

MIKE WHITE FORD SEWER IMPROVEMENT PLANS

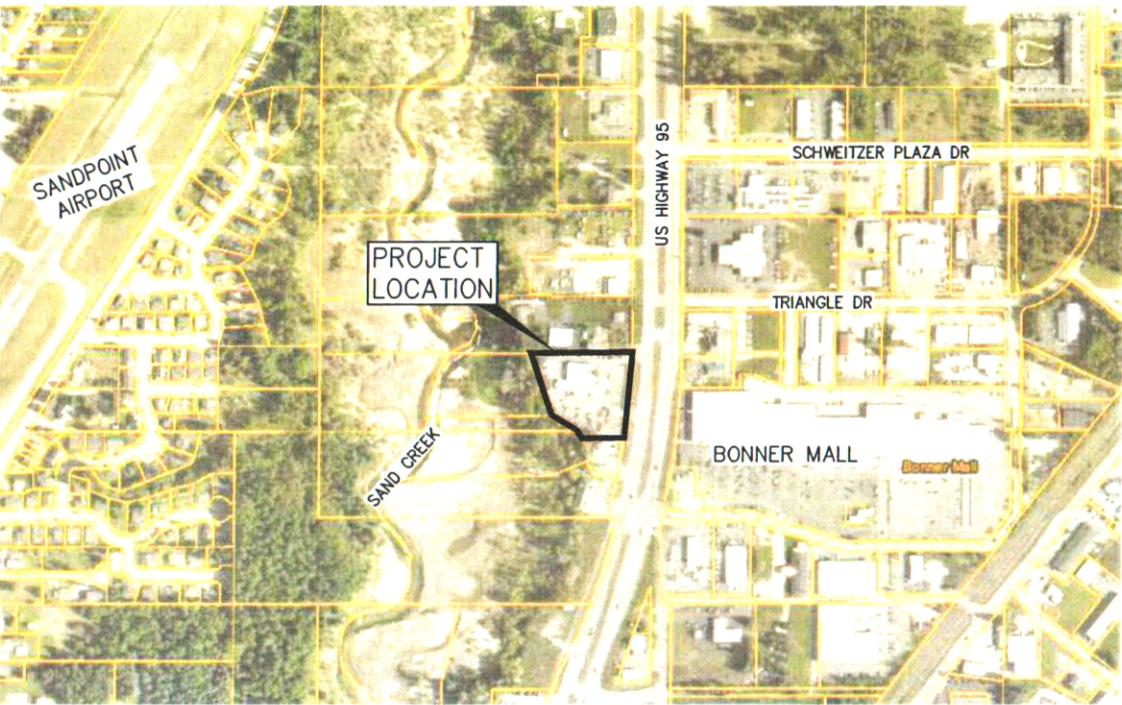
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MAY 06 2026

PLANNING OFFICE
CITY OF PONDERAY

PARCEL PIN: RPP00000102310A
LOCATED IN THE NE 1/4 OF SEC.10 T.57N., R.2W., B.M.,
CITY OF PONDERAY, BONNER COUNTY, IDAHO

MJW PROPERTIES, LLC
11763 N. ROCKING R RD
HAYDEN, ID 83835

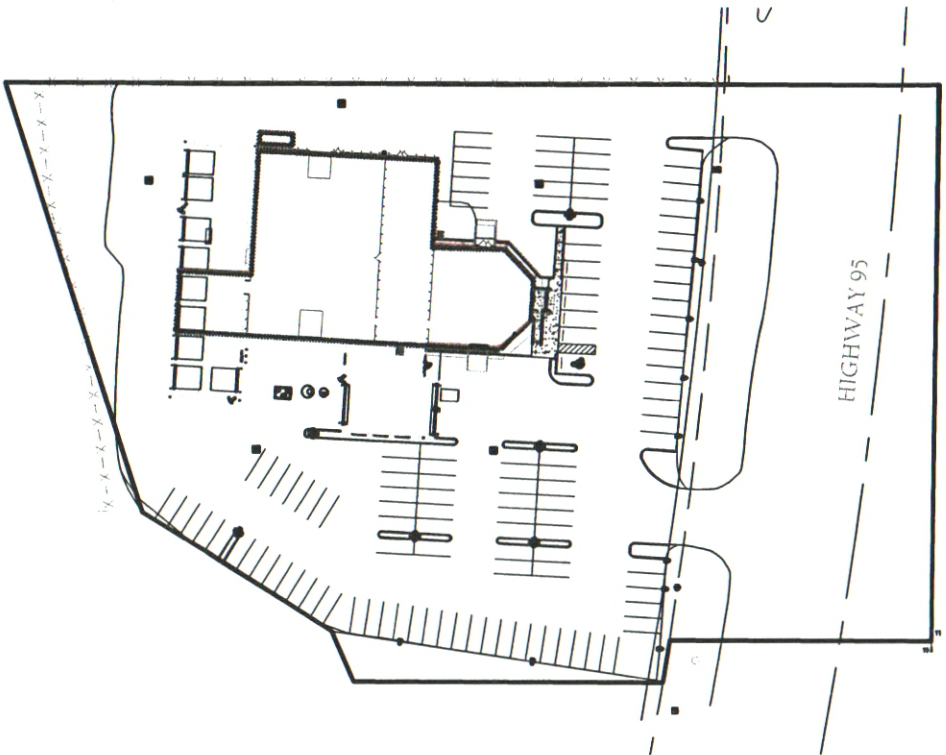


VICINITY MAP
N.T.S



SHEET INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 WET WELL DETAIL
- C-4 OIL/WATER SEPARATOR DETAIL
- C-5 DETAILS
- C-6 METER DETAIL & CALCULATIONS



KEY MAP

0 100 200
Feet



GENERAL NOTES:

1. THE PROPERTY BOUNDARIES SHOWN HEREIN ARE APPROXIMATIONS ONLY. VERIFY ALL PROPERTY CORNERS PRIOR TO INSTALLING THE DRAIN FIELD. CONSULT WITH A LICENSED SURVEYOR FOR FURTHER GUIDANCE.
2. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR IS TO RECORD FIELD MEASUREMENTS AND REPORT TO THE ENGINEER UPON COMPLETION OF THE INSTALLATION.
4. ALL HORIZONTAL SEPARATION MUST MEET REQUIREMENTS SET FORTH IN FIGURE 3.1 & 3.2 IN THE IDEQ TECHNICAL GUIDANCE MANUAL.
5. ALL PIPES SHALL BE SLEEVED WHEN UNDER THE FOLLOWING CONDITIONS:
 - 5.1. SEWER AND WATER PIPES ARE WITHIN 10' (PRIVATE)
 - 5.2. SEWER AND WATER PIPES ARE WITHIN 25' (PUBLIC)
 - 5.3. WHEN UNDERNEATH ANY DRIVING OR PARKING SURFACE
6. INCLUDE MANUFACTURER'S RECOMMENDED ANTI-BUOYANCY MEASURES TO ALL TANKS IN THE PRESENCE OF MOTTILING & GROUNDWATER. ENSURE THAT THE TOP OF TANK IS 2' ABOVE GROUNDWATER.
7. THE PROPOSED TANKAGE ON THE PROJECT ARE REQUIRED TO BE TRAFFIC RATED SINCE THE INSTALL LOCATION IS UNDERNEATH THE EXISTING/PROPOSED COMMERCIAL DRIVING SURFACES.

PROJECT NOTES:

1. THIS DESIGN IMPROVEMENT PLAN IS FOR AN EXISTING SEWER SYSTEM AT THE WHITE MIKE FORD AUTOMOTIVE DEALERSHIP
 - 1.1. REMOVE/ABANDON FAILING/OLD SEWER STRUCTURES AND INSTALL NEW WET WELL.
 - 1.2. NEW DESIGN TO TAKE IN ADDITIONAL SERVICE BAY FLOWS AND A WASH/DETAIL CLEANING BAY FLOW.
 - 1.3. CALLED OUT PIPE IE'S ARE APPROXIMATIONS ONLY DERIVED FROM PROVIDED FIELD DATA AND SURVEY TOPO. CONTRACTOR TO FIELD VERIFY EXISTING PIPE EI'S DURING CONSTRUCTION
2. REFERENCE THE CIVIL SITE IMPROVEMENT PLANS FOR MORE INFORMATION.
3. CALL 811 TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.
4. PVC PIPING SHALL BE SCHEDULE 40.
5. HDPE PIPING SHALL BE SDR-7 HDPE OR APPROVED EQUAL.
6. ALL 4" SEWER PIPE SHALL BE SDR 35 PVC PIPE SLOPED @ 2% MIN.
7. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT ENGINEER APPROVAL.
8. SUBSTITUTION OF EQUAL PRODUCTS IS ACCEPTABLE ONLY WITH ENGINEER APPROVAL.
9. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MANUFACTURER'S CUT-SHEETS ON ALL MAJOR SYSTEM COMPONENTS AT THE COMPLETION OF WORK.
10. THIS SITE IS LOCATED WITHIN A FEMA FLOOD ZONE X. AREA OF MINIMAL FLOOD HAZARD LOCATED OUTSIDE OF THE 500-YEAR FLOOD PLAIN

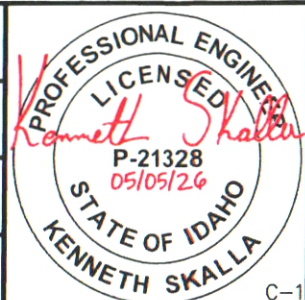


Kenneth A. Skalla, P.E.
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I am the author of this document.
2026.05.05 15:45:56-0700

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loc: 476600 US-95 N
PONDERAY, ID 83852

sht: COVER SHEET



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PROPOSED NEW UNDERGROUND POWER,
REFERENCE CIVIL SITE IMPROVEMENT
PLANS FOR MORE INFORMATION

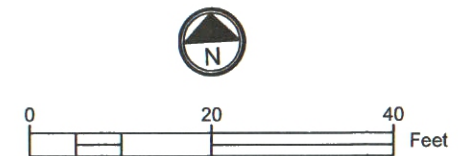
THE CONTRACTOR PROVIDED EXISTING OUTFLOW
PIPE IE'S ARE APPROXIMATIONS ONLY AND ARE
USED FOR THE WET WELL PIPE INLET
CALCULATIONS, SEE SHEET C-3 FOR IE CALLOUTS

APPROXIMATE LOCATION OF EXISTING
OIL/WATER SEPARATOR, OUTFLOW
REROUTED TO NEW WETWELL

EXISTING
OUTFLOW
PIPES

EXISTING 2" SEWER PRESSURE
LINE TO CITY SEWER - CONNECT
NEW HDPE LINE TO IT

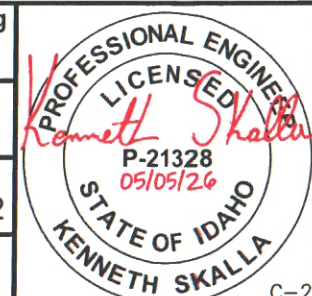
APPROXIMATE LOCATION
TRENCH CUT WITH EXISTING
SEWER PRESSURE LINE
UNDERNEATH ASPHALT

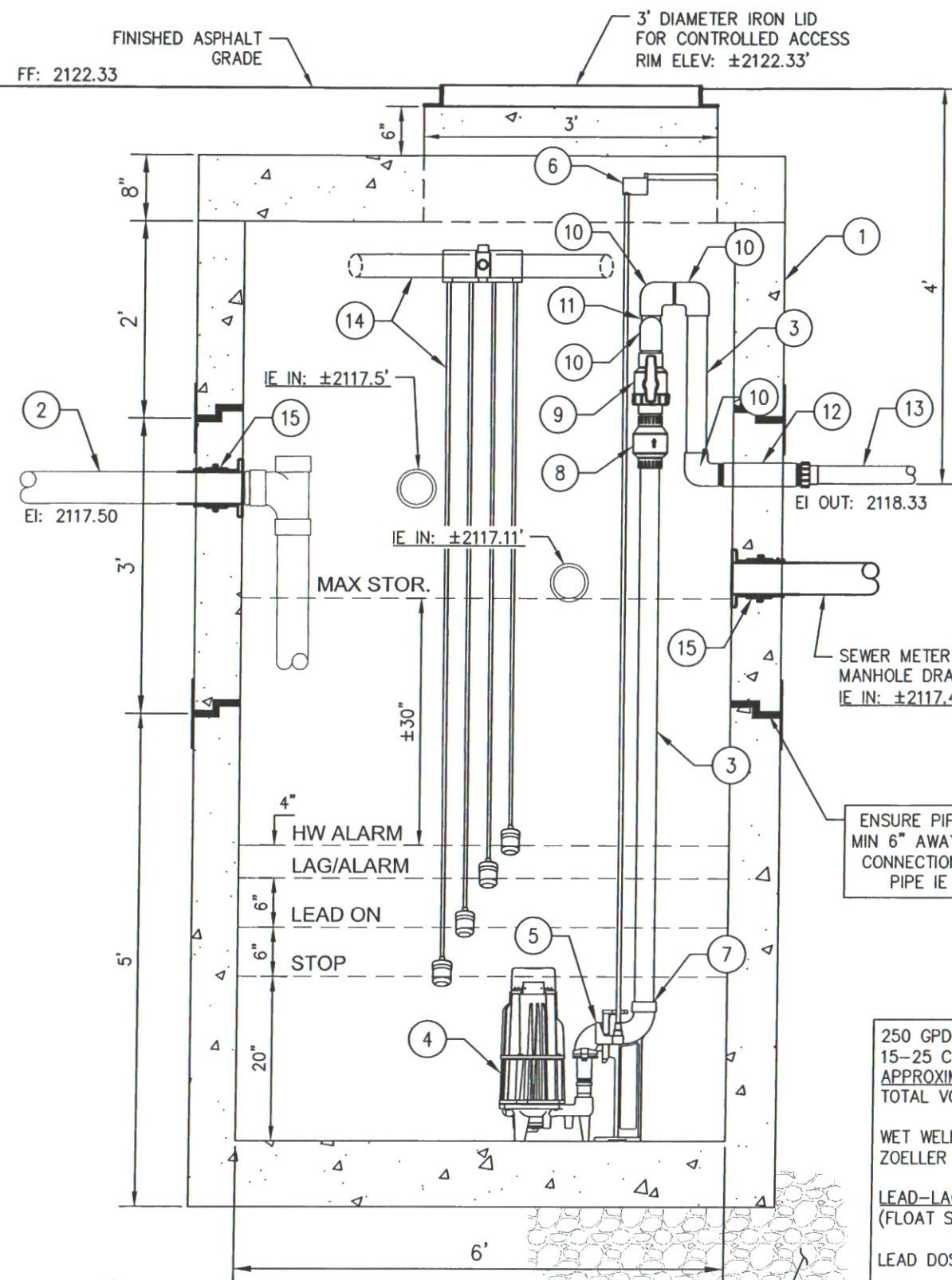


KEY NOTES:

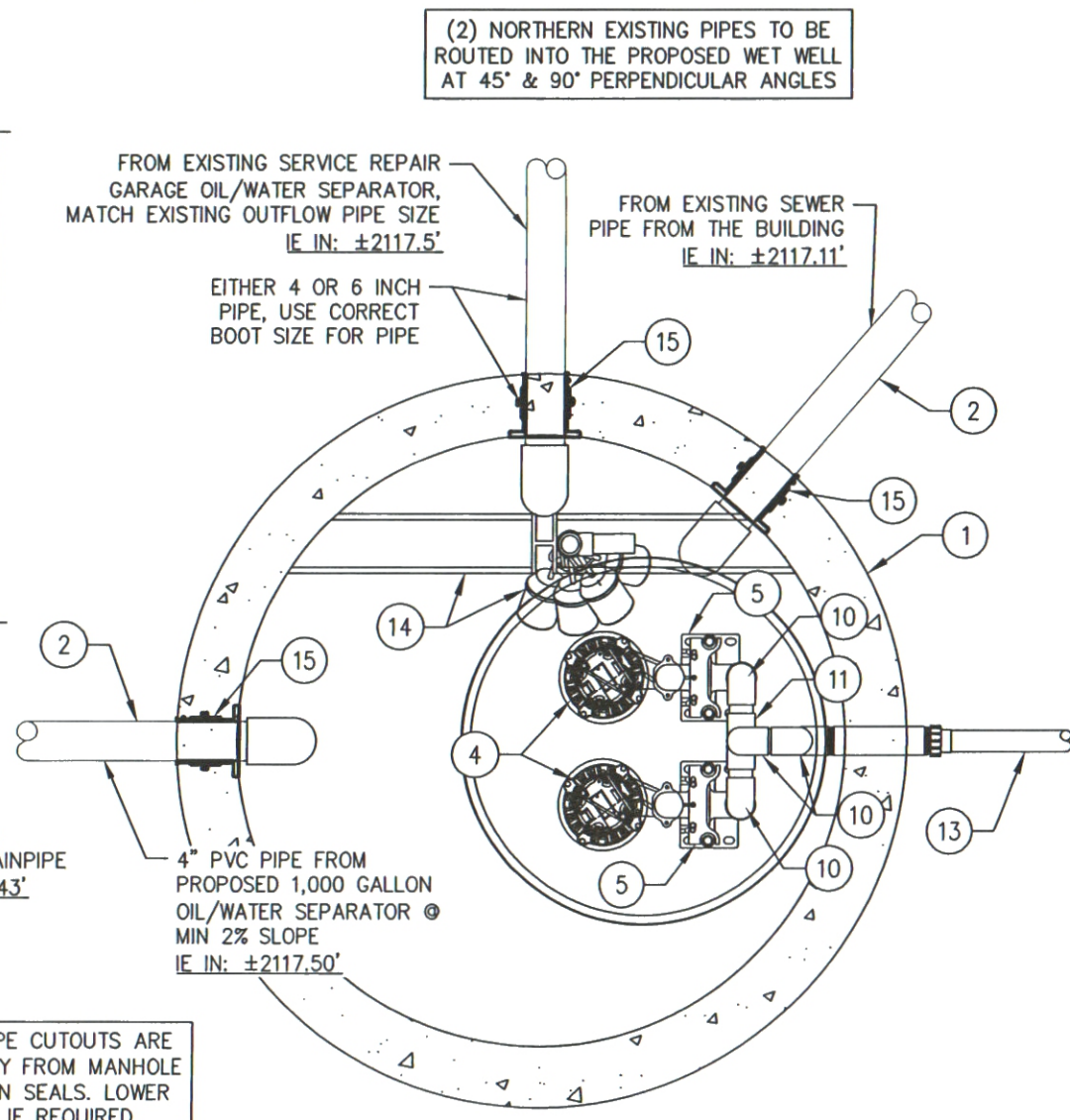
- 1 PROPOSED $\pm 157'$ 4" SCH 40 PVC DRAIN PIPE @ 1.68% SLOPE FOR DEALERSHIP SERVICE BAYS. CONTRACTOR TO TIE GRATE METHOD TO THE PIPE WITH MIN 18" OF COVER TO FINISHED FLOOR
- 2 PROPOSED $\pm 88'$ 4" SCH 40 PVC DRAIN PIPE @ 3.01% SLOPE FOR DEALERSHIP DETAIL/WASH BAY. CONTRACTOR TO TIE GRATE METHOD TO THE PIPE WITH MIN 18" OF COVER TO FINISHED FLOOR
- 3 CDA PRECAST TRAFFIC RATED 1,000 GALLON OIL/WATER SEPARATOR TANK, 2' BURY DEPTH FROM TOP OF TANK AND INSTALL 2' CONCRETE TRAFFIC RATED RISERS WITH IRON LIDS SEE DETAIL SHT C-4
- 4 60" CDA PRECAST MANHOLE, WETWELL DESIGN SEE DETAILS ON SHEET C-3, ENSURE TRAFFIC RATED
- 5 4" SCH 40 PVC SEWER PIPE @ MIN 2% SLOPE, CONNECT TO EXISTING SEWER PIPE AND ROUTE TO WET WELL, ENSURE THE SEWER PIPE IS VENTED TO THE ROOF
- 6 MATCH EXISTING OUTFLOW PIPE SIZE, EITHER 4" OR 6", SLOPE @ 2% MIN TOWARDS WET WELL
- 7 2" HDPE SEWER PRESSURE PIPE ROUTED TO EXISTING SEWER LINE CONNECTED TO CITY SEWER
- 8 ENDRESS + HAUSER MODEL W400 FLOW METER HOUSED WITHIN A 48" MANHOLE, SEE DETAIL 1 ON SHEET C-6, ENSURE TRAFFIC RATED
- 9 EXISTING SEPTIC TANK TO BE ABANDONED PER IDAPA 58.01.03.007.22 OR TO BE REMOVED FROM SITE
- 10 EXISTING WETWELL TO BE ABANDONED USING IDAPA 58.01.03.007.22 AS A GUIDELINE OR TO BE REMOVED FROM SITE
- 11 SEWER CLEANOUT PER DETAIL ON SHT C-6

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sht: **SITE PLAN**





CDA PRECAST 60" MANHOLE (DOSE CHAMBER) DETAIL
N.T.S.



DOSE CHAMBER TOP VIEW DETAIL
N.T.S.

250 GPD (SEWER APPLICATION)
15-25 CARS PER DAY - 2.5 GPM @ 15 MIN
APPROXIMATELY 750 GPD FOR CAR WASHES
TOTAL VOLUME PER DAY = ±1000 GAL

WET WELL VOLUME/INCH = ±17.63 GAL/IN
ZOELLER 820 PUMP RATE = ±40 GPM

LEAD-LAG DEMAND DOSE CONFIGURATION:
(FLOAT SWITCH SPACING)

LEAD DOSE AMOUNT (6" = 105.8 GAL)

CONTROL PANEL SETTINGS

PROGRAM THE DUPLEX 820 PUMPS TO ALTERNATE BETWEEN THE LEAD TRIGGERED DEMAND DOSES. IF LAG FLOAT IS TRIGGERED, PROGRAM BOTH PUMPS TO WORK AT SAME TIME.

APPROXIMATELY 525 GALLONS (±30") OF EMERGENCY STORAGE IS AVAILABLE ABOVE HWA TO IE OF LOWEST PIPE INLET

WET WELL NOTES:

CONTRACTOR WILL ATTACH FLOW INDUCERS, FLOAT SWITCH ASSEMBLY, AND OTHER PVC COMPONENTS TO THE UNISTRUT REINFORCEMENTS.

ORDER MANHOLE W/ EUCON VANDEX AM-10 ADMIXTURE TO DECREASE WATER SOLUBILITY

CUT CONDUIT THROUGH CONCRETE RISER FOR ELECTRICAL CONNECTIONS

GROUT ALL PENETRATIONS AND ENSURE IT IS SEALED PROPERLY

USE JOINT WRAPS AT RISER CONNECTION TO BASE

ENSURE BUTYL RUBBER SEALANTS ARE USED AT JOINTS OF CONCRETE RISERS FOR A WATERTIGHT SEAL AND USE POLYURETHANE BASED GROUT TO FILL IN VOIDS AND CRACKS

KEY NOTES:

- 72" CONCRETE MANHOLE WITH FLAT TOP SLAB PER CDA PRECAST DETAIL ON SHEET C-5
- 5' BASE/3' RISER/2' RISER W/ CUSTOM FIT 8" FLATOP TOP SLAB WITH 6" GRADE RING & 3" CAST IRON RING/COVER
- 4" SCH 40 PVC PIPE
- 2" PVC PIPE
- (2) EXISTING ZOELLER 820 "SHARK" GRINDER PUMPS FROM THE OLD WETWELL REUSED IN THE NEW DESIGN. CONNECTED TO THE CONERY BERS 125
- (2) CONERY BERS 125 Z-RAIL ASSEMBLY WITH 3/4" RAIL. BOLT DOWN TO BOTTOM OF WETWELL. SEE DETAIL PER SHEET C-5
- (2) CONERY GUIDE BRACKET MOUNTED 6" FROM THE TOP OF CONCRETE FLAT TOP SLAB. USE FITTINGS TO EXTEND THE BRACKET TOWARDS THE CENTER PER PLACEMENT, SEE DETAIL PER SHEET C-5
- TRANSITION FROM DUCTILE IRON TO 2" PVC
- (2) 2" PVC CHECK VALVE
- (2) 2" PVC GATE VALVE
- 90 DEGREE 2" PVC BEND
- 2" PVC TEE
- 2" SS THREADED NIPPLE, USE GROUT AROUND WET WELL PENETRATION
- 2" HDPE SEWER PRESSURE PIPE ROUTED TO PROPOSED FLOW METER HOUSED IN A MANHOLE, SEE SHEET C-2 FOR SITE PLAN
- SJE-RHOMBUS WEIGHTED FLOAT SWITCH ASSEMBLY W/ BATTERY BACK UP ALARM, CONTRACTOR TO USE STAINLESS STEEL UNISTRUT REINFORCEMENTS ATTACHED TO CONCRETE WALLS FOR SUPPORT
- CORE DRILL & PLACE 4" KOR-N-SEAL CAS-402 BOOT FOR 4" OR MATCH EXISTING CONNECTION PIPE
- 24" FREE DRAINING MATERIAL OR WASHED ROCK COMPACTED TO 90% RELATIVE COMPACTION EXTENDED 6" MIN BEYOND OUTSIDE DIAMETER



Know what's below.
Call before you dig.

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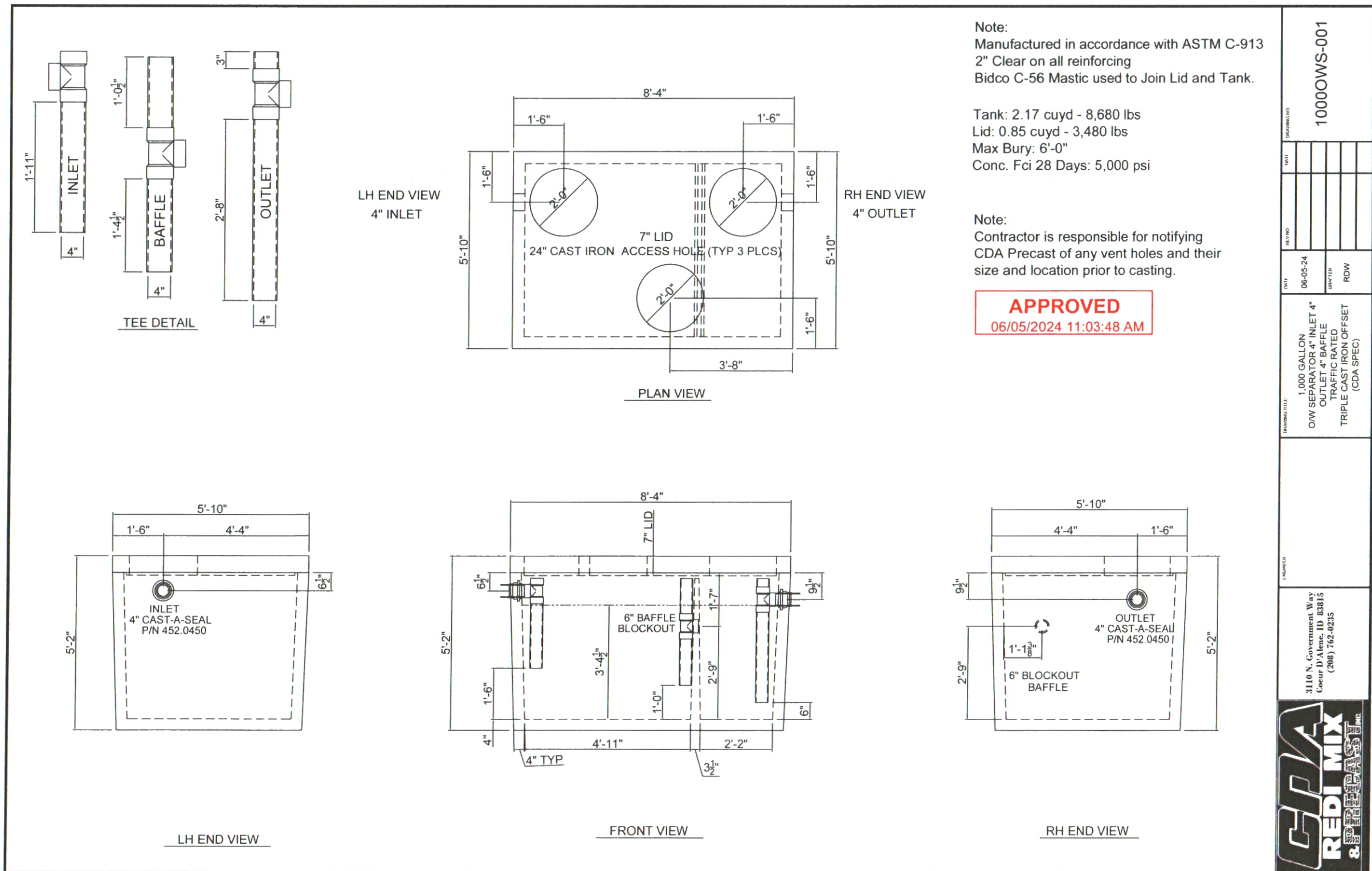
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FORD SEPTIC**

loc: **476600 US-95 N
PONDERAY, ID 83852**

sh: **WET WELL DETAIL**

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sh: OIL/WATER
SEPARATOR DETAIL

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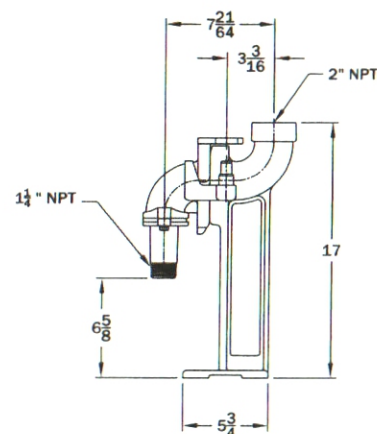
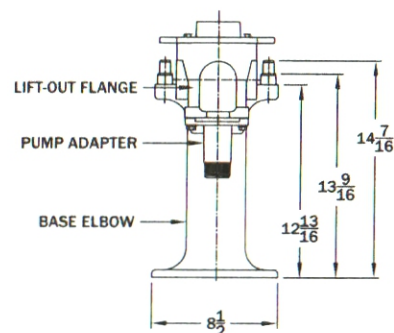
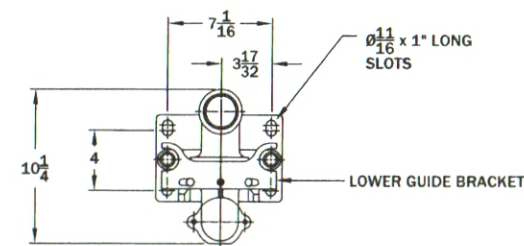
C-4

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NOTE: ALL DIMENSIONS ARE IN INCHES.
MATERIALS OF CONSTRUCTION:
PUMP ADAPTER: 304 SST
BASE ELBOW: CAST DUCTILE IRON
LIFT-OUT FLANGE: CAST DUCTILE IRON
LOWER GUIDE BRACKET: 304 SST
ALL FASTENERS ARE 304 SERIES SST
USABLE RAIL SIZES: $\frac{3}{4}$ " & 1"
MAXIMUM WEIGHT ALLOWANCE: 200 lbs

BERS 125

PAGE
1



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CHANGES	TOLERANCES	DRAWN BY	DATE
F	DECIMALS .XXX = ±.005 .XX = ±.010	D. MIDDLETON	03/05/04
E	FRACTIONAL X/X = ±.1/64	MATERIAL SPECIFICATION: AS NOTED	
D	ANGLES X° = ±1/2°		
C			
B			
A			

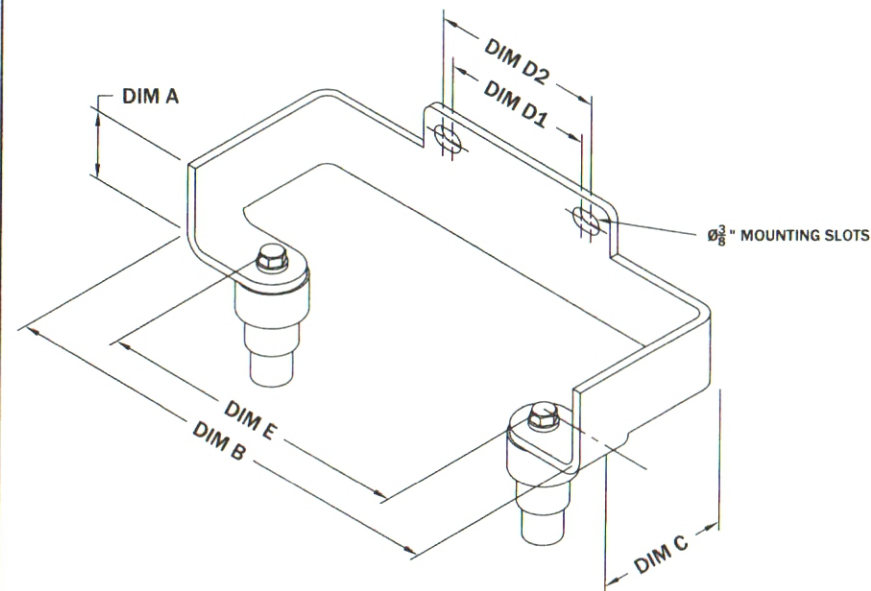
SPECIFICATION SHEET
DIMENSIONAL DATA

SCALE:	PART NO.
1/8	1 1/4" LIFT OUT DIM

NOTE: BRACKET CAN BE USED FOR $\frac{3}{4}$ ", 1", 1 1/4" GUIDE RAILS.

GUIDE BRACKET

PAGE
1



MODEL NO.	DIA. "A"	DIM "B"	DIM "C"	DIM "D1 + D2"	DIM "E"
UGB-STNLS	1 3/4"	10 1/8"	2 11/16"	2 7/8"-3 7/8"	7"

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CHANGES	TOLERANCES	DRAWN BY	DATE
F	DECIMALS .XXX = ±.005 .XX = ±.010	D. MIDDLETON	03/22/04
E	FRACTIONAL X/X = ±.1/64	MATERIAL SPECIFICATION: 300 SERIES SST	
D	ANGLES X° = ±1/2°		
C			
B			
A			



SPECIFICATION SHEET
DIMENSIONAL DATA

SCALE:	PART NO.
NONE	GUIDE BRACKET

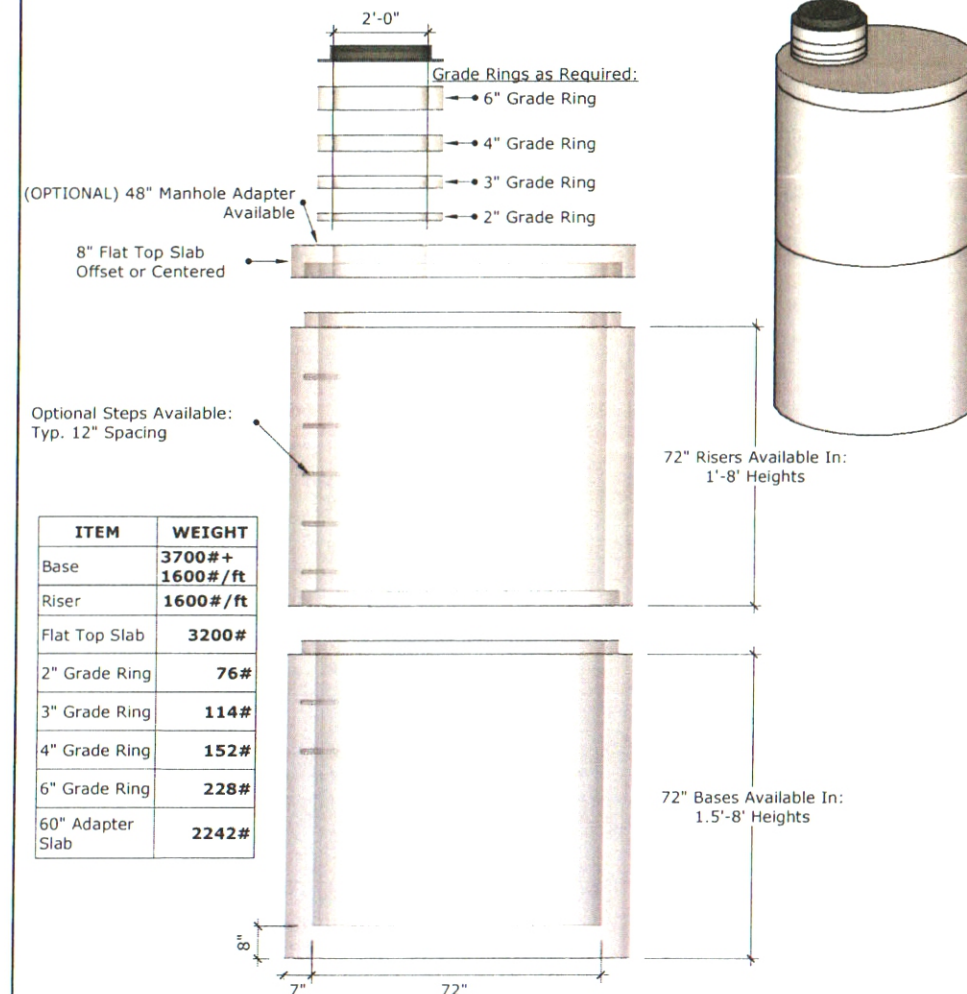


DWG: 72-Manhole-FST
DATE: November 16, 2021
SCALE: NTS

CDA Redi Mix and Precast
6399 W. Bedrock Rd.
Post Falls, ID 83854
(208)762-0235

72" Manhole with Flat Slab Top

MANUFACTURED IN ACCORDANCE WITH ASTM C-478



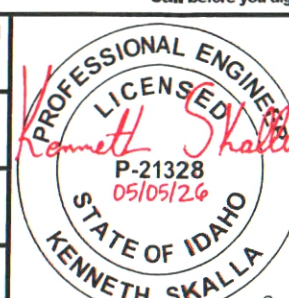
ITEM	WEIGHT
Base	3700# + 1600#/ft
Riser	1600#/ft
Flat Top Slab	3200#
2" Grade Ring	76#
3" Grade Ring	114#
4" Grade Ring	152#
6" Grade Ring	228#
60" Adapter Slab	2242#

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CITY OF PONDERAY

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sh: DETAILS



C-5

