

March 2, 2022

Sunil Vundela
S.V.K. SAI LLC
42176 Gentle Falls Dr.
Ashburn, VA 20148

**RE: Braddock Road Property
LW Project ID#: 2020-0106**

Dear Sunil Vundela:

Loudoun Water has approved the water main and sanitary sewer design for the referenced project. This approval shall be valid for up to five (5) years from the above date, after which time the design plans will need to be resubmitted for review if the Construction Permit has not yet been issued.

Located below is key information on how to prepare for a construction permit:

Submit the online Request for Construction Permit form located on Loudoun Water's website [www.loudounwater.org → Developers & New Construction → Permitting → Request For Construction Permit] or <https://www.loudounwater.org/content/request-construction-permit>. Once the request form has been completed, all documents required to be signed prior to issuance of the construction permit [*developer agreement, construction permit, license agreement (if applicable), estimated flow acknowledgment (if applicable), and process wastewater metering agreement (if applicable)*] will be emailed to you for execution. Once the online form is submitted, please allow up to five (5) working days to receive the documents.

Each project will need to execute the documents and prepare information listed below.

- Executed Developer Agreement
- Acceptable performance/labor and materials payment surety. Loudoun Water approved forms for bonds and letters of credit can be downloaded from our website (www.loudounwater.org → Developers & New Construction → Design → Bonds) or www.loudounwater.org/developers-new-construction/bonds.
 - Please refer to the [General Bonding Requirements for Developer Agreements memorandum](#) for all the required paperwork that accompanies any bond.
 - Loudoun Water requires that we are in receipt of the original hardcopy performance bonds. **Please note that Loudoun Water will not issue the construction permit until we receive the original hardcopy bond.**

The construction estimates for the installation of these utilities, as prepared by your consulting engineer, is \$708,711. *(Please note that Loudoun Water bond unit costs are regularly updated. The construct cost estimate may be required to be updated prior to construction permit issuance if this project does not proceed with construction within 12 months of the date of this letter).*

- Certificate of insurance from your contractor. **Certificate is required to name Loudoun Water as certificate holder and include the project name and project ID number on the certificate.**
- Conveyance of all Loudoun Water easements, including any offsite easements and letters of permission from property owners necessary for the installation of the utilities.
- Virginia Department of Transportation (VDOT) Land Use Permit (LUP) for work in VDOT right of way.
- A submittal detailing the anticipated sanitary sewer by-pass and pump around.
- Your contractor is to provide a list of the proposed materials on a completed Materials Submittal Form, which is attached or can be found in Appendix A of the Engineering Design Manual and can be downloaded from our website: www.loudounwater.org.

Provide shop drawings for the following items:

- **General Use Items**
 - Restrained joint piping system
 - Casings & casing spacers
 - Restrained pipe through casing

All materials used in construction of this project shall comply with the latest version of Loudoun Water's Approved Materials List.

- Payment of inspection fee. Under our current rates the inspection fee is \$6992.04. *(Please note this fee amount is valid only until December 31st of this year).*
- Payment of Closed Circuit Television (CCTV) fee. Under our current rates the CCTV fee is \$2,032.84. *(Please note this fee amount is valid only until December 31st of this year).*
- Electronic copies of the approved construction drawings. Submit both Portable Document Format (PDF) files and AutoCAD (dwg) of the approved construction drawings. AutoCAD dwg files should include at a minimum all the linework for the water/sewer/reclaimed water mains, all Loudoun Water appurtenances, and the property line boundary. Ensure the PDF file contains the entire set of sealed construction drawings. Each drawing shall be captured at 1:1 scale (such that the PDF can be plotted at the original scale of the hard copy without scaling the plot). If the PDF is produced by scanning the hard-copy drawings, the scanning shall be performed at 400 dots per inch (DPI). The scans shall be black and white and shall be free of distortions. If the file sizes are less than 10MB, the document may be sent via email; if larger, please send a USB flash drive or CD, or utilize the ShareFile site.
- Submission of CAD data. Please situate the CAD data on a grid based on the Virginia State plan coordinate system North Zone NAD 1983. Provide only **one** file depicting the entire project area with all required layers (EDM Chapter 3.7 B). Omit all topography and survey points and do not lock the data.

Upload File Here: <https://loudounwater.sharefile.com/remoteupload/e0a8ddf9-ee8f-4fe2-b5f0-0d3da5561bda>

The following items are not required to be paid prior to issuance of the Construction Permit, but payment will be required later *(please note that these Loudoun Water fees and charges are only valid until December 31st of this year)*:

- Payment of record (as-built) drawing fees will be required prior to the bond reduction or Beneficial Use. Loudoun Water will conduct a field survey to verify the actual constructed conditions and will create the record drawings for the water and sewer utilities. Under our

current rates, the record drawing fee is \$3,262.48. *(Please note this fee amount is valid only until December 31st of this year).*

- Payment of the Availability Charge, meter, and permit fees are due prior to issuance of the meter. A non-binding approximation of the availability charge, based on the current years rates, is \$16,367 per home.
(Please note this fee amount is valid only until December 31st of this year).

Please ensure that all documents are complete and uploaded at the same time to the following link: <https://www.loudounwater.org/content/construction-permit-documentation-submission-short> or [www.loudounwater.org → Developers & New Construction → Permitting → Permit Package Submission].

Upon receipt of all the above, the fully executed Construction Permit and a workflow information packet will be emailed to you from our office. Receipt of the Construction Permit will allow your contractor to schedule a pre-construction meeting with Loudoun Water, which is separate from other pre-construction meetings required with Loudoun County.

Should you have any questions on this matter, please contact John Hockman at 571.291.6521 or email jhockman@loudounwater.org.

Sincerely,



Huy Tran, P.E., LEED AP_(BD+C)
Manager of Land Development Programs

Enclosures: General Bonding Requirements for Developer Agreements
Materials Submittal Form

cc: John Hockman – Loudoun Water
Imad Sheikh – Bowman Consulting Group

RE: General Bonding Requirements for Developer Agreements

The following is the list of requirements and provisions that must be included in a bond in order for it to be acceptable for use by the Authority:

1. The Developer must post a performance and payment bond ("Bond") for the facilities that the Developer is installing pursuant to the Developer Agreement between the Developer and the Loudoun County Sanitation Authority.
 - a. The Bond may be reduced to 20% of the original sum upon Authority's issuance of a written determination (following Developer's written request) that the facilities are sufficiently complete to be placed into service.
 - b. The Bond may further be reduced to 5% of the original sum to cover the one (1) year maintenance warranty pursuant to the Developer Agreement but only after the Authority issues a written determination that the facilities have been deemed to and accepted by the Authority.
2. The Bond must give Authority right to draw upon Developer's breach of performance, payment or maintenance obligations under the Developer Agreement.
3. The Bond must be issued by a surety with an AM Best rating of A VII or higher.
4. The Bond must list the Loudoun County Sanitation Authority as the Obligee.
5. The Bond must include the LSCA Project Identification Number.
6. The Bond must reference the developer agreement and the date it was signed.
7. The individual signing the bond must provide evidence of the authority to do so on behalf of the Surety.
8. The Bond must be properly signed and notarized.
9. The Surety must provide a printout from the State Corporation Commission website that it is licensed to do business in Virginia.
10. The Surety must provide a copy of its current credit rating from a national rating company.