# WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/ Subsurface Systems Bureau

Land Resources Management

**RSA/Rule**: RSA 485-A:39/ Env-Wq 1025

Prior to executing a purchase and sale agreement for any "developed waterfront property" using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or waste disposal system designer to perform an "On-Site Assessment Study". **This form is NOT submitted to NHDES**. This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the Selling Developed Waterfront Property FACT SHEET.

| **1. SELLER** | | |
|---|---|---|
| NAME: Theodore S Valpey Revocable Trust | | |
| MAILING ADDRESS: 39 Bay View Rd | | |
| TOWN/CITY: Dover | STATE: NH | ZIPCODE: 03820 |
| **2. AGENT** | | |
| NAME: LandVest Real Estate | | |
| MAILING ADDRESS: 56 State St | | |
| TOWN: Portsmouth | STATE: NH | ZIPCODE: 03801 |
| **3. SITE ASSESSOR (DESIGNER)** | | |
| DESIGNER NAME: Micah Denner | DESIGNER PERMIT NUMBER: 1723 | |
| P.E. NAME (ISDS over 2500GPD): | P.E. NUMBER: | |
| ADDRESS: 12 Folsom St | | |
| TOWN/CITY: Exeter | STATE: NH | ZIPCODE: 03833 |

| **4. LOT LOCATION** | | |
|---|---|---|
| TAX MAP: J | LOT NUMBER: 19 | SUBDIVISION NAME: N/A |
| STREET ADDRESS: 39 Bay View Rd | | TOWN/CITY: Dover |
| **5. LOT DESCRIPTION** | | |
| STRUCTURES: 1 Single Family, 1 Apartment, 3 Storage Barns<br>NUMBER OF BEDROOMS: 7 total (4 bedroom single family & 3 bedroom apartment) | | |
| **6. ABUTTERS IF KNOWN** (ATTACH ADDITIONAL SHEET IF NECESSARY) | | |
| NAME: See attached letter | ADDRESS: | |
| NAME: | ADDRESS: | |
| NAME: | ADDRESS: | |

| **7. LOT CHARACTERISTICS** | | |
|---|---|---|
| LOT SIZE: 45.5 Acres | SLOPE: 3 to 15 percent | LOADING CAPACITY: 1050GPD currently |
| WATER SUPPLY: ☒ WELL ON LOT / ☐ PUBLIC WATER SUPPLY / OTHER: | | |

SOIL TYPE* GIC - Gloucester fine sandy loam & BzB - Buxton silt loam

* From US Natural Resources Conservation Service maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: 30"-32" per existing state approved design

SCOPE OF REVIEW (Materials reviewed, if any):Onsite research, town hall research, deed research, online records view, DES OneStop

DATE OF ON SITE INVESTIGATION: 6/27/23

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): Large property, a replacement design could be designed and installed in similar location to existing septics. Waivers not likely needed for a new system given the distance from protected waterbody.

## 8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? ☒ YES ☐ NO

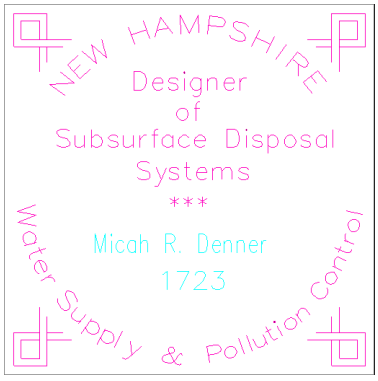
B. IF YES, IS THE SYSTEM STATE APPROVED? ☒ YES ☐ NO

**NOTE**: Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

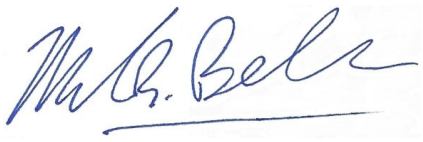
If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

## 9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (** Required)




**ASSESSMENT DATE**: 6/27/23



## 10. SIGNATURES (**Required)

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herin and that we have received a copy of this Site Assessment Form. This form is **not** submitted to NHDES.

| | |
|---|---|
| **BUYER:** | **DATE:** |
| **SELLER:** | **DATE**: |

# SEPTIC DESIGNS of NH, LLC

Licensed Designer, Installer, and Certified Septic Evaluator

20230627

RE: 39 Bay View Rd, Dover, NH – Site Assessment Abutter's List

1. Big Sky Farm LLC / PO Box 1384, Hampton, NH 03842
2. Thomas B. Duffy / 29 Bay View Rd, Dover, NH 03820
3. Susan E Norman Trustee / 71 Bay View Rd, Dover, NH 03820
4. Cleo Huggins / 99 Bay View Rd, Dover, NH 03820

Kind Regards,



Micah Denner
Owner, Septic Designs of NH, LLC

12 Folsom St, Exeter, NH 03833
Phone: (603)714-7018
www.septicsdesignsofnh.com

# APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03301

THE INDIVIDUAL SEWAGE OR WASTE DISPOSAL SYSTEM CONSTRUCTED FOR:

OWNER:

APPROVAL NO. 155566

THEODORE S VALEPY, JR.
9 BAYVIEW ROAD
DOVER, NH 03820

Lot Numbers:
Subd. Appvl. No.:
Subd. Name:

COPY SENT TO:

Type of System: 0000004BR
000600GPD

JAY E. STEPHENS
CITY ENGINEER
DOVER, NH 03820

Town/City Location: DOVER

Street Location: 9 BAYVIEW ROAD

Installer Turgeon Permit No. 371

☐ Owner Installed For His Domicile

Was Inspected On (Date) 11/30/88
Before Covering And Is Hereby Approved For Use.

Date Approved: 11/30/88

By: [signature]
Authorized Agent Of N.H. Water Supply And Pollution Control Division

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 149-E:3-b)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (WS 410.05)

REVISED 2/87 W0025912 (OVER)

TOWN'S

# APPROVAL FOR CONSTRUCTION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03301

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

VALPEY

THEODORE S ~~VALEPY~~, JR.
9 BAYVIEW ROAD
DOVER, NH 03820

APPROVAL NO. 155566

Lot Numbers:
Subd. Appvl. No.:
Subd. Name:

Plan 6

COPY OF [redacted] APPROVAL SENT TO:

JAY E. STEPHENS
CITY ENGINEER
DOVER, NH 03820

Type of System: 0000004BR
000600GPD

Town/City Location: DOVER

Street Location: 9 BAYVIEW ROAD

BY APPLICANT: PERMIT NO. 000000803

DURGIN/SCHOFIELD ASSOC.
600 GREENLAND ROAD
PORTSMOUTH, NH, 03801

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure. (RSA 149-E:3-b)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (WS 410.05)

**ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED BY BELOW CONDITIONS**

Approved this date: 11/01/87 By: Louis Siroy
LOUIS SIROY
N.H. Water Supply & Pollution Control Division Staff

REVISED 2/87 W0025912 (OVER)

TOWN'S

N.H. WATER SUPPLY & POLLUTION CONTROL COMMISSION
P.O. BOX 95 HAZEN DRIVE, CONCORD, NH 03301

# APPROVAL FOR OPERATION

THE INDIVIDUAL SEWAGE OR WASTE
DISPOSAL SYSTEM CONSTRUCTED FOR:

Replaced w/155566 APPROVAL # 88714

Owner:

Theodore S. Valpey Jr. (VALPEY)
Bay View Road
Dover, NH 03820

Copy sent to:

Mr. Jay E. Stephens
City Engineer
Dover, NH 03820

LOT NUMBERS:
SUBD. APPVL.#:
SUBD. NAME:

TYPE OF SYSTEM: Three Bedroom Apartment

TOWN/CITY LOCATION: Dover
STREET LOCATION: Bay View Road

was inspected on (Date) October 28, 1980
before covering and is hereby approved for use.

Date Approved: October 28, 1980

By: James K. McBride
(Authorized Agent of N.H. Water Supply and Pollution Control Commission)

INSTALLER Roland Turgeon
PERMIT # 371
☐ OWNER INSTALLED FOR HIS DOMICILE

THIS APPROVAL DOES NOT SUPERCEDE ANY EQUIVALENT OR MORE STRINGENT LOCAL ORDINANCES OR REGULATIONS. STATE STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

Revised 4/1/80

(OVER)

# APPROVAL FOR CONSTRUCTION

N.H. WATER SUPPLY & POLLUTION CONTROL COMMISSION
P.O. BOX 95 HAZEN DRIVE, CONCORD, NH 03301

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

APPROVAL # 88714

Owner:

Theodore S. Valpey Jr.
Bay View Road
Dover, NH 03820

LOT NUMBERS:
SUBD. APPVL.#:
SUBD. NAME:

TYPE OF SYSTEM: Three Bedroom Apartment

Copy of Plan & Approval sent to:

Mr. Jay E. Stephens
City Engineer
Dover, NH 03820

TOWN/CITY LOCATION: Dover
STREET LOCATION: Bay View Road

By Applicant: PERMIT # 39

G.L. Davis & Assoc.
109 Spur Road
Dover, NH 03820

PLEASE POST IN A CONSPICUOUS PLACE DURING CONSTRUCTION.

THIS APPROVAL DOES NOT SUPERCEDE ANY EQUIVALENT OR MORE STRINGENT LOCAL ORDINANCES OR REGULATIONS. STATE STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

WHITE= Applicant's; YELLOW= Town's; BLUE= NHWS&PCC file; GOLD= Owner's - (No Action Required)

NOTE: ( XX ) Gravity system

( ) Gravity system to septic tank and effluent pump chamber with disposal system to be constructed on a properly prepared base.

Bed bottom to be set ( ) no deeper than _____" below the original ground

( XX ) no less than 12" above the original ground

( ) no lower than the original ground

to maintain ( XX ) 4 ' minimum above the reported seasonal high water table.

( ) _____' minimum above the reported ledge depth.

( XX ) 8 ' minimum above the reported impermeable soil.

( XX ) Fill to prepare disposal area should be a medium to coarse sand (0.5 to 1.0 mm).

( ) This approval only valid for the above owner's domicile/exemption.

are approved this date: August 8, 1980

By: Barry Lehneman
N.H. Water Supply and Pollution Control Commission Staff

Revised 4/1/80

# DURGIN/SCHOFIELD ASSOCIATES

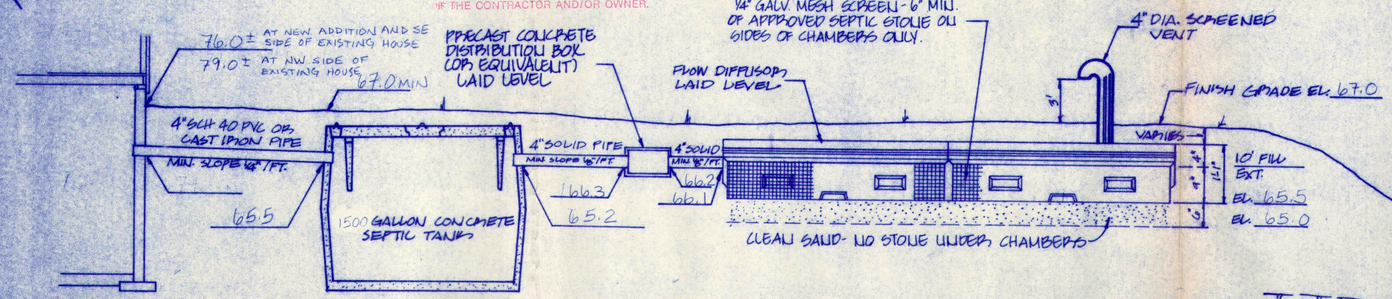
ENGINEERS
SURVEYORS
DESIGNERS

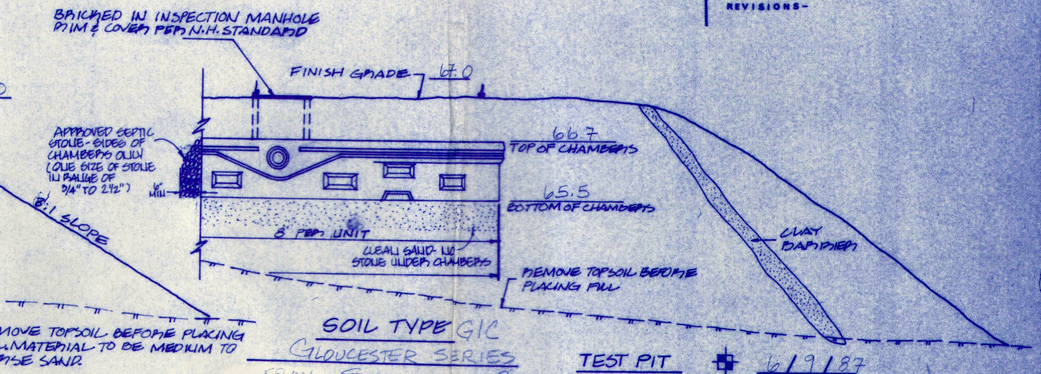

600 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

1 WAKEFIELD STREET
SUITE 204
ROCHESTER, N.H. 03867


REVISIONS-

PLEASE NOTE
STRICT ADHERENCE TO THE ELEVATIONS AND SYSTEM LOCATION SHOWN ON THIS PLAN IS NECESSARY TO MEET STATE REQUIREMENTS AND IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.




NOTE: THIS PLAN IS PREPARED FOR SEPTIC SYSTEM DESIGN PURPOSES ONLY. IT IS NOT A BOUNDARY SURVEY. LIABILITY FOR ACTIONS UNDERTAKEN IN RELIANCE UPON THIS PLAN, INSOFAR AS THEY RELATE TO THE SET-BACKS FROM PROPERTY OR RIGHT-OF-WAY LINES, RESTS SPECIFICALLY WITH THE INSTALLER AND/OR OWNER.

DESIGN INTENT: BED BOTTOM TO BE 1.5' ABOVE ORIGINAL GRADE AT HIGH SIDE
HIGH SIDE = 67.0

## CROSS SECTION OF DISPOSAL SYSTEM FLOW DIFFUSOR CHAMBERS

NOT TO SCALE

SOIL TYPE GIC
GLOUCESTER SERIES
FROM STRAFFORD CO. SOIL SURVEY

TEST PIT ⊕ 6/9/87

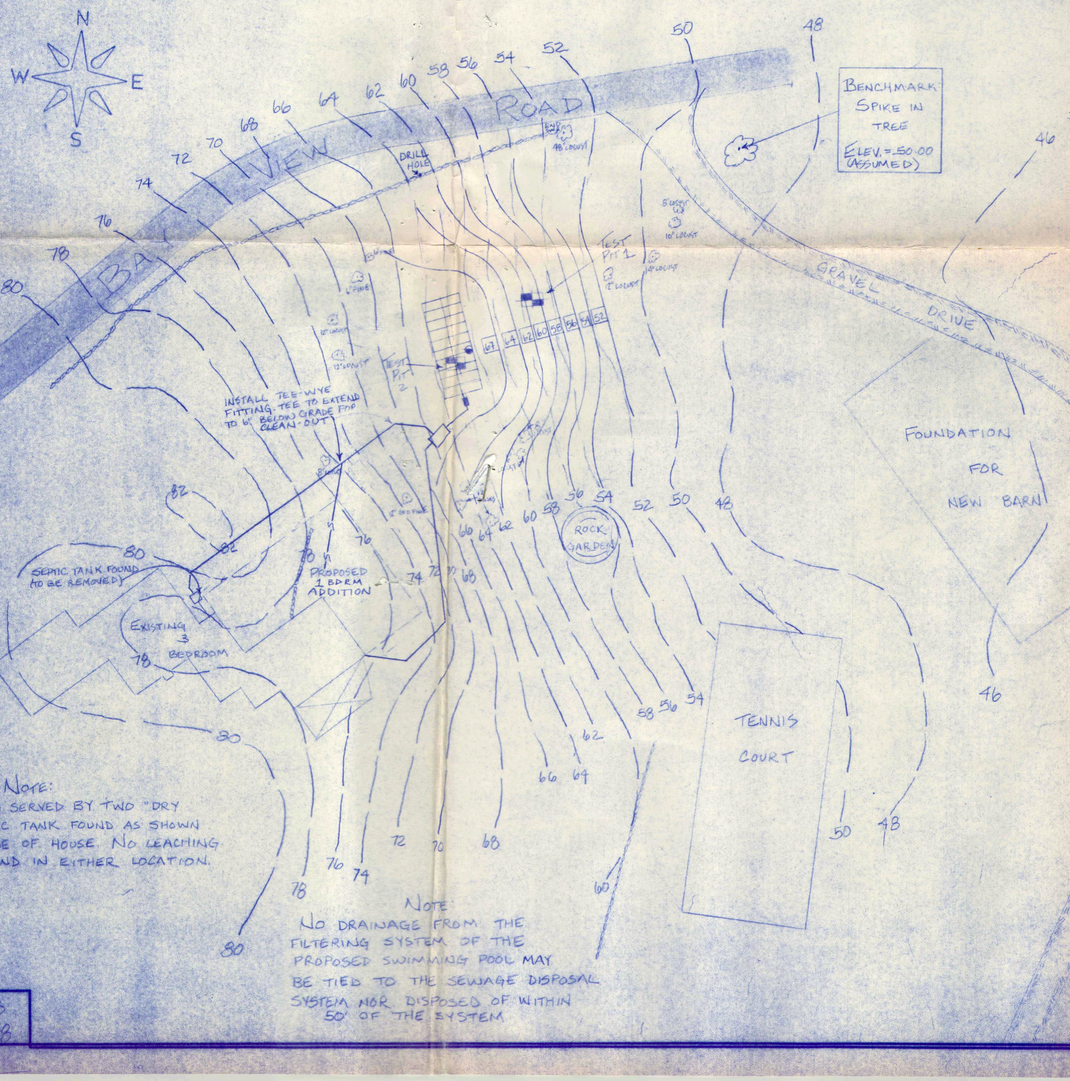
| | |
|---|---|
| 0-9" | BROWN FINE SANDY LOAM. GRANULAR, FRIABLE |
| 9-22" | YELLOWISH BROWN FINE SANDY LOAM. GRANULAR, FRIABLE |
| 22-40" | STONY OLIVE BROWN SANDY LOAM. MASSIVE, FRIABLE |
| 40-85" | VERY STONY OLIVE BROWN SANDY LOAM & GRAVEL. WEAK PLATY. FIRM IN PLACE, FRIABLE WHEN REMOVED |

ESHWTC 32"

TEST PIT 1 (6-9-87)
0-3" BROWN FINE SANDY LOAM. GRANULAR, FRIABLE.
3-10" YELLOWISH BROWN FINE SANDY LOAM. GRANULAR, FRIABLE
10-30" LIGHT OLIVE BROWN VERY FINE SANDY LOAM. GRAN., FRIABLE
30-?" STONY OLIVE BROWN SANDY LOAM. WEAK PLATY. FIRM IN PLACE, FRIABLE WHEN REMOVED.
ESHWTC 30"

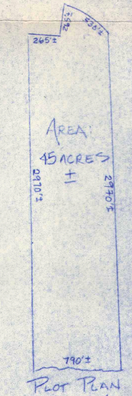
**PERCOLATION TEST DATA**
DATE CONDUCTED: 6-9-87
RESULTS: 8 MINUTES/INCH
DEPTH: 18"

**LEACH BED REQUIREMENTS**
PERC RATE: 8 MINUTES/INCH
NUMBER OF BEDROOMS: 4
BED AREA REQUIRED: 1000 FT²
BED SIZE: 1000 FT² * 0.6 (CHAMBERS) = 600 FT² ÷ 32 FT²/CHAMBER = 18.75 CHAMBERS. 20 CHAMBERS PROVIDED.

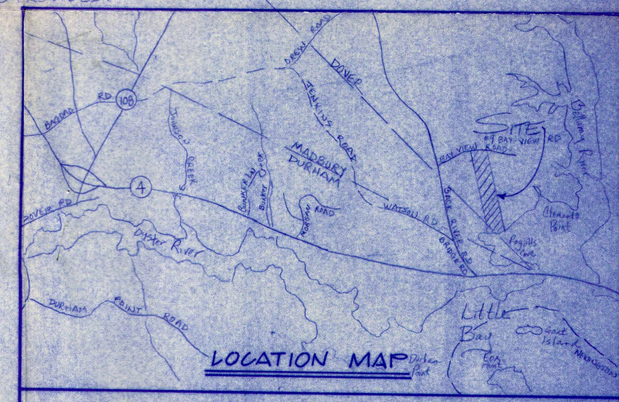



Note:
HOUSE IS NOW SERVED BY TWO "DRY WELLS". SEPTIC TANK FOUND AS SHOWN ON NORTH SIDE OF HOUSE. NO LEACHING FACILITY FOUND IN EITHER LOCATION.

Note:
NO DRAINAGE FROM THE FILTERING SYSTEM OF THE PROPOSED SWIMMING POOL MAY BE TIED TO THE SEWAGE DISPOSAL SYSTEM NOR DISPOSED OF WITHIN 50' OF THE SYSTEM




PLOT PLAN
1" = 660'




LOCATION MAP

PLEASE NOTE
STRICT ADHERENCE TO THE ELEVATIONS AND SYSTEM LOCATION SHOWN ON THIS PLAN IS NECESSARY TO MEET STATE REQUIREMENTS AND IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.

NHWS & PCC SUBD. APPROVAL NO. N/A
NHWS & PCC COVEST. APPROVAL NO. _____

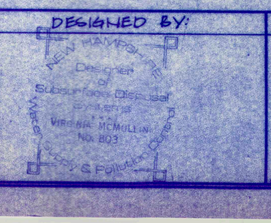

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## SKETCH OF LAND SHOWING PROPOSED SEPTIC SYSTEM LAYOUT

THEODORE S VALPEY
9 BAYVIEW ROAD
DOVER, N.H.

SCALE: 1 INCH = 30 FEET JULY, 1987

DESIGNED BY:




REVIEWED BY:

APPROVED 10/7/87
William P. Jacklin

JOB NO: 00838
PLAN NO: WP-938

PRINTED: SEP 28 1987