

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

Updated July 17, 2026

A handwritten signature in black ink, appearing to be 'M' or 'M.' followed by a flourish.

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 17 day of July, 2026.



Shaun Cullinan
Planning and Zoning Official

EXHIBIT "A"

Architectural Features


7/17/26


11/21/23

EXHIBIT "A-1"

Roundabout #1

The Windmill

WV
7/17/26
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 = 134 MPH (BASIC)

(3 SECOND GUST) 1' C' EXPOSURE

IMPORTANCE CATEGORY = I

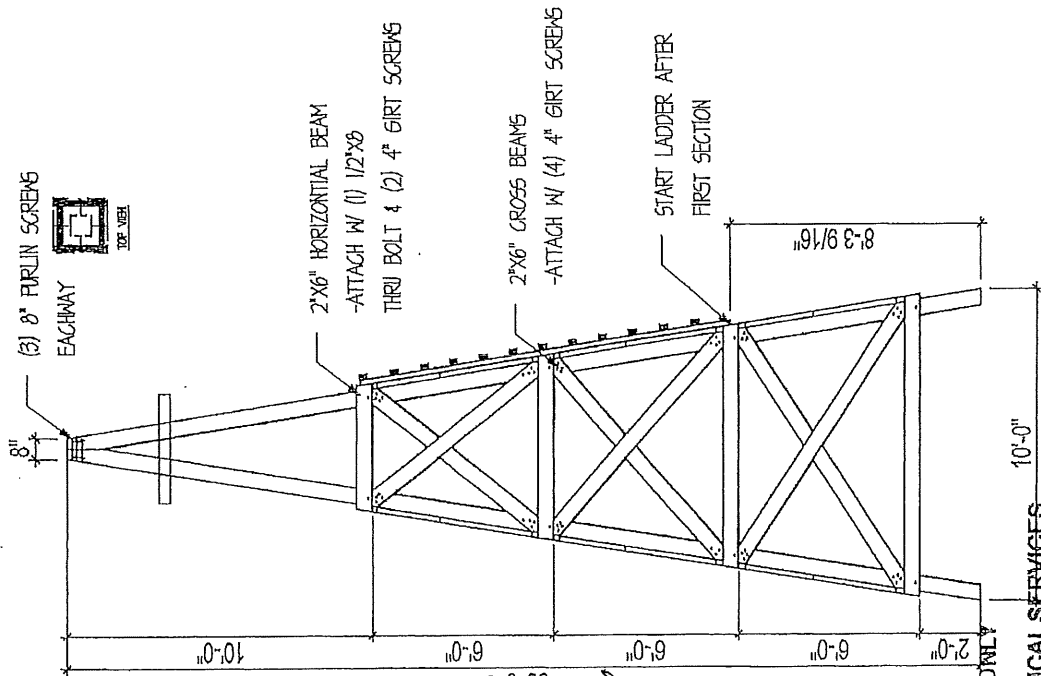
PROJECT LOCATION

ADDRESS: TRACT A-31, BABCOCK RANCH COMMUNITY CYPRESS PARKWAY
BABCOCK, FL 33482

WOOD TYPE

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

CERTIFICATE OF AUTHORIZATION #26086



STRUCTURAL DETAILS ONLY
DESIGNED BY
ENGINEERING & TECHNICAL SERVICES

WINDMILL DETAIL

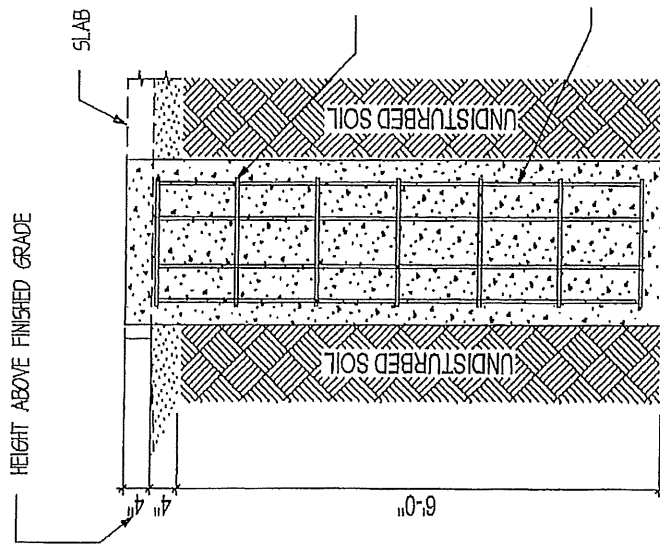
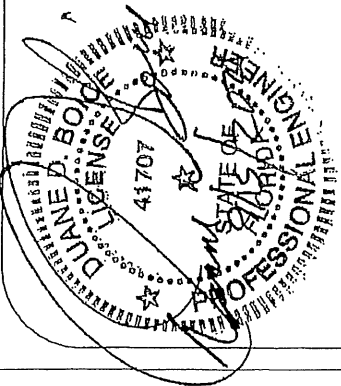
CUSTOMER: DAVID MERCER
JOB CODE: DME621-1

SAND CREEK POST & BEAM
116 W. 1st ST.
WAYNE, NE 68787
PH: (402) 833-5600
Toll-free: 1 888-489-1689
E-mail: sandcreekpost@comcast.net

SAND CREEK
Post & Beam

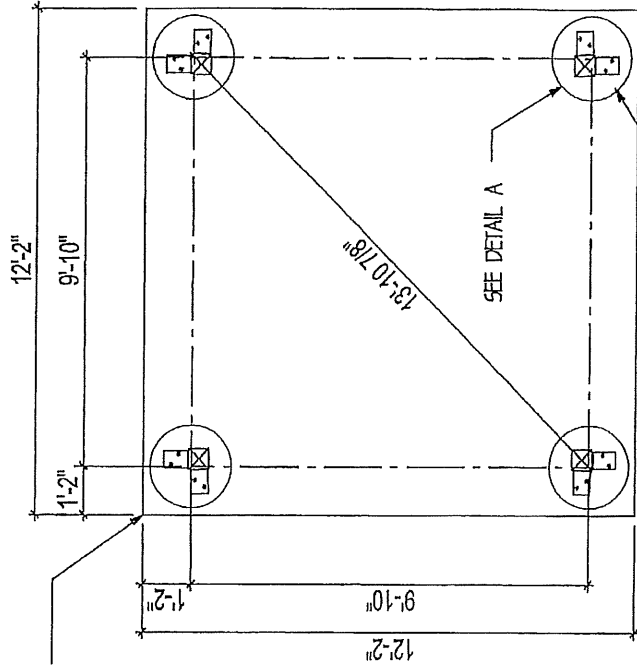
10/21/21

11/21/23
7/17/26



PIER DETAIL

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



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

FOUNDATION PLAN

SCALE: 1/4" = 1'

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

STRUCTURAL DETAILS ONLY
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ENGINEERING & TECHNICAL SERVICES

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

STATE OF AUTHORIZATION #22222

SAND CREEK
Post & Beam

SAND CREEK POST & BEAM
116 W. 1st. St.
WAYNE, NE 68787
PH: (402) 633-5600
Toll-free: 1 888-489-1680
E-mail: sandcreekpost@compnet.com

CUSTOMER: DAVID MERCER
JOB CODE: DME62-H

2

11/21/23
7/17/26

20/21/23

STRUCTURAL DETAILS ONLY

DESIGNED BY
ENGINEERING & TECHNICAL SERVICES

JANE D. BOICE, P.E.

L.P.E. LICENSE #41707

ENGINEERING & TECHNICAL SERVICES INC

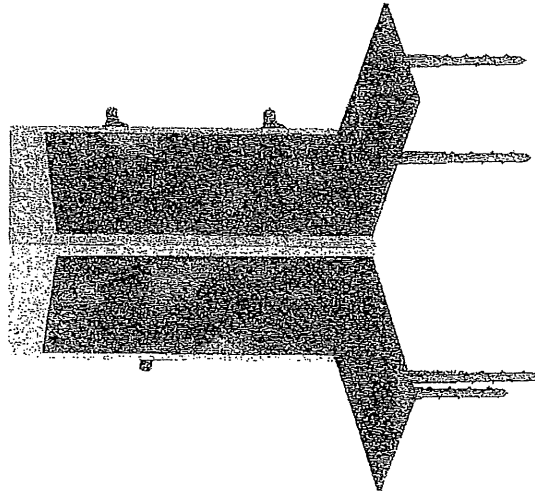
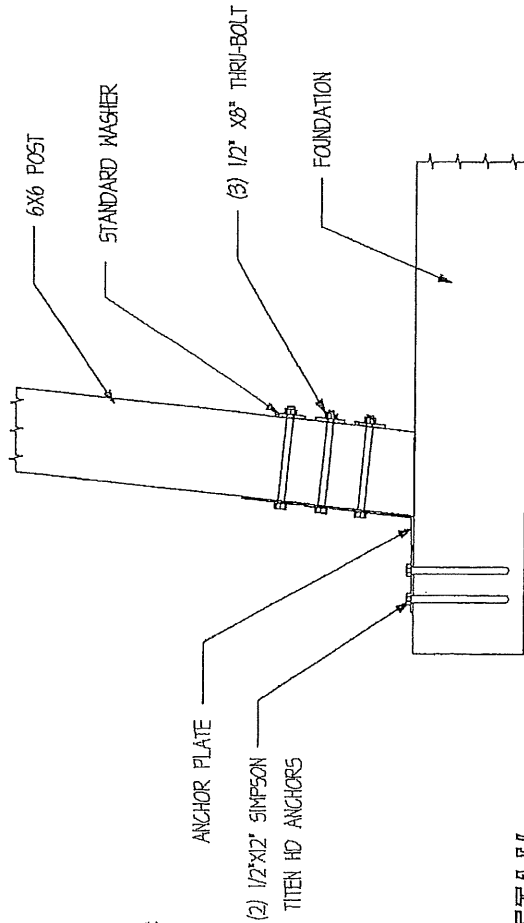
27121 469TH AVE

TEA, SD 57064

CERTIFICATE OF AUTHORIZATION #28086



POST ATTACHMENT DETAIL



SCREW ANCHOR INFORMATION



SIMPSON TITEN HD 1/2"x12"

SCREW ANCHOR BOLT

16G-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) 837-5600
Toll-free: 1 800-489-1600
E-mail: sandcreekpost@compnet.com

CUSTOMER: DAVID MERCER
JOB CODE: DME621-H

3

12/21/23
7/17/24

10/21/21

10/21/21

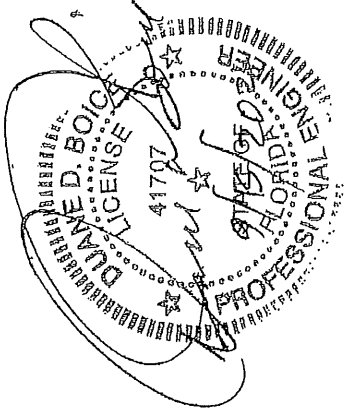
11/21/23
7/17/26

SAND CREEK
Post & Beam

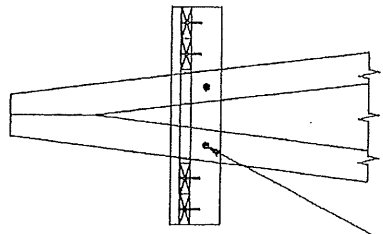
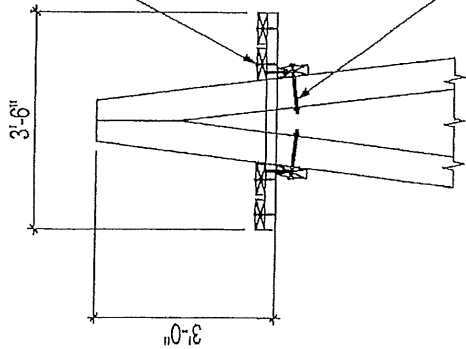
SAND CREEK POST & BEAM
116 W. 1st St.
WAYNE, NE 68787
PH: (402) 833-5600
Toll-free: 1 800-489-1680
E-mail: sandcreekpost@compnet.com

CUSTOMER: DAVID MERCER
JOB CODE: DME62H

4

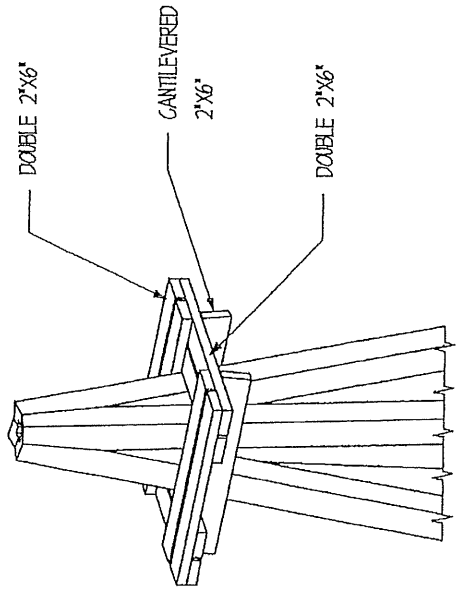


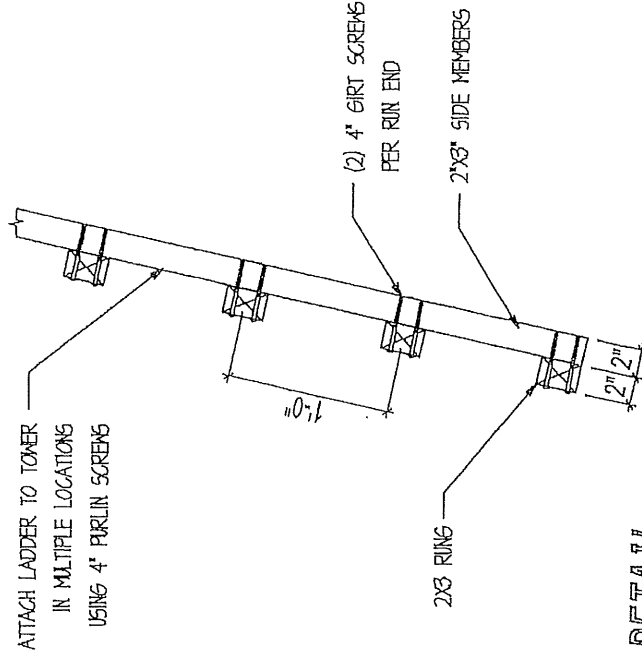
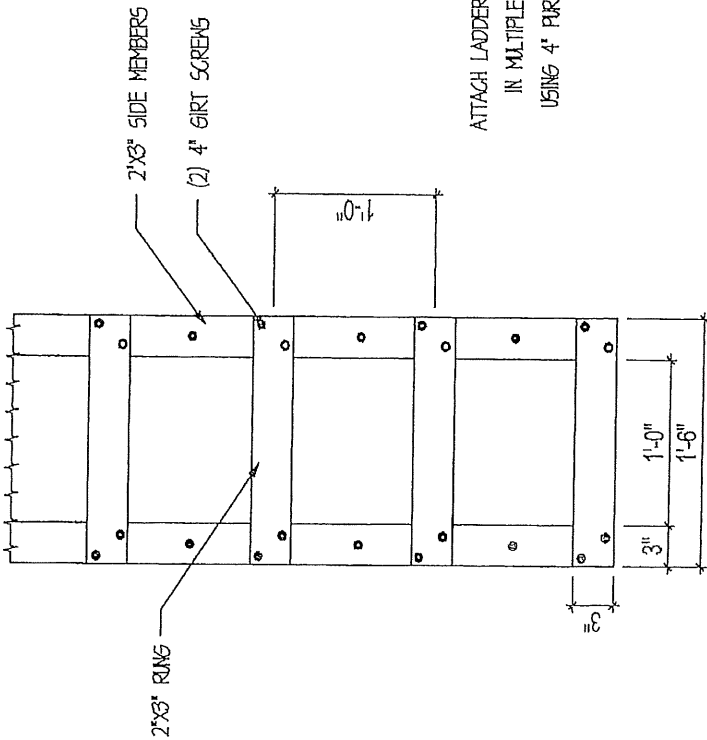
4" FURLIN SCREWS TYP.
(2) PER CONNECTION
(80) TOTAL SCREWS



1/2" HEX BOLTS

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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 #26086





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 ENGINEERING & TECHNICAL SERVICES
 DUANE D. BOICE, P.E.
 FL PE LICENSE #41707
 ENGINEERING & TECHNICAL SERVICES INC
 27121 468TH AVE
 TEA, SD 57064
 CERTIFICATE OF AUTHORIZATION #260086

LADDER DETAIL

	CUSTOMER: DAVID MERCER JOB CODE: DME621-1	SAND CREEK POST & BEAM 116 W. 1st St. WAYNE, NE 68787 PH: (402) 833-5600 Toll Free: 1 888-469-1680 E-mail: sandcreekpost@compdnt.com
	SAND CREEK POST & BEAM	

5

11/21/23
 7/17/26

AC 10/21/

EXHIBIT "A-2"

Roundabout #2

The Bell Tower

AM

11/21/23

AM 7/17/26

1.1. Construction Means and Methods;

- ## 12. Submittals

- [illegible]

[illegible]

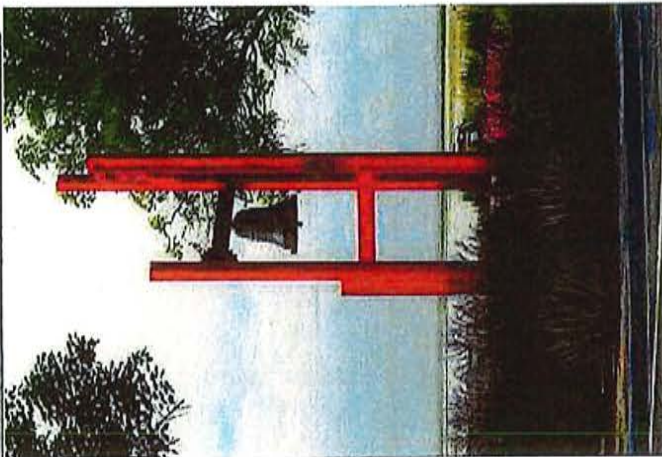
vertical drawings are not a set of stand-alone construction documents. These drawings must only be used in connection with horizontal and other related disciplines. The reason is that the drawings are not coordinated between the structural, architectural, and mechanical disciplines. Any discrepancy between the drawings must be brought to the Architect's attention.

Project Location

Vicinity Map



Lake Babcock Drive & Cypress Parkway
Babcock Ranch, Florida 33982



SCS Cover Sheet
 S101 Plans
 S201 Elevations
 S301 Connection Details

Parcel Map

SCS Cover Sheet
 S101 Plans
 S201 Elevations
 S301 Connection Details

[illegible]

Contractors to comply with all permitting regulations and requirements, including OSHA regulations. *NCR put 15% for construction industry. *Dewberry sold its Radiant or Metrop in agency without selling contract from 1990 to 1995. *NCR Corp. LLC, for changes to drawing plans issued at 5000 Corp LLC. *Representatives of the firms for these divisions is not provided.



MODERATED THE BET AL HARASHI
Structural Engineer
FL License #17101
FPO-027875

Trifluoromethane and ethanol in this study indicate that the two ligands are present in the active population of the catalyst. The proposed active species is shown only as the above. Other species may be present in the reaction mixture and the mechanism of the reaction is not yet clear. The authors are grateful to the National Natural Science Foundation of China for the financial support of this work.

AL-IMAN Group, LLC
Architectural & Engineering • Construction
2318 Woodburn Road, #140077
Saint Louis, MO 63114
Office: 314.739.0515
Fax: 231.599.0377
al_iman@al-iman.com
www.al-iman.com
AEC Project #21.415.01
License # 2002004235
Exp. Date: 12/31/2012

Project:
**Babcock Ranch Bell
Tower**

Babeck Ranch, FL 33982

Machine Bell Company
11450 Dorset Road
Maryland Heights MO 63047

ISSUE HISTORY:	
CD DATE	DESCRIPTION
1/28/01	Process Act
01/28/02	Bill Title

SHEET:
COVER SHEET

225

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

10/21/21

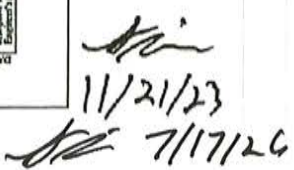
7/17/20

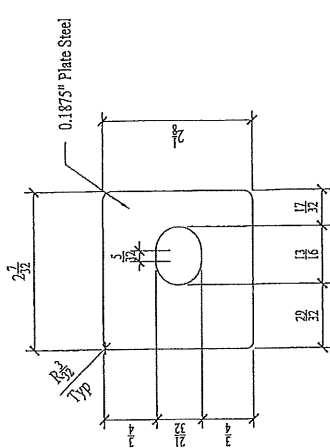


Construction is comply with all permitting regulations and requirements including OSHA regulations 29CFR part 303 for construction industry. Drawing "old" if Modified or Making in survey without return report from AT-NASCamp LLC. For changes in drawing please contact AT-NASCamp LLC.

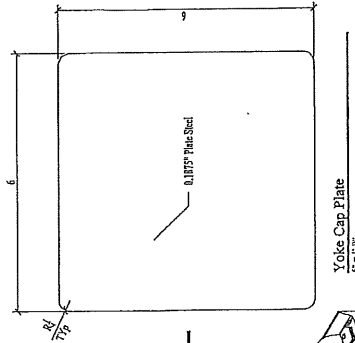
S201

11/2/23
7/17/26

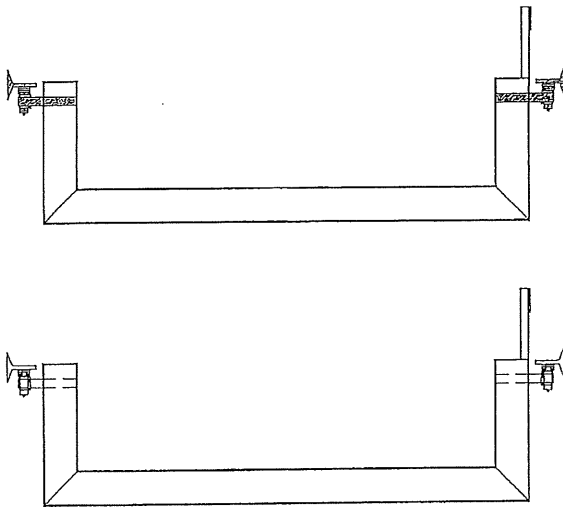




Custom Washer Plates
6" = 1'-0"

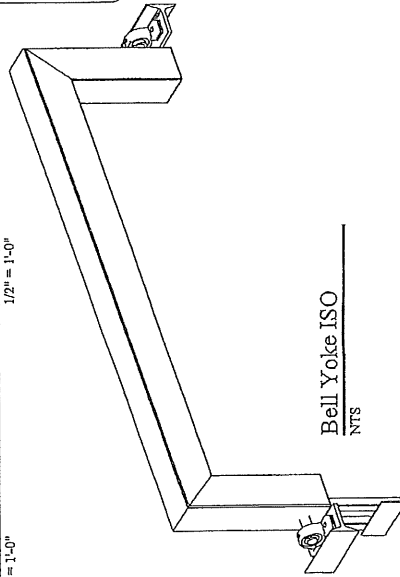


Yoke Cap Plate
6" = 1'-0"

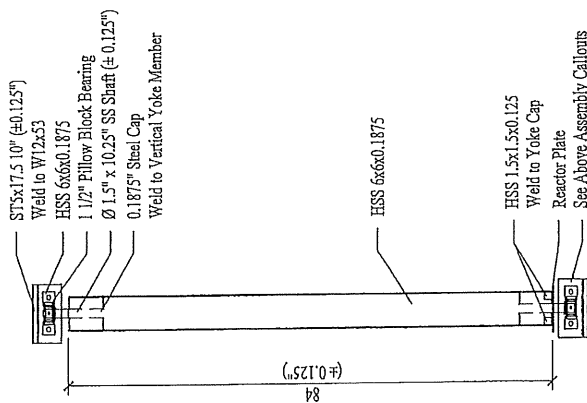


Bell Yoke Front
1/2" = 1'-0"

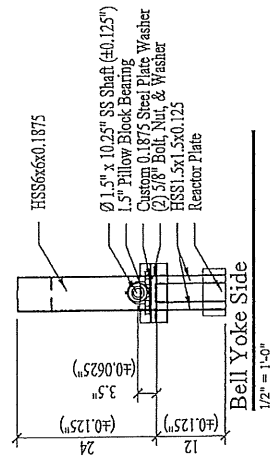
Bell Yoke Section
1/2" = 1'-0"



Bell Yoke ISO
NTS



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

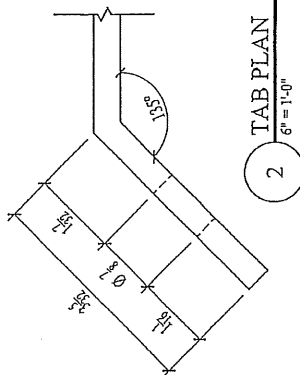
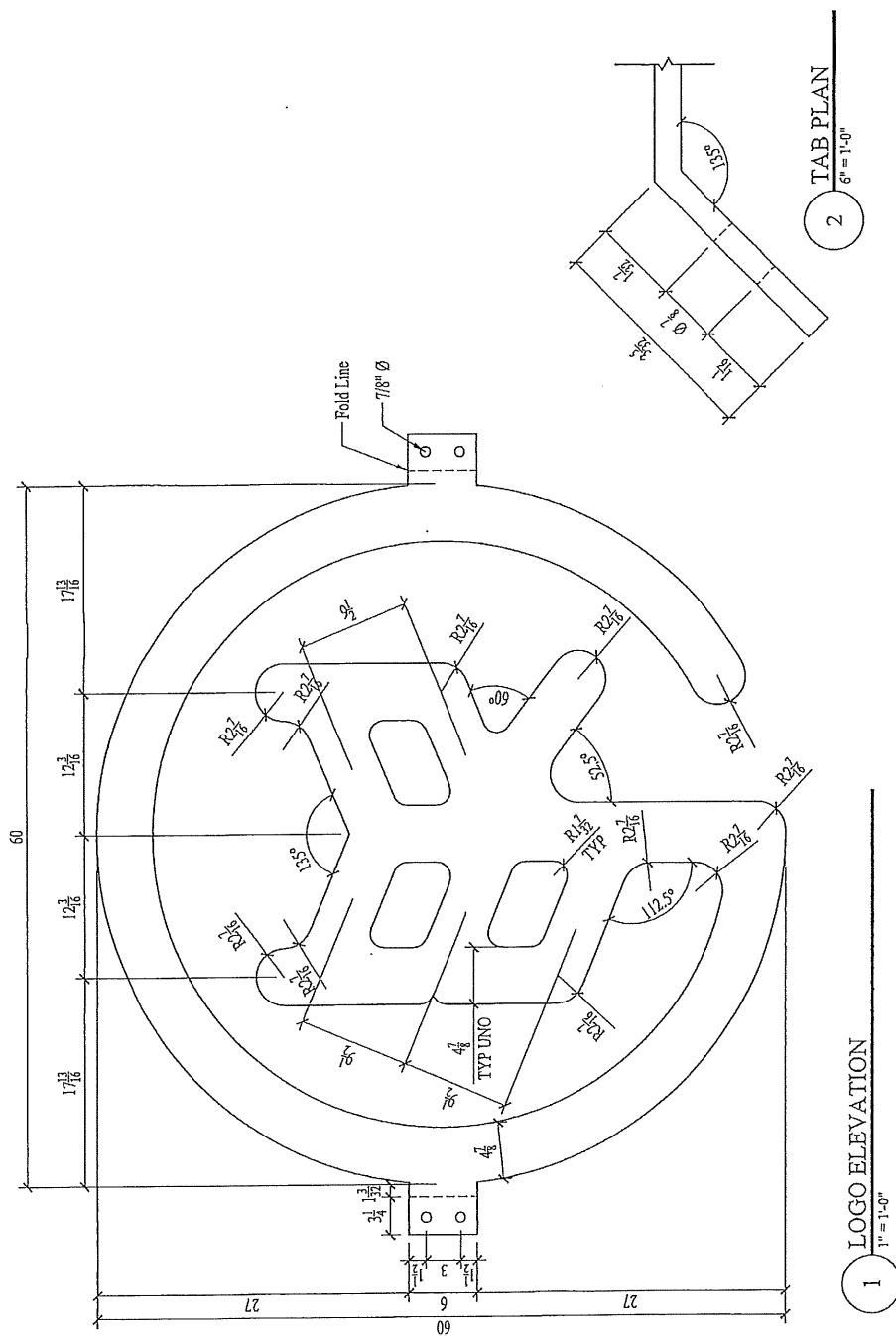


Bell Yoke Side
1/2" = 1'-0"

10/21/21

11/21/23
7/17/26

10/21/21



DATE: September 8, 2021

11/21/23

EXHIBIT "A-3"

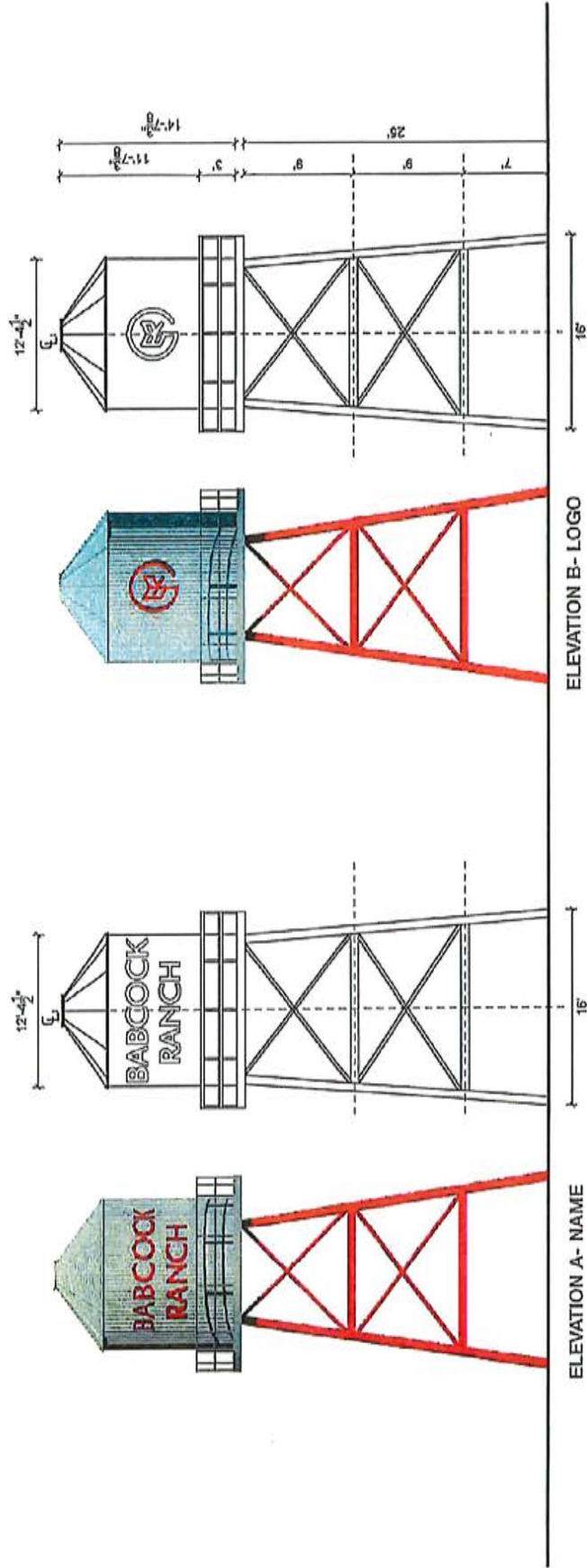
Roundabout #3

The Water Tower

AC
11/21/23
ME 7/17/26

WATER TOWER | SIGNAGE

WATER TOWER ILLUSTRATIVE & DETAILED SECTION



mi 3/21/23

ROUNDABOUT #2 - WATER TOWER DETAILS
BABCOCK RANCH

PN 2021070 | 08.22.2022 | KITSON & PARTNERS

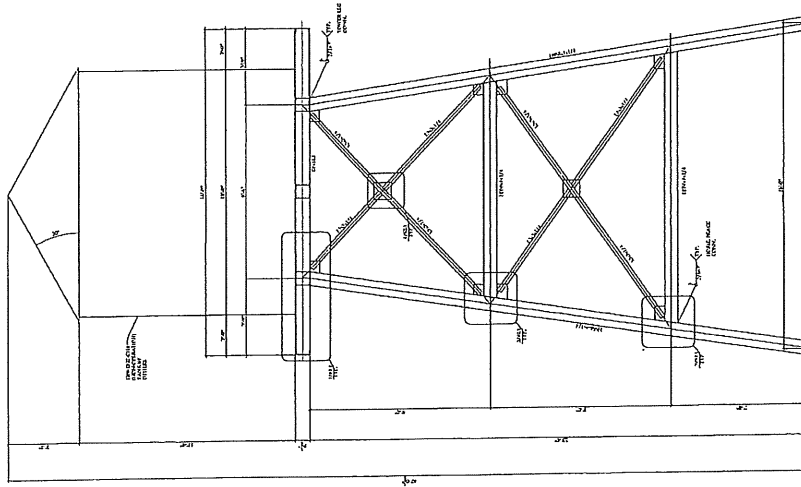
LandDesign.

BABCOCK RANCH, FLORIDA | 10

mi
11/21/23
mi
7/17/26

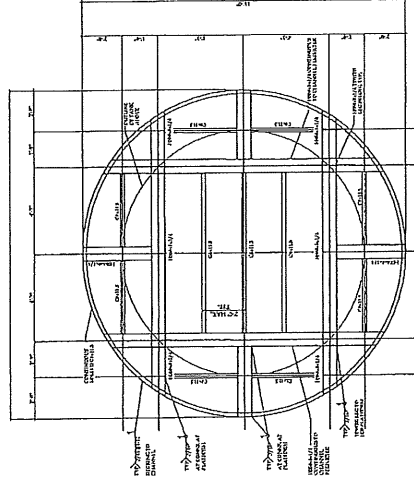
FRAMING NOTES:

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



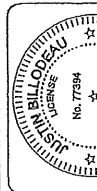
1. TOWER ELEVATION

3/16" = 1'-0"



2. PLATFORM FRMG. PLAN

3/16" = 1'-0"



Justin T. Bilodeau
Professional Engineer
State of Texas
No. 73384
Valid Until November 14, 2022

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

DATE 08/11/22
PROJECT NO. 22084
REVISIONS 11/14/22

TOWER ELEVATION
AND FRAMING PLAN
S2
3 OF 4

Handwritten signature and date:
3/29/23

Handwritten notes at bottom right:
11/21/23
7/17/26

Handwritten:
 11/21/23
 7/17/26

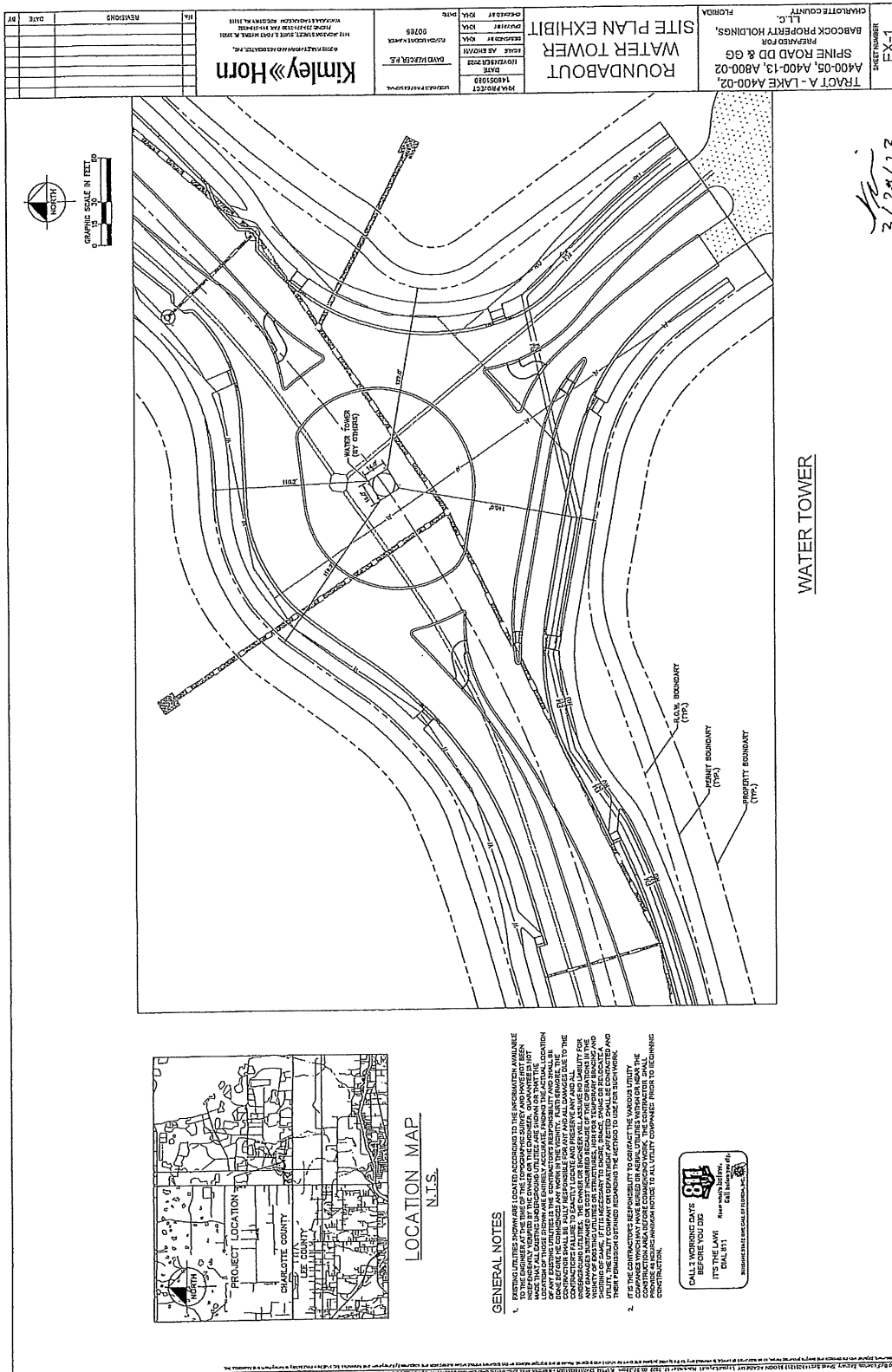


EXHIBIT "A-4"

Roundabout #5

The Farmstead

di
11/21/23
mi 7/17/26

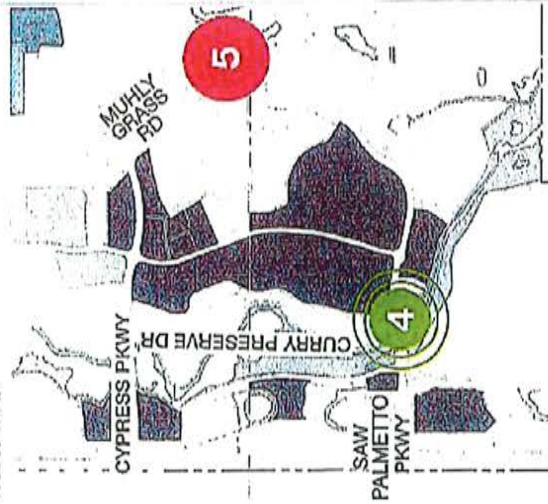
ROUNDABOUT #5 THE RANCH

PALMETTO PKWY + MUHLY GRASS RD

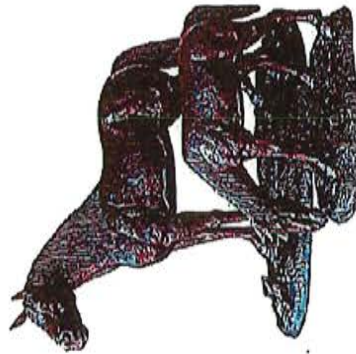


BRONZE SCULPTURES

CONTEXT MAP



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



ROUNDABOUT UPDATE - #5

BABCOCK RANCH

PH 202-1070 | 02.05.2023 | KITSON & PARTNERS

LandDesign.



BABCOCK RANCH, FLORIDA | 5.2

11/21/23
7/17/26

SCHEMATIC DESIGN DOCUMENTS FOR:

KITSON & PARTNERS

BABCOCK RANCH ROUNDABOUTS - #5 FARMSTEAD

INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD

DATE: MM/DD/YYYY

studio+
ARCHITECTURAL
1001 TOWN CENTER PLAZA, SUITE 100
CAUFORD, TEXAS 75840
PHONE: 409.391.1234

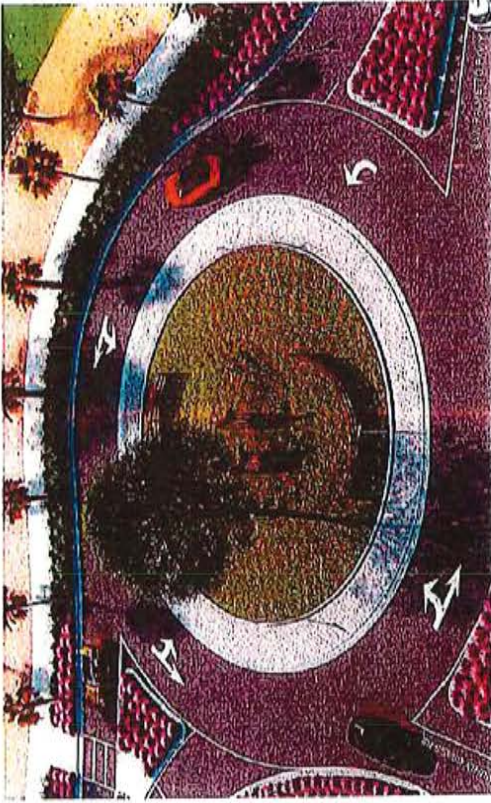
KITSON
PARTNERS
1001 TOWN CENTER PLAZA, SUITE 100
CAUFORD, TEXAS 75840
PHONE: 409.391.1234

DEANUS CLARK
ARCHITECT
1001 TOWN CENTER PLAZA, SUITE 100
CAUFORD, TEXAS 75840
PHONE: 409.391.1234

BABCOCK RANCH
FARMSTEAD
1001 TOWN CENTER PLAZA, SUITE 100
CAUFORD, TEXAS 75840
PHONE: 409.391.1234

Kimley-Horn
CONSULTANTS
1001 TOWN CENTER PLAZA, SUITE 100
CAUFORD, TEXAS 75840
PHONE: 409.391.1234

SHEET INDEX		DATE	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD	2	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD
3	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD	4	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD
5	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD	6	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD
7	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD	8	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD
9	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD	10	INTERSECTION OF SAW PALMETTO PKWY + MUHLIY GRASS RD



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
2	
3	
4	
5	
6	
7	
8	
9	
10	

NOT FOR CONSTRUCTION

DATE: 11/21/23
PROJECT TITLE:
KITSON & PARTNERS
BABCOCK RANCH
ROUNDABOUTS - #5
FARMSTEAD
PROJECT ADDRESS:
INTERSECTION OF SAW PALMETTO PKWY
+ MUHLIY GRASS RD
PROJECT NUMBER:
ISSUE DATE:
11/21/23
SHEET TITLE:
COVER SHEET
G-001.5

DEFERRED SUBMITTALS, FBC-B 107.3.4.1

REVISIONS OF ANY SUBMITTAL SHALL HAVE THE APPROVAL OF THE
DESIGNER AND THE ENGINEER. THE ENGINEER SHALL REVIEW AND
APPROVE ALL SUBMITTALS. THE ENGINEER SHALL REVIEW AND
APPROVE ALL SUBMITTALS. THE ENGINEER SHALL REVIEW AND
APPROVE ALL SUBMITTALS.

REVISIONS OF ANY SUBMITTAL SHALL HAVE THE APPROVAL OF THE
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DESIGNER AND THE ENGINEER. THE ENGINEER SHALL REVIEW AND
APPROVE ALL SUBMITTALS. THE ENGINEER SHALL REVIEW AND
APPROVE ALL SUBMITTALS. THE ENGINEER SHALL REVIEW AND
APPROVE ALL SUBMITTALS.



Shi

11/21/23
7/17/26

studio+
1001 TOWN CENTER BLVD, SUITE 100
DALLAS, TEXAS 75201
TEL: 214.760.1234
WWW.STUDIOPLUS.COM

KITSON
PARTNERS

DEANGLUS DIAMOND
BABCOCK RANCH

Kimley-Horn
2005 POST STREET, STE. 201
DALLAS, TEXAS 75201
PHONE: 214.761.1200

NO.	REVISIONS	DATE

NOT FOR CONSTRUCTION

PROJECT TITLE:
KITSON & PARTNERS
BABCOCK RANCH
ROUNDABOUTS - #5
FARMSTEAD
PROJECT ADDRESS:
INTERSECTION OF SAN PABLO BLVD
& MOUNTAIN VIEW RD
PROJECT NUMBER:
PROJECT DATE:
PROJECT CITY:
PROJECT STATE:
PROJECT ZIP:

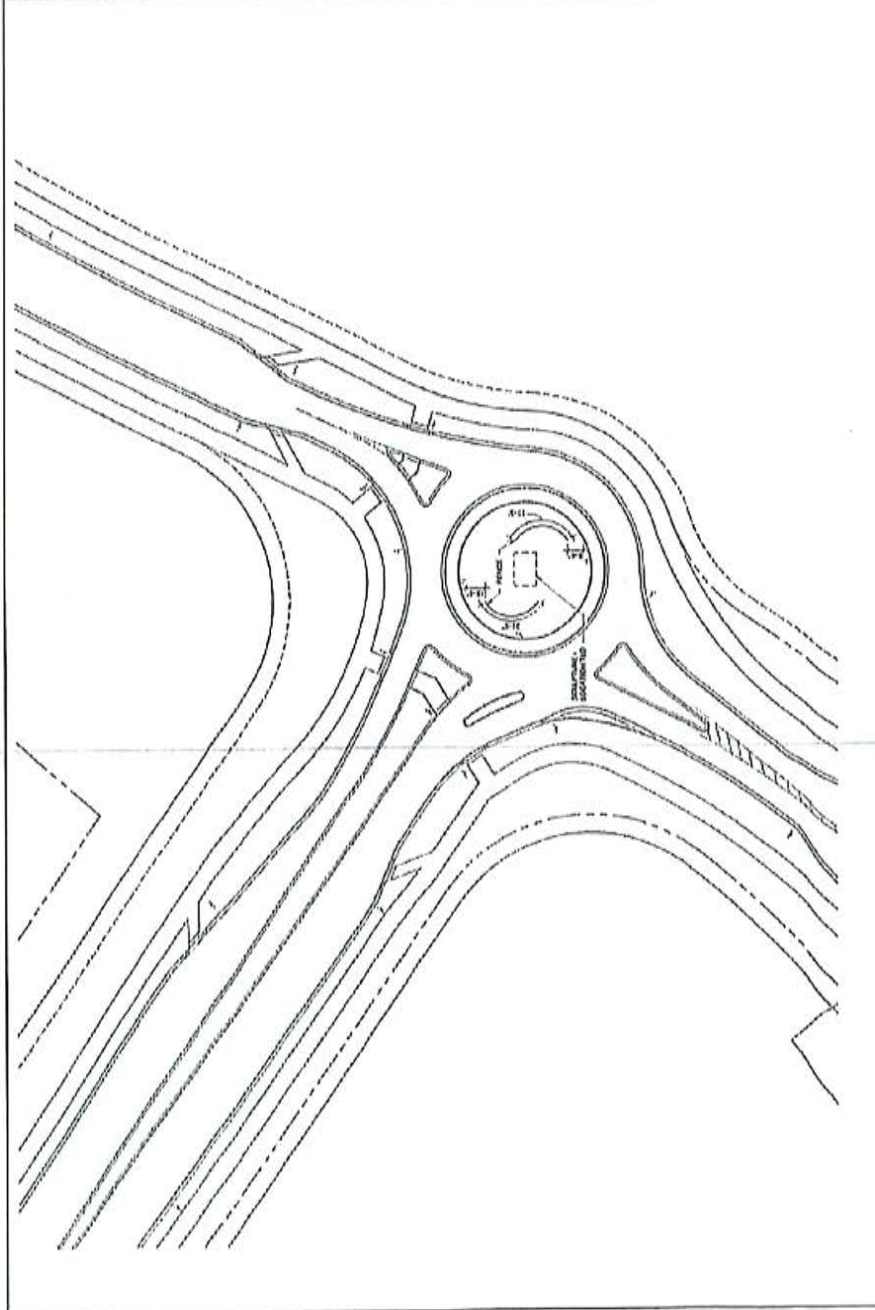
AS-101.5

SITE PLAN GENERAL NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES.
2. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE ROAD.
3. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE ROAD.

SITE PLAN LEGEND
--- DENSE VEGETATION
--- OPEN SPACE

KEYNOTES

KEY PLAN



RAS SITE PLAN

1

1" = 30'-0"

11/21/23

7/17/26

EXHIBIT "A-5"

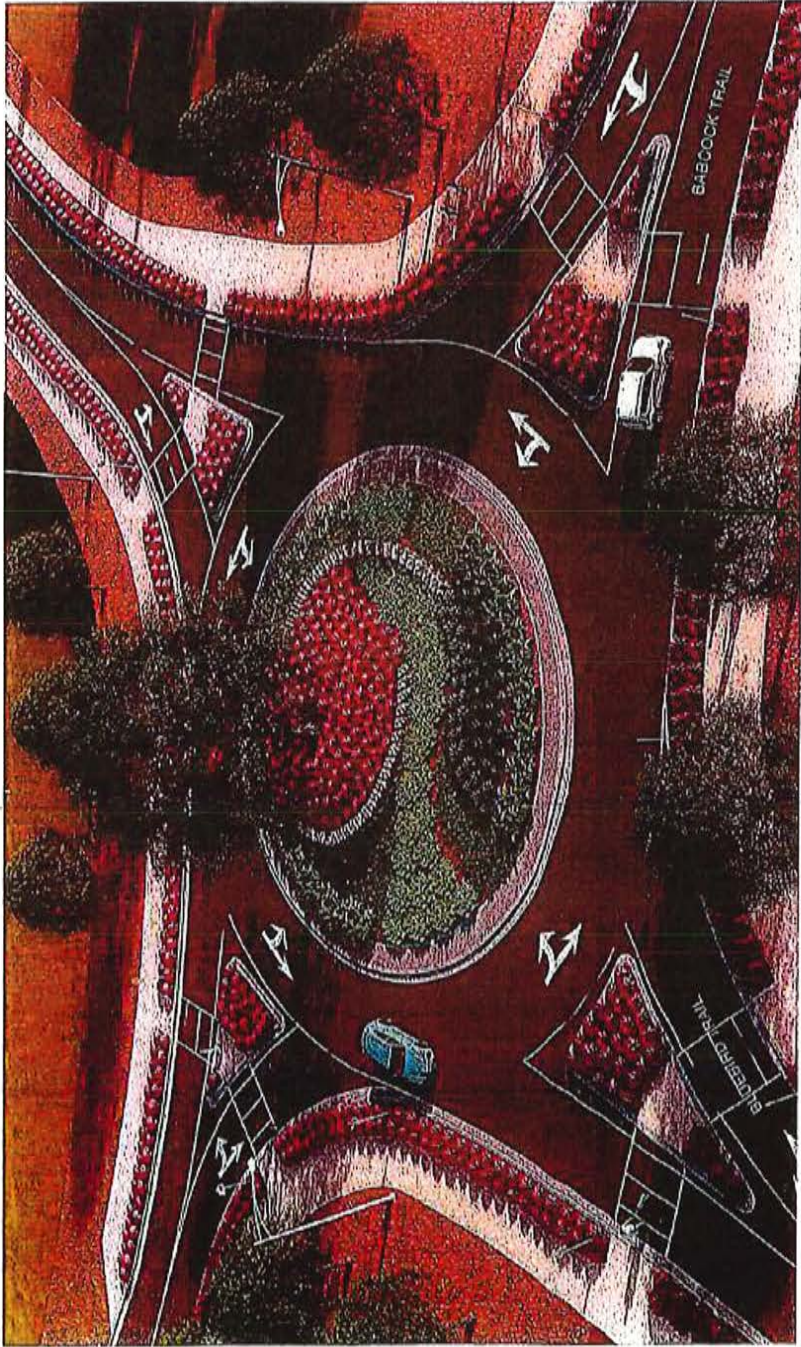
Roundabout #6

The Oak

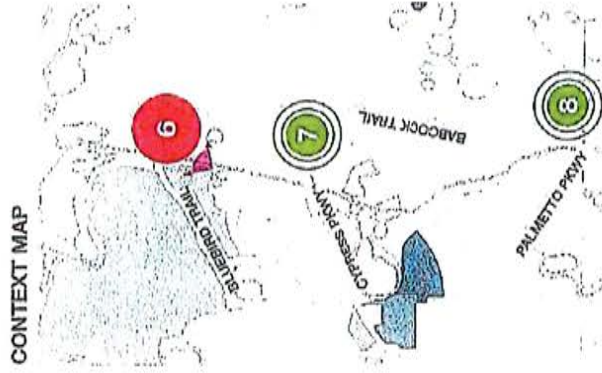
Ki
7/17/26
ai
11/21/23

ROUNDABOUT #6 THE OAK

○ BABCOCK TRAIL + BLUEBIRD TRAIL



CONTEXT MAP



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

LandDesign
BABCOCK RANCH, FLORIDA | 6.2

11/21/23

7/17/24

SCHEMATIC DESIGN DOCUMENTS FOR:
KITSON & PARTNERS
BABCOCK RANCH ROUNDABOUTS - #6 OAK
 INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL
 DATE: MM/DD/YYYY

studio+
 10011 10th Avenue, Suite 100, San Francisco, CA 94122
 (415) 774-1000 | www.studio10.com

KITSON
 PARTNERS
 10011 10th Avenue, Suite 100, San Francisco, CA 94122
 (415) 774-1000 | www.kitson.com

BABCOCK RANCH
 10011 10th Avenue, Suite 100, San Francisco, CA 94122
 (415) 774-1000 | www.babcockranch.com

Kimley-Horn
 10011 10th Avenue, Suite 100, San Francisco, CA 94122
 (415) 774-1000 | www.kimley-horn.com

SHEET INDEX

NO.	DESCRIPTION	DATE	BY	CHKD
1	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
2	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
3	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
4	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
5	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK

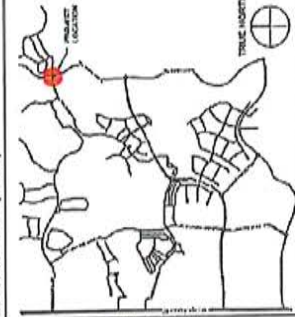


DEFERRED SUBMITTALS, FBC-B 107.3.4.1

REVISIONS OF ANY SUBMITTAL, FBC-B 107.3.4.1, MUST BE THE PRIOR APPROVAL OF THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL REVIEW AND APPROVE ALL SUBMITTALS FOR THE PROJECT. THE PROJECT ENGINEER SHALL REVIEW AND APPROVE ALL SUBMITTALS FOR THE PROJECT. THE PROJECT ENGINEER SHALL REVIEW AND APPROVE ALL SUBMITTALS FOR THE PROJECT.

NO.	DESCRIPTION	DATE	BY	CHKD
1	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
2	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
3	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
4	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
5	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK

LOCATION MAP (N.T.S.)



NO.	DESCRIPTION	DATE	BY	CHKD
1	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
2	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
3	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
4	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK
5	SCHEMATIC DESIGN DOCUMENTS FOR: KITSON & PARTNERS BABCOCK RANCH ROUNDABOUTS - #6 OAK INTERSECTION OF BABCOCK TRAIL + BLUEBIRD TRAIL	11/21/23	SK	SK

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

PROJECT ADDRESS
 INTERSECTION OF BABCOCK TRAIL +
 BLUEBIRD TRAIL

PROJECT NUMBER
 Project Number

PROJECT DATE
 PROJECT DATE

PROJECT TYPE
 PROJECT TYPE

PROJECT SHEET
 COVER SHEET

G-001.6

11/21/23

7/17/26

REVISION	DATE
1	11/21/23
2	7/17/26

NOT FOR CONSTRUCTION

PROJECT TITLE:
KITSON & PARTNERS
BABCOCK RANCH
ROUNDABOUTS - #5 OAK

PROJECT ADDRESS:
INTERSECTION OF BABCOCK TRAIL &
SLEEPERS TRAIL

PROJECT NUMBER:
Project Number

ISSUE DATE:
11/21/23

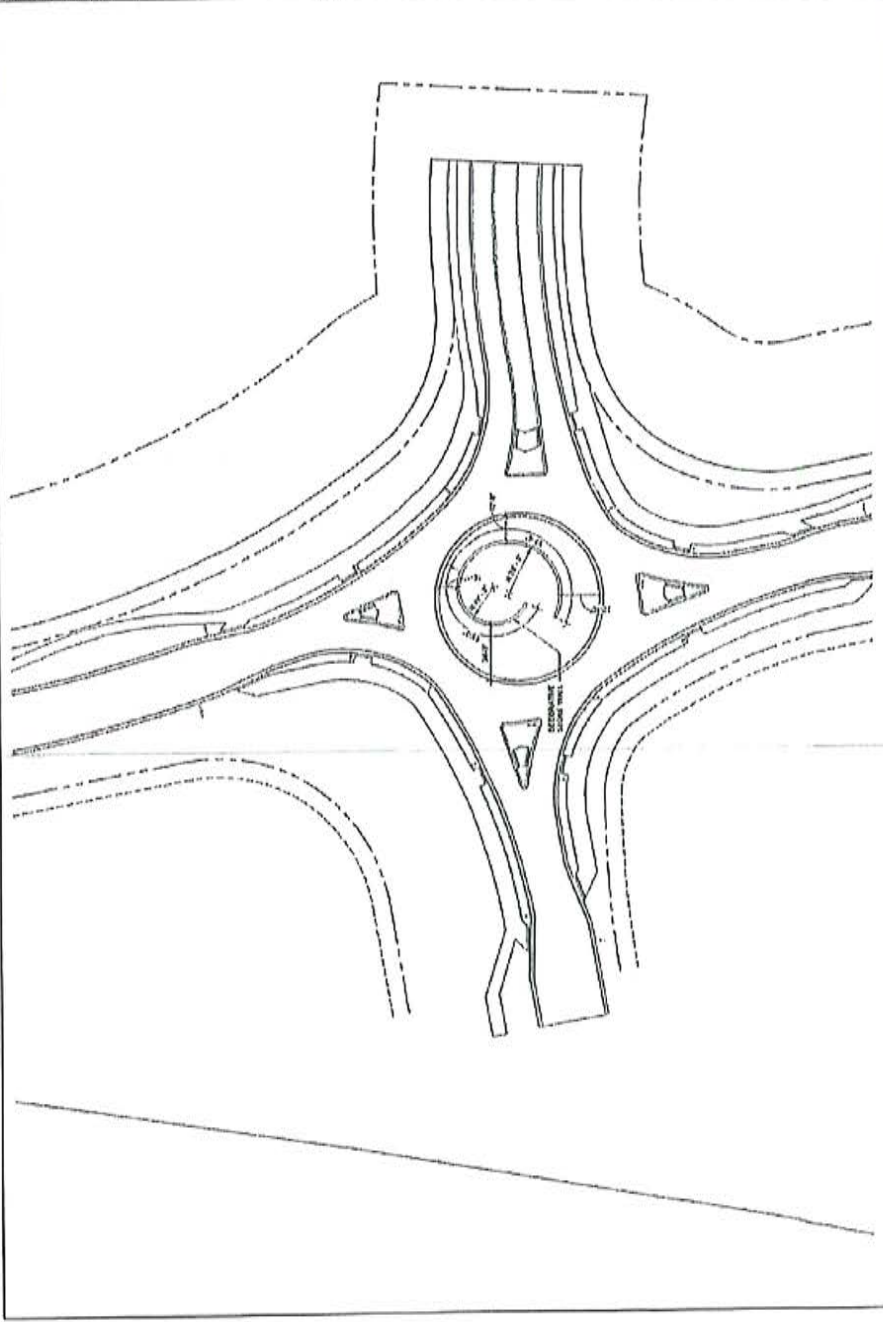
SHEET TITLE:
ARCHITECTURAL SITE PLAN

AS-101.6

SITE PLAN GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE, TEXAS EDITION, 2011 EDITION, AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR TRAIL CONSTRUCTION, TEXAS EDITION, 2011 EDITION.

SITE PLAN LEGEND
- - - - - SEE NOTE - OTHER NOTES

KEYNOTES



RAS SITE PLAN
1
11/21/23

KEY PLAN



11/21/23
7/17/26

EXHIBIT "A-6"

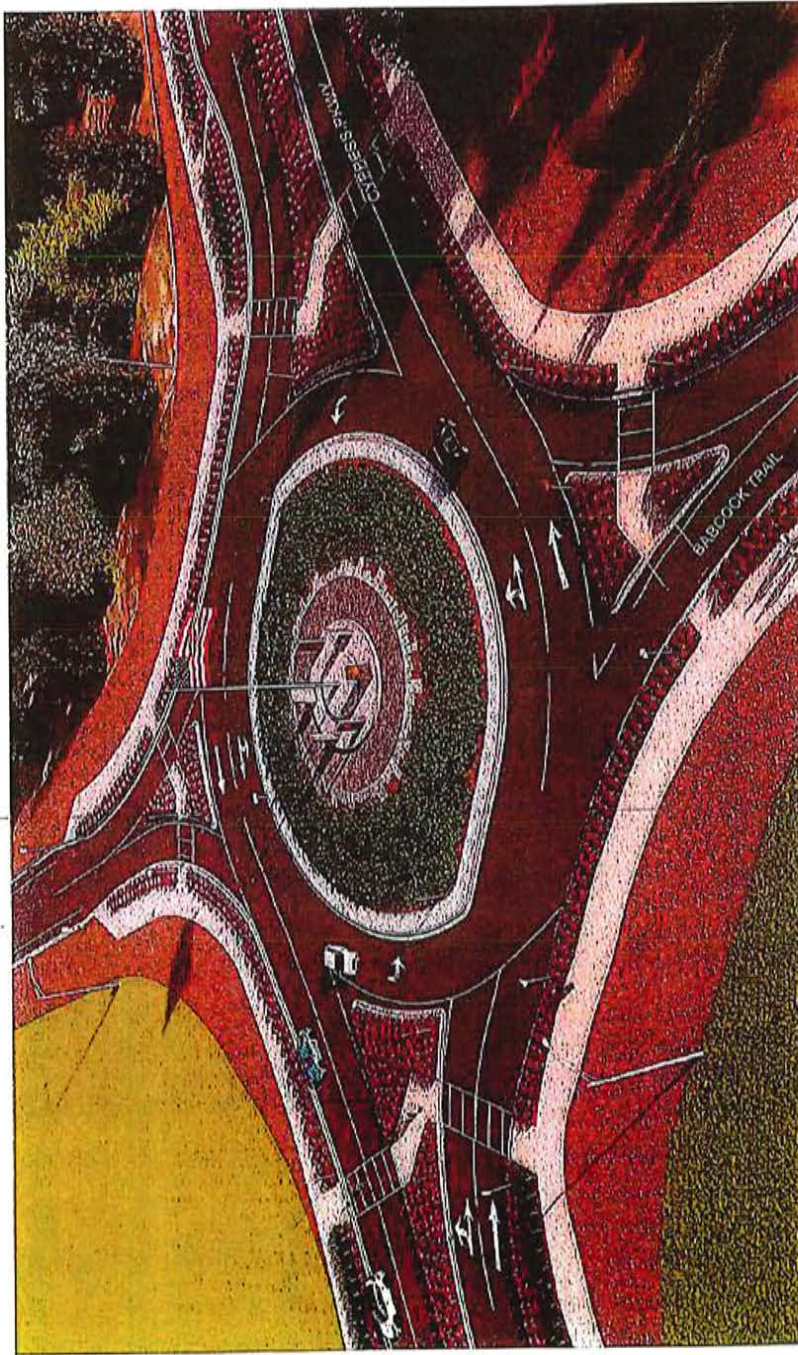
Roundabout #7

The Flag

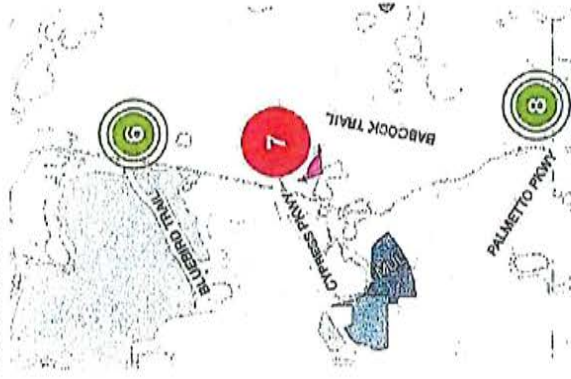
Sti
11/21/23
Sti 7/17/24

ROUNDABOUT #7 THE FLAG

📍 BABCOCK TRAIL + CYPRESS PARKWAY



CONTEXT MAP



ROUNDABOUT UPDATE - #7

BABCOCK RANCH

FW 2021070 | 02.06.2023 | KITSON & PARTNERS

LandDesign.

📍 BABCOCK RANCH, FLORIDA | 7.2



mi
11/21/23
mi 7/17/20

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	DATE	BY
1	GENERAL NOTES	11/21/23	SK
2	PROPOSED LAYOUT	11/21/23	SK
3	PROPOSED LAYOUT	11/21/23	SK
4	PROPOSED LAYOUT	11/21/23	SK
5	PROPOSED LAYOUT	11/21/23	SK
6	PROPOSED LAYOUT	11/21/23	SK
7	PROPOSED LAYOUT	11/21/23	SK
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10	PROPOSED LAYOUT	11/21/23	SK



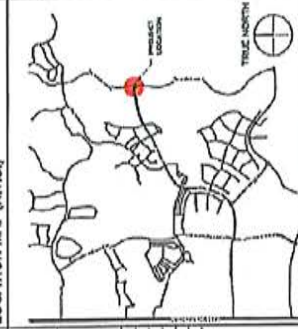
DEFERRED SUBMITTALS, FSC-B 107.3.4.1

DEFERRED SUBMITTALS, FSC-B 107.3.4.1
THE REQUIRED SUBMITTALS IN THIS SECTION ARE DEFERRED TO THE
REVISIONS OF THE SCHEMATIC DESIGN DOCUMENTS. THE REQUIRED
SUBMITTALS ARE TO BE PROVIDED TO THE ENGINEER FOR REVIEW
BY THE ENGINEER'S OFFICE.

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THE REQUIRED SUBMITTALS IN THIS SECTION ARE DEFERRED TO THE
REVISIONS OF THE SCHEMATIC DESIGN DOCUMENTS. THE REQUIRED
SUBMITTALS ARE TO BE PROVIDED TO THE ENGINEER FOR REVIEW
BY THE ENGINEER'S OFFICE.

PROJECT NAME	
PROJECT LOCATION	
PROJECT OWNER	
PROJECT ARCHITECT	
PROJECT ENGINEER	
PROJECT DATE	
PROJECT NUMBER	

LOCATION MAP (N.T.S.)



studio-
KITSON & PARTNERS
ARCHITECTS
10000 W. BAYVIEW BLVD., SUITE 100
DADE COUNTY, FL 33147
TEL: 305.444.1111
WWW.KITSONANDPARTNERS.COM

KITSON
& PARTNERS
ARCHITECTS

DEANELLIS CIA
ARCHITECTS

BABCOCK RANCH
ARCHITECTS

Kimley-Horn
AND ASSOCIATES
INC.

10000 W. BAYVIEW BLVD., SUITE 100
DADE COUNTY, FL 33147
TEL: 305.444.1111
WWW.KIMLEY-HORN.COM

NO.	REVISIONS
1	ISSUED FOR PERMIT
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3	
4	
5	
6	
7	
8	
9	
10	

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:
ISSUE DATE

SHEET TITLE:
COVER SHEET

G-001.7

studio-
ARCHITECTURAL FIRM, INC.
1001 WEST LAMAR, SUITE 100
FORT WORTH, TEXAS 76102
PHONE: 817.335.1234

KITSON
& PARTNERS
ARCHITECTS
1001 WEST LAMAR, SUITE 100
FORT WORTH, TEXAS 76102
PHONE: 817.335.1234

BABCOCK RANCH
DEVELOPMENT
1001 WEST LAMAR, SUITE 100
FORT WORTH, TEXAS 76102
PHONE: 817.335.1234

Kimley-Horn
CIVIL
1001 WEST LAMAR, SUITE 100
FORT WORTH, TEXAS 76102
PHONE: 817.335.1234

PROJECT ADDRESS:
1001 WEST LAMAR, SUITE 100
FORT WORTH, TEXAS 76102
PROJECT NUMBER:
AS-101.7

REVISIONS:

NO.	DESCRIPTION	DATE
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8		
9		
10		

NOT FOR CONSTRUCTION

PROJECT TITLE:
KITSON & PARTNERS
BABCOCK RANCH
ROUNDABOUTS - RT FLAG

PROJECT ADDRESS:
1001 WEST LAMAR, SUITE 100
FORT WORTH, TEXAS 76102

PROJECT NUMBER:
AS-101.7

SHEET DATE:
11/17/2011

SHEET TITLE:
ARCHITECTURAL SITE PLAN

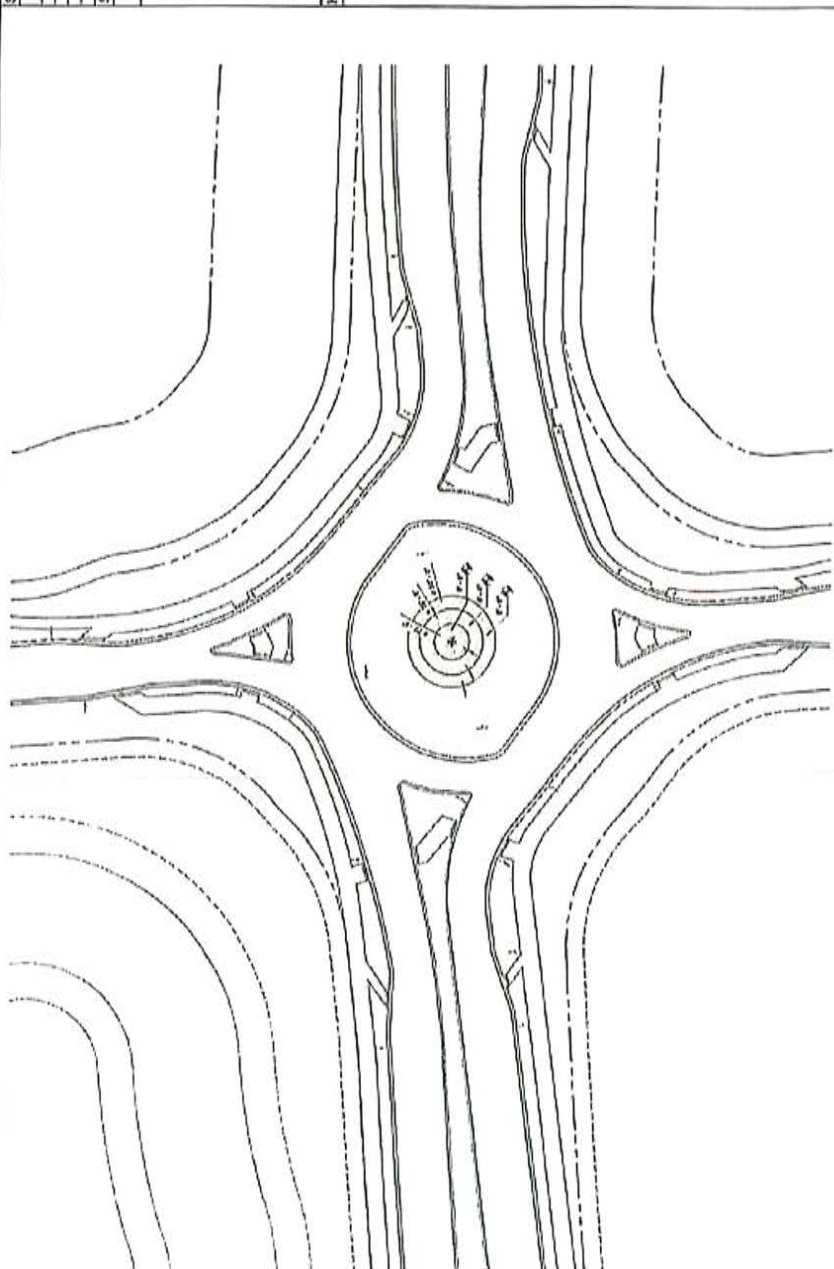
AS-101.7

SITE PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND
--- DRIVEWAY INTERSECTION

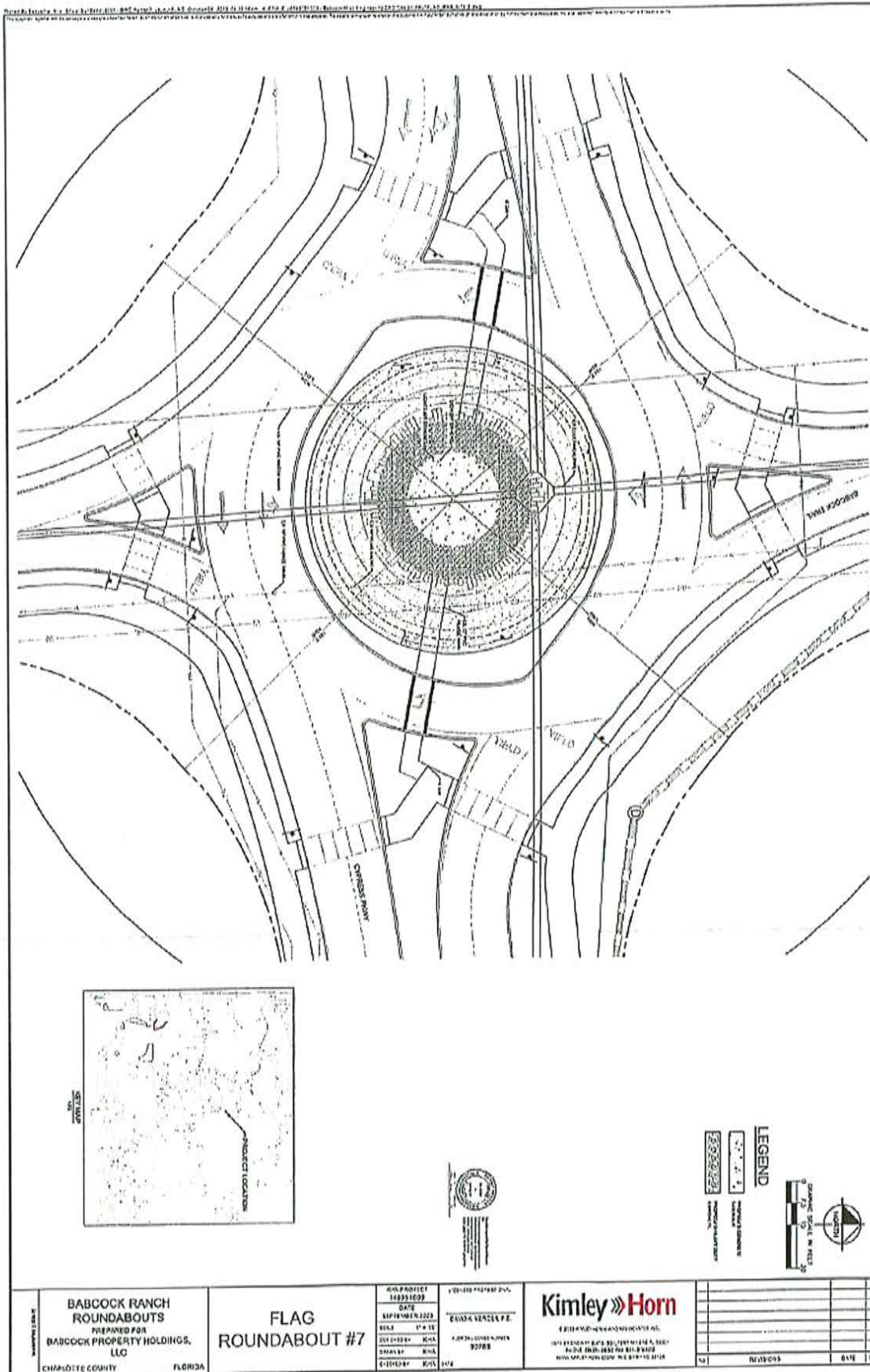
KEYNOTES

KEY PLAN



RAZ SITE PLAN 1
1" = 20'-0"

11/17/2011
7/17/2016



Handwritten:
 11/21/23
 7/17/26

EXHIBIT "A-7"

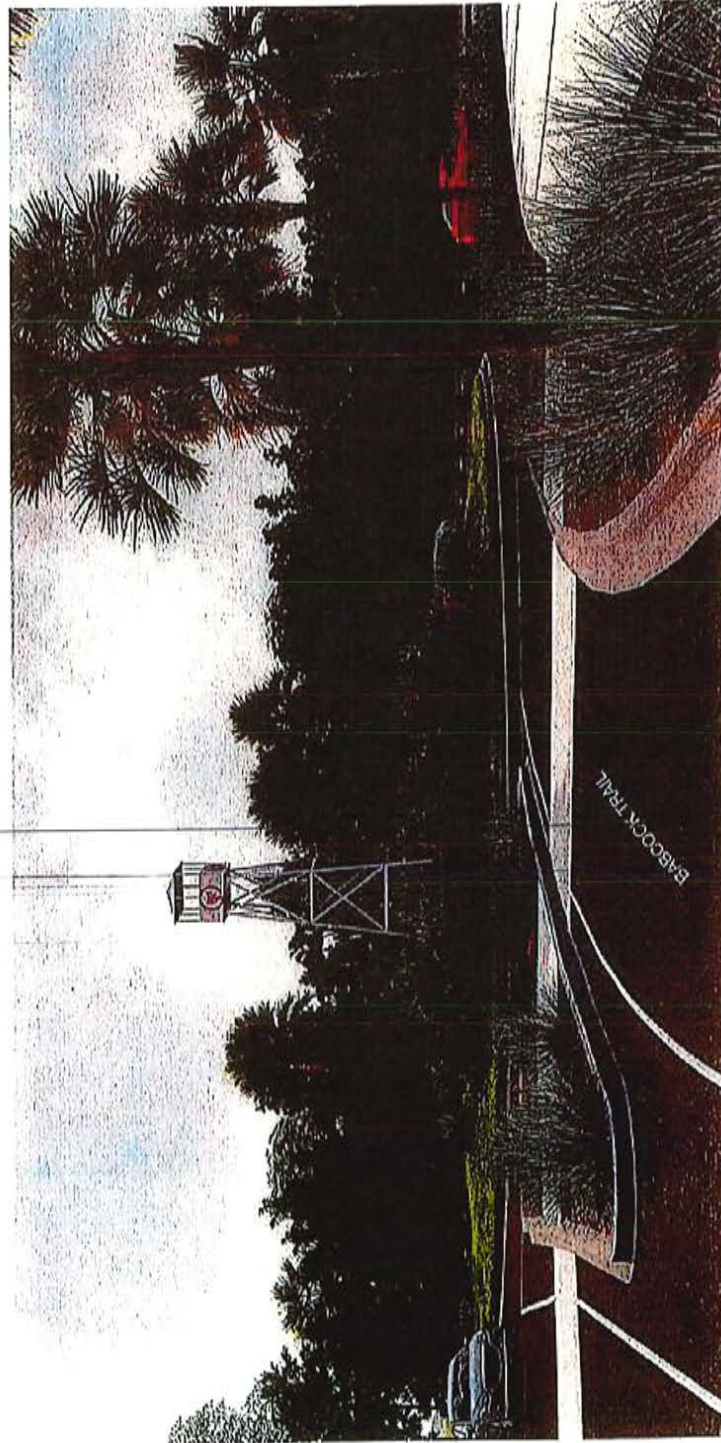
Roundabout #8

The Fire Tower

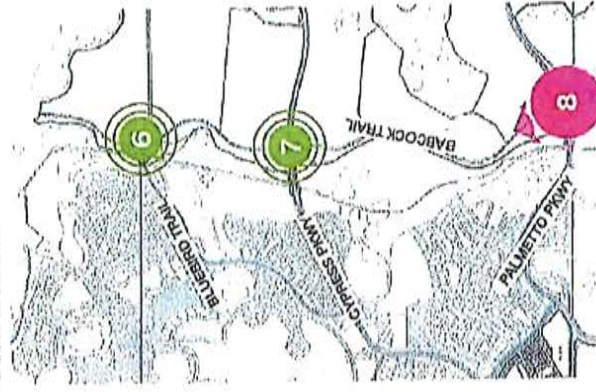
mi
11/21/23
mi
7/17/26

ROUNDABOUT #8 CONCEPT - OPTION 3 | FIRE TOWER

 BABCOCK TRAIL + SAW PALMETTO PARKWAY

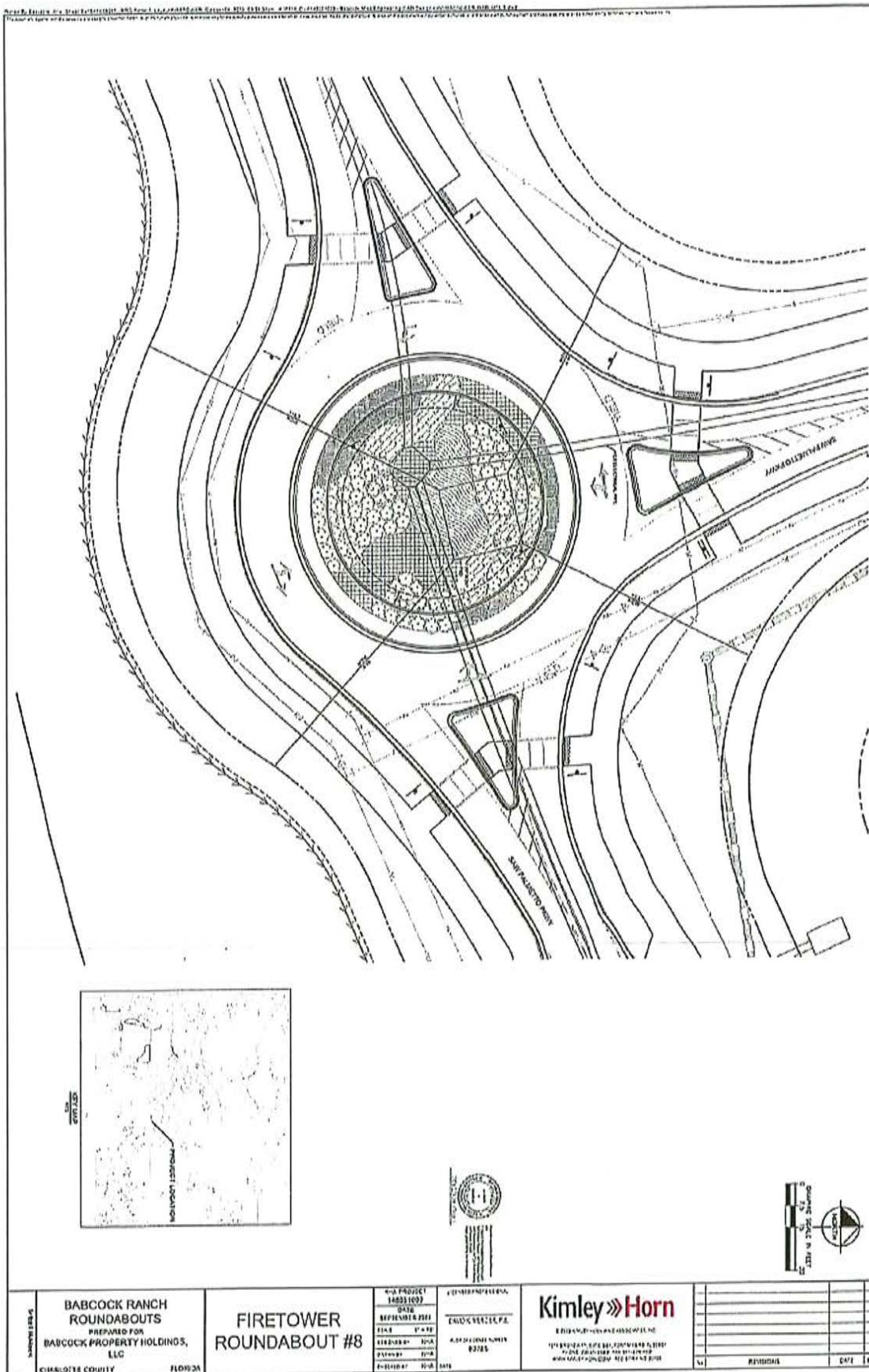


CONTEXT MAP



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

Handwritten:
 11/21/23
 7/17/26



11/21/23

7/17/26

EXHIBIT "A-8"

Roundabout #9

First Responder Obelisk


3/4/26
hi 7/17/26

15'-2" (500)

28'-6" (F89 STONE BASE)

24'-0"

24'-0"

24'-0"

15'-2" (500)

1/4"

1. OBELISK EXTERIOR PLATES: ASTM A588 GRADE 50 WEATHERING STEEL
2. ANCHOR BOLTS: ASTM A307
3. FOUNDATION: 3,000 PSI CONCRETE
4. REBAR: ASTM A615 GRADE 60
5. STEEL PLATES: ASTM A36
6. ANCHOR BOLTS, NUTS, AND WASHERS:
ANCHOR BOLTS: ASTM F1554 GRADE 55
NUTS: ASTM A563 GRADE A HEAVY-HEX
PLATE WASHERS: ASTM A36

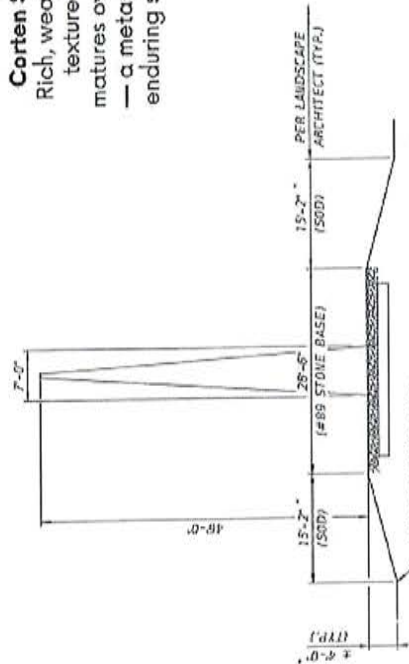
ALL BOLTS, NUTS, AND WASHERS: ASTM F2329
ALL OTHER STEEL ITEMS (EXCLUDING OBELISK EXTERIOR PLATES): ASTM A123
STEEL WELDING SHALL CONFORM TO AWS D1.1



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



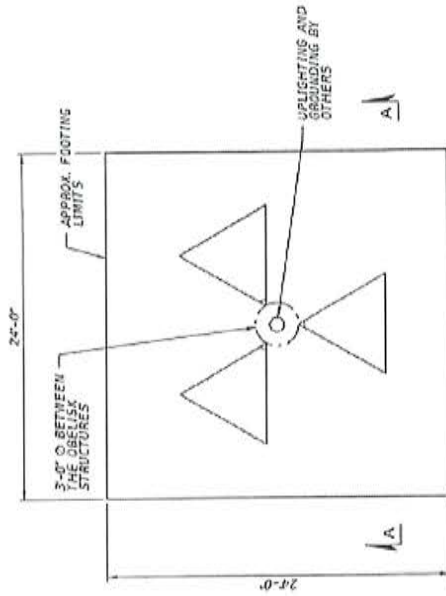
Emblems are cast in modern aluminum with minimalist, sharp geometry — honoring tradition with a forward-looking identity



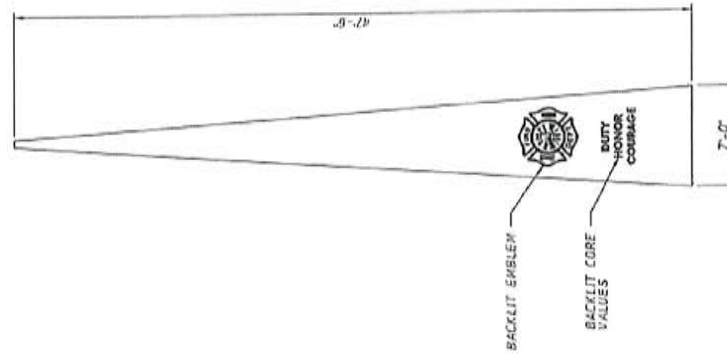
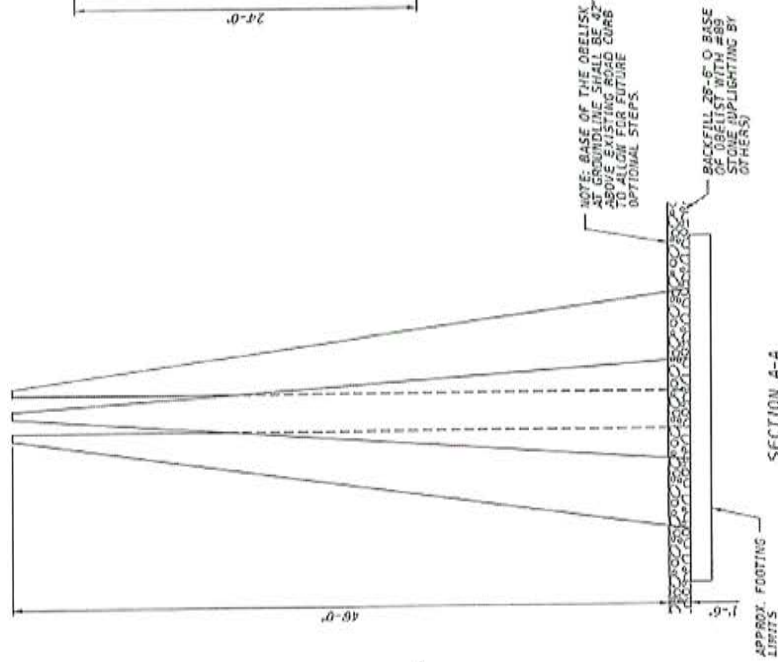
ELEVATION
NONE (1) OBSERV. STRUCTURE SHOWN FOR CLARITY

[illegible]

Journal of the American Academy of Child and Adolescent Psychiatry, 1997, 36, 1287-1291



PLAN



DATE: 10/23/2023		PROJECT: BASCOCK RANCH MIDTOWN - NORTH ROUNDABOUT	
REV: 10/23/2023		SHEET NO: 8-2	
DESIGNED BY: J. J. JONES		PROJECT NO: 10/23/2023	
CHECKED BY: J. J. JONES		PROJECT NAME: BASCOCK RANCH MIDTOWN - NORTH ROUNDABOUT	
APPROVED BY: J. J. JONES		PROJECT NO: 10/23/2023	
DATE: 10/23/2023		PROJECT NAME: BASCOCK RANCH MIDTOWN - NORTH ROUNDABOUT	
DESIGNED BY: J. J. JONES		PROJECT NO: 10/23/2023	
CHECKED BY: J. J. JONES		PROJECT NAME: BASCOCK RANCH MIDTOWN - NORTH ROUNDABOUT	
APPROVED BY: J. J. JONES		PROJECT NO: 10/23/2023	
DATE: 10/23/2023		PROJECT NAME: BASCOCK RANCH MIDTOWN - NORTH ROUNDABOUT	

3/4/26
7/17/26

EXHIBIT "A-9"

Roundabout #10

Heritage Roundabout

mi.
7/17/26

BABCOCK RANCH HERITAGE ROUNDABOUT

CYPRESS PARKWAY, BABCOCK RANCH FLORIDA
100% CONSTRUCTION DOCUMENTS

April 21, 2026



PROJECT LOCATION

SCALE NTS

CONTACT INFORMATION

OWNER

BABCOCK RANCH, NITSON & PARTNERS
10000 CYPRESS PARKWAY, SUITE 100
ST. AUGUSTINE, FL 32084
904.235.6917



LANDSCAPE ARCHITECT

S. BRETT KUJOIAN, RLA
CASTLE BAY DESIGN STUDIO, LLC
10000 CYPRESS PARKWAY, SUITE C
ST. AUGUSTINE, FL 32084
386.747.1370



SUBCONSULTANTS

STRUCTURAL ENGINEER
DERICK THOMPSON, P.E.
TLC ENGINEERING SOLUTIONS
407.487.1300



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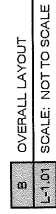
COVER & CONTACT INFORMATION	COVER
OVERALL SITE LAYOUT	L-1.01
DIMENSIONING & GRADING PLAN	L-1.02
HARDSCAPE DETAILS	L-1.03
HARDSCAPE DETAILS	L-1.04
LANDSCAPE PLAN & NOTES	L-2.01
LANDSCAPE DETAILS	L-2.02
IRRIGATION PLAN & NOTES	L-3.01
IRRIGATION DETAILS	L-3.02
STRUCTURAL ENGINEERING PLANS (ATTACHMENT)	
ABBREVIATIONS SYMBOLS AND SHEET INDEX	S-001
STRUCTURAL GENERAL NOTES	S-002
ROUNDABOUT ENLARGEMENT PLAN	S-101
SECTIONS AND DETAILS	S-201
SECTIONS AND DETAILS	S-202

BABCOCK RANCH
HERITAGE ROUNDABOUT
COVER & CONTACT INFORMATION



DESIGNED BY: S. BRETT KUJOIAN
CHECKED BY: J. NITSON
DATE: 04/21/2026

SHEET
COVER



* DIMENSIONS: ALL LAYOUT DIMENSIONS ARE TO EDGE OF PAVEMENTS UNLESS OTHERWISE NOTED.

1. **DIMENSIONS:** ALL LAUNCH DIMENSIONS ARE TO BE OF DIMENSIONS UNLESS OTHERWISE NOTED.
2. **LABELS:** ALL LAUNCH DIMENSIONS SHOWN ON DETAILS ARE APPROXIMATE.
3. **CONSTRUCTION:** THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS FOR HANDBAY ACCESSIBILITY AS OUTLINED IN THE PROJECT MANUAL AND SHALL COMPLY WITH ALL REQUIREMENTS FOR HANDICAP ACCESSIBILITY AS OUTLINED IN THE PROJECT MANUAL WITH DISCREETARY ACT GUIDELINES ADDED.
4. **STAIRS AND LAYOUT:** THE CONTRACTOR SHALL STAKE AND LAYOUT ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY STAKE AND VERIFY THE ALIGNMENT BOTH VERTICAL AND HORIZONTAL. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING IF ANY DISCREPANCIES ARE FOUND AND SHALL NOT PROCEED WITH THE WORK UNTIL NOTIFIED.
5. **EXISTING IMPROVEMENTS:** THE CONTRACTOR SHALL REPAIR OR REPLACE TO AN EQUAL OR BETTER CONDITION ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED OR DESTROYED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO EXISTING IMPROVEMENTS. ANY CONSTRUCTION ACTIVITIES AT AN ADDITIONAL COST TO THE OWNER.
6. **EXISTING UTILITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES. TRASH, ALL TRASH AND DEBRIS TO BE REMOVED FROM SITE DAILY.
7. **TRASH:** ALL TRASH AND DEBRIS TO BE REMOVED FROM SITE DAILY.

NO.	DATE	REVISIONS
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93	11/17/20	REVISED FOR COMMENTS
94	11/17/20	REVISED FOR COMMENTS
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99	11/17/20	REVISED FOR COMMENTS
100	11/17/20	REVISED FOR COMMENTS

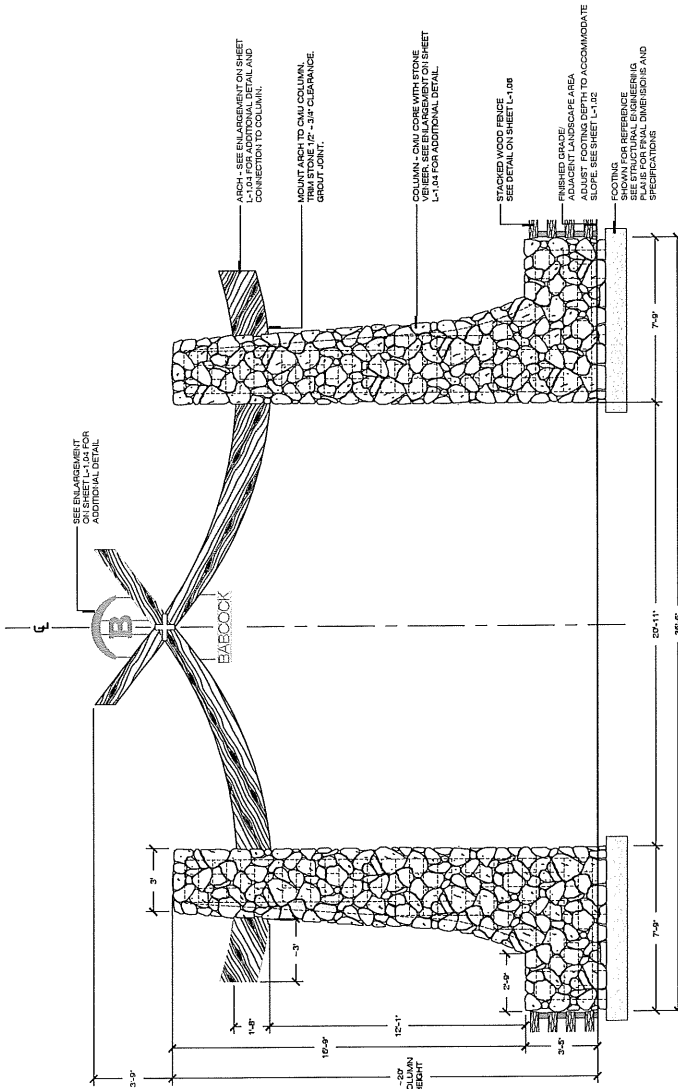
BABCOCK RANCH HERITAGE ROUNDABOUT HARDSCAPE DETAILS



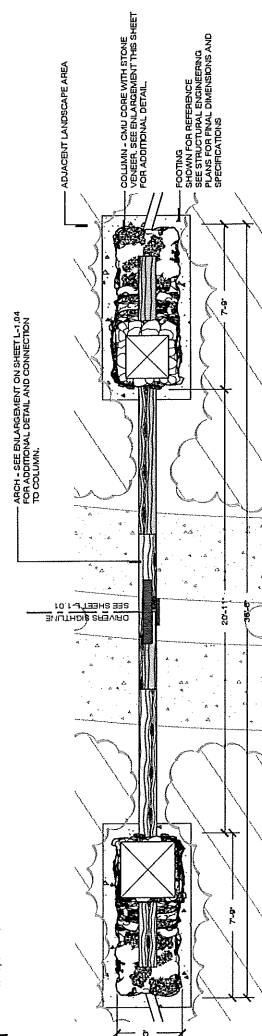
PROJECT NO. 2020-001
DATE: 11/17/20
DESIGNED BY: JOSH
CHECKED BY: JOSH
SCALE: AS NOTED

PROJECT NO. 2020-001
DATE: 11/17/20
DESIGNED BY: JOSH
CHECKED BY: JOSH
SCALE: AS NOTED

SHEET
L-1.03



1 ENTRY GATEWAY - ELEVATION
SCALE: 3/8" = 1'



3 ENTRY GATEWAY LAYOUT
SCALE: 3/8" = 1'

COLUMNS: COLUMN CORE WITH STONE VENEER, 12" x 34" CLEARANCE, GROUT JOINT.
ARCH: ARCH - SEE ENLARGEMENT ON SHEET L-1.04 FOR ADDITIONAL DETAIL AND CONNECTION TO COLUMN.
FOOTING: SHOWN FOR REFERENCE. SEE STRUCTURAL ENGINEERING PLANS FOR FINAL DIMENSIONS AND SPECIFICATIONS.

2 ENTRY GATEWAY - ELEVATION
SCALE: 3/8" = 1'

EPOXY PAINT SPECIFICATIONS

GENERAL: ALL SURFACES SHALL BE SMOOTH AND FREE OF OIL, WELD SPILLS, AND COATING DEFECTS PRIOR TO FINISHING.

SURFACE PREPARATION: ALL SURFACES SHALL BE PREPARED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: 1. ALL SURFACES SHALL BE CLEANED OF OIL, GREASE, AND OTHER CONTAMINANTS. 2. ALL SURFACES SHALL BE SMOOTHED AND FREE OF DEFECTS. 3. ALL SURFACES SHALL BE PRIMERED WITH AN EPOXY PRIMER.

COATING SYSTEM: THE COATING SYSTEM SHALL BE A TWO-COMPONENT EPOXY RESIN SYSTEM. THE COATING SHALL BE APPLIED IN TWO COATS, WITH A MINIMUM DRY FILM THICKNESS OF 4 MILS PER COAT. THE COATING SHALL BE APPLIED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: 1. THE COATING SHALL BE APPLIED IN A CLEAN, DRY, AND VENTILATED AREA. 2. THE COATING SHALL BE APPLIED WITH A POWERED APPLICATOR. 3. THE COATING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

MAINTENANCE: THE COATING SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: 1. THE COATING SHALL BE REPAIRED IMMEDIATELY IN THE EVENT OF DAMAGE. 2. THE COATING SHALL BE REPAIRED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

WARRANTY: THE COATING SHALL BE WARRANTED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF COMPLETION OF THE PROJECT. THE WARRANTY SHALL COVER DEFECTS IN THE COATING AND SHALL NOT COVER DAMAGE CAUSED BY IMPROPER MAINTENANCE OR ABUSE.

7/17/20

L-1.05

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5	RANCH ROAD CONSTRUCTION DETAIL
L-1.05	SCALE: NTS

Diagram illustrating a landscape berm cross-section with the following layers and materials:

- LANDSCAPE SOIL - TYP.
- POSS. TRAIL LANE
- 2" SHILL LINE MIXTURE IN TRACK
- W/OUT GEOTEXTILE FABRIC IN 1.02
- STABILIZED SUBGRADE
- COMPACTED LIME ROCK FOOT 14"
- ON SLOPE 1:1
- ADJACENT LANDSCAPE AREA - TYP.
- 4" WIDE TRACK - TYP.
- 12" WIDE OVERALL

7/17/20

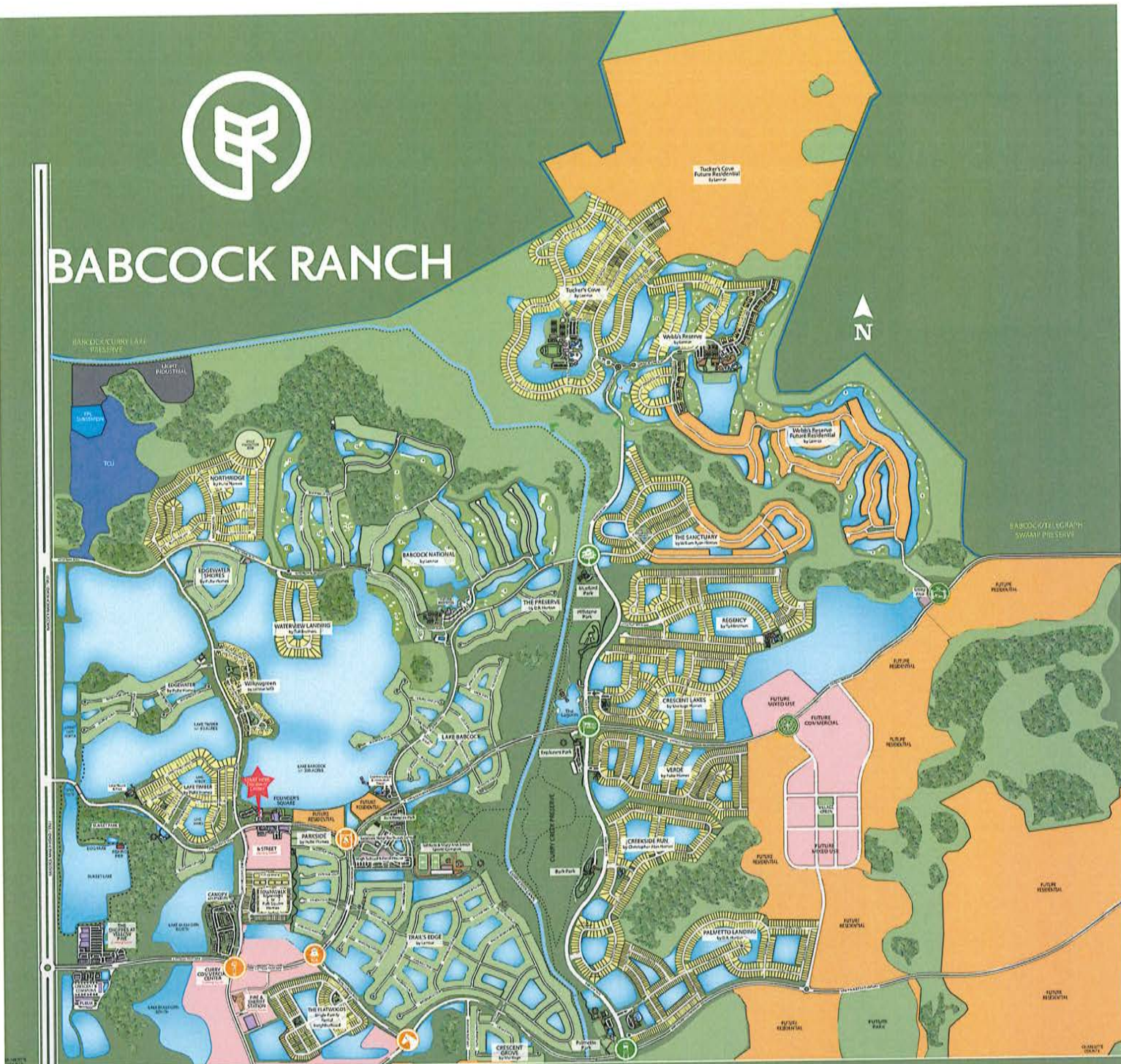
EXHIBIT "B"

Architectural Features General Locations

mi
11/21/23
mi 7/17/26



BABCOCK RANCH



mi 7117124