

ASSESSORS PARCEL F9-23B
#752 WASHINGTON STREET
N/F 130 MAYNARD, LLC
DEED BOOK 50322 PAGE 276

ASSESSORS PARCEL F9-3B
#754 WASHINGTON STREET
N/F TOWN OF PEMBROKE
DEED BOOK 7202 PAGE 12

FINE GRADE LOAM AND SEED
ALL DISTURBED AREAS WITH
N.E. WARM SEASON GRASS
MIX (TYP.)

PROPOSED SILT SOCK
LOAM AND SEED
DISTURBED AREAS

NOTE:
RETAIN STONEWALL ALONG FRONTAGE (EXCEPT DRIVEWAY
ACCESS AREAS). RETAIN STONEWALLS WITHIN THE
PROPERTY TO THE MAXIMUM EXTENT FEASIBLE.

FINE GRADE LOAM AND SEED ALL DISTURBED AREAS
WITH N.E. WARM SEASON GRASS MIX.

BENCHMARK
TOP OF FOUNDATION
EL=93.63
(NAVD 88 DATUM)

FINE GRADE LOAM AND SEED
ALL DISTURBED AREAS WITH
N.E. WARM SEASON GRASS
MIX (TYP.)

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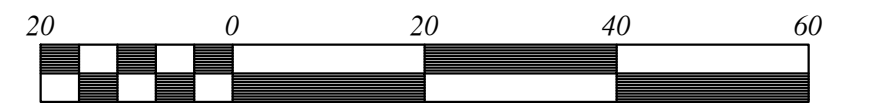
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ACE RUB	3	ACER RUBRUM / RED SUNSET / RED SUNSET MAPLE	B & B	25'-30" CAL.	
GLE TRI	7	GLADITIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	B & B	25'-30" CAL.	
PLA XLP	6	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	25'-30" CAL.	
TIL COP	4	TILIA CORDATA / LITTLELEAF LINDEN	B & B	25'-30" CAL.	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JUN VIR	12	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B		6-8' HGT.
PIN STR	28	PINUS STROBUS / WHITE PINE	B & B		6-7' HGT.
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
COR FLO	5	CORNUS FLORIDA / EASTERN DOGWOOD	B & B	2" CAL.	
CLUMP TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
BET NIG	12	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B		10-12' HGT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	SP
AME CAN	5	AMELANCHIER CANADENSIS / SHADBLow SERVICEBERRY MULTITRUNK	B & B	5-6' HGT.	
ILE GLA	13	ILEX GLABRA 'SHAMROCK' / INK BERRY	B & B	2.5-3' HGT.	

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

TIMOTHY R. BENNETT P.L.S. #36856 DATE



Scale 1" = 20'

SITE PLAN

ASSESSORS MAP F9 LOT 11 & 12C
#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

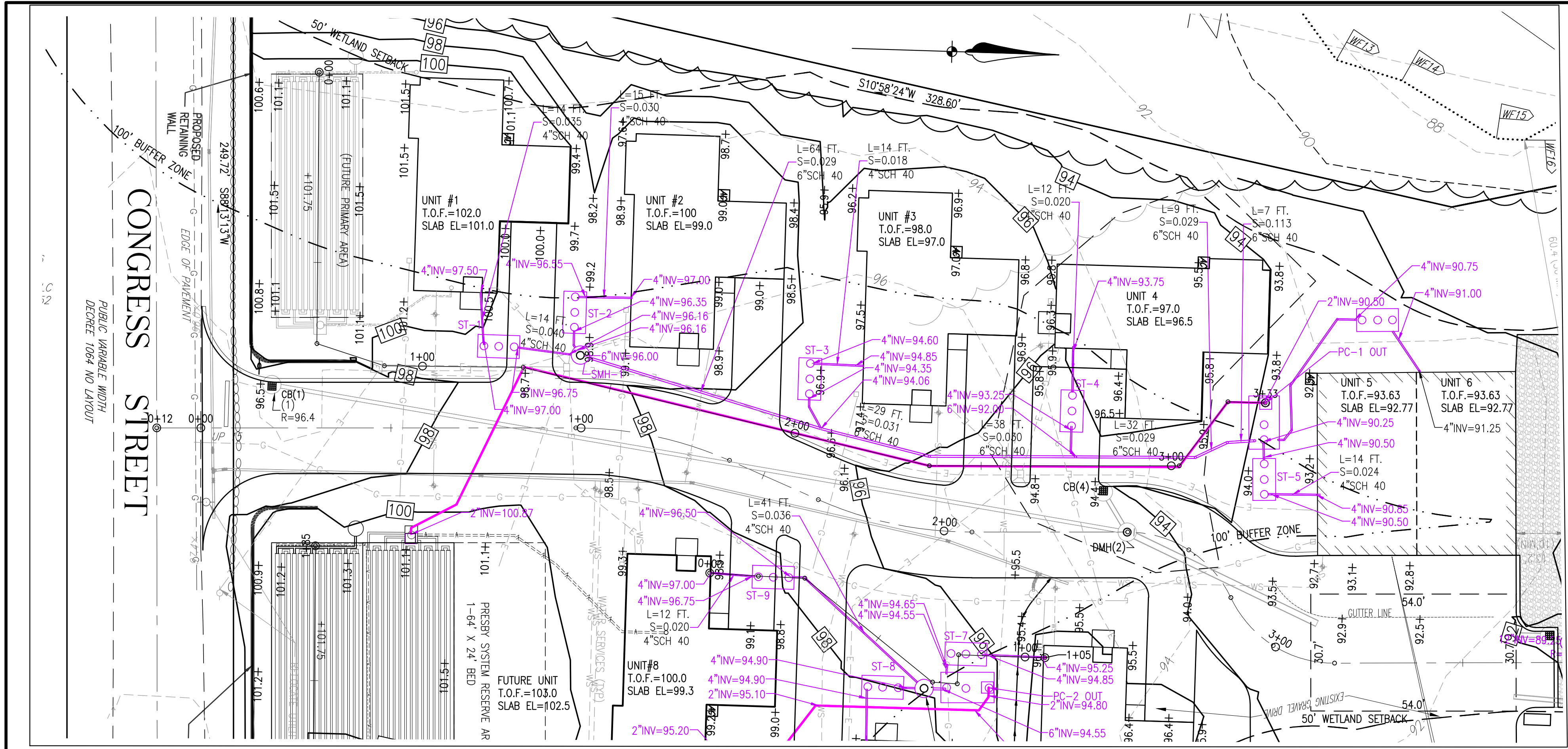
REVISIONS	
APRIL 24, 2023	BOARD OF HEALTH PEER REVIEW
MAY 10, 2023	PLANNING BOARD PEER REVIEW
JUNE 21, 2023	PLANNING BOARD PEER REVIEW

PREPARED FOR:
WHATBARN, LLC
29 DUCK HILL ROAD
DUXBURY MA 02332

MARCH 13, 2023
SCALE: AS NOTED
JOB No. 22-286

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300

SHEET 9 OF 21

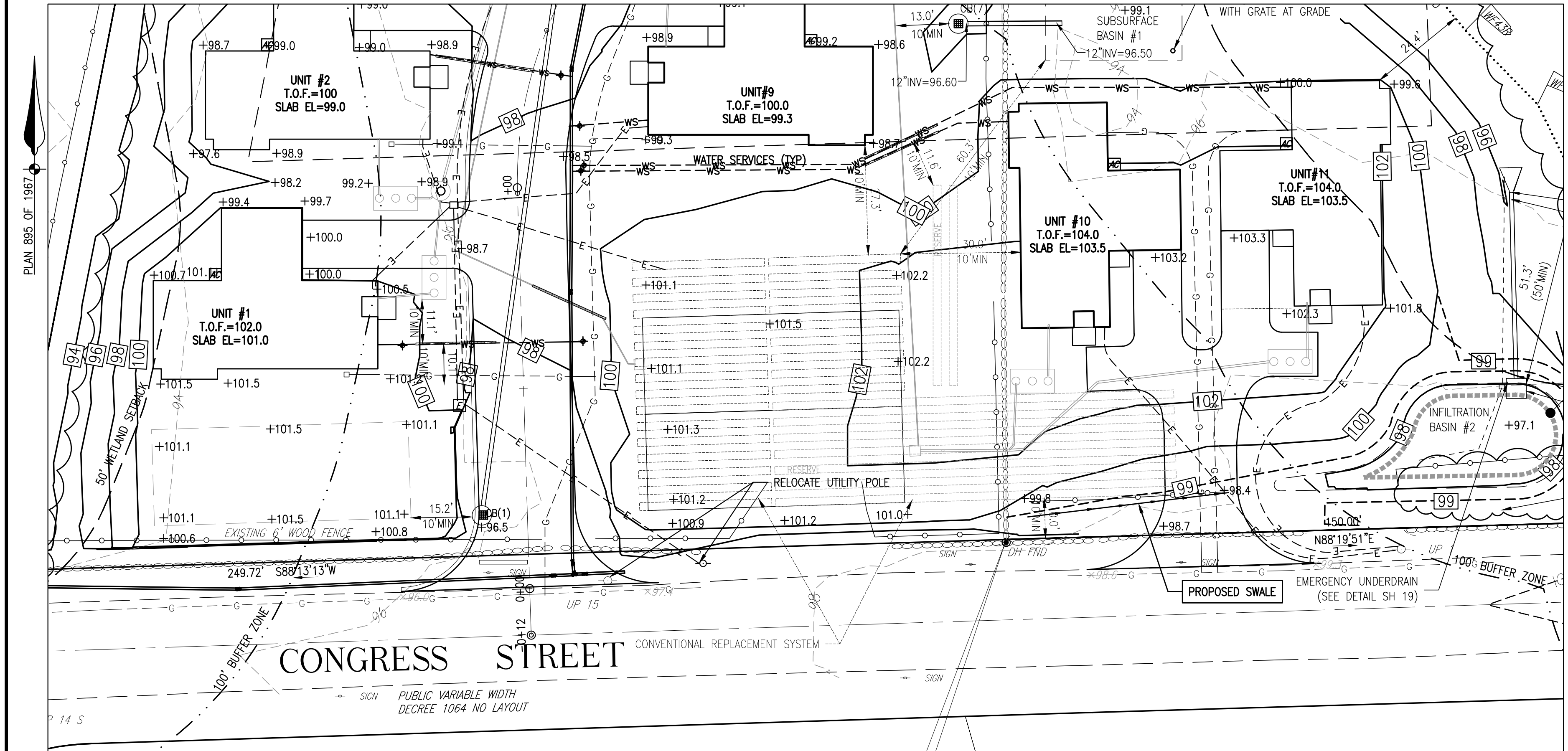


UNITS 1-5 SEPTIC COLLECTION PLAN

SCALE: 1" = 20'

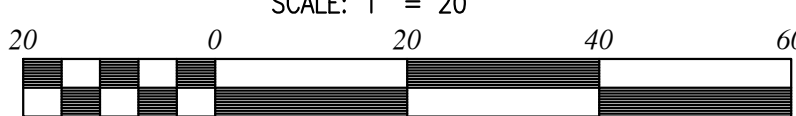


Scale 1" = 20'



CONVENTIONAL REPLACEMENT SYSTEM

SCALE: 1" = 20'

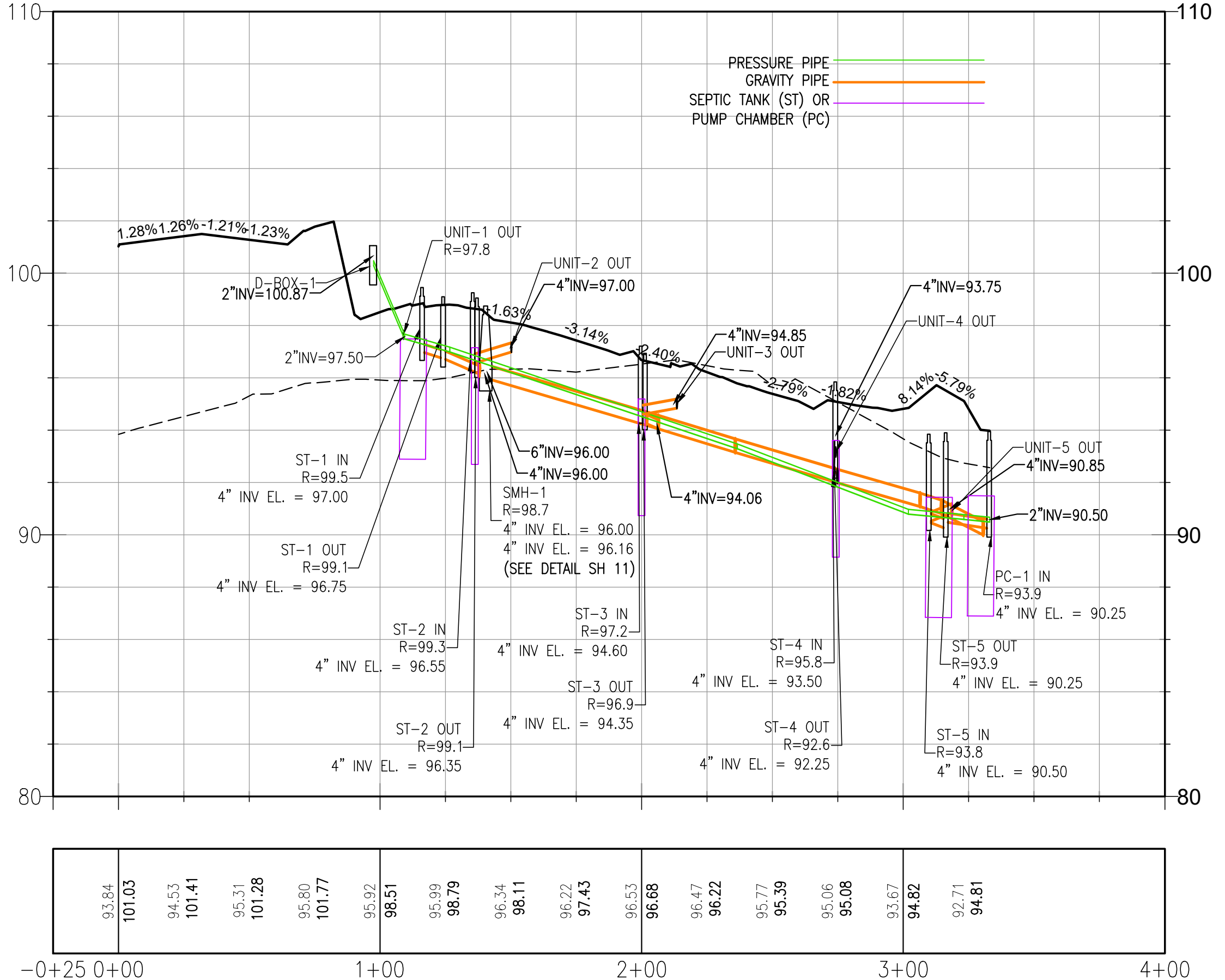


Scale 1" = 20'

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- NOTE:
- ALL INDIVIDUAL UNIT SEPTIC TANKS TO BE 1500 GALLON TANKS (SEE DETAIL SH 14).
 - PUMP CHAMBERS TO BE 3000 GALLON TANKS (SEE DETAIL SH 14).
 - FOR PRESBY SYSTEM DETAILS (SEE SH 14).
 - SEE SHEET 13 FOR CONVENTIONAL REPLACEMENT SYSTEM AREA CALCULATIONS.

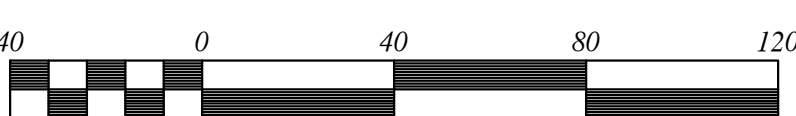
Alignment - (Septic Units 1-5) PROFILE



UNITS 1-5 SEPTIC COLLECTION PROFILE

SCALE: 1" = 20'

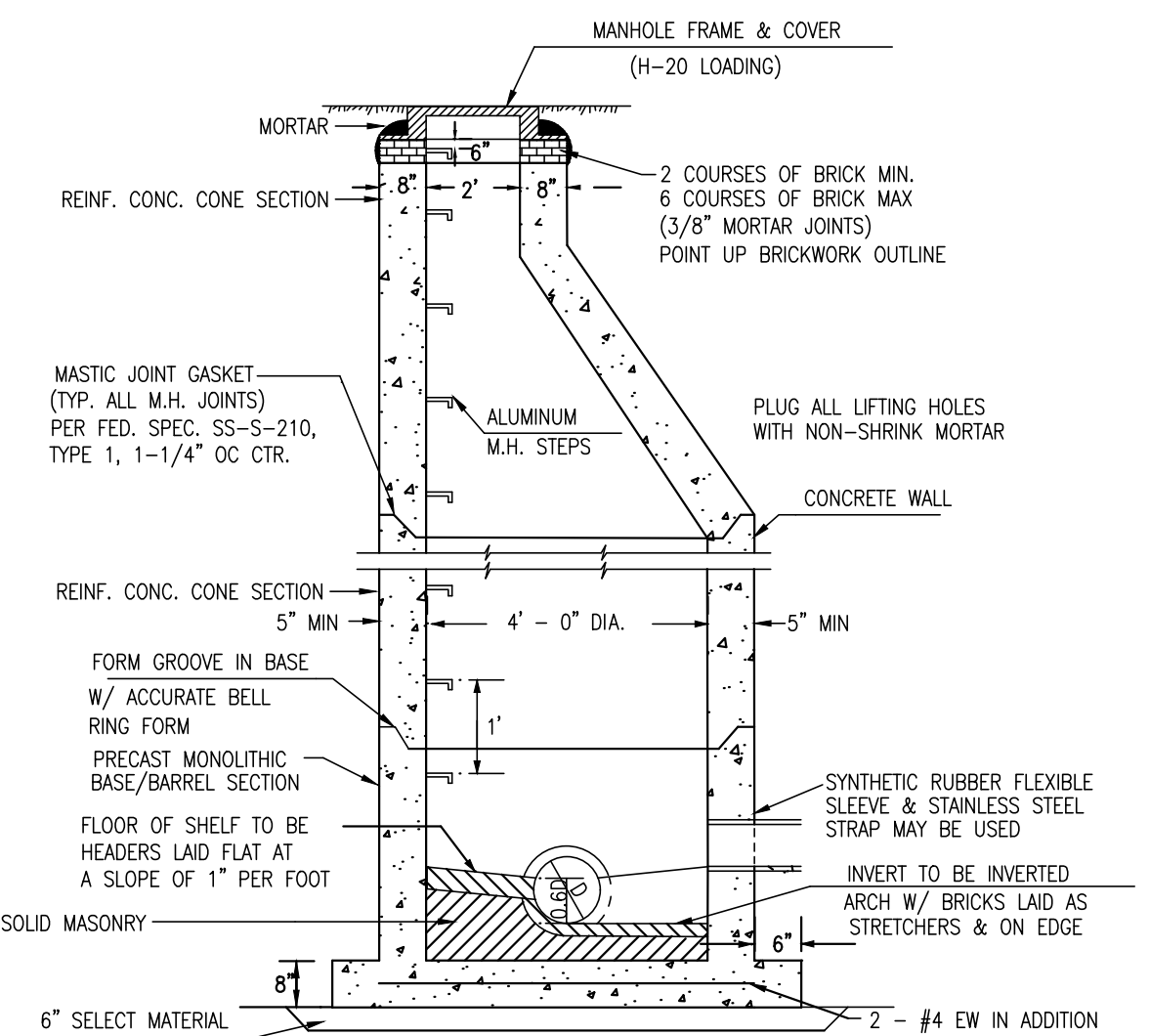
STATION
SCALE 1"=40' HORIZ
1"=4' VERT



Scale 1" = 40'

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TIMOTHY R. BENNETT P.L.S. #36856 DATE



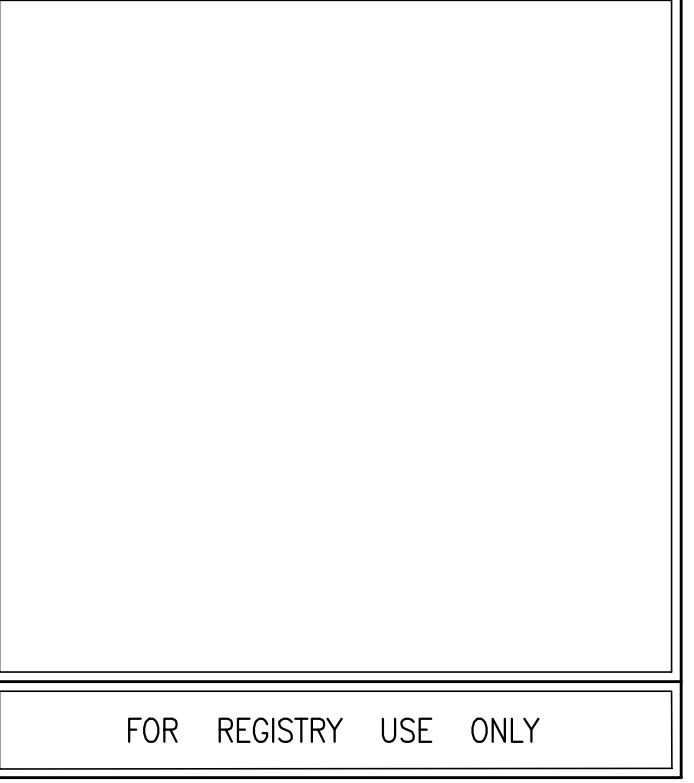
SANITARY SEWER MANHOLE

NOT TO SCALE

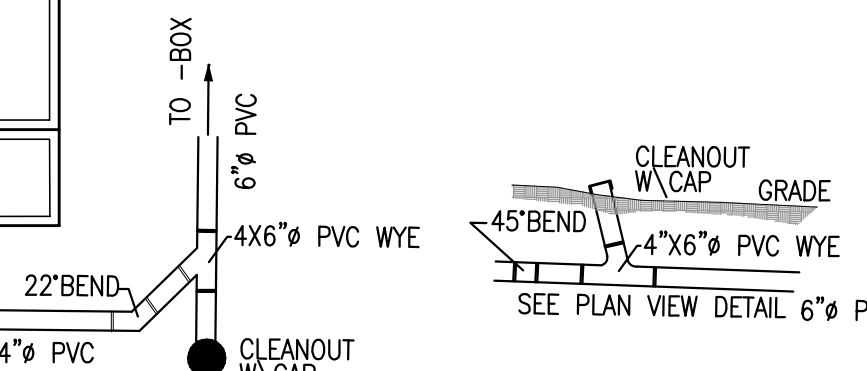
REQUIRED SETBACKS
ALL SYSTEMS MUST CONFORM TO THE MINIMUM SETBACK DISTANCE FOR SEPTIC TANKS, HOLDING TANKS, PUMP CHAMBERS, TREATMENT UNITS AND SOIL ABSORPTION SYSTEMS, INCLUDING RESERVE AREA, MEASURED IN FEET AND AS SET FORTH BELOW. WHERE MORE THAN ONE SETBACK APPLIES, ALL SETBACK REQUIREMENTS SHALL BE SATISFIED.
SEPTIC TANK SOIL ABSORPTION SYSTEM HOLDING TANK PUMP CHAMBER TREATMENT UNIT GREASE TRAPS

PROPERTY LINE	SEPTIC TANK PUMPCHAMBER	SOIL ABSORPTION SYSTEM
CELLAR OR CRAWL SPACE WALL	10[5]	10[5]
SWIMMING POOL (GROUND)	10	20
FOUNDATION DRAIN	10	20
SLAB FOUNDATION	10	20
WATER SUPPLY LINE (PRESSURE)	10[1]	10[1]
SURFACE WATERS (EXCEPT WETLANDS)	25	50
BORDERING VEGETATED WETLAND (BW)	25	50
OTHER OPEN, SURFACE OR SUBSURFACE DRAINS (EXCLUDING FOUNDATION DRAINS)	5	10
LEACHING CATCH BASINS & DRY WELLS	10	25
DOWNHILL SLOPE NOT APPLICABLE		15

[1] DISPOSAL FACILITIES SHALL BE AT LEAST 18 INCHES BELOW WATER SUPPLY LINES. WHEREVER SEWER LINES MUST CROSS WATER SUPPLY LINES, BOTH PIPES SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE PIPE AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS.



CLEANOUT DETAIL



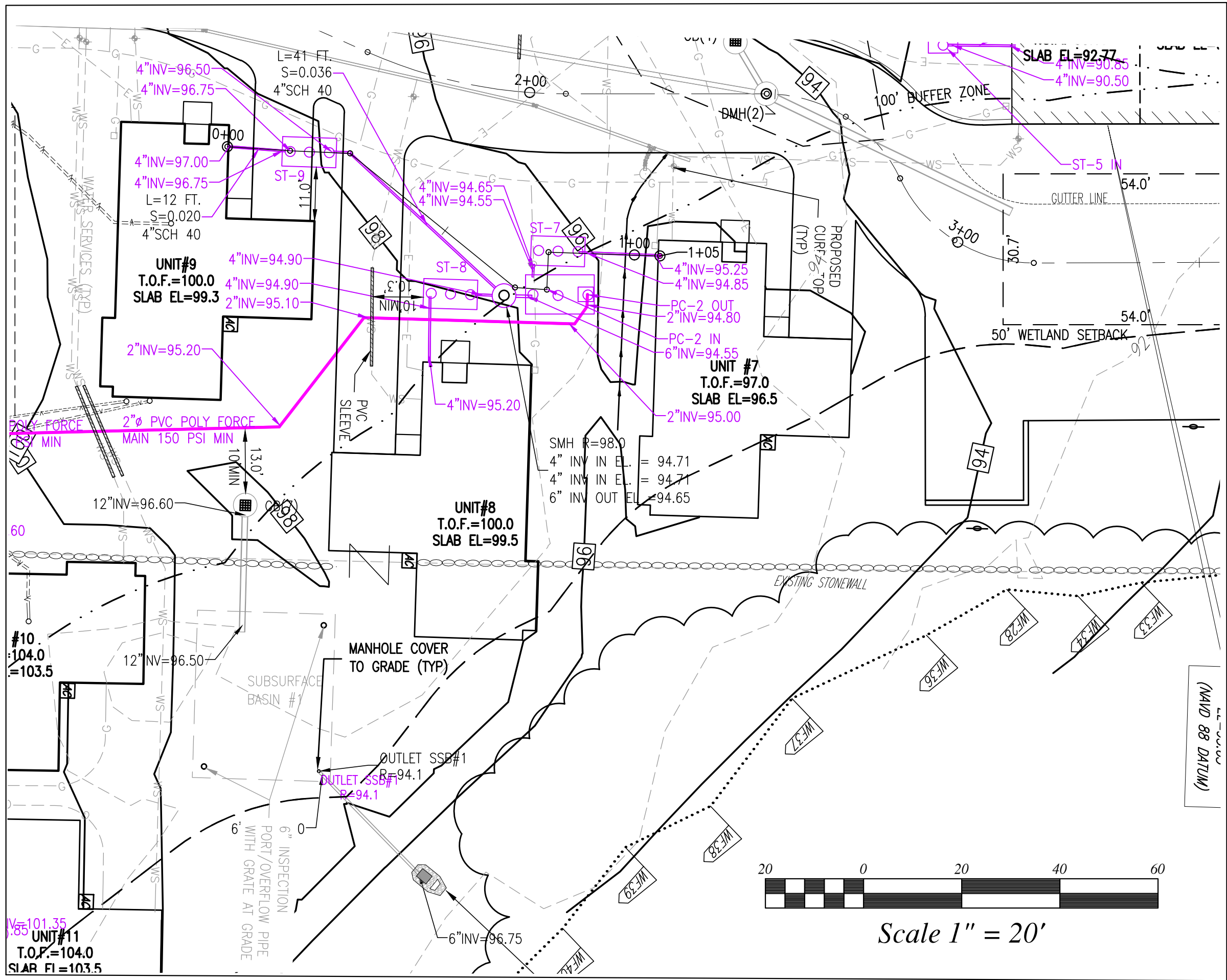
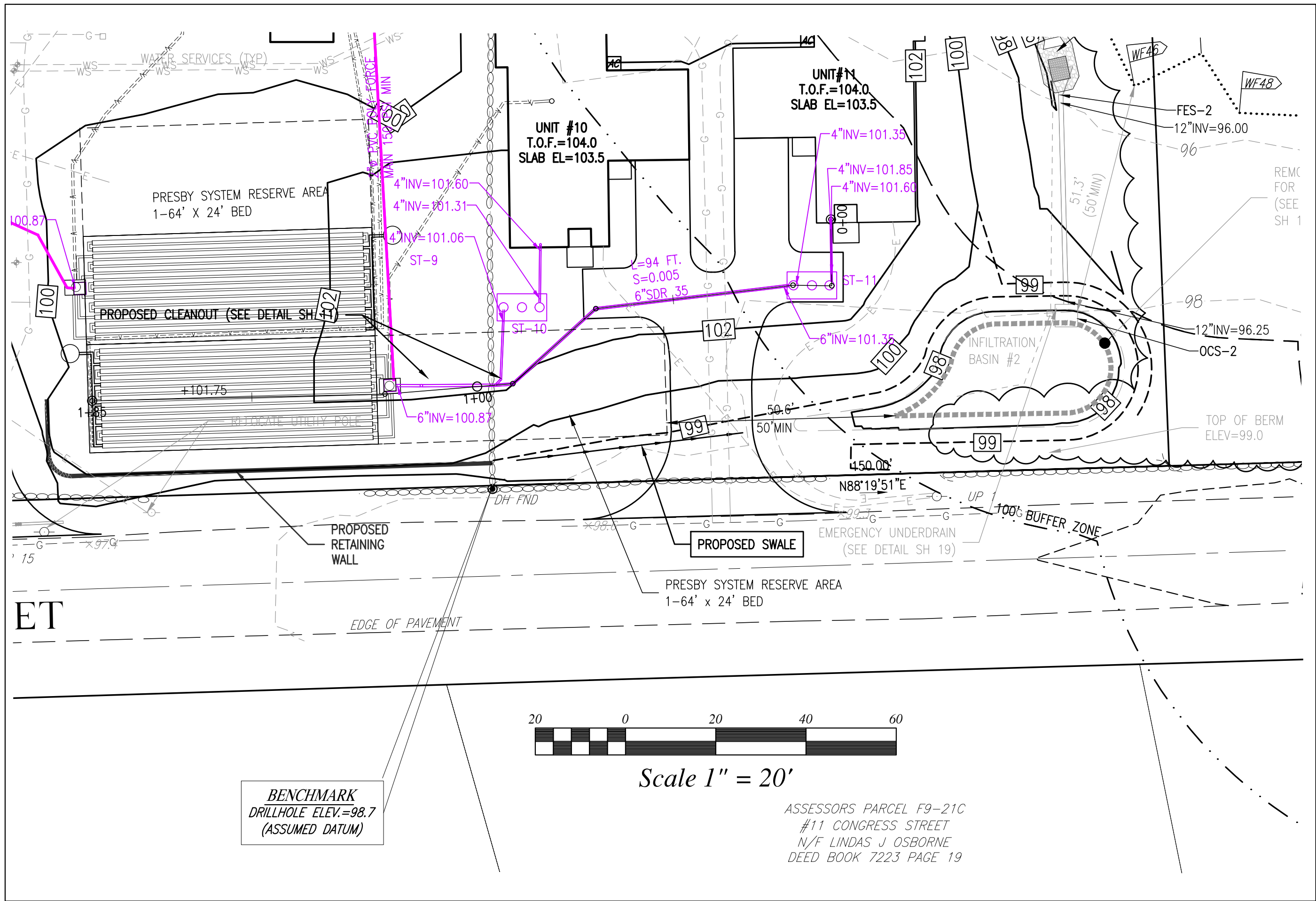
SITE PLAN

ASSESSORS MAP F9 LOT 11 & 12C
#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
WHITBARN, LLC
29 DUCK HILL ROAD
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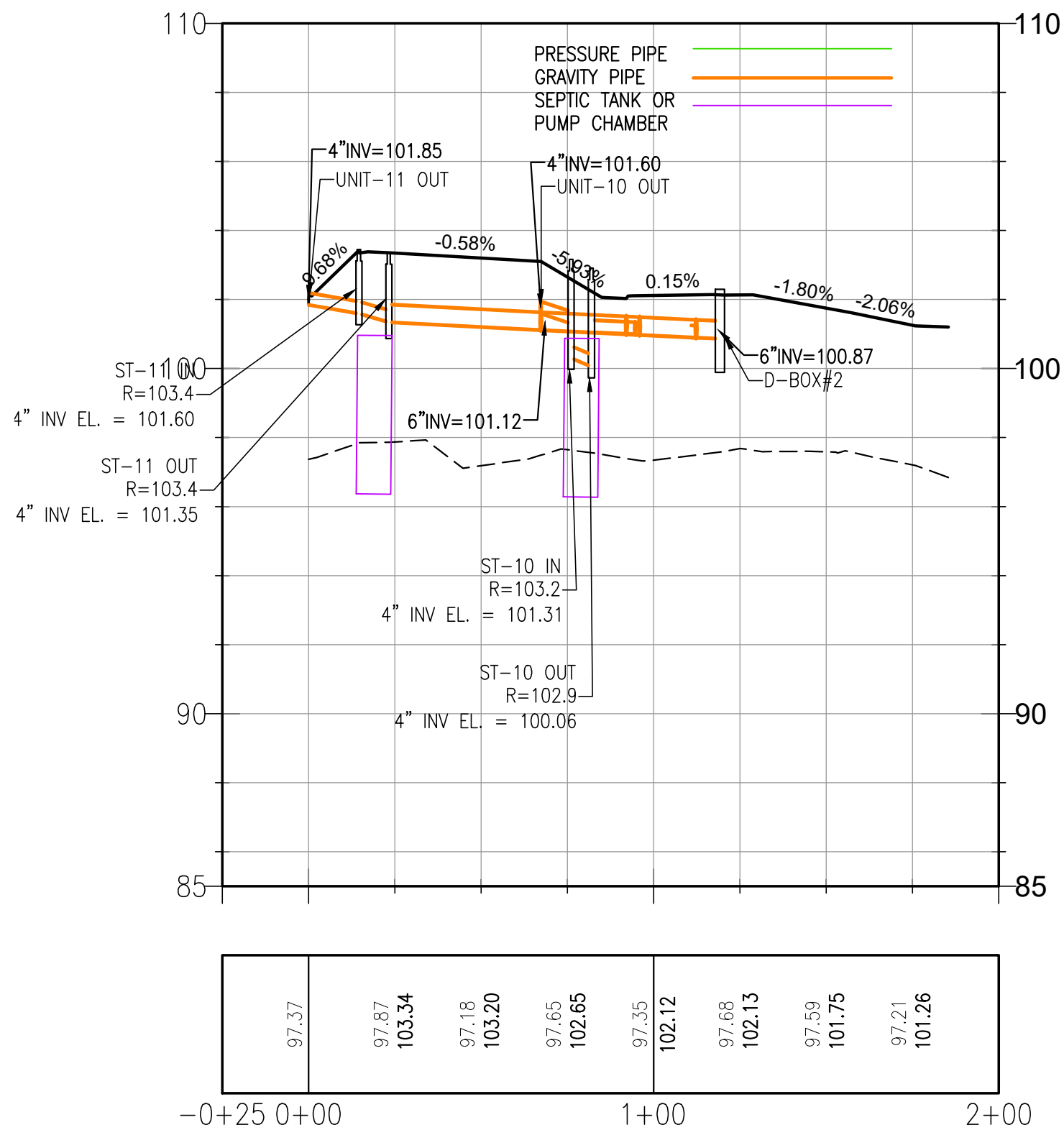


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TIMOTHY R. BENNETT P.L.S. #36856 DATE

Alignment - (UNITS 10 11) PROFILE

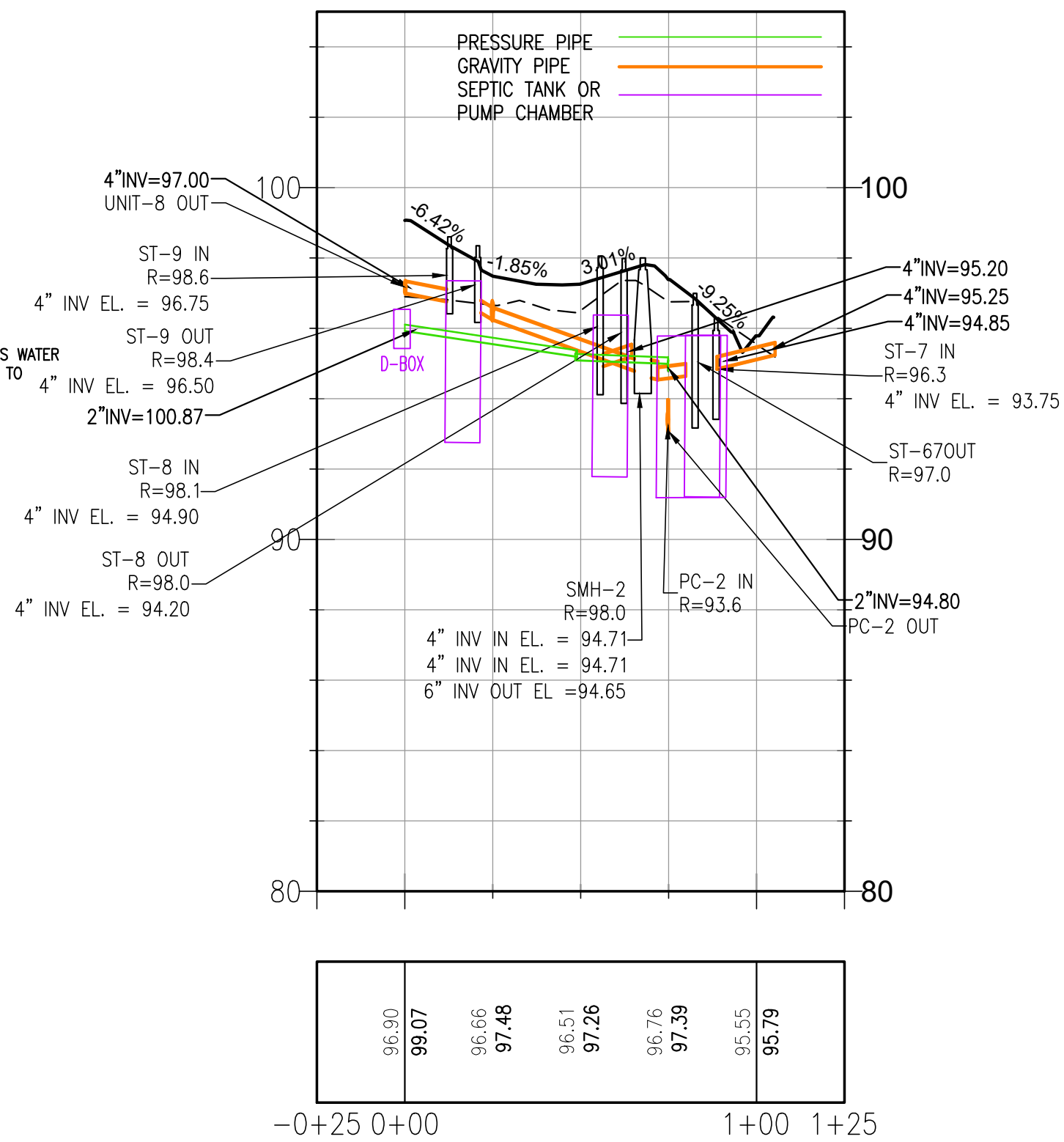


REQUIRED SETBACKS
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SURFACE WATERS (EXCEPT WETLANDS)	25	50
BORDERING VEGETATED WETLAND (BWV)	25	50
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Alignment - (Unit 7 8 9) PROFILE



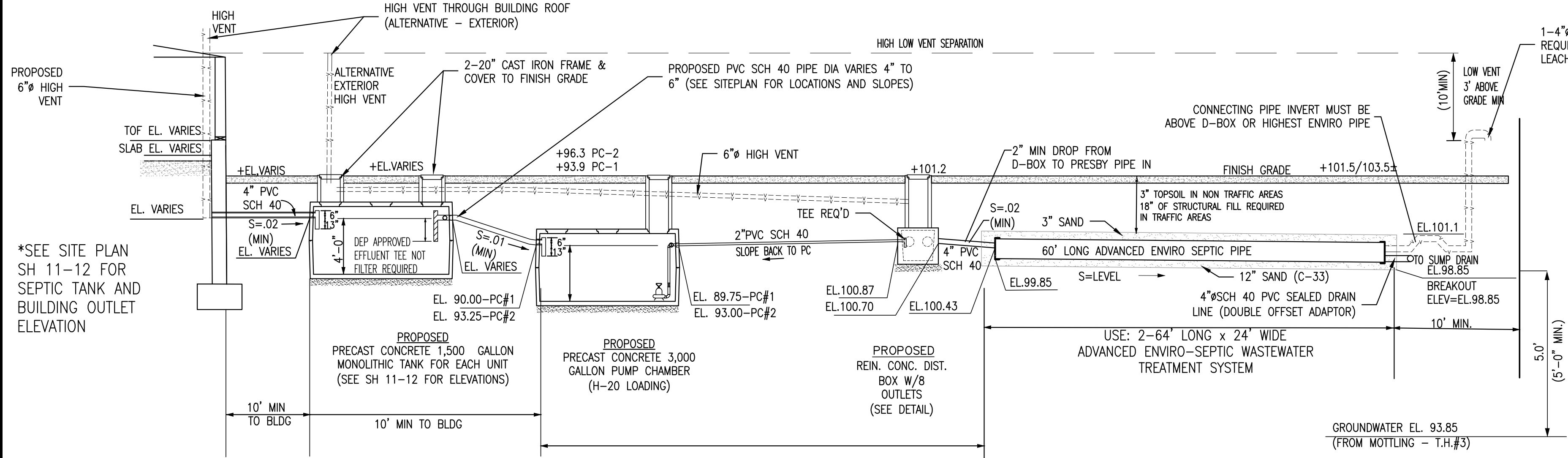
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 - FOR PRESBY SYSTEM DETAILS (SEE SH 14).
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SITE PLAN
ASSESSORS MAP F9 LOT 11 & 12C
#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
WHATABARN, LLC
29 DUCK HILL ROAD
DUXBURY MA 02332

MARCH 13, 2023
SCALE: AS NOTED
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NOTES:

1. SOILS TESTING BY KEVIN GRADY, GRADY CONSULTING WITNESSED BY LISA CULLITY AUGUST 11, 2022 AND MAY 15, 2023.
2. CALL DIG SAFE 1-888-344-7233 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. NOTIFY TOWN AND GRADY CONSULTING PRIOR TO BACKFILLING OF SYSTEM.
4. NO KNOWN WELLS EXIST WITHIN 200' OF THE PROPOSED SYSTEM
5. THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
6. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED (310 CMR 15.221(12))
7. THE SITE NOT IS LOCATED IN A FLOOD PLAIN DISTRICT ZONE X.
8. NO KNOWN EASEMENTS ARE IN THE AREA OF THE PROPOSED SYSTEM.
9. EXCAVATE ALL MATERIAL (A, B, LAYER) TO MEDIUM LOAMY SAND C1 LAYER (44" TH#1, 54", TH #4), 5' AROUND SYSTEM. REPLACE WITH CLEAN COURSE SAND IN ACCORDANCE WITH 310 CMR 15.255 (3). EXCAVATION TO BE INSPECTED BY GRADY CONSULTING L.L.C. AND TOWN PRIOR TO SOIL REPLACEMENT.

SYSTEM #1 (*PRESBY AES DOES NOT REQUIRE 5 FT OVER DIG)
APPROXIMATE PRESBY (C-33 SAND) SAND VOLUME = 64 X 21 SF X (2 FT DEEP) / 27 + 20% = 120± C.Y.
APPROXIMATE PERC SAND VOLUME = 64 X 21 (98.35 - 94.85±) / 27 + 20% = 210± C.Y.

SYSTEM #2
APPROXIMATE PRESBY (C-33 SAND) SAND VOLUME = 64 X 21 SF X (2 FT DEEP) / 27 + 20% = 120± C.Y.
APPROXIMATE PERC SAND VOLUME = 64 X 21 (98.35 - 94.85±) / 27 + 20% = 210± C.Y.

10. DISTANCE TO WETLANDS MUST BE OBSERVED AS REQUIRED IN THE "RULES". 75 FEET FROM HOUSE SEWAGE SYSTEM AND 100 FEET FROM COMMERCIAL OR MULTIPLE DWELLINGS OF MORE THAN TWO UNITS. IF LESS THAN 100 FEET OR ANY WORK WITHIN 100 FEET OF THE WETLANDS A NOTICE OF INTENT MUST BE FILED. ***A NOTICE OF INTENT HAS BEEN FILED***

SUBSURFACE SEWAGE DISPOSAL SYSTEM

PERC TESTS					
PERC #	PERFORMED BY:	DATE	DEPTH	RATE	
1	ROBERT CROWELL	3-24-14	29"	2 MPI	
2	ROBERT CROWELL	3-24-14	25"	2 MPI	
DEEP HOLES					
TEST PIT #	PERFORMED BY:	DATE			
1 & 2	ROBERT CROWELL	3-24-14			
TP NO. 1					
SOIL HOR.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER	
0"	FILL	---	---	---	99.4
25"	A	SL	10YR3/2	FRABLE	98.3
32"	B	SL	10YR5/6	FRABLE	96.7
120"	C	LS	2.5Y 8/3	LOOSE	94.0
GND. WATER/MOTTLING = 64"					
ADJ. GROUNDWATER = 94.1					
TP NO. 2					
SOIL HOR.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER	
0"	FILL/A	SL	10YR3/2	FRABLE	97.9
18"	B	SL	10YR5/6	FRABLE	96.4
27"	C	LS	10YR5/6	LOOSE	95.6
GND. WATER = 54"					
ADJ. GROUNDWATER = 93.4					

TEST PITS BY CROWELL ENGINEERING FROM PLAN TITLED "SEWAGE DISPOSAL SYSTEM REPAIR 74 CONGRESS ST" DATED JUNE 10, 2014

SOIL LOGS					
T.H.1	T.H.2	T.H.3	T.H.4	T.H.5	
EL. 97.04	EL. 96.61	EL. 97.69	EL. 95.68	EL. 94.20	
0"-30" A FILL/LOAM	0"-10" A LOAM	0"-18" A LOAM	0"-10" A LOAM	0"-4" A LOAM	93.87
30"-44" C1 LOAMY SAND	10"-24" B LOAMY SAND	18"-40" B LOAMY SAND	10"-24" B LOAMY SAND	4"-18" B SANDY LOAM	92.70
	24"-54" C1 LOAMY SAND		24"-54" C1 LOAMY SAND	18"-66" C1 SANDY LOAM	88.70
44"-132" C1 MEDIUM SAND	PERC	40"-120" C1 MEDIUM LOAMY SAND	PERC	66"-120" C2 LOAMY SAND	84.20
D=11'-0" MOTTLING 3'-4" (EL=93.70)	40"-58" P.R.=4 MIN/IN	53"-71" P.R.=4 MIN/IN	42"-60" P.R.<2 MIN/IN	D=10'-0" MOTTLING 2'-6" (EL=91.70)	
	D=10'-0" MOTTLING 3'-4" (EL=93.27)	D=10'-0" MOTTLING 3'-10" (EL=93.85)	D=10'-0" MOTTLING 3'-4" (EL=92.34)		

T.H. D-1	T.H. D-2	T.H. D-3	T.H. D-4	T.H. D-5	T.H. D-6
EL. 93.00	EL. 97.00	EL. 98.10	EL. 91.24	EL. 95.90	EL. 96.10
0"-8" FILL/LOAM		0"-20" FILL	0"-80" FILL		0"-9" FILL/LOAM
8"-14" A LOAM		20"-76" C1 SANDY LOAM	80"-110" C1 MEDIUM SAND	0"-20" FILL	
14"-20" B LOAMY SAND	0"-120" SANDY FILL			20"-48" FILL SAND	9"-24" B SANDY LOAM
20"-72" C1 LOAMY SAND		76"-108" C1 MEDIUM TO COARSE SAND	110"-126" C2 LOAMY SAND		24"-54" C1/FILL LOAMY SAND/PERC SAND
72"-108" C2 MEDIUM LOAMY SAND		D=9'-0" MOTTLING 3'-0" (EL=95.10)	D=10'-6" MOTTLING 9'-6" (EL=81.74)	D=4'-0" MOTTLING 3'-4" (EL=92.56)	D=4'-6" MOTTLING 2'-10" (EL=93.27)
D=9'-0" MOTTLING 3'-0" (EL=90.00)	D=10'-0"				

SEPTIC DESIGN FLOW (NOT DESIGNED FOR GARBAGE GRINDER)

DESIGN DAILY FLOW UNITS	BEDROOMS	TOTAL BR	DESIGN FLOW
11	2	22	X150 GPD/BR = 3,300 GPD

CAPACITY 22 BR X 150 = 3,300 GPD

2. PERC RATE: P.R. = 6 MIN/IN CLASS I

ENVIRO-SEPTIC DESIGN (NOT DESIGNED FOR GARBAGE GRINDER)

*USE 3,300 GPD FOR ENVIRO-SEPTIC DESIGN CRITERIA

TITLE 5 MINIMUM AREA = 3,300 GPD / 0.70 GPD/S.F. = 4,714 S.F.
PER CERTIFICATION FOR GENERAL USE SECTION 13 TABLE B LTAR =1.4 GPD/SF

3,300 GPD / 1.4 GPD/SF = 2,357 SF MIN
USE: 2-64' LONG x 24' WIDE ENVIRO-SEPTIC PIPE LEACHING BED SYSTEM

PROPOSED AREA: 2 X 64 X 24 =3,072 GPD > 3,300 GPD

ENVIRO-SEPTIC PIPE REQUIRED

420 LF FOR FIRST 6 BR + (70 L.F. X 16 BR) = 1,540 LF REQUIRED - 1,800 LF PROPOSED
2 X 15-60 FT PIPES IN 5 COMBINATION SERIAL SECTIONS EACH

ENVIRO-SEPTIC MAX FLOW PER SERIAL SECTION = 500 GPD LOADING RATE
3,300 / 500 = 6.6 SERIAL SECTIONS EACH = 13.2, 15 PROVIDED EACH

CONVENTIONAL REPLACEMENT AREA

LEACHING FIELDS: P.R. = 6 MIN/IN

TITLE 5 MINIMUM AREA = 3,300 GPD / 0.70 GPD/S.F. = 4,714 S.F.
USE 8 -100' LONG X 2' WIDE X 2' DEEP LEACHING TRENCHES

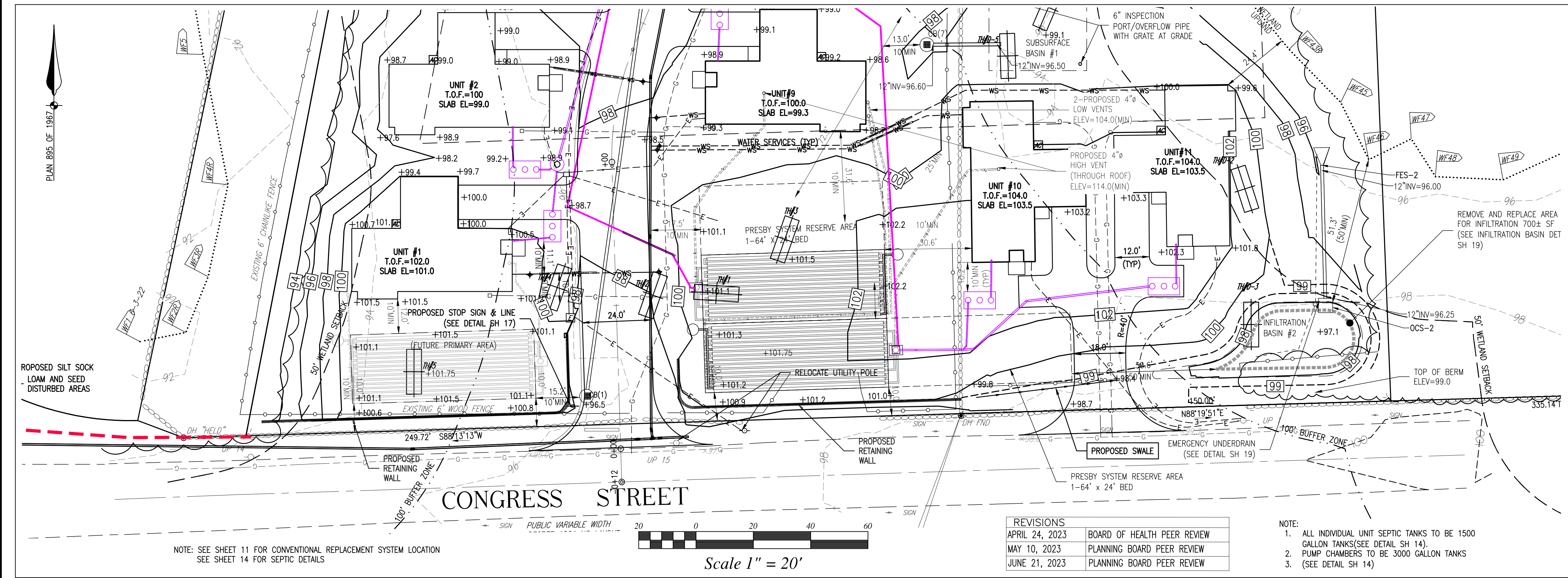
8 X 100 X 6 SF/LF = 4,800 X 0.70 = 3,360 > 3,300 GPD
24 X 33 X 6 SF/LF = 4,752 X 0.70 = 3,326 > 3,300 GPD

SEPTIC TANK DESIGN
PEMBROKE LOCAL REGULATION 15.290 SHARED SYSTEMS
REQUIRE EACH UNIT TO HAVE THEIR OWN INDIVIDUAL SEPTIC TANK

2 BR X 150 GPD/BR = 300 GPD X 2 = 600: USE 1,500 GAL (MIN)

ALTERNATIVE SYSTEM APPROVAL REFERENCE

THIS SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION MODIFIED CERTIFICATION FOR GENERAL USE, PURSUANT TO TITLE V, 310 CMR 15.000, REVISED DECEMBER 17, 2013, MODIFIED OCTOBER 30, 2019, MODIFIED FEBRUARY 2, 2022 AND STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE REVISED MARCH 5, 2018. A DISCLOSURE NOTICE IN THE DEED TO THE PROPERTY IS REQUIRED FOR SYSTEMS INSTALLED UNDER THE REMEDIAL USE APPROVAL.



FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

KEVIN S. GRADY
CIVIL
No. 46264
REGISTERED
PROFESSIONAL ENGINEER

TIMOTHY R. BENNETT P.L.S. #36856 DATE

SITE PLAN

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#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

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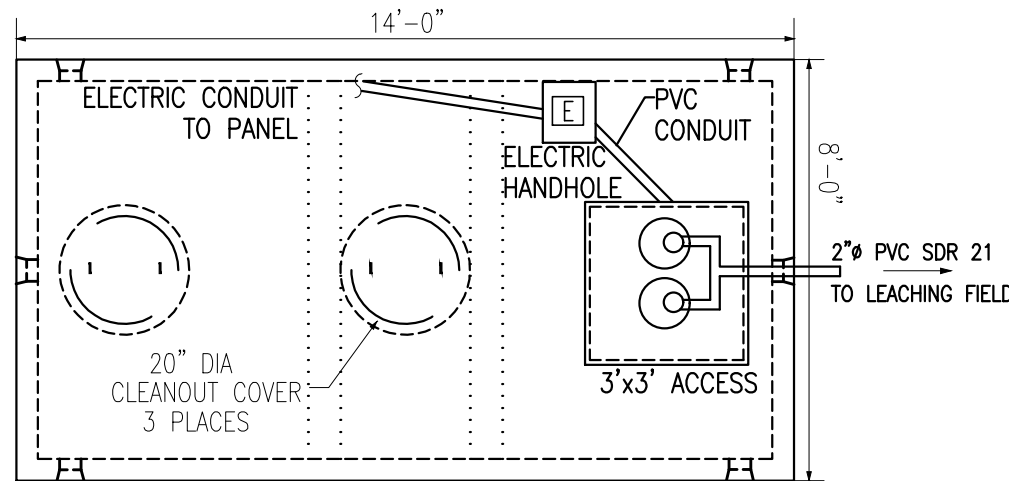
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2. PUMP CHAMBERS TO BE 3000 GALLON TANKS
3. (SEE DETAIL SH 14)

Scale 1" = 20'

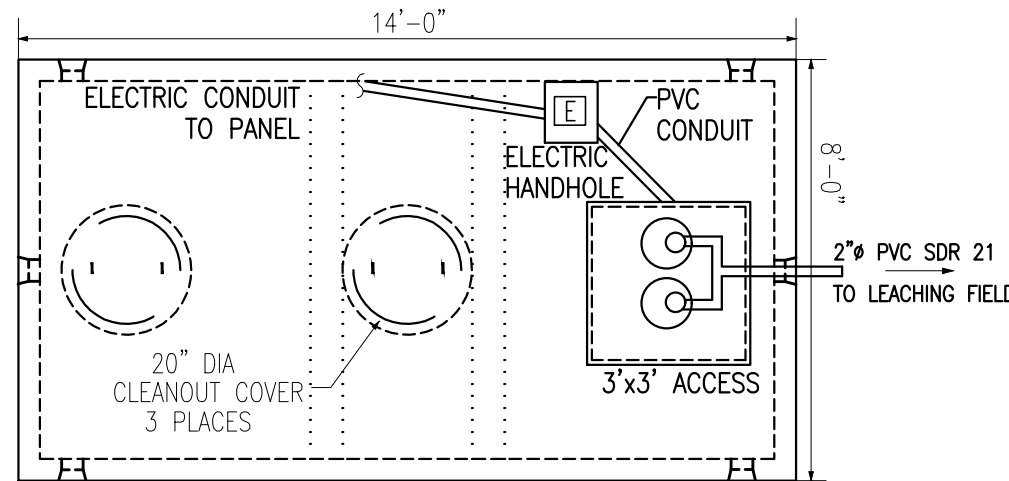
NOTE: SEE SHEET 11 FOR CONVENTIONAL REPLACEMENT SYSTEM LOCATION
SEE SHEET 14 FOR SEPTIC DETAILS

SHEET 13 OF 21

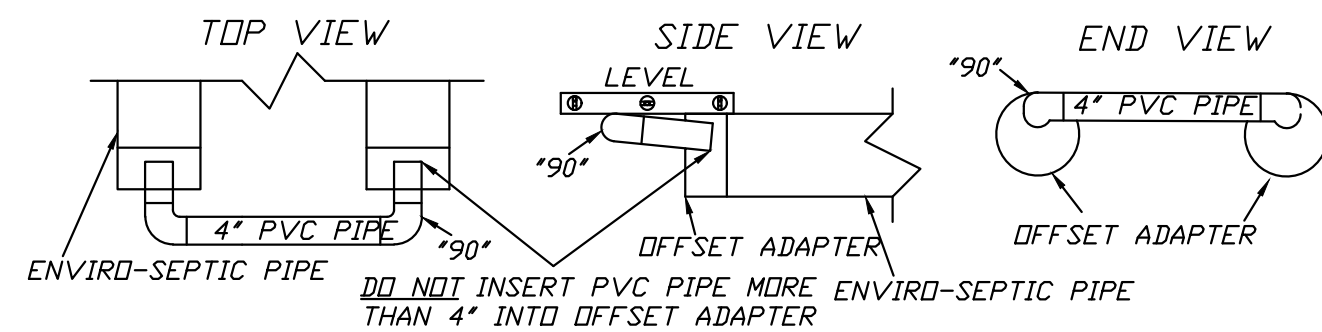


*THE PROPOSED PUMP CHAMBER AND RISERS ARE TO BE WATERTIGHT
3000 GALLON PUMP CHAMBER #1
 (NOT TO SCALE)

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*THE PROPOSED PUMP CHAMBER AND RISERS ARE TO BE WATERTIGHT
3000 GALLON PUMP CHAMBER #2
 (NOT TO SCALE)



SURROUNDING SAND SHOULD BE EITHER SYSTEM SAND OF TITLE 5 FILL, 310 CMR 15.255 (3). ONLY SURROUNDING SAND MAY BE PLACED UNDER RAISED SYSTEMS OR WHERE TOP SOIL AND SOIL HORIZONS WITH ORGANIC MATTER HAVE BEEN REMOVED.

DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.

NO VEHICLE TRAFFIC, SNOW REMOVAL, OR DEEP ROOTED VEGETATION IS PERMITTED OVER SYSTEM COMPONENTS UNLESS OTHERWISE SPECIFIED.

NO DRAINS, HOT TUBS, SAUNAS, GARBAGE DISPOSALS, WATER SOFTENERS, ETC., SHALL BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.

THE SYSTEM OWNER SHALL HAVE THE SYSTEM INSPECTED ANNUALLY BY AN OPERATOR TRAINED BY THE COMPANY AND SHALL SUBMIT THE RESULTS OF THAT INSPECTION, ON A TECHNOLOGY CHECKLIST, TO THE LOCAL APPROVING AUTHORITY AND THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.

7) THE SYSTEM OWNER SHALL RECORD AT THE APPROPRIATE REGISTRY OF DEEDS, A NOTICE DISCLOSING THE EXISTENCE OF THE ALTERNATIVE SYSTEM ON THE PROPERTY AND D.E.P.'S APPROVAL OF THE SYSTEM. WHEN THE PROPERTY IS UNREGISTERED LAND THE NOTICE SHALL BE marginally REFERENCED ON THE OWNER'S DEED TO THE PROPERTY. WITHIN 30 DAYS OF RECORDING THE NOTICE, THE SYSTEM OWNER SHALL SUBMIT TO THE DEPARTMENT AND THE LOCAL APPROVING AUTHORITY (i) A CERTIFIED REPLY TO THE NOTICE OF THE DEED AND PAGE AND (ii) A REISTRY COPY OF THE OWNER'S DEED TO THE PROPERTY.

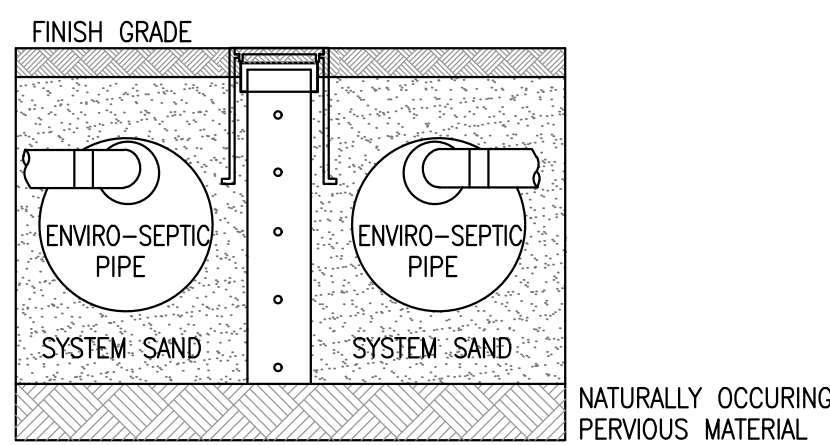
BEARING THE MARGINAL REFERENCE.

INSTALLER SHALL BE CERTIFIED BY PRESBY ENVIRONMENTAL INC.



STATIC HEAD = 9.25 FT PIPE
LENGTH = 275 FT PIPE
DIAMETER = 2 IN

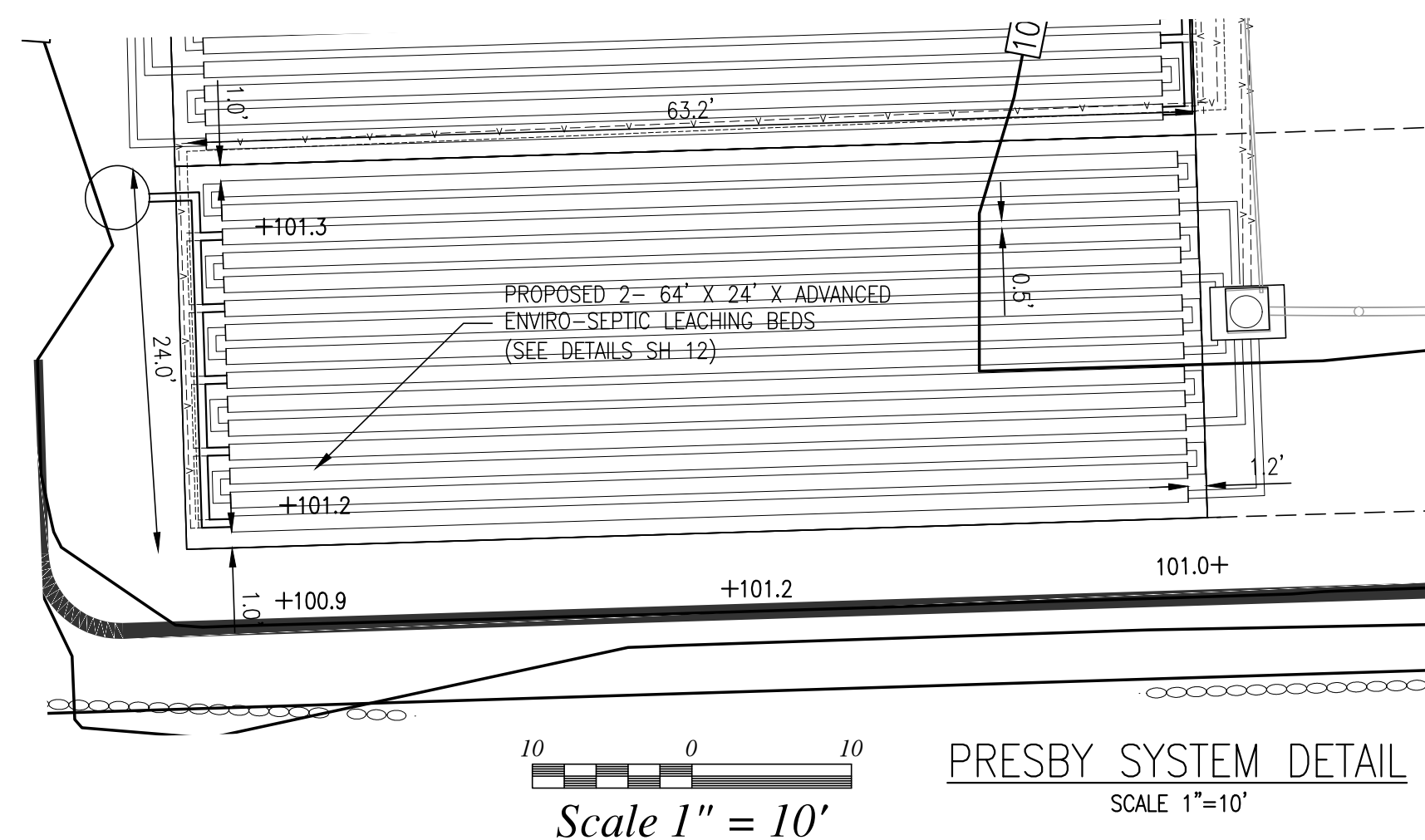
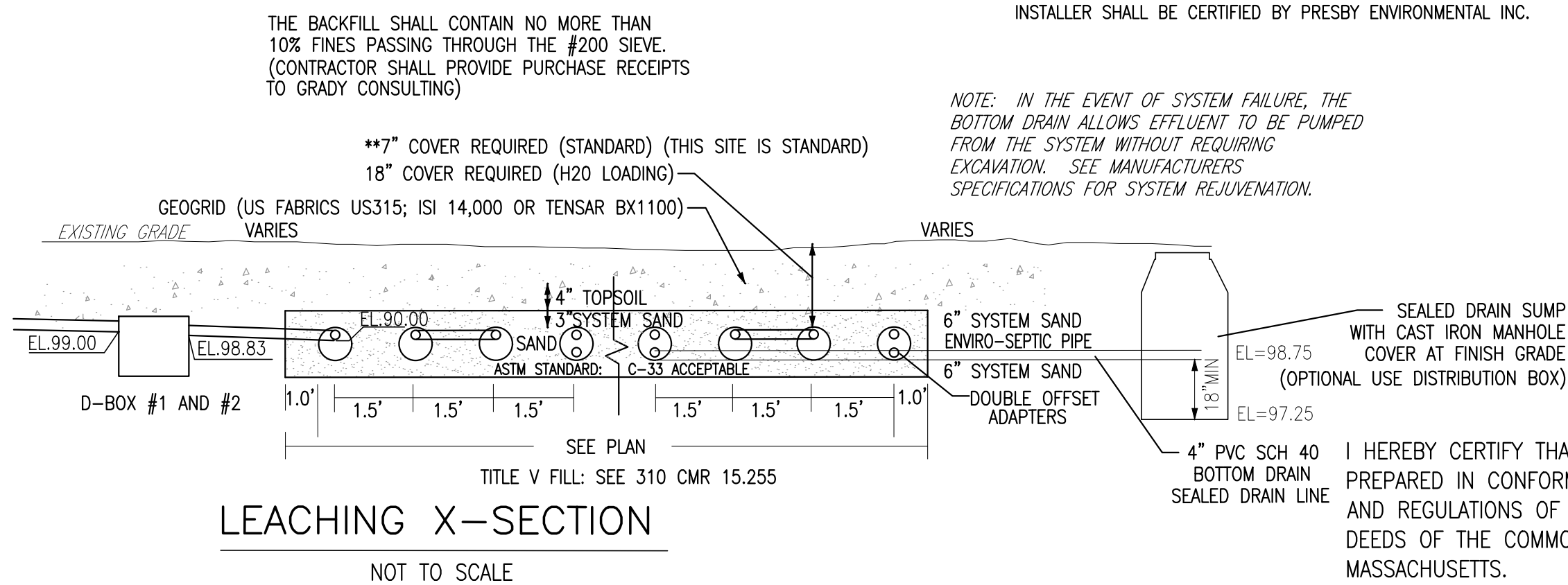
TYPE: GOULD MODEL 3887(OR APPROVED EQUAL)
RATING: 50 G.P.M. @ 22 TDH
MOTOR: 1/2 HORSE POWER
VOLTAGE REQUIRED: 230 VOLTS, 4.9A



NOT TO SCALE

1. AFTER EXCAVATION OF LEACHING AREA PRIOR TO INSTALLING SAND.
2. AFTER SYSTEM CONSTRUCTION PRIOR TO BACKFILLING.
3. AFTER FINAL GRADING IS COMPLETED.

(ADDITIONAL INSPECTIONS MAY BE REQUIRED BY THE BOARD OF HEALTH)



ASSESSORS MAP F9 LOT 11 & 12C
#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

MARCH 13, 2023
SCALE: AS NOTED
JOB No. 22-286

Civil Engineers, Land Surveyors & Landscape Architects
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Phone (781) 585-2300