

F A Q s FOR THE LONG VALLEY ESTATES WATER PROJECT 2008 KANE COUNTY WATER CONSERVANCY DISTRICT

WHY IS THIS PROJECT NECESSARY?

The current system is in violation of state codes. If this project is not approved by the property owners, and the current system in Long Valley Estates remains noncompliant with state standards, the state will begin issuing fines until the issues of noncompliance are resolved or the system is forced to shut down. The state has agreed to hold off issuing the fines until this project replaces the old system, but if the project were to be voted down by the property owners the state would begin issuing the fines and they would continue until the problems are corrected. If no corrective actions are taken, likely the water system would be condemned.

WHAT IS THE ANTICIPATED TIMEFRAME FOR CONSTRUCTION?

If everything goes well with the funding and bidding process, construction could begin as soon as August 15th. The construction period is not anticipated to take more than 120 days following the start date pending favorable ground and weather conditions. This would put the completion of the project and water available around December 15th.

WILL THE CURRENT WATER SYSTEM CONTINUE RUNNING DURING CONSTRUCTION?

The contractors will be required to leave the existing system in service where possible. As with any other utility project, there will be periods when service will be interrupted. The contractor will be asked to notify water users prior to shutting off their water service and they will be asked to keep the disruptions to two hours or less. We would also ask for your patience during this process as keeping the existing system in operation while constructing the new system will be difficult to accomplish. We will work with the contractor to do our best to keep service as regular as possible during construction. After construction of the new system is completed, the old system will be turned off and will no longer supply water to users.

WILL IT BE POSSIBLE TO CONNECT AT A LATER DATE, AND WHAT WILL BE THE CHARGES TO CONNECT THEN?

Future connection fees will increase due to re-mobilization costs and inflation.

CAN ONE METER SERVICE TWO LOTS?

No. If you have two lots with residences on them requiring service, each of those lots will need a meter.

CAN I KEEP MY WELL AFTER THE SYSTEM IS PUT IN?

Yes.

WHAT WILL THE METER LOOK LIKE?

The meters will be installed inside a white meter barrel 15 inches wide and 6 feet deep into the ground. 6-12 inches of the barrel will stick up out of the ground. A marker and smaller pipe will also stick up a few feet above the barrel. The marker is so your meter can be found in the winter when the snow has covered it, and the smaller pipe is access to the stop and waste valve to turn your connection on and off at the meter barrel.

DO I NEED TO WORRY ABOUT MY PIPES FREEZING AND BREAKING IN MY CABIN?

If you leave your cabin for an extended period of time, it is recommended that you turn your water off at the meter which will drain the lines. This will prevent any excess water use charges due to leaks in your lines which could be caused by settling ground conditions and winter freezing and cracking.

WHERE DO I GET A WATER KEY TO TURN THE WATER ON AND OFF AT MY METER?

Water keys are available in Duck Creek Village at the Loose Wheels gas station and the Cedar Mountain True Value hardware store.

ONCE THE METER IS INSTALLED HOW DO I GET WATER TO MY CABIN?

There are a number of local contractors that have been available in the past to complete the installation from your meter barrel to your cabin. The charge will vary by connection due to distance, amount of rock encountered and required bury depth. You can have one of the contractors make this connection any time after the meter barrel is installed, but service will not begin until the system is completed and tested. Your contractor will connect onto a valve located at the bottom of your meter barrel and run a ¾" blue poly pipe to your cabin. The line should be buried 6 feet deep if you plan to use the water in the winter. If you currently have a water line running from your cabin to the LVWC system, indicate on your aerial that you would like your meter placed as close as possible to your existing connection and then you can have a contractor can make a connection from the new meter to the existing lines.

WHAT IS THE PURPOSE OF A PRESSURE REDUCING VALVE?

Everyone connecting to the system should install a pressure reducing valve on the line to their cabin. Pressures in the system will vary due to location, and usage in the area. Higher pressure can cause damage to plumbing that is older or in disrepair inside your cabin and leaks may occur. A pressure reducing valve regulated the pressure that is allowed to your cabin reducing the chance of damage from high pressure inside your cabin.

WILL THE ROAD TO MY HOME BE CLOSED FOR CONSTRUCTION OF THE SYSTEM?

We realize that construction is never convenient. We are dedicated to keeping the road work to a minimum and ensuring access to homes throughout the project. Although we do not know where crews will be working specific days throughout the project, we will have the contractor post notices and provide control devices to help smooth the process.

If you have any additional questions please feel free to call the Kane County Water Conservancy District at (435) 644-3997 or Sunrise Engineering at (435) 652-8450.