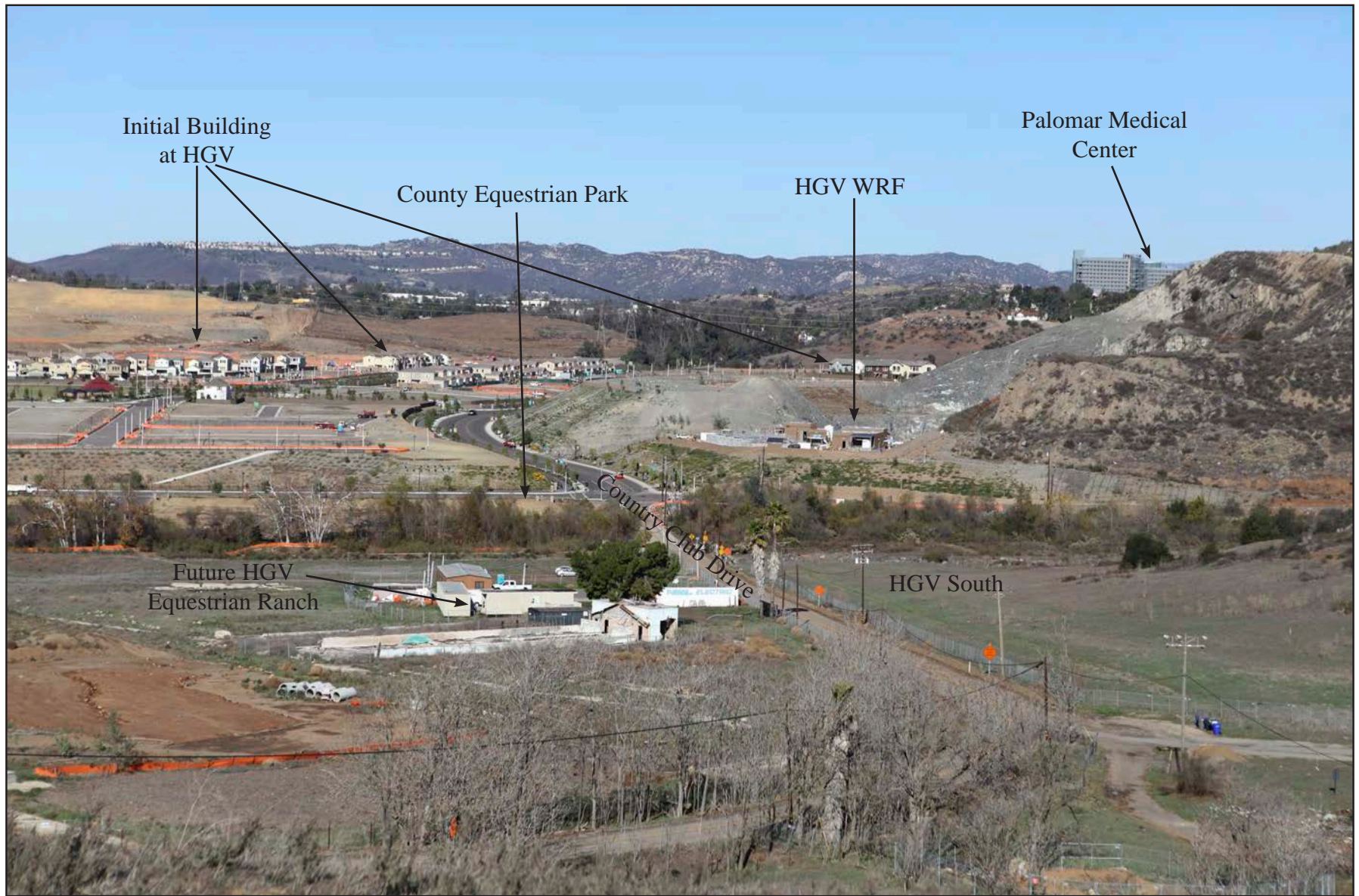


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Looking Northerly From HGV South Central Bench

Source: Kovach Group of Companies, 2016

Built Elements Near Harmony Grove Village South

HARMONY GROVE VILLAGE SOUTH VIA

Figure 21a



HGV Homes, Grading, and Portion of Park, with Existing Single and Multi-story Residences

Source: Kovach Group of Companies, 2016

Built Elements Near Harmony Grove Village South

HARMONY GROVE VILLAGE SOUTH VIA

Figure 21b



HGV Sidewalk, Pathway and Slope Adjacent to Roadway

Source: Kovach Group of Companies, 2016

Built Elements Near Harmony Grove Village South

HARMONY GROVE VILLAGE SOUTH VIA

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Northeast of Project



Southwest of Project

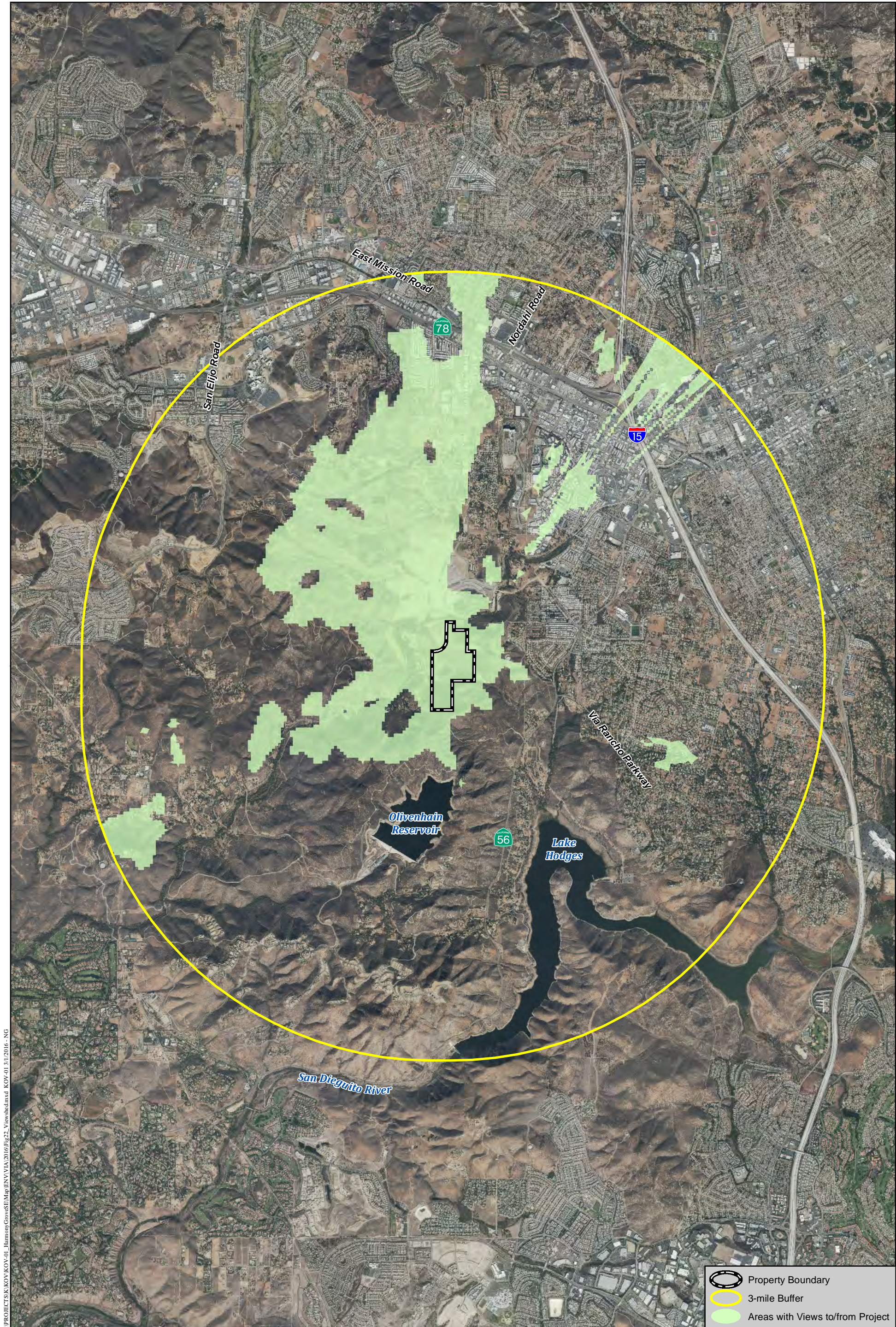
Nearby Homes Exceeding Two Stories

Source: Kovach Group of Companies, 2016



Built Elements Near Harmony Grove Village South

HARMONY GROVE VILLAGE SOUTH VIA

Figure 21d



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-  Property Boundary
-  3-mile Buffer
-  Areas with Views to/from Project

Viewshed Analysis

HARMONY GROVE VILLAGE SOUTH VIA

Figure 22



A. View Looking Southerly from KV 1



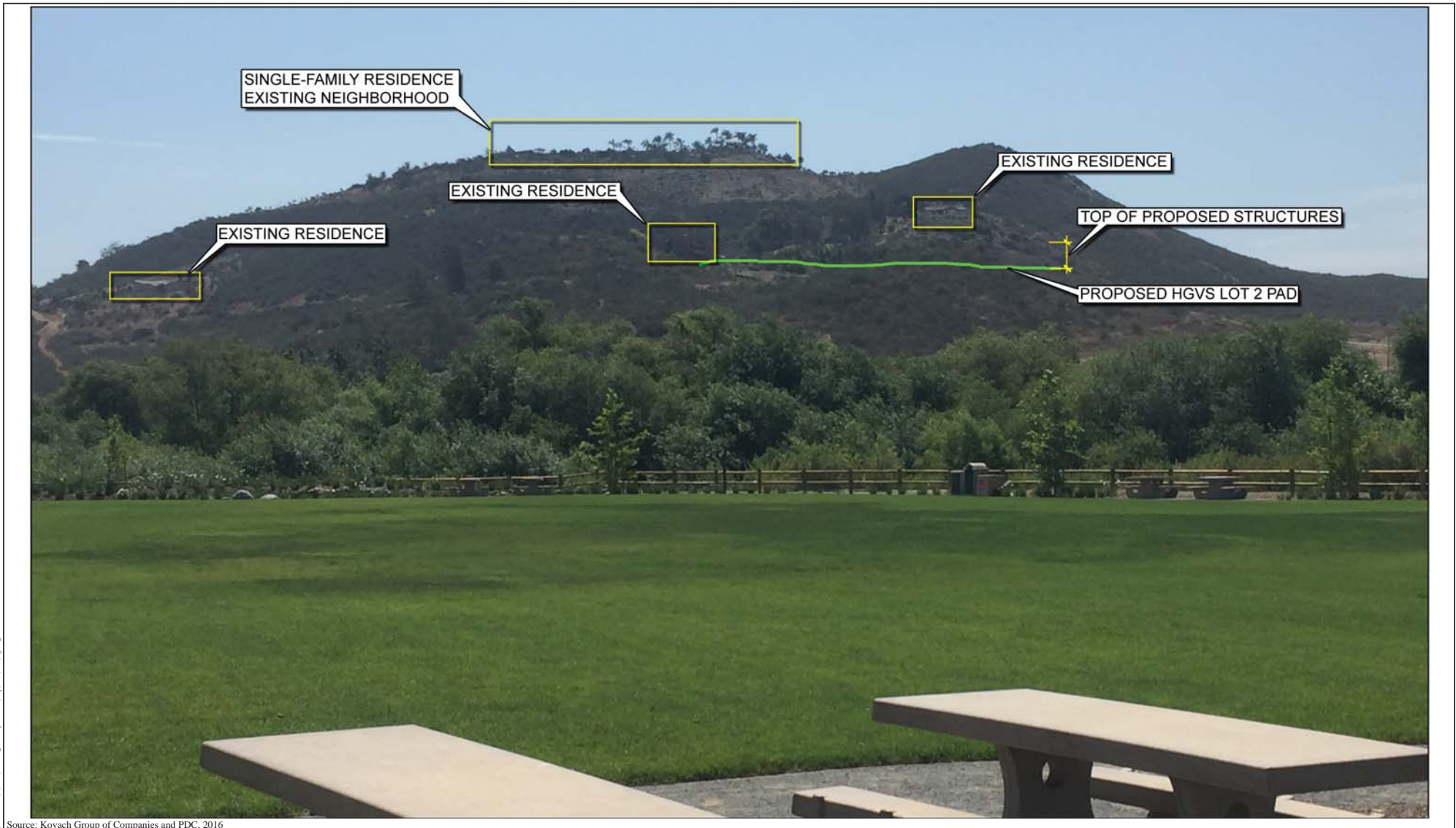
B. Project Photo-simulation from KV 1 at Country Club Drive and Harmony Grove Road Intersection

I:\PROJECTS\KOV\KOV-01_Harmony Grove\EM\Map\ENV\VIEW\Fig 23a_ProjectPhoto_KV1.indd KOV-01 06/10/2016 - NG

Source: KTV&A 2016

Project Photo and Simulation from Key View 1

HARMONY GROVE VILLAGE SOUTH VIA



Source: Kovach Group of Companies and PDC, 2016

Depiction of Lot 2 Topographic Backing from Community Park

HARMONY GROVE VILLAGE SOUTH VIA



A. View Looking Northerly from KV 2



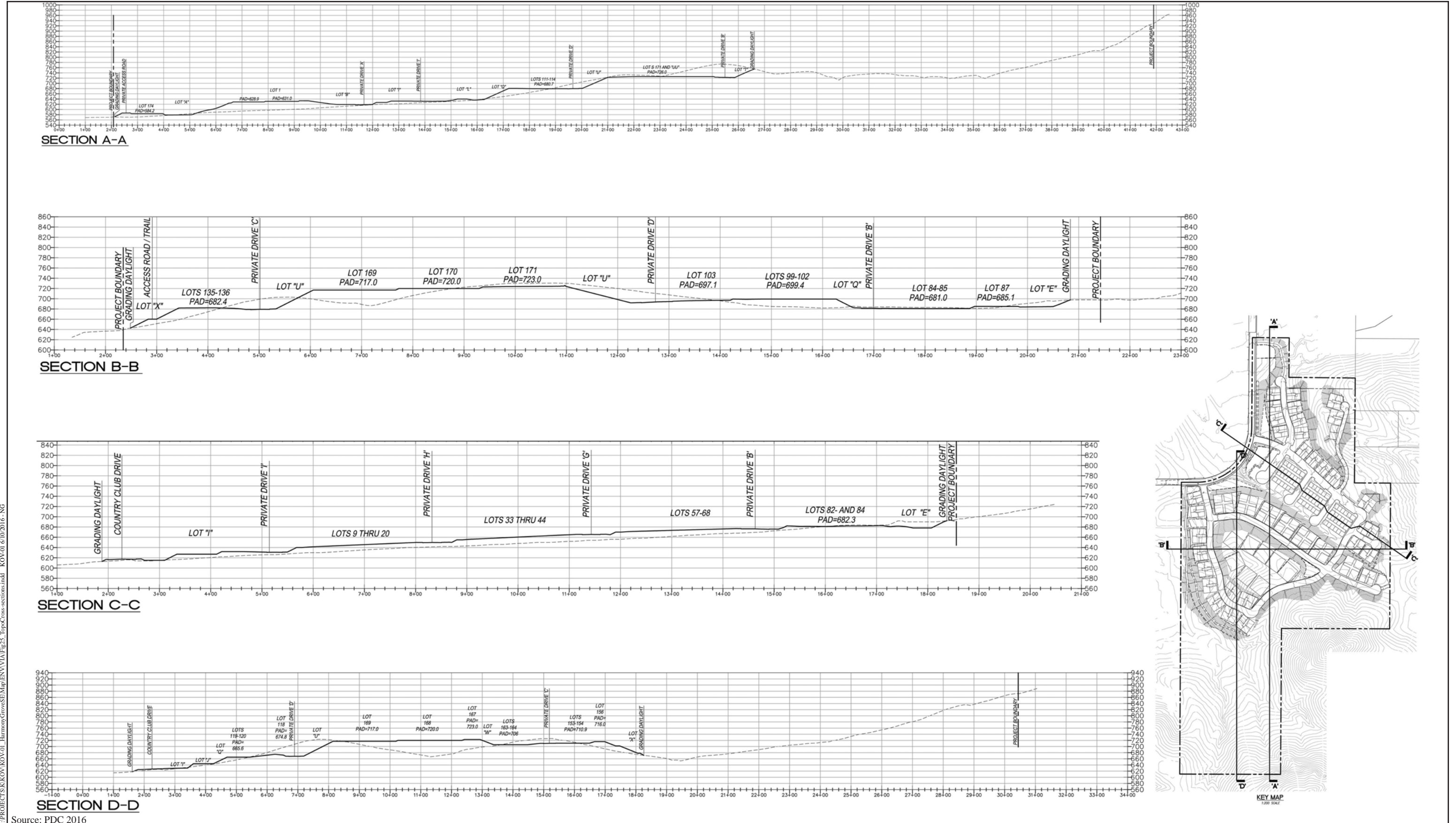
B. Project Photo-simulation from KV 2 on Del Dios Highlands Fire Break Trail

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Source: KTU&A 2016

Project Photo and Simulation from Key View 2

HARMONY GROVE VILLAGE SOUTH VIA



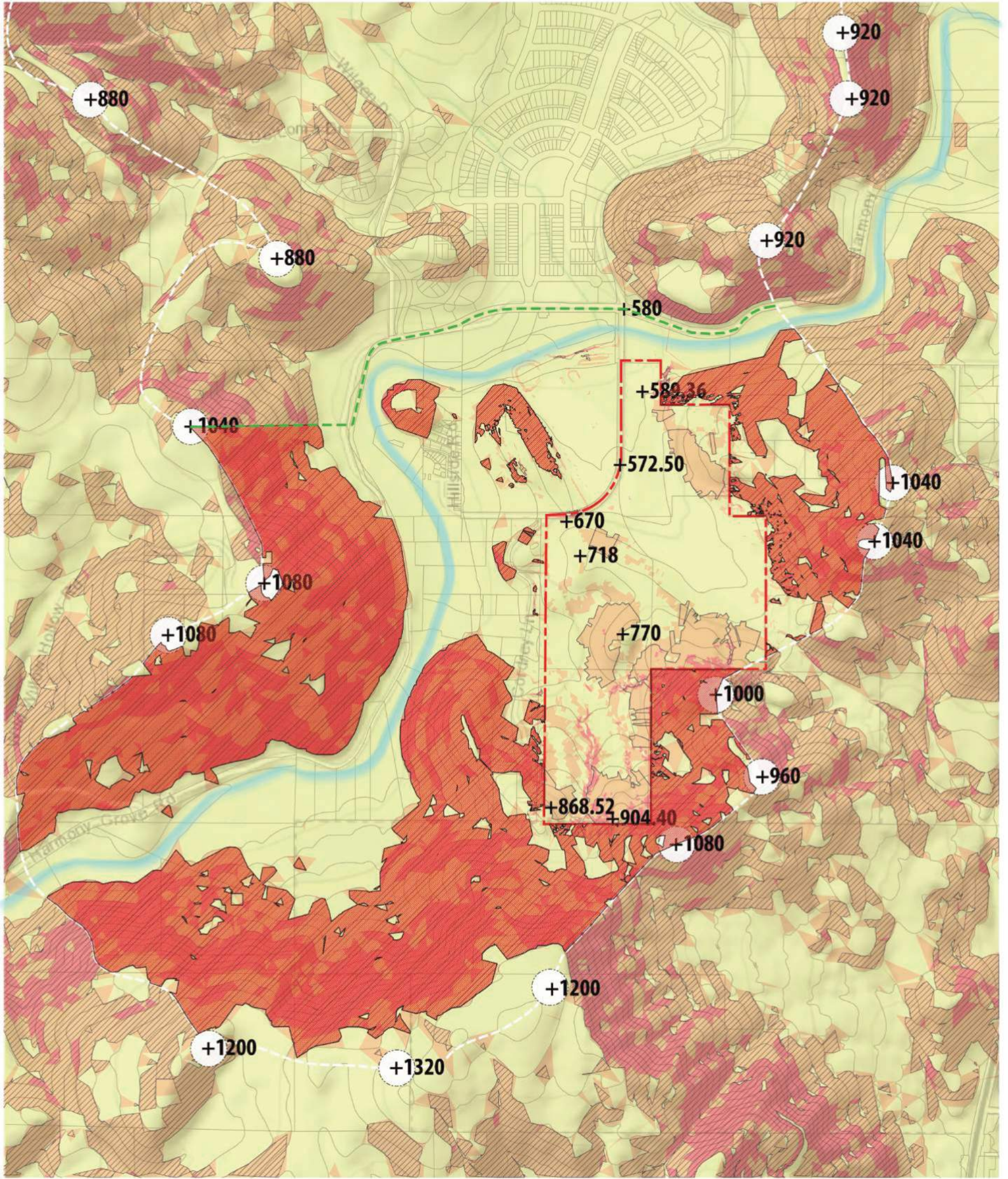
I:\PROJECTS\K\KOV\KOV-01_Harmony Grove SE\Map\ENV\VA\Fig_24_TopCross-sections.indd KOV-01 6/10/2016 - NG

Source: PDC 2016

Topographic Cross-sections

HARMONY GROVE VILLAGE SOUTH VIA

Figure 25



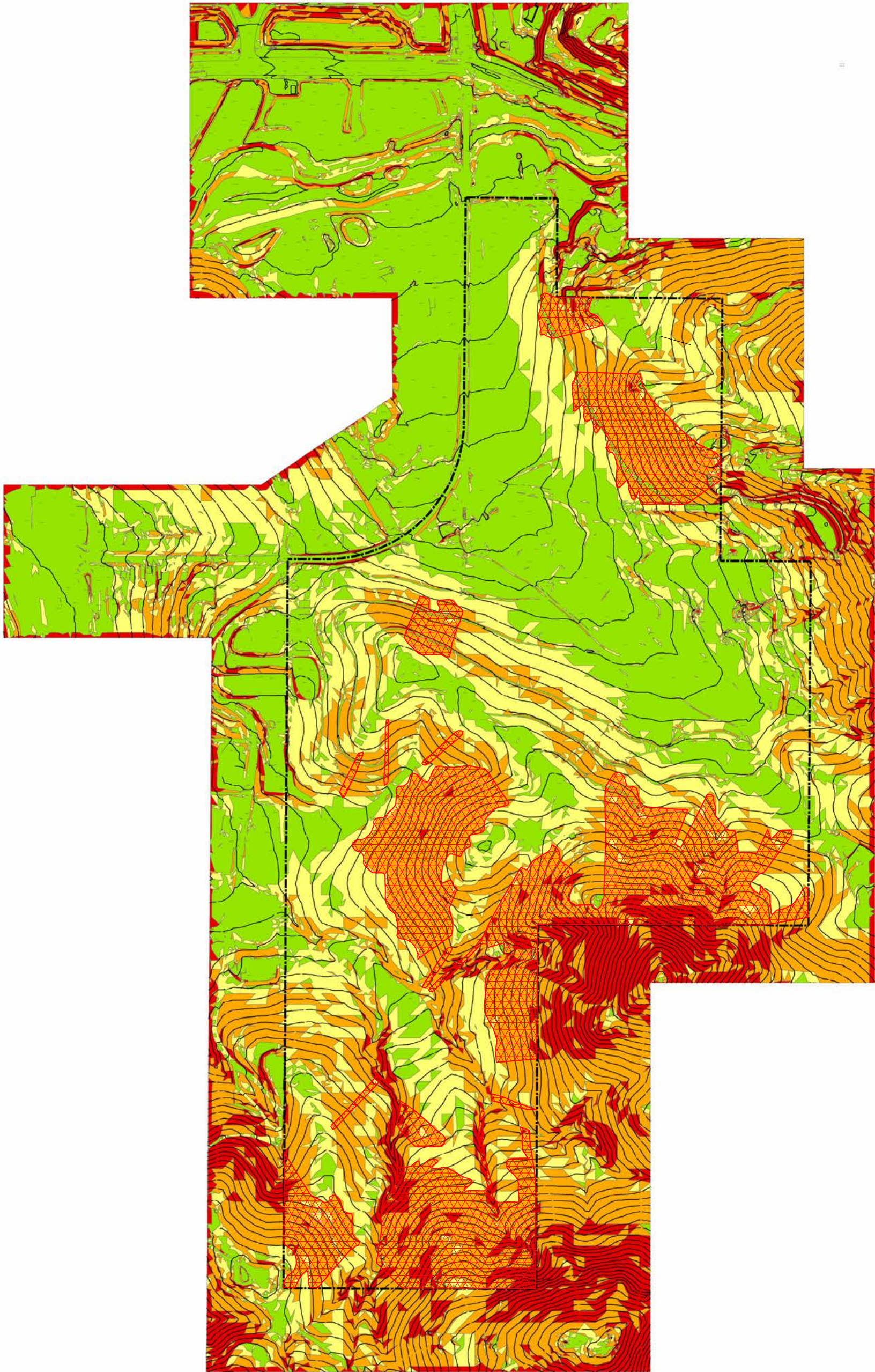
Slope Study Legend

- Site Boundary
- Knoll and Ridge Line
- 0 - 25%
- 25% - 50%
- 50% - Above
- Above 25%, 50 Feet or More in Height Within Site Boundary
- Above 25%, 50 Feet or More in Height Outside Site Boundary
- Steep slopes within ridgeline south of Harmony Grove Road

Source: SWA 2015

Slopes Providing the Project Setting

HARMONY GROVE VILLAGE SOUTH VIA



SLOPE TABLE

Semi-Rural 0.5	Acreage	Density	Allowable Dwelling Units
Slope less than 25%	66.7	2 dwelling units per acre	133
Slope 25% to less than 50%	39.7	1 dwelling unit per acre	39
Slope 50% or greater	4.6	1 dwelling unit per 2 acres	2
Total	111		174

LEGEND

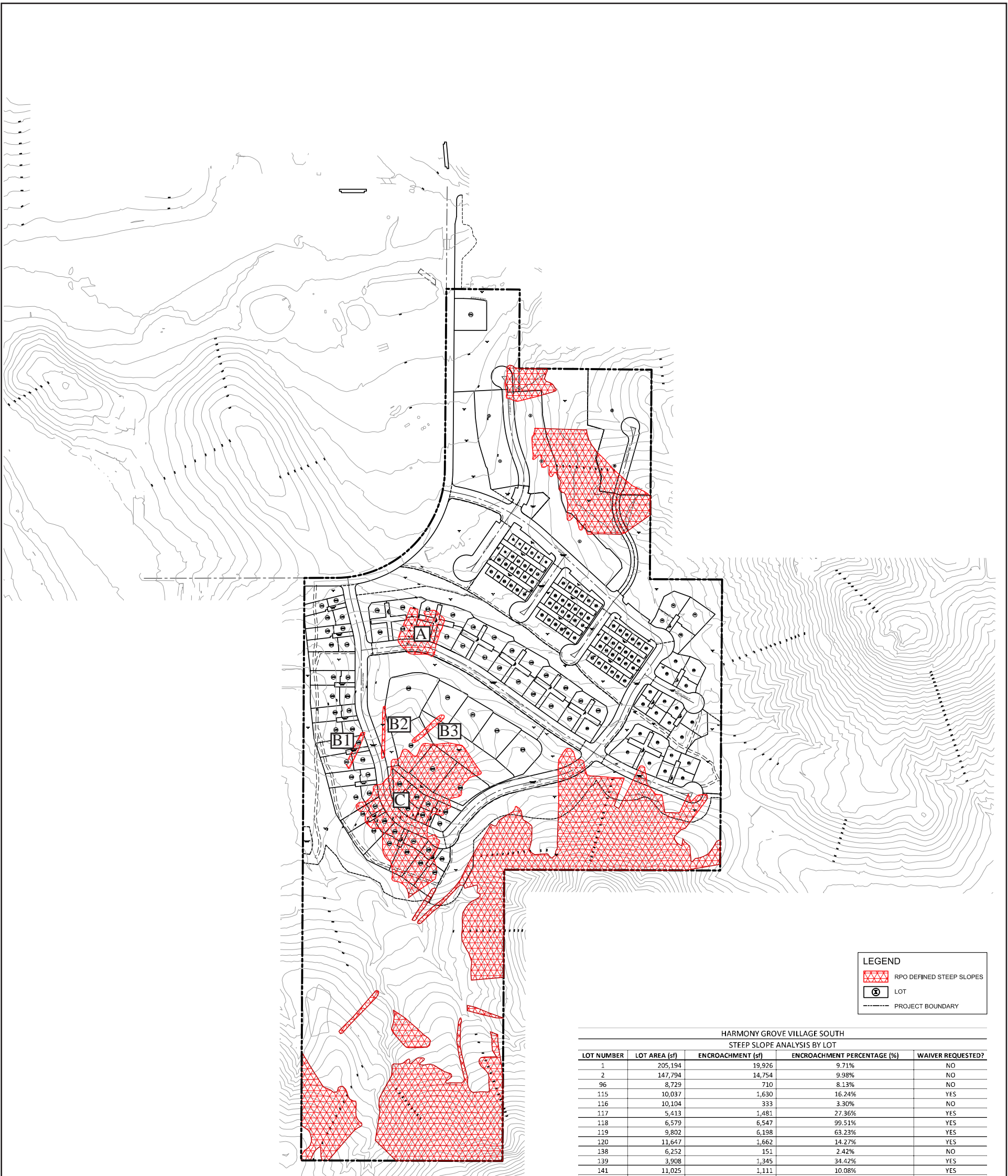
- LESS THAN 15%
- 15% AND GREATER UP TO 25%
- 25% AND GREATER UP TO 50%
- 50% AND GREATER
- RPO DEFINED STEEP SLOPES



Source: PDC 2016

Study Area Slope Map

HARMONY GROVE VILLAGE SOUTH VIA



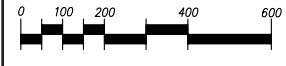
LEGEND

- RPO DEFINED STEEP SLOPES
- LOT
- PROJECT BOUNDARY

**HARMONY GROVE VILLAGE SOUTH
STEEP SLOPE ANALYSIS BY LOT**

LOT NUMBER	LOT AREA (sf)	ENCROACHMENT (sf)	ENCROACHMENT PERCENTAGE (%)	WAIVER REQUESTED?
1	205,194	19,926	9.71%	NO
2	147,794	14,754	9.98%	NO
96	8,729	710	8.13%	NO
115	10,037	1,630	16.24%	YES
116	10,104	333	3.30%	NO
117	5,413	1,481	27.36%	YES
118	6,579	6,547	99.51%	YES
119	9,802	6,198	63.23%	YES
120	11,647	1,662	14.27%	YES
138	6,252	151	2.42%	NO
139	3,908	1,345	34.42%	YES
141	11,025	1,111	10.08%	YES
142	7,218	487	6.75%	NO
145	17,586	980	5.57%	NO
146	5,471	2,081	38.04%	YES
147	3,522	3,523	100.03%	YES
148	8,944	2,015	22.53%	YES
149	14,031	1,460	10.41%	YES
150	4,938	4,851	98.24%	YES
151	3,897	3,897	100.00%	YES
152	16,030	7,099	44.29%	YES
153	11,403	11,129	97.60%	YES
154	5,966	5,966	100.00%	YES
155	3,526	3,502	99.32%	YES
156	8,945	8,945	100.00%	YES
157	11,544	6,213	53.82%	YES
158	5,348	149	2.79%	NO
160	6,550	2,625	40.08%	YES
161	3,533	3,533	100.00%	YES
162	3,577	3,577	100.00%	YES
163	5,731	5,731	100.00%	YES
164	5,566	5,566	100.00%	YES
165	6,241	6,241	100.00%	YES
166	26,009	15,489	59.55%	YES
167	24,198	24,198	100.00%	YES
168	29,502	9,121	30.92%	YES
169	42,661	65	0.15%	NO
170	23,257	655	2.82%	NO

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Source: PDC 2015

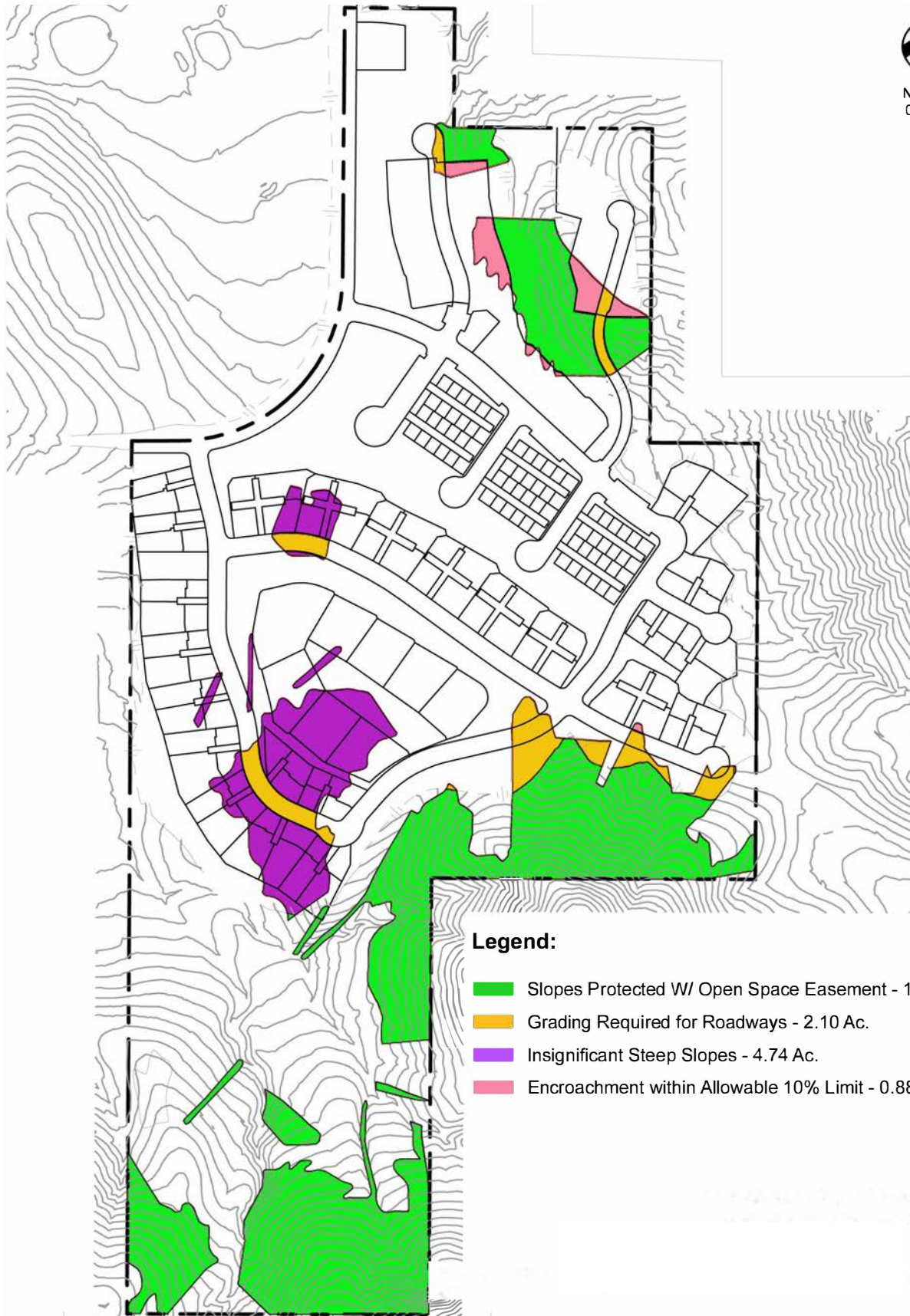
RPO Steep Slopes

HARMONY GROVE VILLAGE SOUTH VIA

Figure 26c



No Scale
01.19.15



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Source: PDC 2016

RPO Steep Slope Preserve and Encroachment Areas

HARMONY GROVE VILLAGE SOUTH VIA