



# Partridgeberry Place

## Shared Septic System FAQ

***Q: How does a Septic System work?***

A: The purpose of a home's subsurface sewage disposal system (septic system) is to dispose of the water generated by the occupants in such a manner that the soils on the property can disperse it without causing an adverse effect on ground water and in turn on public health and the environment. To accomplish this a septic system consists of the following elements:

A sewer line that connects the home's plumbing to the septic tank;

A septic tank that allows for the settling of solids and provides the initial treatment of the septage;

A distribution system that directs the flow of effluent from the septic tank to the drainfield. Most systems are "gravity" systems, meaning the flow runs through piping and distribution boxes without the assistance of any mechanical device, such as a pump or siphon;

A drainfield, which disperses the sewage effluent into the surrounding natural soils. Most residential installations utilize stone-filled leaching trenches.

***Q: How is a shared septic system different than an individual system?***

A: Shared systems work on the same principles as individual systems. Piping runs from each home to a common septic tank and then to a common drainfield.

***Q: How big is the septic tank for Partridgeberry Place?***

A: 27,000 gallons

***Q: Who will maintain the septic system?***

A: Partridgeberry Place Association, Inc. has a contract in place with Clearwater Industries, Inc. of Ipswich, Massachusetts to maintain all aspects of the septic system including quarterly inspection of the system and pumping of the septic tank as required.

***Q: Will I have any restrictions on my yard use due to a septic system?***

A: No, the shared system actually removes restrictions that would ordinarily be placed on the use of your yard if you had an individual septic system.

***Q: Who will pay for the upkeep and/or replacement of the system?***

A: Partridgeberry Place Association, Inc. will reserve a portion of the monthly fees paid by homeowners in a special Ipswich bank account designated for septic system maintenance and replacement.

***Q: What happens if the Town of Ipswich switches over to a town sewer system?***

A: The shared septic system would be abandoned and Partridgeberry Place would be hooked up to a town sewer system through the piping already in place.