

Babcock Overlay Zoning District

Pattern Book #13

## ARCHITECTURAL FEATURES

Originally Approved October 21, 2021

Updated March 29, 2023

Updated November 21, 2023

Updated March 4, 2026

A handwritten signature in black ink, consisting of several stylized, overlapping loops and a long horizontal stroke extending to the right.

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 approval 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, are 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 right-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 right 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 4 day of March, 2026.


  
\_\_\_\_\_  
Shaun Cullinan  
Planning and Zoning Official

EXHIBIT "A"

Architectural Features

*Bill*  
11/21/23

EXHIBIT "A-1"

Roundabout #1

The Windmill

*JH*  
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.

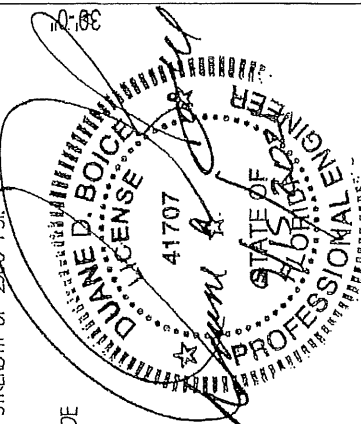
SOIL: FOOTINGS ARE DESIGNED TO A MIN. SOIL CAPACITY OF 1500 PSF.

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 = 134 MPH (BASIC)  
 (3 SECOND 6157) 'C' EXPOSURE  
 IMPORTANCE CATEGORY= 1



**PROJECT LOCATION**

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

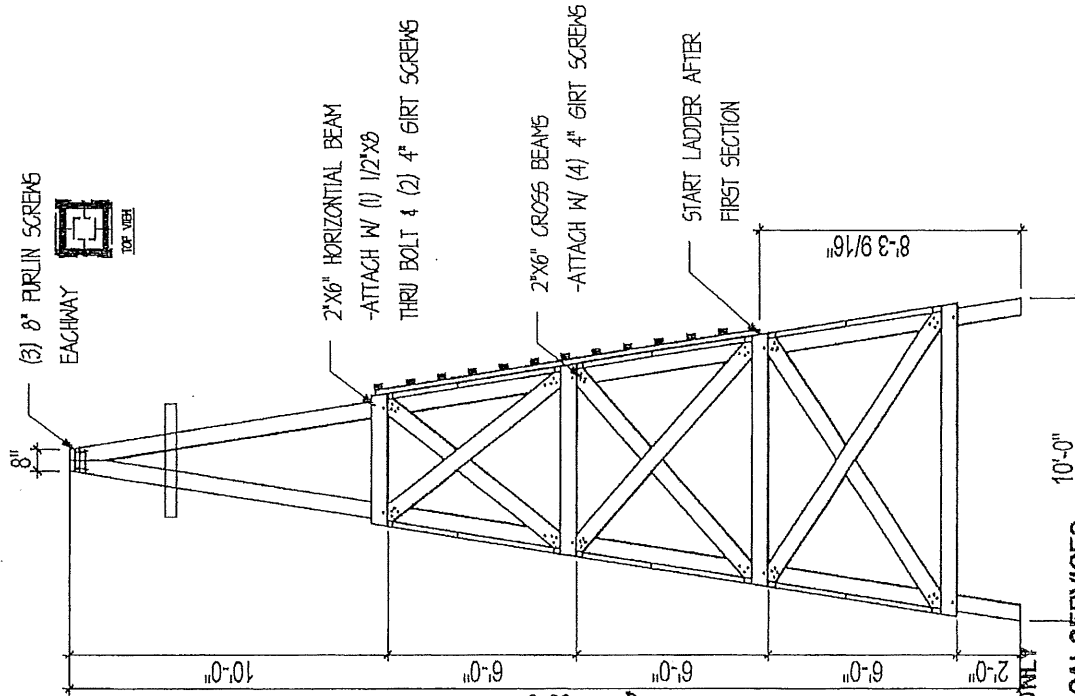
**WOOD TYPE**

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

STRUCTURAL DETAILS ONLY  
 DESIGNED BY  
 ENGINEERING & TECHNICAL SERVICES

**WINDMILL DETAIL**

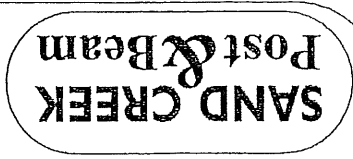
CERTIFICATE OF AUTHORIZATION #26096



1

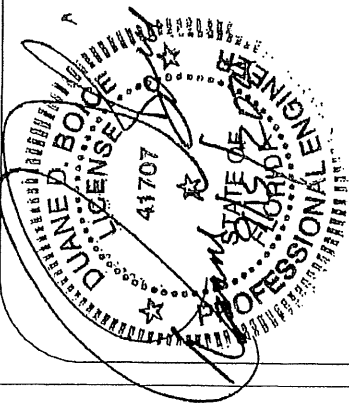
CUSTOMER: DAVID MERCER  
 JOB CODE: DME62-1

SAND CREEK POST & BEAM  
 116 W. 1st St.  
 WAYNE, NE 68787  
 PH: (402) 833-5600  
 Toll-free: 1 888-499-1680  
 E-mail: sandcreekpost@compdnt.com



10/21/21

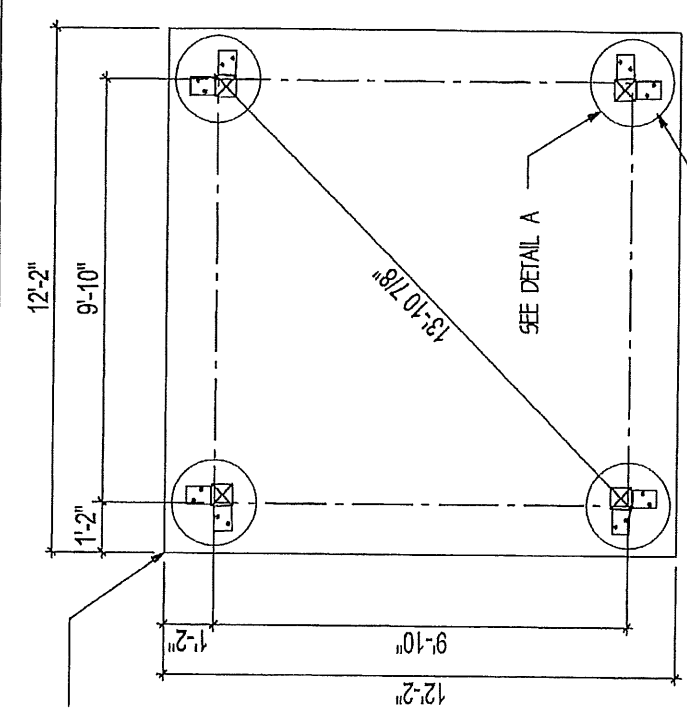
11/21/23



**SAND CREEK Post & Beam**

SAND CREEK POST & BEAM  
 116 W. 1st St.  
 WAYNE, NE 68787  
 PH: (402) 633-5600  
 Toll-free: 1 888-469-1680  
 E-mail: sandcreekpost@compnet.com

CUSTOMER: DAVID MERCER  
 JOB CODE: DME621-1

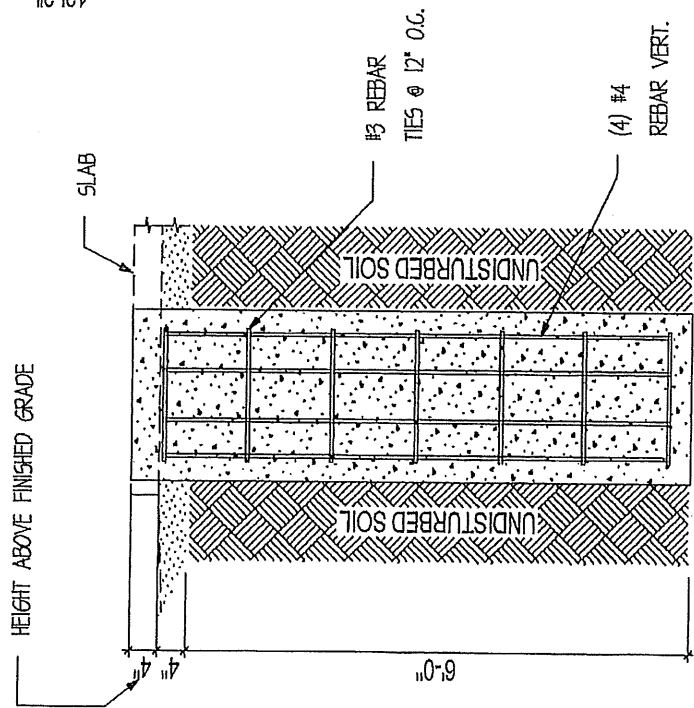


CONCRETE PIERS TO  
 RUN MIN. 6'-0" INTO  
 UNDISTURBED SOIL

**FOUNDATION PLAN**

SCALE: 1/4" = 1'

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



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 FL PE LICENSE # 41707  
 ENGINEERING & TECHNICAL SERVICES, INC.  
 27121 469TH AVE  
 WEA, SD 57064

**PIER DETAIL**

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

11/21/23

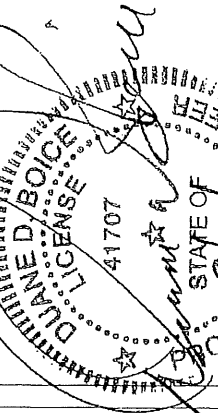
11/21/23

STRUCTURAL DETAILS ONLY

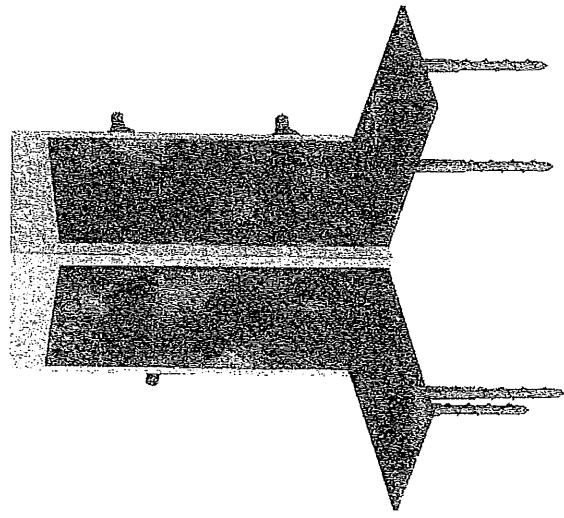
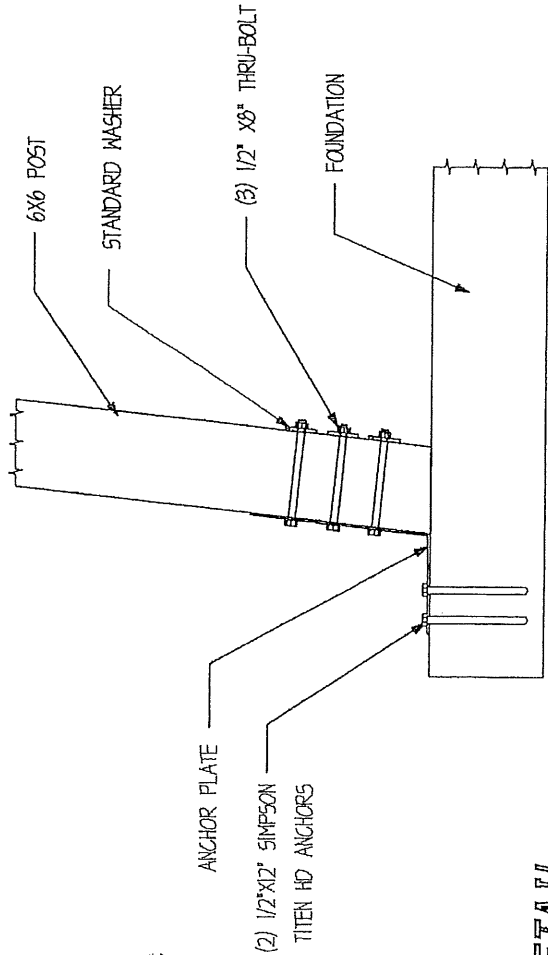
DESIGNED BY  
ENGINEERING & TECHNICAL SERVICES

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

CERTIFICATE OF AUTHORIZATION #280896



**POST ATTACHMENT DETAIL**



**SCREW ANCHOR INFORMATION**

SIMPSON TITEN HD 1/2"x12"  
SCREW ANCHOR BOLT  
ICC-ES ESR-2713

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) 833-5500  
Toll-free: 1-888-489-1880  
E-mail: sandcreekpost@comcast.net

CUSTOMER: DAVID MERCER  
JOB CODE: DME621-1

3

*mi* 12/12/23

*AA* 10/21/11

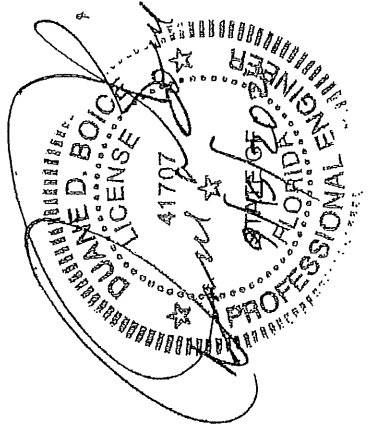
10/21/21

# SAND CREEK Post & Beam

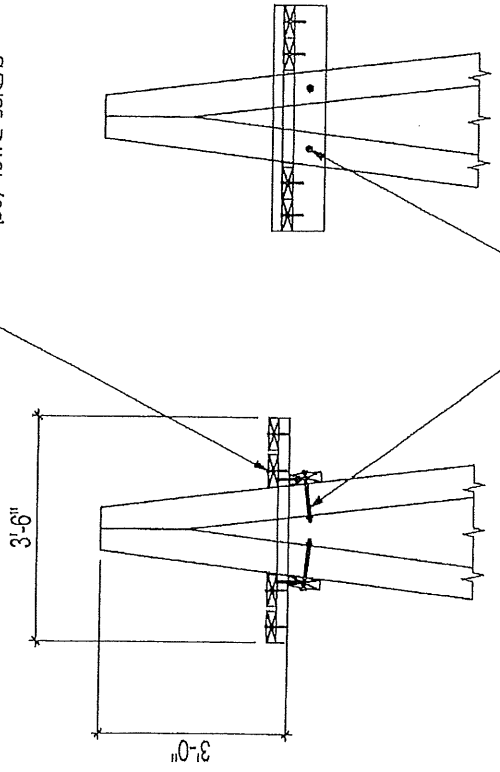
SAND CREEK POST & BEAM  
146 W. 1st St.  
WAYNE, NE 68787  
PH: (402) 833-5600  
Toll-free: 1-888-489-1680  
E-mail: sandcreekpost@compsoft.com

CUSTOMER: DAVID MERCER  
JOB CODE: DME621-H

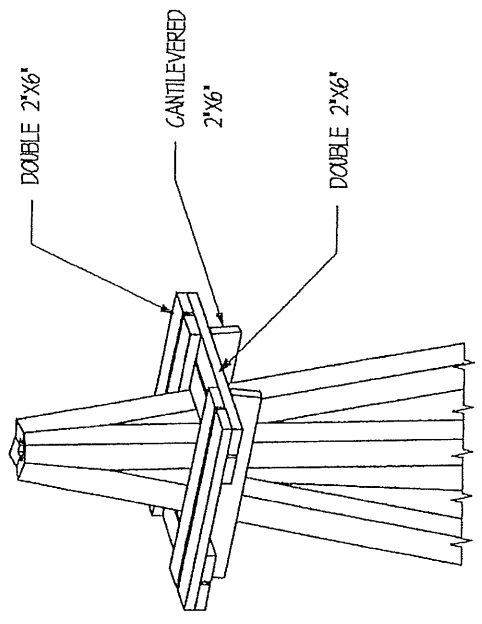
4



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



1/2" HEX BOLTS



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TEA, SD 57064  
CERTIFICATE OF AUTHORIZATION #26096

11/21/23

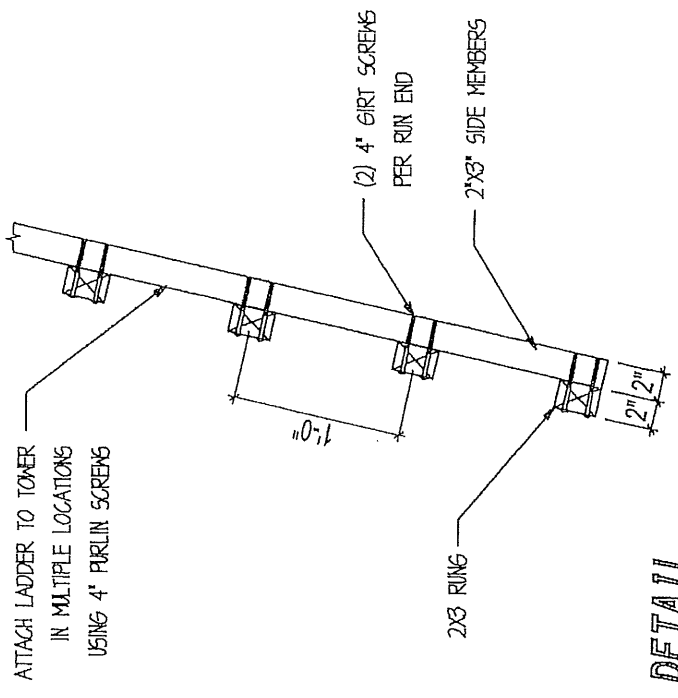
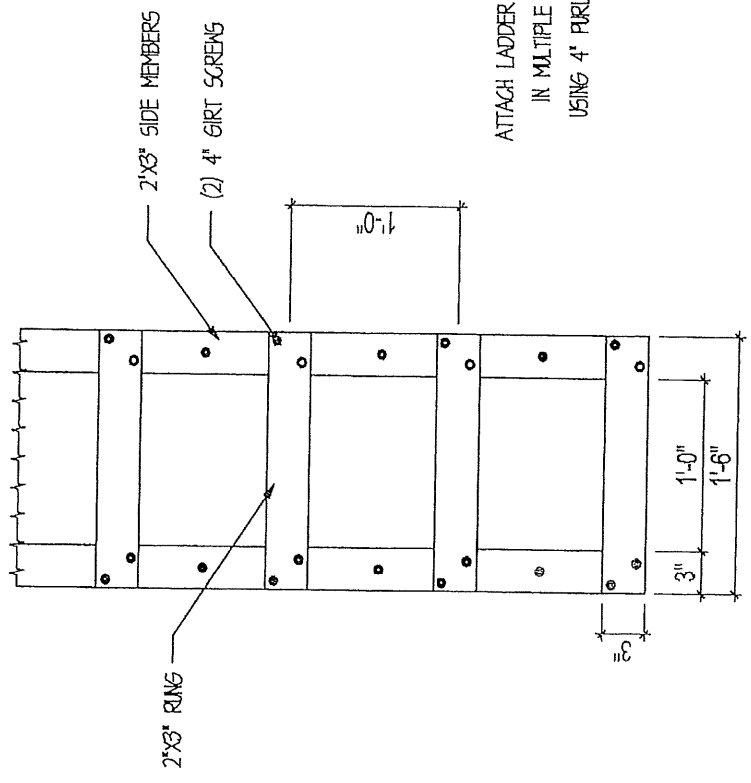
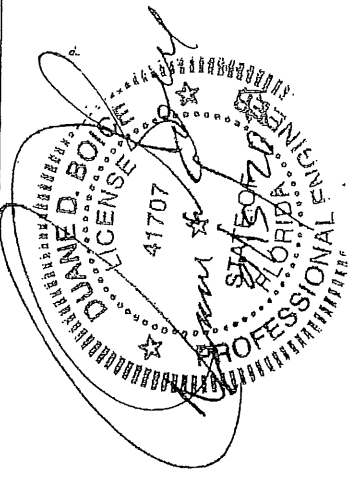
10/21/23

**SAND CREEK**  
**Post & Beam**

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WAYNE, NE 68787  
Ph: (402) 833-5600  
Toll-free: 1 888-489-1580  
E-mail: sandcreekpost@compknt.com

CUSTOMER: DAVID MERCER  
JOB CODE: DME621-1

5



STRUCTURAL DETAILS ONLY  
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ENGINEERING & TECHNICAL SERVICES  
DUANE D. BOICE, P.E.  
FL PE LICENSE #41707  
ENGINEERING & TECHNICAL SERVICES INC  
27121 469TH AVE  
TEA, SD 57064  
CERTIFICATE OF AUTHORIZATION #26096

**LADDER DETAIL**

11/21/23

EXHIBIT "A-2"

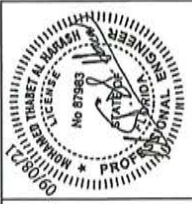
Roundabout #2

The Bell Tower

*Ali*  
11/21/20

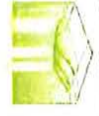






**MOHAMED THABET AL HABASE**  
 Structural Engineer  
 FL License #87983  
 EXP: 02/2023

The Professional Engineer is not responsible for the design of the structure shown on this drawing. The design of the structure is the responsibility of the contractor. The Professional Engineer is not responsible for the design of the structure shown on this drawing. The design of the structure is the responsibility of the contractor.



**AL-IMAN Group, LLC**  
 Architecture • Engineering • Construction  
 2318 Woodson Road, # 140007  
 Saint Louis, MO 63114  
 Office: 314.739.0515  
 Fax: 233.399.0377  
 al\_iman\_group@yahoo.com  
 www.al-iman-group.com  
 AIG Project #21.415.01  
 License # 2012046255  
 Exp. Date: 12/31/2022

**Project:**  
 Babcock Ranch Bell Tower

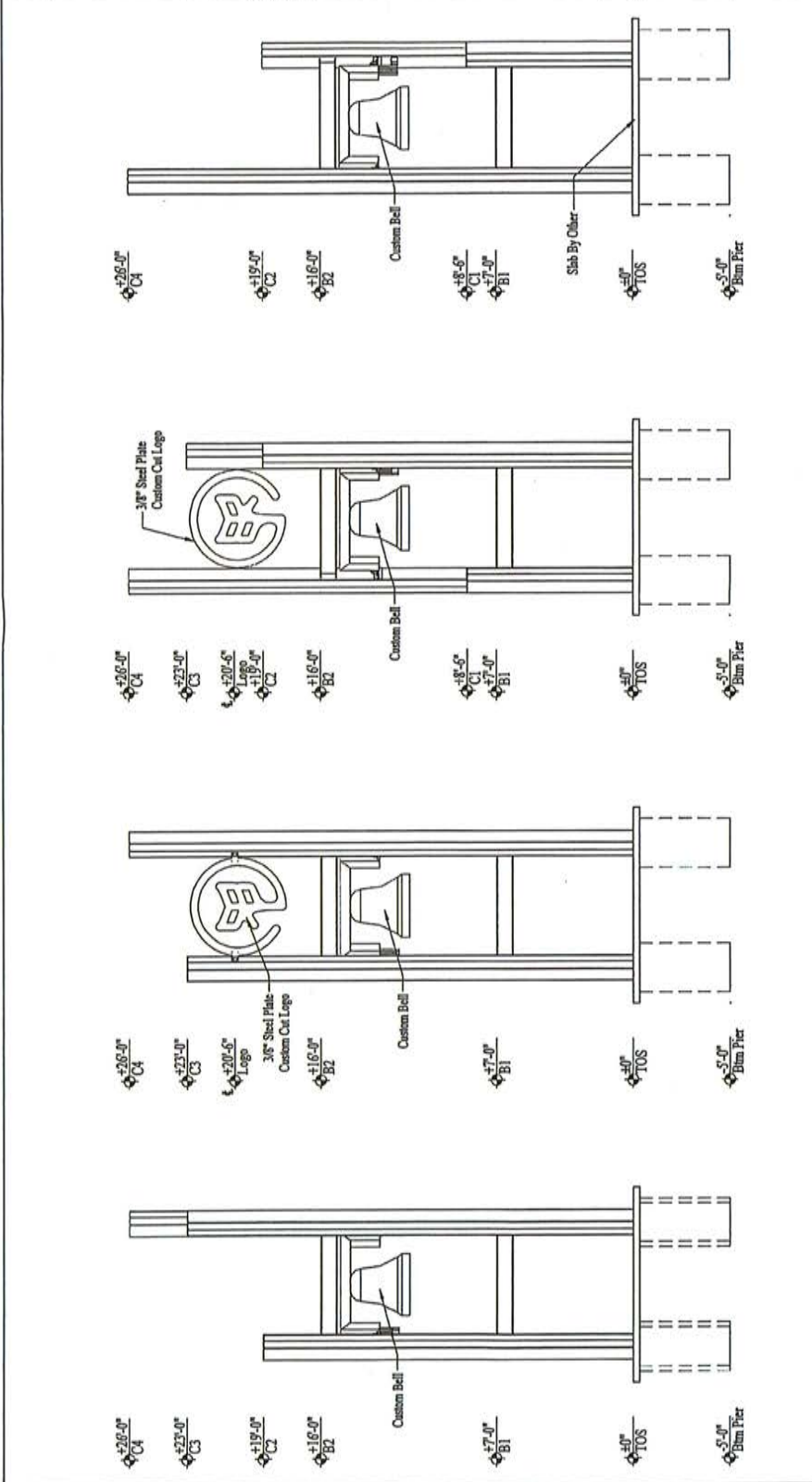
**Client/Contractor:**  
 Babcock Ranch, FL 33982  
 Mchams Bell Company  
 11460 Dorset Road  
 Maryland Heights MO 63043

**ISSUE HISTORY:**

NO.	DATE	DESCRIPTION
1	08/02/21	Permit Set
2	08/02/21	Final Take

**SHEET:**  
 ELEVATIONS  
 S201

**DESIGNED BY:** MTA  
**DRAWN BY:** NSG  
**SHEET NUMBER:** 3 of 4



**1 EAST ELEVATION** 3'10" x 1'-0"

**2 NORTH ELEVATION** 3'10" x 1'-0"

**3 SOUTH ELEVATION** 3'10" x 1'-0"

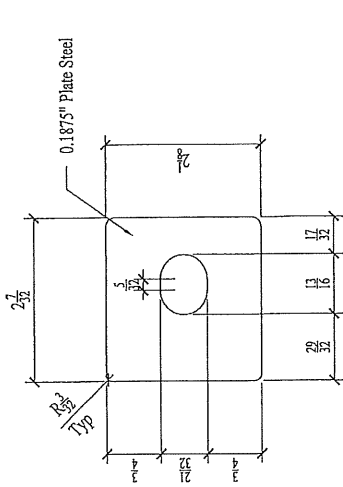
**4 WEST ELEVATION** 3'10" x 1'-0"

**NOTE:**  
 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 temporary shoring, bracing, bolting, welding, ties, and anchors, etc. to safely construct the project. The contractor is to maintain the safety of the construction site at all times. The contractor shall accept all terms and conditions here-in.

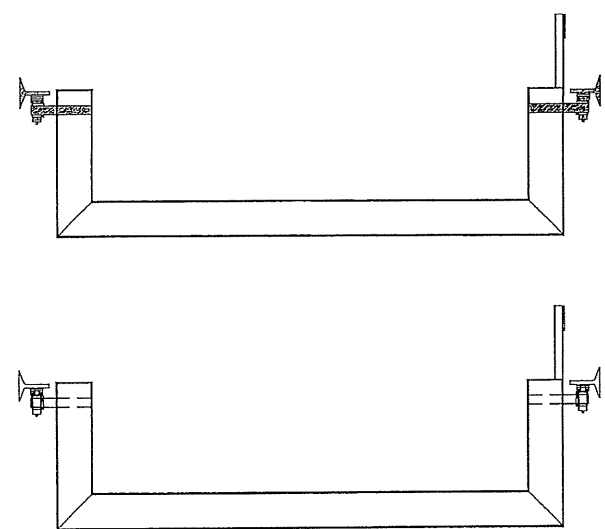
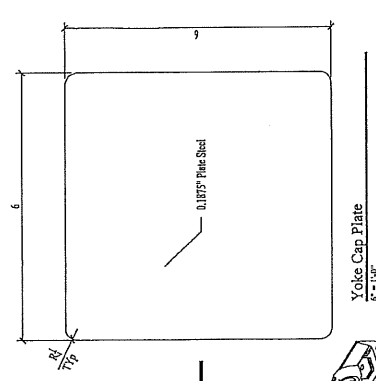
**WHERE ENGINEERING IS REQUIRED FOR ANY WORK NOT SHOWN OR NOT SPECIFIED IN THE CONTRACT DOCUMENTS, THE SERVICE SHALL BE PROVIDED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL ACCEPT ALL TERMS AND CONDITIONS HERE-IN.**

**CONTRACTOR TO COMPLY WITH ALL GOVERNING REGULATIONS AND REQUIREMENTS INCLUDING OSHA REGULATIONS 29CFR PART 1926 FOR CONSTRUCTION INDUSTRY. DRAWING VOID IF PRINTED OR MARKED IN ANY WAY WITHOUT WRITTEN CONSENT FROM THE ARCHITECT AND ENGINEER OF RECORD. REPRODUCTION OF THIS DRAWING FOR SHOP DRAWINGS IS NOT PERMITTED.**



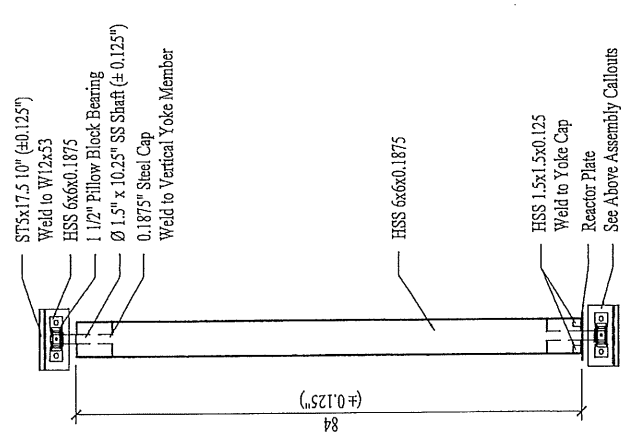
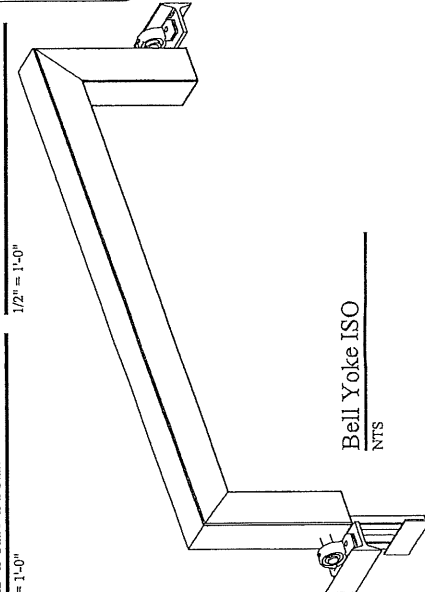


Custom Washer Plates  
6" = 1'-0"

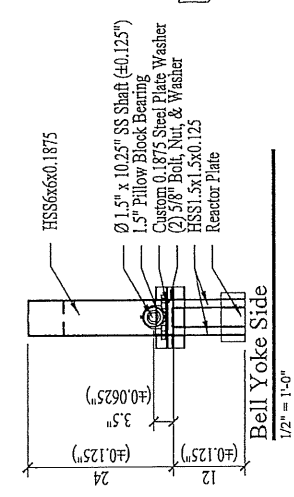


Bell Yoke Front  
1/2" = 1'-0"

Bell Yoke Section  
1/2" = 1'-0"



Bell Yoke Plan  
1/2" = 1'-0"



Bell Yoke Side  
1/2" = 1'-0"

AC 10/21/21

11/21/23



EXHIBIT "A-3"

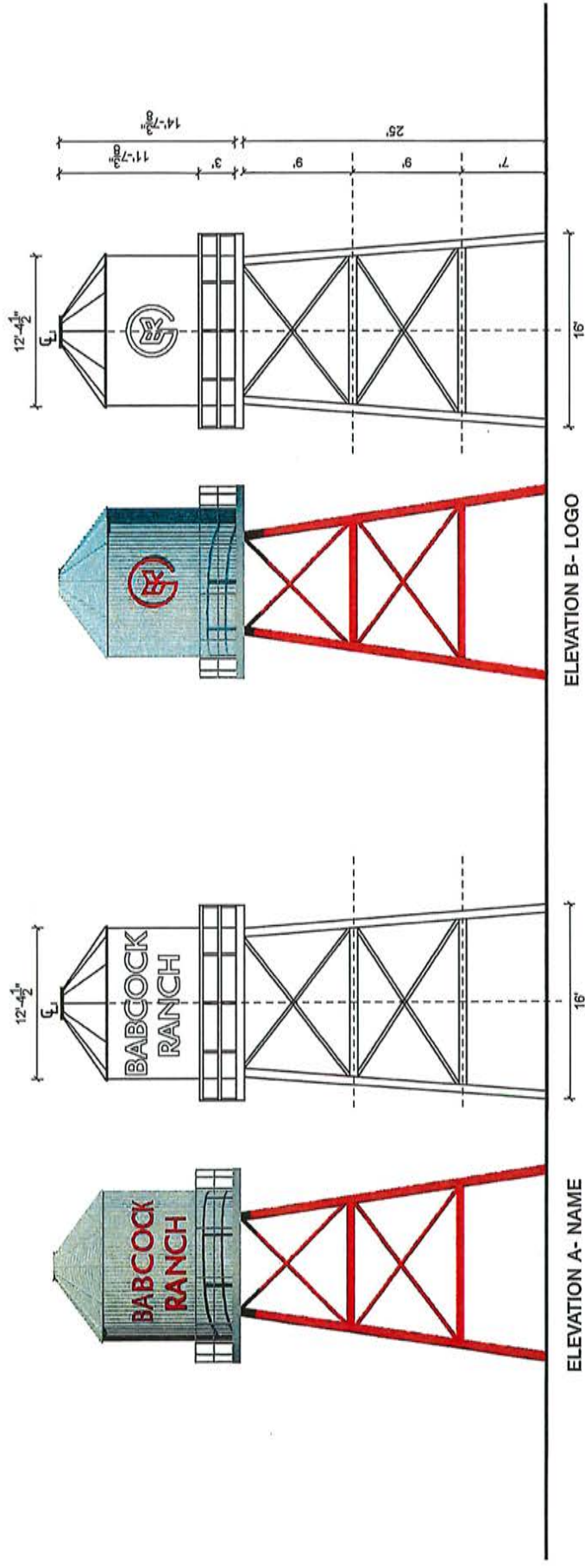
Roundabout #3

The Water Tower

*Aci*  
11/21/23

# WATER TOWER | SIGNAGE

WATER TOWER ILLUSTRATIVE & DETAILED SECTION



*Handwritten signature and date: 3/27/23*

ROUNDABOUT #2 - WATER TOWER DETAILS  
**BABCOCK RANCH**  
 PN 2021070 | 08.22.2022 | KITSON & PARTNERS

**LandDesign.**  
 BABCOCK RANCH, FLORIDA | 10

*Handwritten signature and date: 11/21/23*





EXHIBIT "A-4"

Roundabout #5

The Farmstead

*di*  
11/21/23

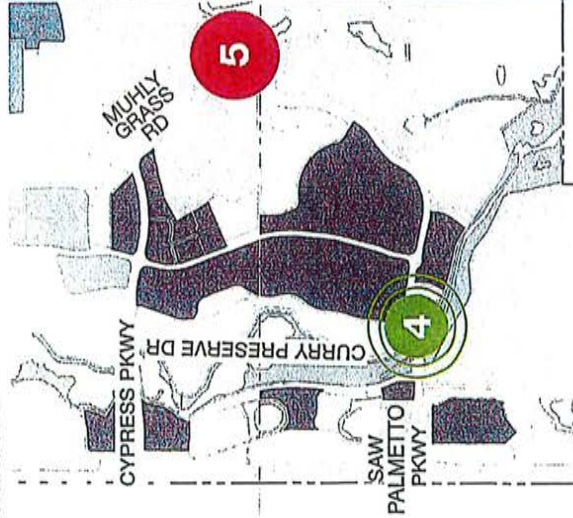
# ROUNDAABOUT #5 THE RANCH

📍 PALMETTO PKWY + MUHLY GRASS RD



## BRONZE SCULPTURES

CONTEXT MAP



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



ROUNDAABOUT UPDATE - # 5  
BABCOCK RANCH  
PN 2021070 | 02.06.2023 | KITSON & PARTNERS

*Kitson*  
11/21/23

LandDesign.



BABCOCK RANCH, FLORIDA | 5.2

SCHEMATIC DESIGN DOCUMENTS FOR:

**KITSON & PARTNERS**

**BABCOCK RANCH ROUNDABOUTS - #5 FARMSTEAD**

INTERSECTION OF SAW PALMETTO PKWY + MUHLY GRASS RD

DATE: MM/DD/YYYY



10011 THUNDERBOLT BLVD, SUITE 100, AUSTIN, TX 78758  
P: 512.454.4444 | AUSTIN@STUDIOPLUS.COM  
CORPORATE (FLORIDA) | 407.834.4444



DEANGELIS DIAMOND

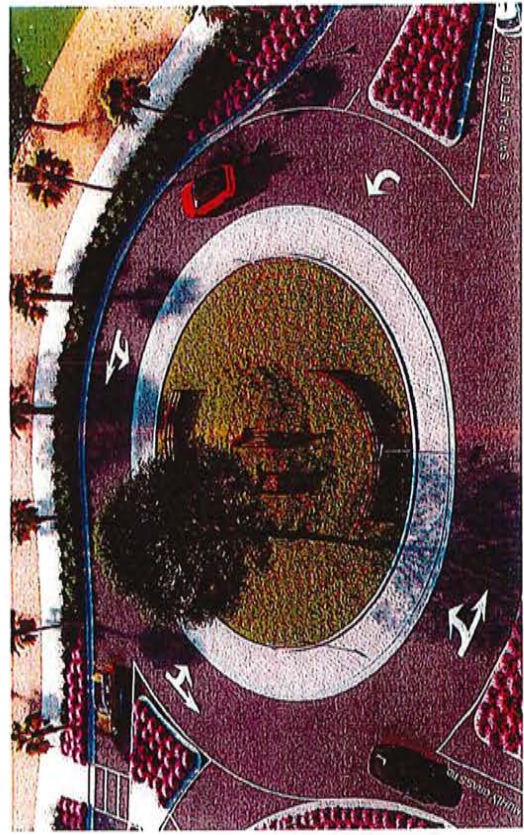


**Kimley»Horn**

ONE KIMLEY-HORN  
2282 FIRST STREET, STE. 301  
FORT WORTH, TEXAS 76107  
PHONE: 817.337.4300

**SHEET INDEX**

NUMBER	NAME	SHEET	ISSUE DATE	BY	DATE
1	SCHEMATIC DESIGN DOCUMENTS FOR BABCOCK RANCH ROUNDABOUTS - #5 FARMSTEAD	G-001.5	MM/DD/YYYY		
2	SCHEMATIC DESIGN DOCUMENTS FOR BABCOCK RANCH ROUNDABOUTS - #5 FARMSTEAD	G-001.5	MM/DD/YYYY		



**REVISIONS:**

NO.	DESCRIPTION	BY

NOT FOR CONSTRUCTION

DATE: 00.00.0000  
 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**

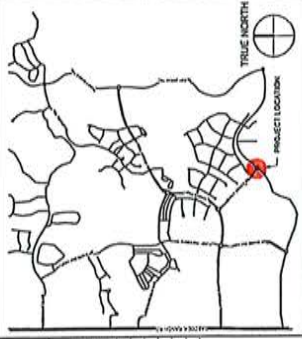
**DEFERRED SUBMITTALS, FBC-B 107.3.4.1**

THE SUBMITTER OF ANY DEFERRED SUBMITTALS SHALL MAKE THE PRIOR APPROVAL OF THE BOARD OF ADJUSTMENT A CONDITION OF THE SUBMITTAL. THE BOARD OF ADJUSTMENT SHALL LIST THE DEFERRED SUBMITTALS ON THE CONSTRUCTION PERMIT FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT.

DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE BOARD OF ADJUSTMENT WITHIN 30 DAYS OF THE DATE OF THE PERMIT. THE BOARD OF ADJUSTMENT SHALL REVIEW THE DEFERRED SUBMITTALS WITHIN 30 DAYS OF THE DATE OF THE PERMIT. THE BOARD OF ADJUSTMENT SHALL APPROVE OR DENY THE DEFERRED SUBMITTALS TO THE BOARD OF ADJUSTMENT. DEFERRED SUBMITTALS HAVE BEEN APPROVED BY THE BOARD OF ADJUSTMENT.

- PROJECT NAME:
- PROJECT NUMBER:
- PROJECT ADDRESS:
- PROJECT NUMBER:
- PROJECT NUMBER:

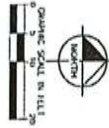
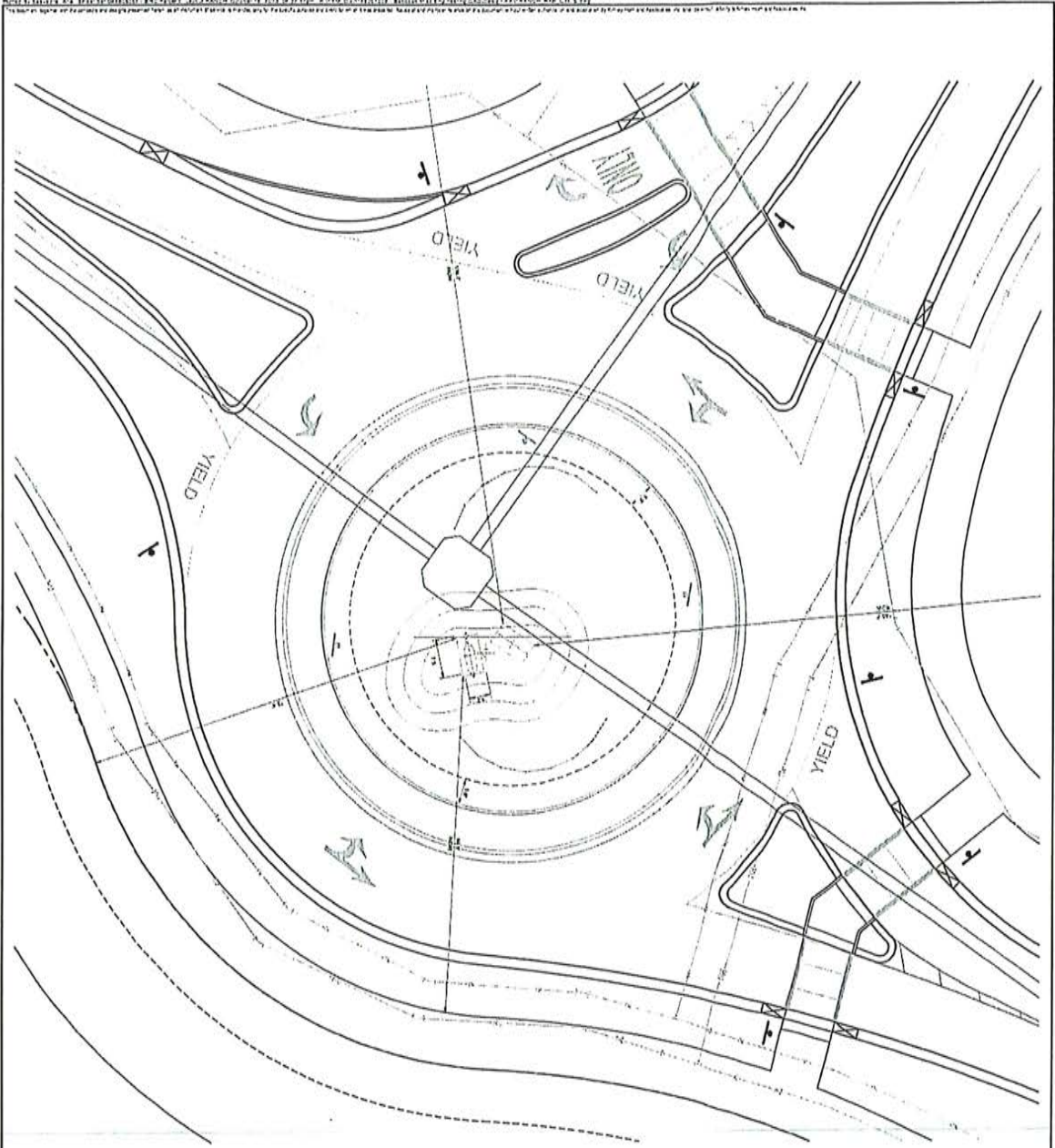
**LOCATION MAP (N.T.S.)**



*Ali*

11/21/23





CHARLOTTE COUNTY FLORIDA	<b>BABCOCK RANCH          ROUNDABOUTS</b> PREPARED FOR <b>BABCOCK PROPERTY HOLDINGS,          LLC</b>	<b>RANCH          ROUNDABOUT #5</b>	C-A PROJECT 168051009	LICENSED PROFESSIONAL DAVID VERCIER, P.E. NO. 85785	<b>Kimley»Horn</b> 6222 N.W. 107th Ave., Suite 1100, Ft. Lauderdale, FL 33309 P: 954.333.7800 FAX: 954.333.7850 WWW.KIMLEY-HORN.COM	NO.      REVISED      DATE      BY
			DATE SEPTEMBER 2023	SCALE 1" = 15'		

*SAC* 11/21/23


EXHIBIT "A-5"

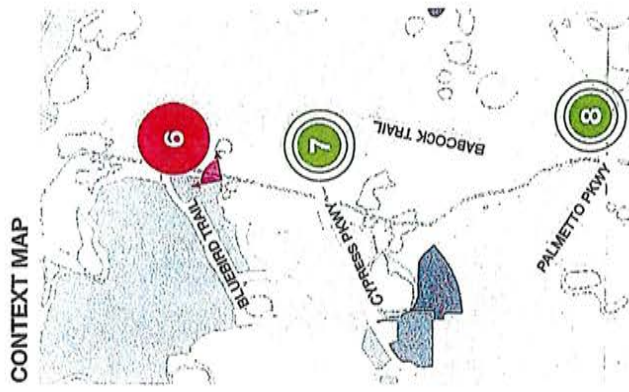
Roundabout #6

The Oak

*MA*  
11/21/23

# ROUNDABOUT #6 THE OAK

 BABCOCK TRAIL + BLUEBIRD TRAIL



ROUNDABOUT UPDATE - # 6  
BABCOCK RANCH  
PN 202-1070 | 02.06.2023 | KITSON & PARTNERS

*Kitson*  
11/21/23

SCHEMATIC DESIGN DOCUMENTS FOR:

**KITSON & PARTNERS**

**BABCOCK RANCH ROUNDABOUTS - #6 OAK**

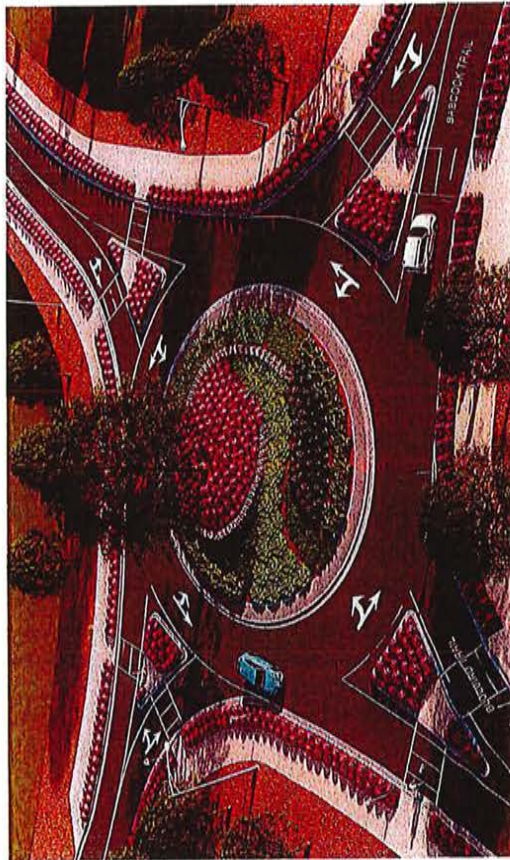
INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL

DATE: MM/DD/YYYY



CIVIL ENGINEER  
2285 FIRST STREET, STE. 301  
FORT MYERS, FL 33901  
PHONE: 238.371.3658

SHEET INDEX		DATE	BY
NO. OF SHEETS	1		
SHEET NO.	1		
DATE			
BY			
FOR			
PROJECT			
DATE			
BY			
FOR			
PROJECT			
DATE			
BY			
FOR			
PROJECT			



NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

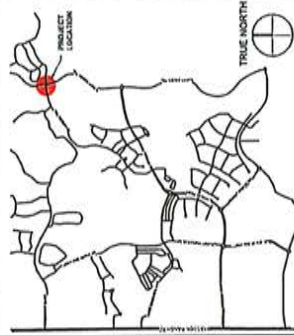
DATE: 11/21/23  
 PROJECT TITLE:  
 KITSON & PARTNERS  
 BABCOCK RANCH  
 ROUNDABOUTS - #6 OAK  
 PROJECT ADDRESS:  
 INTERSECTION OF BABCOCK TRAIL +  
 BLUEBIRD TRAIL  
 PROJECT NUMBER:  
 ISSUE DATE:  
 ISSUE DATE:  
 SHEET TITLE:  
 COVER SHEET  
 G-001.6

DEFERRED SUBMITTALS, FCC-B 107.3.4.1 LOCATION MAP (N.T.S.)

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

DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE  
 REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE  
 WITHIN THE TIME FRAME SPECIFIED IN THE DEFERRED  
 SUBMITTALS LIST. DEFERRED SUBMITTALS SHALL BE  
 REVIEWED AND APPROVED BY THE REGISTERED DESIGN  
 PROFESSIONAL IN RESPONSIBLE CHARGE. DEFERRED  
 SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE  
 REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

- PROJECT NO.
- PROJECT NAME
- PROJECT ADDRESS
- PROJECT NUMBER
- PROJECT NUMBER
- PROJECT NUMBER
- PROJECT NUMBER
- PROJECT NUMBER



*mi*  
11/21/23

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

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

PROJECT ADDRESS:  
 INTERSECTION OF BABCOCK TRAIL +  
 BLUEBIRD TRAIL

PROJECT NUMBER:  
 Project Number

ISSUE DATE:  
 11/21/23

SHEET TITLE:  
 ARCHITECTURAL SITE PLAN

AS-101.6

11/21/23

**SITE PLAN GENERAL NOTES**

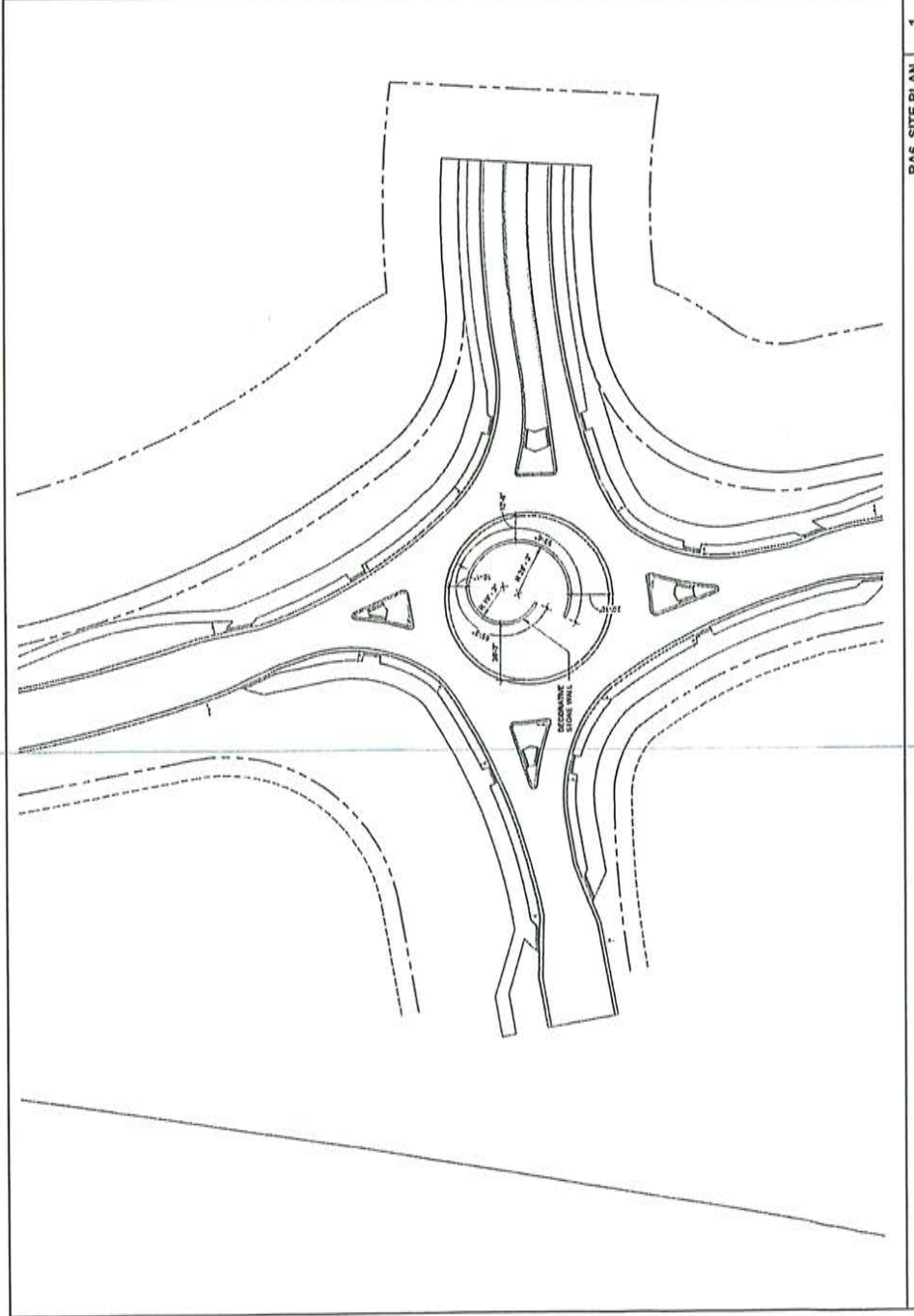
1. REFER TO CIVIL DRAWINGS ON EXISTING OF ALL SITE WORK, SITE UTILITIES, LANDSCAPING, SIGNAGE AND BARRIERS.

2. NOTIFY ELECTRICAL UTILITY FOR SITE LIGHTING.

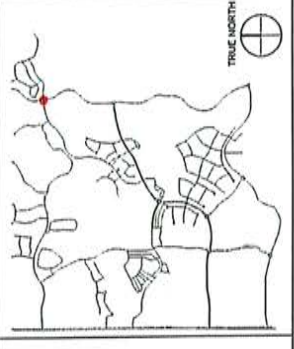
**SITE PLAN LEGEND**

--- SOURCE - REFER TO CIVIL

**KEYNOTES**



RA6\_SITE PLAN 1  
 1" = 30'-0"



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 11/21/23

EXHIBIT "A-6"

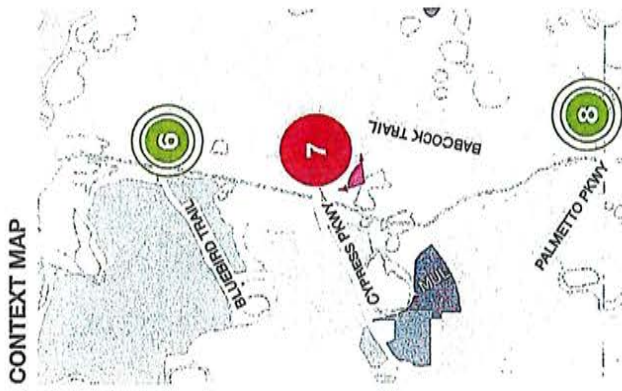
Roundabout #7

The Flag

*Ali*  
11/21/23

# ROUNDABOUT #7 THE FLAG

BABCOCK TRAIL + CYPRESS PARKWAY



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

*mi*  
11/21/23

LandDesign.

BABCOCK RANCH, FLORIDA | 7.2



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

SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PROPOSED IMPROVEMENTS
4	PROPOSED TRAFFIC SIGNALS
5	PROPOSED SIGNAGE
6	PROPOSED LIGHTING
7	PROPOSED UTILITIES
8	PROPOSED LANDSCAPE
9	PROPOSED PAVEMENT
10	PROPOSED DRAINAGE
11	PROPOSED EROSION CONTROL
12	PROPOSED CONSTRUCTION DETAILS
13	PROPOSED CONSTRUCTION PHASES
14	PROPOSED CONSTRUCTION SCHEDULE
15	PROPOSED CONSTRUCTION COSTS
16	PROPOSED CONSTRUCTION RISK
17	PROPOSED CONSTRUCTION SAFETY
18	PROPOSED CONSTRUCTION ENVIRONMENT
19	PROPOSED CONSTRUCTION COMMUNITY
20	PROPOSED CONSTRUCTION HISTORY



**DEFERRED SUBMITTALS, FBC-B 107.3.4.1**

DEFERRED SUBMITTALS SHALL HAVE THE PRIOR APPROVAL OF THE ENGINEER. THE ENGINEER'S APPROVAL SHALL BE IN WRITING AND SHALL LIST THE DEFERRED SUBMITTALS IN RESPONSIBLE CHANGE SHEET LIST AND SHALL BE APPROVED BY THE ENGINEER. DEFERRED SUBMITTALS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ENGINEER IN WRITING AND APPROVED BY THE ENGINEER. DEFERRED SUBMITTALS SHALL BE APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS SHALL BE APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTALS	DATE
PROJECT PERMITS	
PROJECT PERMITS	
PROJECT PERMITS	
PROJECT PERMITS	
PROJECT PERMITS	

**LOCATION MAP (N.T.S.)**



**studio-**  
 CIVIL ENGINEERING  
 15000 W. WINDYBROOK DRIVE, SUITE 100  
 FORT MYERS, FL 33907  
 PHONE: 239.227.1200

**KITSON & PARTNERS**  
 DEANGELIS CLAY  
**BABCOCK RAN**  
**Kimley»Horn**  
 CIVIL ENGINEERING  
 2285 FROST STREET, STE. 301  
 FORT MYERS, FL 33901  
 PHONE: 239.227.1200

NO.	REVISION

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

PROJECT ADDRESS:  
 INTERSECTION OF BABCOCK TRAIL +  
 CYPRESS PARKWAY

PROJECT NUMBER:  
 Project Number

ISSUE DATE:  
 MM/DD/YYYY

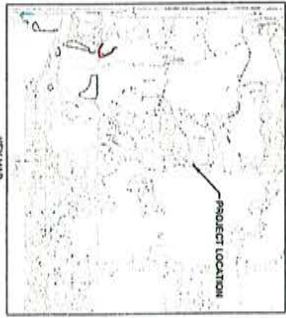
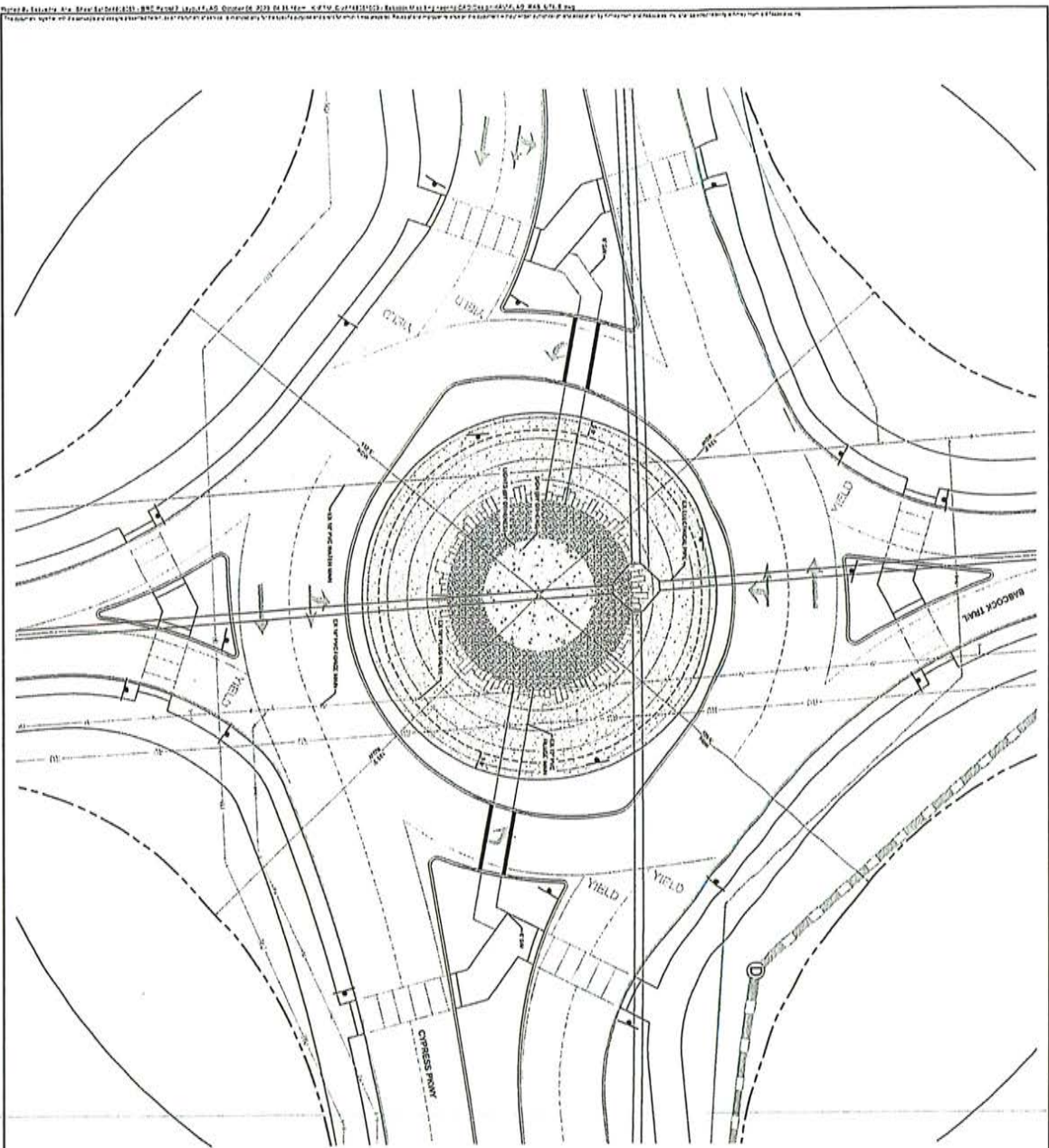
SHEET TITLE:  
 COVER SHEET

G-001.7

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 11/21/23

NOT FOR CONSTRUCTION





**LEGEND**

- PROPOSED ROUNDABOUT
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY

GRAPHIC SCALE IN FEET  
0 25 50 75 100

NORTH

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

**FLAG  
 ROUNDABOUT #7**

ICMA PROJECT 148051609	LICENSED PROFESSIONAL ENGINEER
DATE SEPTEMBER 2023	DAVID VERDER, P.E.
SCALE 1" = 15'	FLORIDA LICENSE NUMBER 90785
DRAWN BY KHA	DATE
CHECKED BY KHA	

**Kimley»Horn**

ENGINEERS AND ARCHITECTS, P.C.  
 1114 BROADWAY, SUITE 200, FORT WORTH, TEXAS 76102  
 PHONE 817-335-2832 FAX 817-335-4222  
 WWW.KIMLEY-HORN.COM REG. NO. 001-00000000

NO.	REVISIONS	DATE	BY

*AVI*  
 11/21/23

EXHIBIT "A-7"

Roundabout #8

The Fire Tower

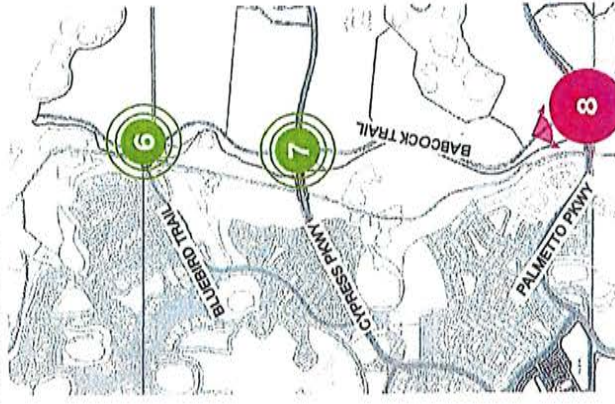
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11/21/23

# ROUNDAABOUT #8 CONCEPT - OPTION 3 | FIRE TOWER

 BABCOCK TRAIL + SAW PALMETTO PARKWAY



CONTEXT MAP



ROUNDAABOUT UPDATE - # 8  
**BABCOCK RANCH**  
PN 2021070 | 01.27.2023 | KITSON & PARTNERS

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11/21/23



**EXHIBIT "A-8"**

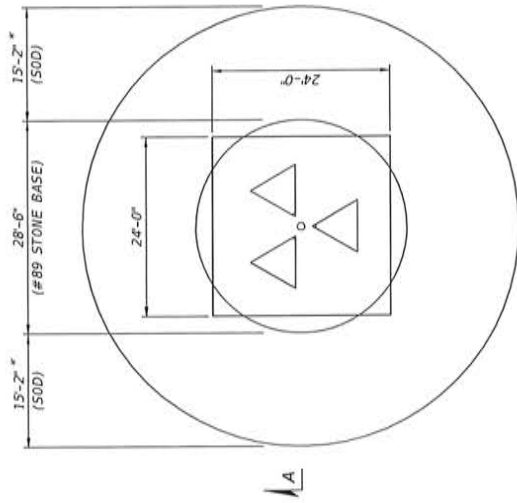
**Roundabout #9**

**First Responder Obelisk**

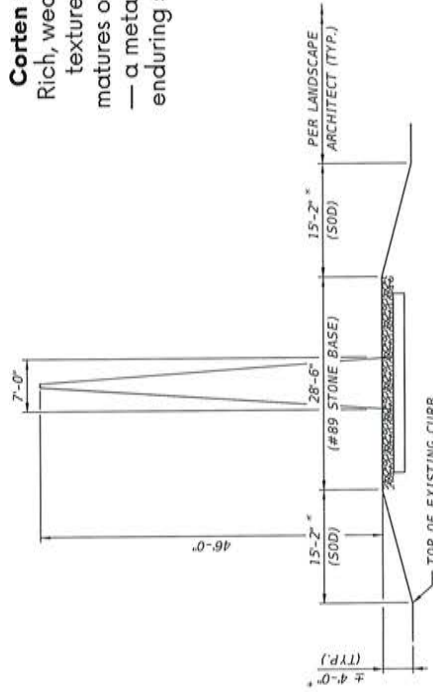


3/4/26

\* SEE KIMLEY HORN LANDSCAPE PLANS.



PLAN



ELEVATION  
(ONE (1) OBELISK STRUCTURE SHOWN FOR CLARITY)

**MATERIALS:**

1. OBELISK EXTERIOR PLATES: ASTM A588 GRADE 50 WEATHERING STEEL
2. FOOTING: CLASS IV, 5,500 PSI CONCRETE
3. REBAR: ASTM A615 GRADE 60
4. STEEL PLATES: ASTM A36
5. ANCHOR BOLTS, NUTS, AND WASHERS: ANCHOR BOLTS: ASTM F1554 GRADE 55 NUTS: ASTM A563 GRADE A HEAVY-HEX PLATE WASHERS: ASTM A36

6. COATINGS: ALL BOLTS, NUTS, AND WASHERS: ASTM F2329 ALL OTHER STEEL ITEMS (EXCLUDING OBELISK EXTERIOR PLATES): ASTM A123 STEEL WELDING SHALL CONFORM TO AWS D1.1



**Corten Steel:**  
Rich, weathered texture that matures over time — a metaphor for enduring strength

Emblems are cast in modern aluminum with minimalist, sharp geometry — honoring tradition with a forward-looking identity



DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION
JAN 10/25		
REV. 10/25		
JAN 10/25		
REV. 10/25		

OWNER	KLITSON & PARTNERS
PROJECT NUMBER	
PROJECT NAME	BABCOCK RANCH MIDTOWN - NORTH ROUNDABOUT
PROJECT NUMBER	
PROJECT NAME	
PROJECT NUMBER	
PROJECT NAME	

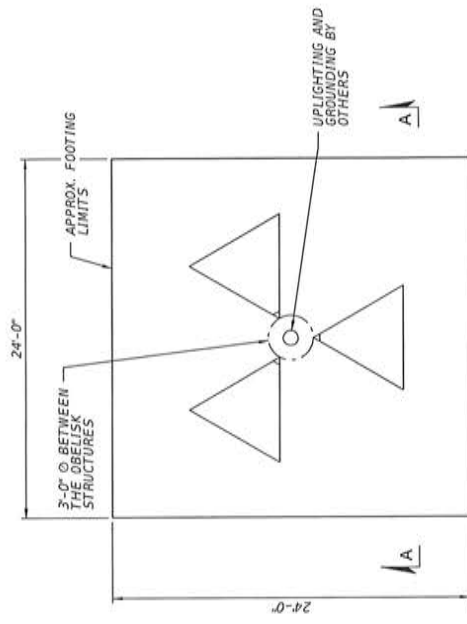
  

DATE	BY	DESCRIPTION

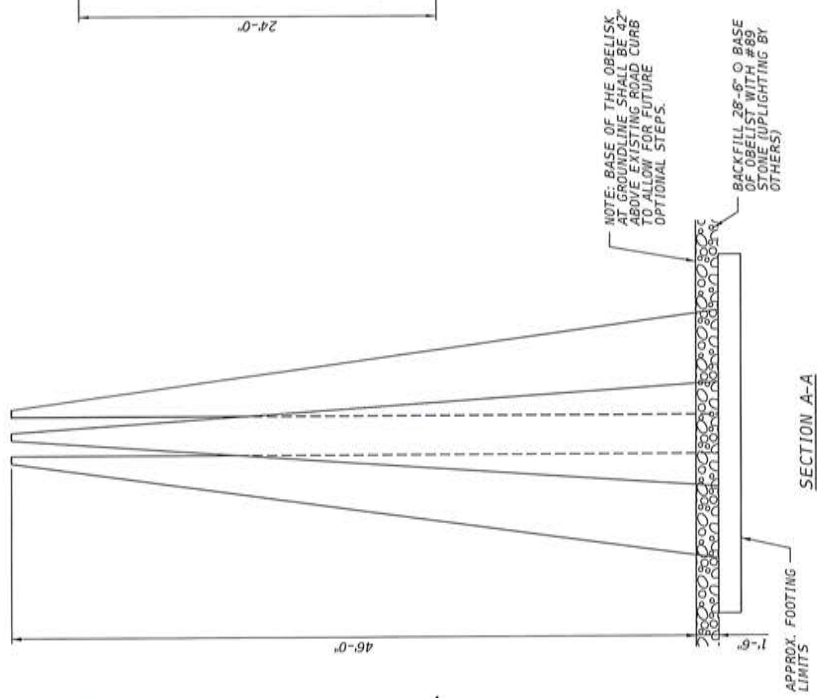


ARCOS BRIDGE, INC. • ROLANDO CORSA, P.E., C.E. (NO. 72191)  
8112 CHAMPIONS FOREST DR. • JOPPA, AL 33629  
(412) 749-1838 • [www.arcos-bridge.com](http://www.arcos-bridge.com)

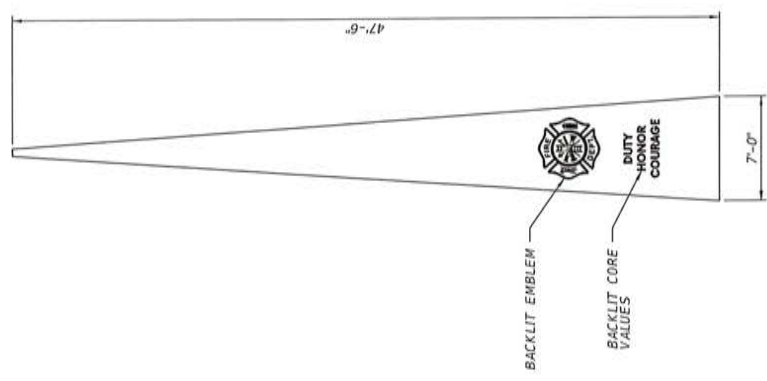
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PLAN



SECTION A-A



REVISIONS		DATE		DESCRIPTION	
DATE	BY	DATE	BY	DESCRIPTION	DESCRIPTION

 ARCOS BRIDGE, INC. • 1117 CHAMPAGNE FOREST AVE. • TAMPA, FL 33625 (813) 397-0538 • info@arcosbridge.com		DRAWN BY: JUNY 10/25 CHECKED BY: RC 10/25	CLIENT: CHARLOTTE	PROJECT NUMBER: N/A	SHEET TITLE: OBELISK CONCEPTUAL SKETCH (2 OF 2)	REF. DATE: 06
PROJECT NAME: BABCOCK RANCH MIDTOWN - NORTH ROUNDABOUT				SHEET NO: B-2	REF. DATE: 06	SHEET NO: B-2

*[Handwritten signature]* 3/14/26

EXHIBIT "B"

Architectural Features General Locations

*mi*  
11/21/23



# BABCOCK RANCH

