

verizon

DELRAY HUB

VERIZON SITE LOCATION CODE: 5000979129

MARKET: FLORIDA

CELL ID: N/A

TOWER OWNER NAME: N/A

TOWER OWNER SITE NUMBER: N/A

COUNTY: PALM BEACH COUNTY

1207 S SWINTON AVE

DELRAY BEACH, FL 33444

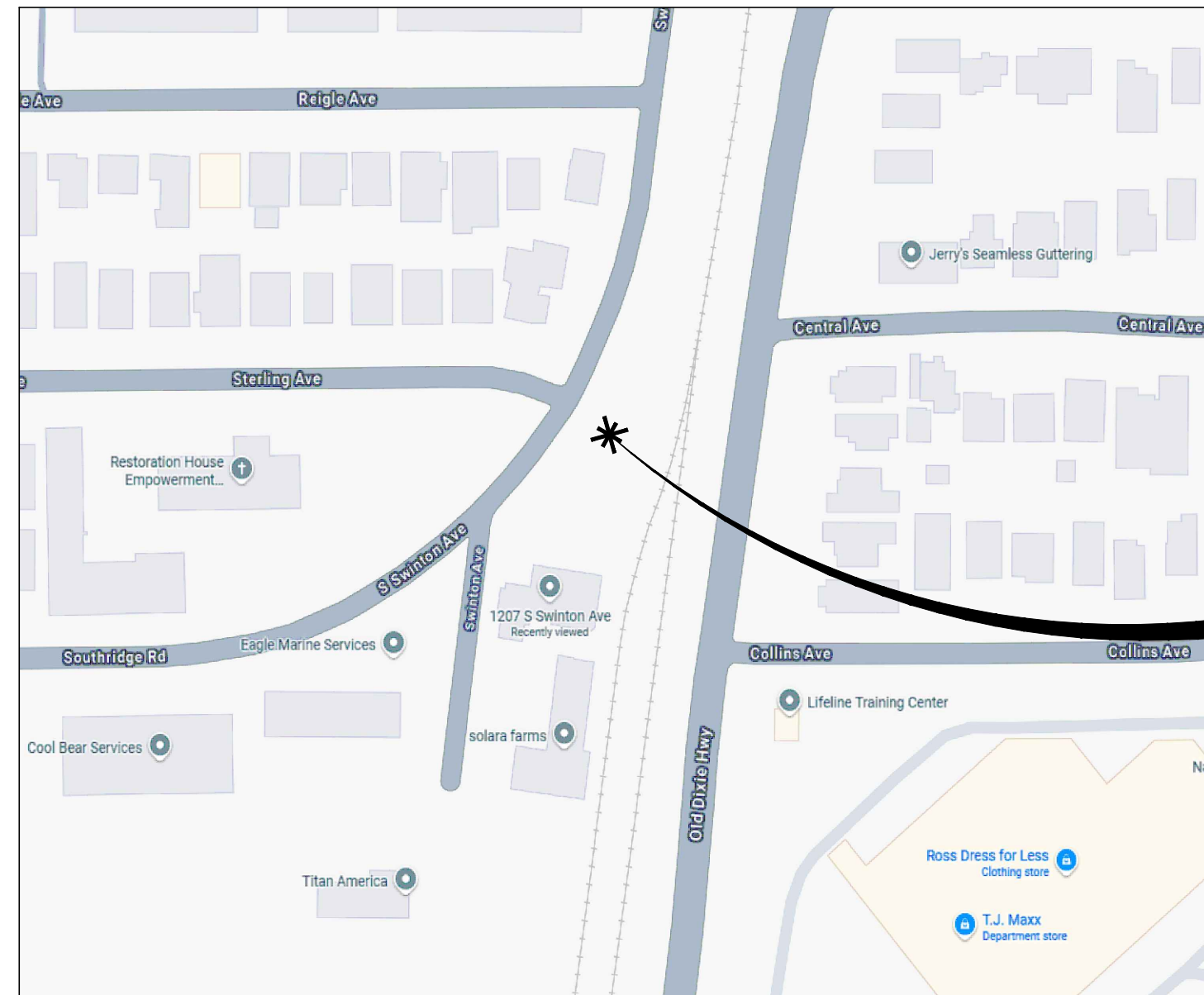
LATITUDE / LONGITUDE: 26° 26' 39.5" N, 80° 04' 23.9" W NAD 83

26.444317°, -80.073306°

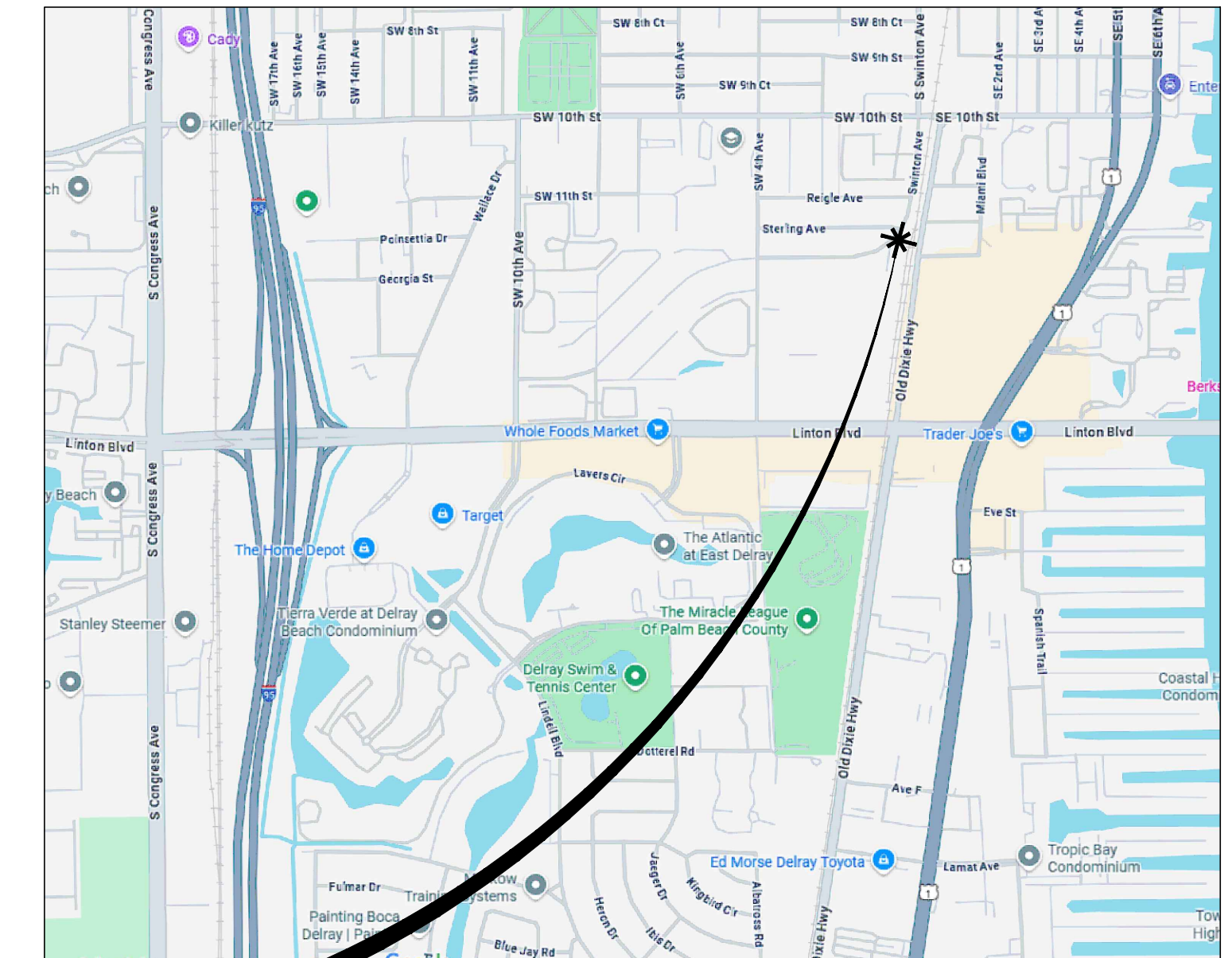
CITY OF DELRAY BEACH SETBACK VARIANCE

AND LEVEL 4 SITE PLAN REVIEW

FEBRUARY 17, 2026



LOCATION MAP



SITE LOCATION

VICINITY MAP

PLANNING DEPARTMENT
CITY OF DELRAY BEACH
BUILDING & PLANNING DEPARTMENT
100 NW 1st AVE, DELRAY BEACH, FL 33444
PHONE: (239) 321-7000

ELECTRIC COMPANY
FLORIDA POWER & LIGHT
PHONE: (954) 321-2258

FIBER COMPANY
COORDINATE WITH VERIZON
FOR FIBER COMPANIES

ARCHITECTURAL & ENGINEERING FIRM CONTACT
STANTEC
800 FAIRWAY DRIVE, SUITE 195
DEERFIELD BEACH, FL 33441
PHONE: (954) 577-4655
CONTACT: ALEXANDRA VASSAR, PM

ARCHITECTURAL FIRM
STANTEC
800 FAIRWAY DRIVE, SUITE 195
DEERFIELD BEACH, FL 33441
PHONE: (954) 577-4655
CONTACT: ROBERT J. LARA, AIA

ELECTRICAL ENGINEERING FIRM
STANTEC
800 FAIRWAY DRIVE, SUITE 195
DEERFIELD BEACH, FL 33441
PHONE: (954) 577-4655
CONTACT: JASON CEGLIA, PE

MECHANICAL ENGINEERING FIRM
STANTEC
1455 LINCOLN PARKWAY, SUITE 500
ATLANTA, GA 30346
PHONE: (770) 379-8500
FAX: (770) 379-8501
CONTACT: DAN DAHL, PE

STRUCTURAL ENGINEERING FIRM
STANTEC
800 FAIRWAY DRIVE, SUITE 195
DEERFIELD BEACH, FL 33441
PHONE: (954) 577-4655
CONTACT: YAN WANG, PE

PROPERTY OWNER
1207 SWINTON LLC
2538 AVENUE AU SOLEIL
DELRAY BEACH, FL 33483

TOWER OWNER
N/A

VERIZON NETWORK COMPLIANCE
VERIZON WIRELESS
400 CORPORATE CENTER DRIVE, BLDG D
WARREN, NJ 07059
PHONE: (908) 256-7010
CONTACT: NICK SAPIA

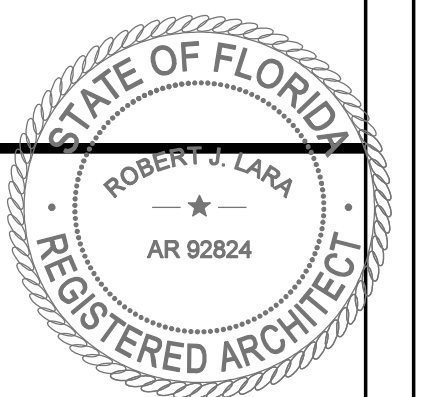
VERIZON NETWORK COMPLIANCE
VERIZON WIRELESS
145 CHUBB WAY
BRANCHBURG, NJ 08876
PHONE (908)-295-5799
CONTACT: ANDRIJ KULYNYCH

VERIZON NETWORK COMPLIANCE
VERIZON WIRELESS
2000 HIGHLAND ROAD
TWINSBURG, OH 44087
PHONE: (330) 807-7713
CONTACT: MARIO SPINA

VERIZON PROJECT MANAGER
VERIZON WIRELESS
PHONE: (352) 504-2909
CONTACT: CLINT CORNELIUSSEN
EMAIL: clint.corneliusen1@verizonwireless.com

DRAWINGS LIST

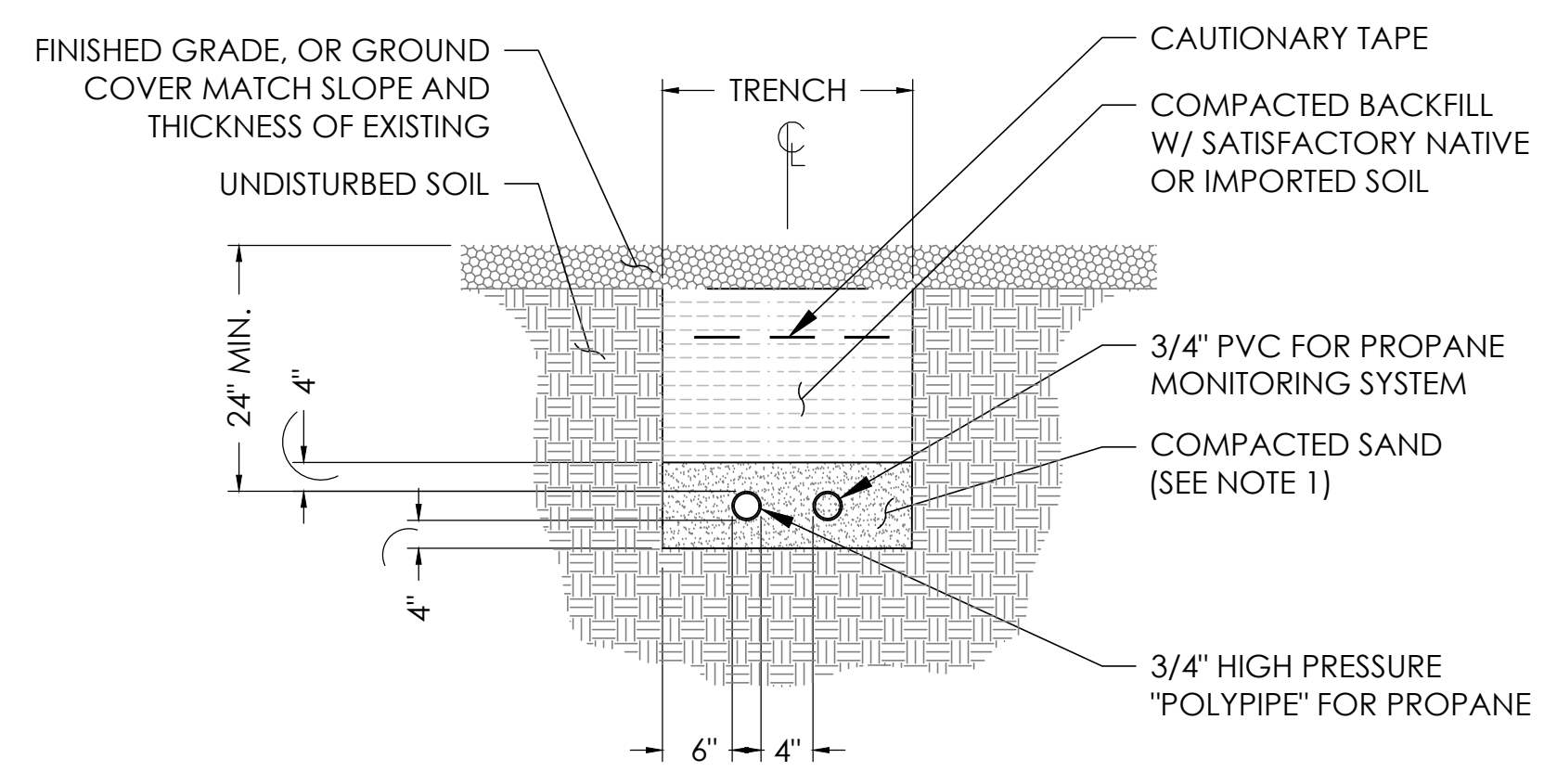
- C111 SITE PLAN
- C112 PROPOSED CONDENSER UNIT PLAN
- C113 ZONING SETBACKS STUDY
- A301 ELEVATIONS & SECTIONS
- A302 EXTERIOR ELEVATIONS
- A505 FENCE & GATE DETAILS
- A506 ARCHITECTURAL DETAILS
- CD101 CIVIL PARTIAL DEMOLITION PLAN



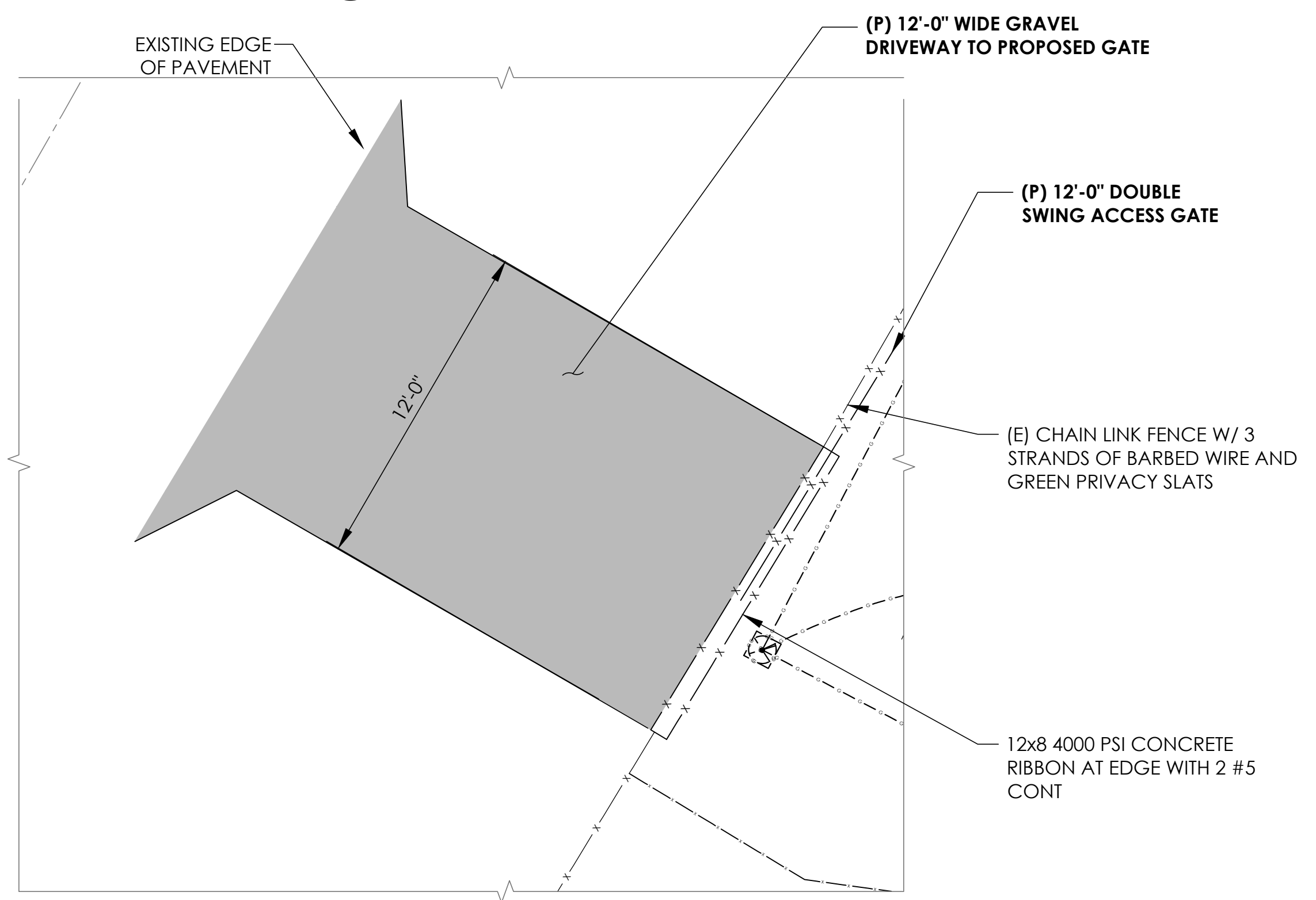
NO.	DESCRIPTION	DATE
0	CITY OF DELRAY BEACH SETBACK VARIANCE AND LEVEL 4 SITE PLAN REVIEW	02.17.26
	NETWORK COMPLIANCE SUBMITTALS	DATE
	100% SUBMISSION	DATE
	RE-SUBMISSION (IF REQUIRED)	DATE

PROJECT #: 28057044	
CAD DWG FILE #:	
DESIGNED BY: CT	
DRAWN BY: MH CHECKED BY: SB	

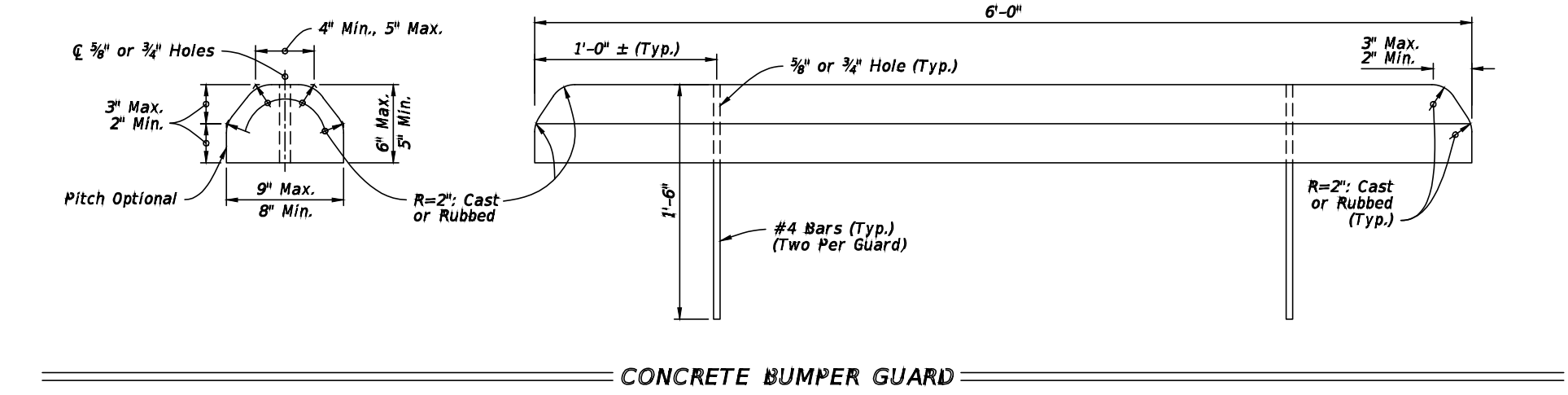
NOTE:
1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.



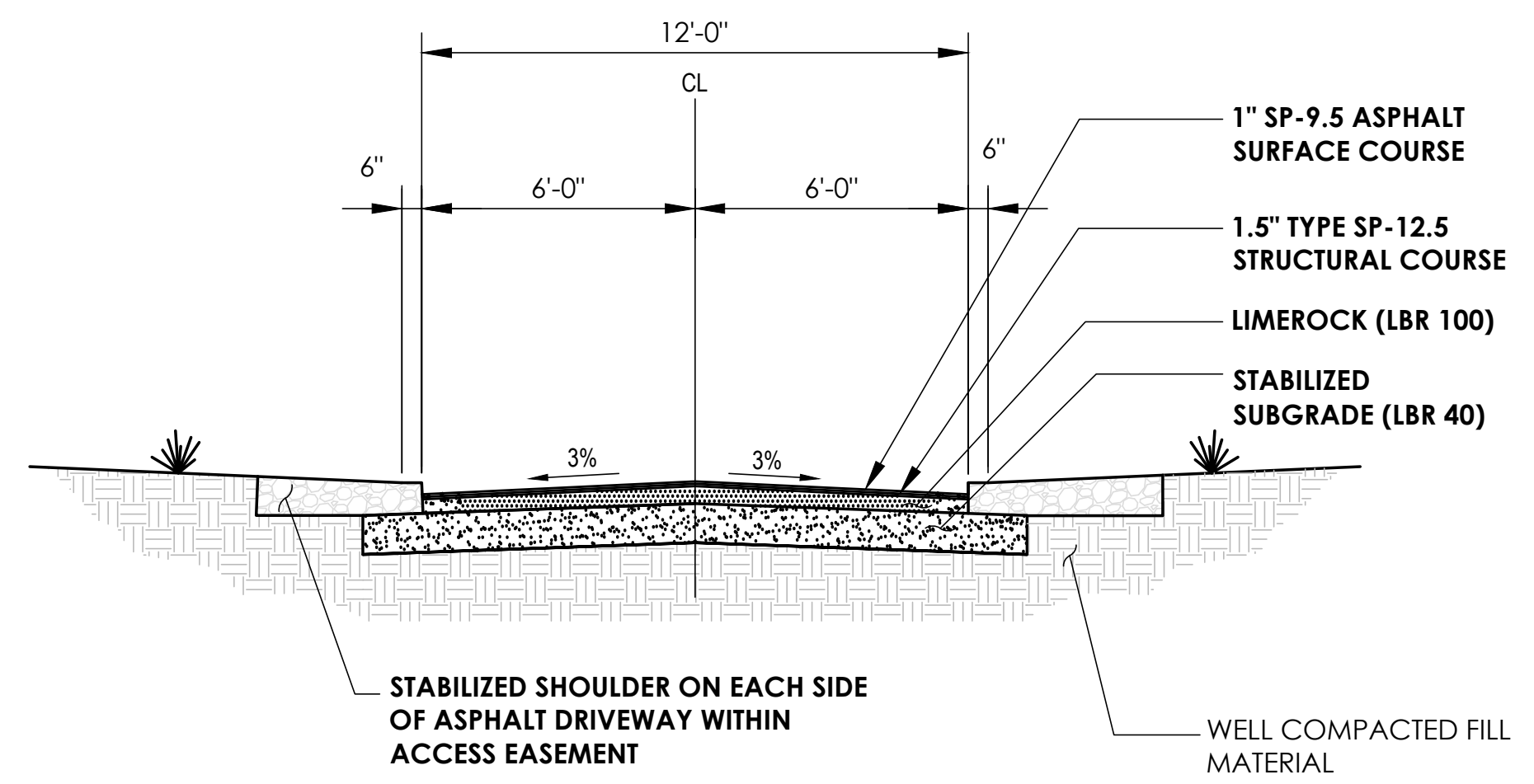
5 DIRECT BURIED PROPANE LINES
N.T.S.



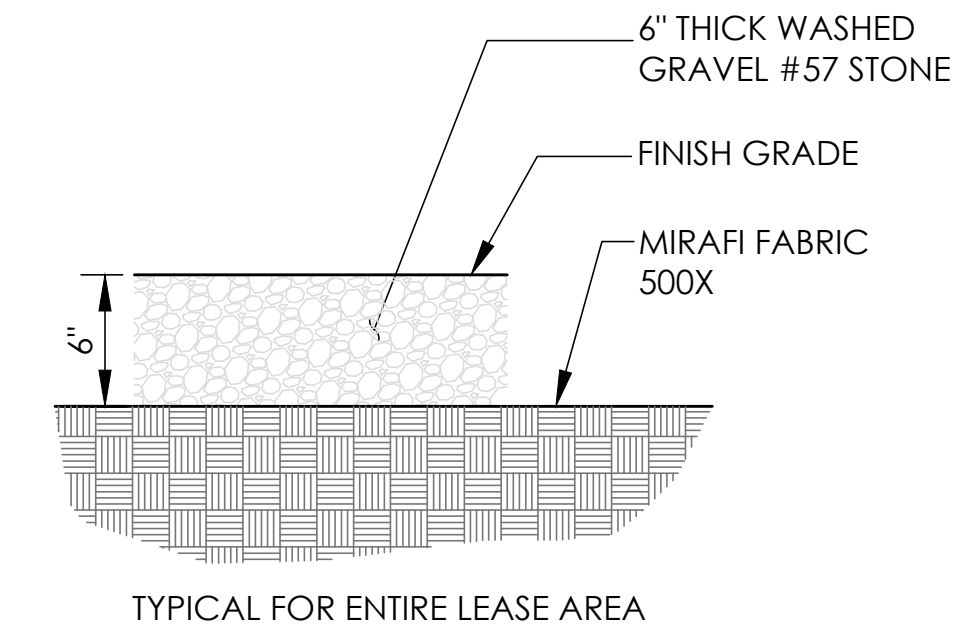
4 DRIVEWAY APRON
N.T.S.



3 CURB & CONCRETE BUMPER GUARD DETAIL
N.T.S.

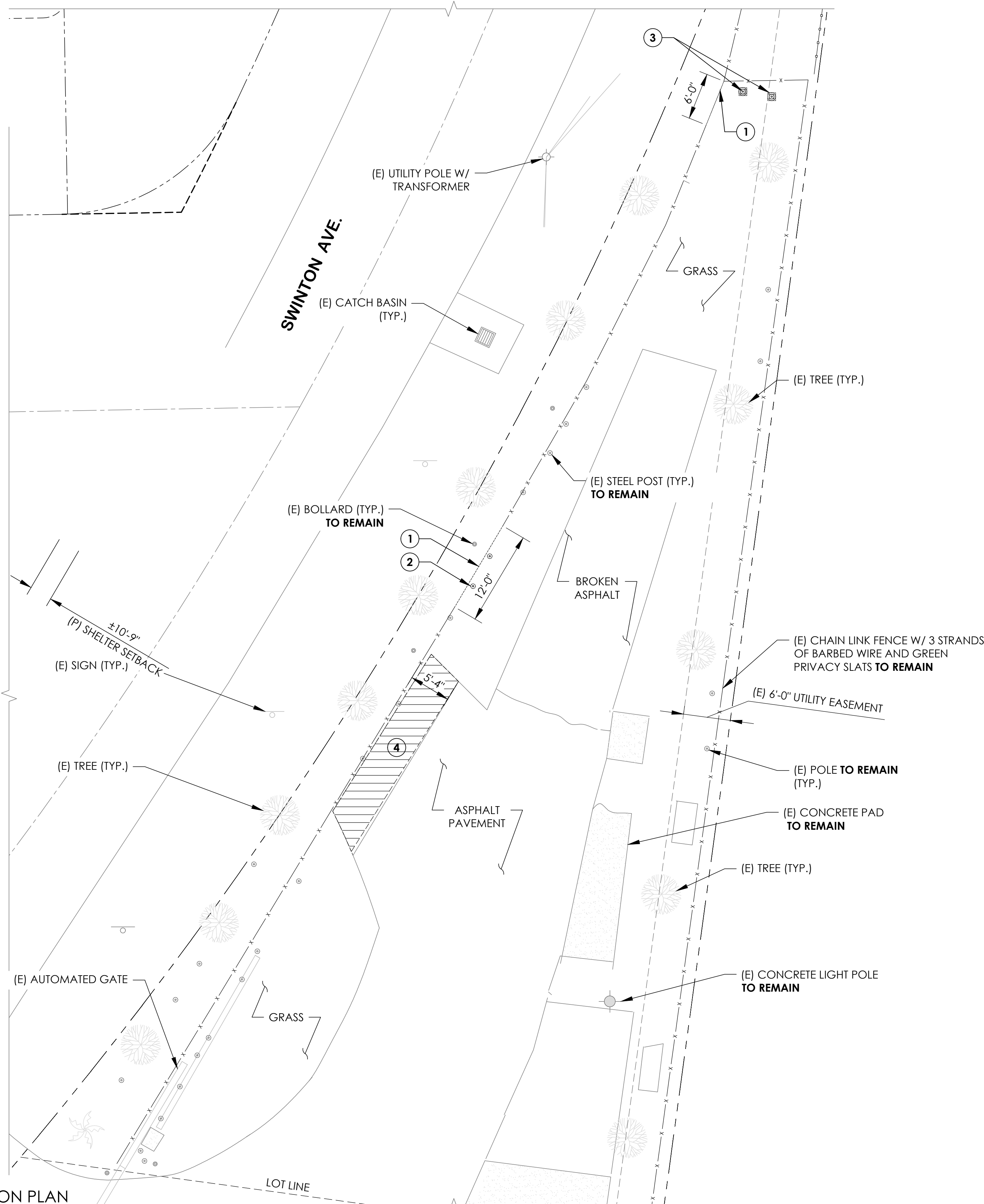


2 ACCESS DRIVE CROSS-SECTION
N.T.S.



NOTE:
OVER-EXCAVATE COMPOUND 6\"/>

1 COMPOUND GRAVEL DETAIL
N.T.S.



NOTES:

1. SITE GROUNDING SHALL COMPLY WITH VERIZON WIRELESS GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH VERIZON WIRELESS GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.
2. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
5. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.
6. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
7. SEEDING AND MULCHING OF THE SITE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.
8. THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THIS DESIGN PACKAGE.
9. ALL WALL (INTERIOR OR EXTERIOR) OPENINGS CREATED, UNCOVERED OR DISCOVERED DURING HVAC UPGRADE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION.

KEY NOTES:

- ① (E) PORTION OF FENCE TO BE REMOVED.
- ② (E) BOLLARD TO BE REMOVED.
- ③ (E) STEEL POST TO BE REMOVED.
- ④ (D) ASPHALT PAVEMENT ARE TO BE REMOVED TO RECEIVED NEW SOD.



THIS DRAWING WAS PREPARED SOLELY FOR THE USE OF VERIZON WIRELESS AND MUST ONLY BE USED BY VERIZON WIRELESS EMPLOYEES, CONTRACTORS, AND VENDORS WHILE PERFORMING THE WORK SHOWN ON THIS DRAWING. ANY OTHER USE OF THIS DRAWING IS FORBIDDEN.



800 Fairway Drive, Suite 195
Deerfield Beach, FL 33441
Tel: 954.577.4655
www.stantec.com



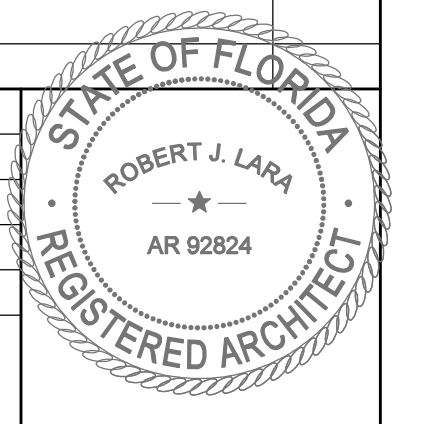
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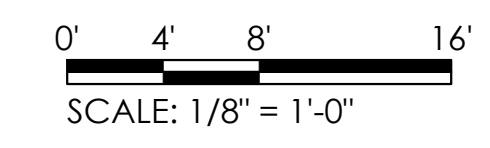
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PROJECT #: 28057044
CAD DWG FILE #:
DESIGNED BY: CT
DRAWN BY: MY
CHECKED BY: SB



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
check positive response codes before you dig!

EXISTING CONDUIT LOCATIONS ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO CONSTRUCTION.



1 CIVIL PARTIAL SITE DEMOLITION PLAN
22" x 34" SCALE: 1/8" = 1'-0"
11" x 17" SCALE: 1/16" = 1'-0"

CIVIL PARTIAL SITE DEMOLITION PLAN

CD101