBDIVISION (MB: D, PG: 68); EXISTING DEED (DB: 2006, PG: 0010168); EXISTING MONUMENTATION.
- ANY ENCROACHMENTS AND IMPROVEMENTS WERE NOT LOCATED. THIS IS A BOUNDARY SURVEY ONLY.
- LIABILITY OF THE UNDERSIGNED FOR THE SURVEY SHOWN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.
- EXISTING CONCRETE MONUMENTS (ECM) ARE 4"x4" UNLESS OTHERWISE LABELED. EXISTING IRON PINS (EIP) ARE AS LABELED. SET IRON PINS (SIP) ARE #4 REBAR 24" LONG WITH YELLOW CAP STAMPED CA 0621LS. SET CONCRETE MONUMENTS (SCM) ARE 4"x4"x24" LONG WITH YELLOW CAP STAMPED CA0621LS. MEANDER POINTS ARE #5 REBAR 24" LONG WITH PINK CAP STAMPED MEANDER POINT CA 0621LS. SET NAILS ARE 2" LONG MAG NAILS WITH PLASTIC DISK.
- BUILDING LINES SHALL BE VERIFIED WITH THE CITY OF LEEDS PLANNING AND ZONING DEPARTMENT.



Scale 1" = 30'

PROJECT No.  
55-1802

DATE: AUGUST, 2018

SCALE: 1"=30'

DRAWN BY:

C. TYO

APPROVED BY:

S. STRICKLAND

REVISIONS:

CERTIFIED PLAT FOR  
MADDOX HOLDING SUBDIVISION  
CITY OF LEEDS  
SAINT CLAIR, ALABAMA  
AUGUST 9, 2018

**NORTHSTAR**  
ENGINEERING SERVICES  
(P)334.673.9895 (F)334.673.1846  
2431 Hartford Hwy Dothan, AL 36305  
web: www.northstarengineering.com

AL CERT. OF AUTH.  
CA-1896E, CA-0621LS  
FL CERT. OF AUTH.  
26312-E, 7858-S  
GA CERT. OF AUTH.  
003129, LSF001156  
MS CERT. OF AUTH.  
E-00001825

SHEET 1

OF 2

# SITE ASSESSMENT FOR "MADDOX HOLDING" SUBDIVISION

GEOLOGIC FORMATIONS — NONE

SOILS CLASSIFICATIONS — NRCS SOIL SURVEY DATA:  
CoB (CONASAUGA AND FIRESTONE SILT LOAMS, 1 TO 8 PERCENT SLOPES)  
TaA (TANYARD SILT LOAM, 0 TO 2 PERCENT SLOPES)

COLLUVIUM — NONE

BLUFFS — NONE

SINK HOLES — NONE

CAVES — NONE

LANDSLIDES (ACTIVE AND INACTIVE) — NONE

LINEAMENTS — NONE

SPRINGS — NONE

SEEPS — NONE

STREAMS (PERENNIAL, INTERMITTENT, WET WEATHER) — UNNAMED TRIBUTARY OF THE LITTLE CAHABA RIVER

WETLANDS — NATIONAL WETLAND INVENTORY MAP:  
R4SBC (RIVERINE (R), INTERMITTENT (4), STREAMBED (SB), SEASONALLY FLOODED (C))  
INTERMITTENT STREAM (UNNAMED TRIBUTARY OF LITTLE CAHABA RIVER)

GROUND WATER RECHARGE POINTS — NONE

ENDANGERED AND THREATENED SPECIES AS  
DETERMINED BY THE US FISH AND WILDLIFE SERVICE — NONE

EVIDENCE OF RECENT ANCIENT QUARRY OPERATIONS — NONE

SPOILS AREAS — NONE

DUMP SITE (ACTIVE, INACTIVE, OR COVERED/RECLAIMED) — NONE

EXISTING FILLS AND EXCAVATIONS — NONE

EXISTING DRAINAGE RETENTION AND DETENTION AREAS — AS SHOWN IN DRAWING

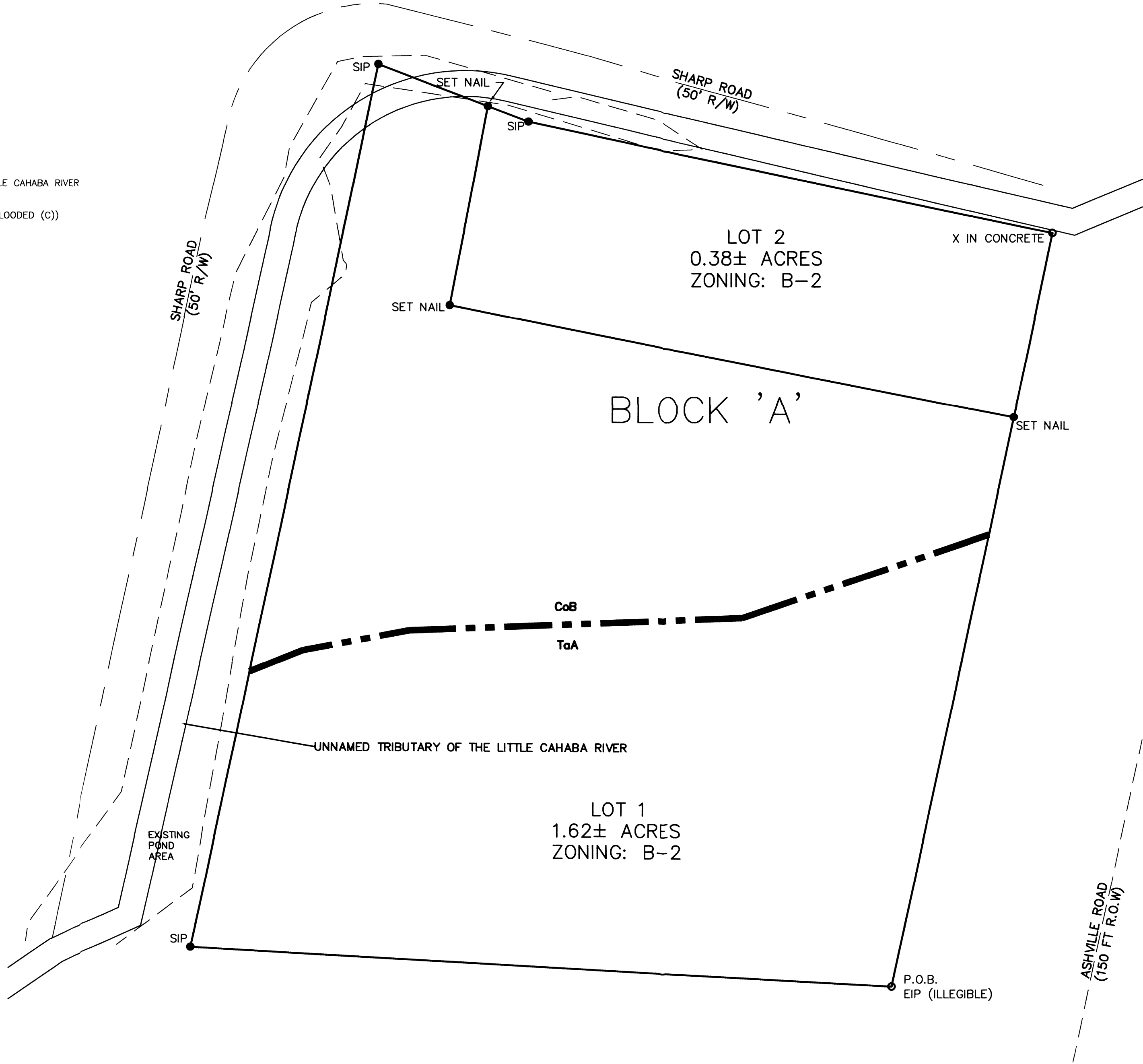
WELLS, WEATHER ACTIVE OR INACTIVE, OPEN OR CLOSED — NONE

STORAGE TANKS, REGARDLESS OF  
CONTENTS, BOTH ABOVE GROUND AND UNDERGROUND — NONE

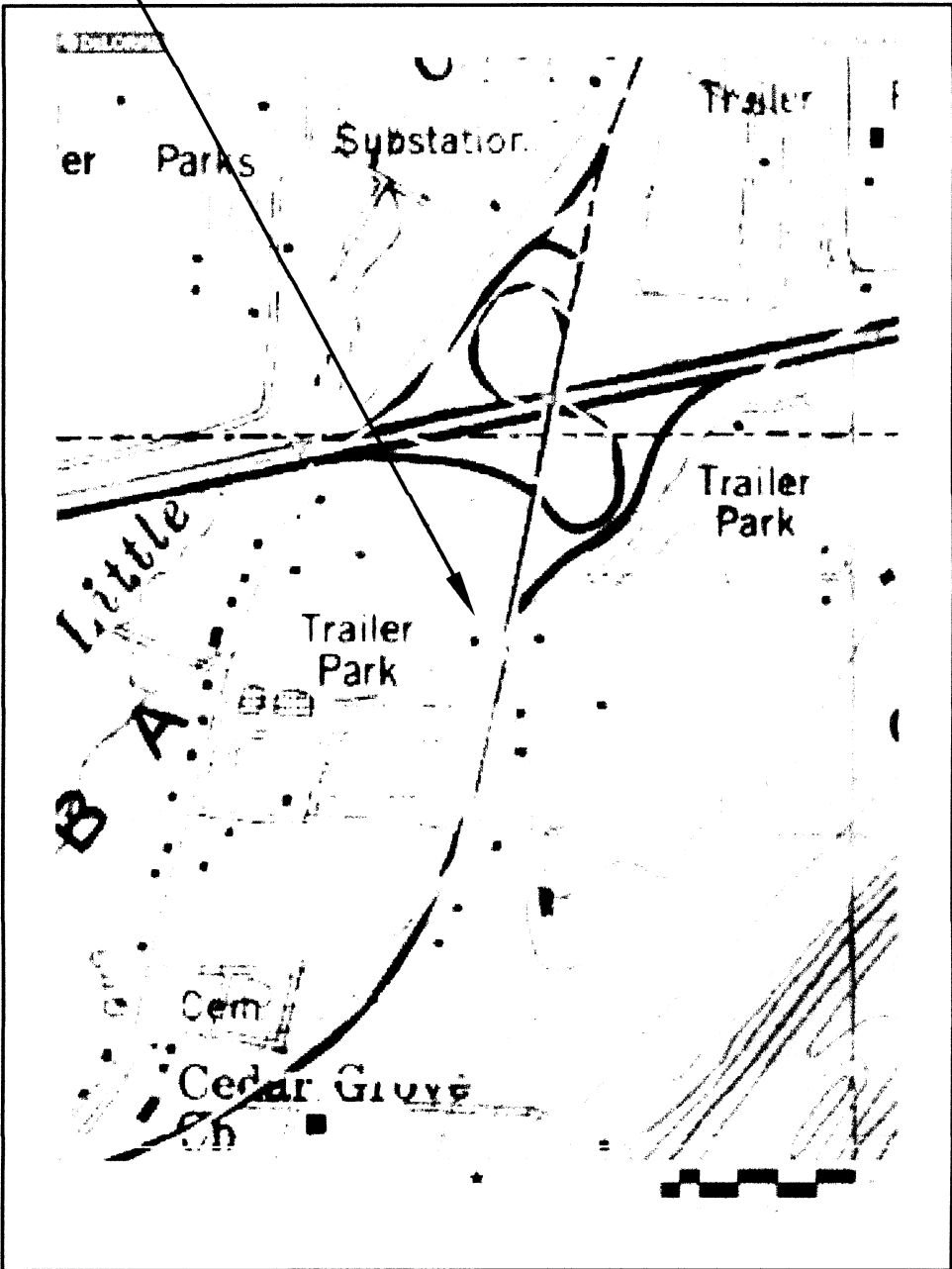
KNOWN HISTORICAL AND ARCHAEOLOGICAL FEATURES — NONE

ENVIRONMENTAL SITE ASSESSMENT INCLUDES SEARCH OF NATIONAL WETLAND INVENTORY MAPS, US FISH AND WILDLIFE SERVICE CRITICAL HABITAT MAPS FOR THREATENED AND ENDANGERED SPECIES, NRCS SOIL SURVEYS AND THE NATIONAL REGISTER OF HISTORICAL PLACES AND MARKERS.

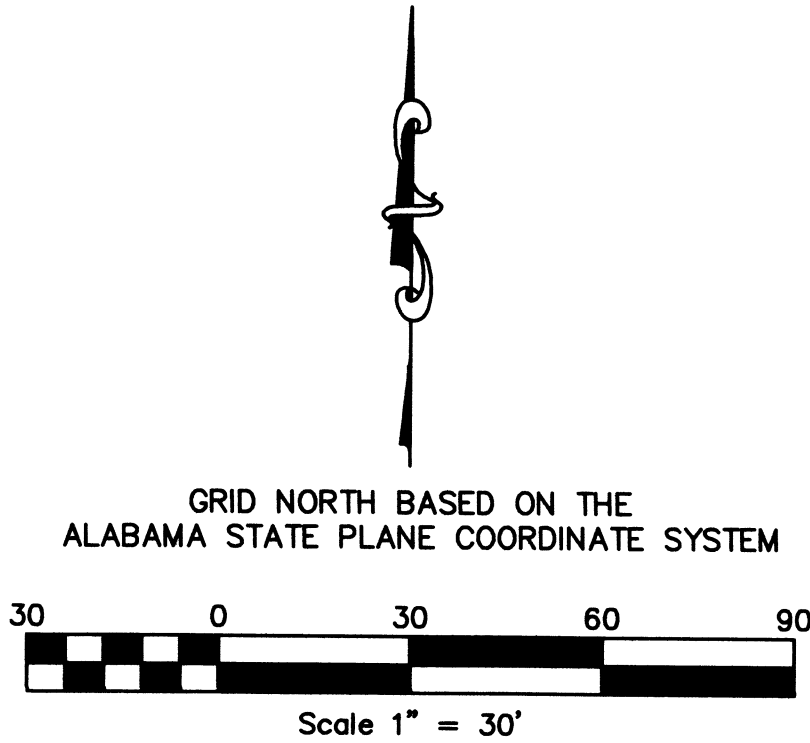
ENVIRONMENTAL SITE ASSESSMENT WAS COMPLETED BY JASON SAWYER, ENVIRONMENTAL PROFESSIONAL WITH NORTHSTAR ENGINEERING SERVICES, INC.



## PROJECT LOCATION



NATIONAL WETLAND INVENTORY MAPPED STREAM  
UT LITTLE CAHABA RIVER



PROJECT No.  
55-1802

DATE: AUGUST, 2018

SCALE: 1"=30'

DRAWN BY:  
C. TYO

APPROVED BY:  
S. STRICKLAND

REVISIONS:

NO.	DESCRIPTION

SITE ASSESSMENT MAP FOR  
MADDOX HOLDING SUBDIVISION  
CITY OF LEEDS  
SAINT CLAIR, ALABAMA  
AUGUST 9, 2018

**NORTHSTAR**  
ENGINEERING SERVICES

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E-00001825

SHEET 2  
OF 2

MADDOX SUBDIVISION  
S-2018-009  
ZONING MAP

