

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

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.

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:

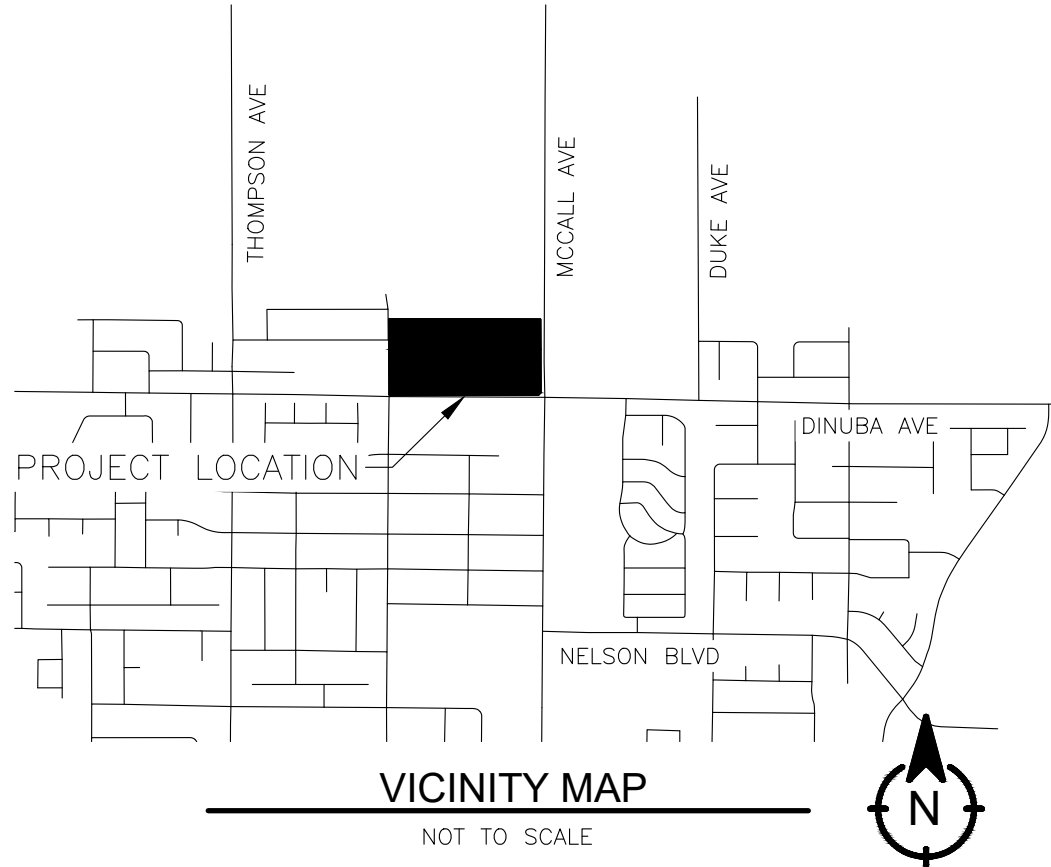
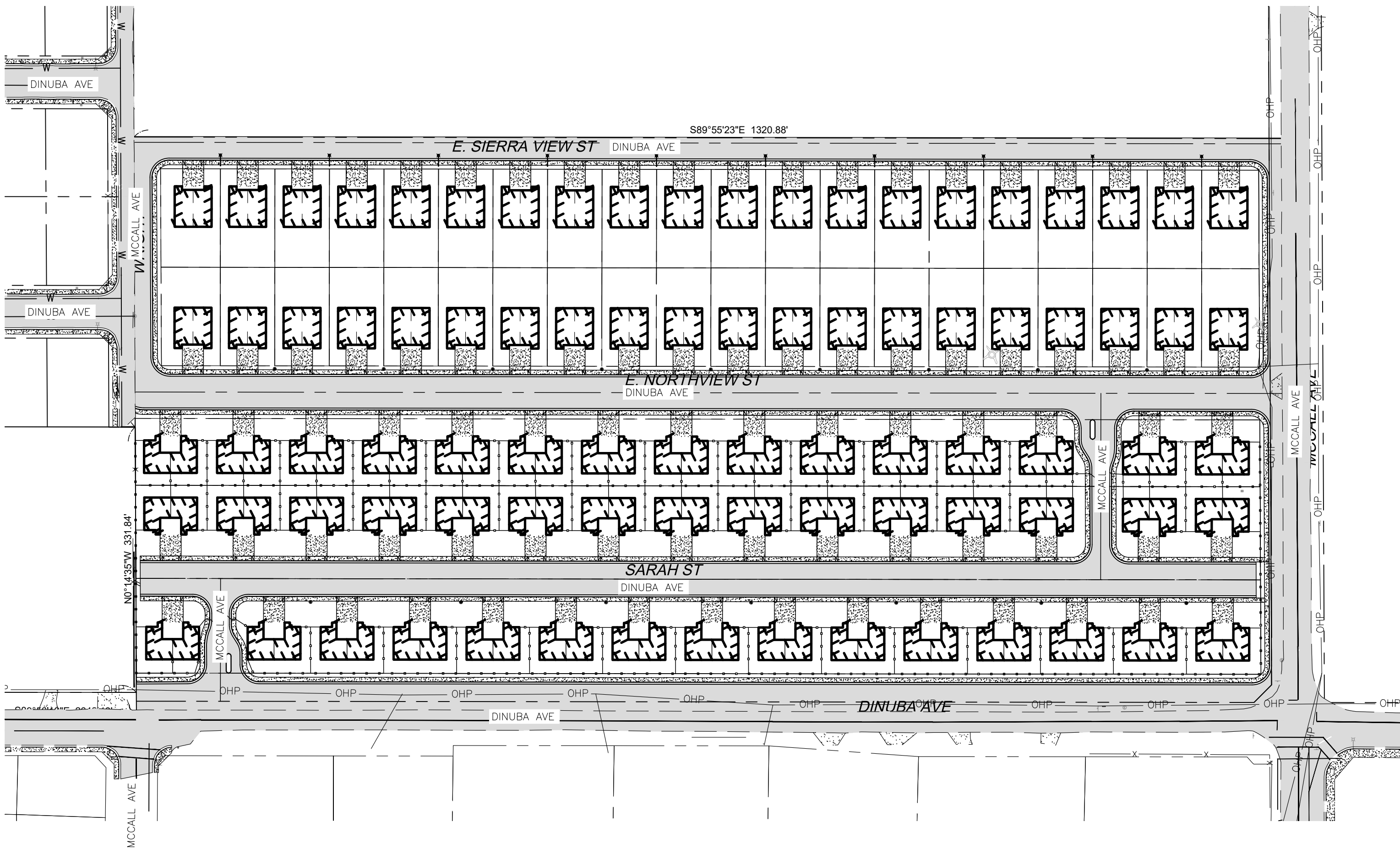
THE EAST LINE OF THE SE. 1/4 OF SECTION 30, T.15 S., R. 22 E., WAS TAKEN TO BEAR N00°13'37"W AS SHOWN ON THE MAP OF PARCEL MAP NO. 2550 AS RECORDED IN BOOK 17 OF PARCEL MAPS AT PAGE 81 FRESNO COUNTY RECORDS.

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 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.



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: 20.1 ACRES
NET AREA: 14.9 ACRES
GENERAL PLAN RS-3
ZONING RS-3
ALLOWED DENSITY = 9.0-15 DU/AC
PHASE 1 UNITS = 80 UNITS
PHASE 2 UNITS = 30 UNITS
PHASE 3 UNITS = 30 UNITS
PHASE 4 UNITS = 30 UNITS
TOTAL UNITS = 170 UNITS
PHASE 1 AREA = 6.4 ACRES
PHASE 1 LOTS = 40 LOTS
PHASE 1 DENSITY = 80 DU/ 6.4 ACRES = 12.5 DU/AC
PHASE 2,3,4 AREA = 8.5 ACRES
PHASE 2,3,4 DENSITY = 90 DU/ 8.5 ACRES = 10.6 DU/AC
OVERALL DENSITY = 170 DU/ 14.9 ACRES = 11.4 DU/AC
PHASE 1 LOT SUMMARY
MINIMUM LOTSIZE = 6,944 ± SF
MAXIMUM LOTSIZE = 7,593 ± SF
AVERAGE LOTSIZE = 6,993 ± SF

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

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:
9/22/2023

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

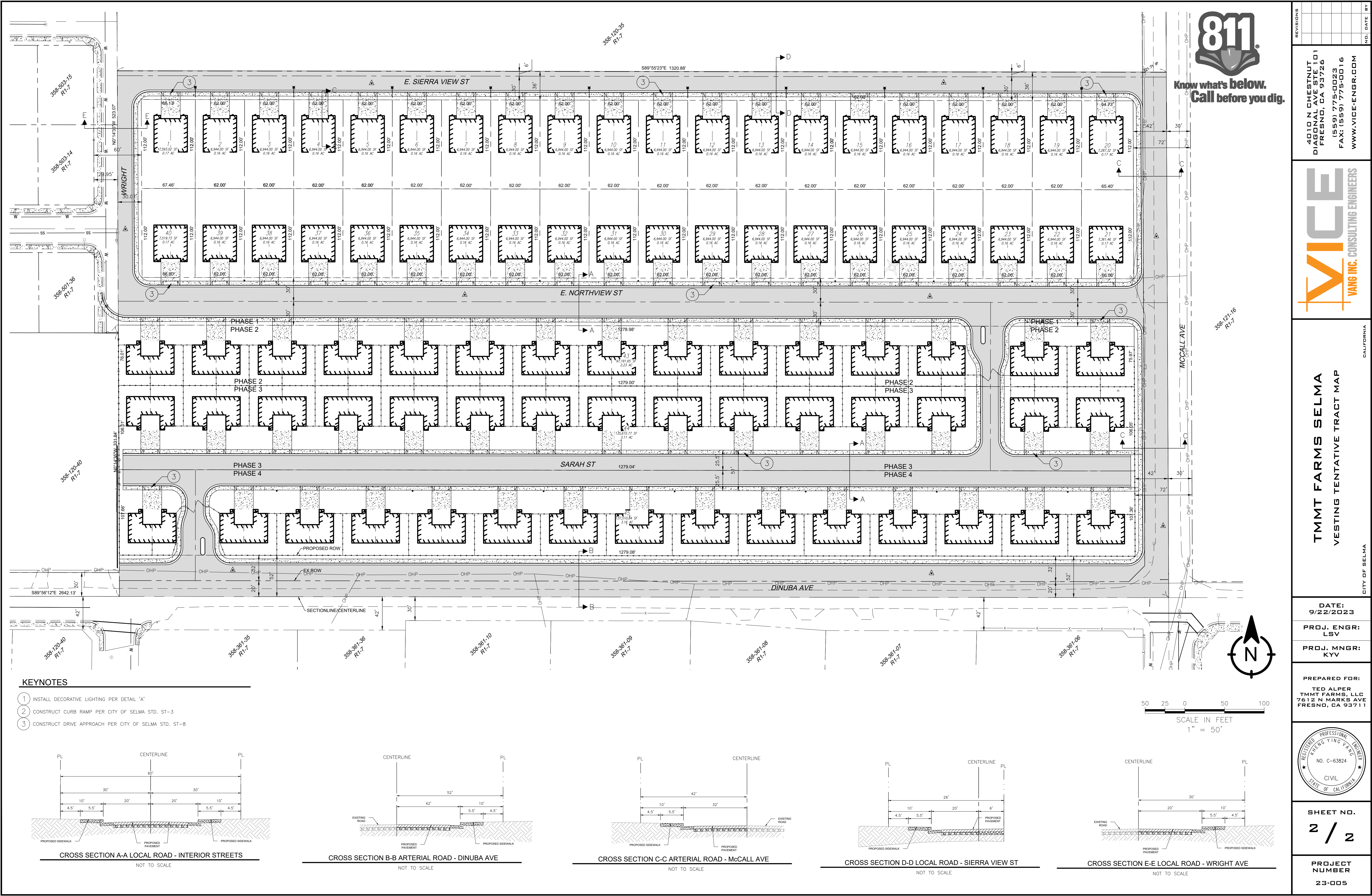
PREPARED FOR:
TED ALPER
TMMT FARMS, LLC
7612 N MARKS AVE
FRESNO, CA 93711



SHEET NO.

1 / 2

PROJECT
NUMBER
23-005



Know what's below.
Call before you dig.

REVISIONS	NO.	DATE	BY

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CALIFORNIA
TMMT FARMS SELMA
VESTING TENTATIVE TRACT MAP
CITY OF SELMA

DATE:
9/22/2023
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

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

