

# Project Directory

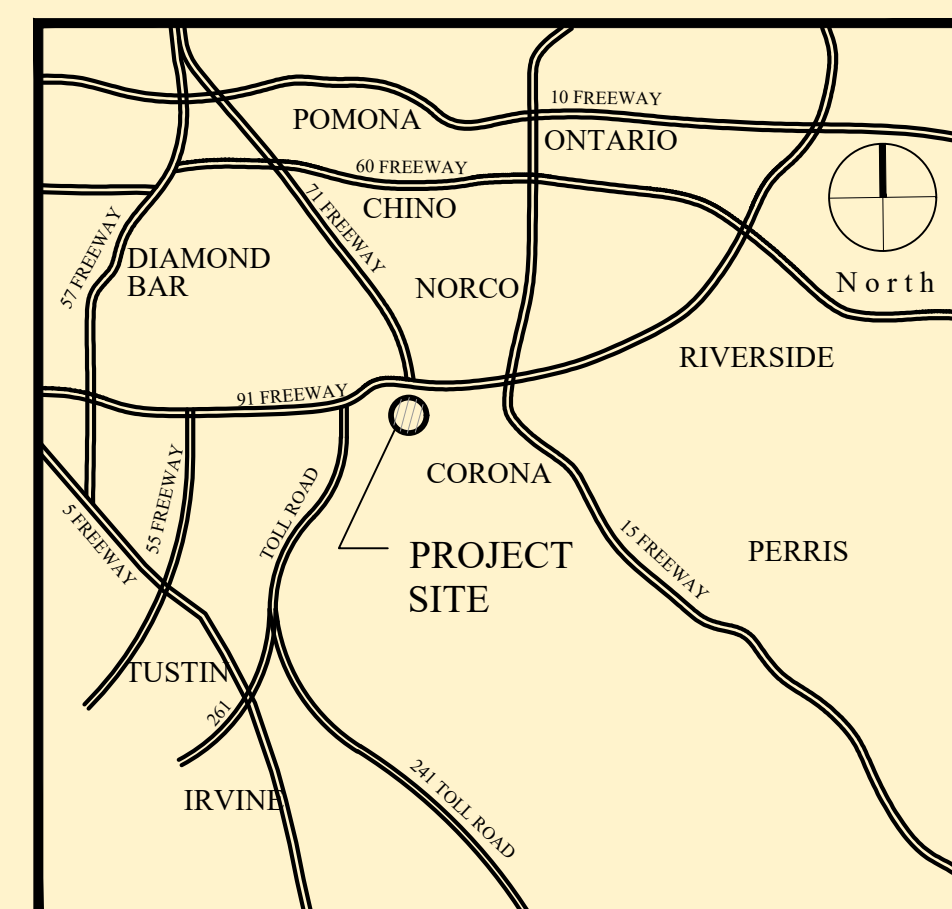
**DEVELOPER / APPLICANT:**  
 PSIP WR Green River, LLC.  
 500 Newport Center Drive, Suite 630  
 Newport Beach, California 92660  
 Telephone: 949 720 3788  
 Contact: Gary Edwards  
 gedwards@westernrealco.com

**ARCHITECT:**  
 BASTIEN AND ASSOCIATES, INC.  
 15661 Red Hill Avenue, Suite 150  
 Tustin, California 92780  
 Telephone: 714 617 3600  
 Contact: Michael Viscetto  
 mviscetto@bastienarchitects.com

**CIVIL:**  
 KWC ENGINEERS  
 1880 Compton Ave.  
 Corona, CA 92881-3370  
 Telephone: 951 734 2130  
 Contact: Mike C. Taing  
 mike.taing@KWCengineers.com

**LANDSCAPE:**  
 EMERALD DESIGN  
 305 N. Harbor Blvd., Suite 222  
 Fullerton, CA 92832  
 Telephone: 714 680 0417  
 Contact: Eric Freeman  
 eric@emeraldldesign.com

## Vicinity Map (N.T.S.)



## Legend

- Property Boundary Line
  - Building Setback Line
  - Lot / Easement Line
  - Extent of Mfr. Slope
  - Potential Interior Wall Location
  - Decorative Fencing
  - Wildlife Fencing at Open Space
- 
- Solid Dark Hatch Represents Landscape Area
  - Diagonal Hatch Represents Painted Striping
  - Solid Light Hatch Represents On-Site Hardscape
  - Dark Hatch Represents Enhanced Hardscape
  - Solid Hatch Represents Hillside Revegetation
  - Solid Hatch Represents OFF-SITE OPEN SPACE
  - Solid Hatch Represents Residential Lot

## Planning Information

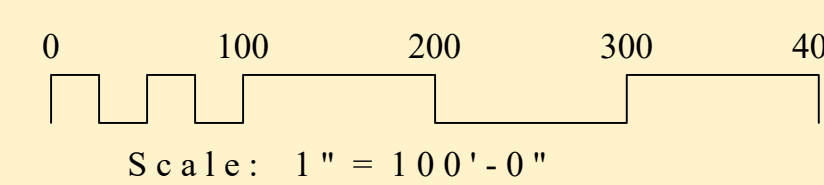
(Refer to Civil for additional information)

Specific Plan: Green River Ranch Specific Plan SP00-001  
 Specific Plan Zone: Business Park Industrial  
 Bldg. Setbacks:  
 Front Building Setback  
 Green River Road: 30 ft  
 Other Public Streets (Dominguez Ranch Rd & Fresno Rd): 20 ft  
 Private Streets (Street A): 10 ft  
 Rear Building Setback: No minimum  
 Interior Building Setback: No minimum  
 Street Side Building Setback: 15 ft



PA-5 NOTE:  
 Prior to proceeding forward with a Precise Plan for development in Planning Area 5 (PA-5), address two points of access to PA-5 and submit a revised fuel modification plan addressing PA-5.

## CONCEPTUAL SITE PLAN



## Site Plan Summary

Gross Site Area	(+/-) 49.31 Acres	+/- 2,148,077.48 s.f.
Excludes Parcels 6 & 7 (Refer to Civil Plans)		
Total Building Area		746,167 s.f.
Ground Floor	710,004 s.f.	
Total Mezzanine Total	36,163 s.f.	
F.A.R. (Based on Gross Site Area)		34.73%
Landscape Area	+/- 647,754 s.f.	
Native Buffer / Fuel Mod Area	+/- 604,665 s.f.	

### BUILDING SUMMARY

BUILDING	F.A.R.	(Gross Parcel Area)
BUILDING 1 (Parcel 1)	.39	(Gross Parcel Area = 17.16 Acres = 747,525.57 s.f.)
Building Area		296,737 s.f.
Building Footprint	285,535 s.f.	
Mezzanine	11,202 s.f.	
(ESFR Pump House, (456 s.f.), not included in s.f.)		
BUILDING 2 (Parcel 2)	.34	(Gross Parcel Area = 8.69 Acres = 378,285.77 s.f.)
Building Area		131,695 s.f.
Building Footprint	125,588 s.f.	
Mezzanine	6,107 s.f.	
BUILDING 3 (Parcel 3)	.33	(Gross Parcel Area = 9.04 Acres = 393,929.35 s.f.)
Building Area		130,980 s.f.
Building Footprint	124,693 s.f.	
Mezzanine	6,287 s.f.	
BUILDING 4 (Parcel 4)	.37	(Gross Parcel Area = 6.13 Acres = 267,132.84 s.f.)
Building Area		100,155 s.f.
Building Footprint	93,868 s.f.	
Mezzanine	6,287 s.f.	
BUILDING 5 (Parcel 5)	.24	(Gross Parcel Area = 8.29 Acres = 361,203.95 s.f.)
Building Area		86,600 s.f.
Building Footprint	80,320 s.f.	
Mezzanine	6,280 s.f.	

## Parking Summary

BUILDING	(Total s.f.)	Parking Provided	Parking Required
BUILDING 1	(296,737 s.f.)	461 Stalls	460 Stalls
Office (11%) 30,000 s.f. 1/250			
Manufacturing (24%) 73,000 s.f. 1/500			
Warehouse (65%) 193,737 s.f. 1/1,000			
BUILDING 2	(131,695 s.f.)	195 Stalls	195 Stalls
Office (9%) 12,000 s.f. 1/250			
Manufacturing (21%) 27,000 s.f. 1/500			
Warehouse (70%) 92,695 s.f. 1/1,000			
BUILDING 3	(130,980 s.f.)	220 Stalls	219 Stalls
Office (9%) 12,000 s.f. 1/250			
Manufacturing (40%) 52,180 s.f. 1/500			
Warehouse (51%) 66,800 s.f. 1/1,000			
BUILDING 4	(100,155 s.f.)	174 Stalls	174 Stalls
Office (12%) 12,000 s.f. 1/250			
Manufacturing (37%) 37,000 s.f. 1/500			
Warehouse (51%) 51,155 s.f. 1/1,000			
BUILDING 5	(86,600 s.f.)	160 Stalls	153 Stalls
Office (14%) 12,000 s.f. 1/250			
Manufacturing (34%) 30,000 s.f. 1/500			
Warehouse (52%) 44,600 s.f. 1/1,000			

## Scope of Work

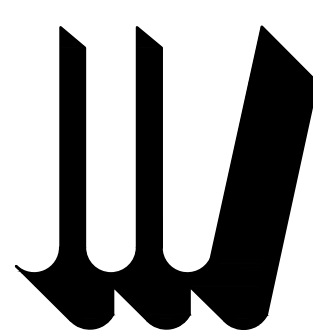
- Five New Concrete Tilt Industrial Buildings.
- All new Drives Shall be Concrete Paving.
- All new Walks Shall be Concrete with Medium Broom Finish.
- Public Improvements as directed by City Staff.
- All new Landscaping Per City Requirements.

## General Notes

1. Site Plan Shall Meet All Engineering and NPDES Requirements.
2. All Lighting Shall Conform with the Municipal Standards and Green River Ranch Specific Plan.
3. All Signage Shall Conform with the Municipal Standards and Green River Ranch Specific Plan.
4. All Hardscape Shown on Plan will be Installed as Concrete Paving.
5. All Parking Spaces are shown as Standard Size Stalls - No Compact Spaces are Anticipated.
6. All Mechanical Equipment and Screening Shall Conform with the Municipal Standards and Green River Ranch Specific Plan.
7. All Public Improvements Shall Conform with the Municipal Standards.

## Assessor Parcel Numbers (APN)

101-180-014-8, 101-180-037-9, 101-180-038-0, 101-180-015-9



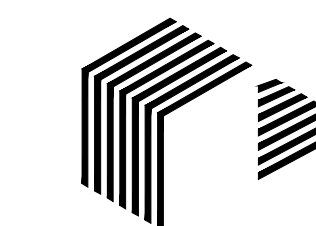
WESTERN REALCO

# GREEN RIVER RANCH BUSINESS PARK

4602 Green River RD. Corona, California **BAST**

A0.19

MARCH, 09, 2023



# EXHIBIT 2

Drawings, specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

PLOT DATE: March 9, 2023 4:57 PM N:\18028-WR\_GREENRIVER\CORONA\Design\Arch\01\A0.19-14\_Master\_Site\_Plan\_Fence\_Plan.dwg