

## Utilities Summary – Buyer Overview

The subject parcel at **1130 La Salle Circle, Corona, CA** benefits from its location immediately adjacent to an established single-family residential neighborhood, significantly reducing off-site utility extension risk.

### **Electric:**

Electric service is available in the surrounding residential area and can be extended to the site. While final costs will depend on load, design, and whether service is required to be underground, proximity to existing infrastructure materially lowers uncertainty compared to raw land. A buyer may request a will-serve letter and preliminary design from the local utility to confirm capacity and final cost

### **Water & Sewer:**

Municipal water and sewer lines are present in the area and available for connection, subject to standard city and utility provider approvals. Typical connection fees and on-site improvements should be anticipated for subdivision or single-family development.

### **Gas & Telecom:**

Natural gas and telecommunications services are available nearby and can be extended as part of a standard residential development process.

### **Overall Utility Risk Profile:**

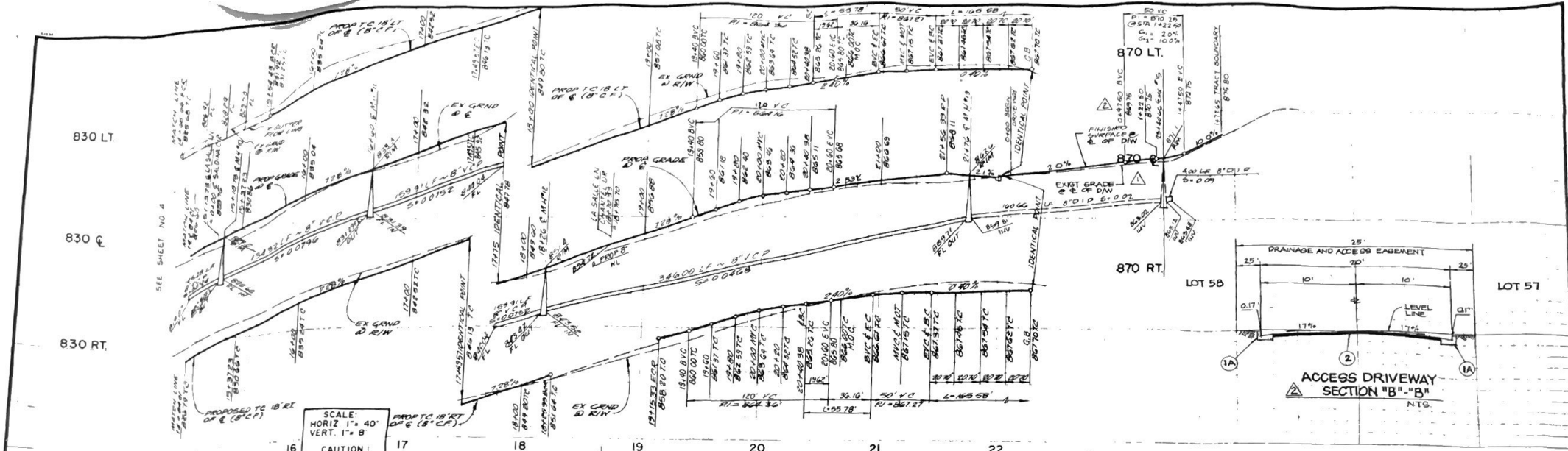
Given the parcel's infill location, flat-to-gently sloping topography, and surrounding residential uses, utility availability is considered **typical and manageable for a Corona infill subdivision**, with no known extraordinary off-site infrastructure requirements identified at this stage.

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## **Buyer Takeaway**

This is not speculative “raw land.” Utilities are nearby, the neighborhood is built out, and the primary remaining work is standard on-site extension and coordination — exactly the profile most residential developers target.

**Utility Disclaimer:** Availability, capacity, routing, and final connection costs for all utilities are subject to confirmation by the applicable service providers and governing agencies; buyer to independently verify all utility conditions and requirements.



SCALE  
HORIZ 1" = 40'  
VERT 1" = 8'  
CAUTION  
DOUBLE SCALE

**CONSTRUCTION NOTES**

- STREET**
- CONST. CONC. CURB & GUTTER TYPE 8 PER CITY STD. PLAN 104-0.
  - CONST. A.C. OVER AGG. BASE W/FOG SEAL.
  - CONST. CONC. DRIVEWAY APPROACH PER CITY STD. PLAN 101-0.
  - CONST. WHEEL CHAIR RAMP PER CITY STD. PLAN 103-0.
  - CONST. CONC. SIDEWALK PER CITY STD. PLAN 103-0.
  - CONST. CONC. CROSS GUTTER PER CITY STD. PLAN 106-0. SPANDREL TO BE POURED MONOLITHICALLY WITH CURB.
  - CONST. PARKWAY DRAIN PER CITY STD. PLAN 107-0. AND DETAIL HEREON.
  - INSTALL BLUE DOT REFLECTOR PER CITY STD. 702-0.
  - CONST. CONC. CURB & GUTTER TYPE 8 PER CITY STD. PLAN 104-0.
  - INSTALL BRICKS 12" X 12" CATCH BASIN.
  - INSTALL 3" DIAMETER C.I.P. PER CITY OF CORONA STD 107-1.
- SEWER**
- CONST. SANITARY SEWER MAINS 18" DIA. W/ 12" DIA. COVER PER CITY OF CORONA STD. PLAN 107-1 & DETAIL ON SHEET 112.
  - CONST. SANITARY SEWER MANHOLE PER STD. PLAN 301.
  - CONST. 8" V.C.P. MAIN PER CITY SPECIFICATIONS.
  - CONST. 4" V.C.P. LATERAL PER STD. PLAN 305. (SEE GENERAL NOTE NO. 26)
  - CONST. 8" DIA. CL-500 SPOKY LINED & POLYETHYLENE ENCAUSTED.
  - CONST. 8" WATERLINE (CL-150) PER CITY SPEC.
  - CONST. 4" WATERLINE (CL-150) PER CITY SPEC.
  - CONST. 1" WATER SERVICE PER STD. PLAN 408. (CITY TO INSTALL METER) (SEE GENERAL NOTE 24)
  - CONST. FIRE HYDRANT ASSEMBLY PER STD. PLAN 412.
  - INSTALL 8" BUTTERFLY VALVE AND VALVE BOX ASSEMBLY PER CITY SPECIFICATIONS.
  - CONST. CONC. SET ON 2" BLK. JFF. 4" X 4" X 2" PER DE-2.1. CHAIN ON SHEET 2.
  - CONST. 4" BLOWOFF PER CITY OF CORONA STD. PLAN 415.
  - CONST. CAP & THROUGH BRACK PER CITY OF CORONA STD. PLAN 401.
  - CONST. 1" AIR VAC. PER STD. PLAN 413.
- STREET LIGHT**
- CONST. 1" SCHEDULE 80 PIPE (1-1/2" ON STREET CROSSINGS) WITH 2-# THW CONDUCTOR PLUS 1-#10 (GREN) THW BOND PER STD. 503-0.
  - CONST. NO. 3-1/2 PULL BOX.
  - CONST. STREET LIGHT PER STD. 501-0 TYPE A (1500 LUMENS)
  - CONST. STREET LIGHT PER STD. 501-0 TYPE B (1950 LUMENS)

REVISED UNDER THE SUPERVISION OF  
*Robert Kallman*  
DATE 2-4-91  
DATE 2-4-91



**LA SALLE CIRCLE**

CHANEL DRIVE  
SEE SHEET 3

Station	Δ	R	L	T
90°00'00"	25.00'	39.27'	25.00'	
92°44'53"	25.00'	40.47'	26.23'	
88°55'14"	25.00'	37.93'	23.69'	
18°01'07"	302.00'	200.39'	104.04'	
18°01'07"	320.00'	212.34'	110.24'	
18°01'07"	338.00'	224.28'	116.44'	
17°48'31"	179.48'	55.78'	28.12'	
215°37'01"	44.00'	165.58'		
24°41'02"	40.00'	7.50'	0.99'	
24°41'02"	60.00'	28.65'	3.4'	

SEWER DATA TABLE

BEARING	LENGTH	S	R	H
N 2°31'43" W	49.18			
N 2°31'52" W	38.33			
N 7°16'07" E	63.3			
N 21°09' 27" E	32.26			

<b>IMAS</b> and Associates Surveyors Beverly Hills, CA 92501 714/780-6421	DESIGNED BY <b>ROD EGG</b> REGISTERED PROFESSIONAL ENGINEER No. 15795 CIVIL CALIFORNIA	DATE 8/7/90	PROJECT LA SALLE CIRCLE IMPROVEMENTS	REVISIONS 1. 2/4/91 ADDED FUTURE OPEN BETWEEN LOTS 57 & 58 2. 2/4/91 ADDED FUTURE SEWER & WATER BETWEEN LOTS 57 & 58	ENGINEER <b>NEED</b> REGISTERED PROFESSIONAL ENGINEER No. 15795 CIVIL	APPROVED BY <b>8/23/88</b> <i>John M. Shuck</i> REGISTERED PROFESSIONAL ENGINEER No. 25387 CIVIL	<b>CITY OF CORONA</b> TRACT NO. 22814 IMPROVEMENT PLANS	<b>LA SALLE CIR.</b> FROM CHANEL DR 306.32 SLY & FROM CHANEL DR 286.00 NLY	DRAWING NO. <b>88-195</b> 5 of 8
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