



Loudoun County, Virginia

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Department of Building and Development


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Technical and Procedural Newsletter

The purpose of this correspondence is to inform the Land Development and Home Building Community of technical and procedural updates that have recently transpired. Please distribute this information to applicable personnel within your organization.

Date: January 1, 2016
To: Members of the Land Development and Home Building Community
From: William Cain, Floodplain Management Team Leader
Through: Michael Seigfried, Director 
Topic: **Revisions to Facilities Standards Manual**

Loudoun County has completed a series of programmatic and regulatory revisions to both its floodplain management policies and procedures, and the Floodplain Overlay District (FOD) of the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance). These revisions were made in order to address deficiencies cited in the October 6, 2014 Community Assistance Visit report issued by the Federal Emergency Management Agency (FEMA). These revisions bring the County's floodplain management program into compliance with, and allow for the County's continued participation in, the National Flood Insurance Program.

Loudoun County has also been working with FEMA to update the County's Flood Insurance Rate Map and associated Flood Insurance Study, which are currently in preliminary status. A 90-day appeal period for these preliminary documents was initiated on September 23, 2015 and ended on December 22, 2015. These preliminary documents are expected to become effective in mid-summer of 2016, however, they are currently being used as the best available information for floodplain management, when appropriate.

As a result of the above circumstances, certain revisions to Chapters 5 and 8 of the Loudoun County Facilities Standards Manual (FSM) are necessary to keep the FSM consistent with the Zoning Ordinance and programmatic obligations of the Floodplain Management program. Until such time that the revisions to the FSM have been adopted, staff strongly recommends that any applicant or citizen proposing to conduct work within the FOD contact staff in order to ensure that the appropriate clarification and guidance may be provided. Available points of contact are email at flood-maps@loudoun.gov and the floodplain helpline at 703-737-8746.

Questions concerning this memo may be directed to bill.cain@loudoun.gov.