

# 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

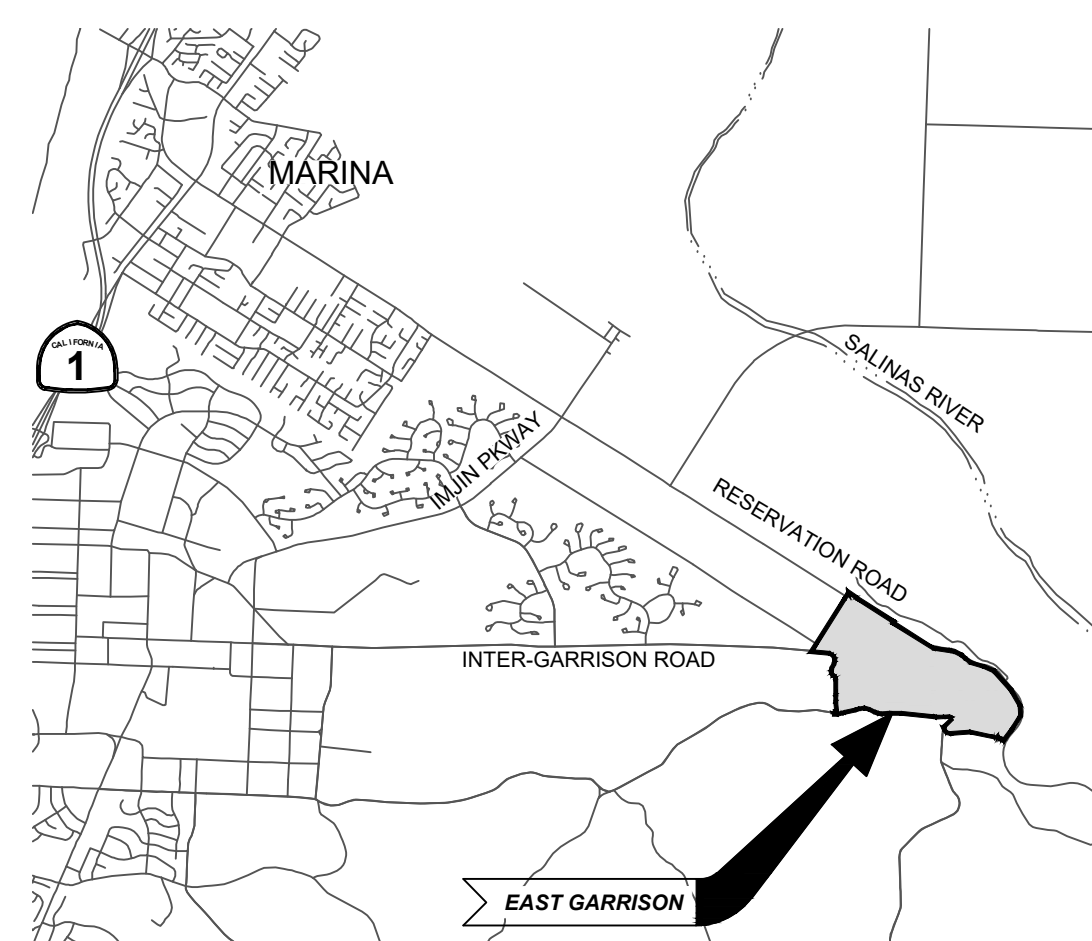
**LEGEND**

	PROPOSED	EXISTING
LOT NUMBER	355	225
GROUND CONTOUR	— 355 —	— 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	●	●
CATCH BASIN	■	■
DRAIN INLET	■	■
SANITARY SEWER MAIN	— SS —	— SS —
SANITARY SEWER MANHOLE	●	●
WATER MAIN (ZONE A)	— W —	— W —
WATER MAIN (ZONE B)	— W —	— W —
WATER MAIN TO BE REMOVED	— W —	— W —
RECYCLED WATER MAIN	— RW —	— RW —
PRESSURE REDUCING VALVE	⊗	⊗
UTILITY CONNECTION POINT	⊙	⊙
PAD ELEVATION	P-XXX.XX	

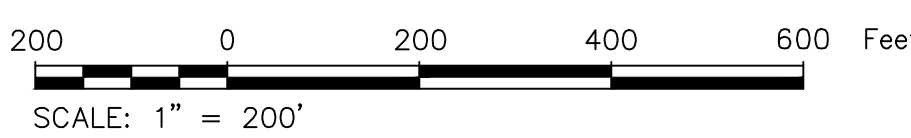
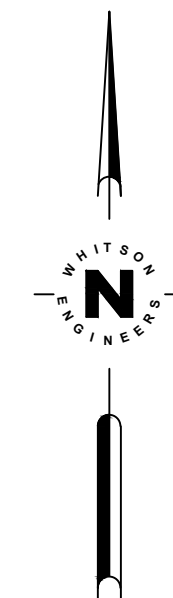
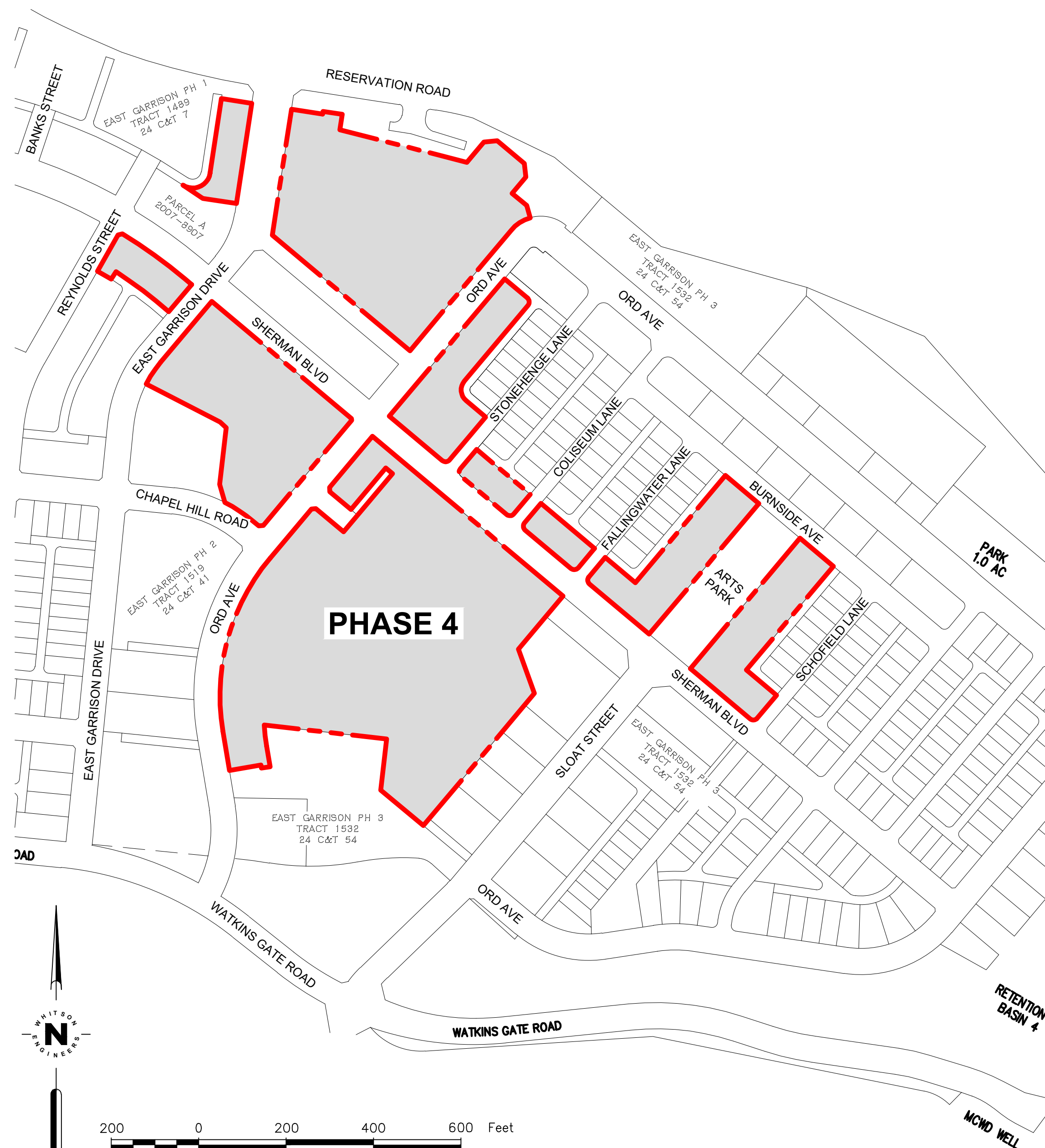
**ABBREVIATIONS**

±	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



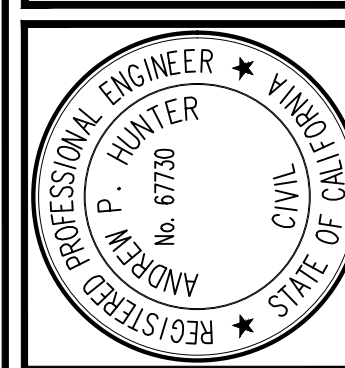
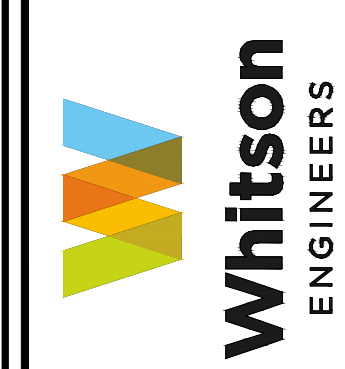
**GENERAL NOTES**

- 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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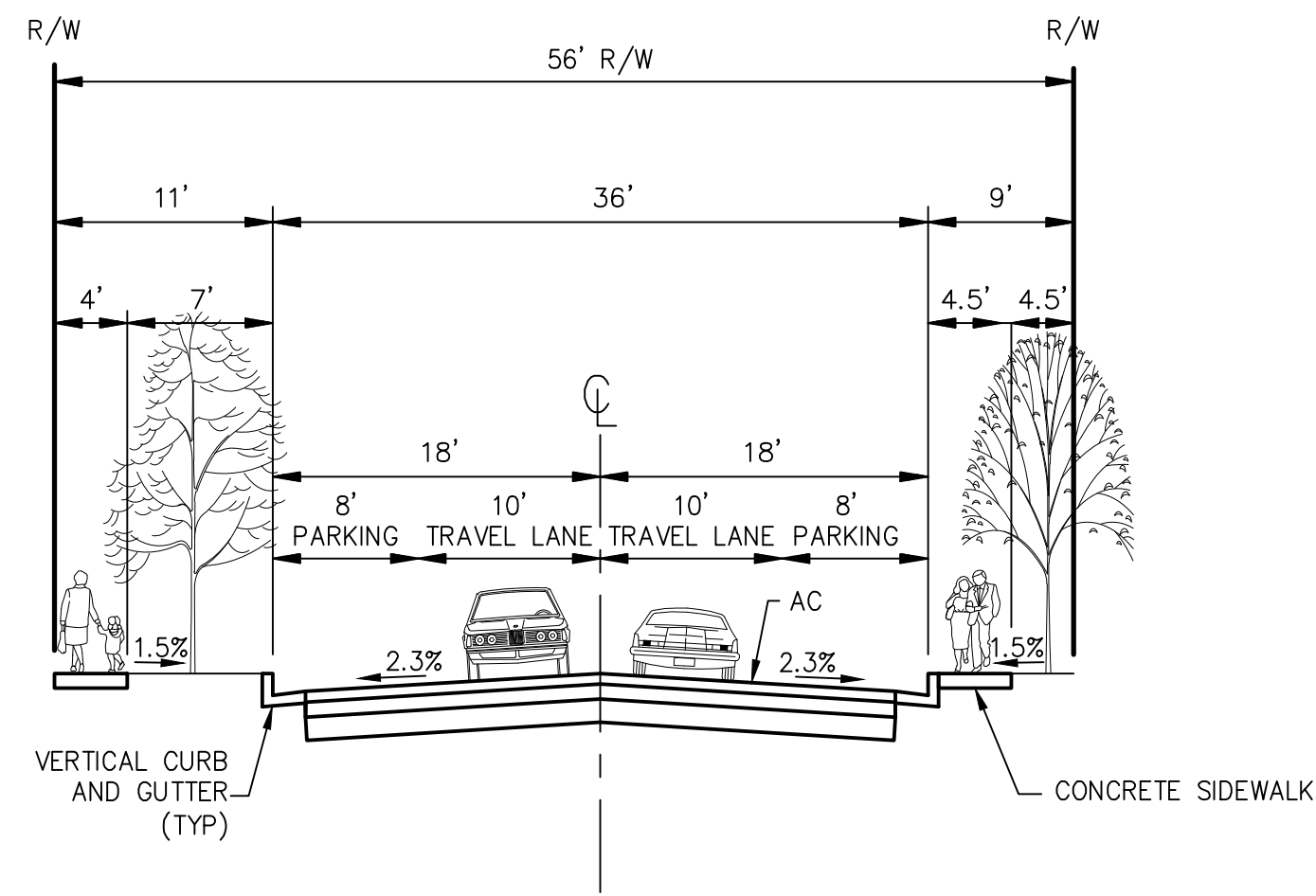
DATE	DESCRIPTION
6/30/2023	COUNTY SUBMITTAL
8/17/2023	COUNTY RESUBMITTAL

MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP  
EAST GARRISON - PHASE 4  
TITLE SHEET

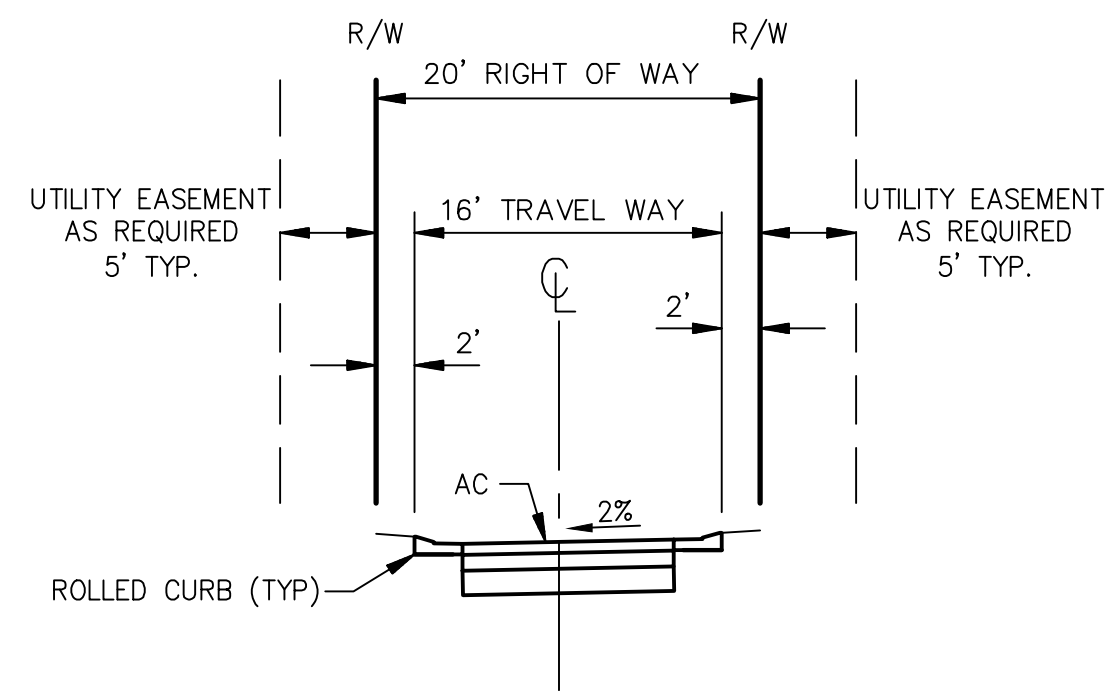
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DRAWN: IPB  
JOB No.: 2615.44  
SHEET  
**C-1**  
OF 12

NOT FOR CONSTRUCTION



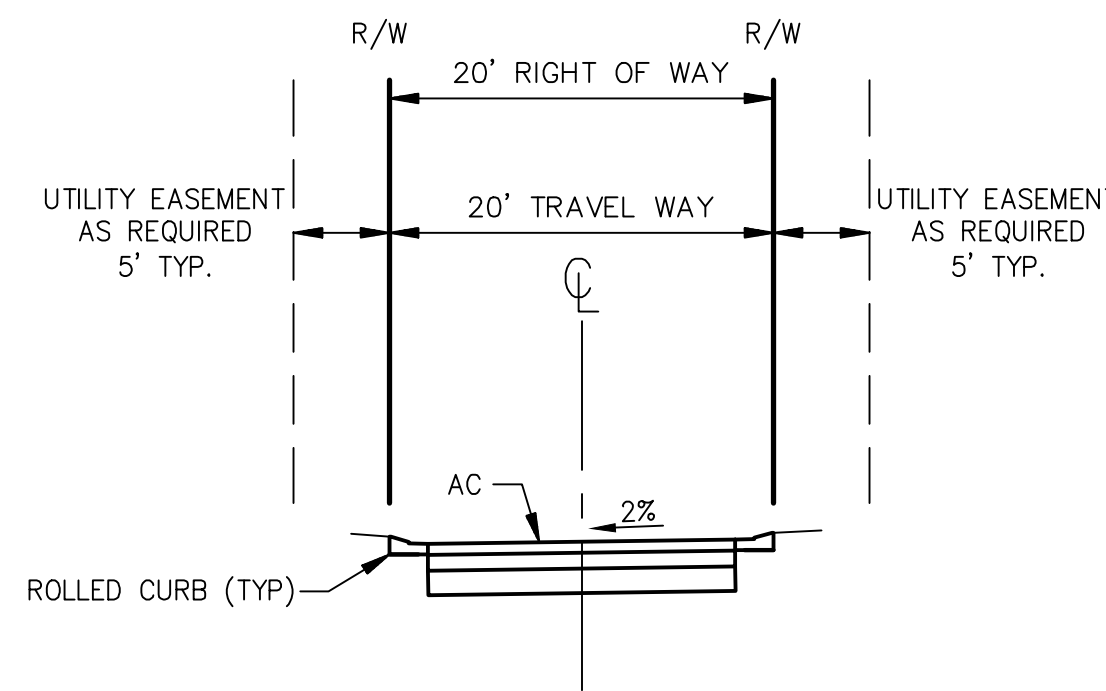
**NEIGHBORHOOD STREET**  
**(56' R/W)**  
NOT TO SCALE

STREETS: BRAGG WAY



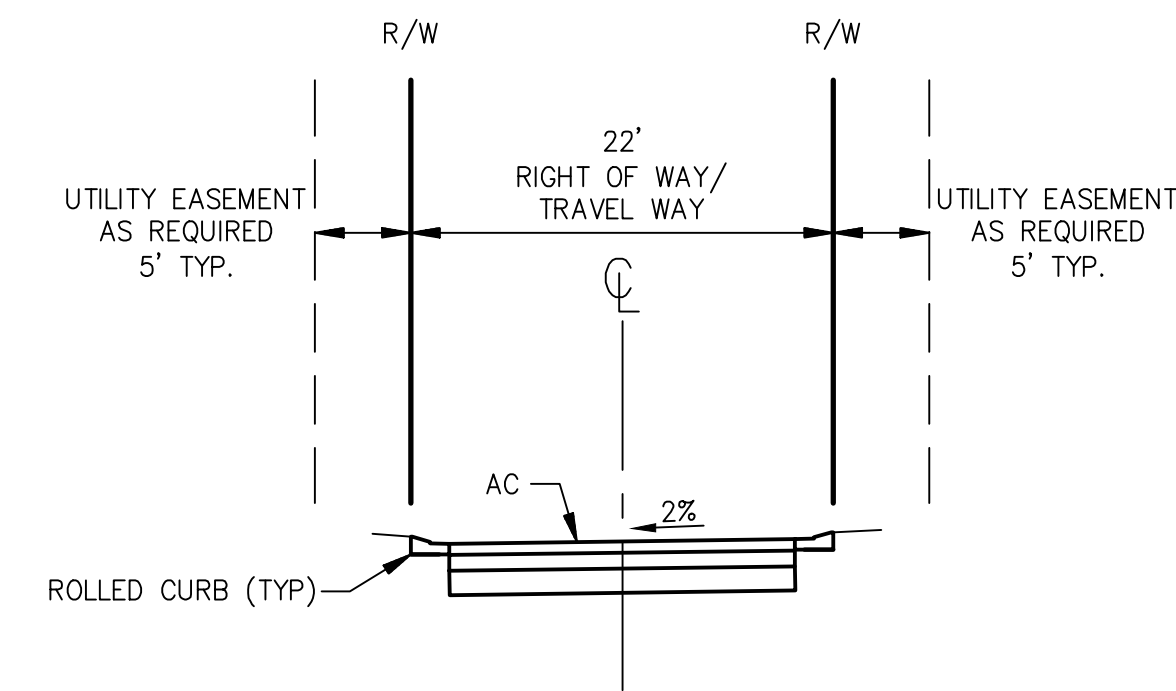
**LANE**  
**TYPE A (20' R/W)**  
NOT TO SCALE

LANES: PARCEL A4.10, A4.11



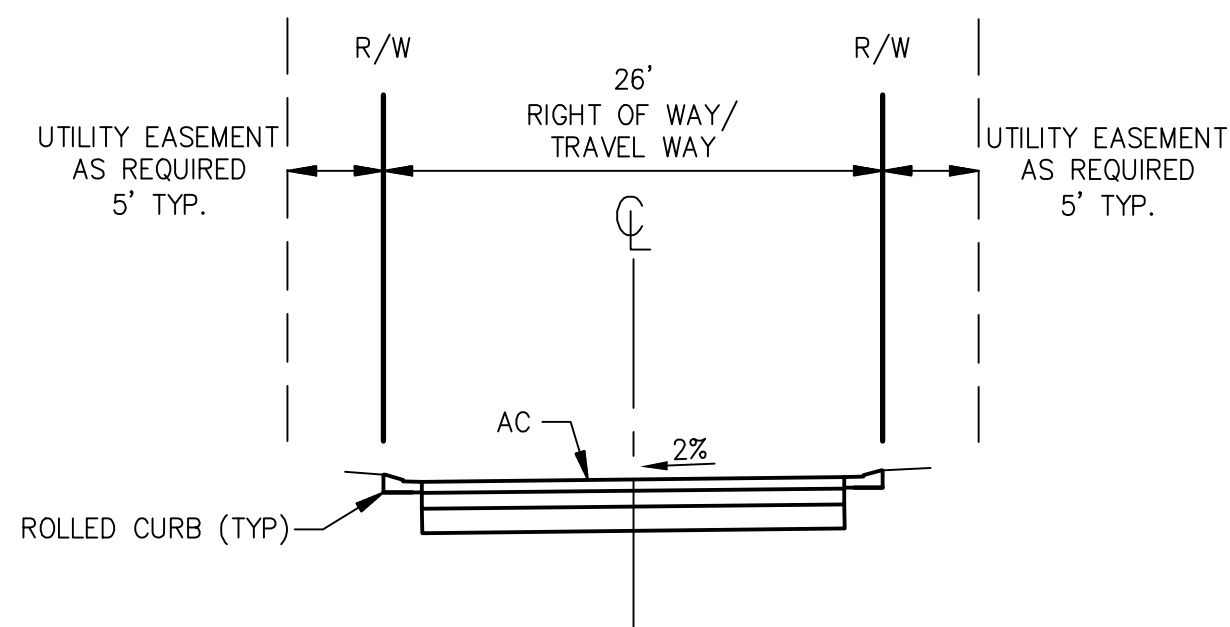
**LANE**  
**TYPE B (20' R/W)**  
NOT TO SCALE

LANES: LANE 4, LANE 7, LANE 8,  
LANE 9, LANE 10, LANE 11,  
LANE 12, LANE 13, LANE 14,  
LANE 15



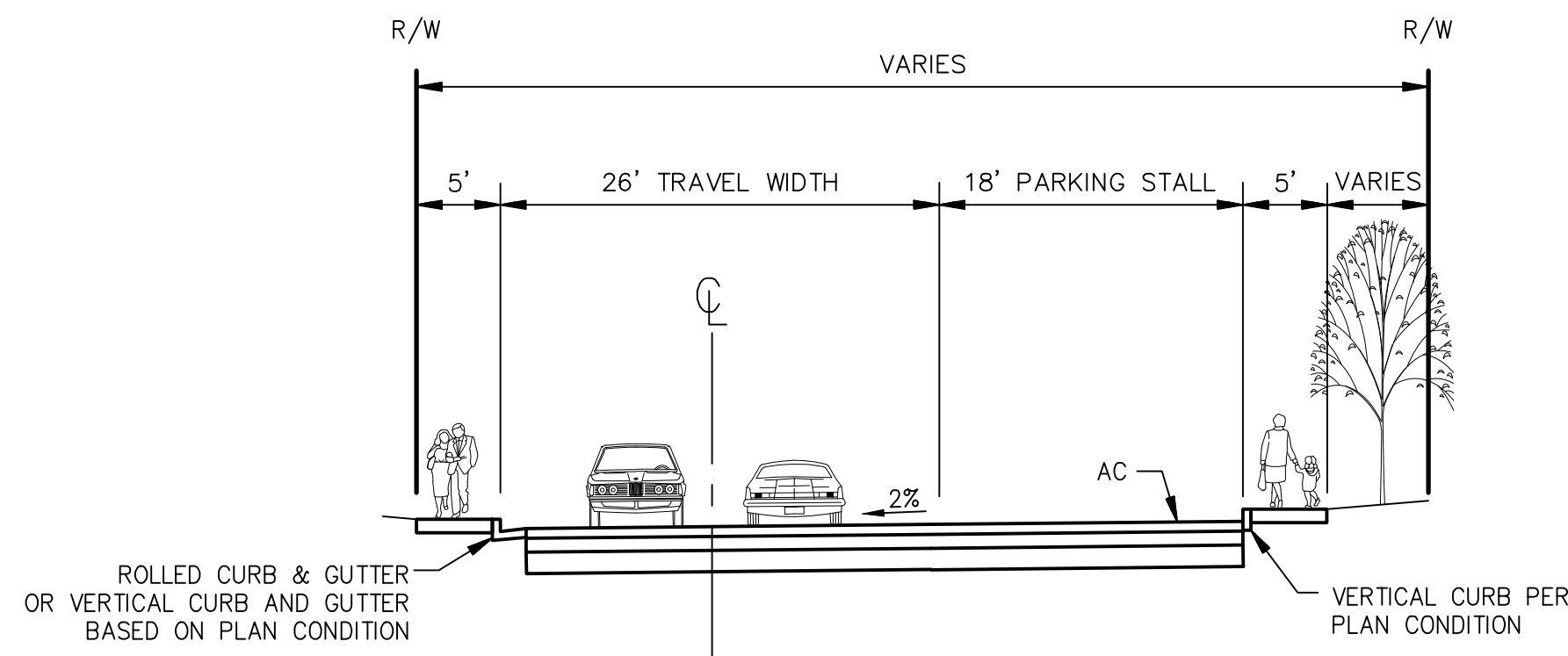
**LANE**  
**TYPE C (22' R/W)**  
NOT TO SCALE

LANES: LANE 5, LANE 6



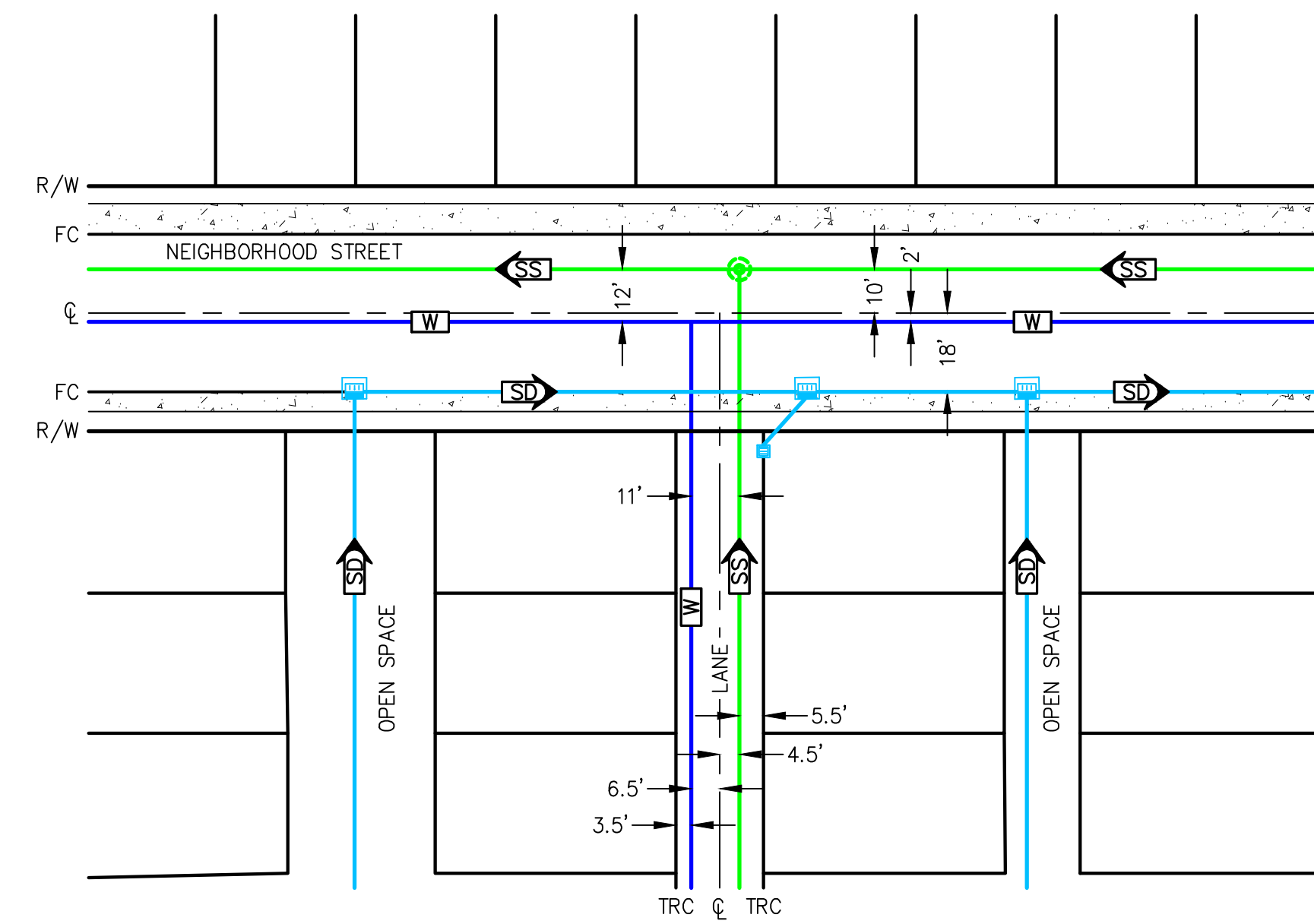
**LANE**  
**TYPE D1 (26' R/W-NO PARKING)**  
NOT TO SCALE

LANES: LANE 2



**LANE**  
**TYPE D2 ( VARIABLE R/W-WITH PARKING STALLS)**  
NOT TO SCALE

LANES: LANE 1, LANE 3



**TYPICAL LANE AND NEIGHBORHOOD STREET UTILITY LAYOUT**  
NOT TO SCALE


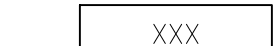

SUBMITTAL / REVISION	
COUNTY SUBMITTAL	COUNTY RESUBMITTAL
1 6/30/2023 ML	2 8/17/2023 APH

MONTEREY COUNTY, CALIFORNIA

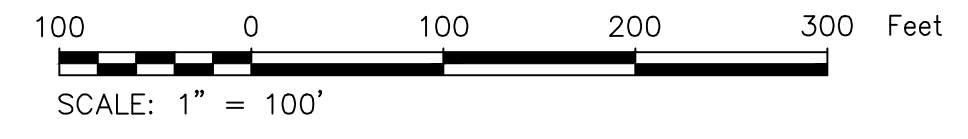
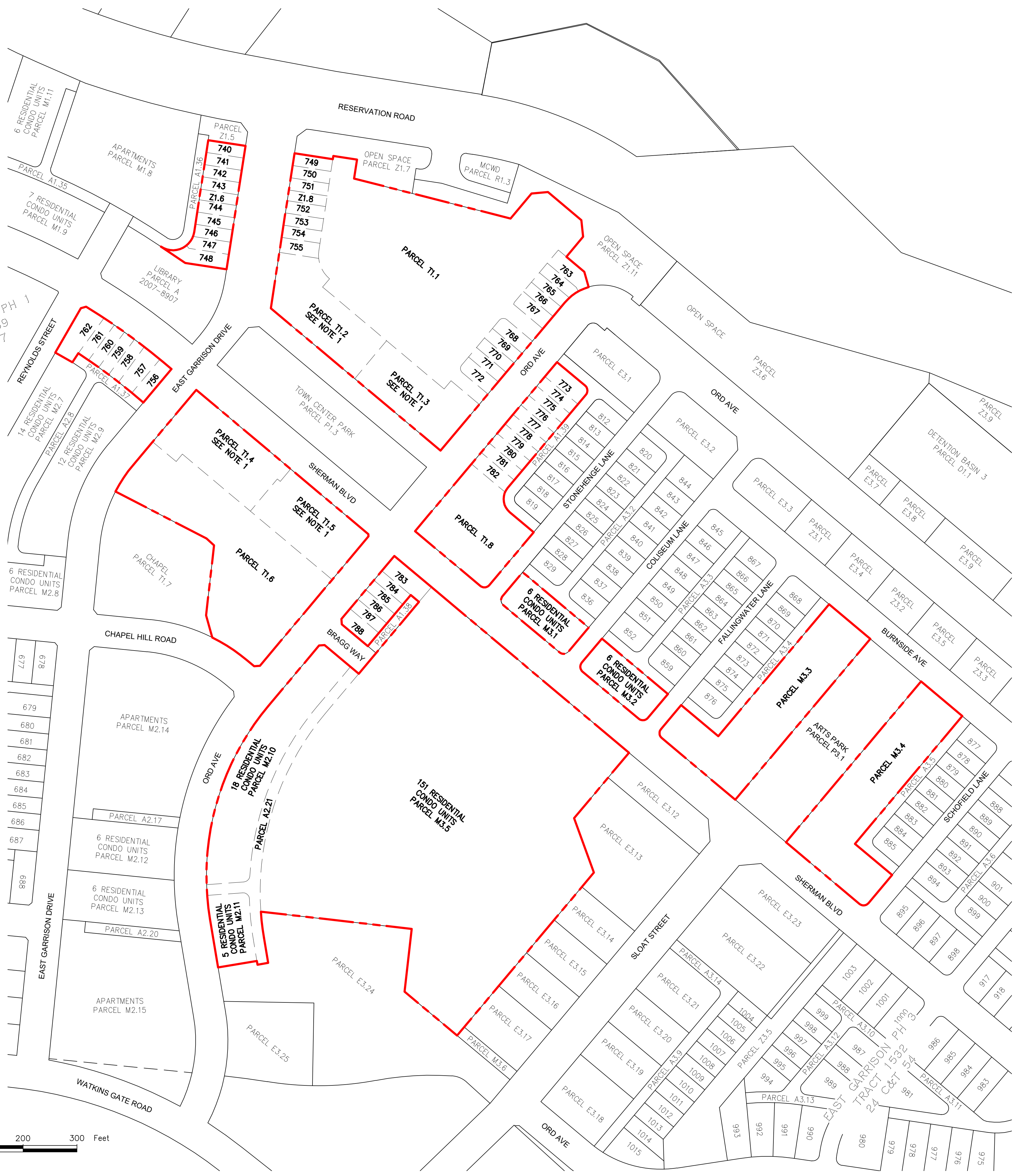
**VESTING TENTATIVE MAP**  
**EAST GARRISON - PHASE 4**  
**STREET SECTION DETAILS**

SCALE: N/A  
DRAWN: ML  
JOB No.: 2615.44

SHEET  
**C-2**  
OF 12

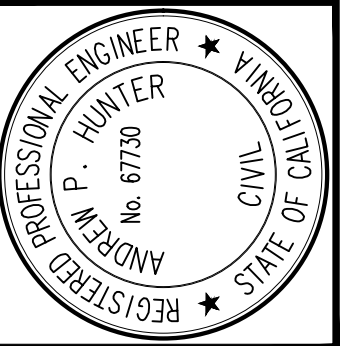
- LEGEND**
-  TENTATIVE MAP BOUNDARY
  -  EXISTING LOT LINE TO REMAIN
  -  EXISTING LOT LINE TO BE RESUBDIVIDED

- 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 COUNTY SUBMITTAL
2	8/17/2023 COUNTY RESUBMITTAL

MONTEREY COUNTY, CALIFORNIA

**VESTING TENTATIVE MAP  
EAST GARRISON - PHASE 4**

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

NOT FOR CONSTRUCTION

LINE/CURVE	DIRECTION/Delta	RADIUS	LENGTH
1	S29°46'44"W		95.19
2	S75°37'15"W		10.23
3	Δ 8°37'59"	1166.00	175.69
4	N49°59'56"W		20.73
5	N40°00'04"E		81.20
6	Δ 8°00'45"	1085.00	151.73
7	N33°05'00"E		20.00
8	S60°13'16"E		36.39
9	Δ 115°15'42"	40.00	80.47
10	N08°41'30"E		172.53
11	S81°18'30"E		70.00
12	S08°41'30"W		232.00
13	N81°18'30"W		77.70
14	N56°02'49"W		54.59
15	S08°41'30"W		291.12
16	N81°18'30"W		72.00
17	S08°41'30"W		6.15
18	N81°18'30"W		44.50
19	N08°41'30"E		35.72
20	N75°39'08"W		299.77

LINE/CURVE	DIRECTION/Delta	RADIUS	LENGTH
21	S40°00'04"W		60.72
22	S85°00'04"W		30.41
23	N49°59'56"W		81.00
24	N06°18'03"W		31.12
25	N40°00'04"E		48.50
26	N49°59'56"W		43.48
27	N15°56'35"W		29.51
28	Δ 34°03'21"	90.00	53.49
29	N40°00'04"E		359.07
30	S49°59'56"E		411.34
31	Δ 12°41'56"	270.00	59.84
32	S40°00'04"W		181.78
33	N49°59'56"W		417.02
34	N04°59'56"W		4.14
35	N40°00'04"E		313.73
36	N85°00'04"E		10.74
37	S49°59'56"E		17.12
38	Δ 13°25'26"	330.00	77.32
39	S15°45'35"E		42.91
40	S06°32'20"W		130.71

LINE/CURVE	DIRECTION/Delta	RADIUS	LENGTH
41	S47°48'46"E		19.08
42	S62°41'52"E		190.06
43	N40°00'04"E		410.00
44	S49°59'56"E		68.00
45	Δ 90°00'00"	12.00	18.85
46	S40°00'04"W		226.00
47	Δ 90°00'00"	32.00	50.27
48	S49°59'56"E		58.00
49	S40°00'04"W		128.00
50	Δ 90°00'00"	12.00	18.85
51	N49°59'56"W		158.00
52	S40°00'04"W		58.00
53	N49°59'56"W		160.00
54	N40°00'04"E		58.00
55	Δ 90°00'00"	12.00	18.85
56	S49°59'56"E		136.00
57	Δ 90°00'00"	12.00	18.85
58	S40°00'04"W		58.00
59	N49°59'56"W		160.00
60	N40°00'04"E		58.00

LINE/CURVE	DIRECTION/Delta	RADIUS	LENGTH
61	Δ 90°00'00"	12.00	18.85
62	S49°59'56"E		136.00
63	Δ 90°00'00"	12.00	18.85
64	S40°00'04"W		58.00
65	N49°59'56"W		90.00
66	S40°00'04"W		320.00
67	N49°59'56"W		100.00
68	N40°00'04"E		390.00
69	S49°59'56"E		178.00
70	Δ 90°00'00"	12.00	18.85
71	S40°00'04"W		390.00
72	N49°59'56"W		100.00
73	N40°00'04"E		310.00
74	N49°59'56"W		90.00
75	N40°00'04"E		68.00
76	Δ 90°00'00"	12.00	18.85
77	S49°59'56"E		178.00
78	N40°00'04"E		152.82
79	S49°59'56"E		90.00
80	S49°59'56"E		478.80

LINE/CURVE	DIRECTION/Delta	RADIUS	LENGTH
81	S40°00'04"W		158.64
82	S19°59'56"E		107.54
83	S40°00'04"W		395.08
84	N50°09'38"W		127.09
85	N06°31'32"E		117.43
86	N83°28'28"W		281.94
87	Δ 5°27'09"	515.00	49.01
88	S09°30'38"E		47.24
89	S80°29'22"W		20.00
90	N09°30'38"W		7.00
91	S80°29'22"W		73.00
92	N09°30'38"W		90.71
93	Δ 49°30'42"	490.00	423.43
94	N40°00'04"E		147.07
95	N85°00'04"E		10.16
96	S49°59'56"E		82.82
97	N40°00'04"E		174.00
98	N49°59'56"W		20.00
99	S40°00'04"W		124.00
100	N49°59'56"W		62.82

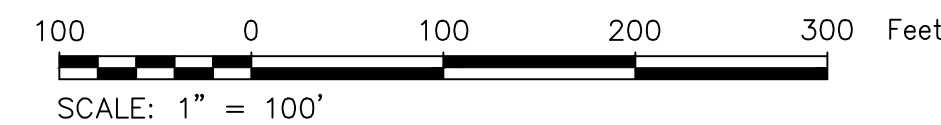
LINE/CURVE	DIRECTION/Delta	RADIUS	LENGTH
101	N04°59'56"W		10.16



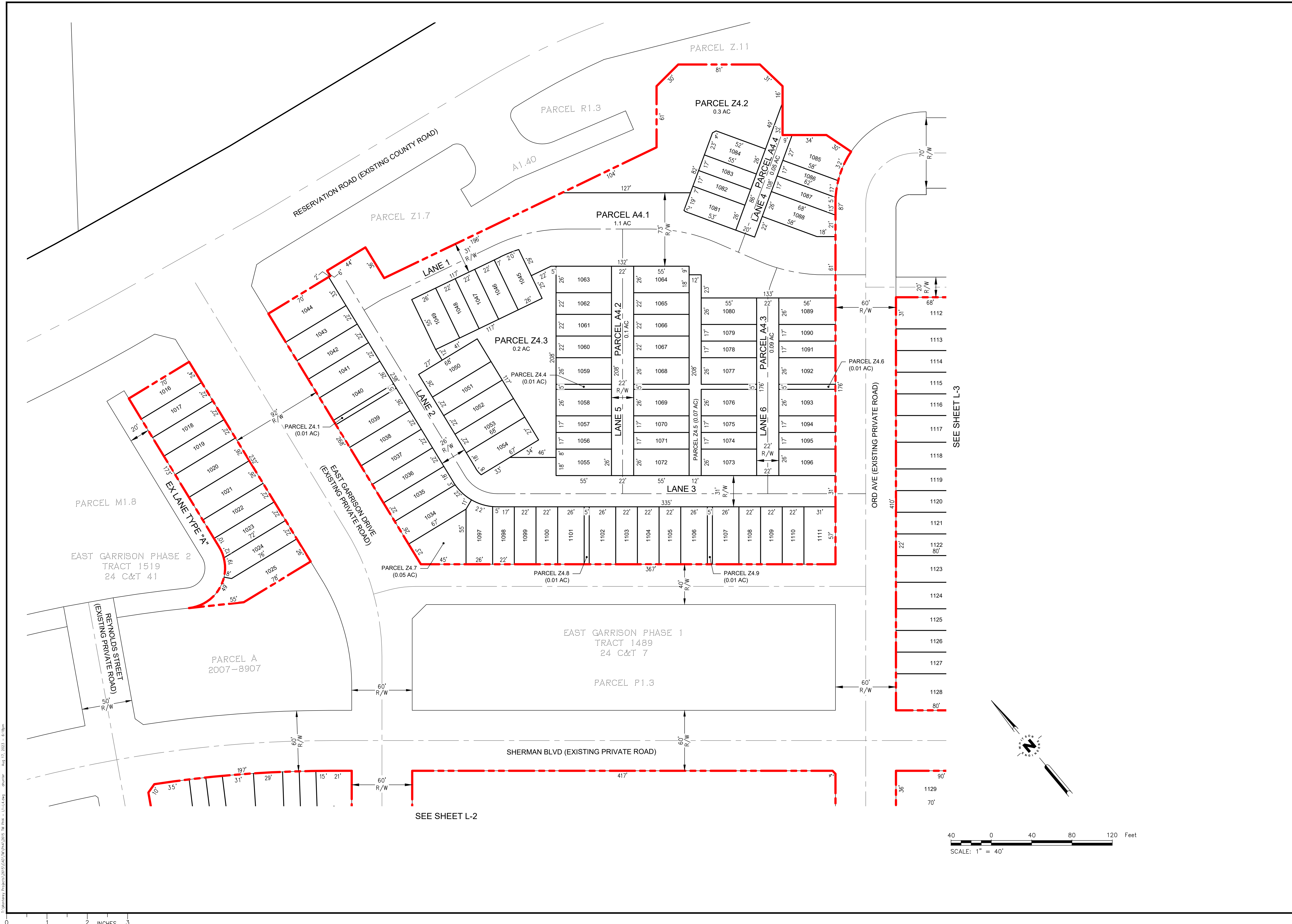
**LEGEND**

--- TENTATIVE MAP BOUNDARY

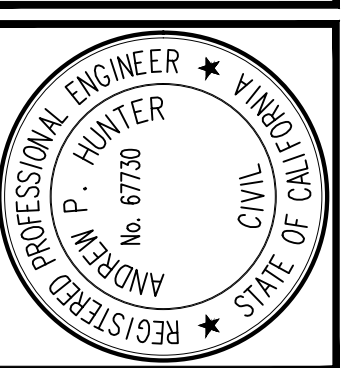
(C/L) COURSE #



SUBMITTAL / REVISION	
1	COUNTY SUBMITTAL
2	COUNTY RESUBMITTAL
DATE	DESCRIPTION
6/30/2023	ML
8/17/2023	APH



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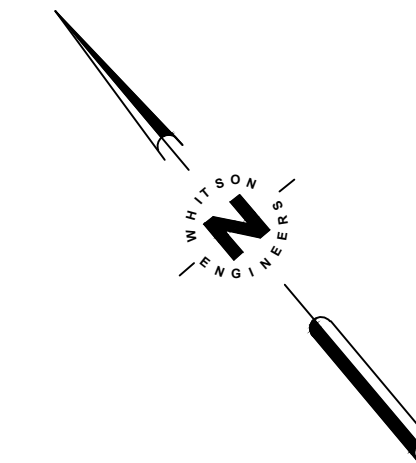
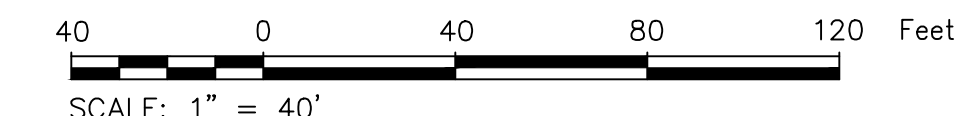
DATE	DESCRIPTION
8/17/2023	COUNTY RESUBMITTAL
6/30/2023	COUNTY SUBMITTAL

MONTEREY COUNTY, CALIFORNIA

### VESTING TENTATIVE MAP EAST GARRISON - PHASE 4 LOTS AND PARCELS - NORTHWEST

SCALE:	1" = 40'
DRAWN:	IB
JOB No.:	2615.44
SHEET	
	L-1
	OF 12

NOT FOR CONSTRUCTION



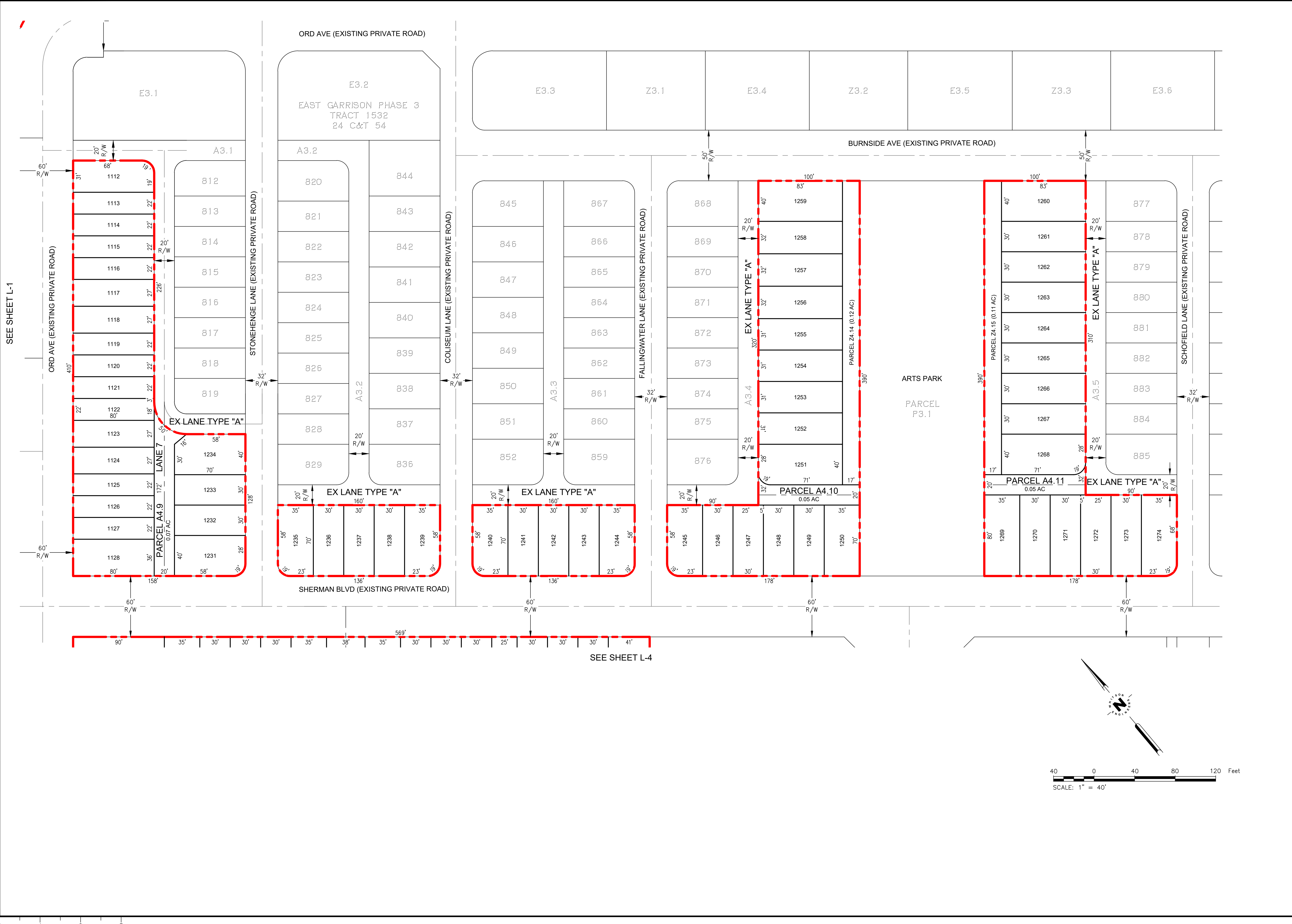
SEE SHEET L-3

SEE SHEET L-2



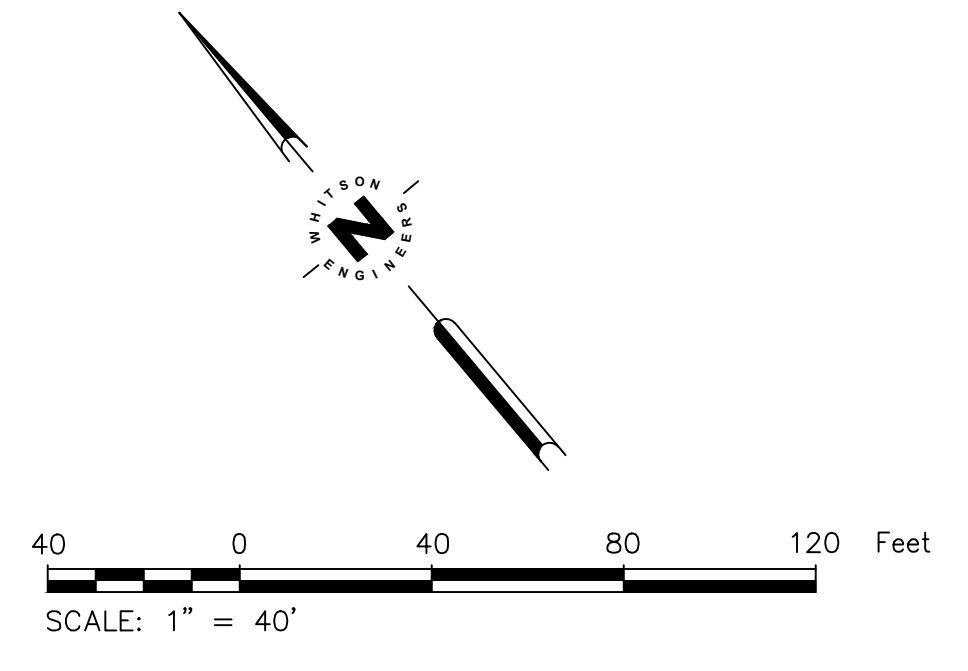


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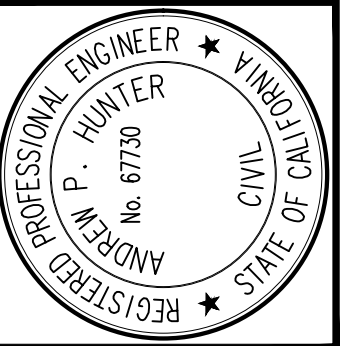
SEE SHEET L-1

SEE SHEET L-4



0 1 2 3 INCHES

Civil Engineering  
Land Surveying  
4 Hecker Court  
Monterey, California  
831.649.5225  
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SUBMITTAL / REVISION	COUNTY SUBMITTAL
1	6/30/2023
2	8/17/2023
	APR

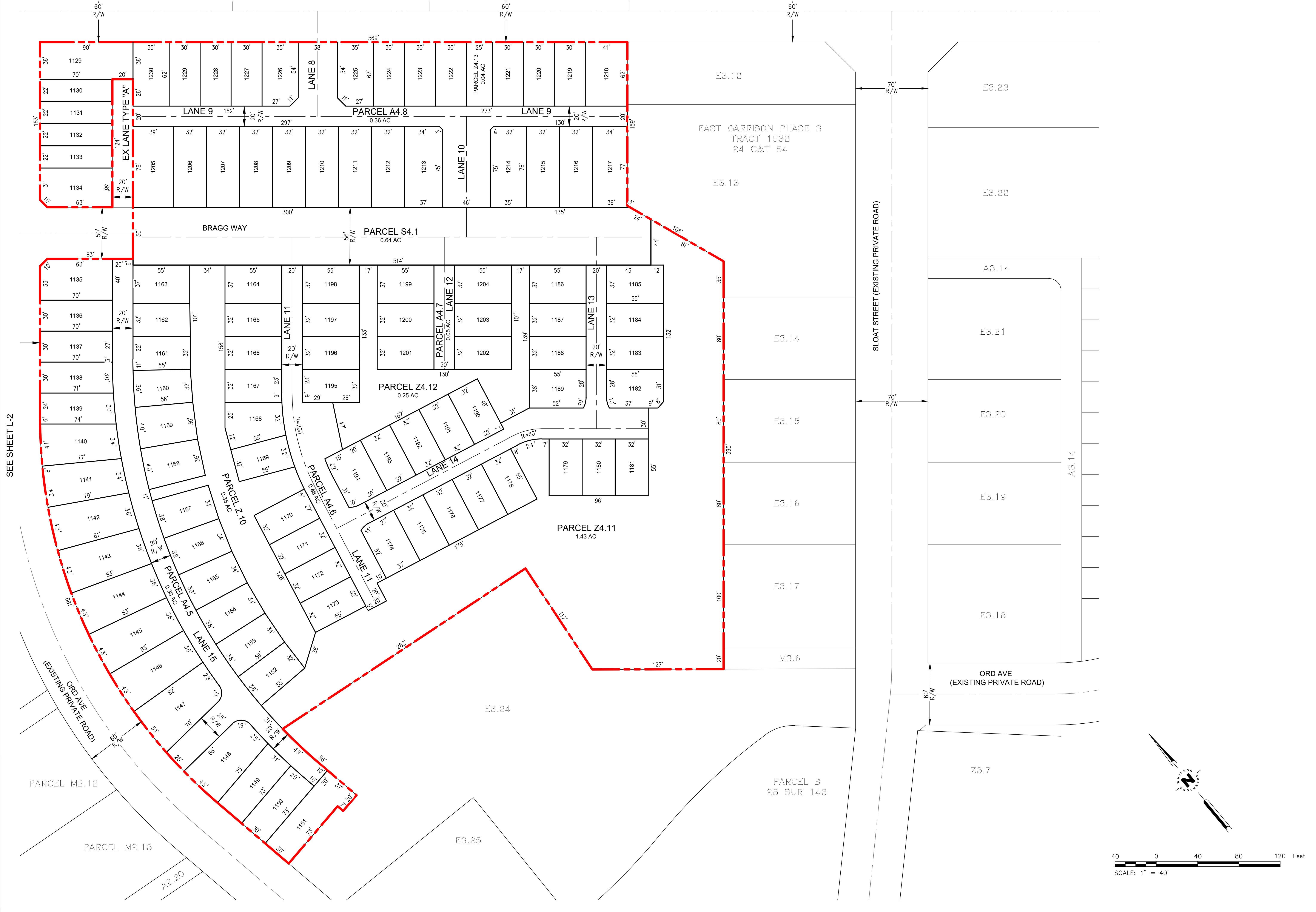
MONTEREY COUNTY, CALIFORNIA

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

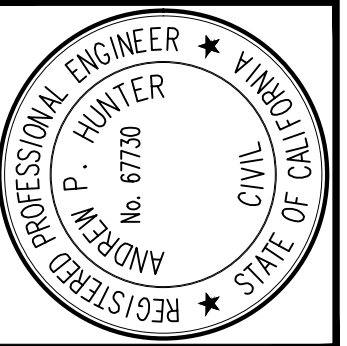
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JOB No.:	2615.44
SHEET	<b>L-3</b> OF 12

NOT FOR CONSTRUCTION

SEE SHEET L-3



SEE SHEET L-2



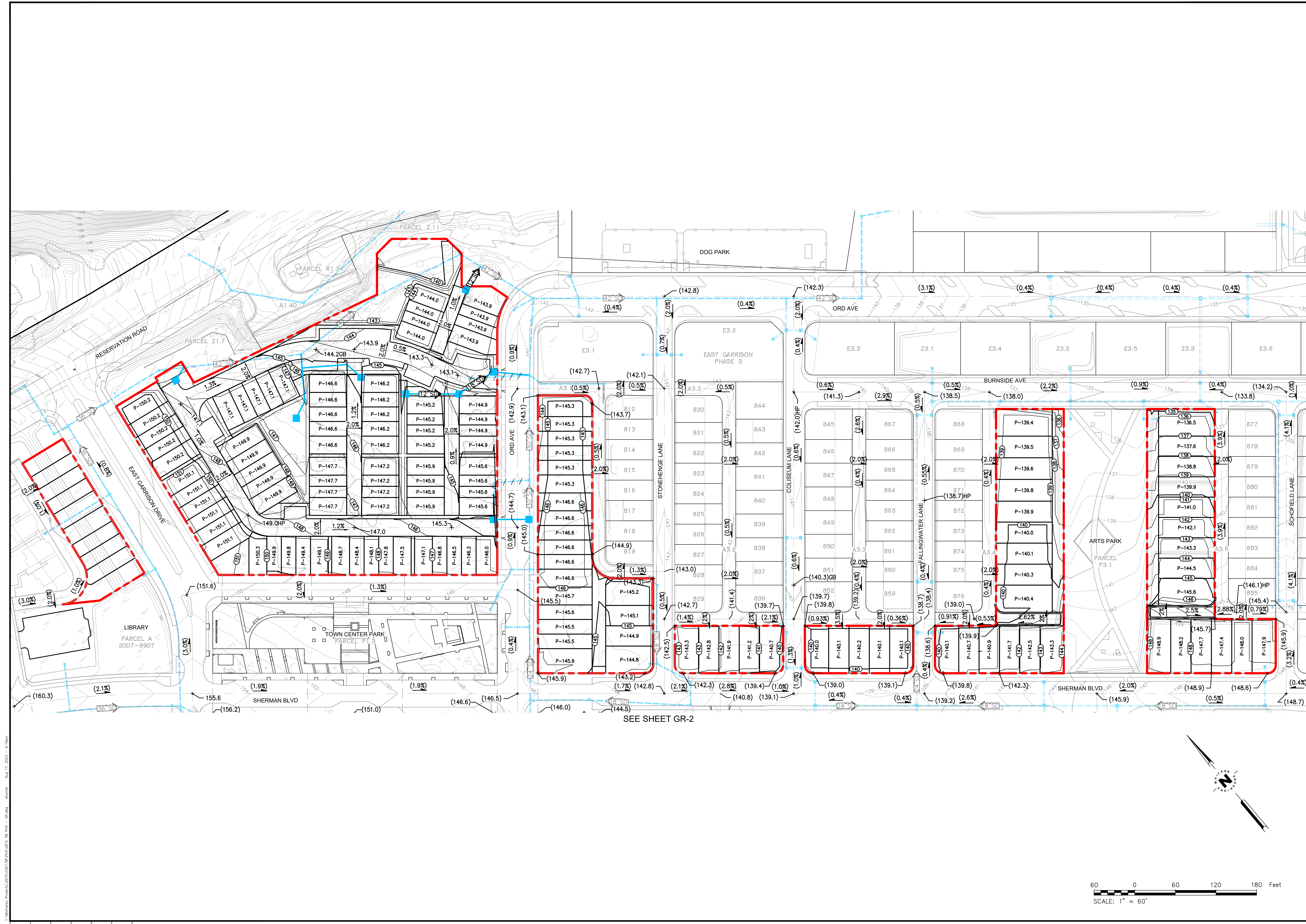
SUBMITTAL / REVISION	
1	6/30/2023 COUNTY SUBMITTAL
2	8/17/2023 COUNTY RESUBMITTAL

MONTEREY COUNTY, CALIFORNIA

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

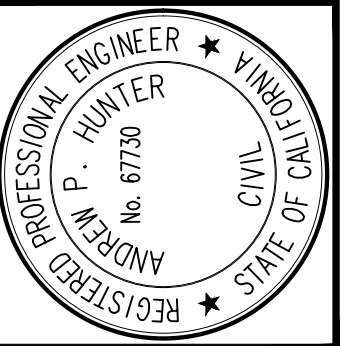
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DRAWN:	IB
JOB No.:	2615.44
SHEET	<b>L-4</b> OF 12

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SEE SHEET GR-2

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SUBMITTAL / REVISION	COUNTY SUBMITTAL	COUNTY RESUBMITTAL
1	6/30/2023	8/17/2023
2	ML	APH

MONTEREY COUNTY, CALIFORNIA

**VESTING TENTATIVE MAP  
EAST GARRISON - PHASE 4**  
GRADING & DRAINAGE - NORTH

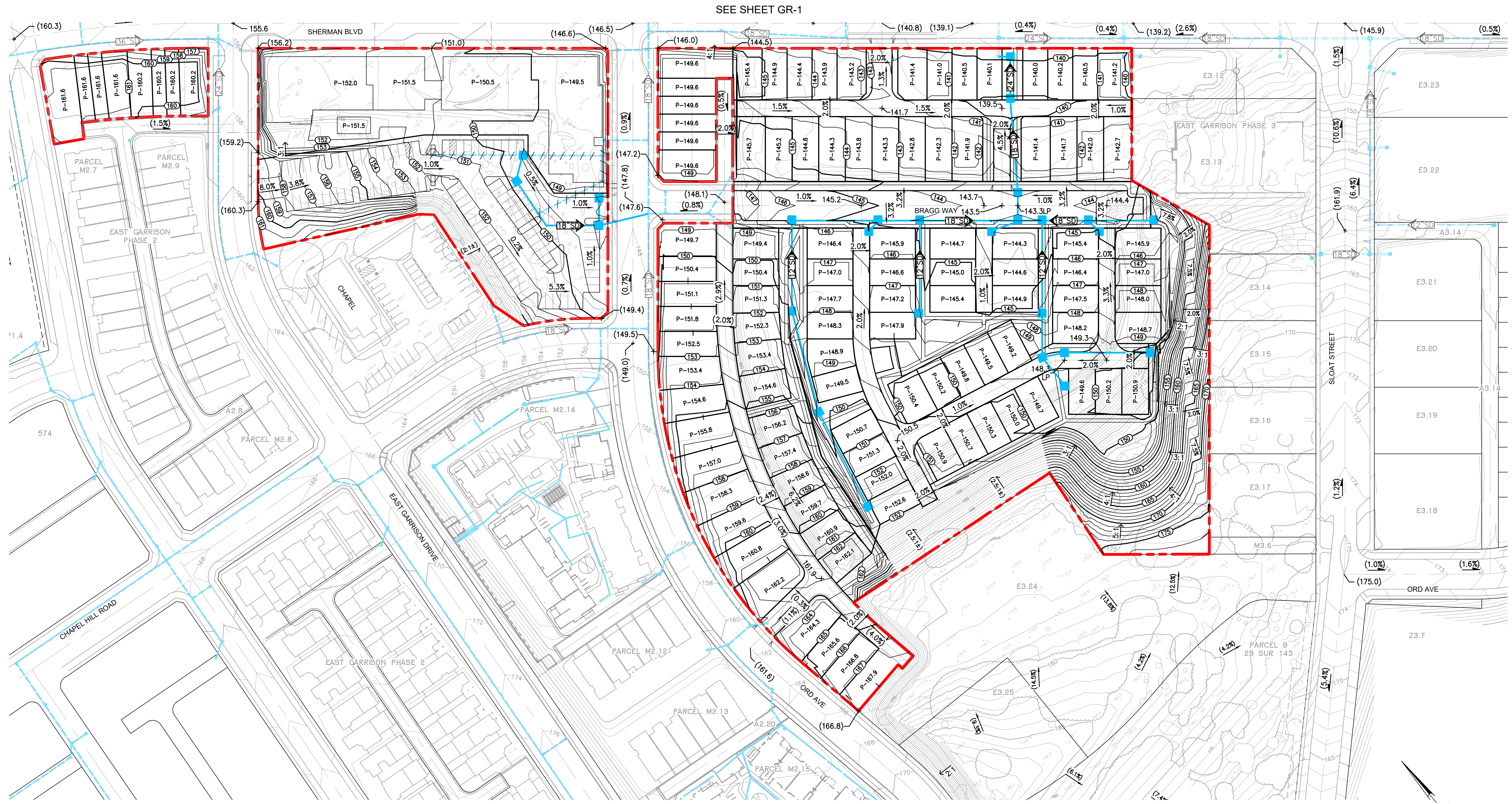
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SHEET  
**GR-1**  
OF 12

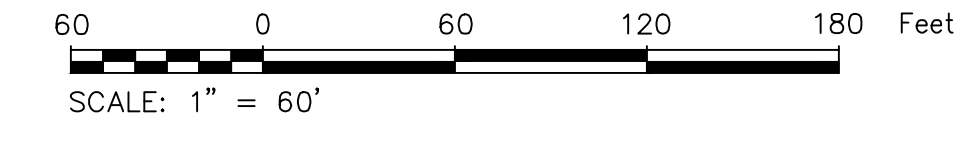
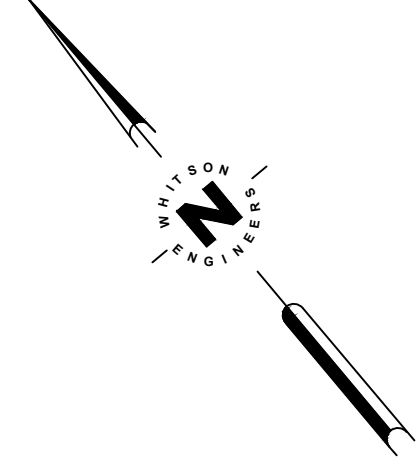
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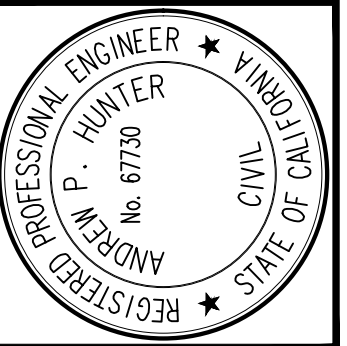
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1	6/30/2023 ML COUNTY SUBMITTAL
2	8/17/2023 APH COUNTY RESUBMITTAL

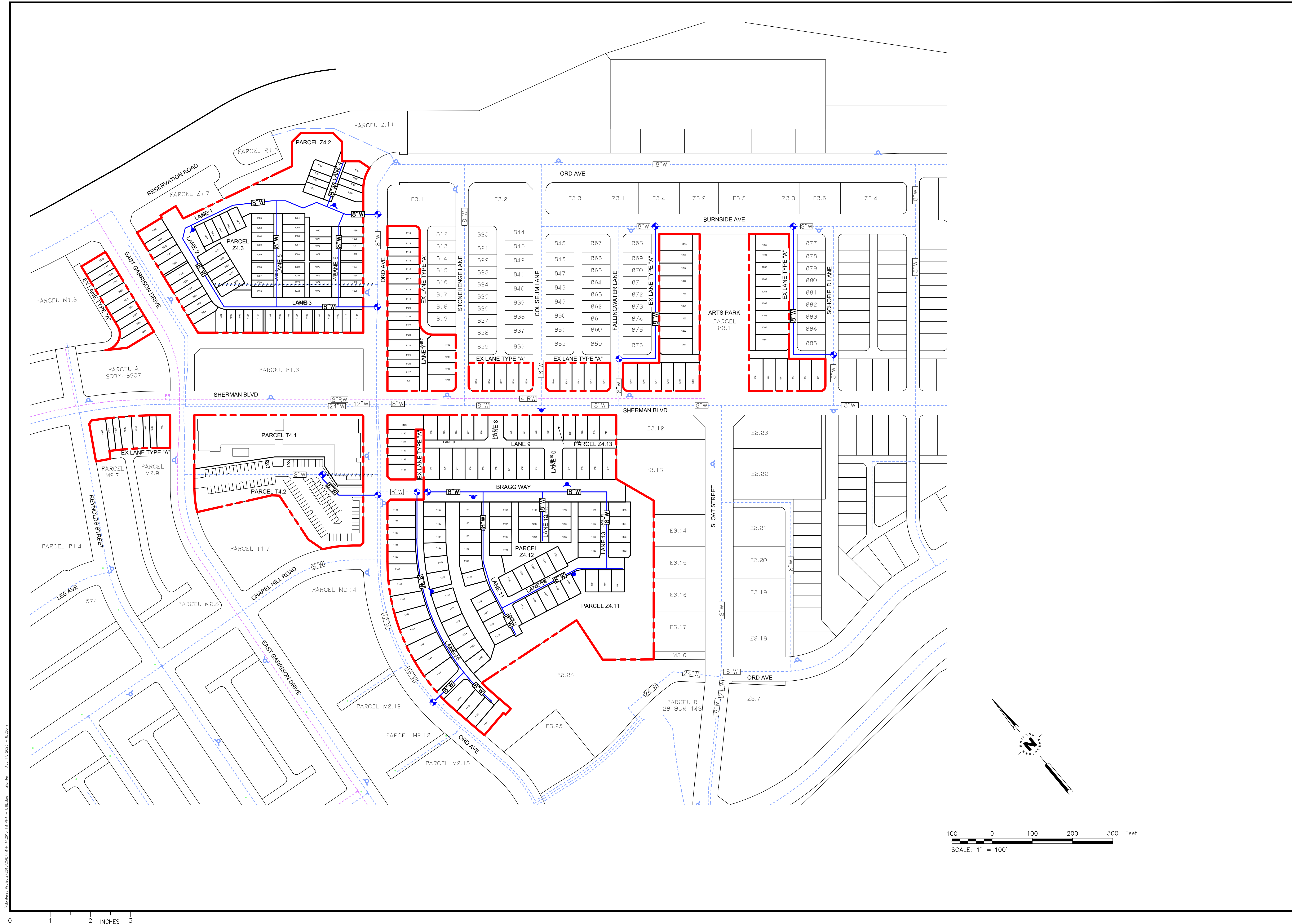
MONTEREY COUNTY, CALIFORNIA

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

SCALE: 1" = 60"  
DRAWN: IB  
JOB No.: 2615.44

SHEET  
**GR-2**  
OF 12

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**VESTING TENTATIVE MAP  
 EAST GARRISON - PHASE 4  
 WATER & RECYCLED WATER PLAN**

MONTEREY COUNTY, CALIFORNIA

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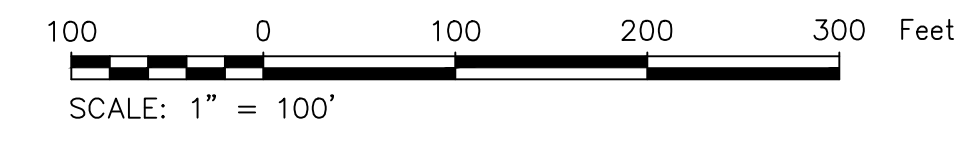
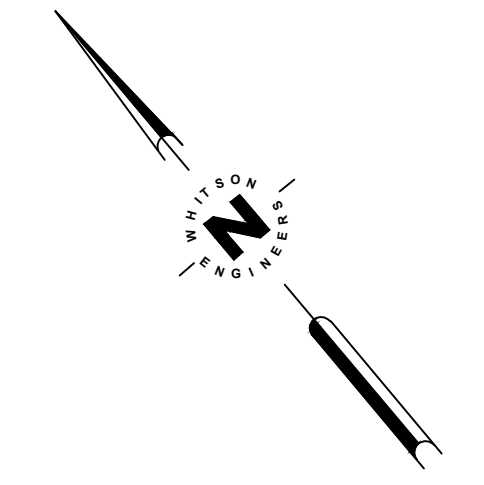
SUBMITTAL / REVISION	COUNTY SUBMITTAL
1	6/30/2023
2	8/17/2023
	APR
	ML

SCALE: 1" = 100'  
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 JOB No.: 2615.44  
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**U-1**  
 OF 12

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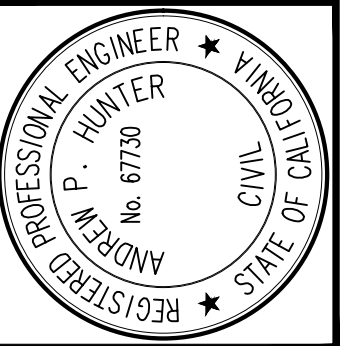
REGISTERED PROFESSIONAL ENGINEER  
 AND SURVEYOR  
 No. 8720  
 STATE OF CALIFORNIA

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SUBMITTAL / REVISION	
1	COUNTY SUBMITTAL
2	COUNTY RESUBMITTAL
DATE	APPROVED
6/30/2023	ML
8/17/2023	APH

MONTEREY COUNTY, CALIFORNIA

**VESTING TENTATIVE MAP  
EAST GARRISON - PHASE 4  
SANITARY SEWER PLAN**

SCALE: 1" = 100'  
DRAWN: IB  
JOB No.: 2615.44

SHEET  
**U-2**  
OF 12

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