



## **4 INFRASTRUCTURE PLAN**

### **INTRODUCTION**

The infrastructure plan describes the manner in which storm drainage, water and wastewater facilities will be provided for the Dominguez Technology Centre. Contractors providing telephone, electricity, natural gas and solid waste collection are also identified.

The proposed drainage, water and wastewater facilities have been designed to provide an appropriate level of service for the maximum intensity of planned development. These facilities have been based upon studies and plans prepared by W.R. Lind and submitted to the appropriate public agencies. These supplemental plans are included in the Appendix to this specific plan.

### **GRADING PLAN**

The conceptual grading plan for the Dominguez Technology Centre, as shown in Exhibit 11, delineates the percentage and direction of proposed slopes and the high and low point elevations. The grading plan ties into the complete infrastructure plan as discussed below.

### **DRAINAGE PLAN**

Existing hydrologic as well as post development conditions are discussed in the following paragraphs.

The property is divided naturally into eight drainage subareas (Exhibit 12). With the exception of a 20-acre area in the southwestern portion of the site, all runoff is generated entirely from within the project.

Area D, 80.0 acres in size in the northeast portion of the site, drains to the intersection of Victoria Street and Wilmington Avenue. An existing storm drain at this location collects the runoff.

Area F in the northwest corner consists of 27 acres of surface drainage onto Victoria Street.

The majority of the site, consisting of Areas A, B, C, E, G, drains to the southwest where a series of storm drain inlets pick up the water along University Drive.

The Storm Drain Concept (Exhibit 13) utilizes a system of on-street flow, catch basins and underground pipes to manage development generated runoff. As existing storm drain facilities in the project vicinity are not capable of accommodating runoff associated with buildout, drainage patterns have been altered to direct water to two onsite retention basins. In addition to the redirected 81 acres, the retention basins have been sized to accommodate the flow from most of Area A and all of Area G, totaling roughly 114 acres. The retention basin is illustrated on Exhibit 14.

#### **WATER SERVICE PLAN**

Water will be provided by the Dominguez Water Corporation utilizing existing 14-inch mains in Victoria Street and University Drive and a 16-inch main in Wilmington Avenue. An existing 12-inch main in Glenn Curtiss Street continuing westerly to Central Avenue, will be abandoned and replaced with a new line.

The network of water mains planned for the development is illustrated on Exhibit 15. Water service plans conceptually provide for construction of a looped system of 12- or 14-inch mains on interior streets and a 14- or 16-inch main on Central Avenue. Dominguez Water Corporation, the water purveyor for the site, will provide the final layout, and required construction drawings of all water mains.

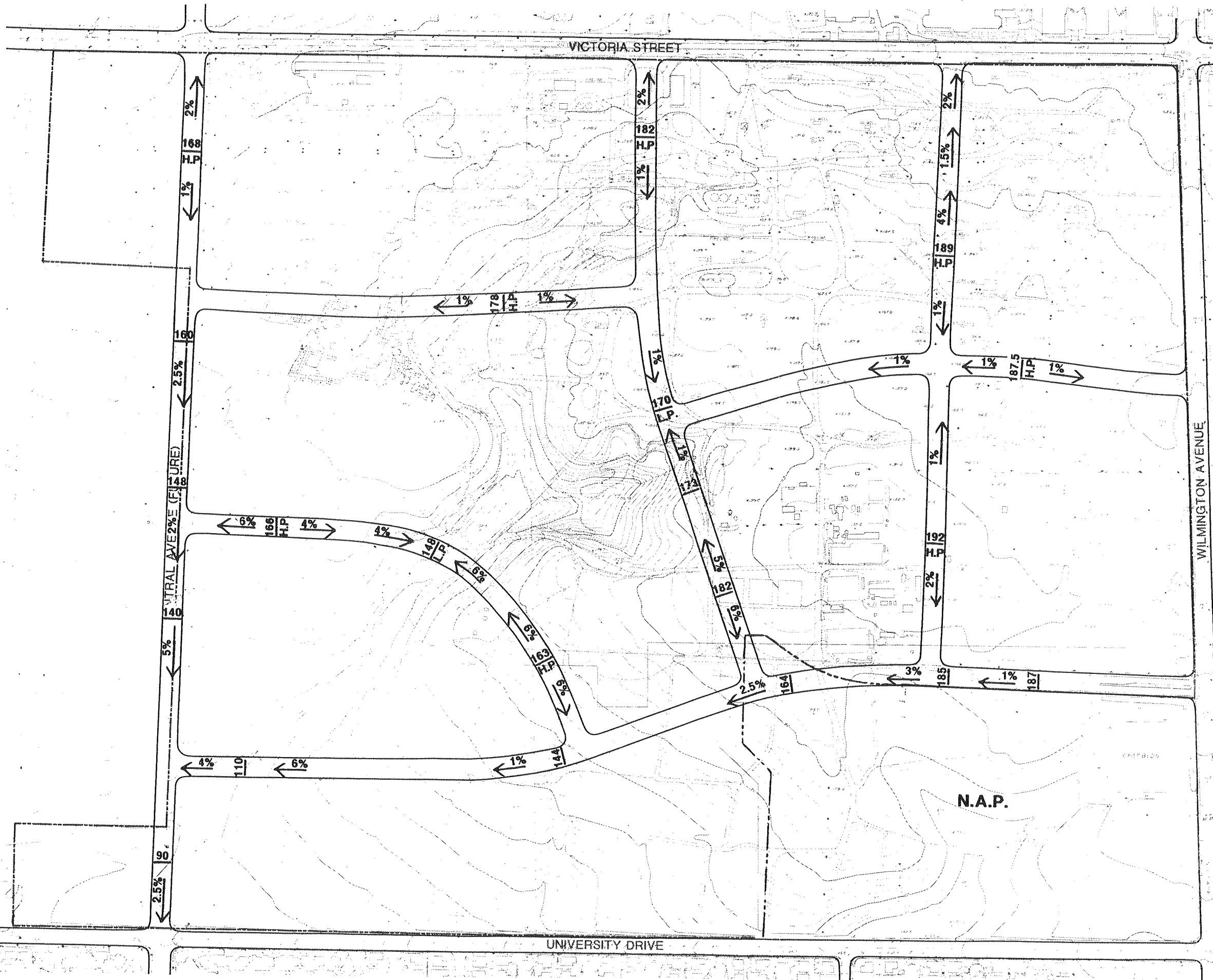
#### **SEWER SERVICE PLAN**

Existing sewage trunk lines and the proposed gravity flow collection systems planned for the site are shown in Exhibit 16. All facilities fall under the jurisdiction of the Los Angeles County Department of Public Works, with the exception of a line at the northeast corner of the pro-

perty within the City of Compton. Approval has been obtained from Compton to discharge sewage generated from roughly 60 acres into this existing 15-inch line.

Sewage for a majority of the site will be discharged into a trunk line at the intersection of University Drive and Central Avenue. Construction of an offsite parallel trunk in Central Avenue to Del Amo Boulevard where the line will connect to an existing 24-inch Sanitation District trunk line will be required to accommodate flows. Los Angeles County Sanitation District has indicated that adequate capacity will be provided by the District for the entire business park.

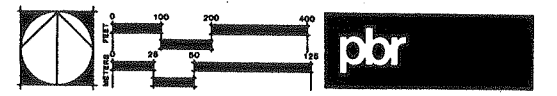
Permitted uses within the specific plan area are subject to sewer service availability.



# DOMINGUEZ TECHNOLOGY CENTRE CONCEPTUAL GRADING PLAN

## LEGEND

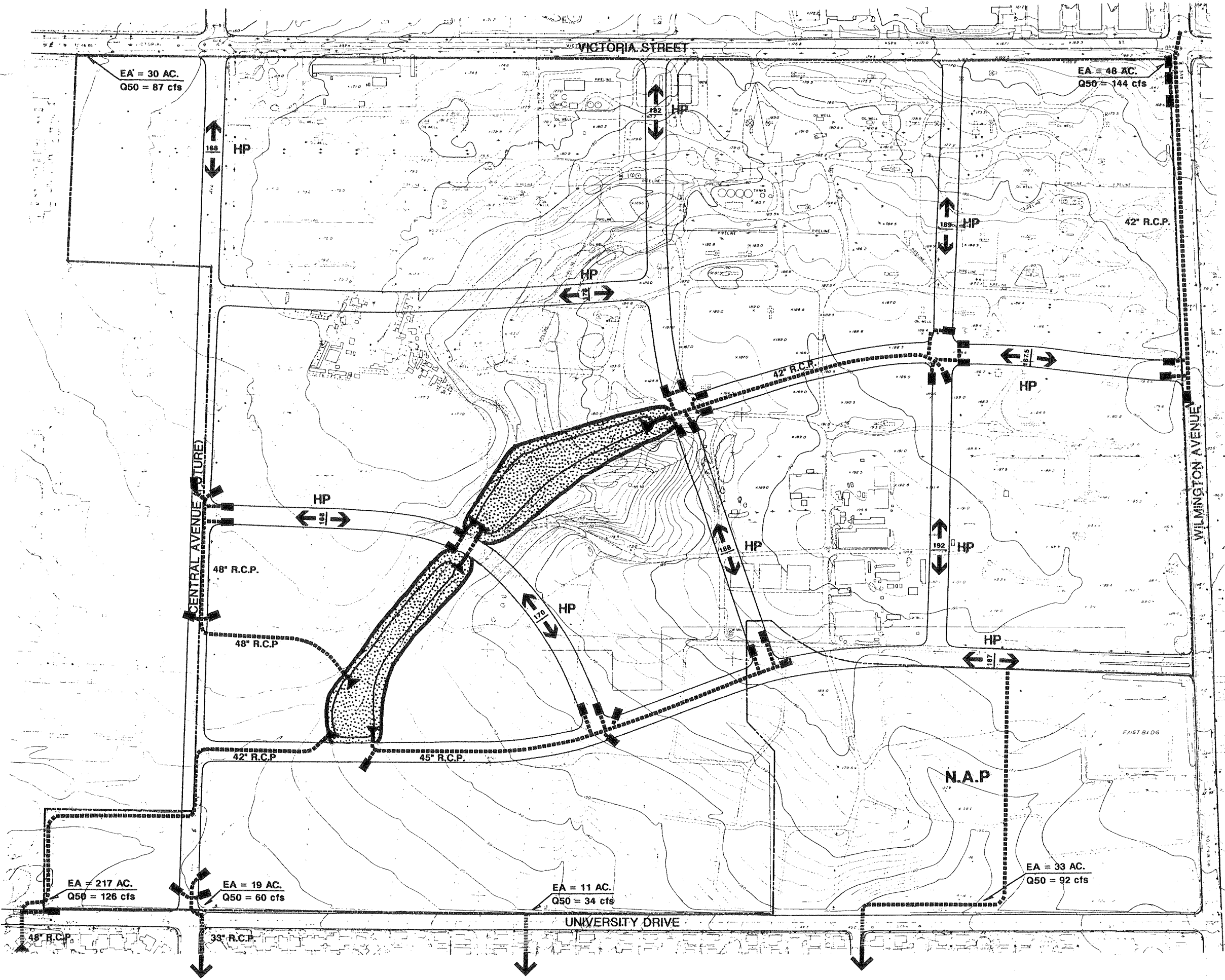
- H.P. HIGH POINT
- L.P. LOW POINT
- 2.5% DIRECTION AND % OF SLOPE










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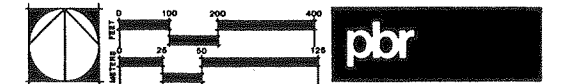
EXHIBIT 11

# DOMINGUEZ TECHNOLOGY CENTRE STORM DRAINAGE CONCEPT

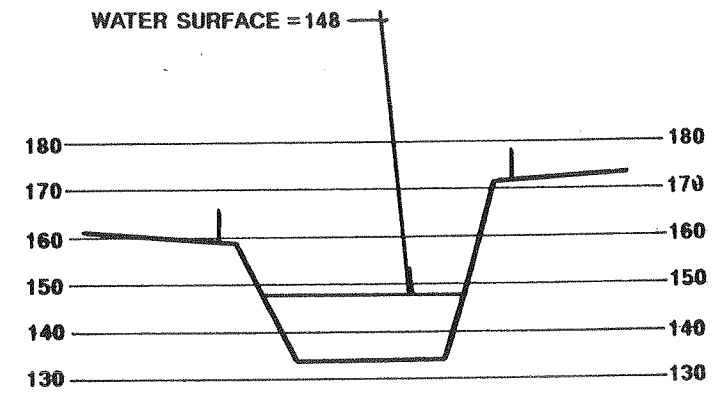
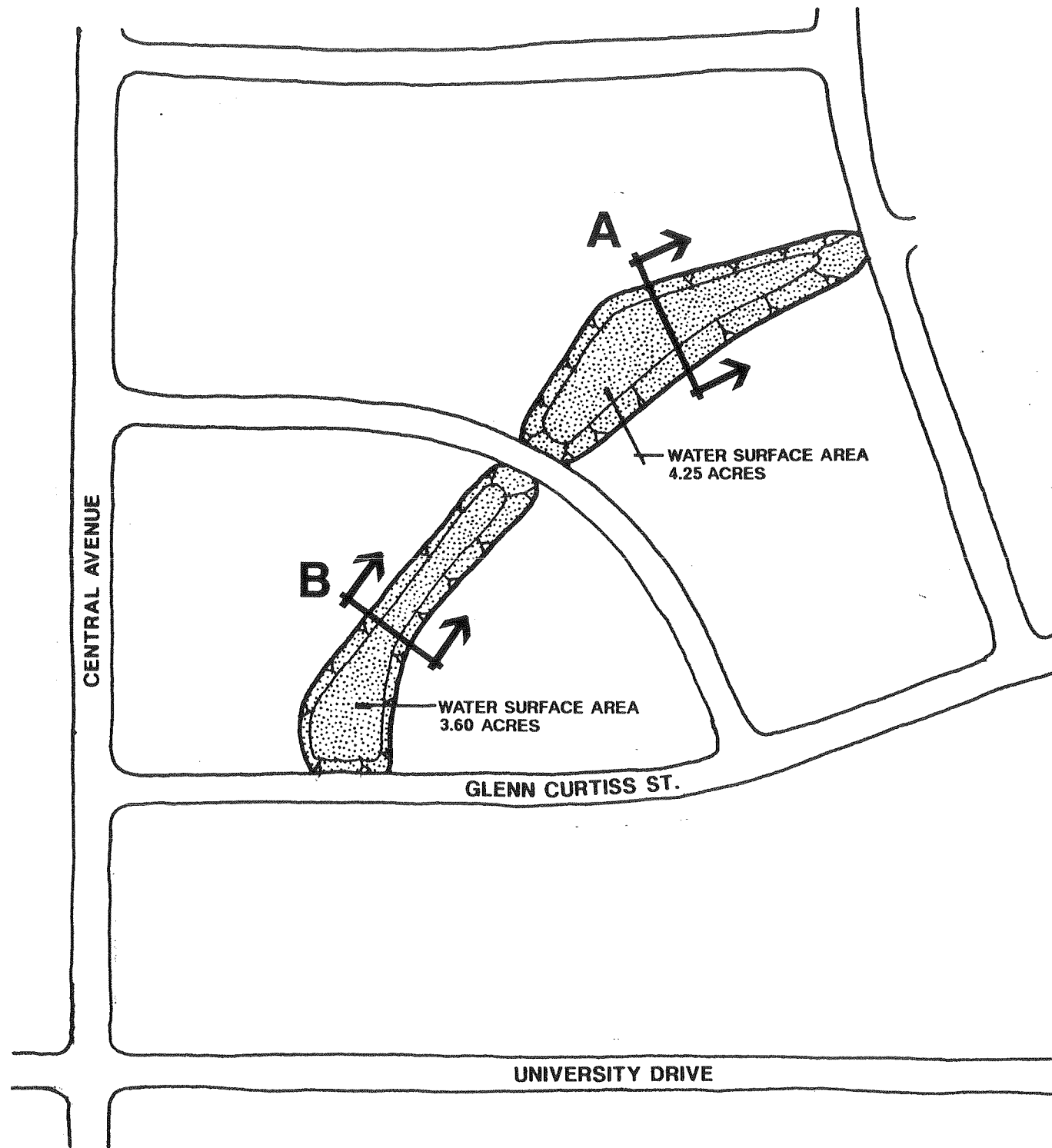


## LEGEND

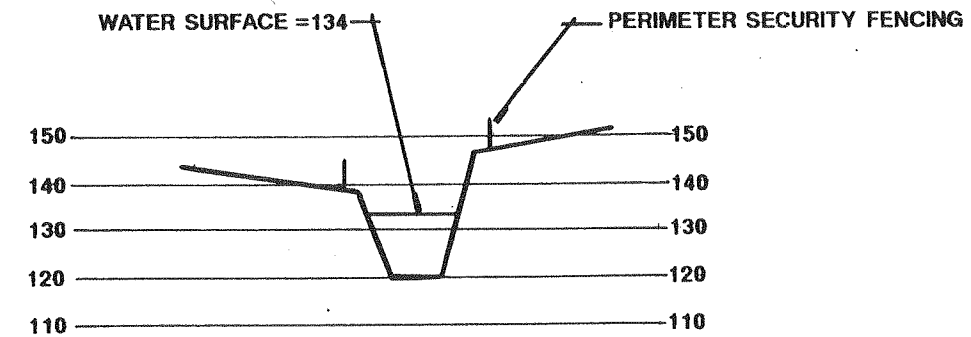
-  PROPOSED STORM DRAIN
-  CATCH BASIN
-  CULVERT
-  DIRECTION OF FLOW
-  EXISTING STORM DRAIN
-  HP HIGH POINT WITH ELEVATION
-  RETENTION BASIN



# DOMINGUEZ TECHNOLOGY CENTRE RETENTION BASIN CONCEPT



SECTION A





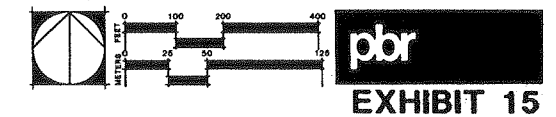
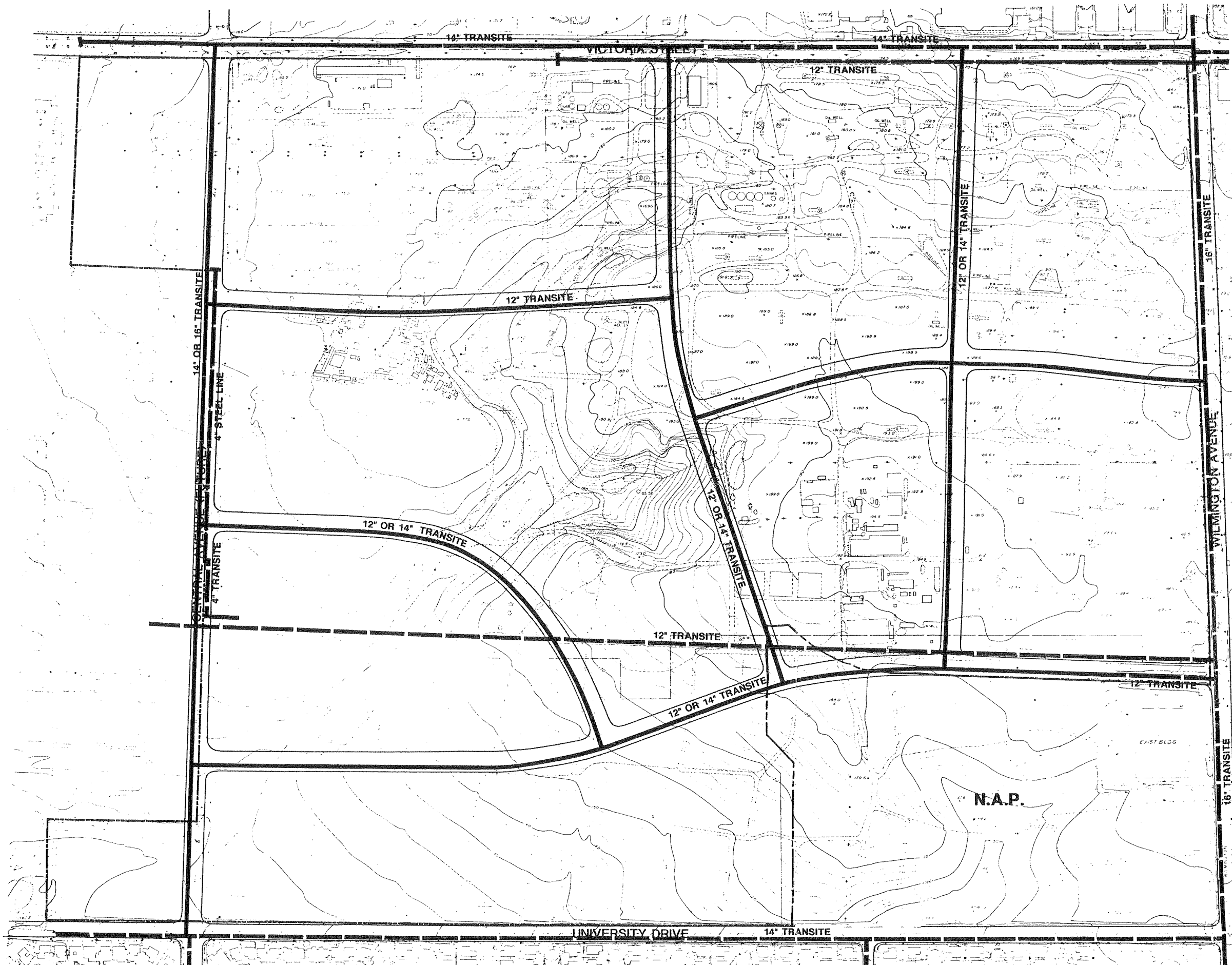
SECTION B

PROFILE SCALE
HORIZONTAL: 1"=100"
VERTICAL: 1"=20"

# DOMINGUEZ TECHNOLOGY CENTRE WATER CONCEPT

## LEGEND



-  PROPOSED TRANSMISSION MAIN
-  EXISTING TRANSMISSION MAIN

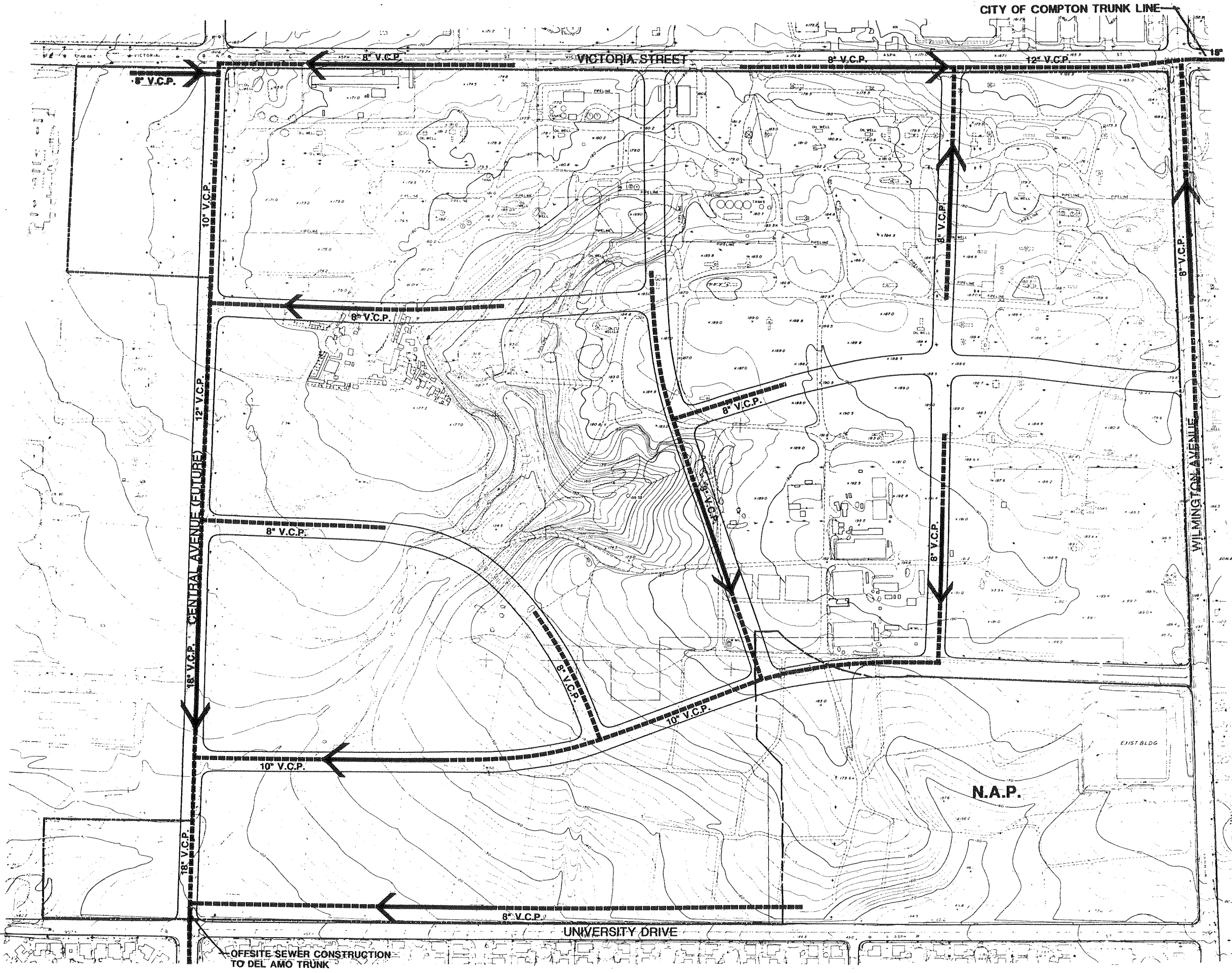
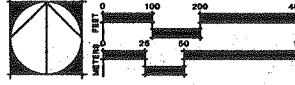




# DOMINGUEZ TECHNOLOGY CENTRE SEWER CONCEPT

## LEGEND

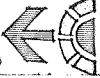







-  PROPOSED SEWAGE TRUNK LINE
-  EXISTING SEWAGE TRUNK LINE

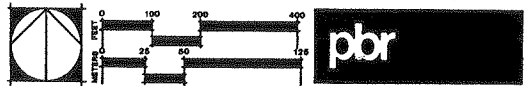
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EXHIBIT 16

# DOMINGUEZ TECHNOLOGY CENTRE LANDSCAPE CONCEPT

## LEGEND

-  PROJECT ENTRANCE
-  SPECIAL ACCENT TREATMENT
-  SECONDARY SPECIAL ACCENT TREATMENT
-  PERIMETER STREETSCAPE
-  INTERIOR STREETSCAPES
-  SPECIALIZED LANDSCAPE TREATMENT
-  RETENTION BASIN
-  RETENTION BASIN PERIMETER LANDSCAPE

NOTE: PLANT MATERIAL SIZES,  
LOCATIONS, AND SHAPES ARE  
FOR ILLUSTRATIVE PURPOSES ONLY.



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EXHIBIT 17

