



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			Proposed Land Use Designations		
478-Acre Site			478-Acre Site		
APN: 077-100-088			APN: 077-100-088		
	Acres	Units		Acres	Units
Tier II Commercial Neighborhood	11.4		Tier II Commercial Mix Use	28.7	
Tier II Residential Low Density	59.2	118-592	Tier II Residential Low Density	100.9	388 (2.6)
Tier II Residential Medium Density	47	470-705	Tier II Residential Medium Density	9.1	91 (0.1)
Tier II Residential High Density	31.4	471-1,099	Tier II Residential High Density	9.7	146
Tier II Total	149		Tier II Total	148.4	625 (2.7)
Tier III Public/Institutional	9.9		Tier III Public/Institutional	13.0	(0.9)
Tier III Residential Low Density	290.3	580-2,903	Tier III Residential Low Density	204.5	758 (9.0)
Tier III Residential Medium Density	28.8	288-432	Tier III Residential Medium Density	66.7	667 (3.4)
Tier III Residential High Density	31.4	471-1,099	Tier III Residential High Density	21.7	326 (0.2)
Tier III Commercial Neighborhood	6.4		Tier III Commercial Neighborhood	6.4	(0.3)
Tier III Total	329		Tier III Total	329.6	1,751 (13.8)
Total Acres	478		Total Acres	478	

Land Use Total:			Land Use Total:		
Commercial Neighborhood	11.4		Commercial Mix Use	28.7	
Residential Low Density	349.5	699-3,495	Residential Low Density	305.4	1,146(11.6)
Residential Medium Density	75.8	758-1,137	Residential Medium Density	75.8	758 (3.5)
Residential High Density	31.4	471-1,099	Residential High Density	31.4	472 (0.2)
Public/Institutional	9.9		Public/Institutional	13.0	(0.9)
Commercial Neighborhood	6.4		Commercial Neighborhood	6.4	(0.3)
Basin	17.3		Basin	17.3	
Total Acres	478		Total Acres	478	2,376 (16.5)

City's Land Use Designations			Proposed Land Use Designations		
29.3-Acre Site			29.3-Acre Site		
APN: 077-100-105			APN: 077-100-105		
	Acres	hu/ac		Acres	hu/ac
Residential High Density	29.3	440-1,025	Residential High Density	29.3	440 (0.8)

City's Land Use Designations			Proposed Land Use Designations		
29.3-Acre Site			29.3-Acre Site		
APN: 077-100-105			APN: 077-100-105		
	Acres	hu/ac		Acres	hu/ac
Residential High Density	29.3	440-1,025	Residential High Density	29.3	440 (0.8)

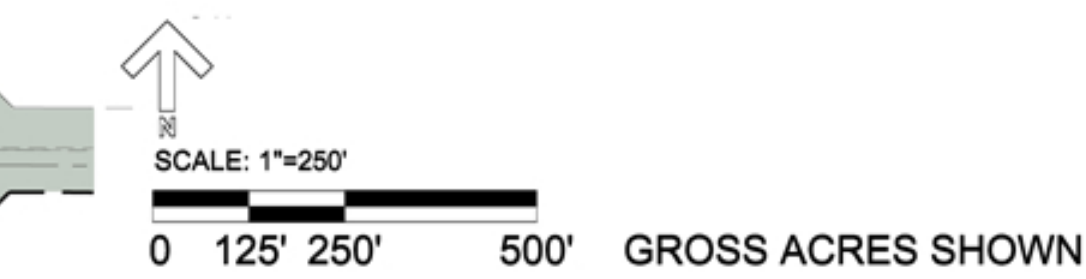


Exhibit "A"

13837 S. Zediker
Kingsburg, CA. 93631
Office: (559) 897-0349
www.WestStarConstruction.net



LIC. # 766260
Project: SITE PLAN REVIEW
CARLETON ACRES
Location: RIGGIN BETWEEN SHIRK AND AKERS
VISALIA, CA

architecture & design
MICHELLE CRINKLAW HUERTA
AIA, LEED AP
10100 Kings River Road
Redding, CA 93654
TEL 559-408-4200
michelle@m-archdesign.com

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

CONCEPTUAL USE PLAN
A1.2