

CARLETON ACRES - PH. 1

TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE S 1/2 SEC. 14, T. 18S., R. 24E., M.D.B. & M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

PREPARED FOR: WEST STAR CONSTRUCTION PREPARED BY: 4CREEKS, INC.
 13837 S. ZEDIKER AVE 324 S. SANTA FE ST., STE. A
 KINGSBURG, CA 93631 VISALIA, CA 93292

LEGEND

APN:	077-060-034
ACREAGE:	100±
PROPOSED LOTS:	375
FLOOD ZONE:	X02
EXISTING ZONING:	AE-40
PROPOSED ZONING:	R-1
GENERAL PLAN:	LOW DENSITY RESIDENTIAL
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
WATER:	CAL WATER
TELEPHONE:	AT&T/COMCAST
ZONING:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	LOW DENSITY RESIDENTIAL
PROPOSED MAINTENANCE:	CITY OF VISALIA

GROSS ACREAGE			
R-1-5	100.86 AC	375 UNITS	3.71 DU/A

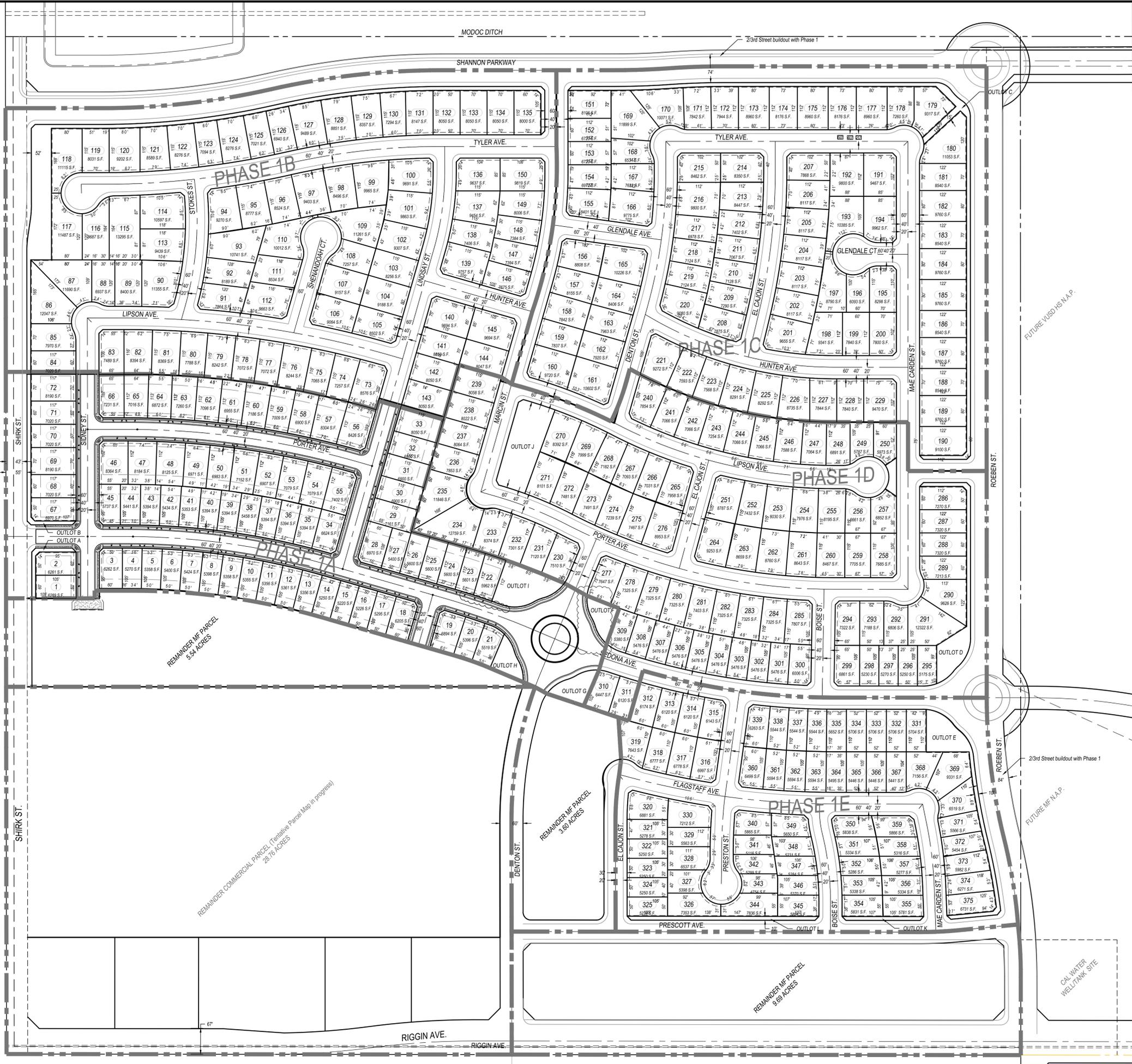
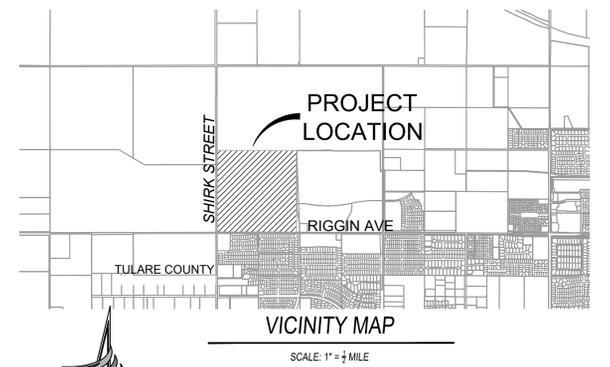
NET ACREAGE			
R-1-5	64.31 AC	375 UNITS	5.85 DU/A

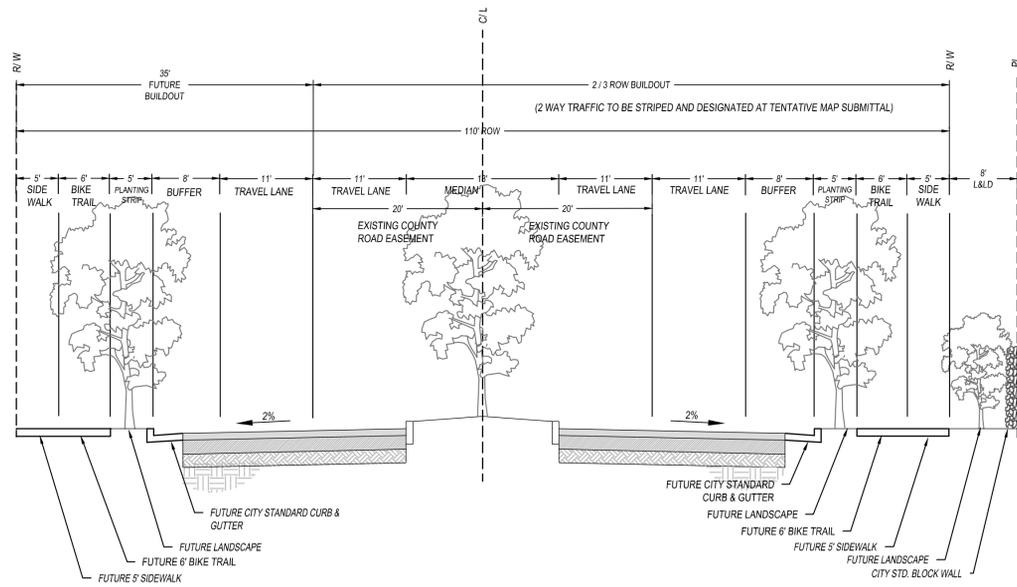
TYPICAL LOT SIZES:			
50'x105'	105 UNITS	PHASE 1A: 72 LOTS	17.50 AC
60'x112'+	125 UNITS	PHASE 1B: 78 LOTS	24.54 AC
70'x112'+	108 UNITS	PHASE 1C: 79 LOTS	23.98 AC
80'x115'+	37 UNITS	PHASE 1D: 82 LOTS	20.82 AC
		PHASE 1E: 64 LOTS	14.02 AC
TOTAL:	375 UNITS	TOTAL: 375 LOTS	100.86 AC

*OUTLOTS A-L: DEDICATED TO CITY OF VISALIA LLD

UTILITIES:

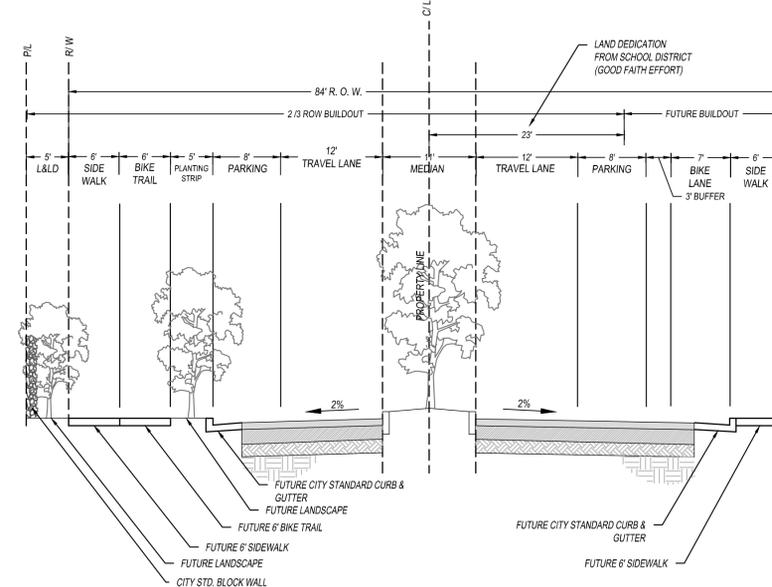
STORM WATER: PER CARLETON SD MASTERPLAN
 SEWER: CONNECTION LOCATED IN SHIRK ST., PER CARLETON SS MASTERPLAN.
 WATER: 12" WATER TIE INTO EXISTING WATER LINE IN SHIRK AND RIGGIN AVE.
 DISTRIBUTION LINE: SHIRK (0)
 UNDERGROUNDING: RIGGIN (9)
 ON-SITE (5)





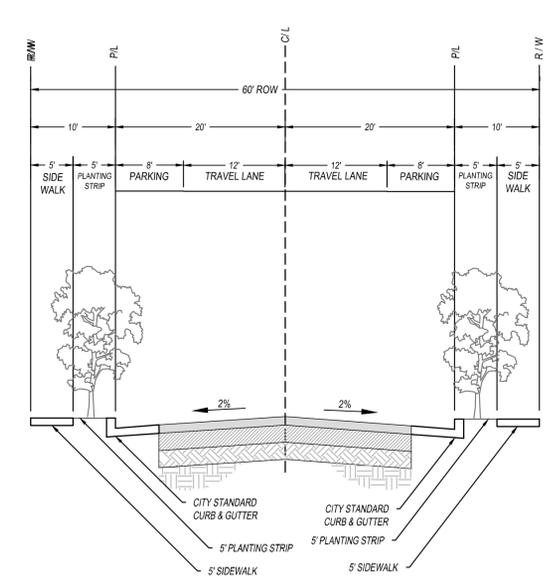
N. SHIRK STREET - CROSS SECTION (LOOKING NORTH)

NTS



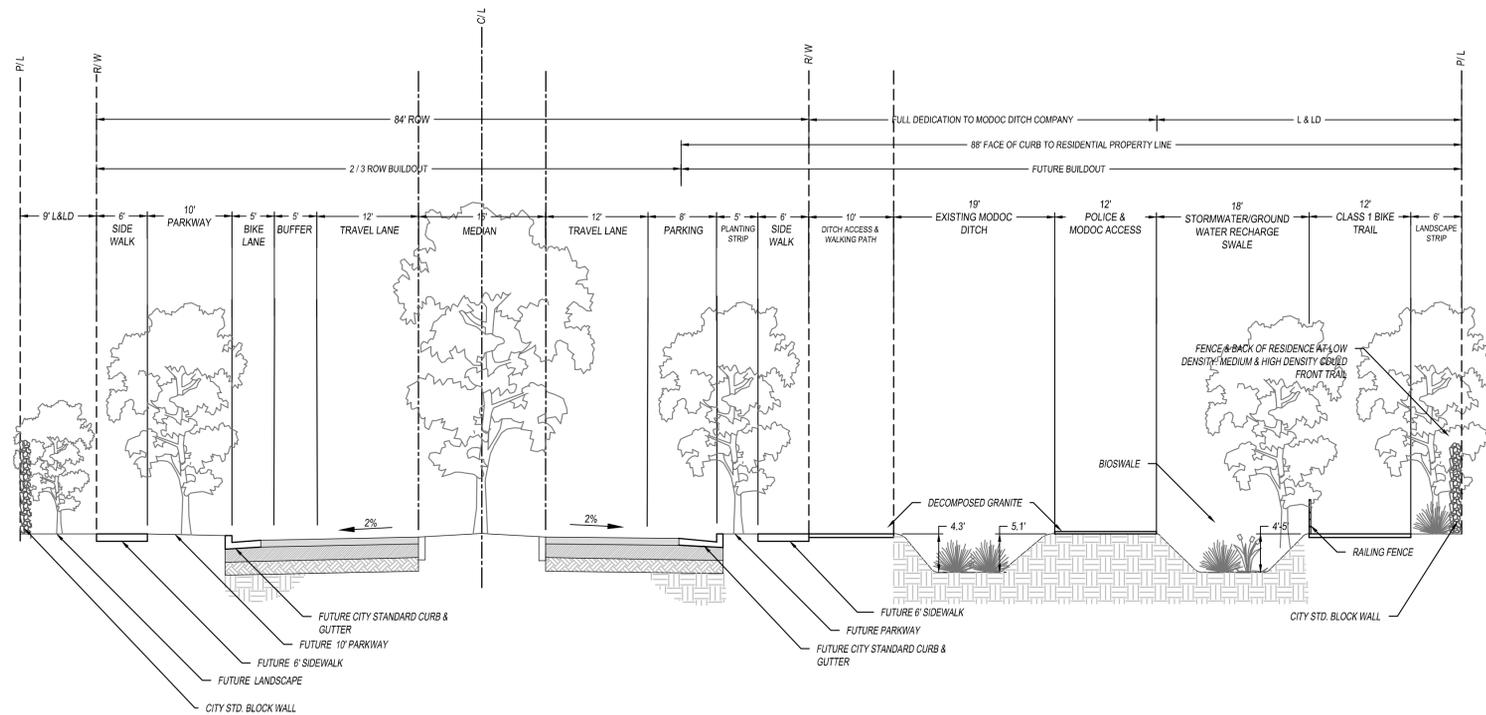
ROEBEN STREET - CROSS SECTION (LOOKING NORTH)

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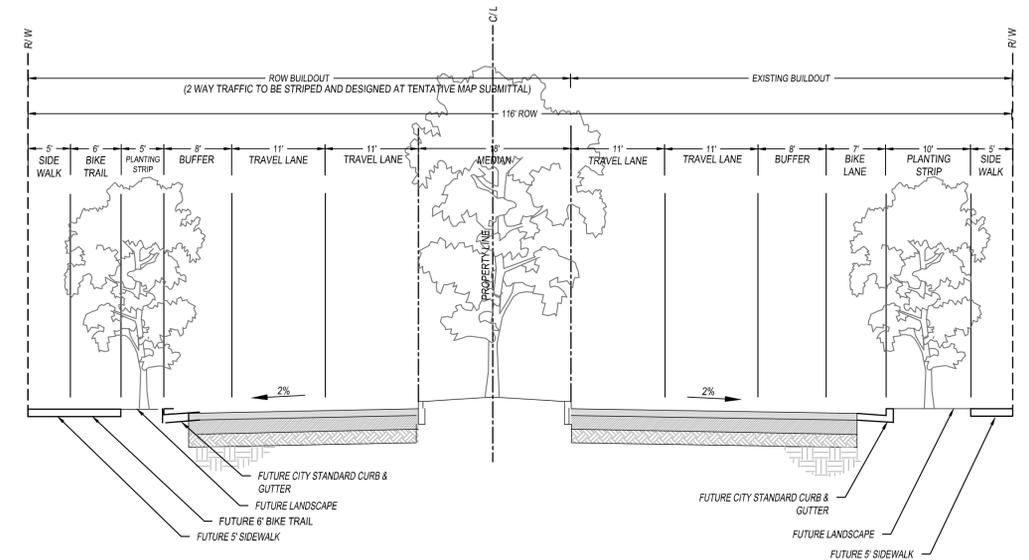
LOCAL ROAD - CROSS SECTION

NTS



SHANNON PARKWAY - CROSS SECTION (LOOKING WEST)

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W. RIGGAN AVENUE - CROSS SECTION (LOOKING EAST)

NTS