



5000 Diamondhead Circle • Diamondhead, MS 39525-3260
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www.diamondhead.ms.gov

TO: Mayor, City Council and City Manager

FROM: Ronald R. Jones, Building Official *J. Patton*

DATE: April 12, 2021

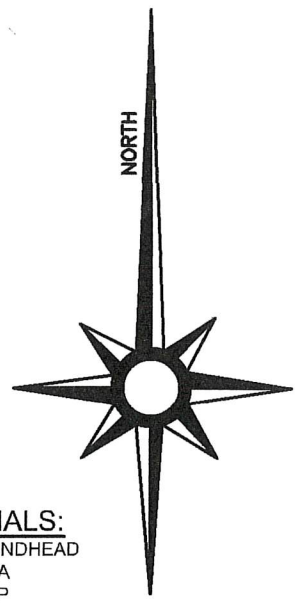
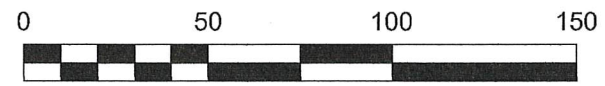
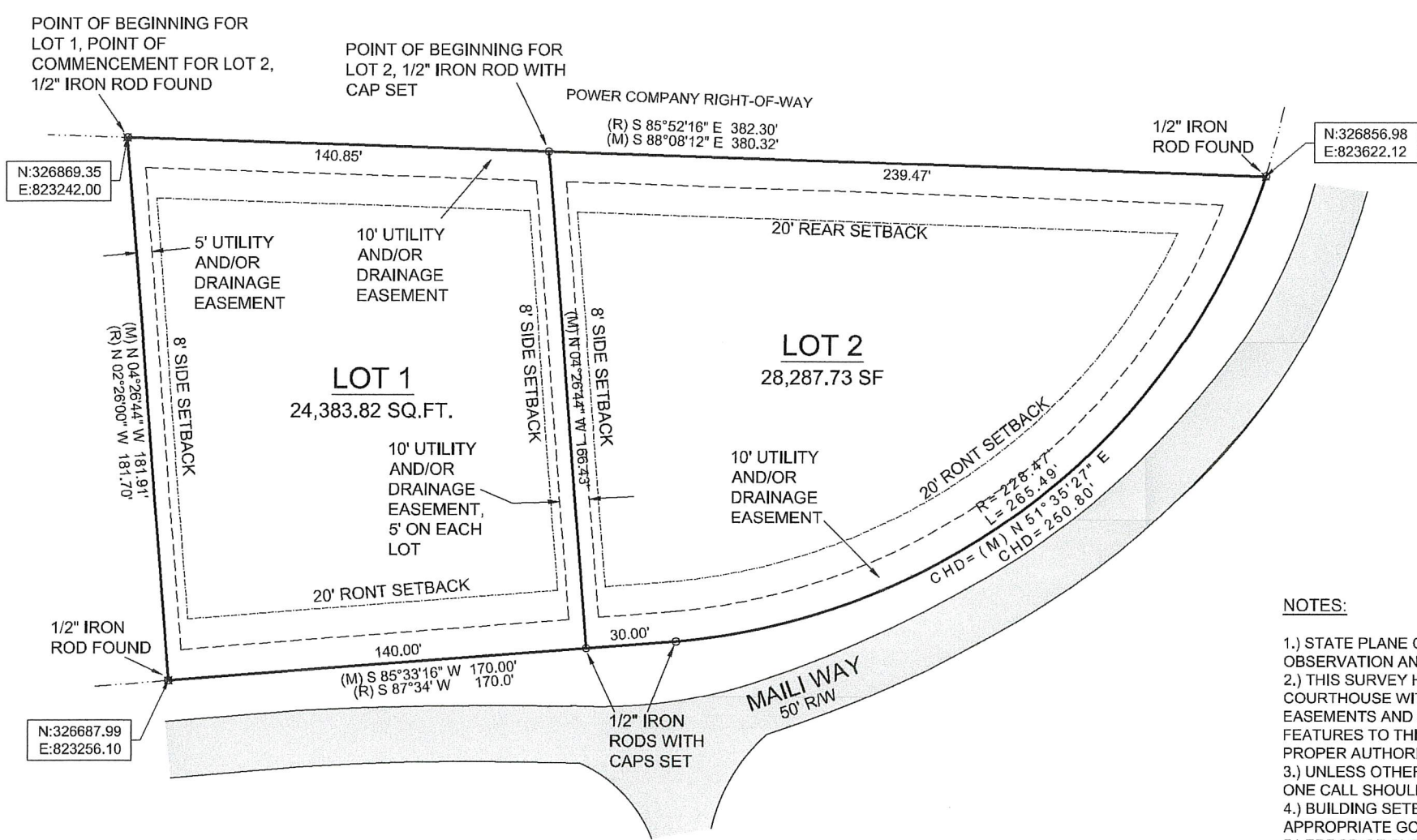
SUBJECT: Resubdivision of DH PH 2, Unit 7A, Tract A by Elliott Homes, LLC

Elliott Homes, LLC is requesting to resubdivide 1 lot into 2..

The property address of the original lot is 8919 Maili Way. The tax parcel number is 067J-3-36-001.000. The legal description is Diamondhead Phase 2, Unit 7A, Tract A. The property is in a R-2 zoning district.

In accordance with the Subdivision Regulations, the 2 newly created parcels meet or exceed the minimum requirements in the Zoning Ordinance and Subdivision Regulations. Drainage and utility easements are also dedicated to the City. Therefore, I recommend acceptance of the resubdivision final plat of Tract A.

Minimum Requirements-R-2		Parcel 1	Parcel 2
Min lot area	6000 sf	24,384 sf	28,288 sf
Lot width	60'	140.0'	228.47'
Lot frontage	35'	140.0'	250.8'
FYSB	20'	20'	20'
SYSB	8'	8'	8'
RYSB	20'	20'	20'



- LEGEND:
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - SPIKE FOUND
 - SPIKE SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - LIGHTARD KNOT FOUND
 - (M) --- AS MEASURED
 - (R) --- AS PER RECORD
 - APP --- AS PER PLAT
 - IRF --- IRON ROD FOUND
 - IRS --- IRON ROD SET

REFERENCE MATERIALS:
1.) RECORDED PLAT OF DIAMONDHEAD SUBDIVISION, PHASE 2, UNIT 7A
2.) DIAMONDHEAD ZONING MAP

- NOTES:
- 1.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
 - 2.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
 - 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 - 5.) ERROR OF CLOSURE: 1:56,223
 - 6.) NO UTILITIES OR DRAINAGE STRUCTURES OBSERVED.

RESUBDIVISION OF TRACT A,
DIAMONDHEAD, PHASE 2, UNIT 7A,
CITY OF DIAMONDHEAD, HANCOCK
COUNTY, MS, COUNTY PARCEL
NUMBER 067J-3-36-001.000, SAID
PARCEL CONTAINING 52,674.55
SQUARE FEET OR 1.209 ACRES

RECEIVED
MAR 26 2021
BY: AC 12:45pm

SHEET 1 OF 3

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X" ACCORDING TO MAP NUMBER 28045C0263D & 264D DATED OCTOBER 16, 2009		
SURVEY CLASS - "B"	FOR: ELLIOTT HOMES, LLC	BEARINGS SHOWN HEREON ARE DERIVED BY: STATE PLANE GRID(2301 MS EAST) BY GPS OBSERVATION
SCALE: 1" = 50'		
	CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649	DATE OF FIELD WORK: 3/10/2021
		PARTY CHIEF: CC
		INSTRUMENT MAN: MM
		RODMAN: CC
		DRAWN BY: CAC
		DRAWING NUMBER: 16154 TRACT A
		REVISED: