



MAJOR VS. MINOR LOT GRADING PLAN REVISIONS

Revised lot grading plans should have a narrative of changes from the most recent approved lot grading plan and/or circle changes in red from the submitting engineer. Major plan revisions will be required to pay the full lot grading fee (\$599.09), minor plan revisions can submit with the minor revised plan fee (\$77.09).

Changes Which Require Major Plan Revision Fee:

- Change driveway location
- Major grading around the house
- Major additions such as sunrooms, garage(s), areaway(s).
- Addition of retaining walls
- New location or re-location of swales and ditches
- Removal of sunrooms, garage(s), areaway(s)
- Elevation changes from a buried basement to a walkout basement
- Adjustment of elevations around the disturbed area
- Additional clearing and disturbance
- Steeper driveway grades over 12% and requires a waiver
- Addition of large egress windows along the side yard which also requires the zoning setback
- Clearing of adjacent property which requires off-site grading form and written permission from adjacent property owner
- Revision of house type including composite house type to actual house type

Changes Which Require Minor Plan Revision Fee:

- Small changes such as driveway grades, number of riser revision
- Addition of window wells, access windows, smaller egress windows
- Addition of decks
- Change in location or addition of yard lights
- Add fireplace
- Adjustment of driveway grades (less than 12% total slope)
- Adjustment of lead walks and cosmetic/aesthetic options
- Adjustment of grades around building to accommodate building composition, but no adjustment to location or grading of swales and ditches
- Adjustment of walkout/walkup elevations where the walkout/walkup previously existed
- Adjustment of front elevations

Effective 07/01/25
FY26