CHAPTER 1246
Expedited Land Development Review

1246.01 Purpose of chapter.
1246. 02 Plans examiner program.
1246.03 Advisory Plans Examiner Board.
1246.04 Expedited review.
1246.05 Responsibilities and obligations.

CROSS REFERENCES

Prescriptive easements for water and sewer services – see Code of Va. § 15.2-2109.1
Regulations requiring subdividers or developer to share in cost of providing sewer and drainage facilities – see Code of Va. § 15.2-2242
Subdivision roll-back taxes – see B.R. & T. 848.055
Naming of streets – see S.U. & P.S. Ch. 1020
Street signs in planned developments and subdivisions – see S.U. & P.S. 1021.07
Addressing of premises – see S.U. & P.S. Ch. 1040 et seq.
Sewers – see S.U. & P.S. Ch. 1060 et seq.
Construction plans and profiles – see P.& Z. 1243.10
Coordinate of streets – see P. & Z. 1243.11

1246.01 PURPOSE OF CHAPTER.

The governing body of Loudoun County, Virginia, acting pursuant to Virginia Code Section 15.2-2263, hereby established a separate processing procedure for the review of certain land development plans. The procedure is called the Plans Examiner and Plans Reviewer Specialist Program and its purpose is to expedite the County's review of staff approved plans. Persons who satisfy the criteria of Section 1246.02(2) below shall qualify as plans examiners. Persons who satisfy the criteria of Section 1246.02(3) below shall qualify as plans reviewer specialists. Plans reviewed and recommended for submission by a plans examiner and certified by the appropriately licensed professional engineer, architect, certified landscape architect or land surveyor who is also licensed pursuant to Virginia Code Section 54.1-408 shall qualify for the separate processing procedure. (Ord. 00-04. Passed 4-29-00.)

1246.02 PLANS EXAMINER PROGRAM.

(1) Persons who meet the qualifications set forth in Section 1246.02(2) below are eligible to submit plans for expedited review under this chapter only upon their designation as land examiners by the Board of Supervisors following their recommendation to be so designated by the Advisory Plans Examiner Board (APEB) established in Section 1246.03 below.

(2) Persons who apply to become plans examiners and to use the separate procedure must meet the following qualifications:

(a) A bachelor of science degree in engineering, architecture, landscape architecture or related science or equivalent experience or a land surveyor certified pursuant to Virginia Code Section 54.1-408.

(b) Board of Supervisors' Specified Program: Successful completion of an education program conducted under the auspices of a State institution of higher education comprised of four college-level land development courses developed by the Engineers and Surveyors Institute (ESI), the Department of Building and Development (BAD), the Loudoun County Sanitation Authority (LCSA), and the Virginia Department of Transportation (VDOT). The instructors in the educational program shall consist of persons in the private and public sectors who are qualified to prepare land development plans. The educational program shall include the comprehensive and detailed study of County ordinances and regulations relating to plans and how they are applied.

(c) A minimum of two years of land development engineering design experience acceptable to the Board of Supervisors.

(d) Attendance at continuing educational courses, as specified by the Board of Supervisors, including, but not limited to, courses designed to update plans examiners on amendments to the Zoning Ordinance, the Land Subdivision and Development Ordinance (LSDO), and the Facilities Standards Manual (FSM), and County Land Use and Construction Policies.

(e) Consistent preparation and submission of plans which meet all applicable ordinances and regulations.

(3) Plans reviewer specialists may be designated by the Board of Supervisors following a recommendation that such an individual be designated by the APEB established in Section 1246.03 below. Person who apply to become plans reviewer specialists must meet the following qualifications:

(a) A bachelor of arts degree in planning or a related field or equivalent experience.

(b) Board of Supervisors' Specified Program: Successful completion of an educational program conducted under the auspices of a State institution of higher education comprised of four college-level land development courses developed by the Engineers and Surveyors Institute (ESI), the Department of Building and Development (BAD), the Loudoun County Sanitation Authority (LCSA), and the Virginia Department of

Transportation (VDOT). The instructors in the educational program shall consist of persons in the private and public sectors who are qualified to prepare land development plans. The educational program shall include the comprehensive and detailed study of County ordinances and regulations relating to plans and how they are applied.

(c) A minimum of two years of land development engineering design experience acceptable to the Board of Supervisors.

(d) Attendance at continuing educational courses, as specified by the Board of Supervisors, including, but not limited to, courses designed to update plans examiners on amendments to the Zoning Ordinance, the Land Subdivision and Development Ordinance (LSDO), and the Facilities Standards Manual (FSM), and County Land Use and Construction Policies.

(e) Consistent preparation and submission of plans which meet all applicable ordinances and regulations.

(Ord. 00-04. Passed 4-29-00.)

1246.03 ADVISORY PLANS EXAMINER BOARD.

(1) Establishment and Purposes. There is hereby established an Advisory Plans Examiner Board (APAB) which shall make recommendations to the Board of Supervisors on the general operations of the program, on the qualification of plans examiners and plans reviewer specialists who may participate in the expedited processing procedure, on initial and continuing educational programs needed to qualify and maintain qualifications for such a program. In addition, the APEB shall submit recommendations to the Board of Supervisors as to those persons who meet the established qualifications for participation in the program, and the APEB shall submit recommendations to the Board of Supervisors as to whether those persons who have previously qualified to participate in the program shall be disqualified, suspended or otherwise disciplined for failure to continue to meet the qualifications set out in Sections 1246.02(2)(d) and (e) and 1246.02(3)(d) and (e).

(2) Membership and Terms of Office. The Advisory Plans Examiner Board (APEB) shall consist of three persons in private practice certified as licensed professional engineers or land surveyors pursuant to Virginia Code Section 54.1-408, at least one of whom shall be a certified land surveyor; one person employed by the County; one person employed by the Virginia Department of Transportation who shall serve as a nonvoting advisory member; and one citizen member. All members of the Board who serve as licensed engineers or surveyors must maintain their professional license as a condition of holding office and all such persons shall have at least two years of experience in land development procedures of the County. The citizen of the Board shall meet

the qualifications provided in Virginia Code Section 54.1-107; provided such member, notwithstanding the proscription of paragraph (I) of that section, shall have training as an engineer or surveyor and may be currently licensed, certified or practicing his profession. The members of the APEB shall be appointed by the Board of Supervisors for staggered four-year terms. The Loudoun County Sanitation Authority will be advised of all meetings of the APEB and will be asked to have a representative in attendance at all such meetings.
(Ord. 00-04. Passed 4-29-00.)

1246.04 EXPEDITED REVIEW.

A separate processing systems may include a review of selected or random aspects of plans as determined by the Director of Building and Development rather than a detailed review of all aspects; however, it shall also include periodic detailed review of plans prepared by any or all persons who qualify for the system. The APEB and the Board of Supervisors shall be advised of the separate processing system and the subsequent changes thereto prior to any implementation.
(Ord. 00-04. Passed 4-29-00.)

1246.05 RESPONSIBILITIES AND OBLIGATIONS.

Nothing contained in this chapter shall be construed as relieving persons who prepare and submit plans of the responsibilities and obligations which they would otherwise have the regard to the preparation of plans, nor shall it relieve the County of its obligations to review other plans I n the time periods and manner prescribed by law.
(Ord. 00-04. Passed 4-29-00.)