



Hidden Hills

TOWN COUNCIL SEPTEMBER 8, 2020



Sec. 36-66. - Planning and zoning commission review; approval.

(a) The planning and zoning commission shall review and take final action on each preliminary plat.

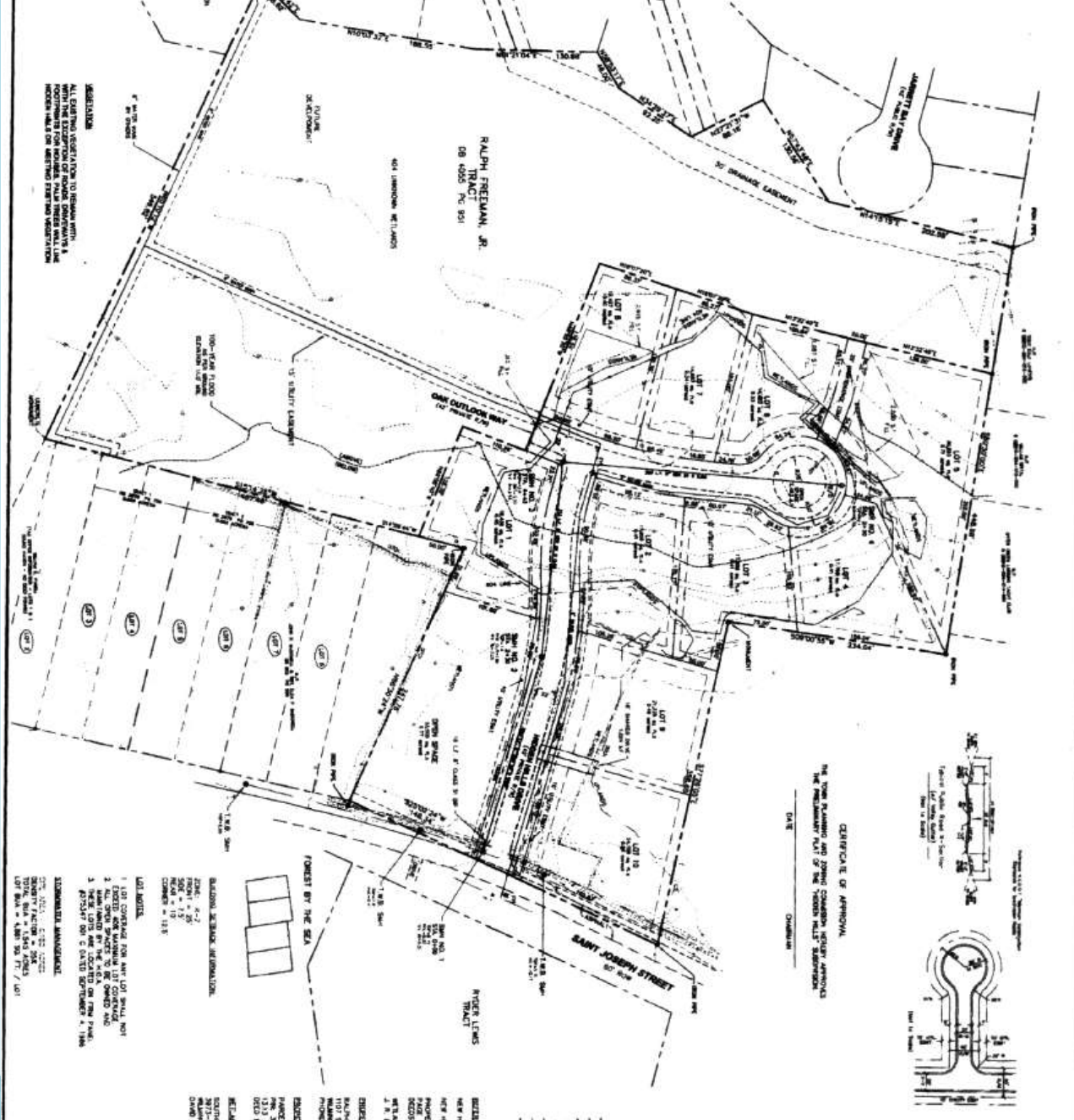
(b) Upon completion of the preliminary plat review, the planning and zoning commission shall forward its recommendation to the town council for final approval.

Sec. 36-67. - Town council review; approval.

(a) The town council shall review and take final action on each preliminary plat

(b) The town council shall approve or disapprove the plat.

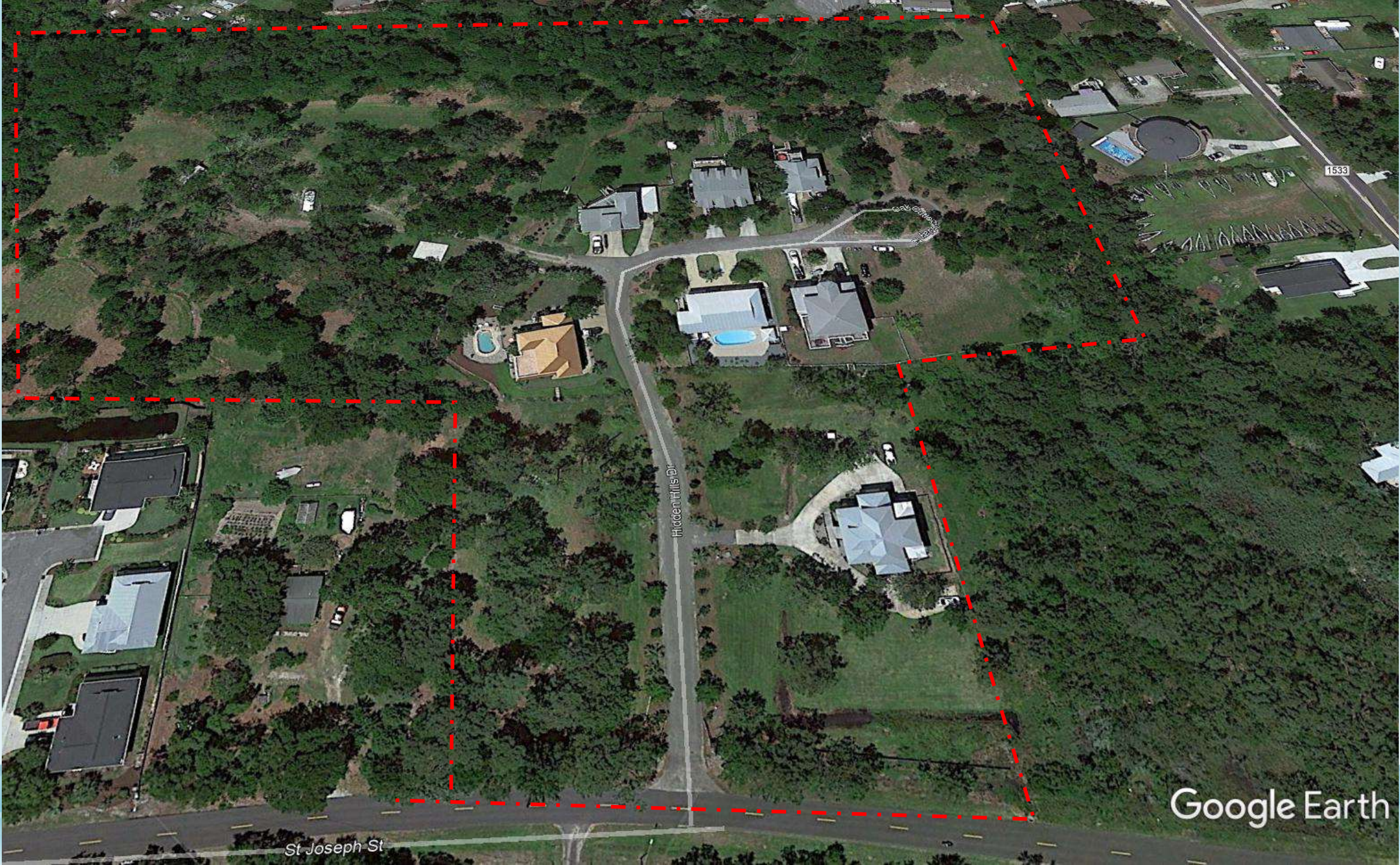
Installation/arrangement of plat improvements. Upon approval of the preliminary plat by the town council, the subdivider may proceed with the installation or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this article, and then may proceed with the preparation of the final plat.



2005 – 10 lot subdivision.



2020 – 6.5 Acres (Phase II)



Google Earth

St Joseph St

Haddon Hills Dr

1533



Proposed 6 lots

1A	18,329 sq. ft.	4,050 sq. ft.	22.1
2A	15,876 sq. ft.	4,450 sq. ft.	28.0
3R	14,822 sq. ft.	4,600 sq. ft.	31.0
4R	22,047 sq. ft.	5,000 sq. ft.	22.7
5R	30,758 sq. ft.	6,800 sq. ft.	22.1
6R-A	28,531 sq. ft.	3,200 sq. ft.	11.2
7R	14,687 sq. ft.	4,200 sq. ft.	28.6
8A	22,868 sq. ft.	3,500 sq. ft.	15.3
100	42,467 sq. ft.	7,500 sq. ft.	17.7
Phase II			
11	23,951 sq. ft.	5,750 sq. ft.	24.0
12	73,052 sq. ft.	5,500 sq. ft.	7.5
13	41,104 sq. ft.	5,500 sq. ft.	13.4
14	26,903 sq. ft.	6,000 sq. ft.	22.3
15	41,308 sq. ft.	7,500 sq. ft.	18.2
16	66,460 sq. ft.	7,500 sq. ft.	11.3

LOT SUMMARY

LOT	TOTAL AREA	BUA	%
Phase I			
1A	18,329 sq. ft.	4,050 sq. ft.	22.1
2A	15,876 sq. ft.	4,450 sq. ft.	28.0
3R	14,822 sq. ft.	4,600 sq. ft.	31.0
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12	73,052 sq. ft.	5,500 sq. ft.	7.5
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14	26,903 sq. ft.	6,000 sq. ft.	22.3
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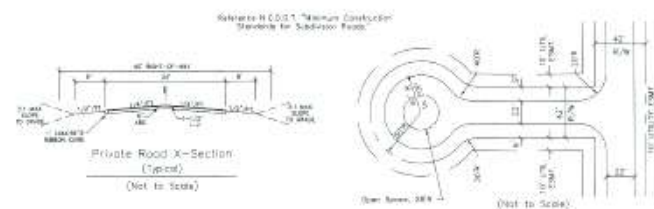
LOTS 9 AND 10 WERE COMBINED INTO LOT 100.



Zoning R-2 Single-family

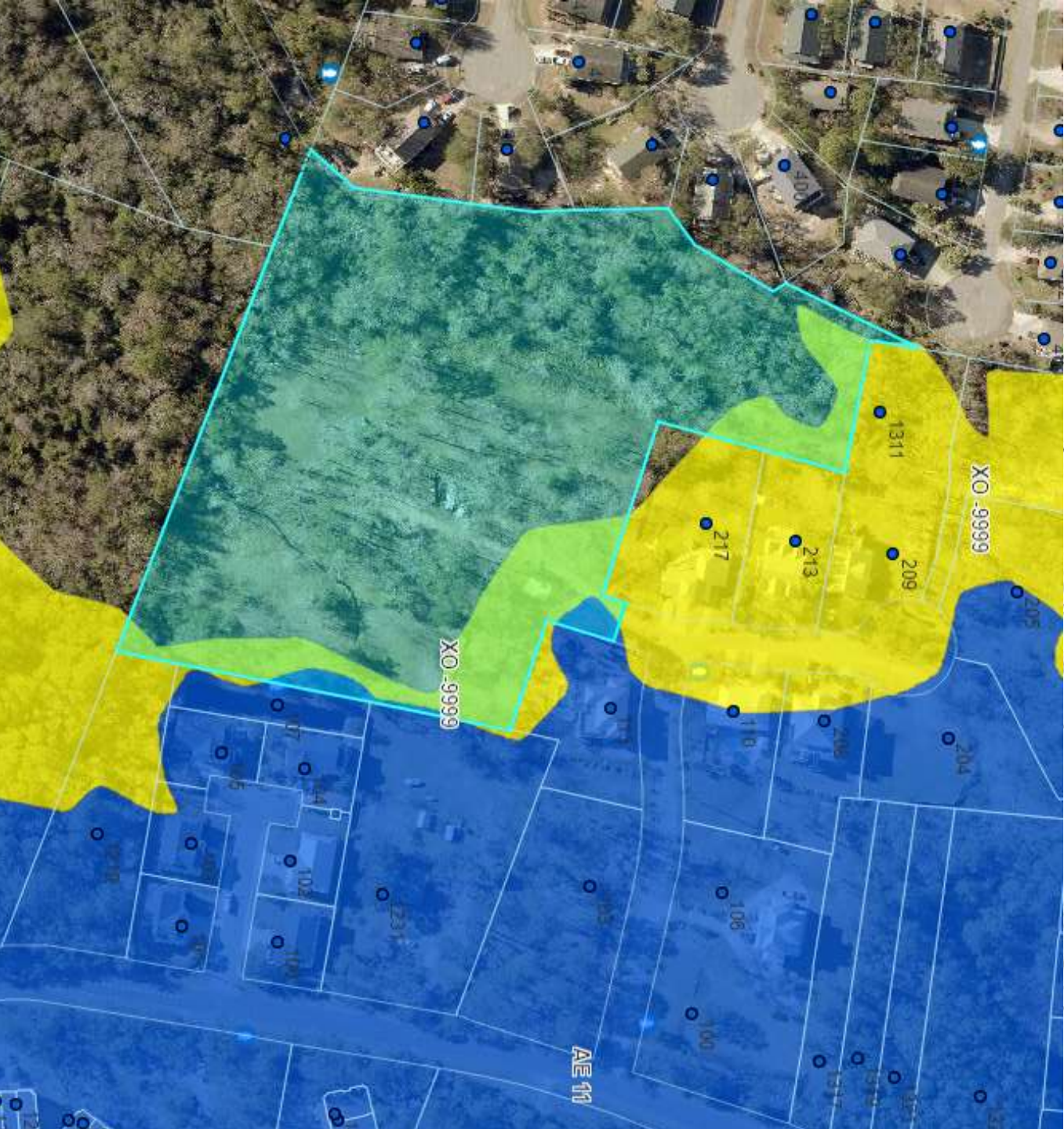
PERMITS & EROSION CONTROL:
 STURBED UPLANDS = 3.188 ACRES
 REVIOUSLY DISTURBED AREA = 3.039 ACRES
 TOTAL DISTURBED AREA = 6.237 ACRES

NOTES:
 LOT COVERAGE SHALL NOT EXCEED THE BUA SHOWN IN THE LOT SUMMARY TABLE.
 ALL OPEN SPACES TO BE OWNED AND MAINTAINED BY THE H.O.A.
 THESE LOTS ARE LOCATED ON FIRM PANEL #375347 001 C DATED SEPTEMBER 4, 1986.
 INDIVIDUAL LOTS SHALL COMPLY WITH THE TOWN OF CAROLINA BEACH STORMWATER ORDINANCE INCLUDING STORAGE REQUIREMENTS. IN NO CASE SHALL THE BUA ON ANY LOT EXCEED THAT PERMITTED IN STORMWATER MANAGEMENT PERMIT NO. SW6 040433.



- Private 42' ROW
- Extending Oak Outlook Way 225'
- w/ 40' X 120' hammer head
- 22' pavement width (no curb & gutter)
- Fire hydrant -2 existing
- Water (10' & 15' Utility easement)
- Sewer
- Stormwater
- Wetlands
- Lighting- one proposed light pole
- Landscaping - street trees every 50'
- Sidewalks
- Floodzone

24	15,879	sq. ft.	4,450	sq. ft.
26	14,802	sq. ft.	4,800	sq. ft.
48	22,047	sq. ft.	5,000	sq. ft.
58	30,758	sq. ft.	6,800	sq. ft.
5-A	28,531	sq. ft.	3,200	sq. ft.
78	14,887	sq. ft.	4,200	sq. ft.
8A	22,898	sq. ft.	3,500	sq. ft.
88	42,487	sq. ft.	7,500	sq. ft.
Phase II				
11	23,801	sq. ft.	5,700	sq. ft.
12	23,052	sq. ft.	5,500	sq. ft.
13	41,104	sq. ft.	5,500	sq. ft.
14	26,903	sq. ft.	6,800	sq. ft.
15	47,308	sq. ft.	7,500	sq. ft.
16	46,465	sq. ft.	7,500	sq. ft.
TOTAL: 10 PARCELS COMBINED INTO LOT 16				
STORMWATER MANAGEMENT:				
AGE 1 AREA = 8.410 ACRES				
AGE 1 DENSITY FACTOR = 308				
AGE 1 BUA = 1,423 ACRES				
AGE 1 DENSITY = 33.28				
AGE 8 AREA = 0.580 ACRES				
AGE 8 DENSITY FACTOR = 248				
AGE 8 BUA = 1,096 ACRES				
AGE 8 DENSITY = 15.95				
TOTAL DENSITY = 19.08				
SETBACK & EROSION CONTROL:				
STURBED UPLANDS = 2.196 ACRES				
SEVERELY DISTURBED AREA = 3.339 ACRES				
TOTAL DISTURBED AREA = 5.535 ACRES				
NOTES:				
LOT COVERAGE SHALL NOT EXCEED THE % SHOWN IN THE LOT SUMMARY TABLE.				
ALL OPEN SPACES TO BE OWNED AND MAINTAINED BY THE H.O.A.				
THESE LOTS ARE LOCATED ON FIRM PANEL #575347 OCT 1 DATE: SEPTEMBER 4, 1991				
INDIVIDUAL LOTS SHALL COMPLY WITH THE TOWN OF CAROLINA SEASON STORMWATER ORDINANCE INCLUDING STORAGE REQUIREMENT. IN NO CASE SHALL THE BUA ON ANY LOT EXCEED THAT PERMITTED BY STORMWATER MANAGEMENT PERMIT NO. SW0 040453.				
RESCUING NOTES:				
EXISTING VEGETATION SHALL REMAIN WITH THE EXCEPTION OF ROADS, DRIVEWAYS, & UTILITY LINES FOR HOUSES.				
PROTECT EXISTING VEGETATION TO REMAIN THROUGH CONSTRUCTION.				
OTHER NOTES:				



Comments

- Update- state stormwater plan, sedimentation & erosion control, water quality permit
- Army Corps Permit – show wetland disturbance
- Install Survey Monument
- Future Interconnectivity (stub out)



RECOMMENDATION/ACTION

The applicant addressed Technical Review Committee comments and Planning Staff recommends approval of the preliminary plat.

Upon completion of the preliminary plat review, the Planning and Zoning Commission shall approve, approve conditionally, or disapprove the plat.

PLANNING & ZONING COMMISSION:

Planning & Zoning Commission recommended approval of the Hidden Hills phase II preliminary subdivision with staff recommendation