

Improvement District Services, Inc.  
Administrators for the  
**Big Park Domestic Wastewater Improvement District**  
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**Information on a planned expansion of sewer lines in the Village of Oak Creek  
Fairway Oaks / Chaparral / Sugarloaf / Arch**

Recently, the VOCA Board of Directors granted an easement to the Big Park Domestic Wastewater Improvement District (BPDWWID or the "District") that allows the District to expand the wastewater system and provide sewer services to lot owners in the Fairway Oaks/Chaparral area. The District is charged by Yavapai County to administer sewer service to a defined area within the Village of Oak Creek and Big Park which the Fairway Oaks and Chaparral Drive areas are a part. The District has acquired funding to provide this expansion and we are currently developing a construction project that will expand the sewer system.

**FAQ's:**

What is and who is BPDWWID:

The Big Park Domestic Wastewater Improvement District is a Special Taxing District (governmental entity), originally formed in 1972 to provide sewer service to portions of the Village of Oak Creek.

Why are the Fairway Oaks and Chaparral streets receiving sewer service:

Recently there has been a demand for sewer service in areas north of the VOCA Golf Course. Through a detailed study, it was determined that the environmental need appears to be the lots with dense population and dwellings with aging or failing on-site systems. The District has received reports of possible environmental issues due, in part, to ground saturation from these older systems.

Where will the expansion will take place:

Fairway Oaks from Bell Rock Boulevard to the end of the street before the road turns north. The entire length of Chaparral Drive, north on Sugar Loaf to Manzanita and north on Arch Drive 250-feet.

When will the expansion will take place:

The construction is planned to begin in February 2020 and take approximately 3 ½ to 4 months to complete.

Future impact on lot owners adjacent to or within 200' of a sewer mainline:

Am I required to disconnect my on-site system and connect to the sewer?

No – If the on-site system is functioning properly.

Yes – If the on-site system fails or is not functioning properly.

Yes – New or modified construction

Arizona Department of Environmental Quality (ADEQ) and District guidelines for sewer system hookup

If your property line is within 200-feet of a sewer mainline, then connection to the District's sewer system will be required for new construction, modified construction or repair/replacement of an existing on-site system.

Construction impact while sewer expansion is being completed:

The contractor will be working on approximately 200 to 300-foot sections per day. Trenches will be closed or plated at end of day for safety and access to properties. Residents will be notified in advance when construction will occur in front of their property. Limited access to properties should not exceed a 4-hour period while contractor digs and installs pipe. If access is needed during this period contractor will have plates available to provide access.

When I connect to the sewer system, will I be required to abandon the existing on-site system:

Yes – Yavapai County Development Services has specific requirements for the abandonment of an on-site disposal system. Please contact Yavapai County Development Services for more information.

**District Fees for the Fairway Oaks/Chaparral Project:**

Capacity fee – This is a one-time fee to purchase the necessary space in the wastewater treatment plant. Currently, the fee is \$5,800.00 per residential unit.

Lateral fee – This is a one-time fee for installing one service tap to properties immediately adjacent to the new sewer mainline that is being constructed for this project. The lateral line will be installed during construction of the sewer mainline, from the mainline to 3' beyond the edge of the street pavement. The Lateral fee is \$1,500.00 per lateral, this fee only applies to the current construction project and properties

immediately adjacent to the new mainline. The District does not install lateral lines in existing sewer mains or to properties not adjacent to a mainline during construction.

Permit fee – This is a one-time fee for establishing an account and issuing a sewer permit. Currently, the fee is \$325.00 per connection.

After connection what are the service/user fees:

The District bills quarterly. User fees are \$113.40 per quarter, per residential unit.

Note: It is the property owner's responsibility that the quarterly fees are paid by the due date. If the property is a rental, the District will bill the property owner but there is an option for a second bill to be sent to the tenant, however, the owner remains responsible.

For questions regarding fees, payments, accounts or administrative issues please contact Jennifer Bartos, District Clerk/Administrator for BPDWWID, [jbartos@idsadmin.com](mailto:jbartos@idsadmin.com), 928-443-9484 or 1-800-659-7149 In-State Toll Free.

For construction issues or construction scheduling issues please contact the District Engineer, Dave Dirren, Sunrise Engineering 928-277-8440.