

LAND DEVELOPMENT PROCESS

1. Developer submits request for rezoning to County of Loudoun.

Loudoun Water must analyze exploratory sketch plans and conceptual development plan (submitted with rezoning request) and comment on ability to provide service.

2. County of Loudoun approves or disapproves rezoning request.

3. Developer submits Preliminary Subdivision plan to County of Loudoun showing proposed general scheme of development allowed under zoning of property.

Loudoun Water must analyze Preliminary Subdivision plan to:

- Comment on the general location and configuration of proposed water and sewer system.
- Identify special studies needed, if any.
- Identify necessary transmission mains, trunk sewers, and other facilities traversing or serving development.
- Identify necessary areas for easements or line extensions to provide access to water and sewer lines for adjacent properties.

4. County of Loudoun approves or disapproves Preliminary Subdivision plan.

5. Developer submits construction plans, digital data, easement plats, bond estimates, and record plats to County of Loudoun and Loudoun Water for all or portions of area of approved Preliminary Subdivision plan. Plan review fees are paid at time of plan submission.

6. Loudoun Water prepares onsite and/or offsite water and/or sewer agreements with developer.

7. Loudoun Water reviews and approves construction plans, easement plats, bond estimates and record plat.

8. County approves record plat.

9. Developer submits performance and payment bonds, certificate of insurance, shop drawings, and material certifications to Loudoun Water for review. Upon approval, and payment of appropriate inspection fees and record drawing fees, Loudoun Water issues a construction permit.

10. Developer may pay connection charges (permit charge, meter charge, and availability fees). Loudoun Water issues connection permit.
11. Developer installs water and sewer utilities as Loudoun Water inspects installations.
12. Loudoun Water gives **Beneficial Use** of water and sewer lines.
 - Lines have been installed and tested and are ready for use.
 - Curb and gutter and base pavement have been installed in streets.
 - Water services and sewer laterals have been extended to the property line of lots.
 - Satisfactory bacteriological samples have been taken.
13. Developer may request reduction of performance and payment bond amounts.
14. Building plumbing may be connected to service lines and laterals once connection charges are paid, and connection permit issued. Water meters are set.
15. Loudoun Water prepares record drawings (as-builts), and reviews as-built condition of facilities. When the as-built information differs from the approved construction plans, a design analysis for the existing condition may be required. Once record drawings are approved, Loudoun Water issues approval letter to Developer.
16. Loudoun Water gives **Final Approval** of water and sewer installations.
 - Lines are inspected again for alignment and water tightness.
 - Final paving has been placed, manhole covers and water valve box tops have been adjusted to final grade.
 - Fire hydrants have been painted.
 - Easements have been restored.
17. Developer submits to Loudoun Water for approval:
 - Water and sewer installation costs (fixed assets data).
 - Deed transferring ownership of installed water and sewer facilities.
 - One year maintenance bond in an amount of 5% of installation costs.
18. Loudoun Water releases performance and payment bonds.
19. Loudoun Water inspects water and sewer installations approximately 11 months after final approval prior to the expiration of maintenance bond.