

# Exhibit E

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# ULLMAN RESIDENCE

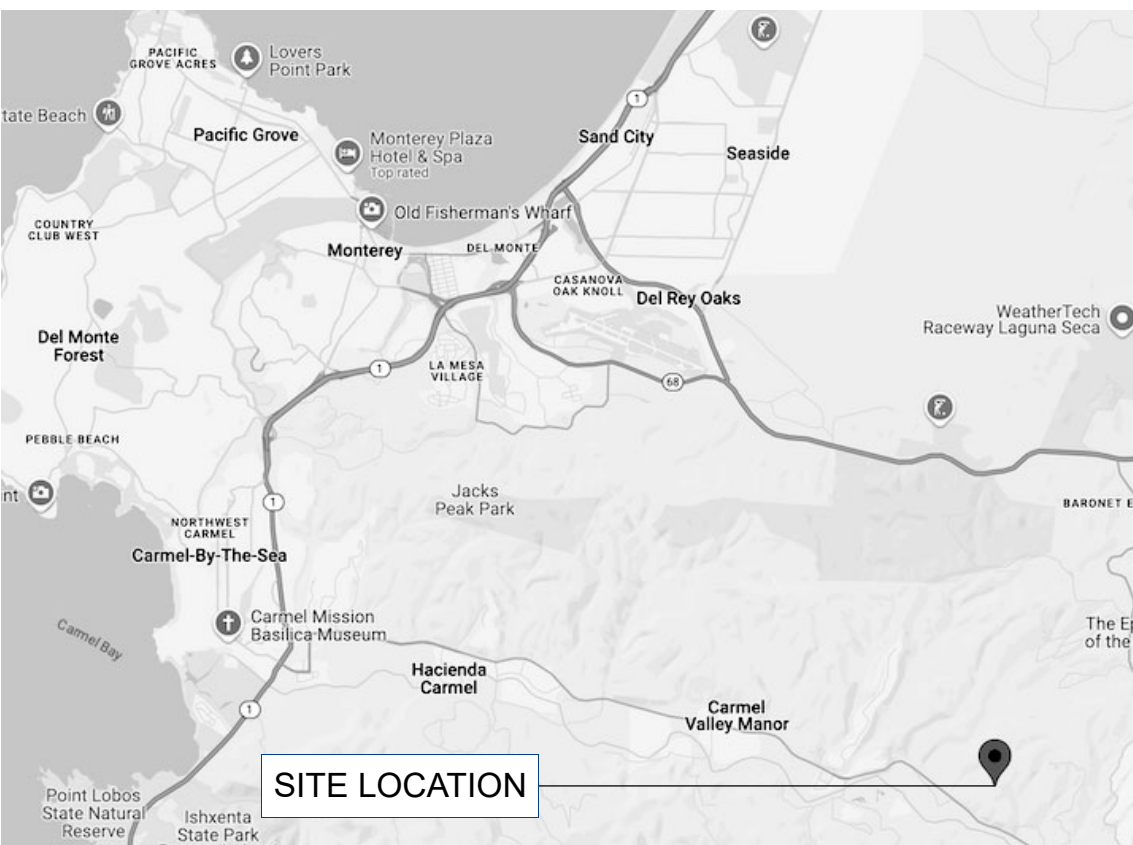
CARMEL VALLEY, CALIFORNIA



## PROJECT DESIGN TEAM

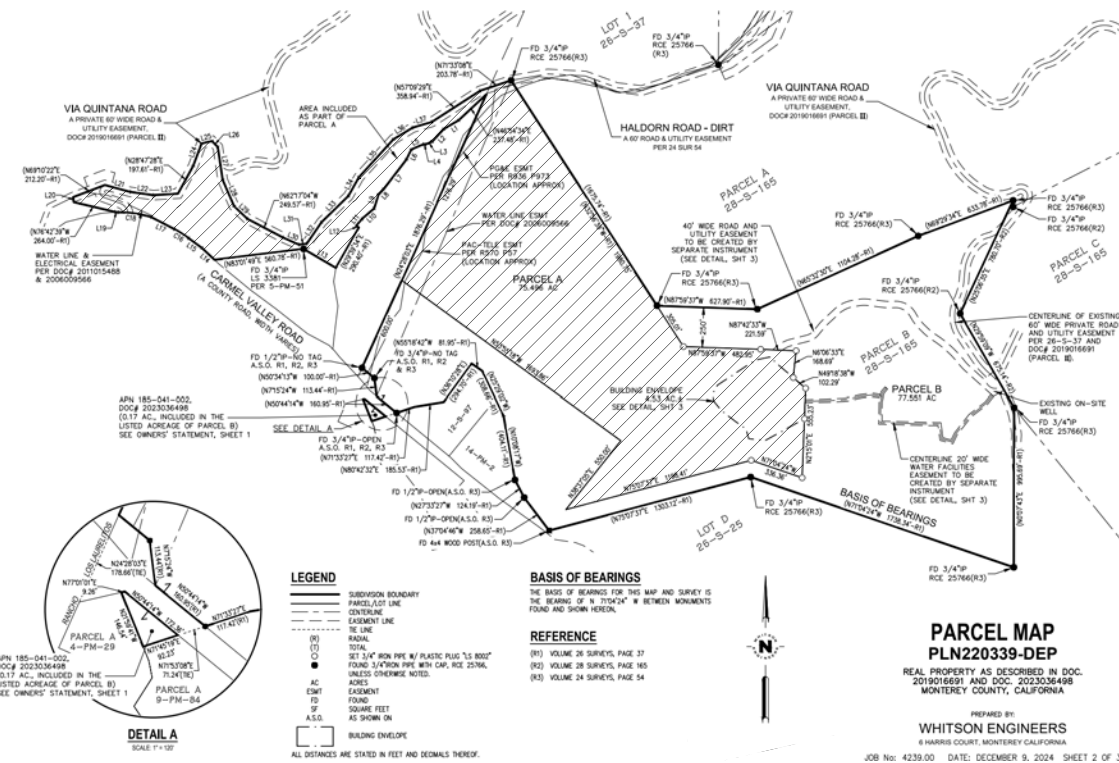
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|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OWNER</b>                                                                                                                           | <b>HYDROGEOLOGIC</b>                                                                                                                              |
| CHAD & AVERY ULLMAN                                                                                                                    | AARON BIESMAN<br>3153 REDWOOD DR.<br>APTOS, CA 95003<br>(831) 334-2237<br>ABIERMAN@COMCAST.NET                                                    |
| <b>SEPTIC CONSULTANT</b>                                                                                                               | <b>ARBORIST</b>                                                                                                                                   |
| BELINDA TALUBAN<br>TALUBAN ENGINEERING, INC.<br>103 CHURCH STREET<br>SALINAS, CALIFORNIA 93901<br>(831) 754-0545                       | MICHAEL TOPE<br>TOPE'S TREESERVICE, INC.<br>P.O. BOX 51964<br>PACIFIC GROVE, CA 93950<br>(831) 676-6953<br>THETREEDOCTOR831@GMAIL.COM             |
| <b>STRUCTURAL ENGINEER</b>                                                                                                             | <b>STORY POLES</b>                                                                                                                                |
| WALEED MARI<br>WALEED MARI & ASSOCIATES INC.<br>STRUCTURAL ENGINEERS<br>1316 K STREET<br>SUITE A<br>MODESTO CA 95354<br>(209) 521-8766 | ASHLEY<br>CALIFORNIA STORY POLES<br>MILPITAS, CA 95035<br>(408) 850-6344<br>ASHLEY@CALIFORNIASTORYPOLES.COM<br>INFO@CALIFORNIASTORYPOLES.COM      |
| <b>CIVIL ENGINEER</b>                                                                                                                  | <b>GEOTECH</b>                                                                                                                                    |
| FRANK CAMPO<br>CS ENGINEERING<br>126 BONIFACIO PLACE, SUITE C,<br>MONTEREY, CA 93940<br>(831) 647-1192                                 | BELINDA TALUBAN<br>SOIL SURVEYS GROUP INC<br>103 CHURCH ST<br>SALINAS, CA 93901<br>(831) 757-2172<br>INFO@SOILSURVEYS.NET                         |
| <b>ARCHITECT/CONTRACTOR/AGENT</b>                                                                                                      | <b>BIOLOGY</b>                                                                                                                                    |
| LEWIS BUILDERS<br>3706 THE BARNYARD G-11<br>CARMEL, CA<br>(831) 250-7168                                                               | ROBERT K. NURTON, PHD<br>CALIFORNIA ECOLOGICAL ANALYTICS<br>684 PARADISE ROAD<br>PRINEDALE, CA 93907<br>(831) 461-4351<br>WWW.CALECOANALYTICS.COM |
| <b>SURVEY</b>                                                                                                                          | <b>ARCHAEOLOGIST</b>                                                                                                                              |
| WHITSON ENGINEERS<br>6 HARRIS COURT,<br>MONTEREY, CA 93940<br>(831) 649-5225                                                           | RUBEN G. MENDOZA<br>1645 BEACONHILL DR.<br>SALINAS, CA 93906<br>(831) 320-9360<br>INFO@ARCHIVESARCHAEOLOGY.COM                                    |
| <b>GEOLOGY</b>                                                                                                                         |                                                                                                                                                   |
| CRAIG C. HARDWOOD<br>239 PARKDRY<br>BEN LOMOND, CA 95005<br>(831) 325-9327<br>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<br>PARCEL A<br>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<br>(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 |
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*John Doe*

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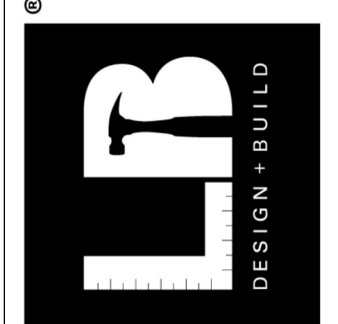




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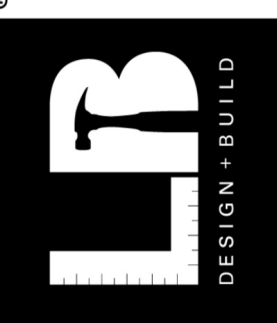
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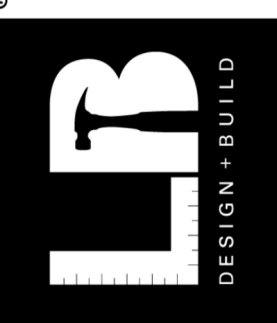
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| SAFEWAY PULLOUT REDERING, W CARMEL VALLEY RD |                    |    |      |                    |
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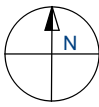


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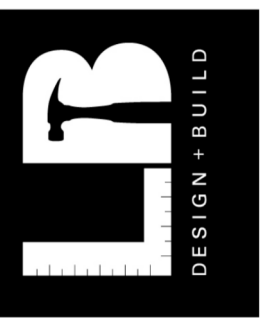
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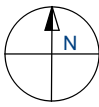


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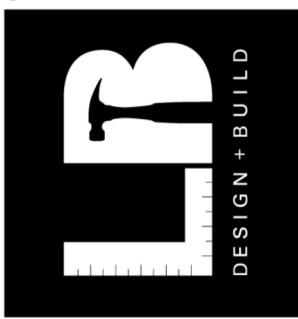
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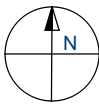


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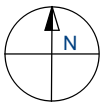


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VIEW FROM SAFEWAY PULLOUT, .97 MILE TO SUBJECT PROPERTY (PROPOSED)

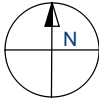


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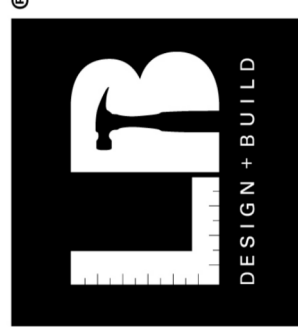
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