

# TENTATIVE TRACT MAP NO. 6347

A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA  
TOWNSHIP 20 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN,  
SURVEYED AND PLATTED IN OCTOBER 2020  
FOR  
COUNTRY ROADS,  
BY  
GATEWAY ENGINEERING, INC.

## LEGAL DESCRIPTION:

PARCEL A AS SHOWN IN LOT LINE ADJUSTMENT NO. 06-06 BEING DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 037 FILED IN BOOK 57 OF PARCEL MAPS, PAGES 16 AND 17, FRESNO COUNTY RECORDS, TOGETHER WITH PARCEL 1 AS SHOWN ON PARCEL MAP NO. 031 FILED IN BOOK 53 OF PARCEL MAPS, PAGES 30 AND 31, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION OF PARCEL 1 OF SAID PARCEL MAP NO. 031 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 658.00 FEET, THROUGH A CENTRAL ANGLE OF 39°20'27", HAVING A LENGTH OF 451.80 FEET TO A POINT OF REVERSE CURVATURE AND (2) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 742.00 FEET, THROUGH A CENTRAL ANGLE OF 05°57'31", HAVING A LENGTH OF 77.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 32°25'02" EAST 109.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 237.00 FEET, THROUGH A CENTRAL ANGLE OF 01°03'59", HAVING A LENGTH OF 6.62 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 78°28'12", HAVING A LENGTH OF 27.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 118.50 FEET, THROUGH A CENTRAL ANGLE OF 18°40'56", HAVING A LENGTH OF 38.64 FEET; THENCE SOUTH 89°23'41" EAST 356.27 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 031; THENCE ALONG SAID EASTERLY FINE SOUTH 00°36'19" WEST 296.50 FEET TO THE POINT OF BEGINNING.

PARCEL B AS SHOWN IN LOT LINE ADJUSTMENT NO. 06-06 BEING DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 031 FILED IN BOOK 53 OF PARCEL MAPS, PAGES 30 AND 31, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 658.00 FEET, THROUGH A CENTRAL ANGLE OF 39°20'27", HAVING A LENGTH OF 451.80 FEET TO A POINT OF REVERSE CURVATURE AND (2) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 742.00 FEET, THROUGH A CENTRAL ANGLE OF 05°57'31", HAVING A LENGTH OF 77.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 32°25'02" EAST 109.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 237.00 FEET, THROUGH A CENTRAL ANGLE OF 01°03'59", HAVING A LENGTH OF 6.62 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 78°28'12", HAVING A LENGTH OF 27.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 118.50 FEET, THROUGH A CENTRAL ANGLE OF 18°40'56", HAVING A LENGTH OF 38.64 FEET; THENCE SOUTH 89°23'41" EAST 356.27 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 031; THENCE ALONG SAID EASTERLY LINE SOUTH 00°36'19" WEST 296.50 FEET TO THE POINT OF BEGINNING.

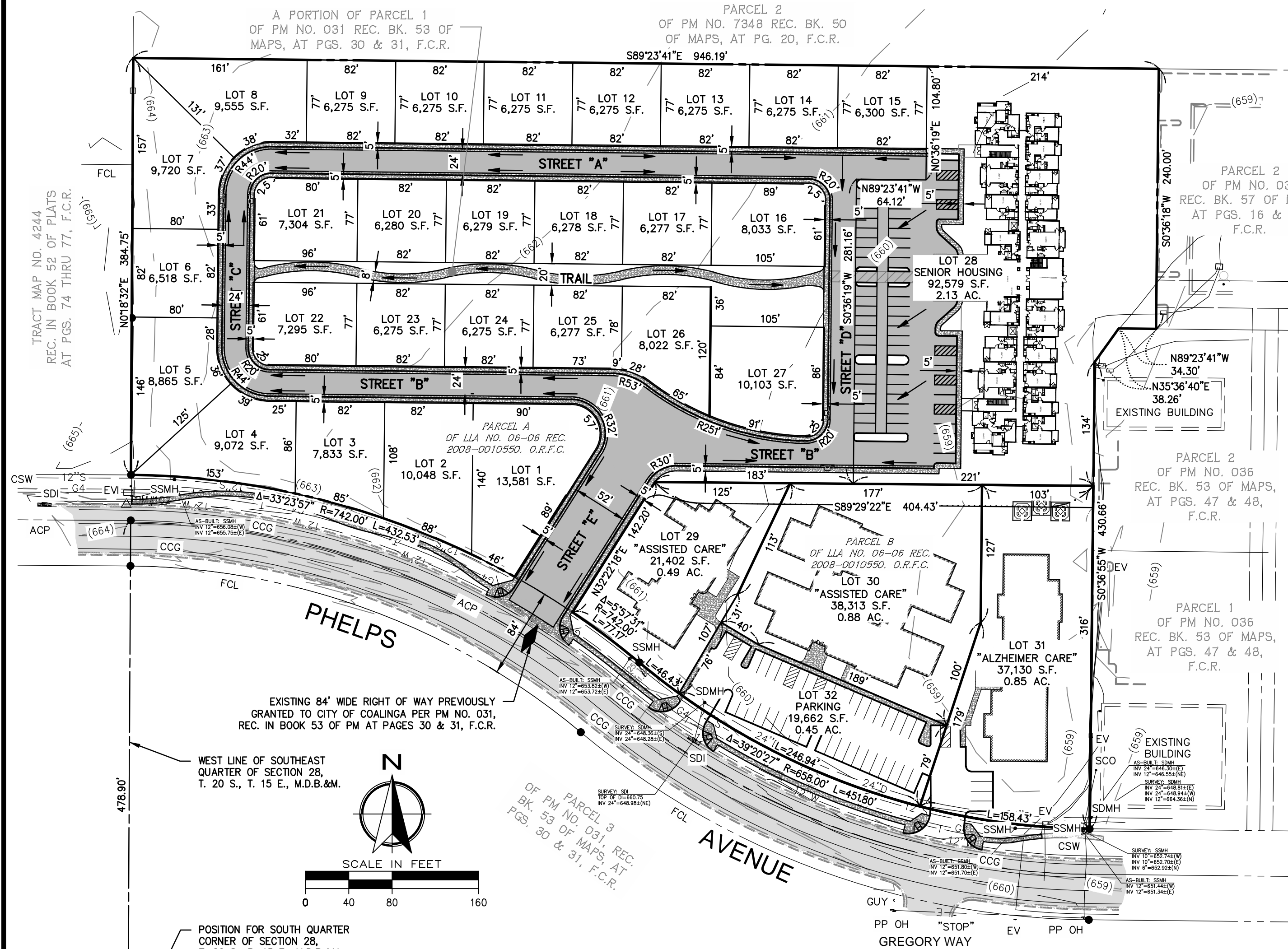
## PROJECT INFO:

RECORD OWNER:	TSR COALINGA, L.P. THOMAS MANZ 401 DEREK PLACE ROSEVILLE, CA 95678 PHONE: (____) ____-____
DEVELOPER/SUBDIVIDER:	GARRETT M. SHINGU COUNTRY ROADS SENIOR LIVING 1265 KENNETH STREET SEASIDE, CA 93955 PHONE: (831) 809-5114
ARCHITECT:	ETOW ARCHITECTS 400 CAMINO AGUAJITO, STE.#205 MONTEREY, CA 93940 PHONE: (831) 277-3433
CIVIL ENGINEER:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344
LAND SURVEYOR:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344

## ABBREVIATIONS LEGEND

ACP	AC PAVEMENT	OH	OVERHEAD TRANSMISSION LINES
CCG	CONCRETE CURB AND GUTTER	PP	POWER POLE
CSW	CONCRETE SIDEWALK	S	SEWER MAIN/LATERAL OR SOUTH
D	STORM DRAIN PIPE/LATERAL	SCO	SEWER CLEAN-OUT
E	EAST/ELECTRIC LINE U/G	SSMH	SANITARY SEWER MANHOLE
FCL	FENCE-CHAIN LINKED	SDMH	STORM DRAIN MANHOLE
EV	ELECTRICAL VAULT	SDI	STORM DRAIN INLET
F.C.R.	FRESNO COUNTY RECORDS	" ... "	INDICATES SIGN NAME IN QUOTES
GV	GAS VALVE		

**GATEWAY**  
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## LEGEND

●	MONUMENT FOUND AND ACCEPTED
■	PROPOSED A.C. PAVEMENT
■	PROPOSED CONCRETE
■	EXISTING A.C. PAVEMENT
■	EXISTING CONCRETE
—S—	EXISTING SANITARY SEWER LINE
—D—	EXISTING STORM DRAIN LINE
—W—	EXISTING WATER LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED PARCEL LINE
---	PROPOSED STORM DRAIN INLET
---	PROPOSED SURFACE FLOW DIRECTION

## SITE INFORMATION:

- SITE ADDRESS: NOT ASSIGNED (NWC OF PHELPS AVENUE & GREGORY WAY)
- APN: 070-060-072S, 070-060-96S AND 070-060-97S
- TOTAL SITE AREA:  
RESIDENTIAL LOTS:  
- PUD PORTION: GROSS - 281,929± SQ.FT., 6.47± ACRES  
- SENIOR HOUSING: GROSS - 92,579± SQ.FT., 2.18± ACRES  
COMMERCIAL LOTS:  
- ASSISTED CARE: GROSS - 21,402± SQ.FT., 0.49± ACRES  
- ASSISTED CARE: GROSS - 38,313± SQ.FT., 0.88± ACRES  
- ALZHEIMER'S CARE: GROSS - 37,130± SQ.FT., 0.85± ACRES  
- PARKING LOT: GROSS - 19,662± SQ.FT., 0.45± ACRES
- ZONE CLASSIFICATION: PF (PUBLIC FACILITIES); CURRENTLY VACANT LAND
- GENERAL PLAN: PUBLIC FACILITIES
- FEMA INFO: SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA MAP NUMBER 06019C3213H, DATED FEBRUARY 18, 2009 AND MAP NUMBER 06019C3214H, DATED FEBRUARY 18, 2009.

