

Carleton Acres

VISALIA, CA







TENTATIVE MAPS TO BE SUBMITTED SEPARATELY FOR SITE PLAN REVIEW.

LEGEND

- Low Density Residential (2-10 hu/ac)
- Medium Density Residential (10-15 hu/ac)
- High Density Residential (15-35 hu/ac)
- Commercial Mix Use
- Commercial Neighborhood
- Modoc Greenway Park/ Park/ Bike/Ped. Trail
- School Site
- Tier 1
- Tier 2
- Tier 3
- Phase 1

City's Land Use Designations 478-Acre Site APN: 077-100-088			
	Acres	Units	Park
Tier II Commercial Neighborhood	11.4		
Residential Low Density	59.2	118-592	
Residential Medium Density	47	470-705	
Residential High Density	31.4	471-1,098	
Tier II Total	149		
Tier III Public/Institutional	9.9		
Residential Low Density	290.3	580-2,903	
Residential Medium Density	28.6	288-432	
Tier III Total	329		
Total Acres	478		

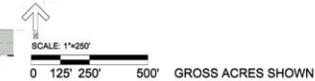
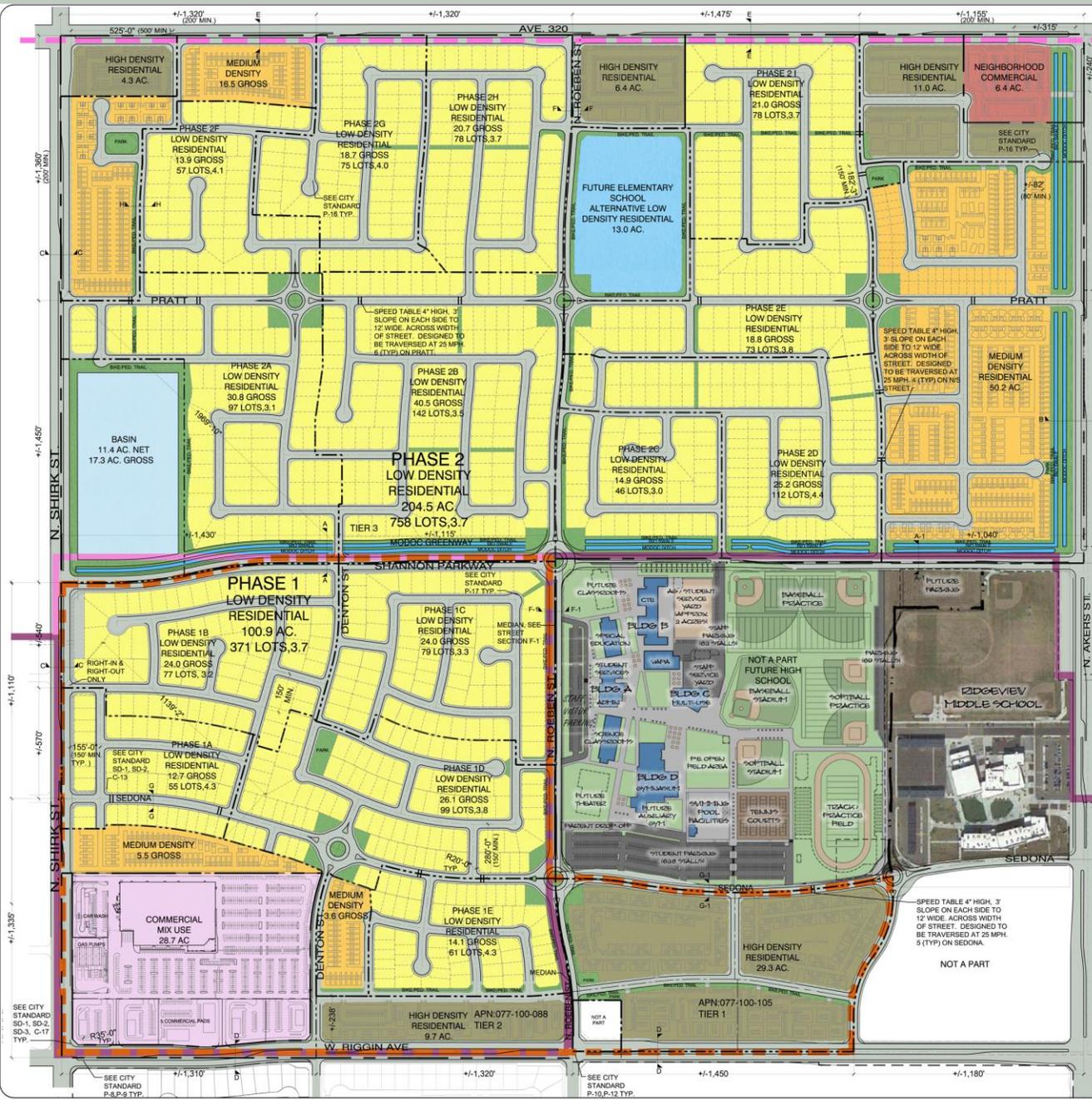
Proposed Land Use Designations 478-Acre Site APN: 077-100-088			
	Acres	Units	Park
Tier II Commercial Mix Use	28.7		
Residential Low Density	100.9	371 (2.6)	
Residential Medium Density	9.1	91 (0.1)	
Residential High Density	9.7	146	
Tier II Total	148.4	608 (2.7)	
Tier III Public/Institutional	13.0		(0.9)
Residential Low Density	204.5	758 (9.0)	
Residential Medium Density	66.7	667 (3.4)	
Residential High Density	21.7	326 (0.2)	
Commercial Neighborhood	6.4		(0.3)
Basin	17.3		
Tier III Total	329.6	1,751 (13.6)	
Total Acres	478		

Land Use Total:			
Commercial Neighborhood	11.4	699-3,495	
Residential Low Density	349.5	759-1,137	
Residential Medium Density	75.9	759-1,137	
Residential High Density	31.4	471-1,098	
Public/Institutional	9.9		
Total Acres	478		

Land Use Total:			
Commercial Mix Use	28.7	1,129(11.6)	
Residential Low Density	305.4	758 (9.0)	
Residential Medium Density	75.8	758 (3.5)	
Residential High Density	31.4	472 (0.2)	
Public/Institutional	13.0		(0.9)
Commercial Neighborhood	6.4		(0.3)
Basin	17.3		
Total Acres	478	2,359 (16.5)	

City's Land Use Designations 29.3-Acre Site APN: 077-100-105			
	Acres	hu/ac	Park
Residential High Density	29.3	440-1,025	

Proposed Land Use Designations 29.3-Acre Site APN: 077-100-105			
	Acres	hu/ac	Park
Residential High Density	29.3	440 (0.8)	



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Project: SITE PLAN REVIEW
CARLETON ACRES

Location: RIGGIN BETWEEN SHIRK AND AKERS
VISALIA, CA



REVISIONS

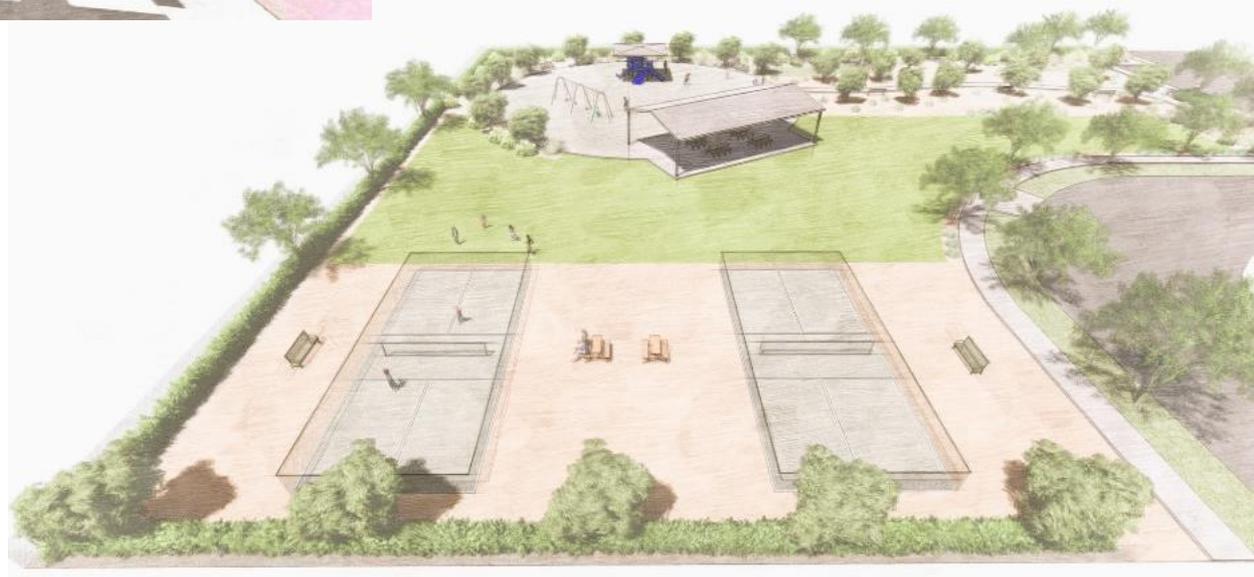
- 05-26-21 Site Plan Approved
- 04-28-22 Site Plan Submittal



















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