

Site Tabulations - Overall Master Plan

Gross Site Area	547,123 sf	12.56 ac	100%
Total Impervious area	432,060 sf	9.92 ac	79%
Building area	150,871 sf		
Vehicular Use area	281,189 sf		
Total Pervious area	115,063 sf	2.64 ac	21%

Site Tabulations - Commercial Parcel

Pod Site Area	368,963 sf	8.47 ac	100% (67.5% of total site)
Total Impervious area	330,451 sf	7.59 ac	89.6%
Building area	77,602 sf		
Vehicular Use area	252,849 sf		
Total Pervious area	38,512	0.88 ac	10.4%

Site Tabulations - Residential Parcel

Pod Site Area	178,160 sf	4.09 ac	100% (32.5% of total site)
Total Impervious area	101,609 sf	2.33 ac	57%
Building area	73,269 sf		
Vehicular Use area & parking deck	28,340 sf		
Total Pervious area	76,551 sf	1.76 ac	43%

Total dwelling units - 200 multi-family

Parking Tabulations - Commercial Parcel

4 spaces per 1000 s.f. = 77,602 s.f. / 1000 (4) = 311 spaces required
 Total parking provided - 368 (Disability Accessible - 14)

Parking Tabulations - Residential Parcel

1 bedroom units - 170 @ 1.5 spaces = 255 spaces required
 2 bedroom units - 20 @ 2 spaces = 40 spaces required
 3 bedroom units - 10 @ 2 spaces = 20 spaces required
 Guest parking required - 72 spaces
 Total DU - 200 Total parking required - 387
 Total parking provided - 390 (360 Garage, 30 surface) (Disabled Accessible - 8)

Site Notes

- Existing Land Use - General Commercial
- Proposed Land Use - Same
- Existing Zoning - PC Planned Commercial District / Four Corners Overlay
- Proposed Zoning - Same
- Existing Use - Retail shopping center
- Proposed Use - Retail shopping center and multi family residential
- All new utilities shall be placed underground

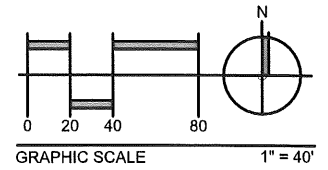
Utility Services

- Sewer - Available on site
- Water - Available on site
- Gas - Available on site
- Electric / Phone / Cable Television - Available on site

Property Development Regulations - PC Zoning District - Four Corners Overlay

	MIN. LOT SIZE	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	MIN. OPEN SPACE* (%)	MIN. FLOOR AREA*	FRONT SETBACK*	SIDE STREET SETBACK*	SIDE INTERIOR SETBACK*	REAR SETBACK*	INTERNAL PARCEL SETBACK	FAMILY WORKFORCE HOUSING	MAX. DENSITY	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	4 ac	50'	100'	50'	25%	6,000 sf	10'	10'	10'	10'	25'	20% of total	30 du/ac	60'
PROVIDED	12.63 ac	457'	573'	573'	10.4% ex. site 43% prop. site	2550 sf*	49'	63'	40'	34'	25'	20%	15.9 du/ac	48'

* INCLUDES EX. SITE IMPROVEMENTS



NO.	REVISIONS

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Bellantica Gardens
Master Development Plan
 Delray Beach, Florida

Date	10-31-11
Scale	As Noted
PN#	1099

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 LANDSCAPE ARCHITECT #967
 STATE OF FLORIDA
 FOR THE FIRM
 DATE

Drawing No.
MP-1
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