

Exhibit E

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PROJECT DESCRIPTION

EAST GARRISON SPECIFIC PLAN IS A 244.9 ACRE RESIDENTIAL AND MIXED-USE PROJECT. PHASE 4 IS A 20.25 ACRE PORTION OF THE EAST GARRISON PROJECT AND INCLUDES 2.85 ACRES OF OPEN SPACE, 7.29 ACRES OF RESIDENTIAL USES (RESIDENTIAL MEDIUM AND HIGH 2), 4.26 ACRES OF LIVE/WORK USE, 2.50 ACRES OF TOWN CENTER USE, AND 3.35 ACRES OF STREET AND LANE RIGHT-OF-WAY

PARCEL SUMMARY

FOR SPECIFIC DENSITIES FOR EACH LAND USE TYPE AND DETAILS ON THE PHASING OF THE PROJECT (INCLUDING UNIT TYPES, NUMBERS, ETC.) REFERENCE THE SPECIFIC PLAN PREPARED BY URBAN DESIGN ASSOCIATES.

SINGLE FAMILY LOT SUMMARY

TYPE	LOTS	QUANTITY
RESIDENTIAL MEDIUM (30'x70')	LOTS 1135-1151, 1231-1274	61
RESIDENTIAL HIGH 2 (30'x55')	LOTS 1152-1230	79
TOTAL SINGLE FAMILY LOTS		140

PARCEL SUMMARY

USE	PARCEL	ACREAGE
RESIDENTIAL MEDIUM & RESIDENTIAL HIGH 2	LOTS 1135-1274	7.29
LIVE/WORK	LOTS 1016-1134	4.26
TOWN CENTER	PARCELS T4.1-4.2	2.50
OPEN SPACE	PARCELS S4.1-4.15	2.85
STREET RIGHT-OF-WAY	PARCEL S4.1	0.64
LANE RIGHT-OF-WAY	PARCELS A4.1-4.11	2.71
TOTAL TENTATIVE MAP ACREAGE		20.25

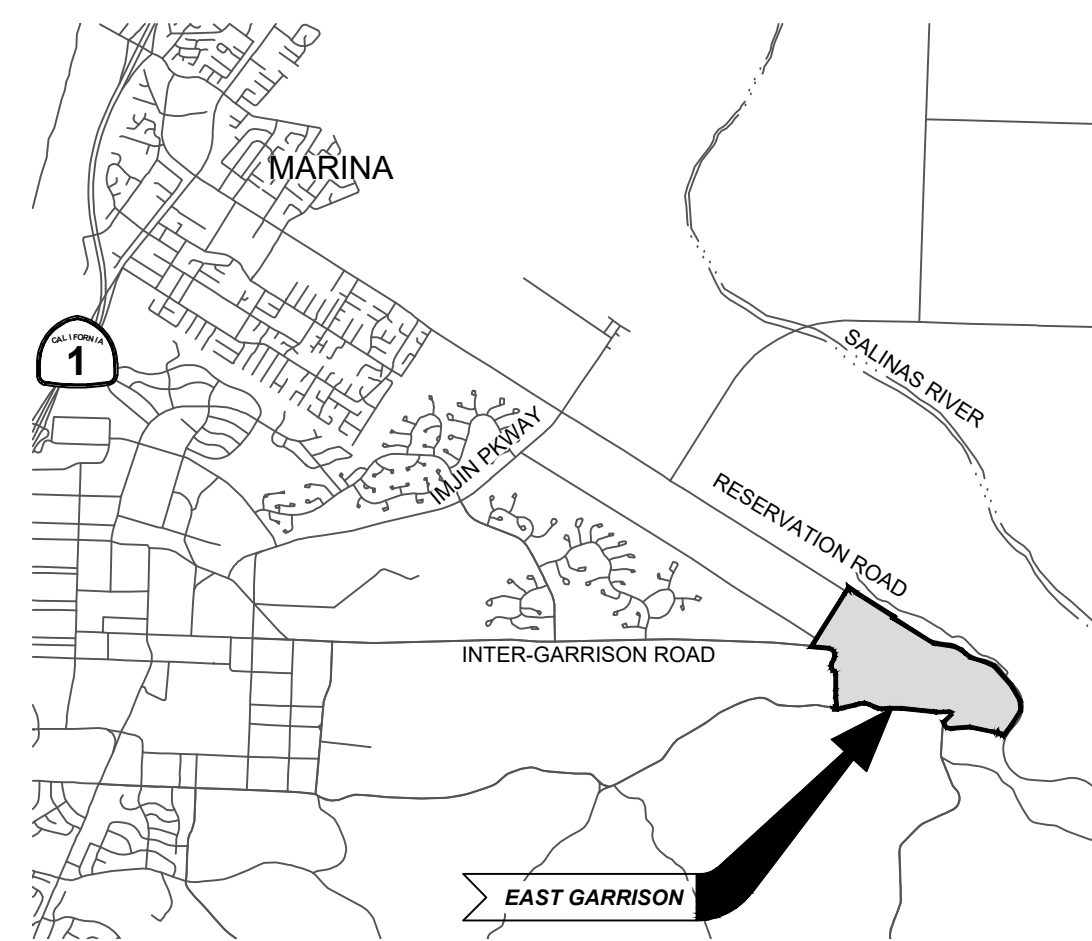
LEGEND

	PROPOSED	EXISTING
LOT NUMBER	355	225
GROUND CONTOUR	100	100
SUBJECT PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
EASEMENT LINE	---	---
CENTER LINE	---	---
LOT LINE	---	---
SPOT GRADE	+ 144.1	+ 928.30
DIRECTION/SLOPE OF FLOW	0.5%	(0.5% ±)
TREE	● 12" OAK	● 12" OAK
STORM DRAIN MAIN	SD	SD
STORM DRAIN MANHOLE	SM	SM
CATCH BASIN	CB	CB
DRAIN INLET	DI	DI
SANITARY SEWER MAIN	8" SS	8" SS
SANITARY SEWER MANHOLE	SM	SM
WATER MAIN (ZONE A)	8" W	8" W
WATER MAIN (ZONE B)	8" W	8" W
WATER MAIN TO BE REMOVED	8" W	8" W
RECYCLED WATER MAIN	8" RW	8" RW
PRESSURE REDUCING VALVE	PRV	PRV
UTILITY CONNECTION POINT	UCP	UCP
PAD ELEVATION	P-XXX.XX	P-XXX.XX

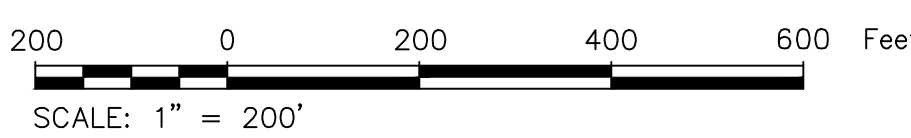
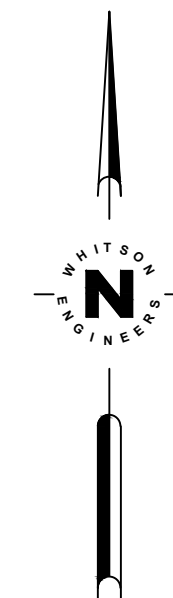
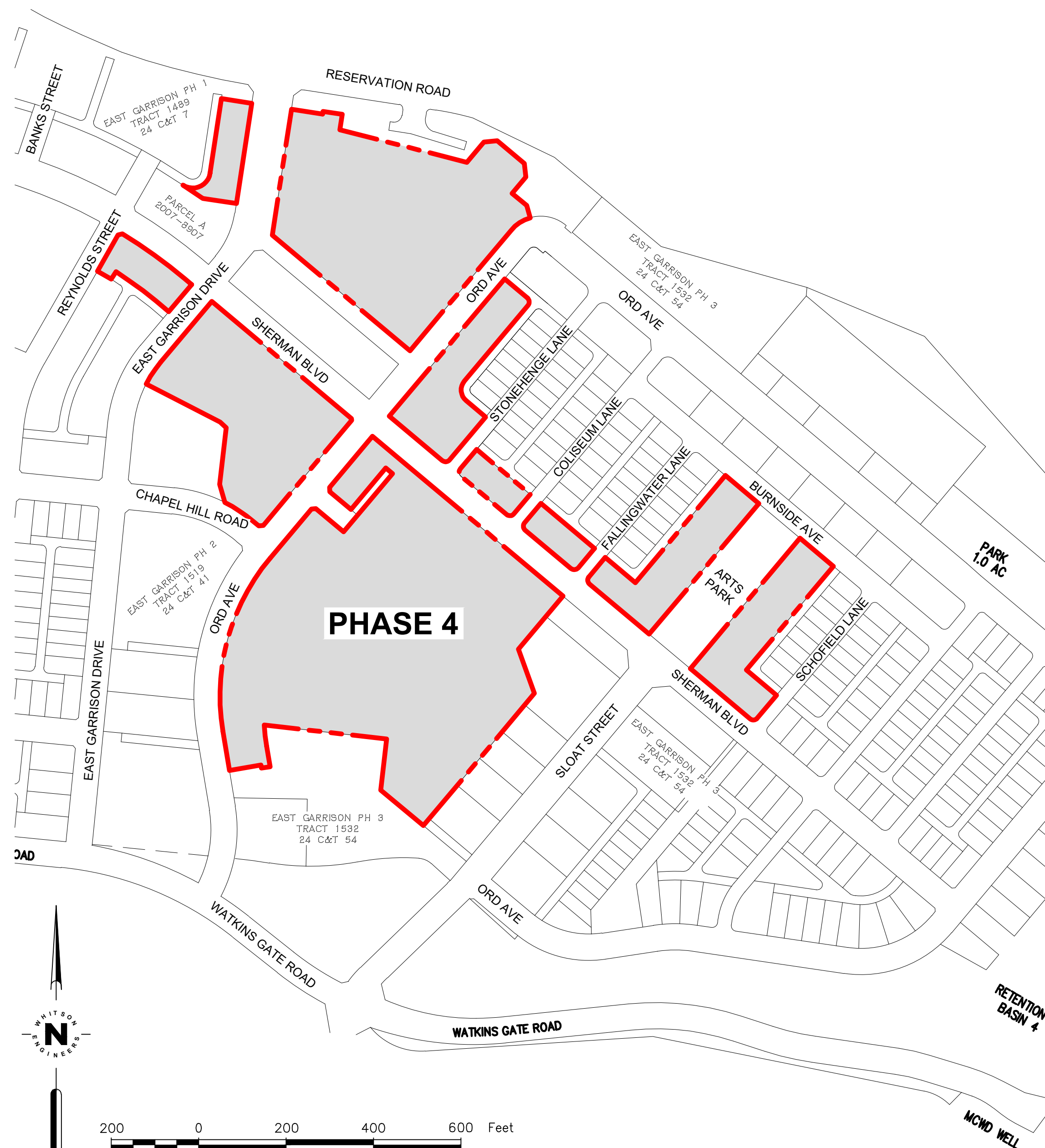
ABBREVIATIONS

±	PLUS OR MINUS; APPROX	LF	LINEAR FEET
⊙	AT	LP	LOW POINT
APPROX	APPROXIMATE	LT	LEFT
AC	ASPHALTIC CONCRETE	MATCH	MATCH EXISTING GRADE
BC	BEGIN CURVE	MAX	MAXIMUM
BVC	BEGIN VERTICAL CURVE	MH	MANHOLE
C&G	CURB AND GUTTER	MIN	MINIMUM
CGSW	CURB, GUTTER AND SIDEWALK	O.C.	ON CENTER
CL	CENTERLINE	OG	ORIGINAL GROUND
CO	CLEANOUT	PC	POINT OF CURVATURE
CONC	CONCRETE	P.O.C.	POINT OF CONNECTION
CONST	CONSTRUCT	PRC	POINT OF REVERSE CURVATURE
CONT	CONTINUOUS	PRV	PRESSURE REDUCING VALVE
DI	DRAIN INLET	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	R	RADIUS
DS	DOWNSPOUT	R.C.	RELATIVE COMPACTION
EC	END CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RT	RIGHT
ELEV	ELEVATION	RW	RECYCLED WATER
EQ.	EQUAL	RWL	RAIN WATER LEADER
ETW	EDGE OF TRAVELED WAY	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
E.W.	EACH WAY	STA	STATION
EX	EXISTING	SW	SIDEWALK
FC	FACE OF CURB	TBM	TEMPORARY BENCH MARK
FF	FINISHED FLOOR	TRC	TOP OF ROLLED CURB
FG	FINISHED GRADE	TYP	TYPICAL
FL	FLOWLINE	UG	UNDERGROUND
FS	FINISHED SURFACE	UNKN	UNKNOWN
GB	GRADE BREAK	VAR	VARIES
HP	HIGH POINT	VERT.	VERTICAL
HORIZ.	HORIZONTAL	W	WATER
INV	INVERT	WM	WATER METER
		WV	WATER VALVE

VESTING TENTATIVE MAP FOR EAST GARRISON - PHASE 4 MONTEREY COUNTY, CALIFORNIA



VICINITY MAP NOT TO SCALE



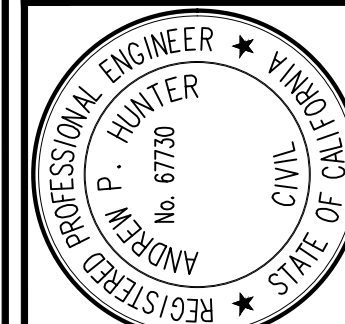
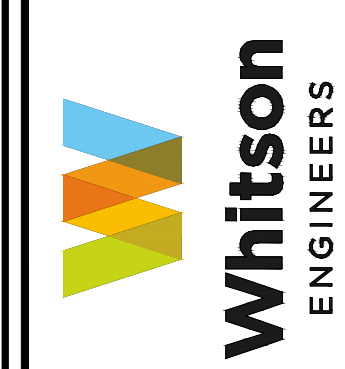
GENERAL NOTES

- OWNER/SUBDIVIDER: CENTURY COMMUNITIES 6700 KOLL CENTER PARKWAY, SUITE 210 PLEASANTON, CA 94566
- CIVIL ENGINEER: WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940 (831) 649-5225
- GEOTECHNICAL ENGINEER: QUANTUM GEOTECHNICAL, INC 6288 SAN IGNACIO AVE, SUITE D SAN JOSE, CA 95119
- UTILITY CONSULTANT: GIACALONE DESIGN SERVICES, INC. 5620 STONERIDGE MALL ROAD, #345 PLEASANTON, CA 94588
- LANDSCAPE ARCHITECT: BFS LANDSCAPE ARCHITECTS 425 PACIFIC STREET #201 MONTEREY, CA 93940
- ASSESSOR'S PARCEL NUMBERS: 031-164-028-076, 116-121, 123, 126, 128 031-169-036, 053, 054 031-301-014, 015 031-302-057-059
- SITE AREA: 20.25 ACRES
- GENERAL PLAN DESIGNATION: PLANNED DEVELOPMENT MIXED USE DISTRICT
- CURRENT LAND USE: VACANT
- CURRENT ZONING: SP-D
- PROPOSED LAND USE: EAST GARRISON RESIDENTIAL MEDIUM, RESIDENTIAL HIGH 2, LIVE/WORK, TOWN CENTER, OPEN SPACE, STREETS, AND LANES
- UTILITIES:
 - SANITARY SEWER/POTABLE WATER/ RECYCLED WATER: MARINA COAST WATER DISTRICT 920 2ND AVE, SUITE A MARINA, CA 93933
 - STORM DRAIN: COMMUNITY FACILITIES DISTRICT
 - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
 - TELEPHONE: AT&T
 - CABLE COMPANY: COMCAST
 - FIRE: MONTEREY COUNTY REGIONAL FIRE DISTRICT
- THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN.
- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE DESIGN LEVEL GEOLOGIC & GEOTECHNICAL ASSESSMENT AND UPDATE FOR EAST GARRISON PHASE 3, PREPARED BY QUANTUM GEOTECHNICAL, INC DATED NOVEMBER 28, 2016.
- UTILITY LOCATIONS, STREET GRADES, AND LOT DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
- FINAL MAPS MAY BE FILED IN MULTIPLE PHASES.
- APPROVAL OF THIS TENTATIVE MAP ALLOWS FOR FURTHER SUBDIVISION INTO CONDOMINIUM UNITS AS PROVIDED IN SECTION 66424 AND 66427 OF THE SUBDIVISION MAP ACT. THIS TENTATIVE MAP INCLUDES THE SUBDIVISION OF THE TOWN CENTER PARCEL T4.1 FOR THE PURPOSE OF CREATING ONE RESIDENTIAL CONDOMINIUM UNIT AND 4 COMMERCIAL CONDOMINIUM UNITS AS SHOWN ON SHEET L-2.
- ALL EXISTING EASEMENTS SHOWN WITHIN THE SUBDIVISION ARE TO BE QUITCLAIMED UNLESS OTHERWISE NOTED. NEW EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE AGENCIES. PEDESTRIAN ACCESS AND EMERGENCY ACCESS EASEMENTS WILL BE REQUIRED WITHIN PUBLIC AND PRIVATE RIGHT-OF-WAYS.
- TOPOGRAPHY SHOWN IS BASED ON A NOVEMBER 9, 2016 AERIAL TOPOGRAPHIC SURVEY, SUPPLEMENTED WITH TOPOGRAPHIC FIELD SURVEYS PERFORMED SEPTEMBER 2019.
- FINAL ENGINEERING DESIGN MAY REQUIRE CHANGES TO THE LOCATION OF INFRASTRUCTURE AND DRAINAGE FACILITIES.
- ALL SIZES, AREAS, VOLUMES, LENGTHS AND DISTANCES CONTAINED HEREIN ARE ONLY APPROXIMATE AND ARE NOT INTENDED, NOR SHOULD THEY BE ACCEPTED AS EXACT MEASUREMENTS

SHEET INDEX

SHEET	DESCRIPTION
C-1	TITLE SHEET
C-2	STREET SECTIONS
C-3	EXISTING LOTS
C-4	BOUNDARY MAP
L-1 - L-4	LOTS & PARCELS
GR-1 - GR-2	GRADING AND DRAINAGE
U-1	WATER & RECYCLED WATER PLAN
U-2	SANITARY SEWER PLAN

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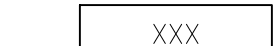

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8/17/2023	COUNTY RESUBMITTAL

MONTEREY COUNTY, CALIFORNIA

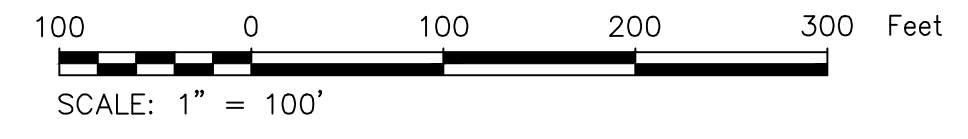
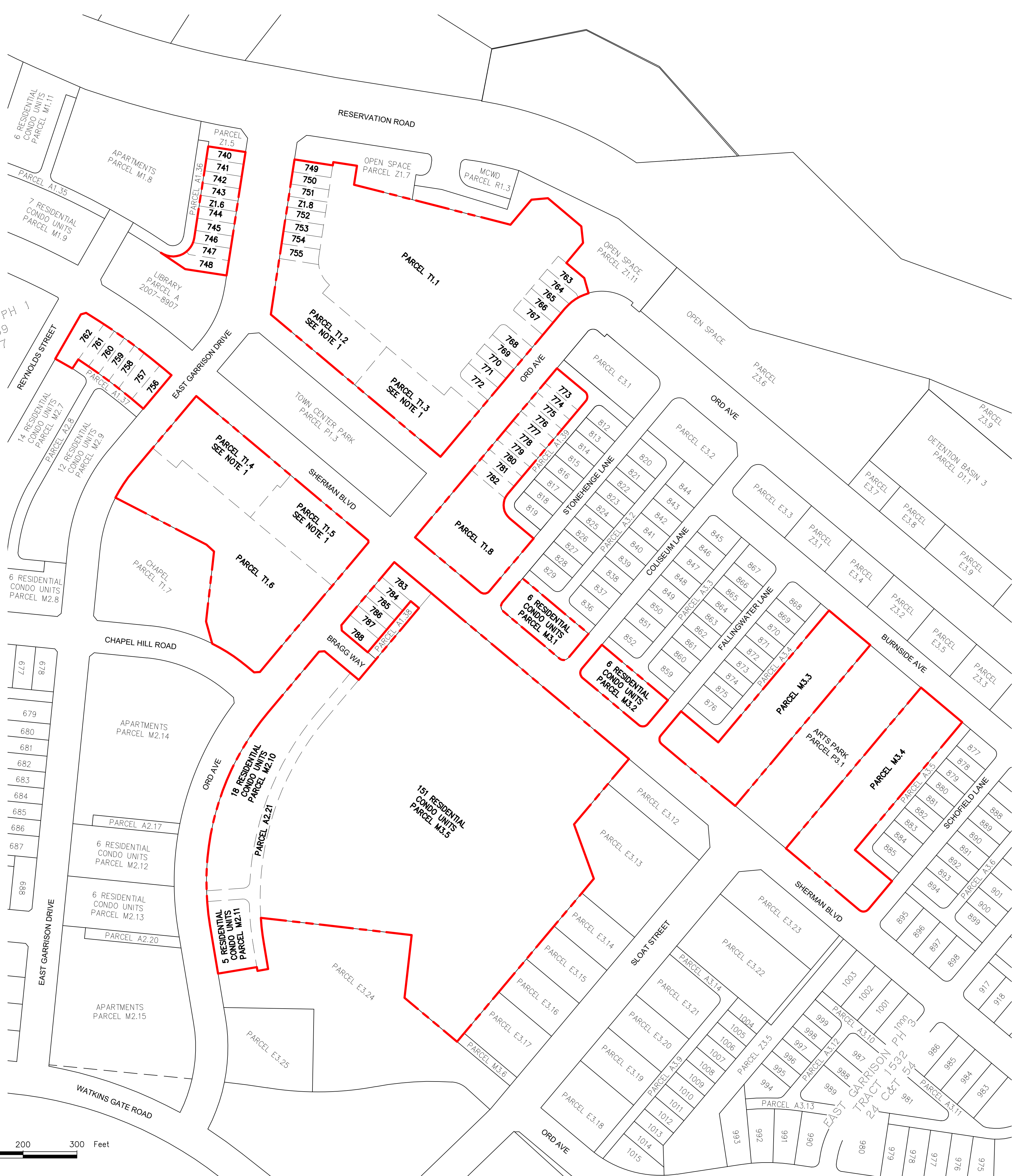
VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4
TITLE SHEET

SCALE: 1" = 200'
DRAWN: IPB
JOB No.: 2615.44
SHEET C-1 OF 12

NOT FOR CONSTRUCTION

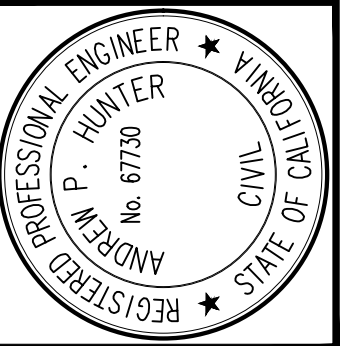
- LEGEND**
-  TENTATIVE MAP BOUNDARY
 -  EXISTING LOT LINE TO REMAIN
 -  EXISTING LOT LINE TO BE RESUBDIVIDED

- NOTES:**
1. UP TO 40 RESIDENTIAL CONDOMINIUM UNITS ARE INCLUDED BETWEEN PARCELS T1.2, T1.3, T1.4 AND T1.5 PER THE EAST GARRISON PHASE 1 TRACT 1489 FINAL MAP
 2. THE NEW PHASE 4 SUBDIVISION INCLUDES THE ABANDONMENT OF EXISTING PUBLIC UTILITY EASEMENTS WITHIN THE SUBDIVISION BOUNDARY AND THE DEDICATION OF NEW EASEMENTS TO SUPPORT THE PROPOSED IMPROVEMENTS



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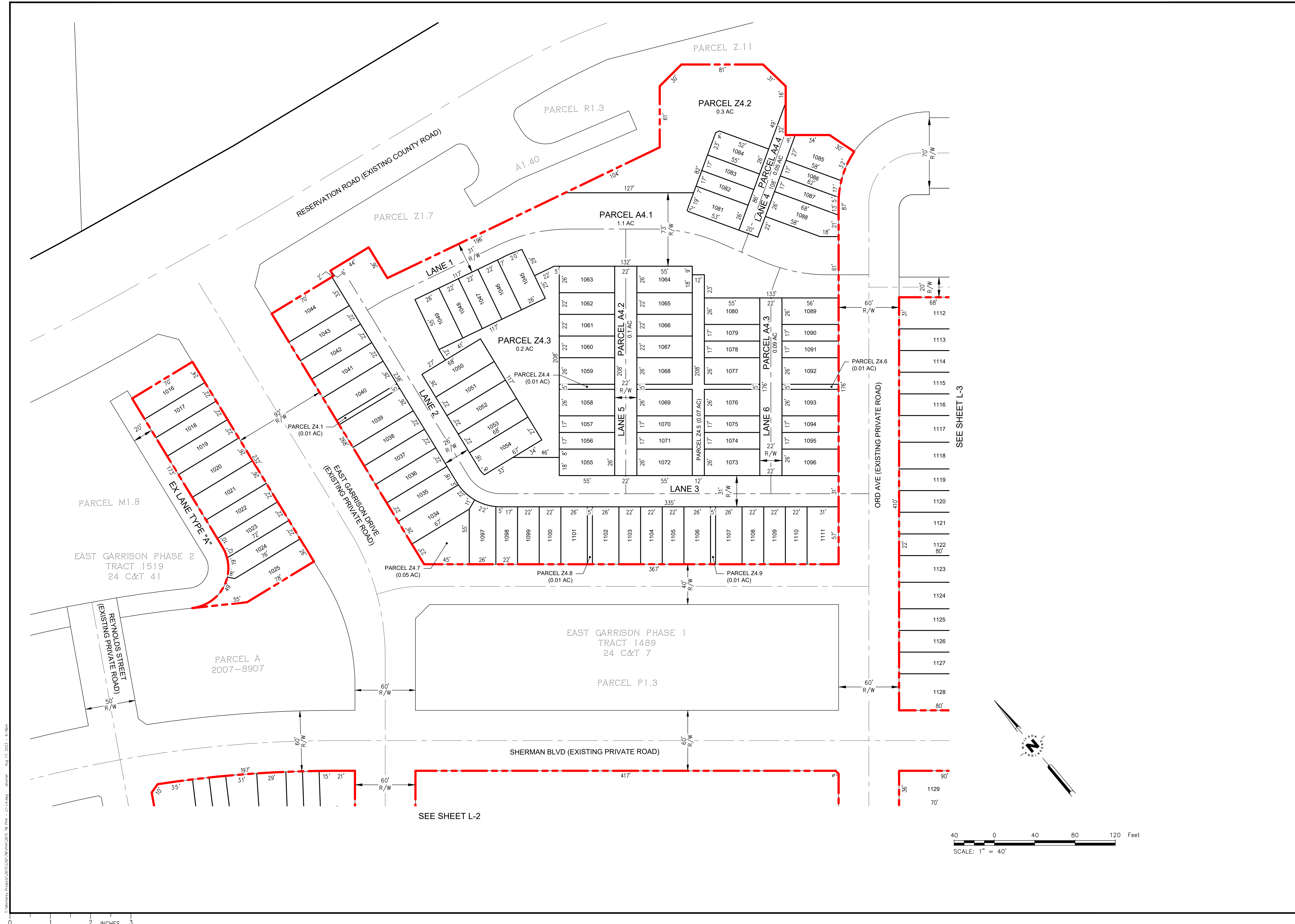
SUBMITTAL / REVISION	
1	6/30/2023 ML COUNTY SUBMITTAL
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**VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4**

EXISTING LOTS
SCALE: 1" = 100'
DRAWN: IB
JOB No.: 2615.44
SHEET
C-3
OF 12

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VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4

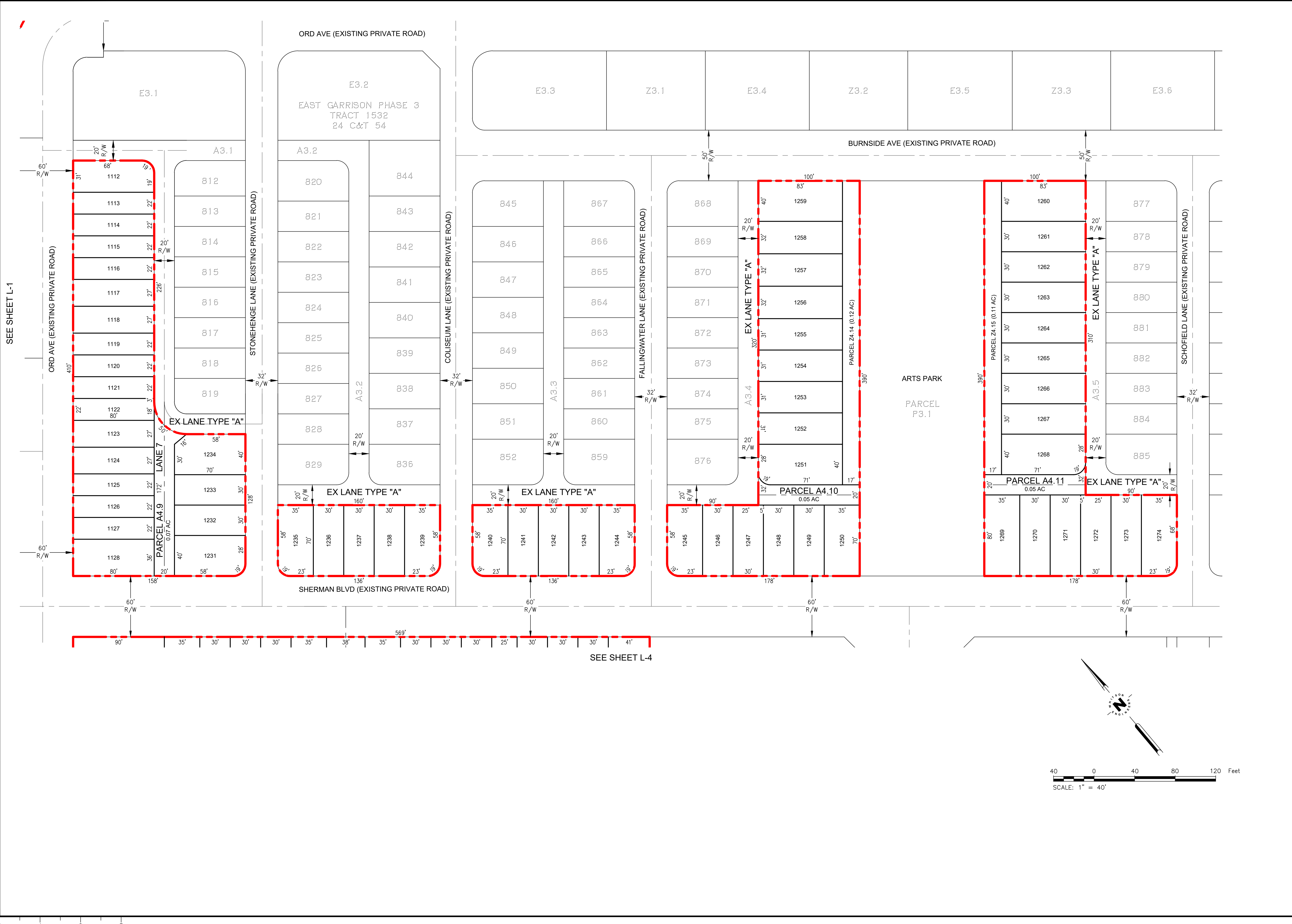
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LOTS AND PARCELS - NORTHWEST

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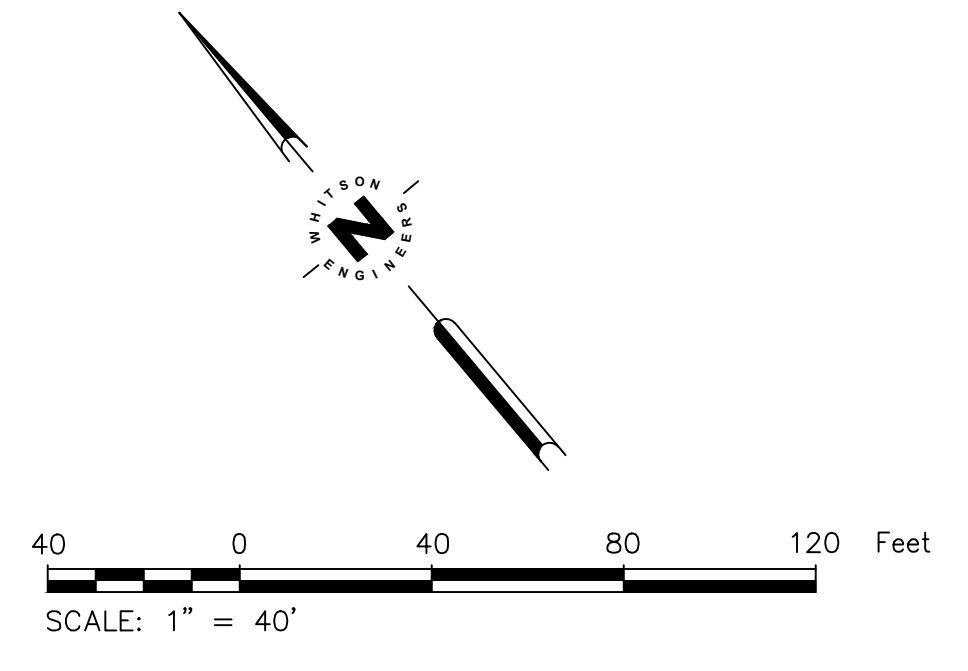
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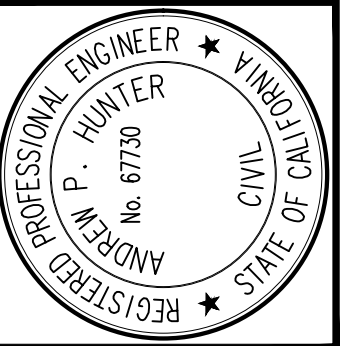
SEE SHEET L-1

SEE SHEET L-4



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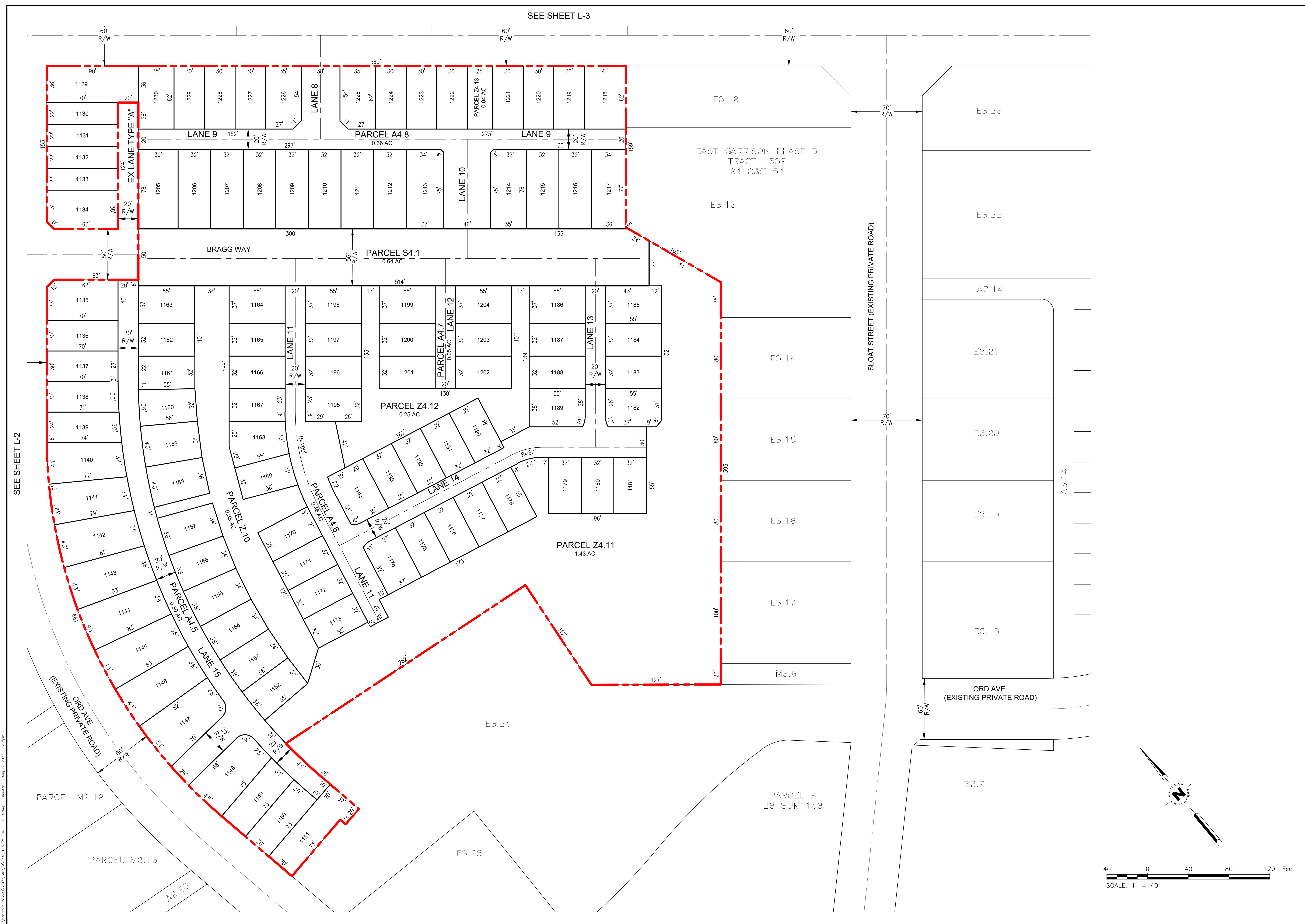
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**VESTING TENTATIVE MAP
 EAST GARRISON - PHASE 4
 LOTS AND PARCELS - NORTHEAST**

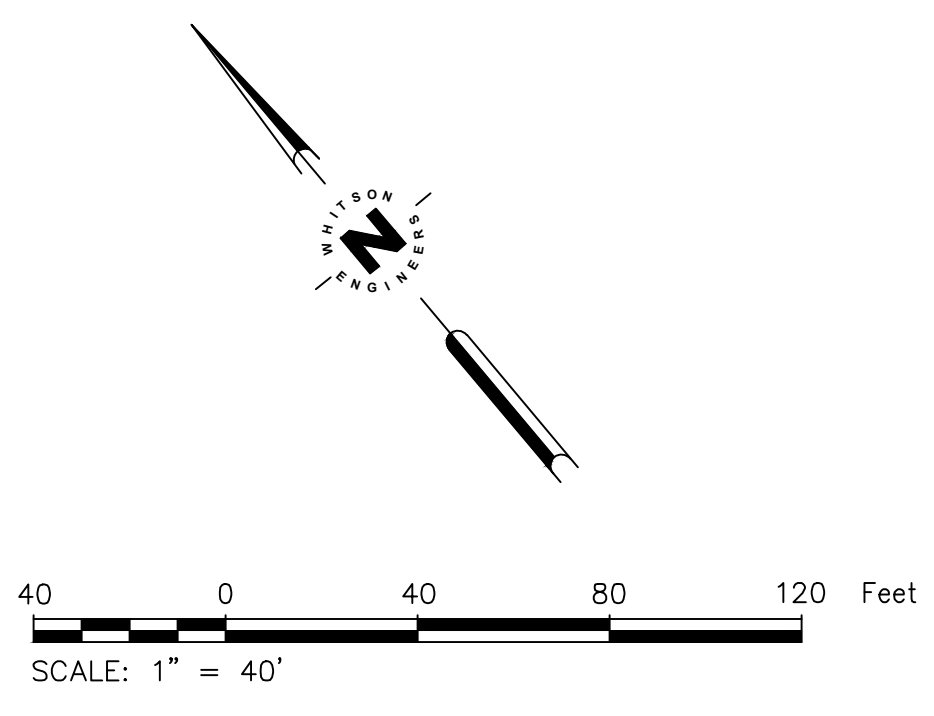
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L-3
 OF 12

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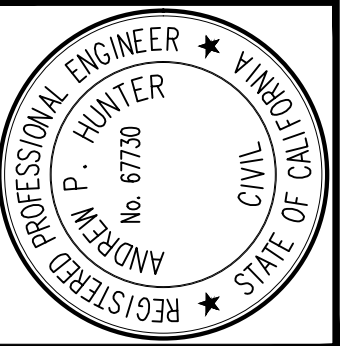
SEE SHEET L-3



SEE SHEET L-2



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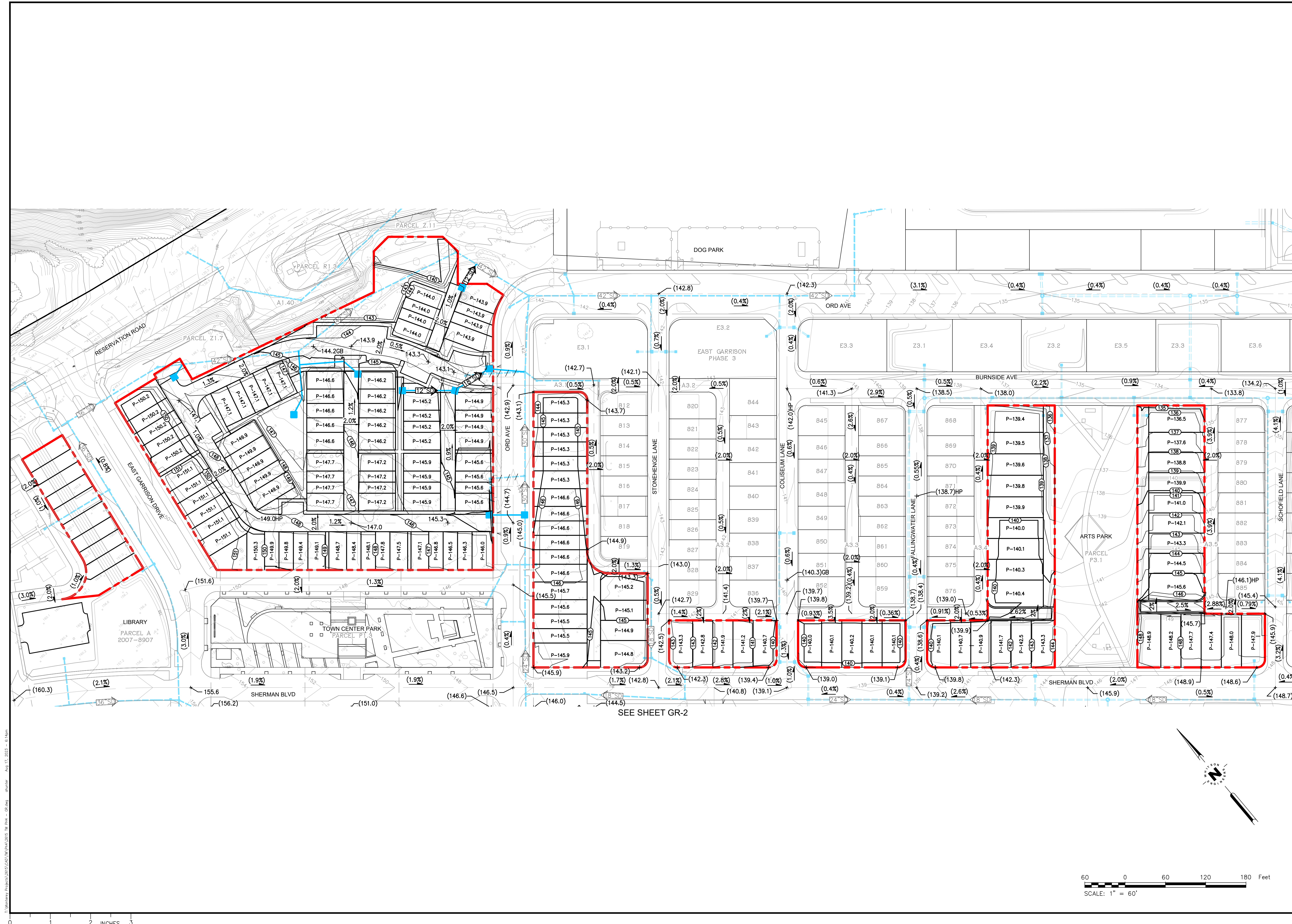
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**VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4
LOTS AND PARCELS - SOUTHEAST**

SCALE:	1" = 40'
DRAWN:	IB
JOB No.:	2615.44

SHEET
L-4
OF 12

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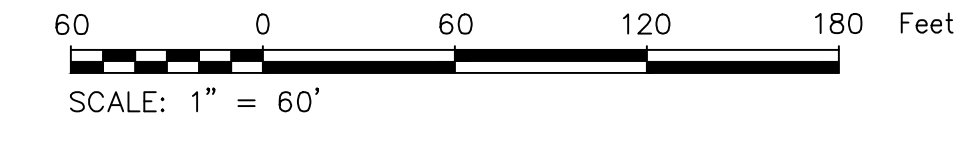
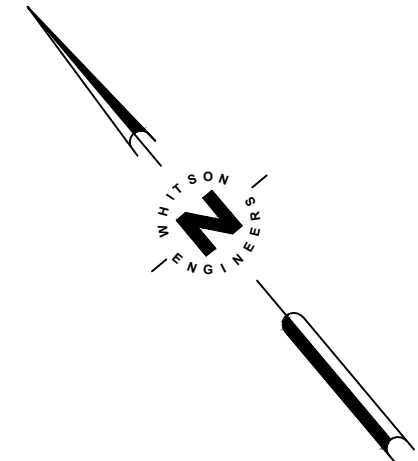


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NO.	DATE	DESCRIPTION
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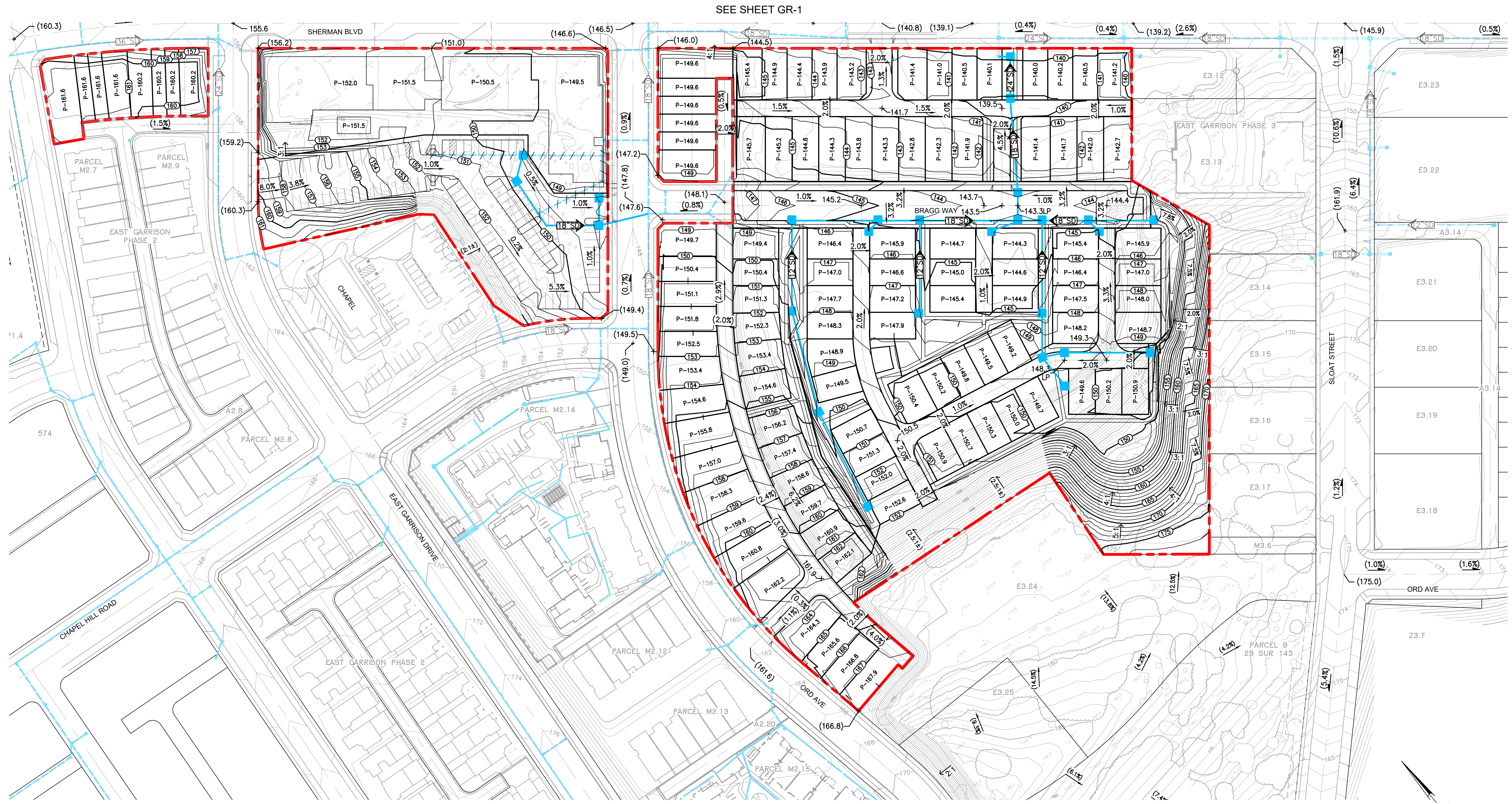
VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4
 GRADING & DRAINAGE - NORTH



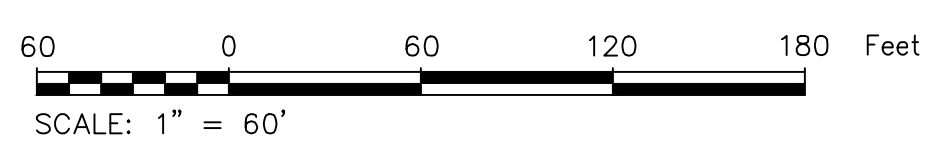
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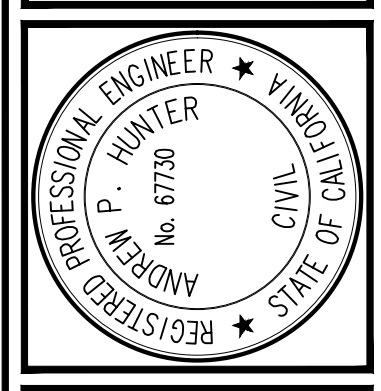
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SEE SHEET GR-1



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VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4
GRADING & DRAINAGE - SOUTH

SCALE: 1" = 60'
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GR-2
 OF 12

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