

Exhibit E

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ULLMAN RESIDENCE

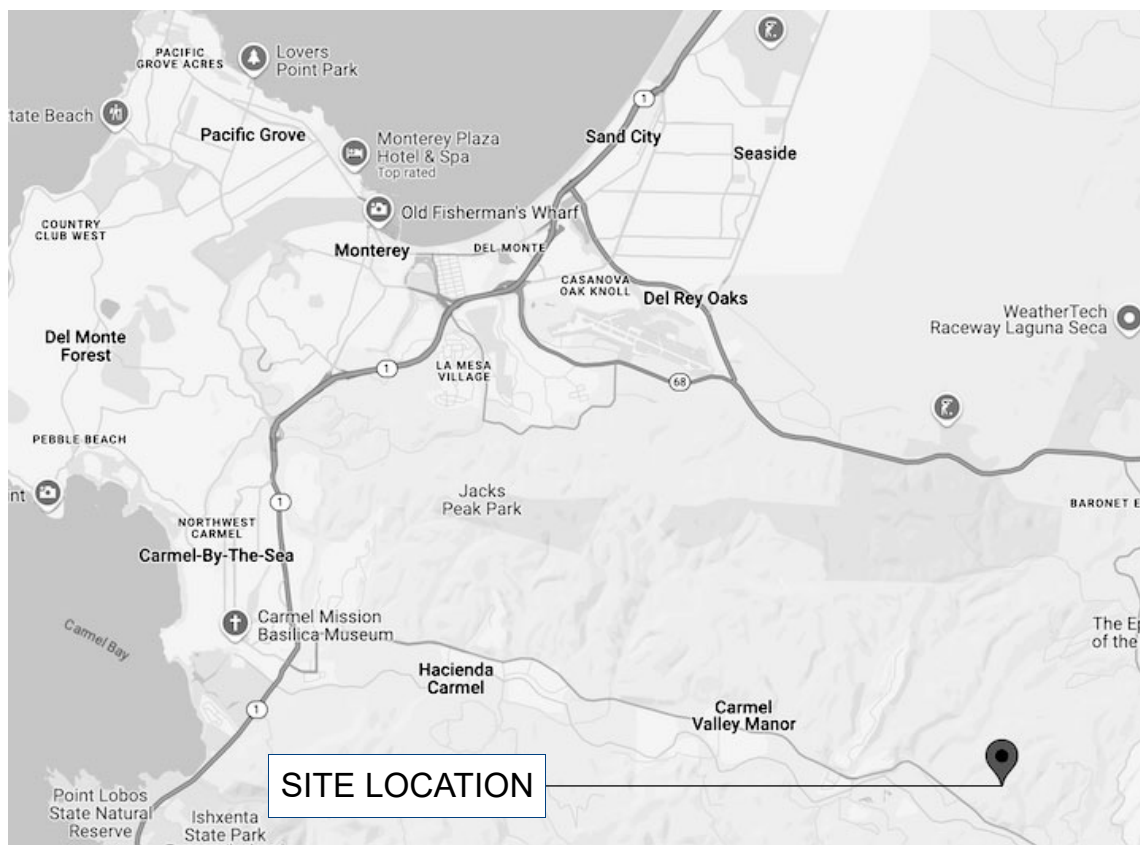
CARMEL VALLEY, CALIFORNIA



PROJECT DESIGN TEAM

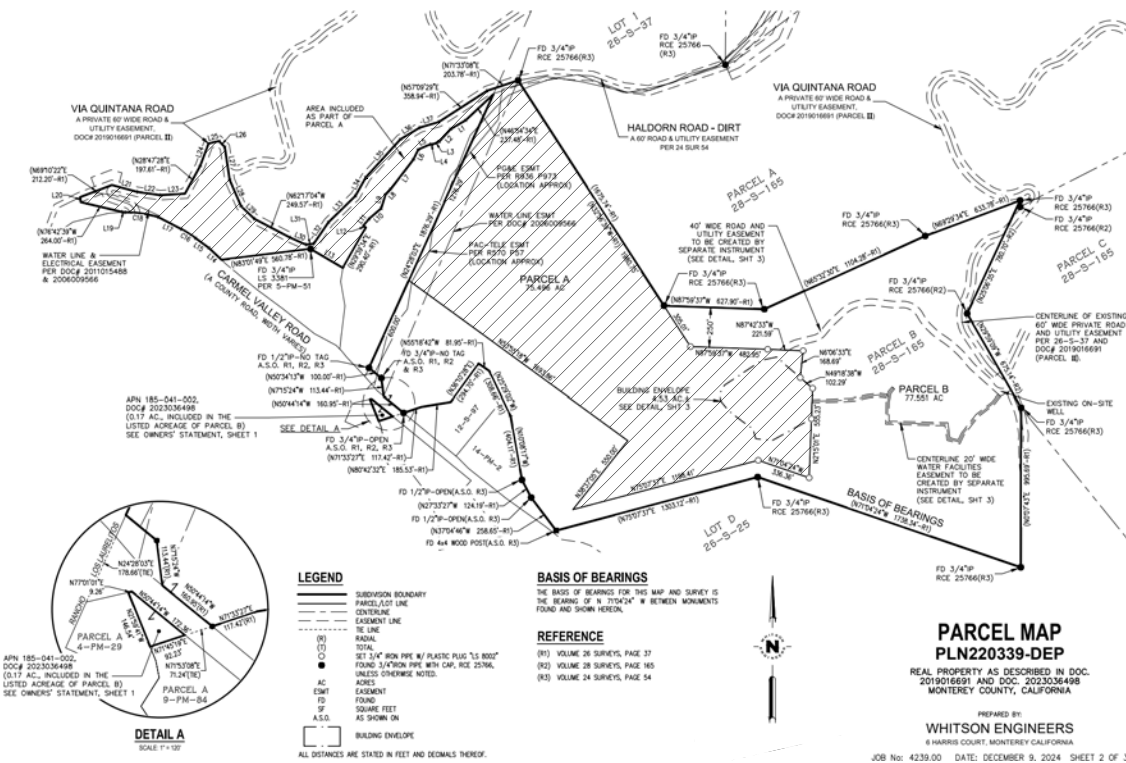
OWNER	HYDROGEOLOGIC
CHAD & AVERY ULLMAN	AARON BIESMAN 3153 REDWOOD DR. APTOS, CA 95003 (831) 334-2237 ABIERMAN@COMCAST.NET
SEPTIC CONSULTANT	ARBORIST
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STRUCTURAL ENGINEER	STORY POLES
WALEED MARI WALEED MARI & ASSOCIATES INC. STRUCTURAL ENGINEERS 1316 K STREET SUITE A MODESTO CA 95354 (209) 521-8766	ASHLEY CALIFORNIA STORY POLES MILPITAS, CA 95035 (408) 850-6344 ASHLEY@CALIFORNIASTORYPOLES.COM INFO@CALIFORNIASTORYPOLES.COM
CIVIL ENGINEER	GEOTECH
FRANK CAMPO CS ENGINEERING 126 BONIFACIO PLACE, SUITE C, MONTEREY, CA 93940 (831) 647-1192	BELINDA TALUBAN SOIL SURVEYS GROUP INC 103 CHURCH ST SALINAS, CA 93901 (831) 757-2172 INFO@SOILSURVEYS.NET
ARCHITECT/CONTRACTOR/AGENT	BIOLOGY
LEWIS BUILDERS 3706 THE BARNYARD G-11 CARMEL, CA (831) 250-7168	ROBERT K. NURTON, PHD CALIFORNIA ECOLOGICAL ANALYTICS 684 PARADISE ROAD PRINEDALE, CA 93907 (831) 461-4351 WWW.CALECOANALYTICS.COM
SURVEY	ARCHAEOLOGIST
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GEOLOGY	
CRAIG C. HARDWOOD 239 PARKDRY BEN LOMOND, CA 95005 (831) 325-9327 KIRNIG@CRUZIO.COM	

VICINITY MAP



PARCEL MAP

SCALE 1" = 1200' - 0"



PROJECT DESCRIPTION

PLANNING
SUBDIVISION OF PARCEL COMPLETED - PROPERTY MARKED AS PARCEL 'A'
NEW ONE-STORY 5,620 SF SINGLE FAMILY RESIDENCE
TWO STORY, 995 SF GARAGE WITH 750 SF ADU ON 2ND FLOOR
4,800 SF BARN
UNCOVERED ROPING ARENA
UNCOVERED SPORT COURT
REAR HARDSCAPE AND POOL
GROUND MOUNTED PHOTOVOLTAIC ARRAY

TREE REMOVAL
NONE

BUILDING
SPRINKLERS ARE REQUIRED
BURY PG&E LINES TO HOUSE
PROPERTY TO BE SERVICED BY NEW WELL (APPROVED)
SOLAR ARRAY GROUND INSTALLATION, BATTERIES & GENERATOR, LOCATION TBD
TWO (2) 5,000 WATER TANKS FOR FIRE SUPPRESSION
ONE (1) 5,000 WATER TANK FOR HOUSE SUPPLY

PROJECT DATA

OWNER:	CHAD & AVERY ULLMAN
PROJECT ADDRESS:	27650 VIA QUINTANA PARCEL A CARMEL VALLEY, CA 93924
A.P.N.	185-052-019 PARCEL A
ZONING	LDR/2.5-D-S-RAZ & RDR/10-D-S-RAZ
GENERAL PLAN LAND USE DESIGNATION	LOW DENSITY RESIDENTIAL & RURAL DENSITY RESIDENTIAL
TYPE OF CONSTRUCTION	V-B
OCCUPANCY TYPE	R-3
SEWER	SEPTIC
WATER	WELL (MPWMD) SMALL WATER SYSTEM (4 CONNECTIONS) NAMED 'QUINTANA #7' (REV)

AREA CALCULATIONS

RESIDENCE (P) 5,620 SF
GARAGE (P) 995 SF
ADU (P) 750 SF LIMIT IS 1,200 SF
BARN (P) 4,800 SF
TOTAL BUILDINGS (P) 12,165 SF LIMIT IS 784,080 SF
TOTAL PARCEL 3,286,605 SF (74.496 ACRES)
SITE BUILDING COVERAGE RATIO (P) 0.37% LIMIT IS 25% (784,080 SF)

MAIN:
SETBACKS:
FRONT - 30'
SIDE & REAR - 20'
HEIGHT = 30'

HABITABLE ACCESSORY: (MIN DISTANCE TO MAIN - 10')
SETBACKS:
FRONT - 50'
SIDE & REAR 6'
HEIGHT - 15'

NON-HABITABLE ACCESSORY: (MIN DISTANCE TO ACCESSORY - 6')
SETBACKS: FRONT - 50' OR BEHIND MAIN,
FRONT HALF SIDE - 6',
REAR HALF SIDE & REAR - 1'
HEIGHT - 15'

BARN: (MIN DISTANCE TO MAIN - 20')
SETBACKS:
FRONT - 50' OR BEHIND MAIN,
SIDE & REAR 20'

ADU:
SETBACKS: FRONT - 50',
SIDE & REAR - 4'

CARMEL VALLEY MASTER PLAN:
100' SETBACK FROM CARMEL VALLEY ROAD WHERE APPLICABLE(SEE POLICY 40.2.1.1(CV))

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Y-0

VERSION: 1.2
DATE: 8/8/2025
PLANNING

TITLE SHEET, PROJECT DATA, & PARCEL PLAN

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

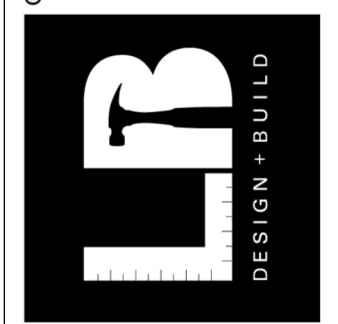
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John Doe

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Y-0.2

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SAFEWAY PULLOUT STORY POLES, W CARMEL VALLEY RD			
REV#	DATE / DESCRIPTION	BY	REV#

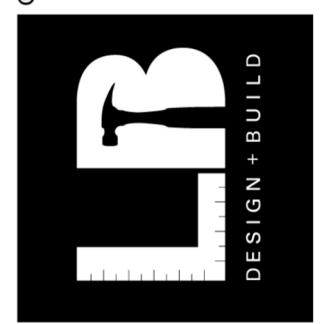
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SAFEWAY PULLOUT REDERING, W CARMEL VALLEY RD				
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VIEW FROM 927 W CARMEL VALLEY RD (EXISTING)



VIEW FROM 927 W CARMEL VALLEY RD (PROPOSED)

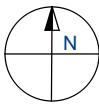


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NOTE: NO VISUAL IMPACT

V-1.1

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VIEW FROM 927 W CARMEL VALLEY RD (PROPOSED)



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Y-1.2

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VIEW FROM 929 W CARMEL VALLEY RD (PROPOSED)

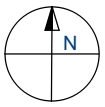


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NOTE: ARENA FENCE NOT VISIBLE

V-1.3

VERSION: 1.2

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PLANNING

VIEW FROM 929 W CARMEL VALLEY RD

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

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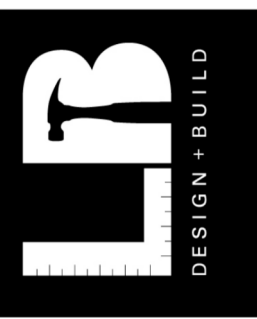
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VIEW FROM 931A W CARMEL VALLEY RD (EXISTING)



VIEW FROM 931A W CARMEL VALLEY RD (PROPOSED)

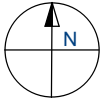


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NOTE: ARENA FENCE NOT VISIBLE

V-1.4

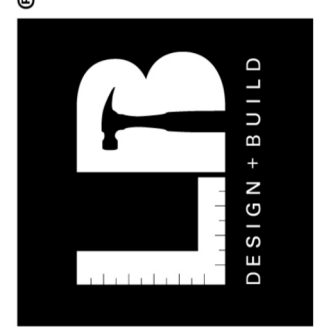
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VIEW FROM SAFEWAY PULLOUT, .97 MILE TO SUBJECT PROPERTY (EXISTING)



VIEW FROM SAFEWAY PULLOUT, .97 MILE TO SUBJECT PROPERTY (PROPOSED)

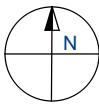


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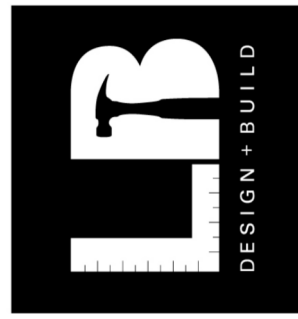
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