TODD CREEK VILLAGE
METROPOLITAN DISTRICT

Proud to be your area water provider

What You Need to Know About Managing Your Irrigation Water

Todd Creek Village is a dual pipe system. This means each home in Todd Creek Village metro district has two separate water systems, a potable (drinking water), and non-potable (irrigation water).

These two systems are completely separate of one another. The non-potable system is irrigation water that is to be used to irrigate the property, while the potable water system is used for all needs INSIDE the home. Potable water is not available for irrigation needs on the property or any usage outside the home.

The systems must remain separate—cross connections of any kind are strictly prohibited because doing so can put the entire community at a health risk! If the district finds a cross connection, swift action to correct this issue will be taken, up to turning water to your property off until the problem is corrected.

Each home in the TCVMD service area has two separate meter pits in the yard. One meter pit is for the potable water (this meter could possibly be located inside your home). This meter will have only a curb stop in front of the meter pit (Figure #1). The second meter pit is for the irrigation water. This one will have a curb stop, meter pit, *AND* a stop-and-waste in line (Figure #2). *The only valve the homeowner can access is the stop-and-waste for the irrigation system. This valve is used to turn the irrigation water on and off in the spring and fall seasons.*

IMPORTANT THINGS TO NOTE

- **A.Y. McDonald Curb Box Key:** All operation of the stop-and-waste valve of the irrigation system requires an A.Y. McDonald Curb Box Key. The homeowner is responsible for purchasing this key. They are available through www.aymcdonald.com, www.ferguson.com, www.winsupplyinc.com, or any other plumbing supplier. *NOT USING THE CORRECT TOOL TO GET INTO THE METER PIT CAN RESULT IN DAMAGE TO THE METER PIT LID.*

- **Any damage to the irrigation meter system or the general water distribution system caused by improper system operation or negligence by the homeowner or his/her representatives will be repaired by TCVMD at the homeowner's expense.**

- **Shut-off/on of your irrigation system and all associated costs are the responsibility of the homeowner. TCVMD recommends hiring a professional landscape/irrigation service to handle this process so it is done correctly.**

Figure #1

Figure #2
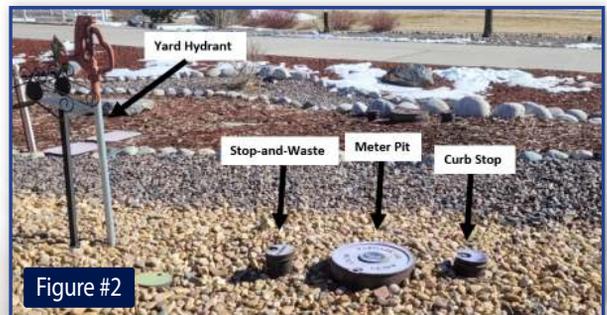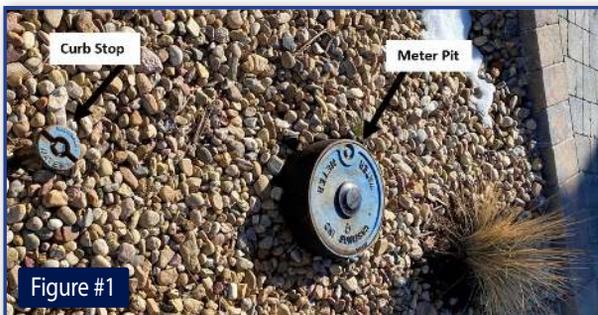
All meter pits, curb stops, and stop-and-waste valves are required to always remain accessible with a three-foot clearance around their boxes. The yard hydrant is for use with garden hoses to irrigate plants by hand. We only require that the curb stop, meter pit and stop-and-waste valves be three inches above final grade.

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Turning Off Your Irrigation Water

When the irrigation season ends and it's time to shut your irrigation water off for the winter months, please carefully follow these steps for system shut-off and winterization because if not done properly, it can adversely affect not only your own equipment, but our system components as well. As such, unless you fully understand the process and the equipment, we always recommend hiring a professional landscaper or irrigation professional to handle the shut-off and winterization process for you. It's important to note that any repairs or replacements to the valves or other District equipment required as the result of homeowner negligence or failure to follow the required process are the financial responsibility of the homeowner.

1. Locate your Stop and Waste Valve (normally the valve on the house side of the meter pit).
2. Open cap to Stop and Waste Valve box (the District does charge for lost or damaged caps in the event a replacement cap is required).
3. Put valve key (McDonald Key) into curb box and make sure you are on the valve. Note that these keys are sold at local plumbing supply stores, and not available through the District. TCVMD purchases our valve keys through Core & Main located at 9451 Yosemite St. in Henderson.
4. Turn valve till fully closed. It is a good idea to open and shut two or three times to ensure that you have valve fully off (most are only a 90 degree or quarter turn and forcing more than that can break the valve). If valve is not fully off, it can result in a leak and homeowner will be billed for any leaked water.
5. Replace cap on curb box and store your key in a safe place where you will not lose it. The District doesn't provide keys and does charge a fee to come turn water on in the result of a lost key.

Turning On Your Irrigation Water

1. Follow your irrigation company's instructions on preparing your irrigation system for the coming year (i.e. closing valves opened during winterization, etc.)
2. Locate the stop-and-waste valve of the irrigation system (Figure #2). This valve box will have a lid on it with either a bolt or two holes. Use the prongs on your valve key or a five-sided wrench (depending on the lid) to remove this top by spinning counterclockwise.
3. With the lid off the valve, insert the key down into the valve box hole and seat the end of the key on top of the valve stem.
4. Turn the valve counterclockwise ¼ (90°) turn to turn-on water flow. Keep in mind that turning your valve to far will break the valve. But not turning it fully will create a leak. (You should always open and close valves slowly. Opening a valve too fast will create water hammer and can damage a line)
5. After you have verified your water is on and do not have any leaks you can put the lid back on the stop-and-waste.

IMPORTANT THINGS TO NOTE

- Frost pans and lids not properly secured onto meter pits can result in a freeze-up which is likely to cause damage to the meter and water lines.
- Not using the correct tool to get into the meter pit can result in damage to the meter pit lid.
- Shut-off/on of your irrigation system and all associated costs are the responsibility of the homeowner. TCVMD recommends hiring a professional landscape/irrigation service to handle this process so it is done correctly.