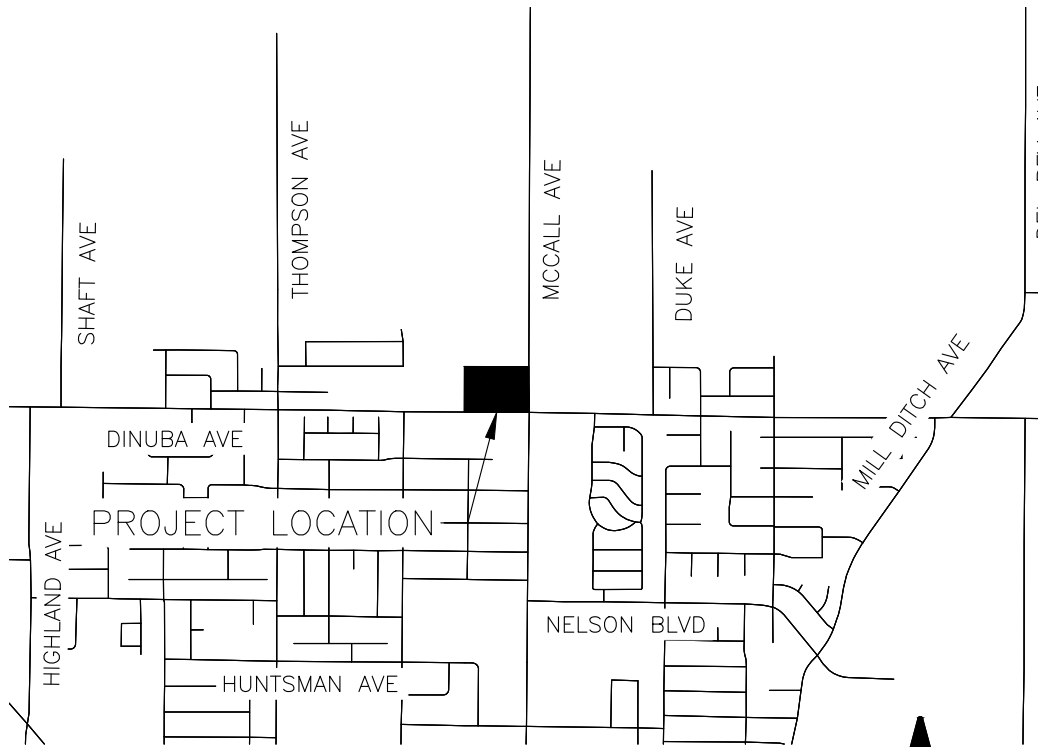


PLANNED UNIT DEVELOPMENT
DINUBA AVE & MCCALL AVE
SELMA, CALIFORNIA



Know what's below.
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VICINITY MAP

NOT TO SCALE



PROJECT INFO:

PROJECT LOCATION: 9885 S MCCALL AVE
SELMA, CA 93662

APN: 358-120-34

PROJECT OWNER: TED ALPER
TMMT FARMS, LLC
FRESNO, CA 93711

A.P.N. #: 358-12-34
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
ZONING: R-1-7
REQUIRED DENSITY: 4.5-9.0 DU/AC
NORTHERLY PORTION (PHASE 1) NET ACREAGE = 8.46 AC

DU: 76 DWELLING UNITS
PROPOSED DENSITY: 76 DU/8.46 ACRES = 8.98 DU/AC

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 22 EAST, M.D.B.&M., COMMONLY REFERRED TO AND KNOWN AS 9885 SOUTH MCCALL AVENUE, SELMA, CALIFORNIA.

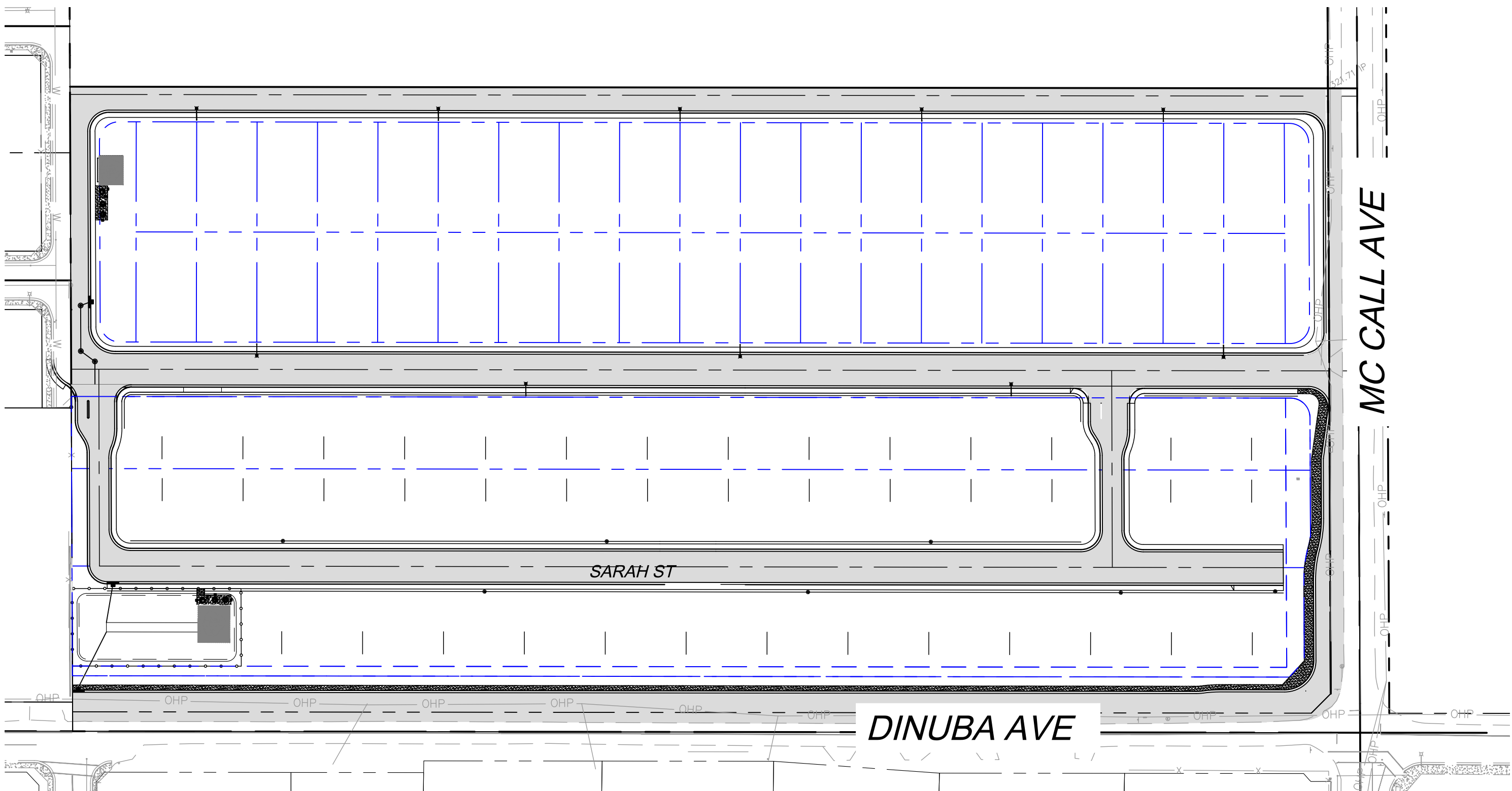
BENCHMARK:

NGS A87 RESET GT1292

ELEV= 312.00 (NAVD 88)

BASIS OF BEARINGS:

THE SOUTHWESTERLY RIGHT OF WAY OF GOLDEN STATE BLVD AT ITS INTERSECTION WITH PARK STREET AS SHOWN ON THE CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP VI-FRE-99-SEL SHEET 1 OF 5 AS FILED WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION IN DISTRICT 6, IN FRESNO CALIFORNIA, IS TAKEN AS BEARING N 41°27'00" W



GENERAL NOTES

- 1.ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SELMA IMPROVEMENT STANDARDS AND ANY APPLICABLE SECTIONS OF THE 2018 CALTRANS STANDARD SPECIFICATIONS AND THE PROJECT SPECIFICATIONS.
- 2.SIDEWALKS SHALL NOT BE POURED UNTIL ALL WATER METER BOXES AND SERVICES HAVE BEEN INSPECTED BY THE CITY OF SELMA AND ANY NECESSARY STREET SIGNS HAVE BEEN INSTALLED. NOTIFY THE CITY OF SELMA, 24 HOURS PRIOR TO POURING.
- 3.A GRADING PERMIT IS REQUIRED FROM THE BUILDING DEPARTMENT BEFORE ANY GRADING IS BEGUN.
- 4.THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF SELMA PRIOR TO BEGINNING ANY WORK IN THE STREET RIGHT-OF-WAY.
- 5.TEMPORARY TRENCH RESURFACING TO BE A MINIMUM 4" COLD MIX.
- 6.PERMANENT TRENCH RESURFACING TO BE PER CITY OF SELMA STANDARD M-3.
- 7.ANY EXISTING SECTION CORNER OR PROPERTY CORNER MONUMENTS DAMAGED BY THIS DEVELOPMENT SHALL BE RESET TO THE SATISFACTION OF THE CITY ENGINEER.
- 8.ALL PROPOSED AND EXISTING VALVES (CAP AND LID), MANHOLES, AND CLEANOUTS AFFECTED BY THIS WORK SHALL BE ADJUSTED TO GRADE AS NECESSARY AND INCLUDED IN THIS WORK.
- 9.ANY DIRT TRACKED ONTO ANY CITY STREET FROM THIS PROJECT SHALL BE SWEEPED UP AT THE END OF EACH WORK DAY TO THE SATISFACTION OF THE CITY ENGINEER.
- 10.DUST CONTROL SHALL BE PROVIDED AS REQUIRED.
- 11.BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY AUTHORITIES OR UTILITY COMPANIES HAVING POSSIBLE INTEREST IN THE WORK OF THE CONTRACTOR'S INTENTION TO EXCAVATE PROXIMATE TO EXISTING FACILITIES AND THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES IN THE WORK AREA. THE CONTRACTOR SHALL NOTIFY U.S.A. TWO (2) DAYS PRIOR TO BEGINNING ANY EXCAVATION.
- 12.THE COSTS OF ALL REPEAT TESTING REQUIRED FOR ACCEPTANCE OF WORK SHALL BE FULLY BORNE BY THE CONTRACTOR.
- 13.ALL CURB AND GUTTER SHALL BE WATER TESTED UNDER THE DIRECTION AND IN THE PRESENCE OF THE CITY INSPECTOR PRIOR TO ANY STREET OPERATION.
- 14.THE DEVELOPER SHALL OBTAIN WRITTEN AUTHORIZATION FROM ANY ADJACENT PROPERTY OWNER GIVING HIM PERMISSION TO ENTER HIS PROPERTY FOR PURPOSES ON CONSTRUCTING THE IMPROVEMENTS DELINEATED ON THESE PLANS AND TRANSITIONS THERETO. THE DEVELOPER SHALL PROVIDE THE CITY WITH A COPY PRIOR TO START OF WORK.
- 15.ALL POWER POLES, ETC., IN THE STREET RIGHT-OF-WAY ARE TO BE REMOVED PRIOR TO ANY PAVING.
- 16.NO WATER MAIN VALVES SHALL BE CLOSED BY THE CONTRACTOR EXCEPT IN THE CASE OF A BROKEN MAIN. THE CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY AFTER A LINE IS BROKEN.
- 17.ALL STORM DRAIN FACILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SELMA REQUIREMENTS AND THESE PLANS.
- 18.ASPHALT CONCRETE 2" THICKNESS OR LESS SHALL BE TYPE "B", 1/4" MAX., PER STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 39. WHERE THE ASPHALT THICKNESS IS MORE THAN 2", THE PAVING SHALL BE PLACED IN TWO COURSES. THE FIRST COURSE SHALL BE 3/4" MAX. AGG. (MEDIUM) AND THE FINAL COURSE SHALL BE 1/2" MAX. AGG. (MEDIUM).
- 19.ALL STREET CONSTRUCTION WITHIN FRESNO COUNTY RIGHT-OF-WAY SHALL BE APPROVED BY FRESNO COUNTY PRIOR TO CITY OF SELMA APPROVAL.
- 20.AGGREGATE BASE SHALL BE CLASS II, 3/4" MAX., PER STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26.
- 21.CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN FOR APPROVAL BY CITY ENGINEER PRIOR TO ANY CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY.
- 22.CONTRACTOR SHALL INSTALL ALL STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS. ALL SIGNS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- 23.COMPACTION TESTS SHALL BE WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE TO BE CONSIDERED AS PASSING.
- 29.CONTRACTOR SHALL PROVIDE COPY OF A SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT CONSTRUCTION NOTIFICATION FORM, OR IF REQUIRED, COPY OF DUST CONTROL PLAN PRIOR TO GRADING OPERATIONS.
- 30.CONTRACTOR SHALL PROVIDE COPY OF NOTICE OF INTENT SUBMITTED TO STATE WATER BOARD PRIOR TO GRADING OPERATIONS.

REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



TMMT FARMS SELMA
CONCEPTUAL SITE PLAN

CALIFORNIA

CITY OF SELMA

DATE:
11/6/2024

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

PREPARED FOR:
TED ALPER
TMMT FARMS, LLC
7612 N MARKS AVE
FRESNO, CA 93711



SHEET NO.

1 / 2

PROJECT
NUMBER
23-005



Know what's below.
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REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
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TMMT FARMS SELMA
CONCEPTUAL SITE PLAN

CALIFORNIA

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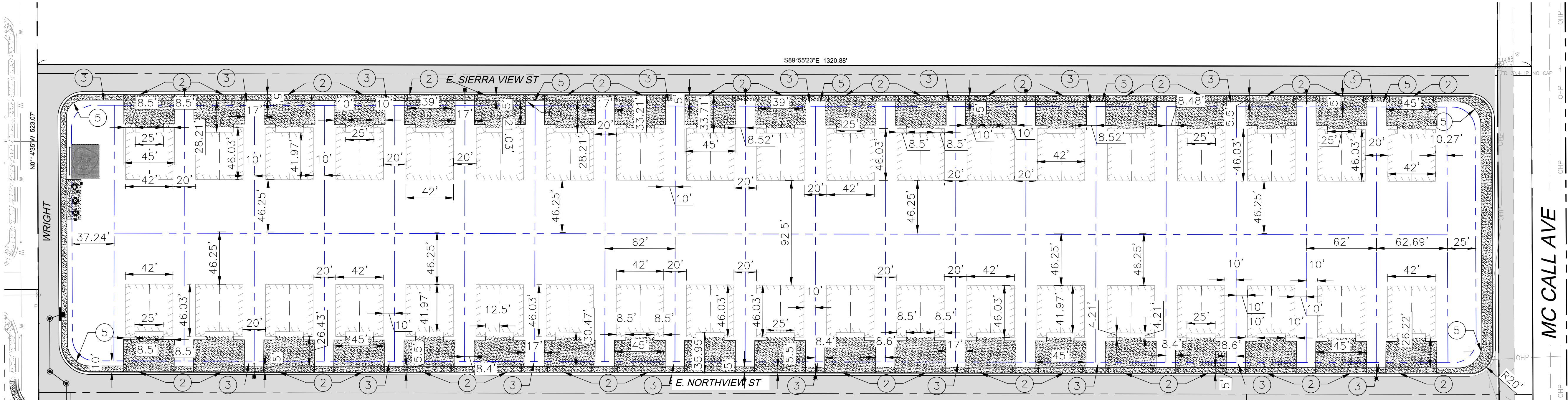
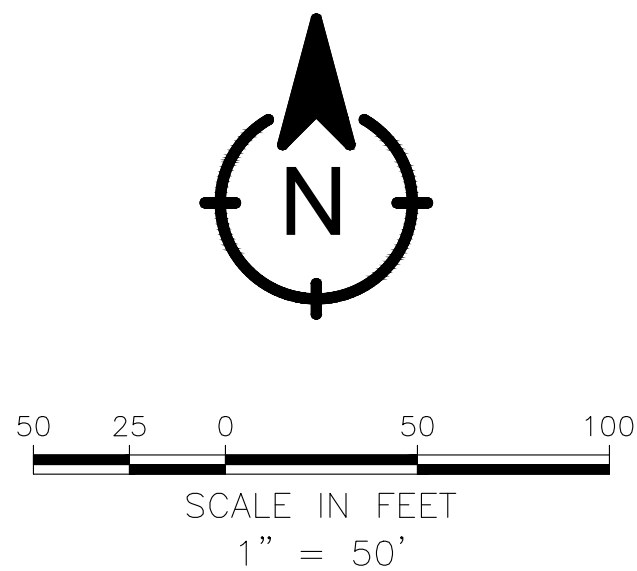
PROJ. MNGR:
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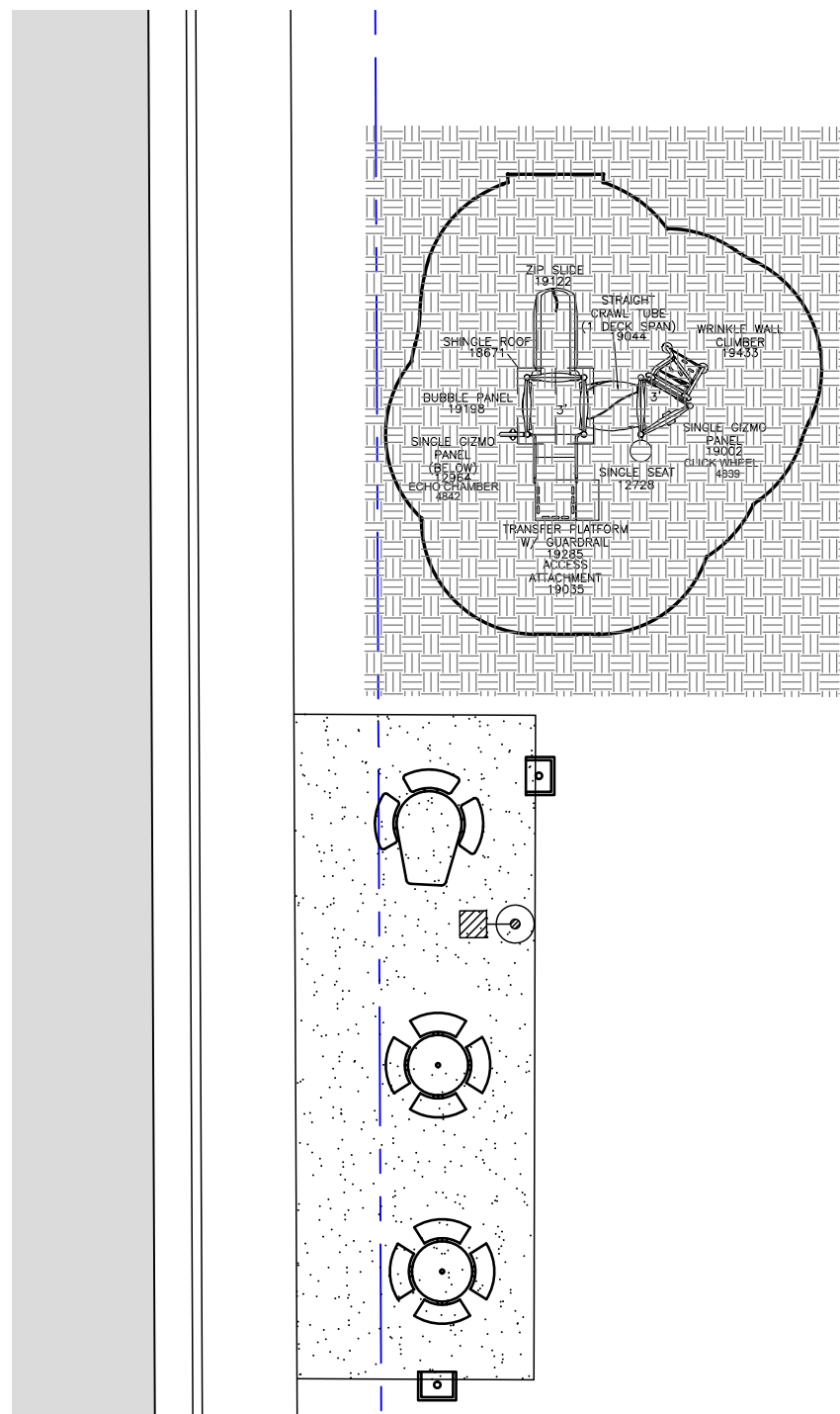
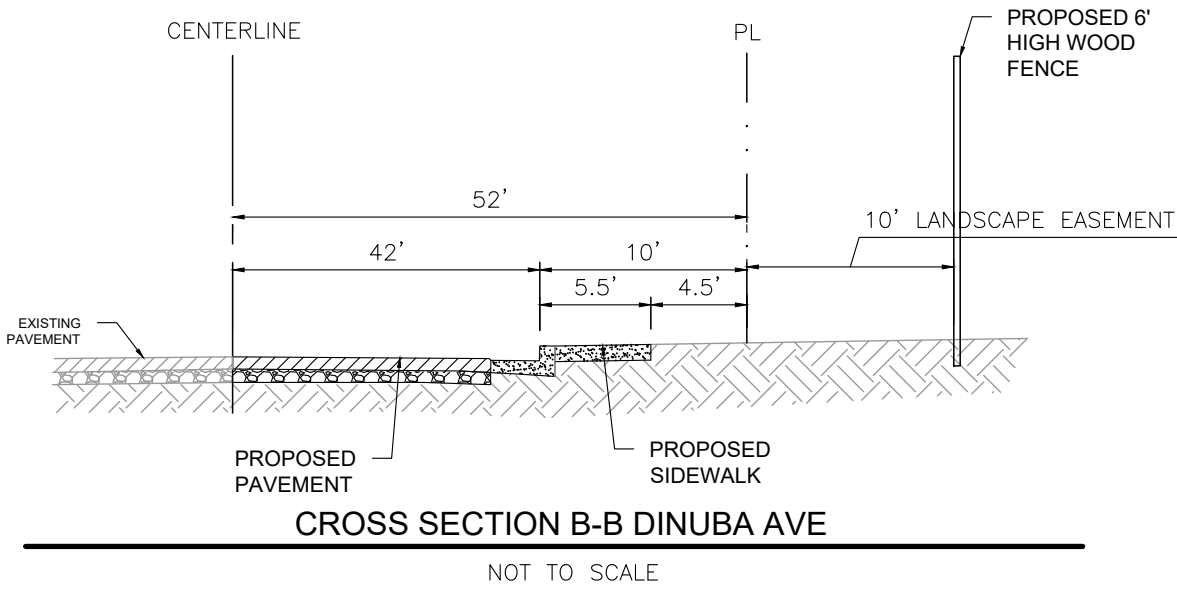
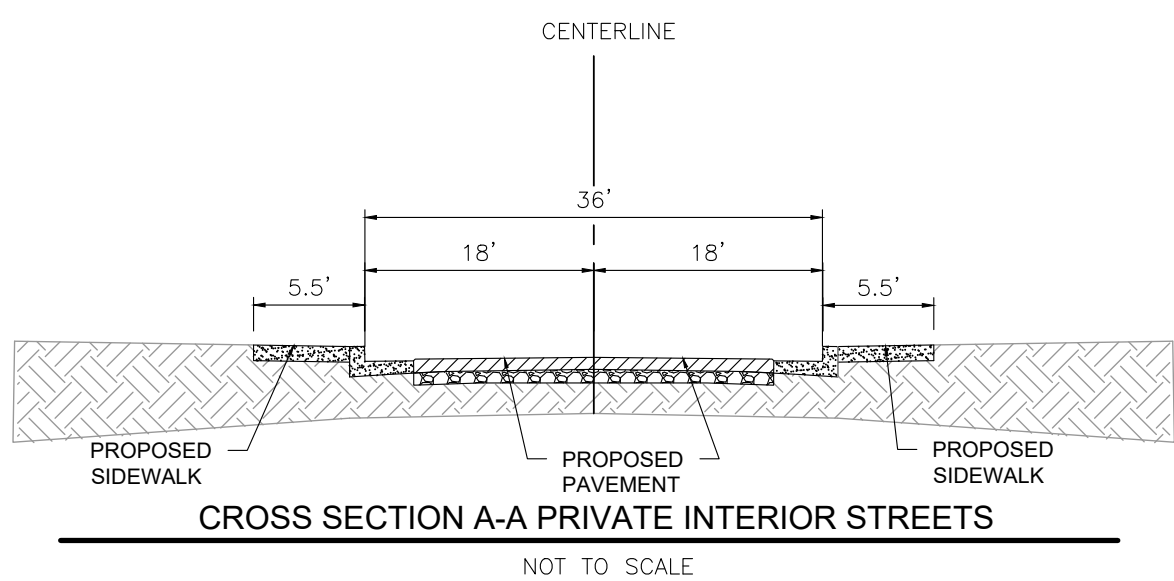
SHEET NO.
2 / 2

PROJECT
NUMBER
23-005



KEYNOTES

- 1 PROPOSED CONCRETE CURB AND GUTTER PER CITY OF SELMA STD ST-2
- 2 PROPOSED RESIDENTIAL DRIVEWAY PER CITY OF SELMA STD ST-6
- 3 PROPOSED STREET LIGHT
- 4 PROPOSED MEDIAN CURB PER CITY OF SELMA STD ST-2
- 5 PROPOSED SIDEWALK CITY OF SELMA STD ST-1



C PALYGROUND DETAIL
NOT TO SCALE

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED AC PAVEMENT
- PROPOSED LANDSCAPING & IRRIGATION
- EXISTING GRAPEVINES
- PROPERTY LINE / RIGHT OF WAY
- SECTION LINE / CENTER LINE
- PROPOSED CURB
- EXISTING POWER LINE
- EXISTING POWER POLE