

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



Northeast of Project



Southwest of Project

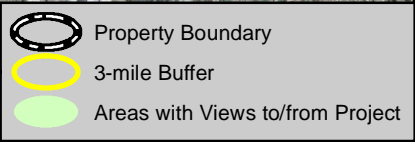
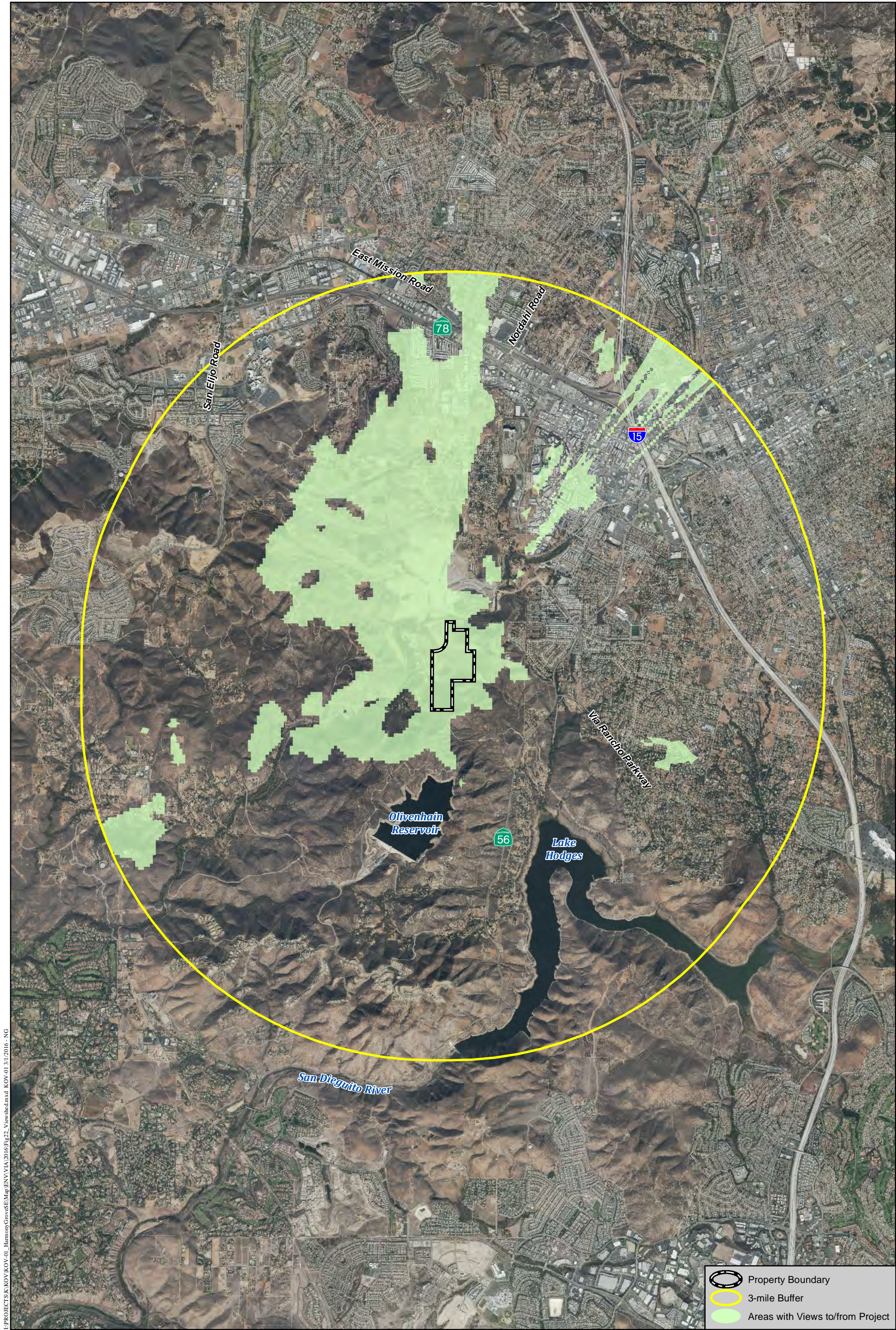
Nearby Homes Exceeding Two Stories

Source: Kovach Group of Companies, 2016

Built Elements Near Harmony Grove Village South

HARMONY GROVE VILLAGE SOUTH VIA

Figure 21d



Viewshed Analysis

HARMONY GROVE VILLAGE SOUTH VIA



A. View Looking Southerly from KV 1



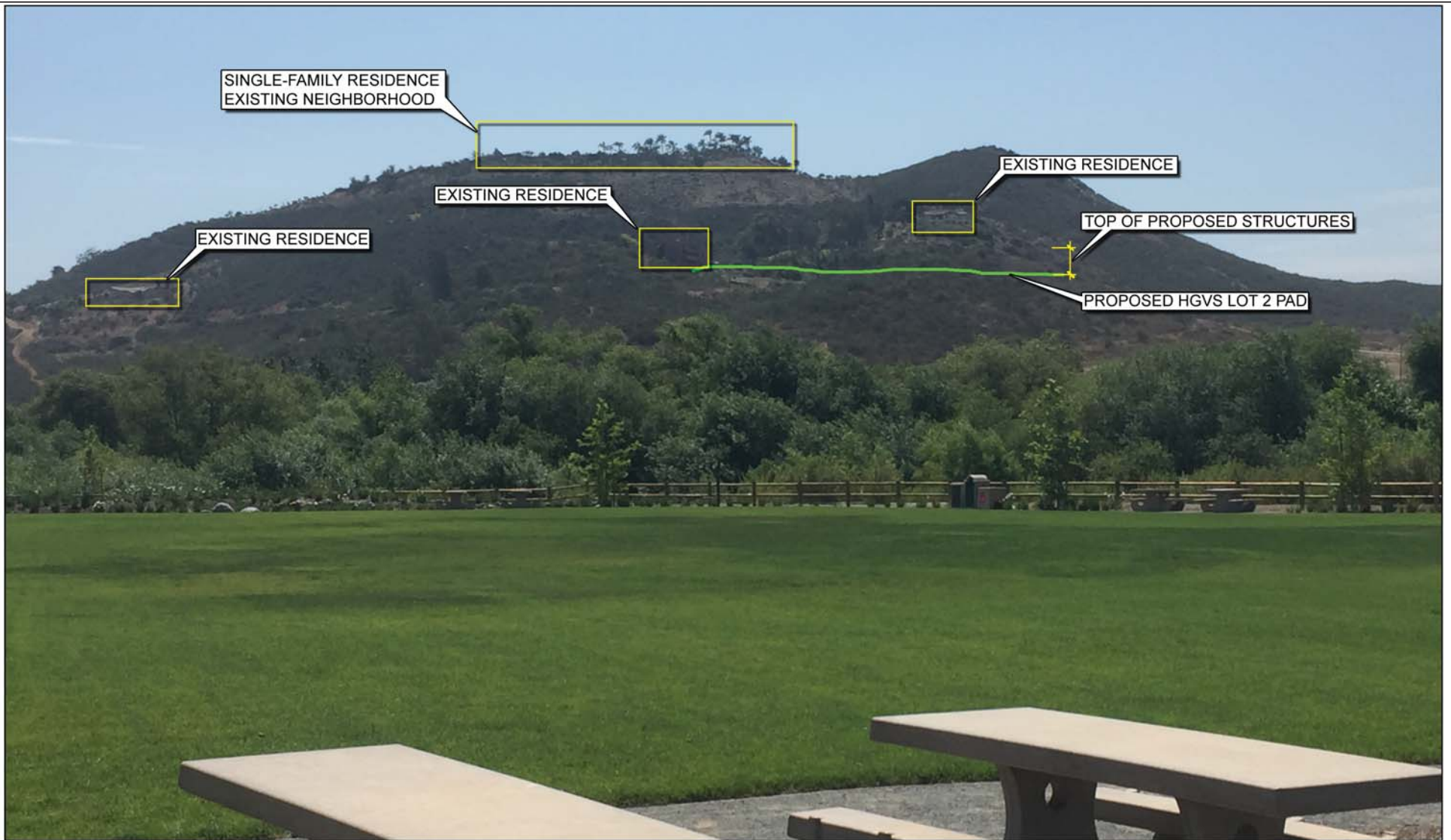
B. Project Photo-simulation from KV 1 at Country Club Drive and Harmony Grove Road Intersection

Source: KTV&A 2016

Project Photo and Simulation from Key View 1

HARMONY GROVE VILLAGE SOUTH VIA

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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

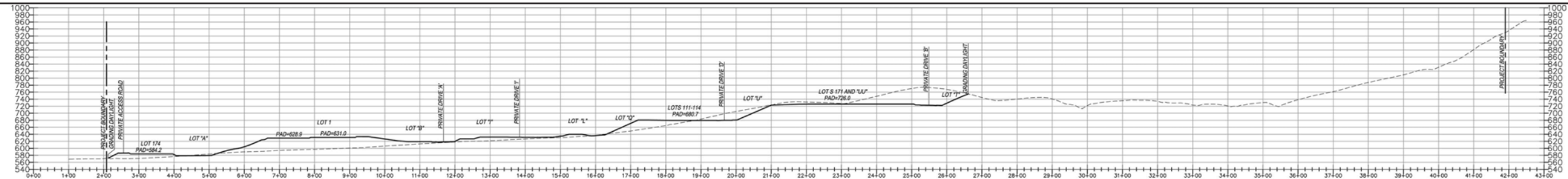
Source: KTU&A 2016

Project Photo and Simulation from Key View 2

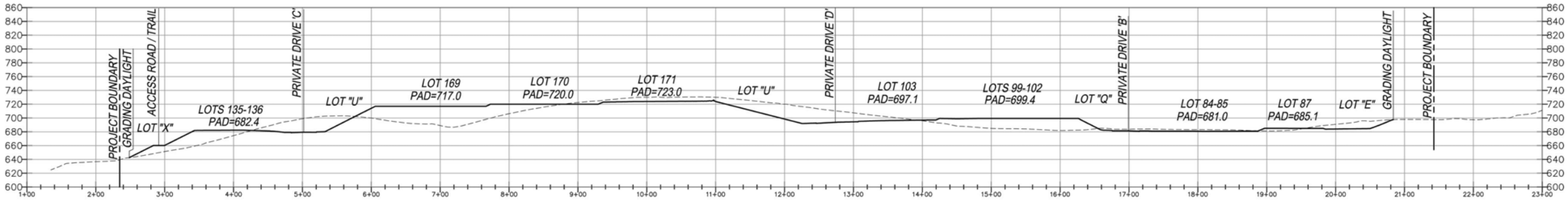
HARMONY GROVE VILLAGE SOUTH VIA

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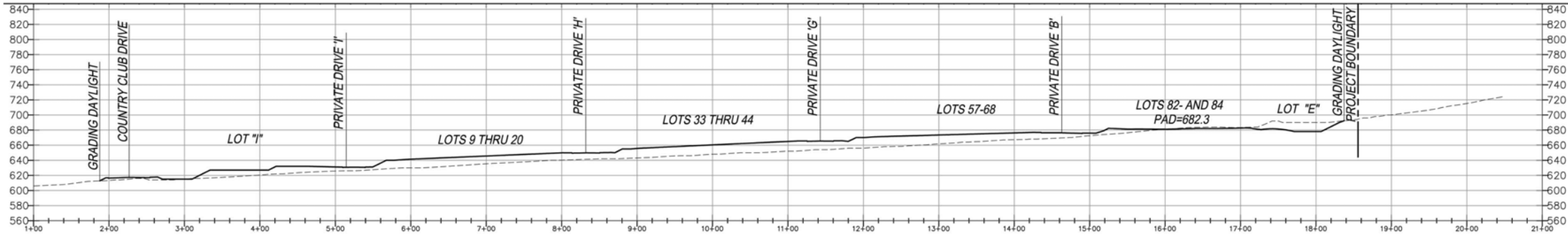
Source: PDC 2016



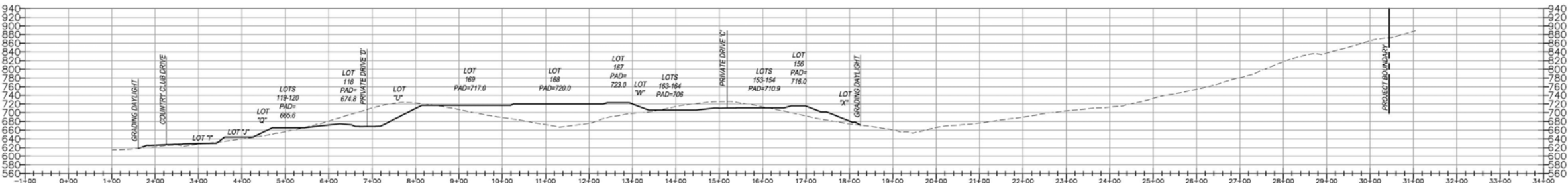
SECTION A-A



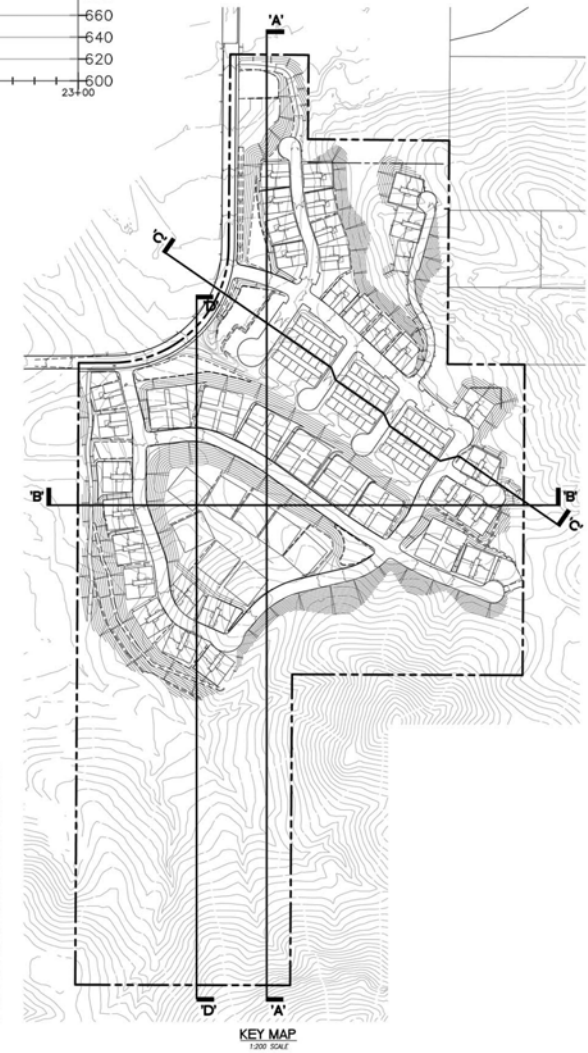
SECTION B-B



SECTION C-C



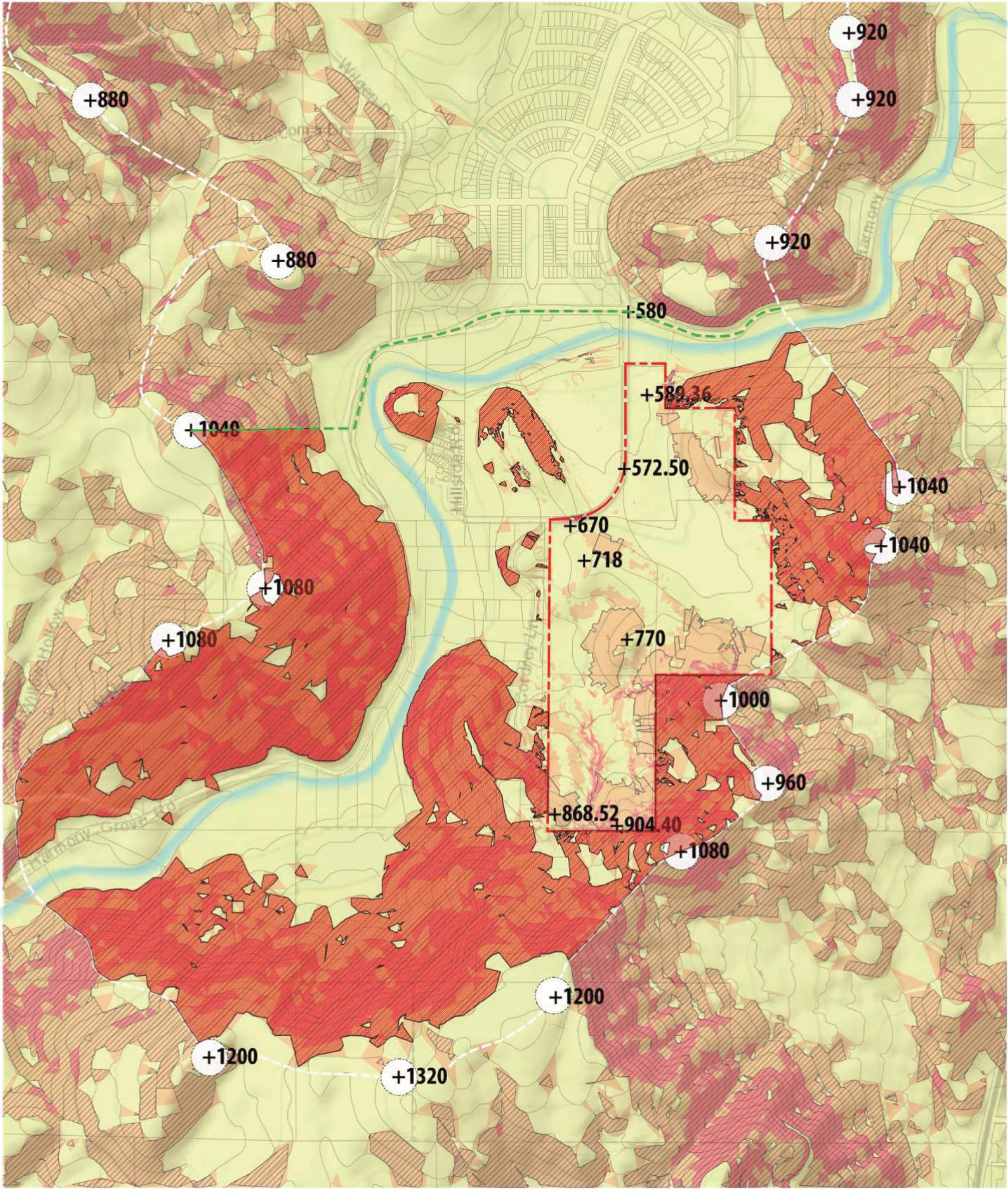
SECTION D-D



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

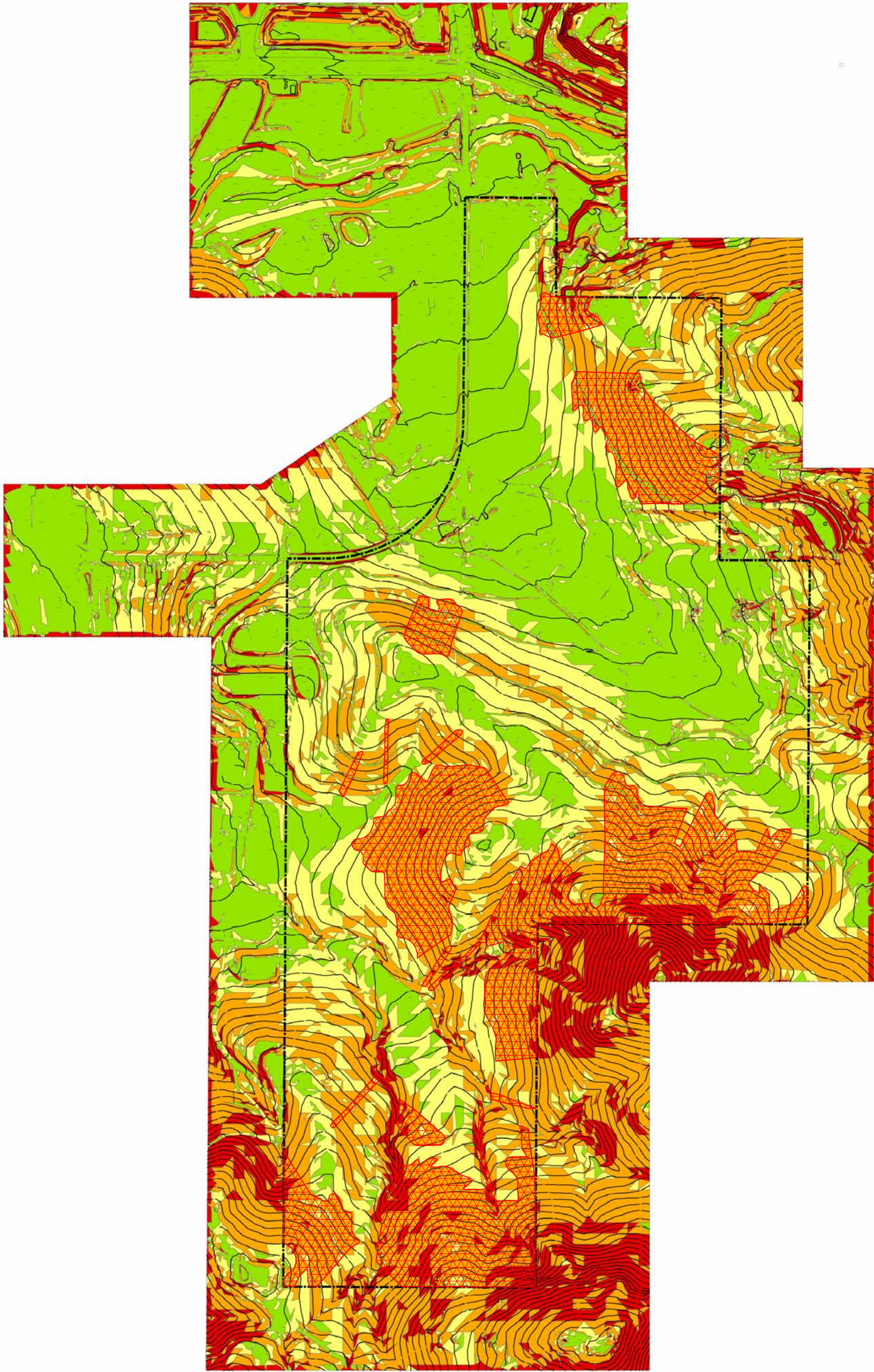
Source: SWA 2015

Slopes Providing the Project Setting

HARMONY GROVE VILLAGE SOUTH VIA

Figure 26a

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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

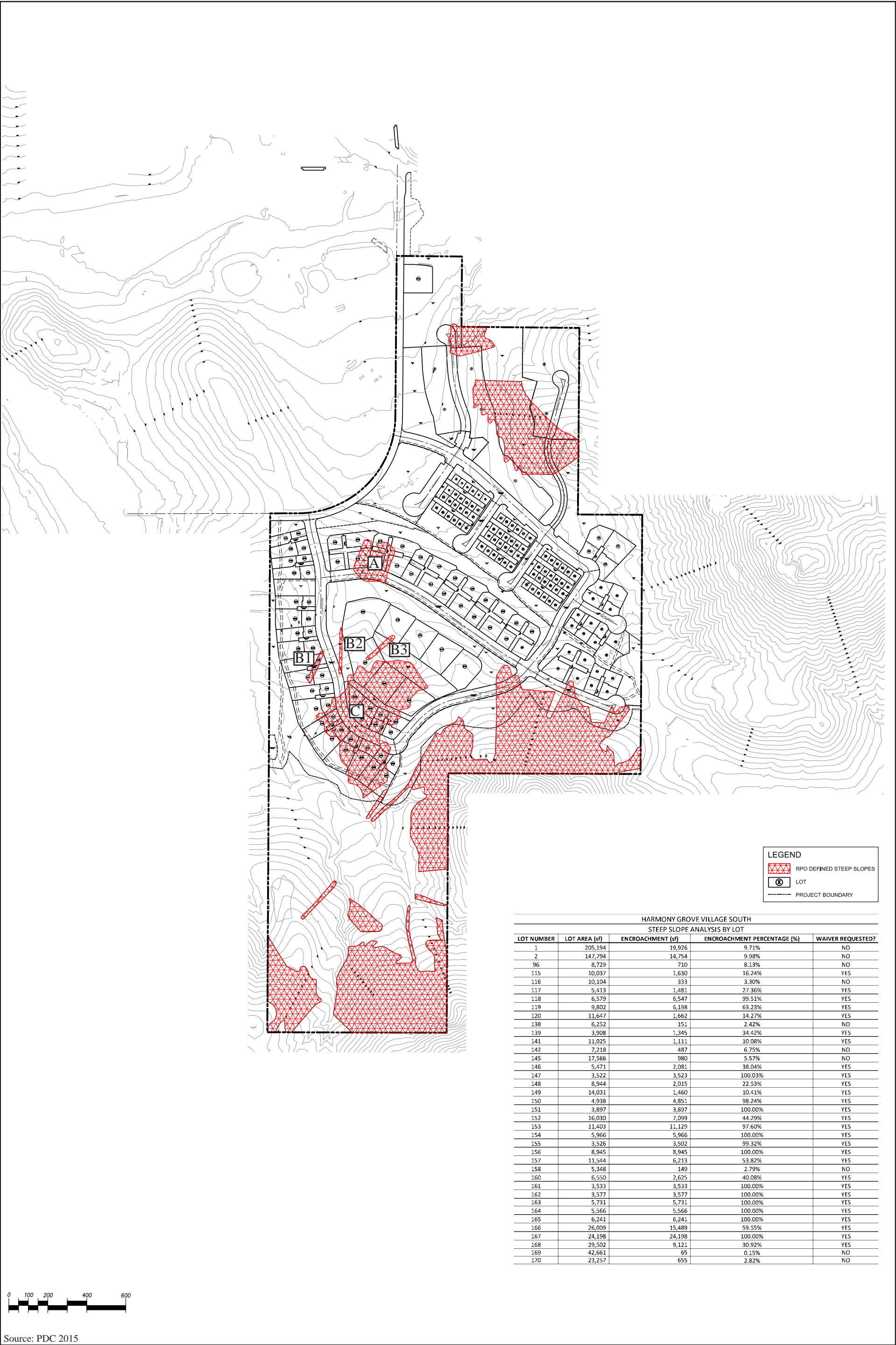


Source: PDC 2016

Study Area Slope Map

HARMONY GROVE VILLAGE SOUTH VIA

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RPO Steep Slopes

HARMONY GROVE VILLAGE SOUTH VIA

