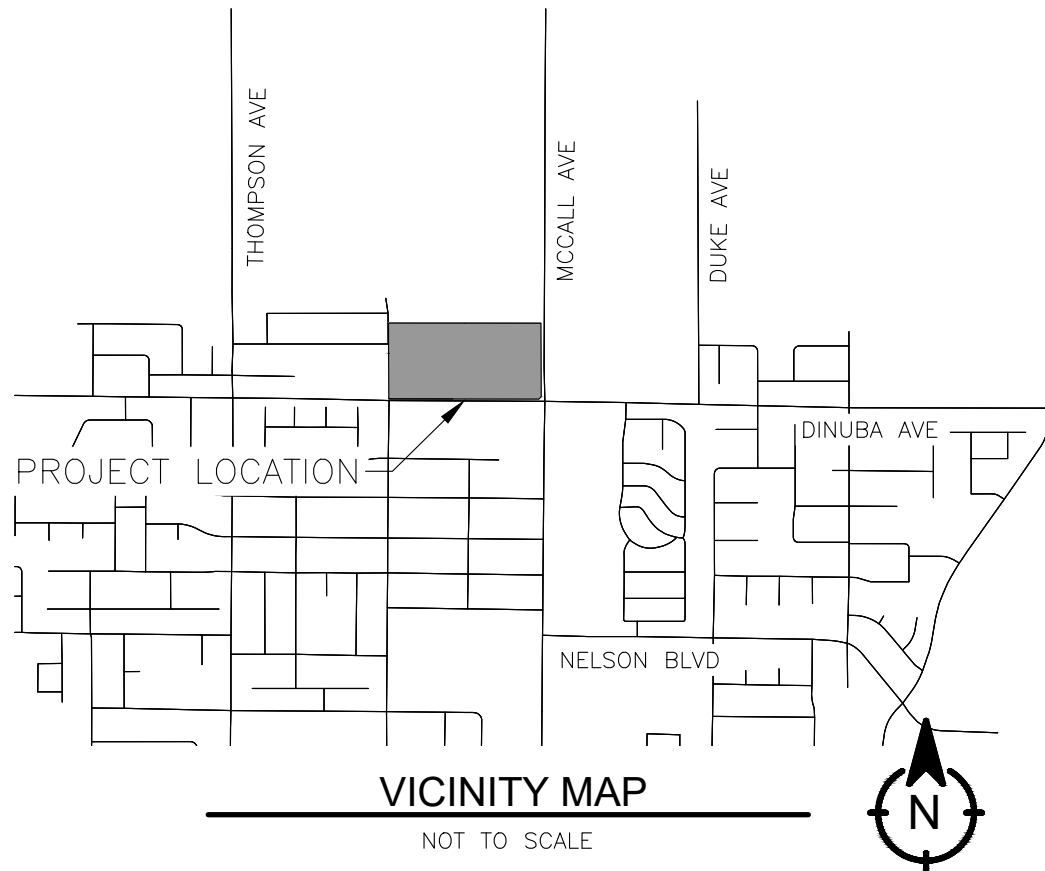


VESTING TENTATIVE MAP 6464
ALPINE PASA VILLAGE
A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF A PORTION OF SECTION 30,
TOWNSHIP 15 SOUTH, RANGE 22 EAST, M.D.B.&M, IN THE CITY
OF SELMA, COUNTY OF FRESNO, STATE OF CALIFORNIA



Know what's below.
Call before you dig.



PROJECT INFO:

PROJECT LOCATION: 9885 S MCCALL AVE
SELMA, CA 93662

APN: 358-120-34

PROJECT OWNER: TED ALPER
TMMT FARMS, LLC
2612 N MARKS AVE
FRESNO, CA 93711

GROSS AREA: 19.0 ACRES
NET AREA: 17.58 ACRES

GENERAL PLAN EXISTING ZONING: MEDIUM DENSITY (4.5-9.0 DU/AC)
R-1-7

PROPOSED GENERAL PLAN DENSITY: MEDIUM DENSITY (4.5-9.0 DU/AC)
NORTHERLY PORTION PROPOSED ZONING R-1-7
SOUTHERLY PORTION PROPOSED ZONING R-2

NORTHERLY PORTION (PHASE 1) LOT SUMMARY
MINIMUM LOTSIZE = 7,006 ± SF
MAXIMUM LOTSIZE = 7,123 ± SF
AVERAGE LOTSIZE = 7,010 ± SF

NORTHERLY PORTION (PHASE 1) LOT NET ACRES = 8.46 ACRES
TOTAL LOTS = 38 LOTS
NORTHERLY PORTION (PHASE 1) DENSITY = 76 DU/ 8.46 ACRES = 8.98 DU/AC

SOUTHERLY PORTION (PHASE 2) NET ACRES = 9.15 ACRES
LOT 39 = 2.16 ACRES (28 DU)
LOT 40 = 2.92 ACRES (28 DU)
LOT 41 = 3.26 ACRES (26 DU)

SOUTHERLY PORTION (PHASE 2) DENSITY = 82 DU/ 9.15 ACRES = 8.96 DU/AC

OVERALL DENSITY = 158 DU/ 17.61 ACRES = 8.97 DU/AC

LEGEND

- INDICATES PROPOSED STREET ROW TO BE DEDICATED.
- PPUE PROPOSED PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
EX PUBLIC STREET RIGHT OF WAY TO BE VACATED
SUBDIVISION BOUNDARY/LIMITS OF PLANNED DEVELOPMENT
CENTERLINE/SECTION LINE
SETBACK
EASEMENT
PROPOSED LOT
EXISTING CONCRETE SIDEWALK
PROPOSED CONCRETE SIDEWALK
DRAINAGE PATTERN

NOTES

1. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES, OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
2. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS.
3. THERE IS LESS THAN 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
4. THERE ARE EXISTING TREES WITHIN THIS PROPERTY TO BE REMOVED.
5. THERE ARE NO EXISTING HOUSES ON THIS PROPERTY TO BE REMOVED WITHIN THE LIMITS OF THIS SUBDIVISION.
6. PORTION ONSITE SEWER AND WATER MAINS, SERVICES, AND METERS SHALL BE MAINTAINED BY THE CITY OF SELMA.
7. SEWER SERVICES ARE TO BE PROVIDED BY SELMA KINGSBURG FOWLER SANITATION DISTRICT.
8. WATER SERVICES ARE TO BE PROVIDED BY CALWATER.
9. REFUSE AND SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF SELMA.
10. STORM DRAINAGE SERVICES ARE TO BE PROVIDED BY THE CITY OF SELMA.
11. ELECTRIC AND NATURAL GAS SERVICES ARE TO BE PROVIDED BY PG&E.
12. TELEPHONE AND INTERNET SERVICES ARE TO BE PROVIDED BY EITHER AT&T OR COMCAST.
13. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
14. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
15. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
16. HOA WILL BE RESPONSIBLE OF MAINTENANCE OF INTERIOR ROADWAY, LANDSCAPING AND IRRIGATION.
17. OUTLOT A AND OUTLOT B TO BE DEDICATED TO THE CITY FOR LANDSCAPE, PARKS, RECREATION, ADN OPEN SPACE PURPOSES.

BENCHMARK:

NGS DATA BENCHMARK GT2071

AZIMUTH MARK, STAMPED ROCKWELL 1973 AZIMUTH MARK, BRASS DISK CEMENTED IN A DRILL HOLE AND SET FLUSH IN A CONCRETE SIDEWALK

ELEV: 312.00 (NAVD 88)

BASIS OF BEARINGS:

THE EAST LINE OF THE SE. 1/4 OF SECTION 30, T.15 S., R. 22 E., WAS TAKEN TO BEAR N00°13'37"W AS SHOWN ON THE MAP OF PARCEL MAP NO. 2550 AS RECORDED IN BOOK 17 OF PARCEL MAPS AT PAGE 81 FRESNO COUNTY RECORDS.

LEGAL DESCRIPTION:

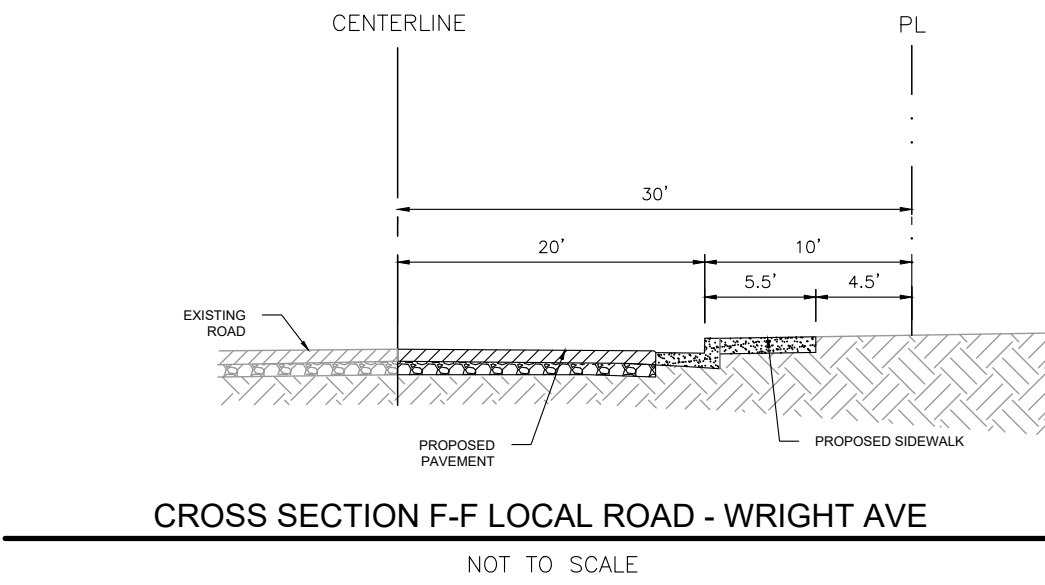
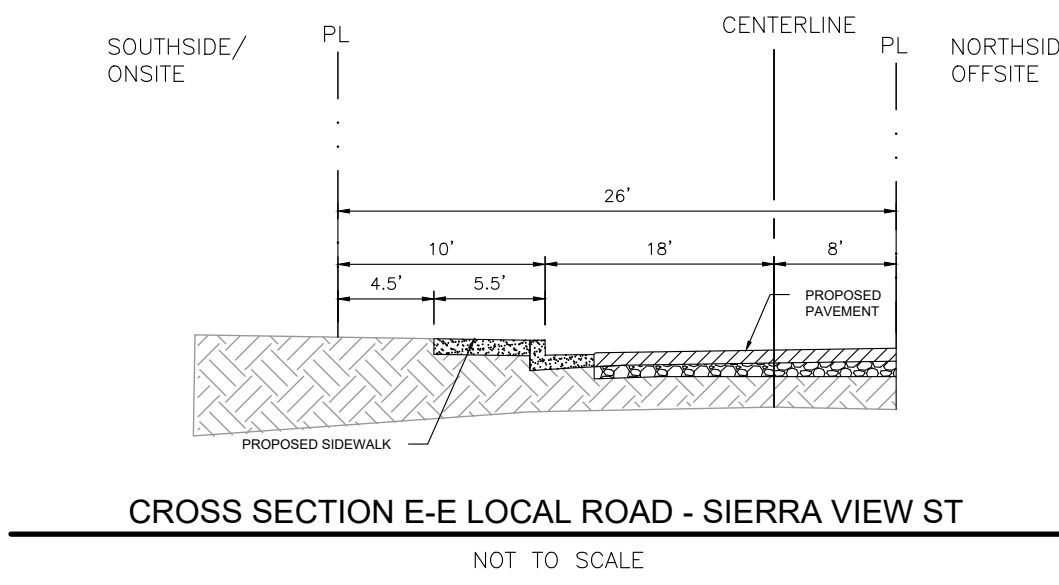
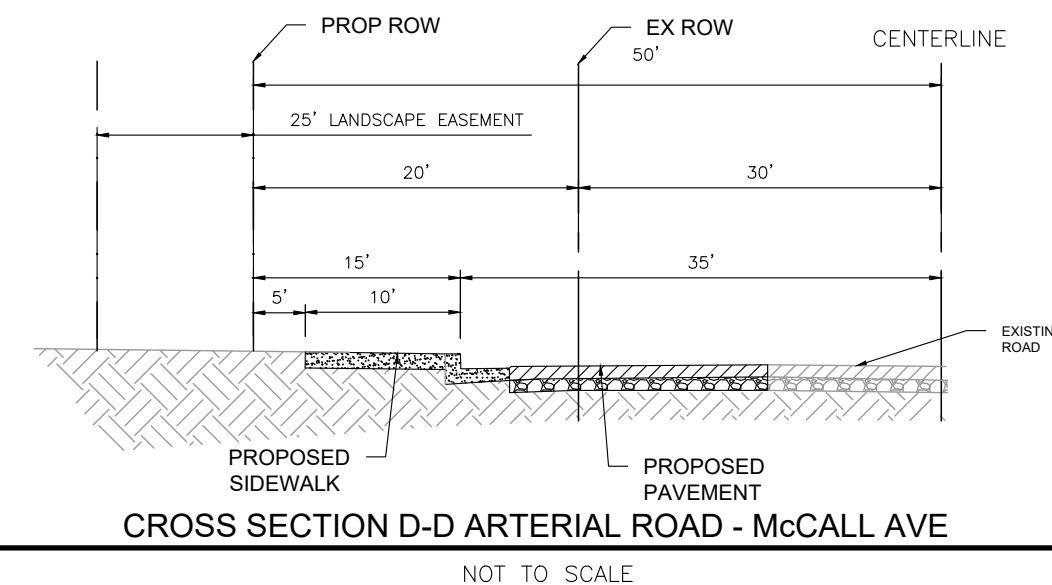
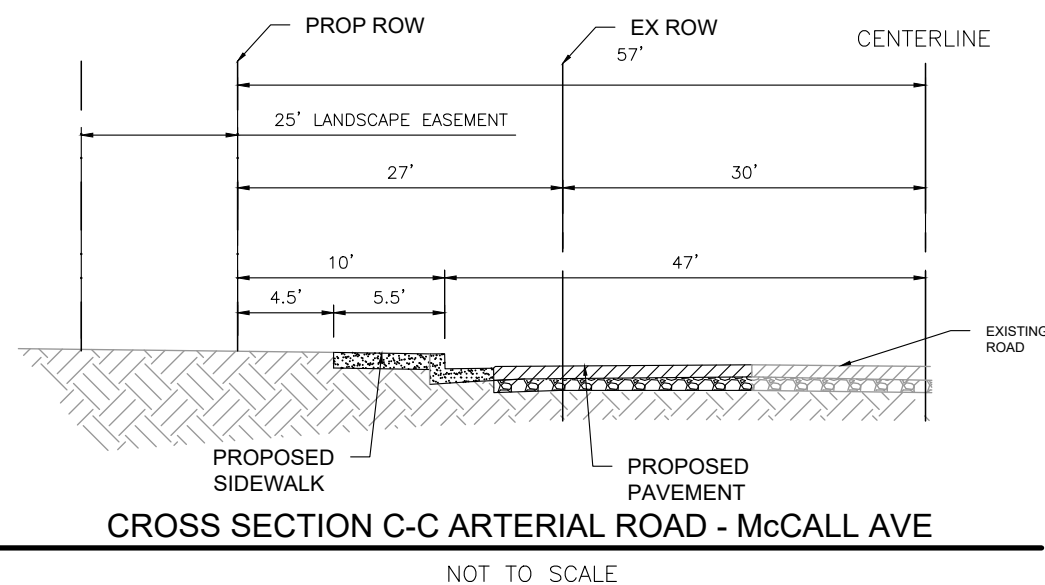
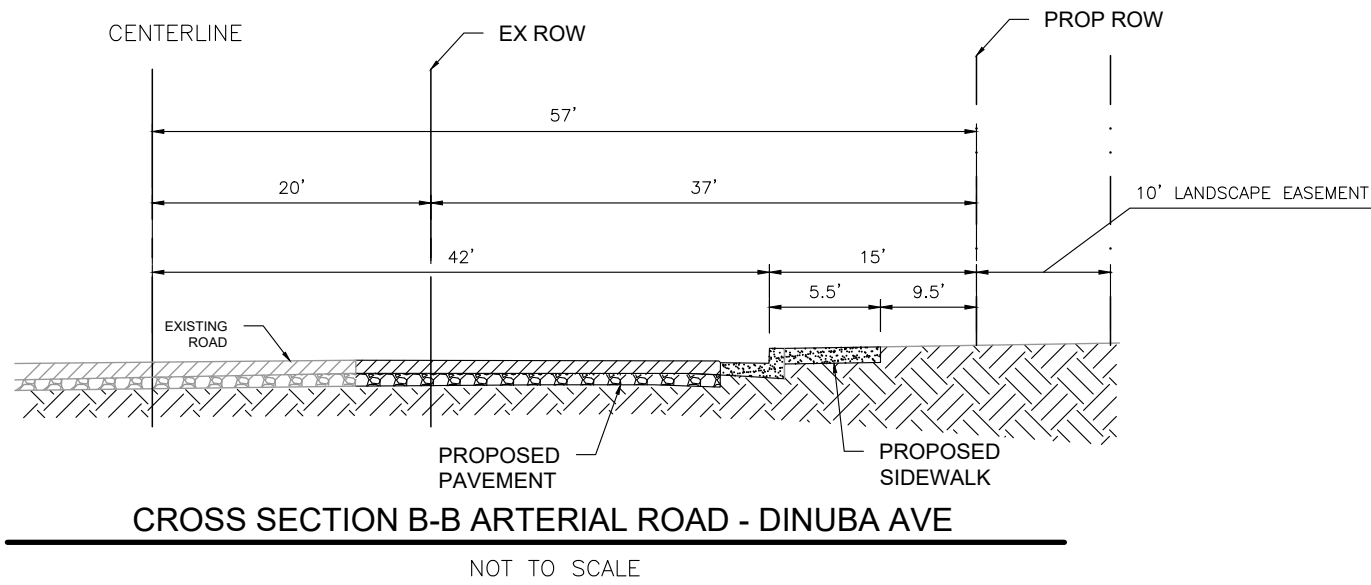
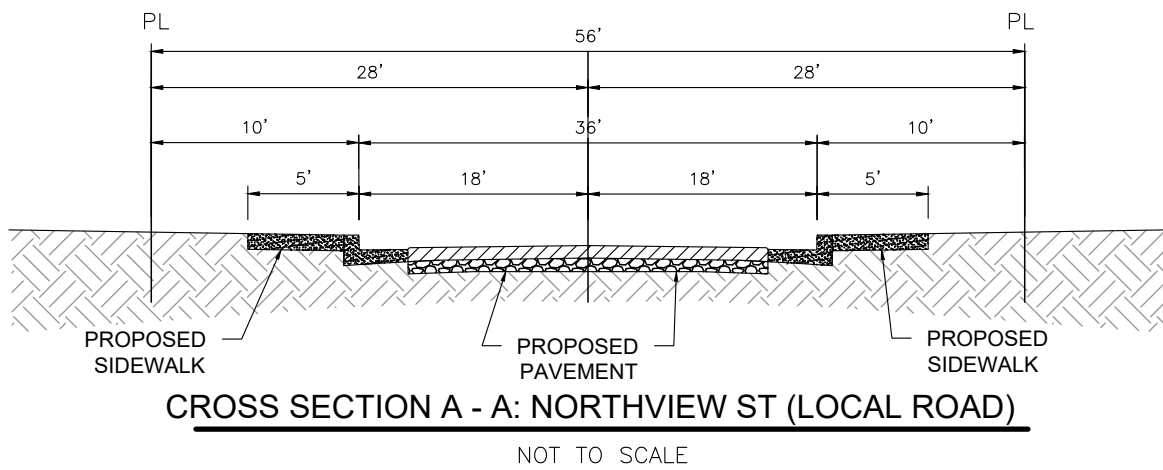
APN/PARCEL ID(S): 358-120-34

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

FLOOD ZONE

THE PROPERTY IS LOCATED FLOOD ZONE X PER FEMA FIRM MAP NO 06019C2675H EFFECTIVE FEBRUARY 18, 2009.



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
VESTING TENTATIVE TRACT MAP

DATE:
11/6/2024

PROJ. ENGR:
LSV

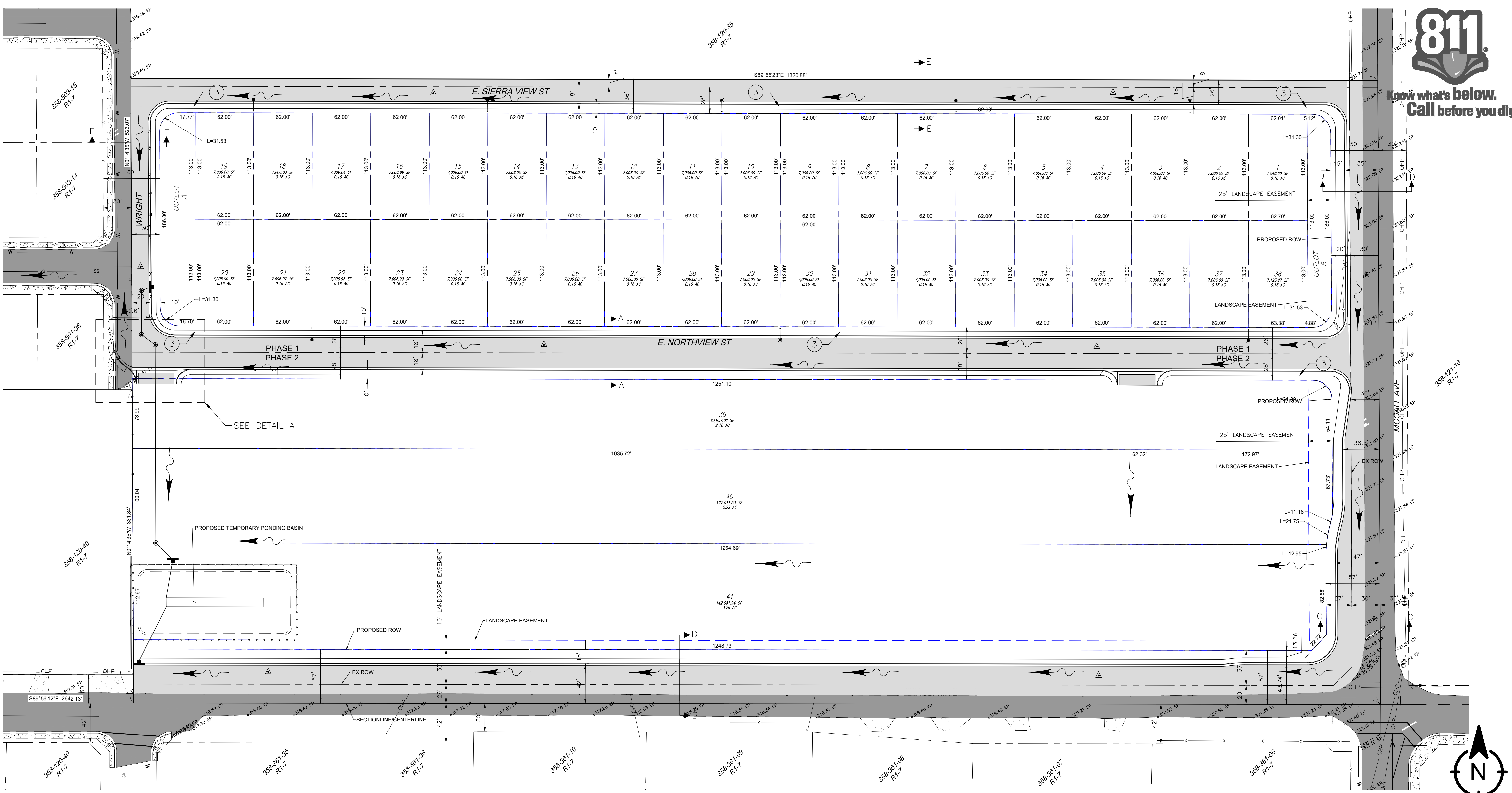
PROJ. MNGR:
KYV

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

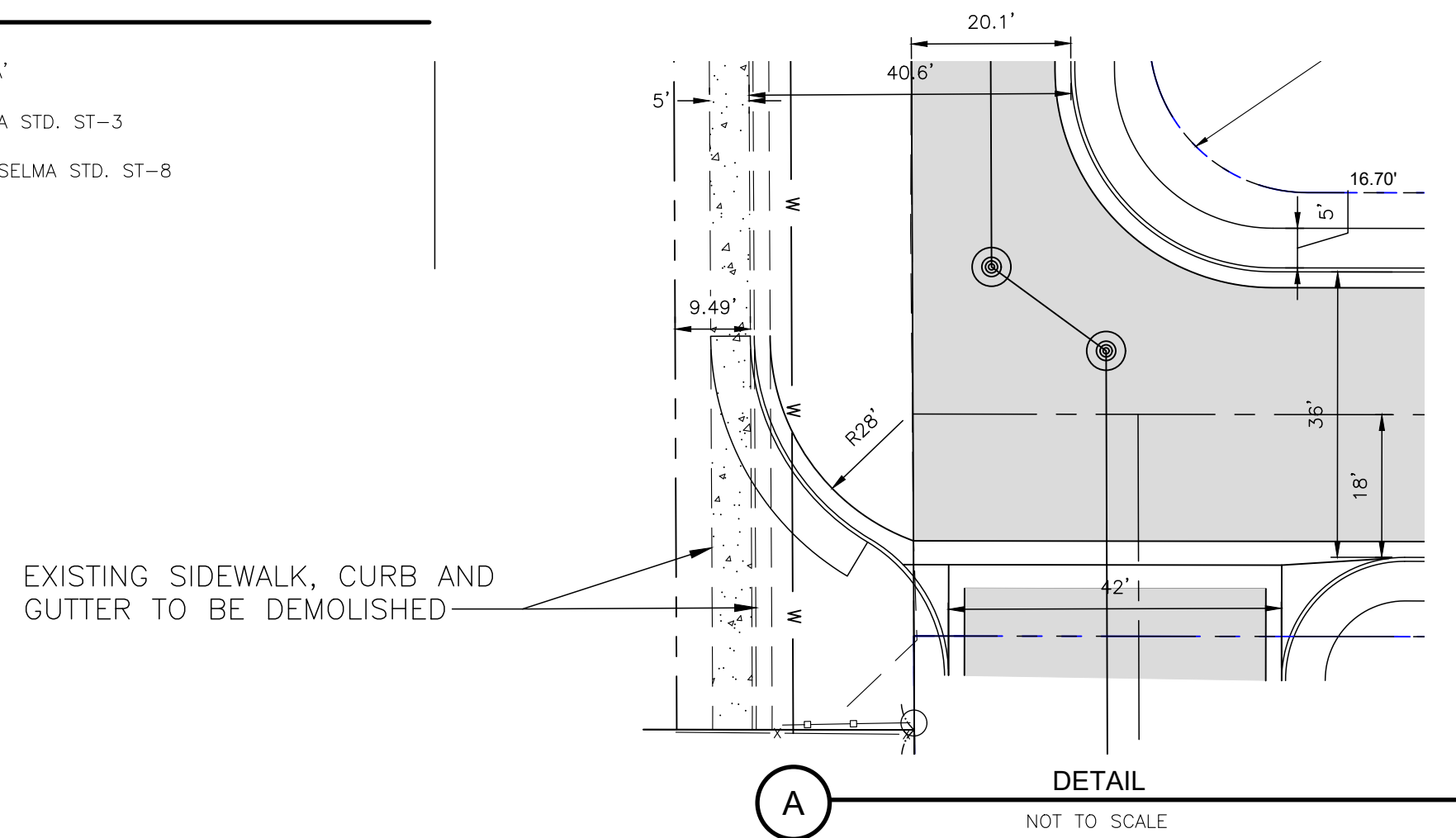


SHEET NO.
1 / 2

PROJECT
NUMBER
23-005



- KEYNOTES**
- 1 INSTALL DECORATIVE LIGHTING PER DETAIL 'A'
 - 2 CONSTRUCT CURB RAMP PER CITY OF SELMA STD. ST-3
 - 3 CONSTRUCT DRIVE APPROACH PER CITY OF SELMA STD. ST-8



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
VESTING TENTATIVE TRACT MAP

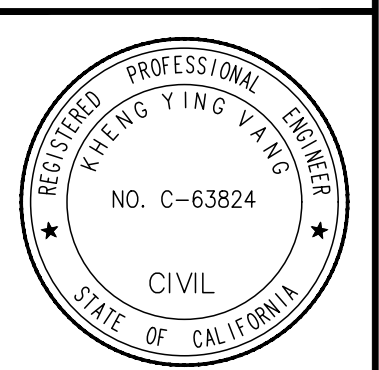
CITY OF SELMA

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.
2 / 2

PROJECT
NUMBER
23-005