

11 Mountainside Road

Newbury, NH



Just Listed

This beautiful home is spacious with an open-concept floor plan and 10 foot high ceilings on the main level. Perfect mix of comfort and style that includes first-floor living with a primary suite that has a spacious walk-in closet and a large ensuite bathroom with a tiled walk-in shower and a dual vanity. The kitchen features granite countertops and stainless steel appliances with plenty of space and cabinets to entertain guests. There is also laundry, a den and bedroom that could also be used as an office, craft room or playroom. On the second-floor, you will find another full bathroom, two bedrooms, office and bonus room over the garage that could also be used as a workout room or for more storage. The property sits on over 2.4 acres and includes a 2-car heated garage. Enjoy being 15 minutes from Mount Sunapee Resort for all your winter fun and just minutes from Newbury Harbor for summer activities. Close to many local golf courses, hiking trails and fishing spots. Only 40 minutes from Concord for local dining, shops, theatre, coffee shops, hospitals and so much more! Just an hour and a half to Boston.

 \$744,900

Bedrooms: 4

Year Built: 2024

Bathrooms: 3

Taxes: TBD

Acres: 2.42

Sq. Ft. 2,694

 **O'Halloran Group**
KELLER WILLIAMS LAKES & MOUNTAINS REALTY

256 Main Street, New London, NH
C: 603-252-6428 | O: 603-526-8600

 ohgrp.com

kw LAKES & MOUNTAINS
KELLERWILLIAMS. REALTY



Unbranded Tour URL 1

County NH-Merrimack
Village/Dist/Locale
Construction Status Existing
Year Built 2024
Architectural Style Contemporary
Color
Total Stories 2
Zoning RES
Taxes TBD Yes
Tax Annual Amount
Tax Year
Tax Year Notes
Owned Land
Lot Size Acres 2.42
Lot - Sqft 105,415
Common Land Acres 4.10
Garage Yes
Basement No
Basement Access Type
Date - Initial Showings 2/17/2024

Rooms - Total 10
Bedrooms - Total 4
Baths - Total 3
Baths - Full 2
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Apx Fin Above Grade 2,694
SqFt-Apx Fin AG Source Measured
SqFt-Apx Unfn Above Grade 145
SqFt-Apx Unfn AG Source Measured
SqFt-Apx Fin Below Grade 0
SqFt-Apx Fin BG Source Measured
SqFt-Apx Unfn Below Grade 0
SqFt-Apx Unfn BG Source Measured
SqFt-Apx Total Finished 2,694
Footprint
Road Frontage Yes
Road Frontage Length 719
Roads Paved

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone Unknown
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 224
Auction No
Current Use
Land Gains
Resort

Remarks - Public New construction home! Just completed in 2024! Quick closing available. ready to move into. Offers a first-floor primary bedroom with en-suite bath including a beautiful tiled shower. 3 additional bedrooms. 2 additional full baths. This spacious home is 2,694 square feet. with 10 foot high ceilings. Located in a fantastic subdivision in low tax Newbury. Just a few minutes away to the Newbury Town Docks & to Mount Sunapee Resort for skiing and snowboarding. Perfect first-floor living or vacation home. There is radiant heat on the first level. A/C. and an oversized, 2-car heated garage. Has a fully finished bonus room above the garage for lots of extra storage space, a home gym, craft room or media room. Access to this property is all via paved roads. right into your corner lot sitting on 2.64 acres. Includes a patio in the backyard just off of the open-concept kitchen, dining, living room area downstairs. Also, there is an extra den/TV room, or reading room off of the primary bedroom hallway nestled away. Seller to re-hydro-seed lawn at time of closing.
Directions From 103B, turn onto Village Road (across from Rainbow Garage), then turn onto South Road, turn right onto Mountainside Road, house will be the first house on the right.

Kitchen 1 20'11" x 17'7"
Dining Room 1 10'2" x 11'3"
Living Room 1 15'6" x 14'1"
Primary 1 15'7" x 12'11"
Den 1 15'1" x 14'5"
Bedroom 1 11'6" x 9'5"
Bedroom 2 11'9" x 16'10"
Bedroom 2 11'9" x 13'8"
Office/Study 2 11'3" x 17'7"
Family Room 2 12'9" x 25'6"

Map 035
Block 193
Lot 231
SPAN Number
Property ID
PlanUrbDev

DeedRecTy Warranty
DeedBook 3822
DeedPage 1143
TotDeeds
Covenants Yes
Seasonal No

SchDistrict Kearsarge Sch Dst SAU #65
SchElem Kearsarge Elem Bradford
SchMiddle Kearsarge Regional Middle Sch
SchHigh Kearsarge Regional HS

Lot Features Level, Sloping
Construction Materials Wood Frame, Clapboard Exterior
Foundation Slab - Concrete
Roof Shingle - Asphalt
Driveway Paved
Electric 200 Amp
Phone Company
Electric Company Eversource
Fuel Company Eastern Propane
Cable Company
Internet Service Provider

Utilities Telephone Available
Items Excluded

Appliances Dishwasher, Microwave, Range - Electric, Refrigerator, Water Heater - Electric
Equipment Air Conditioner, Smoke Detector
Features - Interior Dining Area, Kitchen/Dining, Laundry Hook-ups, Primary BR w/ BA, Storage - Indoor, Walk-in Closet, Common Heating /Cooling
Flooring Vinyl Plank
Heating Baseboard, Hot Water, Radiant
Heat Fuel Electric, Gas - LP/Bottle
Cooling Mini Split
Water Source Drilled Well, Private
Sewer 1250 Gallon, Leach Field, Private, Septic

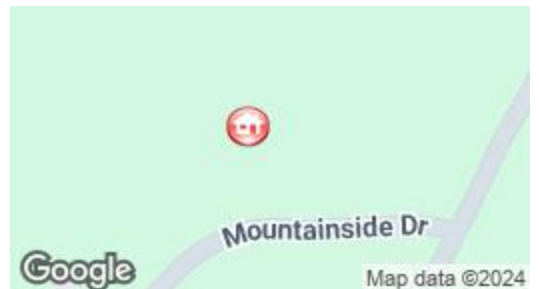
Fees - Condo - Mobile
Condo Fees
Fee
Fee Frequency
AssnFee2
AssnFee2Frq
AssnFee3
AssnFee3Frq

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt
ParkName
Mobile Co-Op
MobPkApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group
 listings@ohgrp.com



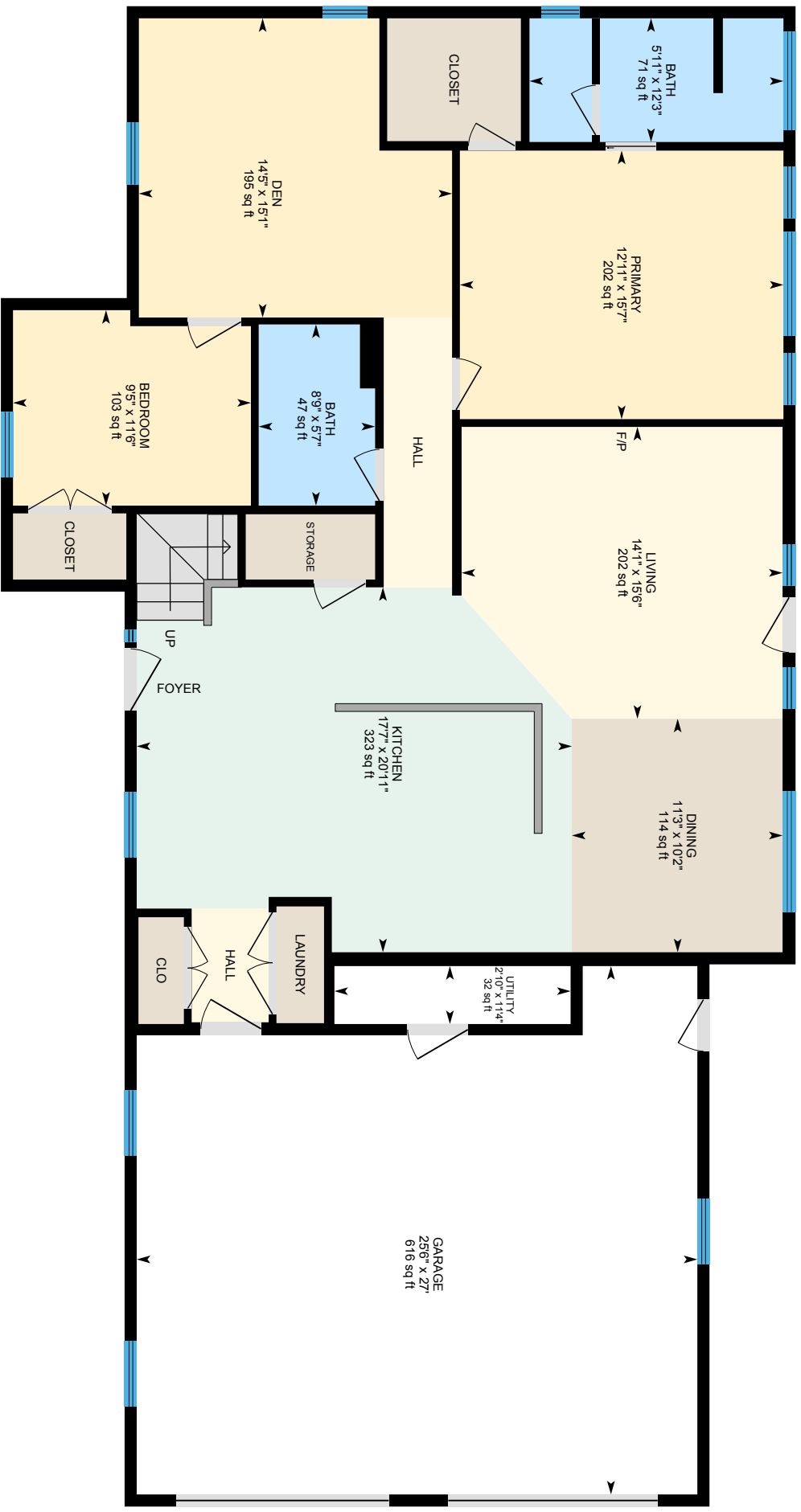
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2024 PrimeMLS.

11 Mountinside Rd, Newbury, NH

Main Floor Finished Area 1608.79 sq ft
Unfinished Area 700.49 sq ft



PREPARED: 2024/02/12

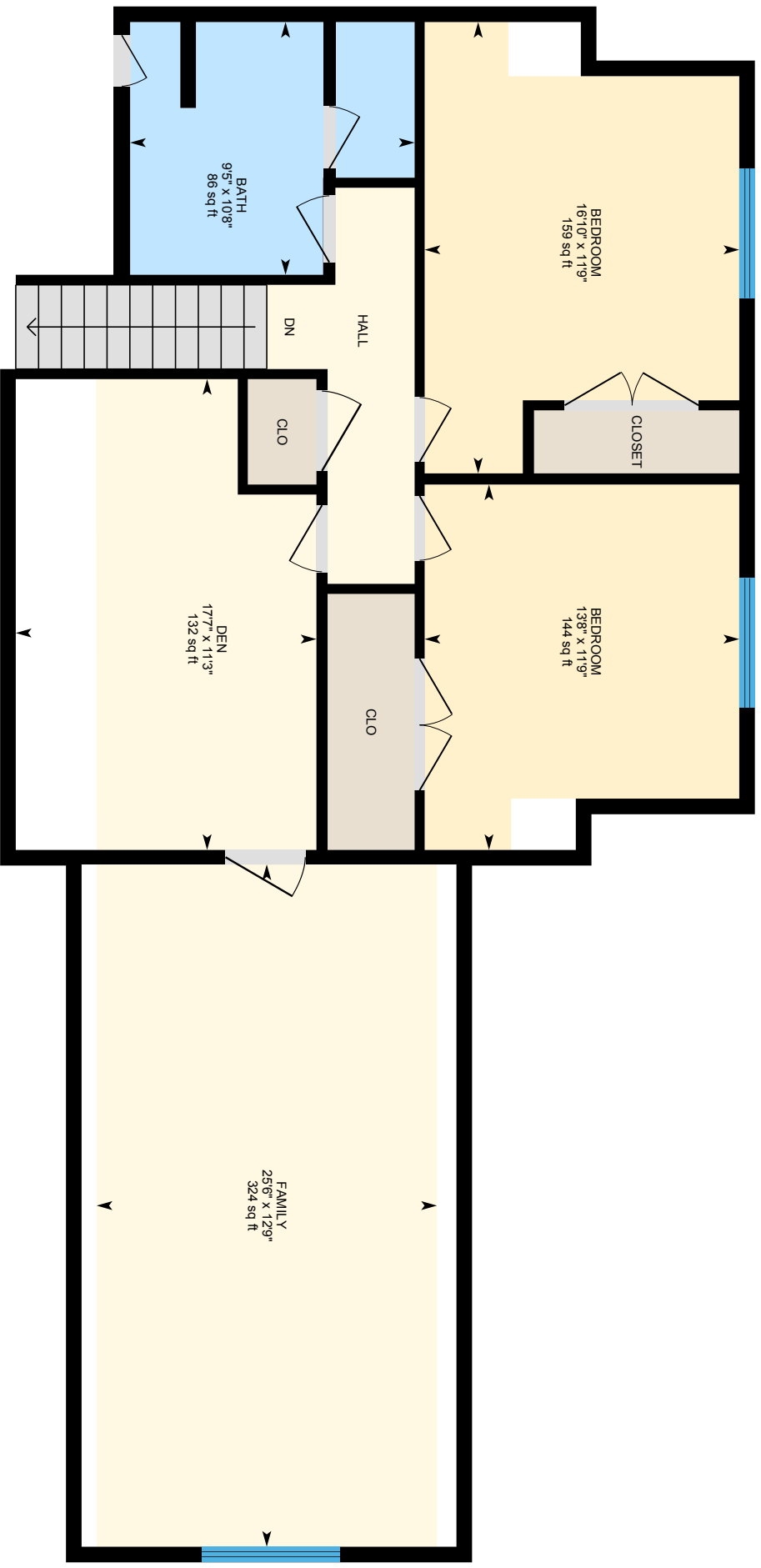


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



11 Mountinside Rd, Newbury, NH

2nd Floor Finished Area 1086.18 sq ft
Unfinished Area 145.44 sq ft



PREPARED: 2024/02/12



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Paragon Properties, LLC

2. **PROPERTY LOCATION:** 11 Mountainside Road, Newbury, NH 03255

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for _____ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. **TYPE OF SYSTEM:** Public Private Seasonal Unknown
 Drilled Dug Other h R L W R S H P L W

b. **INSTALLATION:** Location: In the front Yard in front of garage
Installed By: SIW H Date of Installation: 2022
What is the source of your information? _____

c. **USE:** Number of persons currently using the system: _____
Does system supply water for more than one household? Yes No

d. **MALFUNCTIONS:** Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. **WATER TEST:** Have you had the water tested? Yes No Date of most recent test _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. **TYPE OF SYSTEM:** Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. **IF PUBLIC OR COMMUNITY/SHARED**
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

c. **IF PRIVATE:**
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size 1,250 Gal. Unknown Other: _____
Tank Type Concrete Metal Unknown Other: _____
Location: Rear Left of backyard Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: W WR W H FHH F Y WR

SELLER(S) INITIALS SKM / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 11 Mountainside Road, Newbury, NH 03255

d. LEACH FIELD: Yes No Other: _____
IF YES, Location: Left Rear backyard Size: _____ Unknown: _____
Date of installation of leach field: 2022 Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
Source of Information: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R L 5	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bats R 19	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): New Size of tank(s): 1,000
Location: _____
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
If YES: Date: _____ By: _____
Results: _____ If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS SKM / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 11 Mountainside Road, Newbury, NH 03255

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

YES NO UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? HL HW W P L WL H

i. Street (check one): Public Private Association

If private, is there a written road maintenance agreement? Yes No

Additional Information: _____

j. Heating System Age: New Type: _____ Fuel: Propane Tank Location: Rear Yard

Owner of Tank: Eastern Propane

Annual Fuel Consumption: unknown Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: H W S W R O I W E L L H W P L L S I W I W / 5,

Comments: _____

SELLER(S) INITIALS SM / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 11 Mountainside Road, Newbury, NH 03255

k. Roof Age: New _____ Type of Roof Covering: H F MF W S W L H
Moisture or leakage: none
Comments: _____

l. Foundation/Basement: Full Partial Other: _____ Type: E
Moisture or leakage: _____
Comments: _____

m. Chimney(s) How Many? none Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

n. Plumbing Type: 3H Age: _____
Comments: _____

o. Domestic Hot Water: Age: new Type: HMF Gallons: 40

p. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain: _____

t. Air Conditioning: Type: Mitsubishi Age: New Date Last Serviced and by whom: _____
Comments: 0 L L S I W I W E L L W P H W

u. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

v. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

w. Internet: Type Currently Used at Property: 1

x. Other (e.g. Alarm System, Irrigation System, etc.) 1
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS SM / _____

BUYER(S) INITIALS _____ / _____

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 11 Mountainside Road, Newbury, NH 03255

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Sam Katz, Member

dotloop verified
02/12/24 6:23 PM EST
FP8L-TF98-08ZC-SFIW

SELLER _____ DATE _____

SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____

BUYER _____ DATE _____

Return to:
ACE Title LLC
57 Bay Street
Manchester, NH 03104

Tax Stamps: \$3,162.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Thomas Andrew Behrens, a single man of 1380 Route 103, Suite 112, Newbury, NH 03255, for consideration paid, grant(s) to Paragon Properties LLC, a New Hampshire Limited Liability Company, of PO Box 3691, Nashua, NH 03061, with WARRANTY COVENANTS:

Property Reference: 11 Mountainside Road, Newbury, Merrimack County, NH 03255

A certain tract or parcel of land, with any buildings thereon, situated on Mountainside Road in Newbury, County of Merrimack and State of New Hampshire, being shown as Lot No. 5 on a Plan entitled Phase II, Mountain Side at Newbury Assoc., Newbury, N.H., prepared by Richard Messer & G. Robert Hambrecht, Scale: 1" = 100', dated March 9, 1987, revised June 23, 1987 and recorded in the Merrimack County Registry of Deeds as Plan No. 9716, to which reference is made for a more particular description.

Conveyed herewith is an undivided interest in certain common land; said interest held in common with owners of record of Lots 1, 2 and 3 of Phase I and owners of record of lots subdivided within and by Phase II by Mountainside at Newbury Association.

Regulation of the use of the common land along Elm Brook shall be subject to the majority vote of the lot owners. No activity requiring expenditure of funds with regard to the common land shall be undertaken without the unanimous consent of all lot owners. Should any lot owner cause or suffer expenditures to be incurred on or attributable to the common land without the consent of all lot owners said owner or owners incurring such expense shall be solely liable therefore.

Meaning and intending to describe and convey the same premises conveyed to Thomas Andrew Behrens took title by warranty deed of John F. Mills & James R. Storey, recorded in the Merrimack County Registry of Deeds on June 8, 2017 at Book 3558, Page 1238.

I, Thomas Andrew Behrens hereby release my homestead and any other interest related herein.

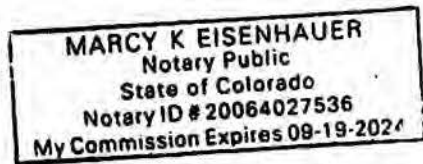
Executed this 30th day of March, 2023.

Thomas Andrew Behrens
Thomas Andrew Behrens

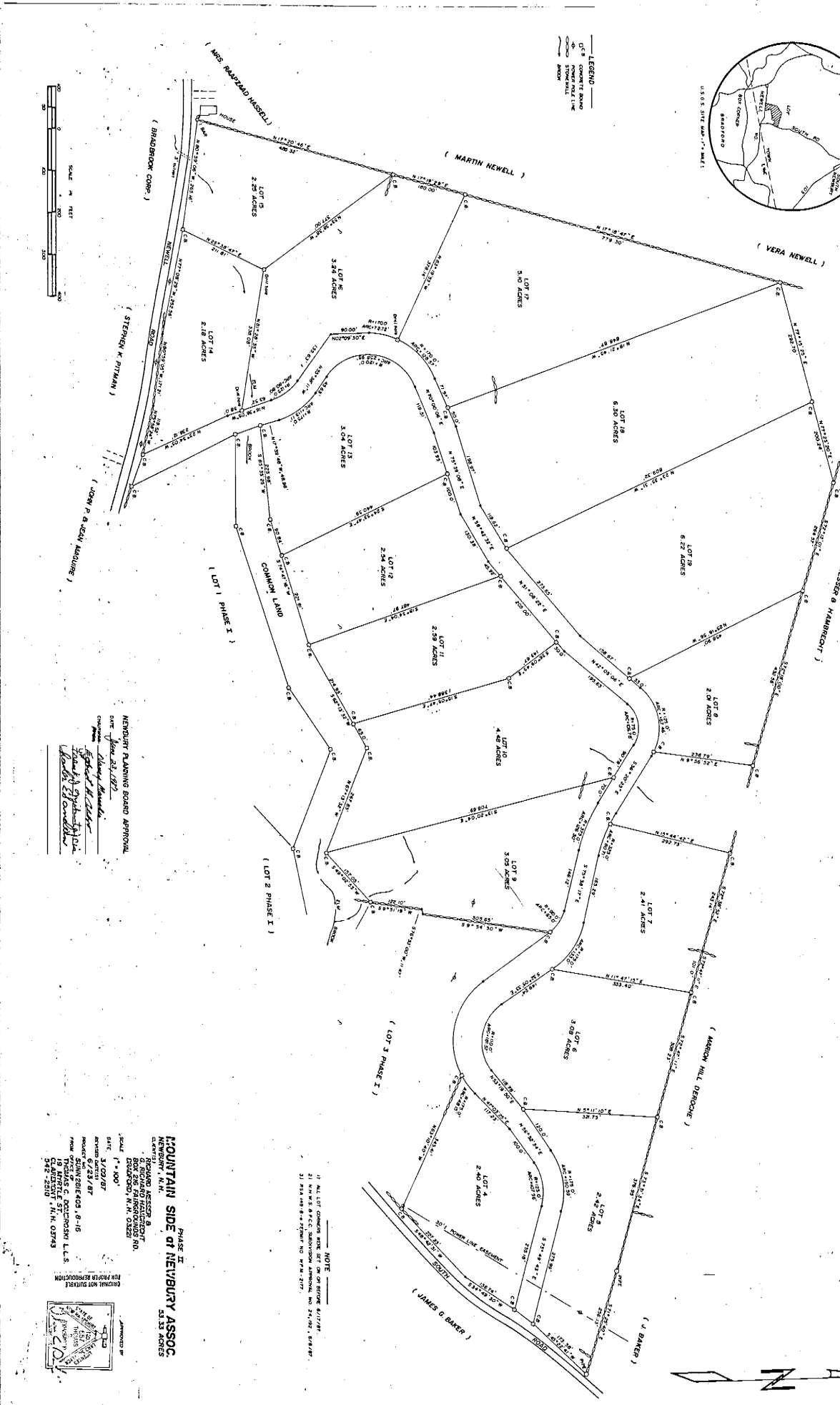
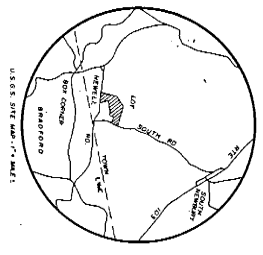
State of Colorado
County of Eagle

On this 30th day of March 2023 before me, the undersigned notary public, personally appeared Thomas Andrew Behrens proved to me through satisfactory evidence of identification, which was (his)(her) DL NHL 1234564, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it as (his)(her) free and voluntary act for the purposes stated herein.

Marcy K Eisenhauer
Notary Public/Justice of the Peace
Commission expiration: 9/19/24



9716, Recorded June 26, 8:30 A.M. 1987, Atlas: *Fair: J. Perry, Bygones.*

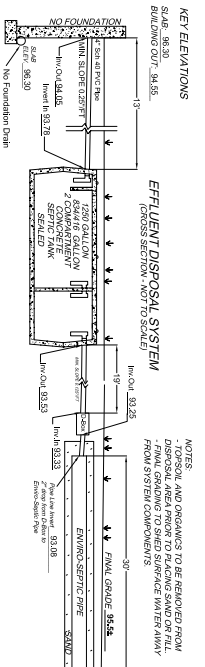


NEWBURY PLANNING BOARD APPROVAL
 DATE: *June 23, 1987*
 BY: *[Signature]*
 FOR: *[Signature]*
 DATE: *June 23, 1987*

PHASE II
MOUNTAIN SIDE OF NEWBURY ASSOC
 51.23 ACRES
 CLIENT: RICHARD MESSER & RICHARD HANBRICHT
 NEWBURY, N.H.
 DATE: 3/29/87
 PROJECT: MOUNTAIN SIDE OF NEWBURY ASSOC, P. II
 DRAWN BY: C. ROBINSON
 CHECKED BY: M.H. OZMS
 542-2310



NOTE:
 1) ALL LOT OWNERS MUST SIGN OFF ON SETTING & UTILITIES.
 2) THIS IS A P.L.C. SUBDIVISION APPROVAL, NO 24782, 5/8/87.
 3) SEE 1984-85 FZM FOR NO. 9716-277.



KEY ELEVATIONS

LINE NUMBER	1	2	3	4	5	6
TOP OF PIPE	92.5	92.5	92.5	92.5	92.5	92.5
BOTTOM OF PIPE	92.5	92.5	92.5	92.5	92.5	92.5

L.I.E. WELLS & SON, L.P. ONLY TANK

2 COMPARTMENT 20' DIA. ONLY TANK

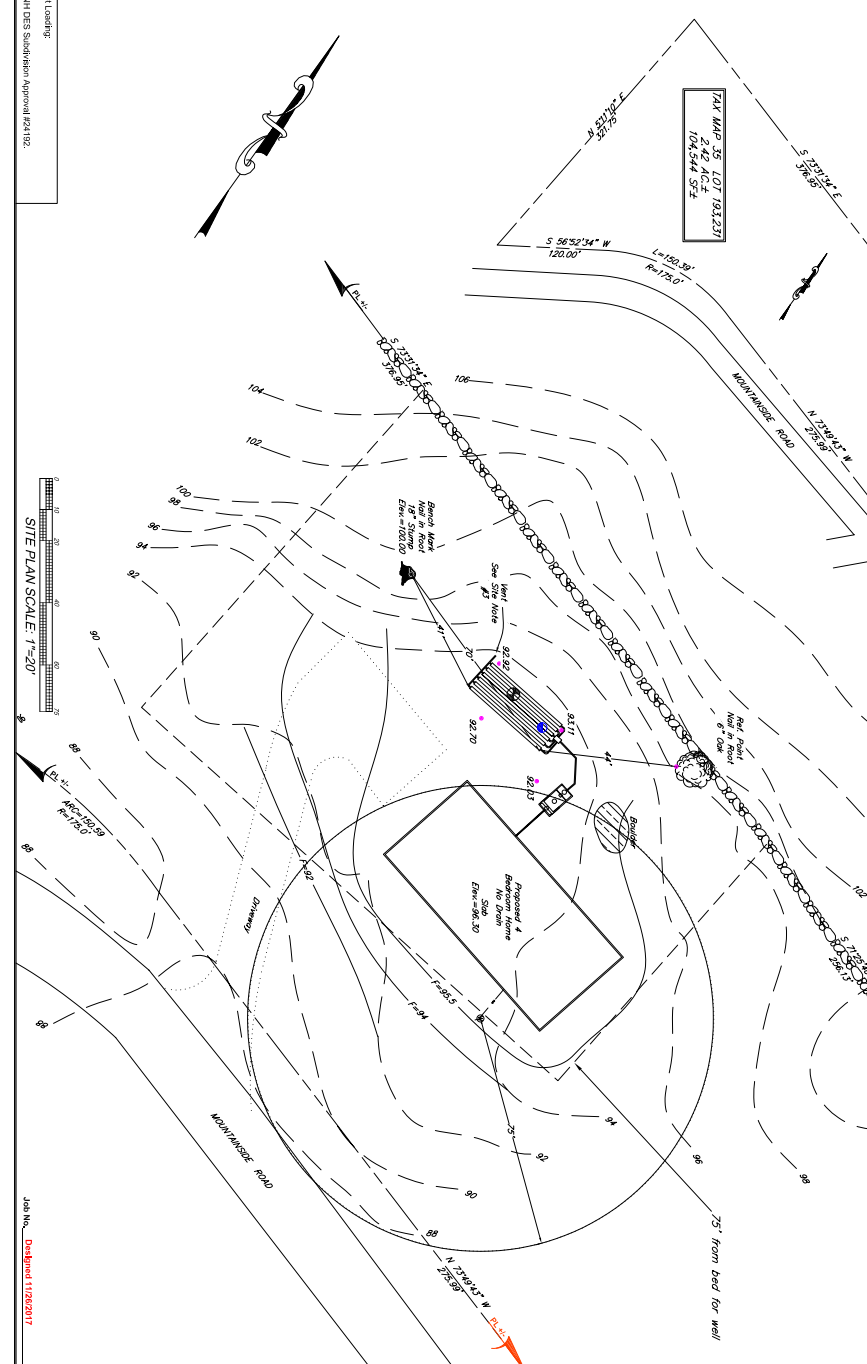
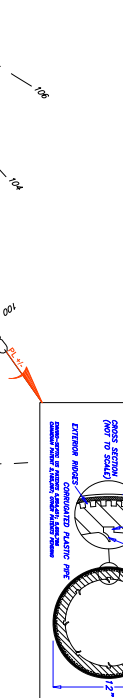
CONSTRUCTION TO H.O. & TANK DIMENSIONS REPORT TO INSTALLING CONTRACTOR TO DETERMINE MANUFACTURE APPROVED EQUAL



EFFLUENT DISPOSAL AREA

NOTES: TOPSOIL AND ORGANICS TO BE REMOVED FROM FINAL DISPOSAL AREA. FINAL DISPOSAL AREA TO BE GRADED TO SHEET SURFACE WATERWAY FROM SYSTEM COMPONENTS.

NUMBER OF EFFLUENT DISPOSAL LINES (LEVEL DISPOSAL AREA) TO BE DESIGNED TO ACCORDANCE WITH THE ENVIRO-SEPTIC PIPING SYSTEM MANUAL.



RAISED CONNECTION (NOT TO SCALE)

ENVIRO-SEPTIC PIPING SYSTEM (SEE PLAN)

SYSTEM SPECIFICATIONS

1. DESIGN INTENT: THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM SHALL BE CONSTRUCTED AT A MINIMUM ELEVATION OF 92.5' TO THE FINISH GRADE OF THE EFFLUENT DISPOSAL SYSTEM.
2. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
3. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
4. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
5. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
6. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
7. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
8. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
9. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
10. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
11. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
12. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
13. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
14. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
15. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
16. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
17. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
18. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
19. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.
20. LEACHING PIPING: LEACHING PIPING SHALL BE 4" DIA. PVC OR EQUAL WITH SEALS.

NOTES:

- (1) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND FEDERAL REGULATIONS AND PRESENT ENVIRONMENTAL CODES.
- (2) ALL SYSTEMS MUST COMPLY WITH STATUTORY REQUIREMENTS OF THE STATE OF TEXAS AND ANY OTHER APPLICABLE REGULATIONS.
- (3) THE VENTHOLE MUST BE CHANGED PERIODICALLY TO MEET THE DESIGN INTENT.
- (4) THE PURPOSE OF THIS PLAN IS FOR NEW DEVELOPMENT.
- (5) ANY VARIATION OR DISCREPANCY FOUND IN THE FIELD OR ON THE PLAN SHALL BE REPORTED TO RCS DESIGN IMMEDIATELY. NO CHANGES SHALL BE MADE WITHOUT RCS DESIGNER'S CONSENT.
- (6) NO PD OR WPD WILL BE SURFACE WATER WITHIN 75' OF THE PROPOSED SYSTEM.

NEWBURY

LOCATION MAP (NOT TO SCALE)

THOMAS BERHENS

DESIGNER

DATE: 8/14/2017

PROJECT NO: 24132

CLIENT: MOUNTAINVIEW

ADDRESS: 11 MOUNTAINVIEW RD, NEWBURY TX 75761

PHONE: 817.358.3558

EMAIL: MCS@BERHENS.COM

DATE: 10/20/18

#CA2018011009

