

Babcock Overlay Zoning District
Pattern Book #13

Architectural Features

Originally Approved October 21, 2021

Updated March 29, 2023

Updated November ~~21~~, 2023


11/21/23

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 ("BOZD"), 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."

Architectural features are permitted throughout the Mixed Use/Residential/Commercial (MURC) areas of the BROD, including in rights of ways. The architectural features shown on the attached Exhibit A are approved in the locations generally shown on the attached Exhibit B.

Approved this 24 day of November, 2023.



Zoning Official

ACC
11/21/23

EXHIBIT "A"

Architectural Features

SMC
11/21/23

EXHIBIT "A-1"

Roundabout #1

The Windmill

SA
11/21/23

FOUNDATION NOTES:

1. LOCAL BUILDING CODE SPECIFICATIONS REGARDING WATERPROOFING, DAMPROOFING AND VENTILATION OF FOUNDATION WALLS AND SLABS, TAKE PRECEDENCE OVER THE STANDARD INFORMATION SHOWN IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUYER, OR ON SITE FOUNDATION CONTRACTOR TO SATISFY THE LOCAL BUILDING CODE REQUIREMENTS.

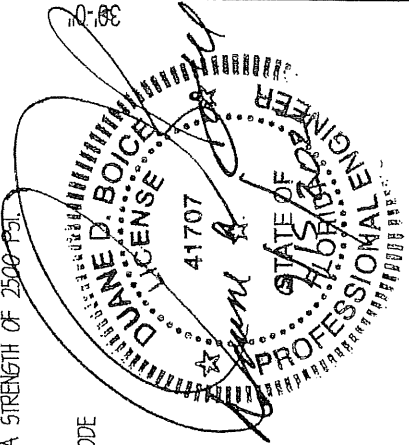
SOIL: FOOTINGS ARE DESIGNED TO A MIN. SOIL CAPACITY OF 1500 PSF.

SLABS: CONCRETE SLABS SHALL CONFORM TO A 28 DAY STRENGTH OF 3000 PSI AND FOOTINGS TO A STRENGTH OF 2500 PSI.

CODE: 2020 FLORIDA BUILDING CODE

LOADS

WIND LOAD = 139 MPH (BASIC)
 (3 SECOND GUST) 1" EXPOSURE
 IMPORTANCE CATEGORY= I



PROJECT LOCATION

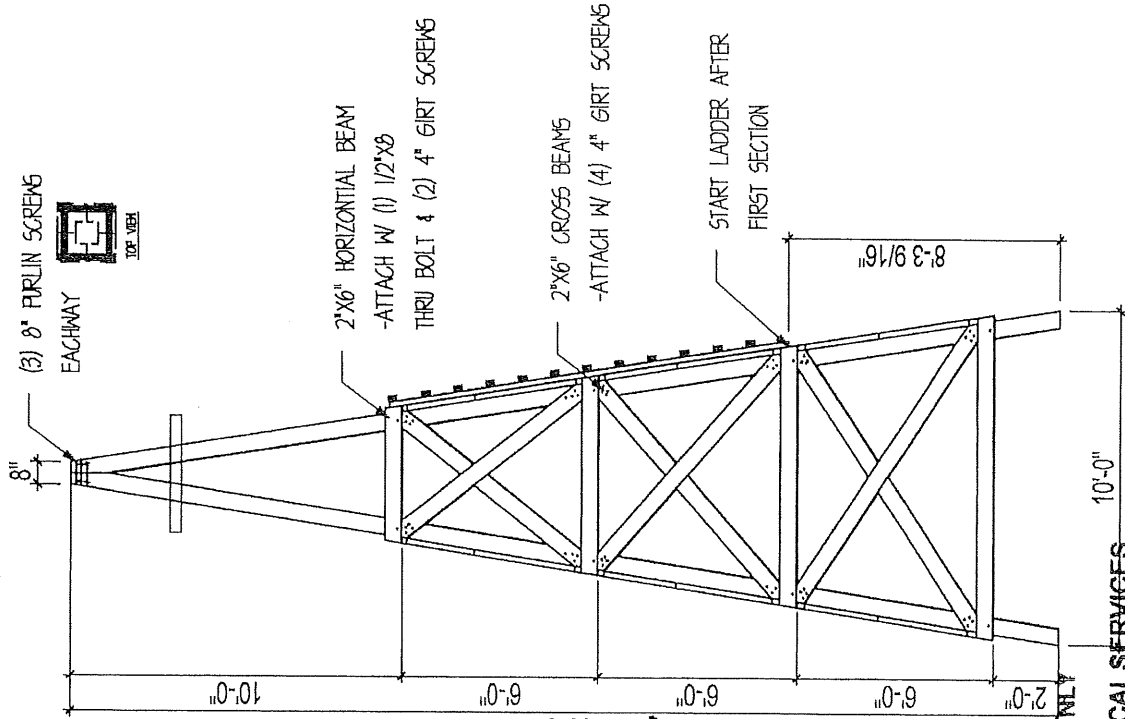
ADDRESS: TRACT A-31, BABCOCK RENCH COMMUNITY CYPRESS PARKWAY
 BABCOCK, FL 33462

WOOD TYPE

STRUCTURAL FRAMING: DOUG FIR #1 OR BETTER
 JANE D. BOICE, P.E.
 FL LICENSE #41707
 ENGINEERING & TECHNICAL SERVICES
 27121 469TH AVE
 PEA, SD 57064
 CERTIFICATE OF AUTHORIZATION #26096

STRUCTURAL DETAILS ONLY
 DESIGNED BY
 ENGINEERING & TECHNICAL SERVICES

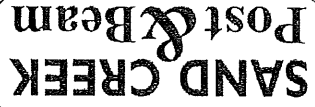
WINDMILL DETAIL



1

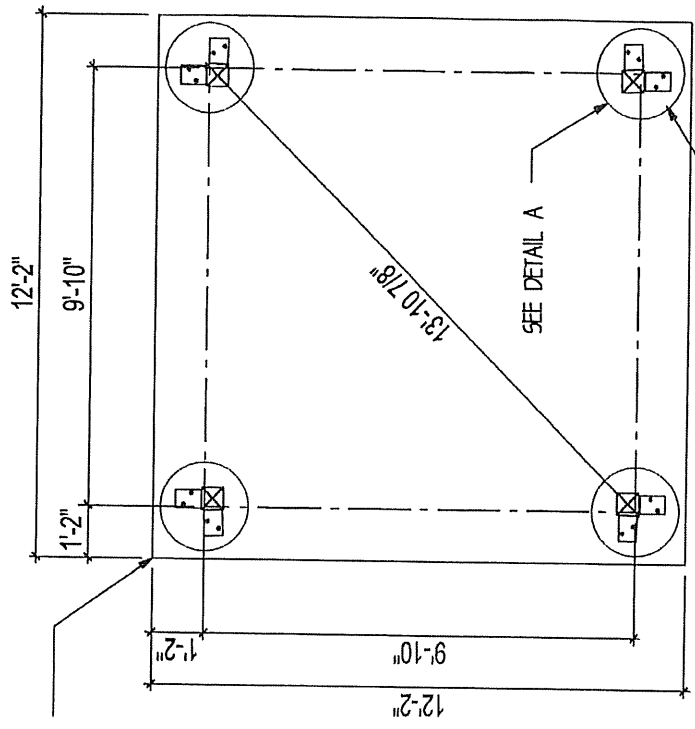
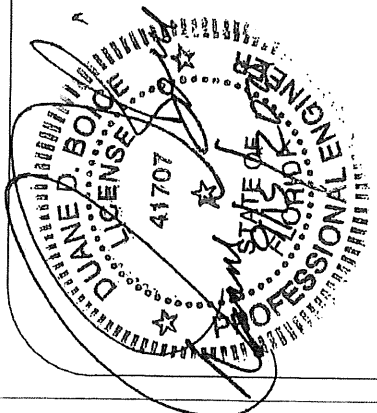
CUSTOMER: DAVID MERCER
 JOB CODE: DME621-H

SAND CREEK POST & BEAM
 116 W. 1st St.
 WAYNE, NE 68787
 PH: (402) 833-5600
 Toll-free: 1 888-489-1680
 E-mail: sandcreekpost@compnet.com



AC 10/21/21

AC 11/21/23

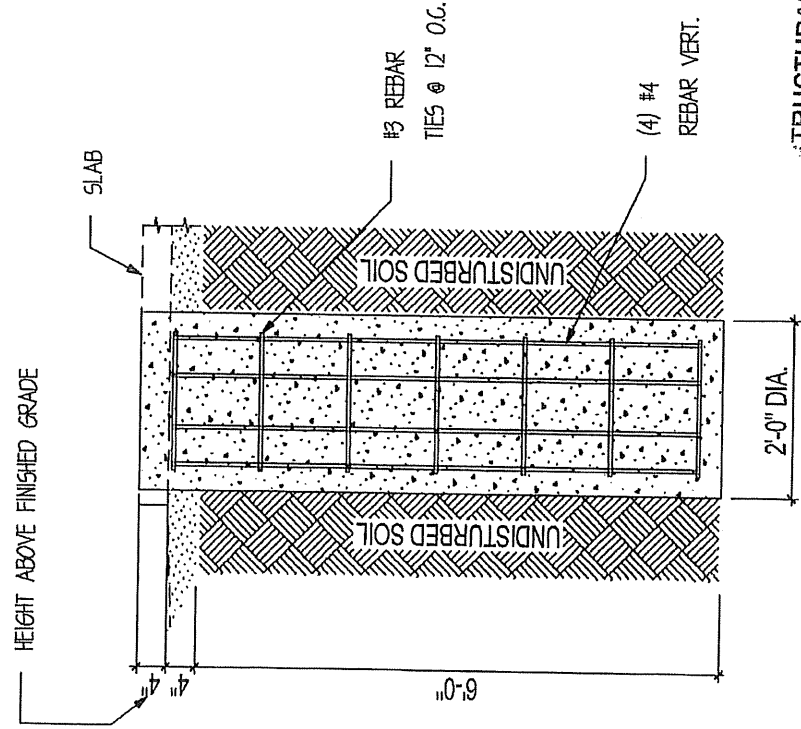


CONCRETE PIERS TO
RUN MIN. 6'-0" INTO
UNDISTURBED SOIL

FOUNDATION PLAN

SCALE: 1/4" = 1'

***NOTE: CUSTOMER
MAY INSTALL WELL ***



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ENGINEERING & TECHNICAL SERVICES
DUANE D. BOICE, P.E.
FL PE LICENSE #41707
ENGINEERING & TECHNICAL SERVICES, INC.
27121 469TH AVE
LEA, SD 57064
REGISTERED PROFESSIONAL ENGINEER

SAND CREEK
Post & Beam

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Ph: (402) 833-5600
E-mail: sandcreekpost@compht.com

CUSTOMER: DAVID MERCER
JOB CODE: DME621-1

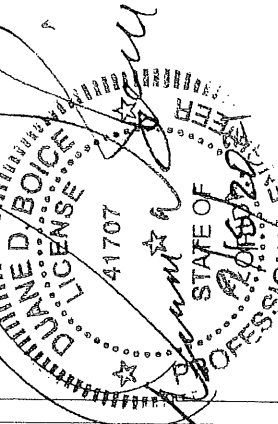
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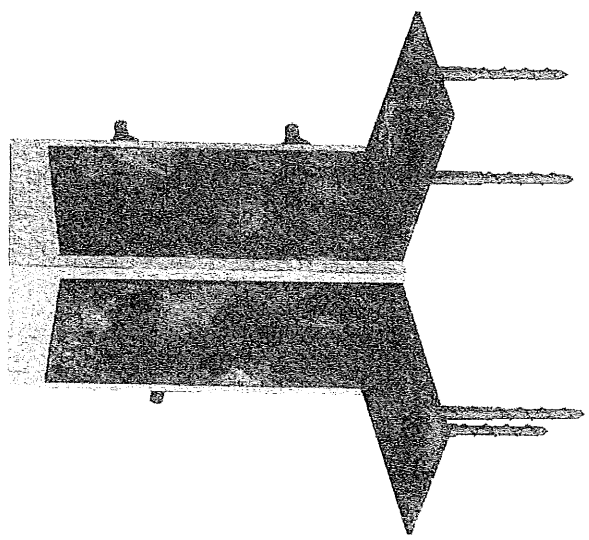
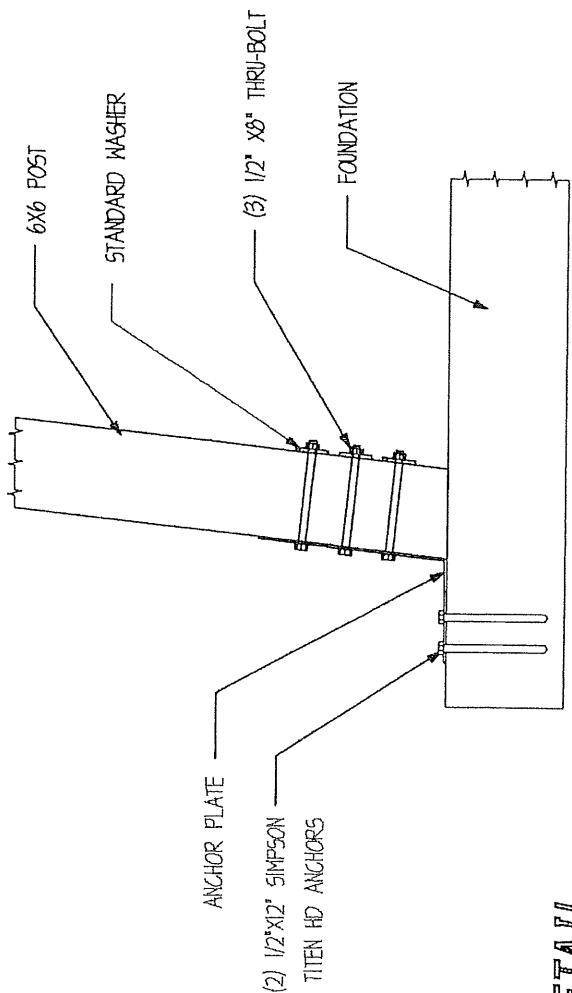
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 JAMES D. BOICE, P.E.
 LP LICENSE # 41707
 ENGINEERING & TECHNICAL SERVICES INC
 27121 469TH AVE
 TEA, SD 57064

CERTIFICATE OF AUTHORIZATION #28096
 DANIEL D. BOICE
 LICENSE
 41707



POST ATTACHMENT DETAIL



SCREW ANCHOR INFORMATION

SIMPSON TITEN HD 1/2"x12"
 SCREW ANCHOR BOLT
 166-F5 ESR-2113

NOTES:
 1. USED FOR POST ATTACHMENT.
 2. USE 1/2" DIA. MASONRY BIT TO PRE-DRILL

SAND CREEK Post & Beam
 SAND CREEK POST & BEAM
 116 W. 1st St.
 WAYNE, NE 68787
 PH: (402) 833-5600
 Toll-free: 1 888-489-1680
 E-mail: sandcreekpost@compnet.com

CUSTOMER: DAVID MERCER
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3

mi 12/21/23

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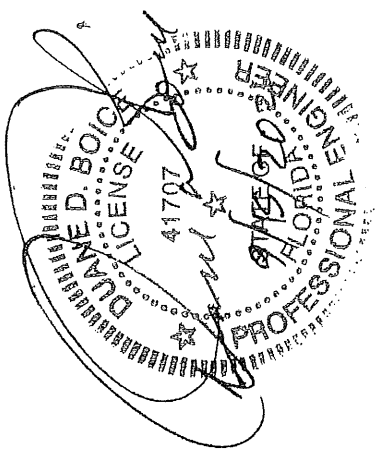
10/21/21

SAND CREEK Post & Beam

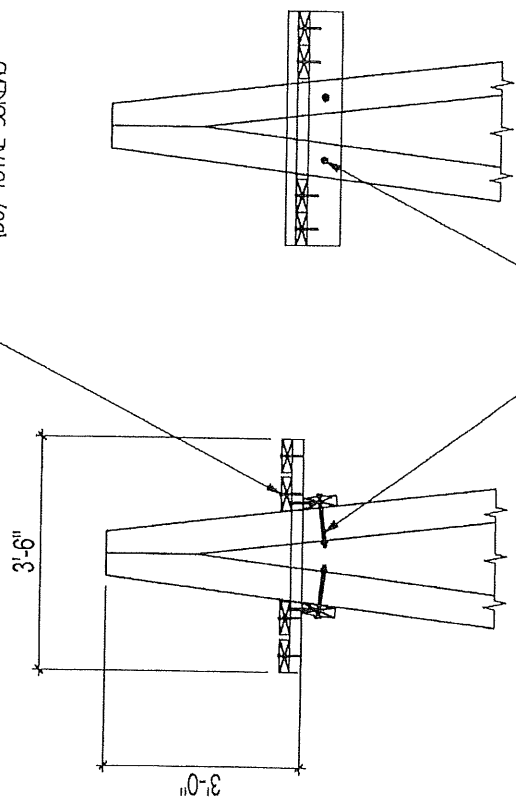
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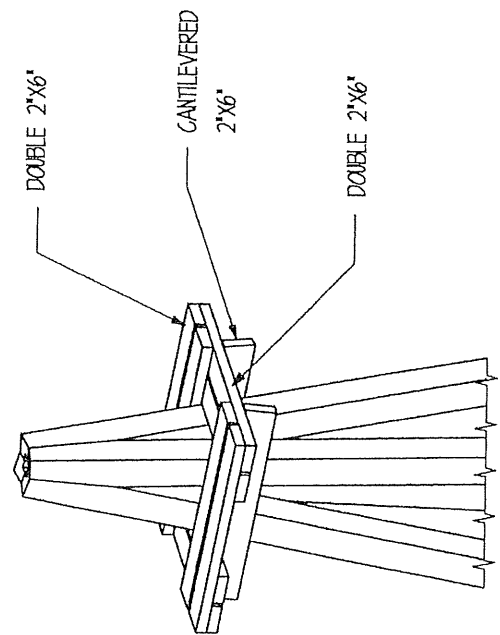
4



4" PURLIN SCREWS TYP.
(2) PER CONNECTION
(80) TOTAL SCREWS



1/2" HEX BOLTS



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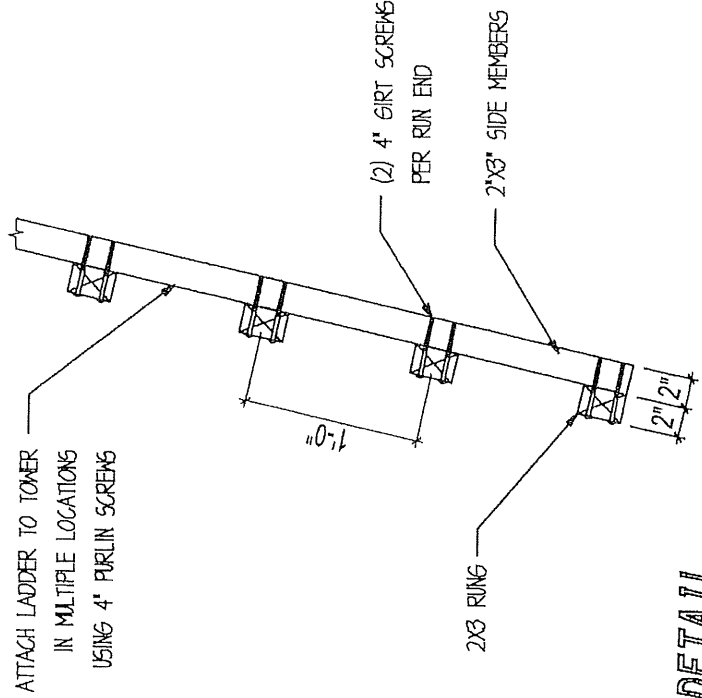
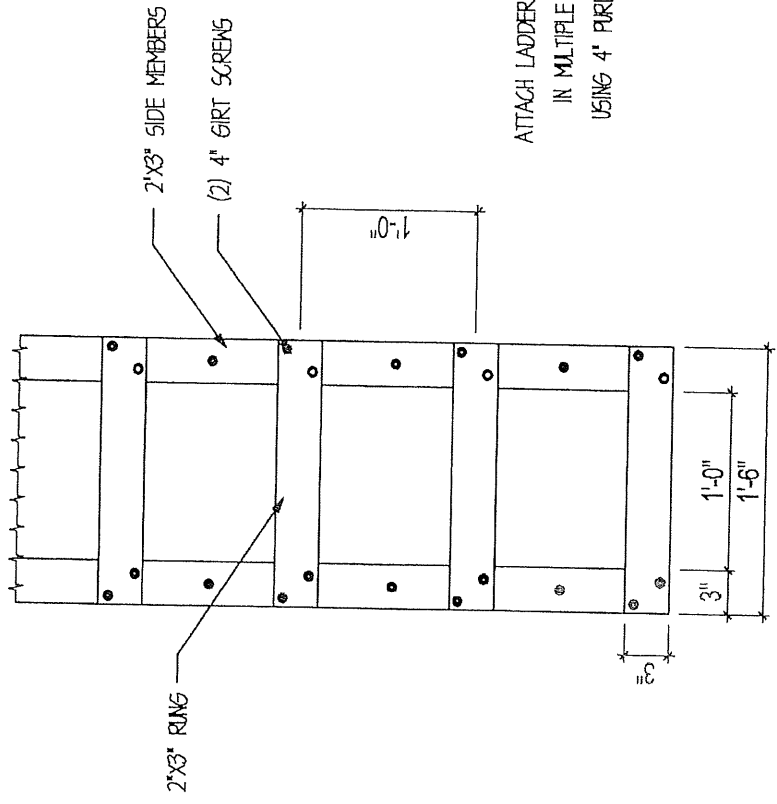
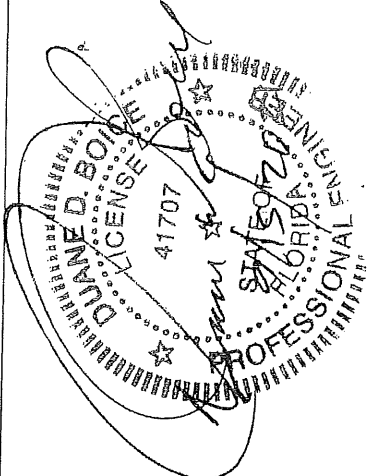
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SAND CREEK
Post & Beam

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CUSTOMER: DAVID MERCER
JOB CODE: DME621-1

5



LADDER DETAIL

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TEA, SD 57064
CERTIFICATE OF AUTHORIZATION #26096

11/21/23

EXHIBIT "A-2"

Roundabout #2

The Bell Tower

AM
11/21/23

Section I. General Requirements

I.1. Construction Means and Methods:

- Contractor Agrees To Assume Sole Responsibility For Job Site Conditions During The Course Of The Work, Including Safety Of All Persons And Property That This Contractor Controls. Contractor Shall Be Responsible For Obtaining All Necessary Permits, Licenses, Approvals, And Other Required Documents, And For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents, And For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents.
- The Contractor Shall Be Responsible For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents, And For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents.
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I.2. Submittals

- Submittals Prepared By Subcontractors Shall Be Reviewed By Contractor Prior To Submitting To Architect Or Engineer.
- Replication Of The Contract Documents For Shop Drawings Is Not Permitted. Electronic Drawing Files Will Not Be Provided To Contractor.
- And Locations Indicated On The Structural Drawings With Documents From Other Disciplines And Notify Architect Of Any Discrepancies.
- Contractor Shall Submit Shop Drawings Showing Size And Method Of Anchoring, Embedment, And Other Details To The Structural Engineer For Review And Approval Prior To Ordering For Review By Structural Engineer To Determine Adequacy Of The Structure.
- Contractor Shall Submit Shop Drawings For Review By Structural Engineer To Determine Adequacy Of The Structure. Contractor Shall Not Proceed With Fabrication Or Installation Of Reinforcement Without Approval Of The Structural Engineer. Contractor Shall Be Responsible For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents, And For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents.
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I.3. Quality Requirements:

- Reference To Standard Specification Or Codes Of Any Technical Society, Organization, Or Association Or To Codes Of Local Or State Authorities, Shall Mean The Standard In Effect As Of Date Of The Contract Documents, Unless Otherwise Noted.
- Specifications Or Codes Of Any Technical Society, Organization, Or Association, Shall Be Incorporated Into The Contract Documents, Unless Otherwise Noted.
- No Provision Of Any Referenced Standard Specification Or Code, Whether Or Not It Is Incorporated Into The Contract Documents, Shall Be Effective Unless It Is Specifically Referenced In The Contract Documents. Specifications, Codes, Or Any Of Their Constituent, Agents, Or Employees From Those Set Forth In The Contract Documents, Nor Shall It Be Effortless To Assign To Structural Engineer, Contractor, Or Architect, Responsibility For The Quality Of Workmanship Or Performance Of The Work Or Any Part Of The Work, Or To Undertake Responsibility Contrary To The Provisions Of The Contract Documents.
- Contractor Shall Coordinate Structural Documents With Other Portion Of The Contract Documents As They Are Released, Report Any Discrepancy Or Omission To Architect As Soon As Practicable, And Correct As Needed. The Contract Documents Shall Be Brought To The Attention Of Architect Prior To Proceeding With The Work And Fabrication.
- Contractor Shall Verify Dimension And Conditions At The Job Site. Any Discrepancies Or Omissions Shall Be Reported To Architect Prior To Proceeding With The Work And Fabrication.
- See Documents By Other Disciplines For Floor, Wall And Roof Openings, Trenches, Pits, No Piles, Ducts, Chases, Etc. Shall Be Placed In Structural Beams And Column Members Before Construction. Contractor Shall Be Responsible For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents, And For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents.
- Contractor Shall Obtain Prior Approval From Structural Engineer For Installation Of Such Pipes, Ducts, Chases, Etc.
- Contractor Shall Be Responsible For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents, And For Obtaining All Necessary Approvals, Licenses, Approvals, And Other Required Documents.
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Sheet Index:

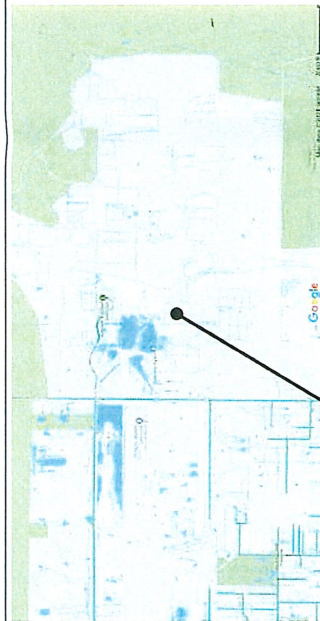
SCS	Cover Sheet
S101	Plans
S201	Elevations
S501	Connection Details

Parcel Map



Project Location

Vicinity Map





BABCOCK RANCH

Bell Tower

Lake Babcock Drive & Cypress Parkway
Babcock Ranch, Florida 33982



MOHAMED THABET AL HARASH
Structural Engineer
FL License #079893
EXP: 02/28/23

The Professional Seal of the State of Florida is a public trust. It is to be used only for the intended design shown only on this sheet. Other uses are prohibited. The seal is to be used only for the intended design shown only on this sheet. Other uses are prohibited. The seal is to be used only for the intended design shown only on this sheet. Other uses are prohibited.

AL-IMAN Group, LLC
Engineering Company
2318 Woodson Road, # 140007
Saint Louis, MO 63114
Office: 314.739.0315
Fax: 253.399.0377
al.iman@al-iman.com
www.al-iman.com
AIG Project #21.415.01
License # 2012024255
Exp. Date: 12/31/2022

Project:
Babcock Ranch Bell Tower

Location:
Babcock Ranch, FL 33982

Client:
Mishame Bell Company
11460 Dorset Road
Maryland Heights MO 63043

ISSUE HISTORY:

NO.	DATE	DESCRIPTION
1	08/03/21	Permit Set
2	09/08/21	Bell Tower

SHEET:
COVER SHEET

DESIGNED BY: MTA
DRAWN BY: SRG
SHEET NUMBER: 1 of 4

Contractors to comply with all governing regulations and requirements including OSHA 1926 per 1926 & communication industry. The contractor is responsible for design and installation of all the details on original drawings or approved by the service. The contractor shall be responsible for obtaining all necessary approvals, licenses, approvals, and other required documents from AL-IMAN Group LLC. For changes to drawing please contact AL-IMAN Group LLC. Reproduction of this drawing for shop drawings is not permitted.

Where engineering is required for any work not shown or details on original drawings or approved by the service, the contractor shall be responsible for obtaining all necessary approvals, licenses, approvals, and other required documents from the project is to be constructed employed by the contractor. Contractor shall accept all terms and conditions here-in.

The structural drawings are not a set of stand-alone construction documents. These structural drawings must only be used in conjunction with architectural and other related discipline drawings. Any discrepancy between the drawings must be brought to the Architect and Engineer's attention for resolution prior to fabrication and construction of the structure. Where A Detail Is Not Indicated, The Detail Shall Be The Same As For Other Similar Conditions.

10/21/21

11/21/23

MOHAMED THABET AL HARASHI
Structural Engineer
FL License #87983
EXP: 02/28/23

AL-IMAN Group, LLC
Engineering & Construction
2318 Woodson Road, # 140007
Saint Louis, MO 63114
Office: 314.739.0515
Fax: 233.399.0377
al_iman@al-iman.com
www.al-iman.com
ANG Project #21.415.01
License # 2012024255
Exp. Date: 12/31/2022

Project:
Babcock Ranch Bell Tower

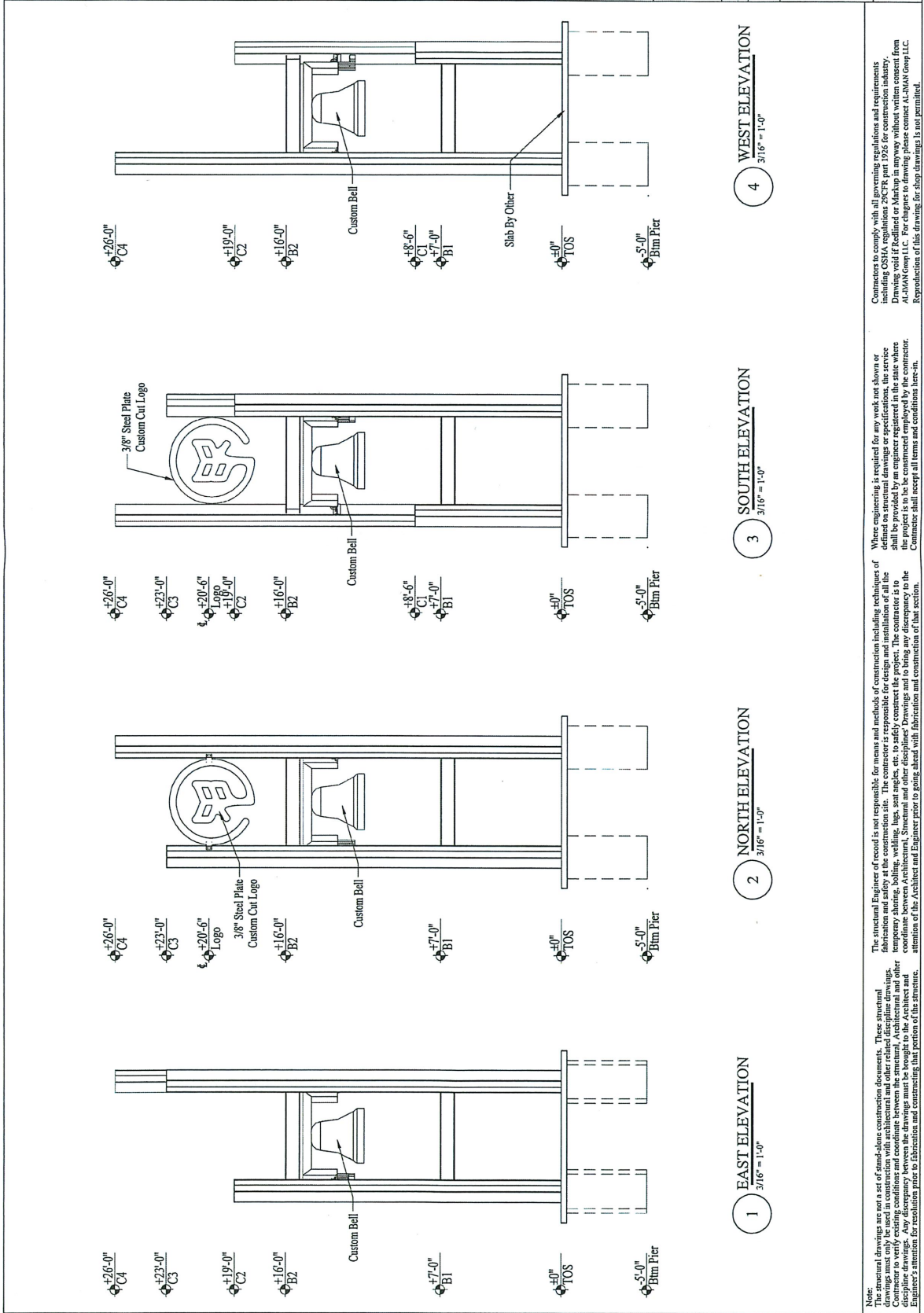
Client/Contractor:
Machane Bell Company
11460 Dorset Road
Maryland Heights MO 63043

ISSUE HISTORY:

NO.	DATE	DESCRIPTION
1	08/03/21	Permit Set
2	09/08/21	Reel Take

SHEET:
ELEVATIONS
S201

DESIGNED BY: MTA
DRAWN BY: SRG
SHEET NUMBER: 3 of 4



Note: The structural drawings are not a set of stand-alone construction documents. These structural drawings must only be used in conjunction with architectural and other related discipline drawings. Any discrepancy between the drawings must be brought to the Architect and Engineer's attention for resolution prior to fabrication and connecting that portion of the structure.

Where engineering is required for any work not shown or indicated on these drawings or specified in the notes, the contractor shall be responsible for design and installation of all the work. The contractor shall be responsible for design and installation of all the work. The contractor shall be responsible for design and installation of all the work. The contractor shall be responsible for design and installation of all the work.

Connectors to comply with all governing regulations and requirements including OSHA 1910.67 per 1910.6 construction industry standards. The contractor shall be responsible for design and installation of all the work. The contractor shall be responsible for design and installation of all the work. The contractor shall be responsible for design and installation of all the work. The contractor shall be responsible for design and installation of all the work.

Reproduction of this drawing for shop drawings is not permitted.

11/21/23

10/11/21

MOHAMED THABET AL HARASHI
Structural Engineer
FL License #87983
EXP: 02/28/23

The Professional user affixed to this sheet indicates that the drawings were prepared by the Professional Engineer or under the direct supervision of the Professional Engineer. Other than the Professional Engineer, no other person shall be responsible for the design, calculation, or construction of the drawings and documents not exhibiting this seal shall be considered unprofessional conduct under the provisions of the Professional Engineering Act, Chapter 481, Florida Statutes.

AL-IMAN Group, LLC
Architect - Engineering - Construction
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Saint Louis, MO 63114
Office: 314.739.0515
Fax: 253.399.0377
al_iman_group@yahoo.com
www.al-imagroup.com
AIG Project #21.415.01
License # 2012042425
Exp. Date: 12/31/2022

Project:
Babcock Ranch Bell Tower

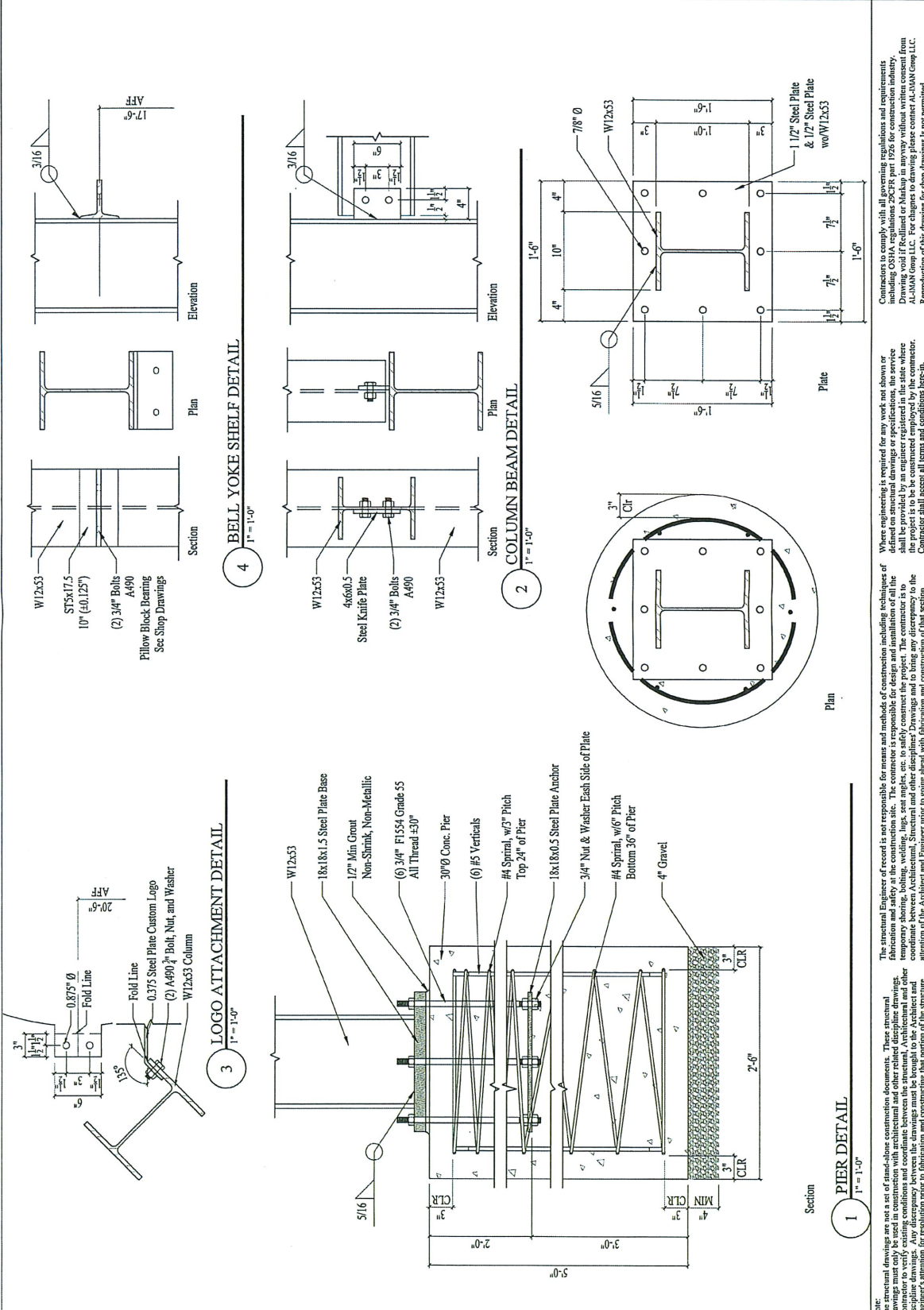
Client/Contractor:
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Mechane Bell Company
11460 Dorset Road
Maryland Heights MO 63043

ISSUE HISTORY:
1 09/03/21 Permit Set
2 09/08/21 Bell Yoke

SHEET:
CONNECTION DETAILS

DESIGNED BY: MTA
DRAWN BY: SRG
SHEET NUMBER: 4 of 4



Where engineering is required for my work not shown or defined on structural drawings or specifications, the service provided is for informational purposes only. The contractor shall coordinate with the Architect and Engineer prior to going ahead with fabrication and construction of that section. Contractor shall accept all terms and conditions here-in.

Where engineering is required for my work not shown or defined on structural drawings or specifications, the service provided is for informational purposes only. The contractor shall coordinate with the Architect and Engineer prior to going ahead with fabrication and construction of that section. Contractor shall accept all terms and conditions here-in.

Contractor to comply with all governing regulations and requirements including OSHA regulations 29CFR part 1926 for construction industry. The contractor shall coordinate with the Architect and Engineer prior to going ahead with fabrication and construction of that section. Contractor shall accept all terms and conditions here-in.

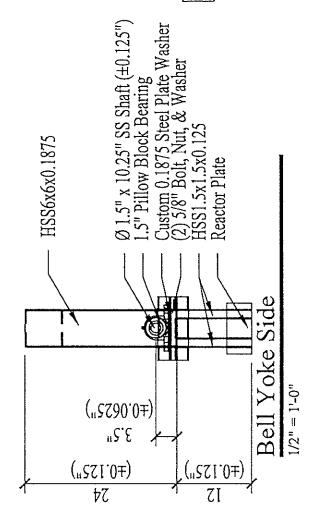
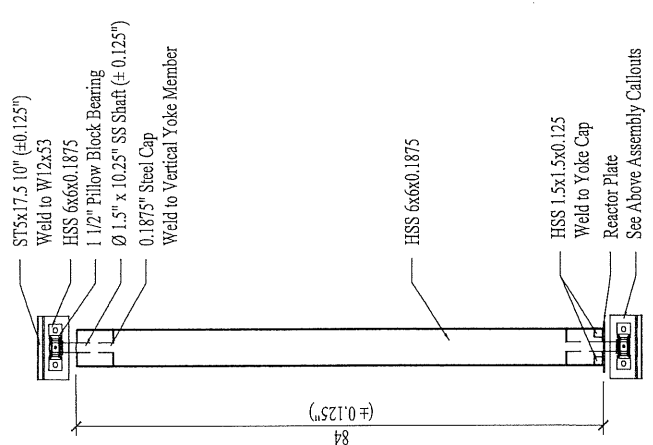
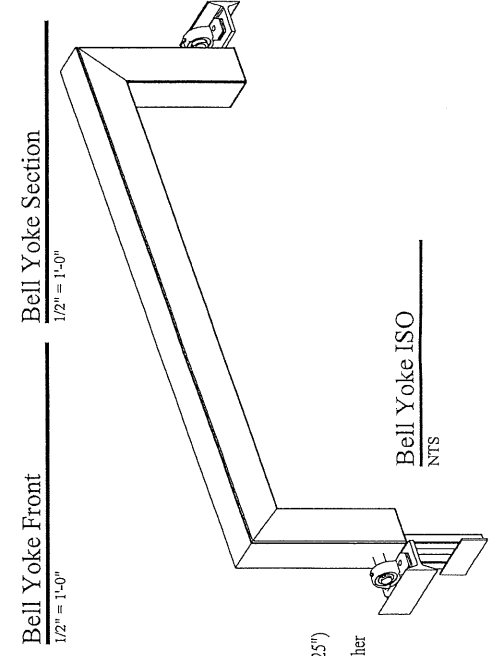
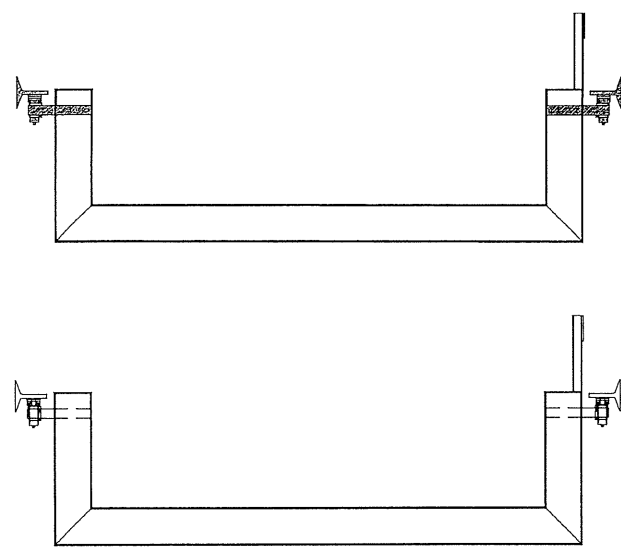
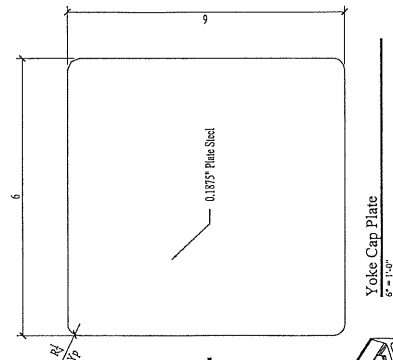
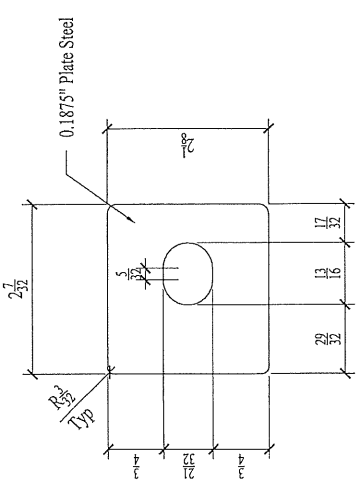
Contractor to comply with all governing regulations and requirements including OSHA regulations 29CFR part 1926 for construction industry. The contractor shall coordinate with the Architect and Engineer prior to going ahead with fabrication and construction of that section. Contractor shall accept all terms and conditions here-in.

The structural Engineer of record is not responsible for means and methods of construction including techniques of fabrication and safety at the construction site. The contractor is responsible for design and installation of all the components of the structure. The contractor shall coordinate with the Architect and Engineer prior to going ahead with fabrication and construction of that section. Contractor shall accept all terms and conditions here-in.

Note: The structural drawings are not a set of stand-alone construction documents. These structural drawings must only be used in conjunction with architectural and other related discipline drawings. The contractor shall coordinate with the Architect and Engineer prior to going ahead with fabrication and construction of that section. Contractor shall accept all terms and conditions here-in.

10/21/21

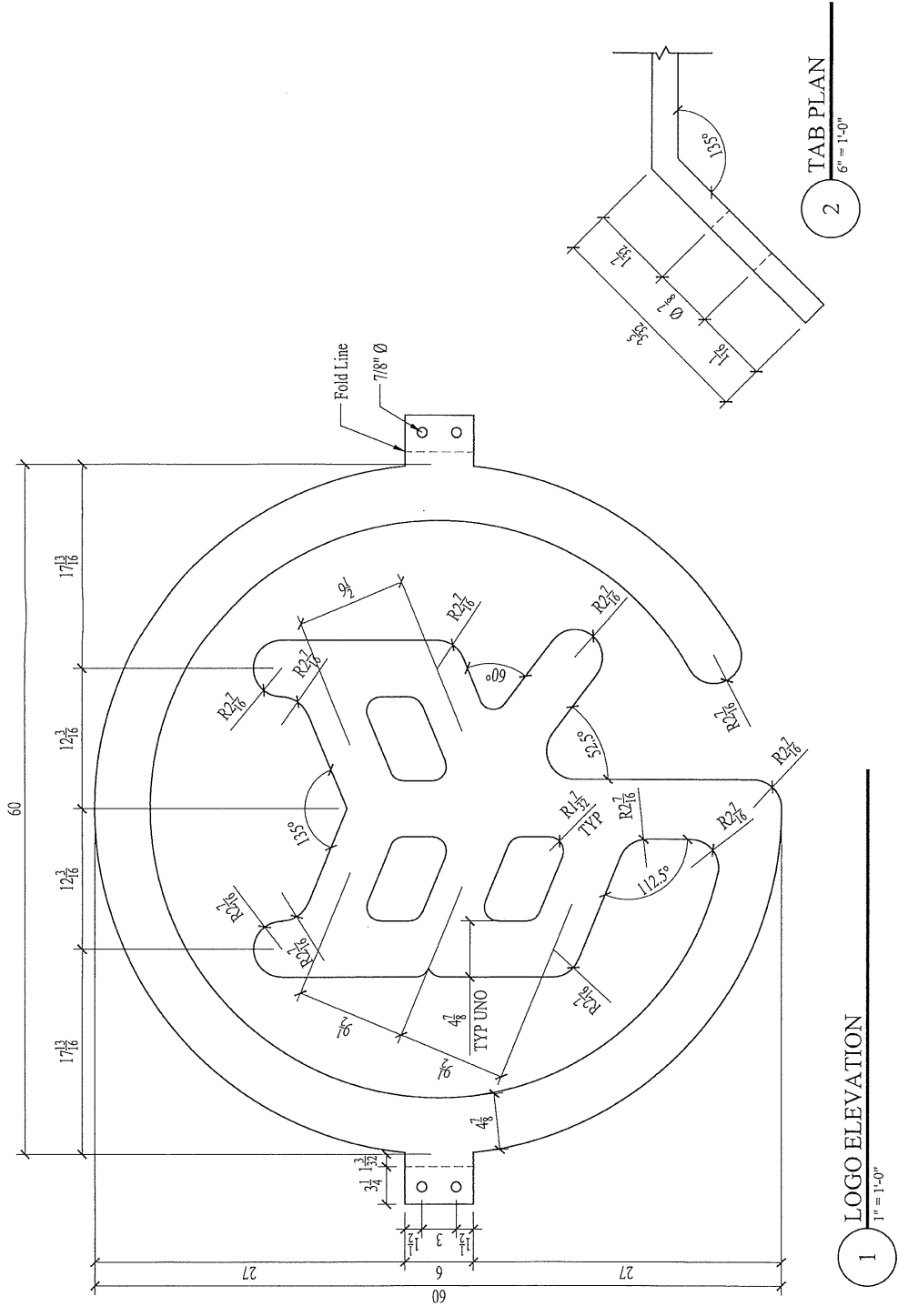
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10/21/21

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10/2-1/2-1



PAT: September 8, 2021

11/21/23

EXHIBIT "A-3"

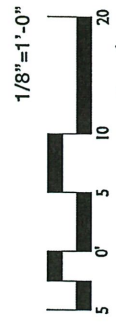
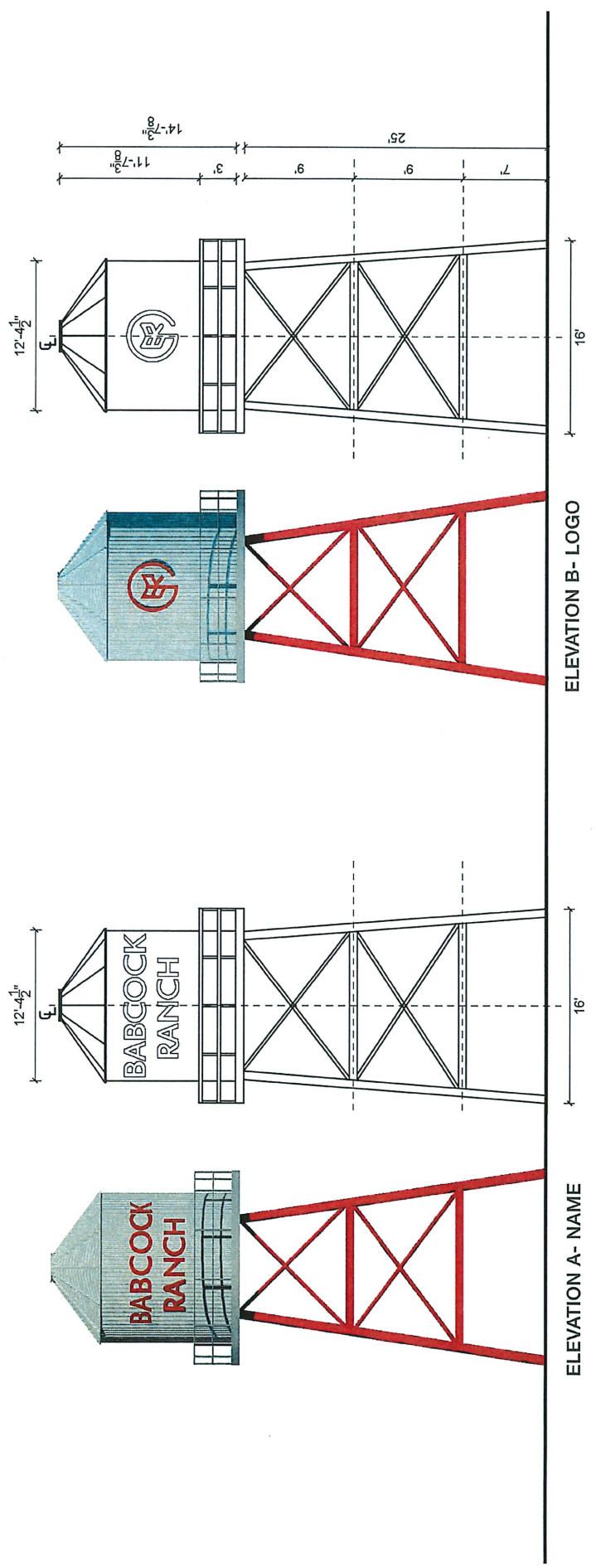
Roundabout #3

The Water Tower

Aci
11/21/23

WATER TOWER | SIGNAGE

WATER TOWER ILLUSTRATIVE & DETAILED SECTION



Handwritten signature 3/27/83

ROUNDABOUT #2 - WATER TOWER DETAILS

LandDesign.

BABCOCK RANCH | 08.22.2022 | KITSON & PARTNERS

BABCOCK RANCH, FLORIDA | 10

Handwritten signature
11/21/23

FRAMING NOTES:

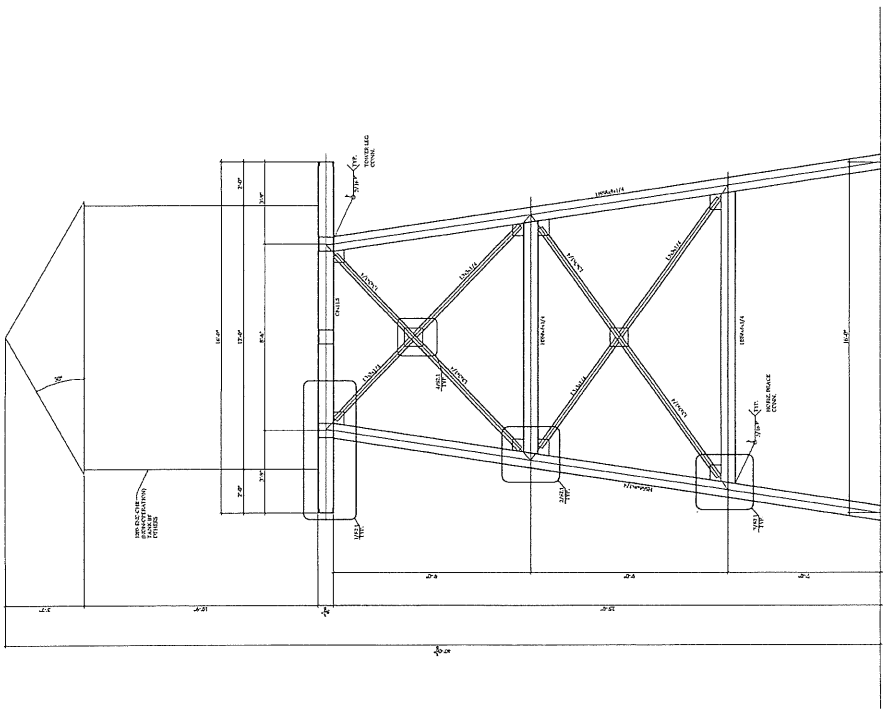
- ALL STEEL MEMBER CONNECTIONS TO BE 3/16" FILLET WELDS ALL AROUND UNLESS NOTED OTHERWISE
- STEEL DECK TO BE ATTACHED TO PLATFORM BEAMS WITH A 1/8" BEVEL WELD AT 1" PER 12"
- ALL CONNECTIONS TO BE APPROVED PRIOR TO FABRICATION

Justin Dillodan
 THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY JUSTIN DILLODAN (FL P.E. #77394) ON NOVEMBER 16, 2022.

BABCOCK RANCH TOWER
 42850 CRESCENT LP
 PUNTA GORDA, FL 33982
 512.328.5353 PHONE
 2579 WESTERN TRAILS BLVD, SUITE 230
 AUSTIN, TX 78745

DATE	08/11/22
PROJECT NO.	22084
REVISIONS	11/16/22

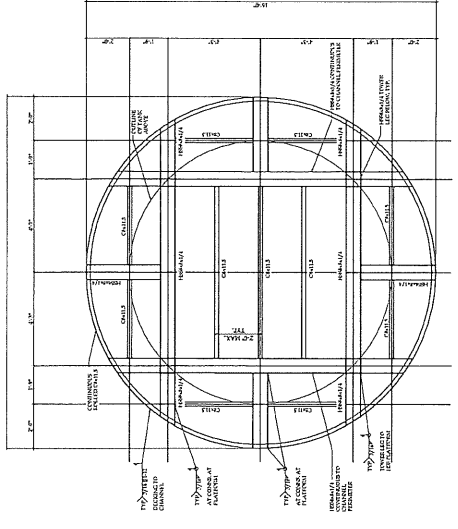
TOWER ELEVATION AND FRAMING PLAN
S2
 3 OF 4



1. TOWER ELEVATION

3/16" = 1'-0"

Handwritten: JDC
 3/29/23



2. PLATFORM FRMG. PLAN

3/16" = 1'-0"

Handwritten: JDC
 11/21/23

EXHIBIT "A-4"

Roundabout #5

The Farmstead

Ali
11/21/23

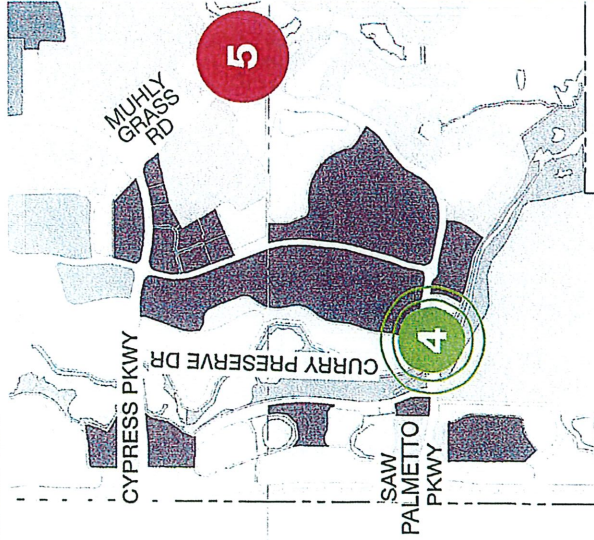
ROUNDABOUT #5 THE RANCH

📍 PALMETTO PKWY + MUHLY GRASS RD

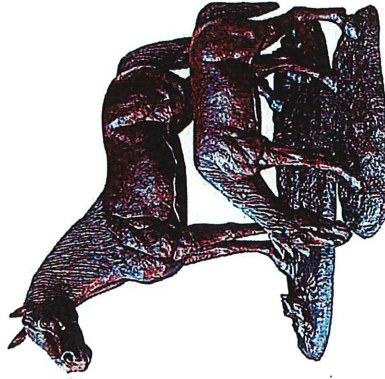


BRONZE SCULPTURES

CONTEXT MAP



Mare measures: 111" x 49" x 91"H
Foal: 28" x 23" x 43"H.



ROUNDABOUT UPDATE - # 5
BABCOCK RANCH

PN 2021070 | 02.06.2023 | KITSON & PARTNERS

LandDesign.



BABCOCK RANCH, FLORIDA | 5.2

Kitson
11/21/23

SCHEMATIC DESIGN DOCUMENTS FOR:
KITSON & PARTNERS
BABCOCK RANCH ROUNDABOUTS - #5 FARMSTEAD
 INTERSECTION OF SAW PALMETTO PKWY + MUHLY GRASS RD
 DATE: MM/DD/YYYY

studio+
 13271 TOWN LAKE BLVD FT. MYERS, FL 33913
 P: 239.47.FLORIDA A07919
 CALIFORNIA | FLORIDA | MICHIGAN

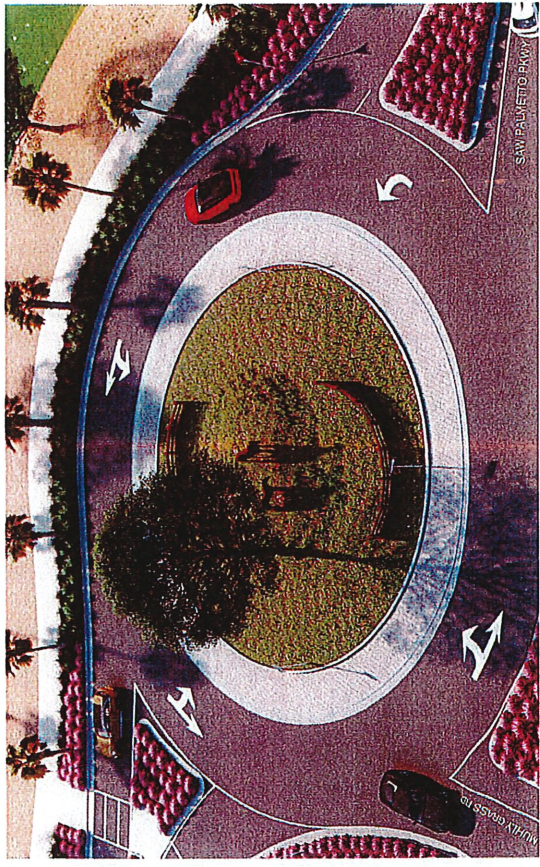
KITSON & PARTNERS
 DEANGELIS DIAMOND

BABCOCK RANCH

Kimley-Horn
 CIVIL
 KIMLEY-HORN CONSULTANTS, INC.
 10000 W. GULF BLVD., SUITE 301
 FORT MYERS, FL 33907
 PHONE: 239.271.2650

SHEET INDEX

MEMBER NAME	SHEET #	ISSUE DATE	ISSUE #	REVISION	DATE
COOPER, JAMES	1	MM/DD/YYYY			
COOPER, JAMES	2	MM/DD/YYYY			
COOPER, JAMES	3	MM/DD/YYYY			



REVISIONS:

NO	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

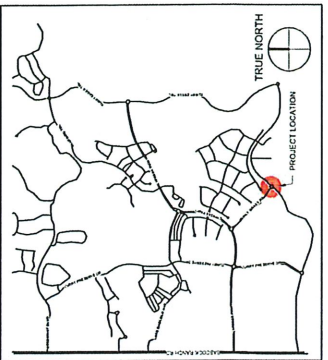
DATE: XX.XX.XXXX
 PROJECT TITLE:
KITSON & PARTNERS
BABCOCK RANCH
ROUNDABOUTS - #5
FARMSTEAD
 PROJECT ADDRESS:
 INTERSECTION OF SAW PALMETTO PKWY
 + MUHLY GRASS RD
 PROJECT NUMBER:
 Project Number
 ISSUE DATE:
 MM/DD/YYYY
 SHEET TITLE:
 COVER SHEET
G-001.5

DEFERRED SUBMITTALS, FBC-B 107.3.4.1

THE GENERAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LET THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW BY THE BUILDING OFFICIAL.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND BE RESPONSIBLE FOR INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR CONSTRUCTION. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- INSERT (HERE)
- INSERT (HERE)
- INSERT (HERE)
- INSERT (HERE)
- INSERT (HERE)



Adi

11/21/23


EXHIBIT "A-5"

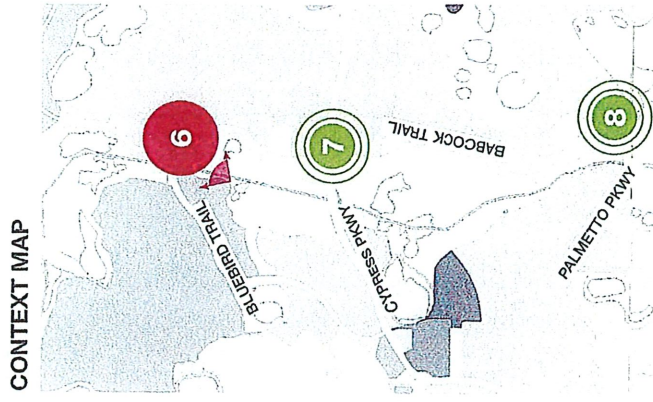
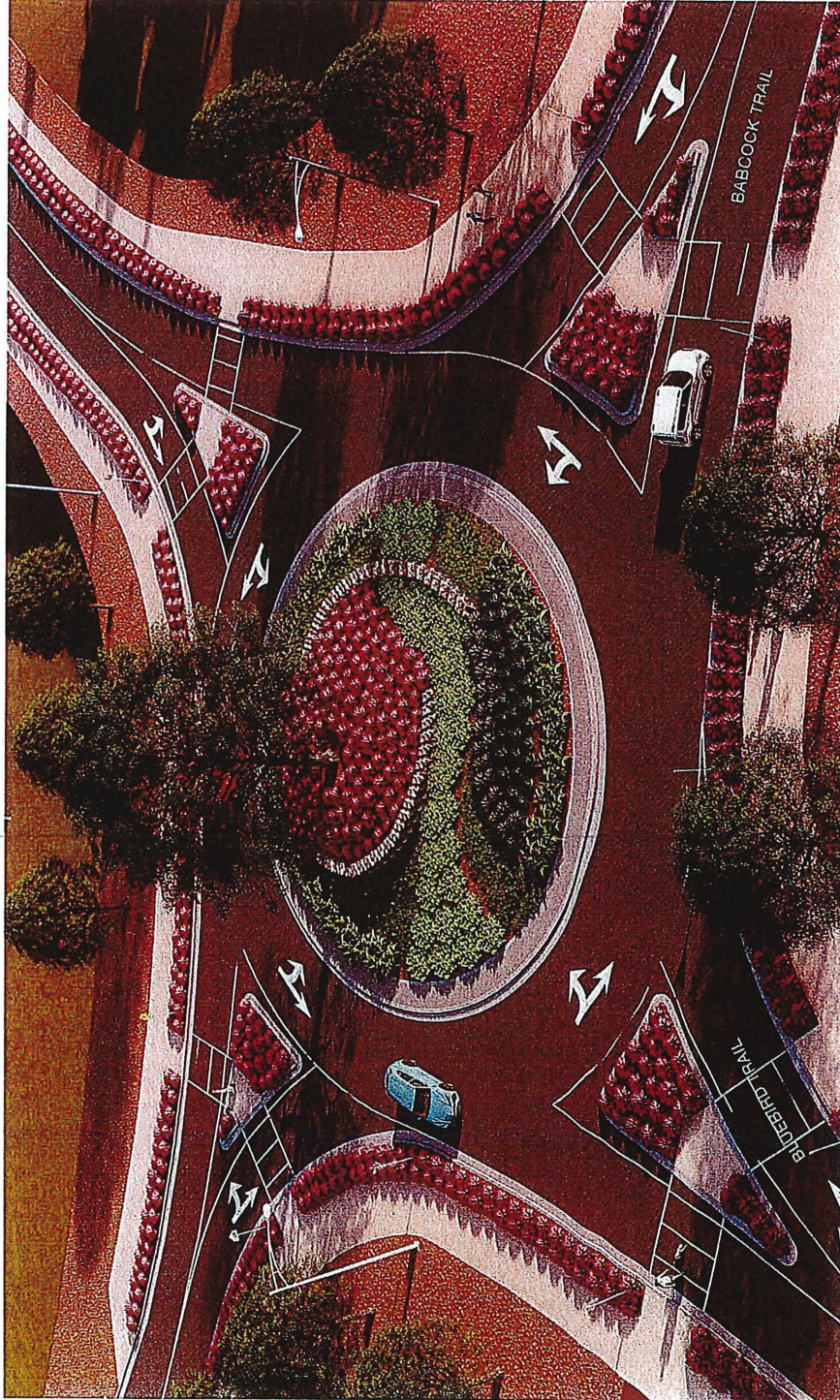
Roundabout #6

The Oak

Mi
11/21/23

ROUNDAABOUT #6 THE OAK

 BABCOCK TRAIL + BLUEBIRD TRAIL



ROUNDAABOUT UPDATE - # 6
BABCOCK RANCH
 PN 2021070 | 02.06.2023 | KITSON & PARTNERS

Kitson
 11/21/23

SCHEMATIC DESIGN DOCUMENTS FOR:

KITSON & PARTNERS

BABCOCK RANCH ROUNDABOUTS - #6 OAK

INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL

DATE: MM/DD/YYYY

studio+
12711 TORREY PINES BLVD., SUITE 101, 33175
CALIFORNIA (FLORIDA) | MICHIGAN

KITSON & PARTNERS

DEANGELIS DIAMON

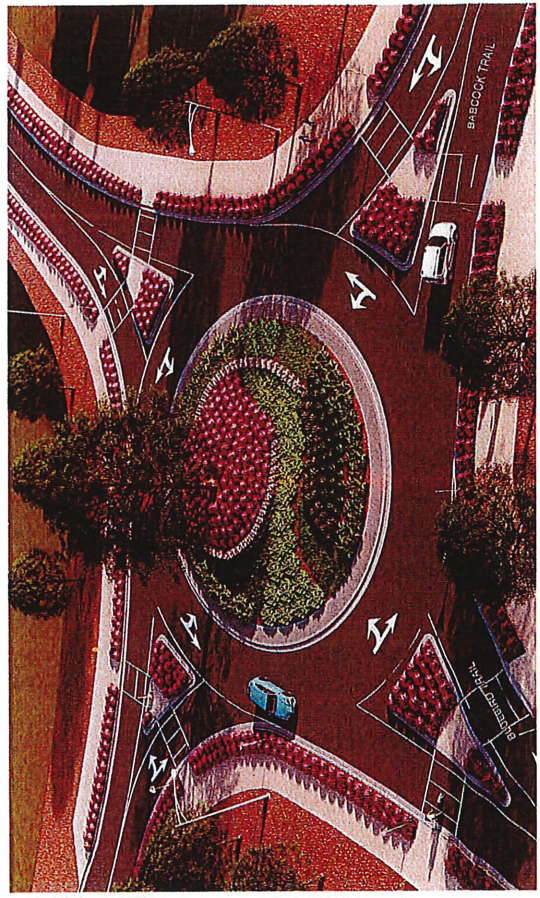
BABCOCK RANCH

Kimley»Horn

CIVIL
KIMLEY-HORN
2501 W. WASHINGTON ST., STE. 301
FORT MYERS, FL 33901
PHONE: 239.271.2650

SHEET INDEX

NUMBER	NAME	ISSUE DATE	CURRENT #	DATE
01	GENERAL NOTES	MM/DD/YYYY		
02	PROPOSED SHEET	MM/DD/YYYY		
03	GENERAL NOTES, SWIRLS & NOTES	MM/DD/YYYY		
04	ARCHITECTURAL SITE PLAN	MM/DD/YYYY		



REVISIONS:

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

DATE: XX-XX-XXXX
PROJECT TITLE:
**KITSON & PARTNERS
BABCOCK RANCH
ROUNDABOUTS - #6 OAK**

PROJECT ADDRESS:
INTERSECTION OF BABCOCK TRAIL +
BLUEBIRD TRAIL

PROJECT NUMBER:
Project Number

ISSUE DATE:
MM/DD/YYYY

SHEET TITLE:
COVER SHEET

G-001.6

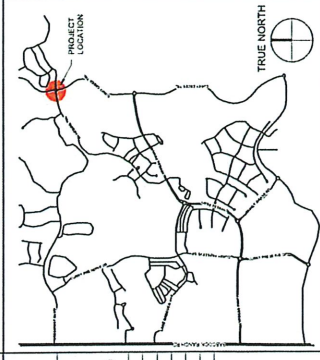
DEFERRED SUBMITTALS, FCC-B 107.3.4.1

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. SMALL LIST THE DEFERRAL OF ANY SUBMITTAL ITEMS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND SHALL INDICATE THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE PUNISHED IN THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

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- INSERT HERE

LOCATION MAP (N.T.S.)



mi
11/21/23

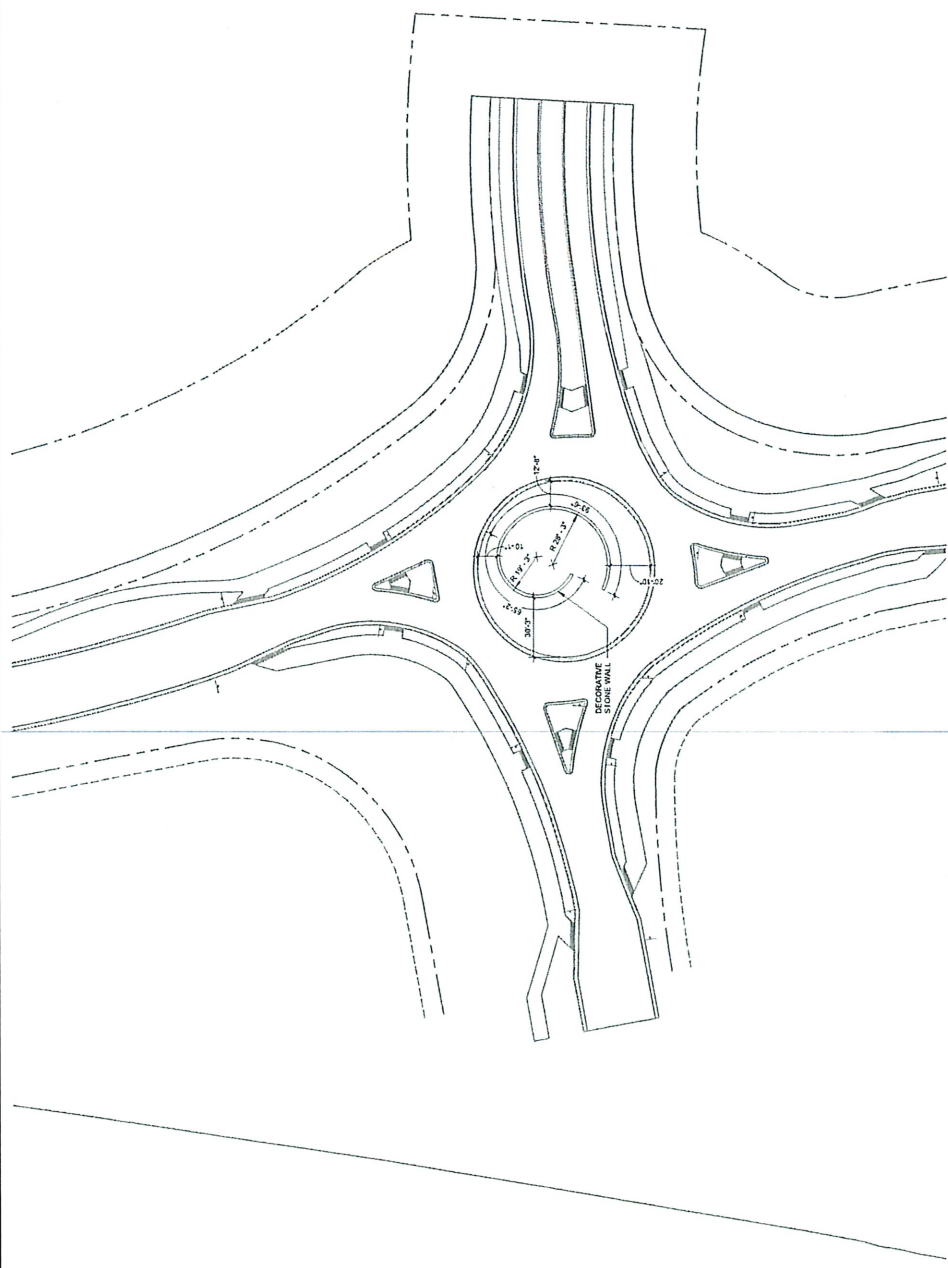
SITE PLAN GENERAL NOTES

- 1. REFER TO CIVIL DRAWINGS FOR EXTENT OF ALL SITE WORK, SITE UTILITIES.
- 2. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING.

SITE PLAN LEGEND

--- SPONGE - REFER TO CIVIL

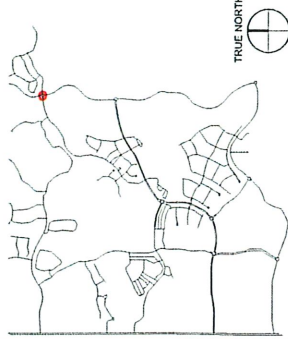
KEYNOTES



RA6 SITE PLAN

1
1" = 30'-0"

KEY PLAN



REVISIONS:

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

PROJECT TITLE:
KITSON & PARTNERS
BABCOCK RANCH
ROUNDABOUTS - #6 OAK

PROJECT ADDRESS:
1/2 SECTION OF BABCOCK TRAIL
BLUEBIRD TRAIL

PROJECT NUMBER:
Project Number

ISSUE DATE:
MM/DD/YYYY

SHEET TITLE:
ARCHITECTURAL SITE PLAN

AS-101.6

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11/21/23

EXHIBIT "A-6"

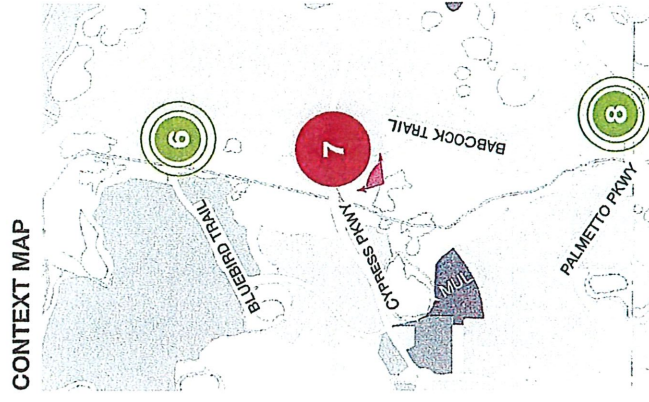
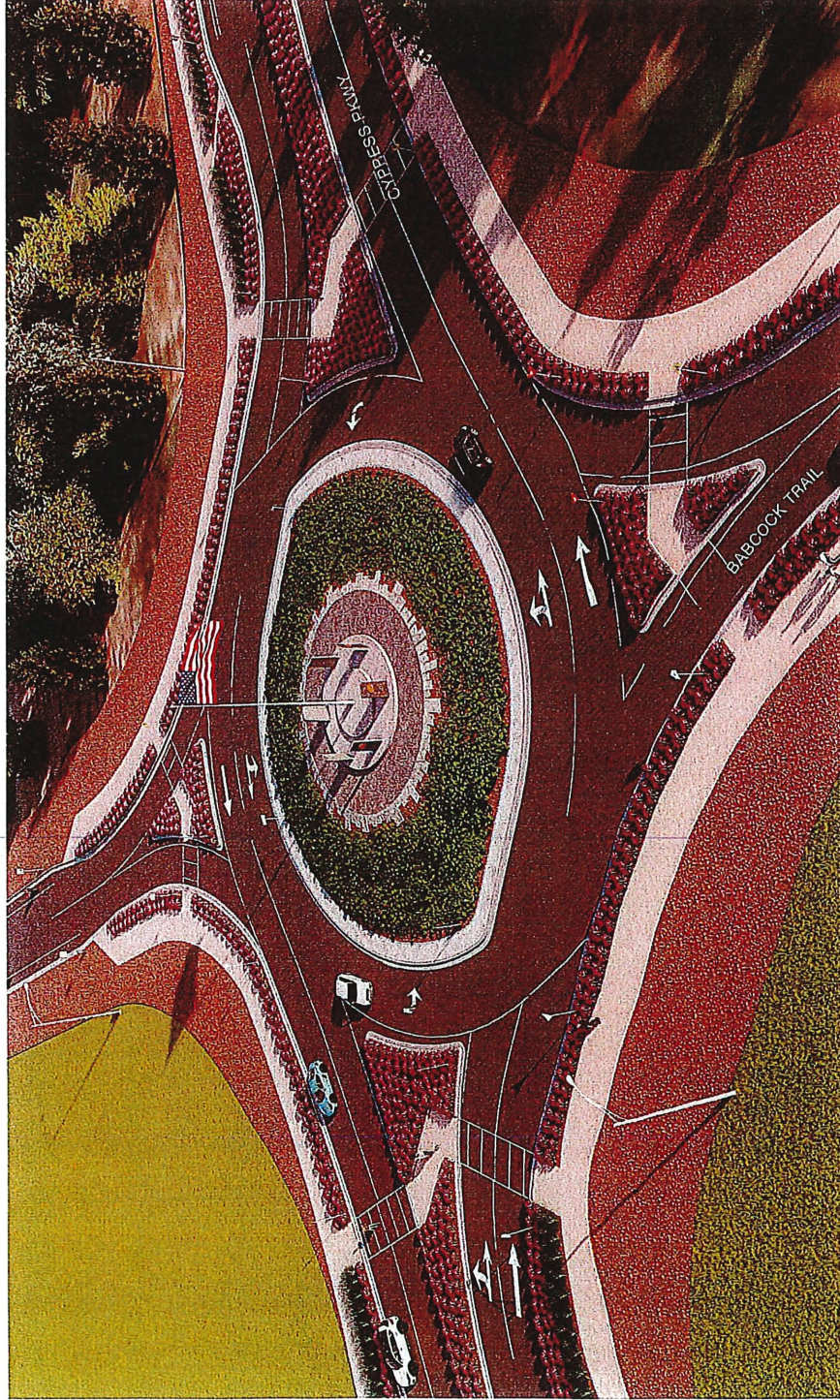
Roundabout #7

The Flag

ML
11/21/23

ROUNDAABOUT #7 THE FLAG

📍 BABCOCK TRAIL + CYPRESS PARKWAY



ROUNDAABOUT UPDATE - # 7
BABCOCK RANCH
 PN 2021070 | 02.06.2023 | KITSON & PARTNERS

LandDesign.

📍 BABCOCK RANCH, FLORIDA | 7.2

mi
 11/21/23

SCHEMATIC DESIGN DOCUMENTS FOR:

KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #7 FLAG INTERSECTION OF BABCOCK TRAIL + CYPRESS PARKWAY DATE: MM/DD/YYYY

studio-
12211 TOWNHOMES PARKWAY, SUITE 101
CANTON, MISSISSIPPI 39046
CALIFORNIA | FLORIDA | MICHIGAN

KITSON
& PARTNERS

DEANGELIS DIAP
BABCOCK RAN

Kimley»Horn
CIVIL
KIMLEY-HORN
2705 FIRST STREET, STE. 301
CANTON, MISSISSIPPI 39011
PHONE: 228.271.2650

SHEET INDEX		CURRENT REVISION	
NO.	DESCRIPTION	NO.	DATE
1	ISSUE DATE	7	
2	ISSUE DATE		
3	ISSUE DATE		
4	ISSUE DATE		
5	ISSUE DATE		
6	ISSUE DATE		
7	ISSUE DATE		
8	ISSUE DATE		
9	ISSUE DATE		
10	ISSUE DATE		



REVISIONS:	
NO.	DESCRIPTION

NOT FOR CONSTRUCTION

DATE: XXX.XX.XXXX
PROJECT TITLE:
**KITSON & PARTNERS
BABCOCK RANCH
ROUNDABOUTS - #7 FLA**

PROJECT ADDRESS:
12211 TOWNHOMES PARKWAY
CANTON, MISSISSIPPI 39046

PROJECT NUMBER:
Project Number

ISSUE DATE:
MM/DD/YYYY

SHEET TITLE:
COVER SHEET

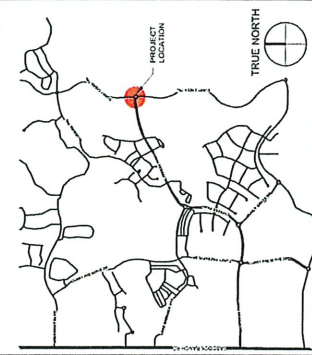
G-001.7

DEFERRED SUBMITTALS, FBC-B 107.3.4.1

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL INDICATE THE DEFERRED SUBMITTAL ITEMS HAVE BEEN REVIEWED AND APPROVED. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL ITEMS HAVE BEEN REVIEWED AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

DEFERRED SUBMITTAL	DEFERRED DATE
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[INSERT HERE]	
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[INSERT HERE]	
[INSERT HERE]	

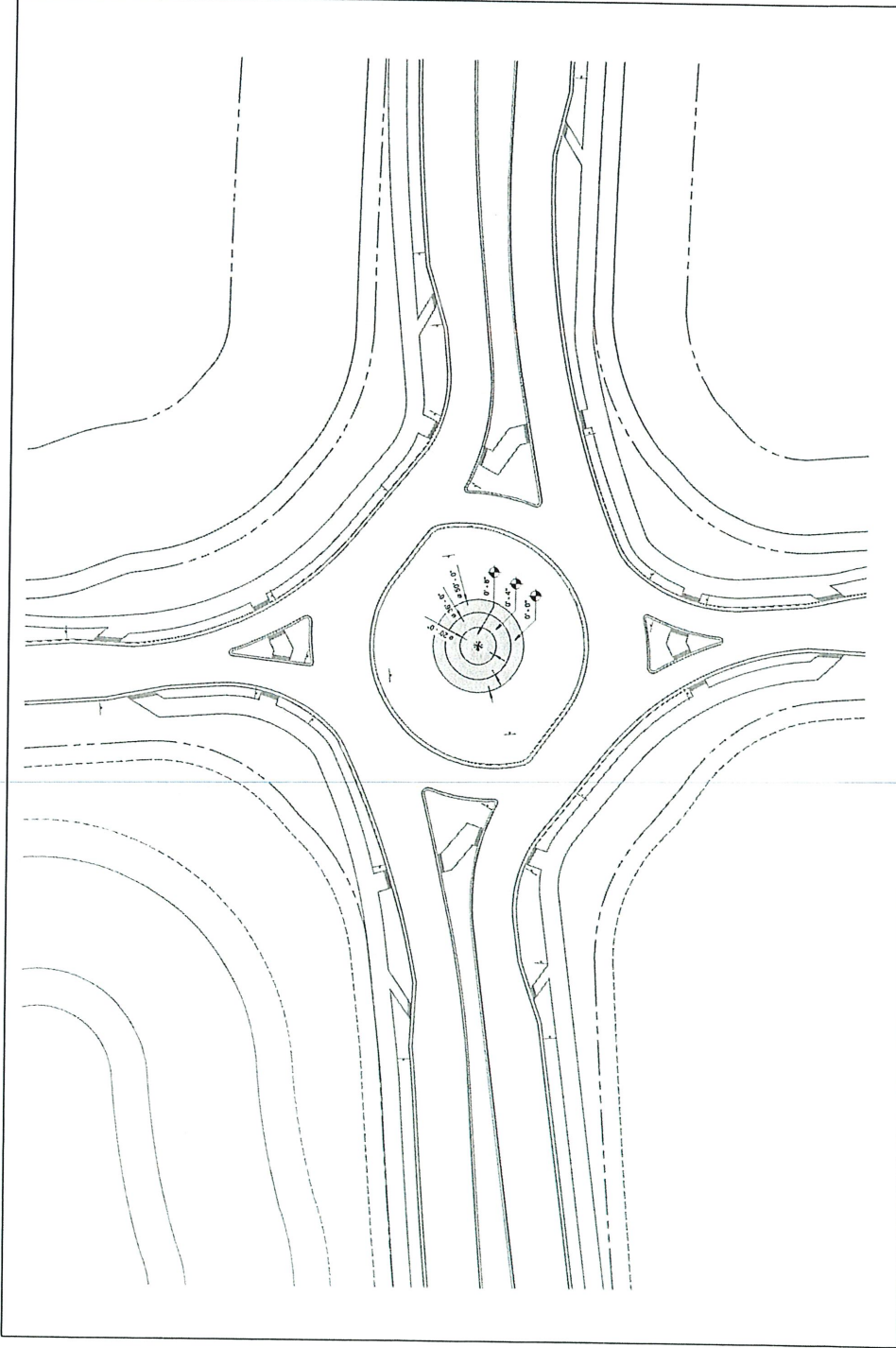


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11/21/23

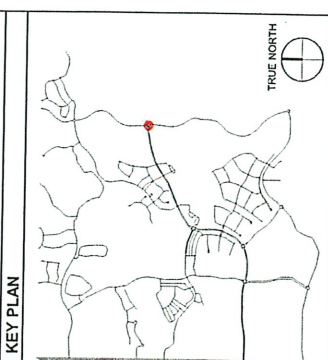
SITE PLAN GENERAL NOTES
1. REFER TO CIVIL DRAWINGS FOR EXISTENT OF ALL SITE WORK, SITE UTILITIES, AND SURROUNDING WORK AND FINISHING.
2. REFER TO ELECTRICAL PLAN FOR SITE LIGHTING.

SITE PLAN LEGEND
— SIGNAL - REFER TO CIVIL

KEYNOTES



RAT_SITE PLAN 1
1" = 30'-0"



REVISIONS:

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

PROJECT TITLE:
KITSON & PARTNERS
BABCOCK RANCH
ROUNDABOUTS - #7 FLAG

PROJECT ADDRESS:
INTERSECTION OF BABCOCK TRAIL &
CYPRESS PARKWAY

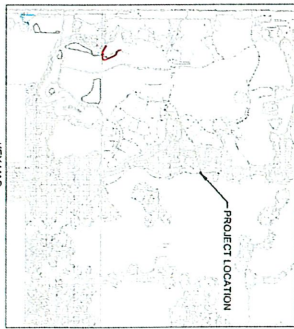
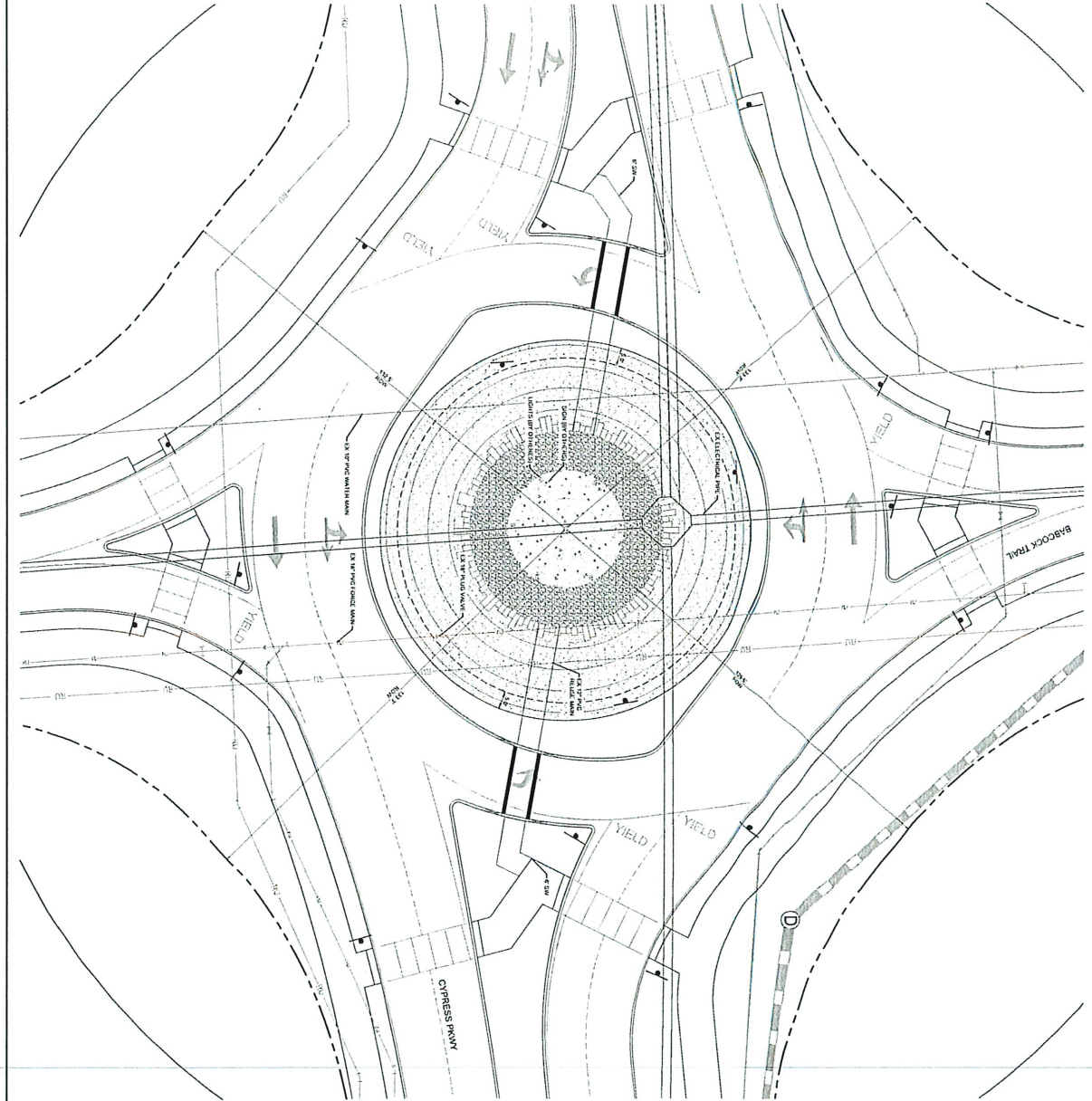
PROJECT NUMBER:
Project Number

ISSUE DATE:
MM/DD/YYYY

SHEET TITLE:
ARCHITECTURAL SITE PLA

AS-101.7

mi
11/21/23



LEGEND

- Proposed Concrete
- Proposed Asphalt
- Proposed Planting

GRAPHIC SCALE IN FEET
 0 7.5 15

BABCOCK RANCH ROUNDABOUTS
 PREPARED FOR
BABCOCK PROPERTY HOLDINGS, LLC
 CHARLOTTE COUNTY FLORIDA

FLAG ROUNDABOUT #7

KHA PROJECT 148051009
 DATE SEPTEMBER 2023
 SCALE 1" = 18'
 DESIGNED BY KHA
 DRAWN BY KHA
 CHECKED BY KHA DATE

LICENSED PROFESSIONAL
DAVID K. VERGER, P.E.
 FLORIDA LICENSE NUMBER 90785

NO.	REVISIONS	DATE	BY

Kimley Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1314 BRADWAY, SUITE 301, FORT MYERS, FL 33901
 PHONE 238.771.2880 FAX 888.374.4832
 WWW.KIMLEY-HORN.COM REG. STATE NO. 35106

Handwritten: 11/21/23

EXHIBIT "A-7"

Roundabout #8

The Fire Tower

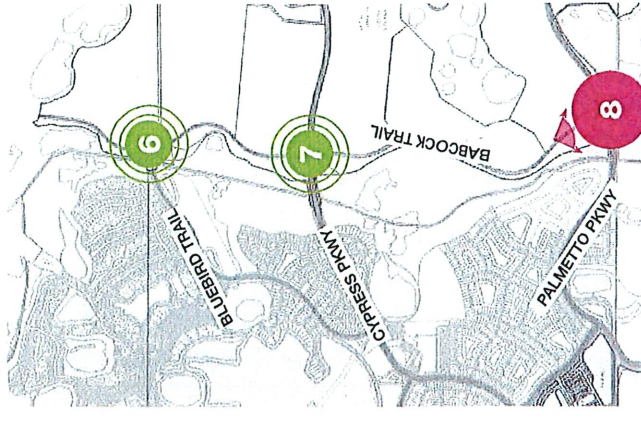
Handwritten signature
11/21/23

ROUNDABOUT #8 CONCEPT - OPTION 3 | FIRE TOWER

 BABCOCK TRAIL + SAW PALMETTO PARKWAY



CONTEXT MAP



ROUNDABOUT UPDATE - # 8
BABCOCK RANCH

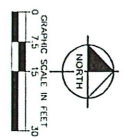
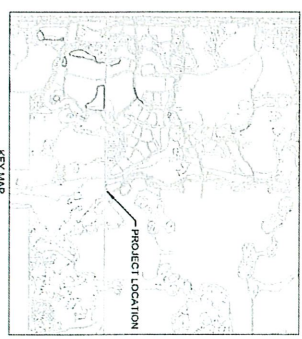
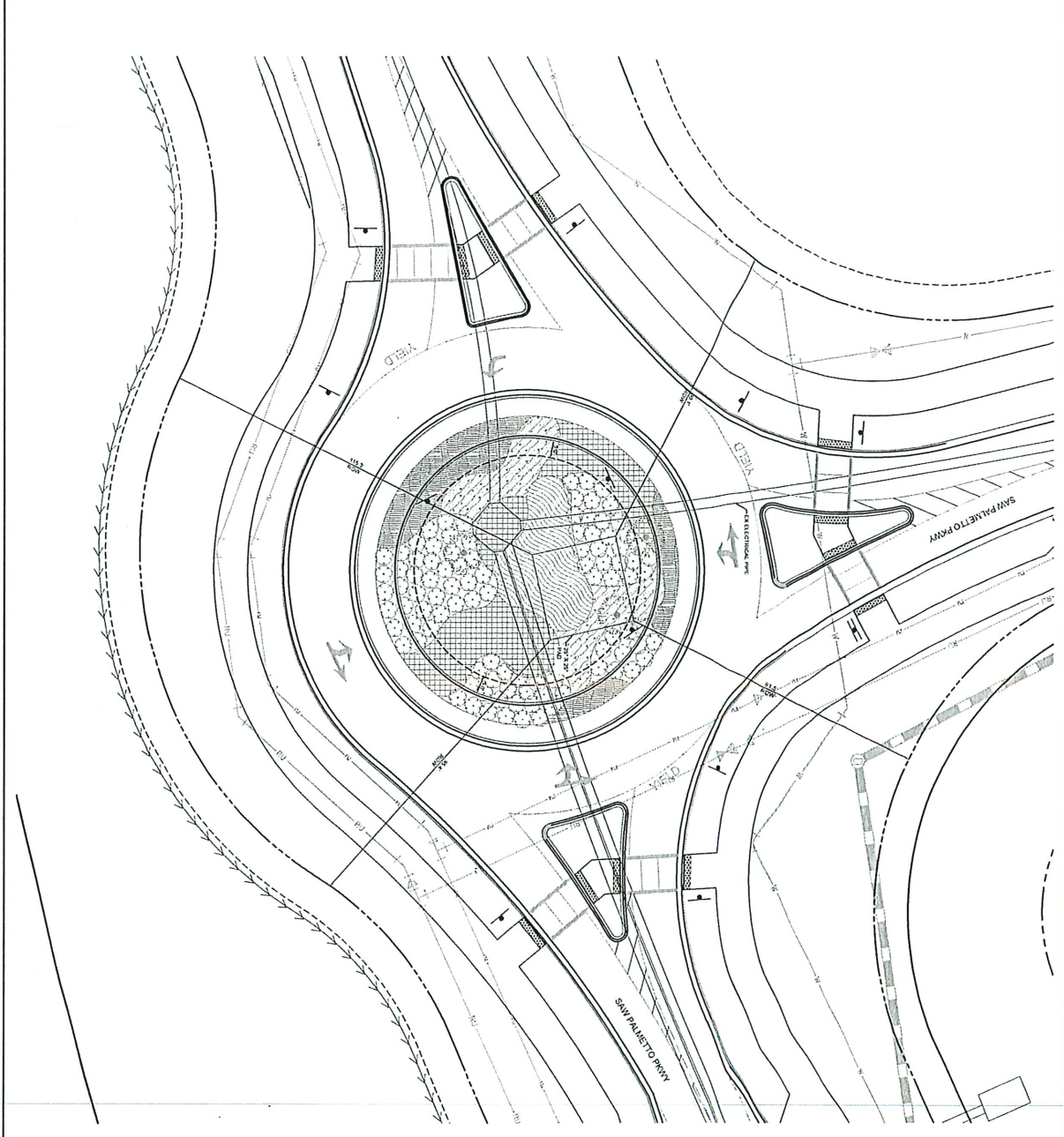
PN 2021070 | 01.27.2023 | KITSON & PARTNERS

mi
11/21/23

LandDesign



BABCOCK RANCH, FLORIDA



SHEET NO. 18 BABCOCK RANCH ROUNDABOUTS PREPARED FOR BABCOCK PROPERTY HOLDINGS, LLC CHARLOTTE COUNTY FLORIDA	FIRE TOWER ROUNDABOUT #8	K-HA PROJECT 148051009	LICENSED PROFESSIONAL DAVID K. VERGER, P.E.	© 2023 KIMLEY HORN AND ASSOCIATES, INC. 1514 BROADWAY, SUITE 201, FORT MYERS, FL 33901 PHONE: 239-271-2650 FAX: 888-379-4453 WWW.KIMLEYHORN.COM AIC-818787-02-381106	No. REVISIONS DATE BY
		DATE SEPTEMBER 2023	SCALE 1" = 15'		
		DRAWN BY K-HA	CHECKED BY K-HA	DATE	

Handwritten signature
11/21/23

EXHIBIT "B"

Architectural Features General Locations

mi
11/21/23

