

Diamondhead Lakes Sketch Plat



ELLIOTT
COMPANIES

Sketch Plat

Purpose

The purpose of the sketch plat is to develop a **general design** on which to base the preliminary and final plat, and thus to avoid having to revise such design, and relate it to surrounding development.

Next Steps

- Review Comments from Development Review Committee
 - Most comments will be addressed during preliminary plat and construction drawings
- Planning Commission Hearing & Public Comment
- City Council Hearing
- Develop drawings for Preliminary Plat
 - Construction details
 - Drainage, Grading, Streets, Water, Sewer, etc. will all be finalized at this time.
- Administrator and City Engineer will review plans for City.
 - Review plans for comments made by DRC, Planning Commission, City Council
 - Review plans for conformance to the Subdivision Ordinance
- Diamondhead Water and Sewer District performs independent review of plans.
- Construction only begins AFTER City Engineer, DWSD, Corp of Engineers, DEQ, and Health Department have signed off on plans

History

- 2017 - Elliott Land Developments, LLC contracts to purchase approximately 30 acres for a residential subdivision
- September 2018 – Elliott Homes received City Approval to construct 108 single family homes on 30 acres
- November 2018 – Title issue discovered for proposed subdivision
- August 2019 – Judge ruling to not allow proposed subdivision entrance.
- 2019 – Elliott Land Developments, LLC uses new design techniques for new subdivision layout – LOSS of 8 lots from previous plan
 - Lost lot revenue - \$280,000 (\$35,000 per lot)
 - Lost home construction revenue - \$2,000,000 (\$250,000 per house)
- 2019 - Elliott Land Developments, LLC contracts to purchase an additional 47 acres of land. Plan will allow for separate exit. (110 additional home sites)
 - Additional Land Development Invest - \$3,850,000
 - Additional New Home Investment - \$52,500,000
- October 2019 – Elliott Land Developments, LLC hosts community feedback meeting
- November 2019 – January 2020– Elliott Land Developments, LLC redraws plans.
 - Partnered with OneDiamondhead, LLC to get another access to Diamondhead Drive West
 - Additional road and infrastructure costs of \$225,000
 - Moves proposed entrance from Glenn Eagle to Golf Club Drive
 - Additional road and infrastructure costs of \$200,000



Plan Changes

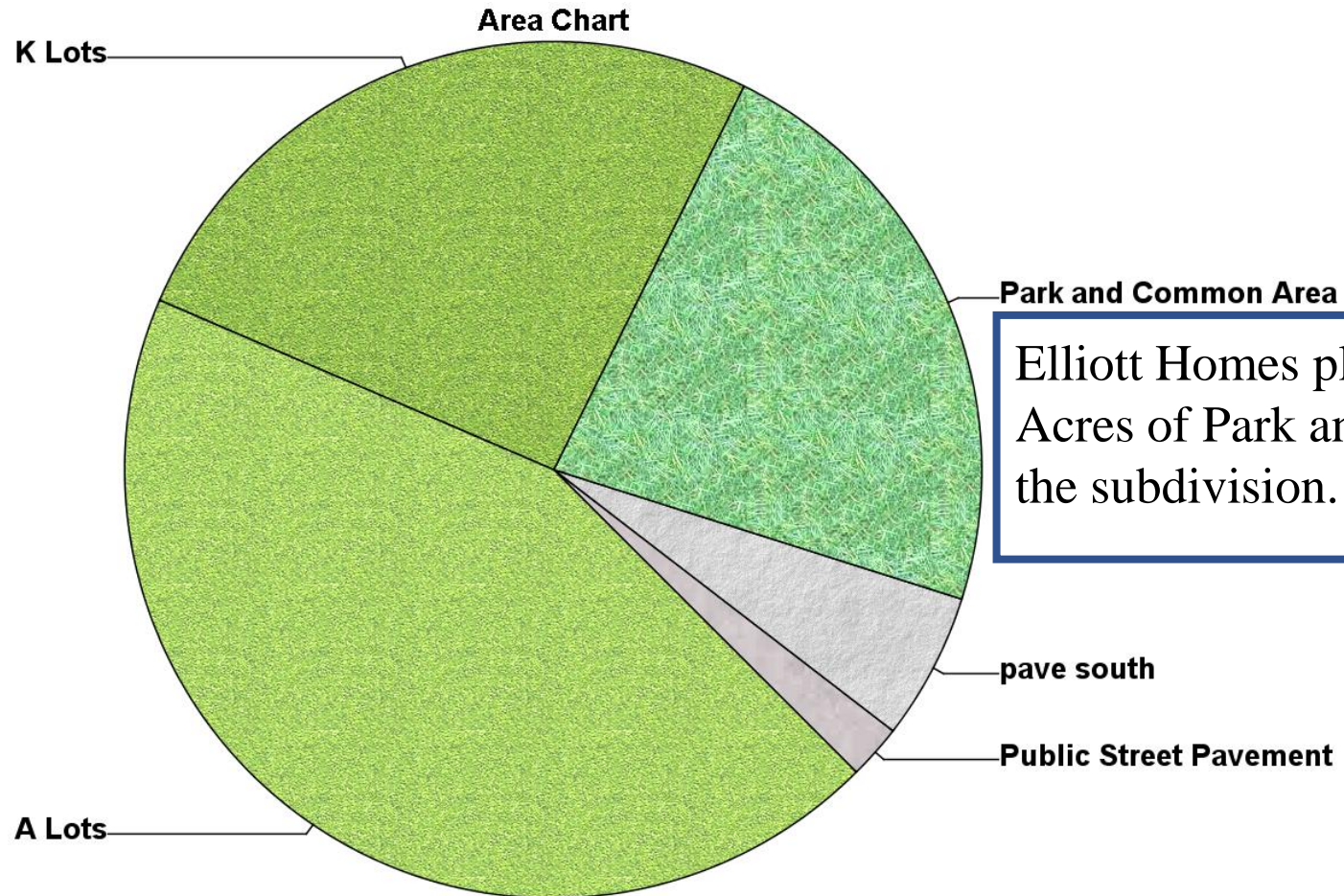
Loss of 9 Lots from this plan to current Plan



Original Plan



Current Plan



Elliott Homes plans to have 17 Acres of Park and Common Areas in the subdivision.

Total Area: 3,413,569 ft² (78.3648 acres)

Public Street Pavement	2.1%	70,536 ft ²	(1.6193 acres)
pave south.....	5.6%	189,837 ft ²	(4.3581 acres)
Park and Common Area..	22.5%	769,595 ft ²	(17.6675 acres)
K Lots.....	25.9%	882,785 ft ²	(20.2660 acres)
A Lots.....	44.0%	1,500,816 ft ²	(34.4540 acres)

Density

Zoning	Allowed	Total Homes Allowed	Current Plan	Total Homes in Current Plan	% of Allowed	Average Lot Size	Required Lot Size	% of Required
R-1	4 homes per acre	184	2.36 homes per acre	99	54%	13,521 SF	10,000 SF	135%
R-2	7 homes per acre	196	3.3 homes per acre	111	56%	8,917 SF	6,000 SF	148%
Total Development	5 homes per acre	380	2.7 homes per acre	210	55%	11,354 SF	<u>Average is greater than R-1 Required Zoning</u>	



Variances Requested

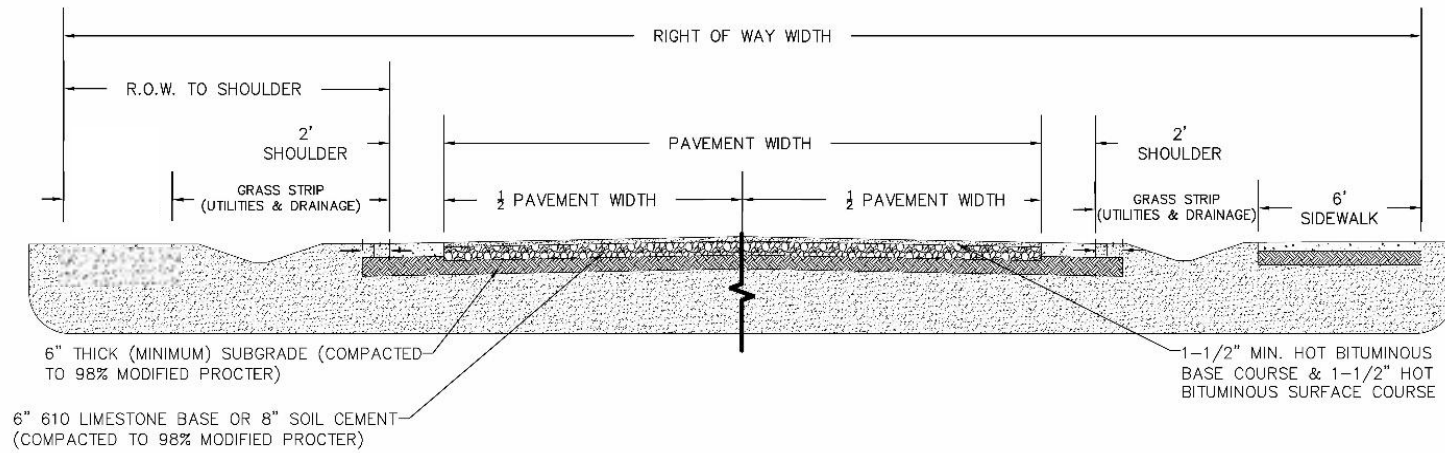
- Corner Lots – Lot Width
 - Homes will fit with normal setbacks.
 - All corner lots meet the normal minimum setbacks, but some do not meet the additional requirement for corner lots
- Cul-de-sac – street frontage or lot width at setback
 - All that is really needed at the street is 30 feet frontage
 - Allowing homes in cul-de-sac to be closer to the road will keep them further from golf course or wetlands – See next slide

Important Notes:

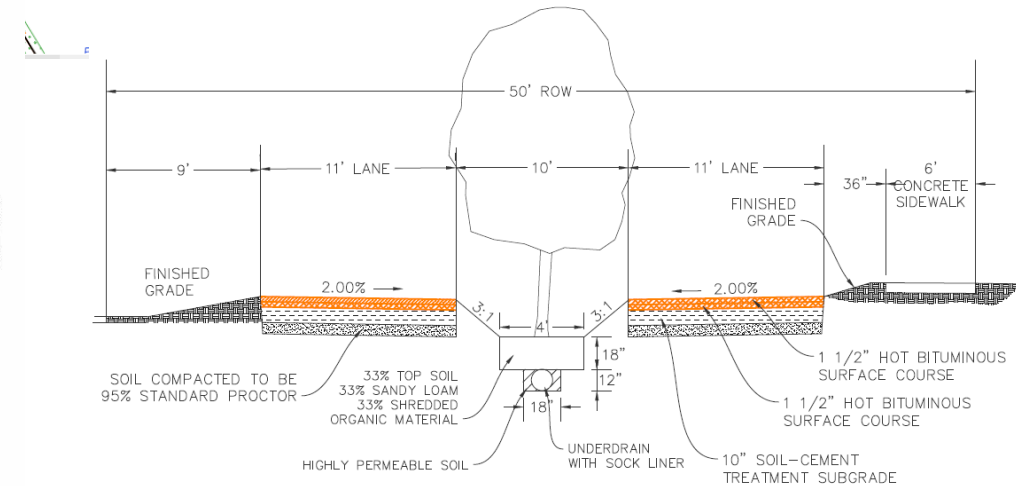
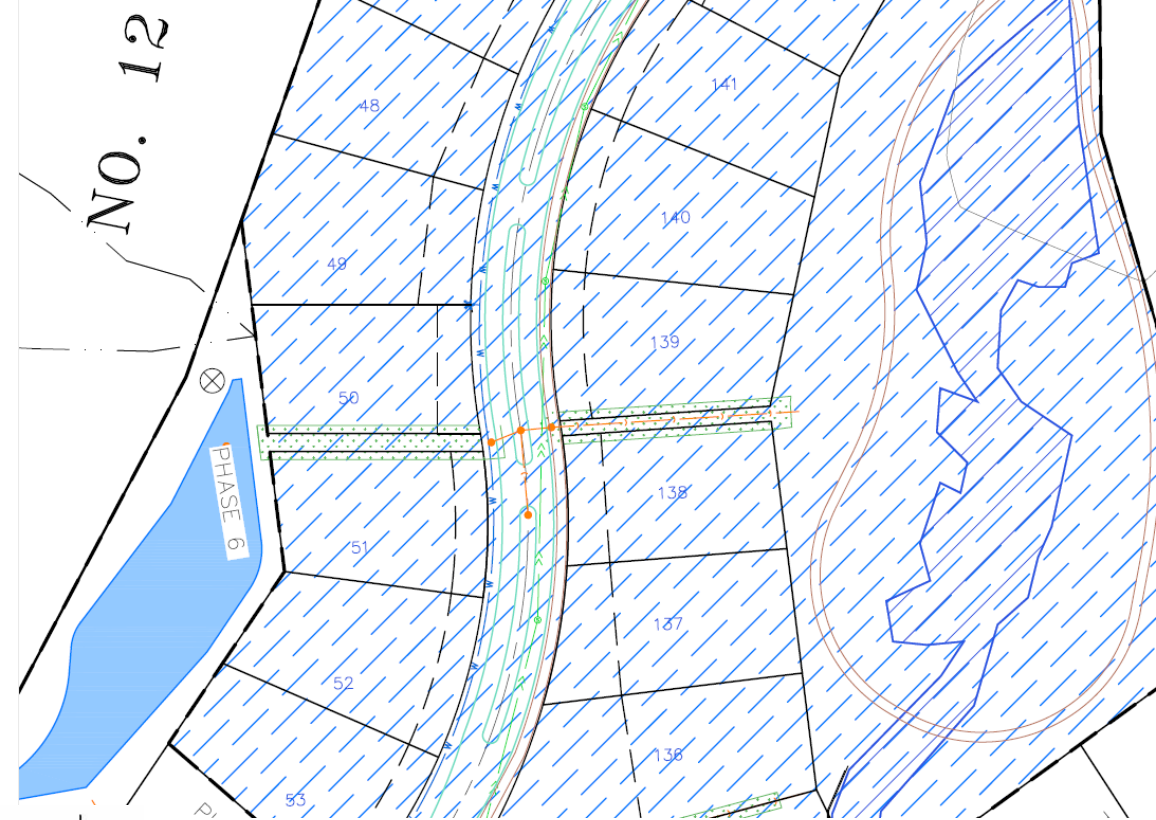
1. Density Level could be far higher if parks were removed. Elliott Homes has chosen to have much more green space than required
2. Variances will not effect any current residents
3. Elliott Homes has removed MANY lots from the plan already to help with neighbors

Drainage and Roadway

- Right of Way will be 50 feet wide
- Roadway will be a minimum of 20 feet wide
- Cul-de-sac radius will be a minimum of 50 feet wide
- Any drainage pipe under road will be concrete or PVC
- HOA will maintain landscaping.
- Sidewalks are not required, however Elliott may install a 6' sidewalk. Sidewalks will be installed for each home at the time of Certificate of Occupancy
- Elliott Land Development will warranty subdivision per Subdivision Ordinance



- NOTES:
1. SEE TABLE 3.1 FOR RIGHT-OF-WAY AND PAVEMENT WIDTHS FOR EACH VMINOR STREET CLASSIFICATION.
 2. IF CURB AND GUTTER AND UNDERGROUND DRAINAGE PROVIDED, CURB AND GUTTER SHALL BE 2' WIDE.
 3. IF SIDEWALKS ARE PROVIDED, DEVELOPER MAY PROVIDE 4' SIDEWALKS ON EACH SIDE OF STREET OR 6' SIDEWALK ON ONE SIDE OF STREET, ONLY.



PAVEMENT SECTION B — DIVIDED ROAD
NO SCALE



Low Impact Development

Traditional drainage design funnels stormwater underground to a central retention area, however LID spreads out the drainage for the development into smaller drainage areas and allows the majority of the water to soak into the ground and help filter pollutants and sediment through plants and soil.

Elliott Homes

Structures of
Diamondhead

zack and dylan's
detailing co

fsouth Shutter

Diamondhead

Lakeside Villa

Diamondhead
Golf Course

- The areas between golf course were originally designed to have homes when Diamondhead was formed.
- Roads in community were designed to allow for these developments to occur.
- When area is built there will be 4 separate exits to disburse traffic throughout the area.

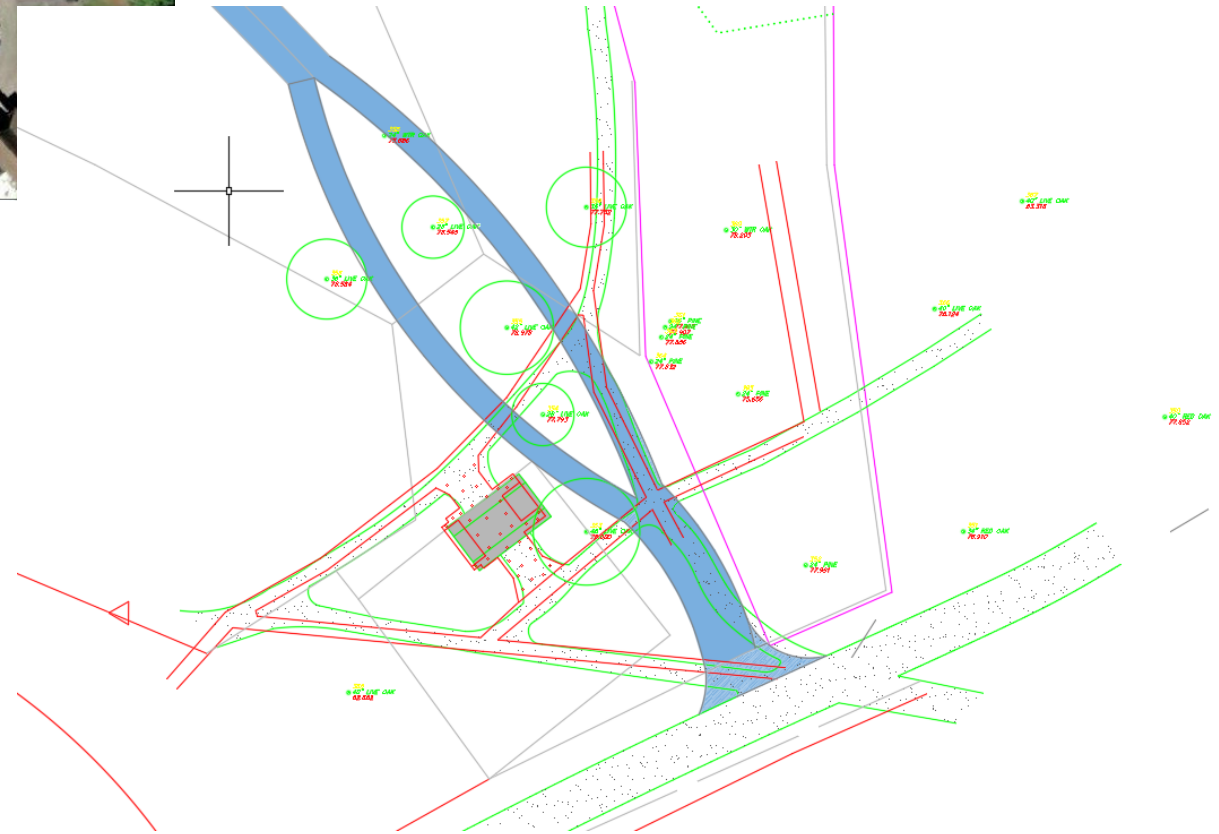


For both scenarios

- All Live Oak Trees will be spared, if at all possible (final design not yet completed)
- Will work with POA to ensure minimal disruption to golfers

Option #1

Roadway on Elliott Homes Property ONLY



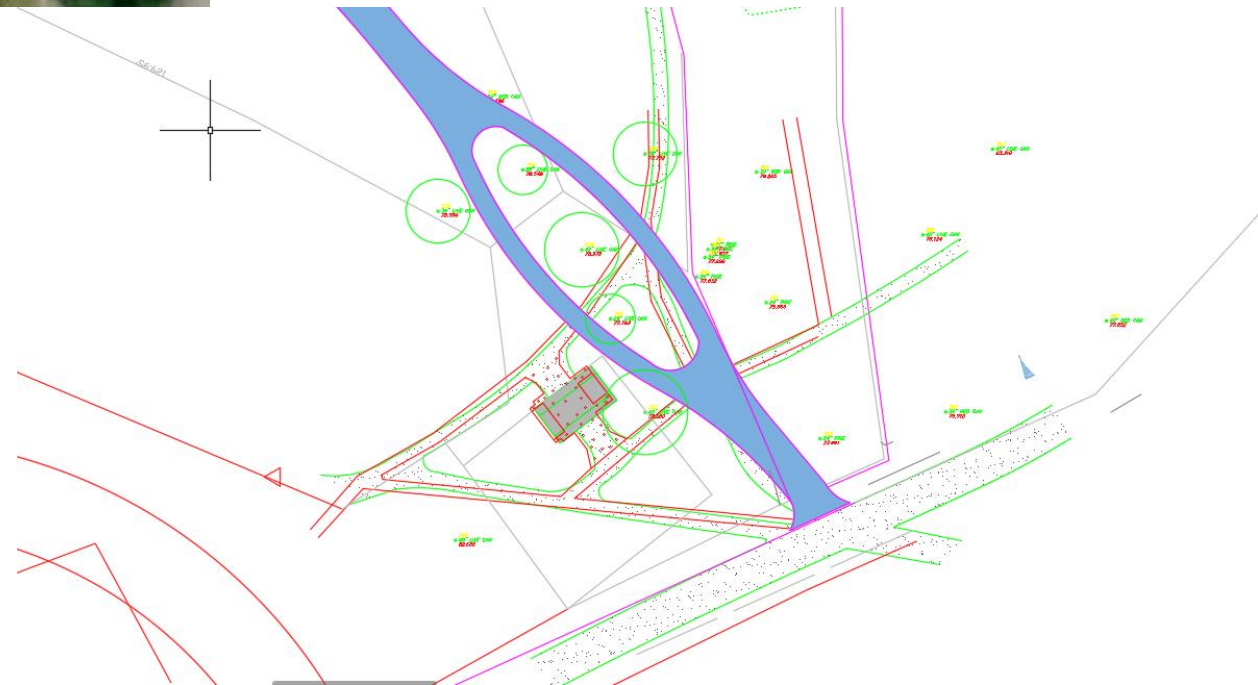


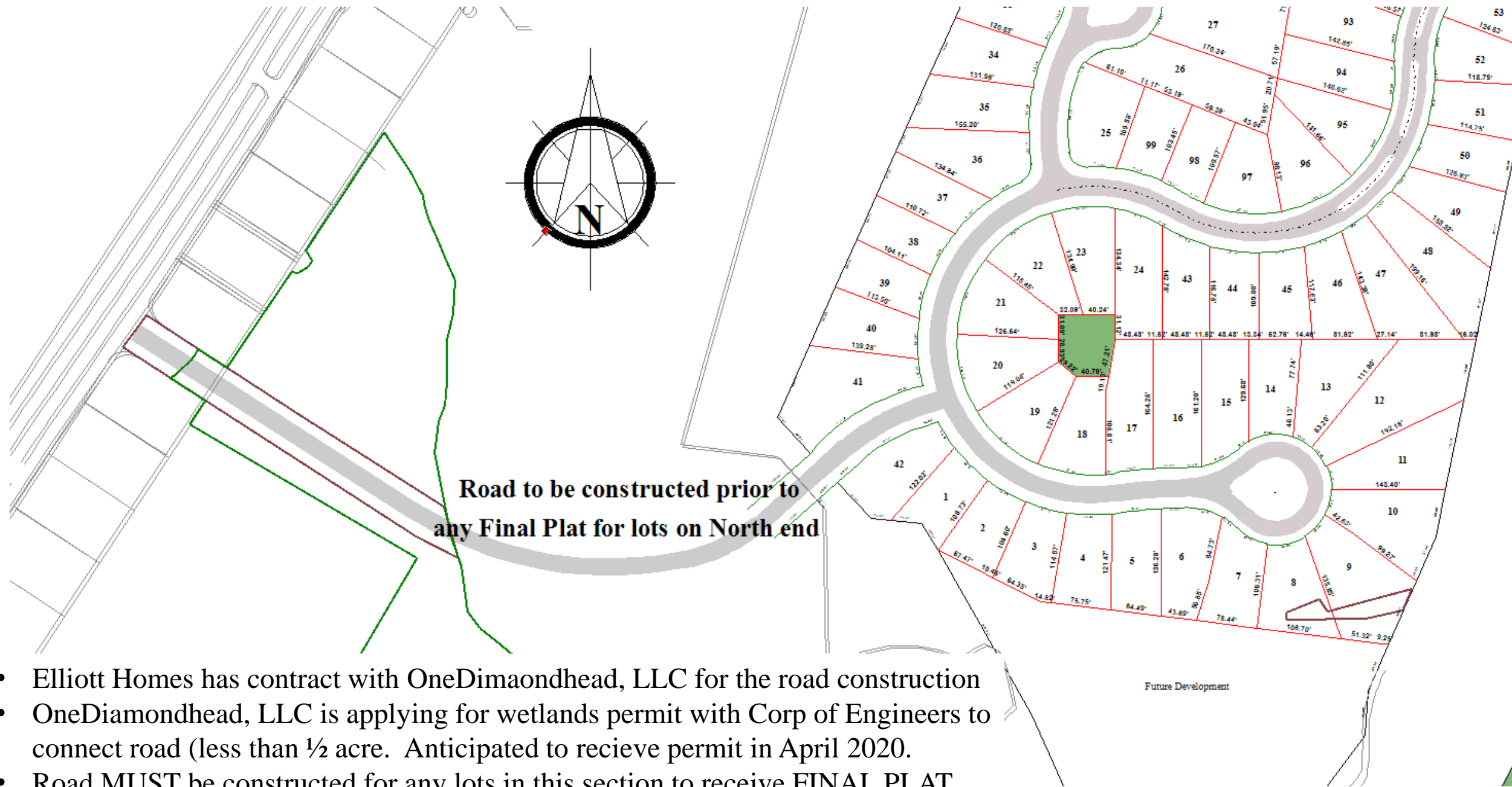
For both scenarios

- All Live Oak Trees will be spared, if at all possible (final design not yet completed)
- Pine Trees will be removed in this scenario
- Will work with POA to ensure minimal disruption to golfers

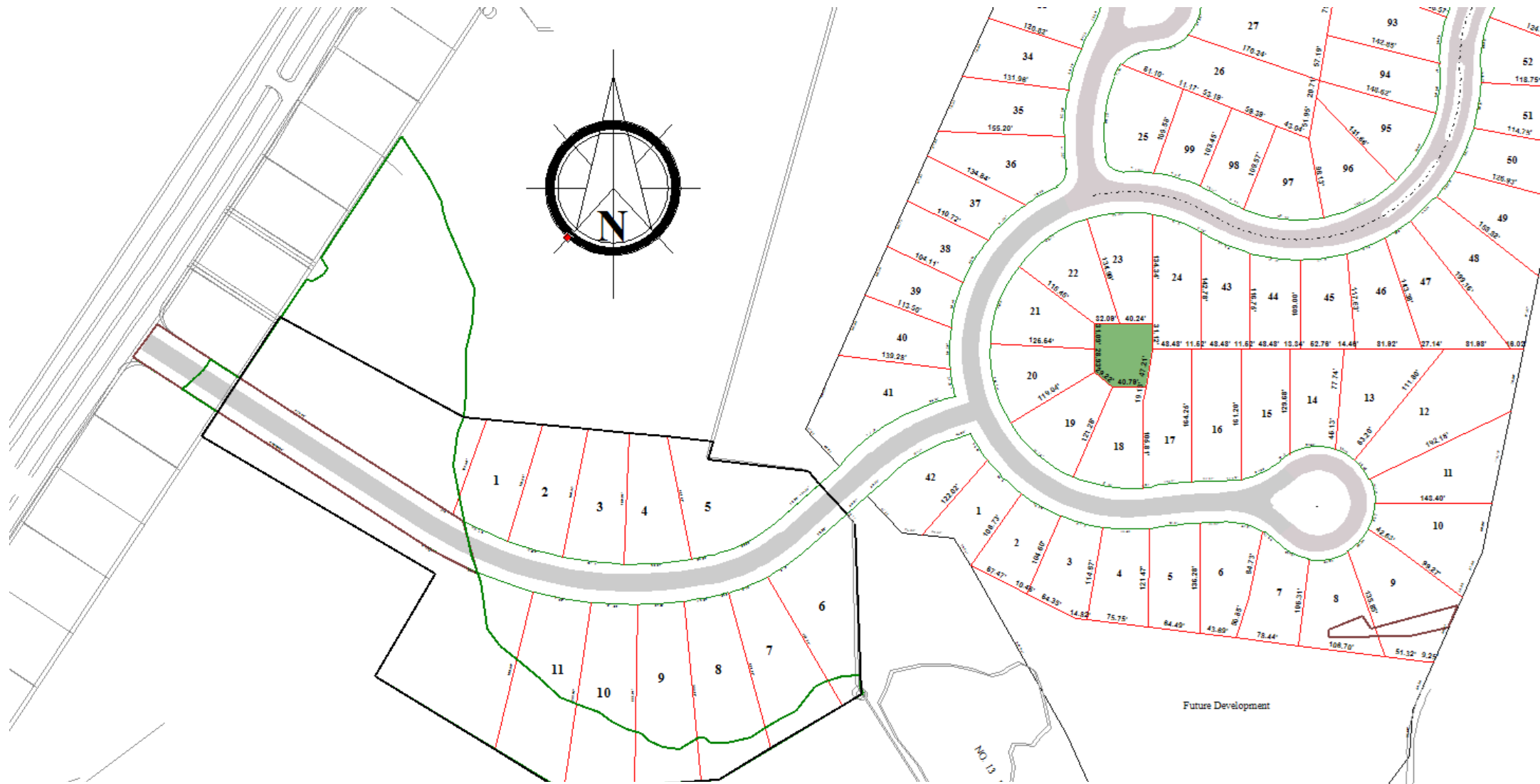
Option #2

Road crosses some of Structures of Diamondhead Property

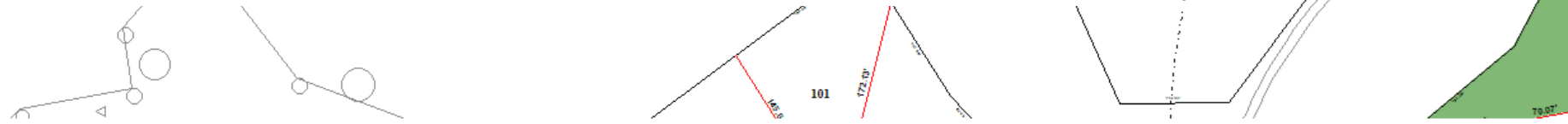




- Elliott Homes has contract with OneDiamondhead, LLC for the road construction
- OneDiamondhead, LLC is applying for wetlands permit with Corp of Engineers to connect road (less than $\frac{1}{2}$ acre. Anticipated to receive permit in April 2020.
- Road **MUST** be constructed for any lots in this section to receive FINAL PLAT



OneDiamondhead, LLC potential layout
Will be applying for Sketch Plat next month



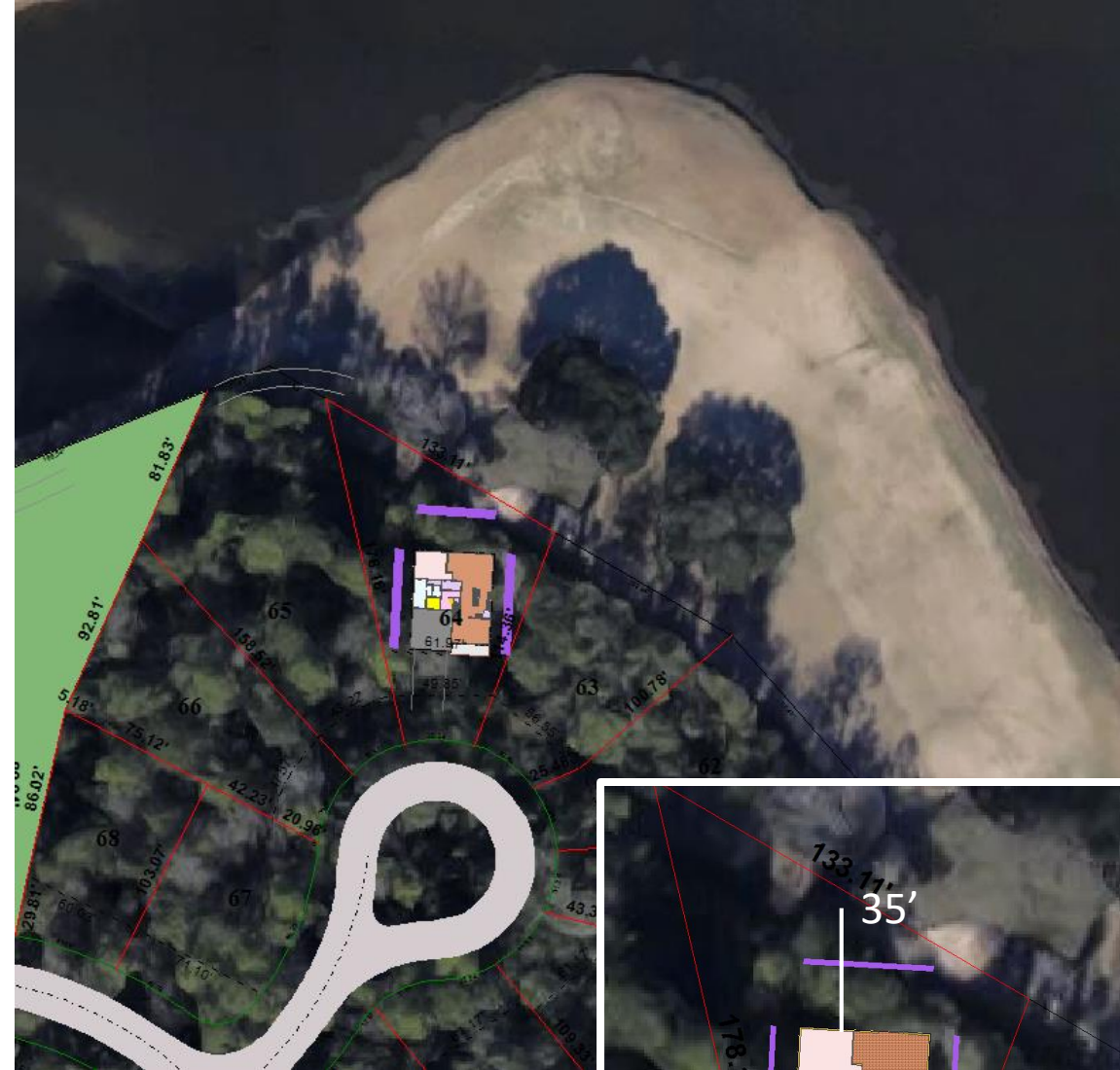
Phasing

- Elliott Homes will time the development of Phases to market conditions.
 - We estimate that all the infrastructure will be complete within 5 years
- Will plan phases to connect the 2 entry roads as soon as possible
- Temporary cul-de-sacs will be placed at the end of all phases until the next phase is started or until a connection can be made (to Structures of Diamondhead property)
 - ALL cul-de-sacs (temporary or permanent will meet requirement for fire truck turning
- Phase 1A will start from Golf Club Drive
 - What is shown on right is approximate
- Phase 1B will start from Diamondhead Drive West
 - What is shown on right is approximate
- All water and sewer will be designed in accordance with Diamondhead Water & Sewer District specifications





Allowing setback
for width at
setback line
allows the home
to be closer to the
street and further
from golf course
or wetlands in
some cases



Summary

Diamondhead Receives

*** These numbers are for the entire development of 210 homes*

- Land Development (Roads, Water/Sewer, Drainage) - \$7,350,000
- New Home Construction - \$52,500,000
- Ad Valorem Tax Revenue - \$537,000 per year
- Sales Tax Revenue
 - Homeowners direct spending – Approximately \$100,000 per year
 - Ripple Effect – Approximately \$250,000 per year.
- Land Donation – Future Park, Green Space & Drainage
 - Estimated Value - \$396,000
- An overall better traffic pattern and lessened development impact to the surrounding community