

Rockaway Township
65 Mt. Hope Road, Rockaway, N.J. 07866
(973-983-2810)

Engineering Department

PLOT PLAN REQUIREMENTS

NOTE: Section 54-30.3a(2)(b) of the Rockaway Code requires a plot plan to be submitted with a permit for new buildings or additions. Below is a list of those details that must be shown on the plot plan in order to properly review the proposed construction.

1. The location of house in relation to property and zoning setbacks. Provide the lot & block numbers, lot area, all easements, a zoning table, label the applicant & property owner and utilize a scale not numerically greater than 1"=50'. List any variances, which may be applicable. The plot plan must be signed and sealed by a licensed New Jersey Professional Engineer and reference a survey.
2. The Nonconforming Lots section of the ordinance (Section 54-30.5) must be addressed by providing proper documentation. A variance may be necessary.
3. Show wetlands and transition areas approved through a Letter of interpretation, or provide a note that no wetlands or transition areas exist on the property, if acceptable to the Township. An environmental scientist report may be required.
4. 100-year flood plain per the current Flood Insurance Rate Map or certification by an engineer indicating property is not in the flood plain (note).
5. A steep slope analysis within natural vegetation areas must be provided and include a steep slope map depicting the different steep slope categories and the proposed limit of disturbance.
6. Notation that no there is no mine shafts within 500 feet or depict location of nearby mine shaft (additional investigation will be required).
7. Existing and proposed topographic features on the property (i.e. structures, garages, other accessory buildings, woods, fences, walls, driveways, swales, ditches, brooks, etc.). Show all proposed retaining walls with top and bottom elevations and a typical detail.
8. Existing curb, roadway and all utilities in the public right-of-way within 50' of the property lines.
9. Existing and proposed grades at two-foot contour intervals. The existing topographic contours must be from a survey (see item #1 above). All proposed lawn grading must be within 3:1 max. and 2% min. grades. All lawn grading must slope away from the house 5% min. for the first 10 feet. Depict limits of clearing and wooded areas to remain.
10. Spot elevations at house corners, driveway, first floor and basement elevations, lot corners and other locations as necessary. Properly depict swales on high side of house. Depict swales along side property lines where deemed necessary.

11. Proposed driveway and detail. Driveway grading is to be 5% max. grade within 20' of the street or garage. Depict sight distance for driveway. A driveway turnaround should be provided and guiderail may be required. Driveway runoff detention (i.e. drywell) is required unless a variance is obtained for the increase in runoff (new impervious coverage) or unless the house is part of a recent major subdivision. See drywell notes below. House rebuild scenarios to be reviewed by the Township.
12. Roof leaders must be tied into a drywell unless a variance is obtained for the increase in runoff (new impervious coverage) and relief is granted for direct roof leader discharge/outlet. Provide drywell detail and sizing calculation based on 3" volume of rain over roof area (or driveway area if applicable). Drywells must be 50' min to septic disposal fields and wells. Drywell detail must include note that the bottom to be 2' min. above seasonal high groundwater elevation or bedrock, provide proper means for overflow and have filter fabric between the stone and all earthen sides, top and bottom. Roof leaders can be tied into the street drainage system if the house is part of a recent major subdivision with a detention basin.
13. Location of septic system and proposed grading. Location of well. If connecting to a public sewer /or water system, show mains in street and house laterals.
14. Proposed front walk path and detail.
15. Provide building height calculation in conformance with ordinance (i.e. determine the grade plane elevation and the average height of the highest roof structure).
16. Provide notation on plan, "There will be no deviation from proposed grading without approval of the Township Engineer".
17. A soil erosion control plan, notes and details in accordance with the current state standards for soil erosion and sediment control. Include silt fence, tracking pad, temporary stockpile, details, soil stabilization, seeding schedules, general notes, etc.
18. Any other information deemed necessary for review by the Township Engineer.