

Babcock Overlay Zoning District
Pattern Book #9

COMMUNITY GATEWAY SIGNAGE
(Greenway Boulevard)

October 16, 2019

A small, handwritten signature in blue ink is located in the bottom right corner of the page.

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."

Pursuant to Section 3-9-51(d)(J)(8)(e) of the BOZD, community gateways shall be considered where the District interfaces with the external community along State Road 31. Community gateway signage shall be approved as part of a Pattern Book.

The following design standards are approved:

- A. COMMUNITY GATEWAY SIGNAGE. The community gateway signage depicted in Exhibit "A" is hereby approved. This includes the community gateway signage along SR 31 and Greenway Boulevard.

Approved this 16 day of October, 2019.



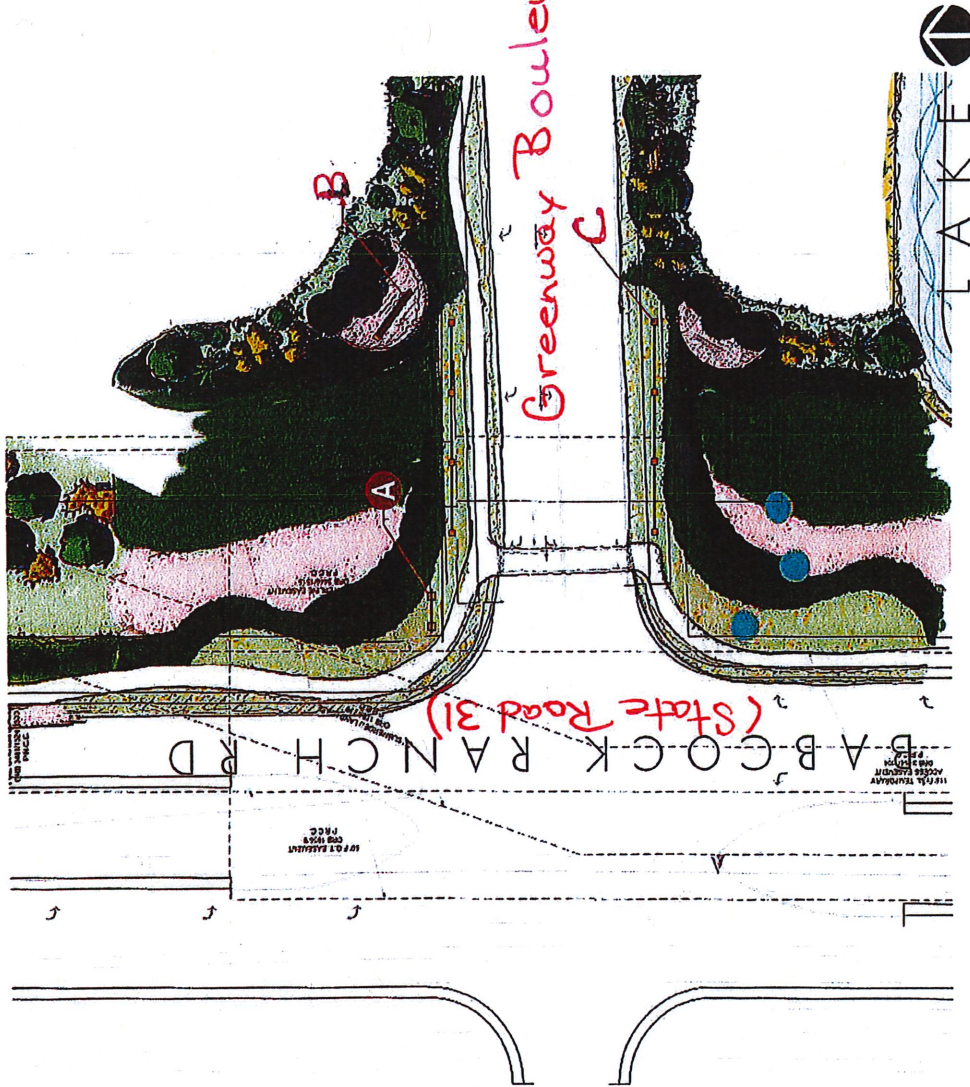
Zoning Official



EXHIBIT "A"

**COMMUNITY GATEWAY SIGNAGE
GREENWAY BOULEVARD**

ML



1. All dimensions are in feet unless otherwise noted.
 2. All dimensions are in feet unless otherwise noted.
 3. All dimensions are in feet unless otherwise noted.

PROJECT: Babcock Ranch
 AIA: Josh Smith
 DESIGNER: JNY
 FILE PATH: A:\VIEWED IN PROJECTS\Babcock Ranch - 1074 00295 - Design Development

CREATIVE SIGN DESIGNS
 CONSULT. DESIGN. FABRICATE. INSTALL

Handwritten signature



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PROJECT:
Babcock Ranch
SITE ADDRESS
Babcock Ranch, FL 33982

CRM / Quote:
11074-80295
Account Manager:
John Schuch
Project Manager / Project Leader

Designer:	Date:		
JMW	07/15/19		
Revision:	Description		
No. Date	or	or	or
01			
02			
03			
04			



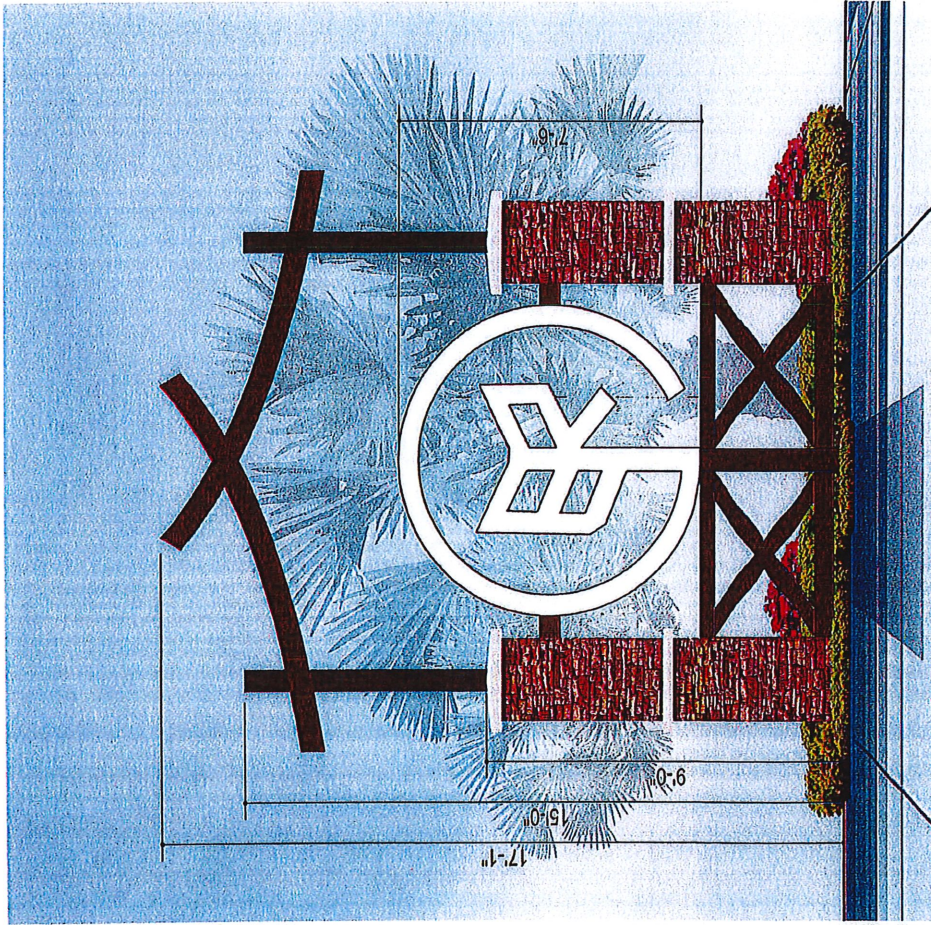
ALL ELECTRICAL COMPONENTS SHALL BE UL LISTED, CSA APPROVED AND APPROVED BY THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF FLORIDA.

Approval:
 Approved
 Approved in revised
 Revises and Resubmits

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Sheet: **2** of **12**

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02-295 Prod Files 1-15-19
-KEYED IN PROJECTS\B\Babcock Ranch - 1107480295 - Design Development



A No Illuminated Gateway Arch
Scale: 3/8"=1'-0"



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PROJECT: Babcock Ranch
 SITE ADDRESS: Babcock Ranch, FL 33982

CRM / Quote: 11074-80295
 Account Manager: Jack Schuch
 Project Manager / Project Leader:

Drawings: JMW Date: 07/18/19

Revision:	No.	Date	Description
1	1		Issued for review
2			
3			
4			

NOTES

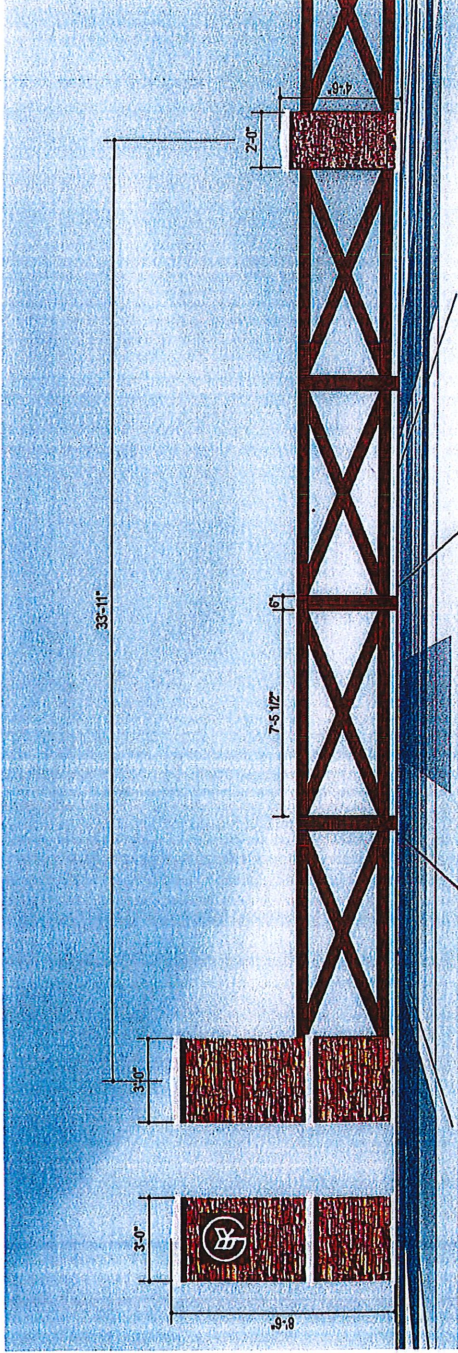
ALL ELECTRICAL COMPONENTS SHALL BE LISTED, MARKED AND APPROVED BY THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF FLORIDA.

Approval:
 Approved
 Approved as noted
 Revise and resubmit

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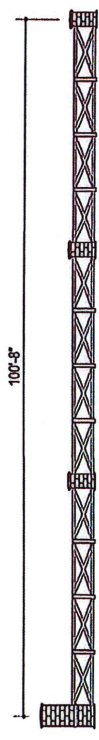
Sheet: 8 of 12

File Name: J:\KEYED IN PROJECTS\BIBabcock Ranch - 1107480295 - Design Development



C Columns & Fencing Display, Typical Layout

Aluminum tube fencing painted with a two-part polyurethane coating system that will create a faux (Corten Steel) effect. Installed to concrete column system with stone veneer overlay. Outside face inset to allow cut out logo with internal illumination of logo.



C Columns & Fencing Display Full Layout

Scale: 1/16"=1'-0"

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



Column Night View

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