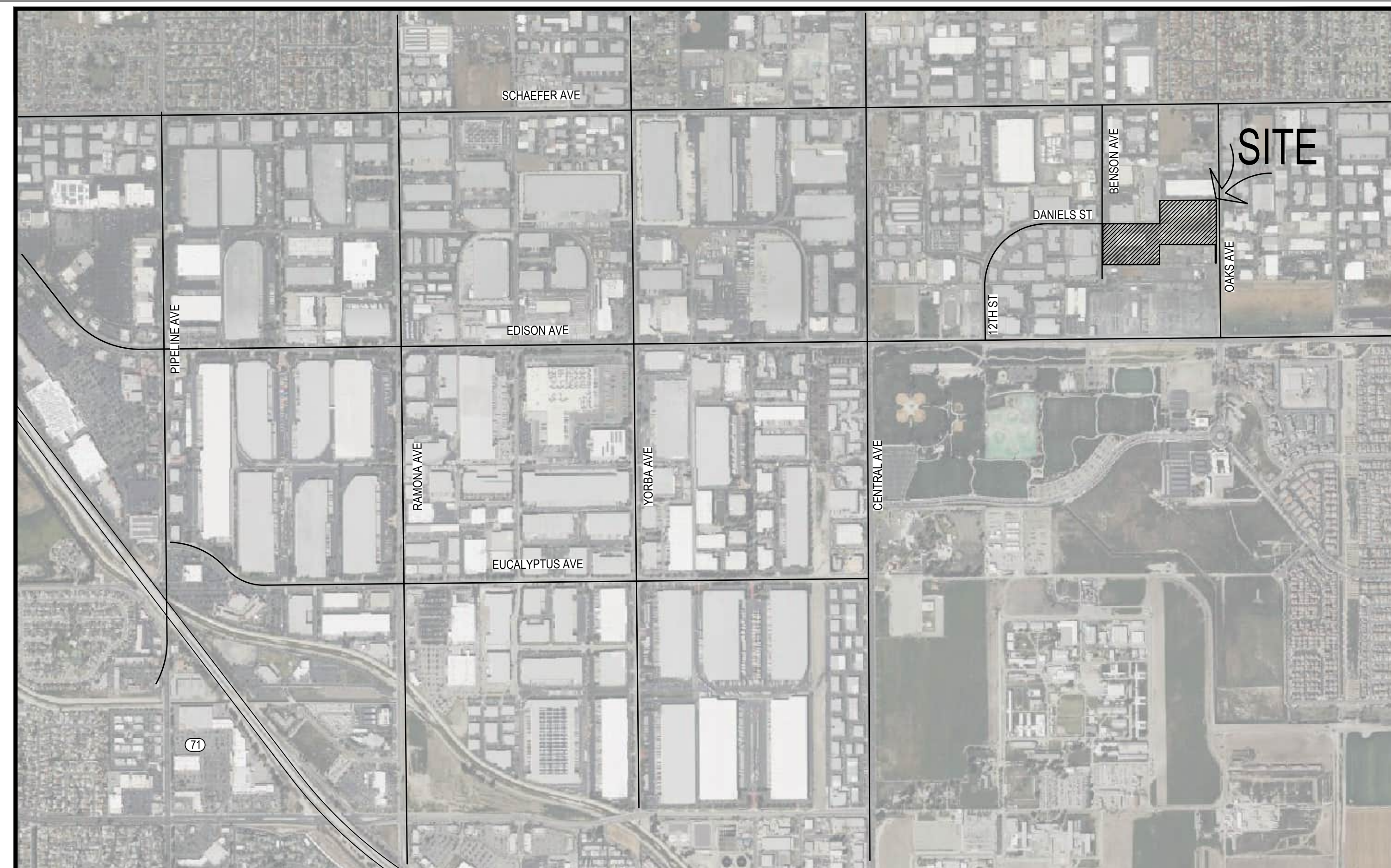
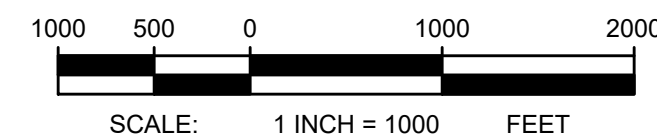
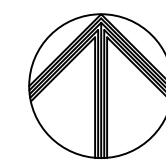


AYPA DIRAC BESS

13925 BENSON AVENUE
CHINO, CA 91710



VICINITY MAP
1" = 1000'



PROJECT DESCRIPTION:

THE PROJECT WILL BE A REDEVELOPMENT OF AN EXISTING INDUSTRIAL SITE. IT FEATURES CONSTRUCTION OF OUTDOOR BATTERY ENERGY STORAGE SYSTEMS (BESS), COMPRISED OF 564 BESS ENCLOSURES FED BY 98 POWER CONVERSION SYSTEMS (PCS), ALL CONNECTED TO A NEW SUBSTATION YARD THROUGH UNDERGROUND DUCTBANKS.

THE SCOPE OF WORK ALSO CAPTURES CIVIL ENGINEERED SITE GRADING/DRAINAGE, LANDSCAPE DESIGN, AND FIRE ACCESS ROADS TO COMPLY WITH CITY OF CHINO CODES AND ORDINANCES.

LEGAL DESCRIPTION:

APN: 1021-121-05-0000, 1021-211-02-6000, 1021-211-05-0000

PARCELS 2 AND 3 OF PARCEL MAP NO. 2272 ALONG WITH LOT 24, SECTION 13, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

PROJECT TEAM:

APPLICANT:
AYPA POWER
11801 DOMAIN BLVD, SUITE 450
AUSTIN, TX 78758
CONTACT: GEOFF FORNER
gforner@aypa.com

CIVIL:
COFFMAN ENGINEERS, INC.
1455 FRAZEE RD, SUITE 600
SAN DIEGO, CA 92108
(619) 232-4673
CONTACT: JON ARENZ
jon.arenz@coffman.com

FIRE PROTECTION:
COFFMAN ENGINEERS, INC.
751 OSTERMAN DR, SUITE 104
BOZEMAN, MT 59715
(406) 582-1936
CONTACT: JAKE REIDELBACH
jake.reidelbach@coffman.com

ELECTRICAL:
COFFMAN ENGINEERS, INC.
1101 2ND AVE, SUITE 400
SEATTLE, WA 98101
(206) 623-0717
CONTACT: CHRIS BARKER
chris.barker@coffman.com

SHEET INDEX

DWG. #	TITLE	NOTE
G1.0	COVER SHEET	
C1.0	EXISTING CONDITIONS	
C3.0	PRELIMINARY SITE PLAN KEY MAP	
C3.1	PRELIMINARY CIVIL SITE PLAN	
C3.2	PRELIMINARY CIVIL SITE PLAN	
C3.3	PRELIMINARY CIVIL SITE PLAN	
C4.0	PRELIMINARY GRADING PLAN KEY MAP	
C4.1	PRELIMINARY GRADING PLAN	
C4.2	PRELIMINARY GRADING PLAN	
C5.0	PRELIMINARY DRAINAGE PLAN KEY MAP	
C5.1	PRELIMINARY DRAINAGE PLAN	
C5.2	PRELIMINARY DRAINAGE PLAN	
C6.0	PRELIMINARY UTILITY PLAN KEY MAP	
C6.1	PRELIMINARY UTILITY PLAN	
C6.2	PRELIMINARY UTILITY PLAN	
C7.0	PRELIMINARY FENCING KEY MAP	
C7.1	PRELIMINARY FENCING PLAN	
C7.2	PRELIMINARY FENCING PLAN	
C7.3	PRELIMINARY FENCING DETAILS	
C8.0	PUBLIC IMPROVEMENT KEY MAP	
C8.1	PUBLIC IMPROVEMENT PLAN	
C8.2	PUBLIC IMPROVEMENT PLAN	
C8.3	PUBLIC IMPROVEMENT PLAN	
C9.0	TRUCK TURN ANALYSIS	
E0.1	LUMINAIRE SCHEDULE	
E0.2	CUT SHEETS	
E1.1	ELECTRICAL SITE PLAN	
E1.2	PHOTOMETRIC PLAN	
E5.1	ONE-LINE DIAGRAM	
E5.2	ONE-LINE DIAGRAM	
FMP	FIRE MASTER PLAN	

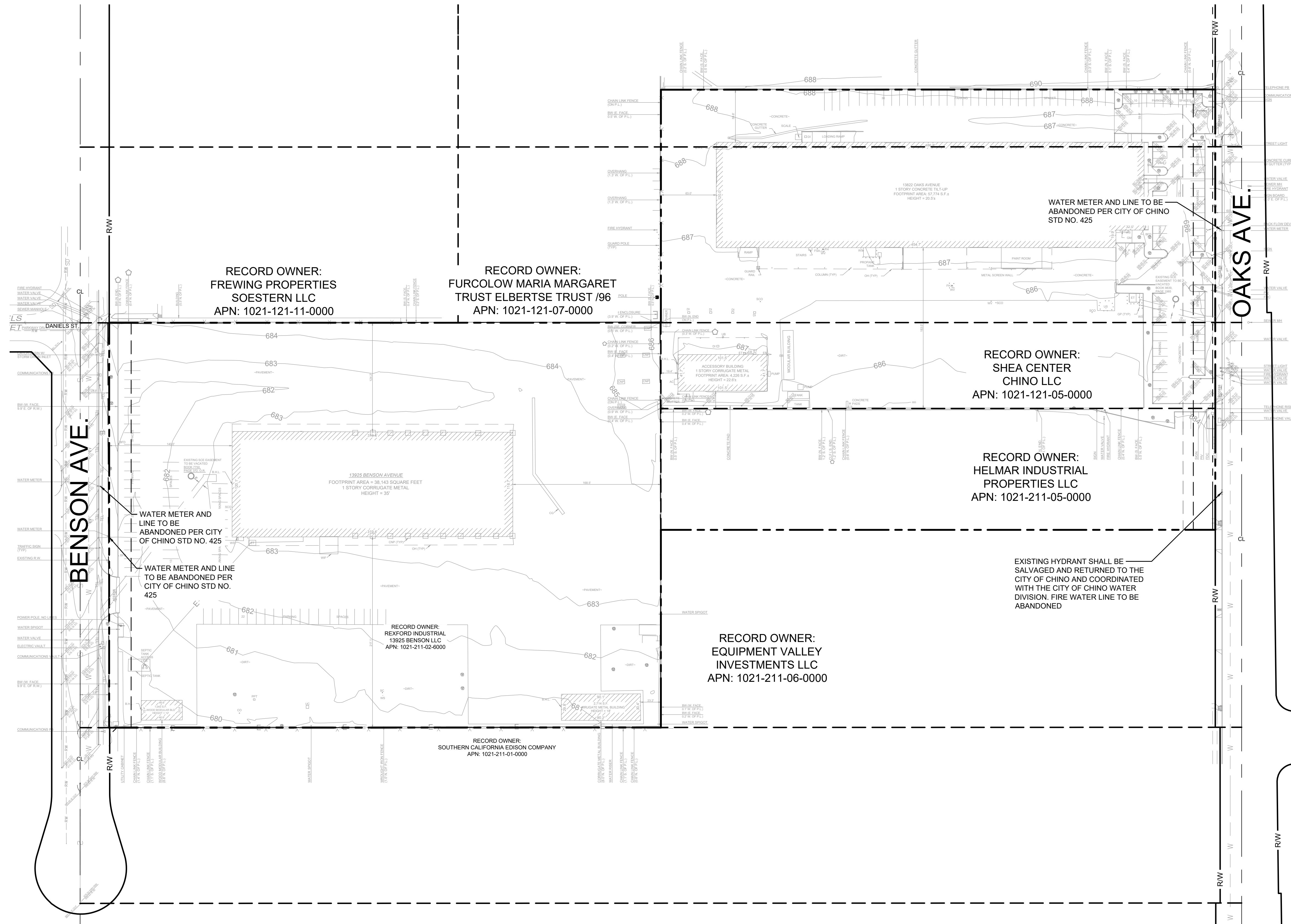
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI



DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE			
COVER SHEET			
PROJECT NO. 251511	SCALE: 1" = 1000'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: AM	DRAWING NO. G1.0	
DRAWN BY: MWT	REVIEWED BY:		



ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
CO	CLEANOUT
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN/PROCESS WASTE
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRATE
TYP	TYPICAL
WTR	WATER

LEGEND

---	E	---	EX. ELECTRICAL LINE
---	X	---	EX. FENCE
---	SD	---	EX. STORM DRAIN MAIN
---	TEL	---	EX. TELEPHONE LINE
---	W	---	EX. WATER MAIN
---	S	---	EX. SEWER MAIN
---		---	STREET CENTERLINE
---		---	PROPERTY LINE/PROJECT BOUNDARY
---		---	OFFSITE LOT LINE
---	R/W	---	RIGHT-OF-WAY
---		---	EASEMENT LINE
---		---	SETBACK LINE

EXISTING HYDRANT SHALL BE SALVAGED AND RETURNED TO THE CITY OF CHINO AND COORDINATED WITH THE CITY OF CHINO WATER DIVISION. FIRE WATER LINE TO BE ABANDONED

WATER METER AND LINE TO BE ABANDONED PER CITY OF CHINO STD NO. 425

WATER METER AND LINE TO BE ABANDONED PER CITY OF CHINO STD NO. 425

RECORD OWNER:
SHEA CENTER
CHINO LLC
APN: 1021-121-05-0000

RECORD OWNER:
HELMAR INDUSTRIAL
PROPERTIES LLC
APN: 1021-211-05-0000

RECORD OWNER:
EQUIPMENT VALLEY
INVESTMENTS LLC
APN: 1021-211-06-0000

RECORD OWNER:
FURCLOW MARIA MARGARET
TRUST ELBERTSE TRUST /96
APN: 1021-121-07-0000

RECORD OWNER:
FREWING PROPERTIES
SOESTERN LLC
APN: 1021-121-11-0000

RECORD OWNER:
REXFORD INDUSTRIAL
13926 BENSON LLC
APN: 1021-211-02-6000

RECORD OWNER:
SOUTHERN CALIFORNIA EDISON COMPANY
APN: 1021-211-01-0000

**PRELIMINARY
NOT FOR CONSTRUCTION**

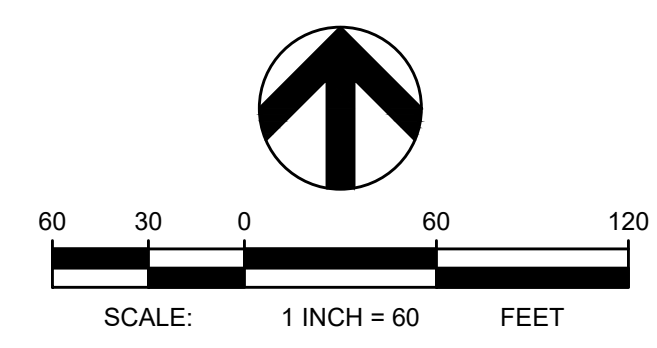
REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

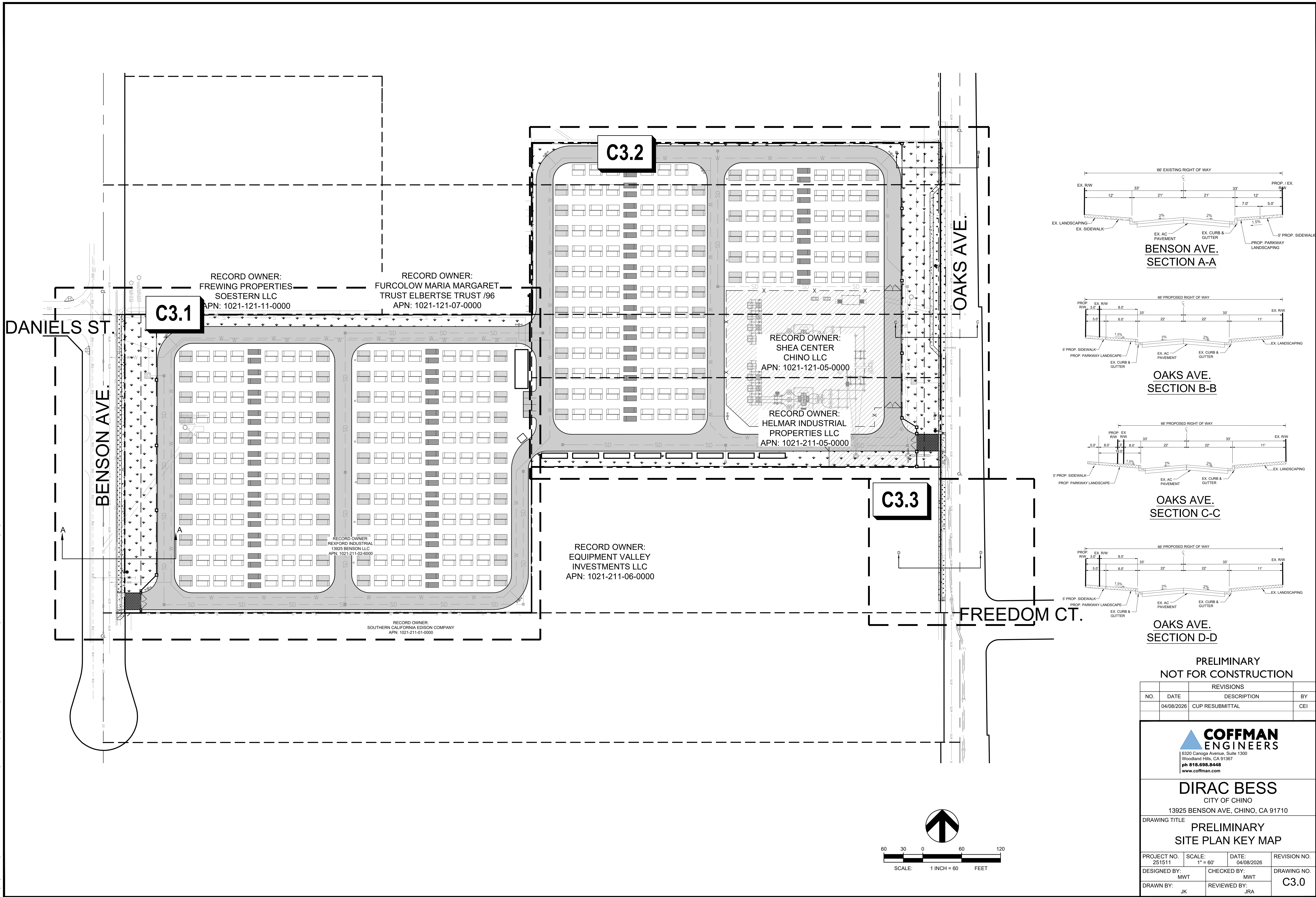


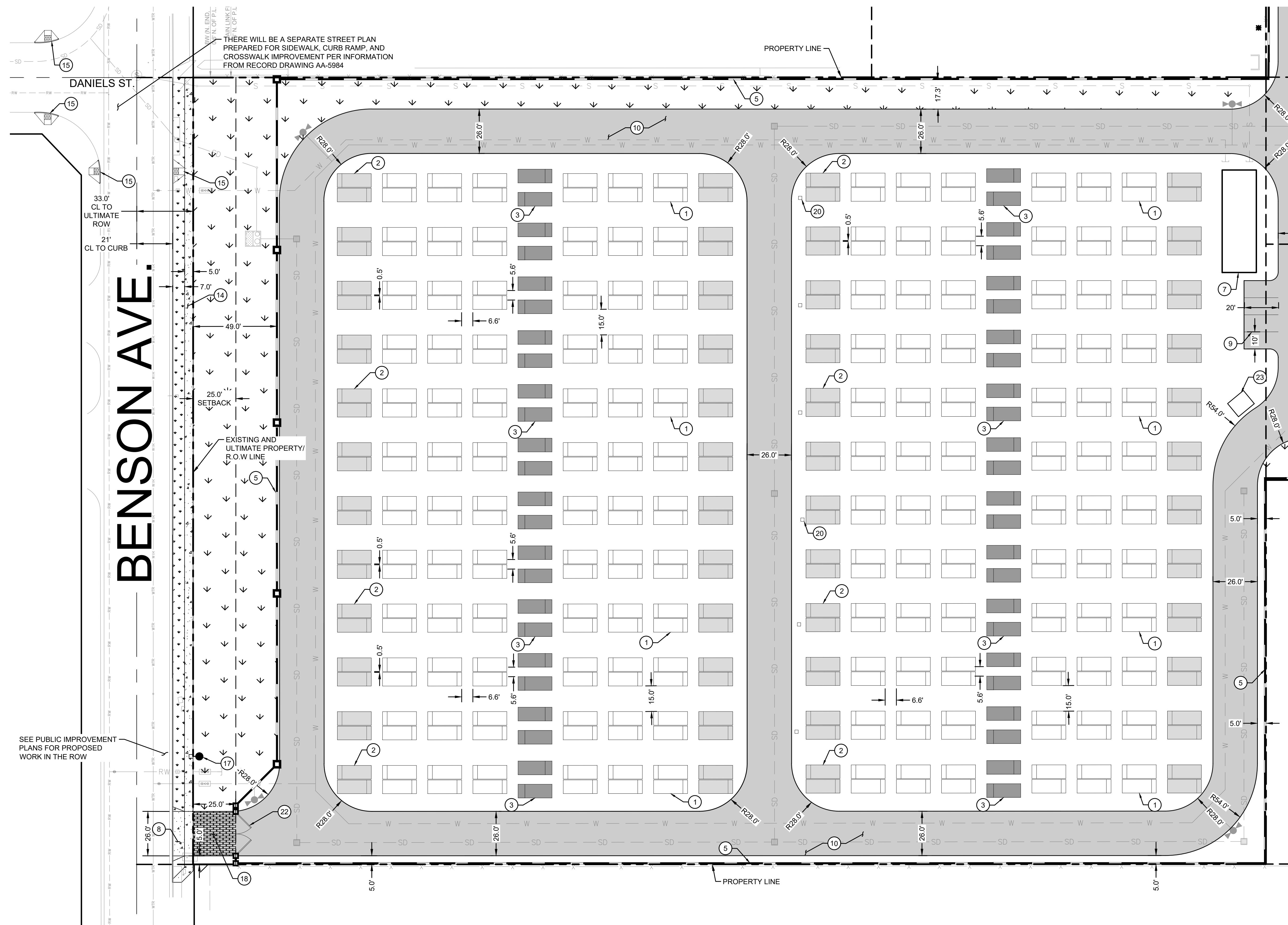
DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NO. 251511	SCALE: 1" = 60'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C1.0	
DRAWN BY: JK	REVIEWED BY: JRA		







LEGEND

	PROPERTY LINE
	STREET CENTERLINE
	PARCEL BOUNDARY
	EX. ELECTRICAL LINE
	EX. FENCE
	EX. FIRE SERVICE LINE
	EX. GAS LINE
	EX. STORM DRAIN MAIN
	EX. TELEPHONE LINE
	EX. WATER MAIN
	EX. SEWER MAIN
	PROP. SECURITY FENCE
	PROP. STORM DRAIN LINE
	PROP. WATER LINE
	PROP. SEWER LINE
	PROP. CMU WALL
	PROPOSED HEAVY DUTY VEHICULAR ASPHALT PAVEMENT WITH 5.0" A.C. OVER 8.0" CL. II A.B.
	PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
	PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
	PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT
	PROPOSED 8-HOUR BOL BATTERY
	PROPOSED 8-HOUR AUGMENTATION BATTERY
	PROPOSED MEDIUM VOLTAGE TRANSFORMER

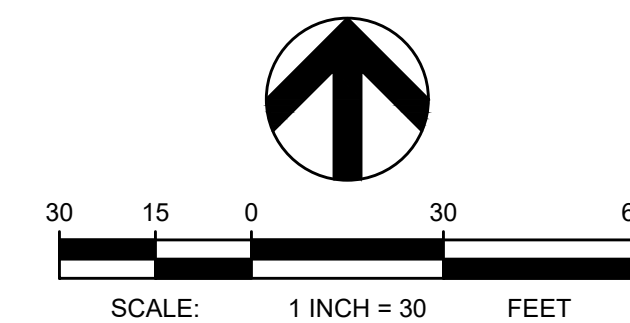
MATCHLINE - SEE SHEET C3.2 FOR CONTINUATION

SITE KEYNOTES

- 1 PROPOSED 8-HOUR BOL BATTERY (516 TOTAL)
- 2 PROPOSED 8-HOUR AUGMENTATION BATTERY (168 TOTAL)
- 3 PROPOSED MEDIUM VOLTAGE TRANSFORMER (86 TOTAL)
- 5 PROPOSED 10' BLAST CMU WALL BESS WITH DECORATIVE PILASTERS EVERY 100'. SEE C7.2-C7.3
- 7 PROPOSED PRE-FABRICATED O&M BUILDING (H = 12.0')
- 8 PROPOSED 26.0' WIDE DRIVEWAY
- 9 PROPOSED PARKING SPACE (TYP. OF 4)
- 10 PROPOSED HEAVY-DUTY VEHICULAR ASPHALT PAVEMENT
- 14 PROPOSED 5.0'-WIDE PUBLIC SIDEWALK
- 15 PROPOSED PUBLIC CURB RAMP
- 17 PROPOSED PUBLIC STREETLIGHT. FINAL LOCATION TO BE DETERMINED UPON FURTHER COORDINATION WITH CITY.
- 18 PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT.
- 20 LOW VOLTAGE FIRE ALARM DISTRIBUTION PANEL (TYP.)
- 22 PROPOSED AUTOMATIC GATE WITH PERFORATED METAL SCREEN AND KNOX BOX
- 23 PROPOSED 12' X 10' TRASH ENCLOSURE

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE	SWR	SEWER
AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRATE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	POWER POLE	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		



**PRELIMINARY
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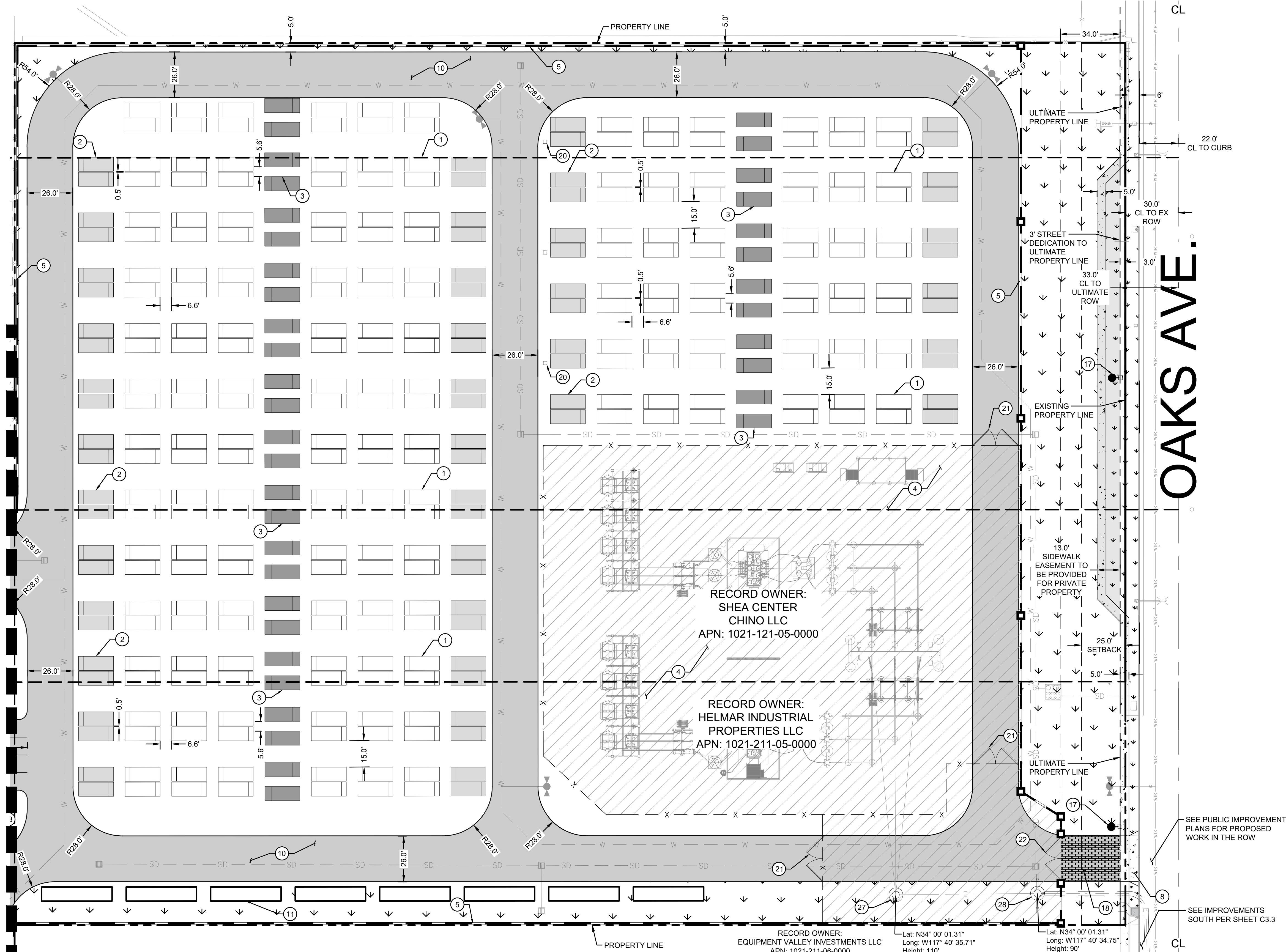
REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

**COFFMAN
ENGINEERS**
6320 Canoga Avenue, Suite 1300
Woodland Hills, CA 91367
ph 818.698.8448
www.coffman.com

DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE			
PRELIMINARY SITE PLAN			
PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C3.1	
DRAWN BY: JK	REVIEWED BY: JRA		

MATCHLINE - SEE SHEET C3.1 FOR CONTINUATION



LEGEND

	PROPERTY LINE
	STREET CENTERLINE
	PARCEL BOUNDARY
	EX. ELECTRICAL LINE
	EX. FENCE
	EX. FIRE SERVICE LINE
	EX. GAS LINE
	EX. STORM DRAIN MAIN
	EX. TELEPHONE LINE
	EX. WATER MAIN
	EX. SEWER MAIN
	PROP. SECURITY FENCE
	PROP. STORM DRAIN LINE
	PROP. WATER LINE
	PROP. SEWER LINE
	PROP. CMU WALL
	PROPOSED HEAVY DUTY VEHICULAR ASPHALT PAVEMENT WITH 5.0" A.C. OVER 8.0" CL II A.B.
	PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
	PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
	PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT
	SIDEWALK EASEMENT (EASEMENT DEED) TO BE PROVIDED TO THE CITY FOR PRIVATE PROPERTY, PER A SEPARATE INSTRUMENT
	PROPOSED 8-HOUR BOL BATTERY
	PROPOSED 8-HOUR AUGMENTATION BATTERY
	PROPOSED MEDIUM VOLTAGE TRANSFORMER

SITE KEYNOTES

- 1 PROPOSED 8-HOUR BOL BATTERY (516 TOTAL)
- 2 PROPOSED 8-HOUR AUGMENTATION BATTERY (168 TOTAL)
- 3 PROPOSED MEDIUM VOLTAGE TRANSFORMER (86 TOTAL)
- 4 PROPOSED ELECTRICAL SUBSTATION
- 5 PROPOSED 10' BLAST CMU WALL BESS WITH DECORATIVE PILASTERS EVERY 100'. SEE C7.2-C7.3
- 8 PROPOSED 26.0' WIDE DRIVEWAY
- 10 PROPOSED HEAVY-DUTY VEHICULAR ASPHALT PAVEMENT
- 11 PROPOSED 8'X40' CONEX BOX (TYP. OF 8)
- 17 PROPOSED PUBLIC STREETLIGHT. FINAL LOCATION TO BE DETERMINED UPON FURTHER COORDINATION WITH CITY.
- 18 PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT.
- 20 LOW VOLTAGE FIRE ALARM DISTRIBUTION PANEL (TYP.)
- 21 PROPOSED INTERNAL SUBSTATION ACCESS (2)
- 22 PROPOSED AUTOMATIC GATE WITH PERFORATED METAL SCREEN AND KNOX BOX
- 27 PROPOSED POCO TURNING STRUCTURE
- 28 PROPOSED SCE RISER TO UNDERGROUND GEN-TIE

**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
04/08/2026	CUP RESUBMITTAL		CEI

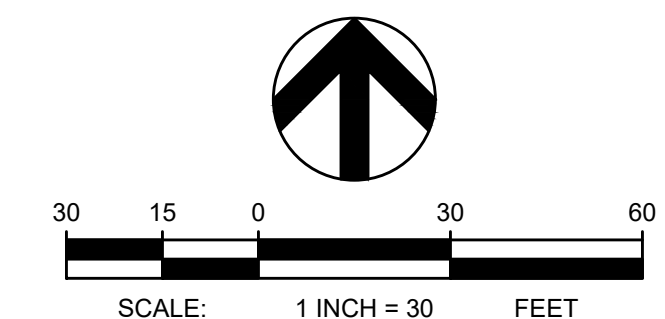
COFFMAN ENGINEERS
 6320 Canoga Avenue, Suite 1300
 Woodland Hills, CA 91367
 ph 818.698.8448
 www.coffman.com

DIRAC BESS
 CITY OF CHINO
 13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE			
PRELIMINARY SITE PLAN			
PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C3.2	
DRAWN BY: JK	REVIEWED BY: JRA		

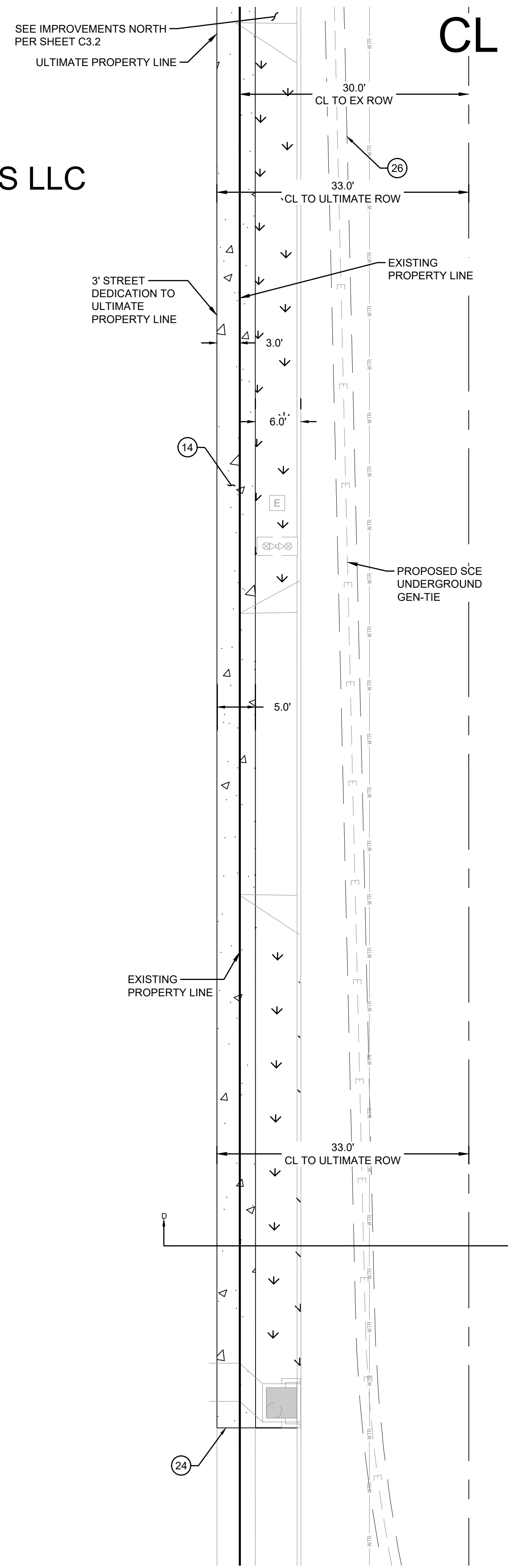
ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE	SWR	SEWER
AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRATE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	POWER POLE	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		



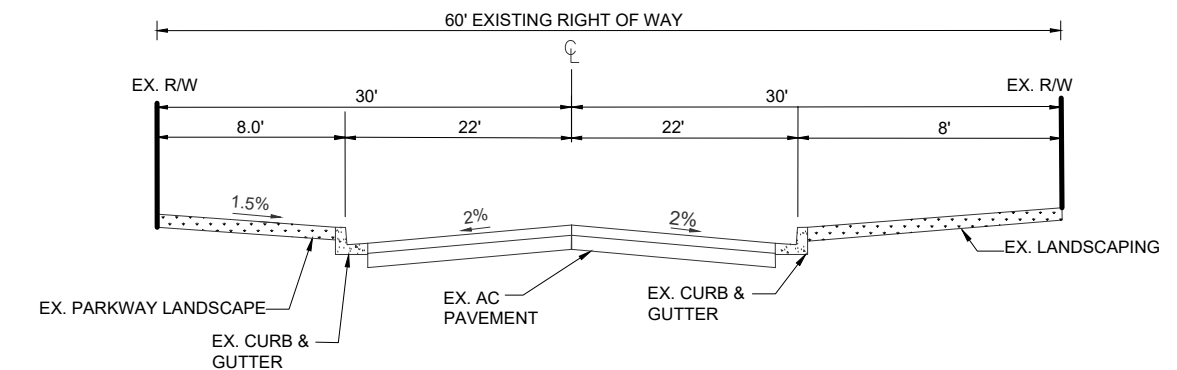
P:\A\254085\251511 AYP DUDEK DIRAC BESS\0.0 DWGS\C\0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C3.0 SITE PLAN.DWG 4/21/2026 11:22 AM

RECORD OWNER:
EQUIPMENT VALLEY INVESTMENTS LLC
APN: 1021-211-06-0000

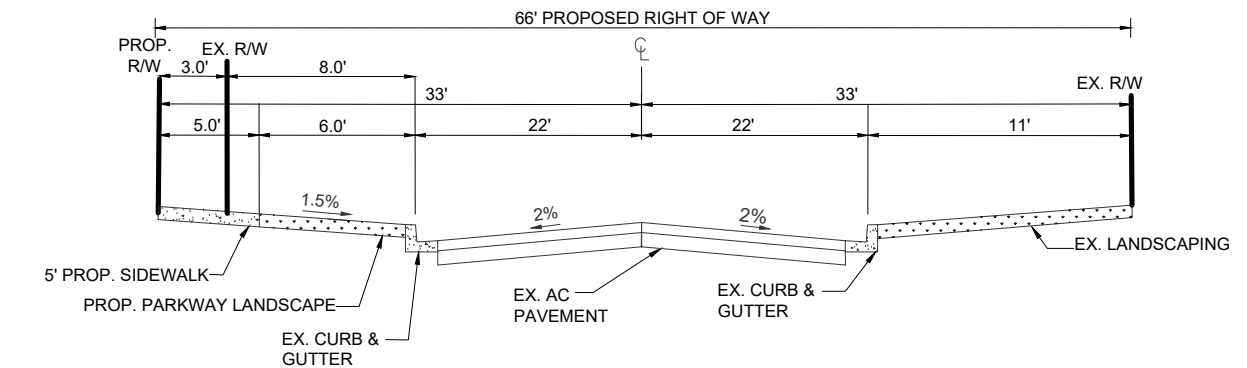


OAKS AVE

FREEDOM CT.



OAKS AVE.
SECTION D-D EXISTING



OAKS AVE.
SECTION D-D PROPOSED

ABBREVIATIONS

AB	AGGREGATE BASE	(N)	NEW
AC	ASPHALT CONCRETE	PCS	POWER CONVERSION SYSTEM
AUX	AUXILIARY	PP	POWER POLE
BESS	BATTERY ENERGY STORAGE SYSTEM	PROP	PROPOSED
BLDG	BUILDING	ROW	RIGHT OF WAY
CMU	CONCRETE MASONRY UNIT	S	SLOPE
CO	CLEANOUT	SCE	SOUTHERN CALIFORNIA EDISON
COMM	COMMUNICATIONS	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
E	ELECTRICAL	SWR	SEWER
(E) / EX	EXISTING	TEL	TELEPHONE
FF	FINISH FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TI	TRAFFIC INDEX
FS	FINISHED SURFACE	TYP	TYPICAL
FW	FIRE WATER SERVICE	WTR	WATER
GB	GRADE BREAK	XFMR	TRANSFORMER
INV	INVERT		

LEGEND

---	PROPERTY LINE
---	STREET CENTERLINE
---	PARCEL BOUNDARY
---	EX. ELECTRICAL LINE
---	EX. FENCE
---	EX. FIRE SERVICE LINE
---	EX. GAS LINE
---	EX. STORM DRAIN MAIN
---	EX. TELEPHONE LINE
---	EX. WATER MAIN
---	EX. SEWER MAIN
---	PROP. SECURITY FENCE
---	PROP. STORM DRAIN LINE
---	PROP. WATER LINE
---	PROP. SEWER LINE
---	PROP. CMU WALL
[Pattern]	PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
[Pattern]	PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)

GENERAL NOTES

- TRENCHING WITHIN OAKS AVE IS SUBJECT TO THE CITY'S STREET MORATORIUM AND ANY ASSOCIATED REPAIR REQUIREMENTS. PLEASE REFERENCE THE CITY OF CHINO DEPARTMENT OF PUBLIC WORKS' MEMORANDUM DATED JANUARY 26, 2023 FOR THE STREET/ALLEY RESURFACING POLICY FOR THE STREETS UNDER MORATORIUM.
- ANY CONSTRUCTION REQUIRED IN THE PUBLIC R.O.W SHALL REQUIRE AN ENCROACHMENT PERMIT, THROUGH THE PUBLIC WORKS DEPARTMENT.

SITE KEYNOTES

- (14) PROPOSED 5.0'-WIDE PUBLIC SIDEWALK
- (24) CONNECT TO EXISTING SIDEWALK
- (26) TRENCH BACKFILL & ROADWAY REPAIR PER CITY OF CHINO STD. 109 A

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NOT FOR CONSTRUCTION

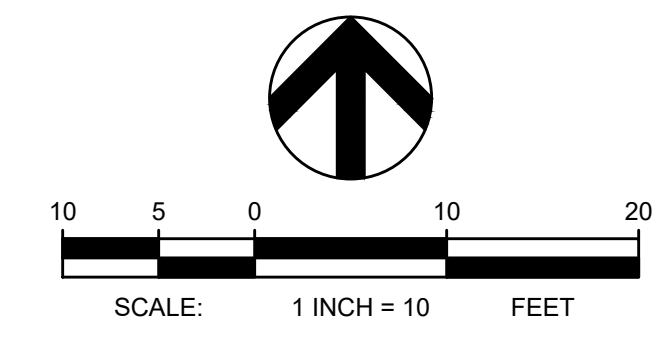
REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI



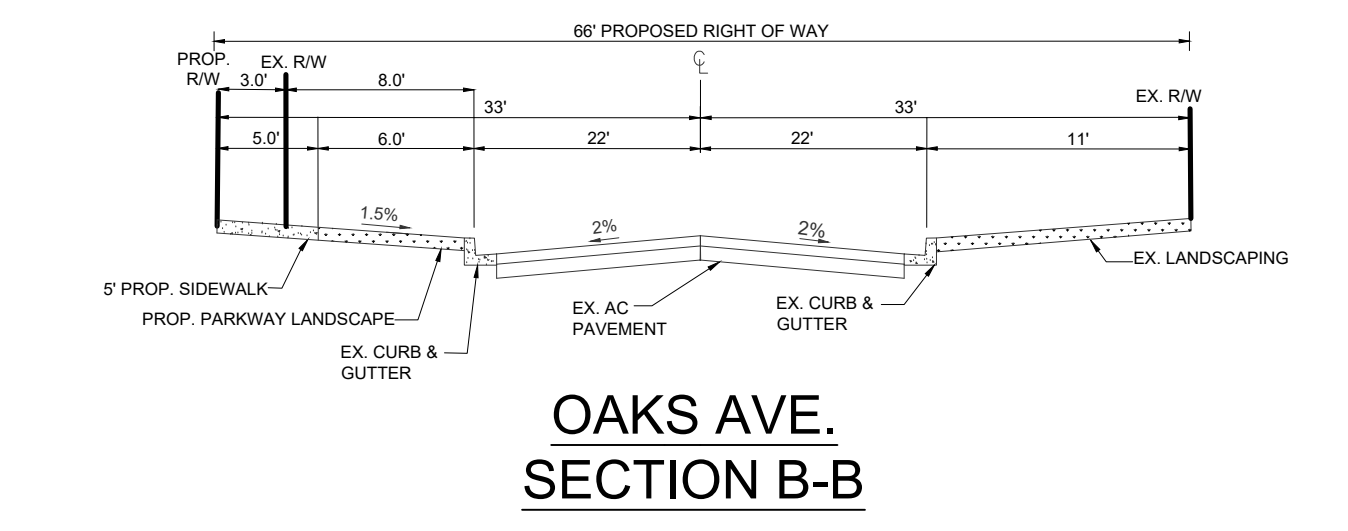
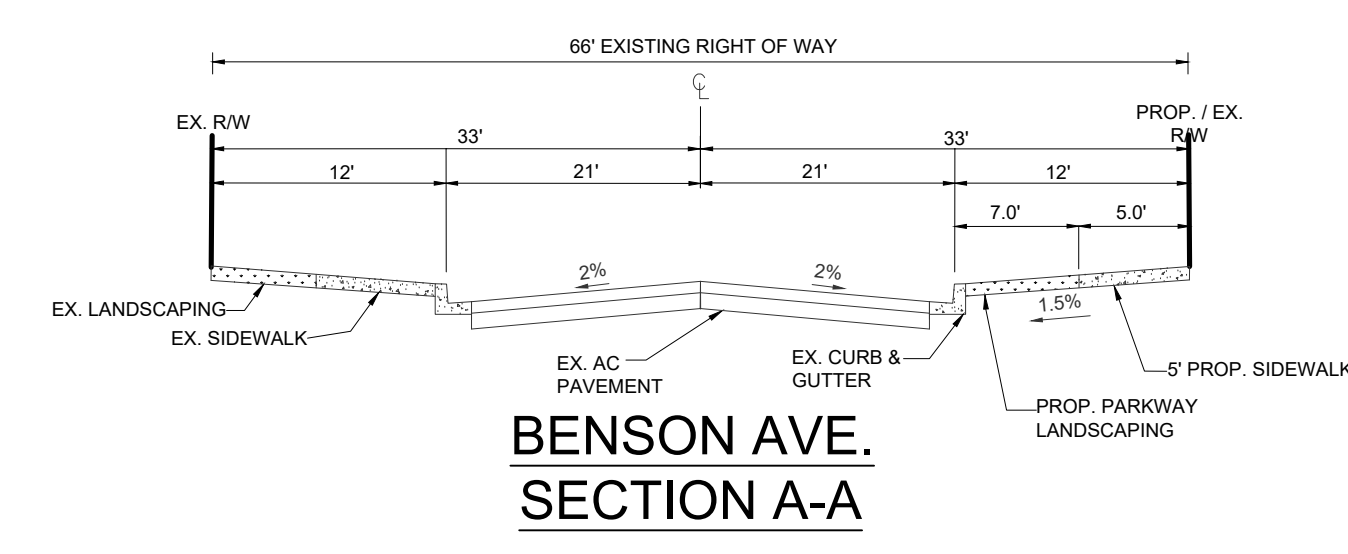
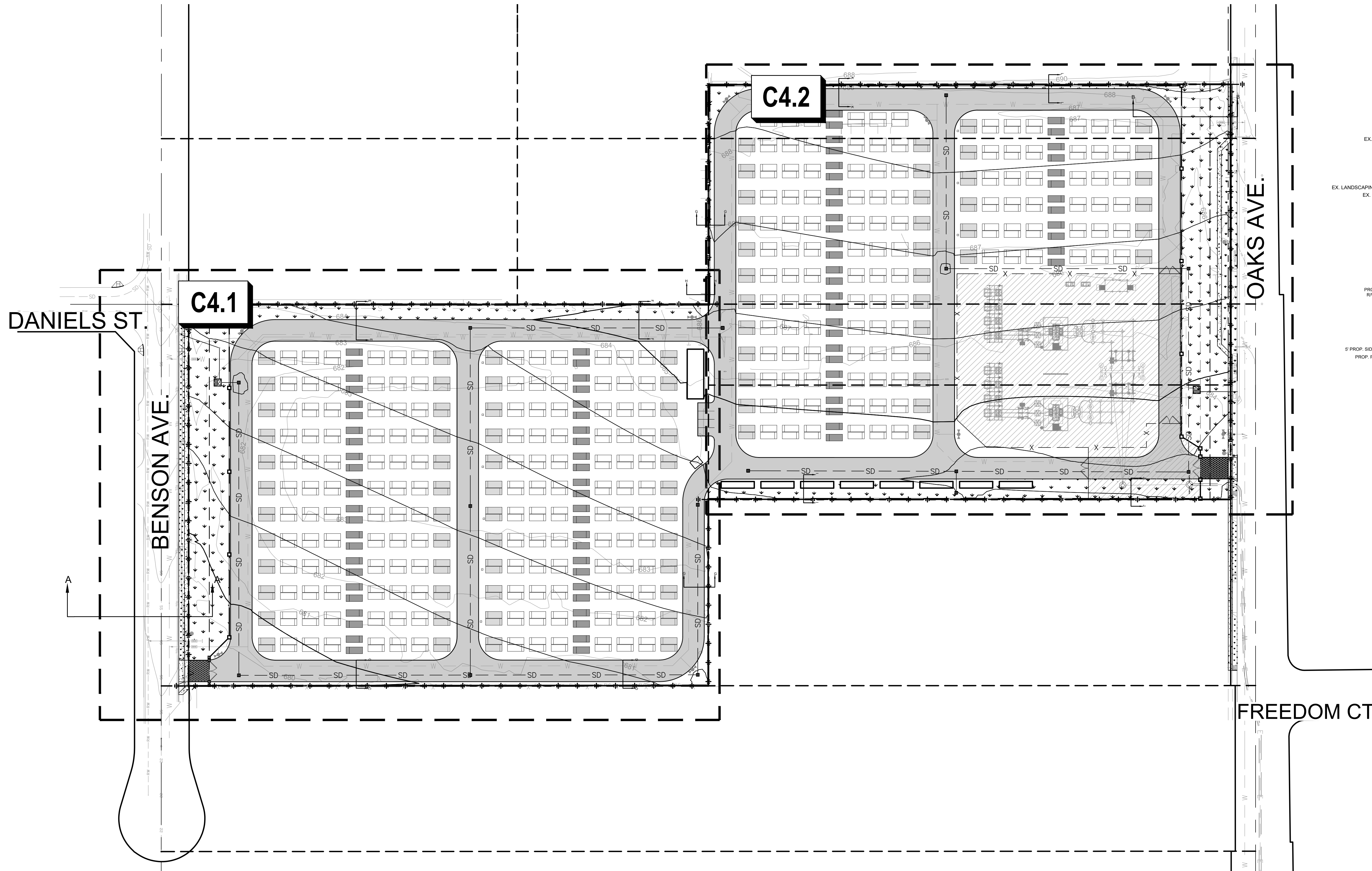
DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY SITE PLAN

PROJECT NO. 251511	SCALE: 1" = 10'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWN BY: JK	DRAWING NO. C3.3
	REVIEWED BY: JRA		



P:\A\254085\251511 AYPA DUDEK DIRAC BESS\00 DWG\0\0.2 PLANS\10 CONDITIONAL USE PERMIT\251511 C4.0 GRADING PLAN.DWG 4/21/2026 11:22 AM



ABBREVIATIONS

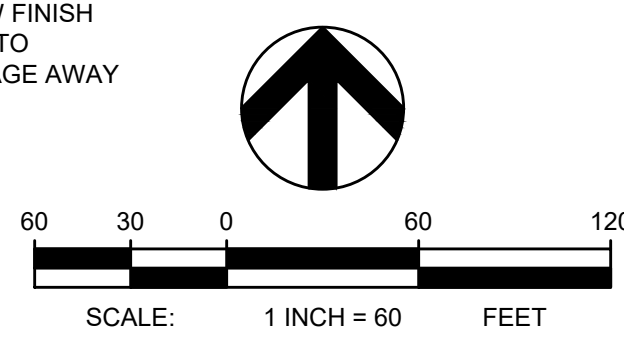
AB	AGGREGATE BASE	INV	INVERT
AC	ASPHALT CONCRETE	(N)	NEW
AUX	AUXILIARY	PC-S	POWER CONVERSION SYSTEM
BESS	BATTERY ENERGY STORAGE SYSTEM	PP	POWER POLE
BLDG	BUILDING	ROW	RIGHT OF WAY
CMU	CONCRETE MASONRY UNIT	S	SLOPE
CO	CLEANOUT	SCE	SOUTHERN CALIFORNIA EDISON
COMM	COMMUNICATIONS	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
E	ELECTRICAL	SWR	SEWER
(E)/ EX	EXISTING	TEL	TELEPHONE
FF	FINISH FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TI	TRAFFIC INDEX
FS	FINISHED SURFACE	TYP	TYPICAL
FW	FIRE WATER SERVICE	WTR	WATER
GB	GRADE BREAK	XFMR	TRANSFORMER

LEGEND

	PROPERTY LINE		EX. ELECTRICAL LINE
	PARCEL BOUNDARY		EX. FENCE
	STREET CENTERLINE		EX. STORM DRAIN MAIN
	SHEET LIMIT		EX. TELEPHONE LINE
	MINOR CONTOUR LINE		EX. WATER MAIN
	MAJOR CONTOUR LINE		EX. SEWER MAIN

GRADING NOTES

- SPOT ELEVATIONS ARE FOR FINISHED GRADE/SURFACE UNLESS OTHERWISE NOTED.
- UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES SHALL BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO RUNOFF COLLECTION DEVICES OR FACILITIES. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- GRADING SHALL NOT EXCEED A 3:1 MAXIMUM SLOPE.



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI



DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY GRADING PLAN KEY MAP

PROJECT NO. 251511	SCALE: 1" = 60'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C4.0	
DRAWN BY: JK	REVIEWED BY: JRA		

P:\A\254085\251511 AYPA DUDEK DIRAC BESS\0.0 DWGS\C4.0.2 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C4.0 GRADING PLANDWG 4/21/2026 11:23 AM

ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT
AC	ASPHALT CONCRETE	(N)	NEW
AUX	AUXILIARY	PCS	POWER CONVERSION SYSTEM
BESS	BATTERY ENERGY STORAGE SYSTEM	PP	POWER POLE
BLDG	BUILDING	ROW	RIGHT OF WAY
CMU	CONCRETE MASONRY UNIT	S	SLOPE
CO	CLEANOUT	SCE	SOUTHERN CALIFORNIA EDISON
COMM	COMMUNICATIONS	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
E	ELECTRICAL	SWR	SEWER
(E) / EX	EXISTING	TEL	TELEPHONE
FF	FINISH FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TI	TRAFFIC INDEX
FS	FINISHED SURFACE	TYP	TYPICAL
FW	FIRE WATER SERVICE	WTR	WATER
GB	GRADE BREAK	XFRM	TRANSFORMER

LEGEND

	PROPERTY LINE
	PARCEL BOUNDARY
	STREET CENTERLINE
	SHEET LIMIT
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	EX. STORM DRAIN MAIN
	PROPOSED STORM DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROP. WATER TREATMENT FACILITY
	PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)

GRADING NOTES

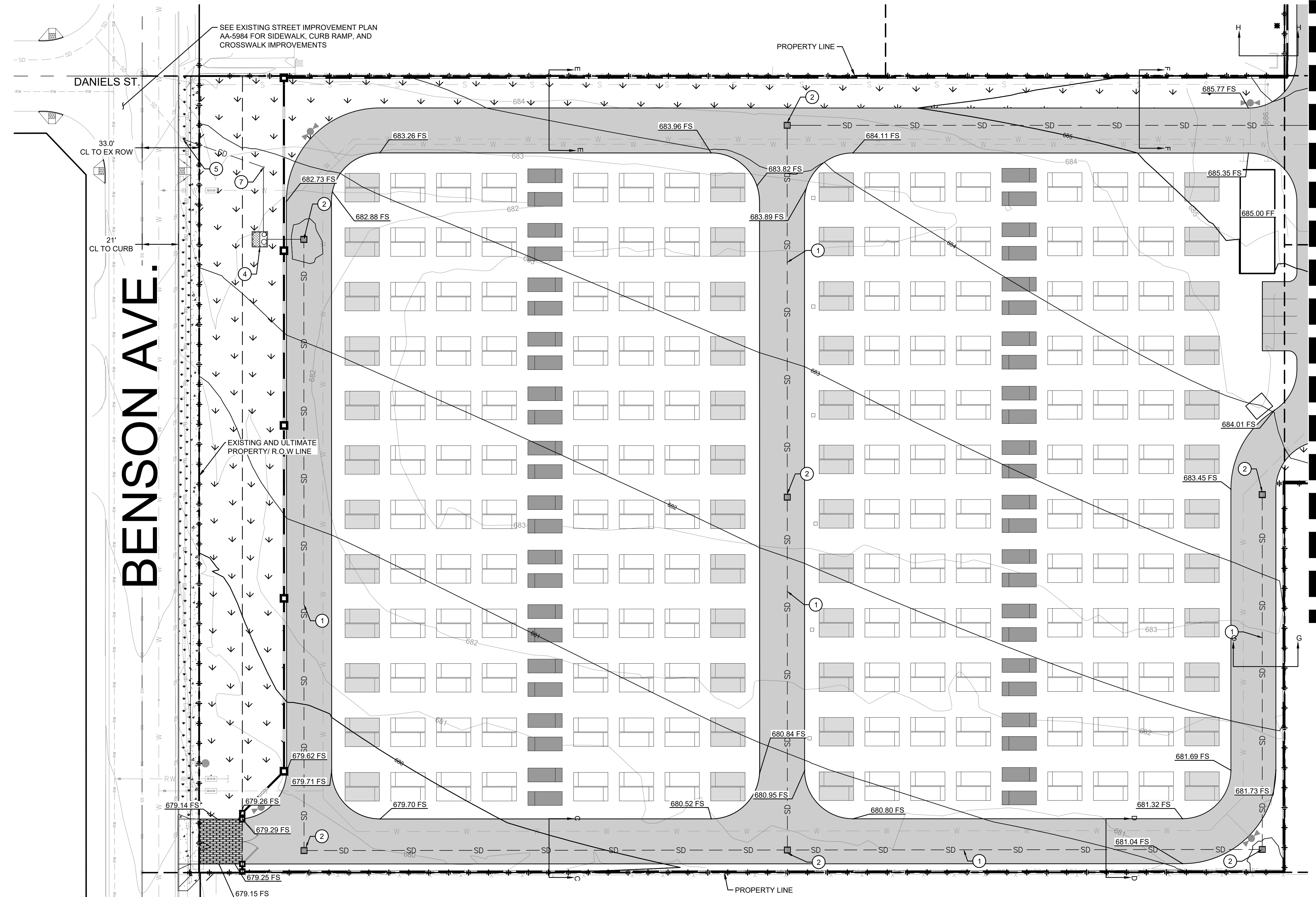
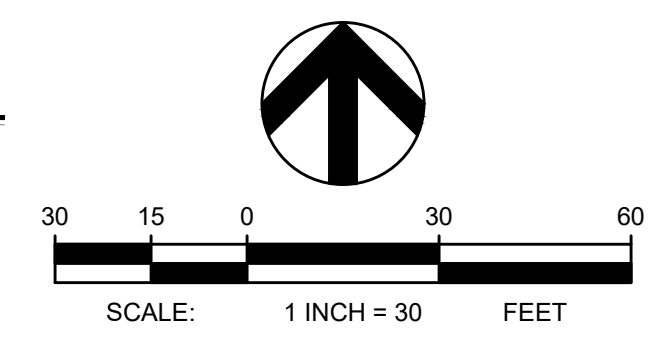
- SPOT ELEVATIONS ARE FOR FINISHED GRADE/SURFACE UNLESS OTHERWISE NOTED.
- UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES SHALL BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO RUNOFF COLLECTION DEVICES OR FACILITIES. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- GRADING SHALL NOT EXCEED A 3:1 MAXIMUM SLOPE.

EARTHWORK NOTES

TOTAL AREA = 605,280 SF
 CUT VOLUME = 6,100 CYD
 FILL VOLUME = 5,200 CYD
 NET EXPORT VOLUME = 900 CYD
 MAXIMUM CUT = 2.0 FT
 MAXIMUM FILL = 4.5 FT

GRADING KEYNOTES

- PROPOSED PVC STORM DRAIN LINE
- PROPOSED STORM WATER CATCH BASIN
- PROPOSED STORM WATER TREATMENT FACILITY
- CONNECT TO EXISTING STORM DRAIN SYSTEM
- IF CONNECTION TO A STORM DRAIN IN OAKS IS NOT POSSIBLE, THE PROJECT SHALL DISCHARGE THE TREATED STORMWATER TO THE OAKS AVENUE GUTTER. THIS MAY INCLUDE THE NEED TO ADD A STORMWATER LIFT STATION.
- PROPOSED SEWER-LIKE CLEANOUT FOR STORM WATER PER CITY OF CHINO STD. 527



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04/08/2026		CUP RESUBMITTAL	CEI

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ENGINEERS**

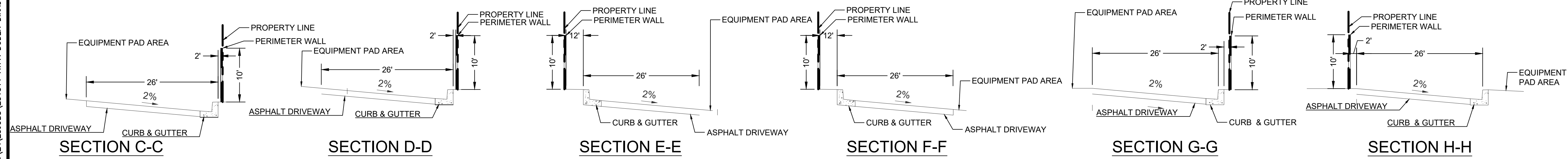
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DIRAC BESS

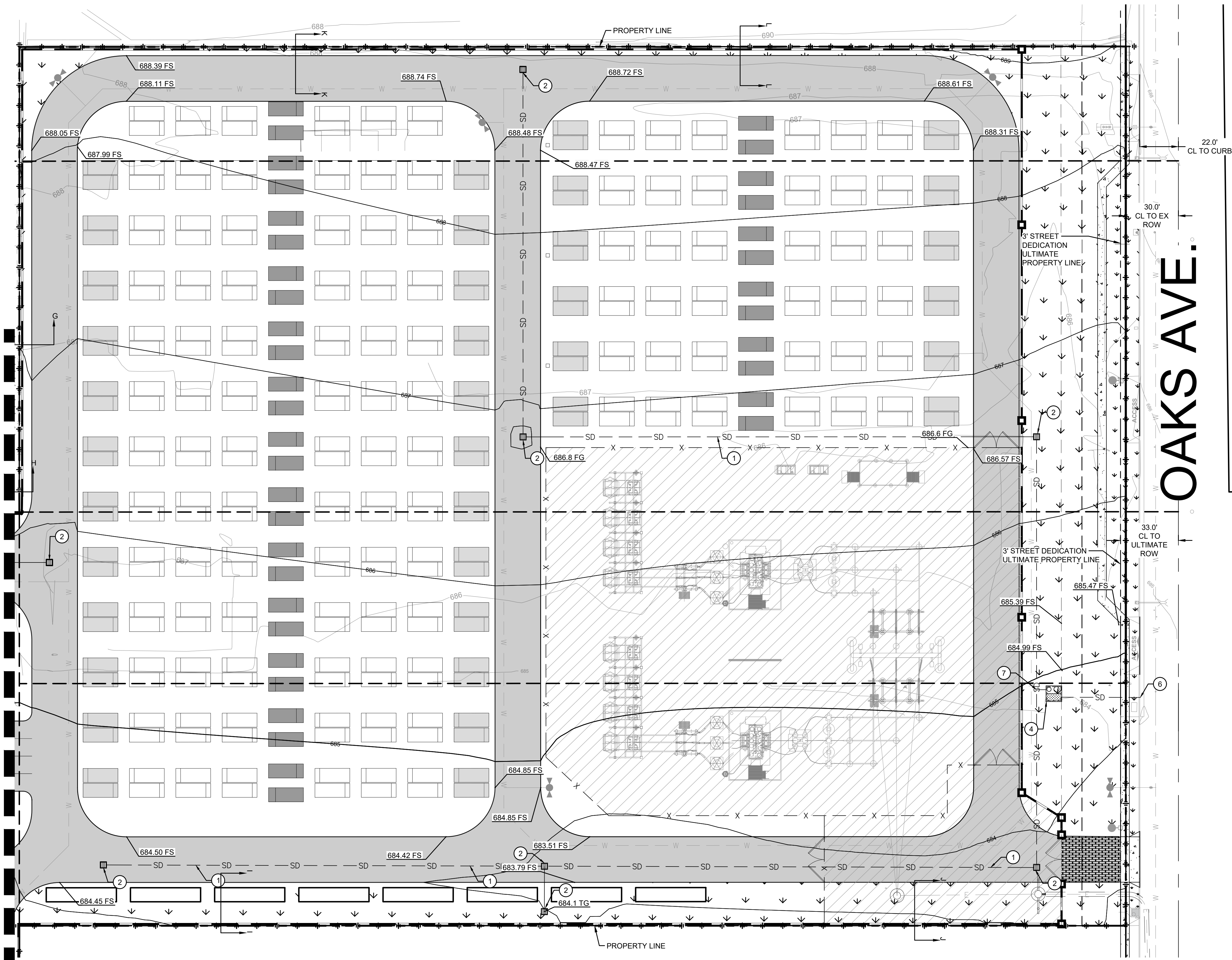
CITY OF CHINO
 13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY GRADING PLAN

PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C4.1	
DRAWN BY: JK	REVIEWED BY: JRA		



MATCHLINE - SEE SHEET C4.1 FOR CONTINUATION



ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT
AC	ASPHALT CONCRETE	IN	NEW
AUX	AUXILIARY	PCS	POWER CONVERSION SYSTEM
BESS	BATTERY ENERGY STORAGE SYSTEM	PP	POWER POLE
BLDG	BUILDING	ROW	RIGHT OF WAY
CMU	CONCRETE MASONRY UNIT	S	SLOPE
CO	CLEANOUT	SCE	SOUTHERN CALIFORNIA EDISON
COMM	COMMUNICATIONS	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
E	ELECTRICAL	SWR	SEWER
(E) / EX	EXISTING	TEL	TELEPHONE
FF	FINISH FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TI	TRAFFIC INDEX
FS	FINISHED SURFACE	TYP	TYPICAL
FW	FIRE WATER SERVICE	WTR	WATER
GB	GRADE BREAK	XFMR	TRANSFORMER

LEGEND

	PROPERTY LINE
	PARCEL BOUNDARY
	STREET CENTERLINE
	SHEET LIMIT
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	EX. STORM DRAIN MAIN
	PROPOSED STORM DRAIN LINE
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROP. WATER TREATMENT FACILITY
	PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)

GRADING NOTES

- SPOT ELEVATIONS ARE FOR FINISHED GRADE/SURFACE UNLESS OTHERWISE NOTED.
- UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES SHALL BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO RUNOFF COLLECTION DEVICES OR FACILITIES. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- GRADING SHALL NOT EXCEED A 3:1 MAXIMUM SLOPE.

EARTHWORK NOTES

TOTAL AREA: 605,280 SF
 CUT VOLUME = 6,100 CYD
 FILL VOLUME = 5,200 CYD
 NET EXPORT VOLUME = 900 CYD
 MAXIMUM CUT = 2.0 FT
 MAXIMUM FILL = 4.5 FT

GRADING KEYNOTES

- PROPOSED PVC STORM DRAIN LINE
- PROPOSED STORM WATER CATCH BASIN
- PROPOSED STORM WATER TREATMENT FACILITY
- CONNECT TO EXISTING STORM DRAIN SYSTEM
- IF CONNECTION TO A STORM DRAIN IN OAKS IS NOT POSSIBLE, THE PROJECT SHALL DISCHARGE THE TREATED STORMWATER TO THE OAKS AVENUE GUTTER. THIS MAY INCLUDE THE NEED TO ADD A STORMWATER LIFT STATION.
- PROPOSED SEWER-LIKE CLEANOUT FOR STORM WATER PER CITY OF CHINO STD. 527

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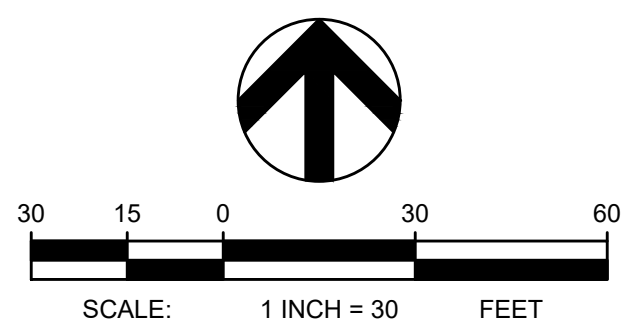
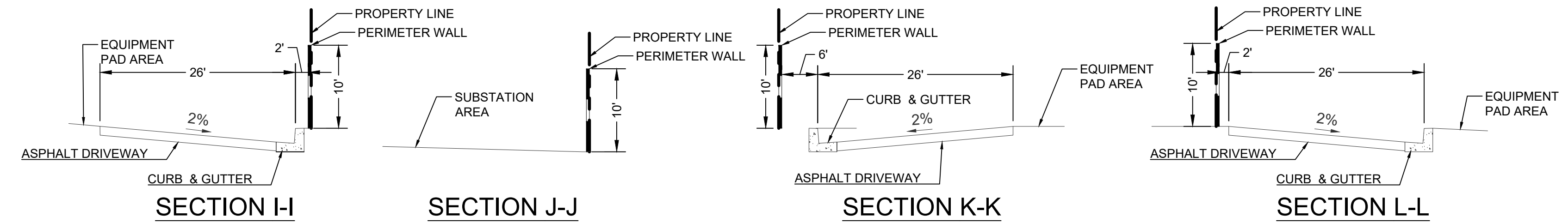
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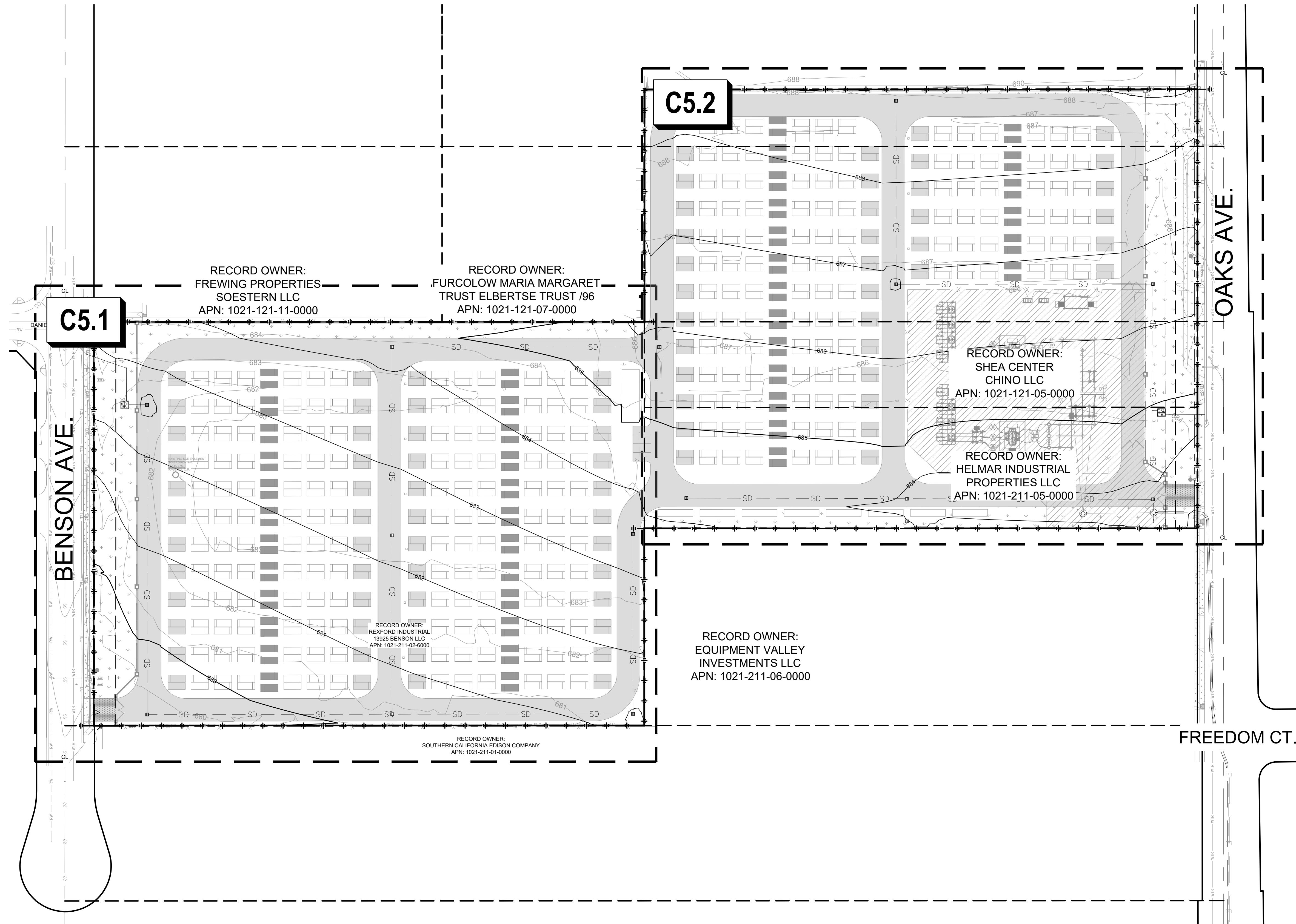


DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY GRADING PLAN

PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C4.2	
DRAWN BY: JK	REVIEWED BY: JRA		



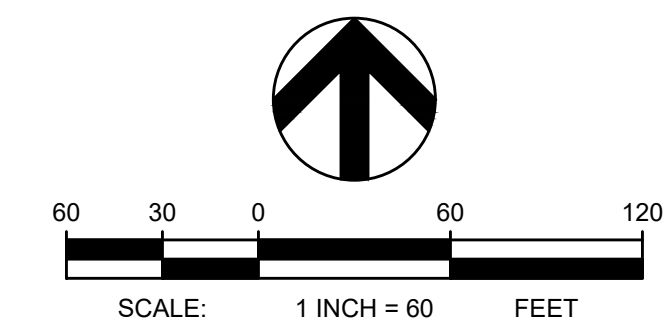


LEGEND

- PROPERTY LINE
- PROJECT LIMITS
- PARCEL BOUNDARY
- EX. STORM DRAIN MAIN
- PROP. STORM DRAIN LINE
- PROP. CATCH BASIN
- PROPOSED CLEANOUT
- PROP. WATER TREATMENT FACILITY

DRAINAGE NOTES

BASED ON DIRECTION FROM CITY STAFF, HYDROMODIFICATION MEASURES ARE NOT REQUIRED.



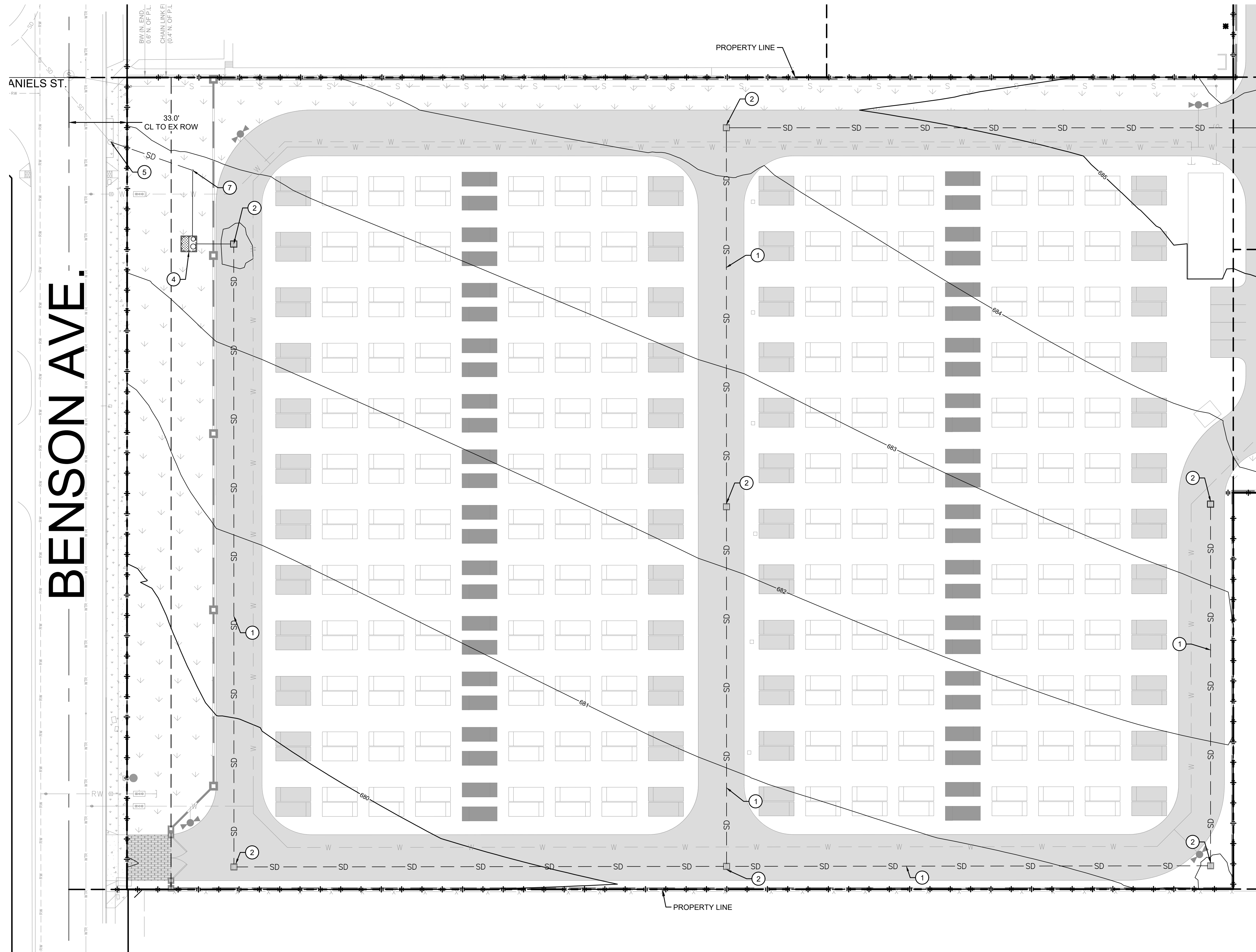
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 DRAWING TITLE **PRELIMINARY
DRAINAGE PLAN KEY
MAP**

PROJECT NO. 251511	SCALE: 1" = 60'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C5.0	
DRAWN BY: JK	REVIEWED BY: JRA		



BENSON AVE.

DANIELS ST.

MATCHLINE - SEE SHEET C5.2 FOR CONTINUATION

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
BESS	BATTERY ENERGY STORAGE SYSTEM
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
PCS	POWER CONVERSION SYSTEM
PP	POWER POLE
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TYP	TYPICAL
WTR	WATER
WTR	WATER TRANSFORMER

LEGEND

	PROPERTY LINE
	PROJECT LIMITS
	PARCEL BOUNDARY
	EX. STORM DRAIN MAIN
	PROP. STORM DRAIN LINE
	PROP. CATCH BASIN
	PROPOSED CLEANOUT
	PROP. WATER TREATMENT FACILITY

DRAINAGE KEYNOTES

- 1 PROPOSED PVC STORM DRAIN LINE
- 2 PROPOSED STORM WATER TREATMENT BASIN
- 4 PROPOSED STORM WATER TREATMENT FACILITY
- 5 CONNECT TO EXISTING STORM DRAIN SYSTEM
- 6 IF CONNECTION TO A STORM DRAIN IN OAKS IS NOT POSSIBLE, THE PROJECT SHALL DISCHARGE THE TREATED STORMWATER TO THE OAKS AVENUE GUTTER. THIS MAY INCLUDE THE NEED TO ADD A STORMWATER LIFT STATION.
- 7 PROPOSED SEWER-LIKE CLEANOUT FOR STORM WATER PER CITY OF CHINO STD. 527

DRAINAGE NOTES

- 1. BASED ON DIRECTION FROM CITY STAFF, HYDROMODIFICATION MEASURES ARE NOT REQUIRED.
- 2. GROUNDWATER INFILTRATION HAS BEEN DEEMED INFEASIBLE BASED UPON EXISTING SOIL CONDITIONS, INCLUDING AN UNDERSTANDING THAT THE EXISTING SOILS ARE CONTAMINATED DUE TO PRIOR USES ON THE SITE. AS SUCH, AND IN COMPLIANCE WITH SECTION 3.2.4 GROUNDWATER CONSIDERATIONS OF THE TECHNICAL GUIDANCE DOCUMENT FOR WQMPs, THE DRAINAGE AND STORMWATER DESIGN DOES NOT RELY UPON GROUNDWATER INFILTRATION FOR WATER QUALITY TREATMENT. RUNOFF IS INTENDED TO SHEET FLOW TO THE PROPOSED STORM DRAIN SYSTEM AND THEN BE ROUTED TO THE PROPOSED TREATMENT STRUCTURES BEFORE BEING DISCHARGED OFFSITE.
- 3. ACCOMPANYING THE FINAL DESIGN AND WQMP, A SOIL MANAGEMENT STUDY WILL BE PROVIDED TO THE CITY FOR REVIEW. THIS STUDY WILL DEMONSTRATE THAT ANY IDENTIFIED POLLUTANTS ON THE SITE WILL NOT RESULT IN ADVERSE IMPACTS TO GROUNDWATER QUALITY.

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NOT FOR CONSTRUCTION**

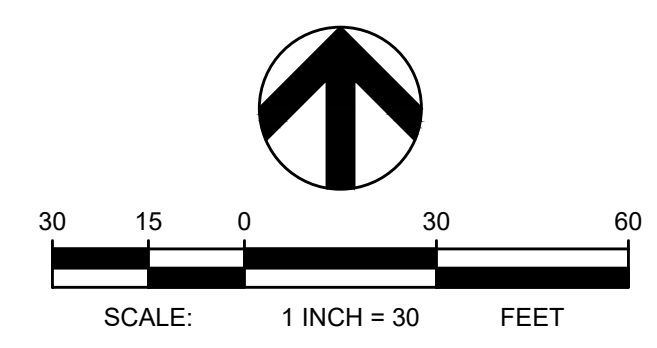
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NO.	DATE	DESCRIPTION	BY

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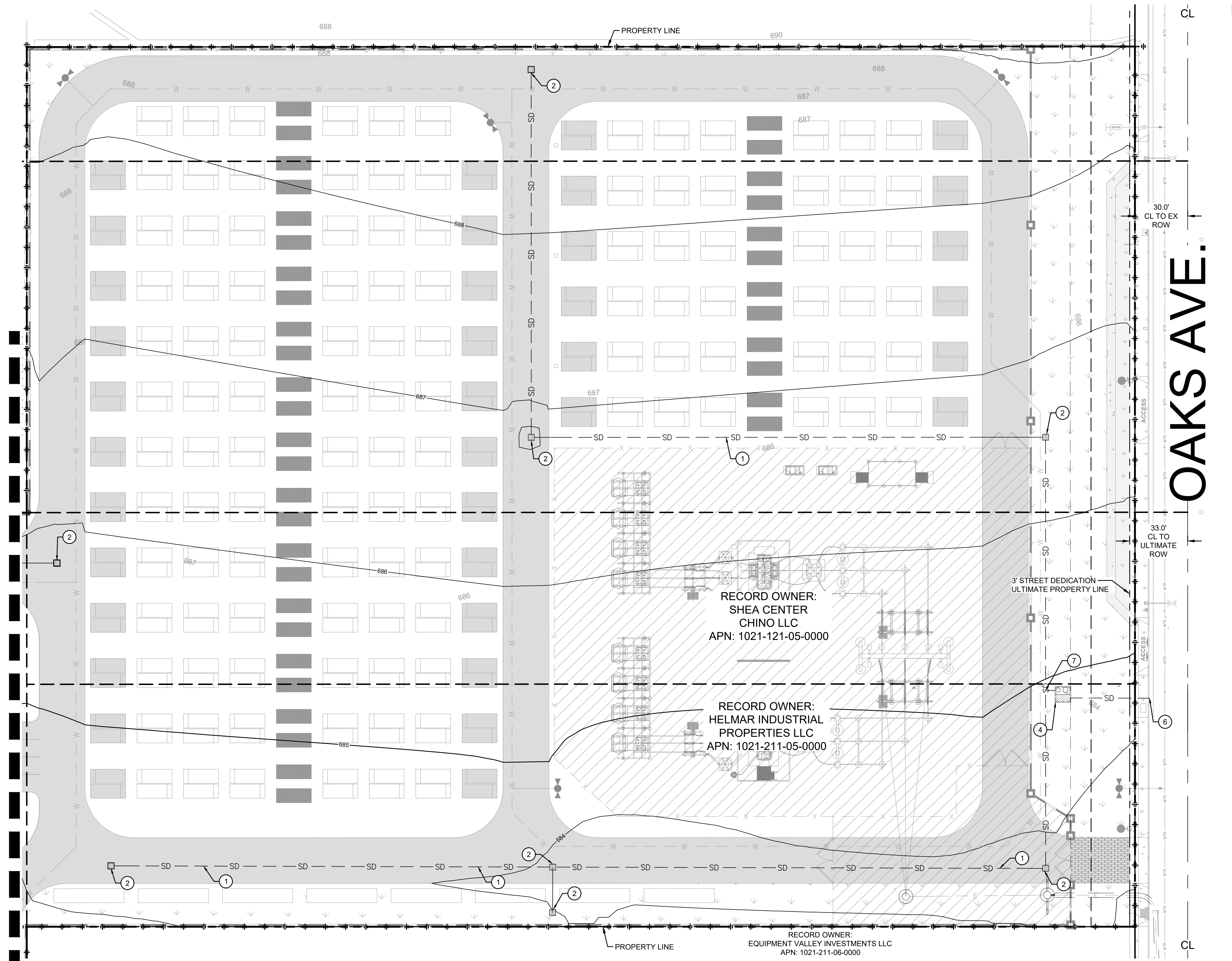
DIRAC BESS
 CITY OF CHINO
 13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY DRAINAGE PLAN

PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C5.1	
DRAWN BY: JK	REVIEWED BY: JRA		



MATCHLINE - SEE SHEET C5.1 FOR CONTINUATION



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AUX	AUXILIARY
BESS	BATTERY ENERGY STORAGE SYSTEM
BLDG	BUILDING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COMM	COMMUNICATIONS
DI	DROP INLET
E	ELECTRICAL
(E) / EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
FW	FIRE WATER SERVICE
GB	GRADE BREAK
INV	INVERT
(N)	NEW
PCS	POWER CONVERSION SYSTEM
PP	POWER POLE
ROW	RIGHT OF WAY
S	SLOPE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SWR	SEWER
TEL	TELEPHONE
TG	TOP OF GRADE
TI	TRAFFIC INDEX
TYP	TYPICAL
WTR	WATER
XFMR	TRANSFORMER

LEGEND

	PROPERTY LINE
	PROJECT LIMITS
	PARCEL BOUNDARY
	EX. STORM DRAIN MAIN
	PROP. STORM DRAIN LINE
	PROP. CATCH BASIN
	PROPOSED CLEANOUT
	PROP. WATER TREATMENT FACILITY

DRAINAGE KEYNOTES

- 1 PROPOSED PVC STORM DRAIN LINE
- 2 PROPOSED STORM WATER CATCH BASIN
- 4 PROPOSED STORM WATER TREATMENT FACILITY
- 5 CONNECT TO EXISTING STORM DRAIN SYSTEM
- 6 IF CONNECTION TO A STORM DRAIN IN OAKS IS NOT POSSIBLE, THE PROJECT SHALL DISCHARGE THE TREATED STORMWATER TO THE OAKS AVENUE GUTTER. THIS MAY INCLUDE THE NEED TO ADD A STORMWATER LIFT STATION.
- 7 PROPOSED SEWER-LIKE CLEANOUT FOR STORM WATER PER CITY OF CHINO STD. 527

DRAINAGE NOTES

BASED ON DIRECTION FROM CITY STAFF, HYDROMODIFICATION MEASURES ARE NOT REQUIRED.

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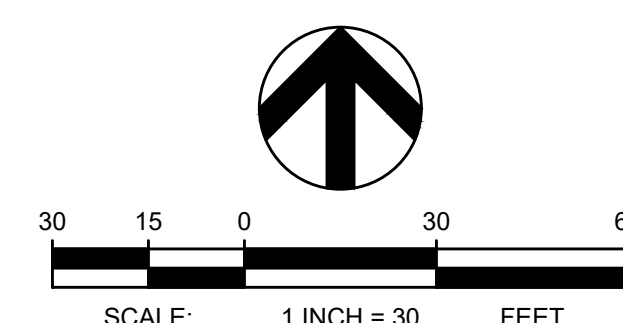
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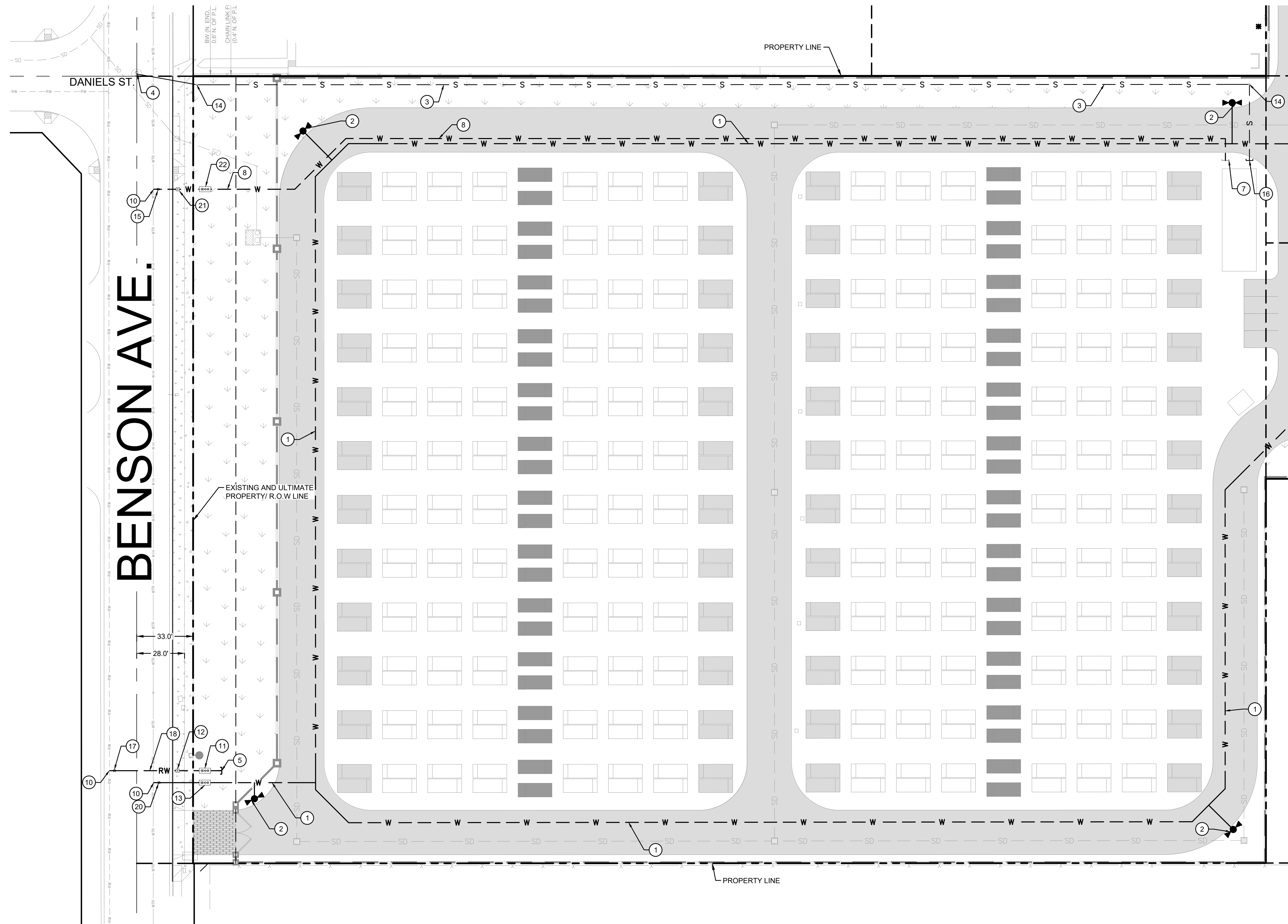
DIRAC BESS
CITY OF CHINO

13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY DRAINAGE PLAN

PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C5.2	
DRAWN BY: JK	REVIEWED BY: JRA		





LEGEND

---	---	PROPERTY LINE
---	---	STREET CENTERLINE
---	E---	EX. ELECTRICAL LINE
---	X---	EX. FENCE
---	F---	EX. FIRE SERVICE LINE
---	G---	EX. GAS LINE
---	SD---	EX. STORM DRAIN MAIN
---	TEL---	EX. TELEPHONE LINE
---	W---	EX. WATER MAIN
---	S---	EX. SEWER MAIN
---	RW---	EX. RECYCLED WATER MAIN
---	X---	PROP. SECURITY FENCE
---	SD---	PROP. STORM DRAIN LINE
---	W---	PROP. WATER LINE
---	S---	PROP. SEWER LINE
---	RW---	PROP. RECYCLED WATER LINE
PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)		
PROPOSED STREETLIGHT		
PROPOSED PROPOSED FIRE HYDRANT		

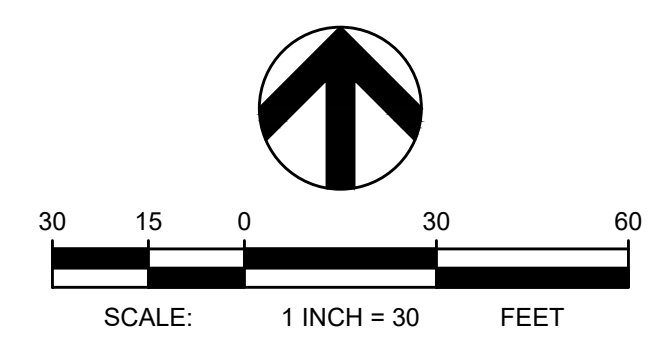
MATCHLINE - SEE SHEET C6.2 FOR CONTINUATION

UTILITY KEYNOTES

- 1) PROPOSED 6" PVC FIRE WATER LINE
- 2) PROPOSED 6" FIRE HYDRANT PER CITY OF CHINO STD. 445A
- 3) PROPOSED 6" PVC SEWER LINE PER CITY OF CHINO STD. 500A
- 4) CONNECT TO EXISTING SEWER MANHOLE PER CITY OF CHINO STD. 515
- 5) PARKWAY LANDSCAPE IRRIGATION POC
- 7) DOMESTIC WATER POC FOR PROPOSED O&M BUILDING
- 8) PROPOSED 3/4" PVC DOMESTIC WATER LINE
- 10) CONNECT TO EXISTING WATER SYSTEM
- 11) PROPOSED BACKFLOW PREVENTION ASSEMBLY REDUCED PRESSURE DEVICE FOR RECYCLED WATER 2" AND SMALLER PER CITY OF CHINO STD. 471
- 12) PROPOSED 3/4" WATER METER FOR RECYCLED WATER CONSTRUCTED PER CITY OF CHINO STD. 405A
- 13) PROPOSED BACKFLOW PREVENTION ASSEMBLY REDUCED PRESSURE DEVICE FOR DOMESTIC WATER 3" AND LARGER PER CITY OF CHINO STD. 472
- 14) PROPOSED SEWER CLEANOUT PER CITY OF CHINO STD. 527
- 15) PROPOSED GATE VALVE FOR DOMESTIC WATER PER CITY OF CHINO STD. 450
- 16) SEWER POC FOR PROPOSED O&M BUILDING
- 17) PROPOSED GATE VALVE FOR RECYCLED WATER PER CITY OF CHINO STD. 450
- 18) PROPOSED 3/4" PVC RECYCLED WATER LINE
- 20) PROPOSED GATE VALVE FOR FIRE WATER PER CITY OF CHINO STD. 450
- 21) PROPOSED 3/4" WATER METER FOR DOMESTIC WATER CONSTRUCTED PER CITY OF CHINO STD. 405A
- 22) PROPOSED BACKFLOW PREVENTION ASSEMBLY REDUCED PRESSURE DEVICE FOR DOMESTIC WATER 2" AND SMALLER PER CITY OF CHINO STD. 471

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE	SWR	SEWER
AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRATE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	POWER POLE	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		



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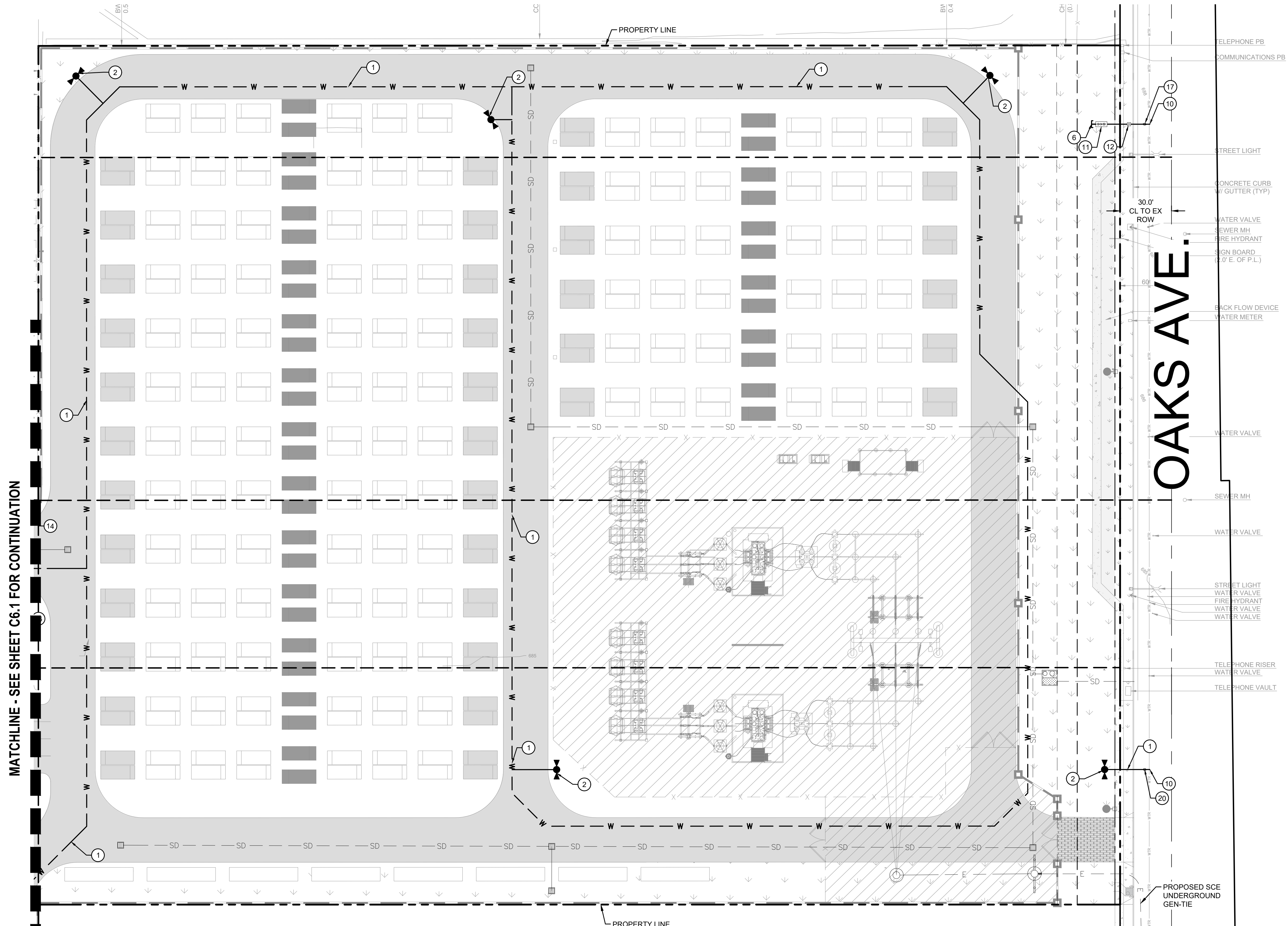
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DIRAC BESS
 CITY OF CHINO
 13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C6.1	
DRAWN BY: JK	REVIEWED BY: JRA		



MATCHLINE - SEE SHEET C6.1 FOR CONTINUATION

OAKS AVE.

LEGEND

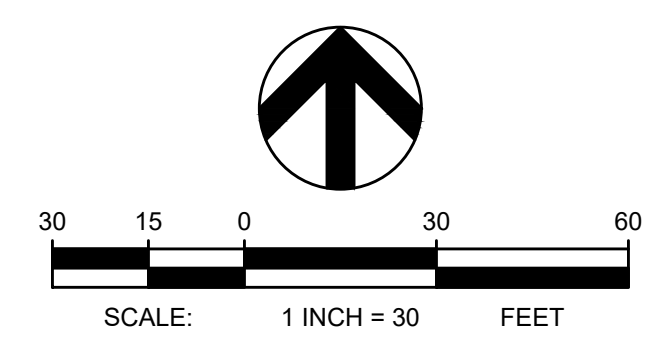
- E --- E --- EX. ELECTRICAL LINE
 - X --- X --- EX. FENCE
 - F --- F --- EX. FIRE SERVICE LINE
 - G --- G --- EX. GAS LINE
 - SD --- SD --- EX. STORM DRAIN MAIN
 - TEL --- TEL --- EX. TELEPHONE LINE
 - W --- W --- EX. WATER MAIN
 - S --- S --- EX. SEWER MAIN
 - X --- X --- PROP. SECURITY FENCE
 - SD --- SD --- PROP. STORM DRAIN LINE
 - W --- W --- PROP. WATER LINE
 - S --- S --- PROP. SEWER LINE
 - E --- E --- PROP. SCE UNDERGROUND GEN-TIE
- PROPOSED LANDSCAPING AREA
 (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED STREETLIGHT
- PROPOSED PROPOSED FIRE HYDRANT

UTILITY KEYNOTES

- ① PROPOSED 6" PVC FIRE WATER LINE
- ② PROPOSED 6" FIRE HYDRANT PER CITY OF CHINO STD. 445A
- ⑥ PROPOSED DOMESTIC WATER LINE FOR PARKWAY LANDSCAPE IRRIGATION
- ⑩ CONNECT TO EXISTING WATER SYSTEM
- ⑪ PROPOSED BACKFLOW PREVENTION ASSEMBLY REDUCED PRESSURE DEVICE FOR RECYCLED WATER 2" AND SMALLER PER CITY OF CHINO STD. 471
- ⑫ PROPOSED 3/4" WATER METER FOR RECYCLED WATER CONSTRUCTED PER CITY OF CHINO STD. 405A
- ⑭ PROPOSED SEWER CLEANOUT PER CITY OF CHINO STD. 527
- ⑰ PROPOSED GATE VALVE FOR RECYCLED WATER PER CITY OF CHINO STD. 450
- ⑳ PROPOSED GATE VALVE FOR FIRE WATER PER CITY OF CHINO STD. 450

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE	SWR	SEWER
AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRADE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	POWER POLE	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		



PRELIMINARY
NOT FOR CONSTRUCTION

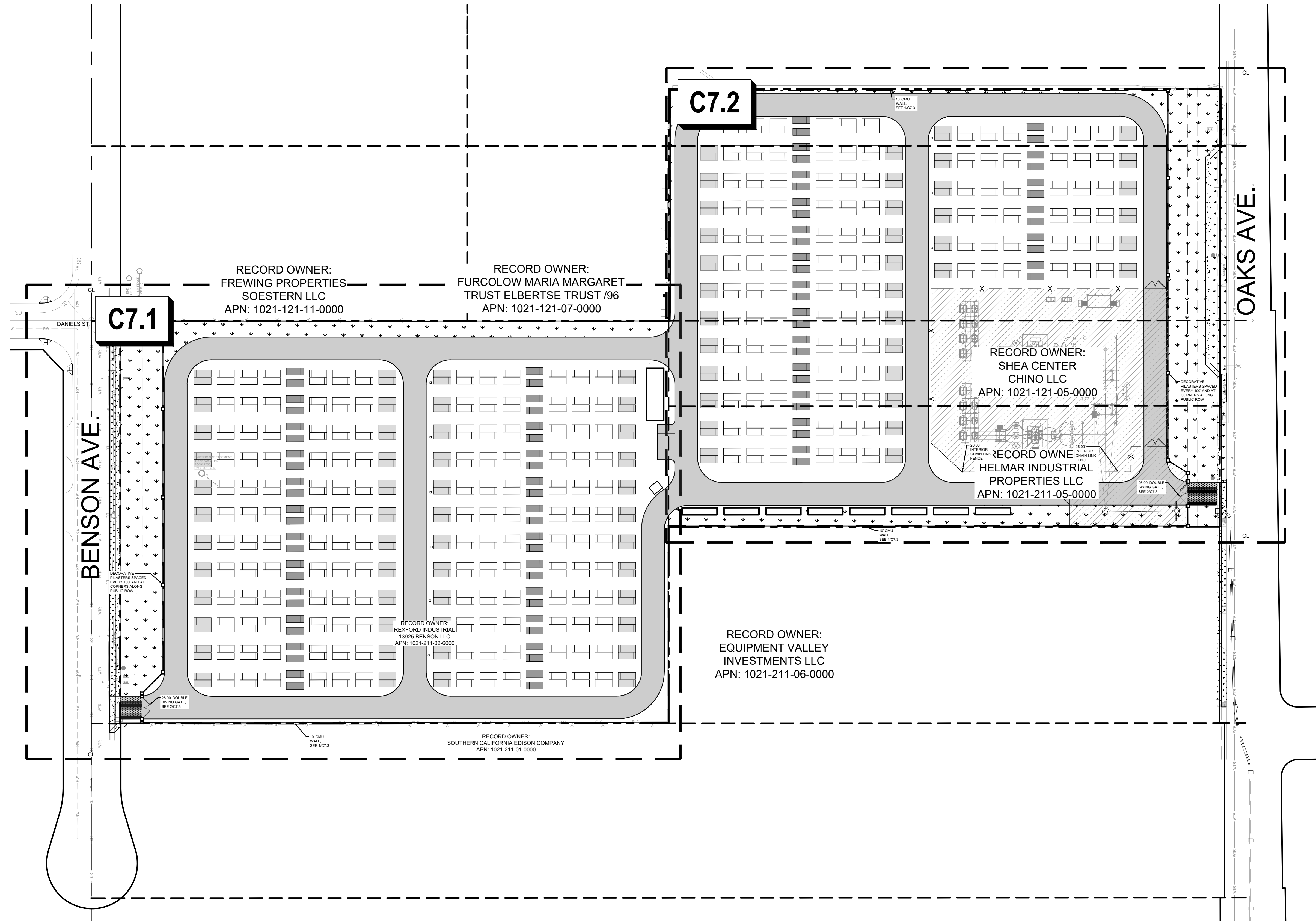
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	04/08/2026	CUP RESUBMITTAL	CEI



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CITY OF CHINO
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DRAWING TITLE
PRELIMINARY UTILITY PLAN

PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWN BY: JK	REVIEWED BY: JRA
			DRAWING NO. C6.2



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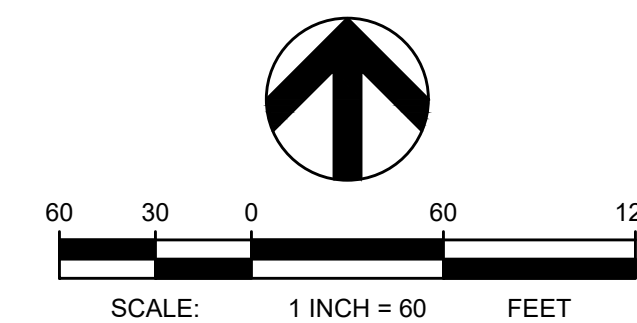
REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

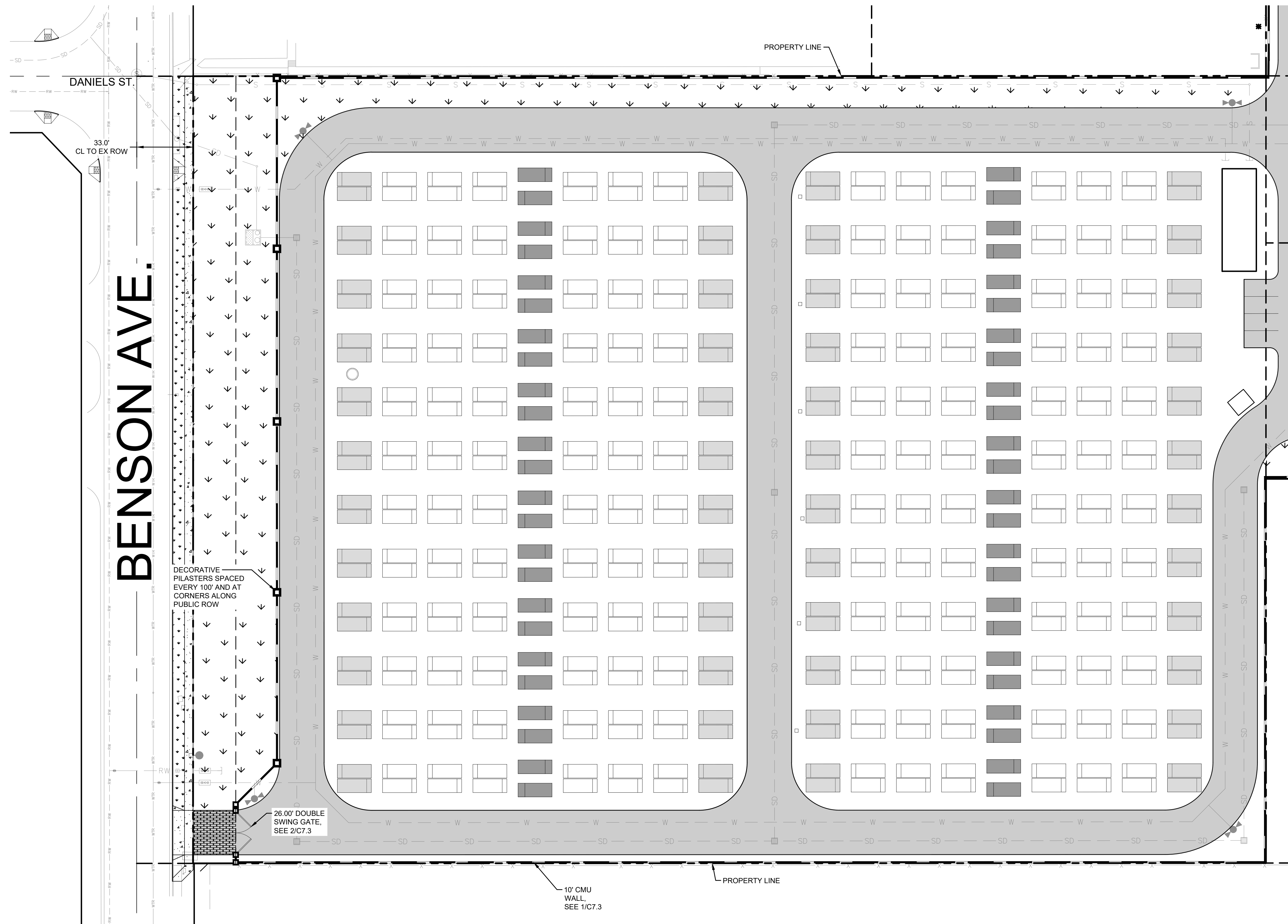
COFFMAN ENGINEERS
6320 Canoga Avenue, Suite 1300
Woodland Hills, CA 91367
ph 818.698.8448
www.coffman.com

DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY FENCING KEY MAP

PROJECT NO. 251511	SCALE: 1" = 60'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C7.0	
DRAWN BY: JK	REVIEWED BY: JRA		





LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EX. ELECTRICAL LINE
- EX. FENCE
- EX. FIRE SERVICE LINE
- EX. GAS LINE
- EX. STORM DRAIN MAIN
- EX. TELEPHONE LINE
- EX. WATER MAIN
- EX. SEWER MAIN
- PROP. SECURITY FENCE
- PROP. STORM DRAIN LINE
- PROP. WATER LINE
- PROP. SEWER LINE
- PROP. CMU WALL
- PROPOSED HEAVY DUTY VEHICULAR ASPHALT PAVEMENT WITH 5.0" A.C. OVER 8.0" CL. II A.B.
- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT

MATCHLINE - SEE SHEET C3.2 FOR CONTINUATION

BENSON AVE.

ABBREVIATIONS

- | | | | | | |
|----------|-------------------------------|------|----------------------------|------|---------------|
| AB | AGGREGATE BASE | FS | FINISHED SURFACE | SWR | SEWER |
| AC | ASPHALT CONCRETE | FW | FIRE WATER SERVICE | TEL | TELEPHONE |
| AUX | AUXILIARY | GB | GRADE BREAK | TG | TOP OF GATE |
| BESS | BATTERY ENERGY STORAGE SYSTEM | INV | INVERT | TI | TRAFFIC INDEX |
| BLDG | BUILDING | (N) | NEW | TYP | TYPICAL |
| CMU | CONCRETE MASONRY UNIT | PCS | POWER CONVERSION SYSTEM | WTR | WATER |
| CO | CLEANOUT | PP | POWER POLE | XFMR | TRANSFORMER |
| COMM | COMMUNICATIONS | PROP | PROPOSED | | |
| DI | DROP INLET | ROW | RIGHT OF WAY | | |
| E | ELECTRICAL | S | SLOPE | | |
| (E) / EX | EXISTING | SCE | SOUTHERN CALIFORNIA EDISON | | |
| FF | FINISH FLOOR ELEVATION | SD | STORM DRAIN | | |
| FG | FINISHED GRADE | SDMH | STORM DRAIN MANHOLE | | |

**PRELIMINARY
NOT FOR CONSTRUCTION**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
04/08/2026		CUP RESUBMITTAL	CEI

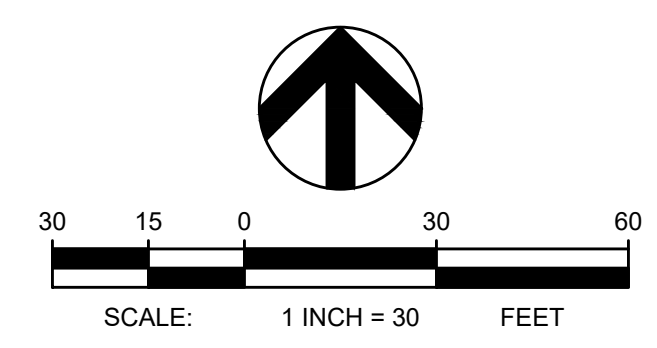
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 ph 818.698.8448
 www.coffman.com

DIRAC BESS
 CITY OF CHINO
 13925 BENSON AVE, CHINO, CA 91710

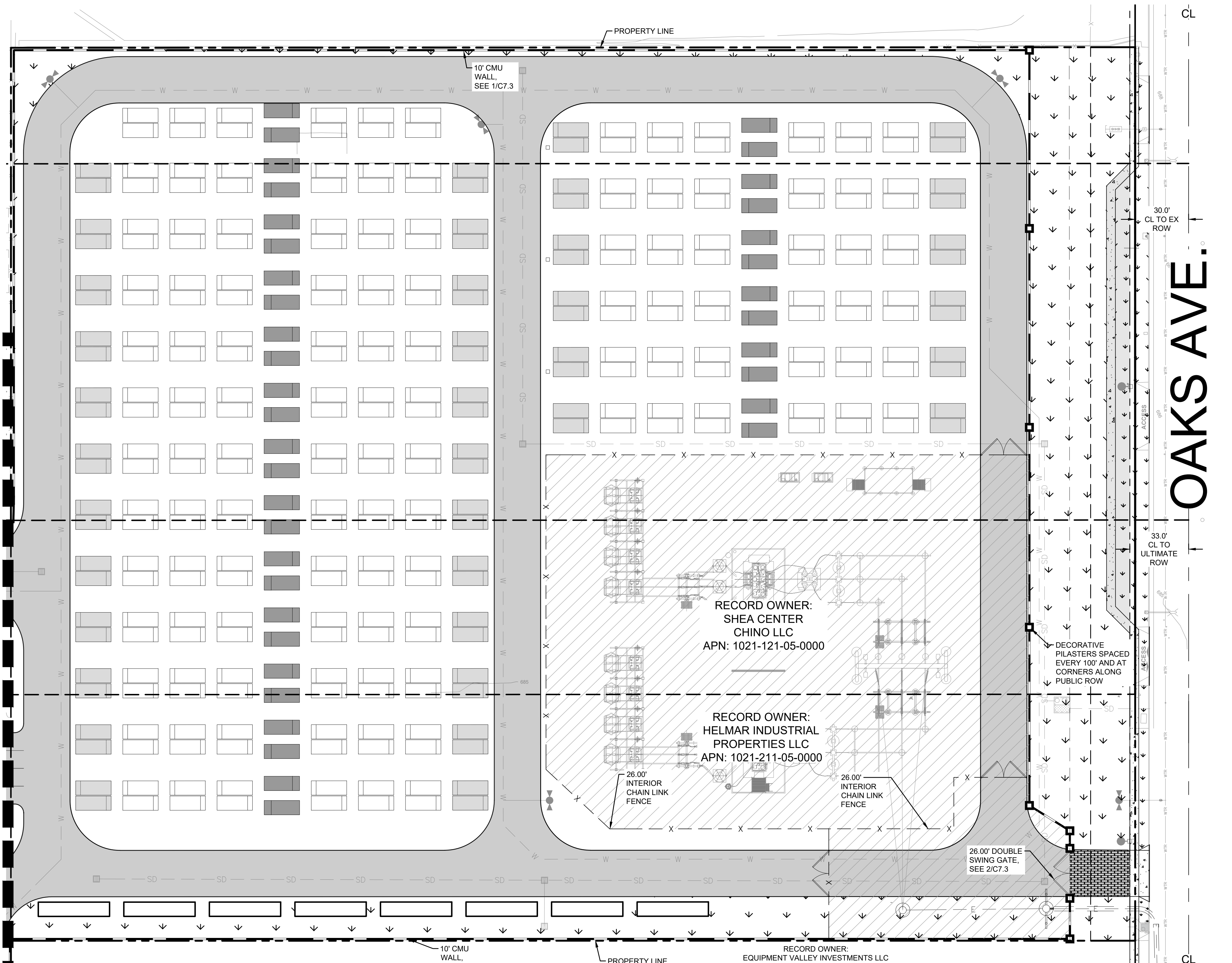
DRAWING TITLE

PRELIMINARY FENCING PLAN

PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C7.1	
DRAWN BY: JK	REVIEWED BY: JRA		



MATCHLINE - SEE SHEET C3.1 FOR CONTINUATION



LEGEND

---	---	PROPERTY LINE
---	---	STREET CENTERLINE
---	E	EX. ELECTRICAL LINE
---	X	EX. FENCE
---	F	EX. FIRE SERVICE LINE
---	G	EX. GAS LINE
---	SD	EX. STORM DRAIN MAIN
---	TEL	EX. TELEPHONE LINE
---	W	EX. WATER MAIN
---	S	EX. SEWER MAIN
---	X	PROP. SECURITY FENCE
---	SD	PROP. STORM DRAIN LINE
---	W	PROP. WATER LINE
---	S	PROP. SEWER LINE
---	---	PROP. CMU WALL
---	---	PROPOSED HEAVY DUTY VEHICULAR ASPHALT PAVEMENT WITH 5.0" A.C. OVER 8.0" CL. II A.B.
---	---	PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
---	---	PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT

ABBREVIATIONS

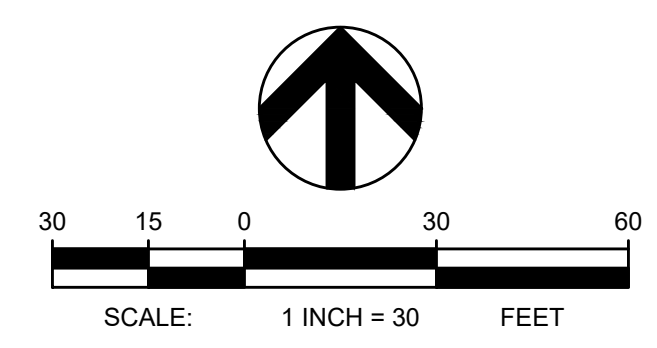
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AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRATE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	(N)	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	POWER POLE	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		

RECORD OWNER:
SHEA CENTER
CHINO LLC
APN: 1021-121-05-0000

RECORD OWNER:
HELMAR INDUSTRIAL
PROPERTIES LLC
APN: 1021-211-05-0000

RECORD OWNER:
EQUIPMENT VALLEY INVESTMENTS LLC
APN: 1021-211-06-0000

OAKS AVE.



PRELIMINARY
NOT FOR CONSTRUCTION

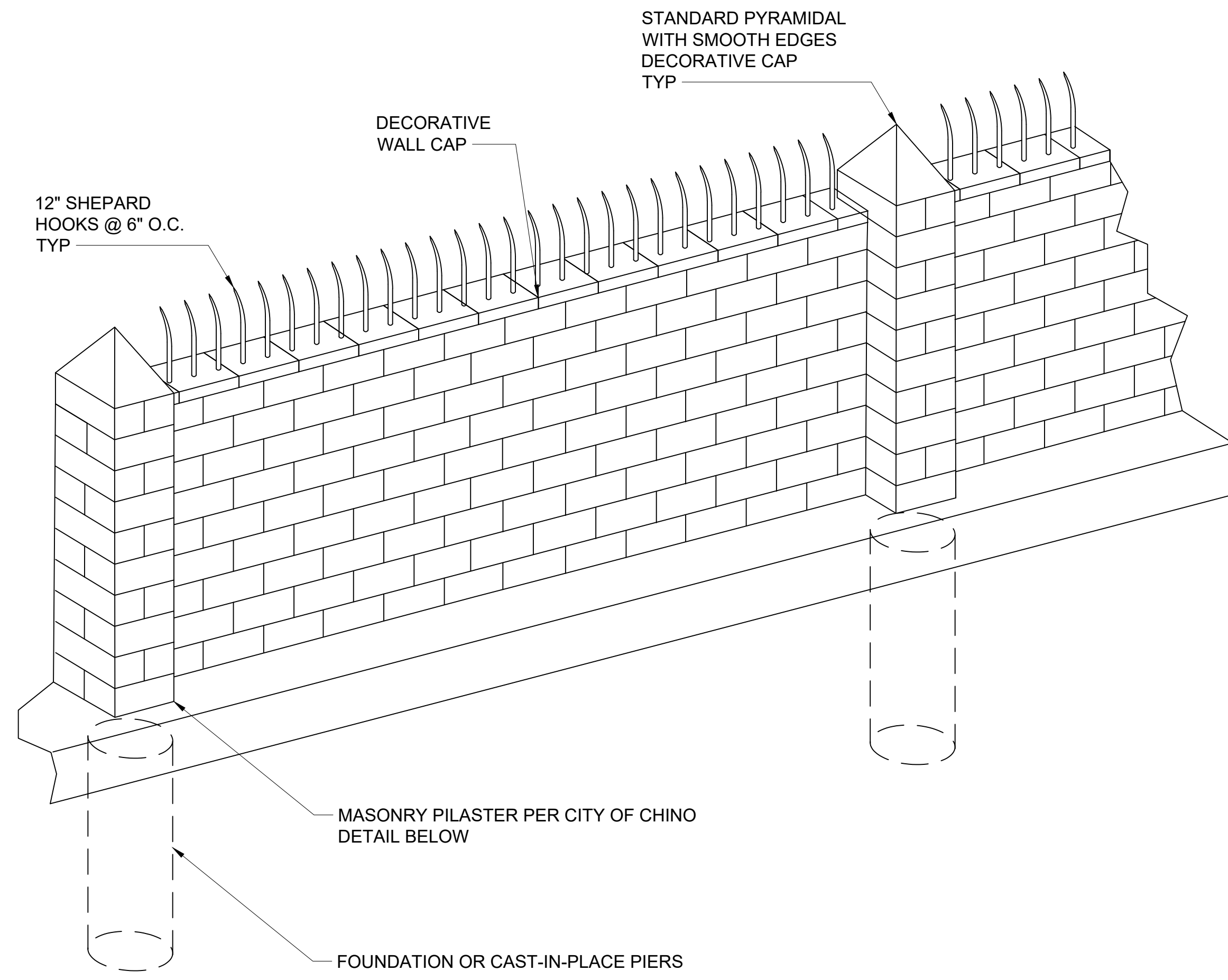
REVISIONS			
NO.	DATE	DESCRIPTION	BY
04/08/2026		CUP RESUBMITTAL	CEI

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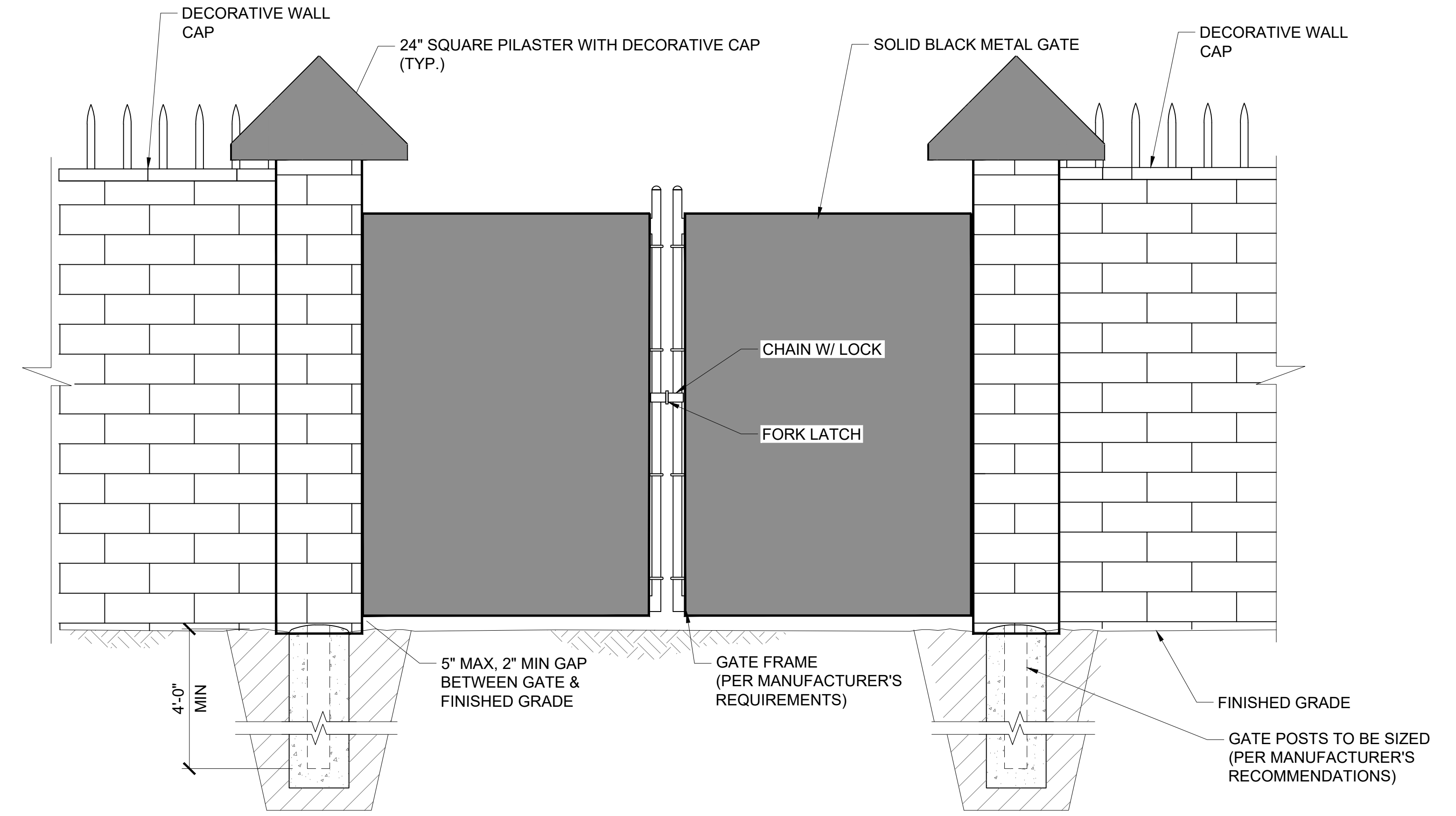
DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PRELIMINARY FENCING PLAN

PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWN BY: JK	DRAWING NO. C7.2
	REVIEWED BY: JRA		



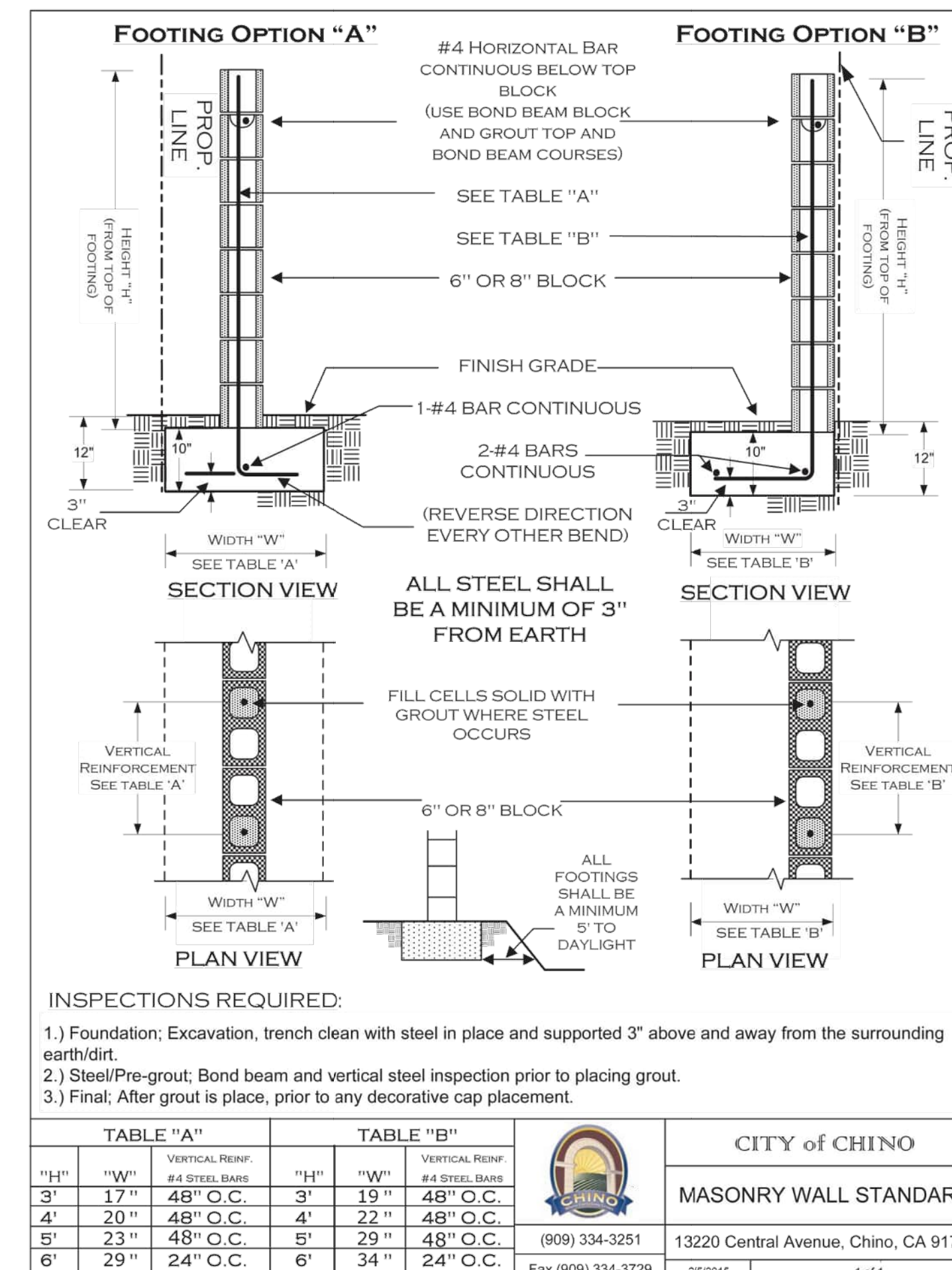
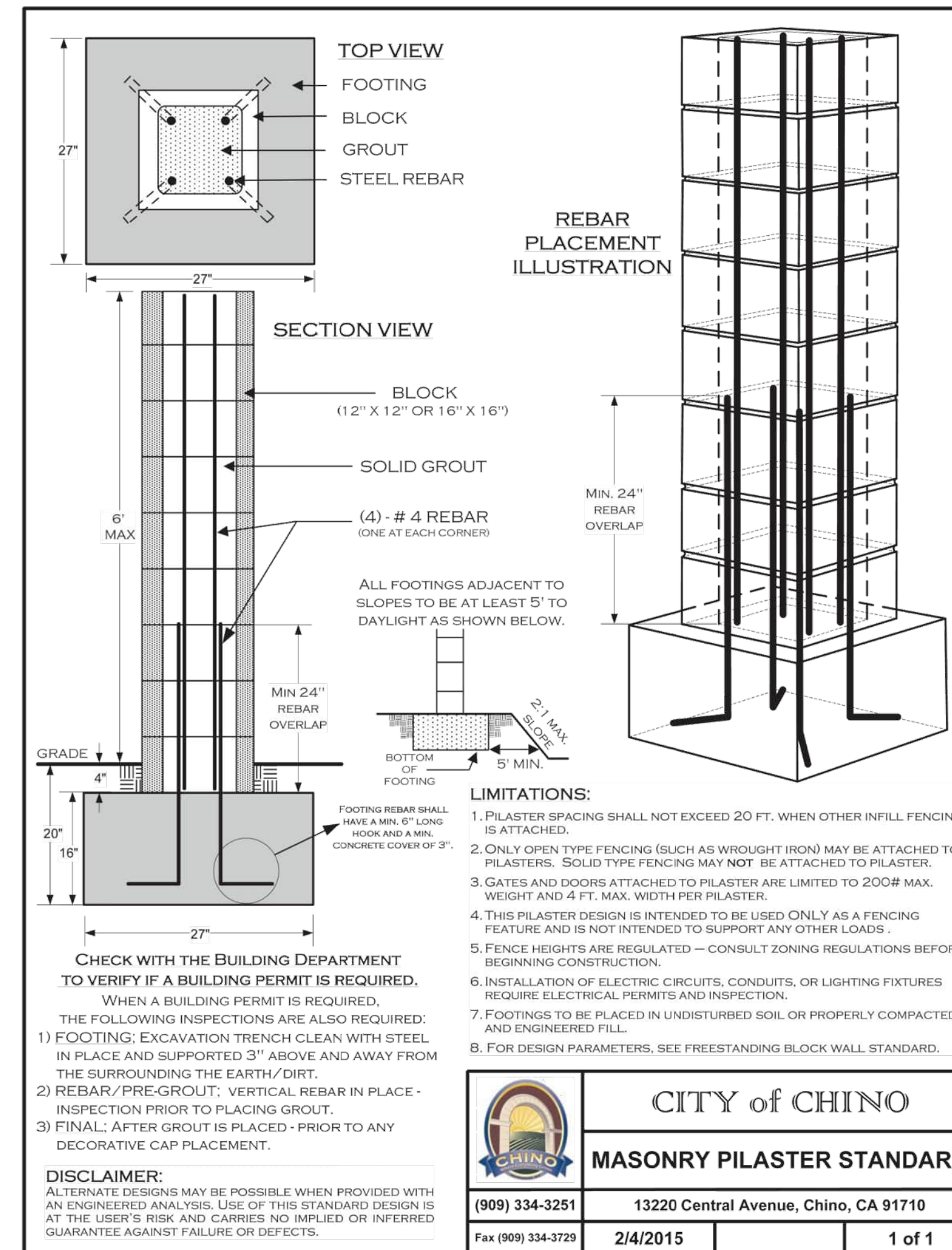
1 CMU WALL DETAIL
C7.3 SCALE: NTS



2 FENCE GATE DETAIL
C7.3 SCALE: NTS



3 DECORATIVE CAP
C7.3 SCALE: NTS



FENCING/WALL NOTES:

- PILASTERS SHALL BE PROVIDED WITH A DECORATIVE CAP AND AN 8" GAP SHALL BE PROVIDED BETWEEN THE TOP OF THE WALL AND PILASTER CAP. THE PILASTER SHALL SITE HIGHER THAN THE TOP OF THE WALL.
- DECORATIVE CAP SHALL BE ADDED TO THE WALL.
- COLORS OF WALLS SHALL BE COMPLEMENTARY TO ADJACENT BUILDING, SUCH AS GRAY OR TAN.
- 24" SQUARE PILASTERS WITH A DECORATIVE CAP SHALL BE PROVIDED TO END WALL TRANSITIONS TO FENCING AND GATES.
- PILASTERS LOCATED WITH SPACING OF 100' ON WALLS ALONG THE PUBLIC ROW.
- WALL WILL BE COMPRISED OF CONCRETE MASONRY UNITS (CMUs).

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

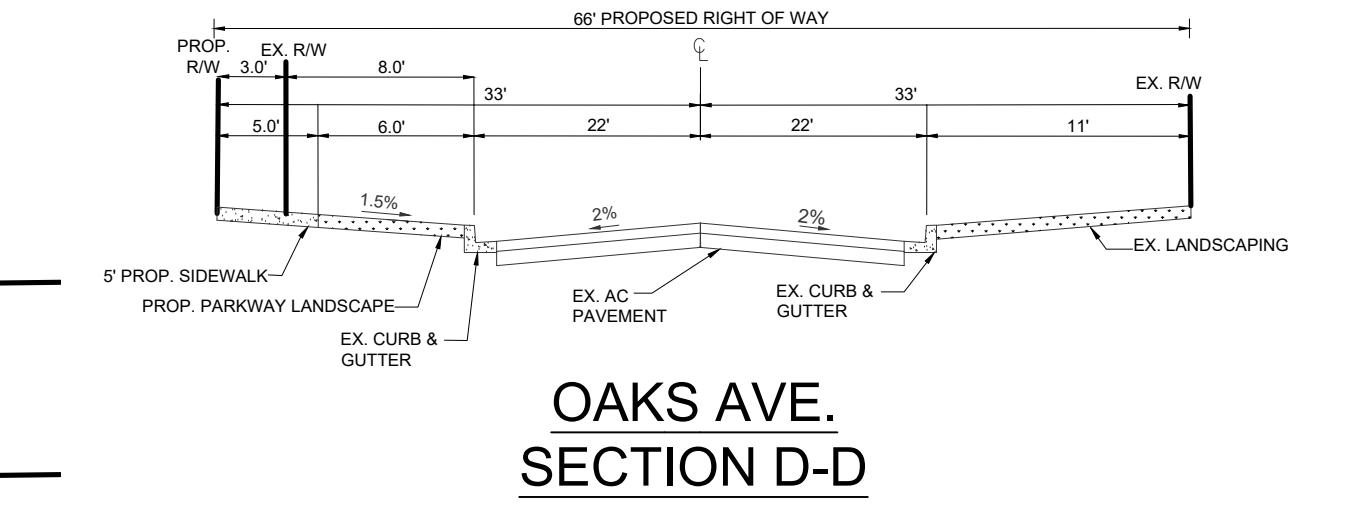
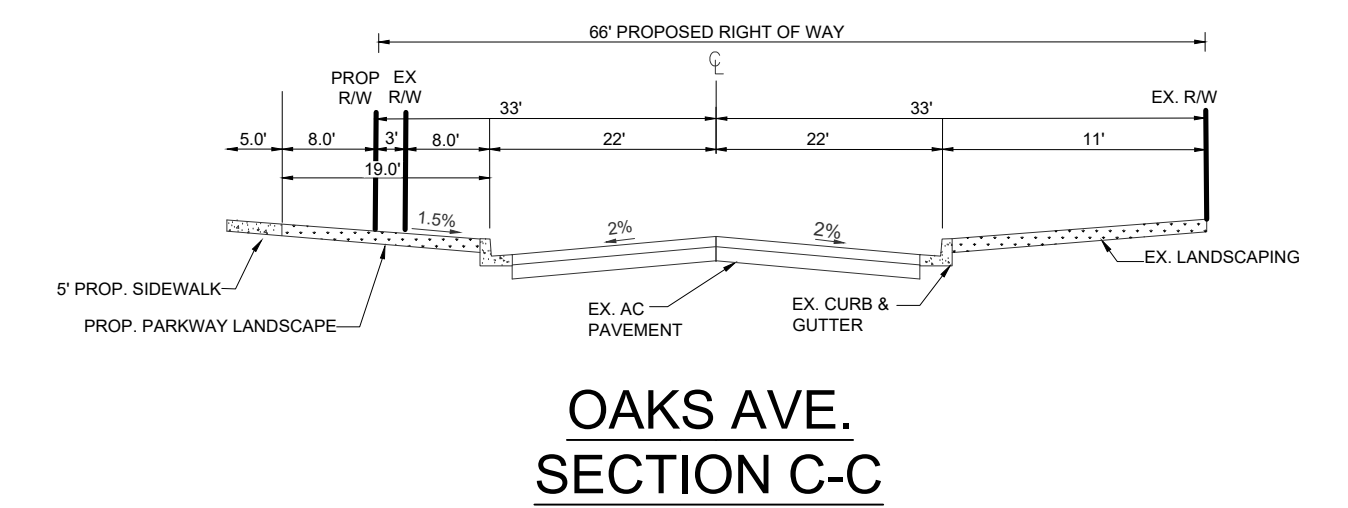
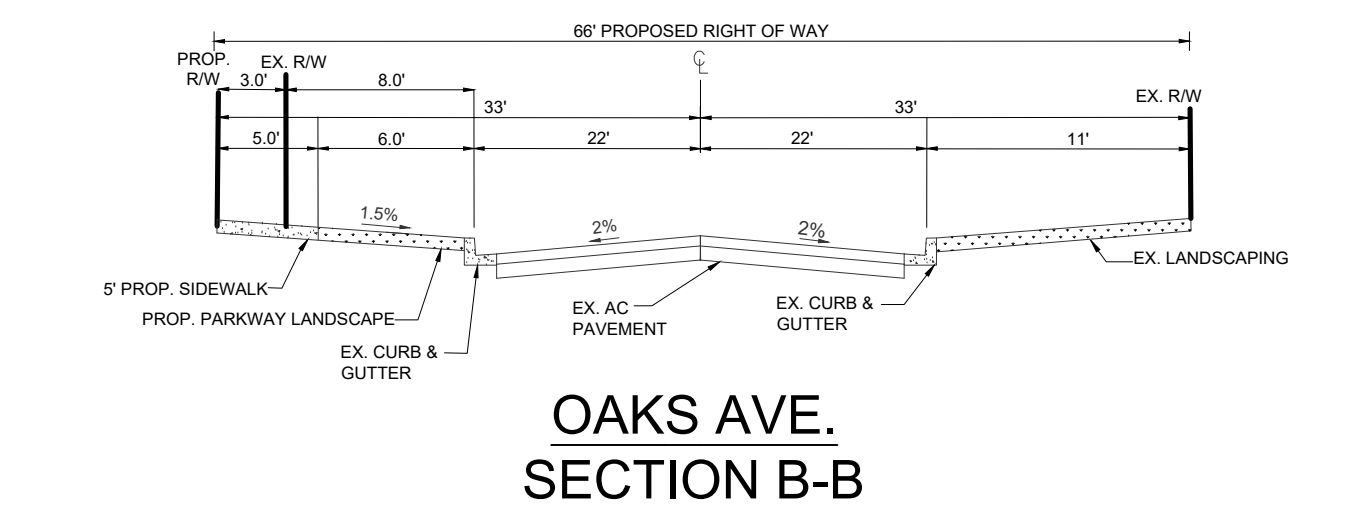
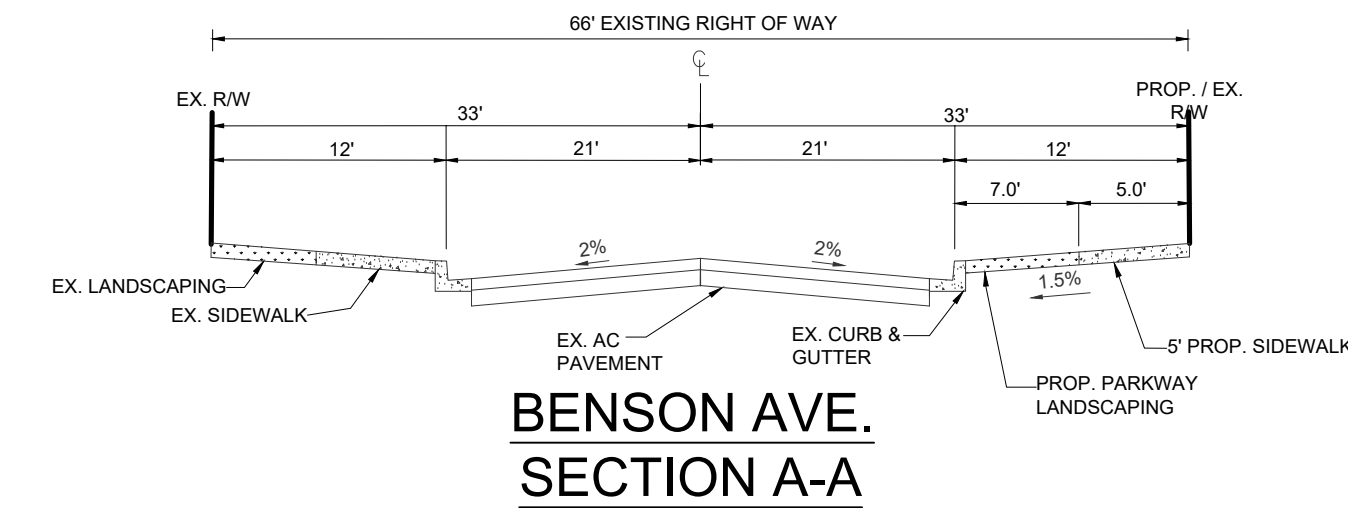
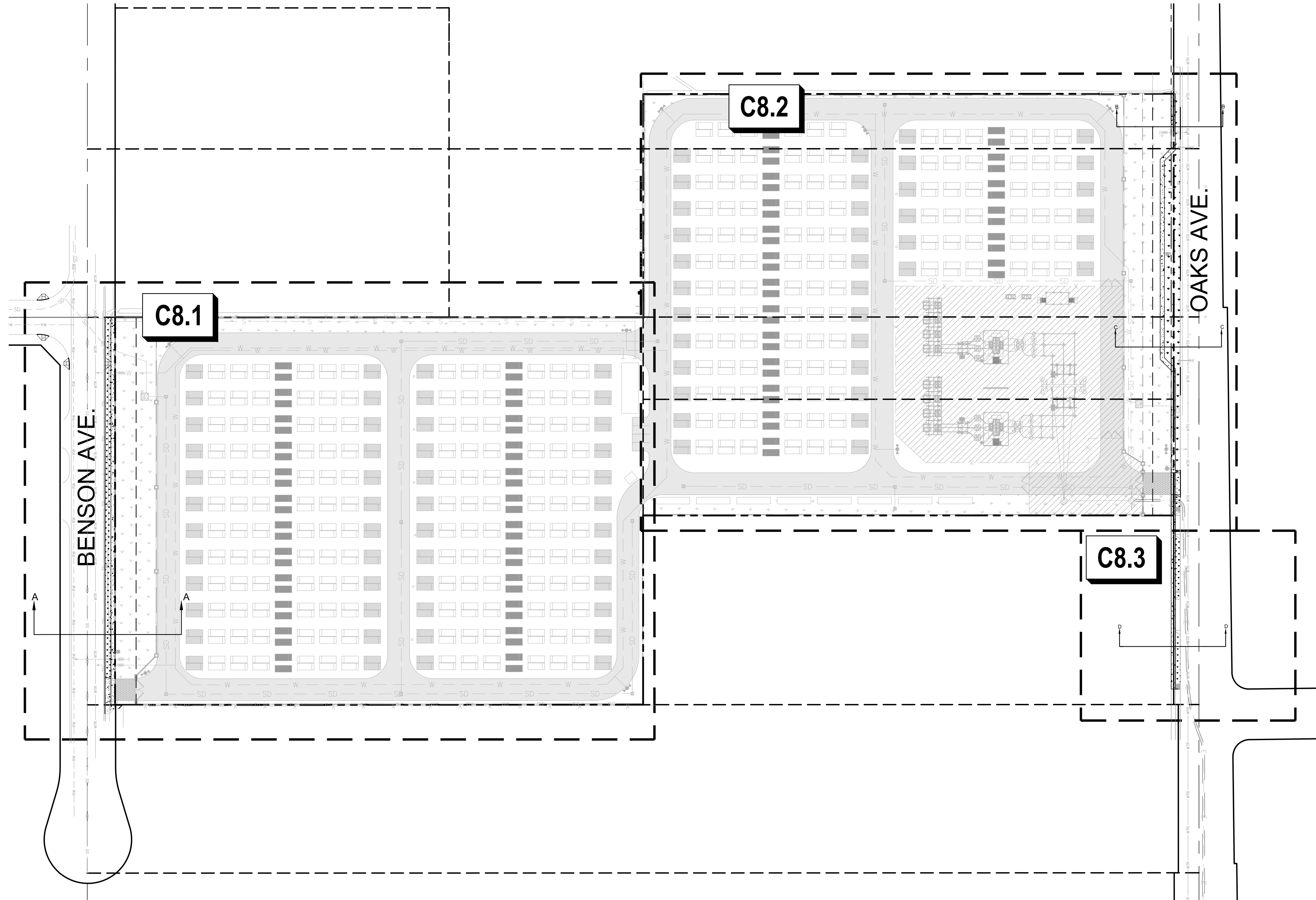


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DIRAC BESS
CITY OF CHINO

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DRAWING TITLE			
FENCING DETAILS			
PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C7.3	
DRAWN BY: JK	REVIEWED BY: JRA		



PRELIMINARY
NOT FOR CONSTRUCTION

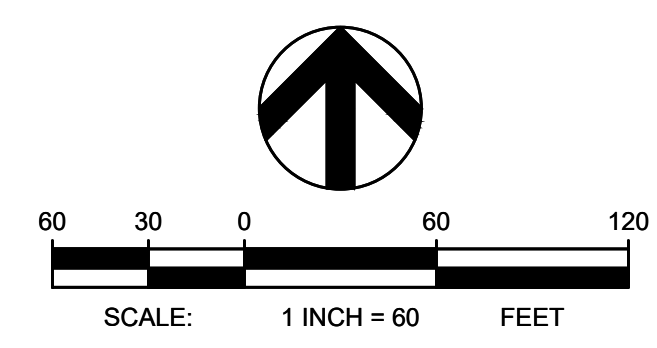
REVISIONS			
NO.	DATE	DESCRIPTION	BY
04/08/2026	CUP RESUBMITTAL		CEI

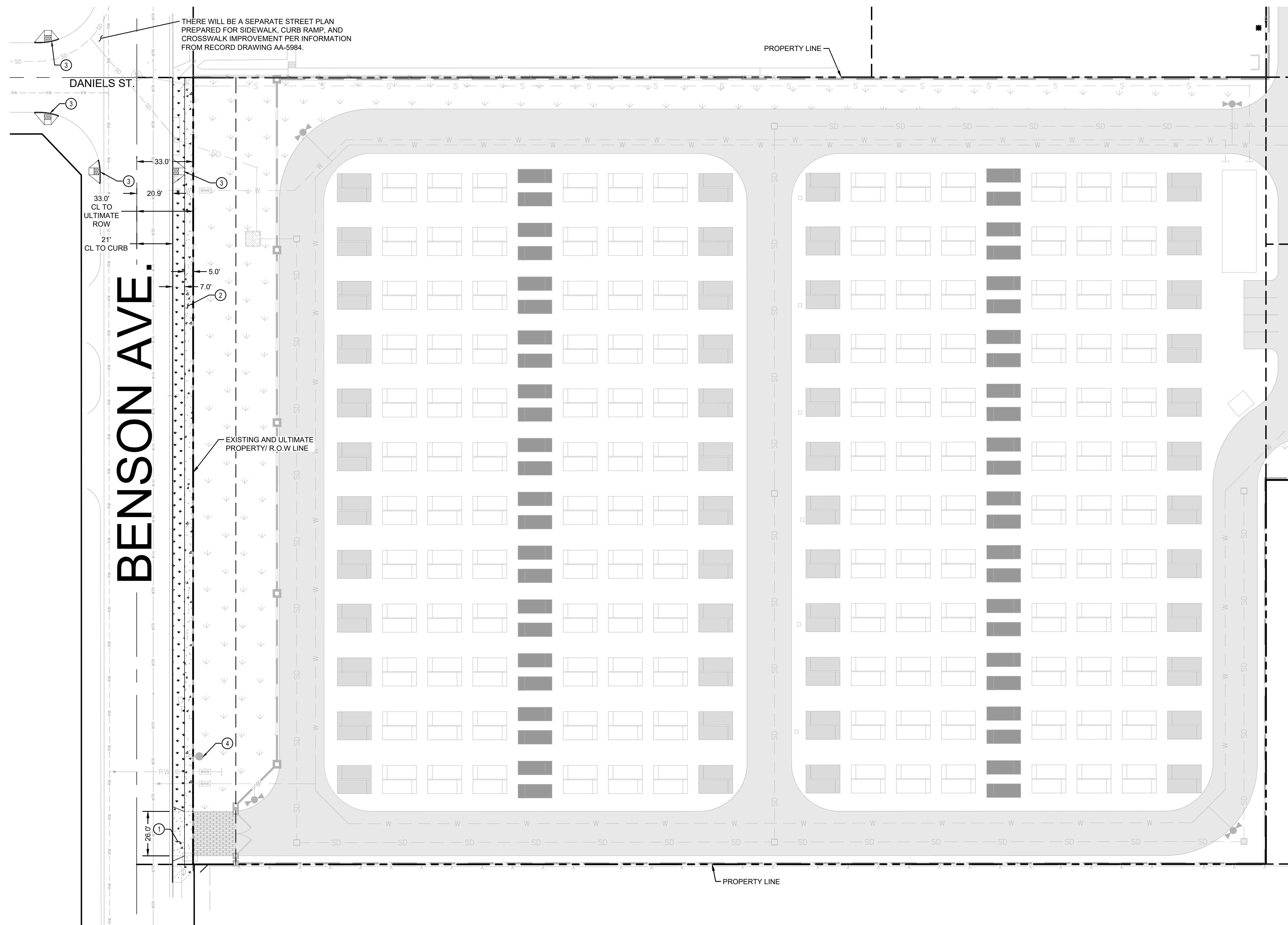


DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PUBLIC IMPROVEMENT KEY MAP

PROJECT NO. 251511	SCALE: 1" = 60'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C8.0	
DRAWN BY: JK	REVIEWED BY: JRA		





LEGEND

- X --- X --- PROP. SECURITY FENCE PER ON-SITE IMPROVEMENTS
- SD --- SD --- PROP. STORM DRAIN LINE PER ON-SITE IMPROVEMENTS
- W --- W --- PROP. WATER LINE PER ON-SITE IMPROVEMENTS
- S --- S --- PROP. SEWER LINE PER ON-SITE IMPROVEMENTS
- [Pattern] --- [Pattern] --- PROP. CMU WALL PER ON-SITE IMPROVEMENTS

- [Pattern] --- [Pattern] --- PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
- [Pattern] --- [Pattern] --- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- [Pattern] --- [Pattern] --- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT

SITE KEYNOTES

- ① DRIVEWAY SHALL BE CONSTRUCTED PER CITY OF CHINO STD. 250. FOR COMMERCIAL/INDUSTRIAL DRIVEWAYS
- ② PROPOSED 6.0'-WIDE PUBLIC SIDEWALK CONSTRUCTED PER CITY OF CHINO STD. 230
- ③ PROPOSED CURB RAMP DIRECTIONAL PERPENDICULAR PER NO. 1111
- ④ PROPOSED PUBLIC STREETLIGHT. FINAL LOCATION TO BE DETERMINED AND VERIFICATION FOR PROPER LIGHTING UPON FURTHER COORDINATION WITH CITY.

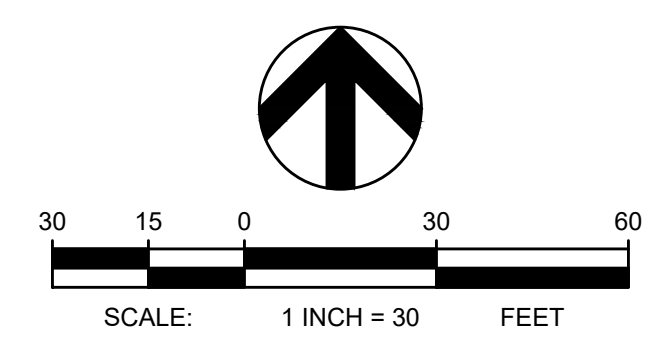
MATCHLINE - SEE SHEET C8.2 FOR CONTINUATION

BENSON AVE.

DANIELS ST.

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE	SWR	SEWER
AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRATE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	PROPOSED	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		



**PRELIMINARY
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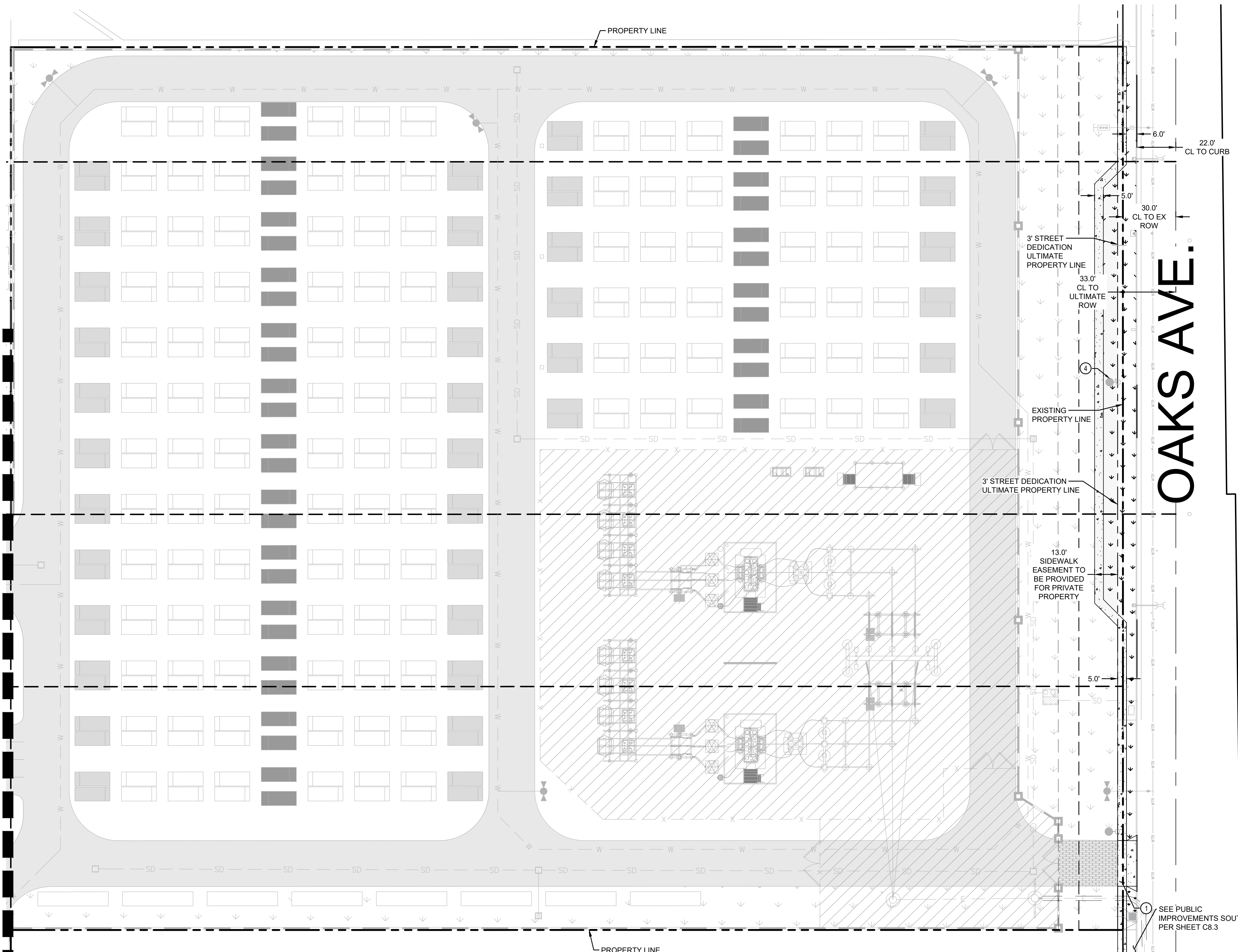
REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI



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CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE			
PUBLIC IMPROVEMENT PLAN			
PROJECT NO. 251511	SCALE: 1" = 30'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C8.1	
DRAWN BY: JK	REVIEWED BY: JRA		

MATCHLINE - SEE SHEET C8.3 FOR CONTINUATION



LEGEND

- X --- X --- PROP. SECURITY FENCE PER ON-SITE IMPROVEMENTS
- SD --- SD --- PROP. STORM DRAIN LINE PER ON-SITE IMPROVEMENTS
- W --- W --- PROP. WATER LINE PER ON-SITE IMPROVEMENTS
- S --- S --- PROP. SEWER LINE PER ON-SITE IMPROVEMENTS
- [Pattern] --- [Pattern] --- PROP. CMU WALL PER ON-SITE IMPROVEMENTS

- [Pattern] --- [Pattern] --- PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
- [Pattern] --- [Pattern] --- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- [Pattern] --- [Pattern] --- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT

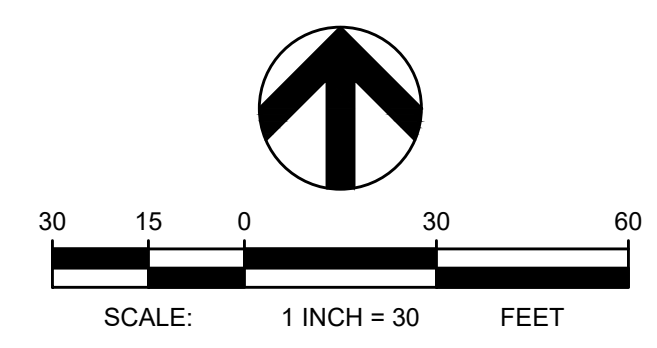
SITE KEYNOTES

- ① DRIVEWAY SHALL BE CONSTRUCTED PER CITY OF CHINO STD. 250. FOR COMMERCIAL/INDUSTRIAL DRIVEWAYS
- ④ PROPOSED PUBLIC STREETLIGHT. FINAL LOCATION TO BE DETERMINED AND VERIFICATION FOR PROPER LIGHTING UPON FURTHER COORDINATION WITH CITY.

OAKS AVE.

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE	SWR	SEWER
AC	ASPHALT CONCRETE	FW	FIRE WATER SERVICE	TEL	TELEPHONE
AUX	AUXILIARY	GB	GRADE BREAK	TG	TOP OF GRATE
BESS	BATTERY ENERGY STORAGE SYSTEM	INV	INVERT	TI	TRAFFIC INDEX
BLDG	BUILDING	(N)	NEW	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	PCS	POWER CONVERSION SYSTEM	WTR	WATER
CO	CLEANOUT	PP	POWER POLE	XFMR	TRANSFORMER
COMM	COMMUNICATIONS	PROP	PROPOSED		
DI	DROP INLET	ROW	RIGHT OF WAY		
E	ELECTRICAL	S	SLOPE		
(E) / EX	EXISTING	SCE	SOUTHERN CALIFORNIA EDISON		
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN		
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE		



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NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
	04/08/2026	CUP RESUBMITTAL	CEI

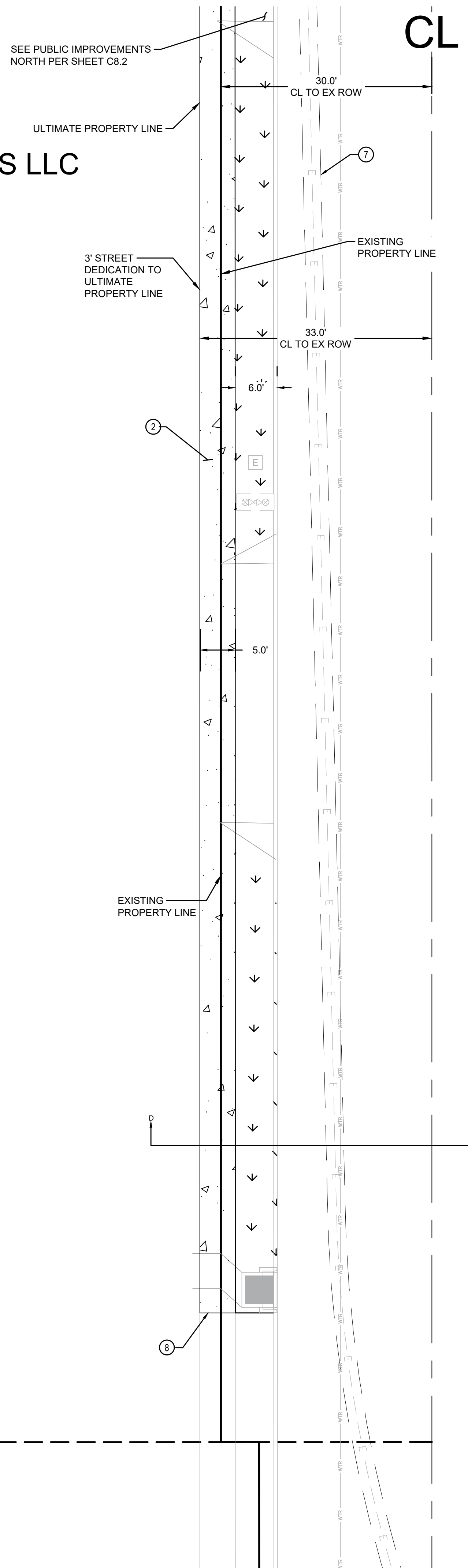
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Woodland Hills, CA 91367
ph 818.698.8448
www.coffman.com

DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PUBLIC IMPROVEMENT PLAN

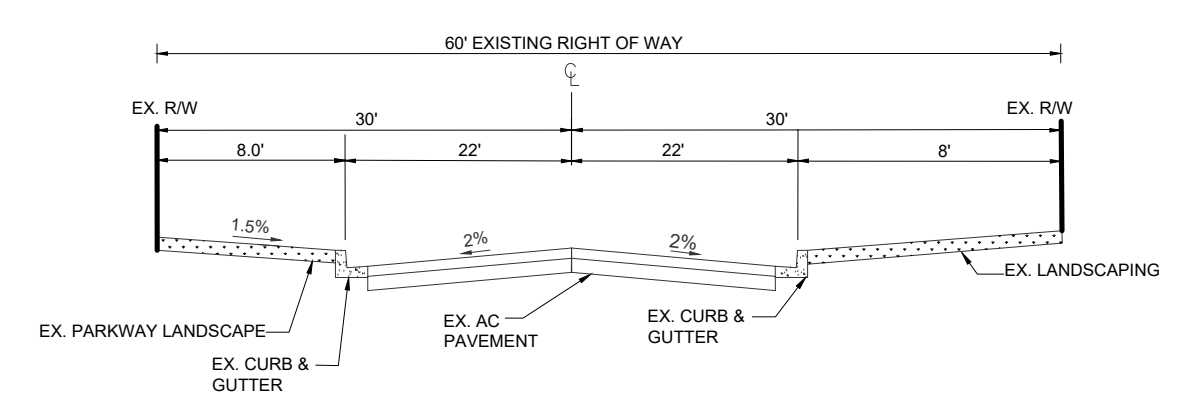
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DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C8.2	
DRAWN BY: JK	REVIEWED BY: JRA		

RECORD OWNER:
EQUIPMENT VALLEY INVESTMENTS LLC
APN: 1021-211-06-0000

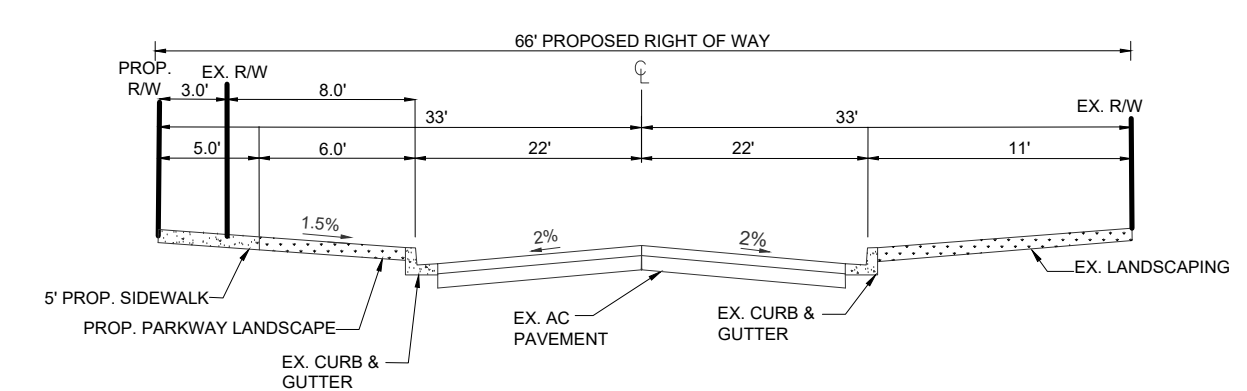


OAKS AVE.

FREEDOM CT.



OAKS AVE.
SECTION D-D EXISTING



OAKS AVE.
SECTION D-D PROPOSED

LEGEND

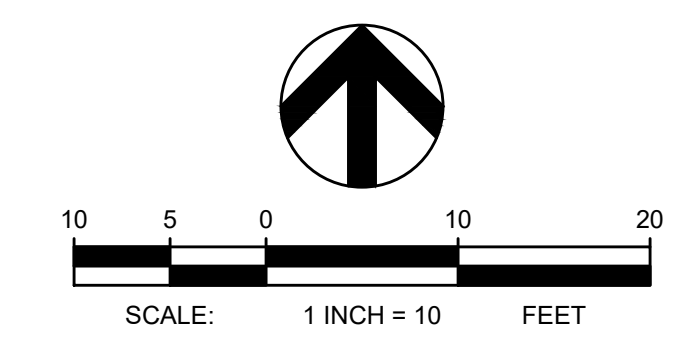
- X --- X --- PROP. SECURITY FENCE PER ON-SITE IMPROVEMENTS
- SD --- SD --- PROP. STORM DRAIN LINE PER ON-SITE IMPROVEMENTS
- W --- W --- PROP. WATER LINE PER ON-SITE IMPROVEMENTS
- S --- S --- PROP. SEWER LINE PER ON-SITE IMPROVEMENTS
- CMU --- CMU --- PROP. CMU WALL PER ON-SITE IMPROVEMENTS
- [Pattern] --- [Pattern] --- PROPOSED SIDEWALK PER CITY OF CHINO STD. 230
- [Pattern] --- [Pattern] --- PROPOSED LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
- [Pattern] --- [Pattern] --- PROPOSED ENHANCED HEAVY-DUTY CONCRETE PAVEMENT

SITE KEYNOTES

- ② PROPOSED 6.0'-WIDE PUBLIC SIDEWALK CONSTRUCTED PER CITY OF CHINO STD. 230
- ⑦ TRENCH BACKFILL & ROADWAY REPAIR PER CITY OF CHINO STD. 109 A
- ⑧ CONNECT TO EXISTING SIDEWALK

ABBREVIATIONS

- | | | | |
|----------|-------------------------------|------|----------------------------|
| AB | AGGREGATE BASE | (N) | NEW |
| AC | ASPHALT CONCRETE | PCS | POWER CONVERSION SYSTEM |
| AUX | AUXILIARY | PP | POWER POLE |
| BESS | BATTERY ENERGY STORAGE SYSTEM | PROP | PROPOSED |
| BLDG | BUILDING | ROW | RIGHT OF WAY |
| CMU | CONCRETE MASONRY UNIT | S | SLOPE |
| CO | CLEANOUT | SCE | SOUTHERN CALIFORNIA EDISON |
| COMM | COMMUNICATIONS | SD | STORM DRAIN |
| DI | DROP INLET | SDMH | STORM DRAIN MANHOLE |
| E | ELECTRICAL | SWR | SEWER |
| (E) / EX | EXISTING | TEL | TELEPHONE |
| FF | FINISH FLOOR ELEVATION | TG | TOP OF GRATE |
| FG | FINISHED GRADE | TI | TRAFFIC INDEX |
| FS | FINISHED SURFACE | TYP | TYPICAL |
| FW | FIRE WATER SERVICE | WTR | WATER |
| GB | GRADE BREAK | XFMR | TRANSFORMER |
| INV | INVERT | | |



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
04/08/2026		CUP RESUBMITTAL	CEI

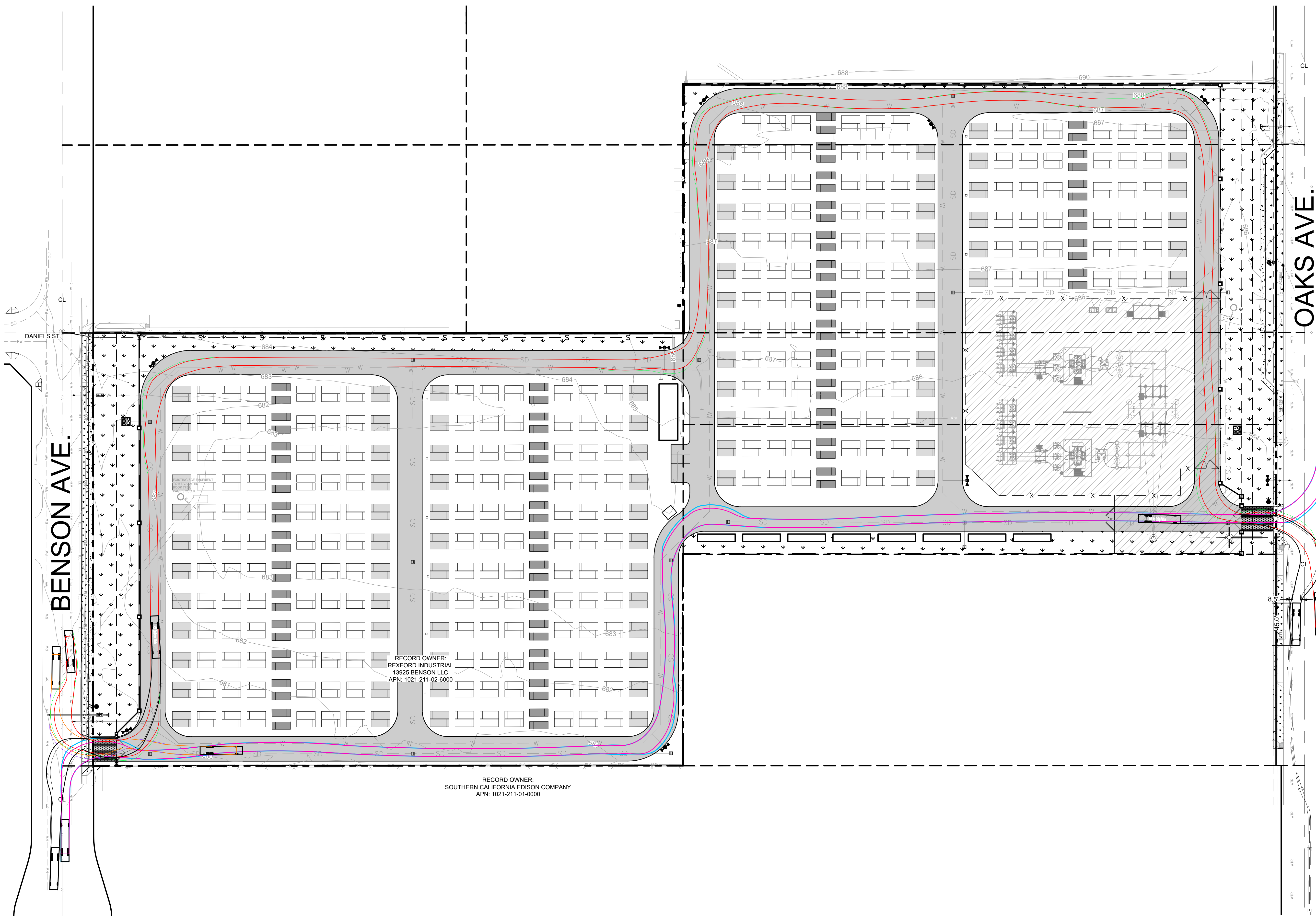
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6320 Canoga Avenue, Suite 1300
Woodland Hills, CA 91367
ph 818.698.8448
www.coffman.com

DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
PUBLIC IMPROVEMENT PLAN

PROJECT NO. 251511	SCALE: 1" = 10'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: MWT	CHECKED BY: MWT	DRAWING NO. C8.3	
DRAWN BY: JK	REVIEWED BY: JRA		

P:\LA\254085\251511 AYP\DUDEK DIRAC BESS\0.0 DWGS\0.0 PLANS\1.0 CONDITIONAL USE PERMIT\251511 C9.0 TRUCK TURN ANALYSIS.DWG 4/21/2026 11:21 AM

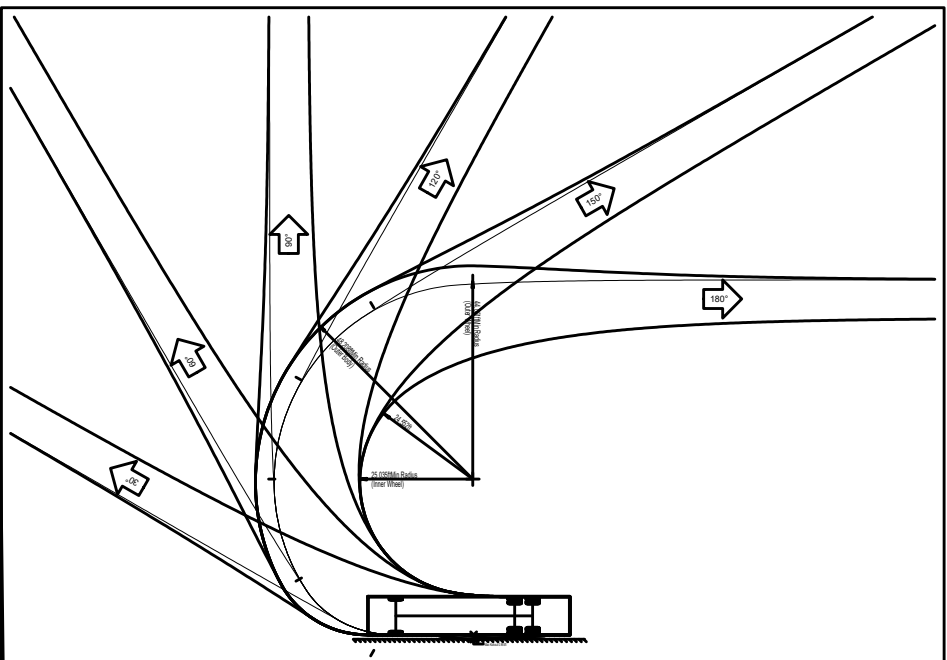


RECORD OWNER:
REXFORD INDUSTRIAL
13925 BENSON LLC
APN: 1021-211-02-6000

RECORD OWNER:
SOUTHERN CALIFORNIA EDISON COMPANY
APN: 1021-211-01-0000

FIRE TRUCK NOTES

8.5' X 45' TRUCK



Scale: 1" = 60'
Date: 04/08/2026

FREEDOM CT.

**PRELIMINARY
NOT FOR CONSTRUCTION**

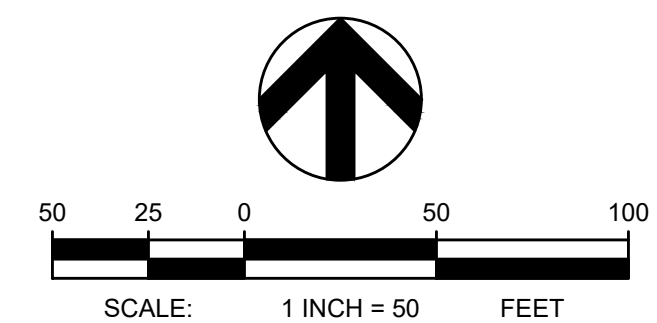
REVISIONS			
NO.	DATE	DESCRIPTION	BY
04/08/2026		CUP RESUBMITTAL	CEI

**COFFMAN
ENGINEERS**
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Woodland Hills, CA 91367
ph 818.698.8448
www.coffman.com

DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE
TRUCK TURN EXHIBIT

PROJECT NO. 251511	SCALE: 1" = 60'	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: ZA	CHECKED BY: KB	REVIEWED BY:	DRAWING NO. C9.0



P:\A\254085\251511 AYPA DUDEK DIRAC BESS_0.0 DMOSS\FP\251511 AYPA DUDEK DIRAC BESS - FIRE MASTER PLAN.DWG 4/21/2026 11:21 AM

BENSON AVE.

OAKS AVE.



LEGEND

	LANDSCAPING AREA (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
	ACCESS DRIVE SURFACING
	ENERGY STORAGE SYSTEM (ESS) ENCLOSURE
	MEDIUM VOLTAGE TRANSFORMER (MVT)
	PROPERTY LINE
	PROPERTY EASEMENT
	FENCE
	10 FOOT HIGH CMU WALL
	FIRE HYDRANT SPACING
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	FIRE DEPARTMENT STAGING AREA
	FIRE COMMAND CENTER (FCC)
	FIRE ACCESS BOX FOR KEYED ENTRY

1 OVERALL BESS YARD SITE MAP
SCALE: 1" = 60'-0"

PROJECT INFORMATION

EMERGENCY RESPONSE PLAN IS FOR THE BESS YARD ONLY. THE FOLLOWING IS A HIGH-LEVEL OVERVIEW OF THE RESPONSE PLAN. REFER TO THE EMERGENCY RESPONSE PLAN REPORT LOCATED WITHIN THE FCC NEMA ENCLOSURE FOR COMPLETE PROCEDURES.

ADDRESS: 13925 BENSON AVE., 13822 OAKS AVE. & 13910 OAKS AVE. CHINO, CA 91710

PARCEL: APN: 1021-211-02-6000, 1021-121-05-0000, & 1021-211-05-0000

ZONING: CURRENTLY, M-2 (GENERAL INDUSTRIAL)

DEVELOPMENT DISTURBED AREA: 7.7 ACRES (BESS YARD)

EMERGENCY CONTACTS

GENERAL EMERGENCY	911
CANYON RIDGE HOSPITAL MEDICAL HEALTH CLINIC	(909) 590-3700
AYPA REMOTE OPERATION CONTROL CENTER	(713) 320-0896

BATTERY ENCLOSURE INFORMATION

BATTERY SYSTEM: SUNGROW (LI-ION BATTERIES)

MODEL: POWERTITAN 2.0

NOMINAL BATTERY CAPACITY PER ENCLOSURE: 5015 kWh

BATTERY INCLUDING AUGMENTATION (QTY): 684

MV TRANSFORMER (QTY): 86

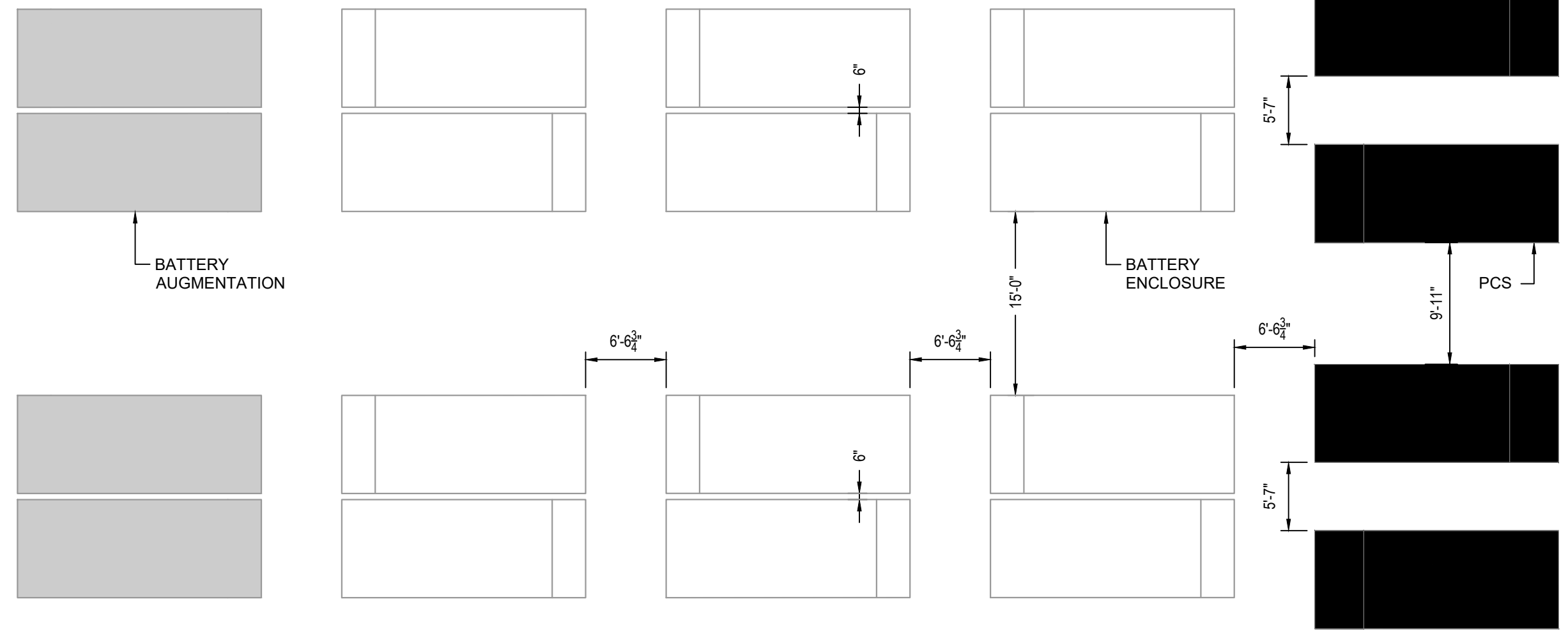
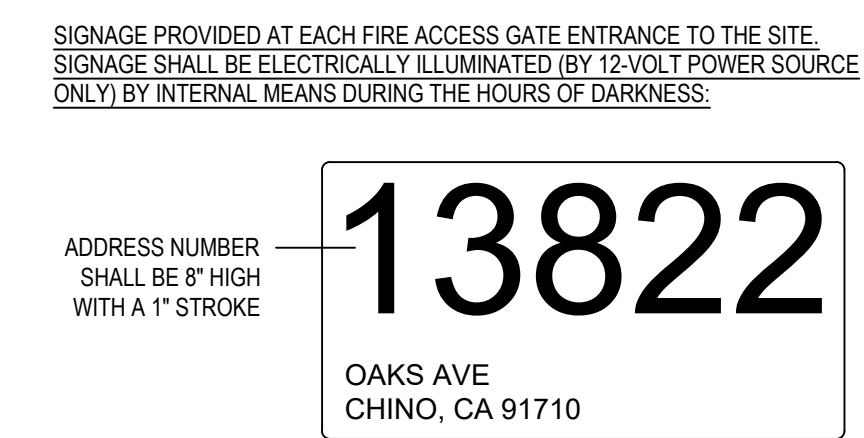
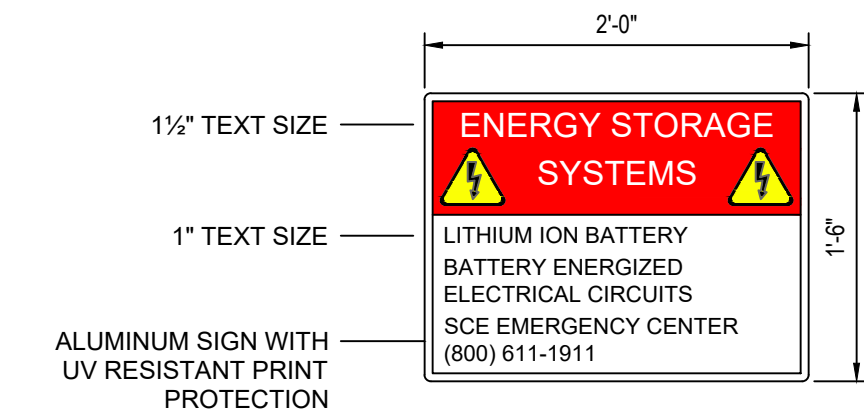
FIRE PROTECTION NOTES

- SITE**
- FIRE ACCESS: 26 FOOT MINIMUM ACCESS ROAD WIDTH WITH 13.5 FEET VERTICAL CLEARANCE HEIGHT.
 - TURNING RADIUS OF 28 FEET INSIDE AND 54 FEET OUTSIDE.
 - ACCESS ROAD SURFACE IS CAPABLE OF SUPPORTING FIRE TRUCKS/ EQUIPMENT WEIGHING UP TO 75,000 POUNDS.
 - ACCESS ROAD IS LOCATED TO ALLOW FOR 150 FT HOSE PULL DISTANCES TO ALL EXTERIOR PORTIONS OF THE BESS ENCLOSURES.
 - FIRE HYDRANT SPACING LENGTH SHALL NOT EXCEED 600 FEET FOR GROUP U OCCUPANCIES
 - MANUAL PULLSTATIONS WILL BE MOUNTED WITHIN THE FCC NEMA 4 ENCLOSURE.
 - FCC WHICH CONTAINS THE FIRE ALARM CONTROL PANEL (FACP) IS LOCATED AT LEAST 75FT AWAY FROM NEAREST BESS ENCLOSURE.
 - ENCLOSURE CABINETS ARE UNOCCUPIABLE. DO NOT OPEN IN AN EMERGENCY EVENT.

- BATTERY ENCLOSURE**
- EACH ESS ENCLOSURE WILL HAVE THE FOLLOWING:
 - (1) FACP
 - (3) SMOKE DETECTORS
 - (2) HEAT DETECTORS
 - (1) GAS DETECTOR
 - PASSIVE OVERPRESSURE RELIEF VENTS - PER NFPA 68
 - EXPLOSION PREVENTION EXHAUST SYSTEM - PER NFPA 69
 - EACH ESS ENCLOSURE WILL NOT HAVE THE FOLLOWING (PER UL9540A TESTING):
 - DRY CHEMICAL FIRE SUPPRESSION
 - CLEAN AGENT (NOVEC 1230 OR FM-200) FIRE SUPPRESSION
 - INTERIOR FIRE SPRINKLER OR FIRE SUPPRESSION SYSTEM

HAZARDOUS MATERIAL SIGNAGE

CFC § 1207.4.8 & NFPA 855 § 4.7.4.2 BATTERY ENCLOSURE SIGNAGE PROVIDED AT EACH SITE ENTRANCE OPEN TO THE BESS YARD - PER ANSI Z535 STANDARDS:



2 TYPICAL BATTERY ROW SPACING
SCALE: 1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
04/08/2026	CUP RESUBMITTAL		CEI



DIRAC BESS
CITY OF CHINO
13925 BENSON AVE, CHINO, CA 91710

DRAWING TITLE			
FIRE MASTER PLAN			
PROJECT NO. 251511	SCALE: AS NOTED	DATE: 04/08/2026	REVISION NO.
DESIGNED BY: JAR	CHECKED BY: MSG	DRAWING NO. FMP	
DRAWN BY: JAR	REVIEWED BY: MSG		