Document 2022 GW1907

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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT

TO BE COMPLETED BY TRANSFEROR

TRANSFEROR:

Name: Ted Benshoof

Address: 1931 Quail Ridge Avenue, Winterset, IA 50273

TRANSFEREE:

Name: Brent Abbott and Taylor Abbott

Address: 815 E. Filmore Street, Winterset, IA 50273

Address of Property Transferred:
2722 235th Street, St. Charles, Iowa 50240

Legal Description of Property: (Attach if necessary)

Parcel "B" located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.04 acres, as shown in Plat of Survey filed in Book 2018, Page 3795 on November 21, 2018, in the Office of the Recorder of Madison County, Iowa, and shown corrected by Affidavit filed in Book 2020, Page 4007 on October 21, 2020 in the Office of the Recorder of 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 042-21.

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: Todd Bankay (Transferor) Telephone No.: 515-462-1021

Madison County
Office of Zoning and
Environmental Health

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

201 W Court Ave.
P.O. Box 152
Winterset, IA 50273-0152
Telephone: (515) 462-2636

Permit Number: 042-21 **5/13/2021**

Issued to: **Ted Benshoof**
Address: **1931 Quail Ridge Ave.** **2722 235th St.**
Winterset, IA 50273 **St. Charles**

Legal Description: **Par B 5.04A in NW SW PID# 520101264010000**
Sec 12 T75N R27W Scott TWP

POWTS Components Specifications: **1500 Gal. Septic Tank & 3 36" @ 100' ea. W/ Curtain Drain**

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: **Max. Trench Depth 32"** **Remove Old Septic Tank**
At least a 24-hour notice for inspections.

Tina Burk

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

Madison County
Office of
Zoning & Environmental Health

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	
042-21	5/13/21	150.00		5/13/21		12-Scott	

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: [illegible]	Last Name: Benshoof		First Name: Jeff [illegible]	Last Name	
Address: 1931 [illegible] Ave			Address: [illegible]		
City: Winterset	State: IA	Zip: 50273	City	State	Zip
Phone Number	Cell Phone		Phone Number (area code)	Cell Phone: 515-471-0549	
Email	468-1621				

3. System Requirement Information

IAC CHAPTER 69 DOUBLE COMPARTMENT TANK REQUIRED

	Minimum Tank Size Required
1-3 Bedroom (circled)	1250
4 Bedroom	1500
5 Bedroom	1750
6 Bedroom	2000

4. Site and Soil Evaluator (Percolation Test/Soils Analysis)

PERCOLATION/SOILS ANALYSIS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF PERMIT

Date test taken　　Test taken by
Passed: ____　　Failed:
Percolation Rate: ____
Soils Loading Rate: ____

5. Type of Submittal

- ☐ New House
- ☒ Existing House
- ☐ Repair, Tank
- ☐ Repair, Treatment Area
- ☐ System Replacement

Previous Permit #:

6. Address Information

911 Address or nearest road: 2722 235th St

Legal Description: P/I # 821012640100[illegible] Pt P SE 4P in NW SW 12-75-27

7. Type of Building (Completed by Owner)

Building Square ft.	Number of Bedrooms: 3	Number of Bathrooms	Non-Residential uses
Other buildings served by this system		Any other circumstances which may affect water usage	

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: Concrete	Size: 1500	Manufacturer: [illegible]
Pump Tank	Type	Size	Manufacturer
Additional Tank	Type	Size	Manufacturer

9.. Secondary Treatment Area

Laterals	Type: [illegible]	Length of each: [illegible]	Total number: 3	Maximum trench Depth: 30"
Sand Filter	Square ft.	Length	Width	
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.

Applicant Signature: [signature]　　Date: 5-13-21

It is unlawful to start construction, reconstruction, or repair of any PSDS prior to issuance of a PSDS permit by the Environmental Health Officer.

Get It Dug, LLC

Soil Site Evaluation Report

To: Brook Krings-Abel, Madison Co Environmental Health Office

Job Site – Ted Benshoof, 2722 235th St, St Charles, Ia.

I went to the job site on 4/16/21 to complete a soil site evaluation. I used the official USDA soil map to determine potential areas for a home septic system. I completed soil borings to verify the soil and to determine the soil suitability for a septic system. The soil identified at this site was Nira silty clay loam and inclusion in the Sharpsburg map unit. A detailed soil description was completed to a depth of 72 inches. A GPS point recording was also completed.

It is my conclusion that this site is suited to a conventional septic system. It is important that the proposed leach field be protected from compaction by heavy equipment. Trenches should not be dug when soil is wet to prevent smearing of sidewalls and bottom of the trench.

My findings show that 300 ft. of laterals are needed for this 3-bedroom home. This is based on the flowage rate calculated for Nira soil type. Calculation is based on 450/gal/day, .5 average flowage rate and 3ft wide trenches. Recommended lateral depth is 24-32 inches.

A 3-bedroom home requires 1250-gal septic tank.

The treatment site shall be protected from any and all traffic, and any soil disturbances, disturbing the treatment site shall void this recommendation.

Recommendations are only to assist property owner and their agents in complying with standards and are subject to approval by the local environmental health office.

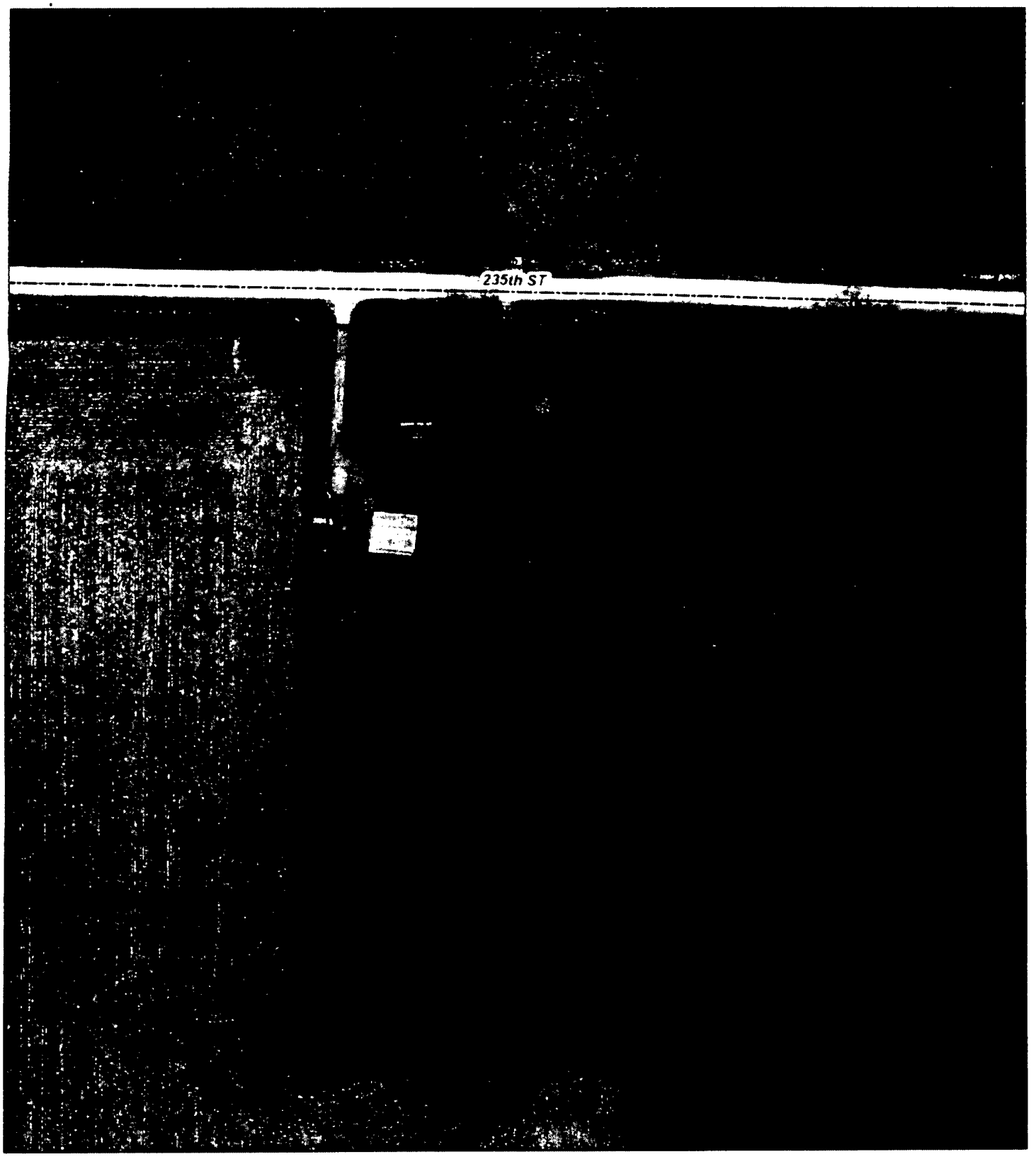
Recommendations in this report are for minimum lateral field size based on Iowa code. The owner and contractor are responsible for verifying that the system is within property boundaries.

1500 gal. Indianola tank

Douglas Oelmann

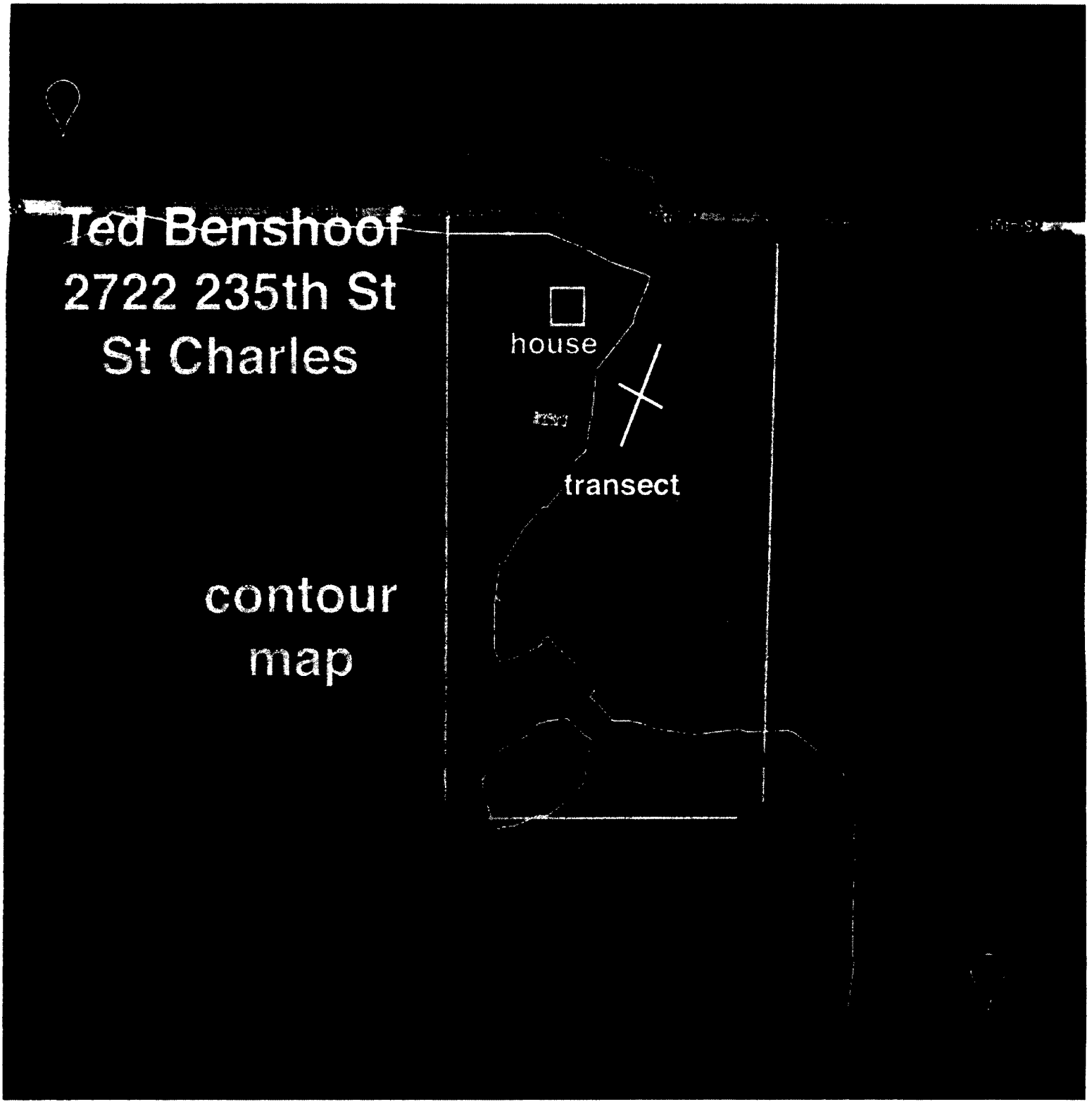
Soil Scientist

468-1021



Parcel ID	520101264010000	**Alternate ID**	n/a	**Owner Address**	BENSHOOF, TED
Sec/Twp/Rng	12-75-27	**Class**	R		1931 QUAIL RIDGE AVE
Property Address	2722 235TH ST	**Acreage**	5.04		WINTERSET, IA 50273
	ST CHARLES				
District	SCOTT WINTERSET WFD				
Brief Tax Description	PAR B 5.04A IN				
	NW SW				

(Note: Not to be used on legal documents.)


Ted Benshoof
2722 235th St
St Charles
house
transect
contour
map

Nira Soil — Bonshaw Site

DEPTH OF POTENTIAL SEASONAL HIGH WATER TABLE (ft.) 4-6

	#1	#2	#3	#4	#5
SOIL BORINGS:	Center orange stake	South	North		
THICKNESS OF SURFACE SOIL (in.):	12"	7"	6"		
DEPTH TO REDOX FEATURES: DEPLETIONS:	14"	11"	7"		
DEPTH TO GRAY MATRIX:	20"	16"	17"		
DEPTH OF LIMITING LAYERS (KD/in.)	>	>	>		
DEPTH TO CLAY MAXIMUM:	24"	18"	23"		
DEPTH OF ACTIVE W.T.:	>	>	>		

STATE IA COUNTY Madison ZIP

LATITUDE 41.30782 LONGITUDE 93.91291 ELEVATION (Ft.) 1068

# of Bedrooms 3 AVERAGE LOADING RATE .5

GPD = 150 gallon per bedroom GPD = 450 LR = .5 LLR = 900

TW = 2~~3~~ ft. = ~~X~~ ft.

TW = 3 = 300 ft. = 300 ft.

* 3 ft wide chambers

Formula: Gallons Per Day/Loading Rate = Linear Loading Rate/Trench Width = Total Footage
Example: 450 GPD/.5 LR = 900 LLR

* Lateral depth

* Lateral Spacing

* Curtain drain ON topside

* Area slope should be shaped to provide better runoff

SOIL BORINGS AND TRANSECT OF ON SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM SITE

DATE 4/16/21 CONDUCTED BY **Oelmann**

HOMEOWNER **Ted Benshoof** ADDRESS **2722 235th st**

CITY **St Charles** STATE **IA** ZIP

SECTION NO **St Charles** COUNTY **Madison**

LANDSCAPE-LANDFORM-SLOPE TYPE (Place "X" on Diagrams-Back of Sheet)

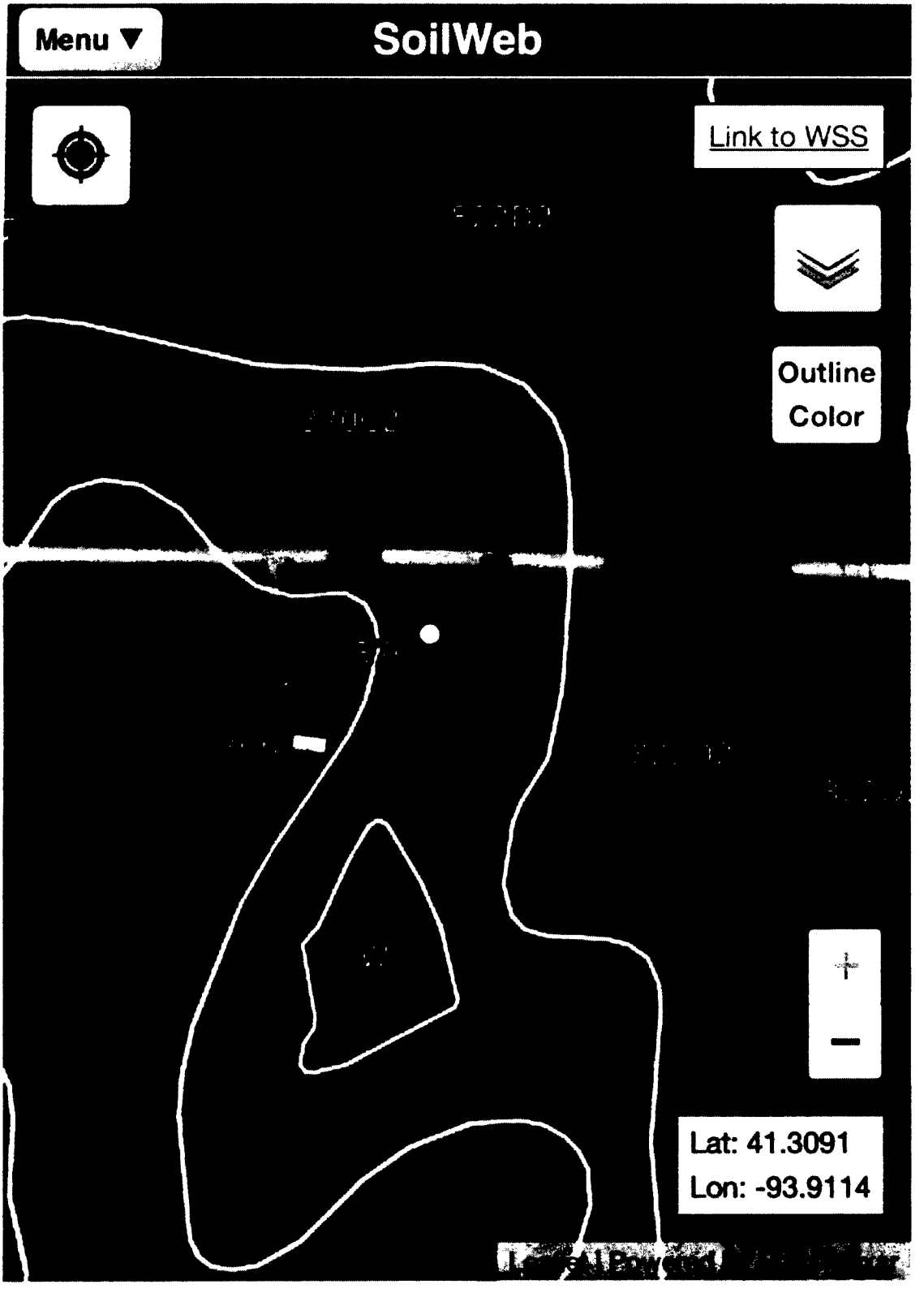
SOIL SYMBOL 370C2 SOIL NAME NIRA inclusion

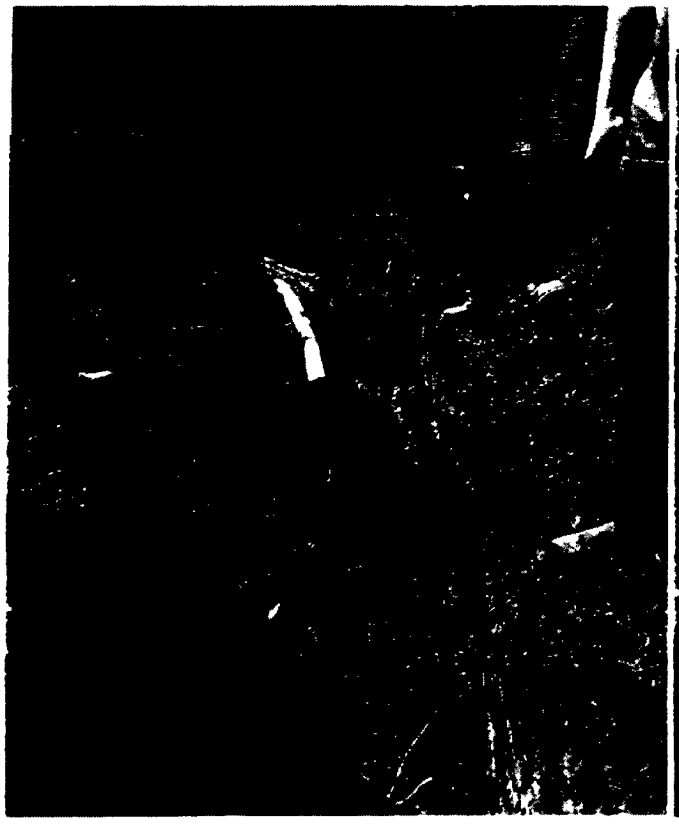
ASPECT E SLOPE 5% SOIL PERMEABILITY MS

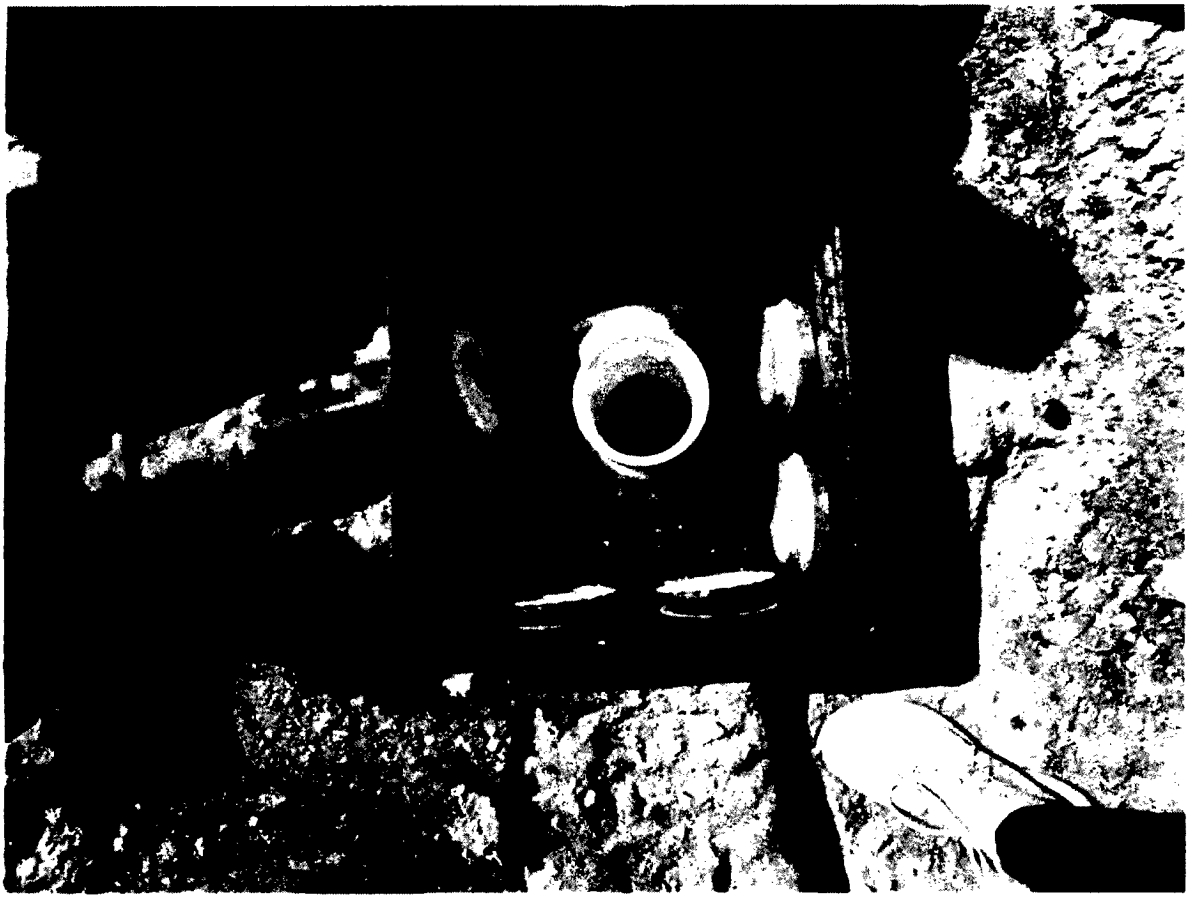
DEPTH (inches)	HORIZON	SOIL TEXTURE	COLOR MATRIX	COLOR REDOX	COATS or CLAY FILMS	STRUCTURE	CONSISTENCY	ROOTS	BOUNDARY	MOIST STATE	COMPACTION	PM or REMARKS	LOADING RATE
0-12	A	Scl	10yr3/2	—	—	2fsbk	fr		cs	Moist	None	Loess	
12-14	Bt	↓	4/3	—	Coats	↓	fr			↓	↓	↓	
14-20	Bt2	↓	5/4	c2D5/2	films	2msbk 2mpr	fi		cs	↓	↓	↓	.5
20-50	Btg3	↓	5/2	c2D5/4	↓	↓	↓			↓	↓	↓	
50-72	BCg	4 Scl	↓	↓	—	1mpr	fr			↓	↓	↓	

PM = PARENT MATERIAL - (1) Loess, (2) Glacial Till, (3) Weathered Glacial Till, (4) Valley Fill, (5) Outwash, (6) Eolian, (7) Alluvium

Described By: Oelmann







MADISON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
PRIVATE SEWAGE SYSTEM INSPECTION REPORT
SUBSURFACE SOIL ABSORPTION-LATERALS

GENERAL INFORMATION			
Owner: Ted Bar[illegible]		Contractor: [illegible]	
Address: [illegible]		Inspector: [illegible]	
Inspection Date: [illegible]		☒ Approved	☐ Denied

S = Satisfactory U = Unsatisfactory NA = Not Applicable

S	U	NA	SITE PREPARATION
☐	☐	☐	**Septic Permit Issued #** [illegible]
☒	☐	☐	**Soils Analysist ID:** Oelwein
☒	☐	☐	**System Exposed for Inspection**

S	U	NA	SETBACKS	Minimum Setbacks to Closed/Open Portions of Septic System
☒	☐	☐	**Private Water Well**	50'/100'
☒	☐	☐	**Shallow Public Water Well**	200'/400'
☒	☐	☐	**Deep Public Water Well**	100'/200'
☒	☐	☐	**Heat Pump Borehole**	50'/100'
☒	☐	☐	**Lake or Reservoir**	50'/100'
☒	☐	☐	**Stream or Pond**	25'/25'
☒	☐	☐	**Edge of Drainage Ditch**	10'/10'
☒	☐	☐	**Dwelling or Other Structure**	10'/10'
☒	☐	☐	**Property Lines**	10'/10' (unless an easement signed & recorded)
☒	☐	☐	**Other Subsurface Treatment Systems**	5'/10'
☒	☐	☐	**Water Line Under Pressure**	10'/10'
☒	☐	☐	**Suction Water Line**	50'/100'
☒	☐	☐	**Foundation Drain or Subsurface Tiles**	10'/10'

S	U	NA	SEWER PIPE FROM BUILDING TO PRIMARY TREATMENT	
☒	☐	☐	**Minimum Setbacks to Wells**	Private Wells 10' / Public Wells 25'
☒	☐	☐	**Material**	Sch.40 Plastic Pipe (or SDR 26 or Stronger) or Cast Iron
☒	☐	☐	**Cleanouts**	At Building & every 100' & each >45° Direction Change

S	U	NA	PRIMARY TREATMENT – SEPTIC TANK				
☒	☐	☐	**Gallon Capacity**	☐ 1250	☒ 1500	☐ 1750	☐ 2000 ☐ Other
☒	☐	☐	**Watertight Material**	☒ Concrete	☐ Fiberglass	☐ Plastic (ribbed const.)	
☒	☐	☐	**Manufacturer**				
☒	☐	☐	**Compartments**	At least 2 Compartments or 2 tanks in series			
☒	☐	☐	**Influent Compartment**	1/2 to 2/3 of total tank capacity			
☒	☐	☐	**Effluent Compartment**	1/3 to 1/2 of total tank capacity			
☒	☐	☐	**Inlet**	2" to 4" higher than outlet			
☒	☐	☐	**Baffles**	4" Diameter Schedule 40 plastic tees			
☒	☐	☐	**Effluent Screen**	Meets NSF Standard 46 or equivalent			

☒☐☐ **Watertight Risers**	Minimum 18" Diameter at or above ground surface	
☒☐☐ **Inlet/Outlet Connections**	Self-sealing gaskets formed or cast into tank material	
☒☐☐ **Schedule 40 Pipe**	At least 5' past outlet & 2' past disturbed ground	

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

S U NA	DISTRIBUTION BOX
☒☐☐ **Placement**	Placed on undisturbed soil
☒☐☐ **Material**	Corrosion-resistant rigid plastic
☒☐☐ **Baffle**	Pipe tee or baffle at inlet
☒☐☐ **Outlet Heights**	Outlets at same level & minimum 4" above bottom of box
☒☐☐ **Levelers**	Outlets equipped with leveling device for equal flow
☒☐☐ **Unused Outlets**	Securely closed
☒☐☐ **Header Pipes**	Rigid PVC (ASTM Standard 2729 or stronger)

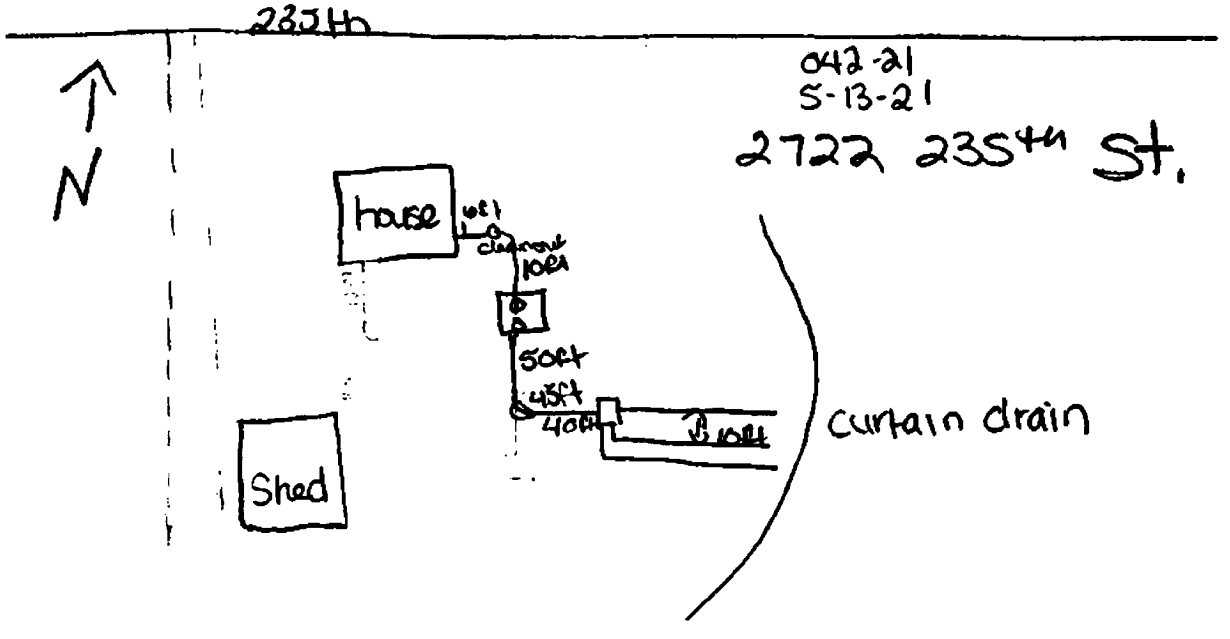
S U NA	LATERALS		
☒☐☐ **Material**	☒Chamber	☐Tile	☐ Other:
☒☐☐ **Trench Width**	☐24"	☒36"	☐ Other:
☒☐☐ **Total Length**	Required: 300 Ft.	Installed: 300 Ft.	
☒☐☐ **Number of Lines**	Trenches installed at equal lengths		
☒☐☐ **Spacing**	6' minimum between trenches		
☒☐☐ **Depth**	Max. trench depth of _____ inches (See perc/soil test)		
☒☐☐ **Soil Cover**	6" Minimum soil cover over laterals		
☒☐☐ **Confining Layer**	3' Minimum separation between confining layer & trench bottom		
☒☐☐ **Perc/Soil Test**	Lateral field installed in perc/soil test area		
☒☐☐ **Water Discharge**	No sump, roof, foundation, or storm drains discharging into or upon field		
☒☐☐ **Distribution Pipe**	4" Ridged PVC pipe or approved alternative		
☒☐☐ **Aggregate Material**	Minimum 6" approved aggregate below & enough to cover pipe		
☒☐☐ **Separation Material**	Material laid to separate aggregate from soil		
☒☐☐ **Other Construction**	No construction of any kind over system		

Additional Comments:

This report indicates the condition of the installed private sewage system at the time of inspection & does not guarantee the future condition or proper function of the system. To the best of my knowledge, all listed local & state ordinances have been adhered to.

[signature] 2 12 21

Inspector Date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well
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50ft
45ft
40ft
3 10ft
curtain drain
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