



Document 2020 GW844

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

**REAL ESTATE TRANSFER – GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED BY TRANSFEROR**

TRANSFEROR:

Name SHAWN ST. JOHN & JENNIFER ST. JOHN

Address 1911 NE Cypress Circle Grimes Iowa 50111
Number and Street or RR City, Town or P.O. State Zip

TRANSFeree:

Name DAIVD E. BOHANNON NON-EXEMPT MARITAL TRUST

Address 1446 Tristan Court Van Meter Iowa 50261
Number and Street or RR City, Town or P.O. State Zip

Address of Property Transferred:
1446 Tristan Court Van Meter Iowa 50261
Number and Street or RR City, Town or P.O. State Zip

Legal Description of Property: (Attach if necessary) Lot 11 of Plat 1, Timber Ridge Estates, 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 a 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 a 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 acknowledgement 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 acknowledgement is attached to this form.
- There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgement with the county board of health to install a new private sewage disposal system on this property with an agreed-upon time period. A copy of the binding acknowledgement 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 acknowledgement with the county board of health to demolish the building within an agreed-upon time period. A copy of the binding acknowledgement 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 047-18.

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

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.: 515 720 3784
(Transferor or Agent)

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: 047-18

REVISED

Date Issued: 6/7/18

Issued to: Shawn & Jennifer St. John
Address: 1446 Tristan Court
Van Meter, IA 50261

Legal Description: Lot 11 Timber Ridge Estates Phase 1, Section 29 Lee Township

LOCO
9-10-18

POWTS Components Specifications: 1500/500 Septic/Siphon Tank & ~~600sq. ft. Sand Filter~~ followed by 350 ft. of sock wrapped tile.

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 construction shall be in accordance with engineer design.



Environmental Health Officer
Madison County
Office of Zoning and Environmental Health

La

Application to Construct
Private Sewage Disposal System (PSDS)

Office Use Only					Temp E911:	
Tracking No.	Date Received	Fee Paid	Check #	Date Issued	Section/Township	
047-18	6/7/18	200 ⁰⁰		6/7/18	29 62	

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	
Shawn + Jenny	St John		Aaron	Younnel	
Address			Address		
1446 Tristan Ct			6350 NE 110 th St.		
City	State	Zip	City	State	Zip
Van Meter	IA	50261	Mitchellville	IA	50169
Phone Number (area code)		Cell Phone	Phone Number (area code)		Cell Phone
h			515-202-9634		
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 <u>9/31/17</u> Test taken by <u>James Carroll</u>		
1-3 Bedroom	1250		Passed: _____ Failed: <u>✓</u>		
④ Bedroom	1500		Percolation Rate: _____		
5 Bedroom	1750		Soils Loading Rate: _____		
6 Bedroom	2000		<u>Sand Filter Followed By Laterals</u>		
5. Type of Submittal		6. Address Information			
<input checked="" type="checkbox"/> New House		911 Address or nearest road: <u>1446 Tristan Ct.</u>			
<input type="checkbox"/> Existing House		Legal Description:			
<input type="checkbox"/> Repair, Tank		<u>lot 11 Timber Ridge Estates Phase 1 Sec 29-77-26</u>			
<input type="checkbox"/> Repair, Treatment Area		Previous Permit #:			
<input type="checkbox"/> System Replacement					
7. Type of Building (Completed by Owner)					
Building Square ft.:	Number of Bedrooms: <u>4</u>	Number of Bathrooms: <u>3</u>	Non-Residential uses:		
Other buildings served by this system:		Any other circumstances which may affect water usage:			
<u>None</u>		<u>Water softeners must be routed to a brine pit independent of septic system.</u>			
Your contractor or system designer should complete the remaining portion of this application.					
8. Tanks					
Septic Tank	Type: <u>concrete</u>	Size: <u>1500/500</u>	Manufacturer: <u>Pella</u>		
Pump Tank	Type:	Size:	Manufacturer:		
Additional Tank	Type:	Size:	Manufacturer:		
9. Secondary Treatment Area					
Laterals	Type:	Length of each:	Total number:	Maximum trench Depth:	
Sand Filter	Square ft.:	Length:	Width:		
Peat System	Model:	Manufacturer			
Other	Description: <u>600sq.ft. Siphon Dosed sand followed by 350' of sock wrapped tile</u>				
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: <u>[Signature]</u>			Date: <u>6-7-18</u>		

ONSITE WASTEWATER SITE EVALUATION FOR SEPTIC SYSTEM Pages with report 3 REPORT # 4319R

OWNER NAME: Shawn St John PROPERTY ADDRESS: Lot 11 Timber Ridge

OWNER ADDRESS: _____ LEGAL DESCRIPTION: Madison County

PHONE # _____ LOT SIZE: _____ acres
NO. BEDROOMS: 4 AVERAGE DAILY FLOW 300 PEAK DAY DESIGN FLOW 600 gallons STRUCTURE X NEW 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: <http://www.ohiowastewatersolutions.com/faq/dos-and-donts/>

See the attached drawing of the lot. The west half of the lot is fairly flat with a slight slope down to the NW. The east half of the lot has a concave curve and slopes to the NE. The soils are silty loams to silty clay loams with signs of wetness. They are not suitable for laterals or mounds. The soils in the NE corner of the lot are wet near the surface today (this has been and very dry year).


The septic contractor noted water in the septic tank hole and the water line hole. Therefore water is in the soil. A sand filter is not suitable.

I recommend a 1,500 septic tank, followed by a coco filter, followed by a minimum of 350 feet of 4-inch sock wrapped perforated tile. The tile shall be snaked across the sloped as shown and sloped down the hillside. The tile is buried 12-20 inches deep. The tile does not surface discharge.



SOIL LOADING RATE	<u>0</u>	gpf.	BASED ON SURFACE AREA OF TRENCH BOTTOM.		
WATER TABLE/CONFINING AT	<u>0</u>	FEET	2-FOOT WIDE TRENCH	<u>0</u>	FEET
MAXIMUM DEPTH OF TRENCH	<u>0</u>	INCHES	3-FOOT WIDE TRENCH	<u>0</u>	FEET
			16-INCH WIDE CHAMBER	<u>0</u>	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: 9/10/18 REG. NO. 11328 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017.


James A Carroll P.E.
Number of Pages With Report 3

Soil Probe Number

Confining Layer Location (*)

Depth in Feet	1	2	3	4	5
6	YB	DB	B, Moist, rust		
5	SICL	SICL	-----	1	1
4	MSI	-----	YB & Gray, rust		
3	-----	YB	SiCL, moist	2	2
2	YB & Gray & rust	SICL	-----	3	3
1	-----	YB & G & R, SICL	stop	4	4
	stop	-----		5	5
				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 MSI-Moderate Structure, WSI-Weak Structure, MaSt-Massive Structure, Le-Loose, HVV-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:

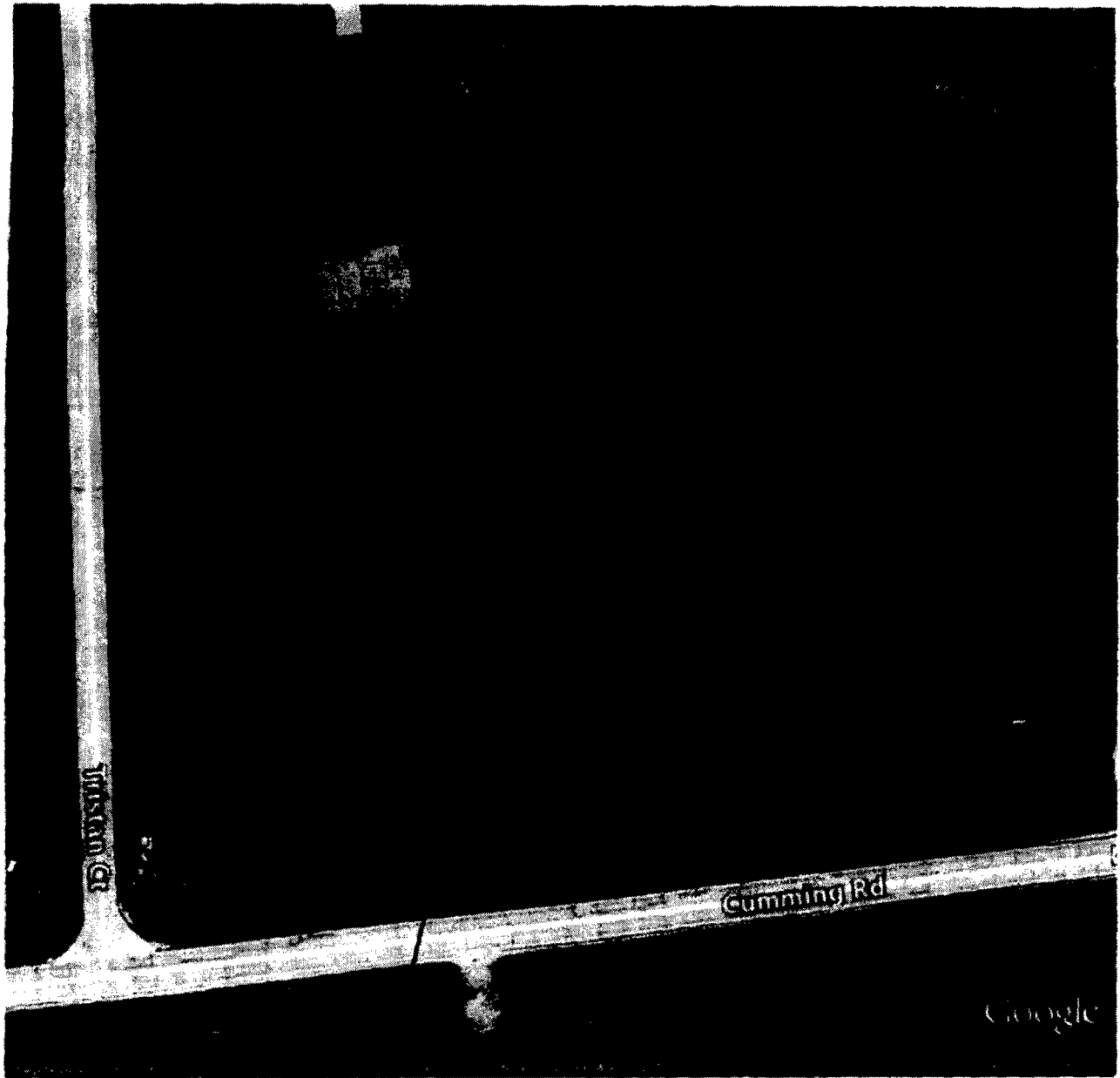
The septic system Engineer, James Carroll, has evaluated the site and located what appears to be a suitable location for an onsite septic system. However easements, floodplains, wetlands, wells, property lines, underground utilities were not marked, located or identified to the Engineer. The drawing 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 587 Chapter 69 and County Ordinance unless specifically showdetailed 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.

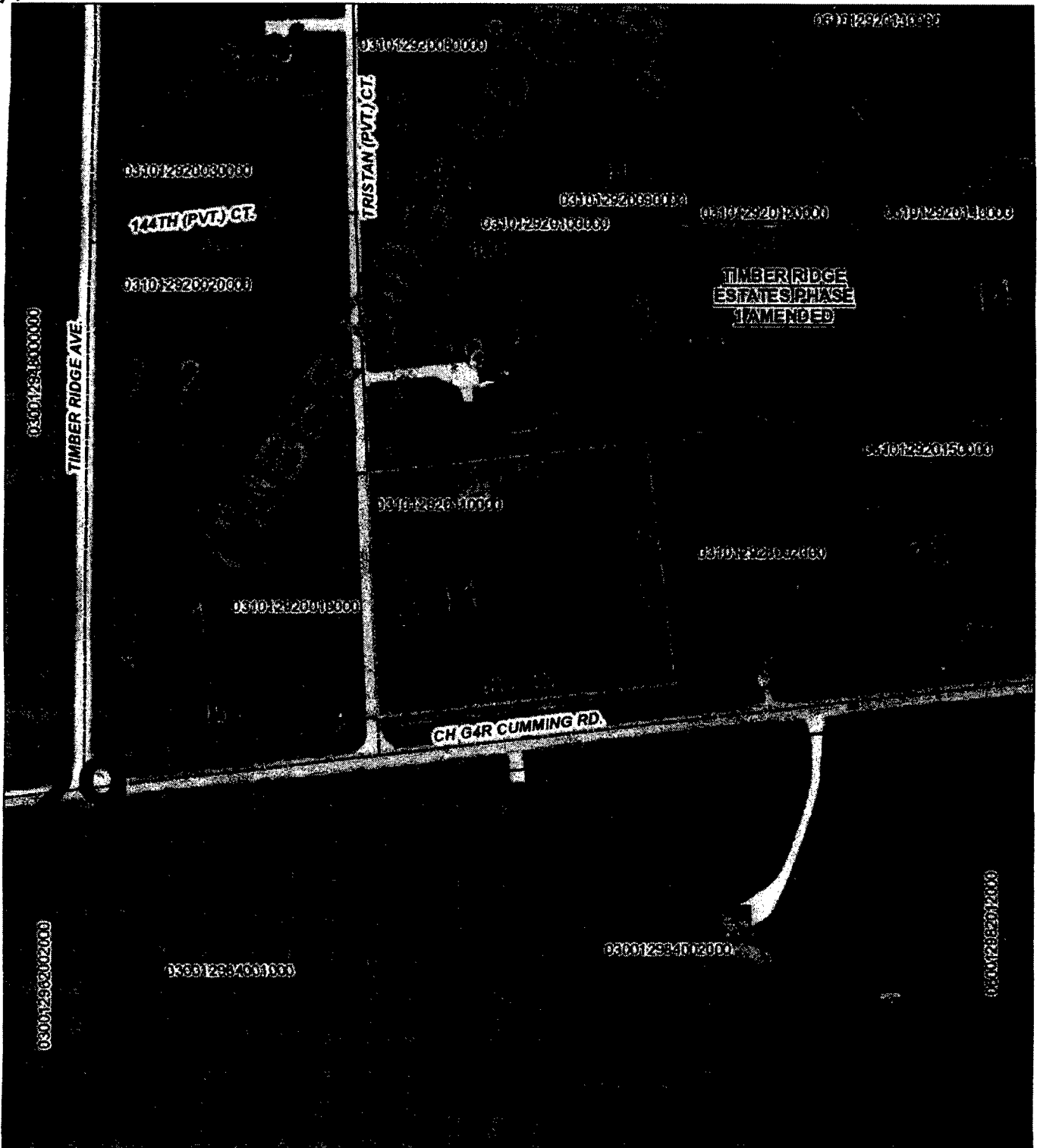
The Property Owner, Home Builder, and Septic Contractor agree that by using this report/design for the onsite system they shall indemnify and hold harmless the Engineer from and against all losses and all claims, demands, payments, suits, actions, recoveries, and judgment of every nature, and description 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.

Lot 11 Timber Ridge



soil test holes

2-Foot Contours



Parcel ID 031012920110000
 Sec/Twp/Rng 29-77-26
 Property Address 1446 TRISTAN CT
 VAN METER

Alternate ID n/a
 Class R
 Acreage 4.41

Owner Address ST. JOHN, SHAWN & JENNIFER
~~3003 MARY LYNN DR.~~
~~URBANDALE, IA 50322~~

*2501 56th St.
 Des Moines
 50310*

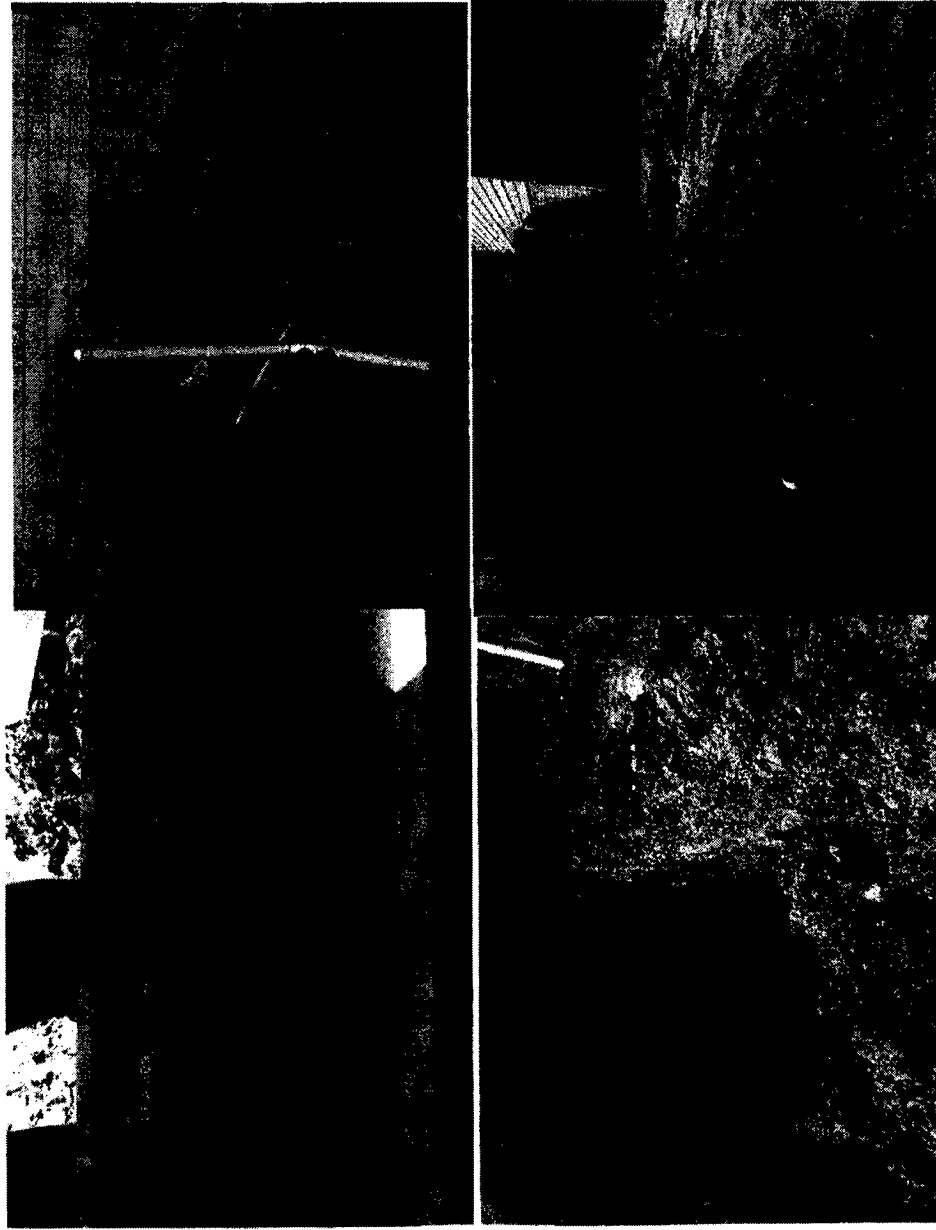
District LEE BADGER CR
 Brief Tax Description LOT 11 TIMBER RIDGE
 ESTATES PHASE 1

(Note: Not to be used on legal documents)

9-11-2018

1446 Tristan Court
Van Meter, Ia 50236

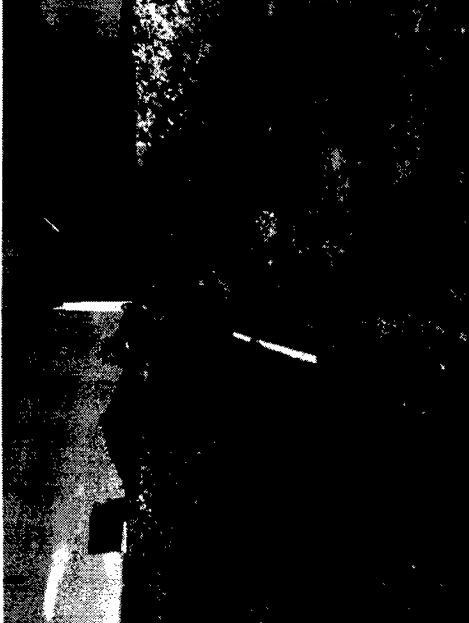
Permit 047-18



9-11-2018

1446 Tristan Court
Van Meter, Ia 50236

Permit 047-18



S U NA			DOSING SYSTEMS			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type	<input type="checkbox"/> Pump	<input type="checkbox"/> Siphon	<input type="checkbox"/> Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Watertight Pit	At least 24" in diameter.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Watertight Riser	With tight-fitting cover at or above ground level.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pump	Submersible pump of corrosion-resistant material.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pressure Line Size	Not smaller than outlet of pump it serves.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pressure Line Drainage	Drains between dosing or buried below frost level.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	High Water Alarm	Visual or audio alarm to alert of high water in pit.		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Connections	No connections located inside pump pit.		

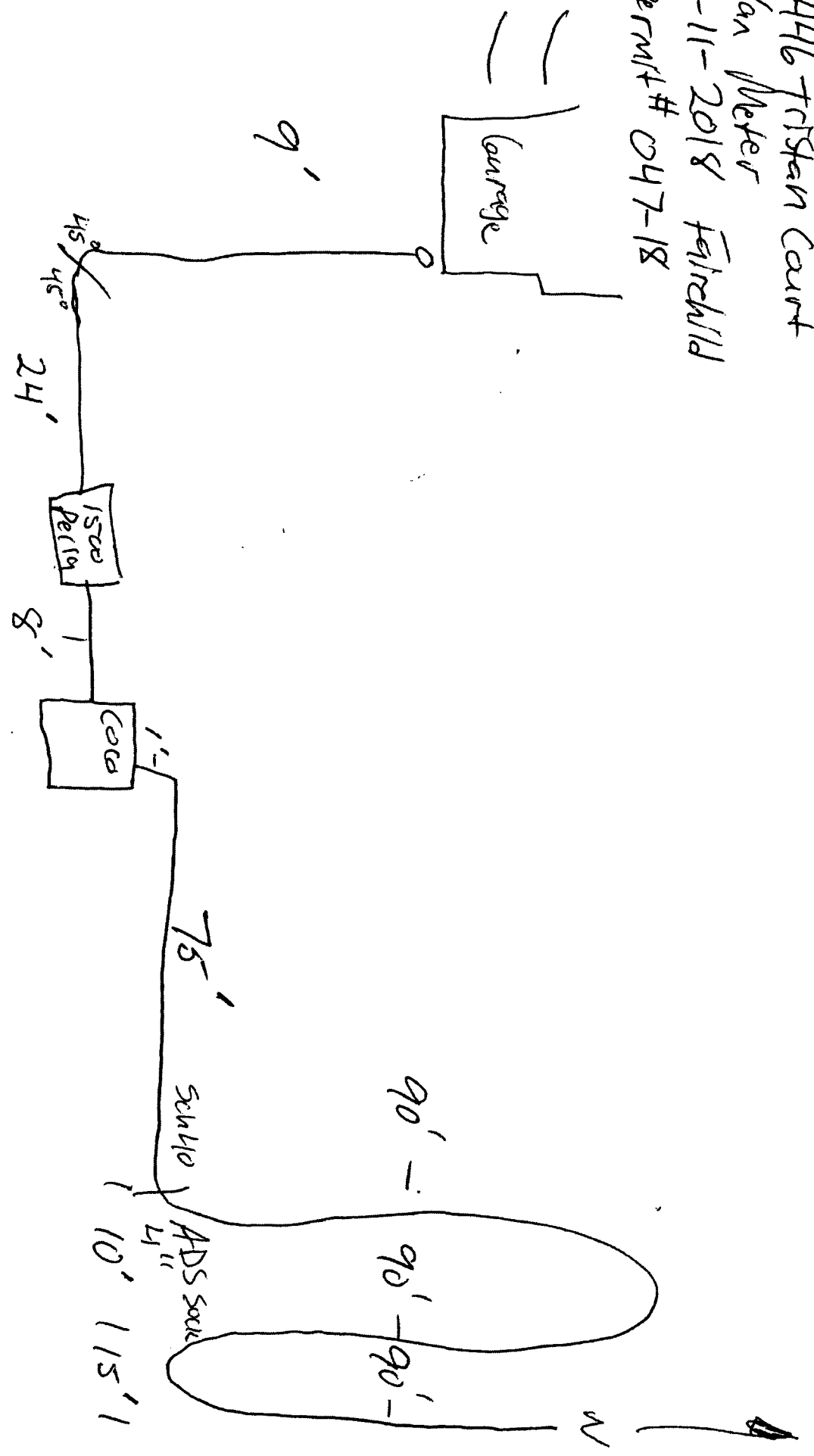
S U NA			SUBSURFACE PEAT/COCO FILTER			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Filter Beds	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Double	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type	<input checked="" type="checkbox"/> Gravity	<input type="checkbox"/> Siphon-Dosed	<input type="checkbox"/> Pressure-Dosed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Size	Minimum Required: 600 gpd	Installed: 700 gpd	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Brand Name/Manufacturer	Brand Name: Ecopp COCO	Manufacturer:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Model & Serial Numbers	Model #: ABA 303	Serial #:	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signed Maintenance Contract	Maintenance Provider:		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Installed per Manufacturer Specifications			

This report and the corresponding permit indicate the condition of the above-mentioned private sewage system at the time of inspection. To the best of my knowledge, all of the listed local and state ordinances have been adhered to. This does not guarantee the future condition or proper function of the system.

Inspector

Date

1446 Tristen Court
Van Meter
9-11-2018 Felhch/11d
Permit # 047-18



**PRIVATE SEWAGE SYSTEM INSPECTION REPORT
SUBSURFACE PEAT/COCO FILTER SYSTEM**

GENERAL INFORMATION	
Owner: Shawn and Jennifer St. John	Contractor: Aaron Trunnel
Address: 1446 Tristan CT.	Inspector: <i>Fairchild</i>
Inspection Date: 9/11/2018	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved

S = Satisfactory U = Unsatisfactory NA = Not Applicable

S U NA	SITE PREPARATION
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Sewer Permit No: 047-18
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Percolation/Soil Test No: 4319R
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	System Exposed for Inspection

S U NA	SETBACKS
Minimum Setbacks to Closed / Open Portions of Septic System:	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Private Water Well 50' / 100'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Shallow Public Water Well 200' / 400'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Deep Public Water Well 100' / 200'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Heat Pump Borehole 50' / 100'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Lake or Reservoir 50' / 100'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Stream or Pond 25' / 25'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Edge of Drainage Ditch 10' / 10'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Dwelling or Other Structure 10' / 10'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Property Lines 10' / 10' (Unless an easement is signed and recorded.)
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Other Subsurface Treatment Systems 5' / 10'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Water Line under Pressure 10' / 10'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Suction Water Line 50' / 100'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Foundation Drain or Subsurface Tiles 10' / 10'

S U NA	SEWER PIPE FROM BUILDING TO PRIMARY TREATMENT
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Min. Setback to Wells Private Wells 10' / Public Wells 25'
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Material Sch. 40 Plastic Pipe (or SDR 26 or Stronger) or Cast Iron
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Cleanouts At building, every 100', and each change of direction > 45°.

S U NA	PRIMARY TREATMENT – SEPTIC TANK
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Gallon Capacity <input type="checkbox"/> 1000 <input type="checkbox"/> 1250 <input checked="" type="checkbox"/> 1500 <input type="checkbox"/> 2000 <input type="checkbox"/> Other:
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Watertight Material <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Fiberglass <input type="checkbox"/> Plastic (ribbed const)
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Manufacturer <i>Pella</i>
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Compartments At least 2 compartments or 2 tanks in series.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Influent Compartment 1/2 to 2/3 of total tank capacity.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Effluent Compartment 1/3 to 1/2 of total tank capacity.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Inlet 2" to 4" higher than outlet.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Baffles 4" diameter schedule 40 plastic tees.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Effluent Screen Meets NSF Standard 46 or equivalent. <i>Polylock Grey</i>
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Watertight Risers <u>Min. 18"</u> diameter at or above ground surface.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Inlet/Outlet Connections Self-sealing gaskets formed or cast into tank material.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Schedule 40 Pipe At least 5' past outlet and 2' past disturbed ground.