

Covenants to Run with the Land

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Shelby Cnty Judge of Probate, AL
05/17/2021 12:07:20 PM FILED/CERT

WHEREAS, Angela Lucas, is the owner of certain real property situated in Shelby County, Alabama, described in Exhibit A, hereto and incorporated herein fully.

WHEREAS, the owners have requested and the Shelby County Board of Health has approved the construction and use of the onsite sewage system to serve lot number .

WHEREAS, the approval of the Shelby County Board of Health for the onsite sewage system is granted upon the condition that the owners and their successors in title that it or they will satisfy these covenants.

NOW, THEREFORE, in consideration of the premises, the owner Angela Lucas, hereby grant and convey as encumbrances on land described as Exhibit A the following restrictions and covenants to run with the land as hereinafter described:

1. That the undersigned owners, Angela Lucas, its successors, assigns and subsequent purchasers of the onsite sewage system located at 11105 County Road 42 Shelby, AL 35143 shall own the system subject to the conditions in the onsite disposal permit or permits issued by the Shelby County Department of Public Health and the State of Alabama Department of Public Health, and will also comply with the provisions of the Alabama Administrative Code, Chapter 420-3-1. And are hereby notified that the property described herein and/or the onsite sewage disposal system may restrict the use of the lot and/or obligate the owner to special maintenance and reporting requirements.
2. That the whole of the land described in Exhibit A shall not be subdivided without approval of the Shelby County Health Officer.
3. No repair, alteration or addition will be made to the approved onsite sewage system without written approval of an engineer (P.E.) and the Shelby County Health Officer.

These covenants shall run with the land and be binding on all present owners and future owners or occupants of said facility and the property on which the onsite sewage system is situated until such time as the system is no longer required by the Shelby County Board of Health through its Health Officer.

Dated this the 17 day of May, 2021.

Health Department Permit Number:

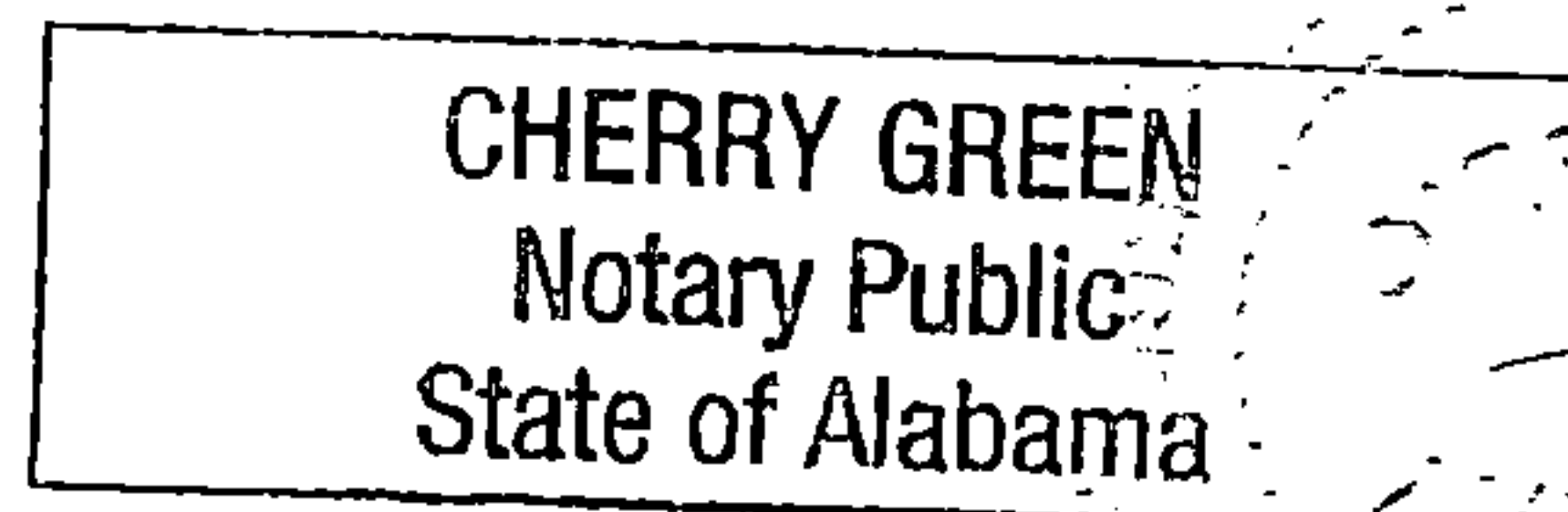
Prepared By:

Angela Lucas
Owners/Authorized Representative Signature

[Signature]
Health Officer/Authorized Representative Signatures

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned Notary Public in and of the County in said State, hereby certify Angela Lucas, whose name is signed to the foregoing instrument, and who is known to me, acknowledges before me this day, that being informed of the contents hereof, has executed the same voluntarily on the day of the same bears date.



Cherry Green
NOTARY PUBLIC
My Commission Expires 3-28-2022

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH THE STATE OF ALABAMA HEALTH DEPARTMENT REGULATIONS AND THE ENGINEERS REQUIREMENTS. DESIGN PARAMETERS BASED ON THE WISCONSIN MOUND DESIGN MANUAL. THE ENGINEER FEELS WITH PROPER SCARIFICATION OF THE EXCAVATED AREA OF THE MOUND BEFORE PLACEMENT OF TRENCH AND FILL MATERIAL THIS DESIGN IS SUITABLE FOR THE NATIVE SOILS FILL MATERIAL WILL BE A LOAMY SAND TO SANDY LOAM WITH A PERC RATE OF NOT GREATER THEN 30 MIN/IN.

DESIGN NOTES:

1. THE PERC RATE IS 60 MIN/IN.

2A. SEWAGE FLOWS: [2 (EMPLOYEES) & 25 GAL/8 HOUR SHIFT X 1.5 SHIFTS] + 75 MEALS AT 5 GALLONS PER MEAL = 450 GAL/DAY

3A. DISTRIBUTION AREA CALCULATION BASED ON FLOW, APPENDIX A, TABLE 11:

*APPENDIX A, TABLE 3 REQ'D = 0.5 SF/GAL/DAY FOR A PERC OF 60.

0.5 SF/GAL/DAY X 450 GAL/DAY = 900 S.F. OF TRENCH DISTRIBUTION AREA.

2B. DAILY SEWAGE BOD AMOUNTS: [2 (EMPLOYEES) & 0.05 LBS/DAY X 1.5 SHIFTS, ADPH APPENDIX A, TABLE 1] + 75 MEALS X 0.015 LBS PER MEAL (UNIVERSITY OF MINNESOTA ONLINE DOCUMENT) = 1.275 LBS/DAY

3B. DISTRIBUTION AREA CALCULATION BASED ON BOD, APPENDIX A, TABLE 2:

[1.275 LBS/DAY] X 0.7 (PRIMARY TREATMENT IN SEPTIC TANK) = 0.8925 LBS/DAY

0.8925 LBS/DAY/ 0.00080 LBS BOD/SF/DAY = 1116 S.F.

MINIMUM REQUIRED DISTRIBUTION AREA REQUIRED BASED ON SEWAGE FLOW = 900 S.F. (SEE 3A).

THEREFORE USE THE GREATER S.F. OF 1116 S.F.

PUMP CALCULATIONS:

100 gallon dosing cycle; Use a single Phase Gould 1/3 H.P. submersible effluent pump (MODEL 2ED12B0FA) and Mercury Float Switch Control System with double check valves that must be provided on effluent side of pump. At approximately 17.5 Ft of pump head at 46 gal/mln, therefore O.K. (as supplied by Northwest Supply, Prattville, Alabama or equal)

ALARM SYSTEM

A "Tank Alert", high level float and Alert Alarm System shall be provided to give a satisfactory visual and audio alarm. This system shall be installed within the house at a conspicuous location as approved by owner.

1. Provide separate (from alarm system) waterproof 110 volt electrical convenience outlet for pump with electrical circuit and electrical work in accordance with NEC Code.

FIELD SYSTEM.

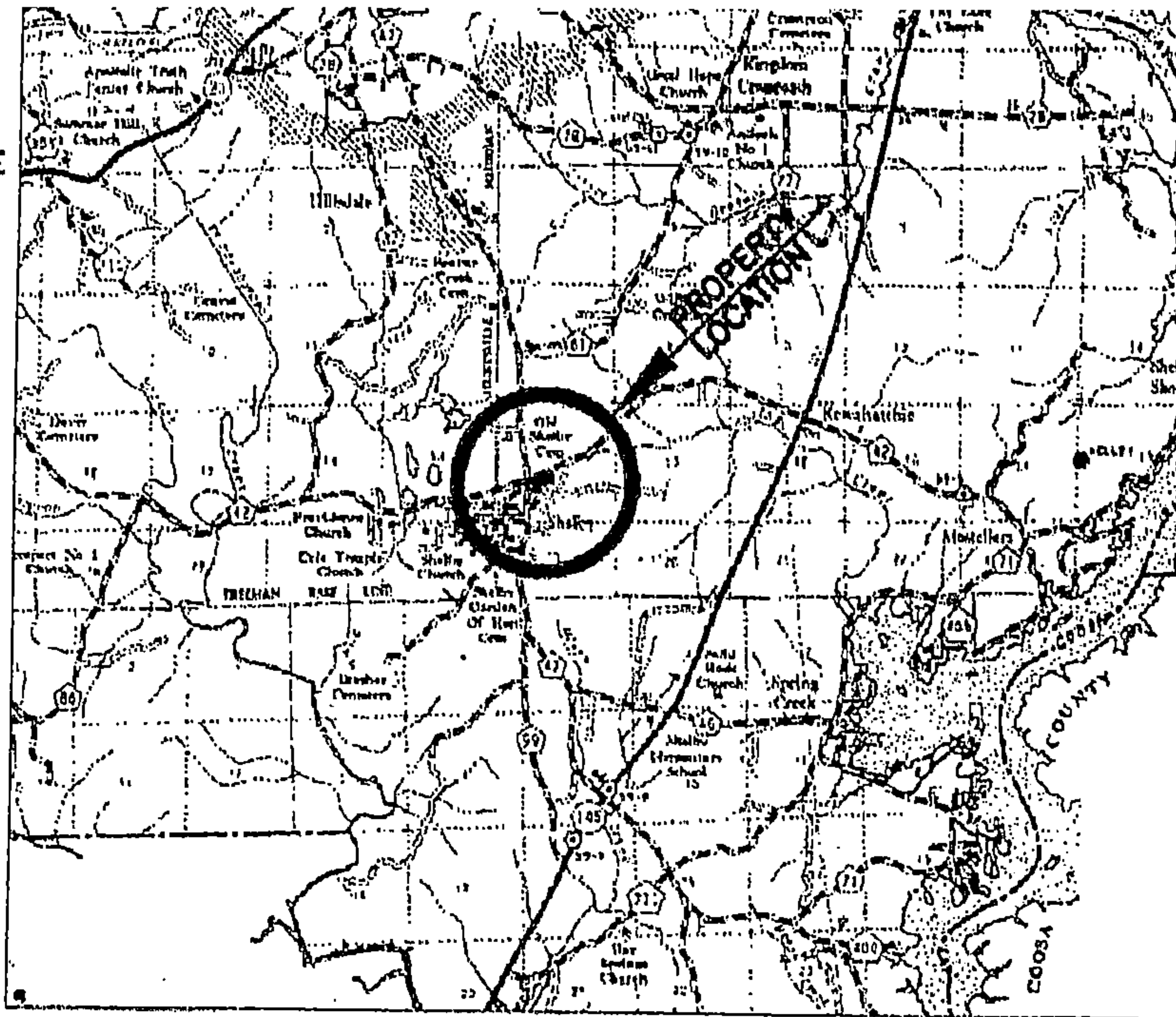
2. Provide a permanent removable cover on pump chamber for maintenance and pump removal proposes.

3. To provide for longer life and a cleaner effluent, a POLYLOCK A1800 filter shall be added to the outlet tee of septic tank.

4. Required 1000 Gallon Septic Tank or approved equal as permitted by the State of Alabama Health Department Regulations.

5. The Installer shall install each trench and line on level grade. Finish with Box-Blade to create a pleasing aesthetic effect. The entire mound and disturbed shall be seeded and mulched upon completion.

6. PROVIDE A 1.5" PVC FORCED MAIN FROM THE PUMP EFFLUENT TO THE FIELD SYSTEM.



VICINITY MAP


STATE OF ALABAMA
BOARD OF LICENSURE FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS

2020|2021

O GUTHRIE JEFFCOAT JR

Is duly licensed as a

Professional Engineer



License No. **9587**

Status: **ACTIVE**

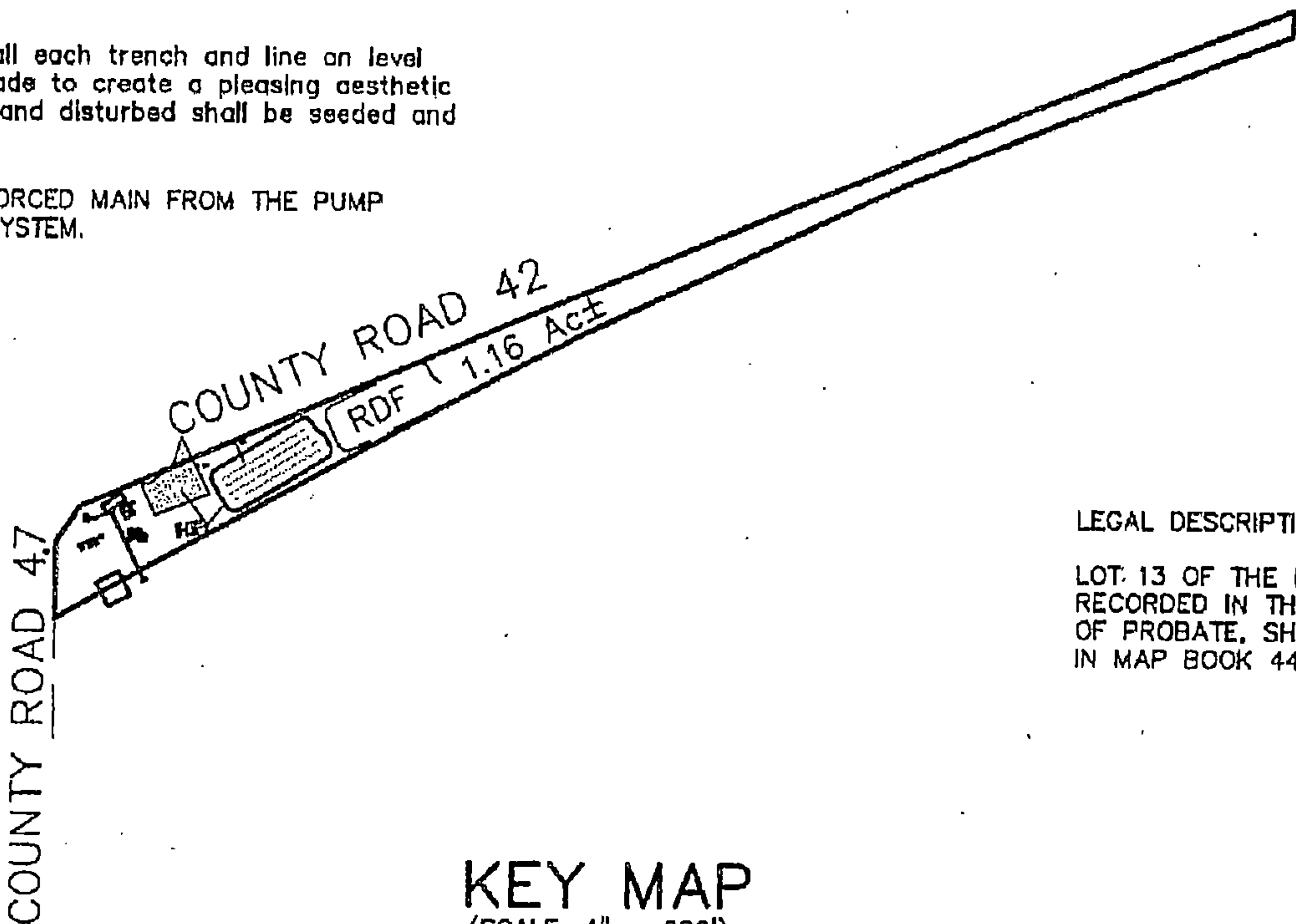
Lapse Date

December 31, 2021

William R. Huett
Executive Director

CONSTRUCTION NOTES:

1. THE FOLLOWING LEGAL DESCRIPTION DOES NOT CONSTITUTE A SURVEY. INFORMATION WAS GAINED FROM SOME OR ALL OF THE FOLLOWING SOURCES: TAX MAP, DEED, PREVIOUS SURVEY BY ANOTHER LAND SURVEYOR, RECORDED PLAT OR OTHER INFORMATION FURNISHED BY THE CLIENT.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH THE STATE OF ALABAMA HEALTH DEPARTMENT REGULATIONS AND THE ENGINEERS REQUIREMENTS.
3. PROPOSED SEPTIC TANK REQUIRES FILTER AND RISER FOR FILTER ACCESS.
4. FILL MATERIAL, (IF APPLICABLE) WILL BE A LOAMY SAND TO SANDY LOAM WITH A PERC RATE NOT GREATER THAN 30 MIN/IN.

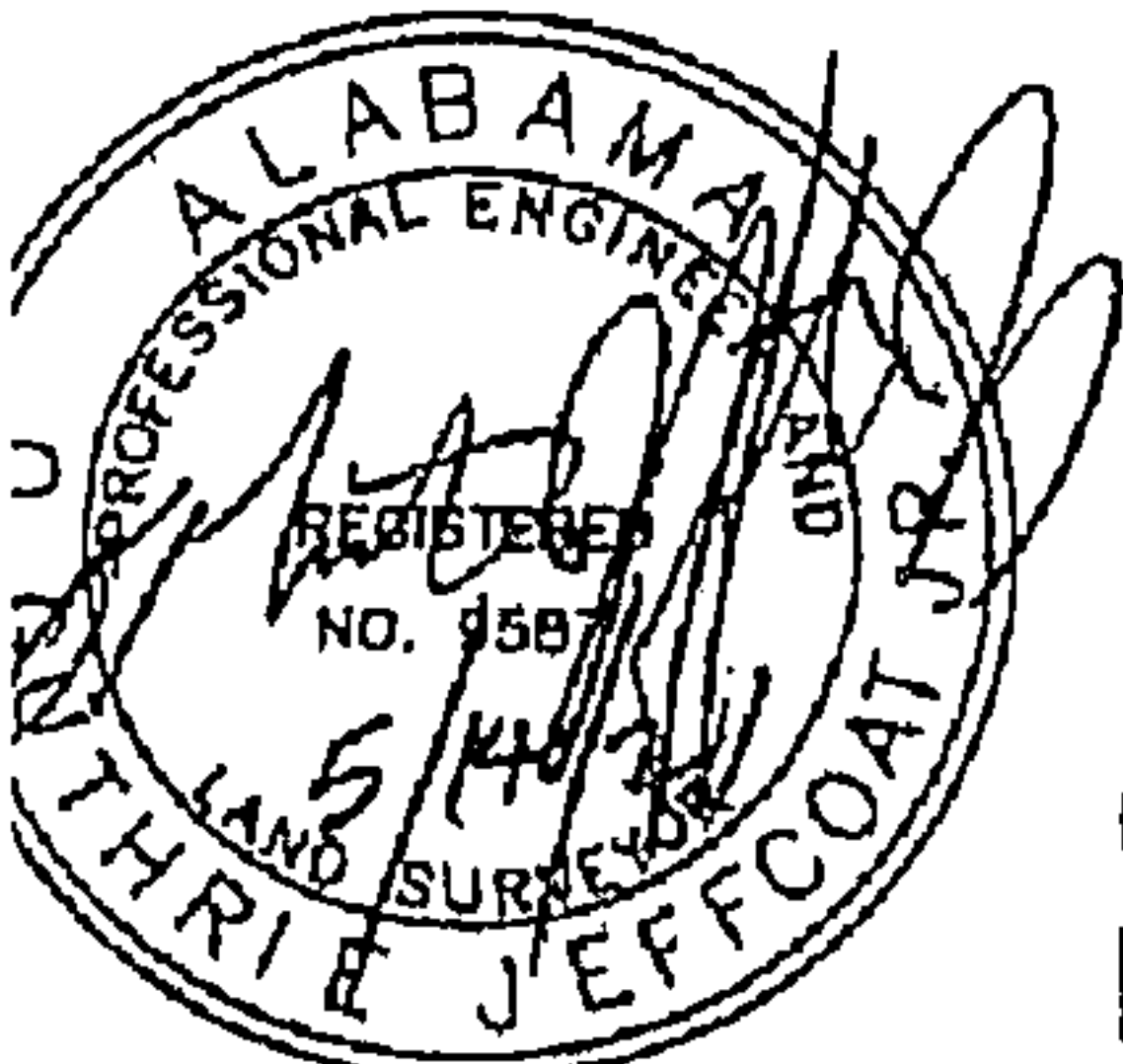


KEY MAP
(SCALE: 1" = 200')

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LEGAL DESCRIPTION:

LOT 13 OF THE BENSON ESTATES PLAT AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA IN MAP BOOK 44 AT PAGE 148B



Shelby Cnty Judge of Probate, AL
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ONSITE SEWAGE DISPOSAL DESIGN
FOR ANGELA LUCAS—SHEET 1 OF 2

REV: 5/14/21
FIELD SURVEY: 4/16/21 (JL)
PROJECT NAME: LUCAS
PROJECT NO.: 21-240

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
928 SOUTH HULL STREET
MONTGOMERY, AL 36104
(334) 265-1248
CLANTON
(205) 755-3677
TROY
(334) 566-0030

COGO NAME: 21240.AS
DRAWN BY: SH
DWG PROOFED BY: CJ