

## ZONING

### *185 Attachment 2*

#### **APPENDIX A PRELIMINARY DESIGN ASSESSMENT CHECKLIST (§ 185-21A)**

- A. Purpose. The documents to be submitted are intended to provide the approving authority with sufficient information and data to assure compliance with the design and improvement standards contained in this chapter.
- B. Requirements.
- (1) All applicants for major subdivisions within the MIDD Zone District must provide a preliminary design assessment in accordance with the preliminary design assessment checklist. This assessment shall consist of a graphic and narrative site feature inventory of the site characteristics described in the checklist below.
  - (2) In specific cases and for documented reasons, the approving authority may waive the submission of a particular document. The reasons for the waiver shall be indicated in the minutes of the approving authority.
- C. Documents to be submitted.
- (1) Setting and environmental information.-
    - (a) Freshwater wetlands on site as defined in the Freshwater Wetlands Act. Freshwater wetlands identified on the National Wetland Inventory Maps for the area within 500 feet surrounding the site must also be shown.
    - (b) Boundaries and nature of significant trees or stands of trees, defined as the largest known individual trees of each species in the state, large trees approaching the diameter or the known largest tree or species or clumps of trees that are designated as rare pursuant to the New Jersey Endangered and Nongame Species Act (N.J.S.A. 23:2A-1 et seq.) and the Federal Endangered Species Act (16 U.S.C.A. 1531-43).
    - (c) The natural boundaries and direction of flow of surface water features, identifying rivers, streams, lakes, ponds, and wetlands.
    - (d) Lands in the one-hundred-year floodplain, defined as the channel and relatively fiat area adjoining the channel of a stream or river which has

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been or may be covered by floodwater and further indicated as soils subject to frequent flooding in the Sussex County Soil Survey.

- (e) A topographical map showing slopes measured in the intervals shown below for the following slope categories:

| <b>Slope Category</b> | <b>Contour Interval</b> |
|-----------------------|-------------------------|
| 0 - 14 percent        | 2 feet                  |
| 15 - 24 percent       | 2 feet                  |
| 25 - 34 percent       | 5 feet                  |
| Over 35 percent       | 6 feet                  |

- (f) The geographic area and nature of habitats of threatened and endangered wildlife as delineated by the New Jersey National Heritage program and in accordance with the Hardyston Wildlife Management Plan Checklist.
- (g) Historically significant structures and sites, defined as any real property, manmade structure, natural object or configuration which has been designated by federal, state, county and/or local governments as being of historical, archaeological, cultural, scenic or architectural significance.
- (h) All watershed and subwatershed areas.
- (i) High quality watershed areas, defined as category one, trout production and trout maintenance stream watersheds by the New Jersey Department of Environmental Protection.
- (j) Scenic view corridors and vistas, defined as vantage points from which views of at least one-half mile are provided.
- (k) Significant ridgelines and knolls, defined as the highest point of elevation of a ridgelines or knoll to the next ten-foot interval.
- (l) Prime agricultural areas, defined as Class I, II and III soils in the Sussex County Soil Survey.
- (m) Physiographic characteristics and hydrologic soil groups. Hydrologic soil groups are classified as A, B, C or D and defined as follows:

[1] A - Soils that have high infiltration rates when thoroughly wetted. They are deep, well-drained and excessively drained, sand or gravel. Rate of water transmission is high and runoff potential is low.

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- [2] B - Soils with moderate infiltration rates when thoroughly wetted. They are deep and moderately deep, well-drained and moderately well-drained, moderately coarse textured soils. The rate of water transmission is moderate.
  - [3] C - Soils with slow infiltration rates when thoroughly wetted. They have a layer impeding downward movement of water, or moderately fine and fine-textured soils with dense subsoils. Rate of water transmission is slow.
  - [4] D - Soils that have very slow infiltration rates when thoroughly wetted. They are clays that have a high shrink-swell potential, soils that have a permanent high water table, soils that have a claypan or clay layer near the surface or soils that are shallow over nearly impervious material. Rate of water transmission in these soils is very slow.
- (n) Existing road network identify all public and private streets, rights-of-way and farm roads on and within 500 feet of the site. All on-tract easements must be shown.
  - (o) Depth to seasonal high water table and depth to bedrock, based on the Sussex County Soil Survey and field inspections and mapped at the following intervals:
    - [1] Greater than 6 feet.
    - [2] 4 - 6 feet.
    - [3] Less than 4 feet.
  - (p) Existing on-site inventory identifying all existing structures and their uses, including buildings, barns and silos. Off-site structures within 200 feet of the tract shall be identified. A land use map for all properties within 500 feet of the tract shall also be submitted.
  - (q) Existing vegetative cover identifying general plant species, hedges, treelines, and including stone rows and significant rock outcrops.
  - (r) A drainage area map showing existing system of drainage and existing drainageways on site and of any larger basin of which the tract is a part.
- (2) Site design characteristics.

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- (a) Identification of appropriate building envelopes, with the number of building envelopes determined by density calculations and the size of building envelopes determined by the Zoning Ordinance.
- (b) Potential road and driveway alignments following natural contours of the site to minimize site disturbance, including an evaluation of various alternatives for road and driveway alignments.
- (c) Preliminary site disturbance calculations, including the amount and location of area to be disturbed by improvements and building envelopes.
- (d) Identification of areas suitable for open space and conservation easements, including sight vistas.