



LCWSA New Subdivision Process

Pre-Construction

1. Submit to LCWSA:
 - Plan Review Fee: \$500 water/ \$500 sewer
 - Plans: 1 Hard Copy, 1 Digital
2. LCWSA returns within 14 days:
 - Drawing comments
 - Opinion of Cost
 - Other documents as needed
3. Return digital copy of plans with comments addressed.
4. Repeat steps 2 and 3 as needed.
5. LCWSA notifies engineer and signs signature block when construction plans and an extra cover sheet are brought in
 - *Review is good for 1 year from date of signature
6. Submit to LCWSA
 - Signed Construction Plans: 2 Hard Copy, 1 Digital
 - Impact Fees: \$1,000 per lot water/\$1,000 per lot sewer
 - Water Submittal Package
7. Pre-Construction meeting with LCWSA representative



Pre-Acceptance

1. Submit to LCWSA:
 - Email notice to be put on the board agenda no later than the 10th of the month
 - Digital copy of as-built plan no later than a week before the upcoming board meeting
2. Walkthrough of Subdivision with LCWSA representative(s)
3. LCWSA returns comments on walkthrough
4. Comments addressed by contractor; BAC-T sample taken by LCWSA inspector; etc.
5. Submit to LCWSA no later than 12pm on the day of the Board meeting:
 - Dedication Letter and Official Statement
 - Maintenance Bond-19 months starting the day of the LCWSA board meeting
 - Any required off-site fees
6. LCWSA signs final plat after approval at Board meeting

*******NOTICE*******

On June 27th, 2022, fees will be updated as follows:

- Service Availability Letter Review Fee (new) = \$1,000
- Plan Review Fee = \$50 x # lots
- Construction Inspection Fees (new), will be collected with Impact Fees:
 1. Subdivision with 2-3 lots = \$250 + \$100 x # lots
 2. Subdivision with 4+ lots = \$1,500 + \$100 x # lots
- Fees are doubled if both water and sewer
- All other fees to stay the same

*lots = single family unit = apt unit

**For a 50 lot water only subdivision, this is an increase of roughly \$188/lot