PROJECT INFORMATION

ZONING — C3 - GENERAL COMMERCIAL (ARANTINE HILLS SP)

BUILDING AREA

GROSS LAND	±1,214,453 SF (± 27.88 ACRES)
NET LAND AREA	±923,472 SF (±21.2 ACRES)

RETAIL PARCEL

NET RETAIL SITE	± 794,796 SF (±18.25 ACRES)
TOTAL BUILDING AREA:	± 127,652 SF
RESTAURANTS	± 20,100 SF
RETAIL	± 90,966 SF
OTHER USE	±16,586 SF
LAND / BLDG RATIO:	6.23 / 1
COVERAGE:	16.06%

PARKING SUMMARY:

PARKING REQUIRED:	
RESTAURANTS (1/ 100SF.)	±20,100 SF / 100 = 201 STALLS
RETAIL (1/ 250SF)	±90,966 SF / 250 = 364 STALLS
DAY CARE	±9,990 SF (1 / 10 student) = 18 STALLS
	12 EMPLOYEES = 12 STALLS
BANK/FINANCIAL	±3,000 SF / 200 = 15 STALLS
CAR WASH	3,596 SF (10 min) = 10 STALLS
FUEL STATION	3 STALLS MIN.
PATIO / RESTAURANT	3,392 SF / 100 = 34 STALLS
TOTAL REQUIRED:	657 STALLS
PARKING PROVIDED:	854 STALLS
(CAR WASH: 16) + (RETAIL: 838)	
PARKING RATIO:	6.69 /1,000 SF

HOTEL PARCEL

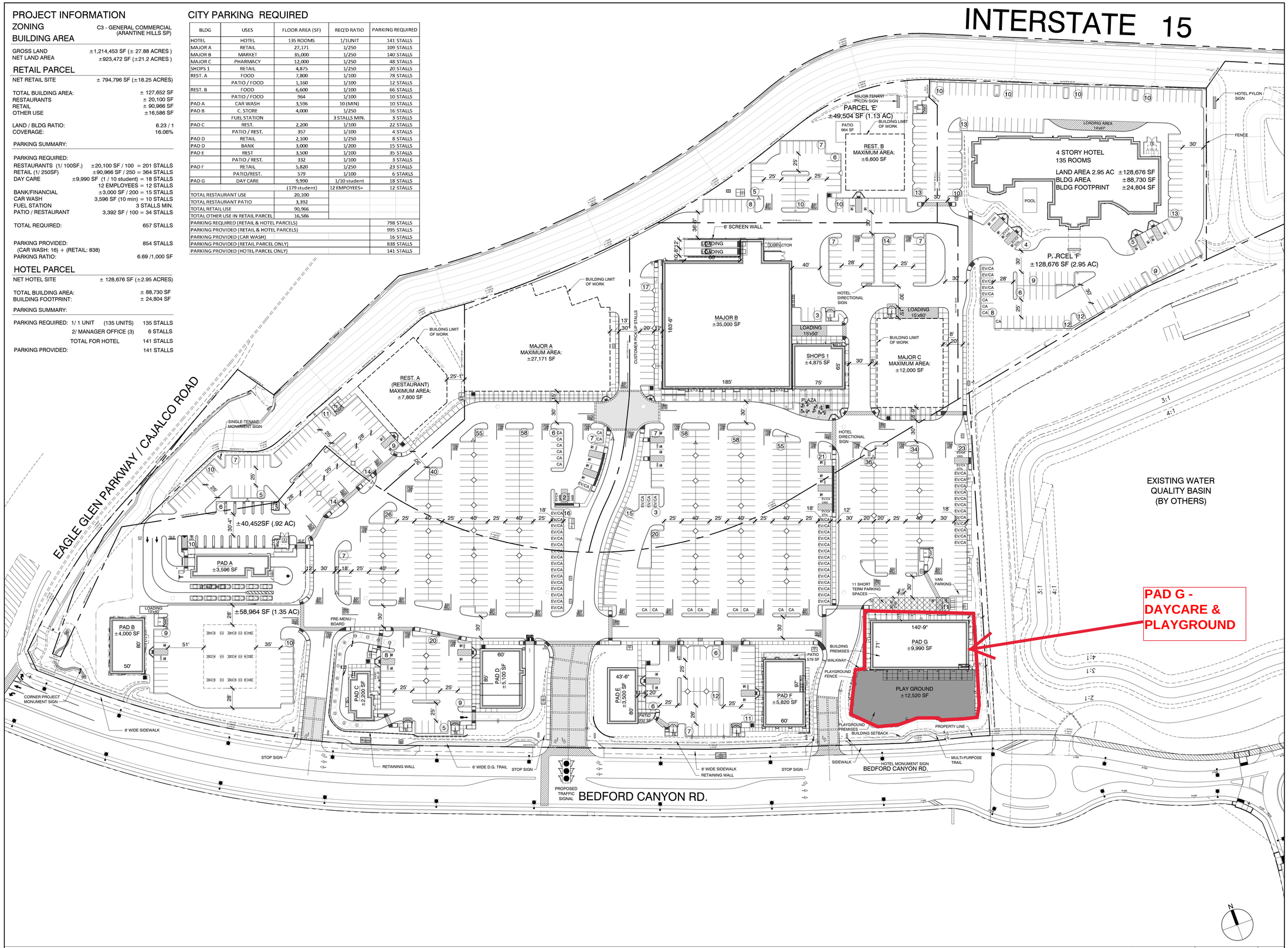
NET HOTEL SITE	± 128,676 SF (±2.95 ACRES)
TOTAL BUILDING AREA:	± 88,730 SF
BUILDING FOOTPRINT:	± 24,804 SF

PARKING SUMMARY:

PARKING REQUIRED:	1/ 1 UNIT (135 UNITS)	135 STALLS
	2/ MANAGER OFFICE (3)	6 STALLS
	TOTAL FOR HOTEL	141 STALLS
PARKING PROVIDED:		141 STALLS

CITY PARKING REQUIRED

BLDG	USES	FLOOR AREA (SF)	REQ'D RATIO	PARKING REQUIRED
HOTEL	HOTEL	135 ROOMS	1/1UNIT	141 STALLS
MAJOR A	RETAIL	27,171	1/250	109 STALLS
MAJOR B	MARKET	35,000	1/250	140 STALLS
MAJOR C	PHARMACY	12,000	1/250	48 STALLS
SHOPS 1	RETAIL	4,875	1/250	20 STALLS
REST. A	FOOD	7,800	1/100	78 STALLS
	PATIO / FOOD	1,160	1/100	12 STALLS
REST. B	FOOD	6,600	1/100	66 STALLS
	PATIO / FOOD	964	1/100	10 STALLS
PAD A	CAR WASH	3,596	10 (MIN)	10 STALLS
PAD B	C. STORE	4,000	1/250	16 STALLS
	FUEL STATION		3 STALLS MIN.	3 STALLS
PAD C	REST.	2,200	1/100	22 STALLS
	PATIO / REST.	357	1/100	4 STALLS
PAD D	RETAIL	2,100	1/250	8 STALLS
PAD D	BANK	3,000	1/200	15 STALLS
PAD E	REST.	3,500	1/100	35 STALLS
	PATIO / REST.	332	1/100	3 STALLS
PAD F	RETAIL	5,820	1/250	23 STALLS
	PATIO/REST.	579	1/100	6 STAKLS
PAD G	DAY CARE	9,990	1/10 student	18 STALLS
		(179 student)	12 EMPOYEES=	12 STALLS
TOTAL RESTAURANT USE		20,100		
TOTAL RESTAURANT PATIO		3,392		
TOTAL RETAIL USE		90,966		
TOTAL OTHER USE IN RETAIL PARCEL		16,586		
PARKING REQUIRED (RETAIL & HOTEL PARCELS)				798 STALLS
PARKING PROVIDED (RETAIL & HOTEL PARCELS)				995 STALLS
PARKING PROVIDED (CAR WASH)				16 STALLS
PARKING PROVIDED (RETAIL PARCEL ONLY)				838 STALLS
PARKING PROVIDED (HOTEL PARCEL ONLY)				141 STALLS



PAD G SITE PLAN | SCALE 1" = 60' | 1

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Seal:

A Project for:

BEDFORD MARKETPLACE

SITE DEVELOPMENT

2440 BEDFORD CANYON RD.
CORONA, CA 92883
TRACT 37788

Client:

BEDFORD
MARKETPLACE LLC

5780 FLEET STREET, SUITE 225
CARLSBAD, CA 92008

Revisions:

No.	Description	Date

Project No.:	
Drawn By:	--
Reviewed By:	--
Scale:	AS NOTED
Date:	
Filename:	--
Sheet Title:	

PAD G
SITE PLAN

EXHIBIT 2

Sheet #:

A-003

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