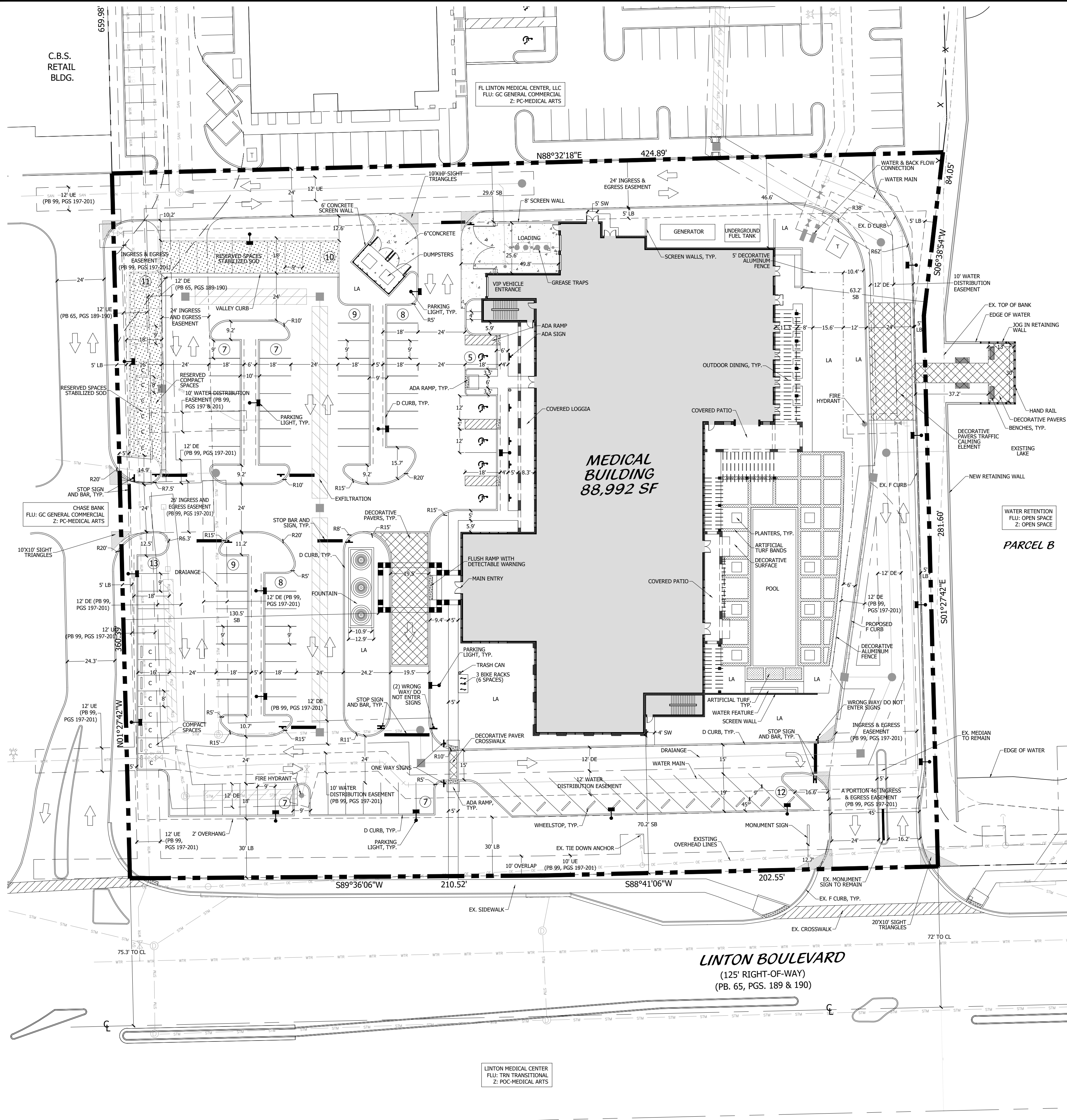




SITE DATA

NAME OF PROJECT	CARON FLORIDA MEDICAL CENTER
PROPERTY CONTROL NUMBER	12424624270010000
FEMA FLOOD ZONE	X
TRAFFIC ANALYSIS ZONE	1417
LAND USE DESIGNATION	GC GENERAL COMMERCIAL
ZONING DISTRICT	PC PLANNED COMMERCIAL
OVERLAY	MEDICAL ARTS OVERLAY DISTRICT
MAXIMUM BUILDING HEIGHT	48'
NUMBER OF STORIES	4

TOTAL SITE AREA 3.46 AC

BUILDING DATA
HOSPITAL 88,992 SF
NUMBER OF BEDS 40
GROSS SQUARE FOOTAGE 88,992 SF

MAX ALLOWABLE FAR 3.0
PROPOSED FAR 0.59

LAND USE	SF	AC	%
BUILDING LOT COVERAGE	33,564	0.77	22.29%
VEHICULAR USE AREA	69,695	1.60	46.28%
OPEN SPACE	47,342	1.09	31.44%
TOTAL	150,600	3.46	100.00%

LOT COVERAGE	SF	AC	%
IMPERVIOUS AREA			
BUILDING LOT COVERAGE	33,564	0.77	22.29%
VEHICULAR USE AREA	69,695	1.60	46.28%
PLAZA & SIDEWALKS	10,568	0.24	7.02%
TOTAL IMPERVIOUS AREA	113,827	2.61	75.58%

PERVIOUS AREA	SF	AC	%
GREEN SPACE	36,774	0.84	24.42%
TOTAL PERVIOUS AREA	36,774	0.84	24.42%

TOTAL SITE AREA 150,600 3.46 100.00%

PARKING DATA	REQ	PROV	%
HOSPITAL (1.5/BED)	60		
STANDARD SPACES		83	90.22%
COMPACT SPACES		9	9.78%
RESERVED GRASS SPACES		21	
HANDICAP SPACES (INCLUDED IN TOTAL)	5	5	
TOTAL	60	113	100.00%
TOTAL LESS RESERVED SPACES	60	92	

PEDESTRIAN AMENITIES	REQ	PROV	%
BENCH	0	4	
TRASH	0	1	
BIKE RACK	0	1	

	Requirement	Proposed
Lot Frontage (Min.)	50'	413.07'
Lot Width (Min.)	50'	413.07'
Lot Depth (Min.)	100'	365.65'
Lot Area (Min.)	10,000 SF	3.46 acres (150,600 SF)
Min. Floor Area	5,000 SF	88,992 SF
Lot Coverage	None	22.29% (33,564 SF)
FAR (Max.)	3	0.59
Open Space (Min.)	25%	30.52% (45,958 SF)
Height (Max.)	48'	48' (Appurtenances 61')*1
Setbacks (Min.)		
Front (South)	10'	70.2'
Side Street	N/A	N/A
Rear (North)	10'	29.6'
Side Interior (East/West)	15'	63.2'/130.5'

*1 LDR Section 4.3.4(J)(3)(b) exempts appurtenances on a building from the height limitation contained in Subsection (K).

PROJECT TEAM

OWNER/CLIENT:
CARON OF FLORIDA, INC.
7789 NW BEACON SQUARE, SUITE 101
BOCA RATON, FL 33487

OWNER'S REPRESENTATIVE:
PARAGON OWNER REPRESENTATION
SERVICES, LLC
524 WYNNE AVENUE
HAVERTOWN, PA 19083
610.789.2654

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

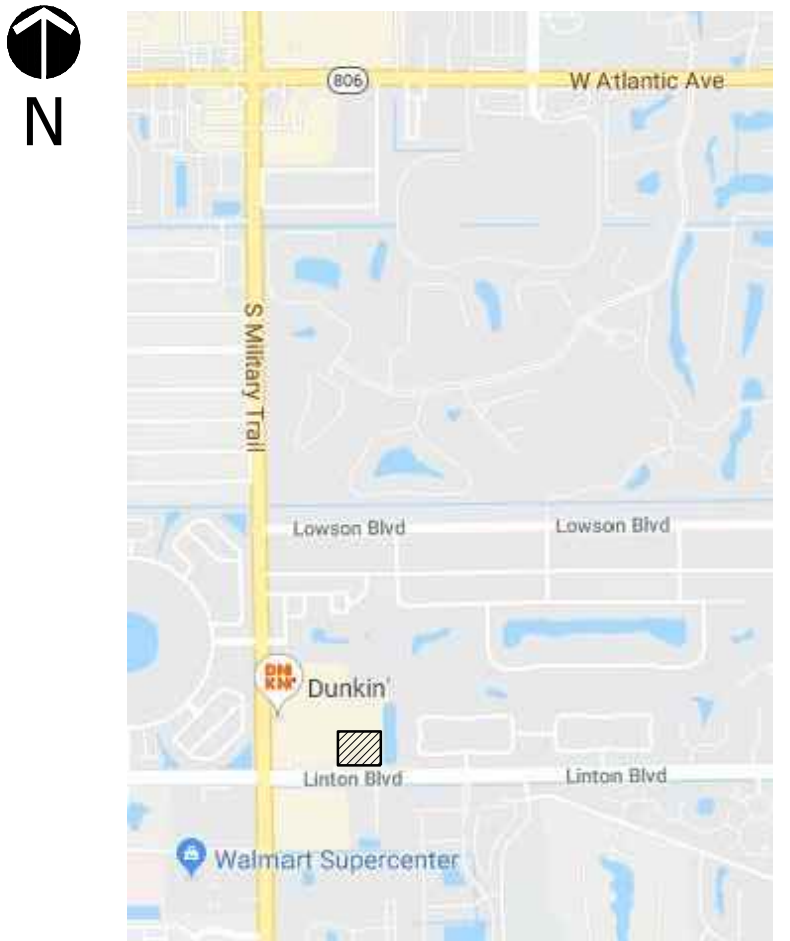
ARCHITECT:
PEACOCK + LEWIS ARCHITECTS
AND PLANNERS, LLC
1295 U.S. HIGHWAY 1
NORTH PALM BEACH, FL 33408
561.626.9704

ENGINEER:
SIMMONS & WHITE, INC
2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
561.478.7848

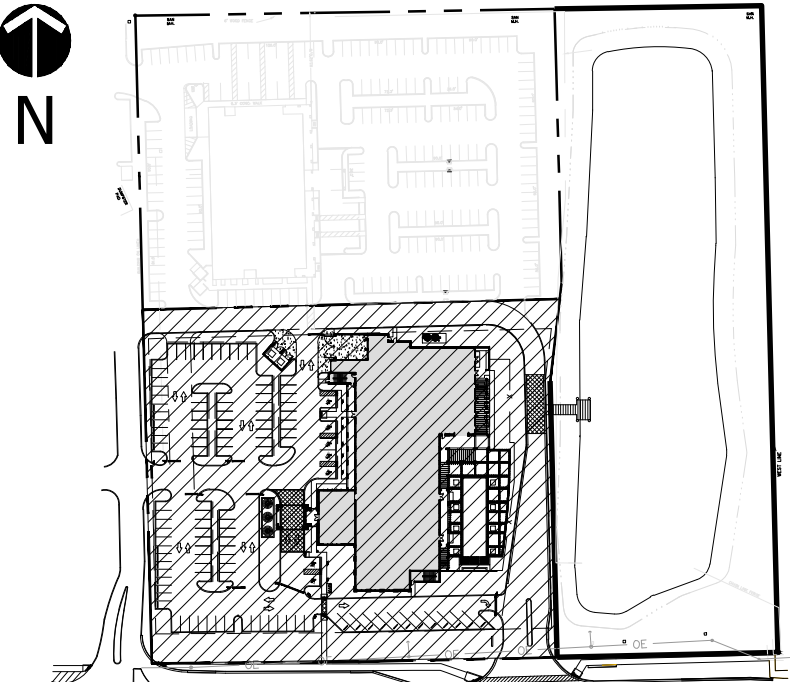
SURVEYOR:
CAULFIELD AND WHEELER
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
561.392.1991

TRAFFIC CONSULTANT:
SIMMONS & WHITE, INC
2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
561.478.7848

LOCATION MAP



KEY MAP



LEGAL DESCRIPTION

ALL OF PARCEL "A" OF THE PLAT OF "DELRAY OUTPATIENT PROPERTIES PLAT", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL RIGHTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY CREATED BY VIRTUE OF DECLARATION OF RECIPROCAL EASEMENTS AND DEVELOPMENT AGREEMENT FOR DELRAY TOWN CENTER, RECORDED IN O.R. BOOK 6551, PAGE 1760, AS AMENDED IN O.R. BOOK 15938, PAGE 194, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 277,729 SQUARE FEET / 6.376 ACRES, MORE OR LESS.

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF ON SITE DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

ADA RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPED DESIGN PRINCIPLES.

THE PHOTOMETRIC PLAN REFLECTS MAINTAINED LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF DELRAY BEACH LDR'S.

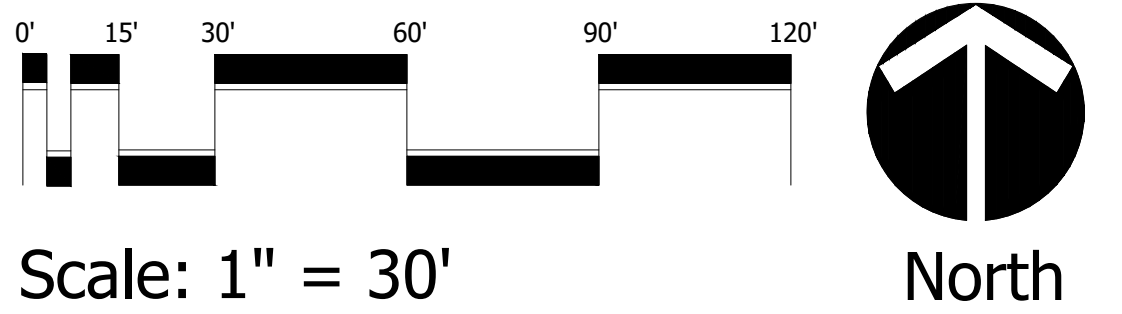
ALL UTILITY SERVICES FOR THE PROPOSED STRUCTURE WILL BE PLACED UNDERGROUND

NO IMPROVEMENTS ASSOCIATED WITH PARCEL B ARE PART OF THIS PROPOSAL. A SEPARATE APPLICATION WILL BE SUBMITTED FOR ANY IMPROVEMENTS ASSOCIATED WITH THE PROPERTY.

LEGEND

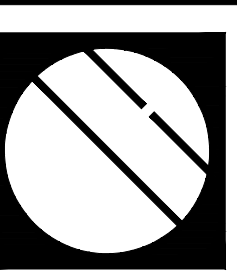
C	COMPACT SPACE
ADA	ACCESSIBLE
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

Site Plan



Scale: 1" = 30'

North



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

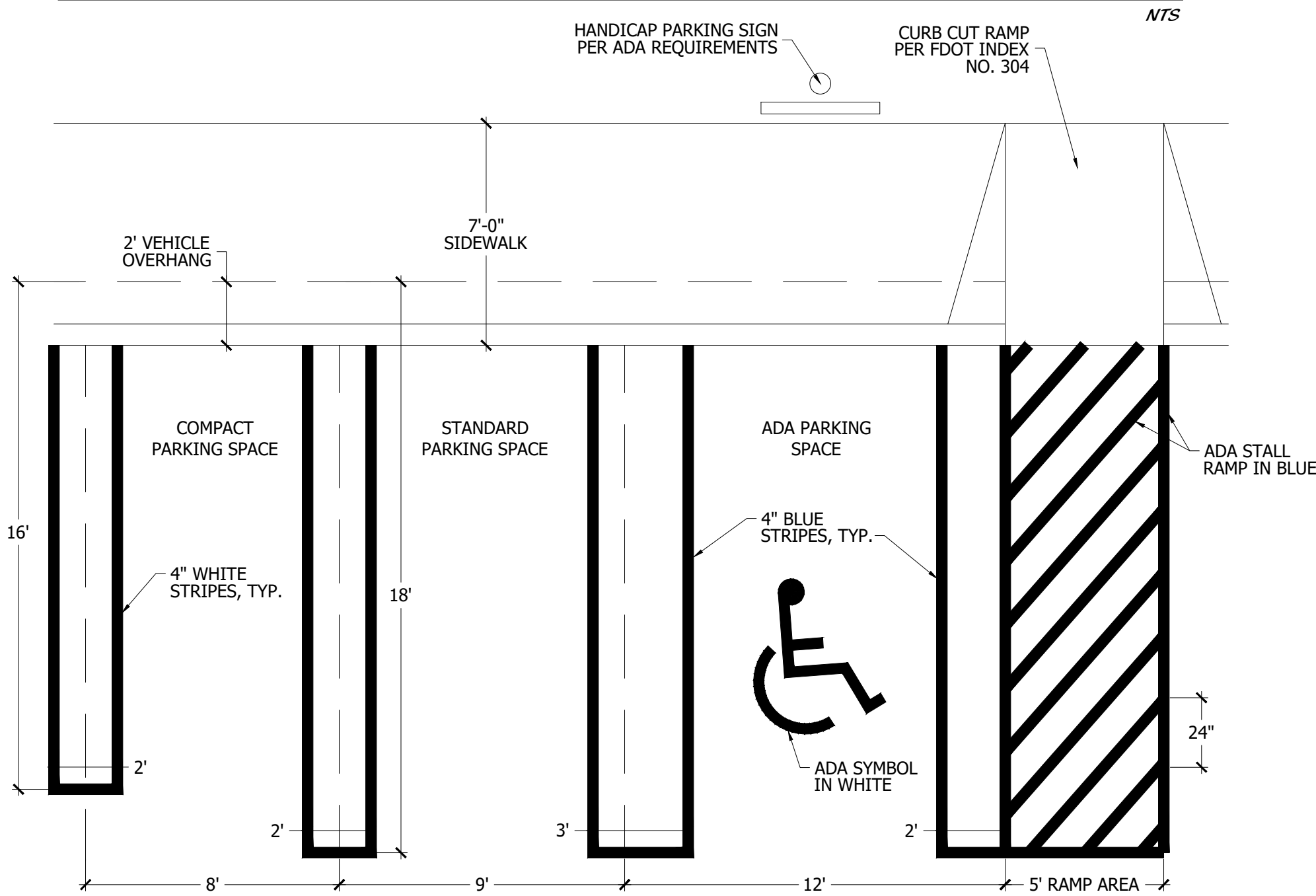
Florida Medical Center Delray
Delray Beach, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	17-0510
DATE	06-28-19
REVISIONS	08-23-19
	09-24-19

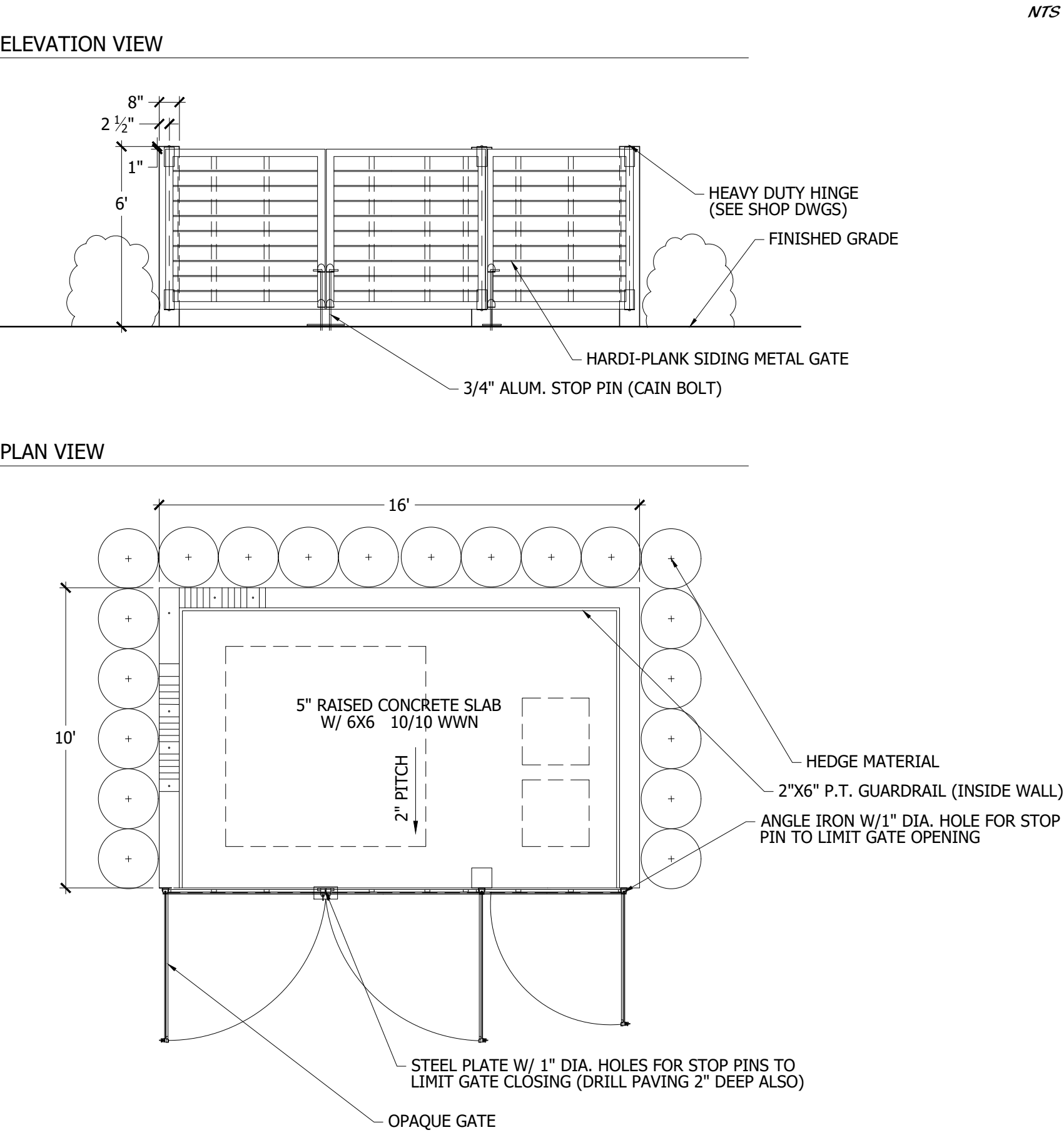
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Drawing: 17-0510.SP.DWG

SHEET 1 OF 3
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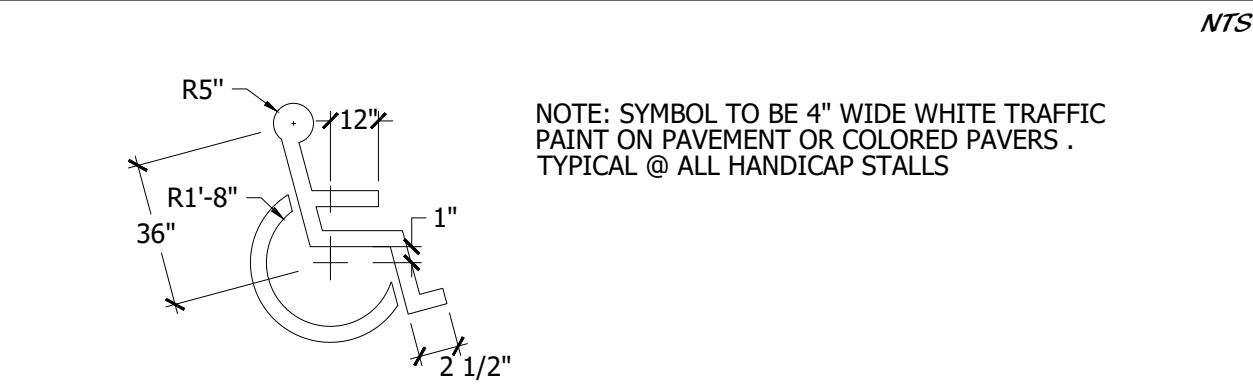
STANDARD AND HANDICAP PARKING DETAIL



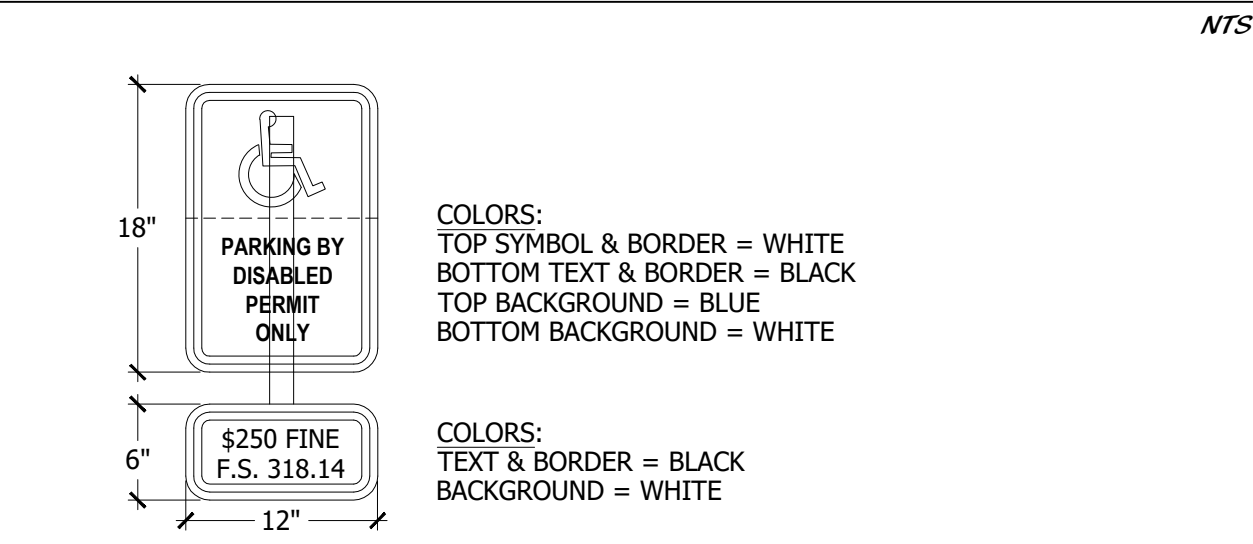
DUMPSTER DETAIL



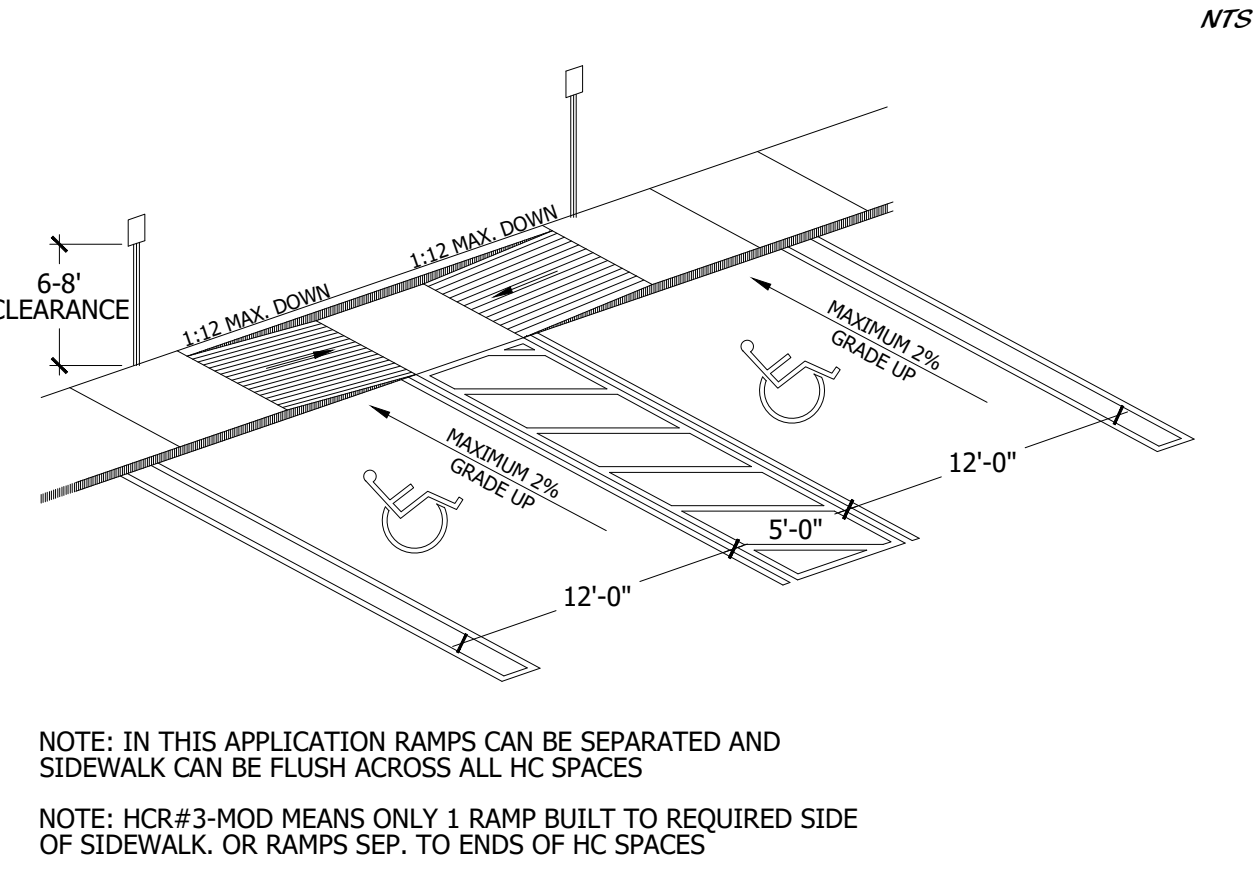
HANDICAP SYMBOL DETAIL



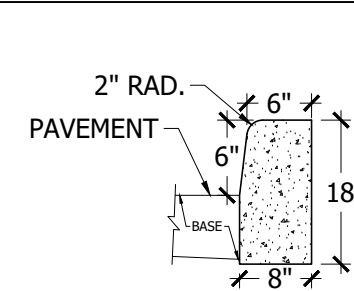
HANDICAP SIGN DETAIL



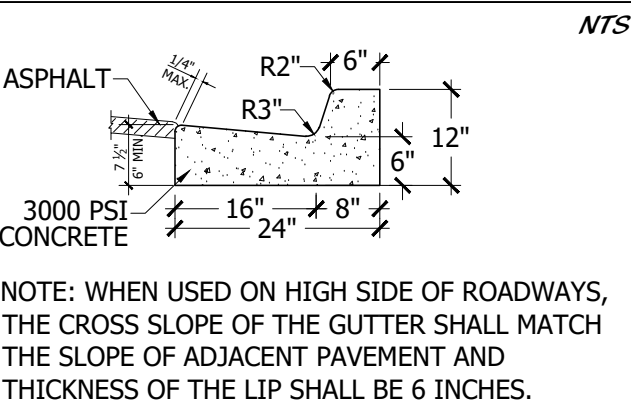
HANDICAP RAMP DETAIL



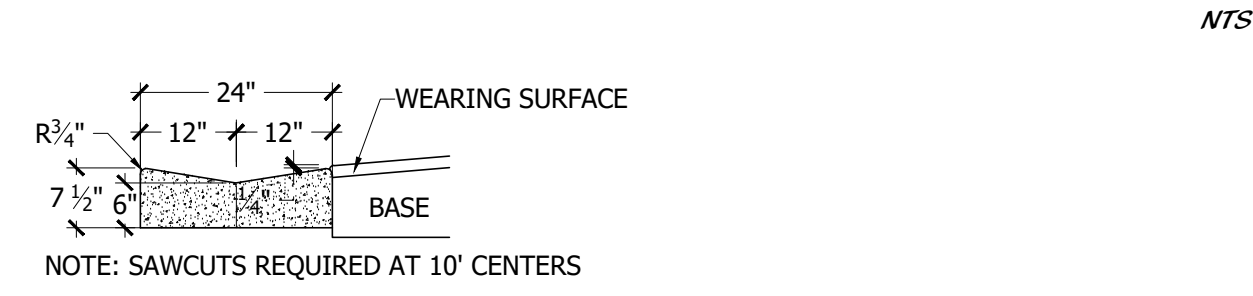
D CURB DETAIL



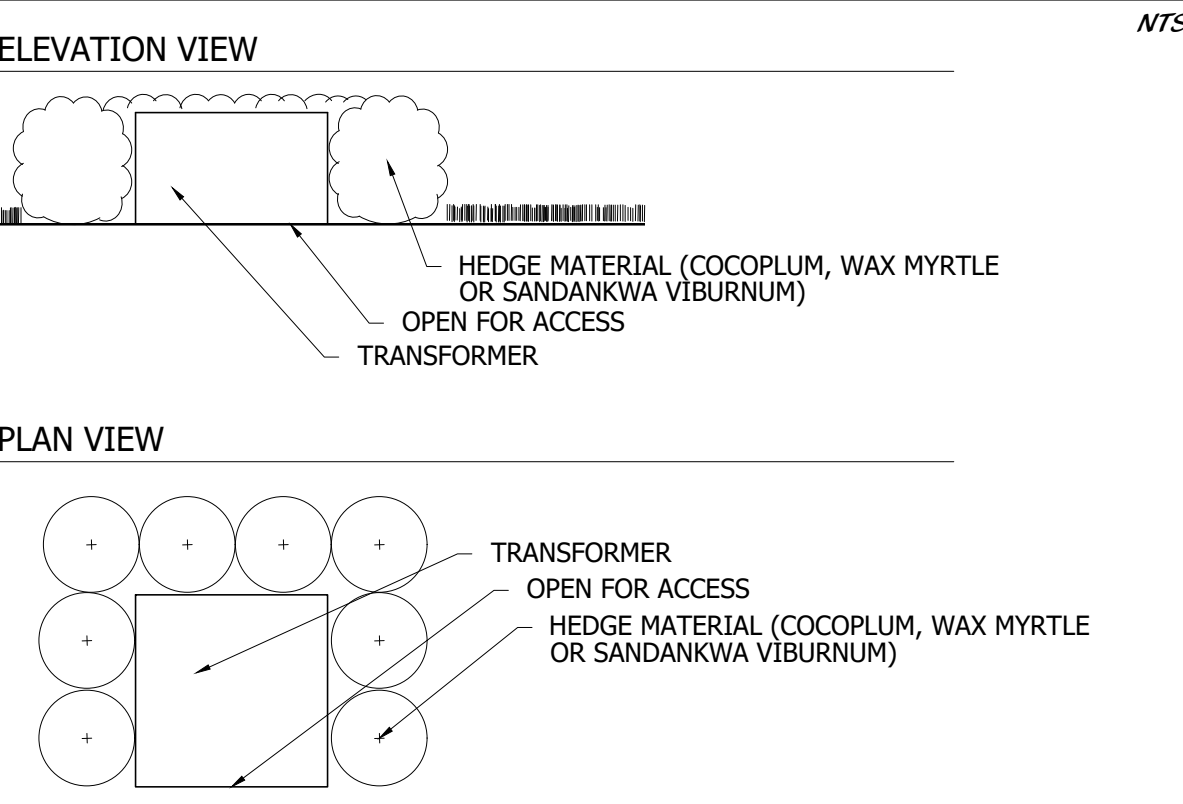
F CURB DETAIL



VALLEY CURB DETAIL



TRANSFORMER DETAIL



TRASH CAN DETAIL



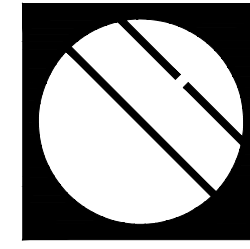
BIKE RACK DETAIL



SIGNAGE DETAILS



Site Details



Cotleur & Hearing

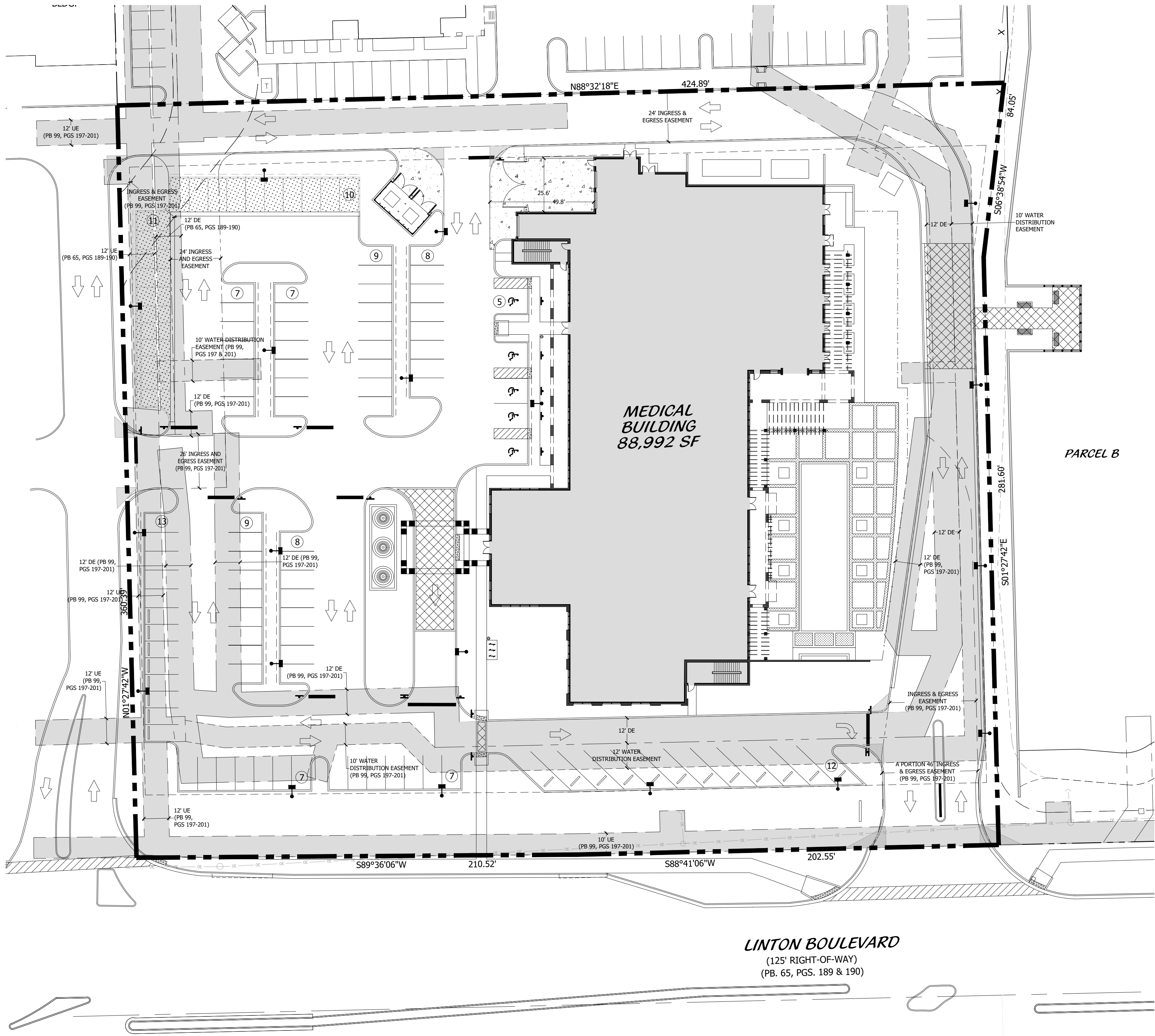
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Florida Medical Center Delray
Delray Beach, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	17-0510
DATE	06-28-19
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	09-24-19

September 24, 2019 10:33:08 a.m.
Drawing: 17-0510.SP.DWG

SHEET 2 OF 3
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SITE DATA

NAME OF PROJECT
PROPERTY CONTROL NUMBER
FEMA FLOOD ZONE
TRAFFIC ANALYSIS ZONE
LAND USE DESIGNATION
ZONING DISTRICT
OVERLAY
MAXIMUM BUILDING HEIGHT
NUMBER OF STORIES

CARON FLORIDA MEDICAL CENTER
12424624270010000
X
1417
GC GENERAL COMMERCIAL
PC PLANNED COMMERCIAL
MEDICAL ARTS OVERLAY DISTRICT
48'
4

TOTAL SITE AREA 3.46 AC

BUILDING DATA
HOSPITAL 88,992 SF
NUMBER OF BEDS 40
GROSS SQUARE FOOTAGE 88,992 SF

MAX ALLOWABLE FAR 3.0
PROPOSED FAR 0.59

LAND USE
BUILDING LOT COVERAGE 33,564 0.77 22.29%
VEHICULAR USE AREA 69,695 1.60 46.28%
OPEN SPACE 47,342 1.09 31.44%
TOTAL 150,600 3.46 100.00%

LOT COVERAGE
IMPERVIOUS AREA
BUILDING LOT COVERAGE 33,564 0.77 22.29%
VEHICULAR USE AREA 69,695 1.60 46.28%
PLAZA & SIDEWALKS 10,568 0.24 7.02%
TOTAL IMPERVIOUS AREA 113,827 2.61 75.58%

PERVIOUS AREA
GREEN SPACE 36,774 0.84 24.42%
TOTAL PERVIOUS AREA 36,774 0.84 24.42%

TOTAL SITE AREA 150,600 3.46 100.00%

PARKING DATA
HOSPITAL (1.5/BED) 60 83 90.22%
STANDARD SPACES 83 9 9.78%
COMPACT SPACES 9 21
RESERVED GRASS SPACES 21 5
HANDICAP SPACES (INCLUDED IN TOTAL) 5 5
TOTAL 60 113 100.00%
TOTAL LESS RESERVED SPACES 60 92

PEDESTRIAN AMENITIES
REQ PROV
BENCH 0 4
TRASH 0 1
BIKE RACK 0 1

	Requirement	Proposed
Lot Frontage (Min.)	50'	413.07'
Lot Width (Min.)	50'	413.07'
Lot Depth (Min.)	100'	365.65'
Lot Area (Min.)	10,000 SF	3.46 acres (150,600 SF)
Min. Floor Area	5,000 SF	88,992 SF
Lot Coverage	None	22.29% (33,564 SF)
FAR (Max.)	3	0.59
Open Space (Min.)	25%	30.52% (45,958 SF)
Height (Max.)	48'	48' (Appurtenances 61')*1
Setbacks (Min.)		
Front (South)	10'	70.2'
Side Street	N/A	N/A
Rear (North)	10'	29.6'
Side Interior (East/West)	15'	63.2'/130.5'

*1 LDR Section 4.3.4(j)(3)(b) exempts appurtenances on a building from the height limitation contained in Subsection (K).

PROJECT TEAM

OWNER/CLIENT:
CARON OF FLORIDA, INC.
7789 NW BEACON SQUARE, SUITE 101
BOCA RATON, FL 33487

OWNER'S REPRESENTATIVE:
PARAGON OWNER REPRESENTATION
SERVICES, LLC
524 WYNNE AVENUE
HAVERSTOWN, PA 19083
610.789.2654

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

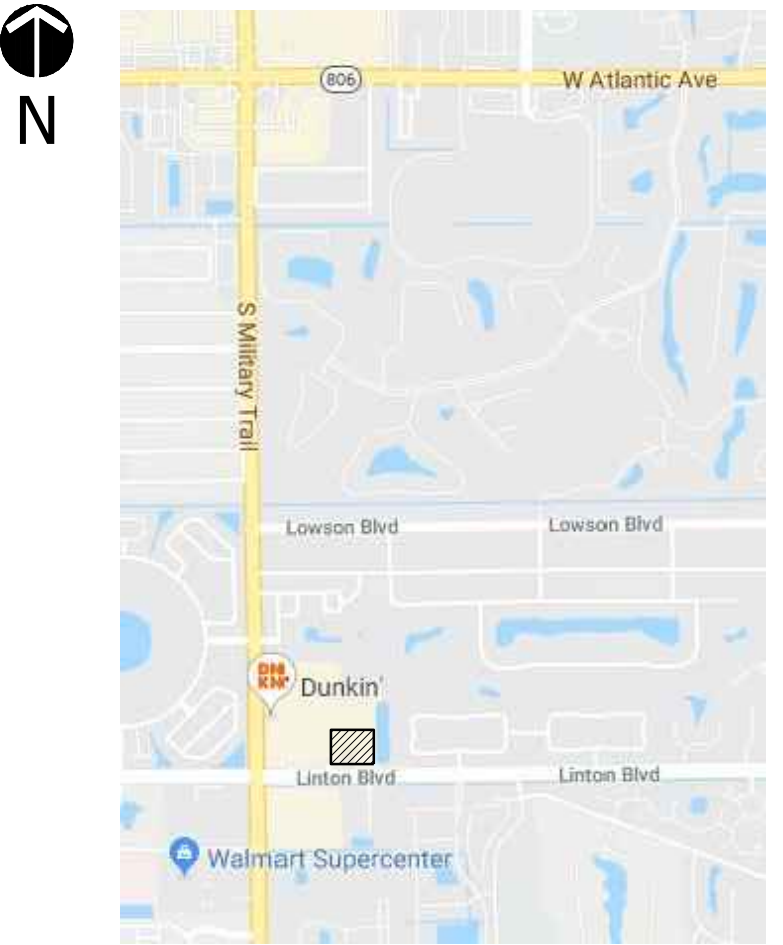
ARCHITECT:
PEACOCK + LEWIS ARCHITECTS
AND PLANNERS, LLC
1295 U.S. HIGHWAY 1
NORTH PALM BEACH, FL 33408
561.626.9704

ENGINEER:
SIMMONS & WHITE, INC
2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
561.478.7848

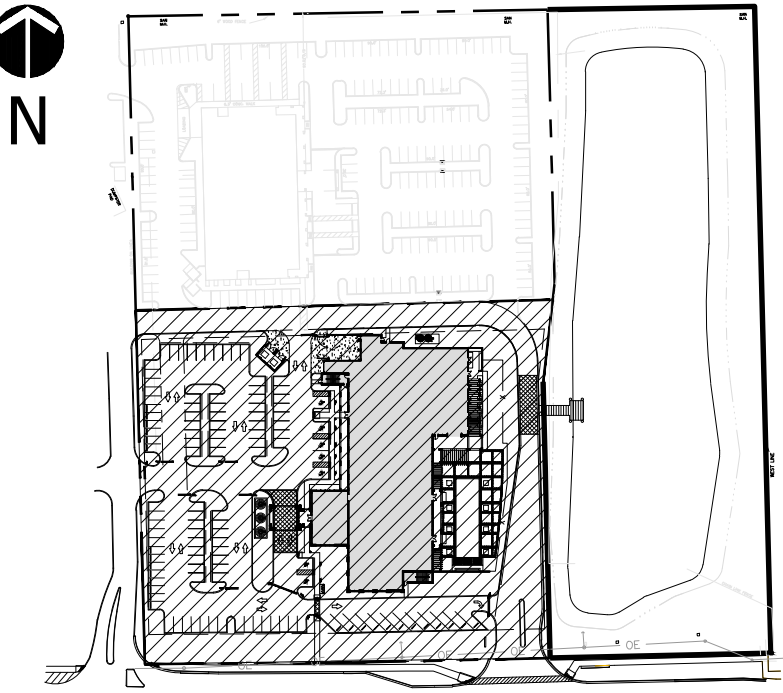
SURVEYOR:
CAULFIELD AND WHEELER
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
561.392.1991

TRAFFIC CONSULTANT:
SIMMONS & WHITE, INC
2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
561.478.7848

LOCATION MAP



KEY MAP



LEGAL DESCRIPTION

ALL OF PARCEL "A" OF THE PLAT OF "DELRAY OUTPATIENT PROPERTIES PLAT", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

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CONTAINING 277,729 SQUARE FEET / 6.376 ACRES, MORE OR LESS.

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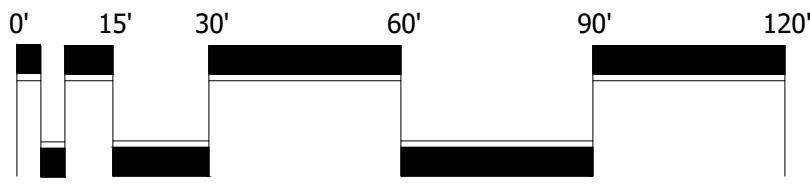
ALL UTILITY SERVICES FOR THE PROPOSED STRUCTURE WILL BE PLACED UNDERGROUND

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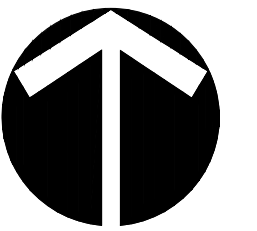
LEGEND

C COMPACT SPACE
ADA ACCESSIBLE
LB LANDSCAPE BUFFER
R RADIUS
SB SETBACK
SW SIDEWALK
TYP TYPICAL

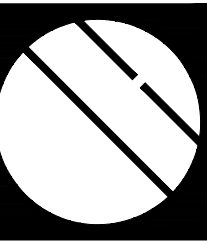
Easement Exhibit



Scale: 1" = 30'



North



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

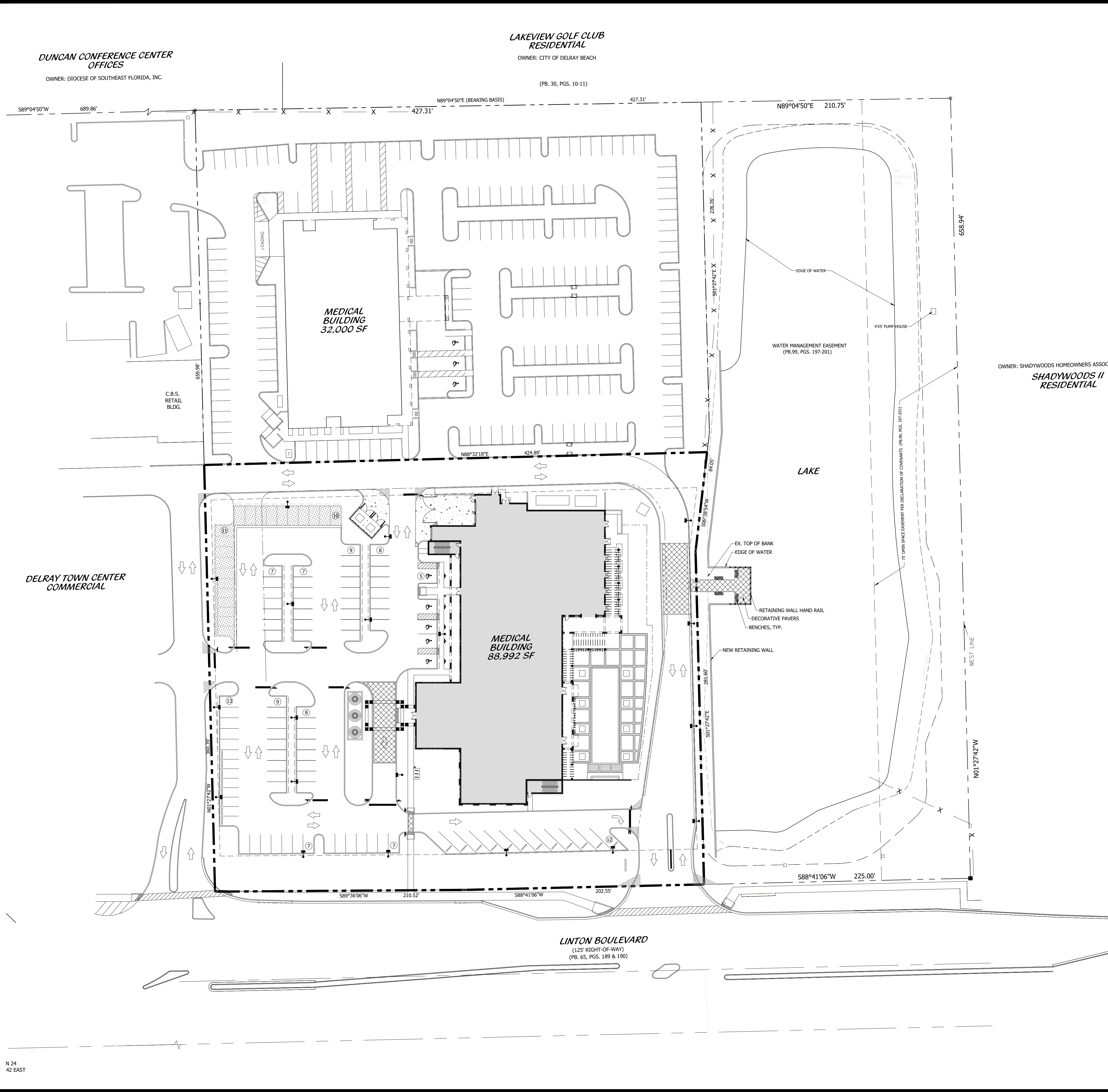
Florida Medical Center Delray
Delray Beach, Florida

DESIGNED DEH
DRAWN RO
APPROVED DEH
JOB NUMBER 17-0510
DATE 06-28-19
REVISIONS 08-23-19
09-24-19

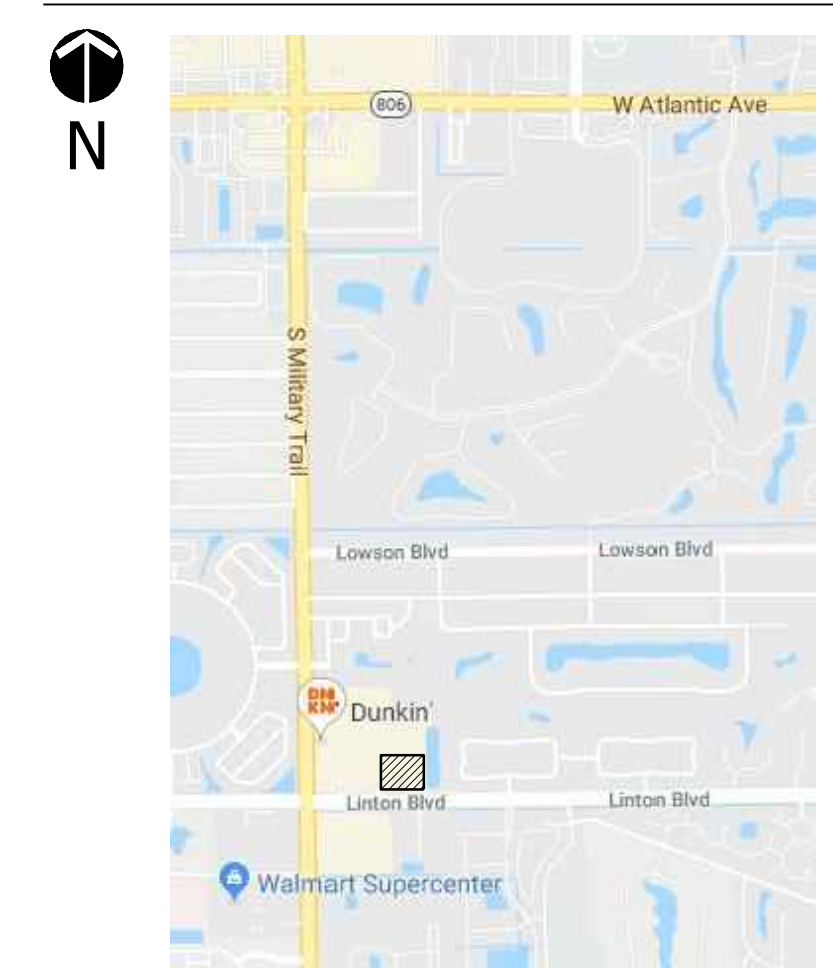
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SHEET 3 OF 3

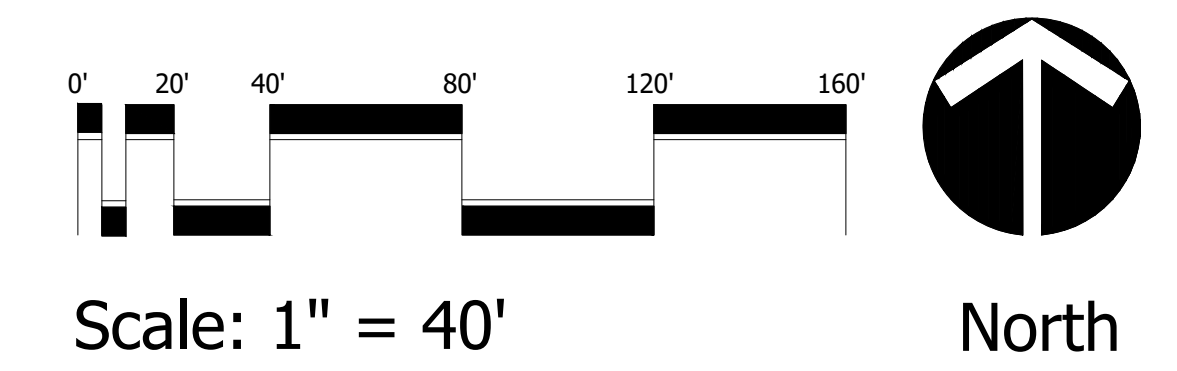
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LOCATION MAP



Context Plan



Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

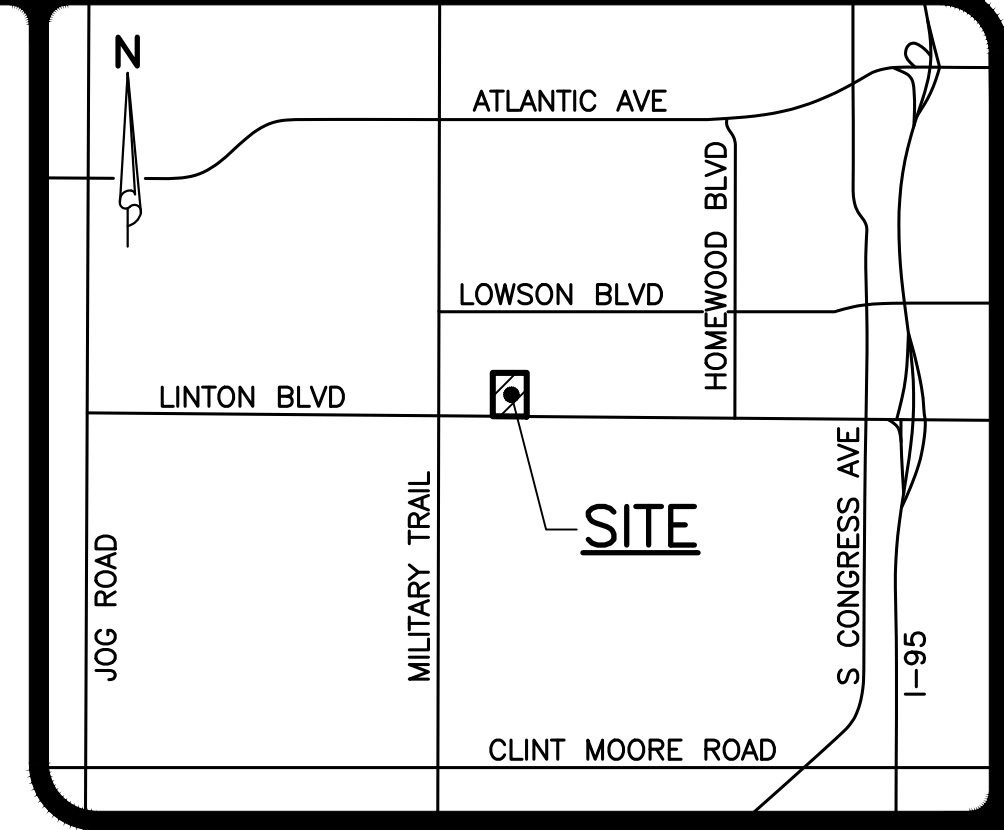
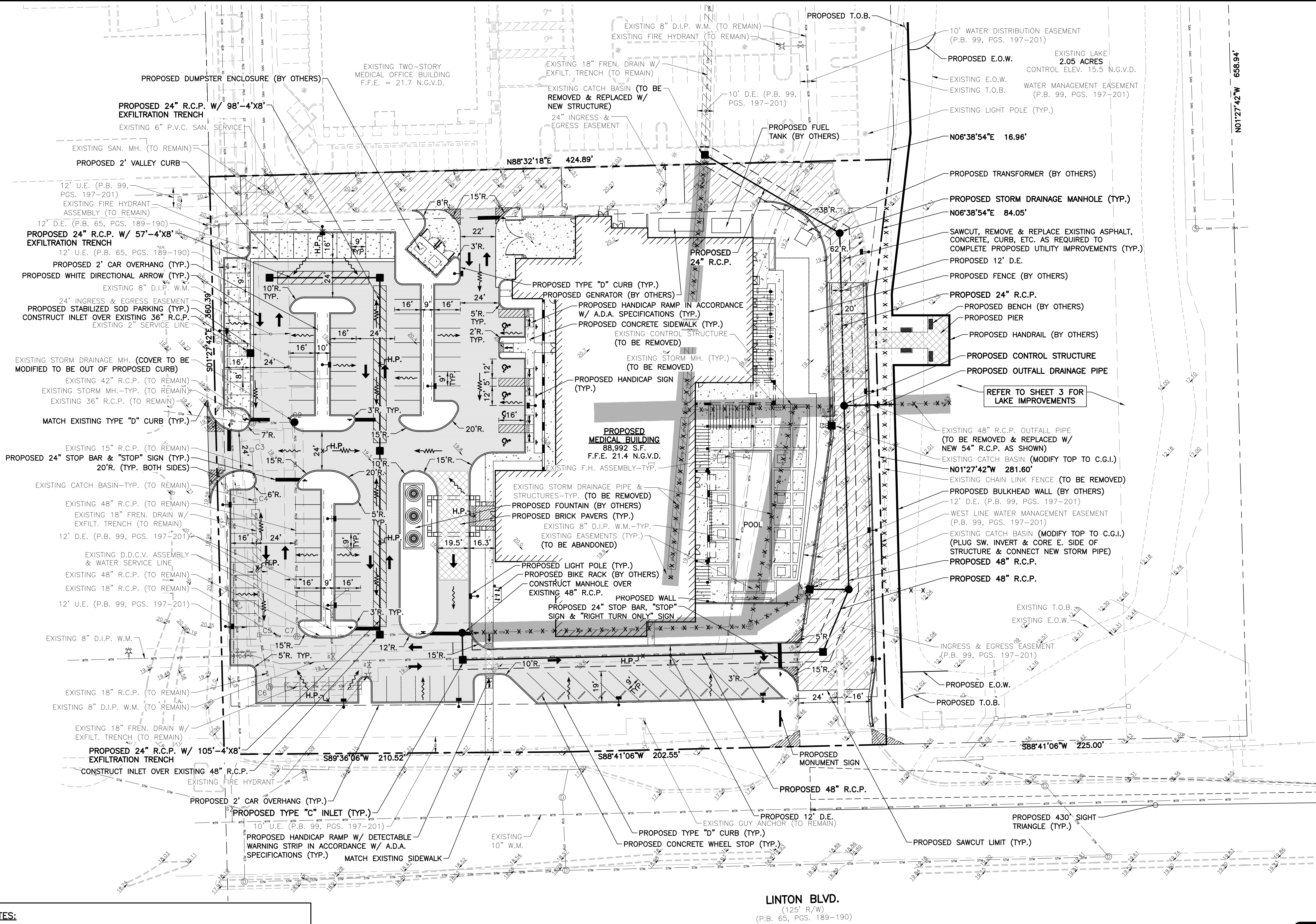
Florida Medical Center Delray
 Delray Beach, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	17-0510
DATE	06-28-19
REVISIONS	08-23-19
	09-24-19

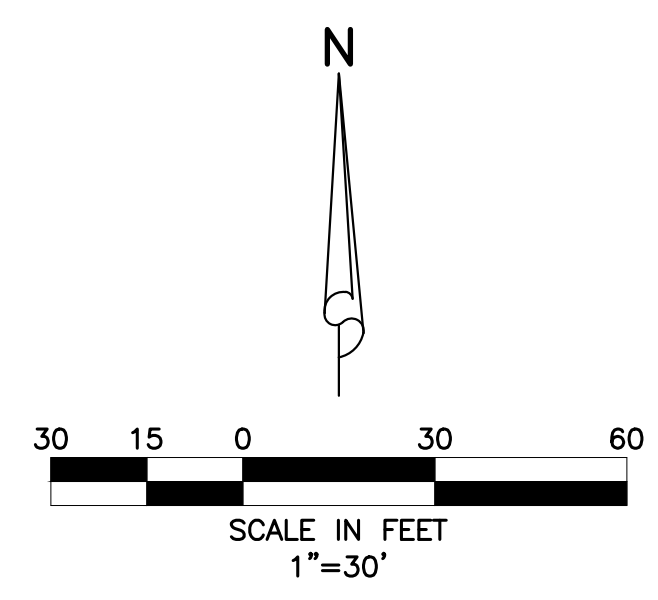
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 Drawing: 17-0510 SP.DWG

SHEET **1** OF **1**

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LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED STORM SEWER AND MANHOLE
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVERS
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING ASPHALT PAVEMENT, CONCRETE, CURB, ETC.
- PROPOSED STABILIZED SOD
- EXISTING EASEMENT (TO BE ABANDONED)
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- PROPOSED 24" STOP BAR & "STOP" SIGN
- PROPOSED LIGHT POLE
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
- EXISTING WATER MAIN
- EXISTING SEWER MAIN

- NOTES:
- THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DELRAY BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
 - LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
 - CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
 - FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.
 - ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 1929 DATUM.
 - ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS. LD 1.1 & LD 1.2.

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUKE • MARTIN COUNTIES
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

9/27/2019

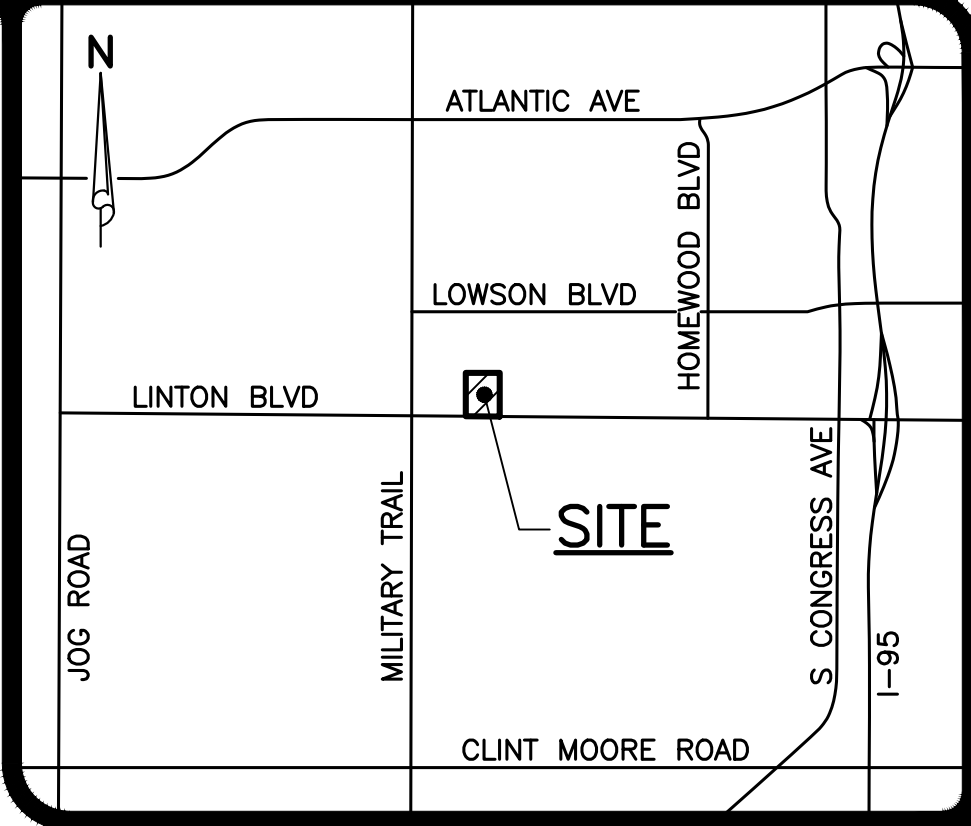
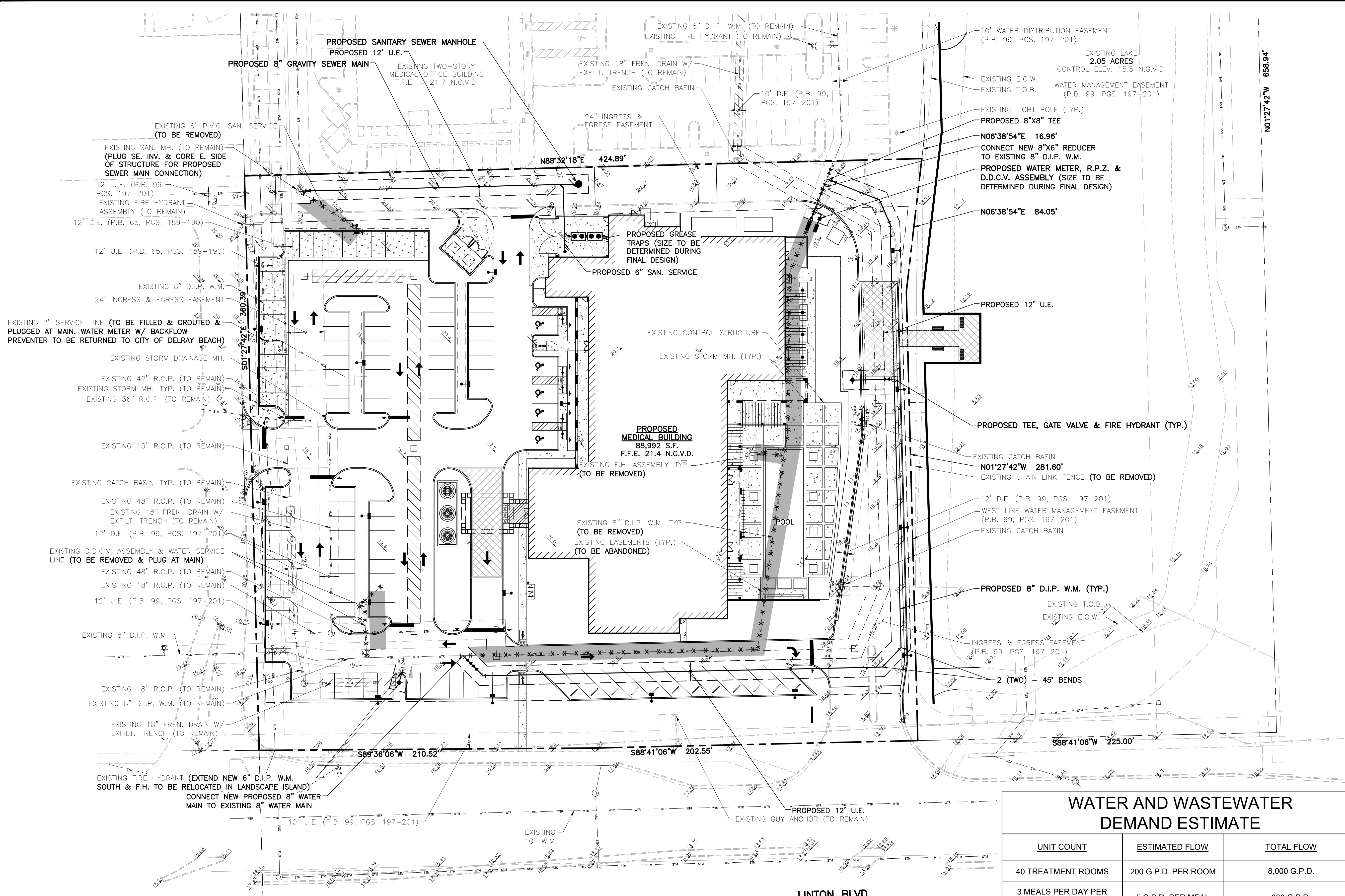
LINTON BLVD.
(125' R/W)
(P.B. 65, PGS. 189-190)

1.) GENERAL REVISIONS PER T.A.C. COMMENTS, 09/24/19 R.W.

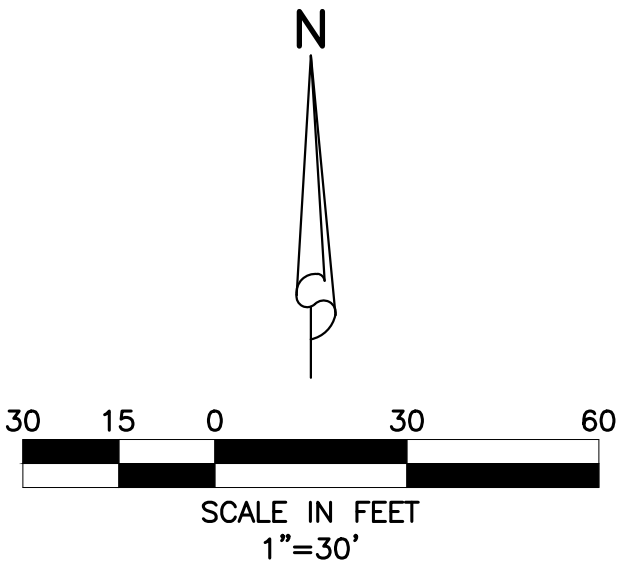
SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
2581 Metrocentre Blvd West • Suite 200 • West Palm Beach, Florida 33407 • (561) 478-7848

FLORIDA MEDICAL CENTER DELRAY
SECTION 24, TOWNSHIP 46S., RANGE 42E.
CITY OF DELRAY BEACH, FLORIDA
CONCEPTUAL PAVING AND
DRAINAGE PLAN

DESIGN	DRAWN	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET	OF
R.R.	D.B.				19-050	19050C01	1	3



LOCATION MAP
NOT TO SCALE



LEGEND

- S1-4' MH. MANHOLE NUMBER AND TYPE
- 19.5
16.0
MANHOLE TOP ELEVATION
MANHOLE INVERT ELEVATION
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- SAWCUT, REMOVE, & REPLACE EXISTING ASPHALT PAVEMENT, CONCRETE, CURB, ETC.
- EXISTING EASEMENT (TO BE ABANDONED)
- EXISTING WATER MAIN
- EXISTING WATER MAIN (TO BE REMOVED)
- EXISTING SEWER MAIN
- EXISTING SEWER MAIN (TO BE REMOVED)

NOTES:

- 1.) ON-SITE SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED.
- 2.) CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL EXISTING UTILITY LOCATES, SUPPORT, RELOCATIONS AND NOTIFICATIONS REQUIRED WITH ALL APPLICABLE UTILITY SERVICE PROVIDERS.
- 3.) CONTRACTOR TO VIDEO INSPECT EXISTING 6" SANITARY SERVICE TO ENSURE SERVICEABILITY.

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUCIE • MARTIN COUNTIES
ALL TOL FREE
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

9/27/2019

NOTES:

- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DELRAY BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
- 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
- 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
- 6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 1929 DATUM.
- 8.) ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS. LD 1.1 & LD 1.2.

WATER AND WASTEWATER
DEMAND ESTIMATE

UNIT COUNT	ESTIMATED FLOW	TOTAL FLOW
40 TREATMENT ROOMS	200 G.P.D. PER ROOM	8,000 G.P.D.
3 MEALS PER DAY PER ROOM (PATIENTS)	5 G.P.D. PER MEAL	600 G.P.D.
30 MEALS PER DAY (ALL EMPLOYEES)	5 G.P.D. PER MEAL	150 G.P.D.
46,425 FT² NON-TREATMENT FLOOR SPACE	0.15 G.P.D. PER FT²	7,413 G.P.D.
TOTAL:		16,163.75 G.P.D. OR AVG. DAILY FLOW = 22.5 G.P.M. PEAK FLOW = 56.25 G.P.M.

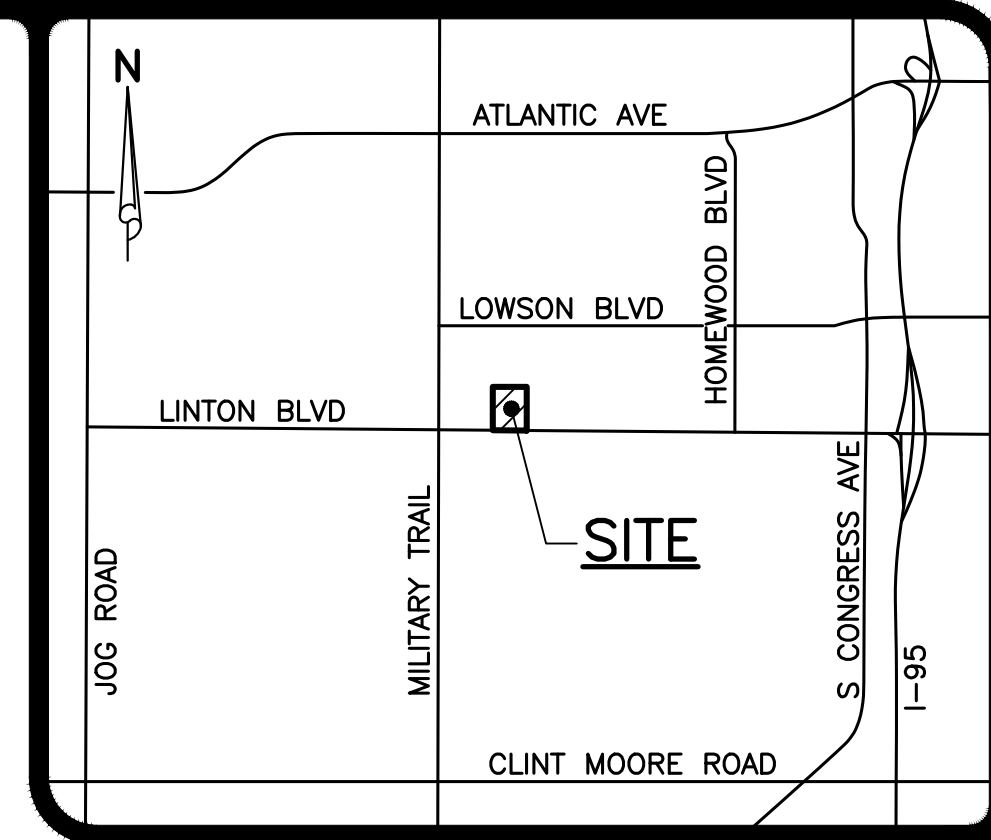
1.) GENERAL REVISIONS PER T.A.C. COMMENTS, 09/24/19 R.W.

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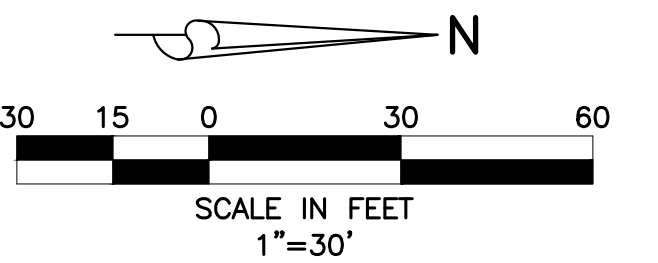
FLORIDA MEDICAL CENTER DELRAY
SECTION 24, TOWNSHIP 46S., RANGE 42E.
CITY OF DELRAY BEACH, FLORIDA
CONCEPTUAL WATER AND
WASTEWATER PLAN

DESIGN R.R. DRAWN D.B. CHECKED APPROVED DATE

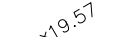
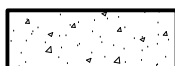
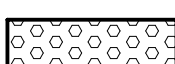
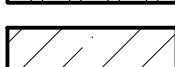
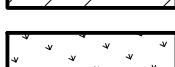
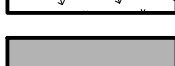
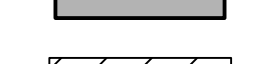
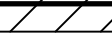
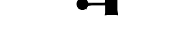
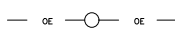
JOB NO. 19-050 DRAWING NO. 19050C01 SHEET 2 OF 3

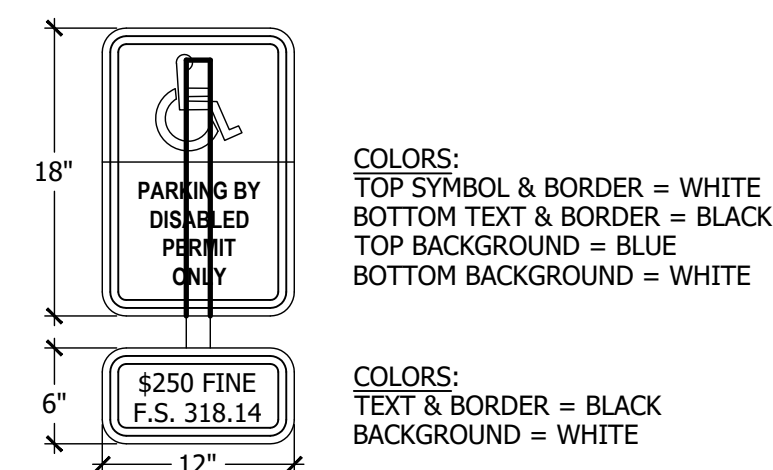


LOCATION MAP
NOT TO SCALE



LEGEND

- 
PROPOSED STORM SEWER AND CATCH BASIN
- 
PROPOSED STORM SEWER AND MANHOLE
- 
DIRECTION OF FLOW
- 
DIRECTION OF SWALE
- 
PROPOSED HIGH POINT
- 
EXISTING GRADE ELEVATION
- 
PROPOSED ASPHALT PAVEMENT
- 
PROPOSED CONCRETE
- 
PROPOSED DECORATIVE PAVERS
- 
PROPOSED DETECTABLE WARNING SURFACE
- 
SAWCUT, REMOVE, & REPLACE EXISTING ASPHALT PAVEMENT, CONCRETE, CURB, ETC.
- 
PROPOSED STABILIZED SOD
- 
EXISTING EASEMENT (TO BE ABANDONED)
- 
PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- 
PROPOSED 24" STOP BAR & "STOP" SIGN
- 
PROPOSED LIGHT POLE
- 
EXISTING OVERHEAD WATER LINE & POWER POLE
- 
EXISTING STORM DRAINAGE PIPE
- 
EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
- 
EXISTING WATER MAIN
- 
EXISTING SEWER MAIN



NOTES:

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9/27/2019

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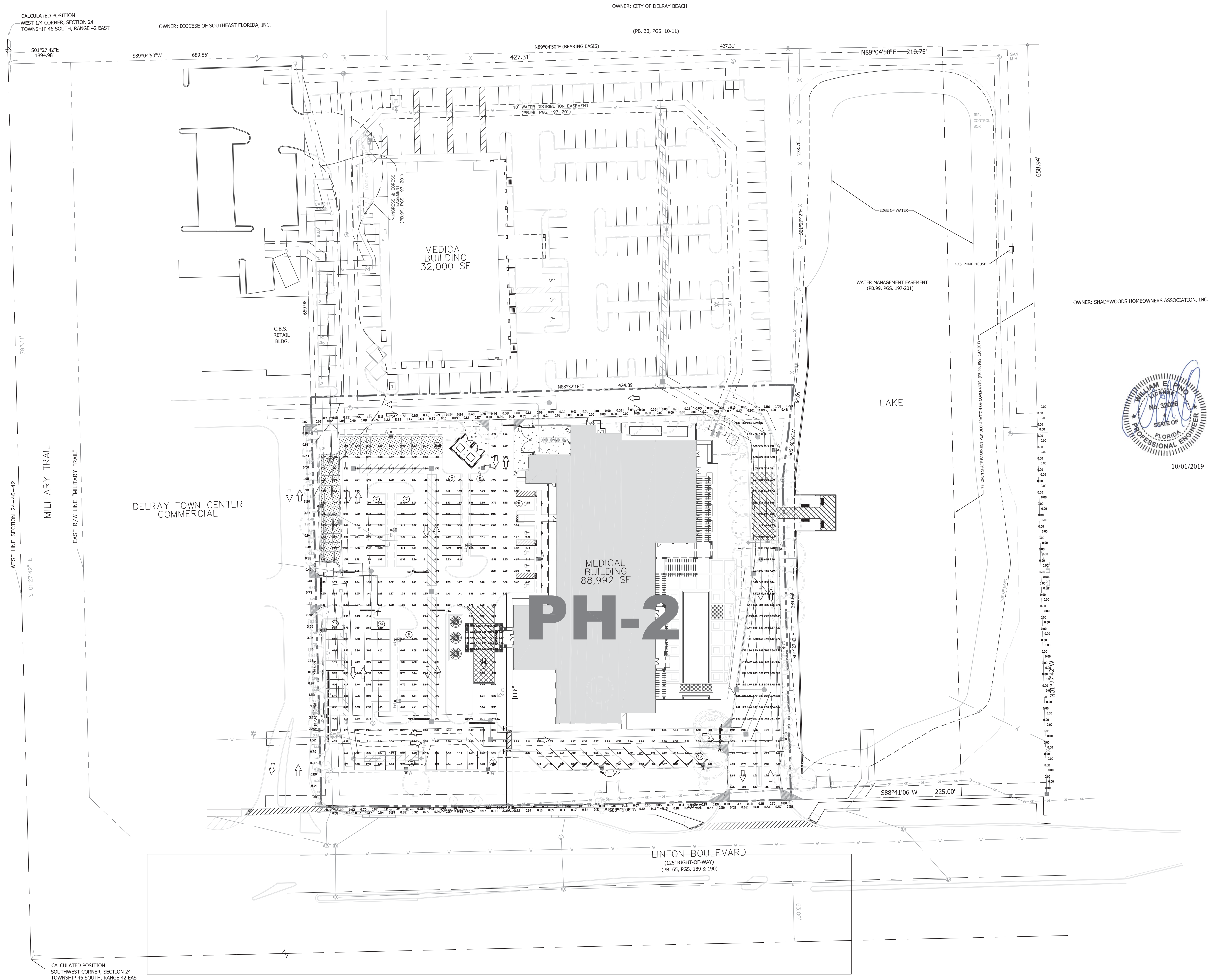


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FLORIDA MEDICAL CENTER DELRAY
SECTION 24, TOWNSHIP 46S., RANGE 42E.
CITY OF DELRAY BEACH, FLORIDA
CONCEPTUAL LAKE IMPROVEMENT PLAN

DESIGN R.R.	DRAWN D.B.	CHECKED	APPROVED	DATE	JOB NO. 19-050	DRAWING NO. 19050C01	SHEET 3 OF 3
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TABLE OF CONTENTS:	
PH-1	OVERALL SITE PLAN
PH-2	ENLARGED PHOTOMETRICS
PH-3	PHOTOMETRIC TABLE & FIXTURE AND POLE DETAIL



PROJECT: CARON - FLORIDA MEDICAL CENTER DELRAY BEACH, FL		DESCRIPTION: OVERALL SITE PLAN		SCALE DESIGNED BY SB DRAWN BY SB CHECKED BY WP		ELECTRICAL ENGINEER: WILLIAM E. PINO FLORIDA P.E.: # 32026				ENGINE SIGNATURE AND SEAL REQUIRED BY THIS ENGINEER TO BE AFFIXED TO THIS DRAWING AND INPUT DATA USED IN GENERATION OF THIS COMPUTER PRINTOUT.		No. _____ DATE _____ No. _____ REVISIONS _____ No. _____ DATE _____ No. _____ REVISIONS _____	
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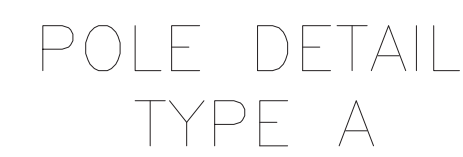
CENTER
IAL



10/01/2019

MEDICAL
BUILDING
88,992 SF

PROJECT: CARON - FLORIDA MEDICAL CENTER DELRAY BEACH, FL				DESCRIPTION: ENLARGED PHOTOMETRICS		THE SIGNATURE AND SEAL HEREBY AFFIRMED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN GENERATION OF THIS COMPUTER PRINTOUT.	
DATE 09/26/19		PROJECT NO. M19016		SHEET NUMBER PH-2		REVISIONS	
ELECTRICAL ENGINEER: WILLIAM E. PINO FLORIDA P.E. # 33026		SCALE DESIGNED BY SB DRAWN BY SB CHECKED BY WP		SEAL		BY DATE	



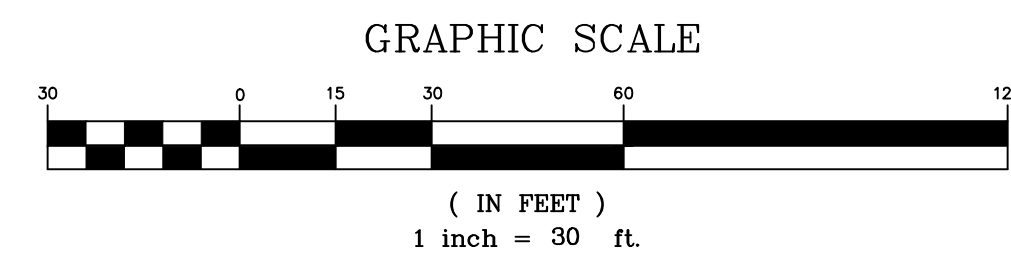
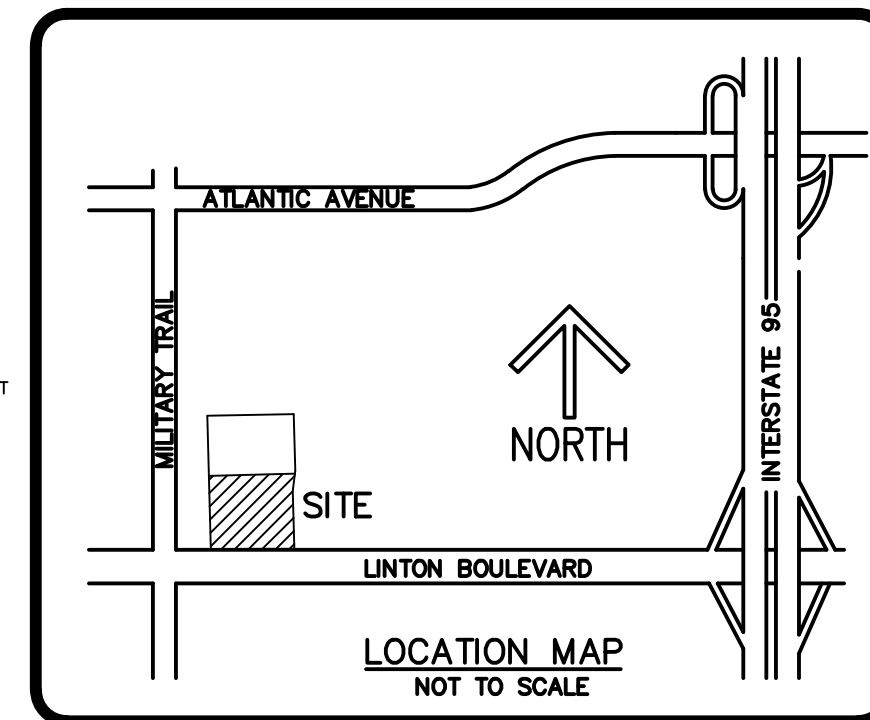
PHOTOMETRIC TABLE



FIXTURE DETAIL
TYPES A+B+C

DETAIL
A+B+C

FIXTURE DETAIL
TYPE D



NOTES:

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE NORTH LINE OF DELRAY MEDICAL PARCEL (PLAT BOOK 124, PAGES 187-191) BEARING NORTH 89°04'50"EAST.
5. THE AREA AND DESCRIPTION HEREON IS BASED ON THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 29534, PAGE 944, PALM BEACH COUNTY PUBLIC RECORDS.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: 'X'; COMMUNITY PANEL NO. 125102 0978 F, EFFECTIVE DATE: OCTOBER 5, 2017, MAP NUMBER 1200909C978F.
9. PROPERTY ADDRESS: 1575 LINTON BOULEVARD, DELRAY BEACH, FLORIDA.
10. BENCHMARK: 1575 LINTON BOULEVARD, PALM BEACH COUNTY DISK "LINTON 54", ELEVATION NGVD 1929 = 16.95 FEET
ELEVATION NAVD 1988 = 15.41 FEET
VERTICAL CONVERSION = 1.5400 FEET
NGVD 1929 - 1.5400 FEET = NAVD 88

DESCRIPTION:

TRACT 1, DELRAY MEDICAL PARCEL, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 124, PAGES 187 THROUGH 191, OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH RECIPROCAL VEHICULAR, PEDESTRIAN INGRESS, AND EGRESS,
PARKING RIGHTS, UTILITY AND DRAINAGE EASEMENTS OVER PORTIONS OF
PARCEL 1 OF DELRAY TOWN CENTER, AS RECORDED IN PLAT BOOK 65,
PAGE 189, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CREATED
BY VIRTUE OF THE DECLARATION OF RECIPROCAL EASEMENTS AND
DEVELOPMENT AGREEMENT FOR DELRAY TOWN CENTER, RECORDED IN
OFFICE OF PUBLIC RECORDS, PLAT BOOK 6551, PAGE 1760, AS AMENDED
RECORDS BOOK 15938, PAGE 194, PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 150,601 SQUARE FEET / 3.4573 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 9, 2019. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

DAVID P. LINDLEY, P.L.S.
REGISTERED LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

REVISED LEGAL DESCRIPTION; CHANGED DRAWING SCALE	8/9/19	der
UPDATE SURVEY	5/29/19	
ADDED ADDITIONAL ELEVATIONS	8-17-17	RFJ
REVISIONS	DATE	BY
FILE NAME: 4444-9_BNDY SURVEY (30'-SCALE)		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

CARON FLORIDA MEDICAL CENTER
DELRAY MEDICAL PARCEL
BOUNDARY SURVEY

DATE	01/26/17
DRAWN BY	DLS
F.B./ PG.	ELEC.
SCALE	1"=30'

JOB #	4144-S
SHT.NO.	1
OF 1 SHEETS	