

Babcock Overlay Zoning District
Pattern Book #13

Architectural Features

Originally Approved October 21, 2021
Updated March 29, 2023

A handwritten signature in black ink, appearing to be "J. M. Smith", written over the date "29".

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 29 day of March, 2023.



Zoning Official

EXHIBIT "A"

Architectural Features

AKC 10/21/21

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.

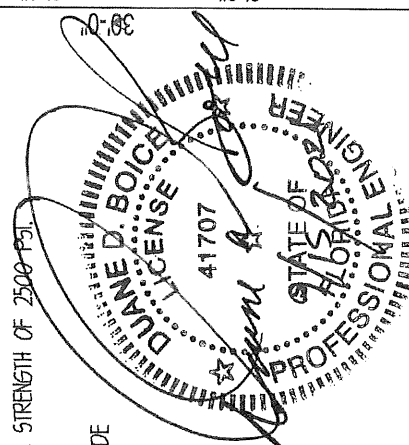
SOIL: FOOTINGS ARE DESIGNED TO A MIN. SOIL CAPACITY OF 1500 PSF.

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 615T) °C EXPOSURE
IMPORTANCE CATEGORY = I



PROJECT LOCATION

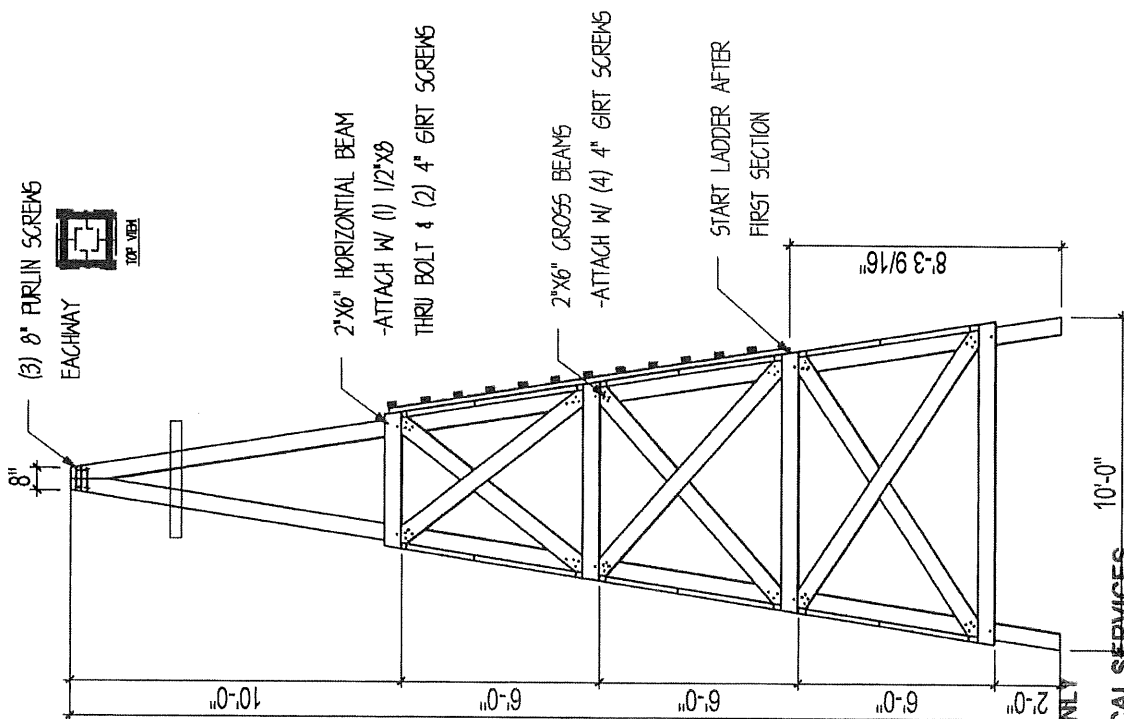
ADDRESS: TRACT A-31, BABCOCK REICH COMMUNITY CYPRESS PARKWAY
BABCOCK, FL 33462

WOOD TYPE

STRUCTURAL FRAMING: DOUG FIR #1 OR BETTER JANE D. BOICE, P.E.
FL PE LICENSE #41707
ENGINEERING & TECHNICAL SERVICES
27121 469TH AVE
TEA, SD 57084

STRUCTURAL DETAILS ONLY
DESIGNED BY
ENGINEERING & TECHNICAL SERVICES

WINDMILL DETAIL



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
JOB CODE: DME621-1

10/21/21

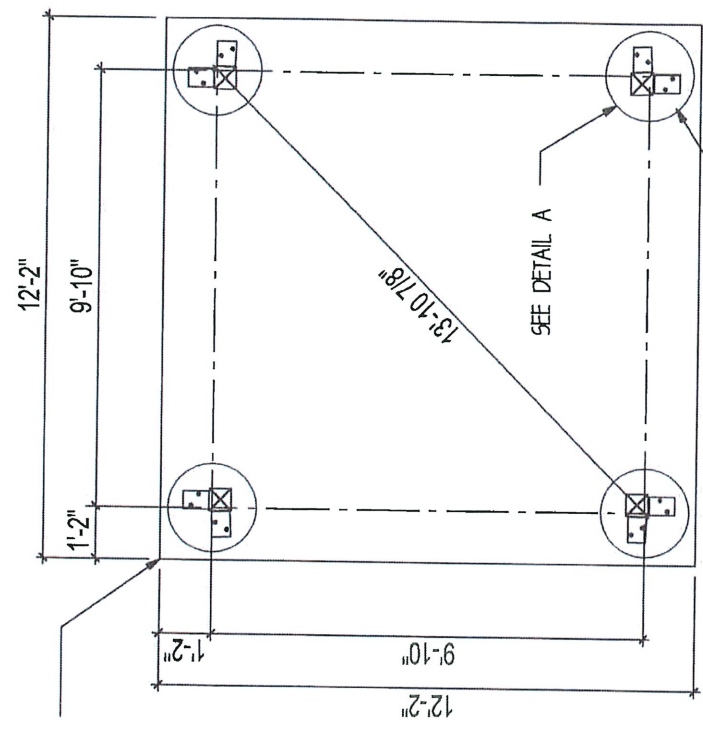
17/11/10/10

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
JOB CODE: DME621-H

2

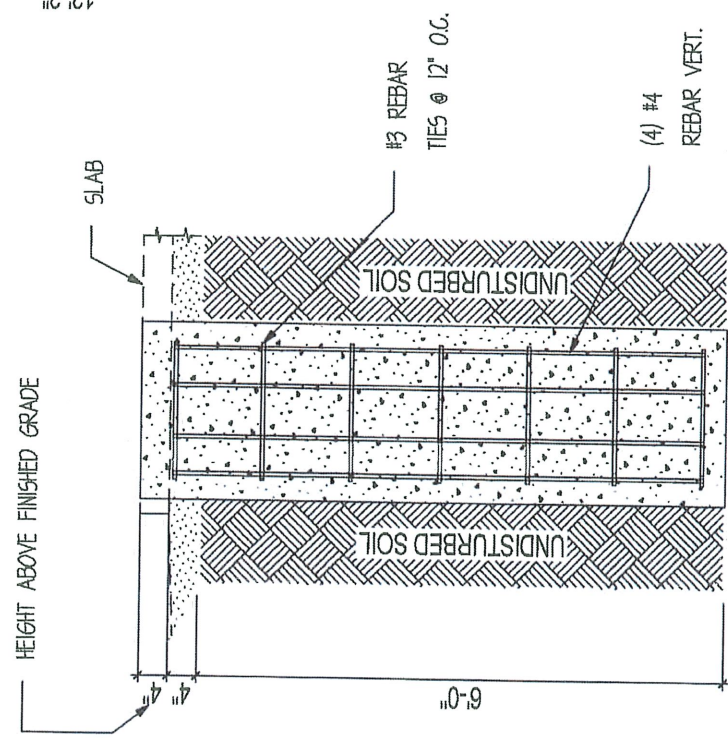


CONCRETE PIERS TO
RUN MIN. 6'-0" INTO
UNDISTURBED SOIL

FOUNDATION PLAN

SCALE: 1/4" = 1'

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



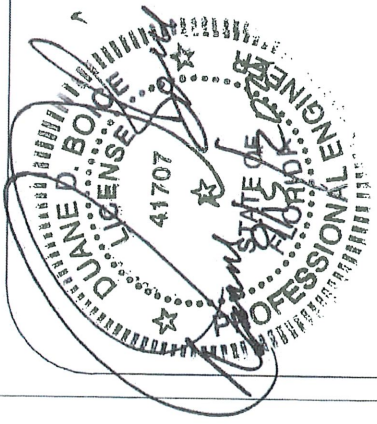
PIER DETAIL

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

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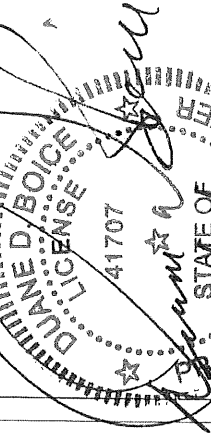
JUANE D. BOICE, P.E.
FL PE LICENSE #41707
ENGINEERING & TECHNICAL SERVICES INC
27121 469TH AVE
FA, SD 57064

CERTIFICATE OF AUTHORIZATION #592002

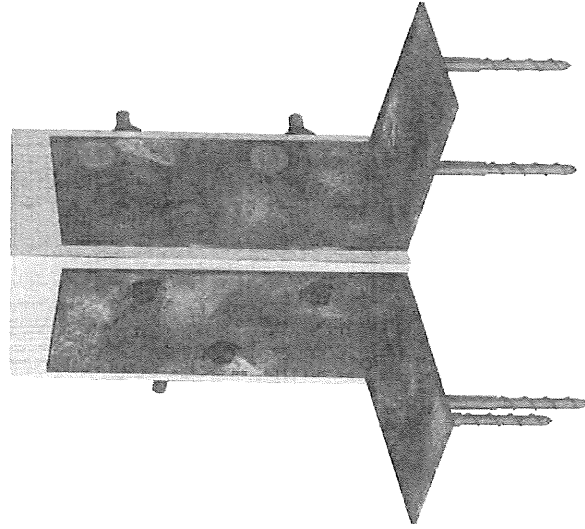
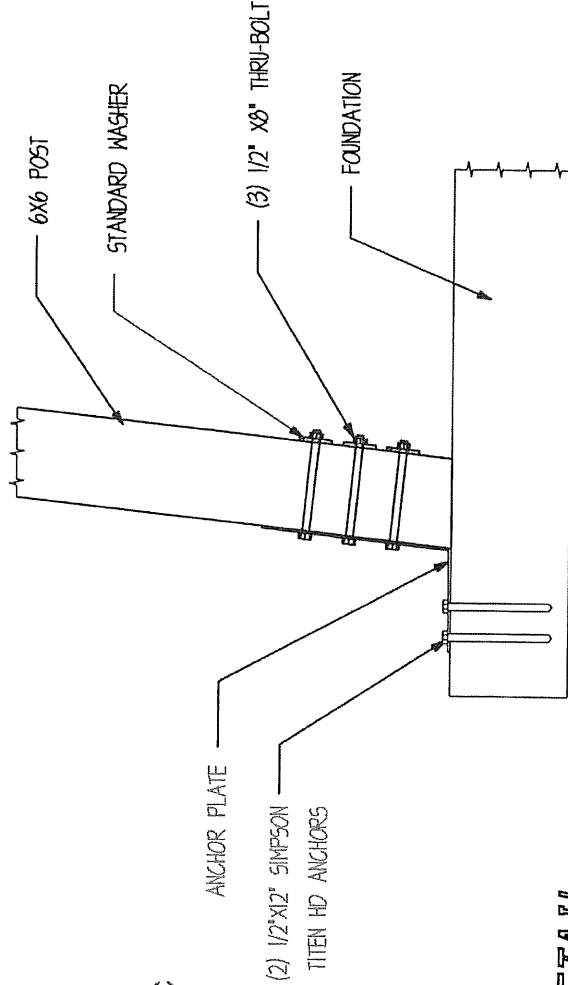


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 LICENSE #41707
 ENGINEERING & TECHNICAL SERVICES INC
 27121 469TH AVE
 TEA, SD 57064

CERTIFICATE OF AUTHORIZATION #28086



POST ATTACHMENT DETAIL



SCREEN ANCHOR INFORMATION



SIMPSON TITEN HD 1/2"X12"
 SCREEN ANCHOR BOLT
 ICC-ES 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@comcast.com

CUSTOMER: DAVID MERCER
 JOB CODE: DME621-1

3

10/24/21

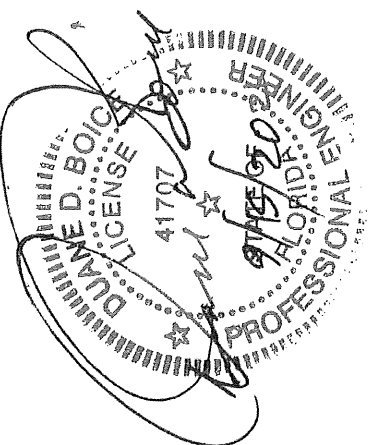
Alt 10/2/12

SAND CREEK Post & Beam

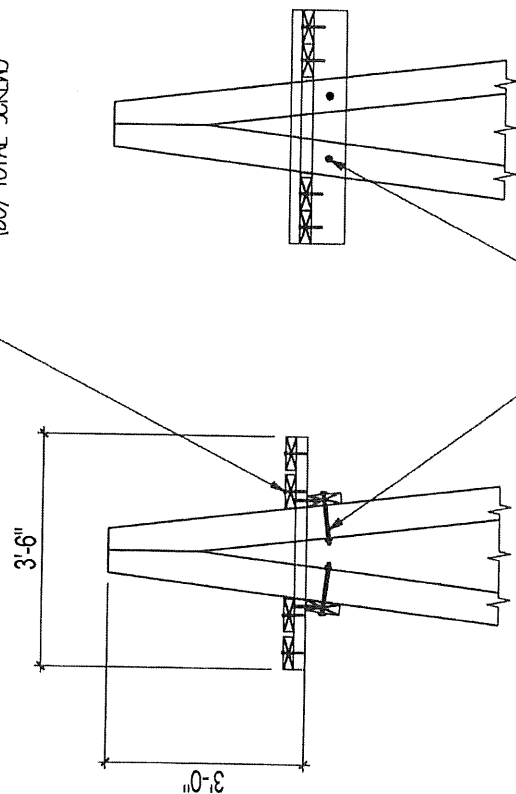
SAND CREEK POST & BEAM
116 W. 1st St.
WAYNE, NE 68787
PH: (402) 833-5600
Toll-free: 1 888-493-1680
E-mail: sandcreekpost@compul.com

CUSTOMER: DAVID MERCER
JOB CODE: DME621-I

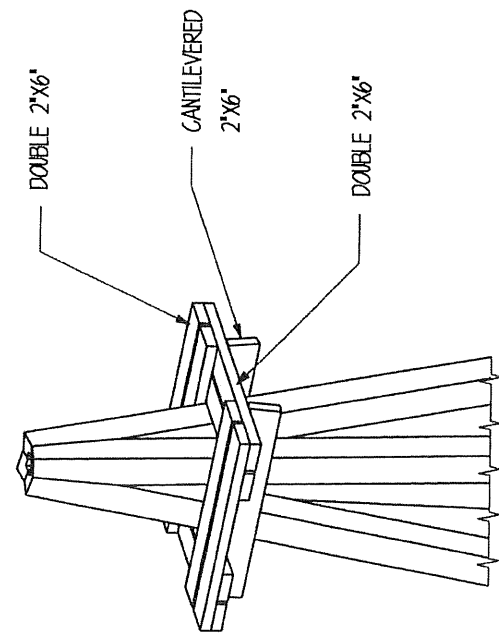
4



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



1/2" HEX BOLTS



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27121 469TH AVE
TEA, SD 57064
CERTIFICATE OF AUTHORIZATION #26086

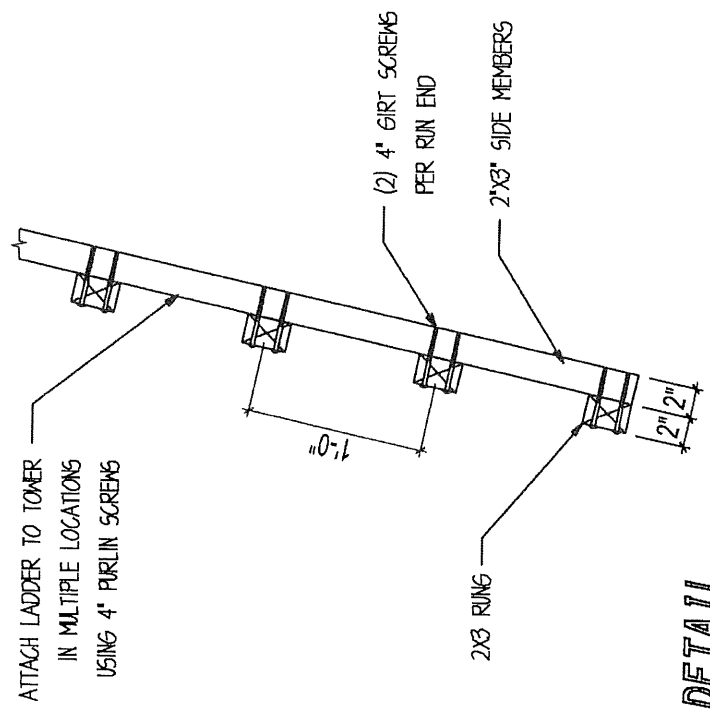
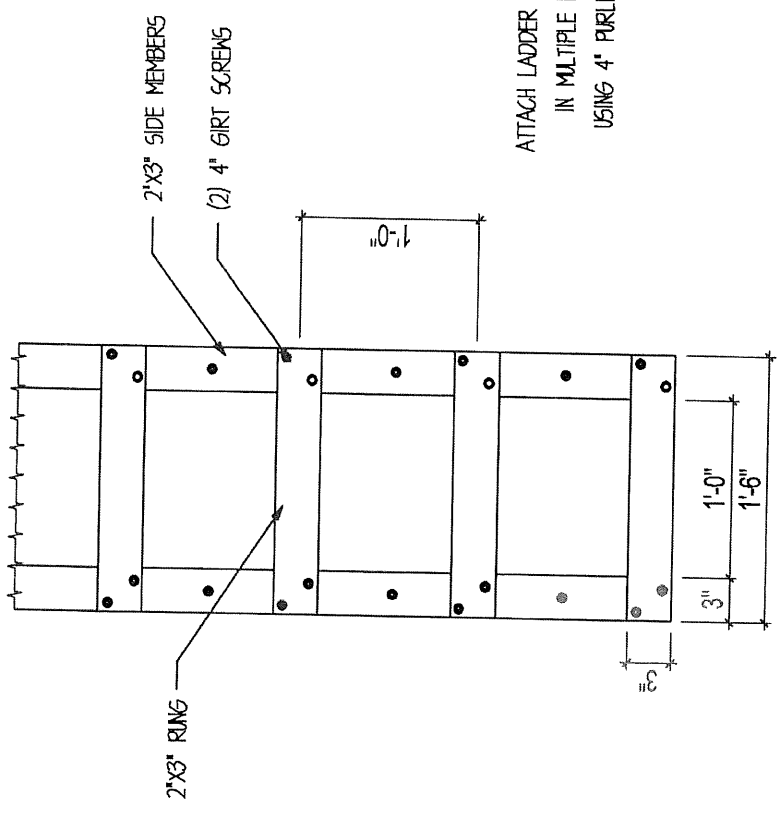
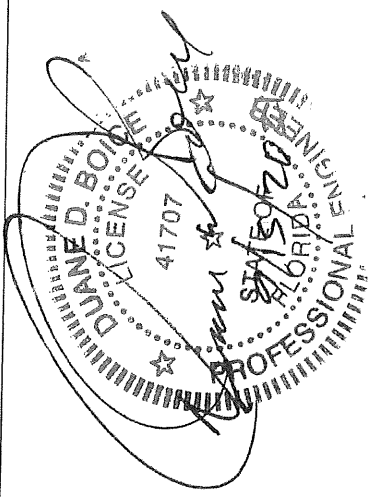
10/21/21

SAND CREEK Post & Beam

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5



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TEA, SD 57064
CERTIFICATE OF AUTHORIZATION #26096

LADDER DETAIL

Section I. General Requirements

I.1. Construction Means and Methods:

- A. 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 Requirement Shall Apply Continuously And Not Be Limited To Normal Working Hours And That Contractor Shall Defend, Indemnify, And Hold Owner And Structural Engineer Harmless From Any And All Liability, Real Or Alleged, In Connection With The Performance Of The Work On This Project.
- B. The Contract Documents Represent The Finished Structure. They Do Not Include The Method Of Construction. Contractor Shall Provide All Measures Necessary To Protect The Structure During Construction. Such Measures Shall Include, But Not Limited To Bracing, Shoring For Loads Due To Construction Equipment, Temporary Structures, And Partially Completed Work. Observation Visits To The Site By Structural Engineer Shall Not Include Inspection Of The Above Items.
- C. Al-Iman Group Shall Not Have Control Over, Or Charge Of, And Shall Not Be Responsible In Any Way For Construction Means, Methods, Techniques, Sequences Or Procedures, Or For Safety Or Safety Precautions And Programs In Connection With Any Construction Activities, Since These Are Contractor's Responsibility Under The Contract.
- D. Al-Iman Group Shall Not Be Responsible. For Contractor's Schedule Or Failures To Carry Out Any Construction Activities In Accordance With The Contract Documents. Al-Iman Group Shall Not Have Control Over Or Charge Of Actions Of Contractor, Subcontractor, Or Any Of Their Agents, Or Employees, Or Any Other Persons Performing Portions Of Any Construction Activities.
- E. The Structure Is Stable Only In Its Completed Form. Temporary Supports Required For Stability Of The Structure During All Intermediate Stages Of Construction Shall Be Designed And Provided By Contractor.

I.2. Submittals

- A. Submittals Prepared By Subcontractors Shall Be Reviewed By Contractor Prior To Submitting To Architect Or Engineer.
- B. Reproduction Of The Contract Documents For Shop Drawings Is Not Permitted. Electronic Drawing Files Will Not Be Provided To Contractor.
- C. Contractor Shall Verify The Structurally Supported Equipment Weights, Opening Sizes, And Locations Indicated On The Structural Drawings With Documents From Other Disciplines And Notify Architect Of Any Discrepancies.
- D. Contractor Shall Submit Shop Drawings Showing Size And Method Of Anchorage, Weight, Openings, And Location Of Equipment Not Indicated On The Structural Drawing Prior To Ordering For Review By Structural Engineer To Determine Adequacy Of The Structure.
- E. All Submittals Reviewed By Structural Engineer Are Reviewed For General Conformance With Design Concept Only And Does Not Relieve The Fabricator / Vendor Of Responsibility For Conformance With Design Drawings, Site Conditions, Field Verifications And Specifications, All Of Which Have Priority Over Submittals.
- F. Submittals Shall Be Reviewed Within 10 Working Days After Being Received By Structural Engineer. See Section 10 Herein.

I.3. Quality Requirements:

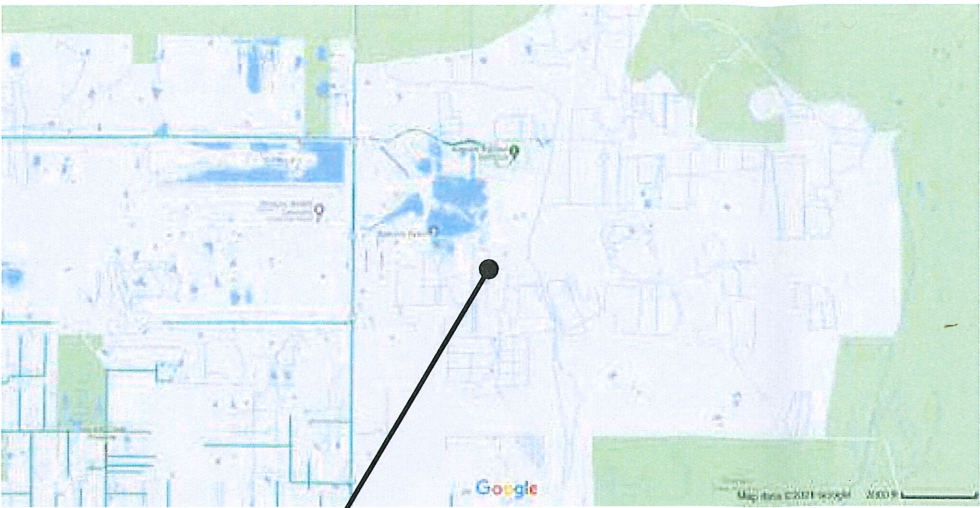
- A. Reference To Standard Specification Or Codes Of Any Technical Society, Organization, Or Association Or To Codes Of Local Or State Authorities, Shall Mean The Standards In Effect As Of Date Of The Contract Documents, Unless Otherwise Noted.
- B. Contract Documents Shall Govern In The Event Of A Conflict With Standard Specifications Or Codes Of Any Technical Society, Organization, Or Association.
- C. No Provision Of Any Referenced Standard Specification Or Code, Whether Or Not Specifically Incorporated By Reference In The Contract Documents, Shall Be Effective To Change The Duties And Responsibilities Of Owner, Architect, Structural Engineer, Contractor, Or Any Of Their Consultants, Agents, Or Employees From Those Set Forth In The Contract Documents, Nor Shall It Be Effective To Assign To Structural Engineer, Or Any Of Structural Engineer's Consultants, Agents, Or Employees Any Duty Or Authority To Supervise Or Direct The Furnishing Or Performance Of The Work Or Any Duty Or Authority To Undertake Responsibilities Contrary To The Provisions Of The Contract Document.
- D. Structural Documents Are Being Released Prior To Documents Of Other Disciplines Contractor Shall Coordinate Structural Documents With Other Portion Of The Contract Documents As They Are Released, Report Any Discrepancy Or Omission To Architect And Engineer Throughout The Project.
- E. All Omissions And Conflicts Within The Contract Documents Shall Be Brought To The Attention Of Architect Prior To Proceeding With The Work And Fabrication.
- F. Contractor Shall Verify Dimension And Conditions At The Job Site, Any Discrepancies Between The Conditions Found And Those Indicated In The Contract Document Shall Be Brought To The Attention Of Architect Prior To Proceeding With The Work And Fabrication.
- G. See Documents By Other Disciplines For Floor, Wall And Roof Openings, Trenches, Pits, Pipe Sleeves, Equipment Pads, Metal Pan Stairs, Miscellaneous Iron Etc.
- H. No Pipes, Ducts, Chases, Etc, Shall Be Placed In Structural Beam And Column Members Nor Shall Any Structural Member Be Cut For Pipes, Ducts, Etc. UNO, Notify Structural Engineer When Documents, By Other Disciplines Show Openings, Pockets, Etc, Not Indicated In The Structural Drawings, But Are Located In Structural Members. Contractor Shall Obtain Prior Approval From Structural Engineer For Installation Of Such Pipes, Ducts, Chases, Etc.
- I. Details Labeled 'Typical' On The Structural Drawings Apply To All Situations Occurring On Project That Are The Same Or Similar To Those Locations Specifically Indicated. Where A Detail Is Not Indicated, The Detail Shall Be The Same As For Other Similar Conditions.

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

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, bolting, welding, lugs, seat angles, etc. to safely construct the project. The contractor is to coordinate between Architectural, Structural and other disciplines' Drawings and to bring any discrepancy to the attention of the Architect and Engineer prior to going ahead with fabrication and construction of that section.

Where engineering is required for any work not shown or defined on structural drawings or specifications, the service shall be provided by an engineer registered in the state where the project is to be constructed employed by the contractor. Contractor shall accept all terms and conditions here-in.

Contractors to comply with all governing regulations and requirements including OSHA regulations 29CFR part 1926 for construction industry. Drawing void if Redlined or Markup in anyway without written consent from AL-IMAN Group LLC. For chagnes to drawing please contact AL-IMAN Group LLC. Reproduction of this drawing for shop drawings Is not permitted.



Project Location

Vicinity Map



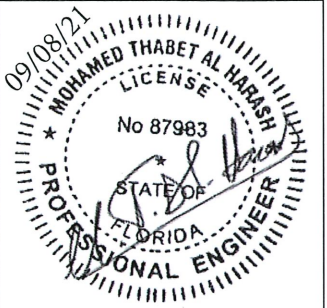
Parcel Map

Sheet Index:

SCS	Cover Sheet
S101	Plans
S201	Elevations
S501	Connection Details

BABCOCK RANCH
Bell Tower

Lake Babcock Drive & Cypress Parkway
Babcock Ranch, Florida 33982



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

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AL-IMAN Group, LLC
Architecture + Engineering + Construction
2318 Woodson Road, # 140007
Saint Louis, MO 63114
Office: 314.739.0515
Fax: 253.399.0377
al_imangroup@yahoo.com
www.al-imangroup.com
AIG Project #21.415.01
License # 2012024255
Exp. Date: 12/31/2022

Project:
Babcock Ranch Bell
Tower

Babcock Ranch, FL 33982

Mcshane 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 Yoke

SHEET:
COVER SHEET

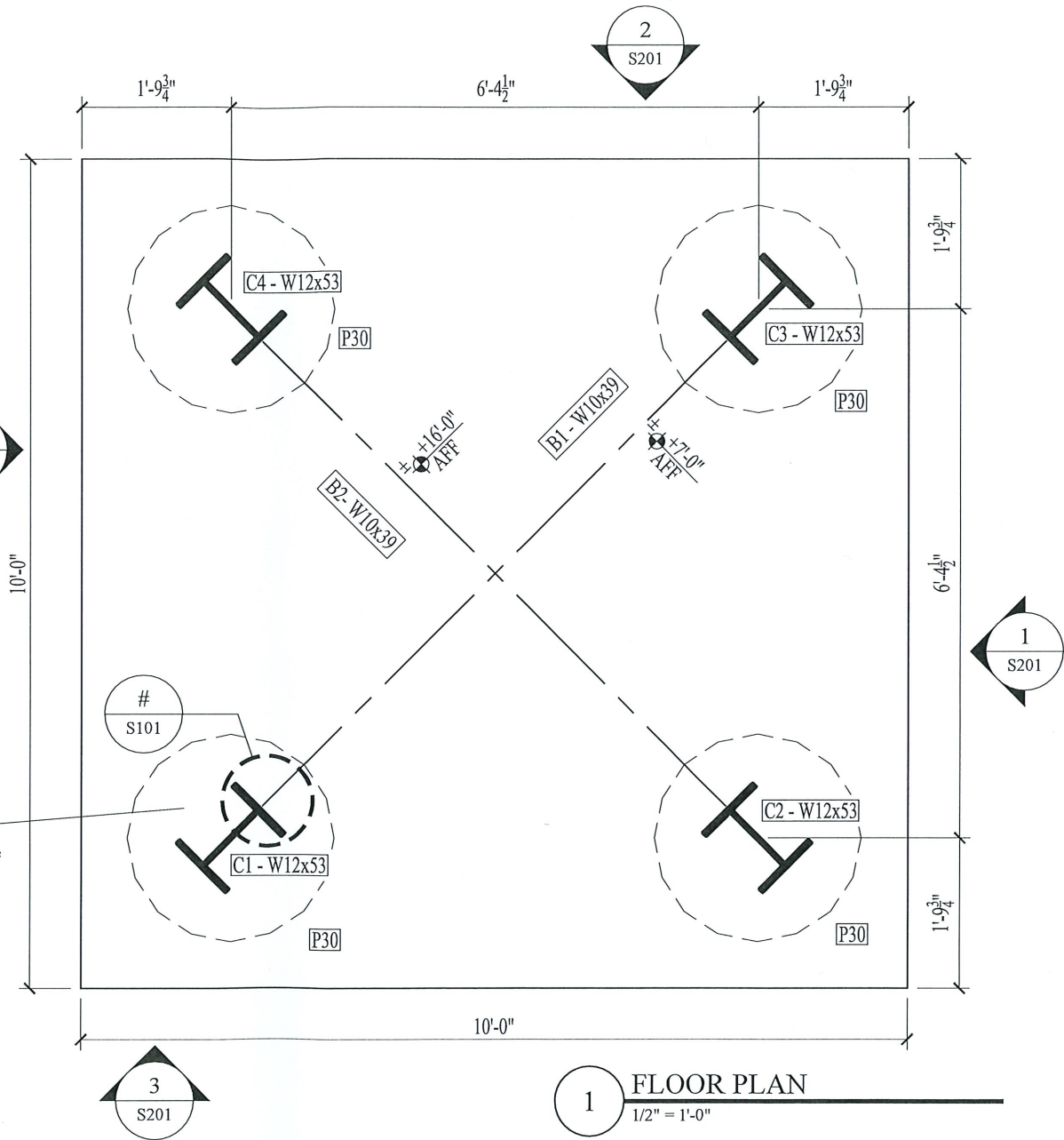
SCS

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

PAPER SIZE: ansi full bleed b (11.00 x 17.00 inches)

10/21/21

2" conduit location
for 12-3 wiring stubbed up 12" from top of concrete



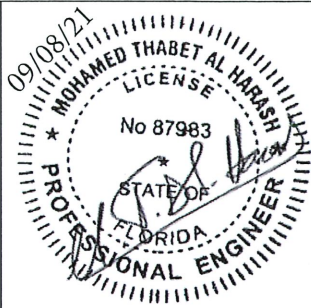
1 FLOOR PLAN
1/2" = 1'-0"

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

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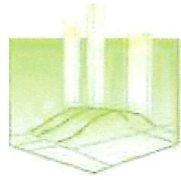
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Contractors to comply with all governing regulations and requirements including OSHA regulations 29CFR part 1926 for construction industry. Drawing void if Redlined or Markup in anyway without written consent from AL-IMAN Group LLC. For chagnes to drawing please contact AL-IMAN Group LLC. Reproduction of this drawing for shop drawings Is not permitted.



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

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AIG Project #21.415.01
License # 2012024255
Exp. Date: 12/31/2022

Project:
Babcock Ranch Bell Tower

Babcock Ranch, FL 33982

Client/Conctractor:
Mcshane Bell Company
11460 Dorset Road
Maryland Heights MO 63043

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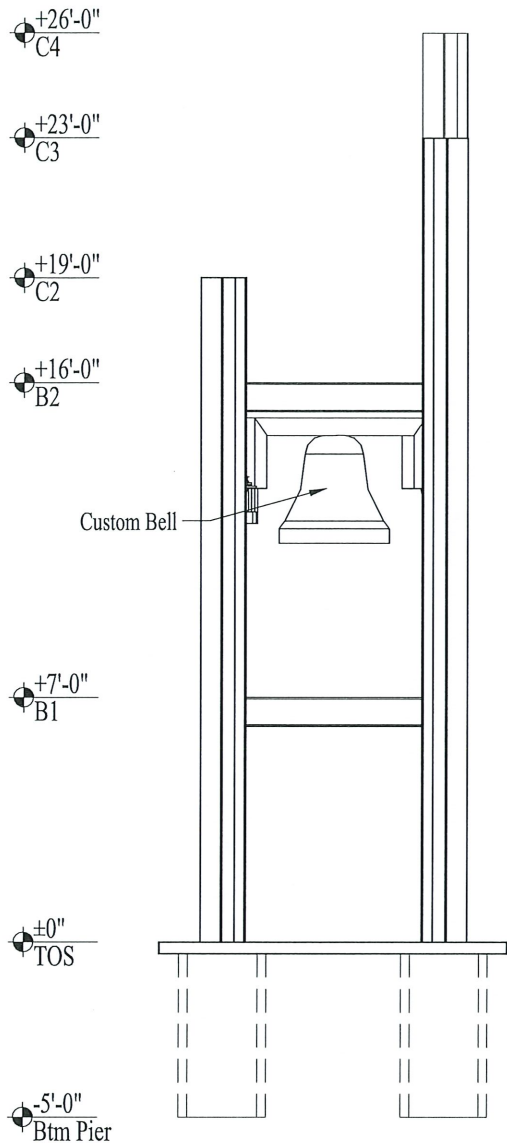
SHEET:
PLANS

S101

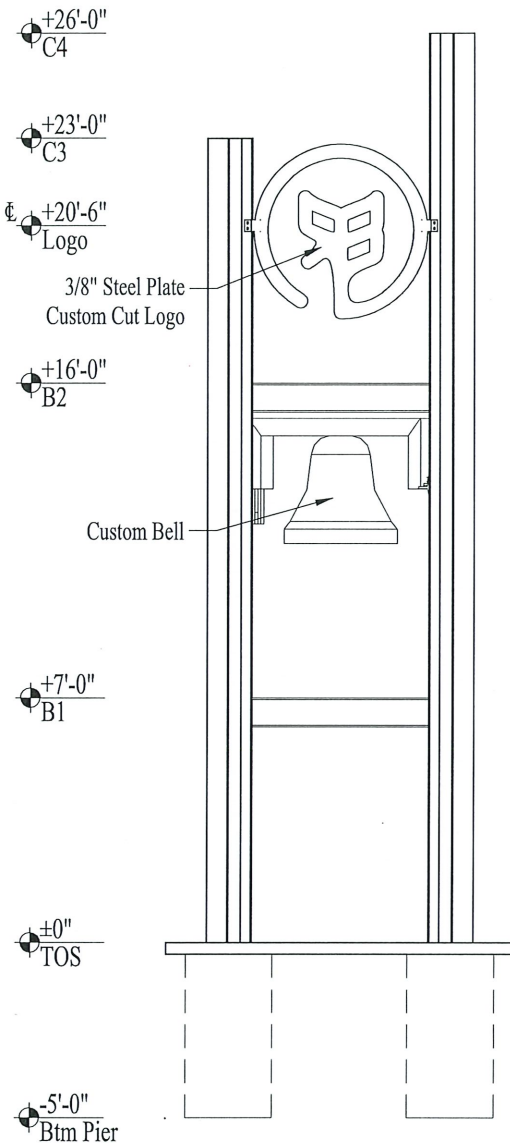
DESIGNED BY: MTA
DRAWN BY: SRG
SHEET NUMBER: 2 of 4

PAPER SIZE: ansi full bleed b (11.00 x 17.00 inches)

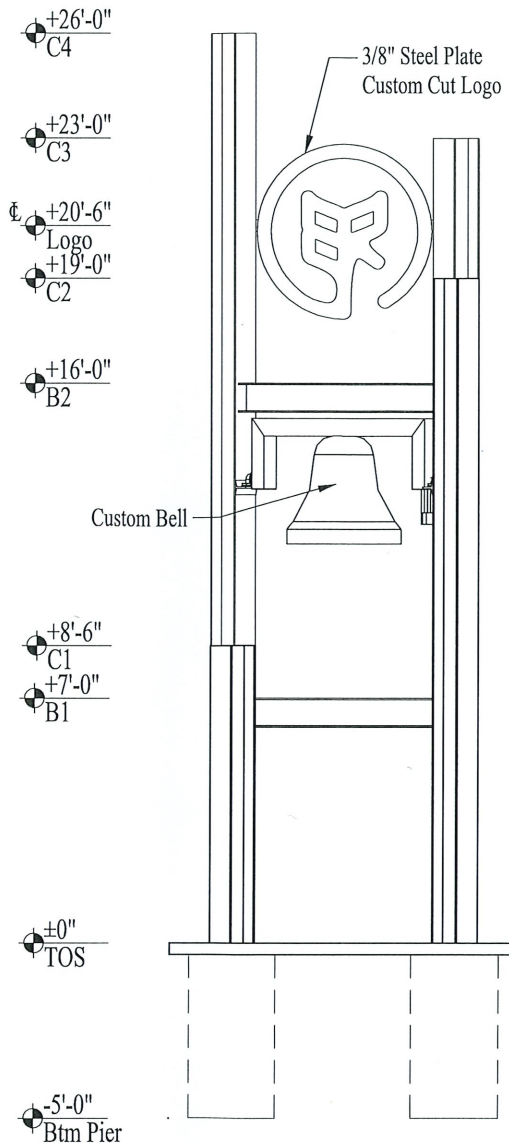
10/21/21



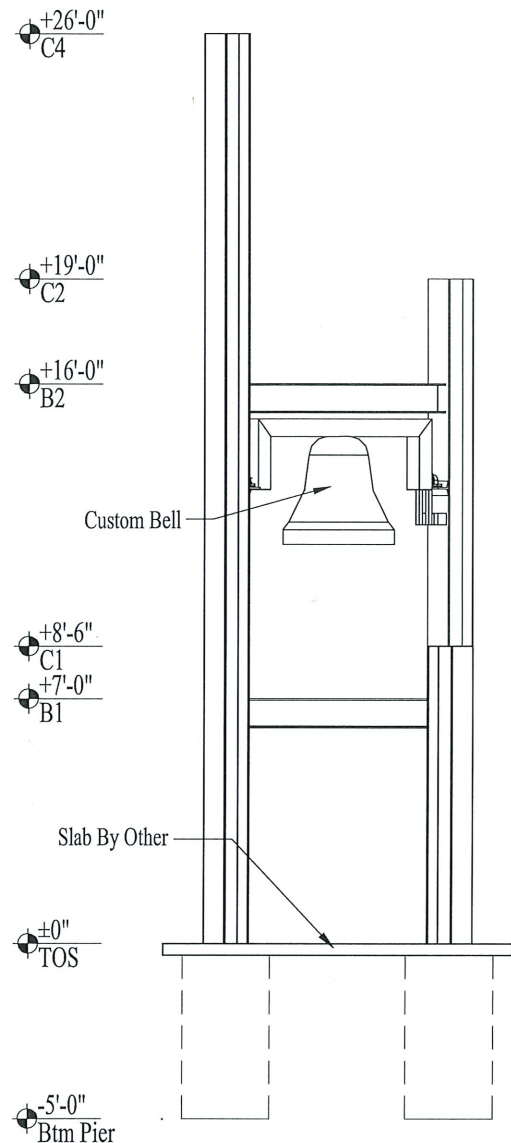
1 EAST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

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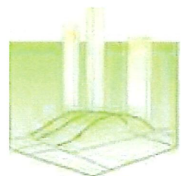
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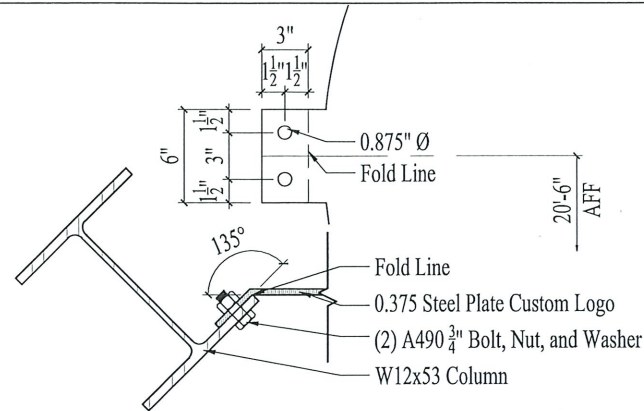
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SHEET:
ELEVATIONS

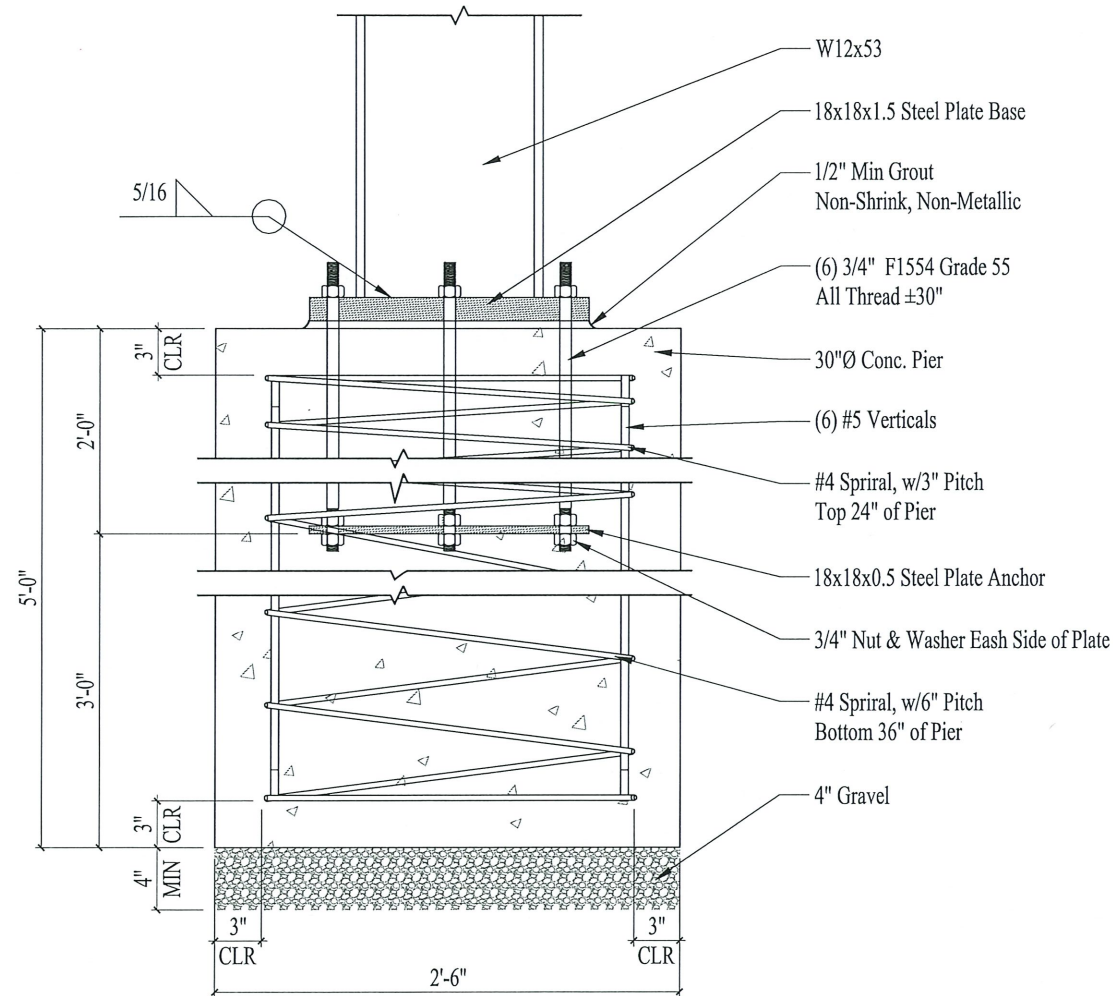
S201

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

Handwritten signature and date: 10/21/21

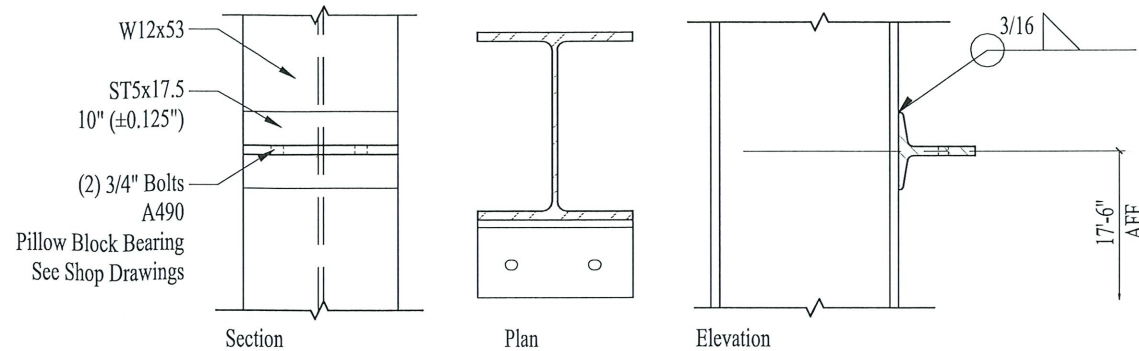


3 LOGO ATTACHMENT DETAIL
1" = 1'-0"

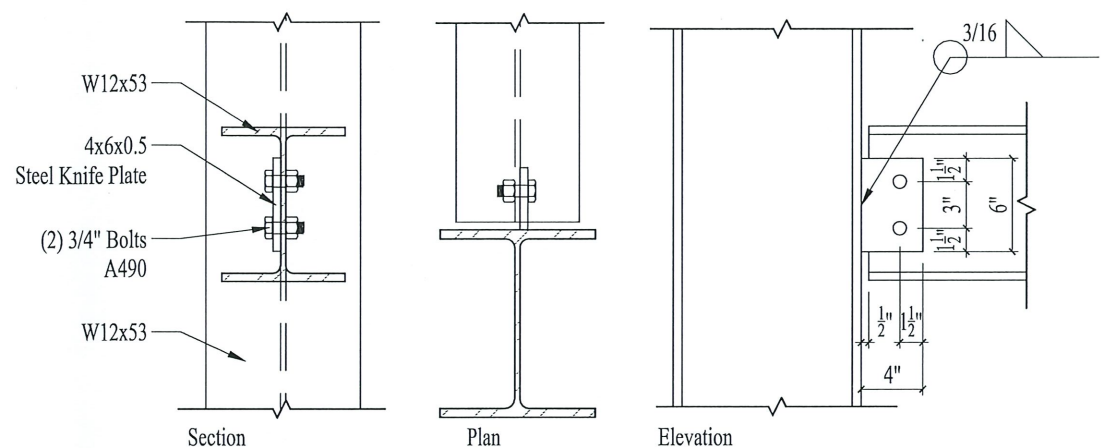


Section

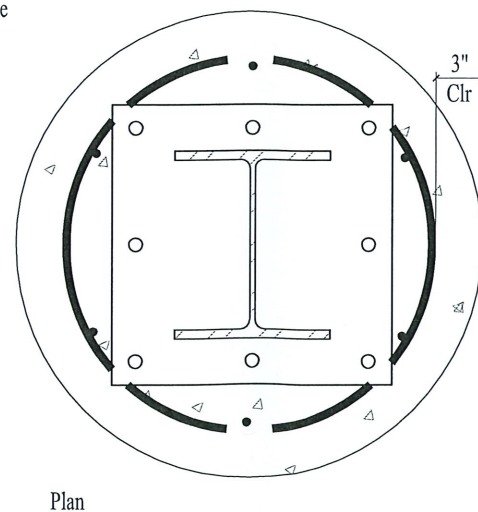
1 PIER DETAIL
1" = 1'-0"



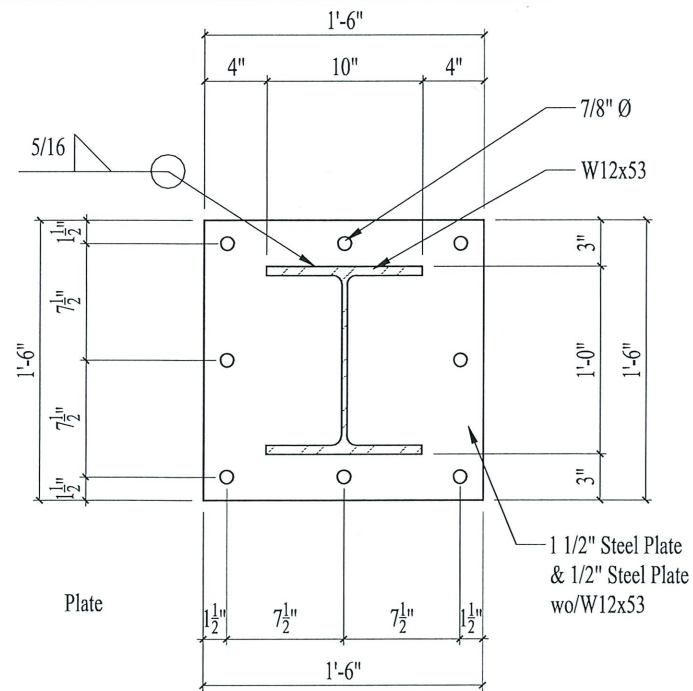
4 BELL YOKE SHELF DETAIL
1" = 1'-0"



2 COLUMN BEAM DETAIL
1" = 1'-0"



Plan



Plate

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The structural drawings are not a set of stand-alone construction documents. These structural drawings must only be used in construction with architectural and other related discipline drawings. Contractor to verify existing conditions and coordinate between the structural, Architectural and other discipline drawings. Any discrepancy between the drawings must be brought to the Architect and Engineer's attention for resolution prior to fabrication and constructing that portion of the structure.

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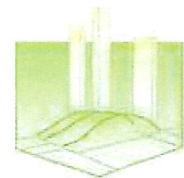
Where engineering is required for any work not shown or defined on structural drawings or specifications, the service shall be provided by an engineer registered in the state where the project is to be constructed employed by the contractor. Contractor shall accept all terms and conditions here-in.

Contractors to comply with all governing regulations and requirements including OSHA regulations 29CFR part 1926 for construction industry. Drawing void if Redlined or Markup in anyway without written consent from AL-IMAN Group LLC. For chagnes to drawing please contact AL-IMAN Group LLC. Reproduction of this drawing for shop drawings Is not permitted.



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

The Professional seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the structural design shown only on this sheet. Other drawings and documents not exhibiting this seal shall be considered prepared by or the responsibility of the undersigned. Copyright © 2021 AL-IMAN Group LLC



AL-IMAN Group, LLC
Architecture + Engineering + Construction
2318 Woodson Road, # 140007
Saint Louis, MO 63114
Office: 314.739.0515
Fax: 253.399.0377
al_imangroup@yahoo.com
www.al-imangroup.com
AIG Project #21.415.01
License # 2012024255
Exp. Date: 12/31/2022

Project:
Babcock Ranch Bell Tower

Babcock Ranch, FL 33982

Client/Conctractor:
Mcshane Bell Company
11460 Dorset Road
Maryland Heights MO 63043

ISSUE HISTORY:

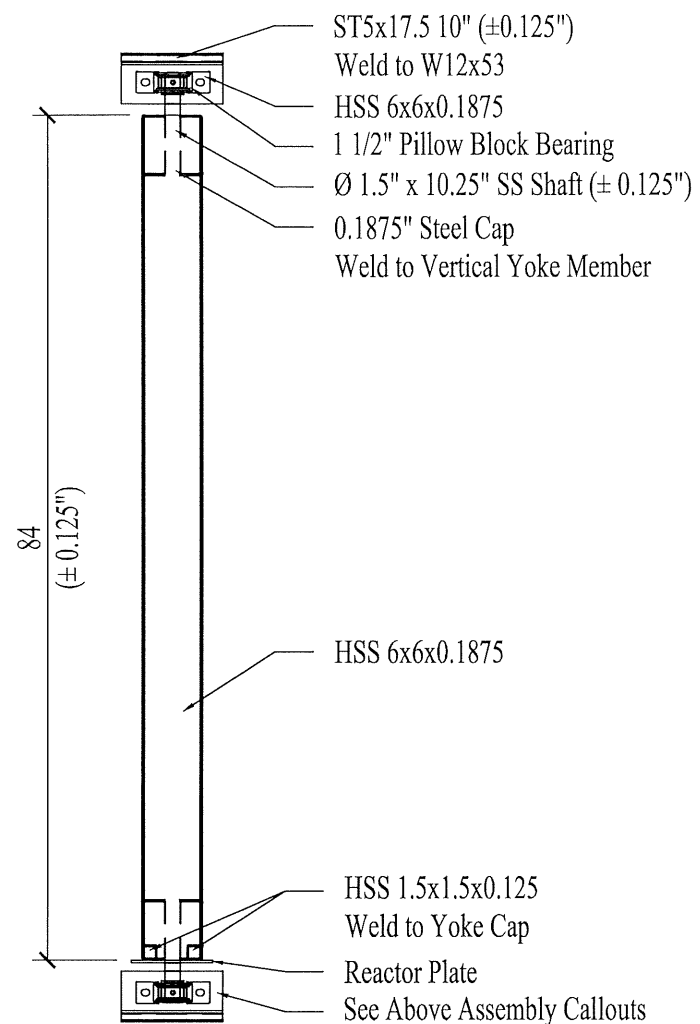
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1	08/03/21	Permit Set
2	09/08/21	Bell Yoke

SHEET:
CONNECTION DETAILS

S501

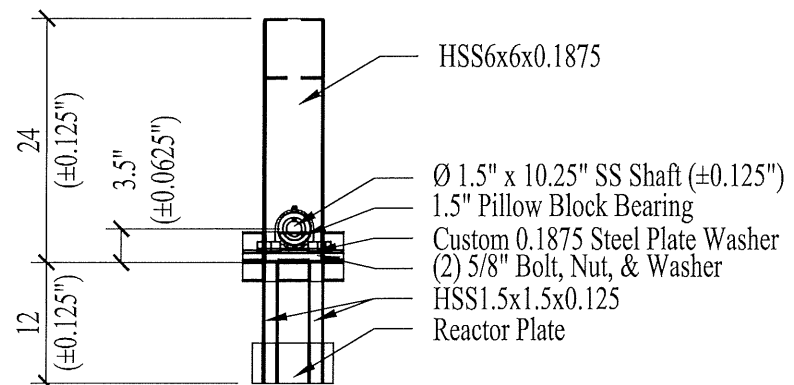
DESIGNED BY: MTA
DRAWN BY: SRG
SHEET NUMBER: 4 of 4

Handwritten signature and date: 10/21/21



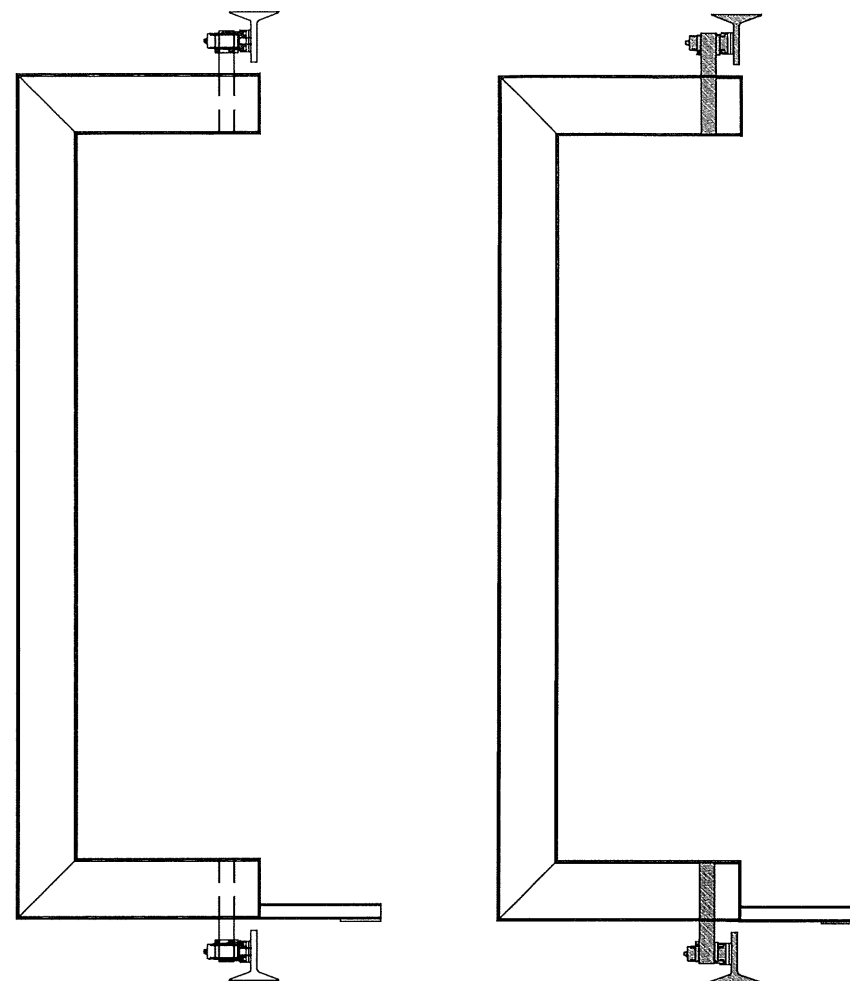
Bell Yoke Plan

1/2" = 1'-0"



Bell Yoke Side

1/2" = 1'-0"

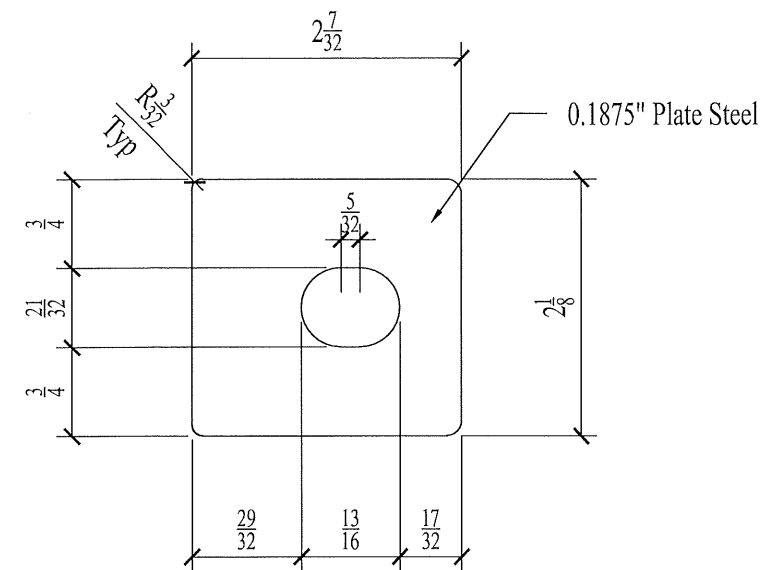


Bell Yoke Front

1/2" = 1'-0"

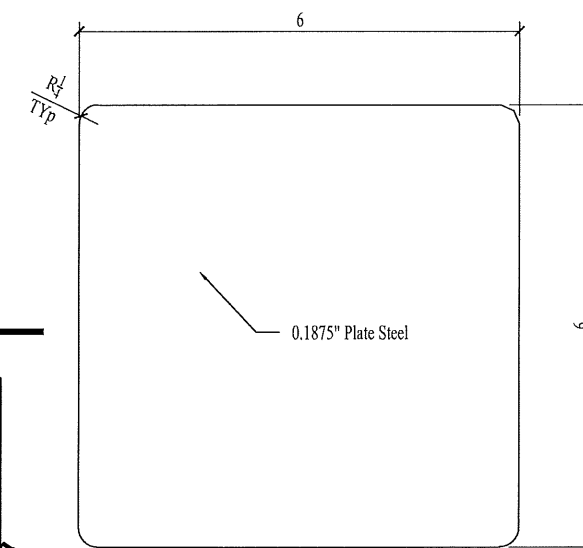
Bell Yoke Section

1/2" = 1'-0"



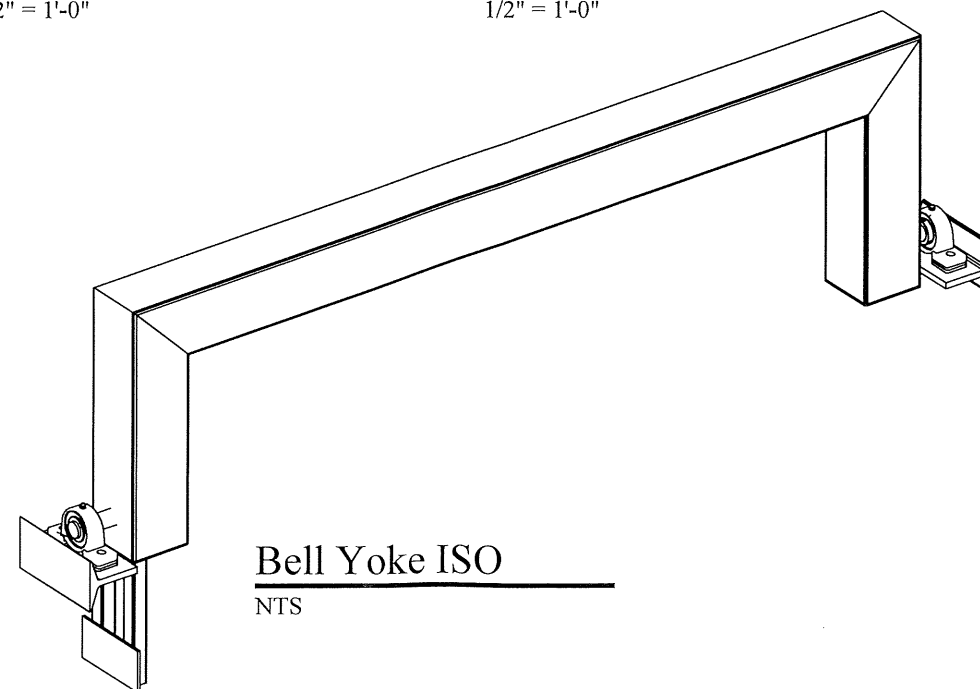
Custom Washer Plates

6" = 1'-0"



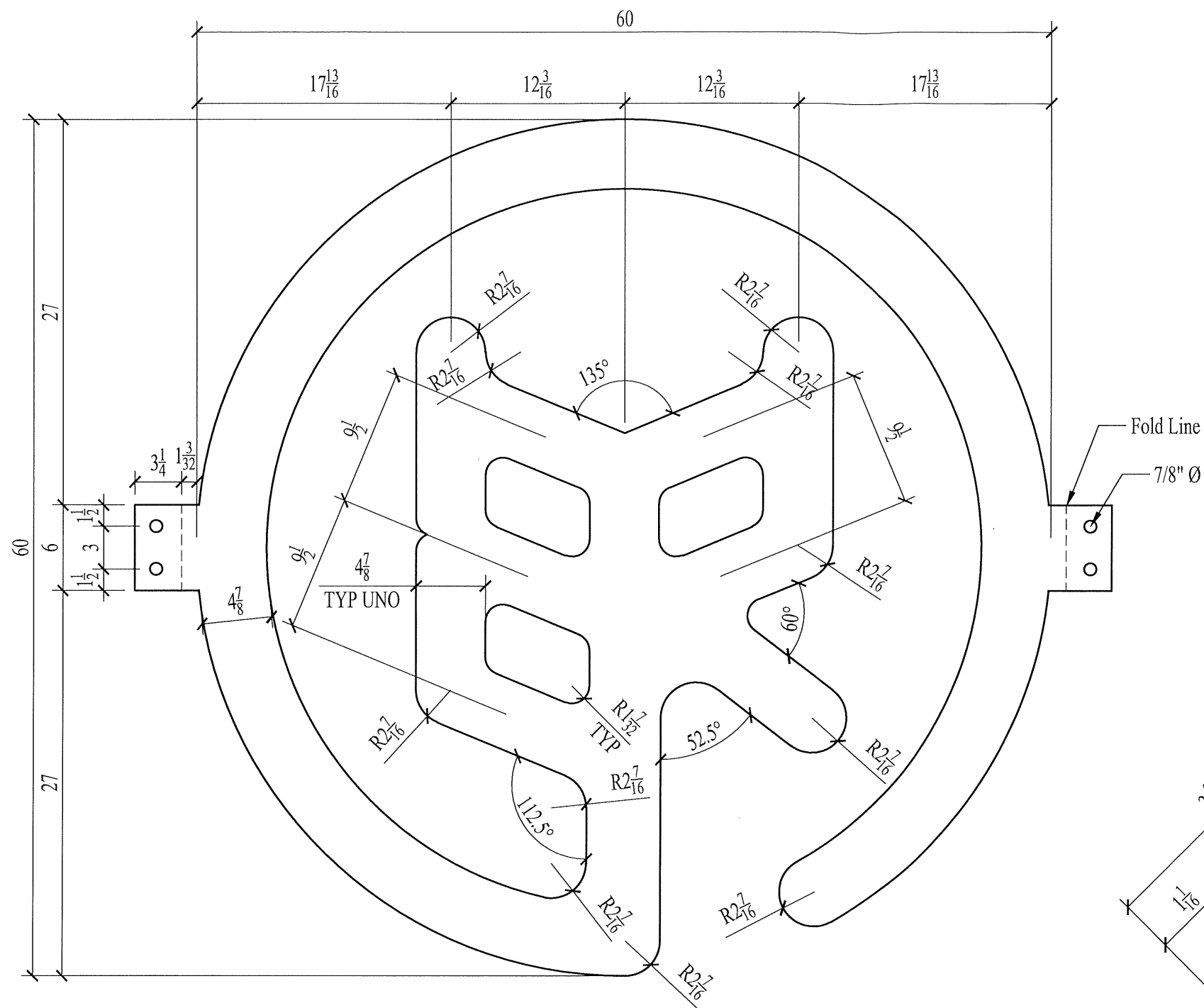
Yoke Cap Plate

6" = 1'-0"

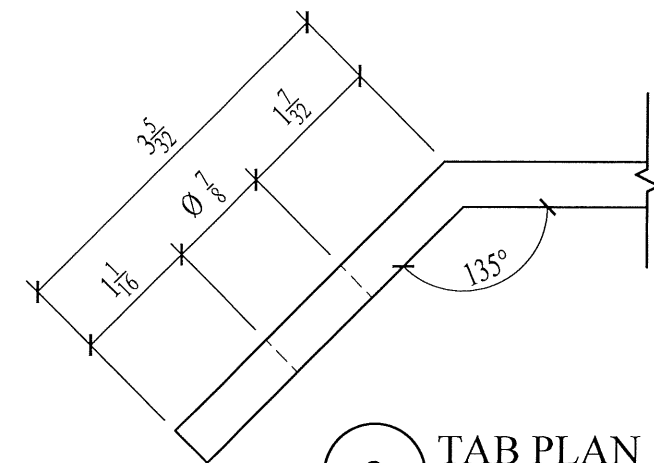


Bell Yoke ISO

NTS



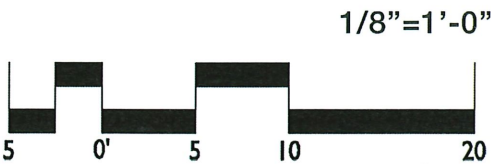
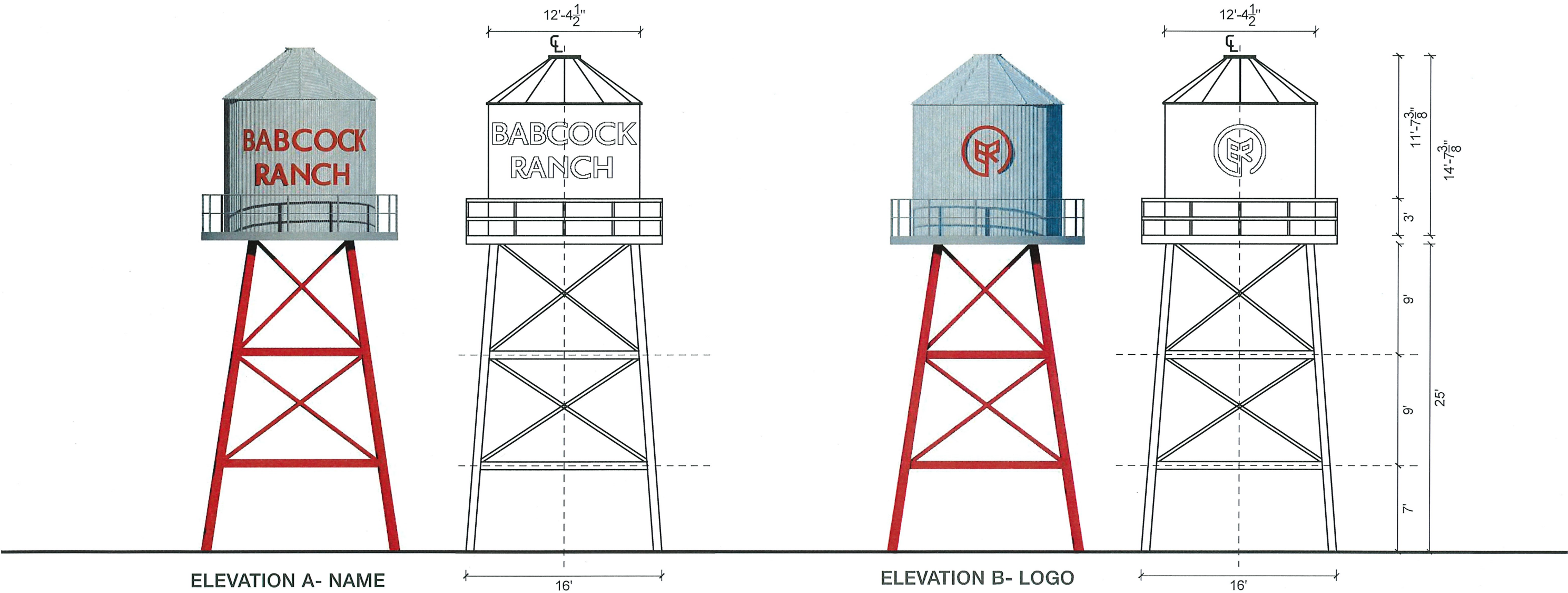
1 LOGO ELEVATION
1" = 1'-0"



2 TAB PLAN
6" = 1'-0"

WATER TOWER | SIGNAGE

WATER TOWER ILLUSTRATIVE & DETAILED SECTION



ROUNDAABOUT #2 - WATER TOWER DETAILS

BABCOCK RANCH

PN 2021070 | 08.22.2022 | KITSON & PARTNERS



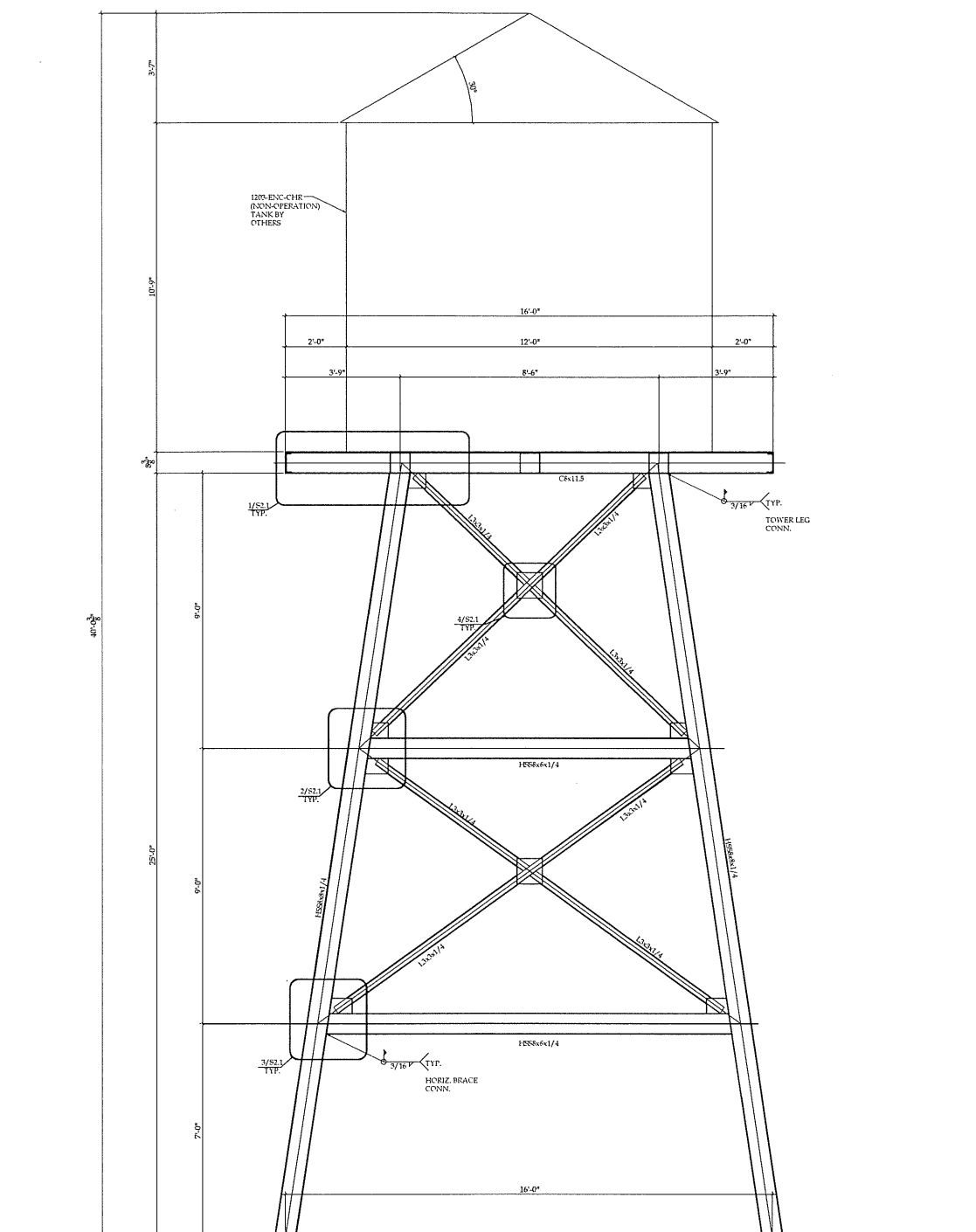
BABCOCK RANCH, FLORIDA | 10

LandDesign.

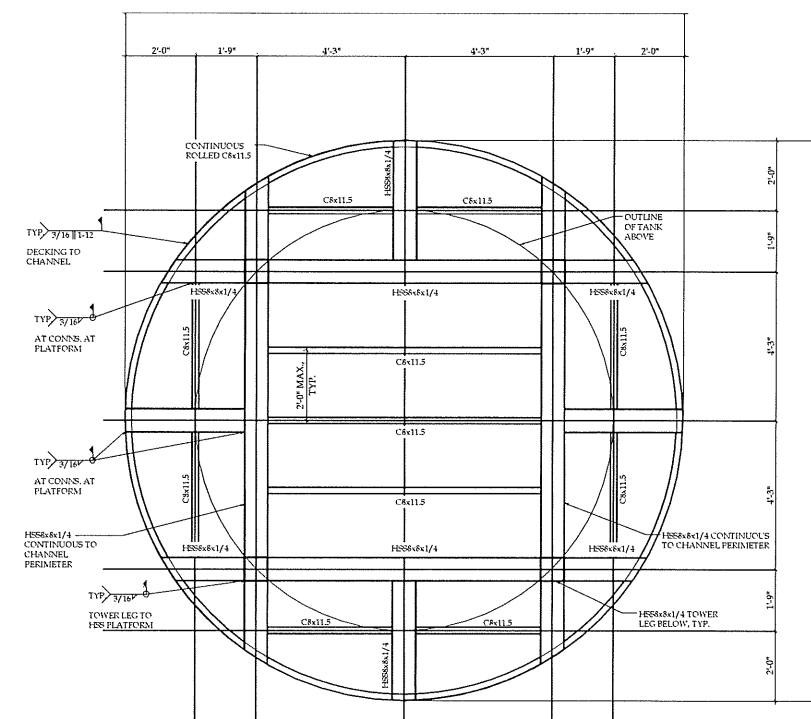
3/27/23



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
JUSTIN T. BILLODEAU (FL P.E.
#77394) ON NOVEMBER 16, 2022.



1. TOWER ELEVATION

$$3/16'' = 1'-0''$$


2. PLATFORM FRMG. PLAN

$$3/16'' = 1'-0''$$

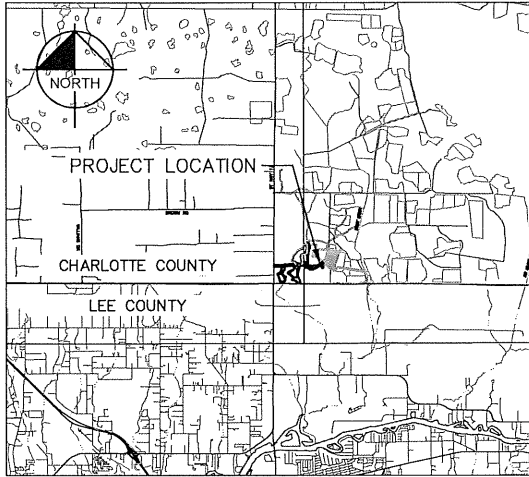
mi
3/29/23

DATE	08/11/22
PROJECT NO.	22084
REVISIONS	
1	11/16/22

TOWER ELEVATION
AND FRAMING PLAN

S2

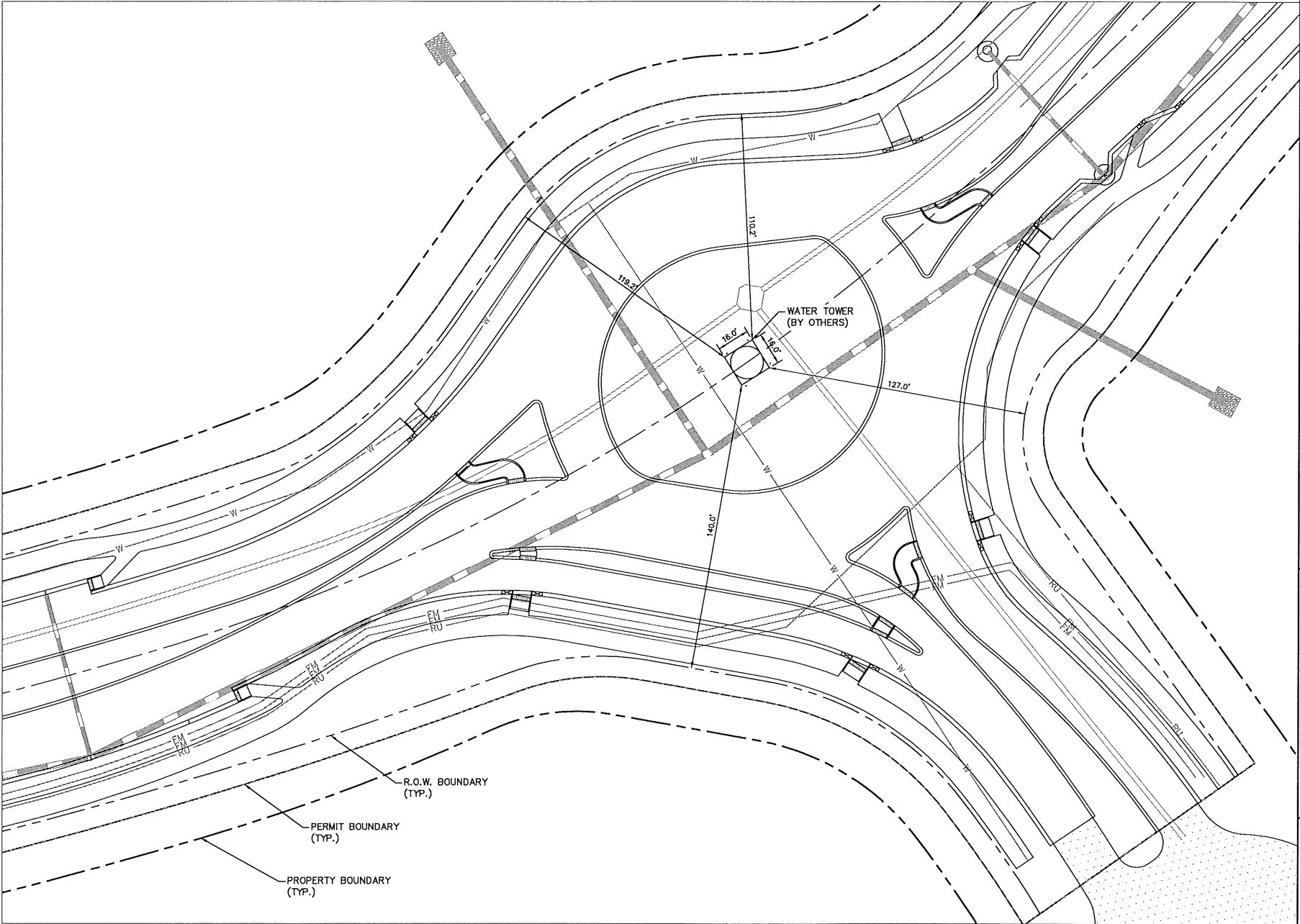
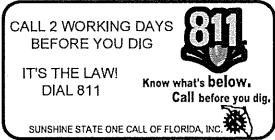
3 OF 4



LOCATION MAP
N.T.S.

GENERAL NOTES

- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.



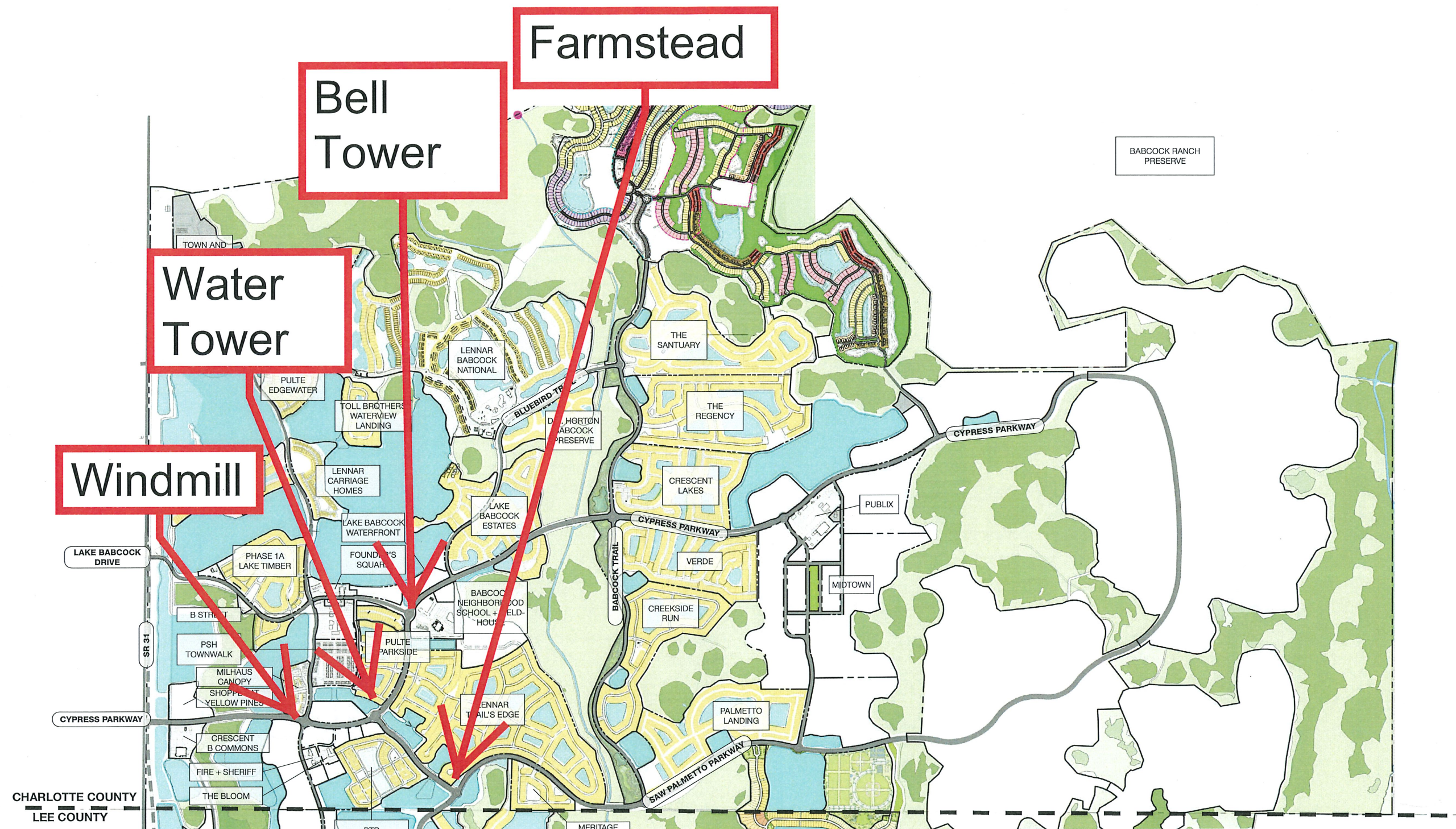
WATER TOWER

TRACT A - LAKE A400-02, A400-05, A400-13, A800-02 SPINE ROAD DD & GG		FLORIDA	
PREPARED FOR BABCOCK PROPERTY HOLDINGS, L.L.C.		CHARLOTTE COUNTY	
SHEET NUMBER		EX-1	
KHA PROJECT 148051080		KHA PROJECT 148051080	
DATE NOVEMBER 2022		DATE NOVEMBER 2022	
SCALE AS SHOWN		SCALE AS SHOWN	
DESIGNED BY KHA		DESIGNED BY KHA	
DRAWN BY KHA		DRAWN BY KHA	
CHECKED BY KHA		CHECKED BY KHA	
DATE		DATE	
LISCENSED PROFESSIONAL		LISCENSED PROFESSIONAL	
DAVID MERCER, P.E.		DAVID MERCER, P.E.	
FLORIDA LICENSE NUMBER 90785		FLORIDA LICENSE NUMBER 90785	
KIMLEY-HORN		KIMLEY-HORN	
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 PHONE: 239-271-2650 FAX: 941-379-4352 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901 PHONE: 239-271-2650 FAX: 941-379-4352 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108	
REVISIONS		REVISIONS	
DATE		DATE	
BY		BY	

EXHIBIT "B"

Architectural Features General Locations

AC 10/21/21



SK
3/29/23