

BERKELEY TOWNSHIP  
GRADING EXCEPTION CERTIFICATION

PROPERTY OWNER or APPLICANT: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

BLOCK: \_\_\_\_\_ LOT(s): \_\_\_\_\_

PROPOSED STRUCTURE: \_\_\_\_\_

**This certification must be signed and notarized**

- A. The proposed structure (check the appropriate conditions):
- Is 144 square feet or less
  - The total impervious coverage will not exceed the maximum allowed lot coverage of \_\_\_\_\_%..
  - Will not extend beyond the existing concrete slab.
  - Will not extend beyond the existing impervious structure.
  - Is an unroofed pervious deck
- B. There are presently no ponding or other drainage or erosion problems on the subject property or adjacent properties resulting from the existing grading of the lot in question.
- C. The proposed construction shall not involve any grading of the subject property or alteration of existing drainage patterns.
- D. The undersigned assumes full responsibility for any adverse drainage conditions that may develop as a result of the proposed construction.

**\*\*\*SIGNATURE MUST BE NOTARIZED\*\*\***

\_\_\_\_\_  
PROPERTY OWNER'S or APPLICANT'S SIGNATURE

Notarized this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_

**BERKELEY TOWNSHIP GRADING PLAN WAIVER FROM STRICT COMPLIANCE**

- A. In exceptional circumstances, due to the site of a lot or proximity to existing waterways and when it can be demonstrated that there will be no impact of the stormwater runoff on the subject property or to adjacent properties, a waiver from strict compliance may be approved at the discretion of the Township Engineer.
- B. The following requirements shall be necessary to permit consideration by the Township Engineer for the granting of a grading plan waiver from strict compliance.
1. The overall impervious area of the subject property including the proposed structures(s) shall not exceed the maximum lot coverage percentage (%) established for the respective zone as outlined in the Schedule of Zoning Requirements, Section 35-95 of the Township's Land Development Ordinance, and
  2. The new addition or accessory structure and any part thereof must be contained within the minimum building setback lines of the respective zone established in the Schedule of Zoning Requirements, or
  3. The proposed construction will provide for all roof drains to be piped to the street or nearest watercourse for direct discharge.
- C. Prior to the issuance of a Building Permit or Zoning Permit, the Applicant shall submit to the Zoning Officer four (4) copies of an outbound survey, which is reflective of all existing and proposed on-site improvements. The plans to be utilized for a grading plan waiver from strict compliance shall be reviewed and approved by the Township Engineer.
- D. In the event that the grading plan waiver from strict compliance does not conform to the requirements of Section 11-1.5, the applicant shall be required to submit an application for grading plan approval in full compliance with Section 11-1.5. Additionally if a waiver from strict compliance is granted and the Applicant violates any of the stipulation set forth, an immediate "Stop work Order" shall be issued and the submission of a "grading plan in full compliance of Section 11-1.5 shall be required. The plot plan submitted to request a grading plan waiver from strict compliance shall contain the following:

Engineer Acceptance    Y    N

1. Property lines and dimensions.
2. Distances from lot lines to existing structures and proposed improvements.
3. Zoning setback lines to establish buildable area available for development.
4. Schedule showing zoning of property, zoning requirements and plan provisions in relation to each zoning requirement.
5. The gross floor area of the existing and proposed structures.
6. The percentage of building coverage by the existing and proposed structures.
7. The existing lot area.
8. The overall percentage of impervious lot coverage including walks, paved driveways, concrete patio, etc. (Note: this information is only required for building additions and accessory structures which will increase the overall impervious area of the property.)
9. Building dimensions of existing and proposed buildings and/or additions.
10. A north arrow shall be shown.
11. Provide a description of the house style e.g. ranch, bi-level, two story, etc. and type of construction.
12. Describe the addition or accessory to be constructed upon: basement, crawl space or slab.


For Township Engineer's Use

Approved     Rejected     Signature \_\_\_\_\_  
 Date \_\_\_\_\_

**CERTIFICATIONS FOR GRADING PLAN WAIVER FROM STRICT COMPLIANCE**  
**ALL INFORMATION BELOW SHALL BE PROVIDED BY OWNER OR APPLICANT AND RESPECTIVE SIGNATURE NOTARIZED**

**OWNER/APPLICANT:** \_\_\_\_\_

**SITE ADDRESS:** \_\_\_\_\_

**BLOCK:** \_\_\_\_\_ **LOTS:** \_\_\_\_\_ **ZONE:** \_\_\_\_\_

(Definitions for below are listed on Zoning Application)	REQUIRED (from attached schedule)	EXISTING	PROPOSED
LOT AREA	_____	_____	_____
LOT FRONTAGE	_____	_____	_____
PRINCIPAL STRUCTURE			
FRONT YARD SETBACK	_____	_____	_____
REAR YARD SETBACK	_____	_____	_____
SIDE YARD SETBACK	_____	_____	_____
COMBINED SIDE SETBACK (N/A for corner/other type lots)	_____	_____	_____
ACCESSORY STRUCTURE SETBACKS (rear/side)	_____	_____	_____

**GROSS FLOOR AREA** (Total floor area of all levels for all structures)

**EXISTING** \_\_\_\_\_

**PROPOSED** \_\_\_\_\_

**TOTAL** \_\_\_\_\_

**OVERALL PERCENTAGE (%) OF LOT COVERAGE** (Total impervious area divided by total lot area.  
Impervious area is any area that is covered by any surface that reduces the absorption rate of storm water into the ground, e.g., structures, driveways, pavers, etc.)

**EXISTING** \_\_\_\_\_

**PROPOSED** \_\_\_\_\_

**TOTAL** \_\_\_\_\_

**WHAT WILL THE ADDITION OR ACCESSORY STRUCTURE BE CONSTRUCTED UPON – BASEMENT, CRAWL SPACE OR SLAB?**

1. The proposed construction will provide for all roof drains to be piped to the street (or lagoon where appropriate) for direct discharge. No roof drainage shall drain into the interior yard.
2. There are presently no ponding or other drainage problems on the subject property or adjacent properties resulting from the existing grading of the lot in question.
3. The proposed construction shall not involve any grading of the subject property or alteration of existing drainage patterns.
4. \_\_\_\_\_ assumes full responsibility for any adverse drainage conditions which may develop as a result of the proposed construction.

\*\*\*SIGNATURE MUST BE NOTARIZED\*\*\*

\_\_\_\_\_  
 Owner/Applicant's Signature

Notarized this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_