



MEMORANDUM

Date: February 17, 2023

To: Honorable Board of County Commissioners

From: Jenny Shao, Project Coordinator
(Exhibit 1 - Professional Qualifications)

Subject: PP-22-10-24 Preliminary Plat for Curry Preserve Commercial at Babcock Ranch

Request:

Babcock Property Holdings, L.L.C. is requesting Preliminary Plat approval for a subdivision to be named, Curry Preserve Commercial at Babcock Ranch, being a replat of part of Tract E-35 and Tract I-73, and a partial replat of Tract E-36 of Babcock Ranch Community Spine Road EE5 & GG5, as recorded in Plat Book 26, Page 2-A through 2-I. The subdivision is to consist of seven tracts for commercial development, roadway, drainage, and open space. The site contains 31.69± acres and is generally located north of the County line with Lee County, south of Cypress Parkway, west of Muhly Grass Road, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 1, within the East County area. Located in Commission District I.

Analysis:

The subject properties lie inside the Urban Service Area. The underlying Future Land Use Map (FLUM) designation is Babcock Mixed Use (BMU). The underlying Zoning District is Babcock Overlay Zoning District (BOZD). It lies within Flood Zone D and Storm Surge Evacuation Zone D.

If approved, the applicant would move forward to be able to apply for Final Site Plan Review and then obtain Final Plat approval from the Board of County Commissioners to begin construction and move forward with this project. All pertinent departments have reviewed the petition with the following comments and conditions that will need to be addressed within the Final Plat Application package.

Staff Comments will need to be addressed within the Final Plat Application package.

Jeff Harvey, Assistant Superintendent, CCPS – Comment

1. The applicant must obtain a School Concurrence Availability Determination Letter (SCADL) from CCPS indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels prior to submitting the Final Plat application as outlined in the currently approved Inter-Local Agreement.



James Kelly Davis, County Surveyor, Public Works – Conditional Approval

1. Maximum number of lots allowed and maximum number of lots proposed, gross residential density.

Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application, **PP-22-10-24**, is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Planning and Zoning Board recommendation on March 28, 2023:

A motion to forward application **PP-22-10-24** to the Board of County Commissioners with a recommendation of **Approval**, based on the findings and analysis in the staff memo dated **January 17, 2023**, Charlotte County's Comprehensive Plan, and the evidence and testimony presented at the public hearing before the Planning and Zoning Board.



Qualifications of Jenny Shao

Position: Project Coordinator

Time with Charlotte County: 2 years

Position Summary & Experience: I have worked as an Administrative Assistant II, Zoning Tech, and Project Coordinator for Charlotte County Human Services and Community Development Departments for two years. My duties include administrative tasks, customer service, data entry, reviewing and processing permits, Plats, Vacations and Land Splits for compliance with Charlotte County Land Development regulations. Furthermore, I coordinate and compile the comments and conditions of the reviewing departments and agencies into the final recommendation to the Planning and Zoning Board and the Board of County Commissioners for the above applications. My education consists of a Bachelor of Arts in International Studies and East Asian Studies, graduating Cum Laude from University of Miami in Spring 2020.

Exhibit 1



CURRY PRESERVE COMMERCIAL AT BABCOCK RANCH
PLAT NARRATIVE

BABCOCK PROPERTY HOLDINGS, L.L.C. REQUESTS PRELIMINARY PLAT APPROVAL FOR A SUBDIVISION TO BE NAMED, CURRY PRESERVE COMMERCIAL AT BABCOCK RANCH, LYING IN SECTION 31 AND 32, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING A REPLAT OF TRACT E-35 AND TRACT I-73 AND A PARTIAL REPLAT OF TRACT E-36, BABCOCK RANCH COMMUNITY, SPINE ROAD EE5 & GG5 AS RECORDED IN PLAT BOOK 26, PAGE 2A THROUGH 2I. THE SUBDIVISION IS TO CONSIST OF 7 TRACTS FOR COMMERCIAL DEVELOPMENT, ROADWAY, DRAINAGE AND OPEN SPACE, IS 31.69 ACRES, MORE OR LESS, AND IS LOCATED SOUTH OF BERMONT ROAD, NORTH OF THE COUNTY LINE WITH LEE COUNTY, WEST OF THE COUNTY LINE WITH GLADES COUNTY AND EAST OF STATE ROAD 31, IN COMMISSION DISTRICT 1.

January 12, 2023

Charlotte County Community Development
Zoning Department
18400 Murdock Circle
Port Charlotte, FL. 33948

RE: Curry Preserve Commercial at Babcock Ranch – Final Plat

Ms. Franks,

Please accept this letter as confirmation that the Final Plat named “Curry Preserve Commercial at Babcock Ranch” that encompasses 31.69 acres of land on the southeast side of the Curry Preserve and Cypress Parkway intersection, contains multiple Charlotte County DRC approvals. This area encompasses the projects of Curry Preserve Commercial (Charlotte County Fire/EMS/Sheriff) (DRC-22-00221) of 28.13 acres and Bloom Academy (DRC-22-00160) of 3.56 acres which matches the total on the cumulative plat, Curry Preserve Commercial at Babcock Ranch.

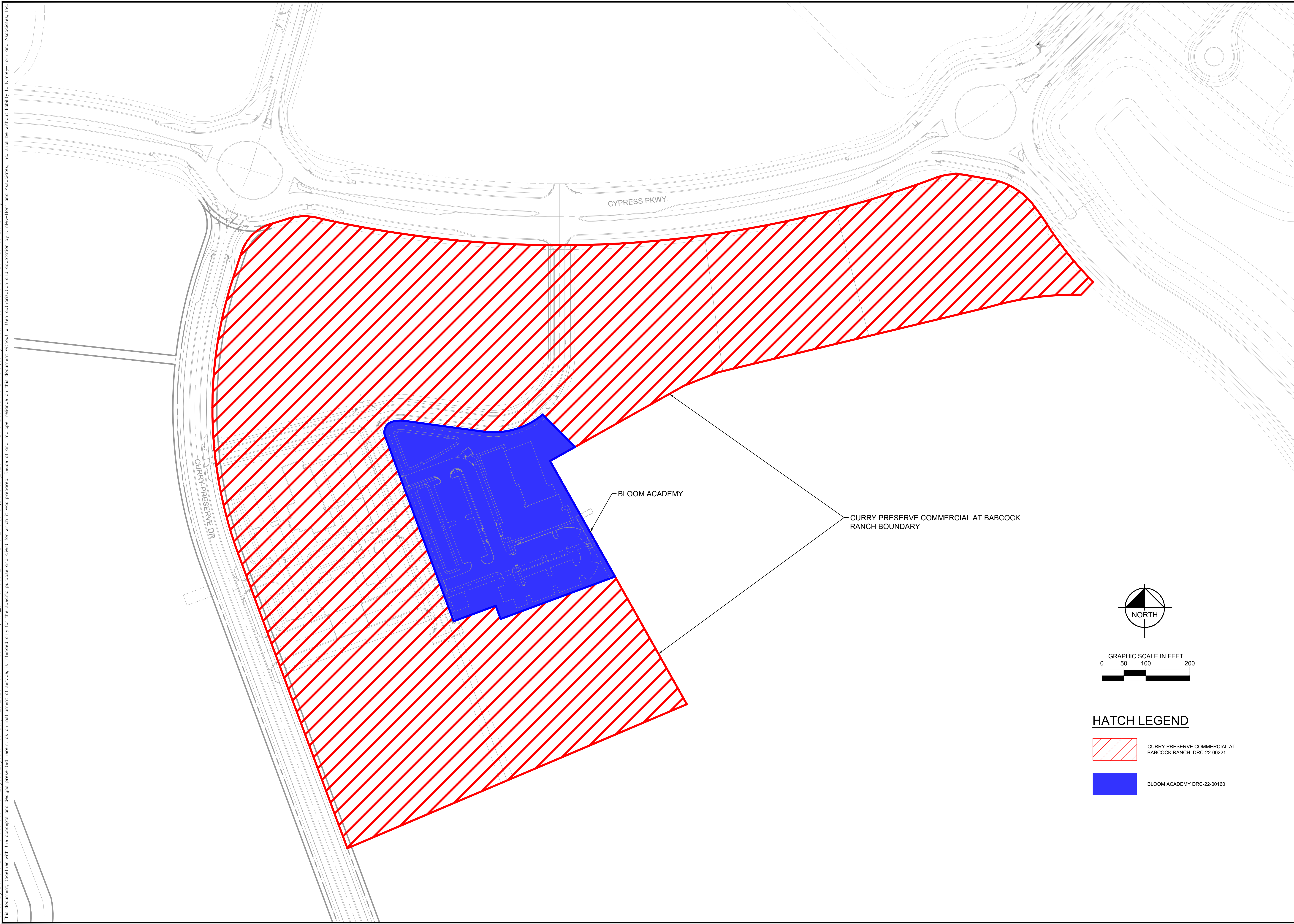
Please let us know if you need any additional information or have question. Feel free to reach out anytime at (236) 673-2707 or David.mercer@kimley-horn.com.


Sincerely,



David Mercer, PE

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.



SHEET NUMBER 1 OF 1		CURRY PRESERVE COMMERCIAL AT BABCOCK RANCH BABCOCK PROPERTY HOLDINGS, PREPARED FOR L.L.C. CHARLOTTE COUNTY FLORIDA		CURRY PRESERVE COMMERCIAL AT BABCOCK RANCH AND BLOOM ACADEMY BOUNDARIES		KHA PROJECT DATE JANUARY 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA		 <p>Kimley»»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 TEL: 888-454-7667 FAX: 239-334-7667 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108</p>		No.		REVISIONS		DATE		BY	
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September 19, 2022

Kimley-Horn & Associates, Inc
Attn: Kiersten Collins
1412 Jackson St STE 2
Fort Myers FL 33901

Re: DRC-22-00161 Charlotte County Sheriff's Office District 5 & Fire-EMS Station 9 –
Preliminary Site Plan
September 22, 2022 agenda

Dear Applicant:

County staff has reviewed the Preliminary Site Plan for Charlotte County Sheriff's Office District 5 & Fire-EMS Station 9. The project consists ± 4 acres of commercial development, ± 1.7 acres of roadway, and ± 22.43 acres of open land for future development. This project site is $28 \pm$ acres and is located at 422631100001, Punta Gorda, FL in Section 31, Township 42, Range 26.

It is the decision of the Zoning Official to approve the Preliminary Site Plan for DRC-22-00161. The following comments must be met:

1. Please be aware of Accessibility and Floodplain regulations. Plans are subject to further review at time of building permitting. Julia Galofre- BCS
2. Fire hydrant required to within 300' of each building.
3. If the building(s) is required to have a fire sprinkler system then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.
4. FDC shall be a 5" storz connection with a height of 30" above finish grade and at a 30-degree angle.
5. Roadways shall be at least 20' wide of clear space for fire department access.
6. Gates shall be installed with an EVAC System for emergency operation use. Scott Morris- Fire

7. Come time for submittal of the building permit for fire station and sheriffs station, please apply under "100 Various Locations" and a new address will be assigned during the addressing review for each permit. Samantha DiPiazza- Addressing
8. A Charlotte County Stormwater Permit is required per ordinance 89-37. Please call 941-575-3642 with any questions. Karen Bliss- Stormwater
9. Preliminary Plat is required prior to Final Site Plan.
10. Provide on the site plan for Final Site Plan the dimensions of the parking spaces, egress/ingress, drive aisles and dumpster detail. Maryann Franks- Zoning
11. Protected Species Survey(s) shall be conducted according to timeframes and procedures established for each species that has the potential to occur onsite by the FWC and/or FWS.
12. The project must adhere to ALL conditions in the Babcock Ranch Community Master Development of Regional Impact Master Development Order and the Babcock Ranch Community Increment 1 DO.
13. The project must comply with the Babcock Ranch Community Master Development of Regional Impact Master Development Order.
14. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
15. The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies. Jim Keltner- Environmental
16. Please contact Town & County Utility @ 941-235-6900 for availability of service. Sandra Weaver- CCU
17. Please provide five (5) signed and sealed, folded hard copies of the approved landscape plan after receiving Final Site Plan Review approval. Elizabeth Nocheck- Landscape

Preliminary Site Plan approval is valid for 12 months. If you wish to request a 12 month extension, you must make this request in written form a minimum of 30 days prior to the expiration date. Final site plan approval will not be granted until all conditions are met. No permits to build will be issued until final approval. If you have any questions regarding the review, please call the listed reviewer. There is an \$85 fee for this one time extension.

Sincerely,



Shaun Cullinan
Planning and Zoning Official

cc: Babcock Property Holdings LLC
42850 Crescent Loop STE 200
Punta Gorda FL 33982



November 16, 2022

Kimley-Horn & Associates Inc
Attn: Kiersten Collins
1412 Jackson St STE 2
Fort Myers FL 33901

Re: DRC-22-00160 Bloom Academy – Preliminary Site Plan
September 8, 2022 agenda

Dear Applicant:

County staff has reviewed the Preliminary Site Plan for Bloom Academy. The project consists of proposed commercial development and associated infrastructure. This project site is 3.3 ± acres and is located at 422631 100001, Punta Gorda, FL in Section 31, Township 42, Range 26.

It is the decision of the Zoning Official to approve DRC-22-00160. The following comments must be met:

1. Fire hydrant required to within 300' of each building.
2. If the building(s) is required to have a fire sprinkler system then the FDC (Fire Dept. Connection) shall be within 100' of the fire hydrant.
3. FDC shall be a 5" storz connection with a height of 30" above finish grade and at a 30-degree angle.
4. Roadways shall be at least 20' wide of clear space for fire department access.
Scott Morris – Fire
5. Not in CCU service area. Contact Town & Country Utility @ 941-235-6900 for availability of service. Sandra Weaver – CCU
6. Please apply for the permit for this structure under "100 Various Locations" and a new address will be assigned during the addressing review. Samantha DiPiazza – Addressing
7. Show dimensions of dumpster, setbacks, rear setbacks from building to property line, and handicap parking space dimensions when submitting for Final Site plan.
Maryann Franks – Zoning
8. The following notation shall be provided on all landscape plans submitted to Charlotte County for review: "Alterations to landscaping and buffers require the prior written permission of Charlotte County."

9. Please duplicate Section 3-9-100(g) Maintenance on the plans in full.
10. Please provide an updated plan at the time of Final Site Plan Review submittal.
Elizabeth Nocheck – Landscape
11. Protected Species Survey(s) shall be conducted according to timeframes and procedures established for each species that has the potential to occur onsite by the FWC and/or FWS.
12. The project must adhere to ALL conditions in the Babcock Ranch Community Master Development of Regional Impact Master Development Order and the Babcock Ranch Community Increment 1 DO.
13. The project must comply with the Babcock Ranch Community Master Development of Regional Impact Master Development Order.
14. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities. Jim Keltner – Environmental

Preliminary Site Plan approval is valid for 12 months. If you wish to request a 12 month extension, you must make this request in written form a minimum of 30 days prior to the expiration date. Final site plan approval will not be granted until all conditions are met. No permits to build will be issued until final approval. If you have any questions regarding the review, please call the listed reviewer. There is an \$85 fee for this one time extension.

Sincerely,



Shaun Cullinan
Planning and Zoning Official

cc: Babcock Property Holdings LLC
42850 Crescent Loop STE 200
Punta Gorda FL 33982



August 18, 2022

Kimley-Horn
1412 Jackson St
Fort Myers, FL 33901
Email: david.mercer@kimley-horn.com

**RE: Babcock Ranch Community Independent Special District ("District") Sewage Disposal
Availability/Water Availability/Reclaimed Water Availability - Status Letter**

Project Name: Charlotte County Fire, EMS & Sheriff

Availability No: LOAW22-00014

Dear David Mercer:

Thank you for your inquiry regarding the availability of potable water, sanitary sewer and reclaimed water (WS&R) service. The eight-digit availability number referenced in this letter will be the number the District uses to track your Project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one (1) year from the date above.

Offsite Improvements:

For all utilities located in the District Right of Way or utility easement, the new WS&R utilities shall be dedicated to MSKP Town and County Utility, LLC and Babcock Ranch Irrigation, LLC upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction and dedication shall conform to the District's Babcock Ranch Water Utilities Policies Manual, as may be amended ("Policies"), and the current District's Design and Specifications Manual, Volumes 1, 2 and 3 as may be amended ("Design Manual"), in effect at the commencement of construction.

Reservation of Capacity:

This availability response does not represent District's commitment for or reservation of WS&R capacity. In accordance with District's Policies, commitment to serve is made only upon District's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found in the Policies.

Sincerely,

A handwritten signature in black ink, appearing to read 'WV May', written over a light blue horizontal line.

William Vander May, Chairman

Cc: Craig Wrathell, District Manager
Jon Meyer, BRWU Utility Director
John Broderick, District Construction Manager



August 18, 2022

Kimley-Horn
1412 Jackson St
Fort Myers, FL 33901
Email: david.mercer@kimley-horn.com

RE: Charlotte County Fire/EMS & Sheriff Facilities

Availability No: LOAE22-00007

Dear David Mercer:

We are in receipt of your request for the above-referenced project in Charlotte County, Florida. Babcock Ranch Community Independent Special District will be able to provide collection of Solid Waste for the proposed project.

Please refer to Charlotte County department of Environmental Services at 941-764-4399 Regarding the landfill capacity information.

We look forward to servicing all your trash, horticulture and recycling needs in the near future. Please feel free to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'WV', written over a light blue horizontal line.

William Vander May, Chairman
WV/sn

Cc: Wrathell Hunt via email to: info@babcockranchcommunityisd.com
Babcock Ranch Waste Services via email to: wastecustomerservice@babcockranchcommunityisd.com

Shao, Jenny

From: Elliott, Denise
Sent: Tuesday, November 22, 2022 2:50 PM
To: Shao, Jenny
Cc: Baster, Basia; Tarnecki, Amber; Danielson, Kelly
Subject: RE: Staff Review PP-22-10-24 Babcock Ranch Community Curry Preserve Commercial

Good afternoon Jenny,

This is not a CCU certified area. This is serviced by Town and Country Utilities.
Phone: 800-826-5721 / email: utilities@babcockranchcommunityisd.com

Happy Thanksgiving!

Thank you,



Denise Elliott
Engineering Services Coordinator
Engineering Services
Charlotte County Utilities
941-764-4318
CharlotteCountyFL.gov
Delivering Exceptional Service

From: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>
Sent: Tuesday, November 22, 2022 10:59 AM
To: Dangerfield, Faith <Faith.Dangerfield@charlottecountyfl.gov>; Parkman, Matthew V. <Matthew.Parkman@charlottecountyfl.gov>; Fakhri, Robert <Robert.Fakhri@CharlotteCountyFl.Gov>; Kamarajugadda, Ravi Shankar <Ravi.Kamarajugadda@charlottecountyfl.gov>; Duffy, Kathleen <Kathleen.Duffy@charlottecountyfl.gov>; Pieper, Ryan <Ryan.Pieper@charlottecountyfl.gov>; Keltner, Jim <Jim.Keltner@charlottecountyfl.gov>; Davison, Denise <Denise.Davison@charlottecountyfl.gov>; Vernon, Joanne <Joanne.Vernon@charlottecountyfl.gov>; Davis, James K. <James.Davis@charlottecountyfl.gov>; Jorge, Danielle <Danielle.Jorge@charlottecountyfl.gov>; Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Lee, Robert <Robert.Lee@charlottecountyfl.gov>; Ouimet, Jason <Jason.Ouimet@charlottecountyfl.gov>; Greene, Karly <Karly.Greene@charlottecountyfl.gov>; Vance, David <David.Vance@charlottecountyfl.gov>; Silver, Jordan <Jordan.Silver@charlottecountyfl.gov>; DiPiazza, Samantha <Samantha.DiPiazza@charlottecountyfl.gov>; Stefan, Patricia <Patricia.Stefan@charlottecountyfl.gov>; Fullerton, Jeannine <Jeannine.Fullerton@charlottecountyfl.gov>; Prince, Tara <TaraG.Prince@Charlottecountyfl.gov>; Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>; Elliott, Denise <Denise.Elliott@charlottecountyfl.gov>; Danielson, Kelly <Kelly.Danielson@charlottecountyfl.gov>; Tefft, Laura <Laura.Tefft@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>; Benak, Karen <Karen.Benak@charlottecountyfl.gov>; 'Beauchamp, Leslie L' <leslie.beauchamp@flhealth.gov>; 'Whelan, Johanna M' <Johanna.Whelan@flhealth.gov>; Jeffrey Harvey <jeffrey.harvey@yourcharlotteschools.net>; Griner, Gregory <gregory.griner@yourcharlotteschools.net>; Conte, Tony <tony.conte@yourcharlotteschools.net>; Roberts, Tracey <tracey.roberts@yourcharlotteschools.net>; Laurene

Steve Dionisio
Superintendent



School Board
Cara Reynolds, Chairman
Wendy Atkinson, Vice-Chairman
Kim Amontree
John LeClair
Bob Segur

MEMORANDUM

To: Jenny Shao
From: Jeff Harvey
Assistant Superintendent
Date: December 6, 2022
Subject: Babcock Ranch Community Curry Preserve (PP 22-10-24) Commercial

Hi Jenny: Charlotte County Public Schools (CCPS) appreciates the opportunity for input. At this time, we take no objection nor have any comments specific to school concurrency for the Babcock Property Holding, LLC (PP 22-10-24) Preliminary Plat approval for a subdivision to be named, BCR Community Curry Preserve Commercial. The site consists of Charlotte County Sheriff's Office District 5 & Fire-EMS Station 9, 28 +/- acres.. At the appropriate time, the applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from CCPS indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels prior to submitting the Final Plat application as outlined in the currently approved Inter-Local Agreement.



COMMENT MEMORANDUM

Date: 11/23/2022

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Jim Keltner

Subject: PP-22-10-24 Babcock Ranch Community Curry Preserve Commercial

The Zoning Environmental Review Section has conducted a cursory review of the above referenced preliminary plat for compliance with Environmental, Tree and Landscaping codes or ordinances.

As this proposal moves forward, the Environmental Review Section has no comments or objections at this point.

If there are any questions pertaining to this review, please feel free contact me in the Community Development Department at 941-743-1269.

-Jim Keltner



COMMENT MEMORANDUM

Date: 11/22/2022

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Johanna Whelan, Environmental Administrator
Department of Health in Charlotte County

Subject: PP-22-10-24 Babcock Ranch Community Curry Preserve Commercial

The proposed subdivision will be serviced by MSKP Town & County Utility for public water and sewer.

The Department of Health in Charlotte County has no objection.



COMMENT MEMORANDUM

Date: 12/07/2022

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Laura Tefft, AICP
Senior Planner

Subject: PP-22-10-24 Babcock Ranch Community Curry Preserve Commercial

The Planning Division has the following comments regarding the review of the proposed preliminary plat to be named Curry Preserve Commercial at Babcock Ranch located in Sections 31 & 32, Township 42 South, Range 26 East.

Project Summary: This application is a Preliminary Plat proposing a 31.69 + acre commercial subdivision to include 7 tracts.

FLUM: The subject property is within the Babcock Ranch (FLU Objective 6.4) with the Babcock Mixed Use (BMU) Future Land Use designation. The proposed subdivision complies with this designation.

Zoning: The subject property has an existing zoning classification of Babcock Overlay Zoning District (BOZD).

Finding: Staff finds that the proposed preliminary plat complies with Charlotte County's future land use designation, zoning classifications, and minimum lot size requirements and therefore has no objections to the proposed preliminary plat.



COMMENT MEMORANDUM

Date: 11/22/2022

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Patty Stefan

Subject: PP-22-10-24 Babcock Ranch Community Curry Preserve Commercial

No comments



COMMENT MEMORANDUM

Date: 11/22/2022

To: Jenny Shao, Project Coordinator
Community Development/Zoning

From: Public Works- Engineering- Roy Benjamin

Subject: PP-22-10-24 Babcock Ranch Community Curry Preserve Commercial

Approval recommended.



PRELIMINARY PLAT REVIEW CHECKLIST

Review Date: 12/07/2022

Petition #: PP-22-10-24

Name of Proposed Subdivision: Babcock Ranch Community Curry Preserve Commercial Deed

Sec. 3-7-51. - Preliminary plat application graphic requirements.

- ☒ Yes ☐ No (a) The preliminary plat shall be drawn at a reasonable scale, one (1) inch to one hundred (100) feet preferred.
COMMENTS: _____
- ☒ Yes ☐ No *Notes:*
(1) Name of subdivision or identifying title, number of revision, is required.
COMMENTS: _____
- ☒ Yes ☐ No (2) Legal description of tract shall be prepared by the surveyor of record and approved by the county surveyor. All legal descriptions shall begin at a section corner or other recorded government corner, regardless of whether it is a new plat or a replat of a previously recorded plat. State plane coordinates (NAD-1983-90) shall be stated on the plat and in the description for at least two (2) PRM's of the proposed plat. If state plane coordinate information has not been established by the county within one-half ($\frac{1}{2}$) mile of the proposed platted area prior to the submission of the plat, this requirement shall be waived.
COMMENTS: _____
- ☒ Yes ☐ No (3) Name, address, and telephone number of owner, project planner, developer, engineer, and surveyor is required.
COMMENTS: _____
- ☒ Yes ☐ No (4) Total gross acreage of the tract, and percentages thereof proposed to be devoted to the various permitted uses, estimated ground coverage by structures, streets, impervious surface coverage are required.
COMMENTS: _____
- ☐ Yes ☒ No (5) Maximum number of lots allowed and maximum number of lots proposed, gross residential density.
COMMENTS: _____
- ☒ Yes ☐ No (6) Must show north arrow, scale, graphic scale, and date of preparation of the plat.
COMMENTS: _____

This review is based on direction of county planner, engineer & attorney