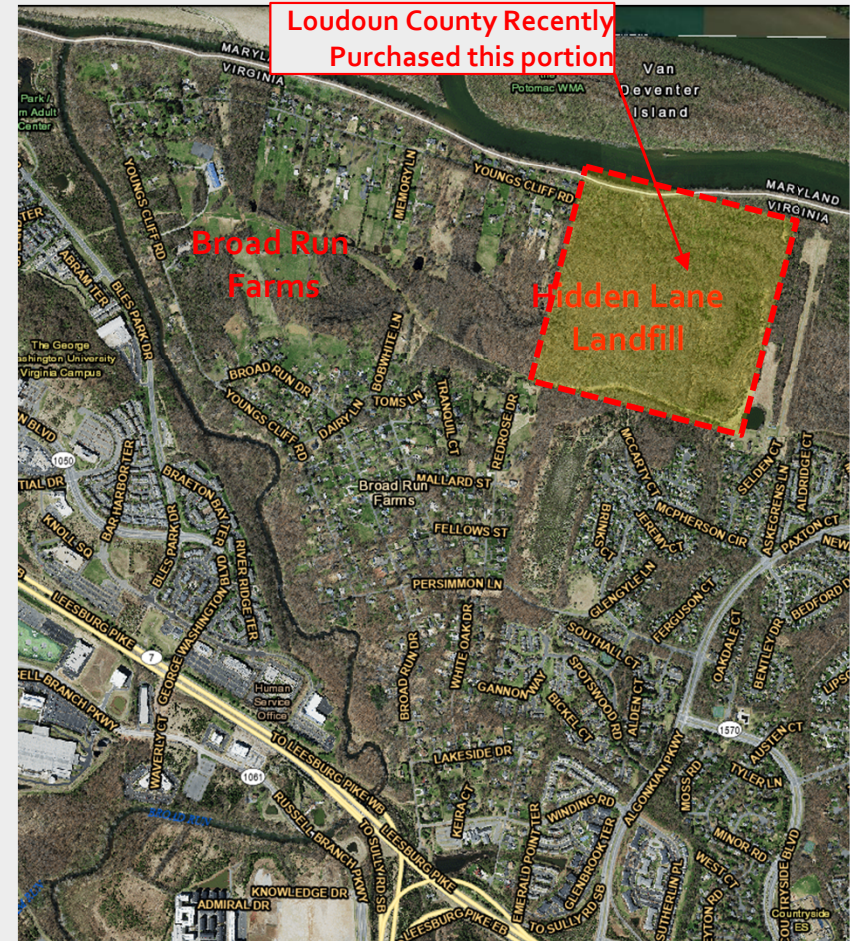
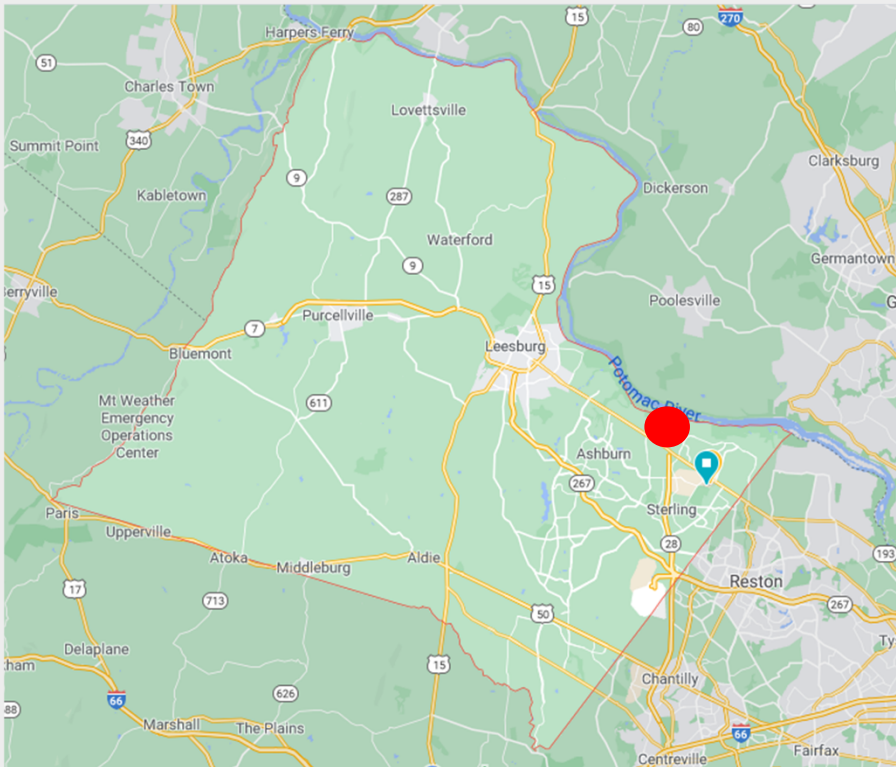




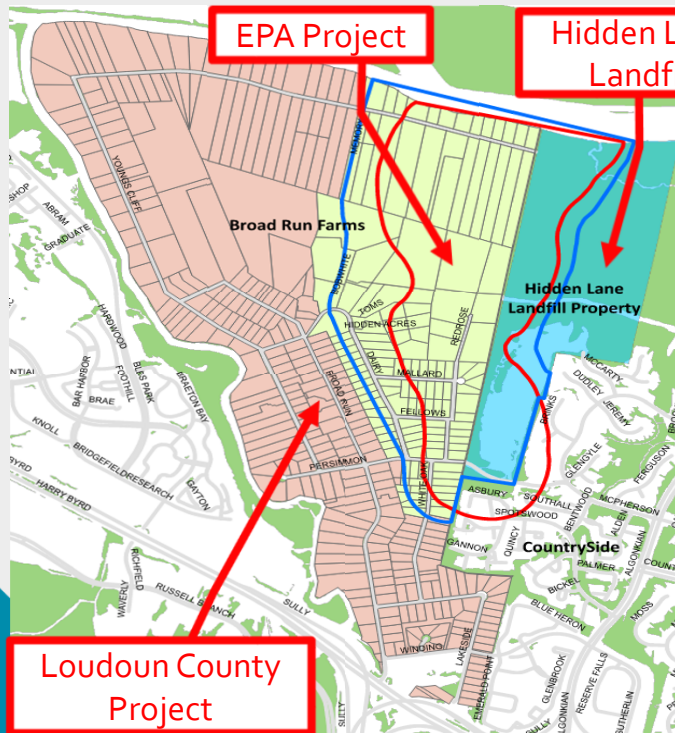
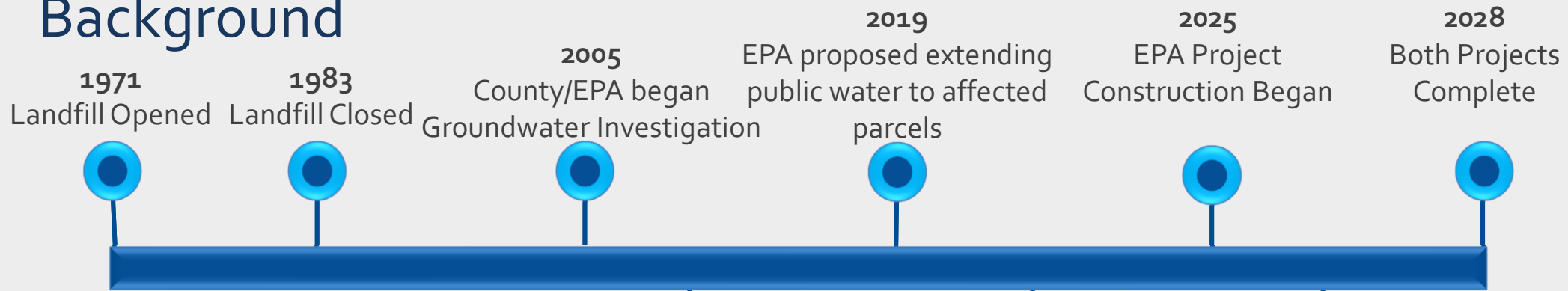
Broad Run Farms Waterline Extension

Community Meeting
September 2, 2026

Project Location



Background



2008
EPA declared Hidden Lane Landfill a Superfund Site

2019
Loudoun County BOS approved extending public water to the rest of the community

2026
Loudoun County Project Construction Begins

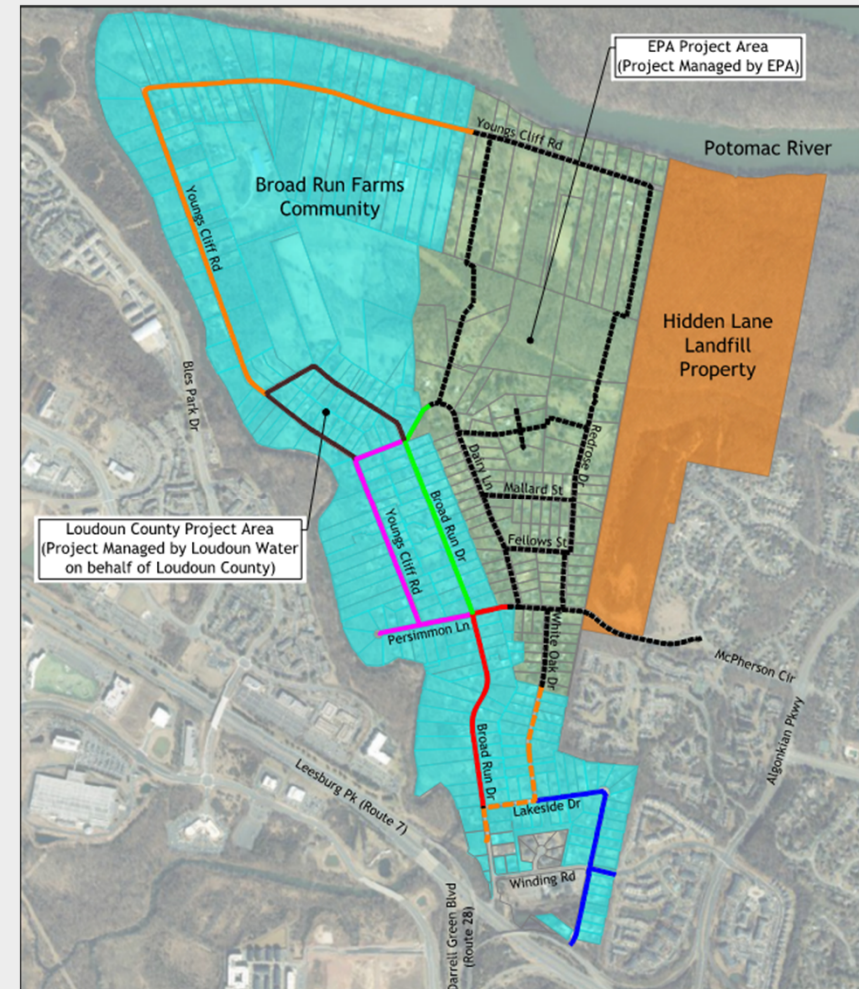
Project	Total Parcels	Parcels with Homes
EPA	137	122
Loudoun County	300	233

Project Information

- **County-initiated and Loudoun Water-managed project**
- BOS approved project funding in September 2019
- Loudoun Water is managing the design and construction on behalf of the County
- Loudoun Water will take ownership of the infrastructure and be responsible for operation and maintenance
- **Design Engineer:** J2 Engineers
- **Contractor:** A&M Concrete Inc.
- **Contract Award Amount:** \$9.60 Million
- **Construction Duration:** Q4 2026 – Q3 2028

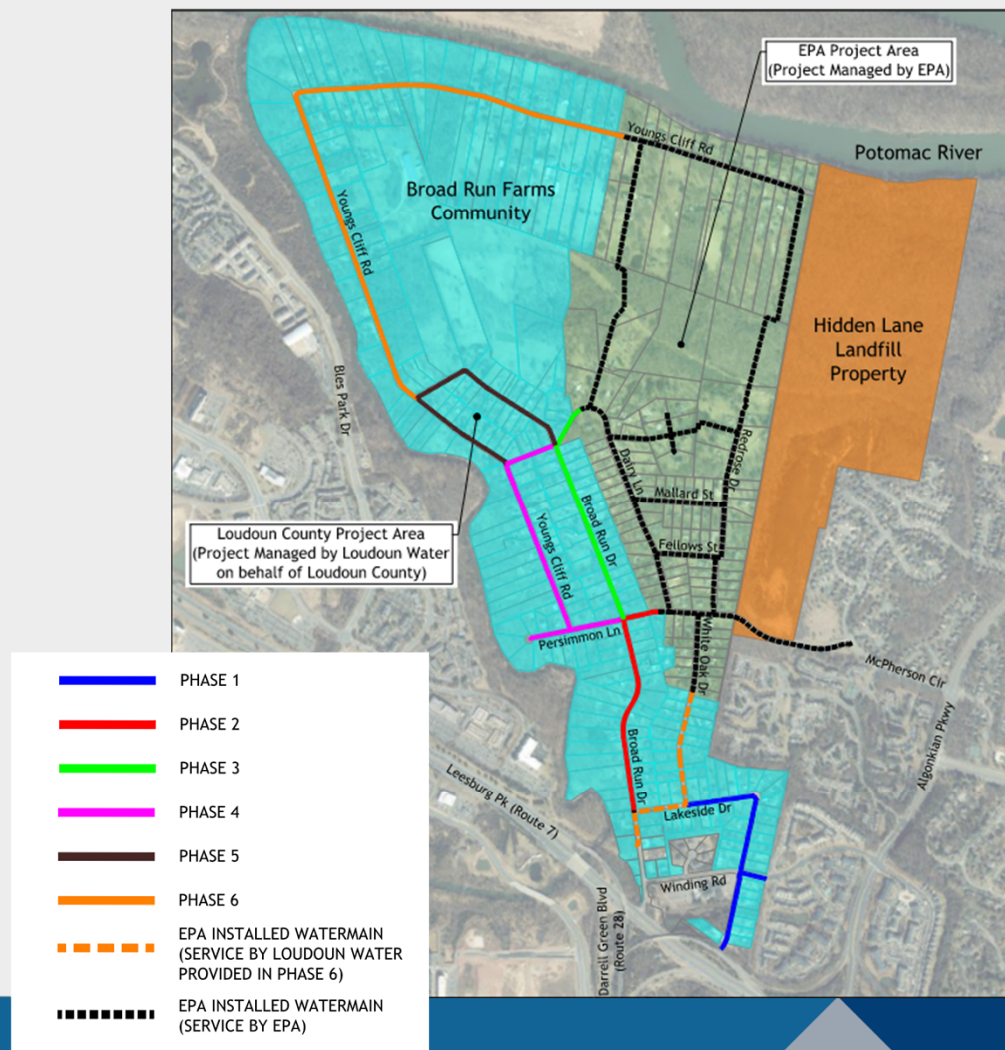
Project Scope

- Approximately 21,000 feet of 8" and 12" diameter water mains and appurtenances
- Water service lines and meter assembly to approximately 300 parcels
- 46 fire hydrants to provide fire flow coverage to the entire Community
- Pavement restoration



Construction Schedule

- Fieldwork Begins: Q4 2026
- Final completion: Q3 2028
- Construction will be completed in phases; Currently developing the schedule for each phase.
- As each phase is completed and Loudoun Water is ready to accept connection requests, homeowners will be notified

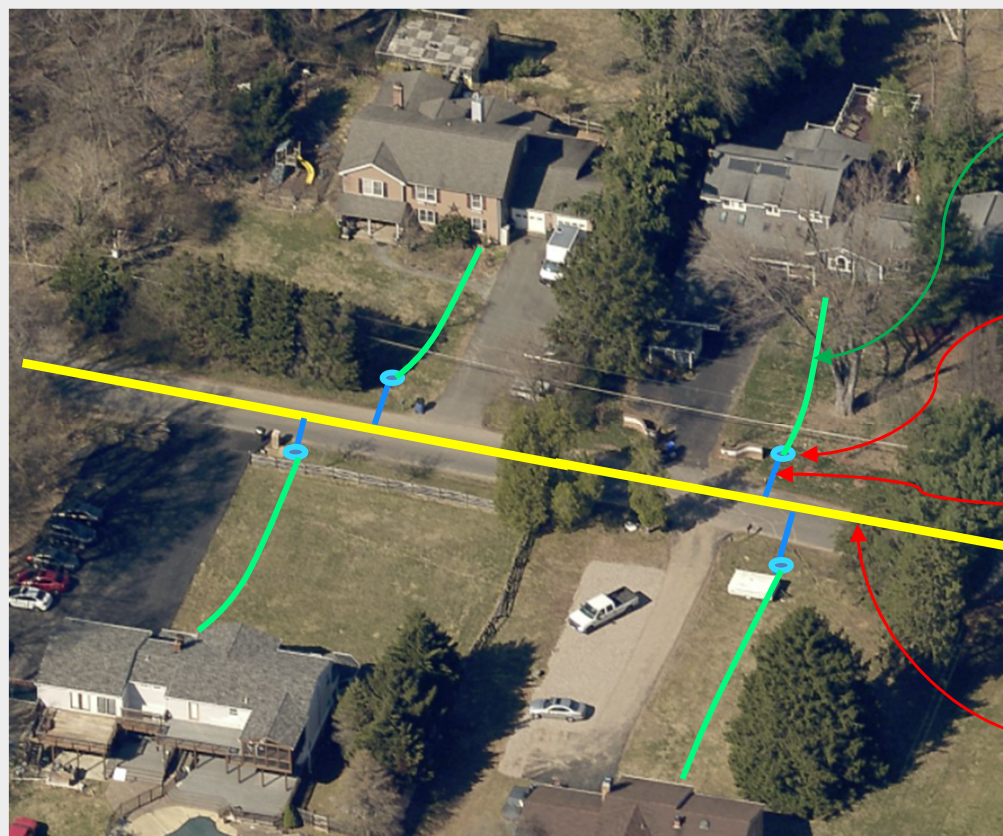


Construction Phase

- Typical Work hours: 7:00 AM – 4:00 PM, Monday-Friday, excluding Minor Holidays.
- Work impacting traffic will occur between 9:00 AM – 3:30 PM.
- Traffic control will be in place; one lane will be kept open at all times; driveway access will be maintained at all times
- Trenches will be backfilled or covered with steel plates at the end of each day
- Contractor is required to maintain noise at an acceptable level
- Coordination with property owners will occur as needed



Post-Construction Schematic Layout



Homeowner's Service Line
(To be installed by property owner)

Loudoun Water Meter Box
(Will be installed by the project)

Service line up to the meter box
(Will be installed by the project)

Water Distribution Pipe in Road
(Will be installed by the project)

Does a connection to public water require abandoning an existing well?

NO. Property owners decide.

However, Loudoun Water rules prohibit any plumbing arrangement that may result in a cross-connection between the public water service line and the groundwater supply line.

Procedure to Connect

Upon notification by Loudoun Water about the service connection,
evaluate the plumbing improvements required on the private side

To proceed with the service connection request

1. Acquire a connection permit from Loudoun Water
 - A. Request a connection permit online at [Loudounwater.org](https://loudounwater.org)
 - B. Obtain approval after a short engineering review and lead pipe verification
 - C. Pay Connection fees as published on the day of application; 2026 fees are
 - Water availability fee: \$8,592
 - Meter fee: \$730
 - Inspection fee: \$360
2. Have your plumber/contractor meet with Loudoun Water to review the proposed work.

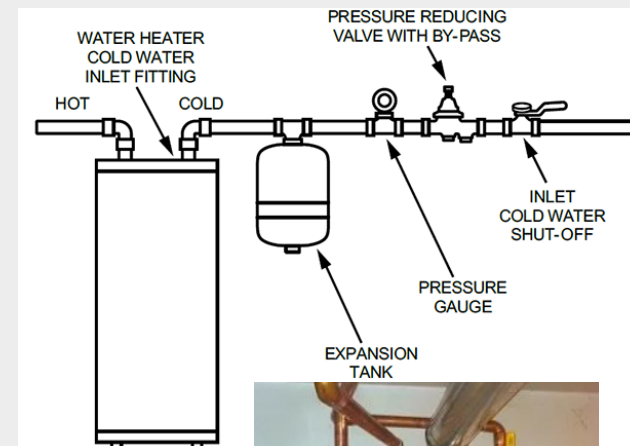
Loudoun Water Board has approved
up to 3 years of financing for fees
paid directly to Loudoun Water

Potential Plumbing Improvements on Private Side (Property Owner's Responsibility)

- Service line from meter box to home
- Lead pipe removal (only applicable to homes built before 1979 that have lead pipes)
- Pressure reducing valve
- Water heater expansion tank

Cost depends on each home's needs and the contractor you select.

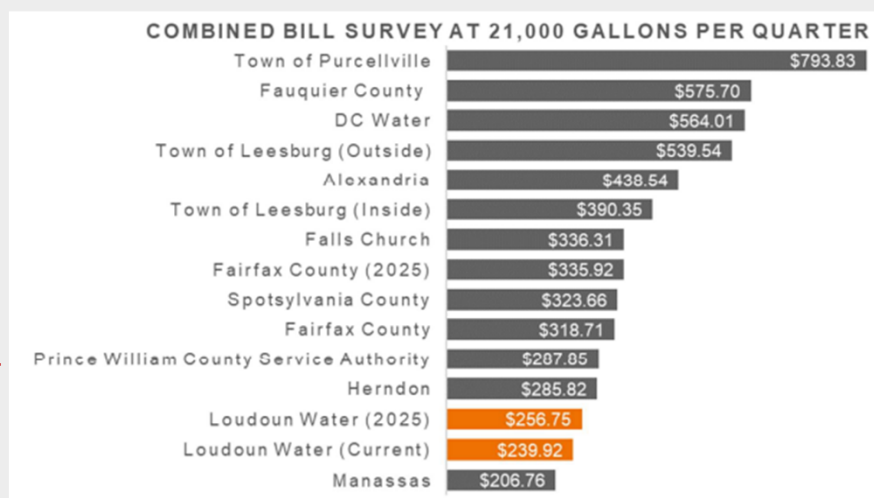
We recommend property owners hire a certified plumber to evaluate private side work that is necessary before initiating a connection request



Water Usage Rate

1. Rates are available on Loudoun Water's website at <https://www.loudounwater.org/rates-fees-charges-penalties>
2. As of August 2026, fixed **quarterly** charge for water is \$45.97 and the usage rate is \$3.37 per 1,000 gallons (for usage up to 25,000 gallons)

Loudoun Water Combined Water and Sewer Bill Comparison with other surrounding area utilities



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Please visit the Loudoun Water project page for project updates

<https://www.loudounwater.org/current-projects/broad-run-farms-waterline-extension>

