

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**

**AGENDA**

**JULY 13, 2017**

**6:00 P.M.**

Roll Call.

Pledge of Allegiance

Approval of Minutes: June 8, 2017

**Final Plats**

(1) **Consent Agenda:**

- A. **P-0717-32** Michael Mouron Is Requesting **Final Plat Approval** For **Resurvey of Lot 754-A Of A Resurvey Of Lot 754 And 755 Of Kings Mountain Ridge**. The Purpose For This Request Is To Subdivide One Lot Into Two. The Property Is Owned By Michael Mouron and Is Zoned Vestavia Hills PR-1.
- B. **P-0717-37** Stephen & Marie Kersey Is Requesting **Final Plat Approval** For **Biltmore Estates Lot 11A Resurvey**. The Purpose For This Request Is To Combine Two Parcels Into One. The Property Is Owned By Stephen & Marie Kersey and Is Zoned Vestavia Hills R-3.

**Rezoning/Conditional Use Recommendations:**

- (2) **P-0717-33** June Pryor Is Requesting **Rezoning** for **3118 Pine Tree Dr.** from **Vestavia Hills R-1 to Vestavia Hills B-3 With A Conditional Use For A Kennel** For The Purpose Of Retail Development.
- (3) **P-0717-34** June Pryor Is Requesting **Rezoning** for **3111 Pine Tree Dr.** from **Vestavia Hills R-1 to Vestavia Hills O-1** For The Purpose Of Office Development.
- (4) **P-0717-36** Phillip J. & Nellie Faye Parker and DCR Group, LLC Are Requesting **Rezoning** for **3009 & 3017 Sunview Dr.** from **Vestavia Hills R-4 to Vestavia Hills R-9** For The Purpose Of Residential Development.

Time of Adjournment.

**CITY OF VESTAVIA HILLS**  
**PLANNING AND ZONING COMMISSION**

**MINUTES**

**JUNE 8, 2017**

**6:00 P.M.**

The Planning and Zoning Commission of the City of Vestavia Hills met in regular session on this date at 6:00 P.M. following posting/publication as required by Alabama law. The roll was called with the following:

**MEMBERS PRESENT:**

Lyle Larson, Chairman  
Brian Wolfe  
Cheryl Cobb  
Fred Goodwin  
Deloye Burrell  
Blaine House  
Greg Gilchrist

**MEMBERS ABSENT:**

Jim Brooks  
Rusty Weaver

**OTHER OFFICIALS PRESENT:**

Conrad Garrison, City Planner  
Christopher Brady, City Engineer

**APPROVAL OF MINUTES**

Mr. Larson stated that the minutes of the meeting of May 11, 2017 are presented for approval.

**MOTION** Motion to approve minutes as presented was by Mr. Burrell and second was by Mrs. Cobb. Voice vote as follows:

Mr. Goodwin – yes  
Mr. House – yes  
Mrs. Cobb – yes  
Mr. Larson – yes  
Motion Carried.

Mr. Burrell – yes  
Mr. Gilchrist – yes  
Mr. Wolfe – yes

**Consent Agenda/Final Plats:**

- A. **P-0617-30** Burcham Harwell Investments, LLC Is Requesting **Final Plat Approval** For **Resurvey Lot 6 & 7, Block 13 Biltmore Estates**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Burcham Harwell Investments, LLC and Is Zoned Vestavia Hills R-3.
- B. **P-0617-30** Liberty Park Joint Venture, LLP Is Requesting **Final Plat Approval** For **Vestlake Cove Resurvey No. 2**. The Purpose For This Request Is To Combine Lots. The Property Is Owned By Liberty Park Joint Venture, LLP and Is Zoned Vestavia Hills PR-1.

**MOTION** Mr. Gilchrist made a motion to recommend approval of items A - B. Second was by Mr. House. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. House – yes	Mr. Gilchrist – yes
Mrs. Cobb – yes	Mr. Wolfe – yes
Mr. Larson – yes	
Motion Carried.	

**Rezoning/Conditional Use Recommendations:**

- (2) **P-0617-29** William & Jill Smith Are Requesting **Rezoning** for **3308 Misty Lane** from **Jefferson County E-2 to Vestavia Hills R-1** For The Purpose Of Annexation.

Mr. Larson opened the floor for a public hearing. There being no one to address the Commission concerning this requests, Mr. Larson closed the public hearing and opened the floor for motions.

**MOTION** Mr. Gilchrist made a motion to recommend rezoning approval of 3308 Misty Lane from Jefferson County E-2 to Vestavia Hills R-1. Second was by Mr. Burrell. Motion was carried on a roll call; vote as follows:

Mr. Goodwin – yes	Mr. Burrell – yes
Mr. House – yes	Mr. Gilchrist – yes
Mrs. Cobb – yes	Mr. Wolfe – yes
Mr. Larson – yes	
Motion Carried.	

Conrad Garrison, City Planner

**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: **JULY 13, 2017**

- **CASE:** P-0717-32
- **REQUESTED ACTION:** Final Plat Approval For Resurvey of Lot 754-A Of A Resurvey Of Lot 754 And 755 Of Kings Mountain Ridge
- **ADDRESS/LOCATION:** Kings Mountain Ridge
- **APPLICANT/OWNER:** Michael Mouron
- **REPRESENTING AGENT:** Ray Weygand
- **GENERAL DISCUSSION:** Plat is to subdivide 1 lot into 2. Both lots meet minimums for PR-1 and Liberty Park PUD.
- **LIBERTY PARK PUD:** This request is consistent with the plan for PR-1.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

**II. APPLICANT INFORMATION: (owner of property)**

NAME: MICHAEL MOURON  
ADDRESS: KINGS MOUNTAIN RIDGE  
431 Office Park Dr, Mtn. Brook, AL 35223  
MAILING ADDRESS (if different from above) 169 Oxmoor Rd  
HOMEWOOD, AL 35209

PHONE NUMBER: Home \_\_\_\_\_ Office 205 942-0086

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_  
RAY WEYGAND 169 Oxmoor Rd, Homewood, AL  
35209

**III. ACTION REQUESTED**

Final Plat Approval  
Explain reason for the request: SPLIT 1 LOT INTO 2 LOTS

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal description, etc.)**

LOT 754 B + LOT 755 B  
KINGS MOUNTAIN RIDGE  
Property size: 360' feet X 333 feet. Acres: \_\_\_\_\_

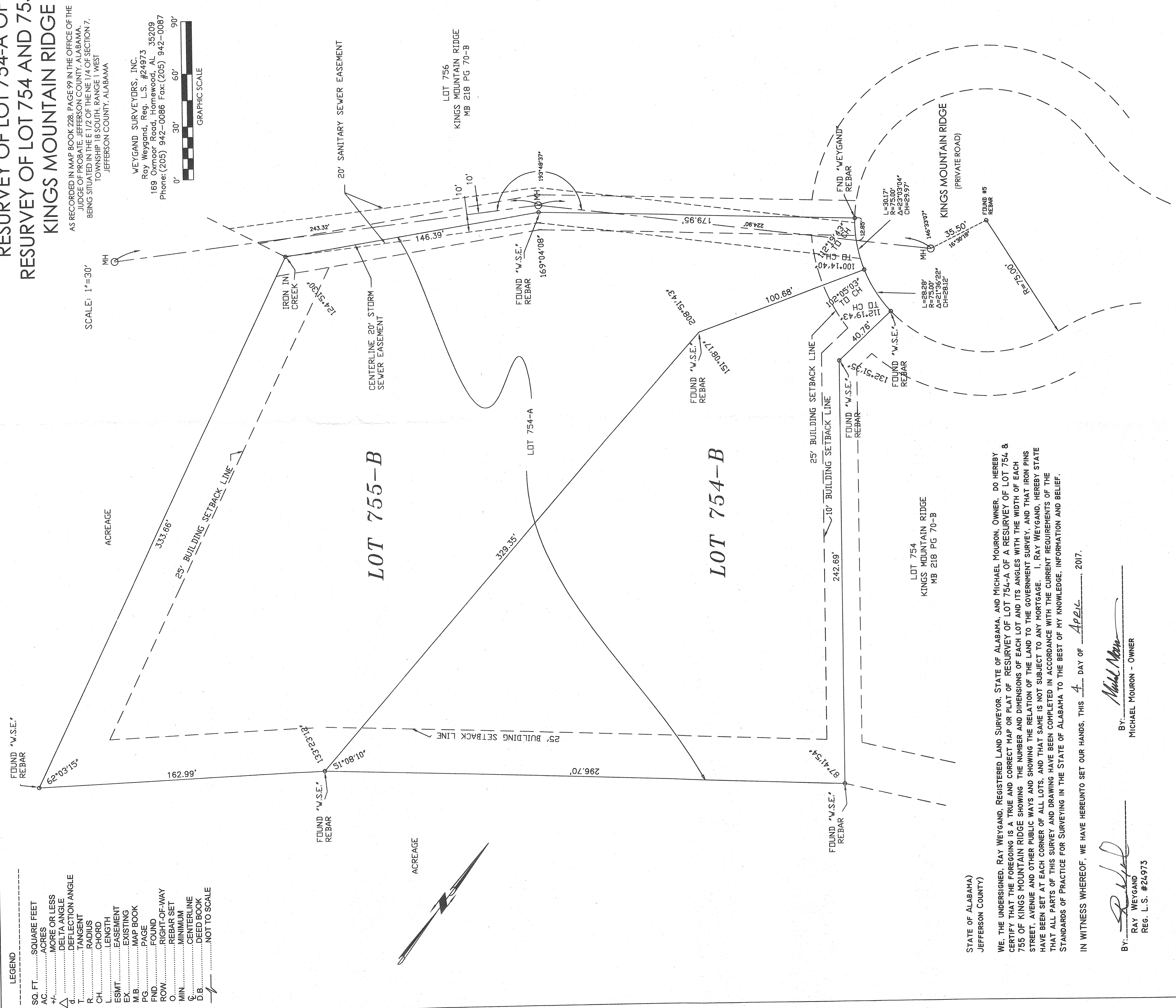
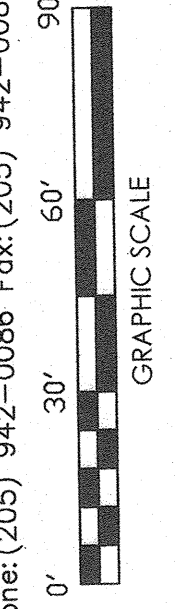
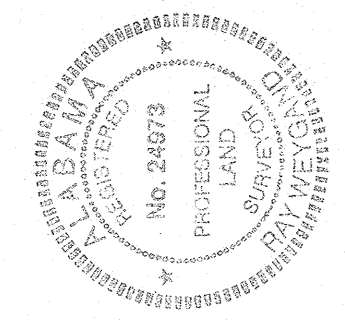
**VI. ZONING/REZONING:**

The above described property is presently zoned: PR1

**RESURVEY OF LOT 754-A OF A  
RESURVEY OF LOT 754 AND 755 OF  
KINGS MOUNTAIN RIDGE**

SCALE: 1"=30'  
DATE: APRIL 2017

WEYGAND SURVEYORS, INC.  
Ray Weygand, Reg. L.S. #24973  
169 Oldfield Road, Homewood, AL 35209  
Phone: (205) 942-0066 Fax: (205) 942-0087



- LEGEND**
- SQUARE FEET
  - AC. ACRES
  - Δ ANGLE
  - Δ DELTA ANGLE
  - Δ DEFLECTION ANGLE
  - T TANGENT
  - R RADIUS
  - CH CHORD
  - L LENGTH
  - ESMT EASEMENT
  - EX EXISTING
  - MB METEER BOOK
  - FO FOUND
  - ROW RIGHT-OF-WAY
  - O REBAR SET
  - MIN MINIMUM
  - C CENTERLINE
  - D.B. DEED BOOK
  - NOT TO SCALE

STATE OF ALABAMA)  
JEFFERSON COUNTY)

WE, THE UNDERSIGNED, RAY WEYGAND, REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND MICHAEL MOURON, OWNER, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF RESURVEY OF LOT 754-A OF A RESURVEY OF LOT 754 & 755 OF KINGS MOUNTAIN RIDGE SHOWING THE NUMBER AND DIMENSIONS OF EACH LOT AND ITS ANGLES WITH THE WIDTH OF EACH STREET, AVENUE AND OTHER PUBLIC WAYS AND SHOWING THE RELATION OF THE LAND TO THE GOVERNMENT SURVEY, AND THAT IRON PINS HAVE BEEN SET AT EACH CORNER OF ALL LOTS, AND THAT SAME IS NOT SUBJECT TO ANY MORTGAGE. I, RAY WEYGAND, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS, THIS 4 DAY OF April, 2017.

BY: Ray Weygand  
RAY WEYGAND  
REG. L.S. #24973

BY: Michael Mouron  
MICHAEL MOURON - OWNER

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, James J. Neely, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RAY WEYGAND, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS LAND SURVEYOR, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFOR.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF April, 2017.

BY: James J. Neely  
NOTARY PUBLIC - MY COMMISSION EXPIRES: 7-7-18

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, James J. Neely, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT MICHAEL MOURON, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFOR.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF April, 2017.

BY: James J. Neely  
NOTARY PUBLIC - MY COMMISSION EXPIRES: 7-7-18

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
VESTAVIA HILLS PLANNING & ZONING COMMISSION

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
MANAGER AND CITY CLERK

NOTE:  
ENVIRONMENTAL SERVICES DEPARTMENT APPROVAL INDICATES THAT EASEMENTS HAVE BEEN DEDICATED FOR FUTURE JEFFERSON COUNTY SANITARY SEWERS HOWEVER THIS DOES NOT MEAN SANITARY SEWERS HAVE BEEN BUILT OR WILL BE BUILT IN THE FUTURE. ANY CHANGE IN THE RIGHT-OF-WAY OR EASEMENT BOUNDARIES AFTER THIS DATE MAY VOID THIS APPROVAL

APPROVED: Paul DATE: 5/17  
JEFFERSON COUNTY ENVIRONMENTAL SERVICES

NOTES:  
ALL EASEMENTS ON THIS MAP ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES, PRIVATE TELEVISION CABLE SYSTEMS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION (UNLESS OTHERWISE NOTED).

BUILDER IS RESPONSIBLE FOR THE DRAINAGE ON EACH LOT AND IN AND AROUND EACH BUILDING AND FOR SOIL CONDITIONS. THIS ENGINEER/SURVEYOR IS NOT RESPONSIBLE FOR EITHER.

BUILDER WILL BE RESPONSIBLE FOR ADJUSTING THE LIDS OR TOP ELEVATION FOR ALL MANHOLES AND YARD INLETS ON EACH LOT.

THE LOT OWNER/BUILDER SHALL USE APPROPRIATE METHODS, WHETHER PIPES, UNDERDRAINS, DITCHES, GRADING OR OTHER MEANS TO PROVIDE A BUILDING SITE FREE OF SURFACE OR SUBSURFACE DRAINAGE PROBLEMS WITHOUT ADVERSELY AFFECTING ADJACENT LOTS.

THE LOT OWNER/BUILDER SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SANITARY SEWER SERVICE LINE OR SEPTIC TANK LOCATION PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS.

ELEVATION OF ALL SANITARY SEWER LATERALS TO EACH LOT SHOULD BE VERIFIED BY BUILDER PRIOR TO SETTING LOWEST FLOOR OF RESIDENCE TO BE SERVICED.

NO HOUSE SHALL HAVE A FINISHED FLOOR ELEVATION LESS THAN TWO (2) FEET ABOVE TOP OF ANY ADJACENT STORM SEWER WITHOUT ENGINEER'S APPROVAL.

NO FENCE SHALL IMPEDE THE FLOW OF WATER IN ANY DRAINAGE WAY.

WEYGAND SURVEYORS, INC. IS NOT RESPONSIBLE FOR SOIL COMPACTIONS AND DID NOT CONDUCT ANY SURFACE OR SUBSURFACE INVESTIGATIONS.

NORTH ARROW SHOWN ON THIS MAP IS NOT TRUE NORTH AND SHOULD ONLY BE CONSIDERED AS APPROXIMATE.

**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: **JULY 13, 2017**

- **CASE:** P-0717-37
- **REQUESTED ACTION:** Final Plat Approval For Biltmore Estates Lot 11A Resurvey
- **ADDRESS/LOCATION:** Longview Dr.
- **APPLICANT/OWNER:** Stephen & Marie Kersey
- **REPRESENTING AGENT:** Andrew Lange
- **GENERAL DISCUSSION:** Plat is to resurvey/combine lots to match deeded lot so applicant may obtain a building permit. Lots do not meet minimums for R-3 zoning but will receive variance on 7/20/17 for width and size.
- **VESTAVIA HILLS COMPREHENSIVE PLAN:** This request is consistent with the plan for medium density residential.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.  

**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** No problems noted.
  3. **City Fire Marshal Review:** No problems noted
  4. **Building Safety Review:** No problems noted

**CITY OF VESTAVIA HILLS  
PLANNING AND ZONING COMMISSION  
FINAL MAP APPLICATION**

**II. APPLICANT INFORMATION: (owner of property)**

NAME: Stephen & Marie Kersey

ADDRESS: 428 Longview Drive  
Vestavia Hills, AL 35216

MAILING ADDRESS (if different from above) 3819 Timberline  
Way 35243

PHONE NUMBER: Home 205-470-4013 Office \_\_\_\_\_

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_  
Andrew Lange - Drake Homes

**III. ACTION REQUESTED**

Final Plat Approval

Explain reason for the request: Combining lot Re-Survey

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal description, etc.)**

Lot 11 & part of lot 10 Block 16 of  
Biltmore Estates Book 17, Page 59 & 60

Property size: 70.39' feet X 198' feet. Acres: 14,200 #

**VI. ZONING/REZONING:**

The above described property is presently zoned: R-3

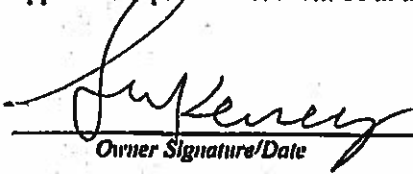


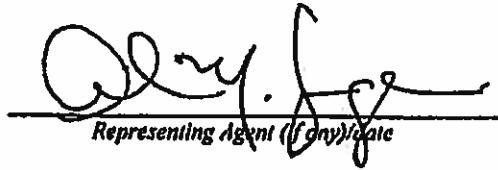
P0717-37//28-19-4-12-16  
428 Longview Drive  
Final Map to combine lots  
Stephen & Marie Kersey  
R-3

P & Z Application  
Preliminary Plat  
Page 4

**VI. OWNER AFFIDAVIT:**

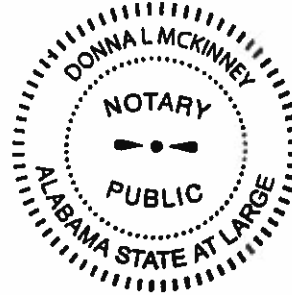
I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

  
\_\_\_\_\_  
Owner Signature/Date

  
\_\_\_\_\_  
Representing Agent (if any)/Date

Given under my hand and seal  
this 14<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
Notary Public



My commission expires 3<sup>rd</sup>  
day of June, 2020.

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**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: **JULY 13, 2017**

- **CASE: P-0317-07**
- **REQUESTED ACTION:** from Vestavia Hills R-1 to Vestavia Hills B-3 With A Conditional Use For A Kennel
- **ADDRESS/LOCATION:** 3118 Pine Tree Dr.
- **APPLICANT/OWNER:** June Pryor
- **REPRESENTING AGENT:** Engineering Design Group
- **GENERAL DISCUSSION:** Property is on NE corner of Pine Tree Dr. and Pine Tree Cir. and consists of two lots. Applicant is seeking rezoning and Conditional Use for a pet boarding facility. The boarding facility would be the Pawms Pet Resort which would relocate from their site on Rocky Ridge Rd. The proposed building would be 8,115 sq. ft. with 29 parking spaces, exceeding the zoning requirements. The owner will also construct a sidewalk along the front. A site plan is attached.

The facility would have no outdoor kennels but instead play in an indoor courtyard in the center of the facility. There will be no outdoor kennels. A rendering is attached. As required by the zoning ordinance, kennels require conditional use approval. A description of the business by the owner/operator is attached.

- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for limited mixed use.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

**City Planner Recommendation:** Zoning contingent on resurvey being.

2. **City Engineer Review:** Will continue to evaluate based on Timberlake Dr. improvements.

3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.
4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

## CITY OF VESTAVIA HILLS

### APPLICATION

### PLANNING AND ZONING COMMISSION

#### I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered**. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. *\*\*No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

#### II. APPLICANT INFORMATION: (owner of property)

NAME: June Pryor

ADDRESS: 3118 Pine Tree Dr  
Birmingham, AL 35243

MAILING ADDRESS (if different from above) \_\_\_\_\_

PHONE NUMBER: Home 967-0509 Office 960-8929

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: \_\_\_\_\_

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: R-1

To: B-3 with a conditional use variance to allow an enclosed outdoor exercise area for dogs

For the intended purpose of: Dog and cat boarding, grooming, and day care

(Example: From "VH R-1" to "VH O-1" for office building)

\*\*if additional information is needed, please attached full description of request\*\*

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

3118 Pine Tree Drive, Birmingham, AL 35243

Lots 41 + 42 as shown on the attached survey

Property size: 403 feet X 334 feet. Acres: 1.12

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

June Pryor

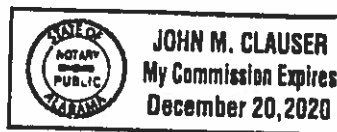
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal  
this 25<sup>th</sup> day of May, 2017.

John M. Clauser  
Notary Public

My commission expires December 20, 2020  
day of \_\_\_\_\_, 20\_\_\_\_.



June 9, 2017

**P0717-33//28-27-4-3-1-**  
**3118 Pine Tree Drive**  
Rezone to B3  
June Pryor R-1

Mr. Conrad G. Garrison  
City of Vestavia Hills  
1032 Montgomery Highway  
Vestavia Hills, Alabama 35216

**Re: The Pawms Pet Resort**

Dear Mr. Garrison:

My name is Jeff Hardwick, and I own The Pawms Pet Resort. We've been open since March of 2007 on Rocky Ridge in Vestavia and recently we have another location that opened in June of 2016 in Avondale. Our goal is simple: We wish to provide affordable and quality care for pets in a variety of different services that range from boarding to daycare, grooming and training. Our daycare, for instance, started in 2008 has been a big hit in the community. Basically, daycare is an outlet for the dog so he or she can not only exercise but develop much needed social skills by playing with other dogs. Also, many of my clients find it hard to make the time to walk their dogs every day, so we provide a great substitute at a reasonable cost. It's great seeing not only our clients pleased at the end of the day, but the dogs are typically worn out too. It's one of the many satisfying aspects of my job.

I went into this business because of two reasons: First, I enjoy working with people, and of course dogs and cats. Second, I knew I could provide services at a higher level than people are normally accustomed to when it comes to boarding facilities. We've managed to increase our client base over the last decade due to a well-trained staff, and still maintain reasonable rates. I always try to put myself in the client's shoes as any small business owner should. Like many other jobs, it can get tough at times, however, I feel rewarded by the satisfaction I get from pleasing my clients. I'm also proud of the fact that we could accomplish this in the area where I was raised. Vestavia is and will always be very special to me. To be able to serve clients where you grew up is a pretty cool feeling. I feel very lucky to be in this business, and wish to continue providing top notch services at the new Pine Tree Drive location. I have a strong vision for this facility, which I will make sure will be great for the dogs, and conform to the existing high end character of Blue Lake District. I plan to use Rives Construction to build a state of the art facility which we feel will be a nice addition to the neighborhood. My goal is to have an aesthetically pleasing building that better than an average boarding facility, and fits in with the character of the existing office buildings in the area.

My development team includes Rives Construction, Wade Lowry, PC, with Engineering Design Group, LLC, and Lance Black, AIA, with Black Design Architecture. The interior of the building will consist of a nice customer lobby, a cat boarding area, interior kennel areas, an office, a bathing area, and some upscale (penthouse suites) interior kennels and of course the courtyard for exercising the dogs and daycare. There will be no outdoor kennels. The outside exercise area will be an enclosed courtyard,

within the walls of our building. We are also working with a sound engineer at Rives Construction to minimize reverb as much as possible. Please know that the courtyard will be monitored by an employee at all times, and any dog that becomes disruptive will be immediately escorted back indoors. We want our services to be considered an amenity to the area.

Sincerely,

Jeff Hardwick



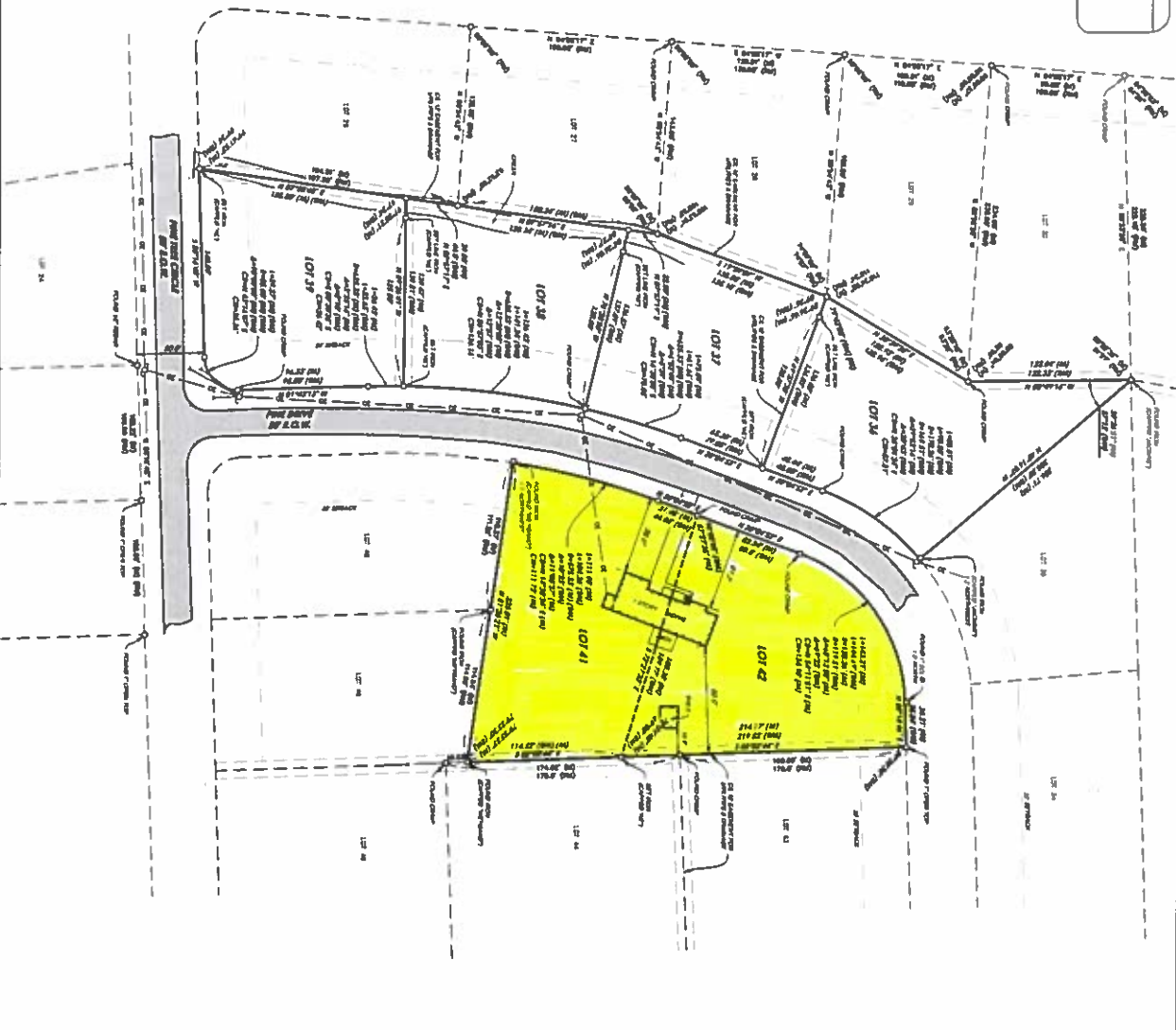
**LEGEND**

UNITS: FEET  
 1" = 40'

PROPERTY LINES  
 CHAIN LINES  
 CONCRETE

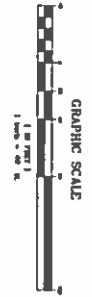
CONCRETE

- NOTES**
1. THE TITLE RECORD OF THE PUBLIC RECORDS HAS BEEN REFERENCED BY THIS SURVEYOR AND THE RESULTS OF SUCH REFERENCE ARE SET FORTH IN THIS REPORT.
  2. ALL OF THE PROPERTY LINES AND CHAINS OF THIS SURVEY ARE SHOWN AS SHOWN ON THE PLANS AND CHAINS OF THIS SURVEY.
  3. THE SURVEYOR HAS BEEN ADVISED THAT THE CHAINS OF THIS SURVEY ARE SHOWN AS SHOWN ON THE PLANS AND CHAINS OF THIS SURVEY.
  4. THE SURVEYOR HAS BEEN ADVISED THAT THE CHAINS OF THIS SURVEY ARE SHOWN AS SHOWN ON THE PLANS AND CHAINS OF THIS SURVEY.
  5. THE SURVEYOR HAS BEEN ADVISED THAT THE CHAINS OF THIS SURVEY ARE SHOWN AS SHOWN ON THE PLANS AND CHAINS OF THIS SURVEY.



**BOUNDARY SURVEY OF  
 3111, AND 3118 PINE DRIVE  
 BIRMINGHAM, ALABAMA 35243**

SHOWN IN THE SOUTHWEST 1/4 OF SECTION 27,  
 TOWNSHIP 18 SOUTH, RANGE 2 WEST,  
 ATTENSON COUNTY, ALABAMA



**DESCRIPTION**

LOT 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, AND 42 ACCORDING TO THE SURVEY OF PINE DRIVE, ATTENSON COUNTY, ALABAMA, BEING BOOK 42, PAGE 22, AS REFERENCE TO THE PUBLIC RECORDS OF ATTENSON COUNTY, ALABAMA.

THE SURVEYOR HAS BEEN ADVISED THAT THE CHAINS OF THIS SURVEY ARE SHOWN AS SHOWN ON THE PLANS AND CHAINS OF THIS SURVEY.

**SURVEYOR**

*[Signature]*

DATE: 08-15-13

**ARRINGTON ENGINEERING**

Civil Engineers - Surveyors - Land Planners












1105 1/2 AVENUE SOUTH  
 BIRMINGHAM, ALABAMA 35202  
 PHONE: (205) 955-2300  
 FAX: (205) 955-2302  
 WWW: WWW.ARRINGTONENGINEERING.COM

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF ALABAMA  
 LICENSE NO. 11054  
 EXPIRES: 12-31-14

**REGISTERED SURVEYOR**  
 STATE OF ALABAMA  
 LICENSE NO. 11054  
 EXPIRES: 12-31-14

DATE: 08-15-13  
 SHEET NO. 1 OF 1

### Future Land Use

- |  |   |  |
|--|---|--|
|  Low Density Residential    |  Retail/Mixed Use  |  Institutional        |
|  Medium Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High Density Residential   |  Planned Mixed Use |  |
|  Birmingham                 |  Jefferson County  |  Mountain Brook       |

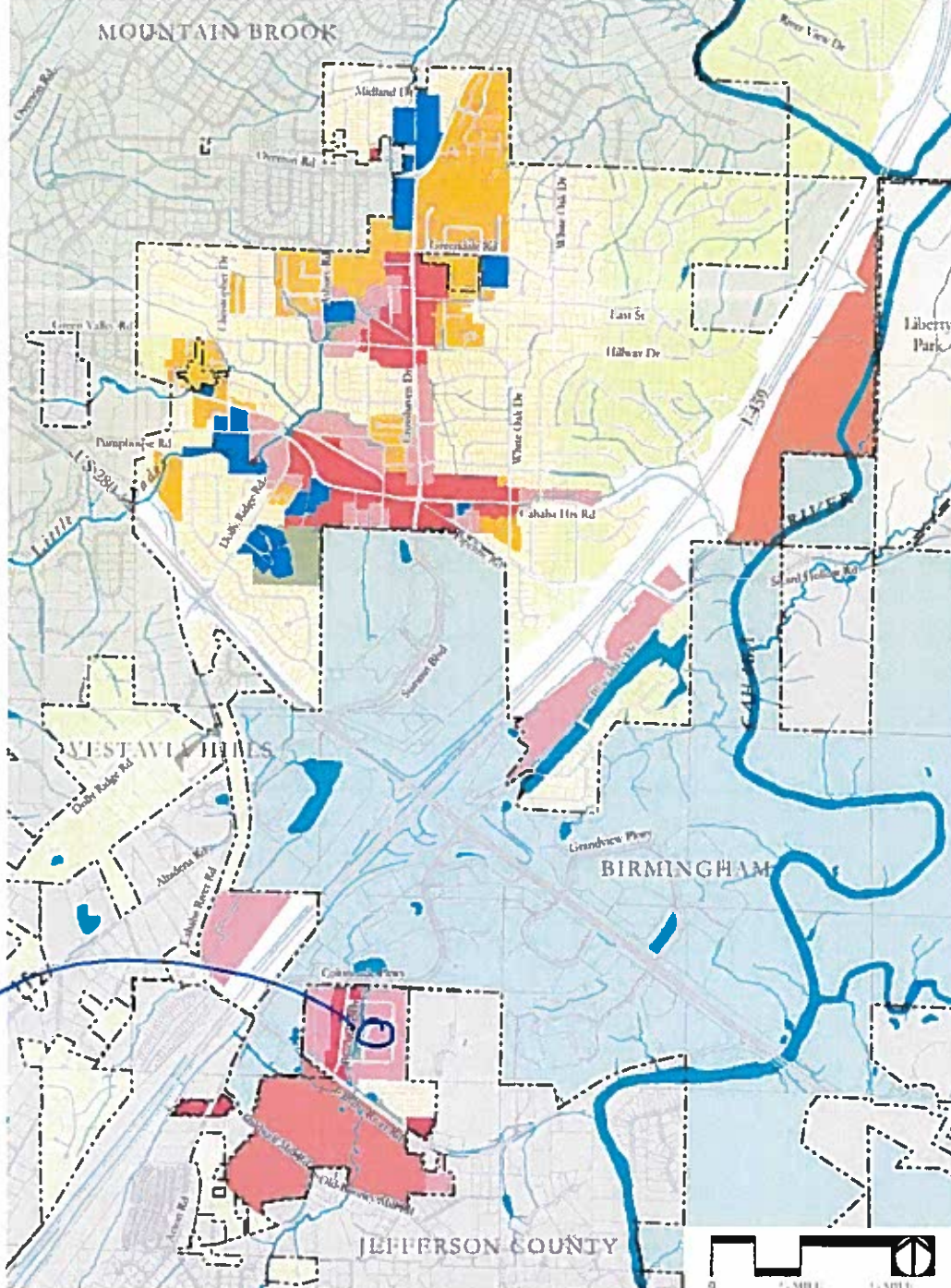
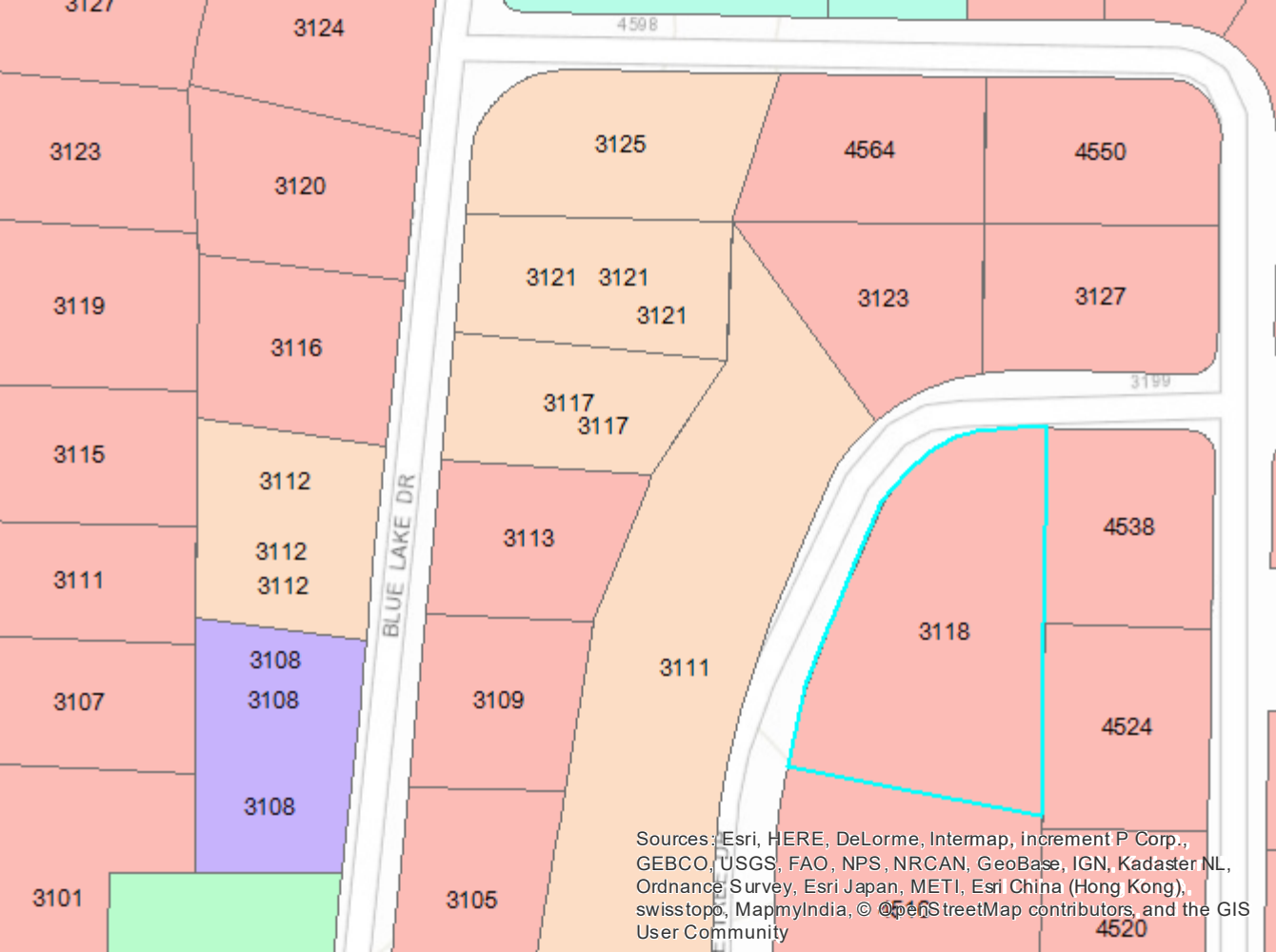
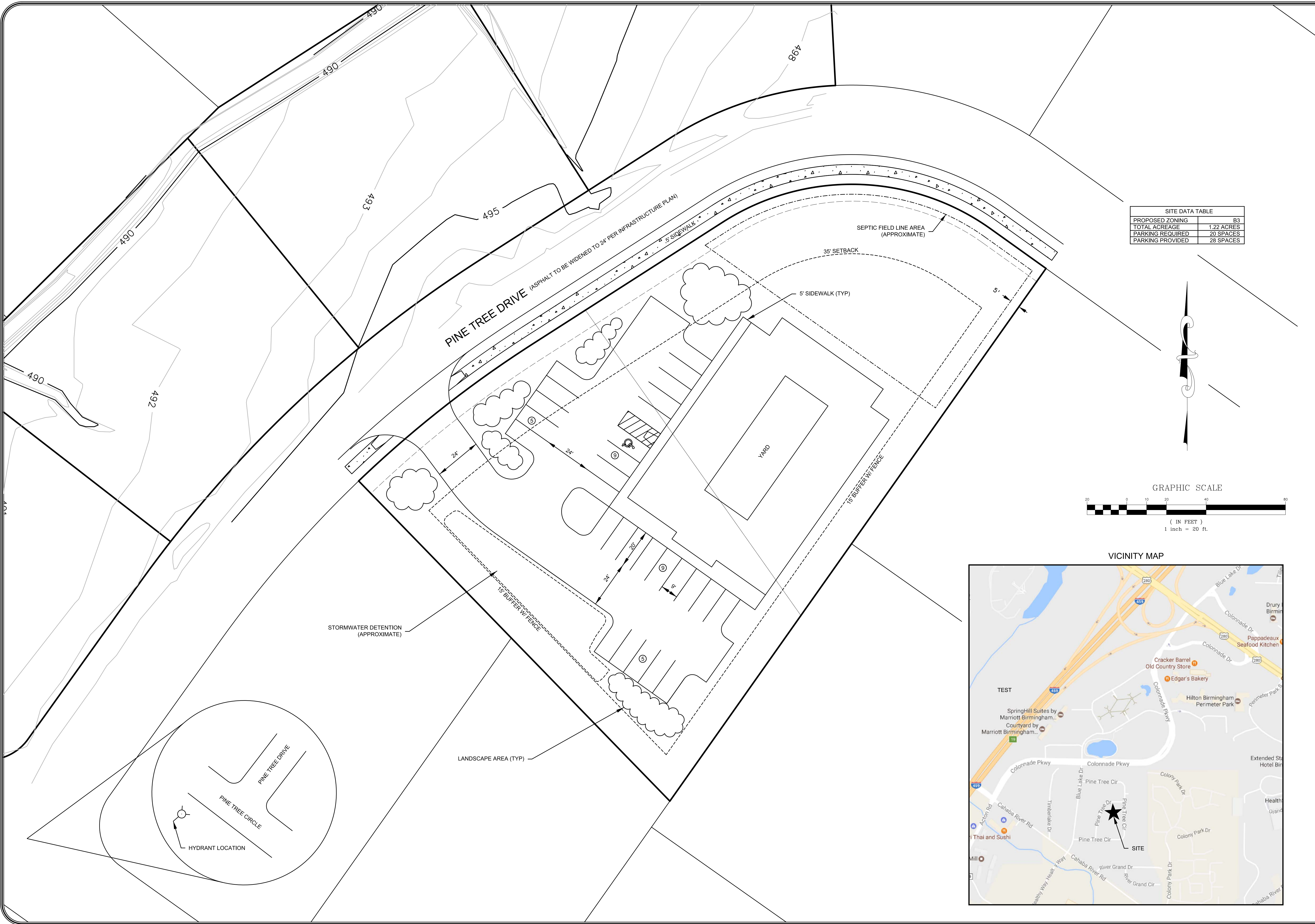


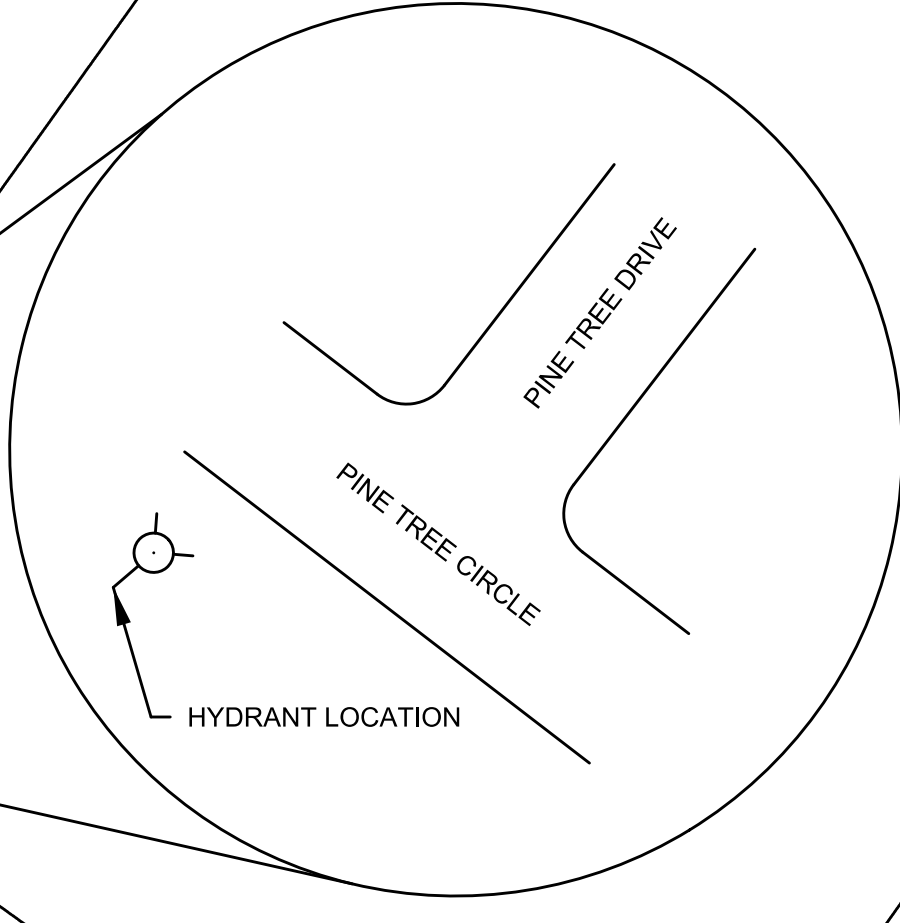
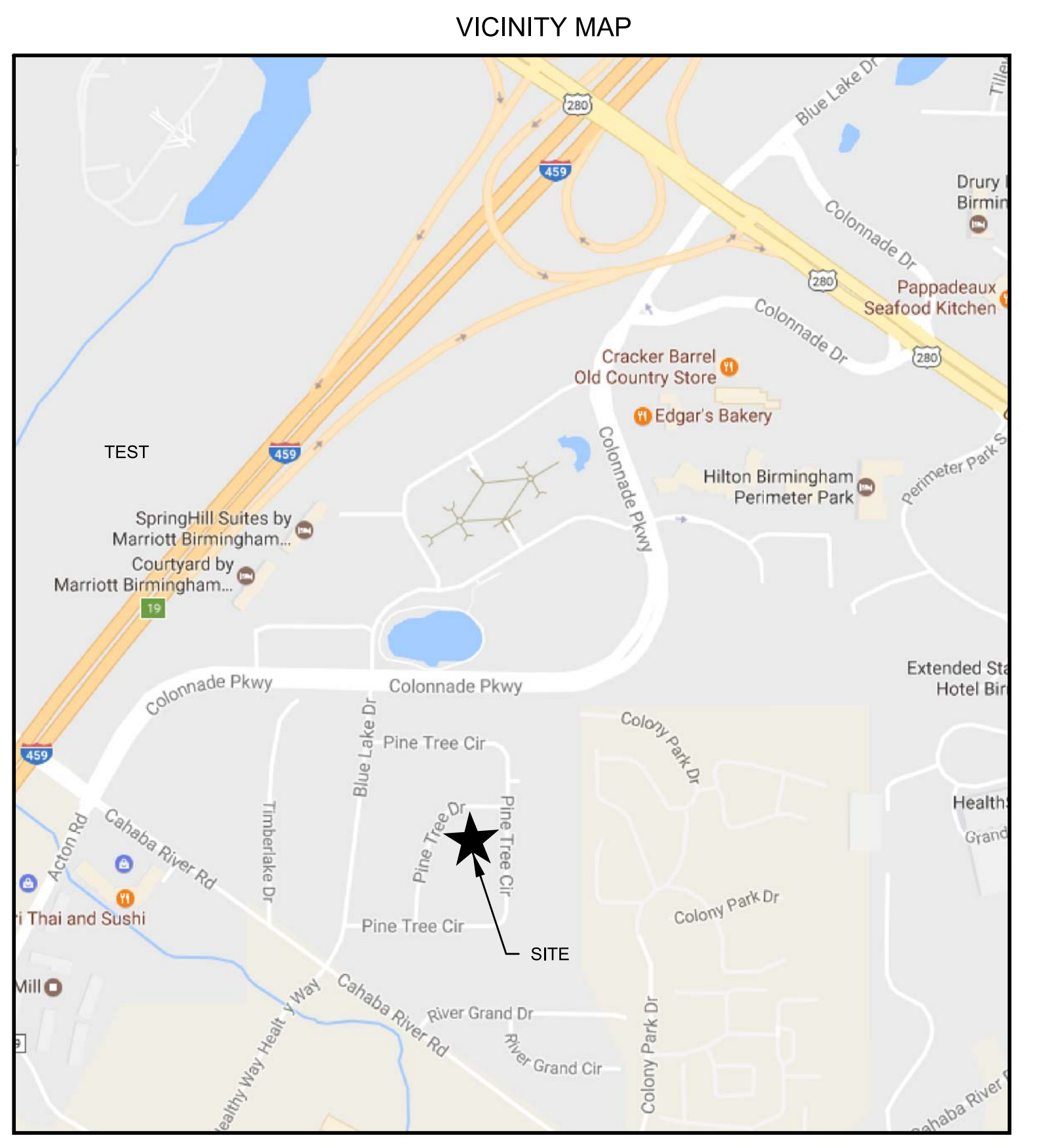
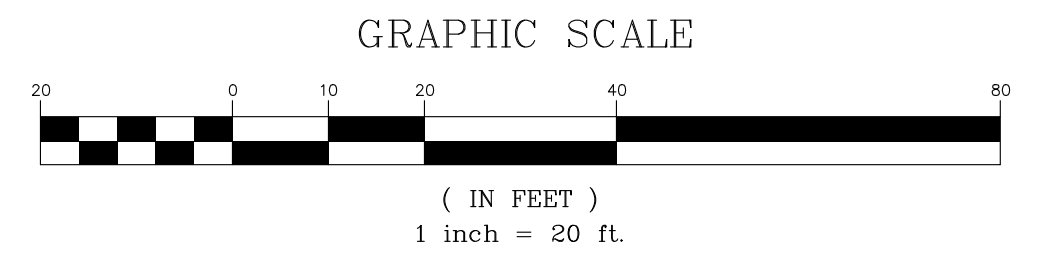
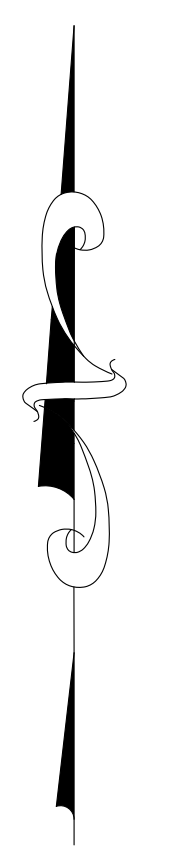
Figure 4: Future Land Use Map



Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



SITE DATA TABLE	
PROPOSED ZONING	B3
TOTAL ACREAGE	1.22 ACRES
PARKING REQUIRED	20 SPACES
PARKING PROVIDED	28 SPACES

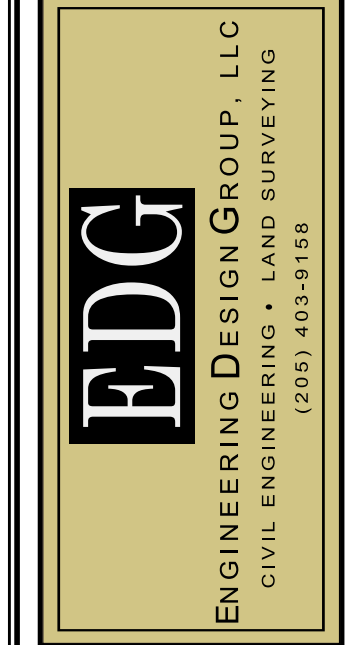


REVISIONS	

DRAWN BY:	KK
CHECKED BY:	HL
PROJECT NO.:	JHAR0003
CAD FILE:	PLOT LAYOUT 2.dgn
SCALE:	1" = 20'

PROJECT: **PAWMS PET RESORT**  
 TITLE: **CONCEPTUAL SITE PLAN**

120 BISHOP CIRCLE, SUITE 300  
 PELHAM, AL 35124  
 TEL - (205) 403-9158  
 FAX - (205) 403-9175





**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: **JULY 13, 2017**

- **CASE: P-0717-34**
- **REQUESTED ACTION:** Rezoning Vestavia Hills R-1 Vestavia Hills O-1
- **ADDRESS/LOCATION:** 3111 Pine Tree Dr.
- **APPLICANT/OWNER:** June Pryor
- **REPRESENTING AGENT:** Todd Thompson
- **GENERAL DISCUSSION:** Property is on Pine Tree Dr. and adjacent to property rezoned at the end of last year for an ENT medical office. Applicant is seeking rezoning to build a second office building (1,600 sq. ft. +/-). The proposed building meets all requirements of an O-1 zoning, including parking and buffering. The proposed architecture is similar to what was approved at the adjacent lot. Currently, the project sits on two lots; however, the lots would be recombined after rezoning is approved. A proposed site plan and tree save plan is attached.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Cahaba Heights Community Plan for limited mixed use/open space. Additionally, the property directly south is already zoned O-1
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

**City Planner Recommendation:** Rezoning conditioned on resurvey approval/recordation.
  2. **City Engineer Review:** Approval needed on creek and drainage.
  3. **City Fire Marshal Review:** I will review for possible fire hydrant location and driveway/parking access.

4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

**CITY OF VESTAVIA HILLS**

**APPLICATION**

**PLANNING AND ZONING COMMISSION**

**I. INSTRUCTIONS AND INFORMATION:**

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered**. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. *\*\*No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

**II. APPLICANT INFORMATION: (owner of property)**

NAME:

June Pryor

ADDRESS:

3118 Pine Tree Drive  
Birmingham, AL 35243

MAILING ADDRESS (if different from above)

PHONE NUMBER:

Home 967-0509

Office

960-8929

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT:



**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: VH R-1

To: O-1

For the intended purpose of: Office Use

(Example: From "VH R-1" to "VH O-1" for office building)  
\*\*if additional information is needed, please attached full description of request\*\*

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

3111 Pinetree Drive Lots 37936

Property size: \_\_\_\_\_ feet X \_\_\_\_\_ feet. Acres: \_\_\_\_\_

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

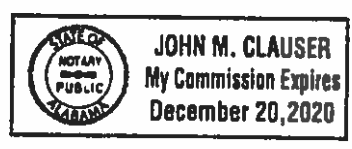
**VI.** I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

June Pryor  
Owner Signature/Date

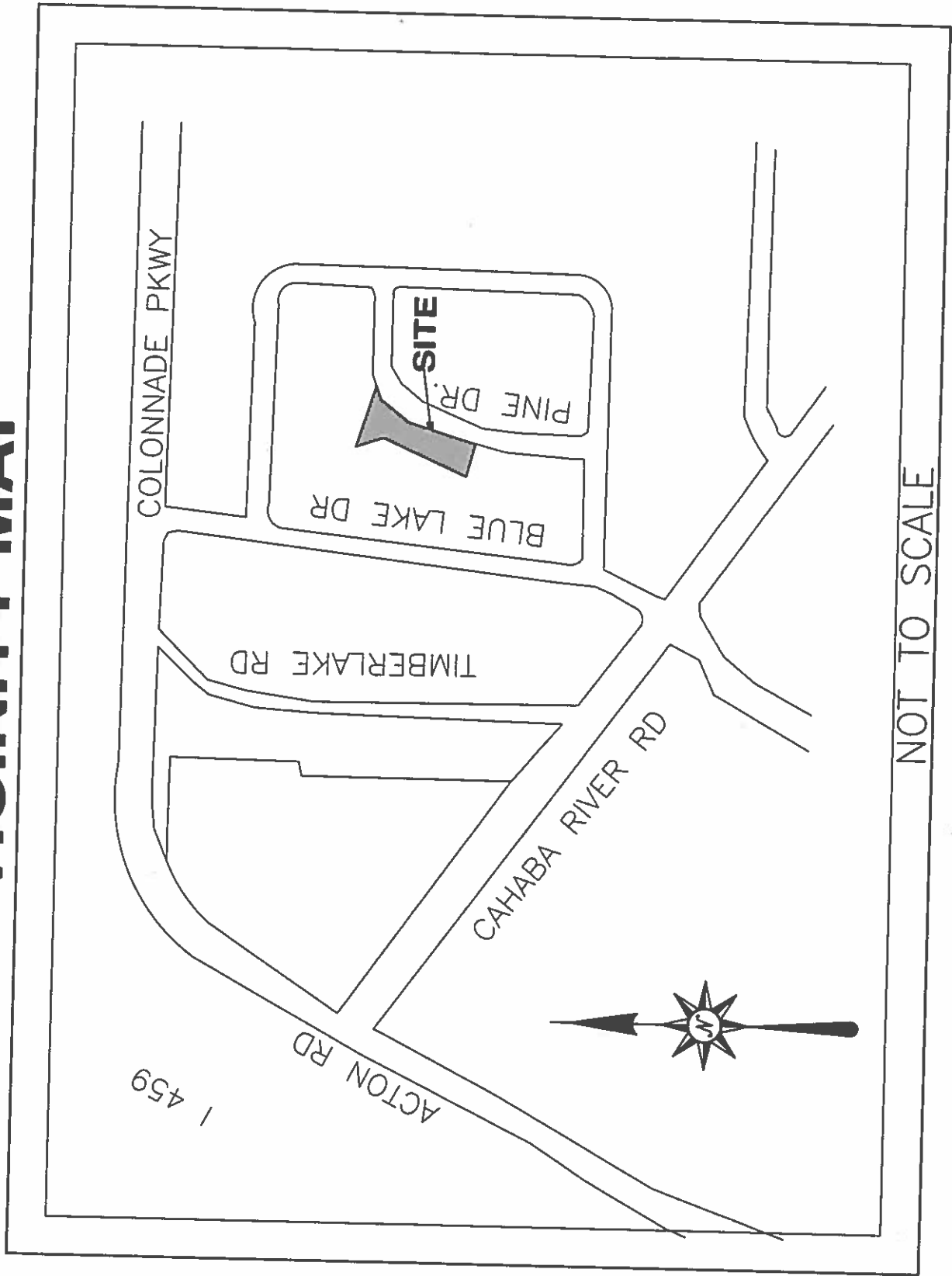
\_\_\_\_\_  
Representing Agent (if any)/date

Given under my hand and seal  
this 25<sup>th</sup> day of May, 20 17.

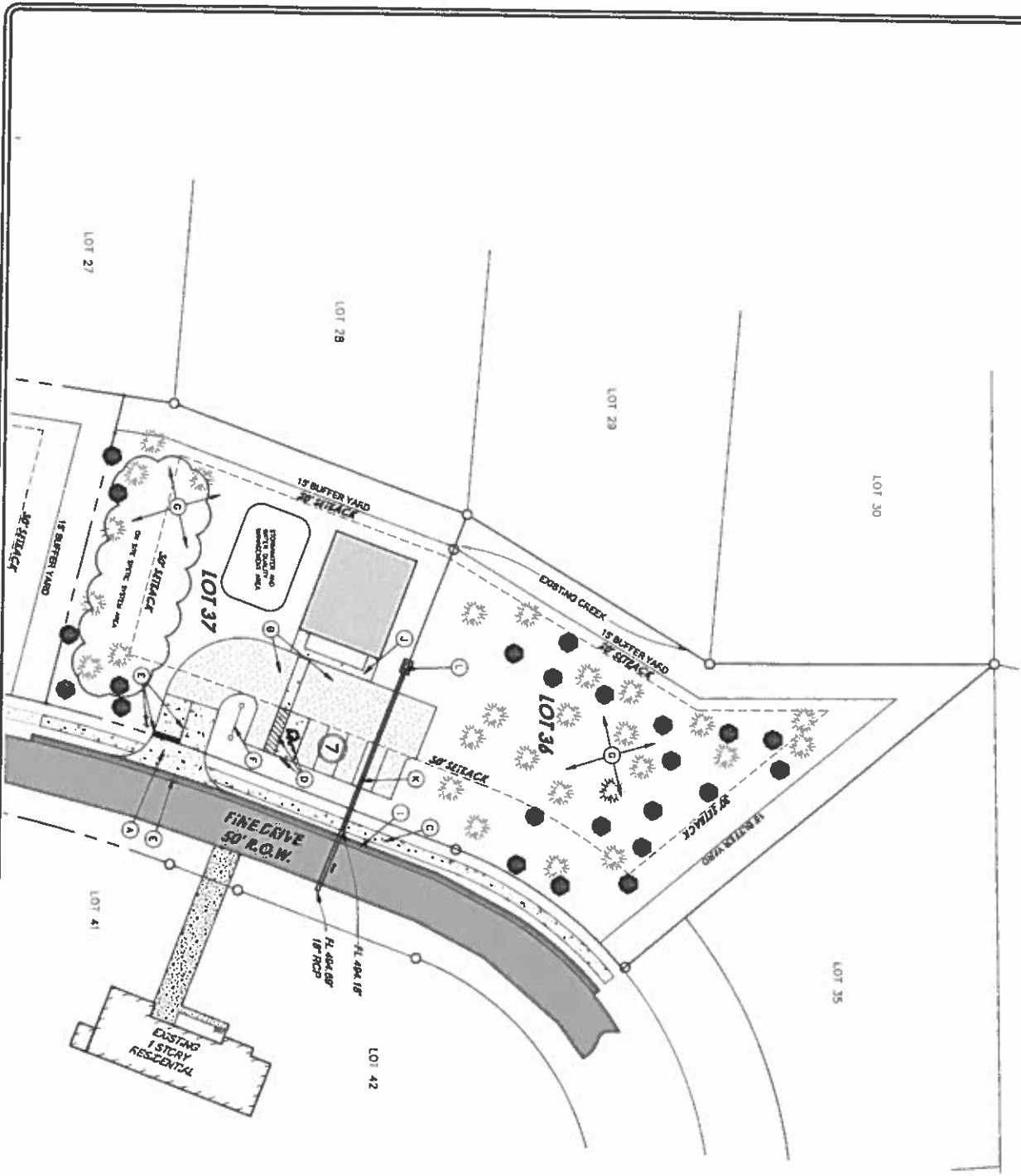
John M. Clauser  
Notary Public  
My commission expires 20<sup>th</sup>  
day of December, 20 20.



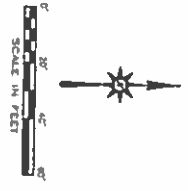
# VICINITY MAP



NOT TO SCALE



- SYMBOLS**
- (A) CONCRETE PAVING MARKS - TYPICAL
  - (B) EXISTING DRIVEWAY
  - (C) EXISTING DRIVEWAY
  - (D) EXISTING DRIVEWAY
  - (E) EXISTING DRIVEWAY
  - (F) EXISTING DRIVEWAY
  - (G) EXISTING DRIVEWAY
  - (H) EXISTING DRIVEWAY
  - (I) EXISTING DRIVEWAY
  - (J) EXISTING DRIVEWAY
  - (K) EXISTING DRIVEWAY
  - (L) EXISTING DRIVEWAY
  - (M) EXISTING DRIVEWAY
  - (N) EXISTING DRIVEWAY
  - (O) EXISTING DRIVEWAY
  - (P) EXISTING DRIVEWAY
  - (Q) EXISTING DRIVEWAY
  - (R) EXISTING DRIVEWAY
  - (S) EXISTING DRIVEWAY
  - (T) EXISTING DRIVEWAY
  - (U) EXISTING DRIVEWAY
  - (V) EXISTING DRIVEWAY
  - (W) EXISTING DRIVEWAY
  - (X) EXISTING DRIVEWAY
  - (Y) EXISTING DRIVEWAY
  - (Z) EXISTING DRIVEWAY



Dimensions for this site comply with the City of Wetumpka, ALA. standards for storm water runoff.

<p><b>GONZALEZ - STRENGTH &amp; ASSOCIATES, INC.</b>          CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC &amp; TRANSPORTATION          1000 HAWTHORNE LANE (DOWNS)          WETUMPKA, ALABAMA 36087          PHONE: (205) 444-5444          FAX: (205) 444-5444          www.gsa-strength.com</p>	<p><b>RE-ZONING EXHIBIT</b></p> <p><b>H2 CLINIC</b>          WETUMPKA, AL</p> <p><b>AWH ARCHITECTS</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DATE</td> <td style="width: 25%;">SCALE</td> <td style="width: 25%;">DRAWN BY</td> <td style="width: 25%;">CHECKED BY</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	SCALE	DRAWN BY	CHECKED BY				
DATE	SCALE	DRAWN BY	CHECKED BY							



LAZOR/  
OFFICE

+

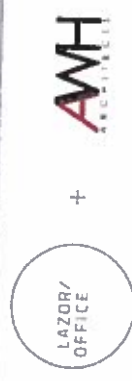
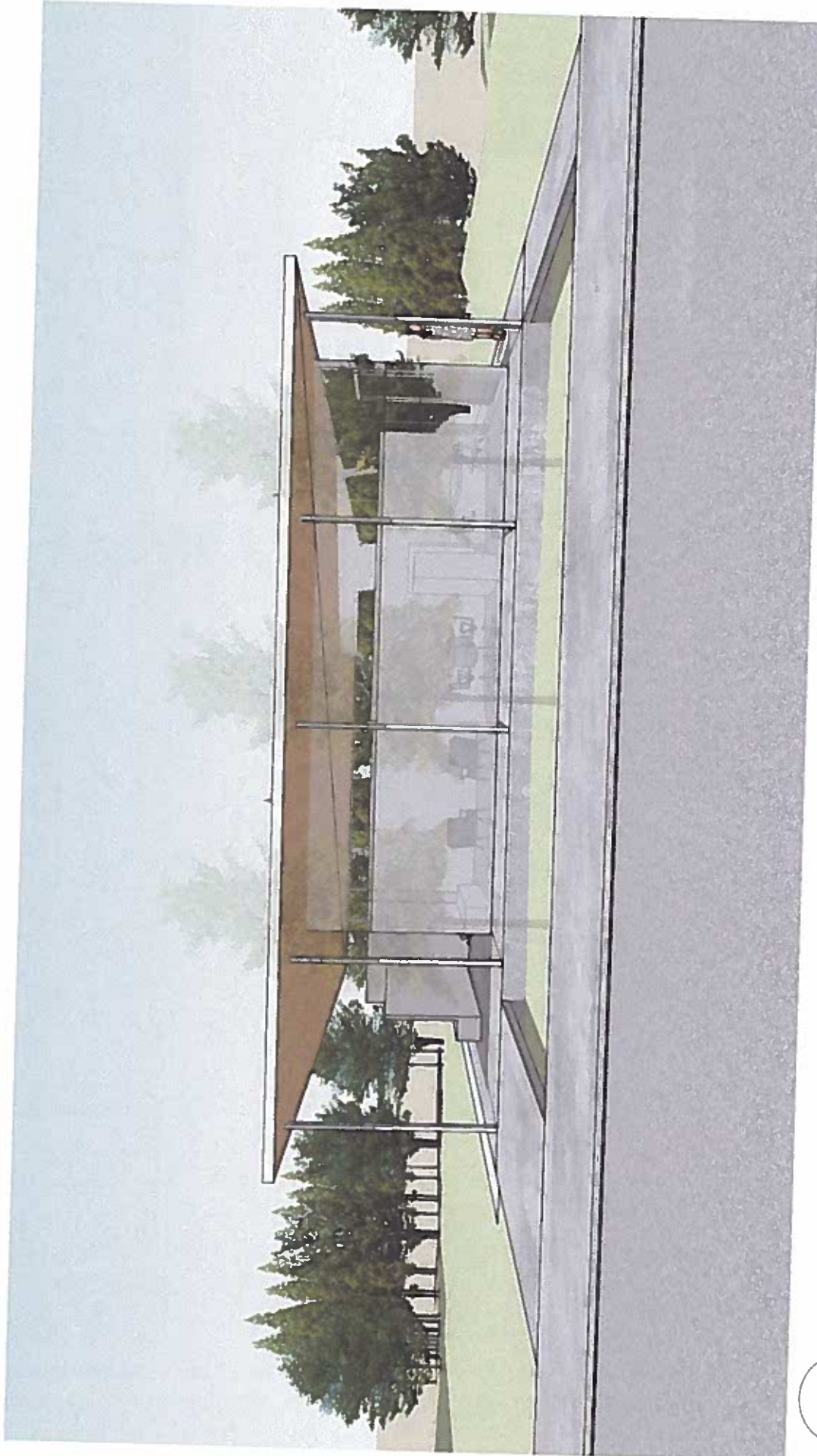
AMH  
ARCHITECTS



LAZOR/  
OFFICE

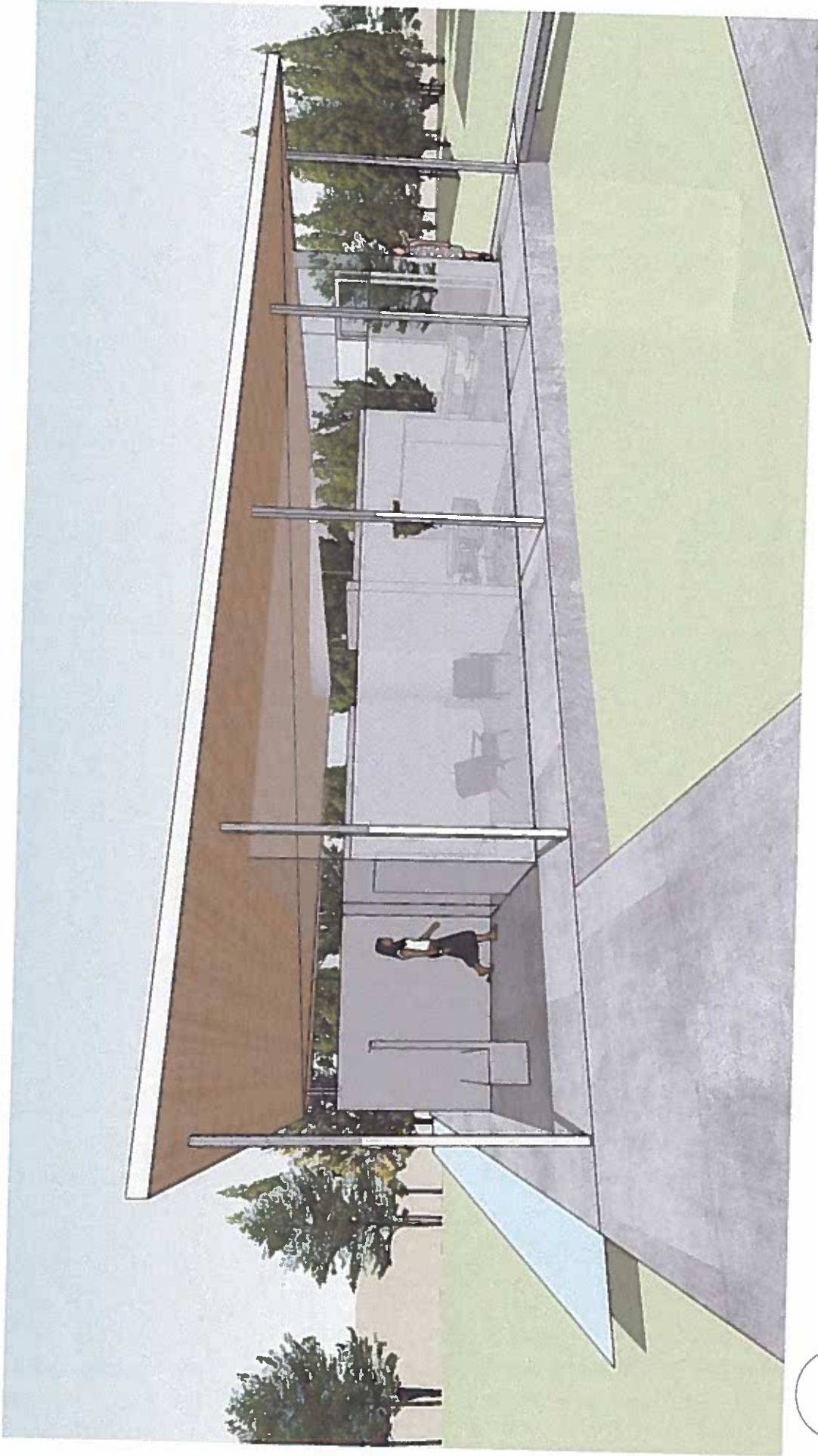
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AMH  
ARCHITECTS





+

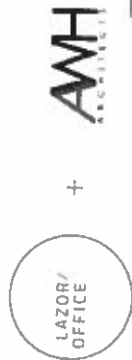






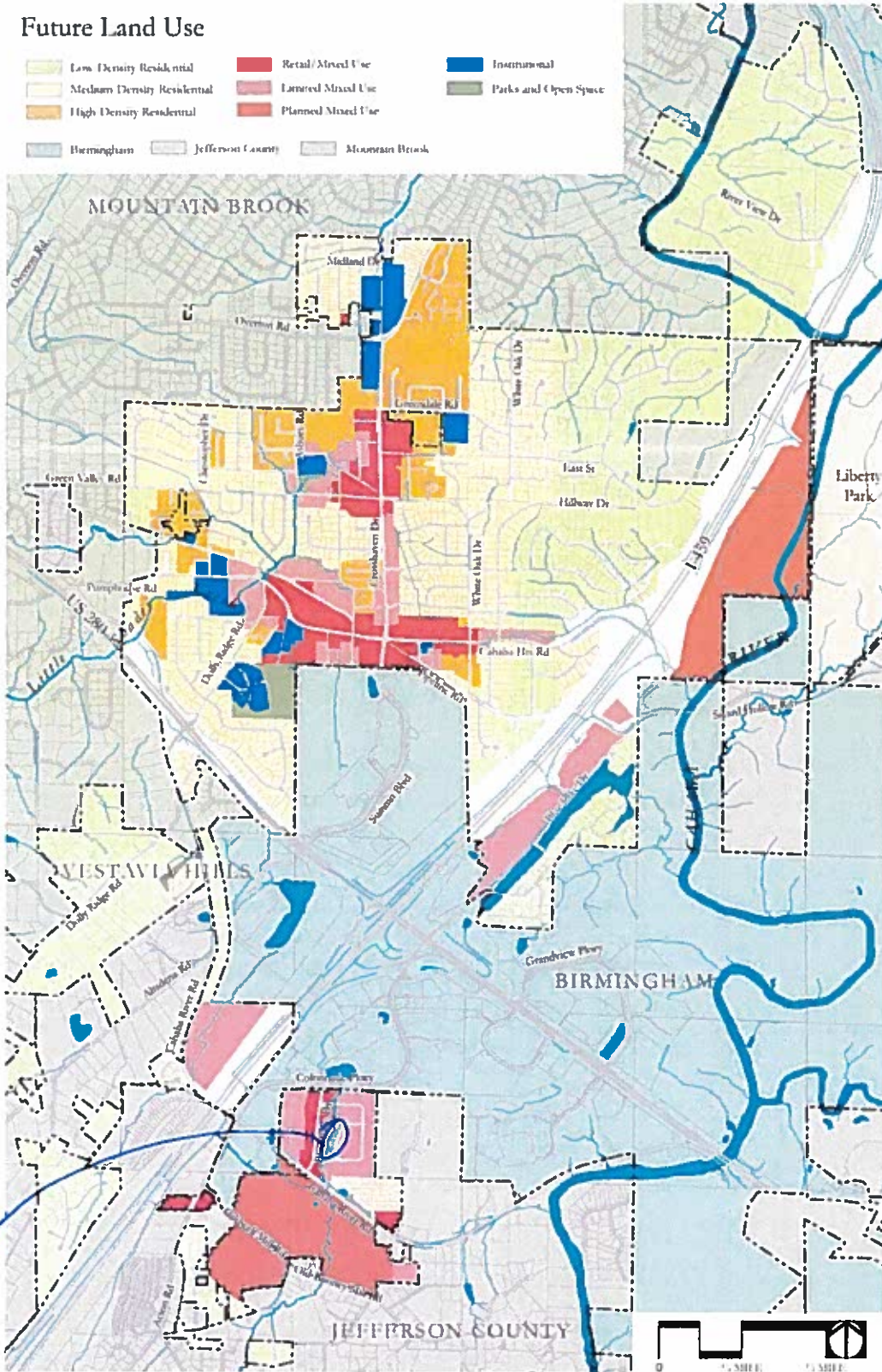
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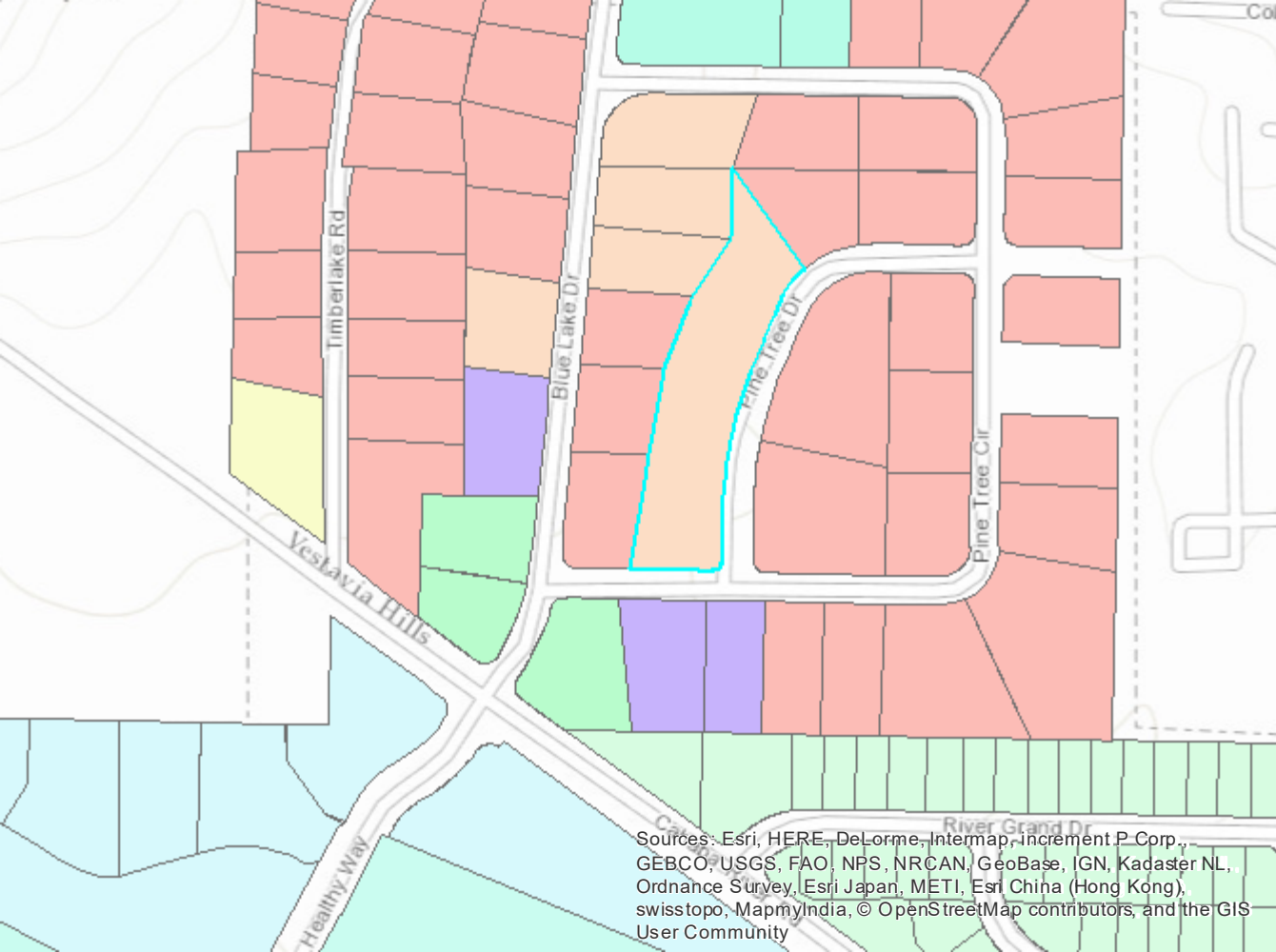
### Future Land Use

- |  |   |  |
|--|---|--|
|  Low Density Residential    |  Retail/Mixed Use  |  Institutional        |
|  Medium Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High Density Residential   |  Planned Mixed Use |  |
|  Birmingham                 |  Jefferson County  |  Mountain Brook       |



*Subject Parcel*

Figure 4: Future Land Use Map



Sources: Esri, HERE, DeLorme, Intermap, Increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**CITY OF VESTAVIA HILLS**  
**SYNOPSIS AND STAFF RECOMMENDATION CONCERNING**  
**APPLICATION BEFORE THE PLANNING AND ZONING COMMISSION**

Date: **JULY 13, 2017**

- **CASE: P-0717-34**
- **REQUESTED ACTION:** Rezoning from Vestavia Hills R-4 to Vestavia Hills R-9 For The Purpose Of Residential Development
- **ADDRESS/LOCATION:** 3009 & 3017 Sunview Dr.
- **APPLICANT/OWNER:** Phillip J. & Nellie Faye Parker and DCR Group, LLC
- **REPRESNTING AGENT:** Eric Rogers
- **GENERAL DISCUSSION:** Property is Sunview Dr. and adjacent to Christopher Dr. and across from Knollwood Trace. The lots back up against Green Valley Rd. 10 lots are proposed, averaging around 7053 sq. ft. The proposed setbacks are 12' front, 5' on the side, and 15' in the rear. There is a 15' setback with lots that have frontage along Sunview Dr. and Green Valley Rd. The proposed street will have a 45' ROW and sidewalks on both sides. The development will be serviced by sewer.
- **CAHABA HEIGHTS COMMUNITY PLAN:** The request is consistent with the Community Plan for medium density residential. Additionally, a similar development is across Sunview Dr. on Knollwood Trace. The lot to the west is zoned RC-1. There are also zero lot line developments within close proximity to these lots.
- **STAFF REVIEW AND RECOMMENDATION:**
  1. **City Planner Review:** I have looked at all of the relevant zoning / subdivision requirements related to this proposal, including application, notification, setbacks, area of lot development, etc. Notification has been sent to property owners pursuant to Alabama law. I have reviewed this request and find it does meet the minimum requirements of the proposed zoning.

**City Planner Recommendation:** No recommendation
  2. **City Engineer Review:** I have reviewed the application and I have no issues with this request.
  3. **City Fire Marshal Review:** I have reviewed the application and I have no issues with this request.

4. **Building Safety Review:** I have reviewed the application and I have no issues with this request.

P0717-36//28-15-3-15-11 & 12  
3009 3017 Sunview Drive  
Rezone to R-9  
Phillip & Nellie Parker/DCR Group,  
LLC R4

P&Z Application  
Page 4

## CITY OF VESTAVIA HILLS

### APPLICATION

## PLANNING AND ZONING COMMISSION

### I. INSTRUCTIONS AND INFORMATION:

- (1) The Vestavia Hills Planning and Zoning Commission meets regularly on the second Thursday of each month at 6:00 PM in Council Chambers at the Municipal Center.
- (2) All materials and information relating to a zoning/rezoning request or conditional use approval before the Planning and Zoning Commission must be submitted to the Office of the City Clerk no later than **25 working days prior to the scheduled meeting at which it shall be considered**. All information relating to Preliminary Map approvals must be submitted to the Office of the City Clerk no later than 20 days prior to the scheduled meeting at which is shall be considered. All information relating to Final Map approvals must be submitted to the Office of the City Clerk no later than 15 days prior to the scheduled meeting at which it is to be considered.
- (3) This application must be filled out in its entirety complete with zip codes.
- (4) All applicable fees shall accompany this application prior to its being considered complete. Fees include an application fee of \$100.00 along with applicable postage per property owner to be notified for Commission meeting. Fees may also include notification fees for City Council meeting and publication fees which will be billed to applicant at a later date. *\*\*No permits will be issued until all fees have been paid.*
- (5) Appropriate plats and maps with proper legal description shall accompany this application. **Please refer to attached checklist.**

### II. APPLICANT INFORMATION: (owner of property)

NAME: Phillip J. and Nellie Faye Parker (1) AND DCR Group, LLC, David J. Roberts (2)

ADDRESS: 312 Clay Street, Goodwater, AL 35072 (1) AND 4024 Meadowlawn Drive, Vestavia, AL 35243 (2)

MAILING ADDRESS (if different from above) \_\_\_\_\_

PHONE NUMBER: Home \_\_\_\_\_ Office \_\_\_\_\_

NAME OF REPRESENTING ATTORNEY OR OTHER AGENT: Eric Rogers, Progressive Properties, PLLC

*Please have all notices for fees due sent to Eric Rogers at:*

*Progressive Properties, PLLC*

*Attn: Eric Rogers  
1419 22nd Avenue  
Tuscaloosa, AL 35401*

*paying postage fees* →

P0717-36//28-15-3-15-11 & 12  
3009 3017 Sunview Drive  
Rezone to R-9  
Phillip & Nellie Parker/DCR Group,  
LLC R4

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: R-4

To: R-9

For the intended purpose of: 10 lot single family home subdivision 264

*(Example: From "VH R-1" to "VH O-1" for office building)*

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

3009 Sunview Drive, Vestavia Hills, AL 35243 (1) AND 3017 Sunview Drive, Vestavia Hills, AL 35243 (2)

Property size: 264 feet X 315 feet. Acres: 1.86

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

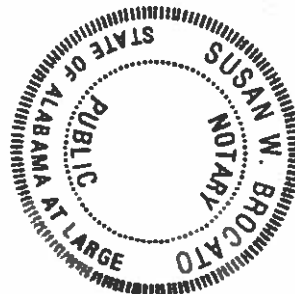
  
Owner Signature/Date

Representing Agent (if any)/date

Given under my hand and seal  
this 8<sup>th</sup> day of June, 20 17.

  
Notary Public

My commission expires 5-1-19  
day of \_\_\_\_\_, 20\_\_\_\_\_.





**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: R-4

To: R-9

For the intended purpose of: 10 lot single family home subdivision 264

*(Example: From "VH R-1" to "VH O-1" for office building)*

*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

3009 Sunview Drive, Vestavia Hills, AL 35243 (1) AND 3017 Sunview Drive, Vestavia Hills, AL 35243 (2)

Property size: 264 feet X 315 feet. Acres: 1.86

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI. I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.**

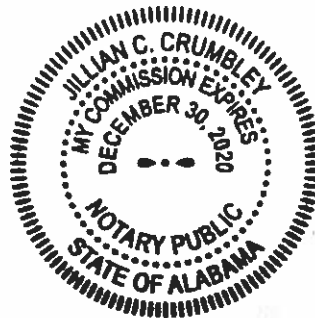
*Phillip J. Parker - 6-9-2017*  
*Phillip J. Parker 6-9-2017*

Owner Signature Date

Representing Agent (if any)/date

Given under my hand and seal  
this 9<sup>th</sup> day of June, 2017.

*Jillian C. Crumbley*  
Notary Public  
My commission expires 30<sup>th</sup>  
day of December, 2020.



P0717-36//28-15-3-15-11 & 12  
3009 3017 Sunview Drive  
Rezone to R-9  
Phillip & Nellie Parker/DCR Group,  
LLC R4

**III. ACTION REQUESTED**

Request that the above described property be zoned/rezoned

From: R-4

To: R-9

For the intended purpose of: 10 lot single family home subdivision 264

*(Example: From "VH R-1" to "VH O-1" for office building)*  
*\*\*if additional information is needed, please attached full description of request\*\**

**IV. PROPERTY DESCRIPTION: (address, legal, etc.)**

3009 Sunview Drive, Vestavia Hills, AL 35243 (1) AND 3017 Sunview Drive, Vestavia Hills, AL 35243 (2)

Property size: 264 feet X 315 feet. Acres: 1.86

**V. INFORMATION ATTACHED:**

Attached Checklist complete with all required information.

Application fees submitted.

**VI.** I do hereby declare the above statements are true and that I, the owner, and/or my duly appointed representative will be at the scheduled hearing.

Owner Signature/Date












Eric Rogers 6/8/2017  
Representing Agent (if any)/date  
Eric Rogers

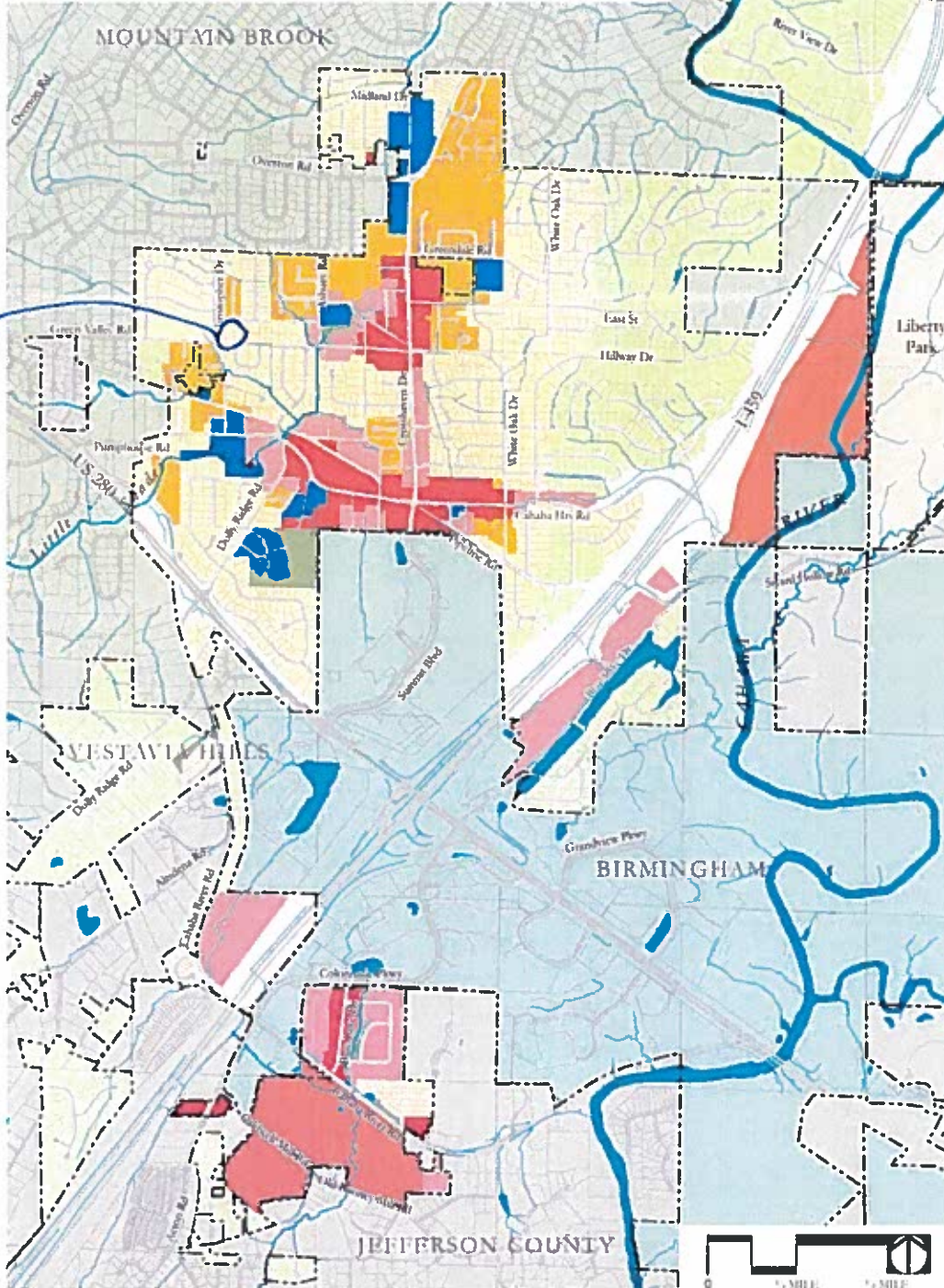
Given under my hand and seal  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[Signature]  
Notary Public  
My commission expires ~~11-15-2020~~ 15  
day of November, 2020.



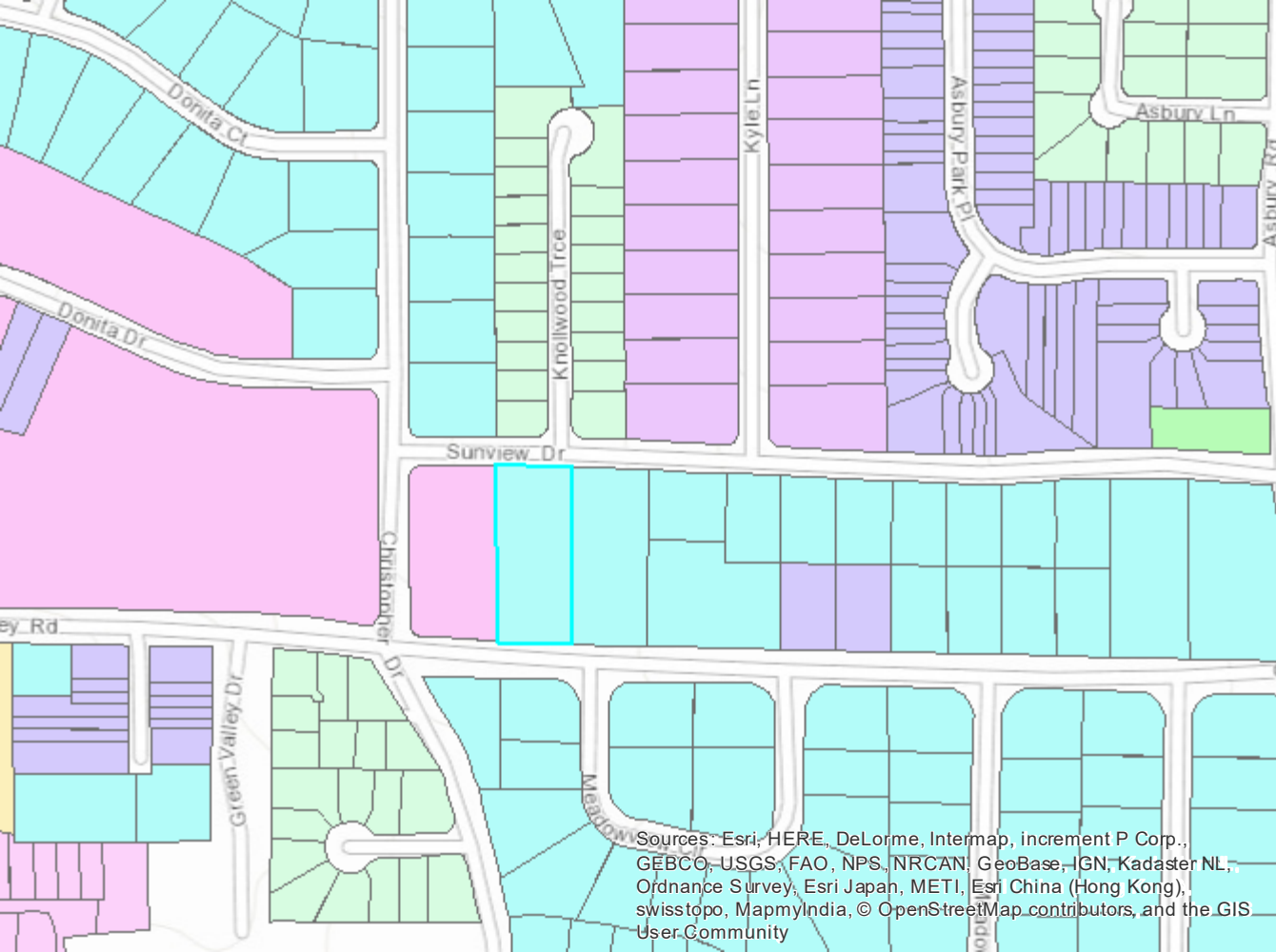
### Future Land Use

- |  |   |  |
|--|---|--|
|  Low Density Residential    |  Retail/Mixed Use  |  Institutional        |
|  Medium-Density Residential |  Limited Mixed Use |  Parks and Open Space |
|  High Density Residential   |  Planned Mixed Use |  |
|  Birmingham                 |  Jefferson County  |  Mountain Brook       |

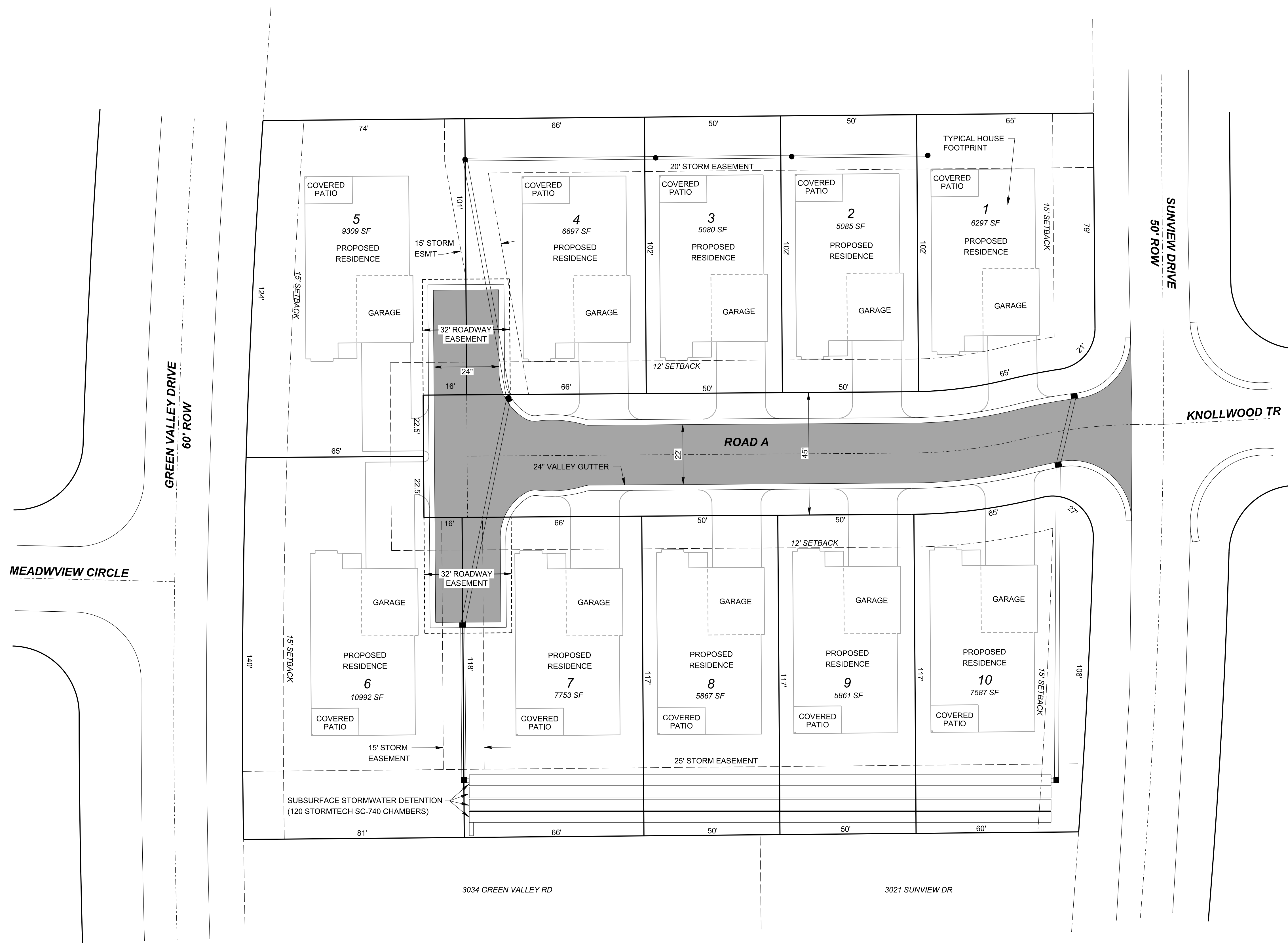


Subject Property

Figure 4: Future Land Use Map



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,  
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,  
Ofdnance Survey, Esri Japan, METI, Esri China (Hong Kong),  
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS  
User Community

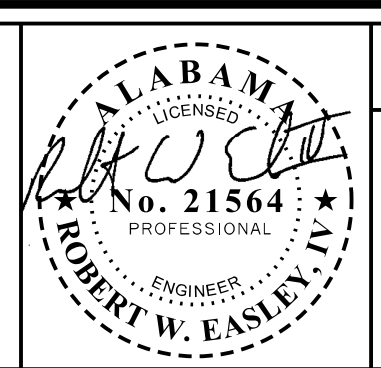


SITE DATA	
GROSS SITE AREA	- 1.88 AC
NUMBER OF LOTS	- 10
GROSS DENSITY	- 5.3 LOTS / AC
AVERAGE LOT SIZE	- 7053 SF
FRONT YARD SETBACK	12' ALONG ROAD A
FRONT YARD SETBACK	15' ALONG SUNVIEW DRIVE AND GREEN VALLEY ROAD
REAR YARD SETBACK	15'
SIDE YARD SETBACK	5'

No.	Date	By	Checked	Revision Description

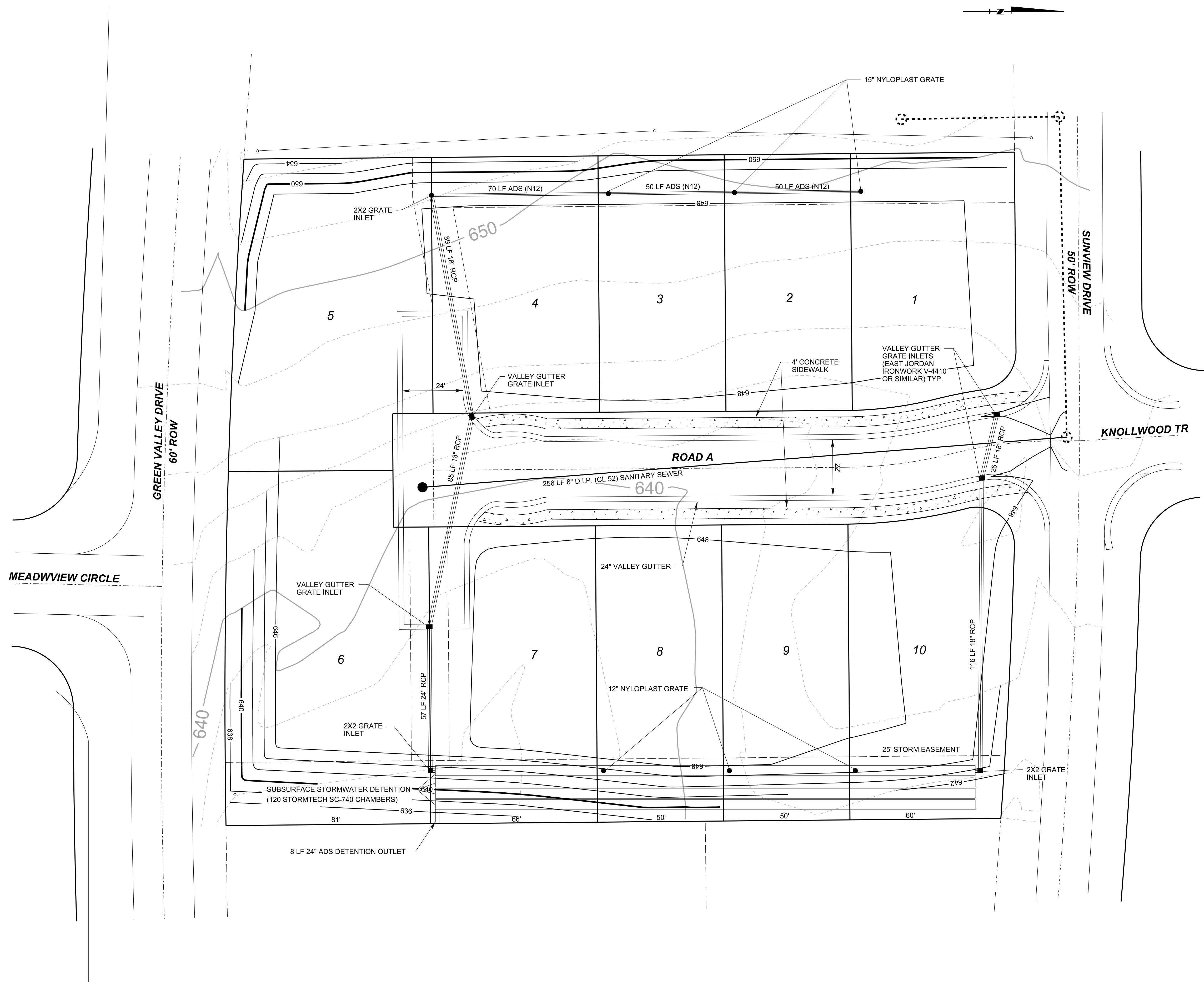
**Alabama Engineering Company, Inc.**  
 2 Office Park Circle, Suite 11  
 Birmingham, Alabama 35223  
 Phone (205) 803-2161  
 Fax (205) 803-2162

Not valid for construction  
 unless signed in this block  
  
 Robert W. Easley, IV, PE  
  
 Date \_\_\_\_\_



**Rezoning Site Plan**  
 3009 & 3017 Sunview Drive  
 Progressive Properties, LLC  
 Vestavia Hills, Alabama

Scale	1"=20'	Date	06/08/2017
Drawn by	PH	Sheet No.	<b>C1.0</b>
Checked	RWE	Sequence No.	
File Name	Sunview zoning	1 of 1	

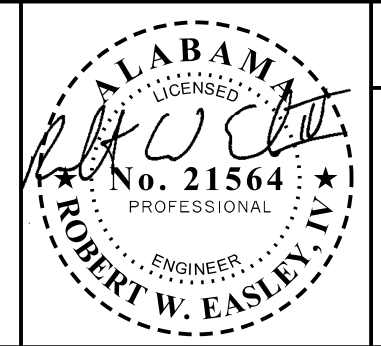


SITE DATA	
PAVING AREA	- 950 SY
24" VALLEY GUTTER	- 750 LF
CUT	- 865 CY
FILL	- 11,200 CY
TOPSOIL	- 2,200 CY

No.	Date	By	Checked	Revision Description

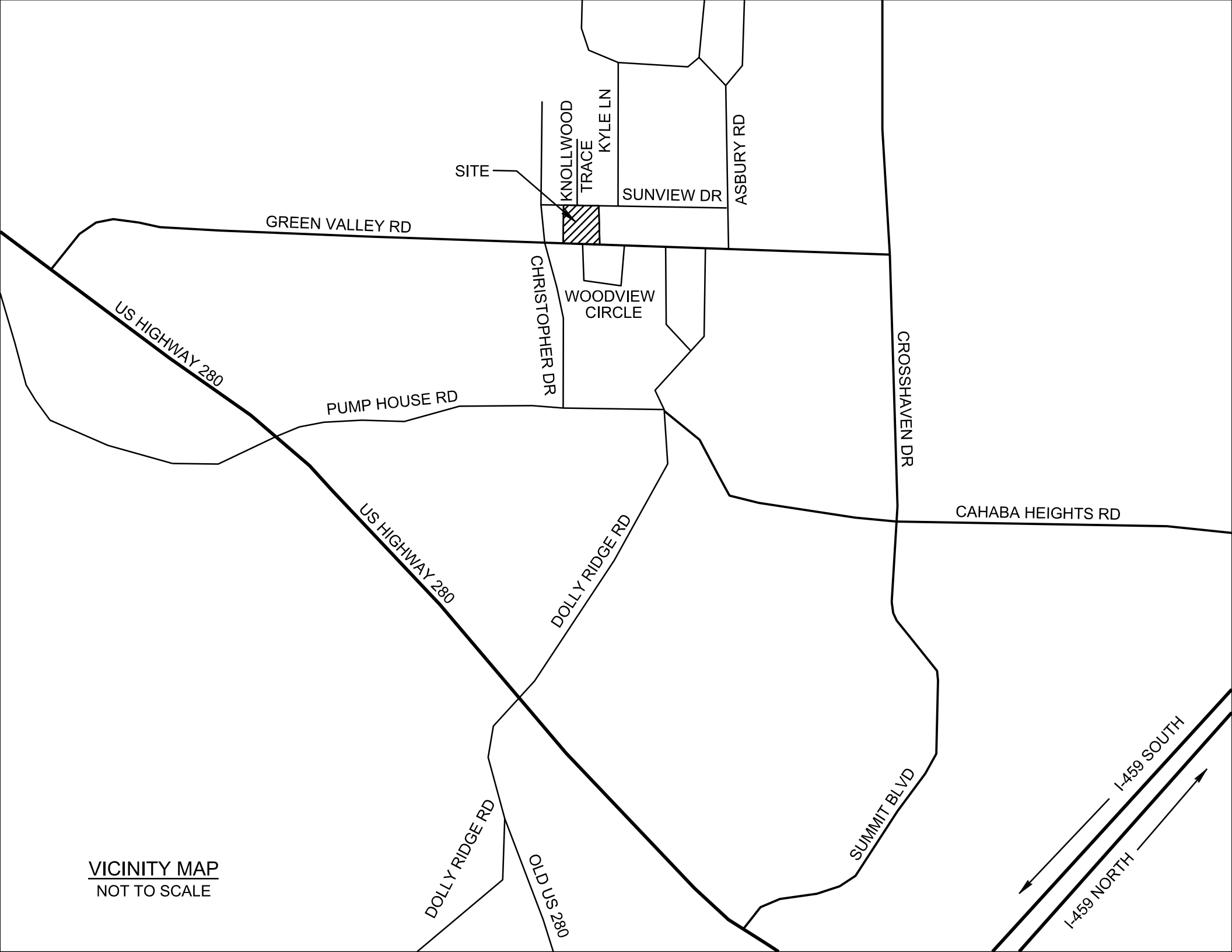
**Alabama Engineering Company, Inc.**  
 2 Office Park Circle, Suite 11  
 Birmingham, Alabama 35223  
 Phone (205) 803-2161  
 Fax (205) 803-2162

Not valid for construction  
 unless signed in this block  
 Robert W. Easley, IV, PE  
 Date



**Pricing Plan**  
 3009 & 3017 Sunview Drive  
 Progressive Properties, LLC  
 Vestavia Hills, Alabama

Scale 1"=20'	Date 06/08/2017
Drawn by PH	Sheet No. <b>C1.0</b>
Checked RWE	Sequence No.
File Name Sunview zoning	1 of 1



SITE

KNOLLWOOD  
TRACE

KYLE LN

SUNVIEW DR

ASBURY RD

GREEN VALLEY RD

CHRISTOPHER DR

WOODVIEW  
CIRCLE

CROSSHAVEN DR

US HIGHWAY 280

PUMP HOUSE RD

CAHABA HEIGHTS RD

US HIGHWAY 280

DOLLY RIDGE RD

SUMMIT BLVD

DOLLY RIDGE RD

OLD US 280

I-459 NORTH  
I-459 SOUTH

VICINITY MAP  
NOT TO SCALE