

Sewage Pit Instructions

Warrenton Towne Centre and Bloom #2719
Warrenton, Virginia 20186

Location

Our privately-owned sewage pit, pumps, and control panel are located in our front parking lot in our landscaped area on Van Roijen near 627 Frost Avenue, Warrenton, Virginia (Gold's Gym • Occupant/2006).

Components

Two (2) **Model** 4RK49 Teel® 2 horsepower/230 volt Submersible Effluent and Sewage/Solids Handling Pumps, (installed August 11, 2003 by L.J. Foley); one (1) Railing system for removing pumps; one (1) above-ground Electrical panel; Alarm; Warning notice with Landlord and Plumber's telephone numbers posted.

Purpose

Sewage generated by Warrenton Towne Centre tenants will not flow by gravity to our local sewage treatment plant. Instead sewage is first collected at our on-site sewage pit. Pumps then pump our sewage out of our sewage pit to our local municipal sewage treatment plant.

Operations

To prevent overflows, pumps automatically operate our sewage pit. During operation the pump is in water. Should our pumps fail to maintain a safe level, an audible alarm sounds which calls attention to this problem. Once our audible alarm sounds, it is the responsibility of tenants to notify your off-site property manager of Kalis Development Corporation (who can also be reached at nkalis@kaliscompanies.com). Foley has disconnected the test mode for the light to prevent false alarms caused by tampering.

Maintenance

Landlord has responsibility for maintaining and operating this system. Tenants must call Landlord at **703 598-9030** should they hear our sewage pit alarm sound. Failing that, tenants must call L.J. Foley at his posted telephone number **540 347-2500**. To avoid duplicating efforts, tenants should make all effort to notify landlord that it has been in contact with plumber. It is tenants' responsibility to prevent grease, oil, rags, and other inappropriate materials from entering their waste lines. Businesses preparing foods must maintain grease traps in their businesses.

Hazards

Should management or its plumber fail to be notified when our sewage pit alarm sounds, untreated sewage could collect on our parking lot and in turn be washed into our local watershed.

History

This sewage pit was in place when Warrenton Towne Centre was built in the late 1980s. In 1992, a pump was overhauled. One pump replaced in 1994. In 2003, L.J. Foley, after pumping out the pit, installed two (2) Teel® pumps and a rail system. In March 2006, sewage pit problems required another major cleanup.