

ATTACHMENT 7

BC No. 114, Diamond Ridge – changes in grades and wall heights between maps

Proposed pad elevations for each lot:

Comparing the 2016 version (BC 111) with the 2022 version (BC 114), for Final Map Imp. Plans

Lot No.	Existing range of grades, approx.	Pad Grades per TM reviewed by CC 2016	Pad Grades per TM 2022 & Imp. Plans 2023 (same)	Difference
1	2520 – 2530	2520.2	2520.2	Same
2	2530 – 2545	2526.6	2526.6	Same
3	2545 – 2565	2531.9	2531.9	Same
4	2550 – 2570	2538.0	2538.0	Same
5	2540 – 2560	2538.7	2538.7	Same
6	2540 – 2560	2531.8	2531.8	Same
7	2555 – 2580	2539.9	2539.9	Same
8	2550 – 2590	2541.0	2541.0	Same
9	2540 – 2585	2537.4	2537.2	-0.2
10	2530 – 2555	2533.6	2533.6	Same
11	2520 – 2530	2535.3	2534.8	-0.5
12	2520 – 2535	2540.6	2540.6	Same
13	2525 – 2545	2541.0	2541.0	Same
14	2525 – 2545	2532.4	2536.2	+3.8
15	2525 – 2545	2529.7	2529.7	Same

Retaining wall heights for lots abutting La Plata Place and Northridge Drive to the south:

Lot No.	Retaining walls per TM reviewed by PC & CC 2022	Retaining walls per Imp. Plans 2023	Difference
1	4.6', 0'	4.6', 0'	One wall: Same
11	Lower: 6.6', 4.6' Upper: 12' 12' Total: 18.6', 16.6'	6.6', 17.6'	One wall instead of two, overall height is generally lower (previous average: 17.6'; current average: 12.1')
12	Lower: 10', 8' Upper: 12' 12' Total: 22', 20'	22', 20'	One wall instead of two, same overall height
13	Lower: 10', 8.7' Upper: 10' 10' Total: 20', 18.7'	20', 18.7'	One wall instead of two, same overall height
14	Lower: 7.3', 4.6' Upper: 6.7' 6.7' Total: 14', 11.3'	14', 11.3'	One wall instead of two, same overall height
15	5.3', 3.3'	5.3', 4'	One wall: Same, +0.7'

Relative to Section 11-20-4.B.3 for max. 6' single wall height facing public streets:

- Lot 15 has a double retaining wall shown facing Northridge Drive, with the following heights per sheet 4: Lower: 3.3', 4', 4.7', 3.3' Upper: 4', 4', 0.7'
- Lot 15 now has a single retaining wall shown facing Arizona Street per sheet 4: 1.3' (extending to 4' upper wall facing Northridge)
- Lot 6 has retaining walls shown facing Northridge/Arizona for the sidewalk ramp, with the following heights per sheet 4: 1.4', 0.7', 5'