

Leaning Pine Sewer, LLC

Annual Report

2025

INTRODUCTION

Leaning Pine Sewer, LLC (L.P.S. LLC) is a Large Soil Absorption System (LSAS) located on the east side of Lake Coeur d'Alene. It obtained the services of E-3 Consulting, LLC in the third quarter of 2022. Information in this report has been collected by wastewater operators employed by E-3 Consulting, and licensed in the State of Idaho. Information about the system has been gathered during visits by visually inspecting all areas of the wastewater collection and drainfield site. Should a problem arise while E-3 Consulting staff is not on site, please refer to the emergency contact list at the end of this report.

Aerial Overview



System Description

The Leaning Pine Sewer, LLC system consists of a community pressure sewer and two drain fields which have been installed by L.P.S. LLC to serve up to fourteen (14) dwellings. Sewage treatment is by individually owned septic tanks. The newly installed tanks are each fitted with Orenco pump inserts with float controls, an alarm float, and control panels are mounted on the dwellings. The Cooke system was existing and the equipment differs. The effluent is discharged through 1-1/4 inch service lines to the common 2-inch pressure sewer. This service line is also owned and maintained by the respective lot owner. A PVC check valve and shut-off ball valve are at each service connection to the pressure sewer. Stub-outs with these valves are provided for undeveloped lots. There are seven (7) active connections and five (5) stub-outs.

The common pressure sewer discharges to a 1,000 gallon concrete dosing tank located up-slope of Drainfield "A", the northern field. Two Orenco dosing siphons Model OSI 348 installed in the tank alternate automatically. Each siphon cycle discharges approximately 1,000 gallons to one-half of the operating drain field. The selector or diverter valves for each siphon discharge are located approximately 25 feet from the dosing tank. The discharge from the diverter valves is split uniformly by a distribution manifold to 200 linear foot drain field modules.

There are two diverter valves with PVC risers and caps. There are four manifolds which can be located by their 1-inch PVC vents. Each manifold in Drainfield "A" loads six (6) modules and each manifold in Drainfield "B" loads five (5) modules. The modules are constructed of 10-inch diameter gravel-less drain tubing with 200 feet connected in series so as to fill the upper trench slightly more than half the depth before overflowing to the next lower segment.

Operation and Maintenance

Septic Tank/Pump basins

The septic tanks should be inspected at two year intervals to evaluate the rate of sludge and scum accumulation. If inspections are not made, the tanks should be cleaned by a licensed septic tank pumper at 3 to 5 year intervals. Records of this maintenance can be kept in the pump control box. At that time the screen in the pump insert can be cleaned by a stream from a garden hose.

The pump should be checked for operation annually preferably at the beginning of the season. Remove the cover from the pump riser and set the selector switch in the pump control box to manual momentarily to look and listen for pump operation. Reset it to auto. Hose off the float switches. Each float can be lifted or tipped by an insulated hook to check the pump and the alarm circuits for operation. If the pump operates on manual, but not on auto when the float is lifted, the float switch is faulty and must be replaced. Such service as switch replacement or pump repairs should be done by a qualified electrician.

Pressure Sewer and Air Release Valve

It is recommended to operate the ball valves at the service line connections to the main pressure sewer annually. These are quarter-turn valves. When the valve handle is in line with the valve body it is open and this is the normal position. When the handle is at right angles to the valve body it is closed.

The air release valve is mounted on a shut—off valve which can be closed for valve removal and cleaning. This may be required annually. With the valve removed, an assembly with a pressure gauge can be installed temporarily to check the pressure sewer for leakage. During testing of the new installation, the normal line pressure at the air release valve location was noted as 25 psi. The pressure may increase during a pump operating cycle but if a lower pressure is observed the line should be inspected throughout its length. A wet area at the ground surface or the sound of escaping water will indicate the location of a leak which must be repaired.

Dosing Tank and Siphons

Remove a cover to inspect siphon operation each month for several months after operation begins and every six months thereafter. A water level greater than 31 inches over the top of the siphon bell indicates that the siphon has lost prime and the tank is trickling through the overflow. This condition may also be detected by the sound of the trickling by listening at the vent. It is necessary to blow air under the skirt of the siphon bell to re-prime the automatic operation. An ell shaped assembly of small diameter plastic pipe and lung power or a source of compressed air will accomplish this.

Diverter Valves and Drainfields

These valves located on the downhill side of the access road from the dosing tank direct the flow to Drainfield “A” on the north or Drainfield “B” to the south. The open position is downhill for “A” and south for “B”. Place Drainfield “A” in service during the high use period such as April through October and use Drainfield “B” during the remainder of the year. In the event that effluent surfaces during the period of use for either field, the valves should be reset to rest the field for a six-week period. This should only occur due to a hydraulic overload which could be the result of a homeowner inadvertently leaving water running or some unforeseen flooding of a pump basin by surface runoff or groundwater.

Monitoring Wells

The perforated pipe observation wells installed down-slope of Drainfield “B” afford a check of the groundwater elevation at each location. A system of observing and recording the depth to water from the ground surface or top of each casing will be a valuable management tool. Readings could be taken at regular monthly intervals with supplemental observations made more frequently during periods of significant change. After a two year period, a trend may be discerned and less frequent checking would be required.

An understanding of the effect of Drainfield “B” on the normal groundwater fluctuations is desired. If the depth to water from the ground surface is six feet or less in each of the wells, it is advised to use Drainfield “A”. Water quality sampling from the Leaning Pine well is recommended by the Idaho Division of Environmental Quality. These should be checked for bacteriological contaminants and nitrates periodically. The recommended frequency is each six months or quarterly during periods

of water delivery. A failing coliform test requires notification of the users and immediate re-testing until the condition is corrected.

General Overview

Operational review by licensed wastewater operators conclude that the Leaning Pine Sewer, LLC is operating under the guidelines set forth by D.E.Q. regulations and standards. If anyone reviewing the information provided by this Annual Report needs additional information to better understand or clarify the operations of L.P.S. LLC’s wastewater operations, please contact the primary licensed operator: Jason Wereley at (208) 659-5471, or by email jasondwereley@gmail.com.

2025 Daily/Monthly Record of Operational Duties

- Flow Meter readings were recorded on the 1st of the month, starting January 1st, 2025 and continued through December 31st, 2025.

Leaning Pine Community Drainfield - 2025 Annual Flows

	Flow Meter Reading	Monthly Flow	Daily Flow
January	6,400	6,400	206.45
February	9,900	9,900	353.57
March	5,800	5,800	187.10
April	6,900	6,900	230.00
May	13,500	13,500	435.48
June	14,900	14,900	496.67
July	29,400	29,400	948.39
August	25,600	25,600	825.81
September	15,900	15,900	530.00
October	8,800	8,800	283.87
November	8,800	8,800	293.33
December	9,200	9,200	296.77
Total and (Avg.)	155,100	155,100	

Primary Contact

Jason D. Wereley

E-3 Consulting, LLC

Leaning Pine Sewer, LLC Wastewater Operator (Primary Responsible in Charge)

Certifications:

- Water/Wastewater Consultant & Operations
- Idaho Wastewater III licensed operator
- Idaho Collection II licensed operator
- Idaho Wastewater Land Application Endorsement
- Idaho Water Treatment licensed operator

Emergency Contact List

Leaning Pine Sewer, LLC Officers

- Benjamon Crosby (President) (208) 704 – 1724
- Bill Benedetti (Secretary/Treasurer) (208) 770 – 0434
- Steve McConnell (Assistant Treasurer) (503) 720 – 1618
- John Barlow (Officer) (208) 661 – 0506
- Joe Morris (Officer) (208) 659 – 2138

Wastewater Operations

- E-3 Consulting / Operations:
 - Responsible Charge Operator
 - Jason Wereley (208) 659 – 5471
 - Wastewater 3 - license number- WWT3-13344
 - Wastewater Collections 2 - license number-WWC-11758

 - Secondary Responsible Charge Operator
 - Wesley Rice (208) 582 – 4096
 - Wastewater 1 - license number- WWT1-21037
 - Wastewater Collections license number-WWC1-21037

Service Contractors

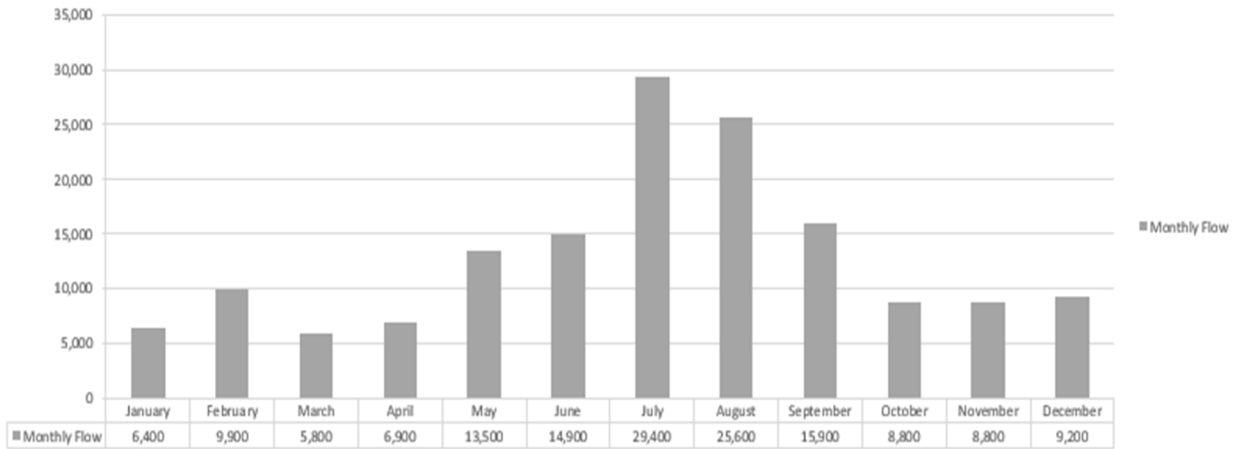
- United Crown Pump & Drilling (208) 772 – 7867
- B&B Sani-Services (Septic Hauling/Excavation) (208) 660 – 9987
- HD Fowler (Part Supplies) (208) 772 – 9060

Governing Agencies (Reporting, Regulations & Violations)

- Coeur d'Alene Regional DEQ office (208) 769 – 1422
2110 Ironwood Pky
Coeur d'Alene, ID 83814
- Panhandle Health Services, Kootenai County (208) 415 – 5100
Water / Wastewater Division

2) Supplemental graphs of monitoring data

LEANING PINE COMMUNITY DRAINFIELD - 2025 ANNUAL FLOWS



LEANING PINE COMMUNITY DRAINFIELD - 2025 ANNUAL FLOWS

