

THE SHOPPES AT TRIANGLE PARK



**Attention Builders - Investors - Business Owners**  
**New Commercial Retail/Office**

4 Buildings - Mixed Use Development Project (Retail/Office)

10 Units in Total - Approximately 10,700 S.F.

3 Wet Stores -w- Grease Traps

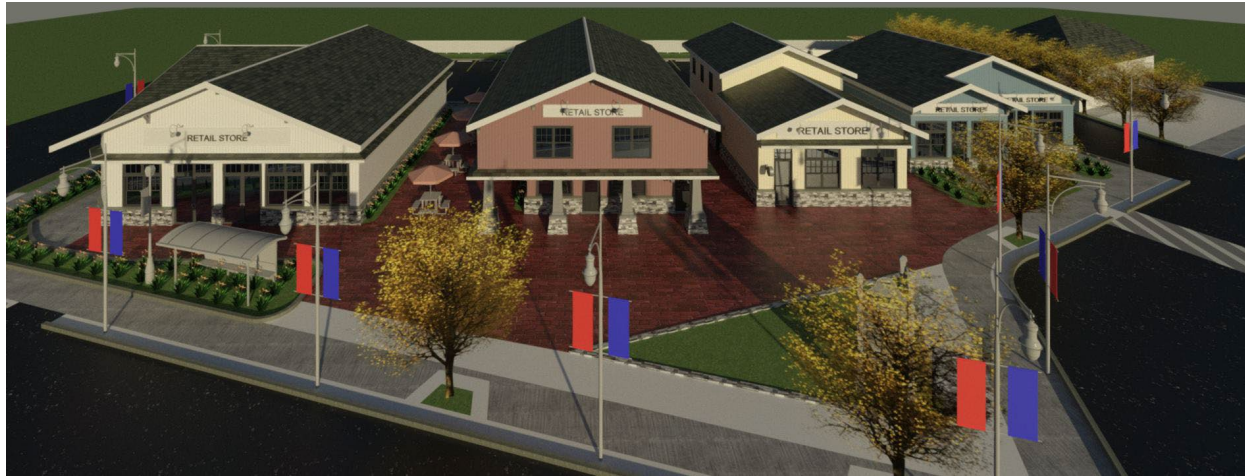
Abundance of Parking

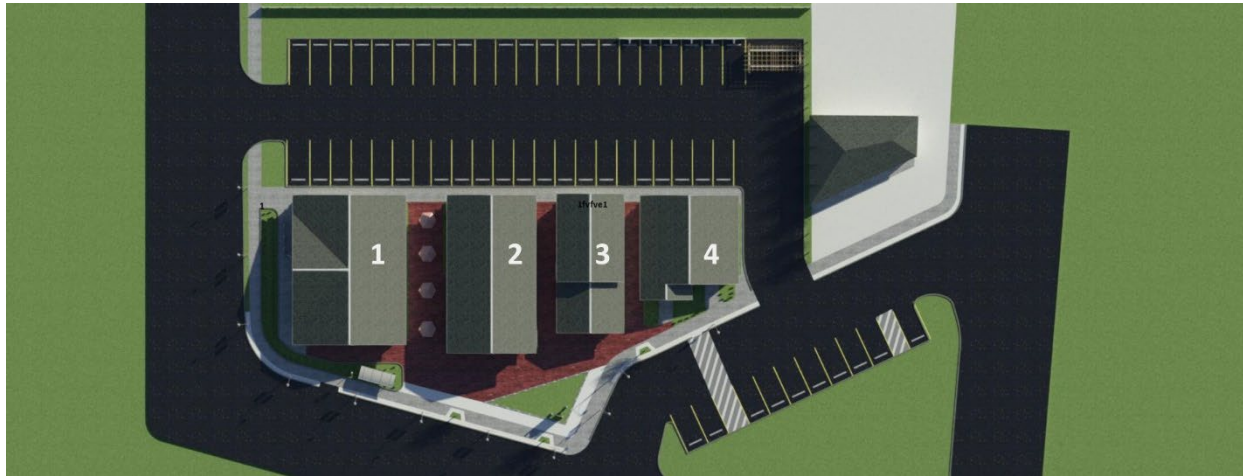
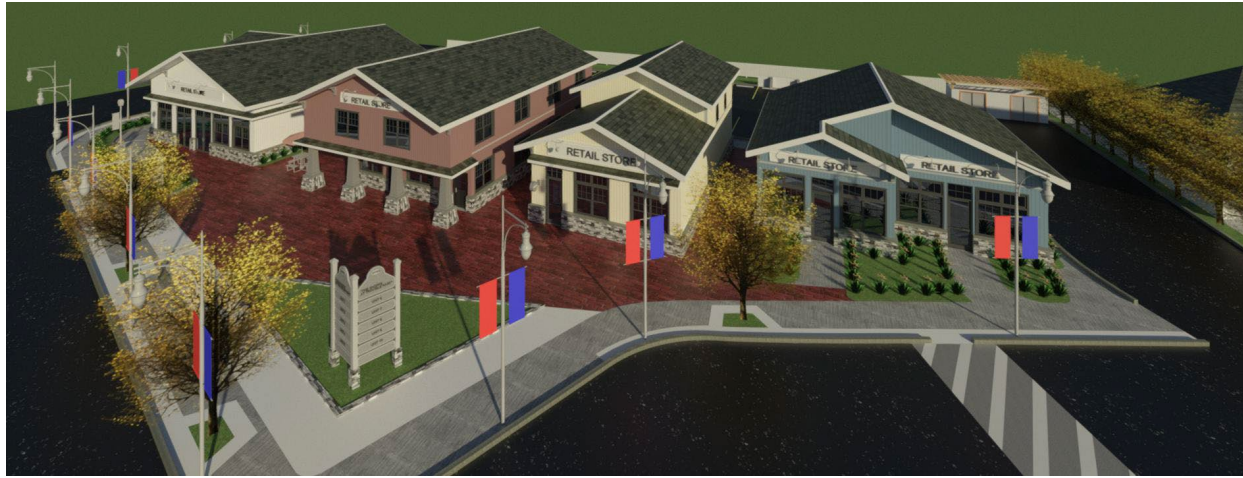
EV Charging Station

Sale or Lease - Will Divide

Possible Terms

**CALL 516-983-5753**





**THE SHOPPES AT TRIANGLE PARK  
815 HORSEBLOCK ROAD FARMINGVILLE, N.Y.**

**SITE INFORMATION**

# Buildings: 4 | Zoning: J-6 | Buildable Sq.Ft.: 10,700 | Sanitary Systems: Four (4) | Parking Spots: 55  
Town: Brookhaven | School District: Sachem  
Longitude: 40°49'55.38 N | Latitude: 73°01'43.67 W  
Traffic Light: Yes | Corner Property: Yes | Traffic Count: 30,000 VPD  
Location: N/E Corner of Horseblock Rd & Woodmont Pl.  
Site Area: 37,989.58 Sq. Ft. | Acreage: .872 | Utilities: Water, Electric, Gas, & Cable  
Proximity to Major Arteries: North Ocean Avenue .4 mi. | Nichols Rd: 1.3 mi | L.I.E.: .8 mi

**LEASING INFORMATION**

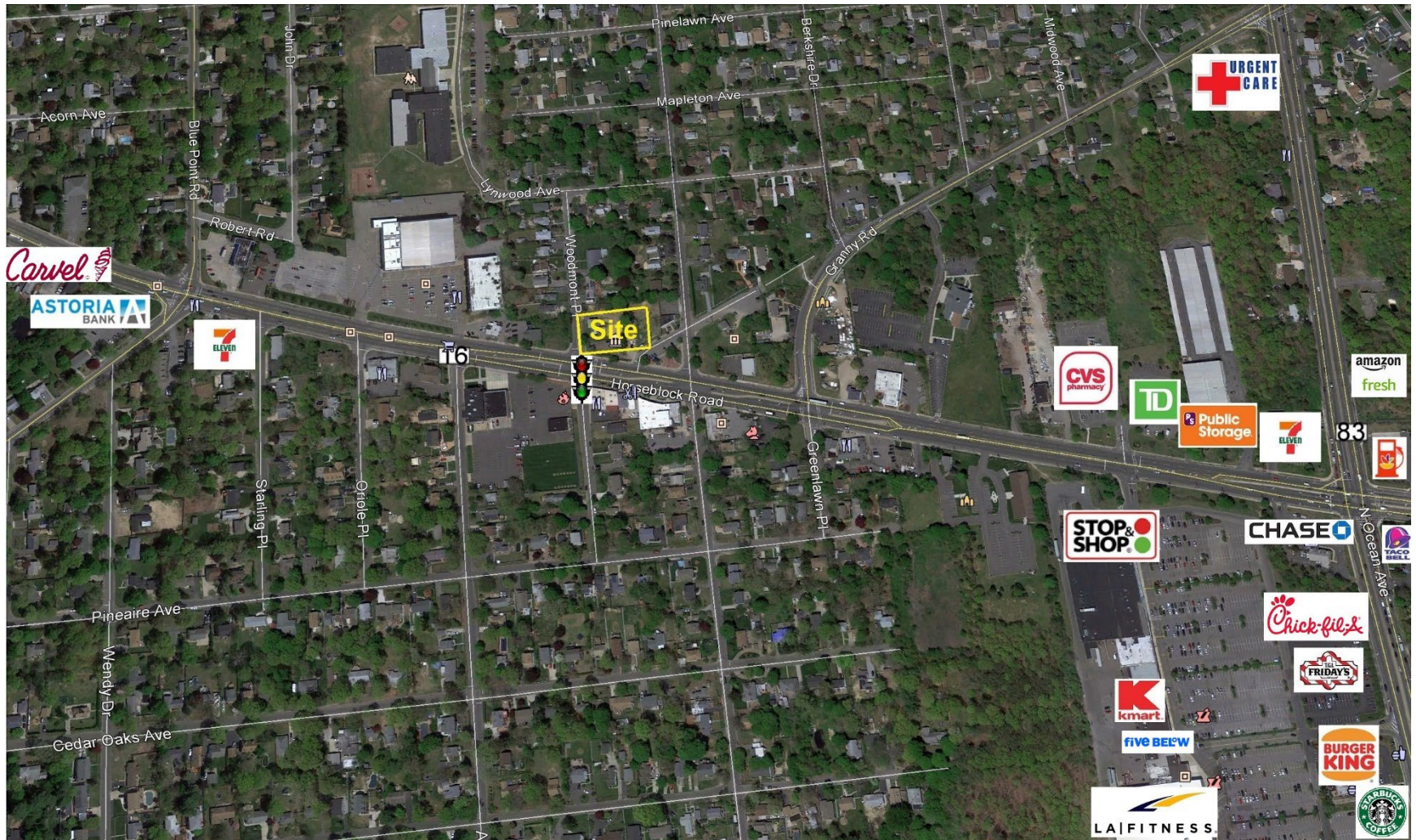
<b><u>BLDG #1</u></b>	<b><u>BLDG #2</u></b>	<b><u>BLDG #3</u></b>	<b><u>BLDG #4</u></b>
· 815-1A 1,301 S.F. Wet	· 815-2A 1,321 S.F. Dry	· 815-3A 568 S.F. Wet	· 815-4A 793.4 S.F. Wet
· 815 1B 1,442 S.F. Dry	· 815 2B 909 S.F. Dry	· 815-3B 843 S.F. Dry	· 815-4B 653.7 S.F. Wet
	· 815-3C 1,778 S.F. Dry	· 815-3C 840 S.F. Dry	

**CALL FOR TERMS & PRICING**

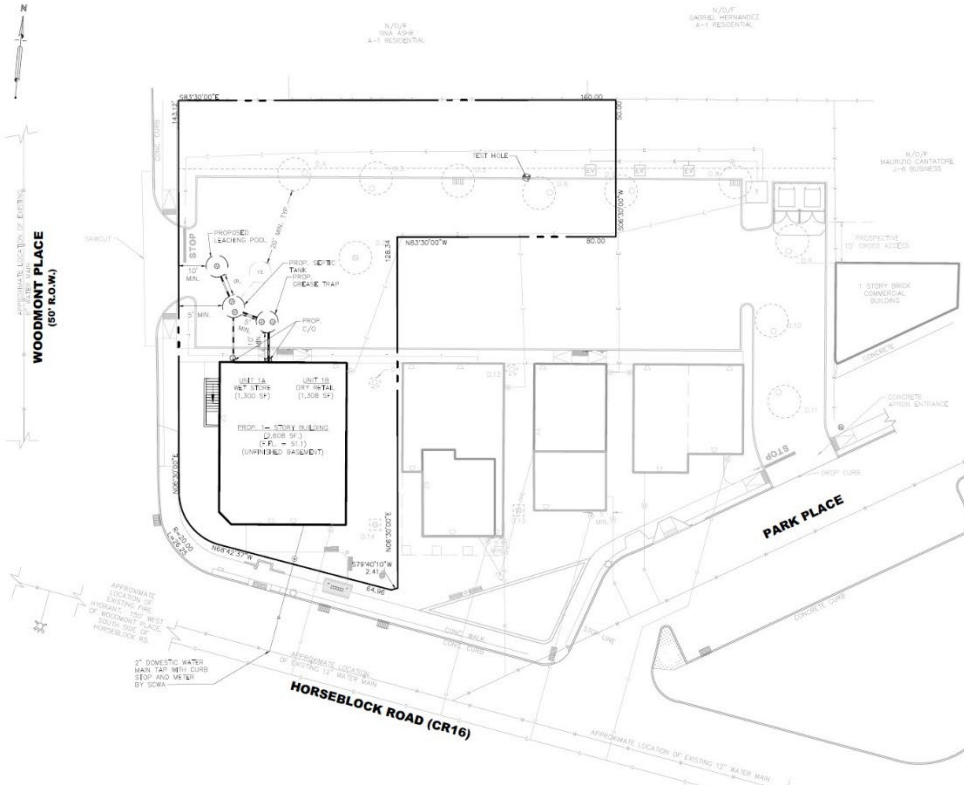
Developer: GSI

Tel: 516.983.5753 | Email: [gridstrategies@gmail.com](mailto:gridstrategies@gmail.com)

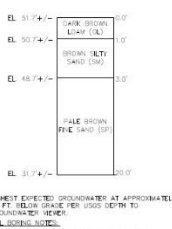
*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, terms, or other conditions, withdrawal without notice, and to any special listing conditions, imposed by principal-owner.*



**WOODMONT PLACE (SR 203.4A)**



**SOIL BORING**



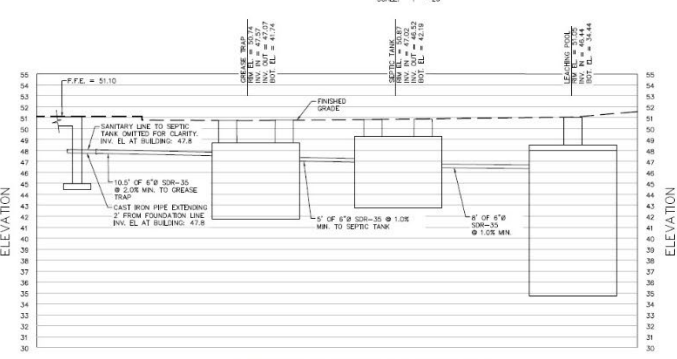
HIGHEST EXPECTED GROUNDWATER AT APPROXIMATELY 4.5 FT BELOW GRADE FOR 50% DEPTH TO GROUNDWATER NEAR.

1. SOIL BORING PERFORMED BY MIDLAND GEOTECHNICAL S.S. ON JULY 26, 2017.

2. NO GROUNDWATER ENCOUNTERED.

SOIL BORING OBSERVATIONS: SOIL BORING DATA IS PROVIDED FOR INFORMATION ONLY - IT IS NOT PART OF THE CONTRACT DOCUMENTS. SURFACE ELEVATION DATA IS PROVIDED FOR INFORMATION ONLY TO PROVIDE AVAILABLE INFORMATION TO THE DESIGN AND CONTRACTOR, AND MAY BE INTERFERED BY SITES WITH NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SOILS, GROUNDWATER, OR OTHER SUBSURFACE EXPLORATION DATA.

**UTILITY PLAN FOR BUILDING #1**  
SCALE: 1" = 20'



**SANITARY PROFILE FOR BUILDING #1**  
SCALE: 1" = 5'

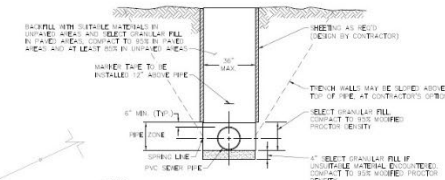


**NOTES:**

1. DRAWINGS ARE BASED ON A SURVEY PREPARED BY A LICENSED SURVEYOR (FILED, DATED 07/27/17) AND AN ADJUSTED FINAL PLAN PREPARED BY EFF J. JARMAN, L.A. ARCHITECT (DATED APRIL 28, 2017).
2. CONTRACTOR SHALL LOCATE AND MARK OUT ALL UTILITIES SHOWN PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL LOCATE AND MARK OUT A MINIMUM OF 48 HOURS NOTICE IN ADVANCE OF BACKFILLING ANY EXISTING EXCAVATION.
4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MARKED 30" DIAMETER DRAWINGS OF THE EXISTING UTILITIES. SHALL CONTAIN FULL MEASUREMENTS TO ALL ADJACENT METRIC SYSTEM COMPONENTS AND STRUCTURES. THE DISTANCES TO THE EXISTING UTILITIES AND THE METRIC AND INCH MEASUREMENTS OF ALL METRIC AND STRUCTURES AS INSTALLED. THE EXISTING SHALL PROVIDE THE CONTRACTOR WITH ALL NECESSARY RECORDS FROM THE SURVEY AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME. ALL UTILITIES CONNECTIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY UTILITIES TO BE EXISTING CONNECTIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED CONSTRUCTION OR DEMOLITION PERMITS AND SHALL OBTAIN ALL NECESSARY RECORDS FROM THE SURVEY AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME. ALL UTILITIES CONNECTIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED CONSTRUCTION OR DEMOLITION PERMITS AND SHALL OBTAIN ALL NECESSARY RECORDS FROM THE SURVEY AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME. ALL UTILITIES CONNECTIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. THERE IS NO SURFACE WATER WITHIN 300' OF THE SITE.

**SCOPE OF WORK:**

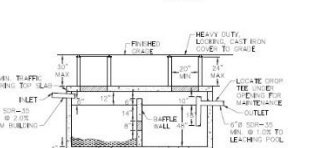
1. CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE METRIC TANK, GREASE TRAP, AND LEACHING POOL. THE WORK INCLUDES ALL SANITARY PIPING, FITTINGS, AND VALVES ON THE EXTERIOR AND INTERIOR OF THE BUILDING, EXCEPT LEACHING POOL INSTALLATION, RETENTION OF EXISTING UTILITIES, EXISTING EXCAVATIONS, BACKFILLING AND COMPACTING WITHIN THE PROPOSED FOOTPRINT, PAVING, AND ALL CLUE AS SHOWN ON THE DRAWINGS.



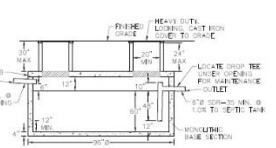
**NOTES:**

1. "SUITABLE GRANULAR FILL" AS NOTED IN EXISTING SPECIFICATION SECTION 205 - PROVIDE A MINIMUM OF 4" SUITABLE GRANULAR FILL THE BEINGS UNDER ROCK OR OTHER UNSUITABLE CONDITIONS ARE ENCOUNTERED.
2. "SUITABLE MATERIAL" AND "SUITABLE MATERIALS" ARE AS DEFINED BY EXISTING SPECIFICATIONS SECTION 205.

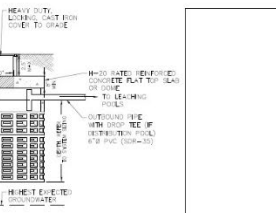
**PVC SANITARY PIPE TRENCH**  
SCALE: 1" = 30'



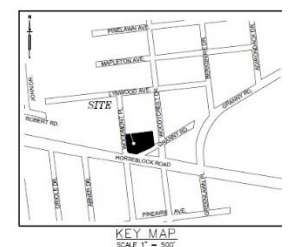
**1,200 GALLON SEPTIC TANK**  
SCALE: 1" = 30'



**1,500 GALLON GREASE TRAP**  
SCALE: 1" = 30'



**SANITARY LEACHING POOL**  
SCALE: 1" = 30'



**SITE DATA:**

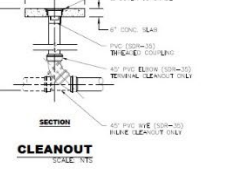
1. LOT AREA = 0.75 ACRES (17,424 SF)
2. LOT 125' X 135' = 16,875 SQ FT (100-3000)
3. LOT 125' X 145' = 18,125 SQ FT
4. COVERED BUILDING AREA = 2,608 SF
5. TOTAL BUILDING AREA = 2,608 SF

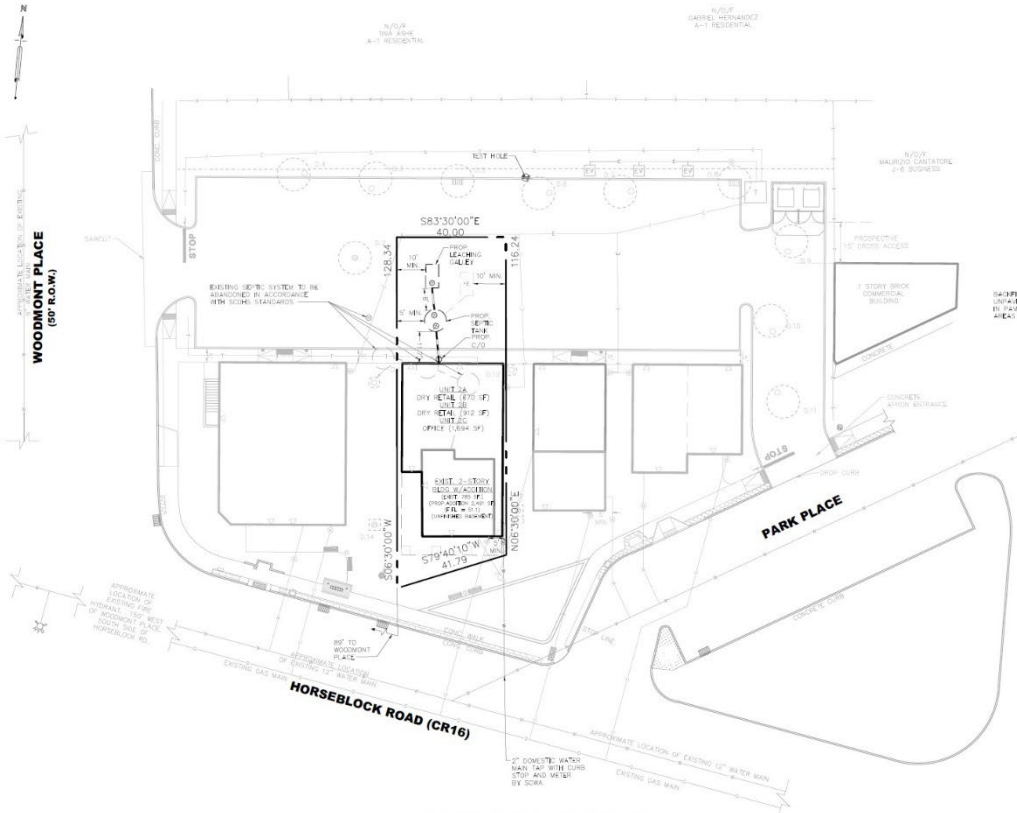
**DESIGN CALCULATIONS:**

1. **COLLECTION EFFICIENCY:**  
GROUNDWATER MANAGEMENT ZONE = II  
SANITARY FLOW ALLOWED: 100 GPD X 3600 SPD/AC  
SITE AREA = 2608 SF  
POSSIBLE FLOW ESTIMATE = 6.40 AC X 300 GPD/AC = 1920 GPD  
FLOW RESTRICTED TO 65.1 GPD DENSITY OR 300 GPD TOTAL  
REARWARD FLOW PER COVERED FLOOR AS PART OF APPROVED WASTEWATER TREAT  
UNIT 1A NET FLOOR WITH FLOOR AREA = 1,300 SF  
SANITARY DENSITY: 0.53 GPD/SF X 1,300 SF = 689 GPD  
INTERIOR LOAD: 0.10 GPD/SF X 1,300 SF = 130 GPD  
UNIT 1B NET FLOOR WITH FLOOR AREA = 1,308 SF  
SANITARY DENSITY: 0.53 GPD/SF X 1,308 SF = 695 GPD  
TOTAL INTERIOR LOAD: DENSITY + INTERIOR = 39 GPD + 156 GPD + 130 GPD = 425 GPD
2. **DESIGN FLOW:**  
TOTAL FLOW = 234 GPD + 430 GPD = 664 GPD  
CONVENTIONAL SUBSURFACE DISPOSAL SYSTEM IS ALLOWED  
REQUIRED GREASE TRAP = 150 GPD X 1 DAY INTERIOR FLOW = 156 GPD  
PROPOSED GREASE TRAP = (1) 8' X 3' 6" GREASE TRAP = 300 GAL  
REQUIRED SEPTIC TANK = 234 GPD X 2 DAY FLOW = 468 GAL  
REQUIRED SEPTIC TANK = (1) 8' X 4' 6" SEPTIC TANK (10' DEPTH) TANK = 420 GAL  
REQUIRED LEACHING POOL = 234 GPD X 1 DAY FLOW = 234 GPD  
CONVENTIONAL 234 GPD X 300 GPD/SF X 1.01 SF OF 30" DIA. IS REQUIRED  
PROPOSED LEACHING POOL = 17.6 SF X 30" DIA. OFFER THE 8' X 10' PROPOSED LEACHING POOL = 300 SF LEACHING CAPACITY
3. **CONCLUSIONS:**



**CLEANOUT**  
SCALE: 1" = 30'



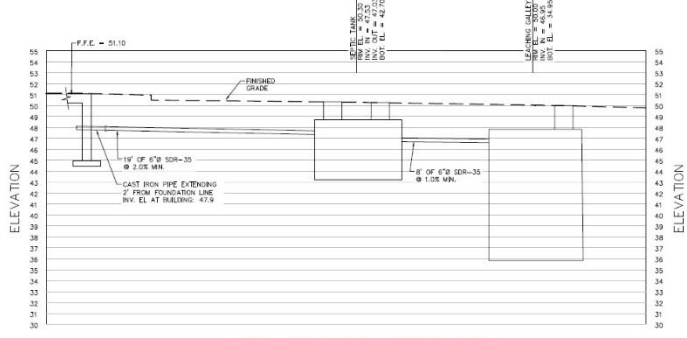


**SOIL BORING**

BL 50.74'-0"	1.0'	SAND (SPT)
BL 50.74'-0"	1.0'	ROWN SILT SAND (SPT)
DL 48.74'-0"	3.0'	PALE BROWN FINE SAND (SPT)
BL 50.74'-0"	33.0'	

HIGHEST DETECTED GROUNDWATER AT APPROXIMATELY 43 FT. BELOW GRADE FOR USED DATA TO GROUNDWATER MONITOR.

- SOIL BORING NOTES:**
- SOIL BORING PERFORMED BY MEDONALD ENGINEERING LLC ON JULY 28, 2017.
  - NO GROUNDWATER ENCOUNTERED.
- SOIL BORING DETAILS:** SOIL BORING DATA IS PROVIDED FOR INFORMATION ONLY. IT IS NOT PART OF THE CONTRACT DOCUMENTS. SUBSURFACE EXPLORATION DATA IS PROVIDED FOR INFORMATION ONLY TO ASSIST IN THE DESIGN OF THE PROJECT. THE DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SOIL, GROUNDWATER, OR OTHER SUBSURFACE EXPLORATION DATA.



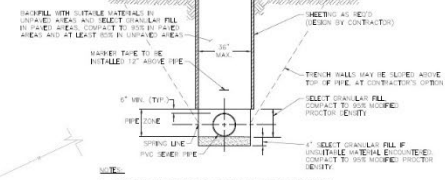
**SANITARY PROFILE FOR BUILDING #2**  
SCALE: 1" = 9'

**NOTES:**

- DRAWINGS ARE BASED ON A SURVEY PERFORMED BY A LICENSED SURVEYING FIRM, DATED OCTOBER 27, 2017, AND AN INSTRUMENT PLAN PREPARED BY SEF & JAKL, S.A., ARCHITECT, DATED APRIL 25, 2017.
- CONTRACTOR SHALL LOCATE AND MARK OUT ALL UTILITIES ON-SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE OWNER A MINIMUM OF 48 HOURS NOTICE IN ADVANCE OF ANY PULL-INS OR CLOSURES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND NOTICES WITH SOME EXCEPTIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES.
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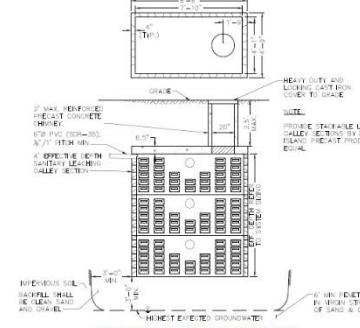
**SCOPE OF WORK:**

- CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE SANITARY LEACHING GALLEY. THE WORK SHALL INCLUDE ALL EXCAVATION, TRENCHING, AND INSTALLATION OF THE SANITARY LEACHING GALLEY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES.
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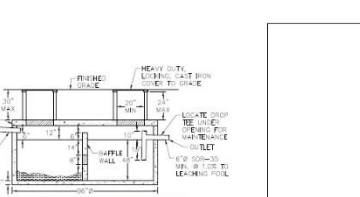


- "SELECT GRANULAR FILL" AS DEFINED IN MOST SPECIFICATIONS.
- "NON-DETECTABLE MATERIAL" AS DEFINED IN MOST SPECIFICATIONS.

**PVC SANITARY PIPE TRENCH**  
SCALE: 1" = 20'



**SANITARY LEACHING GALLEY**  
SCALE: 1" = 20'



**1,200 GALLON SEPTIC TANK**  
SCALE: 1" = 20'



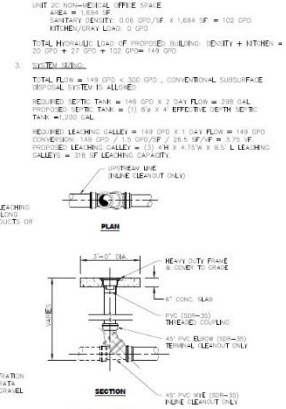
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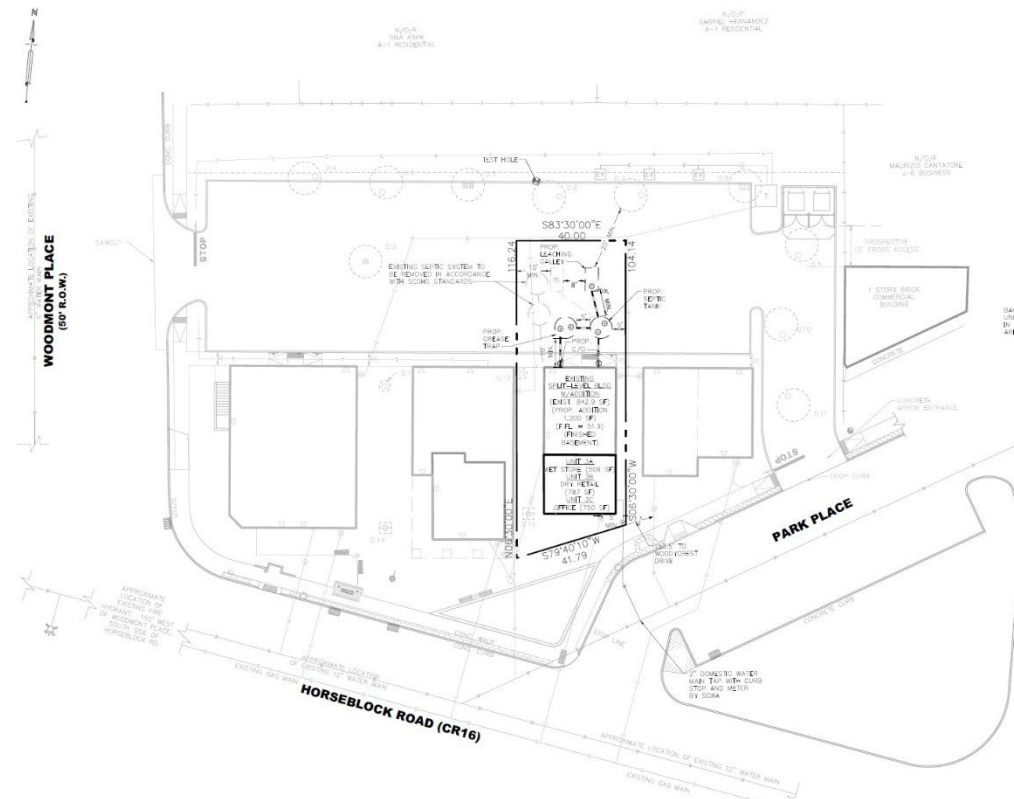
- LIT AREA = 0.11 ACRES (4,741 SQ. FT.)
- LOT AREA = 0.022-0.030-0.030 ACRES
- NET AREA = 0.11 ACRES
- EXISTING BUILDING AREA = 283 SQ. FT.
- PROPOSED BUILDING AREA = 2,834 SQ. FT.
- TOTAL BUILDING AREA = 3,117 SQ. FT.

**DESIGN CALCULATIONS:**

- COLLECTION EQUIVALENT:**
  - GROUNDWATER MANAGEMENT ZONE # II
  - POPULATION FLOW ALLOWED PER ACRE = 300 GPD/AC
  - POPULATION FLOW EQUIVALENT = 5.11 AC X 300 GPD/AC = 1,533 GPD
  - ALLOWED PER ACRE AND POPULATION ADJUSTED ON THE 100 YEAR RAINFALL ARE ALLOWED 300 GPD TOTAL POPULATION FLOW REQUIRES OF LOT USE
- SANITARY CALCULATION:**
  - UNIT 2A 2-STOREY OFFICE
  - AREA = 1,200 SF
  - SANITARY DENSITY: 0.03 GPD/SF X 1,200 SF = 360 GPD
  - UNIT 2B 2-STOREY OFFICE
  - AREA = 1,200 SF
  - SANITARY DENSITY: 0.03 GPD/SF X 1,200 SF = 360 GPD
  - UNIT 2C 2-STOREY OFFICE
  - AREA = 1,200 SF
  - SANITARY DENSITY: 0.03 GPD/SF X 1,200 SF = 360 GPD
  - UNIT 2D 2-STOREY OFFICE
  - AREA = 1,200 SF
  - SANITARY DENSITY: 0.03 GPD/SF X 1,200 SF = 360 GPD
  - TOTAL POPULATION LOAD = 1,440 GPD
  - TOTAL POPULATION LOAD PER PROPOSED BUILDING DENSITY + INTENSITY = 25 GPD X 113 SQ. FT. = 2,825 GPD
- SYSTEMS:**
  - TOTAL FLOW = 1440 GPD @ 200 GPD / MIN. CONVENTIONAL SUBSURFACE DISPOSAL SYSTEM IS ALLOWED
  - REQUIRED TRENCH: TANK = 149 GPD X 2 DAY FLOW = 298 GAL
  - REQUIRED SEPTIC TANK = (1) 60" X 4' EFFICIENCY 200 GPD TANK = 2,000 GAL
  - REQUIRED LEACHING GALLEY = 149 GPD X 1 DAY FLOW = 149 GPD
  - CONNECTION: 149 GPD X 1.5 DAY FLOW = 223.5 GPD
  - PROPOSED LEACHING GALLEY = (1) 4" X 4' X 1.5 DAY FLOW = 223.5 GPD
  - PROPOSED LEACHING GALLEY = (1) 4" X 4' X 1.5 DAY FLOW = 223.5 GPD

**CLEANOUT**  
SCALE: 1" = 20'





**WOODCREST DRIVE (60' R.O.W.)**

**PARK PLACE**

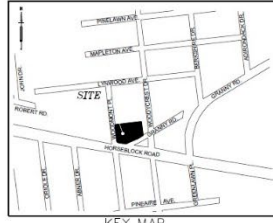
**HORSEBLOCK ROAD (CR16)**

**WOODMOUNT PLACE (60' R.O.W.)**

- NOTES:**
1. DRAWINGS ARE BASED ON A SURVEY PREPARED BY A LICENSED SURVEYOR (FILED, DATED 10/28/2010) AND AN INSTRUMENT PLANS PREPARED BY EPP & DAVIS, P.A. (FILED, DATED 10/28/2010).
  2. CONTRACTOR SHALL LOCATE AND MARK OUT ALL UTILITIES ON-SITE PRIOR TO COMMENCING CONSTRUCTION.
  3. THE CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 48 HOURS NOTICE IN ADVANCE OF INSTALLING ANY UTILITY CONDUIT.
  4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSURANCE PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY PERMITS, FEES, OR INSURANCE REQUIREMENTS.
  5. THE CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO: (1) PROTECTIVE CASING; (2) PROTECTIVE CASING; (3) PROTECTIVE CASING; (4) PROTECTIVE CASING; (5) PROTECTIVE CASING; (6) PROTECTIVE CASING; (7) PROTECTIVE CASING; (8) PROTECTIVE CASING; (9) PROTECTIVE CASING; (10) PROTECTIVE CASING.
  6. CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES TO ALL EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO: (1) PROTECTIVE CASING; (2) PROTECTIVE CASING; (3) PROTECTIVE CASING; (4) PROTECTIVE CASING; (5) PROTECTIVE CASING; (6) PROTECTIVE CASING; (7) PROTECTIVE CASING; (8) PROTECTIVE CASING; (9) PROTECTIVE CASING; (10) PROTECTIVE CASING.
  7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED CONSTRUCTION OR SEWERING PERMITS FROM THE APPROPRIATE AGENCIES.
  8. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY PERMITS, FEES, OR INSURANCE REQUIREMENTS.
  9. ALL EXISTING UTILITIES WITHIN 100' OF THE SUBJECT AREA ARE CONNECTED TO PUBLIC MAINS.
  10. THERE IS NO SURFACE WATER WITHIN 500' OF THE SITE.

**SCOPE OF WORK:**

1. CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE SEPTIC TANK AND LEACHING GALLEY. THE WORK SHALL BE ALL DURING THE PERIOD OF CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING: (1) LEACHING GALLEY; (2) SEPTIC TANK; (3) LEACHING GALLEY; (4) SEPTIC TANK; (5) LEACHING GALLEY; (6) SEPTIC TANK; (7) LEACHING GALLEY; (8) SEPTIC TANK; (9) LEACHING GALLEY; (10) SEPTIC TANK.
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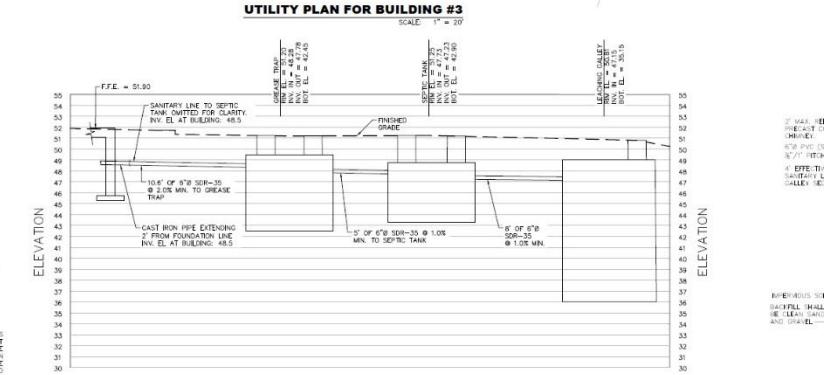
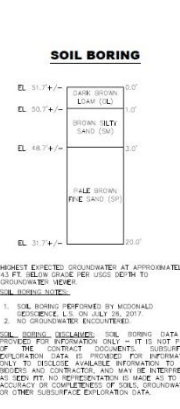
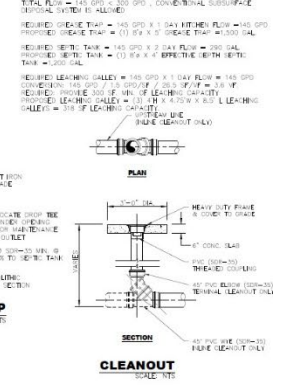
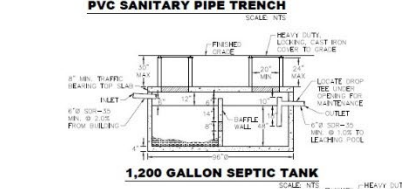
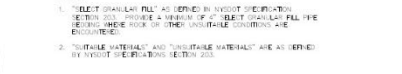
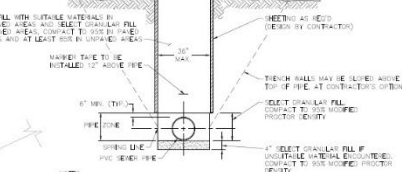


**SITE DATA:**

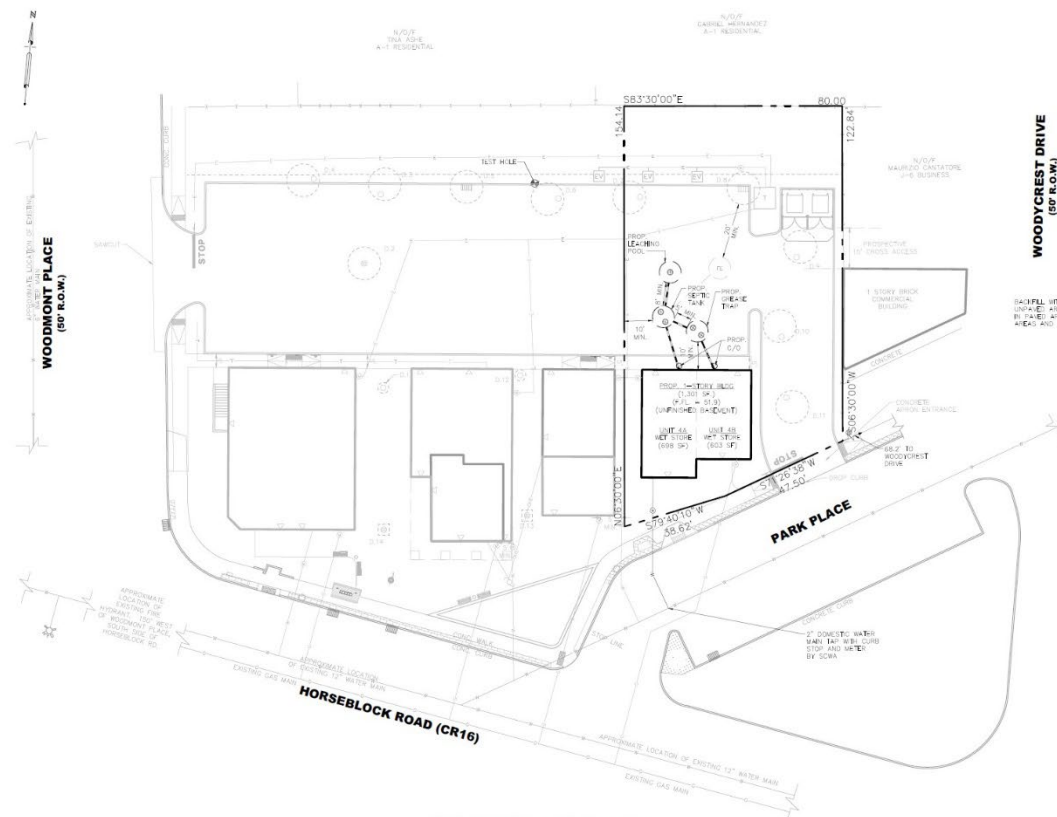
1. LOT AREA = 0.10 ACRES (4,359.00 SF)
2. LOT DIMENSIONS = 120' X 100' X 100'
3. EXISTING BUILDING AREA = 842.9 SF
4. EXISTING BUILDING AREA = 842.9 SF
5. TOTAL BUILDING AREA = 1,000.0 SF
6. TOTAL BUILDING AREA = 1,000.0 SF

**DESIGN CALCULATIONS:**

1. **POPULATION EQUIVALENT:**  
DOMESTIC WASTE GENERATION = 100 GPD/ADU  
SANITARY FLOW ALLOWED PER ADU = 300 GPD/ADU  
SITE AREA = 43,590 SF  
POPULATION FLOW EQUIVALENT = 0.10 AC X 300 GPD/ADU X 30 SPD  
ADU WITH 4.00 ADU AND SEPARATELY ASSESSED ON THE FIRST FLOOR ARE SHOWN. TOTAL WASTEWATER FLOW REQUIRES USE OF LITTLE
2. **SANITARY CALCULATIONS:**  
UNIT 2A: NET STONE WITH FLOOR  
AREA = 700 SF  
SANITARY DENSITY: 0.03 GPD/SF X 700 SF = 21 GPD  
INTERIOR LOAD: 0.12 GPD/SF X 700 SF = 84 GPD  
UNIT 2B: NET STONE WITH FLOOR  
AREA = 700 SF  
SANITARY DENSITY: 0.03 GPD/SF X 700 SF = 21 GPD  
INTERIOR LOAD: 0.12 GPD/SF X 700 SF = 84 GPD  
UNIT 3C: NON-VEHICLE GARAGE SPACE  
AREA = 700 SF  
SANITARY DENSITY: 0.06 GPD/SF X 700 SF = 42 GPD  
INTERIOR LOAD: 0.12 GPD/SF X 700 SF = 84 GPD  
**TOTAL WASTEWATER LOAD OF PROPOSED BUILDING (DENSITY + INTERIOR) = 15 GPD + 81 GPD + 24 GPD + 42 GPD = 162 GPD**
3. **SEPTIC TANK:**  
TOTAL FLOW = 162 GPD X 300 SPD = 48,600 GPD  
DESIGN FLOW IS ALLOWED  
REQUIRED GREASE TRAP = 145 GPD X 1 DAY RETENTION FLOW = 43,500 GPD  
PROPOSED GREASE TRAP = (1) 60" X 8' GREASE TRAP = 48,000 GAL  
REQUIRED SEPTIC TANK = 145 GPD X 2 DAY FLOW = 290 GPD  
PROPOSED SEPTIC TANK = (1) 60" X 4' SEPTIC TANK = 290 GAL  
REQUIRED LEACHING GALLEY = 145 GPD X 1 DAY FLOW = 43,500 GPD  
PROPOSED LEACHING GALLEY = (1) 60" X 1 DAY FLOW = 43,500 GPD  
REQUIRED LEACHING GALLEY = (1) 60" X 1 DAY FLOW = 43,500 GPD  
PROPOSED LEACHING GALLEY = (1) 60" X 1 DAY FLOW = 43,500 GPD  
REQUIRED LEACHING GALLEY = (1) 60" X 1 DAY FLOW = 43,500 GPD  
PROPOSED LEACHING GALLEY = (1) 60" X 1 DAY FLOW = 43,500 GPD





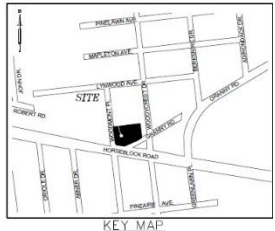


**NOTES:**

1. DIMENSIONS ARE BASED ON A SURVEY PREPARED BY A LICENSED SURVEYOR (FIELD DATED 11/15/17). ANY DISCREPANCIES BETWEEN THIS PLAN AND THE SURVEY SHALL BE RESOLVED BY THE SURVEYOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL OBTAIN A MINIMUM OF 48 HOURS NOTICE IN WRITING TO THE CONTRACTOR FOR THE COMMENCEMENT OF ANY WORK.
4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN AND SIGNED PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN AND SIGNED PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES.

**SCOPE OF WORK:**

CONTRACTOR IS RESPONSIBLE FOR ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE SEPTIC TANK, GREASE TRAP AND LEACHING POOLS. THE WORK INCLUDES ALL SANITARY PIPING, EXISTING AND NEW, AND ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE APPLICABLE AGENCIES.



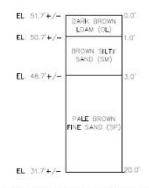
**SITE DATA:**

1. LOT AREA = 0.271 ACRES (11,043.92 SQ. FT.)
2. GROUND COVER = 10% (1,104.39 SQ. FT.)
3. NET AREA = 9,939.53 SQ. FT.
4. TOTAL BUILDING AREA = 1,301 SF

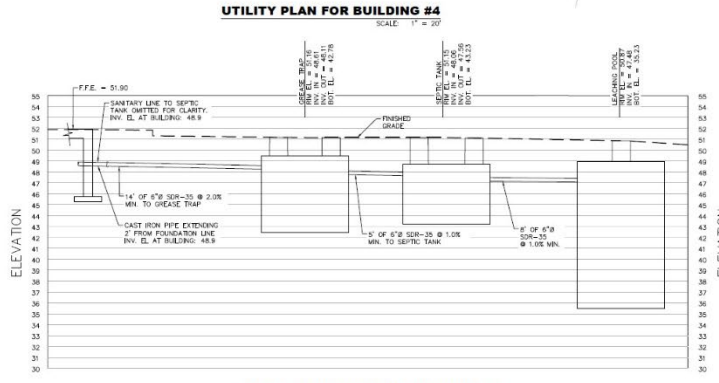
**DESIGN CALCULATIONS:**

- 1. SANITARY UTILITY EQUIPMENT:**  
GROUNDWATER MANAGEMENT ZONE = III  
SANITARY FLOOR ALLOWED FLOW RATE = 20 GPD/AFD  
SITE AREA = 9,939.53 SQ. FT.  
POPULATION FLOOR EQUIPMENT = 0.225 AFD X 300 GPD/AFD = 67.5 GPD  
AFD'S WHEN ARE SINGLE AND SEPARATELY ASSIGNED ON THE BASIS OF THE FOLLOWING: 300 GPD TOTAL POPULATION FLOOR EQUIPMENT IF LOT SIZE.
- 2. SANITARY FACILITIES:**  
UNIT #4 NET STORE WITH FOOD:  
AREA = 300 SF  
SANITARY DENSITY: 0.03 GPD/SF X 600 SF = 18 GPD  
WITH INDUSTRY LEAD: 0.12 GPD/SF X 600 SF = 72 GPD  
TOTAL WAREHOUSE LEAD DENSITY: 4 WITHEM = 31 GPD X 64 GPD = 1984 GPD  
TOTAL WAREHOUSE LEAD DENSITY: 4 WITHEM = 31 GPD X 64 GPD = 1984 GPD
- 3. SYSTEMS:**  
TOTAL FLOW = 198 GPD + 300 GPD = 498 GPD, CONVENTIONAL SUBSURFACE DISPOSAL SYSTEM IS ALLOWED.  
RECOMMENDED GREASE TRAP = 198 GPD X 1 DAY WITH FLOW = 198 GPD  
PROPOSED GREASE TRAP = (1) 8' X 4' X 5' GREASE TRAP = 300 GAL  
RECOMMENDED LEACHING POOL = 198 GPD X 2 DAY FLOW = 396 GAL  
PROPOSED LEACHING POOL = (1) 8' X 4' X 5' LEACHING POOL  
TANK = 300 GAL  
RECOMMENDED LEACHING POOL = 198 GPD X 1 DAY FLOW = 198 GPD  
CONVENTIONAL: 198 GPD / 1.0 GPD/SF / 200 SF PER 1.0 GPD = 99 SF  
RECOMMENDED LEACHING POOL = 300 SF LEACHING CAPACITY  
PROPOSED LEACHING POOL = (1) 8' X 4' X 5' LEACHING POOL

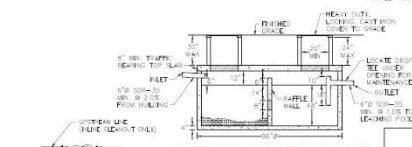
**SOIL BORING**



- HIGHEST EXISTING GROUNDWATER AT APPROXIMATELY 43 FEET BELOW GRADE PER USE DEFINED TO ORGANIZATIONAL RECORD.**
- SOIL BORING NOTES:**
1. SOIL BORING PERFORMED BY MCDONALD ENGINEERS A.S. ON JULY 26, 2017.
  2. NO GROUNDWATER ENCOUNTERED.
- SOIL BORING CALCULATIONS:** SOIL BORING DATA IS PROVIDED FOR INFORMATION ONLY. IT IS NOT PART OF THE CONTRACT DOCUMENTS. SUBSURFACE EXPLORATION DATA IS PROVIDED FOR INFORMATION ONLY TO OBTAIN AVAILABLE INFORMATION TO THE DESIGN AND CONTRACTOR, AND MAY BE INTERFERED AS SUCH. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SOILS, GROUNDWATER, OR OTHER SUBSURFACE EXPLORATION DATA.



**SANITARY LEACHING POOL**



**1,500 GALLON GREASE TRAP**



**CLEANOUT**

