

MEMORANDUM

DATE: October 22nd, 2024

TO: Planning Commission

TRC MEETING

Building Conference Room 4th Floor

October 15th, 2024

Meeting - 1:15 p.m.

PLANNING COMMISSION MEETING

October 22nd, 2024

Pre-Meeting – 2:45 p.m.

Meeting – 3:30 p.m.

City Council Chambers

Agenda

Planning Commission

City of Decatur, AL

October 22nd, 2024

Time: 3:30 PM

City Council Chambers

Commissioners: **Kent Lawrence**, *Chairman*; **Gary Borden**, *Vice Chairman*; **Larry Waye**, *Secretary*; **Hunter Pepper**; **Frances Tate**; **Joseph Wynn**; **Eddie Pike**; **Myrna Burroughs**; **Forrest Temple**

CALL MEETING TO ORDER

Public Meeting

Minor Plat

		PAGE NO.
A. Resubdivision of Lots 4 & 5	Mullins LLC	3-6
B. Bank Street Addition 1	Pugh Wright McAnally	7-10

Consent Agenda

Site Plan

		PAGE NO.
A. Site Plan 687-24	Mark Minotti	11-14
B. Site Plan 688-24	Morell Engineering	15-18
C. Site Plan 689-24	Mullins LLC	19-22
D. Site Plan 690-24	Pugh Wright McAnally	23-26
E. Site Plan 692-24	Pugh Wright McAnally	27-30
F. Site Plan 693-24	GMC	31-34

Certificates

		PAGE NO.
A. Certificate 3632-24	Pugh Wright McAnally	35-38
B. Certificate 3633-24	Pugh Wright McAnally	39-42

Final Plat

		PAGE NO.
A. River Road Estates Phase 3	Pugh Wright McAnally	43-46
B. Foxwood Addition 4	Pugh Wright McAnally	47-50

Layout Plat

		PAGE NO.
A. Bird Spring Ridge	Mid-South Testing	51-54

Other Business

Other Business

		PAGE NO.
A. Vacation 553-24	Pugh Wright McAnally	55-58

MINOR PLATS

Minor Plat: Resubdivision of Terry Subdivision No.1

FILE NAME OR NUMBER: Minor Plat: Resubdivision of Terry Subdivision No.1

ACRES: 9.19 +/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Mullins LLC

LOCATION AND/OR PROPERTY ADDRESS: 2611 Highway 31 S

REQUEST: Approve Minor Plat

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Highway 31 is a Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Electric 10' (Foot) easement on north side of property.(DU)
2. Per Engineering Approval (Engineering)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. This new parcel will be cut off from sewer.

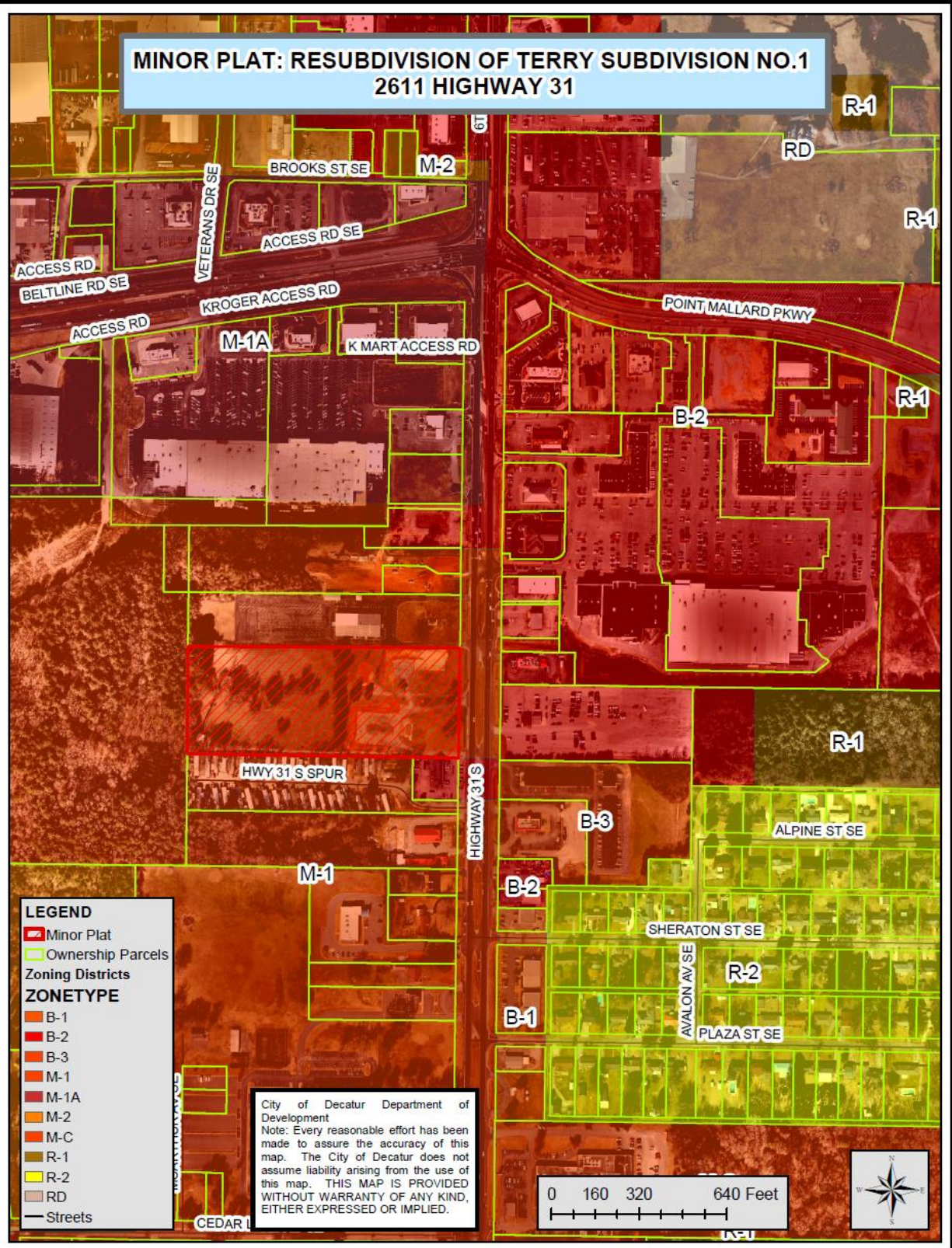
**MINOR PLAT: RESUBDIVISION OF TERRY SUBDIVISION NO.1
2611 HIGHWAY 31**



City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

LEGEND
 ■ Minor Plat
 □ Ownership Parcels
 — Streets

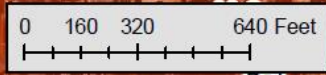
**MINOR PLAT: RESUBDIVISION OF TERRY SUBDIVISION NO.1
2611 HIGHWAY 31**

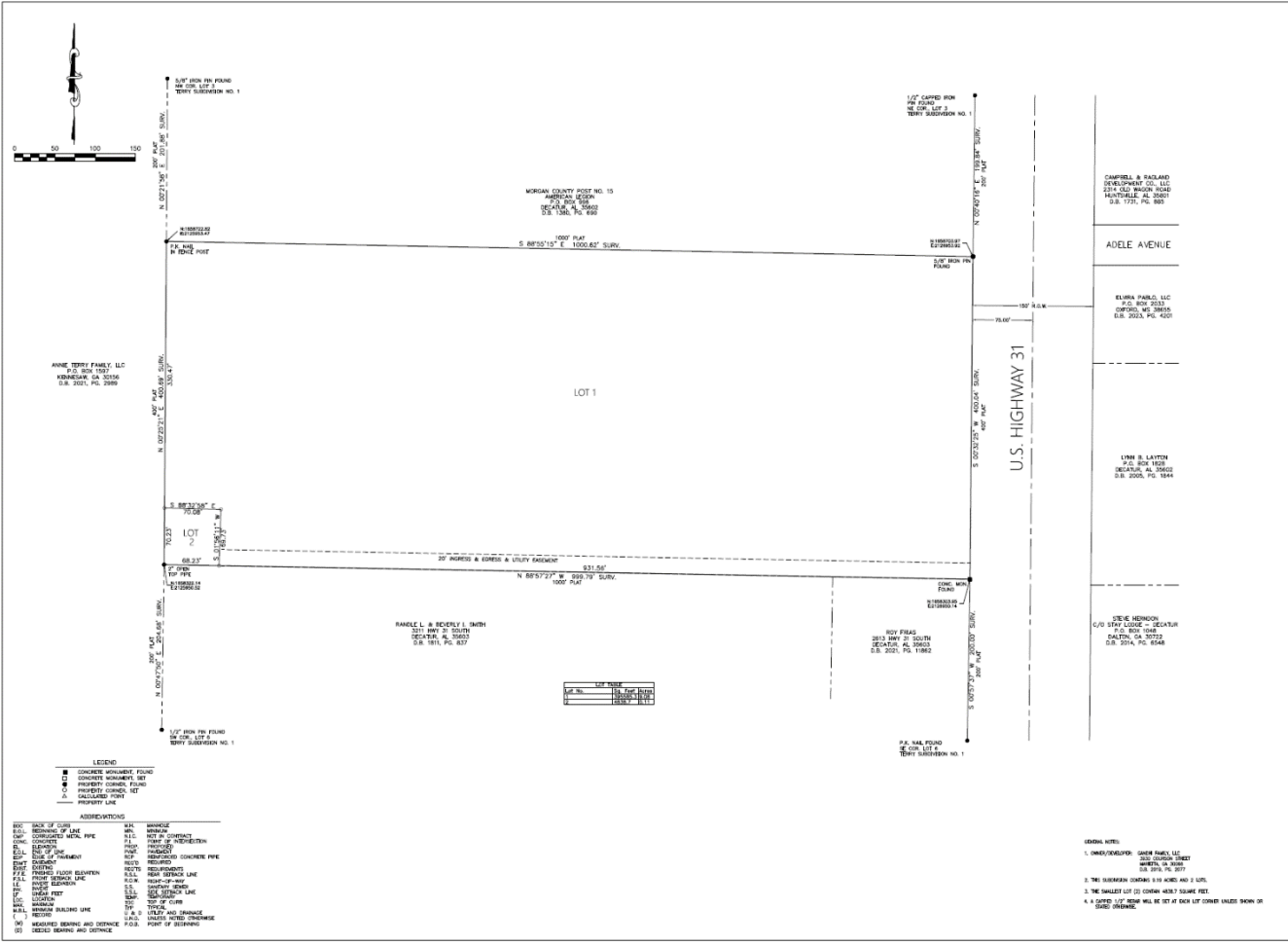


LEGEND

- Minor Plat
- Ownership Parcels
- Zoning Districts**
- ZONETYPE**
- B-1
- B-2
- B-3
- M-1
- M-1A
- M-2
- M-C
- R-1
- R-2
- RD
- Streets

City of Decatur Department of Development
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- LEGEND**
- CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET
 - ▲ CALLIERS POINT
 - PROPERTY LINE
- ABBREVIATIONS**
- | | | | |
|------------------------------------|---|--|---|
| BLK | BLK. OF CURB | WAL | WALL |
| B.O.L. | BEGINNING OF LINE | W.C. | WATERWAY |
| CON | CONCRETE | W.C.C. | WATERWAY CORNER |
| C.P. | CORNER POINT | W.P. | WATERWAY POINT |
| E.L. | ELECTRIC | W.P.C. | WATERWAY POINT CORNER |
| E.P. | ELECTRIC POINT | W.P.P. | WATERWAY POINT CORNER POINT |
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MULLINS, LLC
 CONSULTING ENGINEERS ARCHITECTS
 1000 W. GOLF COURSE BLVD., SUITE 100
 GAITHERSBURG, MD 20878
 (301) 948-3100

MINOR PLAT
**A RESUBDIVISION OF LOTS 4 & 5,
 TERRY SUBDIVISION, NO. 1**
 PREPARED BY: GANDHI FAMILY, LLC

MINOR PLAT

Job No. 24-162
 Date: 06/20/24
 Created By: GMP
 Checked By: GMP

SHEET NUMBER
1

Minor Plat: Bank Street Addition 1

FILE NAME OR NUMBER: Minor Plat: Bank Street Addition 1

ACRES: 3.24 acres +/-

CURRENT ZONE: B-5 (CBD) & M-1 (Light Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: Bank Street and Railroad Street

REQUEST: Approve Minor Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Bank St is a minor arterial & Railroad St is a local St.

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Construction Plans need to be submitted to DU for review of proposed utilities.(DU)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Estimated time to start construction requested; DU will be rehabbing some utilities in the area.(DU)
3. If there are any Food Service Facilities included with this project, Decatur Utilities Grease Interceptor Requirements must be met. Please contact Billy Strobel at 256-552-1494 or BStrobel@decaturutilities.com for further direction.

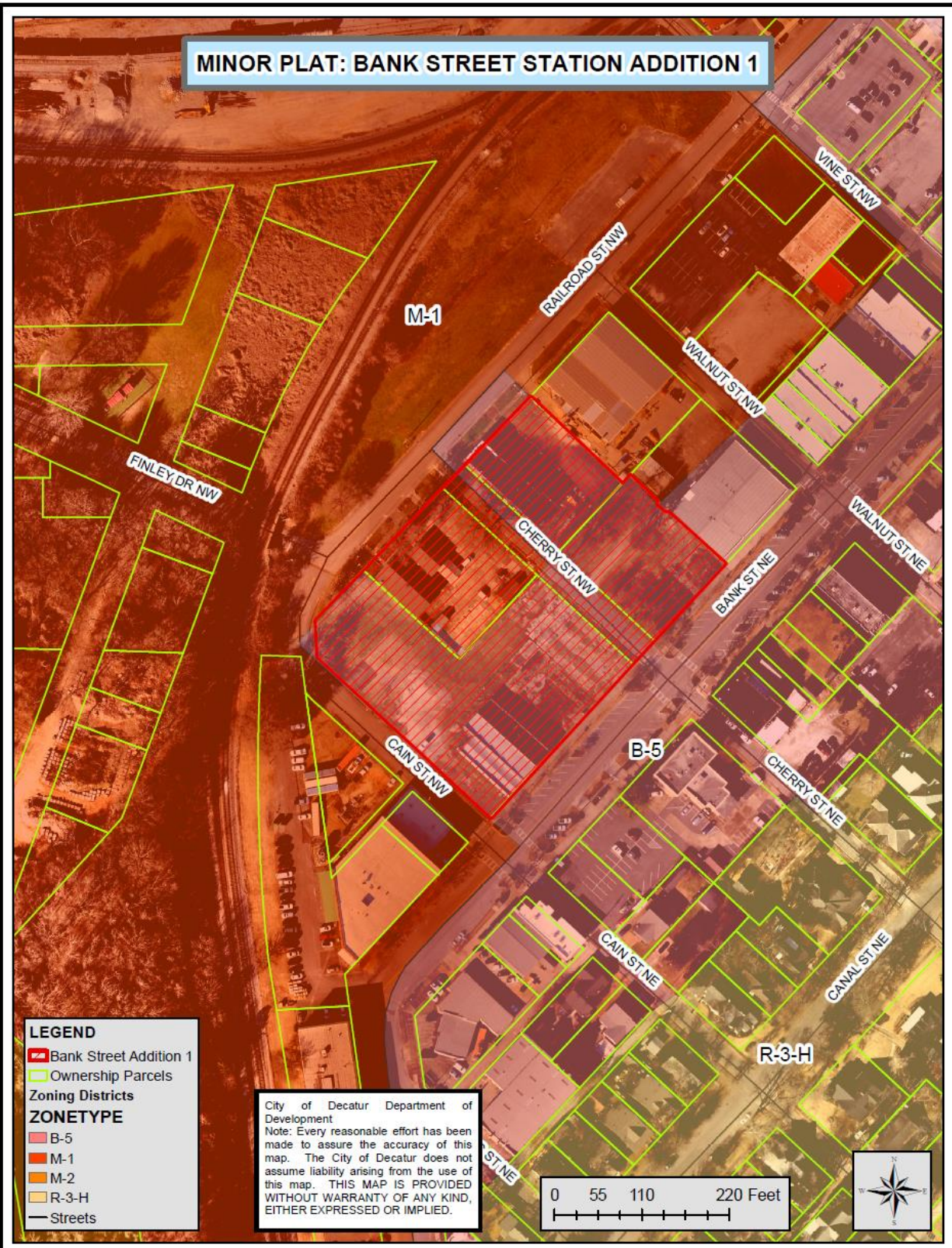
MINOR PLAT: BANK STREET STATION ADDITION 1



LEGEND
■ Bank Street Addition 1
■ Ownership Parcels
— Streets

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

MINOR PLAT: BANK STREET STATION ADDITION 1



LEGEND

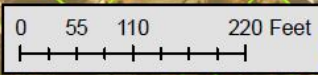
- Bank Street Addition 1
- Ownership Parcels

ZONING DISTRICTS

ZONETYPE

- B-5
- M-1
- M-2
- R-3-H
- Streets

City of Decatur Department of Development
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DEDICATION

DECATUR PROJECTS LLC, AS DEVELOPER AND AS PROPOSER HAS CAUSED THE RECORDING OF THIS INSTRUMENT TO BE MADE FOR THE DEDICATION OF THE PUBLIC RIGHTS AND INTERESTS IN THE PROPERTY DESCRIBED HEREIN TO THE CITY OF DECATUR, GEORGIA, FOR THE USE OF THE PUBLIC AS SHOWN AND SET FORTH IN THE ATTACHED PLANS AND SPECIFICATIONS. THE CITY OF DECATUR, GEORGIA, HAS AGREED TO ACCEPT THE DEDICATION OF THE PUBLIC RIGHTS AND INTERESTS IN THE PROPERTY DESCRIBED HEREIN FOR THE USE OF THE PUBLIC AS SHOWN AND SET FORTH IN THE ATTACHED PLANS AND SPECIFICATIONS.

IN WITNESS WHEREOF, THE DEVELOPER HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND SEALED BY THE PRESIDENT OF DECATUR PROJECTS LLC.

BY: _____

DATE: _____

STATE OF ALABAMA,)
COUNTY OF MOBILE,)

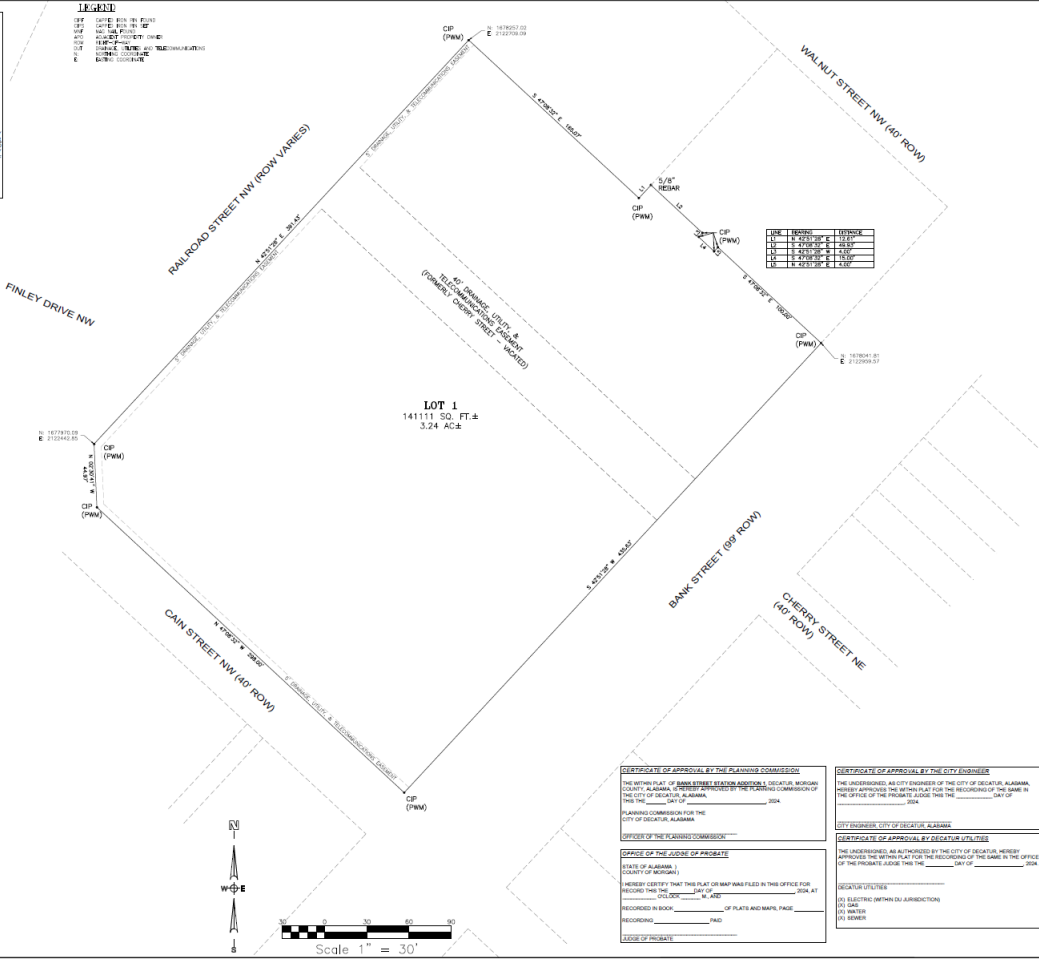
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC AND SOLE JUDGE IN AND FOR THE COUNTY OF MOBILE, ALABAMA, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC AND SOLE JUDGE IN AND FOR THE COUNTY OF MOBILE, ALABAMA, AND THAT I HAVE PERSONALLY KNOWN AND BELIEVE THE SIGNATURE OF THE DEVELOPER TO BE THE SIGNATURE OF THE DEVELOPER AND THAT THE DEVELOPER HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND SEALED BY THE PRESIDENT OF DECATUR PROJECTS LLC.

WITNESSED BY ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

LEGEND

1. LOT 1
2. LOT 2
3. LOT 3
4. LOT 4
5. LOT 5
6. LOT 6
7. LOT 7
8. LOT 8
9. LOT 9
10. LOT 10
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48. LOT 48
49. LOT 49
50. LOT 50



STATE OF ALABAMA

COUNTY OF MOBILE

I, _____, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ALABAMA, BEING DULY SWORN AND BELIEVING THE CONTENTS OF THE FOREGOING TO BE TRUE AND CORRECT, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA, AND THAT I HAVE PERSONALLY KNOWN AND BELIEVE THE SIGNATURE OF THE DEVELOPER TO BE THE SIGNATURE OF THE DEVELOPER AND THAT THE DEVELOPER HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND SEALED BY THE PRESIDENT OF DECATUR PROJECTS LLC.

WITNESSED BY ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

FLOOD INSURANCE RATE MAP

THE FEDERAL FLOOD INSURANCE ADMINISTRATION HAS DETERMINED THAT THE AREA SHOWN ON THIS MAP IS NOT A FLOOD HAZARD AREA. THEREFORE, FLOOD INSURANCE IS NOT REQUIRED FOR THIS PROPERTY.

CITY OF DECATUR, GEORGIA

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA

OFFICE OF THE PLANNING COMMISSION

STATE OF ALABAMA,)
COUNTY OF MOBILE,)

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA,)
COUNTY OF MOBILE,)

RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____

RECORDED IN _____

JUDGE OF PROBATE

CITY ENGINEER, CITY OF DECATUR, ALABAMA

OFFICE OF THE CITY ENGINEER

STATE OF ALABAMA,)
COUNTY OF MOBILE,)

OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA,)
COUNTY OF MOBILE,)

RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____

RECORDED IN _____

JUDGE OF PROBATE



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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DECATUR PROJECTS LLC
MINOR PLAT
SECTION 10, TOWNSHIP 10N, RANGE 10E, MERIDIAN 10W, MOBILE COUNTY, ALABAMA

BANK STREET STATION ADDITION 1

Date: 09/30/2024
Drawn By: RWH
Approved By: RWH
Scale: 1"=30'

JOB NUMBER: 592-24
SHEET NUMBER: 1 of 1

SITE PLANS

Site Plan 687-24

FILE NAME OR NUMBER: Site Plan 687-24

ACRES: 7.65 +/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Mark Minotti

LOCATION AND/OR PROPERTY ADDRESS: 1200 Market Street NE

REQUEST: Approve Site Plan

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Riverfront Mixed Use

ONE DECATUR STREET TYPOLOGY: Market is a Collector Urban

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Padmount transformer need to be added to show if there will be a conflict with the new curbing.(DU)
2. Per Engineering Approval (Engineering)
3. Need Erosion Control Plan (Engineering)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.

**1200 MARKET STREET NE
SITE PLAN 687-24**

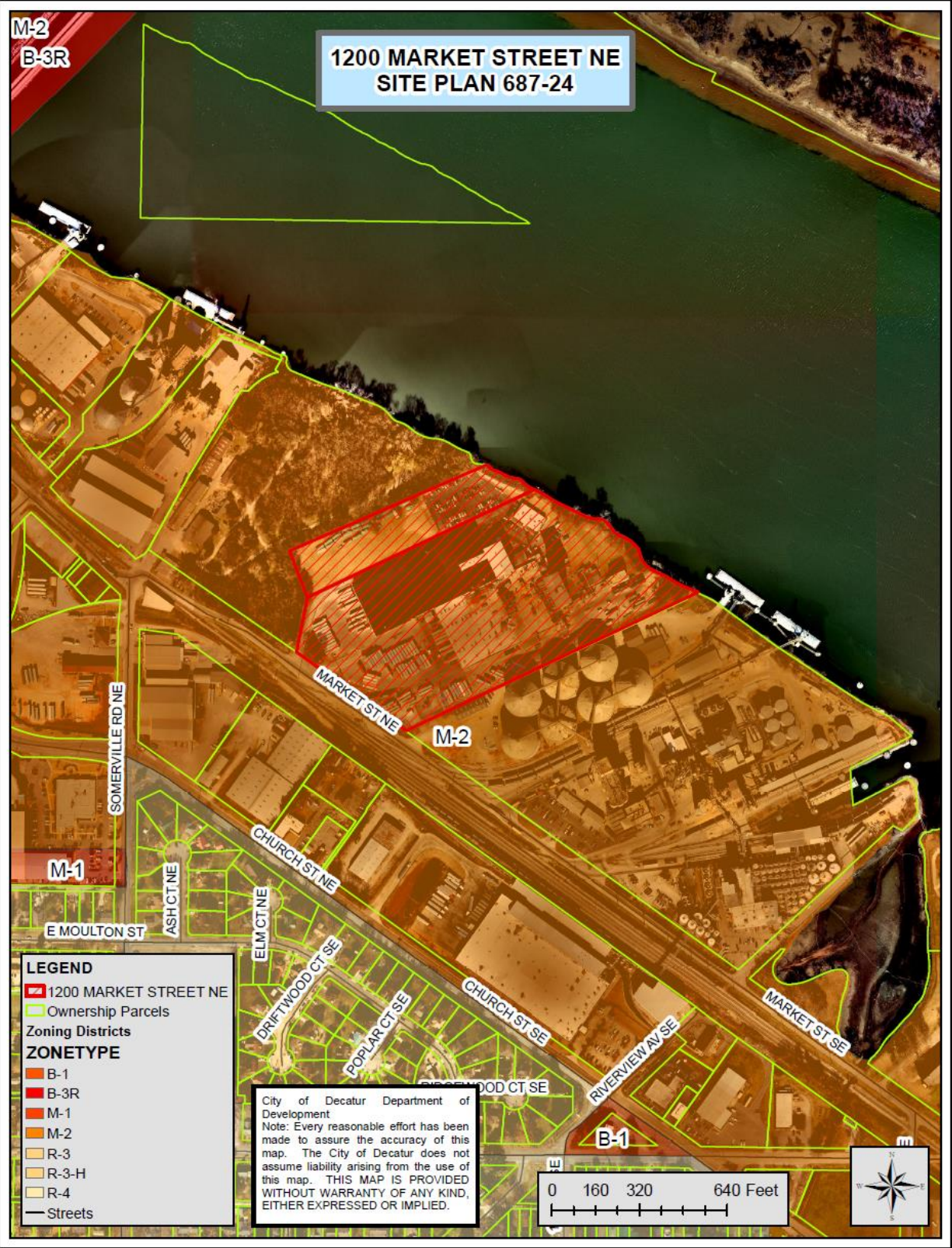


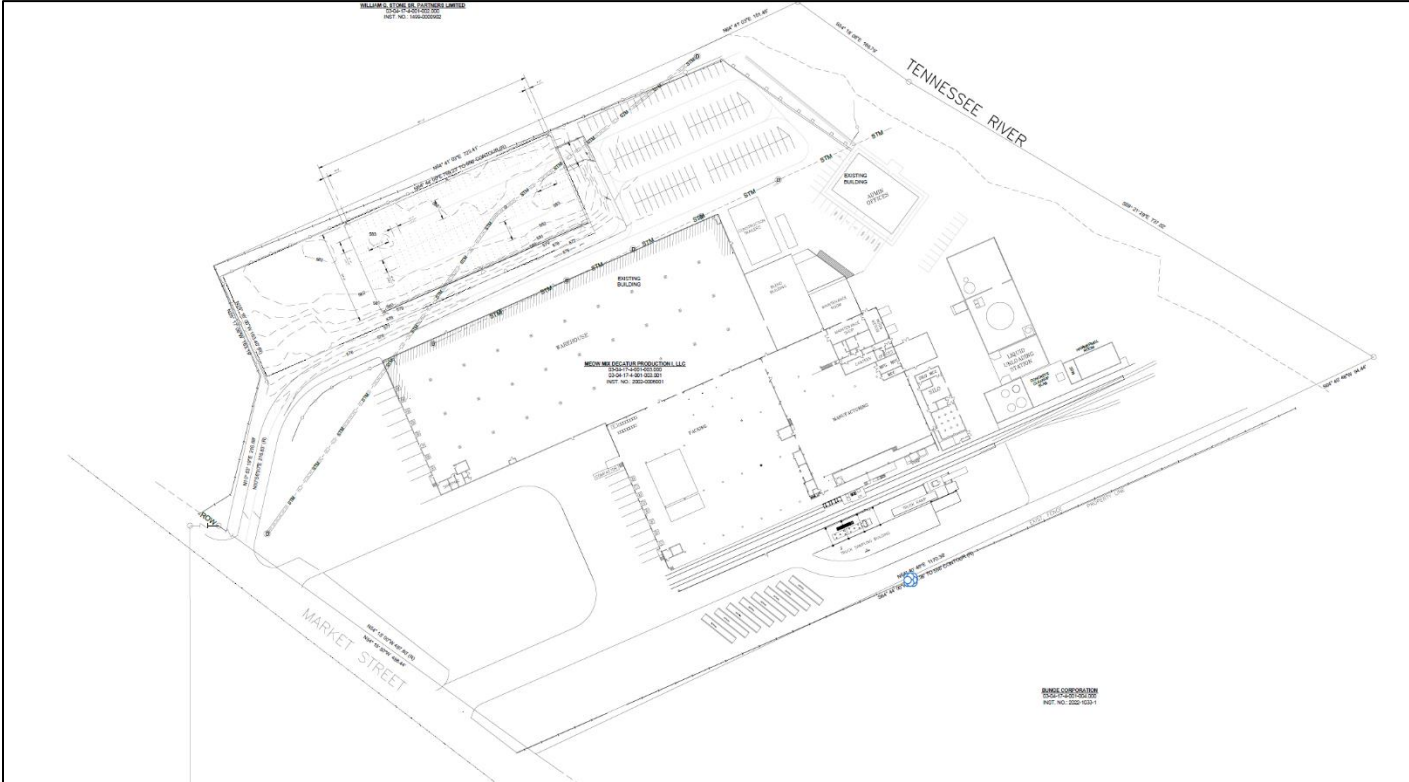
LEGEND
■ 1200 MARKET STREET NE
□ Ownership Parcels
 — Streets

City of Decatur Department of Development
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0 160 320 640 Feet







SITE PLAN 688-24

FILE NAME OR NUMBER: Site Plan 688-24

ACRES: 13.55 +/- acres

CURRENT ZONE: M-1 (Light-Industrial)

APPLICANT: Morell Engineering

LOCATION AND/OR PROPERTY ADDRESS: 715 Willo Industrial Drive SE

REQUEST: Approve site plan

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Willo Industrial Drive SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.

**715 WILLO INDUSTRIAL DRIVE SE
SITE PLAN 688-24**

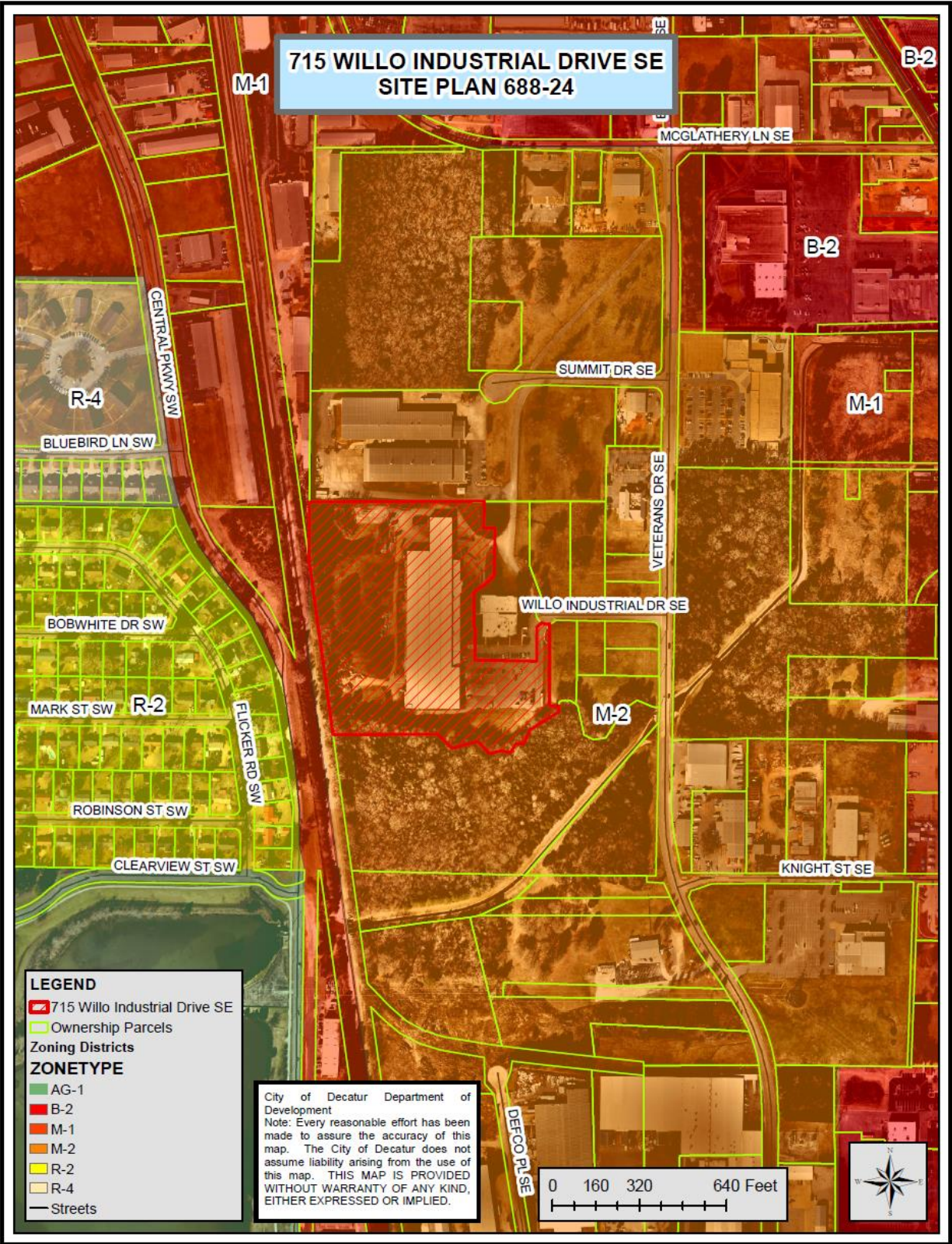


LEGEND
 715 Willo Industrial Drive SE
 Ownership Parcels
 Streets

City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

0 160 320 640 Feet





Site Plan 689-24

FILE NAME OR NUMBER: Site Plan 689-24

ACRES: 9.19 +/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Mullins LLC

LOCATION AND/OR PROPERTY ADDRESS: 2611 Hwy 31 S

REQUEST: Approve site plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Community Commercial

ONE DECATUR STREET TYPOLOGY: Highway 31 S is a Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. 10' (Foot) Easement needed on north property line.(DU)
2. Construction Plans need to be submitted to DU for review of proposed utilities.(DU)
3. State needs to look at these plans.(Engineering)
4. Per Engineering Approval.(Engineering)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Should just be a 6" service. (DU)
3. Manholes will be private.
4. AIC will be needed for the Water & may be needed for the Sewer tap.(DU)
5. Applicant has submitted an ALDOT Affidavit.

**2611 HIGHWAY 31 SOUTH
SITE PLAN 689-24**



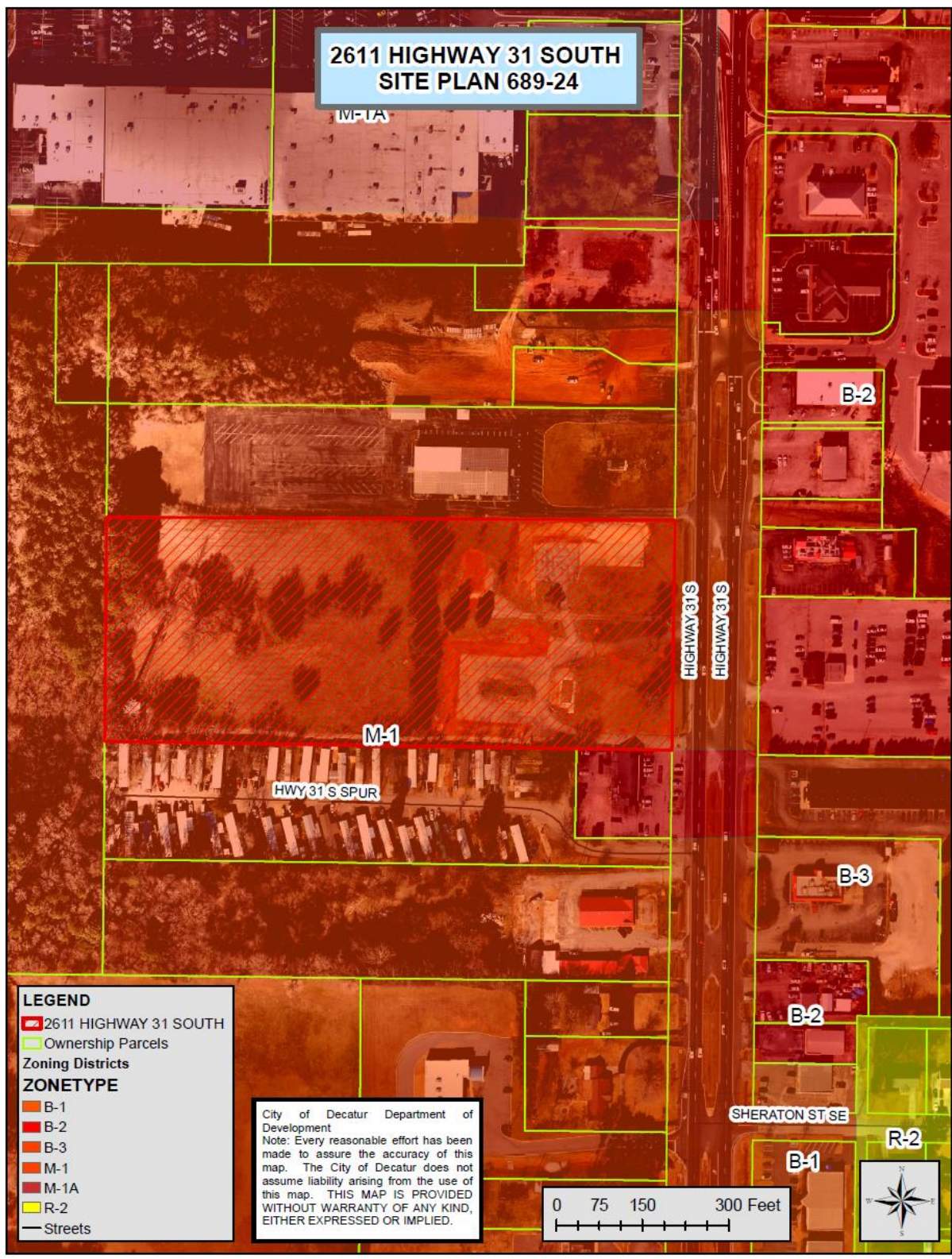
LEGEND
2611 HIGHWAY 31 SOUTH
Ownership Parcels
Streets

City of Decatur Department of Development
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0 70 140 280 Feet



**2611 HIGHWAY 31 SOUTH
SITE PLAN 689-24**



LEGEND

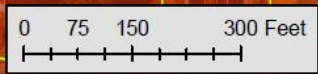
- 2611 HIGHWAY 31 SOUTH
- Ownership Parcels

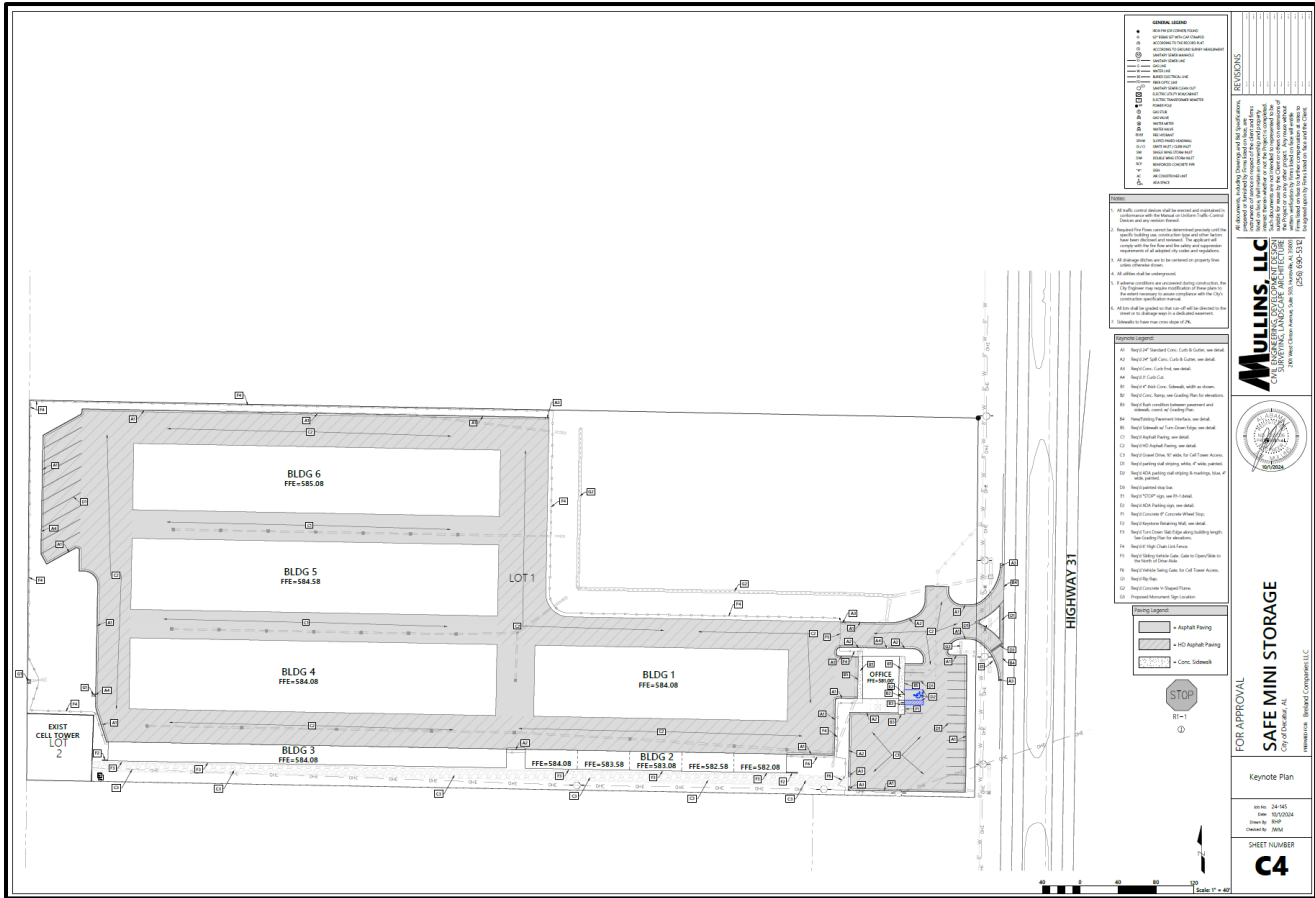
Zoning Districts

ZONETYPE

- B-1
- B-2
- B-3
- M-1
- M-1A
- R-2
- Streets

City of Decatur Department of Development
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SYMBOLS

- 1/4" = 1'-0" Scale
- 1/8" = 1'-0" Scale
- 1/16" = 1'-0" Scale
- 1/32" = 1'-0" Scale
- 1/64" = 1'-0" Scale
- 1/128" = 1'-0" Scale
- 1/256" = 1'-0" Scale
- 1/512" = 1'-0" Scale
- 1/1024" = 1'-0" Scale
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SITE PLAN 690-24

FILE NAME OR NUMBER: Site Plan 690-24

ACRES: 8.08 +/- acres

CURRENT ZONE: M-1(Light Industry) & B-5 (Central Business District)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 211 Lee Street NE

REQUEST: Approve Site Plan

PROPOSED LAND USE: Commercial

ONE DECATUR FUTURE LAND USE: Urban Core Downtown

ONE DECATUR STREET TYPOLOGY: Lee Street is a Minor Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please insure that parking spaces do not encroach upon City ROW.(Planning)
2. Please submit landscaping plan.(Planning)
3. Per Engineering Approval. (Engineering)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.

**211 LEE STREET NE
SITE PLAN 690-24**

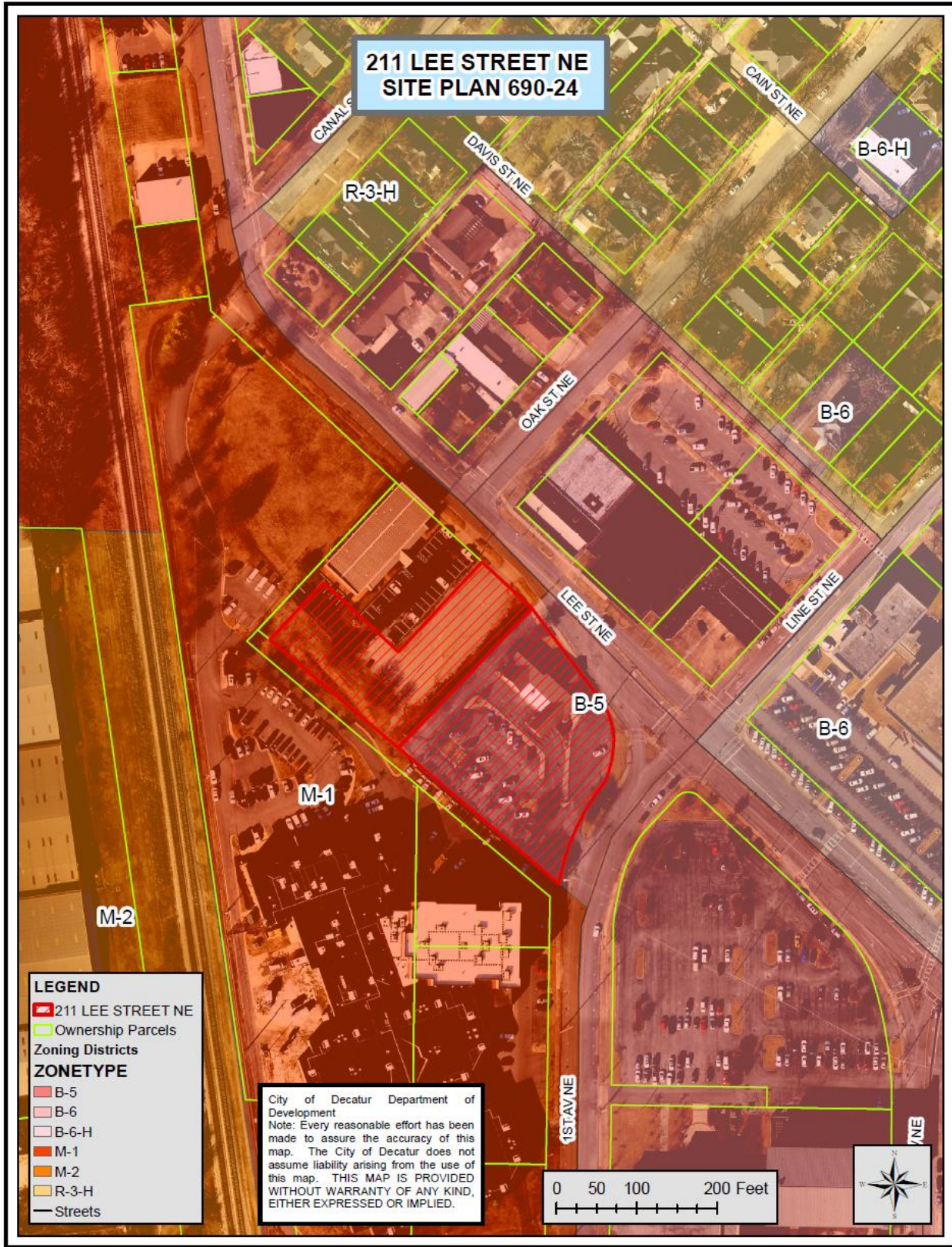


LEGEND
■ 211 LEE STREET NE
■ Ownership Parcels
— Streets

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

0 50 100 200 Feet





- KEYNOTE LEGEND**
- ⓐ RED'D 24" CONCRETE CURB AND GUTTER
 - ⓑ RED'D MEET AND MATCH EXISTING CONDITIONS
 - ⓒ RED'D CONCRETE SIDEWALK - SEE DETAIL
 - ⓓ RED'D 4" WHITE PARKING STRIPE (TYP.)
 - ⓔ RED'D 4" BLUE TRAFFIC STRIPE (TYP.)
 - ⓕ RED'D DIRECTIONAL ARROW
 - ⓖ RED'D HANGSIGN RAMP WITH DETECTABLE PAVERS
 - ⓗ RED'D ADA SYMBOL (TYP.)
 - ⓓ RED'D STOP BAR
 - ⓑ RED'D CROSSWALK
 - ⓓ RED'D GROSSED ISLAND
 - ⓕ RED'D WIDEN EXISTING SIDEWALK - 4' WIDE
 - ⓖ RED'D 4' CURBED FLUME - SEE DETAIL
 - ⓗ RED'D STAND-UP CURB - SEE DETAIL
 - ⓓ RED'D WHEEL STOP TYP. - SEE DETAIL

LANDING
TOTAL PARKING PROVIDED = 12

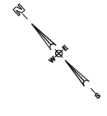
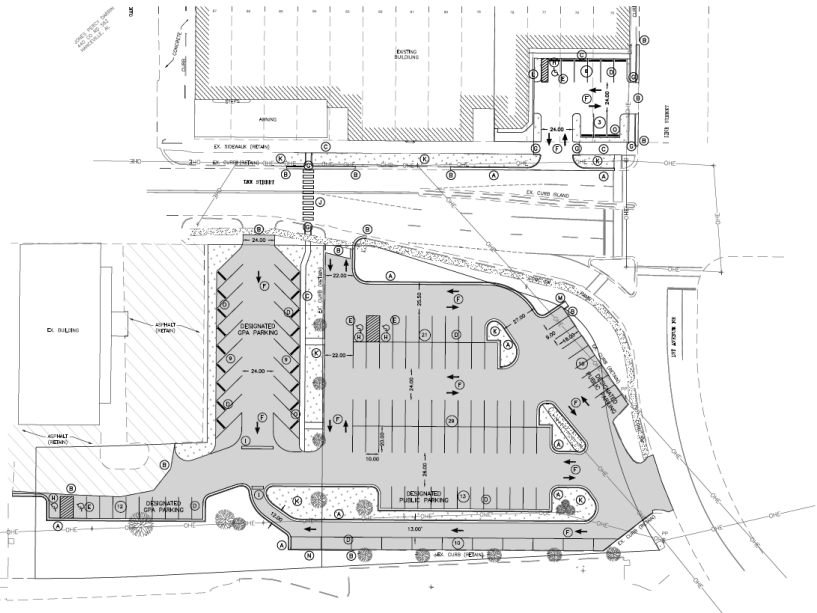
40' PARKING REQUIREMENTS
STALL WIDTH = 10'
ROW LENGTH = 18'
ROW SPACING = 8'
CURB HEIGHT = 4.5"
MIN. WALK WIDTH = 24' TO 30'



PARKING REQUIREMENTS
STALL WIDTH = 8'
STALL LENGTH = 21'
MIN. WALK WIDTH = 12'



ASPHALT SURFACE



Scale 1" = 30'

**PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS**
1000 W. UNIVERSITY BLVD., SUITE 100
TALLAHASSEE, FL 32310-1000
TEL: 904.224.1111 FAX: 904.224.1112
WWW.PUGHWRIGHTMCANALLY.COM

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	07/15/2024
2	ADDED COMMENTS	07/15/2024
3	REVISED	07/15/2024
4	REVISED	07/15/2024
5	REVISED	07/15/2024

CLIENT: CITY OF TALLAHASSEE
PROJECT: LEE STREET BIKELANE
SECTION: TYPICAL PARKING LAYOUT
LOCATION: TALLAHASSEE, FLORIDA
DATE: 07/15/2024
DRAWN BY: GGL
CHECKED BY: NLT
SCALE: 1"=30'

Date: 10/11/2024
Drawn By: GGL
Approved By: NLT
Scale: 1"=30'

Sheet Number:
632-23

Sheet Number:
C2.0

SITE PLAN 692-24

FILE NAME OR NUMBER: Site Plan 692-24

ACRES: 23.93 +/- acres

CURRENT ZONE: M-2 (General-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 2000 Independence Ave NW

REQUEST: Approve Site Plan

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: General Industrial

ONE DECATUR STREET TYPOLOGY: Independence Ave NW is a Local Street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Please contact Decatur Utilities about possible new Water Meter. (DU)
3. If a new WM account is set up, applicant could get a 4" sewer tap for \$500.(DU)

SITE PLAN 692-24
2000 INDEPENDENCE AVE NW



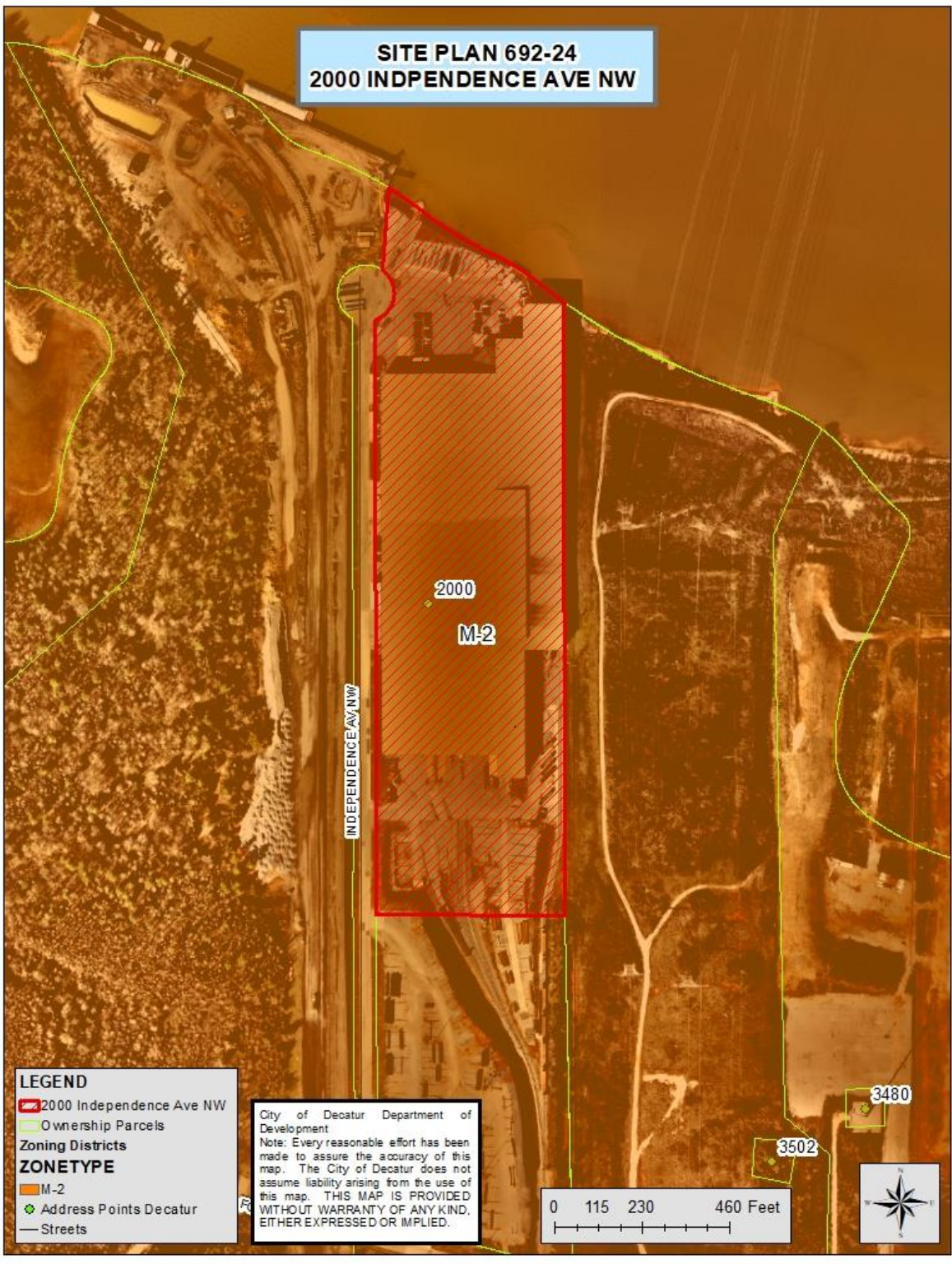
LEGEND
[Red hatched area] 2000 Independence Ave NW
[Green outline] Ownership Parcels
[Green dot] Address Points Decatur
[Black line] Streets

City of Decatur Department of Development
Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

0 115 230 460 Feet



**SITE PLAN 692-24
2000 INDEPENDENCE AVE NW**



LEGEND

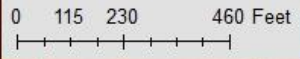
- 2000 Independence Ave NW
- Ownership Parcels

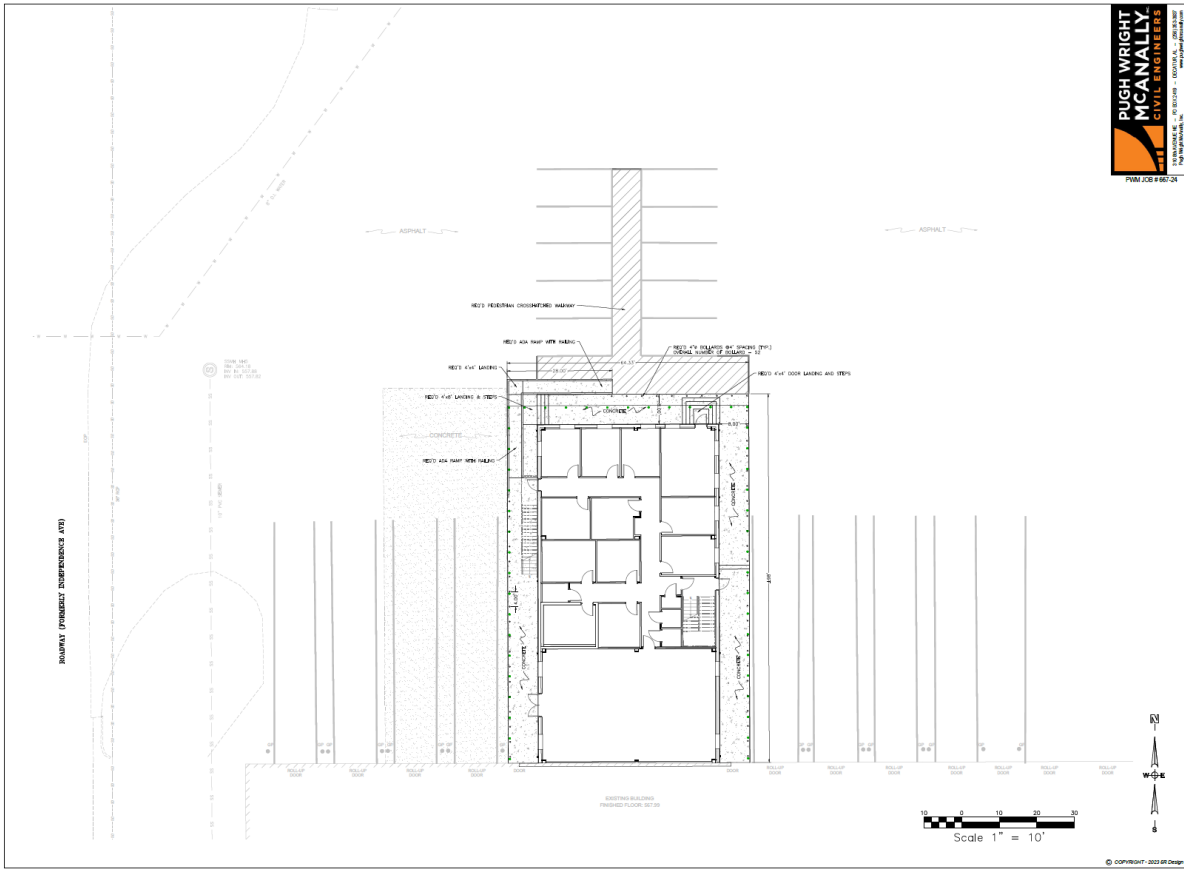
Zoning Districts

ZONETYPE

- M-2
- Address Points Decatur
- Streets

City of Decatur Department of Development
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COD
REVIEW

**NEW FRONT OFFICE FOR NUCOR
TUBULAR PRODUCTS DECTAUR**

2000 INDEPENDENCE AVE. DECATUR, AL 35601

Rev.	Description	Date

Project number: 2023-407
Date: 09/30/2024

PROPOSED
LAYOUT

C300



Scale 1" = 10'

© COPYRIGHT 2024 SR Design

SITE PLAN 693-24

FILE NAME OR NUMBER: Site Plan 693-24

ACRES: 119 +/- acres

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: GMC

LOCATION AND/OR PROPERTY ADDRESS: 270 Beltline Road SW

REQUEST: Approve Site Plan

PROPOSED LAND USE: Recreational

ONE DECATUR FUTURE LAND USE: Parks/Conservation Area

ONE DECATUR STREET TYPOLOGY: Beltline Road Principal Arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Construction Plans need to be submitted to Decatur Utilities for review of proposed utilities.(DU)
2. Need to know the distance from the building corner, to the sewer main.(DU)
3. Per Engineering Approval. (Engineering)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. Food Service Facilities (such as Concessions) included in this project will be required to meet Decatur Utilities Grease Interceptor Requirements. Please contact Billy Strobel at 256-552-1494 or BStrobel@decaturutilities.com for further direction.(DU)
3. The hydrants will be private.(DU)
4. Gas is available.(DU)

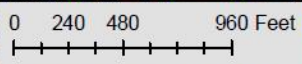
SITE PLAN 693-24
270 BELTLINE ROAD SW

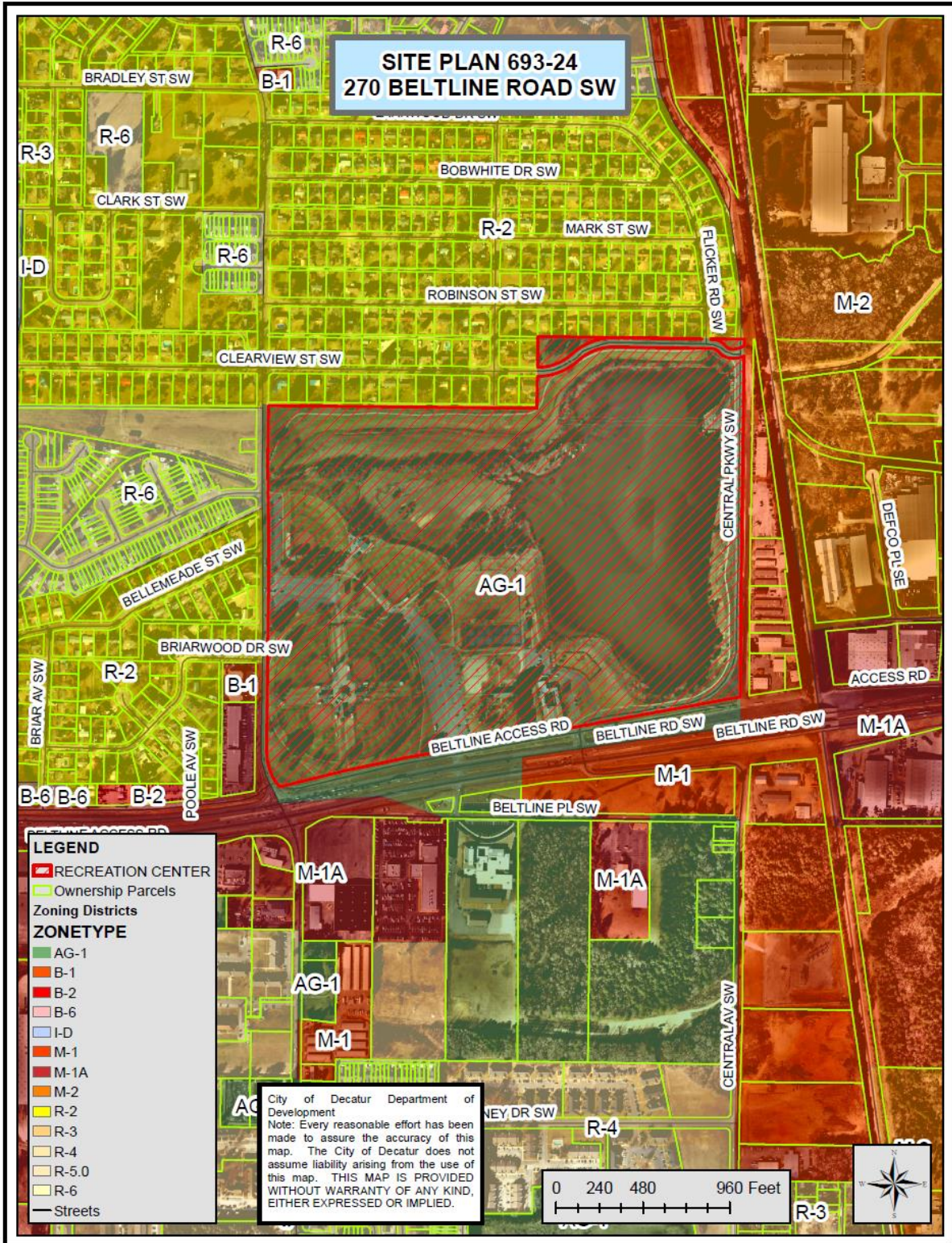


LEGEND

- ▬ RECREATION CENTER
- ▬ Ownership Parcels
- ▬ Streets

City of Decatur Department of Development
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CERTIFICATES

CERTIFICATE 3632-24

FILE NAME OR NUMBER: Certificate 3632-24

ACRES: 2.81+/- acres

CURRENT ZONE: R-1 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 2313 Fairway Cir. & 1502, 1502 Cherokee LN

REQUEST: Subdivide three parcels into two parcels

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low Residential

ONE DECATUR STREET TYPOLOGY: Fairway Cir. & Cherokee LN are local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.

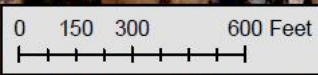
CERTIFICATE 3632-24
2313 FAIRWAY CIRCLE & 1502, 1504 CHEROKEE LANE SE



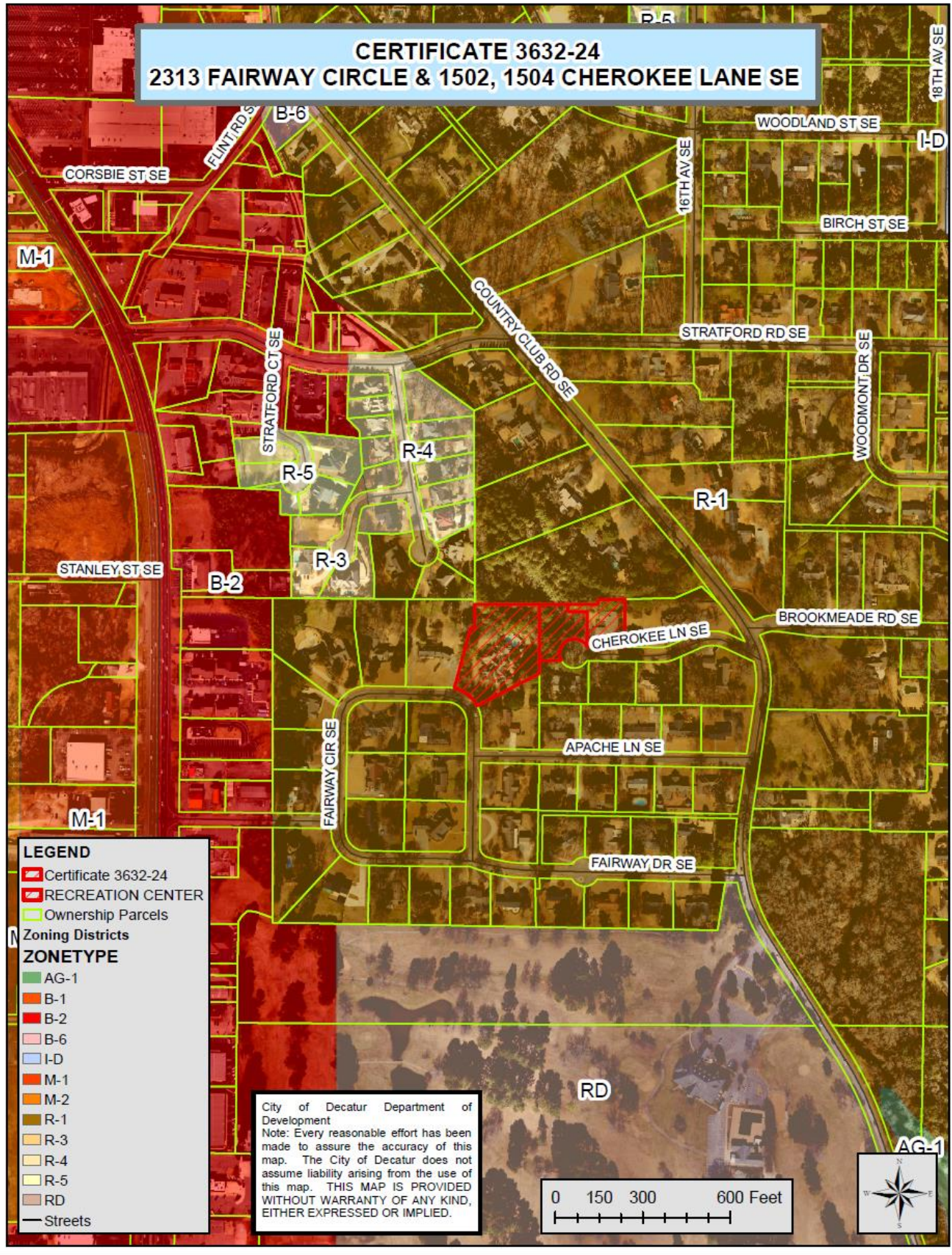
LEGEND

- Certificate 3632-24
- RECREATION CENTER
- Ownership Parcels
- Streets

City of Decatur Department of Development
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CERTIFICATE 3632-24
2313 FAIRWAY CIRCLE & 1502, 1504 CHEROKEE LANE SE



LEGEND

- Certificate 3632-24
- RECREATION CENTER
- Ownership Parcels

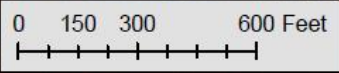
Zoning Districts

ZONETYPE

- AG-1
- B-1
- B-2
- B-6
- I-D
- M-1
- M-2
- R-1
- R-3
- R-4
- R-5
- RD

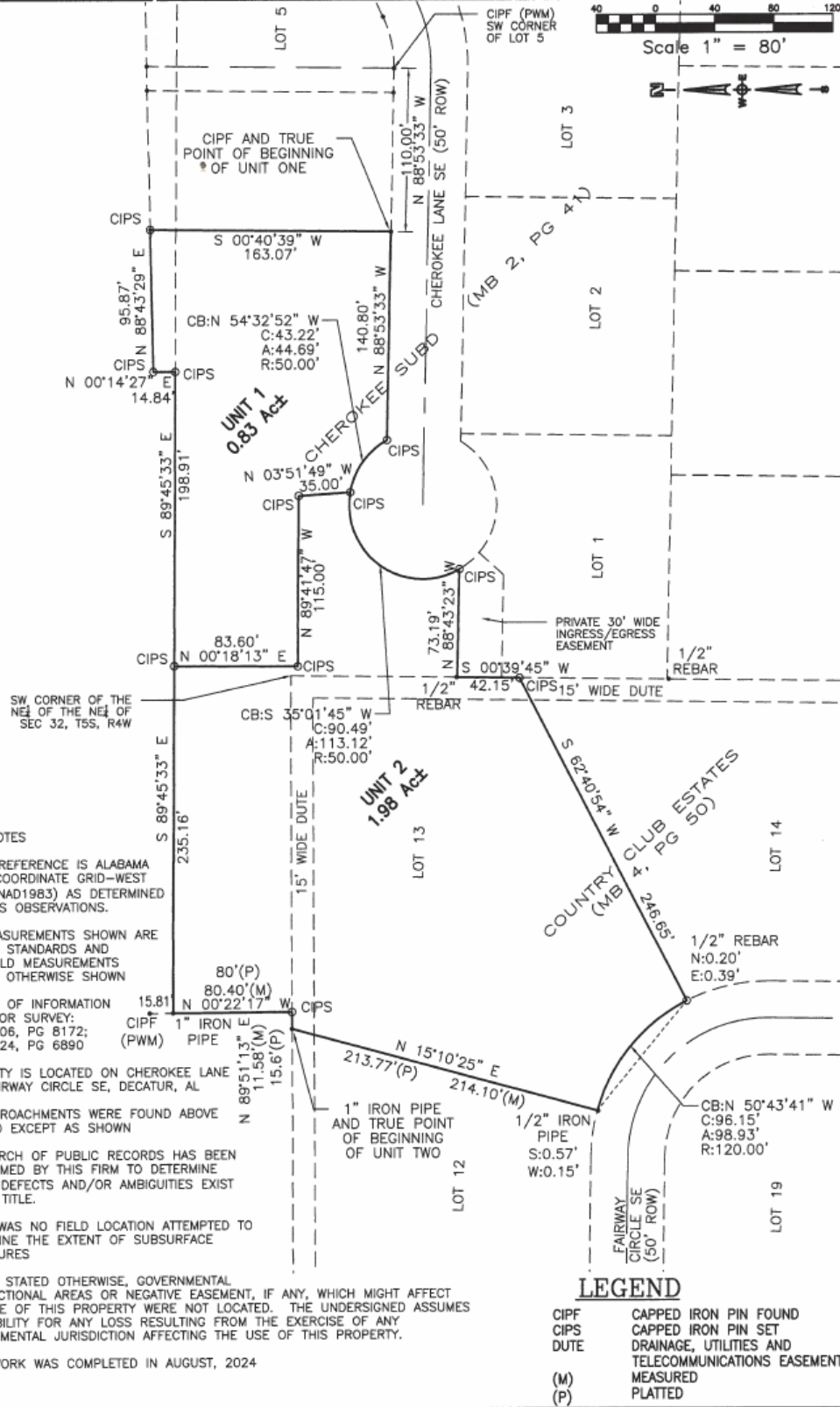
— Streets

City of Decatur Department of Development
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Scale 1" = 80'



GENERAL NOTES

1. NORTH REFERENCE IS ALABAMA STATE COORDINATE GRID—WEST ZONE (NAD1983) AS DETERMINED BY GNSS OBSERVATIONS.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS AND ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN
3. SOURCE OF INFORMATION USED FOR SURVEY:
 CIPF 1" IRON PIPE (PWM)
 D.B. 2006, PG 8172;
 D.B. 2024, PG 6890
4. PROPERTY IS LOCATED ON CHEROKEE LANE AND FAIRWAY CIRCLE SE, DECATUR, AL
5. NO ENCROACHMENTS WERE FOUND ABOVE GROUND EXCEPT AS SHOWN
6. NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE IF ANY DEFECTS AND/OR AMBIGUITIES EXIST IN THE TITLE.
7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUBSURFACE STRUCTURES
8. UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT AFFECT THE USE OF THIS PROPERTY WERE NOT LOCATED. THE UNDERSIGNED ASSUMES NO LIABILITY FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.
9. FIELD WORK WAS COMPLETED IN AUGUST, 2024

LEGEND

- CIPF CAPPED IRON PIN FOUND
- CIPS CAPPED IRON PIN SET
- DUTE DRAINAGE, UTILITIES AND TELECOMMUNICATIONS EASEMENT
- (M) MEASURED
- (P) PLATTED

BOUNDARY SURVEY -- SEXTON PROPERTY-- FAIRWAY CIRCLE AND CHEROKEE LANE SE DECATUR

DRAWING DATE: AUG 2024 | DRAWN BY: DDP | APPROVED BY: RWH | JOB No. S-166-24 | SCALE: 1"=80' | PAGE 3 OF 3

CERTIFICATE 3633-24

FILE NAME OR NUMBER: Certificate 3633-24

ACRES: 3.37+/- acres

CURRENT ZONE: M-1 (Light-Industry)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: 222 Beltline Road

REQUEST: Consolidate two parcels into one

PROPOSED LAND USE: Industrial

ONE DECATUR FUTURE LAND USE: Flex Employment Center

ONE DECATUR STREET TYPOLOGY: Beltline Road is a principal arterial

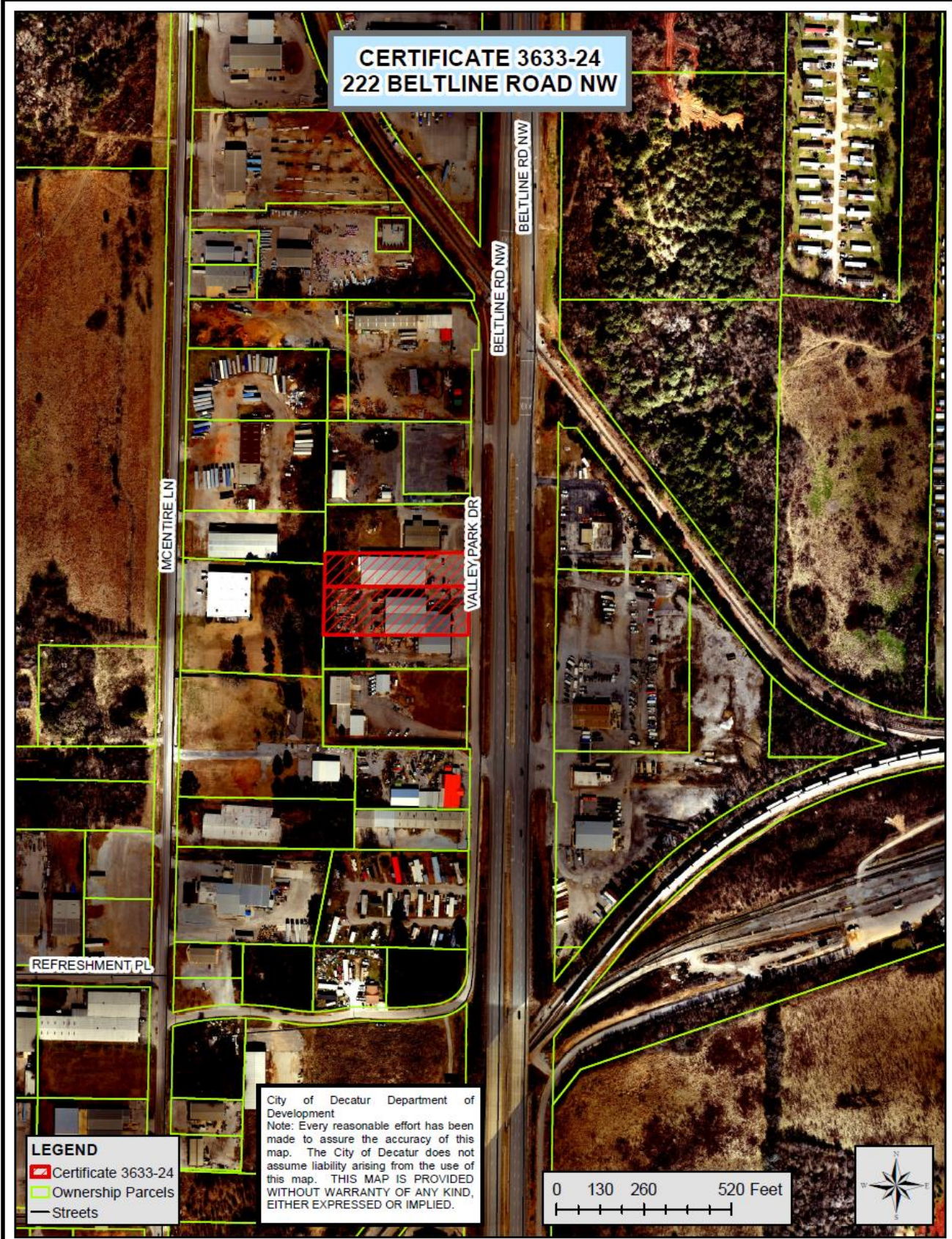
COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.

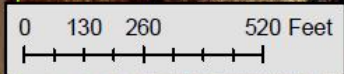
**CERTIFICATE 3633-24
222 BELTLINE ROAD NW**



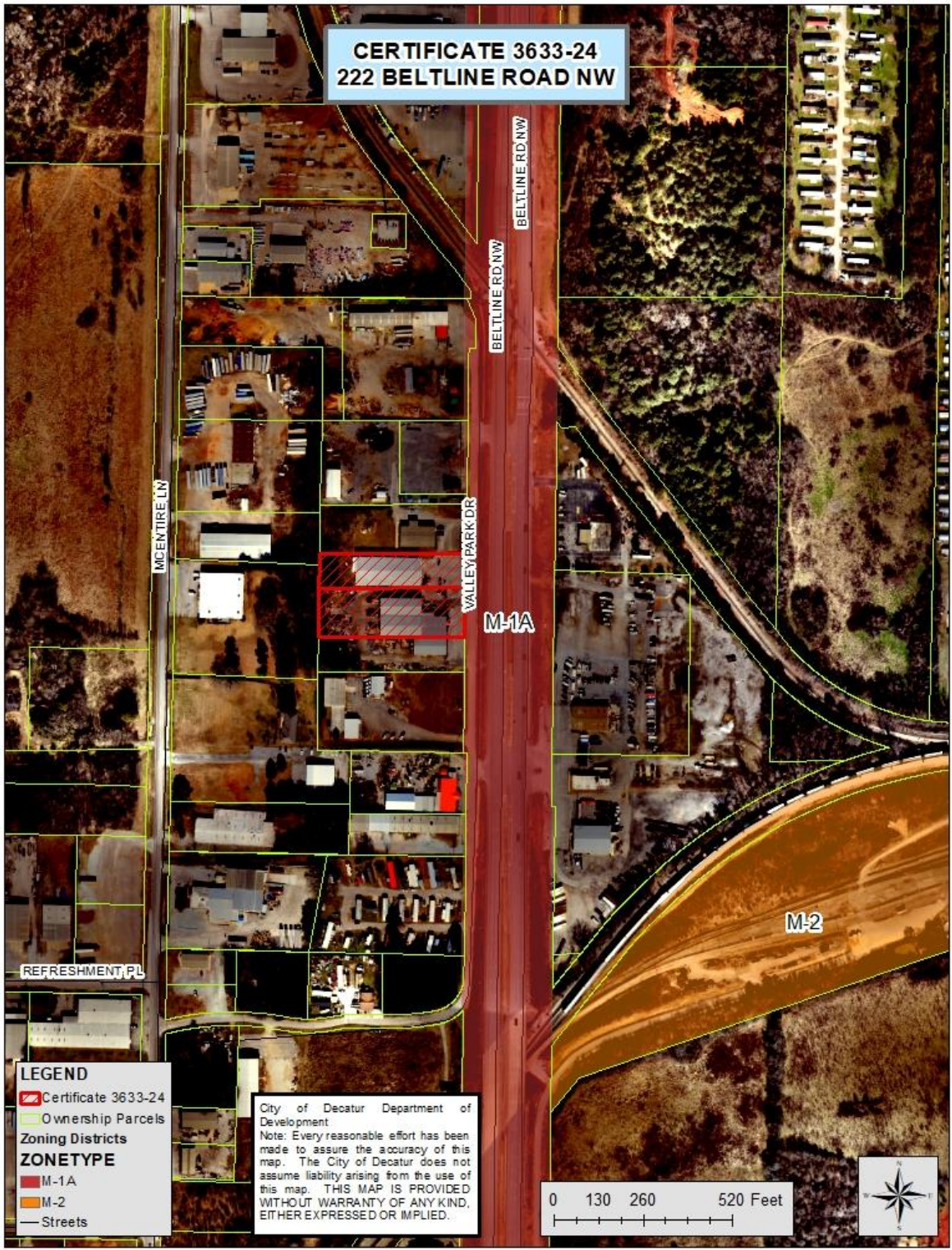
LEGEND

-  Certificate 3633-24
-  Ownership Parcels
-  Streets

City of Decatur Department of Development
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**CERTIFICATE 3633-24
222 BELTLINE ROAD NW**



LEGEND

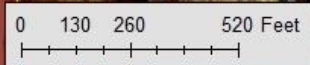
- Certificate 3633-24
- Ownership Parcels

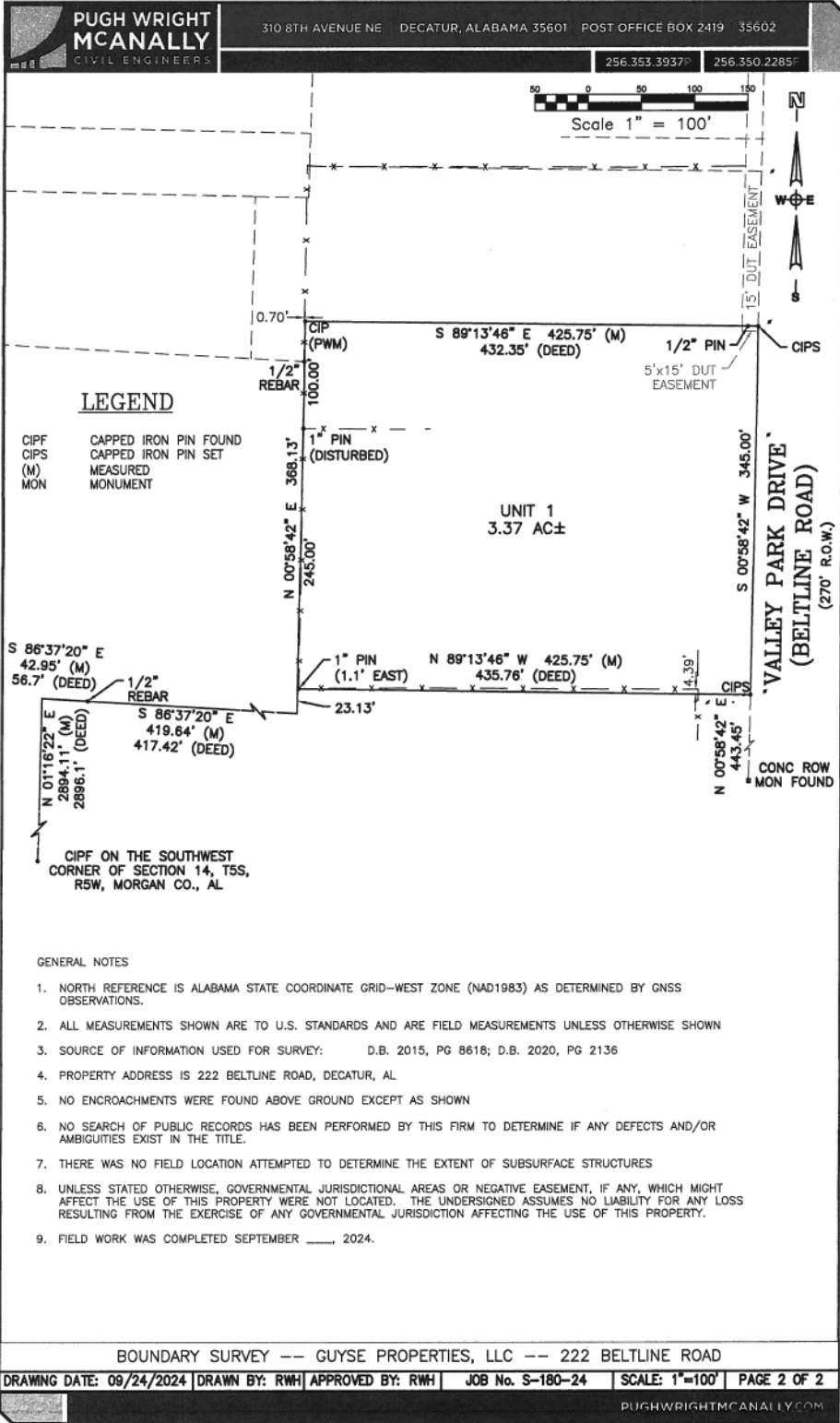
Zoning Districts

ZONETYPE

- M-1A
- M-2
- Streets

City of Decatur Department of Development
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FINAL PLATS

FINAL PLAT: RIVER ROADS ESATES PHASE 3

FILE NAME OR NUMBER: River Road Estates Phase 3

ACRES: 17.26+/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: East of Lisa LN & Joseph Dr.

REQUEST: Approve Final Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Lisa LN & Joseph Dr. are local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

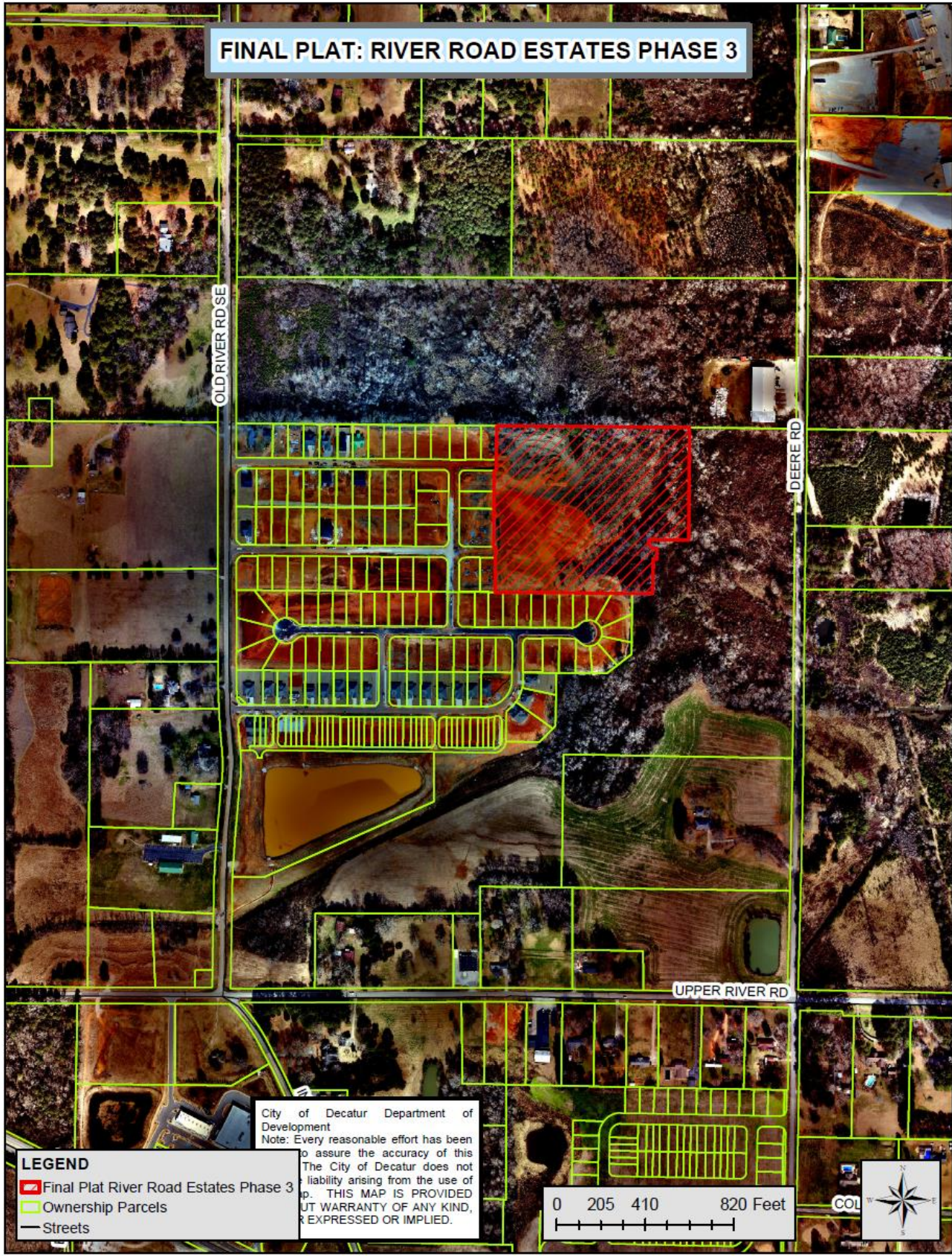
Conditions to be met:

1. Please submit a title opinion.
2. Lot 40 Side Yard Set-back is Miss Labeled; Should be 15' (Feet). (Building)
3. Need to approve the final performance bond for utilities. (DU)
4. Per Engineering Approval. (Engineering)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.

FINAL PLAT: RIVER ROAD ESTATES PHASE 3



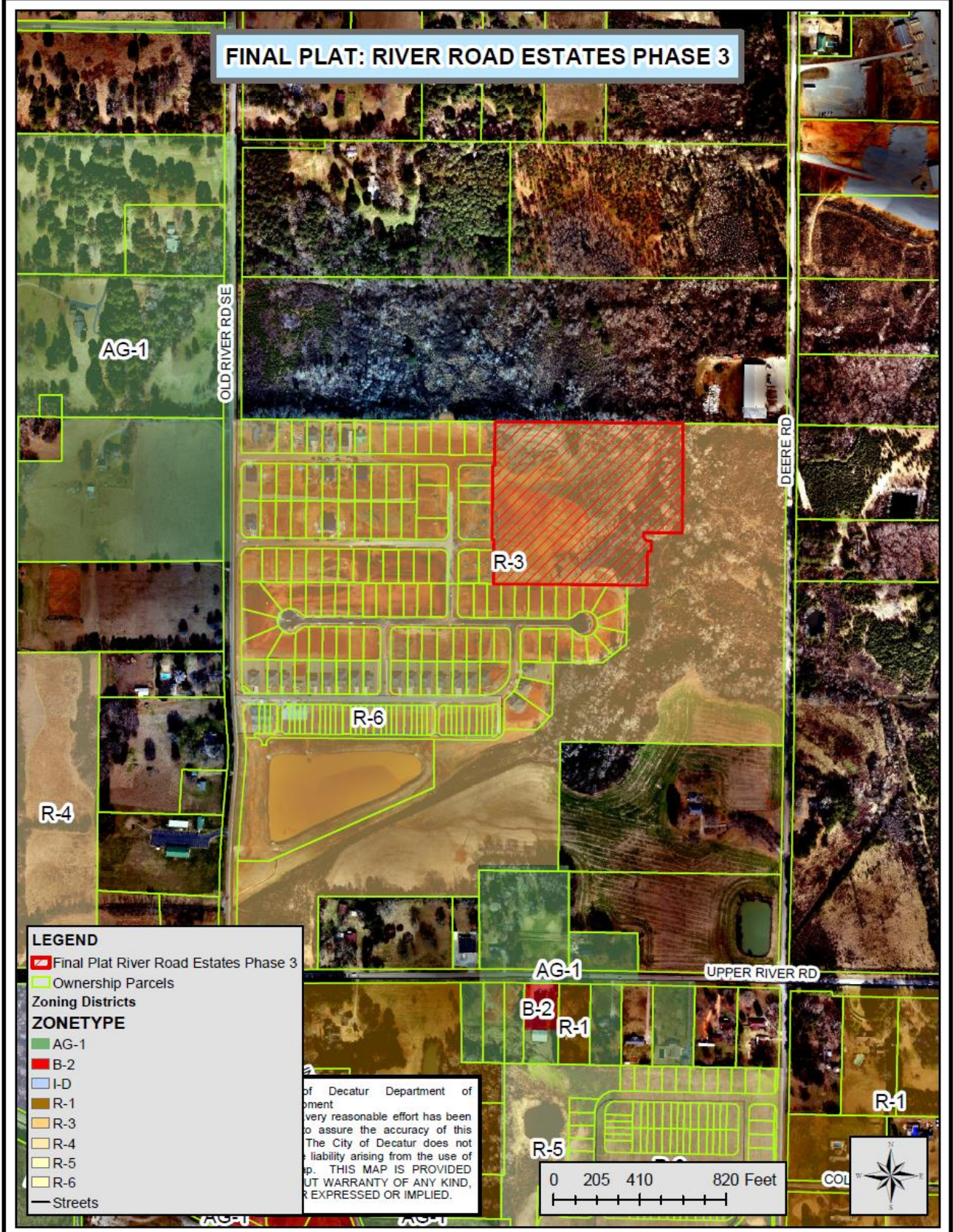
LEGEND
Final Plat River Road Estates Phase 3
Ownership Parcels
Streets

City of Decatur Department of Development
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0 205 410 820 Feet



FINAL PLAT: RIVER ROAD ESTATES PHASE 3



LEGEND

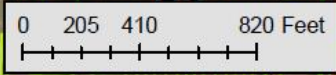
- ▬ Final Plat River Road Estates Phase 3
- Ownership Parcels

Zoning Districts

ZONETYPE

- AG-1
- B-2
- I-D
- R-1
- R-3
- R-4
- R-5
- R-6
- Streets

of Decatur Department of
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 every reasonable effort has been
 to assure the accuracy of this
 The City of Decatur does not
 liability arising from the use of
 p. THIS MAP IS PROVIDED
 UT WARRANTY OF ANY KIND,
 R EXPRESSED OR IMPLIED.



CERTIFICATE OF APPROVAL BY JOE WHEELER ELECTRIC COOPERATIVE
 THE UNDERSIGNED, AS AUTHORIZED BY THE JOE WHEELER ELECTRIC COOPERATIVE, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS _____ DAY OF _____ 2024.

CERTIFICATE OF APPROVAL BY DECATUR UTILITIES
 THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS _____ DAY OF _____ 2024.

DECATUR UTILITIES _____
 ELECTRIC (WITHIN JURISDICTION)
 GAS
 WATER
 SEWER

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER
 THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF DECATUR, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS _____ DAY OF _____ 2024.

CITY ENGINEER, CITY OF DECATUR, ALABAMA _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
 THE WITHIN PLAN OF **SEWER MAIN REVISION PHASE 3**, DECATUR, MORGAN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DECATUR, ALABAMA, THIS _____ DAY OF _____ 2024.

PLANNING COMMISSION FOR THE CITY OF DECATUR, ALABAMA _____

ORDER OF THE PLANNING COMMISSION _____

OFFICE OF THE JUDGE OF PROBATE
 STATE OF ALABAMA)
 COUNTY OF MORGAN)
 HEREBY CERTIFY THAT THIS PLAN OR MAP HAS BEEN FILED IN THIS OFFICE FOR RECORD THIS _____ DAY OF _____ 2024, AT _____ O'CLOCK _____ P.M., AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____ RECORDING _____

JUDGE OF PROBATE _____

DEDICATION
 I, **LOCKITE AS SENESE OF OLD HOUSE, LLC**, DO HEREBY HAVE CAUSED THE LAND ENCOMPASSED IN THE WITHIN PLAN TO BE SURVEYED, Laid Out and PLATTED TO BE KNOWN AS **SEWER MAIN REVISION PHASE 3**, A PART OF SECTION 1, TOWNSHIP SOUTH RANGE 4 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STRIPES AND CENTERLINE STRIPS AS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SIGNED AND SEALED IN THE PRESENCE OF:

OLD HOUSE, LLC _____
 BY LOCKITE AS SENESE OF OLD HOUSE, LLC _____
 WITNESS _____
 OF MORGAN COUNTY, ALABAMA, HAVE CAUSED THE LAND ENCOMPASSED IN THE WITHIN PLAN TO BE SURVEYED, Laid Out and PLATTED TO BE KNOWN AS **SEWER MAIN REVISION PHASE 3**, A PART OF SECTION 1, TOWNSHIP SOUTH RANGE 4 WEST, CITY OF DECATUR, MORGAN COUNTY, ALABAMA, AND THAT THE STRIPES AND CENTERLINE STRIPS AS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SIGNED AND SEALED IN THE PRESENCE OF:

HEBERT BANK _____
 BY _____
 WITNESS _____
 OF _____

STATE OF ALABAMA)
 COUNTY OF _____)
 I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT **LOCKITE AS SENESE OF OLD HOUSE, LLC** IS DULY ORGANIZED UNDER THE LAWS OF SAID STATE AND IS A LEGALLY EXISTING ENTITY UNDER THE LAWS OF SAID STATE, AND THAT THE STRIPES AND CENTERLINE STRIPS AS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SIGNED AND SEALED IN THE PRESENCE OF:

OWNERS UNDER MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____ 2024.

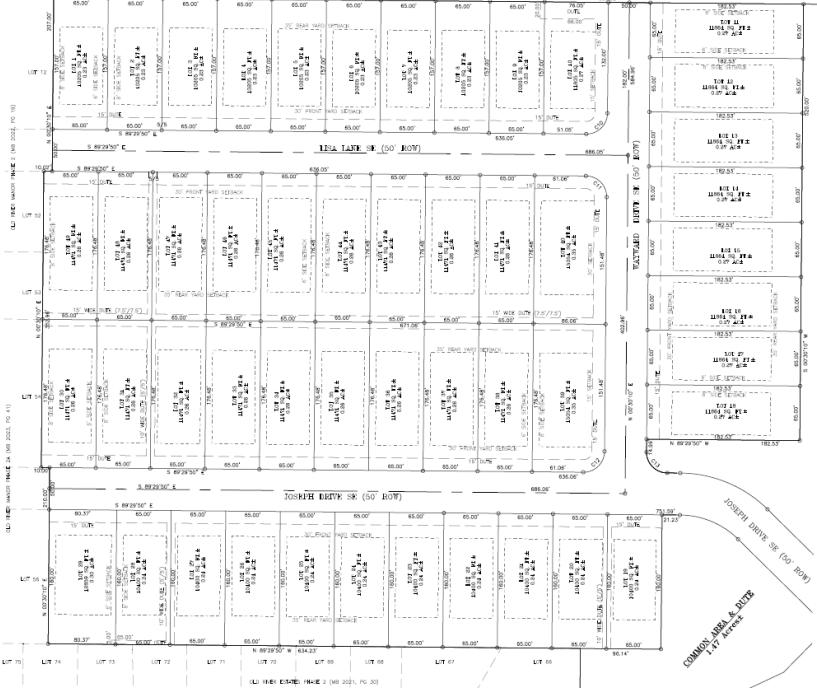
NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

STATE OF ALABAMA)
 COUNTY OF _____)
 I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME AS _____ OF HEBERT BANK IS DULY ORGANIZED UNDER THE LAWS OF SAID STATE AND IS A LEGALLY EXISTING ENTITY UNDER THE LAWS OF SAID STATE, AND THAT THE STRIPES AND CENTERLINE STRIPS AS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AS SIGNED AND SEALED IN THE PRESENCE OF:

OWNERS UNDER MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____ 2024.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

CHORD	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
01.0	25.00'	39.27'	33.66'	S 45.30° 10' E	90°00'00"
01.1	25.00'	39.27'	33.66'	S 44.79° 10' E	90°00'00"
01.2	25.00'	39.27'	33.66'	S 45.30° 10' E	90°00'00"
01.3	25.00'	39.27'	33.66'	S 44.79° 10' E	90°00'00"



DATE: _____
TIME: _____
 THE UNDERSIGNED, AS AUTHORIZED BY THE JOE WHEELER ELECTRIC COOPERATIVE, HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF THE SAME IN THE OFFICE OF THE PROBATE JUDGE THIS _____ DAY OF _____ 2024.



REV.	DESCRIPTION	DATE
1	REVISED	
2		
3		

RIVER ROAD ESTATES PHASE 3
 A REVISION OF RIVER ROAD ESTATES PHASE 3,
 A REVISION OF TRACT 2 OF RIVER ROAD ESTATES
 SECTION 2, TOWNSHIP SOUTH RANGE 4 WEST
 DECATUR, MORGAN COUNTY, ALABAMA

FINAL PLAT

Date: 09/24/2024
 Drawn By: OGL000
 Approved By: NLT
 Scale: 1"=50'

Job Number:
 663-24
 Sheet Number:
 2 of 2

FINAL PLAT: FOXWOOD ADDITION 4

FILE NAME OR NUMBER: Foxwood Addition 4

ACRES: 27.38+/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: North of McClellan Dr. SE

REQUEST: Approve Final Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low-Residential

ONE DECATUR STREET TYPOLOGY: McClellan Dr. SE is a local street

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

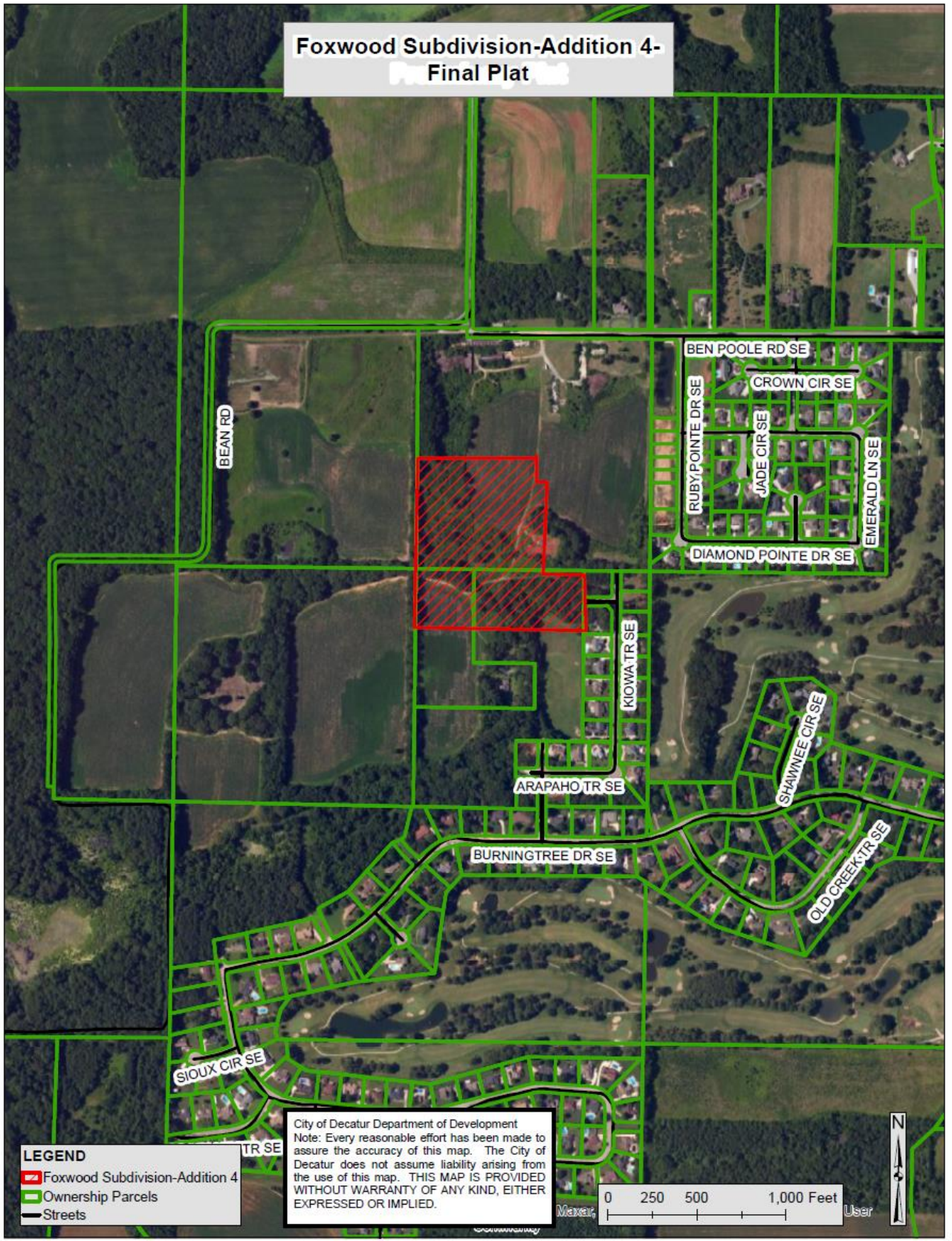
Conditions to be met:

1. Please submit Title Opinion.(Planning)
2. Add Sidewalk Plat Note. (Building)
3. Need to approve the final performance bond for utilities. (DU)
4. Per Engineering Approval. (Engineering)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.

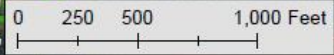
Foxwood Subdivision-Addition 4- Final Plat



LEGEND

- Foxwood Subdivision-Addition 4
- Ownership Parcels
- Streets

City of Decatur Department of Development
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Foxwood Subdivision-Addition 4- Final Plat

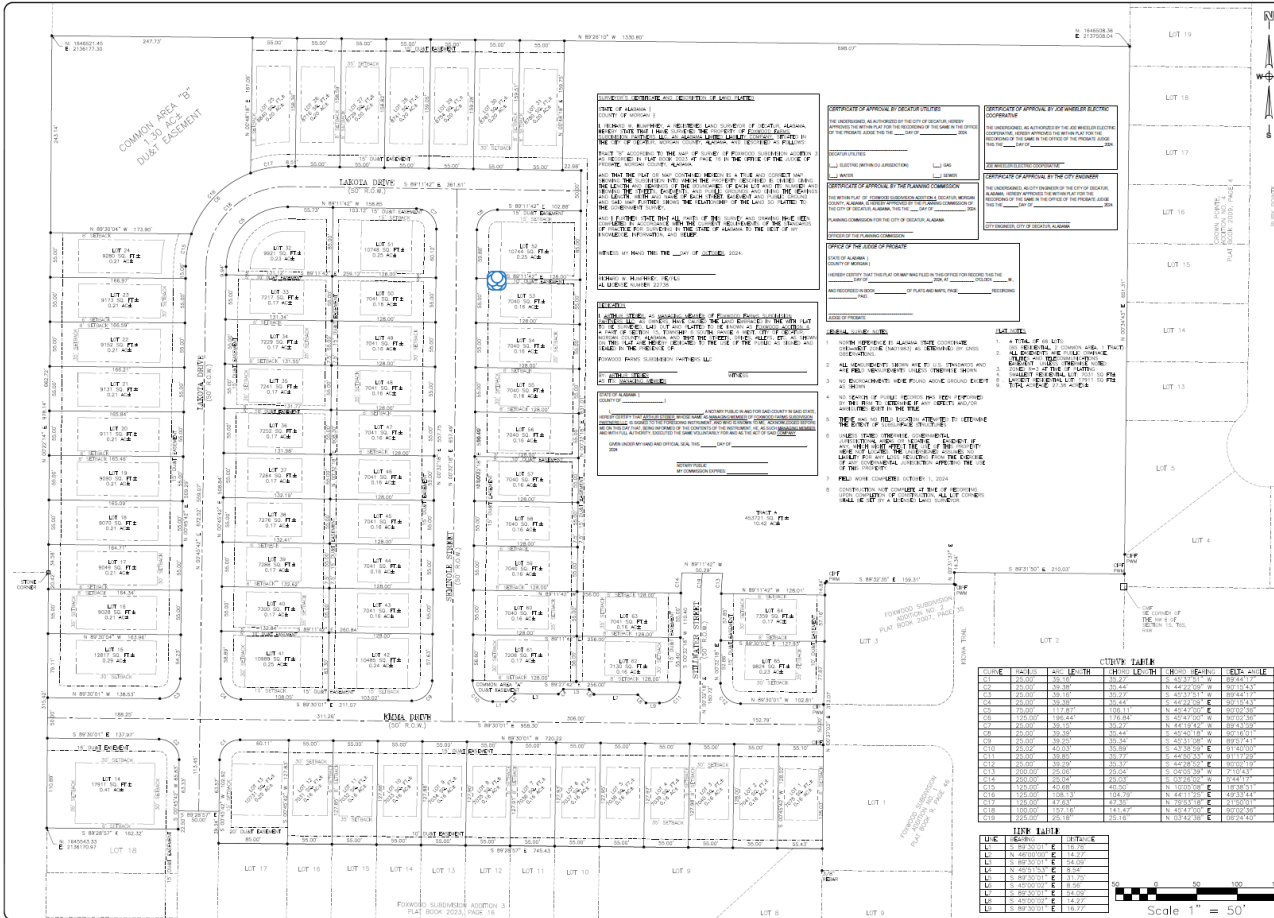


LEGEND

- Foxwood Subdivision-Addition 4
- Ownership Parcels
- Streets

City of Decatur Department of Development
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STATE OF ALABAMA
CITY OF MOBILE
OFFICE OF THE CITY ENGINEER

APPROVAL OF PROPOSED SUBDIVISION
 THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF MOBILE, HEREBY APPROVES THE PROPOSED SUBDIVISION OF THE LAND SHOWN ON THE ATTACHED PLANS AND MAPS FOR THE PURPOSES OF THE CITY OF MOBILE SUBDIVISION ACT, CHAPTER 36A, TITLE 36, ALABAMA CODE, AS AMENDED.

APPROVAL OF PROPOSED SUBDIVISION
 THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF MOBILE, HEREBY APPROVES THE PROPOSED SUBDIVISION OF THE LAND SHOWN ON THE ATTACHED PLANS AND MAPS FOR THE PURPOSES OF THE CITY OF MOBILE SUBDIVISION ACT, CHAPTER 36A, TITLE 36, ALABAMA CODE, AS AMENDED.

APPROVAL OF PROPOSED SUBDIVISION
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APPROVAL OF PROPOSED SUBDIVISION
 THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF MOBILE, HEREBY APPROVES THE PROPOSED SUBDIVISION OF THE LAND SHOWN ON THE ATTACHED PLANS AND MAPS FOR THE PURPOSES OF THE CITY OF MOBILE SUBDIVISION ACT, CHAPTER 36A, TITLE 36, ALABAMA CODE, AS AMENDED.

CITY TABLE

LOT	AREA (SQ. FT.)	ACRES	PERCENT	TOTAL AREA (SQ. FT.)	TOTAL ACRES
1	10,000	0.23	1.04	10,000	0.23
2	10,000	0.23	1.04	20,000	0.46
3	10,000	0.23	1.04	30,000	0.69
4	10,000	0.23	1.04	40,000	0.92
5	10,000	0.23	1.04	50,000	1.15
6	10,000	0.23	1.04	60,000	1.38
7	10,000	0.23	1.04	70,000	1.61
8	10,000	0.23	1.04	80,000	1.84
9	10,000	0.23	1.04	90,000	2.07
10	10,000	0.23	1.04	100,000	2.30
11	10,000	0.23	1.04	110,000	2.53
12	10,000	0.23	1.04	120,000	2.76
13	10,000	0.23	1.04	130,000	2.99
14	10,000	0.23	1.04	140,000	3.22
15	10,000	0.23	1.04	150,000	3.45
16	10,000	0.23	1.04	160,000	3.68
17	10,000	0.23	1.04	170,000	3.91
18	10,000	0.23	1.04	180,000	4.14
19	10,000	0.23	1.04	190,000	4.37
TOTAL	190,000	4.37	100.00	190,000	4.37

PUGH WRIGHT
MCANALLY
CIVIL ENGINEERS
 1415 WALTON BLVD., MOBILE, AL 36682
 PHONE: 904.671.1111 FAX: 904.671.1112

REVISIONS

NO.	DATE	DESCRIPTION
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FOXWOOD FARMS SUBDIVISION PARTNERS, LLC
 FINAL PLAN
 SECTION 17, TOWNSHIP SOUTH, RANGE 4 WEST,
 COUNTY OF MOBILE, ALABAMA
 FOXWOOD ADDITION 4

Date: 09/30/2024
 Drawn By: RWH
 Approved By: RWH
 Scale: 1"=50'

Job Number: 666-24
 Sheet Number: 1 OF 1

LAYOUT PLAT: BIRD SPRING RIDGE

FILE NAME OR NUMBER: Layout Plat: Bird Spring Ridge

ACRES: 37.78+/- acres

CURRENT ZONE: AG-1 (Agriculture)

APPLICANT: Mid-South Testing

LOCATION AND/OR PROPERTY ADDRESS: North Corner of Bird Spring & Norris Mill

REQUEST: Approve Layout Plat

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Low-Residential

ONE DECATUR STREET TYPOLOGY: Bird Spring is a local St & Norris Mill is a minor arterial

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Gas lines need to be shown. Gas is available.(DU)
2. Please input a 20' (Foot) utility easement along Bird Spring Road & Norris Mill Road. (Joe Wheeler)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.
2. No Sewer available at this property. These lots will be on septic. Sewer is over 400 ft away.(DU)

LAYOUT PLAT: BIRD SPRING RIDGE



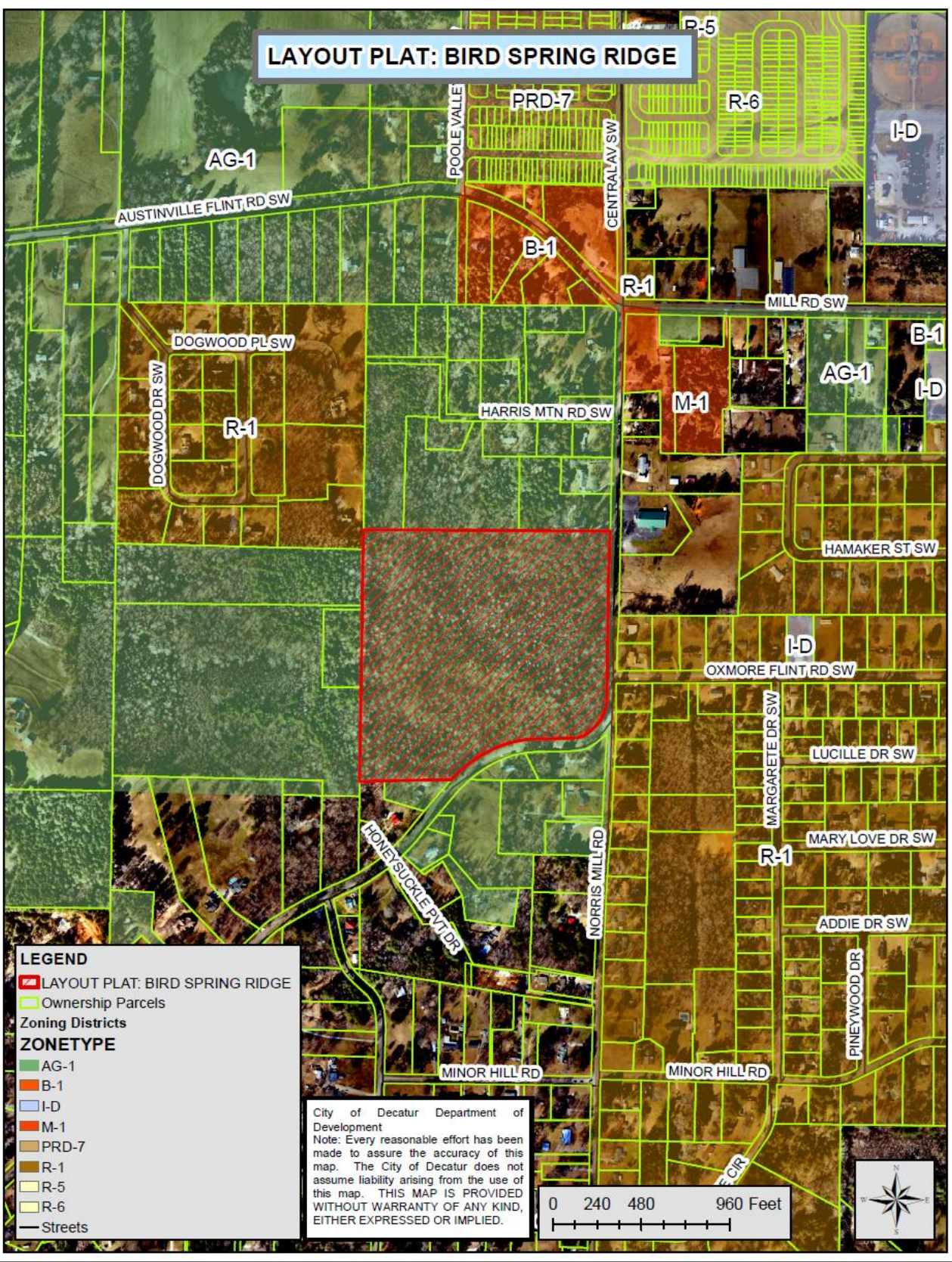
City of Decatur Department of Development
 Note: Every reasonable effort has been made to assure the accuracy of this map. The City of Decatur does not assume liability arising from the use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED.

LEGEND
 [Red hatched box] LAYOUT PLAT: BIRD SPRING RIDGE
 [Green outline] Ownership Parcels
 [Black line] Streets

0 240 480 960 Feet
 [Scale bar]



LAYOUT PLAT: BIRD SPRING RIDGE



LEGEND

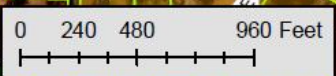
- LAYOUT PLAT: BIRD SPRING RIDGE
- Ownership Parcels

Zoning Districts

ZONETYPE

- AG-1
- B-1
- I-D
- M-1
- PRD-7
- R-1
- R-5
- R-6
- Streets

City of Decatur Department of Development
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VACATIONS

VACATION 553-24

FILE NAME OR NUMBER: Vacation 553-24

ACRES: 0.79+/- acres

CURRENT ZONE: R-3 (Single-Family)

APPLICANT: Pugh Wright McAnally

LOCATION AND/OR PROPERTY ADDRESS: East of Lisa LN & Joseph DR SE

REQUEST: Vacate 0.79 +/- of drainage easement

PROPOSED LAND USE: Residential

ONE DECATUR FUTURE LAND USE: Mixed Neighborhood

ONE DECATUR STREET TYPOLOGY: Lisa LN & Joseph DR SE are local streets

COMMENTS AND RECOMMENDATIONS FROM TECHNICAL REVIEW COMMITTEE:

Conditions to be met:

1. Please maintain easement as a utility easement. (Joe Wheeler)

Point of Information:

1. Any relocation of utilities will be at the owner's expense, and any relocation needs to occur before construction.

