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|  | **COUNTY OF PRINCE WILLIAM**  **DEPARTMENT OF PUBLIC WORKS**  **Environmental Services Division - Watershed Management Branch**  **5 County Complex Court, Suite 170, Prince William, Virginia 22192**  **Main: (703) 792-7070 Facsimile: (703) 792-6297** |

# 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 ($436.41), minor plan revisions can submit with the minor revised plan fee ($56.16).*

**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