

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

TRANSFEROR:

Name: Julia Campbell
Address: 2636 Polk Street, St Charles, IA 50240

TRANSFeree:

Name: **Julie A. Walker**
Address: 2580 Valleyview Avenue, St Charles, IA 50240

Address of Property Transferred:
2580 Valleyview Avenue, St Charles, Iowa 50240

Legal Description of Property: (Attach if necessary)
Parcel "E", a part of Parcel "A" in the West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa containing 4.426 acres, as shown in Plat of Survey filed in Book 2002, Page 759 on February 13, 2002, 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)

FILE WITH RECORDER

DNR form 542-0960 (July 18, 2012)

- ☒ 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) 491-5091

GROUNDWATER HAZARD STATEMENT

ATTACHMENT #1

NOTICE OF WASTE DISPOSAL SITE

a. Solid Waste Disposal (check one)

- N/A* ☐ There is a solid waste disposal site on this property, but no notice has been received from the Department of Natural Resources that the site is deemed to be potentially hazardous.
- ☐ There is a solid waste disposal site on this property which has been deemed to be potentially hazardous by the Department of Natural Resources. The location(s) of the site(s) is stated below or on an attached separate sheet, as necessary.

b. Hazardous Wastes (check one)

- N/A* ☐ There is hazardous waste on this property and it is being managed in accordance with Department of Natural Resources rules.
- ☐ There is hazardous waste on this property and the appropriate response or remediation actions, or the need therefore, have not yet been determined.

Further descriptive information:

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

Signature

Julia Campbell
(Transferor)

Telephone No.:

(515) 491-5071

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: 053-20

07/07/2020

Issued to: Norman Gordon

**Address: ~~139 S 10th Ave~~
Winterset, IA 50273**

**2580 Valleyview Ave.
St. Charles**

**Legal Description: Par E W ½ SW 4.43A PID# 500092260011000
Sec 22 T75N R26W South TWP**

POWTS Components Specifications: 2000 gal. septic tank & 4 36" Laterals @ 100' ea.

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"

At least a 24-hour notice for inspections.



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

Application to Construct
Private Sewage Disposal System (PSDS)

Office Use Only					Temp E911:	
Tracking No.	Date Received	Fee Paid	Check #	Date Issued	Section/Township	
053-20	7/7/20	150.00	2128	7/7/20	22 South	

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	
NORMAN	Gordon		Mark	Mease	
Address			Address		
139 S. 10th Ave			3189 Truro Rd.		
City	State	Zip	City	State	Zip
Winterset	IA.	50273	Truro	IA	50257
Phone Number (area code)		Cell Phone	Phone Number (area code)		Cell Phone
(515) 462-1104		(515) 249-3259	641-765-4765		515-468-1671
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: 6/8/20		
1-3 Bedroom 1250			Test taken by: Delmann		
4 Bedroom 1500			Passed: ☒ Failed: ☐		
5 Bedroom 1750			Percolation Rate: _____		
6 Bedroom 2000			Soils Loading Rate: .45		

5. Type of Submittal	6. Address Information
☐ New House ☒ Existing House ☐ Repair, Tank ☐ Repair, Treatment Area ☒ System Replacement Previous Permit #:	911 Address or nearest road: 2580 Valleyview Ave. St. Charles, IA Legal Description: Par E W 1/2 SW 4.43A PID # 50009 2260011000 22-75-26

7. Type of Building (Completed by Owner)			
Building Square ft.:	Number of Bedrooms: 3	Number of Bathrooms: 2	Non-Residential uses: NONE
Other buildings served by this system: NONE		Any other circumstances which may affect water usage: NO	
Water softeners must be routed to a brine pit independent of septic system.			

8. Tanks					
Your contractor or system designer should complete the remaining portion of this application.					
Septic Tank	Type: Concrete	Size: 2000	Manufacturer: Creston PreCast		
Pump Tank	Type:	Size:	Manufacturer:		
Additional Tank	Type:	Size:	Manufacturer:		
9. Secondary Treatment Area					
Laterals	Type: Infiltrators	Length of each: 100'	Total number: 4	Maximum trench Depth: 36"	
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 Records 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: Norman L. Sisko	Date: 7-06-20	

Get It Dug, LLC

Soil Site Evaluation Report

Still owned by Curdon

To: Michael Fairchild, Madison Co Environmental Health Office

Job Site – Julia Campbell, 2580 Valleyview Ave, St Charles, Ia. (buyer)

I went to the job site on 6/8/20 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 an inclusion in the Ladoga soil 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. Fencing is required for areas within pasture. Trenches should not be dug when soil is wet to prevent smearing of sidewalls and bottom of the trench.

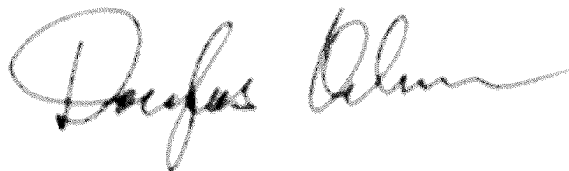
My findings show that 400 ft. of laterals are needed for this 3-bedroom home. This is based on the flowage rate calculated for Nira soil type. Calculation is based on 600/gal/day, .45 average flowage rate and 3ft wide trenches.

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.



Douglas Oelmann

Soil Scientist

Madison County, IA



D	500092260011000	Alternate IDn/a	Owner Address	Gordon, Norman & Charlotte
p/Rng	22-75-26	Class	R	139 S 10Th Ave
y Address	2580 VALLEYVIEW AVE	Acreage	4.43	Winterset, IA 50273-
	ST CHARLES			
x Description	SOUTH I-35 STCFD PAR E W1/2 SW 4.43A (Note: Not to be used on legal documents)			

DATE **6/8/20** CONDUCTED BY **DeIemann**

HOMEOWNER Norman Goldman / Campbell ADDRESS 2580 Valley View Ave
CITY St Charles STATE IA ZIP _____

SECTION NO. _____ COUNTY **Madison**

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

SOIL SYMBOL 76CZ SOIL NAME NIRA inclusion

ASPECT E SLOPE 10% SOIL PERMEABILITY MS

DEPTH (feet)	HORIZ. ZONE	SOIL TEXTURE	COLOR		COATS or CLAY FILLS	STRUC. TYPE	COMBIS- TENACY	ROOTS	BOUN- DARY	MOIST STATE	COMPAC- TION	PM or REMARKS	LOADING RATE
			MATRIX	PEROX									
0-12	A	lscl	Br 3/2	—	—	15.5bk	F	?	CS	Must	Nbe	14052	
12-24	B ₁	V	10Y 4/3	—	Coate	V	V	?	CS	1	1	1	.46
24-30	B ₂	sccl	5Y	P2D 5/2	Films	2nd bk 2nd bk	F ₁	?	CS	1	1	1	.46
30-52	B ₂ 3	1	4Y 5/2	P2D 5/4	V	V	F ₁	?	—	1	1	1	.45
52-72	B ₂ 4	V	1	P2D 5/4	Imp	Imp	F ₁	?	—	1	1	1	

FIG. 1. PRESENT MATERIAL—(1) LORAIN, (2) Glacier TH, (3) Weathered Glacier TH, (4) Valley Fill, (5) Outwash, (6) Eolian, & (7) Alluvium.

Described By:

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

NIRA
Soil

Campbell

SOIL BORINGS:

THICKNESS OF SURFACE
SOIL (in.):

#1	#2	#3	#4	#5
<u>Center</u>	<u>East</u>	<u>North</u>	<u>South</u>	
<u>Wood Stake</u>				
<u>12"</u>	<u>13"</u>	<u>12"</u>	<u>14"</u>	

DEPTH TO REDOX FEATURES:
DEPLETIONS:

#1	#2	#3	#4	#5
<u>24"</u>	<u>25"</u>	<u>26"</u>	<u>23"</u>	

DEPTH TO GRAY MATRIX:

#1	#2	#3	#4	#5
<u>30"</u>	<u>30"</u>	<u>32"</u>	<u>29"</u>	

DEPTH OF LIMITING
LAYERS (KD/ln.)

#1	#2	#3	#4	#5
<u>>72"</u>	<u>>72"</u>	<u>>72"</u>	<u>>72"</u>	

DEPTH TO CLAY MAXIMUM:

#1	#2	#3	#4	#5
<u>28"</u>	<u>26"</u>	<u>25"</u>	<u>24"</u>	

DEPTH OF ACTIVE W.T.:

#1	#2	#3	#4	#5
<u>71"</u>	<u>>72"</u>	<u>>72"</u>	<u>>72"</u>	

STATE IA

COUNTY Madison

ZIP

LATITUDE 41.27845

LONGITUDE 93.84615

ELEVATION (ft.) 899

* Latent depth 24-32"

of Bedrooms 3

AVERAGE LOADING RATE 45

* 1564 GOS

* lateral spacing 10 ft

GPD = 150 gallon per bedroom

GPD 450

LR = .45

LLR = 1000

~~TW = 3~~ ~~ft. = 400~~ ~~ft. = 3 bed~~

* 3ft wide high profile chambers

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

Soil Map—Madison County, Iowa
(gordon)



Soil Map may not be valid at this scale.

Map Scale: 1:2,160 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/29/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)		Spoil Area
Area of Interest (AOI)		Stony Spot
Soils		Very Stony Spot
Soils		Wet Spot
Soils		Other
Soils		Special Line Features
Special Point Features		Blowout
Special Point Features		Borrow Pit
Special Point Features		Clay Spot
Special Point Features		Closed Depression
Special Point Features		Gravel Pit
Special Point Features		Gravelly Spot
Special Point Features		Landfill
Special Point Features		Lava Flow
Special Point Features		Marsh or swamp
Special Point Features		Mine or Quarry
Special Point Features		Miscellaneous Water
Special Point Features		Perennial Water
Special Point Features		Rock Outcrop
Special Point Features		Saline Spot
Special Point Features		Sandy Spot
Special Point Features		Severely Eroded Spot
Special Point Features		Sinkhole
Special Point Features		Slide or Slip
Special Point Features		Sodic Spot
Water Features		Streams and Canals
Transportation		Rails
Transportation		Interstate Highways
Transportation		US Routes
Transportation		Major Roads
Transportation		Local Roads
Background		Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Madison County, Iowa
Survey Area Date: Version 23, Sep 12, 2019

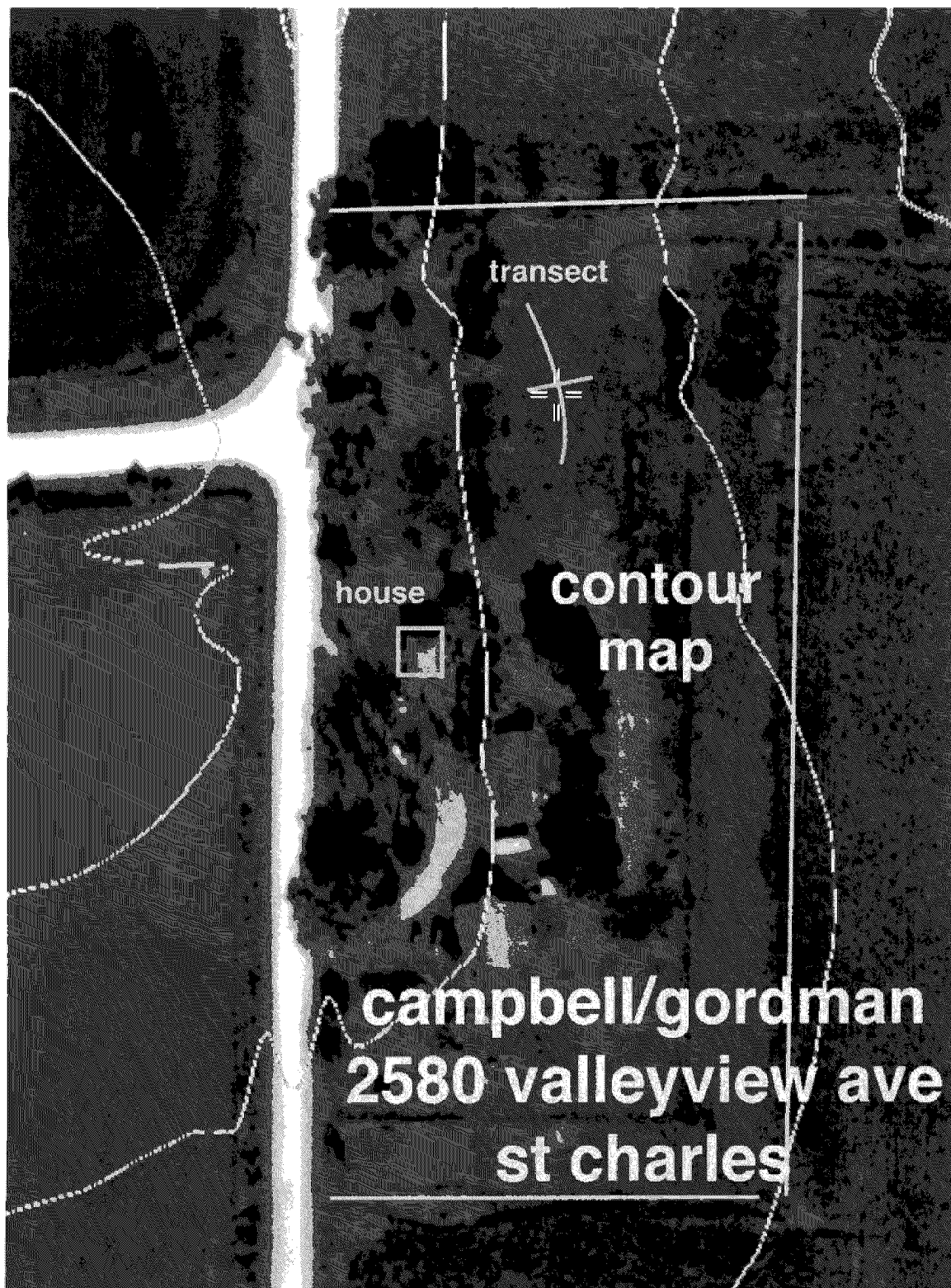
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

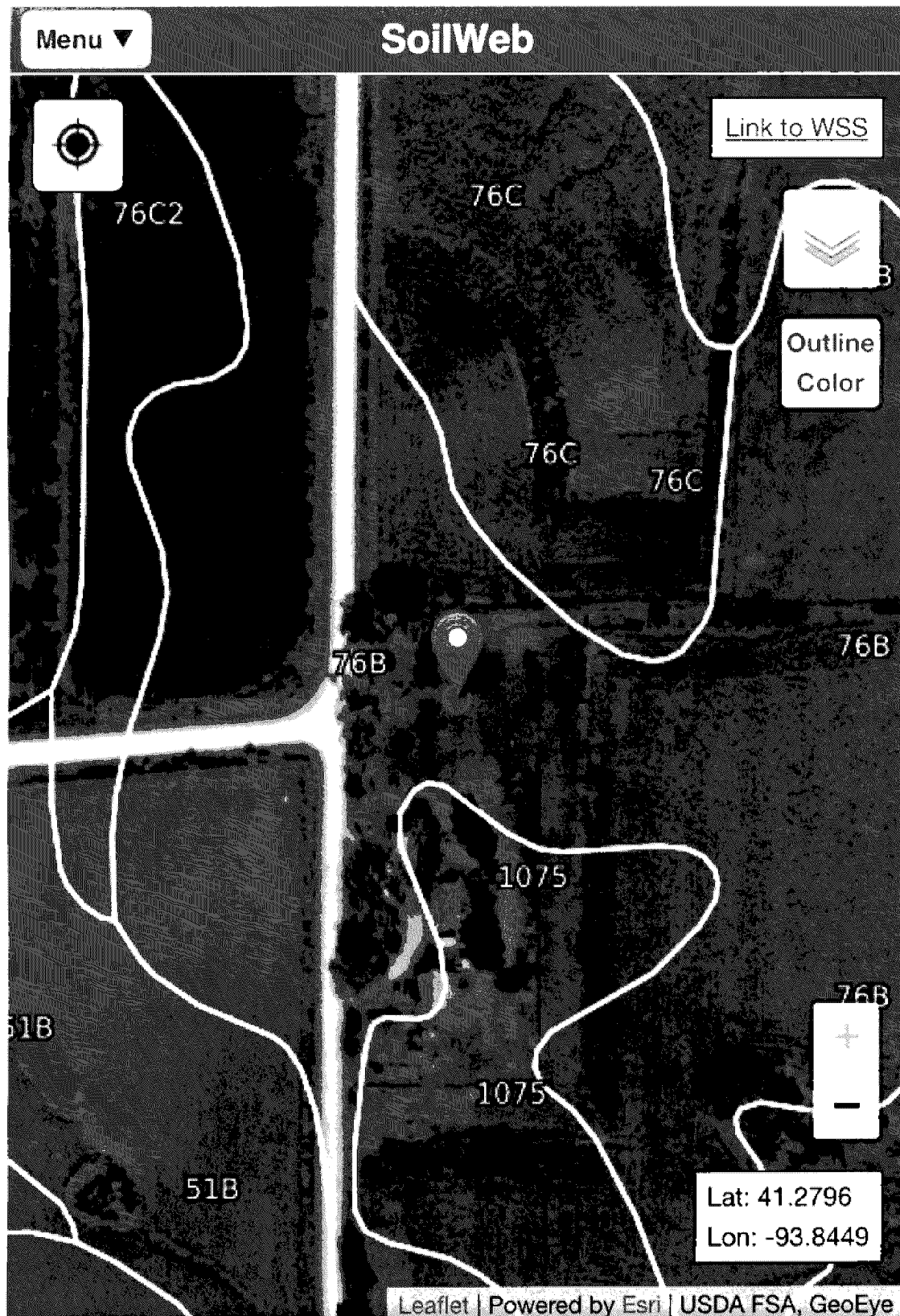
Date(s) aerial images were photographed: Jul 26, 2012—Sep 28, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

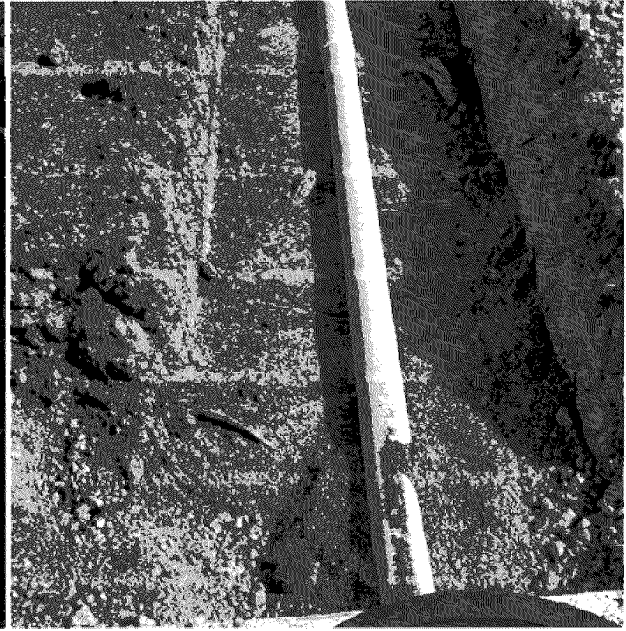
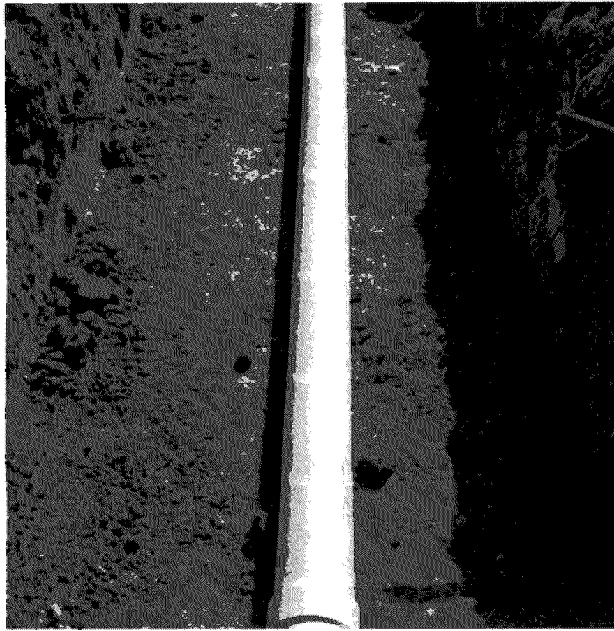
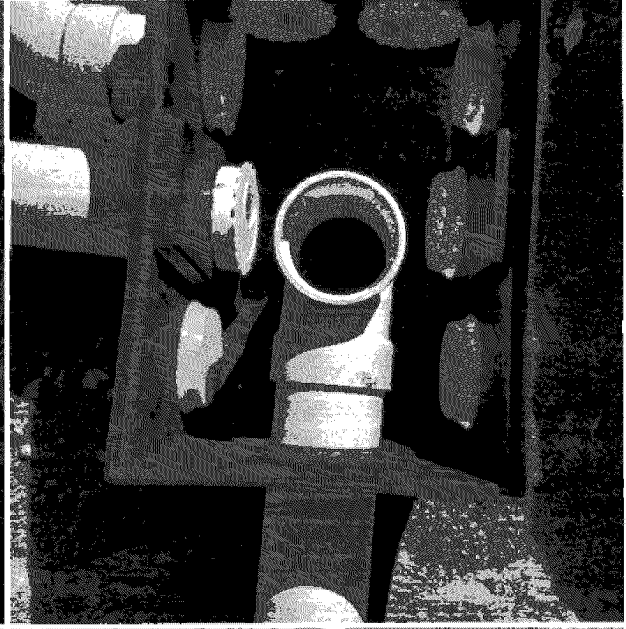
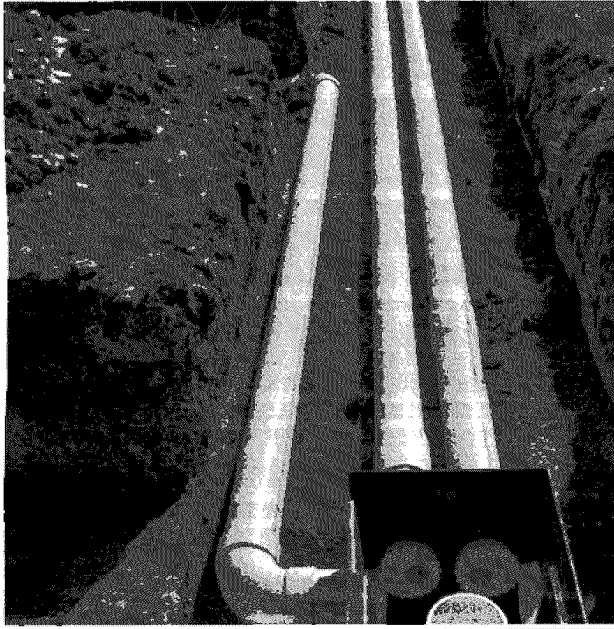
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
51B	Vesser silt loam, 2 to 5 percent slopes, occasionally flooded	2.3	11.5%
76B	Ladoga silt loam, 2 to 5 percent slopes	12.1	61.2%
76C	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes	0.6	3.2%
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	0.5	2.7%
880B	Clinton silt loam, terrace, 2 to 5 percent slopes	0.0	0.0%
1075	Givin silt loam, benches	4.2	21.3%
Totals for Area of Interest		19.7	100.0%





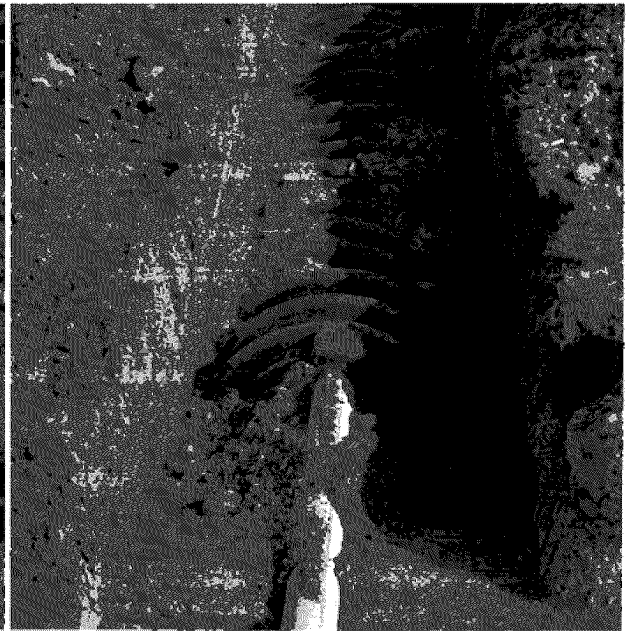
Permit # 653-20 8-21-20 2580 Valleyview Ave.



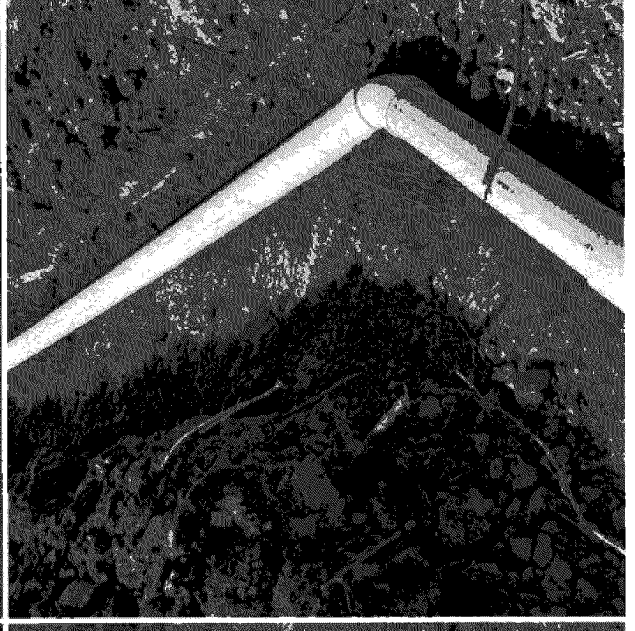
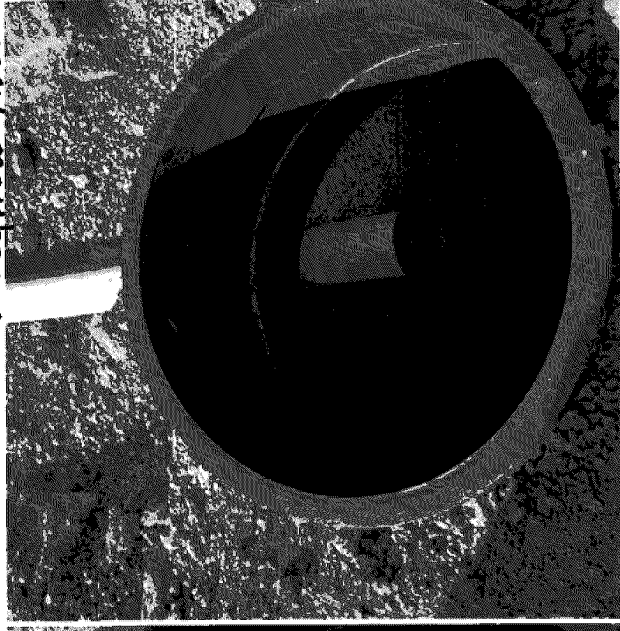
Permit #053-20

2580 Valleyview Ave.

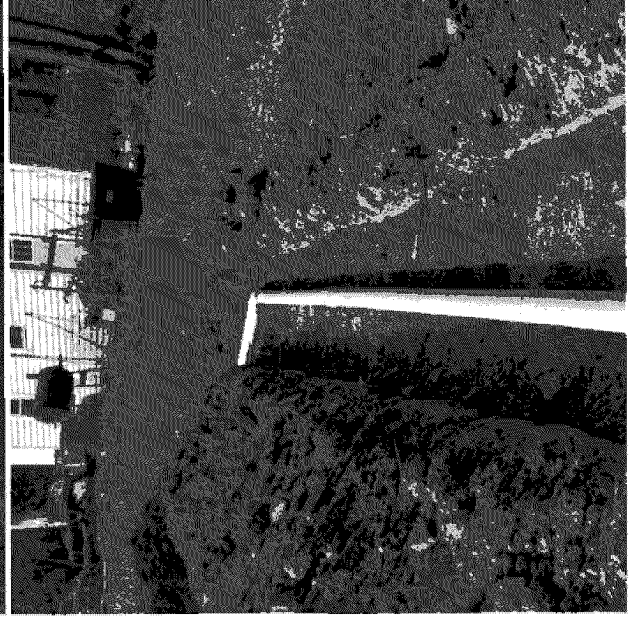
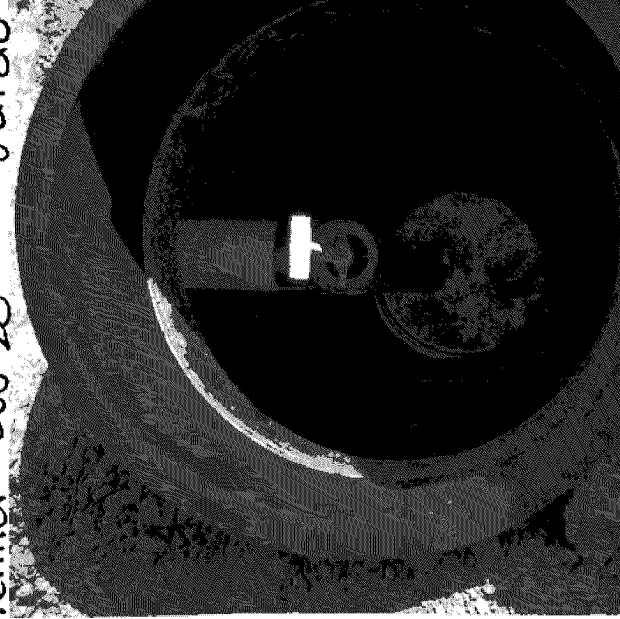
8-21-20



2580 Valleyview Ave.



Permit # 053-20 8-21-20



Permit # 053-70

8/21/20 2580 Valleyview Ave.



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

GENERAL INFORMATION			
Owner: <u>Norman Gordon</u>	Contractor: <u>Mark Mease</u>		
Address: <u>2580 Valleyview Ave.</u>	Inspector: <u>Knn43</u>		
Inspection Date: _____	☒ Approved	☐ Denied	
S = Satisfactory	U = Unsatisfactory	NA = Not Applicable	

S U NA	SITE PREPARATION
☒ ☐ ☐	Septic Permit Issued # <u>053-20</u>
☒ ☐ ☐	Soils Analyst ID: <u>Douglas Delmann</u>
☒ ☐ ☐	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 <u>Pella</u>
☒ ☐ ☐	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

S U N A		LATERALS	
☒ ☐ ☐	Material	☒ Chamber	☐ Tile ☐ Other:
☒ ☐ ☐	Trench Width	☐ 24"	☒ 36" ☐ Other:
☒ ☐ ☐	Total Length	Required: 400 Ft.	Installed: 400 Ft.
☒ ☐ ☐	Number of Lines	4	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.

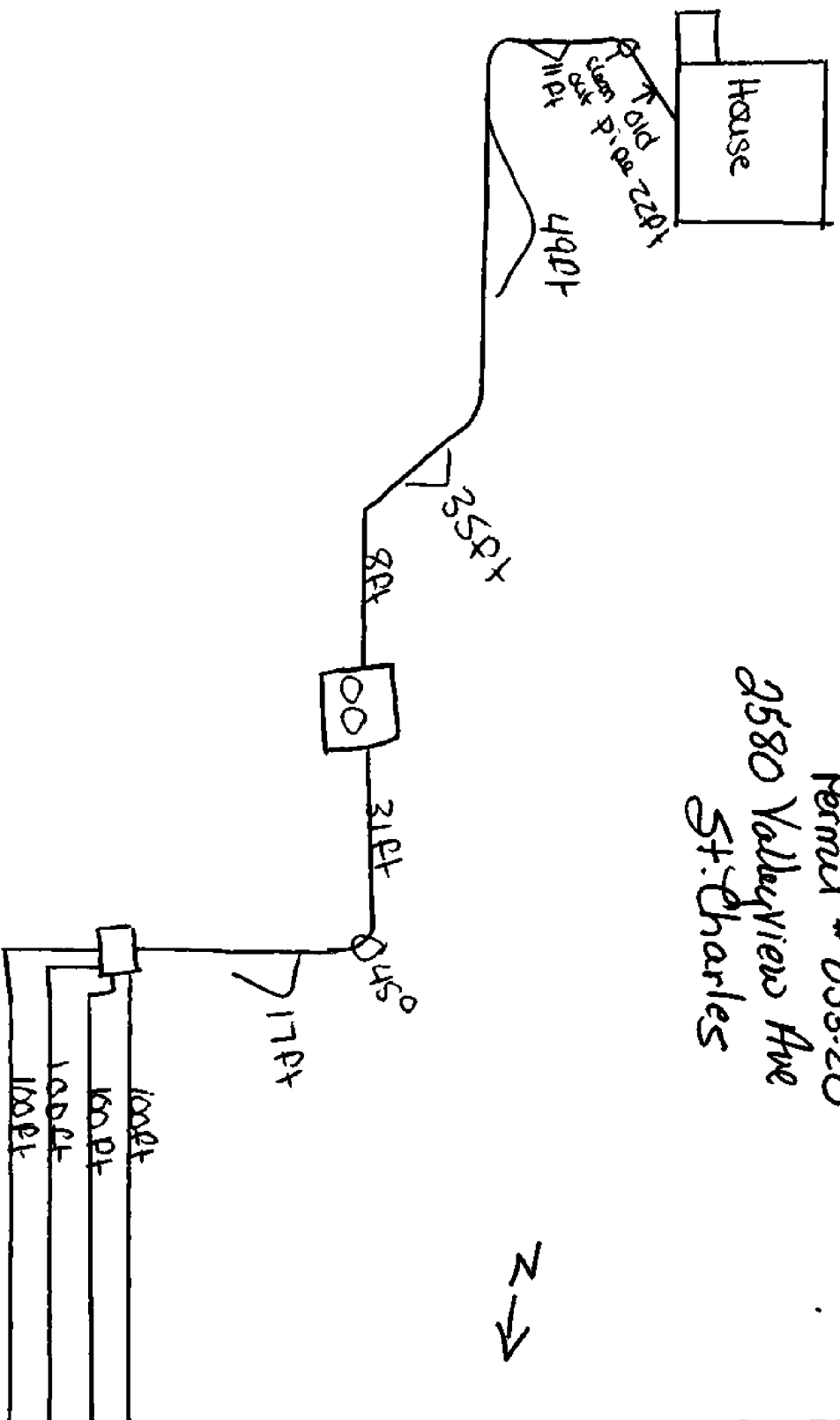
Inspector

8-21-20
Date

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Permit # 053-20
2580 Valleyview Ave
St. Charles

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