

Babcock Overlay Zoning District
Pattern Book #3

SIGNAGE, LIGHTING and COMMUNITY
EVENTS

April 2016

As approved by the Board of County Commissioners, the Babcock Ranch Pattern Book is a flexible and innovative planning tool that outlines some of the possible parameters for the implementation of development approvals for Babcock Ranch ("Project"). Pursuant to the Babcock Overlay Zoning District, Section 3-9-51.(a)(E), "Pattern Books may be submitted to define development parameters and design standards applicable within a defined site, area or subdistrict to establish some or all of the governing design parameters and standards, which may constitute waivers of submittal requirements and deviations, including but not limited to: setbacks, building heights, building orientation, parking, loading, landscaping, lighting, signage, density, intensity, lot sizes, coverages, and standards for roadway design and rights-of-way. Approval of Pattern Books shall be issued by the Zoning Official or designee (Zoning Official) upon finding that standards, waivers, and deviations are consistent with public health, safety and welfare."

Development of Phase 1A, currently under construction, is the initial portion of the Project, consisting of residential development, and non-residential development in the Town Center. Concurrently with the development of Phase 1A, is development of the Town and County Utility Water and Wastewater facilities, the development of the FPL Solar Array and the FPL substation adjacent to the utility site. The completion of the utility plants and related infrastructure is scheduled to coincide with the completion of the initial development of model homes and Town Center non-residential development.

As development progresses, the need for uniform signage throughout the Project has become apparent. In addition, with completion of the Phase 1A Town Center, community events will be planned for the new community.

The following procedures are approved for the entire Babcock Ranch Community:

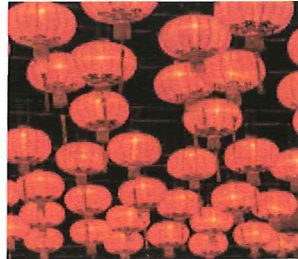


A. SIGNAGE. The need for uniformity in community signage to provide a sense of place is paramount. The signage depicted in Babcock Ranch Design Campaign, attached hereto as Exhibit 1 is hereby approved. This included the SR 31 entrance signage to be constructed within the Babcock Ranch Community Phase 1A & Town Center plat. SR31 signage was anticipated in the zoning regulations, specifically section 3-9-51(d)(J)8.e, which states community gateway signage shall be approved as part of a Pattern Book. In addition, section 3-9-51(d)(J)8.d provides traffic signs such as street signs, stop signs, and speed limit signs may be designed to reflect a common architectural theme.



B. LIGHTING. All of the rights of way within the Babcock Ranch Community will be owned and maintained either by the Babcock Ranch Community Independent Special District ("ISD") or will be private roads. No roads are anticipated to be dedicated to Charlotte County. In addition, it is the intent of the Project to be energy efficient in all of the lighting applications in rights of way, open spaces, recreational areas and commercial parking areas. The use of LED lighting is contemplated throughout the Project. Lighting for rights of way, open

spaces, recreational areas and commercial parking areas shall be subject to approval by the ISD, and not subject to County lighting regulations.



C. COMMUNITY EVENTS. Community Events within the Project will include concerts, outdoor movies, festivals and other events. Community events are planned throughout the Project, especially in the Town Center area. Community events planned by the ISD or Babcock Property Holdings, L.L.C. shall not require a County Special Events Permit.

Approved this 2 day of May, 2016.

Zoning Official





B B A B C C O C K
R A N C C H

DESIGN CAMPAIGN



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Tampa, Florida 33626
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CRM # 11074 - QUOTE # 61885 02-01-2016



tabbles

EXHIBIT

1

13 PAGES



CREATIVE SIGN DESIGNS
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PROJECT:
BABCOCK RANCH
 KITSON & PARTNERS
 COMMUNITIES
SITE ADDRESS:
 Charlotte
 County, FL.

CRM / Quote:
 11074-01885

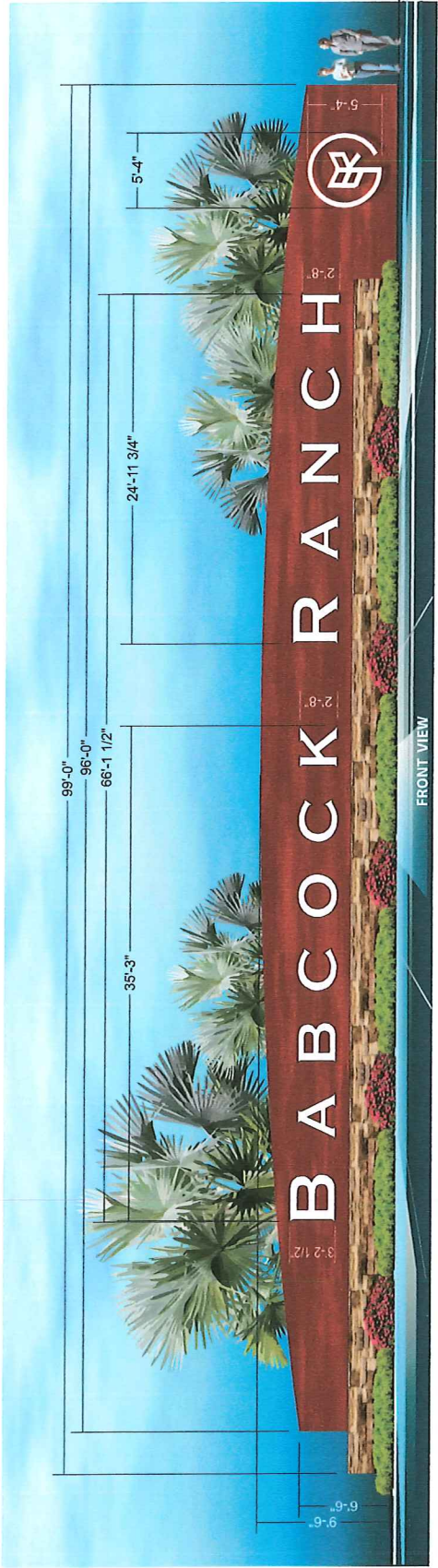
Account Manager:
 Keith McMillin
PISC / Project Manager:
 Jennifer Davis
Designer: DMS
GAW: 12/04/15

No.	Date	Description
01		ISSUE FOR PERMITS
02		ISSUE FOR PERMITS
03		ISSUE FOR PERMITS
04		ISSUE FOR PERMITS
05		ISSUE FOR PERMITS

Approval:
 Approved
 Approved as noted
 Revise and resubmit
 Date:

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Sheet:
 1 1 OF 9
 File Name: 11074-01885_babcock.mxd

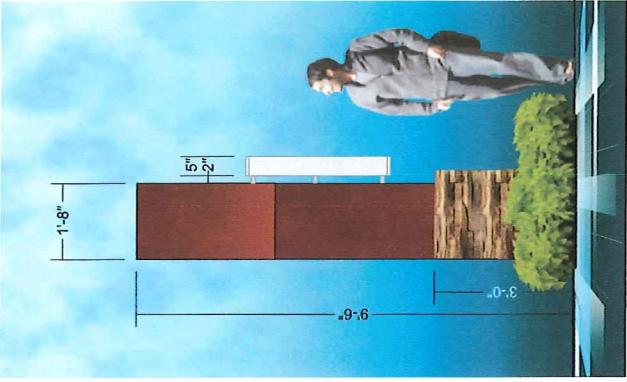


Illuminated (Halo) Logo / Channel Letter / S/F Monument Sign Display

Main cabinet, fabricated aluminum angle inner frame with sheet aluminum filler and removable access panels on back side of cabinet. Main cabinet painted with a two-part polyurethane coating system that will create a faux (Corten Steel) effect. Illuminated Halo Logo and Copy: 5' deep aluminum returns with aluminum faces, color: White with satin finish. Clear polycarbonate backs with 2" deep stand-off sleeves. Sleeves painted to match main cabinet color. Lighting for logo and copy accomplished by high output White LED lights for a reverse halo illumination. Base section is flat rock / stone cover.

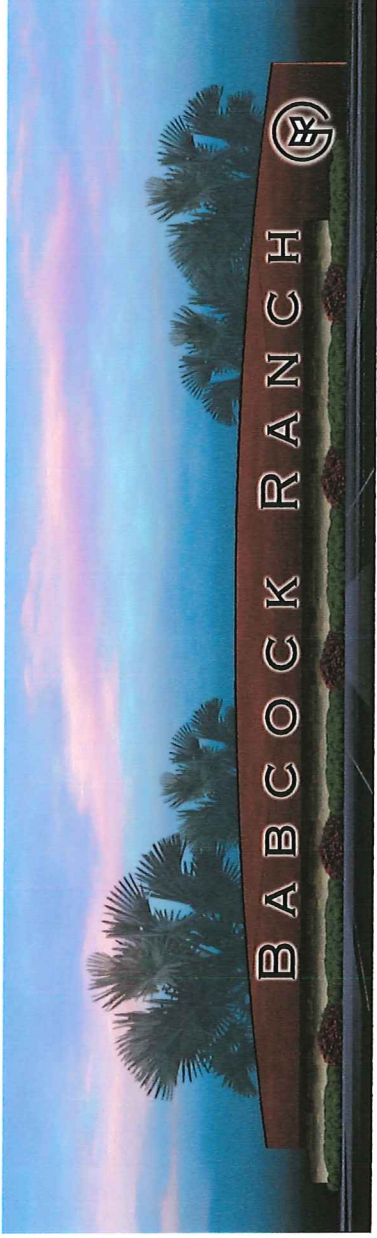
Box Monument Area: 912.0 SQ.FT.
 Box Copy Area: 212.1 SQ.FT.
 Box Logo Area: 28.4 SQ.FT.

SCALE: 1/8"=1'-0"



Side Detail

SCALE: 3/8"=1'-0"



Night Conditions



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PROJECT:
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 KITSON & PARTNERS
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SITE ADDRESS:
 Charlotte
 County, FL.

CRM / Quote:
 11074-61885

Account Manager:
 Keith McMinis
PSC / Project Manager:
 Jennifer Davis
Designer:
 GAW
Date:
 12/04/15

Revisions:

No.	Date	Description
01		ISSUE FOR APPROVAL
02		ISSUE FOR APPROVAL
03		ISSUE FOR APPROVAL
04		ISSUE FOR APPROVAL
05		ISSUE FOR APPROVAL

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File Name:
 11074-61885 babcock ranch



Night Conditions



Columns with Illuminated (Halo) Logo Sign Display

Fabricated aluminum angle inner frame and sheet aluminum filler with Coral stone tile applications. Logo area with 3" deep opening for dimensional aluminum logo with clear acrylic back for reverse halo illumination with white LED lights. FCO 1/2" thick routed aluminum letters and flush pin mount. Aluminum top cap and trim section. Base section is flat rock / stone cover.

Box Column Area: 20.0 SQ.FT.
 Box Logo Area: 1.9 SQ.FT.

SCALE: 1/8"=1'-0"

SIDE-VIEW

FRONT VIEW



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PROJECT:
BABCOCK RANCH
KITSON & PARTNERS
COMMUNITIES

SITE ADDRESS
Charlotte
County, FL.

CRM / Quote:
11074-61885

Account Manager:
Keith McMillin
PSC / Project Manager
Jennifer Davis
Designer:
GAW
Date:
12/04/15

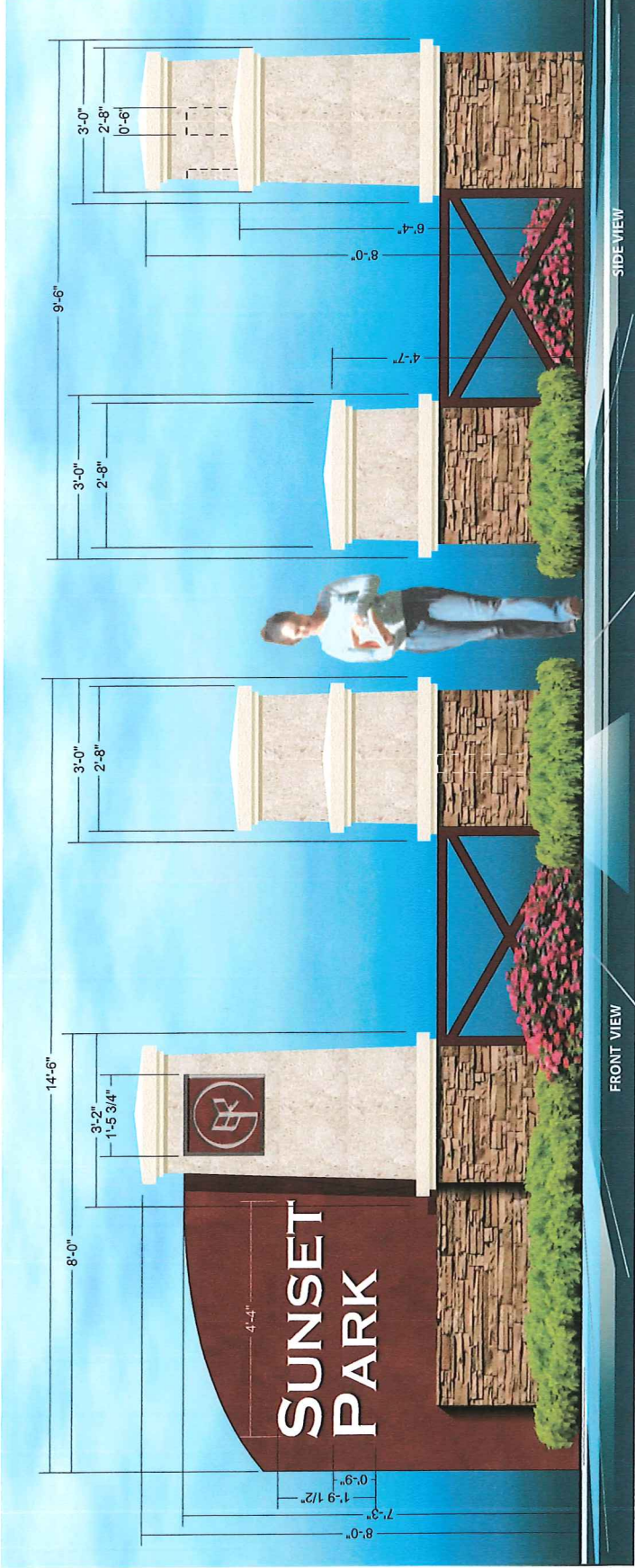
No.	Date	Description
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3 **3 OF 9**

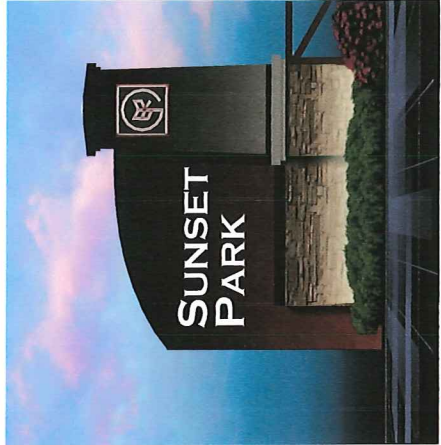
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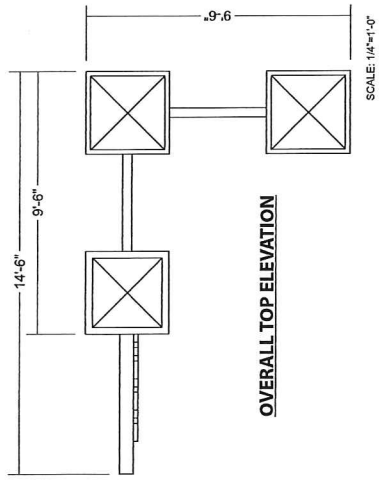
S/F Monument with Illuminated (Push-Thru) Copy Area / Illuminated Logo Sign Display
SCALE: 1/2"=1'-0"

Main cabinet display with columns, fabricated aluminum angle inner frame with sheet aluminum filler and removable access panels on back side of cabinet. Main cabinet painted with a two-part polyurethane coating system that will create a faux (Corten Steel) effect. Routed aluminum face panel with 1-1/2" deep white acrylic push-thru copy. Lighting for copy area is accomplished by high output White LED lights. Columns are fabricated aluminum angle inner frame and sheet aluminum filler with Coral stone tile applications. Logo area with 3" deep opening for dimensional aluminum logo with clear acrylic back for reverse halo illumination with white LED lights. Base section for main sign area and each column is decorated with flat rock / stone cover. Railing / fence area between columns is aluminum 2" x 4" tube.

Box Main Monument Area: 64.0 SQ.FT.
Box Copy Area: 7.7 SQ.FT.
Box Logo Area: 2.1 SQ.FT.



Night Conditions





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Charlotte
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 Keith McCallis
PSC / Project Manager:
 Jennifer Davis

Designer: Dato
GAW 12/04/15

Revision:	No.	Date	Description
	01	12/04/15	UPDATE TO PACKAGE DBA
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	04		
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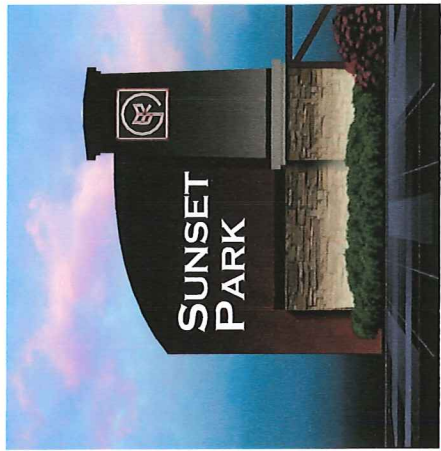
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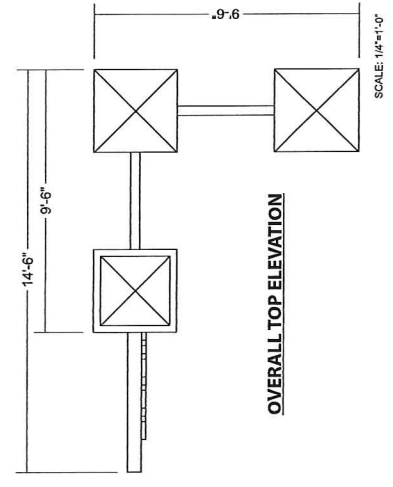
Sheet:
4 OF 9
 File Name: 11074-61885 babcock ranch



S/F Monument with Illuminated (Push-Thru) Copy Area / Illuminated Logo Sign Display
 Main cabinet display with columns, fabricated aluminum angle inner frame with sheet aluminum filler and removable access panels on back side of cabinet. White acrylic push-thru copy. Lighting for copy area is accomplished by high output White LED lights. Columns are fabricated aluminum angle inner frame and sheet aluminum filler with Coral stone tile applications for main column only. Logo area with 3" deep opening for dimensional aluminum logo with clear acrylic back for reverse halo illumination with white LED lights. Base section for main sign area and each column is decorated with flat rock / stone cover. Railing / fence area between columns is aluminum 2"x 4" tube.
 Box Main Monument Area: 64.0 SQ.FT.
 Box Copy Area: 7.7 SQ.FT.
 Box Logo Area: 2.1 SQ.FT.



Night Conditions



OVERALL TOP ELEVATION

SCALE: 1/4"=1'-0"



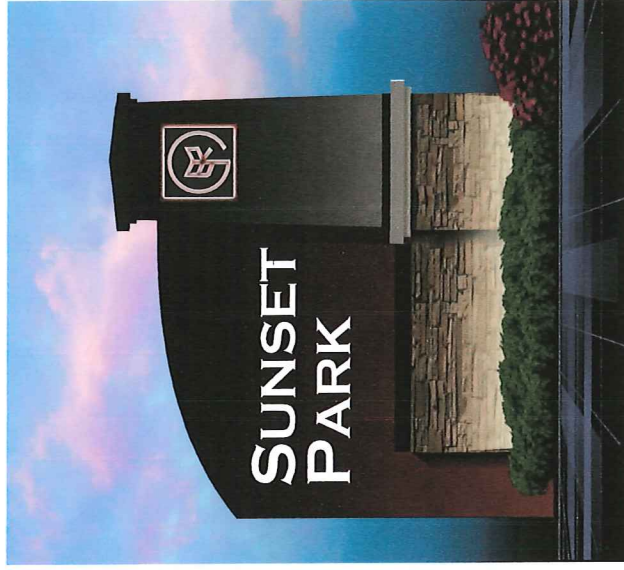
S/F Monument with Illuminated (Push-Thru) Copy Area / Illuminated Logo Sign Display SCALE: 1/2"=1'-0"

Main cabinet display with columns, fabricated aluminum angle inner frame with sheet aluminum filler and removable access panels on back side of cabinet. Main cabinet painted with a two-part polyurethane coating system that will create a faux (Corten Steel) effect. Routed aluminum face panel with 1-1/2" deep white acrylic push-thru copy. Lighting for copy area is accomplished by high output White LED lights. Column is fabricated aluminum angle inner frame and sheet aluminum filler with Coral stone tile applications. Logo area with 3" deep opening for dimensional aluminum logo with clear acrylic back for reverse halo illumination with white LED lights. Base section for main sign area and column is decorated with flat rock / stone cover.

Box Main Monument Area: 64.0 SQ.FT.

Box Copy Area: 7.7 SQ.FT.

Box Logo Area: 2.1 SQ.FT.



Night Conditions



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PROJECT:
BABCOCK RANCH
KITSON & PARTNERS
COMMUNITIES
SITE ADDRESS

Charlotte
County, FL.

CRM / Quote:
11074-61885

Account Manager:
Keith McInnis
PSC / Project Manager
Jennifer Davis

Designer:
GAW
Date:
12/04/15

No.	Date	Description
01	12/04/15	UPDATE TO PACKAGE DBB
02		
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Approval:
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5 **5 OF 9**

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S/F Monument with Reflective Copy Area / Illuminated Logo Sign Display

Main cabinet display with columns, fabricated aluminum, angle inner frame with sheet aluminum filler and removable access panels on back side of cabinet. Main cabinet painted with a two-part polyurethane coating system that will create a faux (Corren Steel) effect. Face shown with 3M White reflective vinyl copy. Column is fabricated aluminum angle inner frame and sheet aluminum filler with Coral stone tile applications. Logo area with 3" deep opening for dimensional aluminum logo with clear acrylic back for reverse halo illumination with white LED lights. Base section for main sign area and column is decorated with flat rock / stone cover.

Box Main Monument Area: 64.0 SQ.FT.

Box Copy Area: 9.0 SQ.FT.

Box Logo Area: 2.1 SQ.FT.

SCALE: 1/2"=1'-0"



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SITE ADDRESS
Charlotte
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CRM / Quotes:
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Account Manager:
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PSC / Project Manager
Jennifer Davis

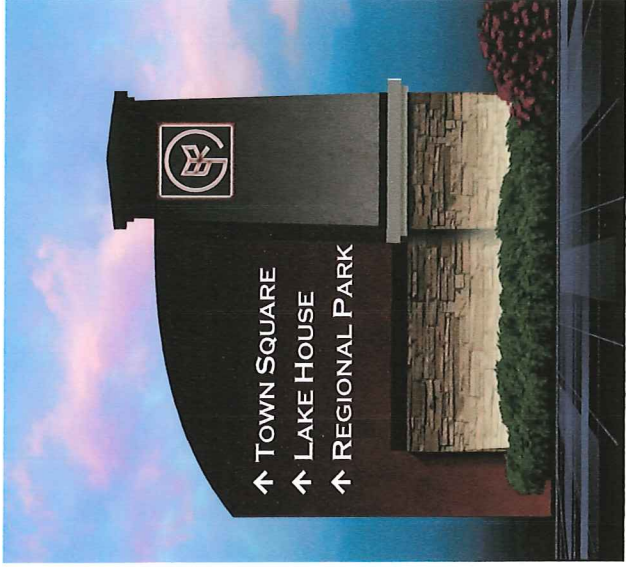
Designer: Date:
GAW 12/04/15

Revision:		Description
No.	Date	
01		CREATE/ UPDATE TO PACKAGE DBS
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PROJECT:
BABCOCK RANCH
KITSON & PARTNERS
COMMUNITIES

SITE ADDRESS
Charlotte
County, FL.

CRM / Quote:
11074-61885

Account Manager:
Keith McGinnis
PSC / Project Manager:
Jennifer Davis

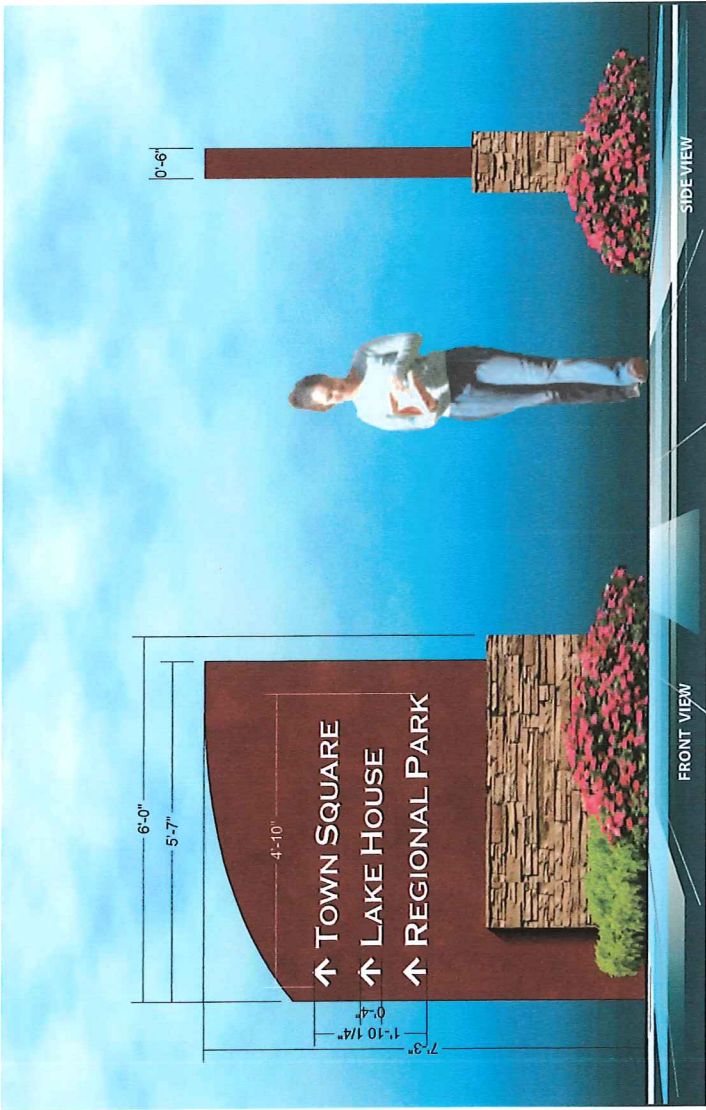
Designer:
GAW
Date:
12/04/15

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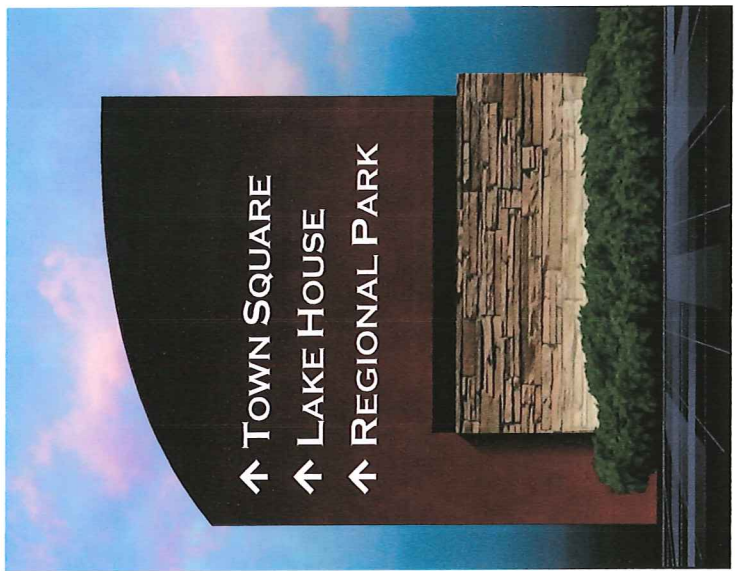
Approval:
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7 OF 9
File Name:
11074-61885 babcock ranch



S/F Monument with Reflective Copy Area Sign Display
Main cabinet display with columns, fabricated aluminum angle inner frame with sheet aluminum filler and removable access panels on back side of cabinet. Main cabinet painted with a two-part polyurethane coating system that will create a faux (Corten Steel) effect. Face shown with 3M White reflective vinyl copy. Base section for main sign area and column is decorated with flat rock / stone cover.
Box Main Monument Area: 64.0 SQ.FT.
Box Copy Area: 9.0 SQ.FT.



Night Conditions



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PROJECT:
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COMMUNITIES

SITE ADDRESS
**Charlotte
County, FL.**

CRM / Quote:
11074-61885

Account Manager:
Keith McGinnis

Project Manager:
Jennifer Davis

Designer: DMS
GAW 12/04/15

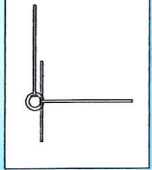
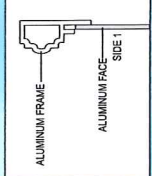
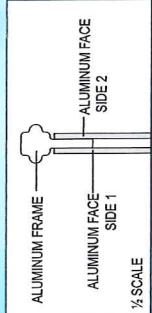
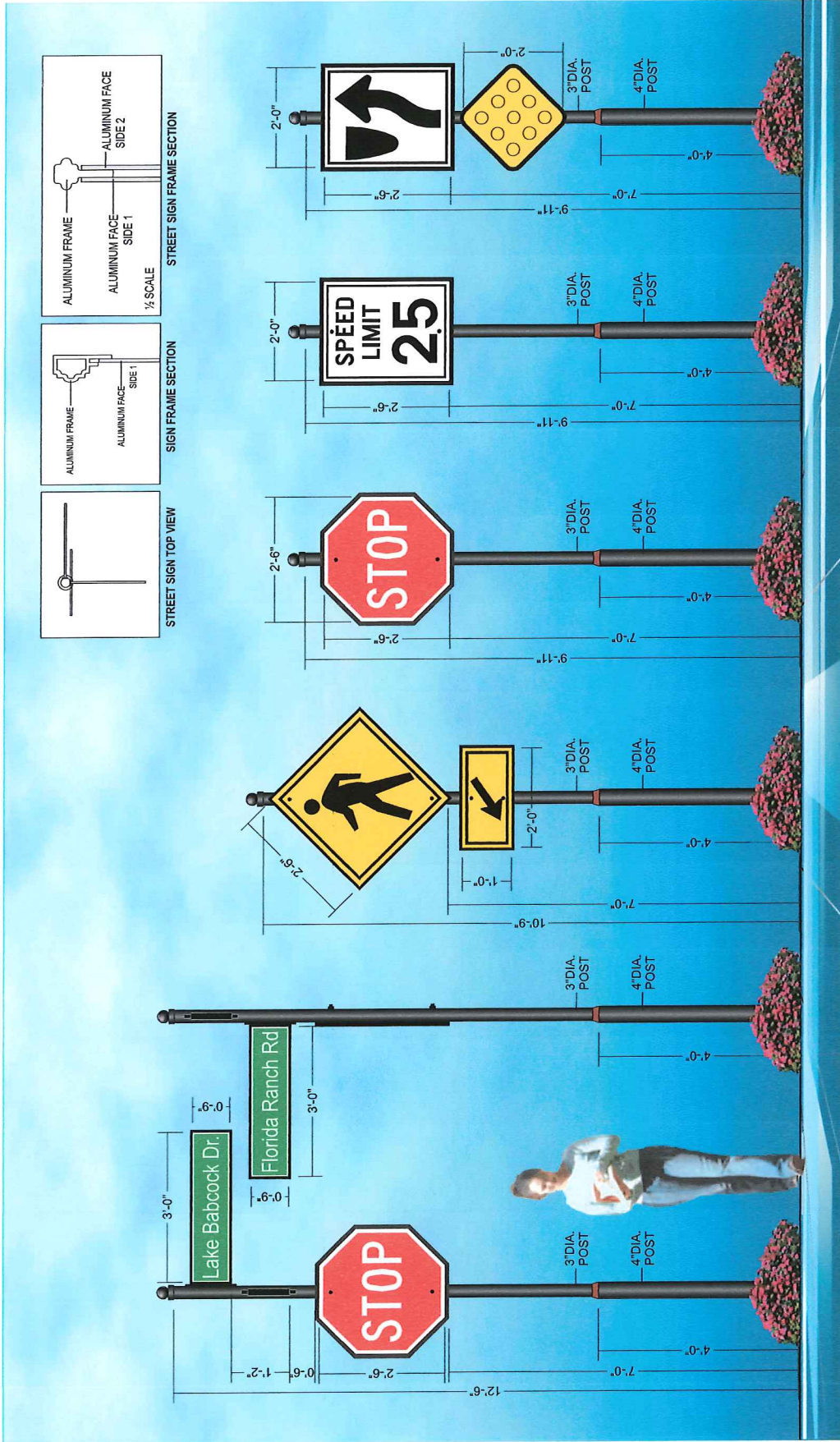
Revision:
No. Date Description
01 12/01/15 UPDATE TO PACKAGE DBS

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9 OF 9

File Name:
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STREET SIGN FRAME SECTION

SIGN FRAME SECTION

STREET SIGN TOP VIEW

SCALE: 1/2"=1'-0"

4-WAY 9' X 36" STREET SIGNS WITH D.S. FRAME PANELS
30" X 30" STOP SIGN WITH FRAME
4"DIA. ALUMINUM POST WITH TRANSITION RING AND 3"DIA. POST - R-3 BALL FINIAL

30" X 30" STOP SIGN WITH FRAME
12" X 24" ARROW SIGN WITH FRAME
4"DIA. ALUMINUM POST WITH TRANSITION RING AND 3"DIA. POST - R-3 BALL FINIAL

30" X 30" PEDX-ING SIGN WITH FRAME
12" X 24" ARROW SIGN WITH FRAME
4"DIA. ALUMINUM POST WITH TRANSITION RING AND 3"DIA. POST - R-3 BALL FINIAL

24" X 30" SPEED LIMIT SIGN WITH FRAME
4"DIA. ALUMINUM POST WITH TRANSITION RING AND 3"DIA. POST - R-3 BALL FINIAL

24" X 30" STREET SIGN WITH FRAME
4"DIA. ALUMINUM POST WITH TRANSITION RING AND 3"DIA. POST - R-3 BALL FINIAL



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PROJECT:

**BABCOCK RANCH
KITSON & PARTNERS
COMMUNITIES**

SITE ADDRESS
**Charlotte
County, FL**

CRM / Quotes:
11074-67267

Account Manager:
Keith McOmmins
PSC / Project Manager
Jennifer Davis
Designer:
GAW
Date:
03-04-16

Revisions:

No.	Date	Description
01		
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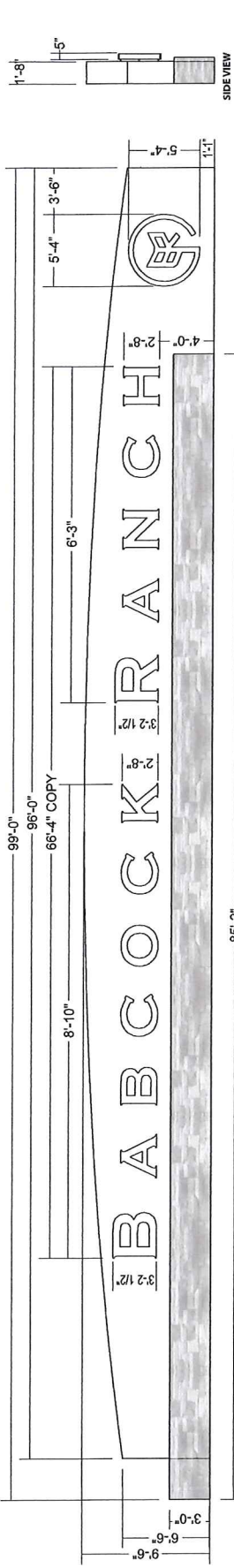


ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND PERMITTED TO BE INSTALLED IN THE FIELD. THE INSTALLATION OF THE WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL STATE AND LOCAL ELECTRICAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL WIRING AND LETTERING WILL BE PROTECTED PER THE NATIONAL ELECTRICAL CODE (NEC) AND ALL STATE AND LOCAL ELECTRICAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Approval:
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 Approved as noted
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Date:

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Sheet: **1 OF 3**
File Name: 11074-67267 subbook.rvt



SCALE: 1/8"=1'-0"

PRODUCTION NOTES: Main Cabinet

1. 125" ALUMINUM OUTER FILLER - FRONT & BACK
2. 2X 2X 3/16" ALUMINUM ANGLE INNER FRAME
3. 885" ALUMINUM REMOVABLE TOP PANELS
4. 885" ALUMINUM REMOVABLE BOTTOM PANEL ON BACK SIDE OF CABINET
5. 8" DIA. X SCH-40 STEEL SUPPORTS W/ 16"X 1/2" STEEL MOUNTING PLATE. 2X 2" WELDED STEEL ANGLE SUPPORTS

PRODUCTION NOTES: Base Section - Stone Veneer

6. CEMENT BOARD FILLER
7. 2X 2X 3/16" ALUMINUM ANGLE INNER FRAME
8. (885") 1/4" STONE/ROCK VENEER COVER

PRODUCTION NOTES: Halo/Logo-Channel Letters

9. 125" ALUMINUM WATER-JET CUT FACES
10. 1/2" CLEAR POLY-CARBONATE BACKER W/ .177" DIA. THREADED ROD W/ 2" DEEP STAND-OFF SLEEVES
11. 1/4" DIA. THREADED ROD W/ 2" DEEP STAND-OFF SLEEVES

PAINT NOTES:

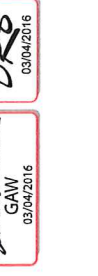
- P1) MAIN CABINET: PAINTED WITH A TWO-PART POLYURETHANE COATING SYSTEM THAT WILL CREATE A FAUX (CORTEX STEEL) EFFECT
- P2) WHITE W/ SATIN FINISH FOR LOGO & CHANNEL LETTERS
- P3) PMS-872C TAN-BROWN W/ TEXTURE FINISH - BASE SECTION

ELECTRICAL NOTES:

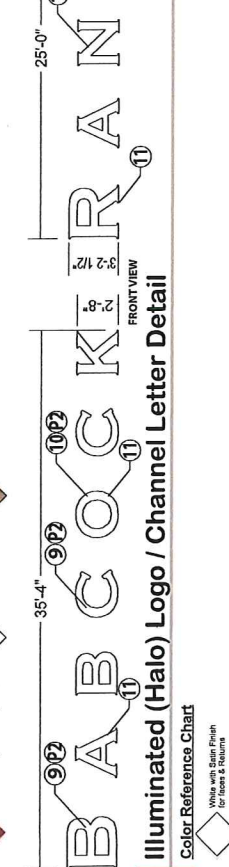
- E1) ELECTRICAL DISCONNECT SWITCH LOCATED ON RIGHT SIDE OF MONUMENT SIGN

L.E.D. NOTES:

110 VOLT
LED TYPE: COLOR: White
SERIES: LED PLUS 2
LED MODULES: 238
70-1269-41WSA2-MIB SECONDARY
LED TRANSFORMER TYPE: VOLTS: 120 WATTS: 60
MOD-80-W
TRANSFORMER ONLY: 4 AMP INPUT: 90 EA
TOTAL AMP LOAD: 3.8A
REQUIRED 120V CIRCUITS: (1) 20 AMP

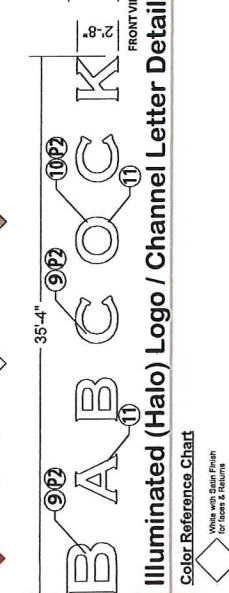


Illuminated (Halo) Logo / Channel Letter / SIF Monument Sign Detail



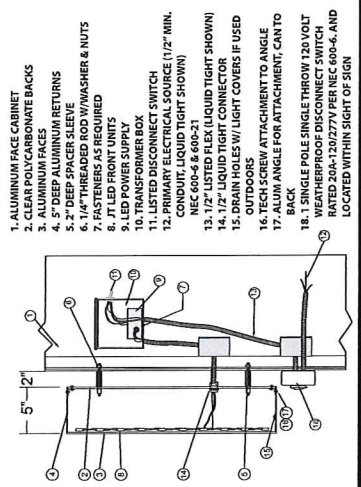
SCALE: 1/8"=1'-0"

Illuminated (Halo) Logo / Channel Letter Detail



SCALE: 1/8"=1'-0"

HALO LED CHANNEL LETTER ROD MOUNT



1. ALUMINUM FACE CABINET
2. CLEAR POLY-CARBONATE BACKS
3. ALUMINUM FACES
4. 5" DEEP SPACER SLEEVE
5. 1/2" CLEAR POLY-CARBONATE BACKER
6. FASTENERS AS REQUIRED
7. FASTENERS AS REQUIRED
8. JT LED FRONT UNITS
9. LED POWER SUPPLY
10. TRANSFORMER BOX
11. LISTED DISCONNECT SWITCH
12. PRIMARY ELECTRICAL SOURCE (1/2" MIN. CLEARANCE FROM SHOWN)
13. 1/2" LISTED FLEX (LIQUID TIGHT SHOWN)
14. 1/2" LIQUID TIGHT CONNECTOR
15. DRAIN HOLES W/ LIGHT COVERS IF USED OUTDOORS
16. TECH SCREW ATTACHMENT TO ANGLE
17. 1/2" DIA. ANGLE FOR ATTACHMENT, CAN TO BE 1/4" DIA.
18. 1. SINGLE POLE SINGLE THROW 120 VOLT WEATHERPROOF DISCONNECT SWITCH RATED 30A-120/277V PER NEC 600-6, AND LOCATED WITHIN SIGHT OF SIGN

LED Layout for Logo / Channel Letters Detail



PRODUCTION NOTES: Main Cabinet

- 1) .125" ALUMINUM OUTER FILLER-FRONT & BACK
- 2) 2X 2X 3/16" ALUMINUM ANGLE INNER FRAME
- 3) 1/2" ALUMINUM ANGLE INNER FRAME
- 4) .063" ALUMINUM REMOVABLE BOTTOM PANEL ON BACK SIDE OF CABINET
- 5) 6" DIA. X SCH-40 STEEL SUPPORTS W/ 16" X 16" X 1/2" STEEL MOUNTING PLATE, 2" X 2" WELDED STEEL

PRODUCTION NOTES: Base Section - Stone Veneer

- 6) COLETTI COLOR MATCH
 - 7) 2X 2X 3/16" ALUMINUM ANGLE INNER FRAME
 - 8) (Elevation) FLAT STONE/ROCK VENEER COVER
- PRODUCTION NOTES: (HALO) Loop-Channel Letters**
- 9) .125" ALUMINUM WATER-LET CUT FACES
 - 10) .063" X 5" DEEP ALUMINUM RETURNS
 - 11) .177" CLEAR POLYCARBONATE BACKER W/ 1/4" DIA. THREADED ROD W/ 2" DEEP STAND-OFF SLEEVES

PAINT NOTES:

- P1) MAIN CABINET PAINTED WITH A TWO-PART POLYURETHANE COATING SYSTEM THAT WILL CREATE A FAUX (COOTEN STEEL) EFFECT
- P2) WHITE W/ SATIN FINISH FOR LOGO & CHARACTERS
- P3) PAWS-872C TAN/BROWN W/ TEXTURE FINISH BASE SECTION

ELECTRICAL NOTES:

- E1) ELECTRICAL DISCONNECT SWITCH LOCATED ON RIGHT SIDE OF MONUMENT SIGN

L.E.D. NOTES:

- 110 VOLT
 LED TYPE: SLOANLED-VL PLUS 2 White
 COLOR: White
 LED MODULES= 328
 701269-4WSA2-MB SECONDARY
 LED TRANSFORMER TYPE: VOLTS WATTS
 MOD-60-W 12 60
 TRANSFORMER QNTY: 4 AMP INPUT: .90 EA
 TOTAL AMP LOAD: 3.6A
 REQUIRED 120V CIRCUITS: (1) 20 AMP

APPROVED

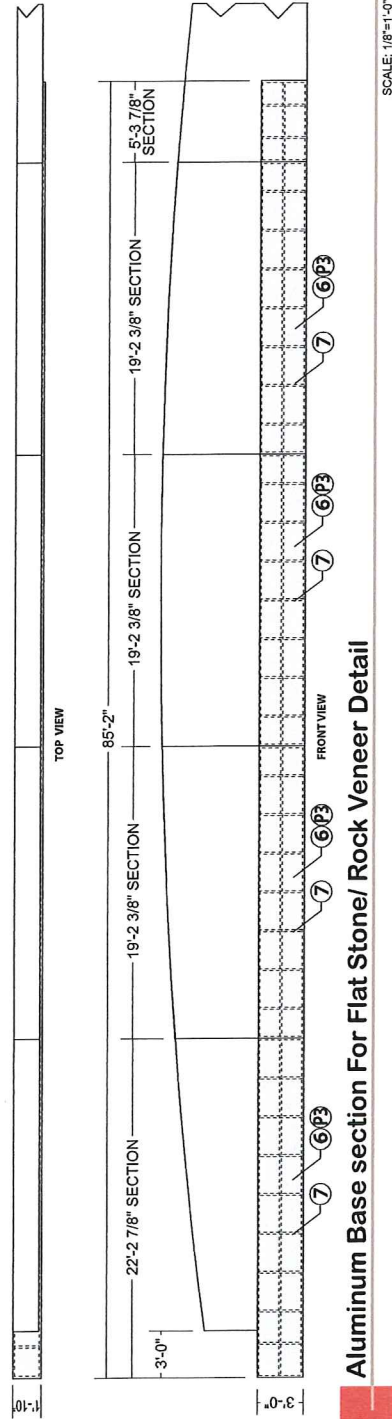


03/04/2016

RELEASED FOR PRODUCTION

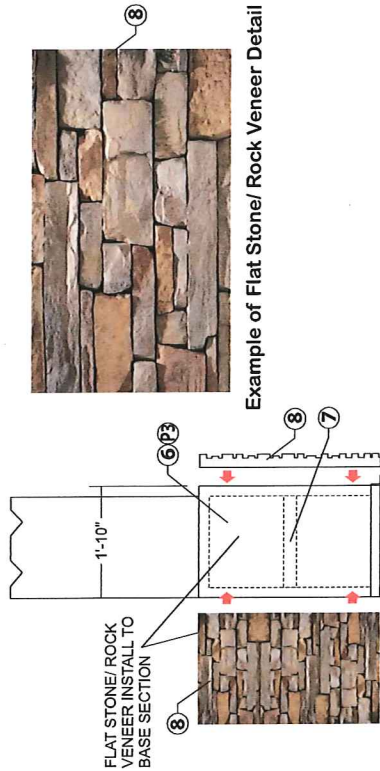


03/04/2016



Aluminum Base section For Flat Stone/ Rock Veneer Detail

SCALE: 1/8"=1'-0"



Example of Flat Stone/ Rock Veneer Detail



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PROJECT:
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 COMMUNITIES

SITE ADDRESS
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CRM / Quote:
11074-67267

Account Manager:
 Keith McOmits
 PSC / Project Manager
 Jennifer Davis

Designer: GAW
 Date: 03-04-16

Revisions:

No.	Date	Description
01		
02		
03		
04		
05		



ALL ELECTRICAL COMPONENTS WILL BE UL LISTED AND PER NEC CODE. THE INSTALLATION OF THE WIRING WILL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL STATE AND LOCAL ELECTRICAL CODES. ALL ELECTRICAL DISCONNECTS WILL BE PROVIDED PER NEC CODE. INSULATION LETTERING WILL BE CONFORMANT WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL STATE AND LOCAL ELECTRICAL CODES. ALL ELECTRICAL DISCONNECTS WILL BE PROVIDED PER NEC CODE. INSULATION LETTERING WILL BE CONFORMANT WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL STATE AND LOCAL ELECTRICAL CODES. ALL ELECTRICAL DISCONNECTS WILL BE PROVIDED PER NEC CODE. INSULATION LETTERING WILL BE CONFORMANT WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL STATE AND LOCAL ELECTRICAL CODES.

Approval:

- Approved
- Approved as noted
- Revised and resubmit

Date:

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Sheet:

3 3 OF 3

File Name:
 11074-67267 subcock ranch