

BK: 2019 PG: 3000
Recorded: 9/19/2019 at 1:01:27.0 PM
Pages 14
County Recording Fee: \$0.00
Iowa E-Filing Fee: \$0.00
Combined Fee: \$0.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name Justin and Annie Doyle

Address 4026 Amick Avenue Des Moines Iowa 50310
Number and Street or RR City, Town or P.O. State Zip

TRANSFeree:

Name Christopher and Lisa Bourne

Address 1903 Quail Ridge Avenue. Winterset. Iowa 50273
Number and Street or RR City, Town or P.O. State Zip

Address of Property Transferred:
1903 Quail Ridge Avenue. Winterset. Iowa 50273
Number and Street or RR City, Town, or P.O. State Zip

Legal Description of Property: (Attach if necessary) _____
Lot Fifteen (15) in Quail Ridge Subdivision, located in the Northwest Quarter (NW ¼)
of the Northeast Quarter (NE ¼) of Section Twenty-three (23), Township Seventy-six (76)
North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

1. Wells (check one)

- There are no known wells situated on this property.
 There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

2. Solid Waste Disposal (check one)

- There is no known solid waste disposal site on this property.
 There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

3. Hazardous Wastes (check one)

- There is no known hazardous waste on this property.
 There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

4. Underground Storage Tanks (check one)

- There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
 There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. Private Burial Site (check one)

- There are no known private burial sites on this property.
- There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

6. Private Sewage Disposal System (check one)

- All buildings on this property are served by a public or semi-public sewage disposal system.
- This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
- There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
- This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____.
- The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

Private Sewage System inspection is current and on file with Madison County, observed by
_____ buyer of property.

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.

Signature: _____ Telephone No.: (515)537-3728
(Transferor or Agent)

9/18/19

Inspection Report

Site Address 1903 Quail Ridge Ave Winterset, IA Madison County

Owner of Property Justin Doyle

Performed 9/13/19

County has records of original installation 10/27/17. The county map of the system is accurate. Since the system was installed less than 2yrs ago a Time of Transfer does not need to be completed as long as the sell closes before the 2yr period elapses.

The system has 1500/500 Concrete Tank. It has a pressure dosed Sand filter as secondary treatment. The sand filter measures 20'x30'.

The system was performing well upon inspection. The house is a 4 bdrm. There are 7 distribution lines. There are 3 missing green caps that cover the cleanouts for the distribution lines. Those do need replaced. Those do need to stay exposed for annual testing of squirt height as well as long term maintenance of cleaning those lines out as needed. Keeping weather, snow, ice, and debris out of those are critical to insure the distribution lines do not break or become comprised. This type of sand filter is pressure dosed and requires equal pressure throughout to perform as designed. There was no sign of discharge at the discharge pipe location. The soil seems to be absorbing the water and that may continue, or it may change depending on different issues.

Tank

Condition of the tank is good. The tank is 1500/500gal concrete tank. 20" Risers and lids installed to the surface. The baffles are in place as well as the mid wall intact. There is an effluent filter in the outlet tee towards the pump compartment side.

Pump Tank Compartment

Condition of the 500gal concrete pump compartment was good. A 24" plastic riser and lid was installed to the surface. The pump operated as it should. The pump was in place and ran with the float being operated up and down as well as manually through the post alarm. All was operational and working well at the time of inspection.

Sand Filter

The county map and pictures show 7 runs. Ran continuous water from the pump tank to check squirt height. All lines took water as they should and tested good. No ponding or water to the surface throughout the top of the sand filter. There was no discharge at the time of inspection. The yard was well kept and showed no signs of ever discharging.

Included with the report

County map and permit

Inspection Report

Madison County
Office of Zoning and
Environmental Health

**Authorization to Construct a
Private On-site Wastewater
Treatment System (POWTS)**

112 N. John Wayne Drive
P.O. Box 152
Winterset, IA 50273-0152
Telephone: (515) 462-2636

Permit Number: 034-17

Date Issued: 06-05-2017

Issued to: Justin Doyle
Address: ~~4026 Amick Ave~~ 1903 Quail Ridge Ave
Des Moines, IA 50310 Winterset

Legal Description: ~~Previous~~ Lot 15 Quail Ridge Sub.
NW NE PID #400072324000000 40007 2340 020000
Sec 23 T76N R27W Union TWP

POWTS Components Specifications: 1500/500 Septic/Pump Tank & a 600 sq. ft. Sand Filter

General Conditions:

1. System must be constructed in conformance with attached system layout, profiles, and cross-sections.
2. Structures must be constructed in conformance with 567 IAC Chapter 69 and the Madison County Environmental Health Regulations.
3. Permit shall be null and void if system is not constructed within one year of permit issuance. The Environmental Health Officer must approve any request for extension of permit.
4. The Environmental Health Officer must approve any design modifications to the permitted system prior to construction.
5. Once constructed, all system components must be uncovered for inspection and the system must be approved before it can be put into operation. Notice for inspection must be received with 24 hours in advance (8 a.m. through 4:30 p.m., Monday - Friday). If weather necessitates the need to cover the system components, then the system owner or contractor must notify and follow the procedures given by the Environmental Health Officer.

Special Conditions: All fees, maintenance, construction, & testing shall be in accordance with County & State Codes.



**Environmental Health Officer Assistant
Madison County
Office of Zoning and Environmental Health**

Madison County
Office of
Zoning & Environmental Health

\$2601

Application to Construct
Private Sewage Disposal System (PSDS)

112 N. John Wayne Dr.
P O Box 152
Winterset, IA 50273
Telephone (515) 462-2636

Office Use Only					Temp E911:	
Tracking No.	Date Received	Fee Paid	Check #	Date Issued	Section/Township	
034-17	6/5/17	261.00	1384	6/5/17	23-Union	

Application will not be accepted until site and soil analysis/percolation information have been received and fee has been paid. For systems requiring an NPDES General Permit #4 (surface discharge), its application must be submitted to this office along with appropriate forms for recording before a permit will be issued.

Please Print All Information.

1. Owner Information (Applicant)			2. Installation Contractor Information		
First Name	Last Name		First Name	Last Name	
JUSTIN	DOYLE		MARK	HANSEN	
Address			Address		
4020 AMICK AVE			118 1/2 N 2nd AVE E		
City	State	Zip	City	State	Zip
DES MOINES	IA	50310	NEWTON	IA	50708
Phone Number (area code)	Cell Phone		Phone Number (area code)	Cell Phone	
515	537-5728		641	792-2515	

3. System Requirement Information		4. Site and Soil Evaluator (Percolation Test/Soils Analysis)	
IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED		PERCOLATION/SOILS ANALYSIS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT	
	Minimum Tank Size Required	Date test taken _____	Test taken by _____
1-3 Bedroom	1250	Passed: _____	Failed: _____
4 Bedroom	1500	Percolation Rate: _____	Soils Loading Rate: _____
5 Bedroom	1750		
6 Bedroom	2000		


5. Type of Submittal <input type="checkbox"/> New House <input checked="" type="checkbox"/> Existing House <input type="checkbox"/> Repair, Tank <input type="checkbox"/> Repair, Treatment Area <input type="checkbox"/> System Replacement Previous Permit #:	6. Address Information Lot 15 Quail Ridge Sub. 911 Address or nearest road: 1903 QUAIL RIDGE AVE, WINTERSSET IA, 50273 Legal Description: PID # 400072324 000000 23-76-27 NW NE 40A.
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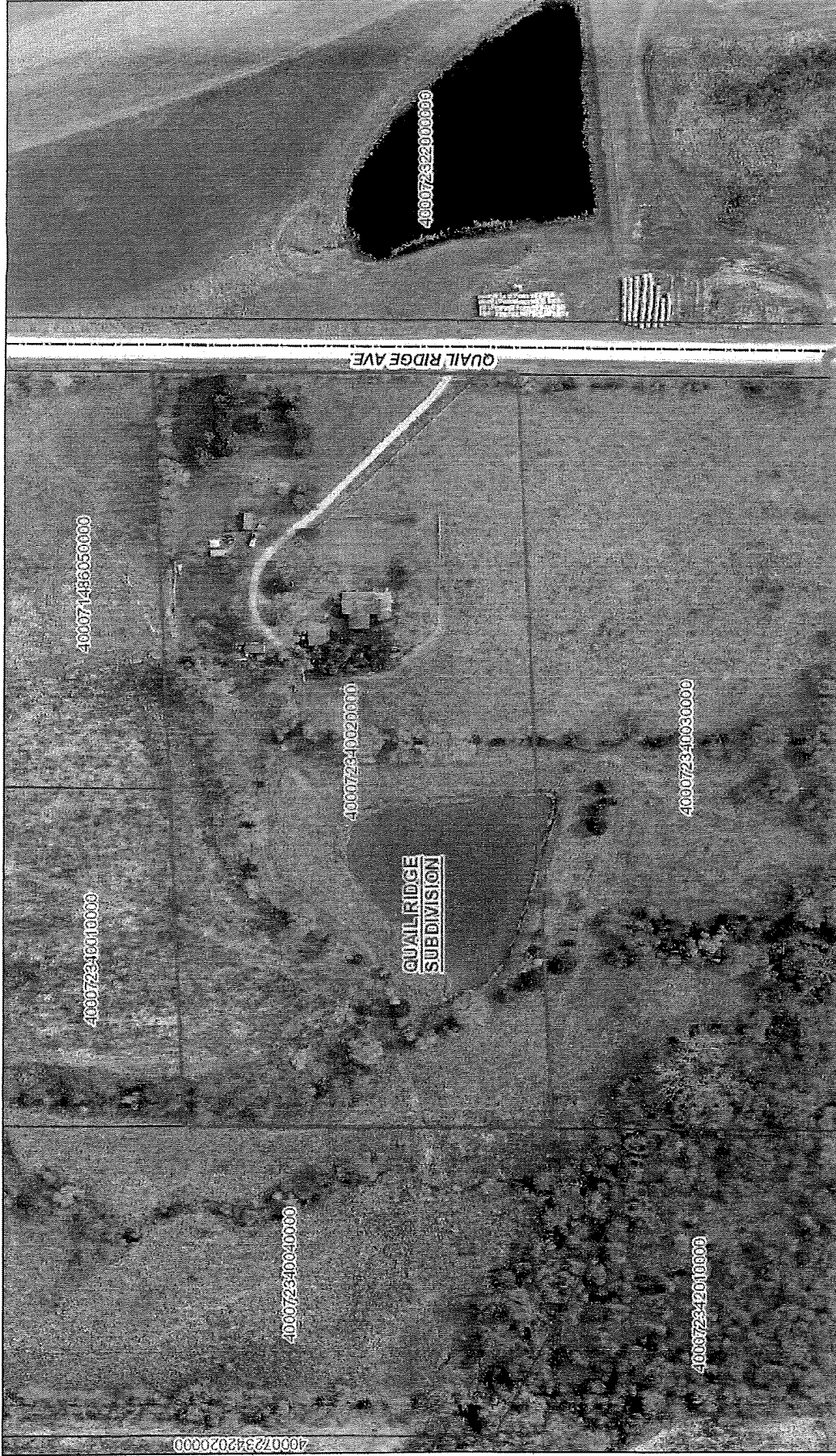
7. Type of Building (Completed by Owner)			
Building Square ft.: 2000	Number of Bedrooms: 4	Number of Bathrooms: 3	Non-Residential uses: 0
Other buildings served by this system: NA		Any other circumstances which may affect water usage: NA	
Water softeners must be routed to a brine pit independent of septic system.			

Your contractor or system designer should complete the remaining portion of this application.

8. Tanks			
Septic Tank	Type: 1500 CONCRETE	Size: 1500	Manufacturer: LISTER
Pump Tank	Type: CONCRETE	Size: 500	Manufacturer: LISTER
Additional Tank	Type:	Size:	Manufacturer:

9. Secondary Treatment Area				
Laterals	Type:	Length of each:	Total number:	Maximum trench Depth:
Sand Filter	Square ft.: 1000	Length: 70'	Width: 30'	
Peat System	Model:	Manufacturer:		
Other	Description:			

I hereby attest the truth and accuracy of all facts and information presented on this application. Request for inspection of the system must be made 24 hours in advance. Water at the site to test the distribution box must be available. Discharging systems must be covered by a maintenance agreement, which shall be recorded in the Madison County Recorders Office. Discharging systems also require periodic testing as set forth in IAC Chapter 69 and Madison County Environmental Health Regulations.	It is unlawful to start construction, reconstruction, or repair of any PSDS prior to issuance of a PSDS permit by the Environmental Health Officer.
Applicant Signature: 	Date: 6/5/17



Parcel ID 400072340020000
 Sec/Twp/Rng 23-76-27
 Property Address
 District
 Brief Tax Description

Alternate ID n/a
 Class A
 Acreeage 10.1

Owner Address DOYLE, JUSTIN C. & ANNT.
 4026 AMICK AVE
 DES MOINES, IA 50310

UNION
 LOT 15 QUAIL RIDGE
 SUB
 10.10A
 (Note: Not to be used on legal documents)

400072342020000

400072340040000

40007234010000

400071436050000

400072340020000

QUAIL RIDGE
 SUBDIVISION

400072340030000

400072342010000

4000723622000000

QUAIL RIDGE AVE.

Justin Doyle 515-537-3728
4026 Amick Ave D.M. IA 50310

ONSITE WASTEWATER SITE EVALUATION FOR SEPTIC SYSTEM Pages with report 6 REPORT # 4180
OWNER NAME: Chase Thomas
OWNER ADDRESS: 1903 Quail Ridge Ave Winterset
Madison County

PHONE # _____ LOT SIZE: _____ acres
NO. BEDROOMS: 4 AVERAGE DAILY FLOW 300 PEAK DAY DESIGN FLOW 600 gallons STRUCTURE NEW X EXISTING
BUILDER: _____ PLUMBER: _____

THE TREATMENT SITE SHALL BE PROTECTED FROM ANY AND ALL TRAFFIC, AND ANY SOIL DISTURBANCES. DISTURBING THE TREATMENT SITE SHALL VOID THIS RECOMMENDATION.

THE USE OF THIS DESIGN TO OBTAIN THE ONSITE WASTEWATER COUNTY CONSTRUCTION PERMIT AND THE CONSTRUCTION OF THE ONSITE SYSTEM IS AN ACCEPTANCE OF THE CONDITIONS ON PAGE 2 OF THIS REPORT.

The owner and contractor are responsible for verifying that the system layout is within the property boundaries. James Carroll has not verified the property and easement boundaries.

The OWNER Should review: how to maintain a septic system by reviewing: <http://www.ohiowastewatersolutions.com/faq/dos-and-donts/>
https://www3.epa.gov/npdes/pubs/homeowner_guide_long_customize.pdf.

Soils are not suitable for laterals or mound system. I recommend a sand filter system.

See attached designs



SOIL LOADING RATE	0	gpf.	BASED ON SURFACE AREA OF TRENCH BOTTOM.		
WATER TABLE/CONFINING AT	2.5	FEET	2-FOOT WIDE TRENCH	0	FEET
MAXIMUM DEPTH OF TRENCH	0	INCHES	3-FOOT WIDE TRENCH	0	FEET
			16-INCH WIDE CHAMBER	0	FEET

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA
DATE: 5/12/17 REG. NO. 11328 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017.

James A Carroll P.E. Number of Pages With Report 6

23-76-27
SE NW NE

Soil Probe Number

Confining Layer Location (*)

Soil Probe Number	1	2	3	4	5
1	DBY SiCL	DB SiCL	1	1	1
2	YB SiCL Stiff G and Rust*	DYB SiCL	2	2	2
3		G and Rust*	3	3	3
4	YB Hvy SiCL	YB Hvy SiCL	4	4	4
5	Stop	Stop	5	5	5
6			6	6	6

Textures S-Sand, SL-Sandy Loam, L-Loam, SiL-Silty Loam, Si-Silt, SCL-Sandy Clay Loam, SC-Sandy Clay, CL-Clay Loam, SiCL- Silty Clay Loam, SiC- Silty Clay, C-Clay, FS-Fine Sand.

Color DYB-Dark Yellow Brown, YB-Yellow Brown, Y-Yellow, B-Brown, VDB-Very Dark Brown, GB-Gray Brown, G-Gray, LG-Light Gray, DG-Dark Gray, PB-Pale Brown, BY-Brownish Yellow, BK-Black, Wh-White, RB-Reddish Brown, R-Red.

Other MST-Moderate Structure, WSt-Weak Structure, MaSt-Massive Structure, Ls-Loose, Hvy-Heavy, Lt-Light.

The use of this design to obtain the onsite wastewater county construction permit and the construction of the system is an acceptance of the following conditions:
 The septic system Engineer, James Carroll, has evaluated the site and located what appears to be a suitable location for an onsite septic system. However easements, floodplains, wetlands, wells, property lines, underground utilities were not marked, located or identified to the Engineer. The drawing may contain any or all of these items however they are not accurately shown. It is the responsibility of the Property Owner, Home Builder, and Septic Contractor to locate any and all of these items. The contractor is solely responsible for locating all underground utilities shown or not shown, and for the safety and protection of all such underground utilities and repairing any damage. In the event that any item is located in the proposed septic area the Engineer will be called to re-evaluate the site.
 The Engineer will not be inspecting or overseeing any of the work performed by the Contractor. All work performed by the Contractor shall comply with IAC 567 Chapter 69 and County Ordinances unless specifically show/detailed in this report and design.
 Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of contractor to comply with State and County Laws and Regulations applicable to the performance of the work. Engineer will not be responsible for Contractor's failure to perform the work in accordance with State and County requirements and the attached design. Engineer will not be responsible for the acts or omissions of Contractor, any Subcontractor, any Supplier, or of any other individual or entities performing any of the work, or the failure of any State or County Regulator in accepting the work Completed.

The Property Owner, Home Builder, and Septic Contractor agree that by using this report/design for the onsite system they shall indemnify and hold harmless the Engineer from and against all losses and all claims, demands, payments, suits, actions, recoveries, and judgment of every nature, and description brought or recovered against them by reasons of any act or omission of the said Property Owner, Home Builder, and Septic Contractor, its agents, or employees, in the execution of the work.

PROJECT: SAND FILTER PUMPED 150 SF PER BEDROOM

# Of Bedrooms	Ft ²
2	300
3	450
4	600
5	750
6	900

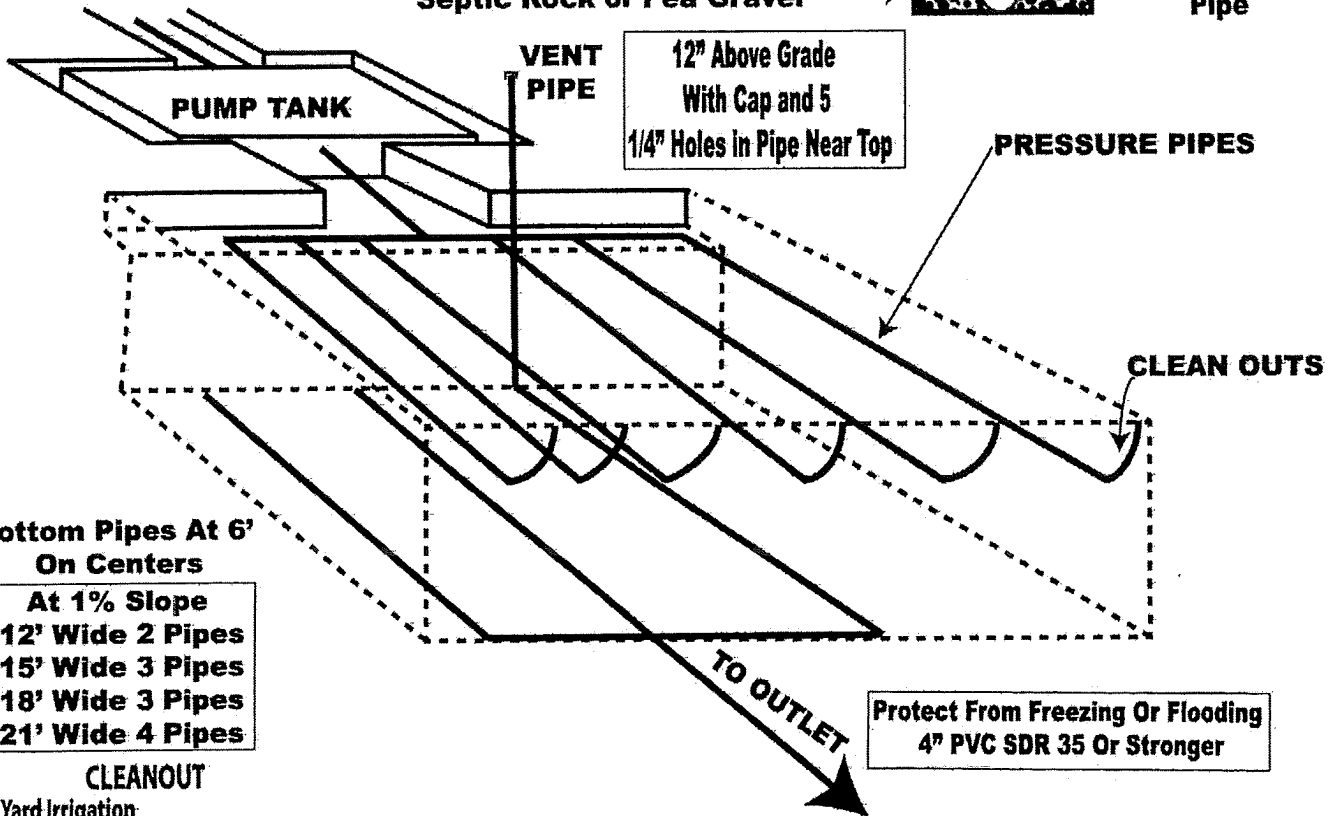
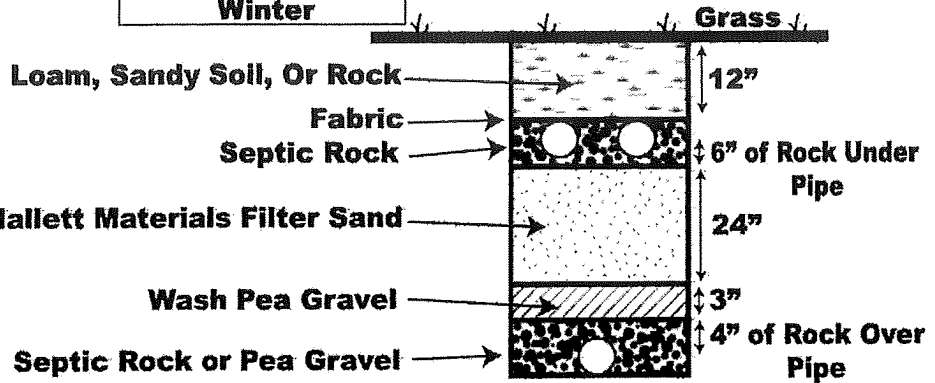
Warren County requires all pipe SCH 40

**ALL PIPES SDR 35
OR STRONGER**

**Thick Grass Cover
Required Prior To
Winter**

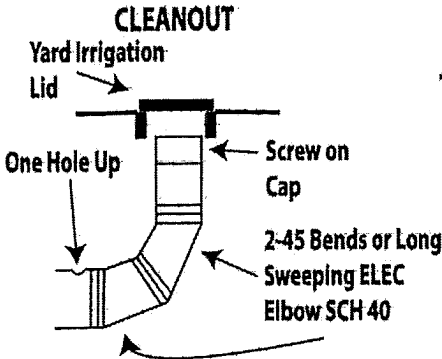
Top Pipes At 3' On Center

12' Wide 4 Pipes
15' Wide 5 Pipes
18' Wide 6 Pipes
21' Wide 7 Pipes



Bottom Pipes At 6' On Centers

At 1% Slope
12' Wide 2 Pipes
15' Wide 3 Pipes
18' Wide 3 Pipes
21' Wide 4 Pipes



The Contractor Shall Size The Pump To Meet The Following Requirements:
 The Distribution Pipe Shall Have Holes Spaced No Greater Than 3 Feet.
 The Holes Shall Be a Minimum of 3/16 inch diameter.
 The Squirt Height Above The Pipe Shall Be a Minimum of 3 Feet.
 The Pressure System Shall Drain Back To The Pump Tank. A 1/4 inch hole Shall Be Drilled into The Pipe Pointing Down Inside The Pump Tank To Allow The Sytem To Drain

Permit No 034-17 Name: Doyle 911 Sign Locate

Date of Inspection: 10/27/17 Inspected by: Elton Root

Contractor: Mark Hansen

Dwelling under construction or moved in Yes No

Setbacks

Meets required setbacks.

- Rural Water Yes No
- Private wells/heat pump wells/suction water lines/lakes Yes No
- Outside required 50-foot setback for tank Yes No
- Outside required 100-foot setback for laterals Yes No
- Streams/ponds (25-25 ft)-ditches (10-10 ft) Yes No
- Indications of water lines under pressure Yes No

Comments:

Building Sewer

- Clean outs – one right outside of house Yes No
- location of cleanout inside house and set requirement
- Pipe is SCH 40 and has a 4-inch diameter. Yes No
- Grade – has adequate fall. Yes No

Comments:

Tank

- Septic/Pump Tank Size & Manufacturer Lister 1500/500 Concrete Plastic
- Pump Tank Size & Manufacturer Concrete Plastic
- Septic compartments meet the specs for capacity. Yes No
- Baffle Yes No
- Inlet/Outlet tees are ok. Yes No
- Effluent filter in the outlet. Yes No Manuf. Poly Lock 4" ball
- Tank depth 12 inches
- Risers Yes No
- Lids above grade screwed on Yes No Will be

Comments:

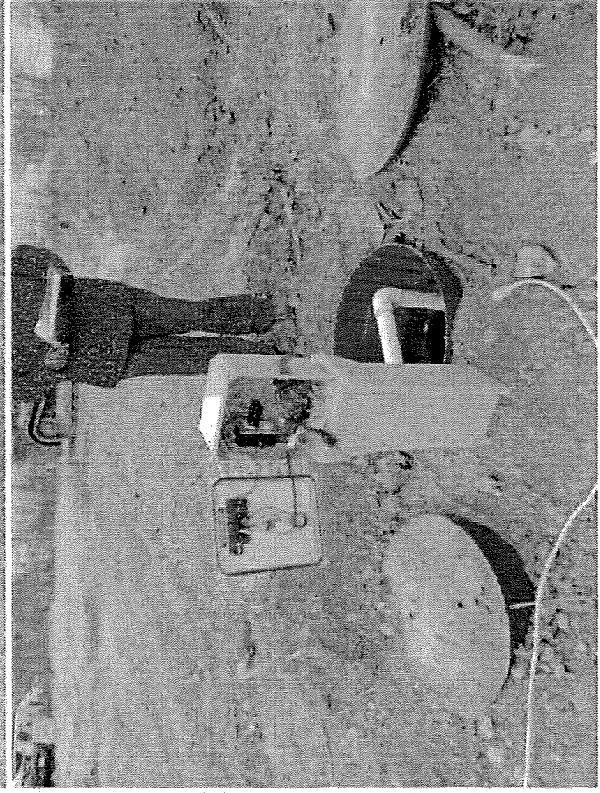
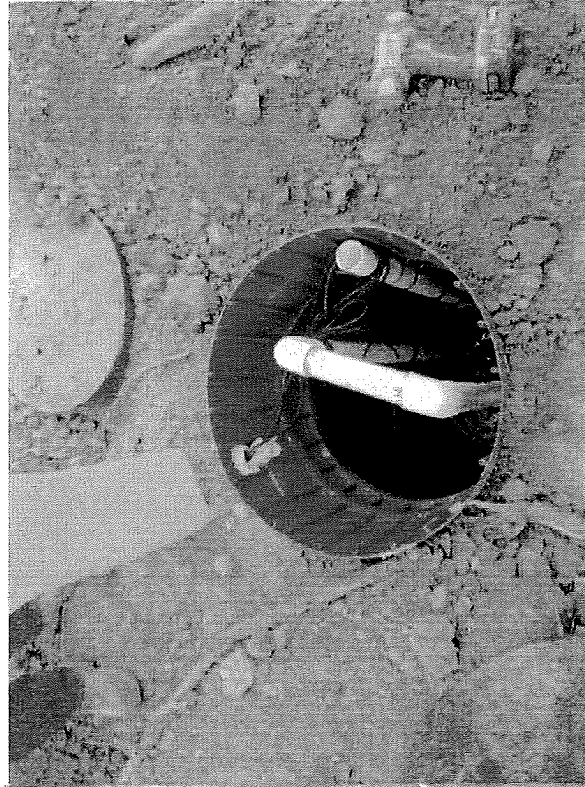
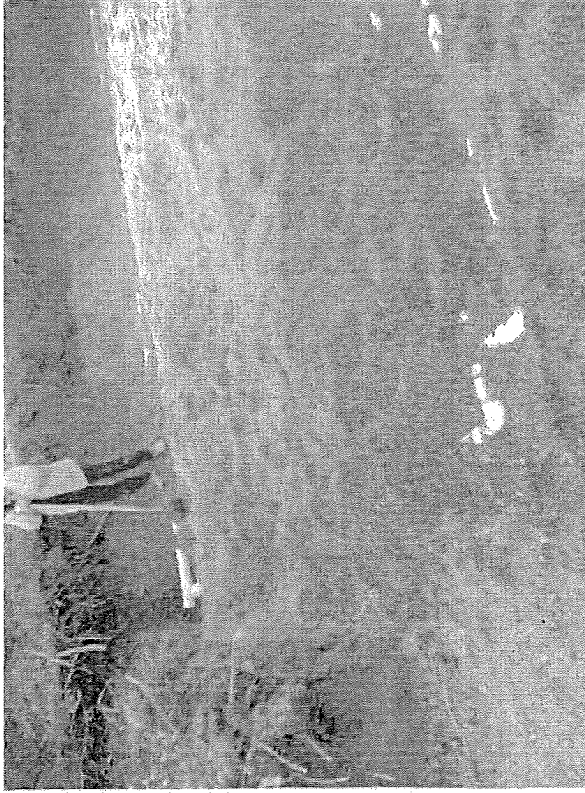
Secondary Treatment

- Sand Filter
- Pressure dosed with ½ HP pump
- 20 ft. x 30 ft.

Comments:

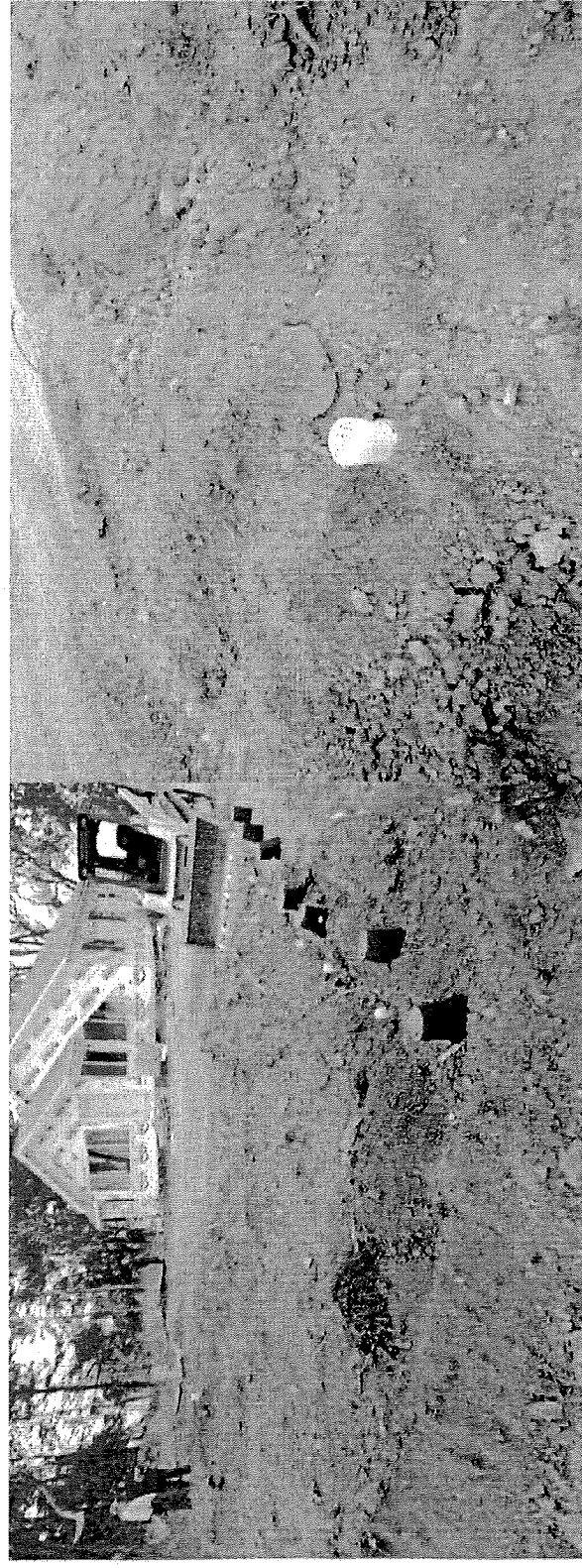
Permit # 034-17 Doyle inspection 10/27/17

1903 Quail Ridge Avenue



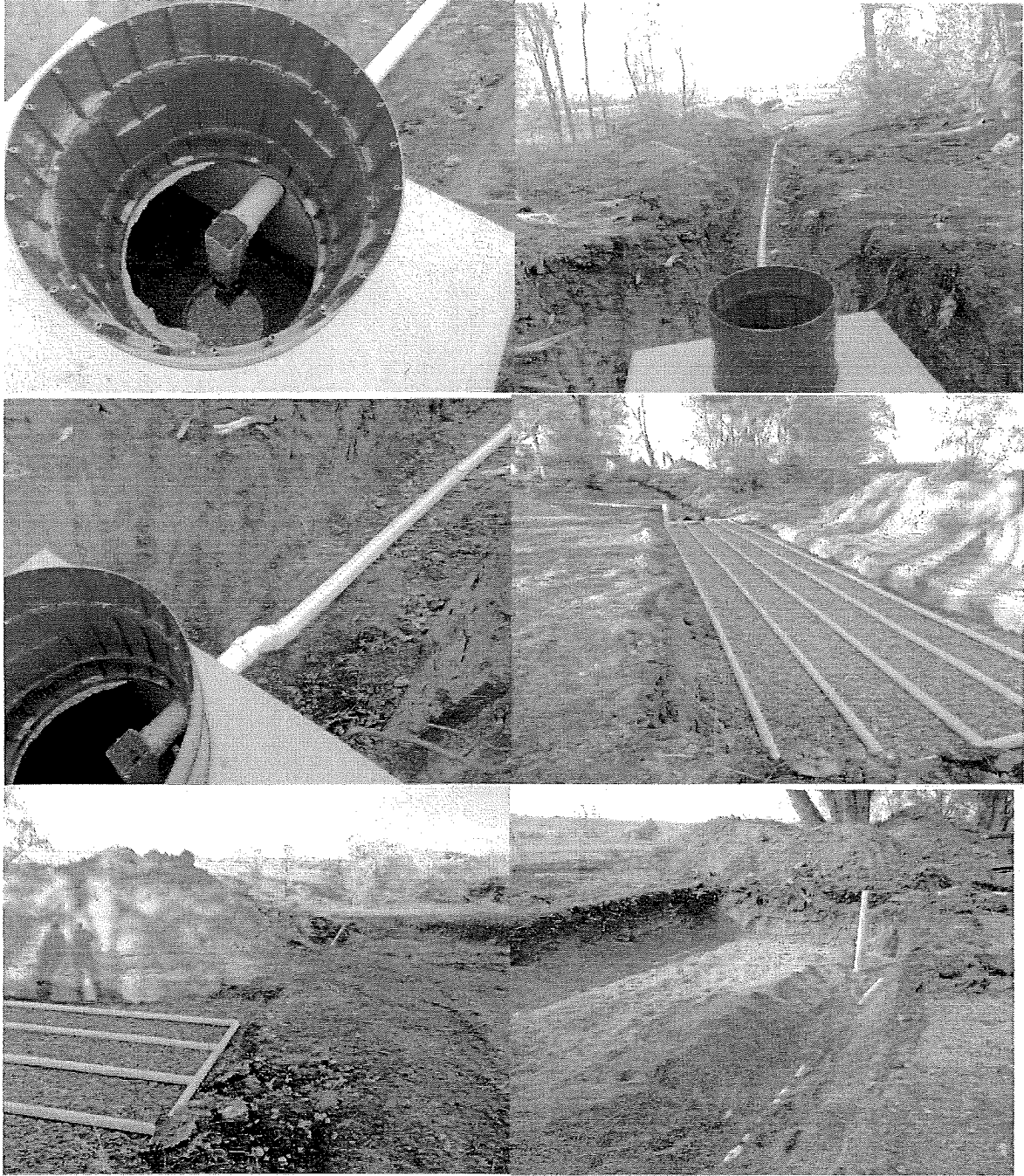
Permit # 034-17 Doyle inspection 10/27/17

1903 Quail Ridge Avenue



Permit # 034-17 Doyle inspection 10/27/17

1903 Quail Ridge Avenue

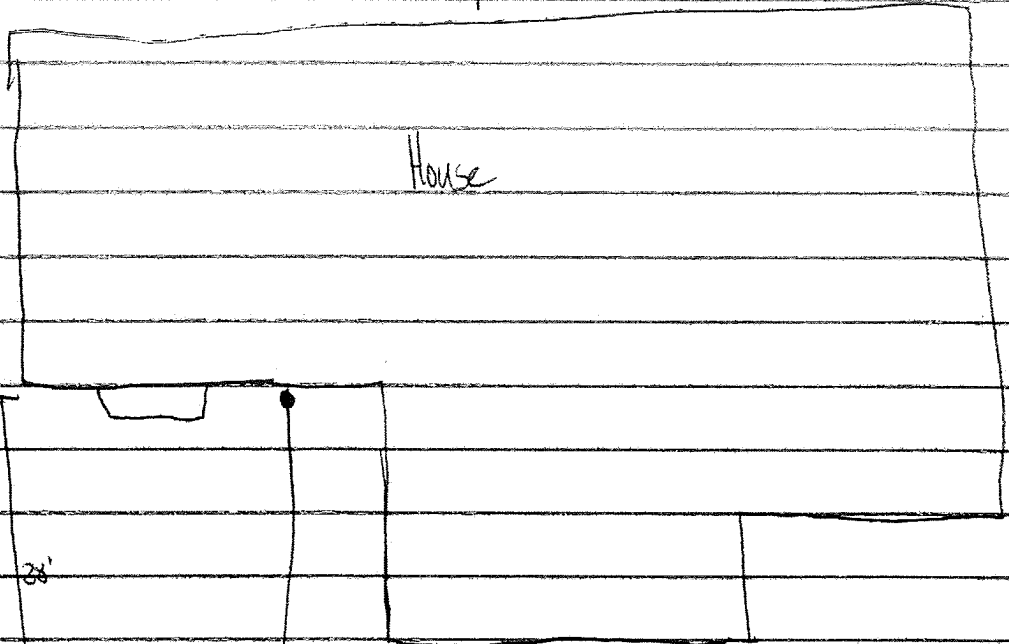


Permit# 034-17
Inspection 10/27/17

10/25/17

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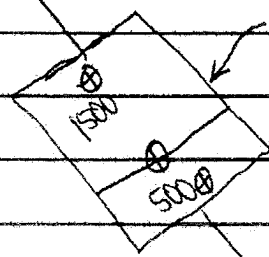
1903 Quail Ridge



28'

22'

15'



12" Risers Polylok / Filter

30'

4" x 40

12'

20'

40'

Hansen Mechanical
4 Bdm
600 sq ft Press Sand Filter