

## City of Huntsville

Planning Department comments below in red and Engineering Department in yellow;

- **The tracts are a part of the unrecorded Robinson Way Subdivision with the exception of the 0.19 acre tract. The 0.19 acre tract is not a part of any subdivision.**
- We find no use restrictions filed of record. Verified by HATCO.
- Utilities are available per the attached COH utilities plat. **Water and sewer is available within R.O.W./easements.** However, utility availability will need to be determined based on the developments demands. As part of the Engineering process, your Engineer will be required to submit the water and sewer demands based on the City's criteria. Design is underway with a water line replacement for Robinson Way and a portion of 25th Street.
- It appears zoning is N/A other than part of the property being in the Neighborhood Conservation District per the COH attached map, on the COH website. **The tract is in the Neighborhood Conservation development district except for the rear 120 ft that abuts the I-45 Feeder road. The rear 120 ft is in the Management development district. The 0.19 acre tract is in the Management development district except for approximately 10 ft along the east property line. That approximate 10 ft strip is in the Neighborhood Conservation development district.**
- **The setbacks are 25' from the front property line, 10' for the sides and rear. We can go down to 5' for the sides as long as there is at least 10' between buildings.**
- Drainage appears good per the topo map attached. **Engineering Response: GIS is a good place to start planning your drainage plan approach. Final design drawings will need to be based on professional surveying and engineering design. Stormwater mitigation will be required with your drainage plans.**
- The I-45 expansion is of no effect.