



Document 2022 GW2538

Book 2022 Page 2538 Type 43 001 Pages 8

Date 8/26/2022 Time 12:50:28PM

Rec Amt \$.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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

**TRANSFEROR:**

Name: Duncan Construction, LLC  
Address: 2787 140th Street, Van Meter, IA 50261

**TRANSFeree:**

Name: Rebecca Arellano and Calvin Arellano  
Address: 2420 Pine Ct., Van Meter, IA 50261

Address of Property Transferred:  
2787 140th Street, Van Meter, Iowa 50261

Legal Description of Property: (Attach if necessary)

Lot Three (3) of Valyria Plat 1, a subdivision located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-seven (77) 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

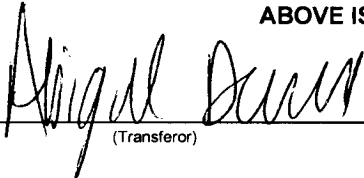
sewage disposal system.

- 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:

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

Signature: \_\_\_\_\_

  
(Transferor)

Telephone No.: \_\_\_\_\_

515-321-1500

**ONSITE WASTEWATER SITE EVALUATION FOR SEPTIC SYSTEM Pages with report 6** REPORT # 6328

OWNER NAME: On The Pond  
PROPERTY ADDRESS: Parcel ID 111022488002500  
LEGAL DESCRIPTION: Madison County

Phone:  
\*NO. BEDROOMS: 5 AVE. DAILY FLOW 300 PEAK DAY DESIGN FLOW 750 gallons STRUCTURE X NEW EXISTING  
BUILDER: Duncan Construction 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 PAGES 1&2 OF THIS REPORT.**

The owner/builder and septic contractor are responsible for verifying that the system layout is within the property boundaries. James Carroll has not verified the property or easement boundaries.  
The septic system shall be constructed in accordance with Chapter 69 and County requirements unless specifically shown otherwise in this report. \* The number of bedrooms was provided by others and was NOT verified by James Carroll.

The minimum size septic tank for 5 bedrooms is 1750 gallons.  
NOTE: The County may require a disinfection system at time of septic system installation, or the County may allow water sampling to determine if disinfection is required at a later date. Contact the County for disinfection system requirements.

I recommend a sand filter system.



SOIL LOADING RATE 0	gpf.	BASED ON SURFACE AREA OF TRENCH BOTTOM.		
WATER TABLE/CONFINING AT 3	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.

*James A. Carroll*

DATE: 2/28/21 REG. NO. 11328 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.  
Number of Pages With Report 6  
James A. Carroll P.E.

**Report #**

**Soil Probe Number**

Confining Layer Location (\*)

1	2	3	4	5
DB SIL MSt.	all test holes about the same			
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6

Depth in Feet

**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, DB-Dark 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 GRAVITY

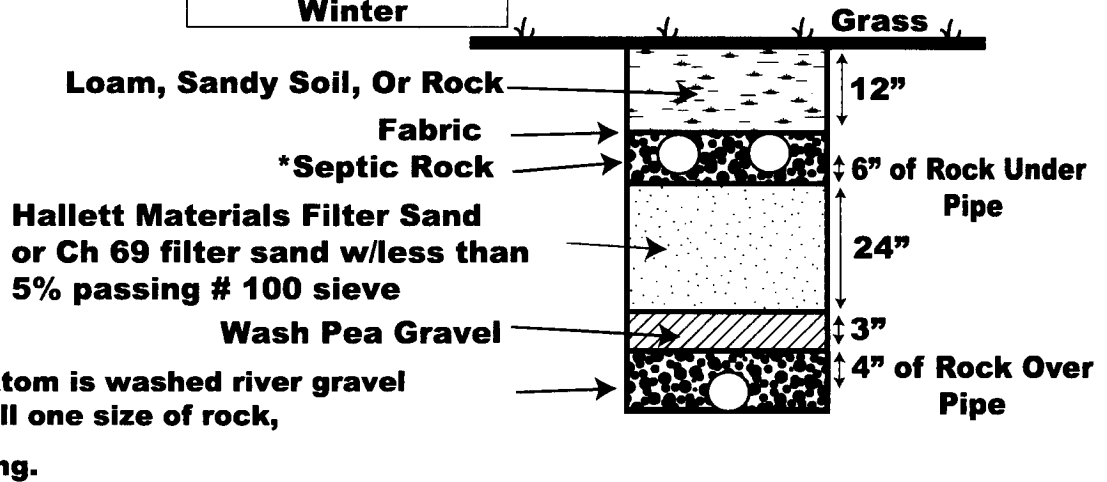
### 240 SF PER BEDROOM

DO NOT USE in Warren County

**Thick Grass Cover  
Required Prior To  
Winter**

# Of Bedrooms	Ft <sup>2</sup>
1	240
2	480
3	720
4	960
5	1200
6	1440

**ALL PIPES 4" SDR 35  
OR STRONGER**

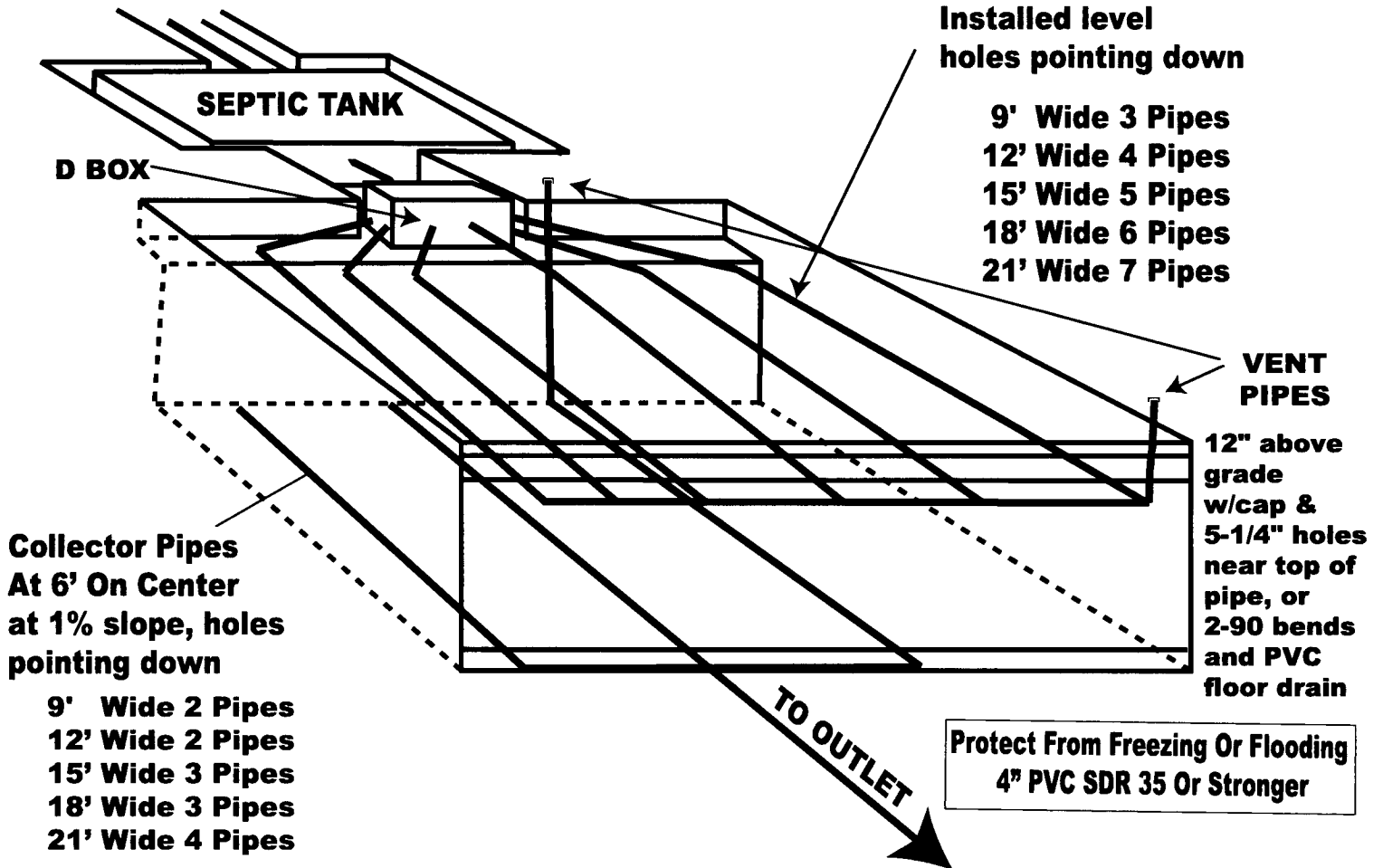


**Distribution pipes  
At 3' On Center  
Installed level  
holes pointing down**

- 9' Wide 3 Pipes
- 12' Wide 4 Pipes
- 15' Wide 5 Pipes
- 18' Wide 6 Pipes
- 21' Wide 7 Pipes

**VENT  
PIPES**

12" above grade w/cap & 5-1/4" holes near top of pipe, or 2-90 bends and PVC floor drain



Distribution and Collector pipes may use 4" PVC lateral pipes as noted in Chapter 69. 9(4)d or 4" PVC with 1/2" holes spaced at 24", holes pointing down.

# PROJECT: \_\_\_\_\_ SAND FILTER PUMPED 150 SF PER BEDROOM

# Of Bedrooms	Ft <sup>2</sup>
1	150
2	300
3	450
4	600
5	750
6	900

DO NOT USE in Warren County

**ALL PIPES SDR 35  
OR STRONGER**

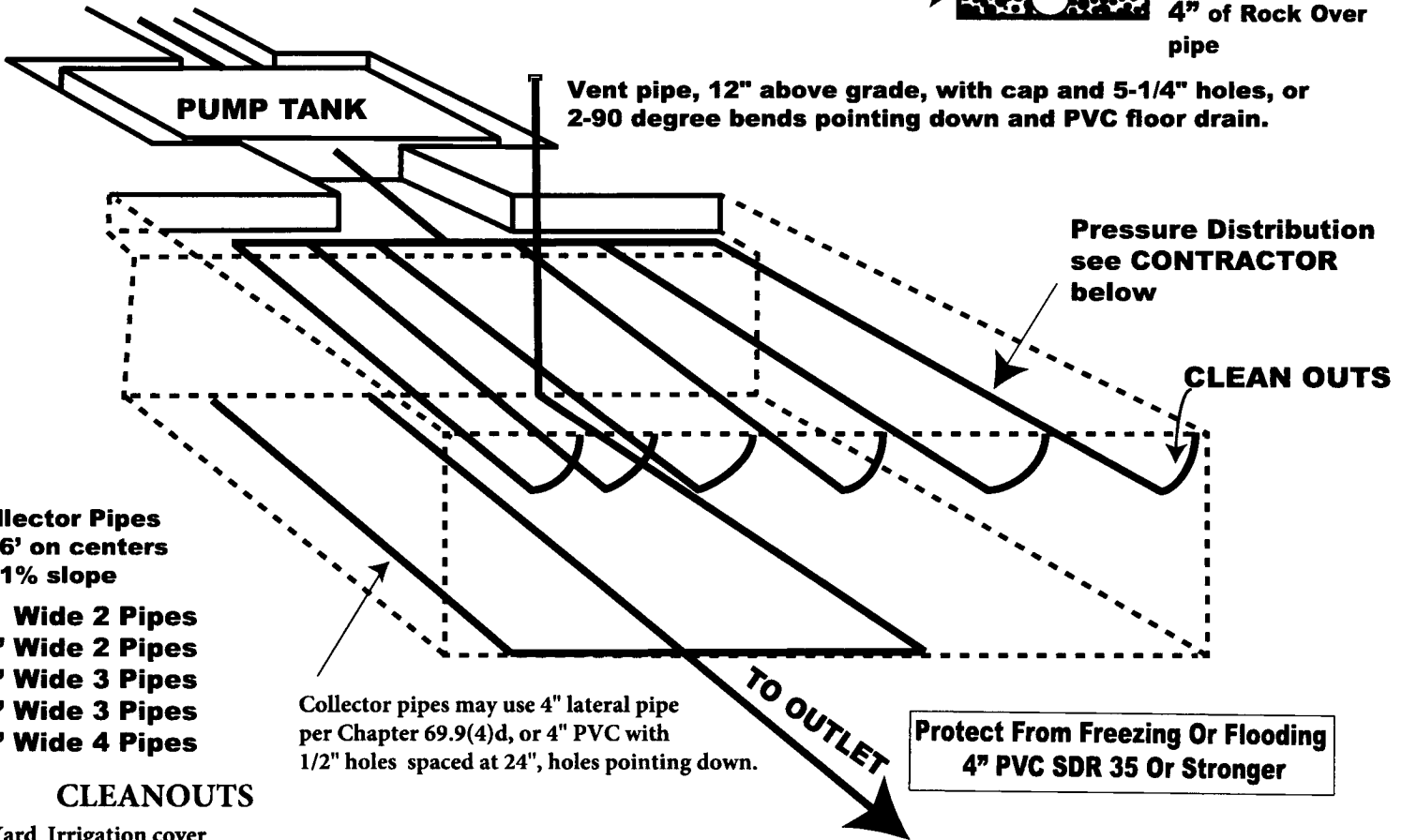
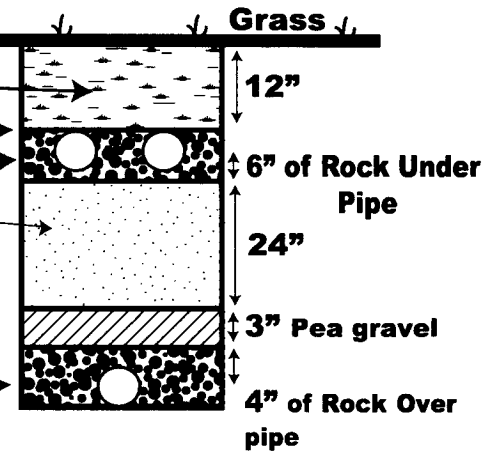
**Thick Grass Cover  
Required Prior To  
Winter**

**Top Pipes At 3' On Center**

- 9' Wide 3 Pipes
- 12' Wide 4 Pipes
- 15' Wide 5 Pipes
- 18' Wide 6 Pipes
- 21' Wide 7 Pipes

Hallett Materials Filter Sand or Ch 69 filter sand w/less than 5% passing #100 sieve

\* Septic Rock: Top and bottom is washed river gravel 3/4" to 2-1/2", may be all one size of rock, or EZ Flow- ask for drawing drawing.

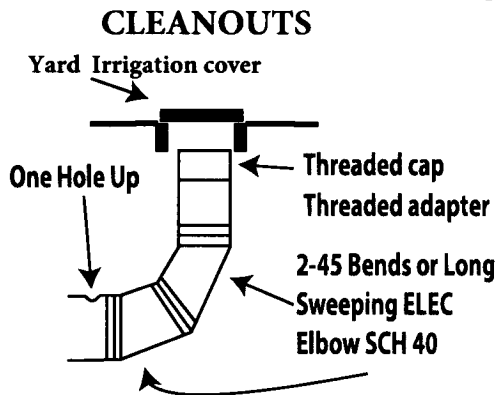


**Collector Pipes  
At 6' on centers  
At 1% slope**

- 9' Wide 2 Pipes
- 12' Wide 2 Pipes
- 15' Wide 3 Pipes
- 18' Wide 3 Pipes
- 21' Wide 4 Pipes

Collector pipes may use 4" lateral pipe per Chapter 69.9(4)d, or 4" PVC with 1/2" holes spaced at 24", holes pointing down.

**Protect From Freezing Or Flooding  
4" PVC SDR 35 Or Stronger**



**CONTRACTOR Shall Size Pump and Pressure Pipe To Meet The Following Requirements:**

- The Distribution Pipe Shall Have Holes Spaced No Greater Than 3 Feet on center.
- The Holes Shall Be a Minimum of 3/16 inch diameter.
- The Squirt Height Above The Pipe Shall Be a Minimum of 3 Feet (not cleanout cap)
- 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 System To Drain

# PROJECT: SAND FILTER SIPHON

## 180 SF PER BEDROOM

DO NOT USE in Warren County

# Of Bedrooms	Ft <sup>2</sup>
1	180
2	360
3	540
4	720
5	900
6	1080

**Thick Grass Cover  
Required Prior To  
Winter**

The pipe from the siphon tank to the header pipe shall be 4" SCH 40 PVC.  
The header pipe shall be 3" SCH 40 PVC

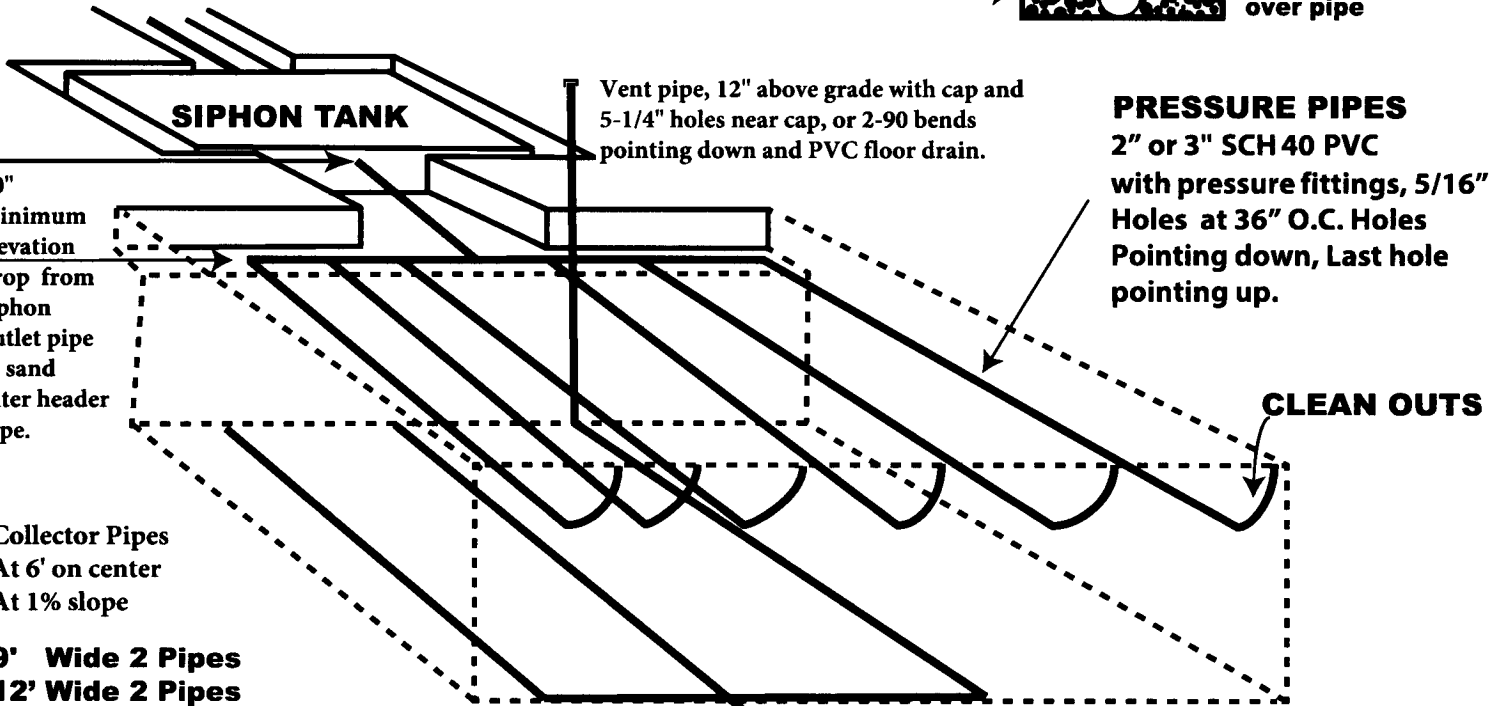
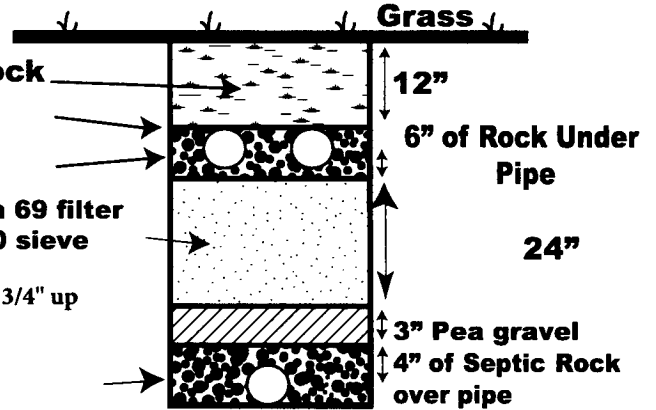
**Loam, Sandy Soil, Or Rock**

**Fabric**

**\*Septic Rock**

**Hallett Materials Filter Sand or Ch 69 filter sand w/less than 5% passing #100 sieve**

\*Septic Rock: Top and Bottom is washed river gravel 3/4" up to 2-1/2", may be all one size of rock, or EZ Flow- ask for drawing.



30" minimum elevation drop from siphon outlet pipe to sand filter header pipe.

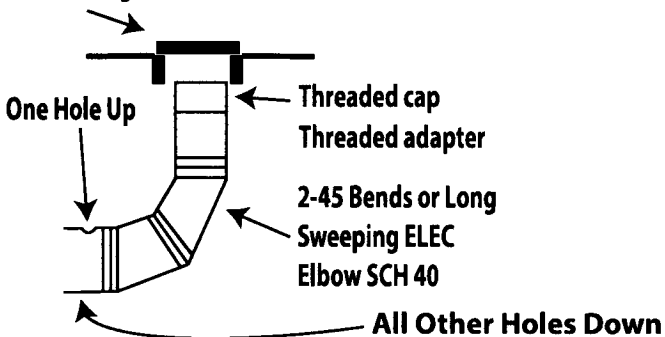
Collector Pipes  
At 6' on center  
At 1% slope

- 9' Wide 2 Pipes
- 12' Wide 2 Pipes
- 15' Wide 3 Pipes
- 18' Wide 3 Pipes
- 21' Wide 4 Pipes

Collector Pipes may use 4" PVC lateral pipe as noted in Chapter 69.9(4)d, or 4" PVC with 1/2" holes spaced at 24", holes pointing down.

**Protect From Freezing Or Flooding  
4" PVC SDR 35 Or Stronger**

**CLEANOUT**  
Yard Irrigation Cover



**Pressure pipes  
At 3' On Center  
Installed level**

- 9' Wide 3 Pipes
- 12' Wide 4 Pipes
- 15' Wide 5 Pipes
- 18' Wide 6 Pipes
- 21' Wide 7 Pipes