

2417 BAIN FARM RD

19505101

6/14/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

Mecklenburg County
Health Department

February 13, 1990

Earl H. Reynolds
2420 Bain Farm Rd.
Charlotte, NC 28227

Ref: File 6448A

Dear Mr. Reynolds:

A pre-preliminary investigation of soils and topography was made on the tract (parcel 195-051-01) located on Bain Farm Road. A soils map was prepared and a copy is enclosed.

The areas shaded yellow on the enclosed appear to be dominantly unacceptable for the installation of septic tank systems. Included are drainageway-depression areas and complex slope areas. The drainageway-depressions collect and channel surface water runoff from surrounding level areas. Some surface flooding would occur during and after periods of precipitation. The larger drainage-way towards the rear of the property contains a stream.

The complex slope areas have irregular slopes that are not adaptable for the installation of septic tank systems. These areas have been eroded and are too rough to permit drainfield installation. Scattered borings of soils appear to be dominantly unacceptable for the installation of septic tank systems. These borings included a variety of conditions - presence of expanding clay, indication of a seasonal perched water table, and soils with depths of less than 36 inches to saprolite. The approximate locations of these borings are marked on the accompanying map. Also present are small depressions that would affect the installation of septic tank systems in that immediate area. These areas are widely scattered.

The unshaded areas appear to be dominantly unacceptable for the installation of septic tank systems. These soils have clay subsoil horizons that are blocky with respect to structure. Depth to saprolite ranges from 36 to approximately 48 inches. Groundwater depth is greater than 36 inches. Slopes range to approximately 12 percent.

Based on this investigation there are soils that appear to be dominantly acceptable for the installation of septic tank systems. Please note that this report does not express or imply individual lot approval or site approval for septic tank system installation. Individual site approval is dependent in part on the satisfactory completion of an investigation of a marked lot or site. As of February 12 no lots were marked on the tract. Note also that soil delineations may be subject to change pending additional investigation with established reference points. As previously mentioned, small inclusions of dominantly unacceptable soils are present. Other inclusions may be present as well. Brush growth in is fairly thick on portions of the tract, making precise location of one's position rather difficult.

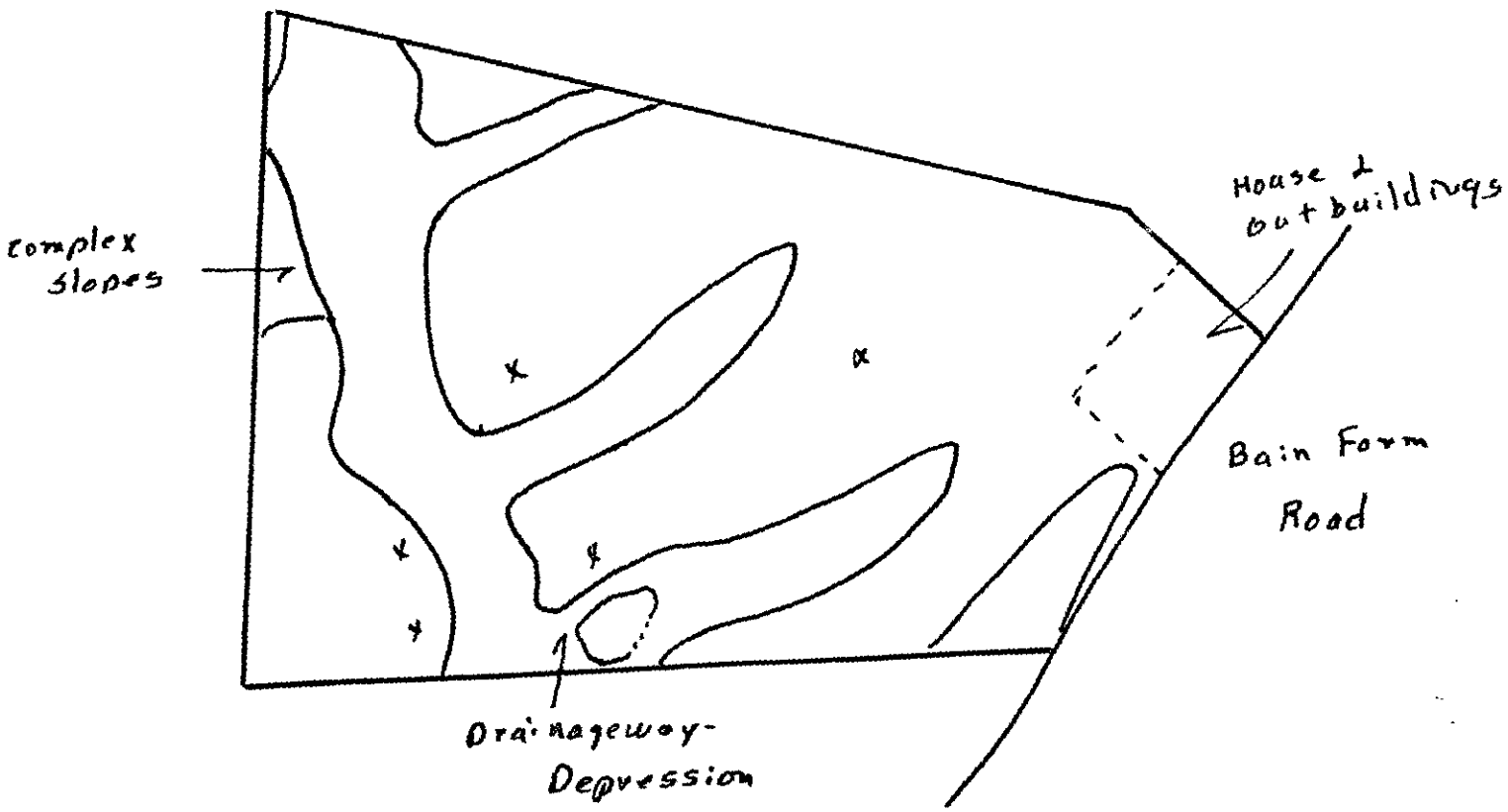
Any lots developed on the tract will require that a 100 percent repair area lie available for each lot. This means that enough acceptable soils be available to completely replace any septic tank system installed on a given lot. A lot size of an acre where both wells and septic tank systems are required should be considered. It must be noted that larger areas might be needed on any given lot in order to assure that the space requirement for acceptable soils to be satisfied.

Please contact me if there are any questions with regard to this report.

Sincerely,

William R. Marlin
Soil Scientist

Pre-Preliminary 195-051-01



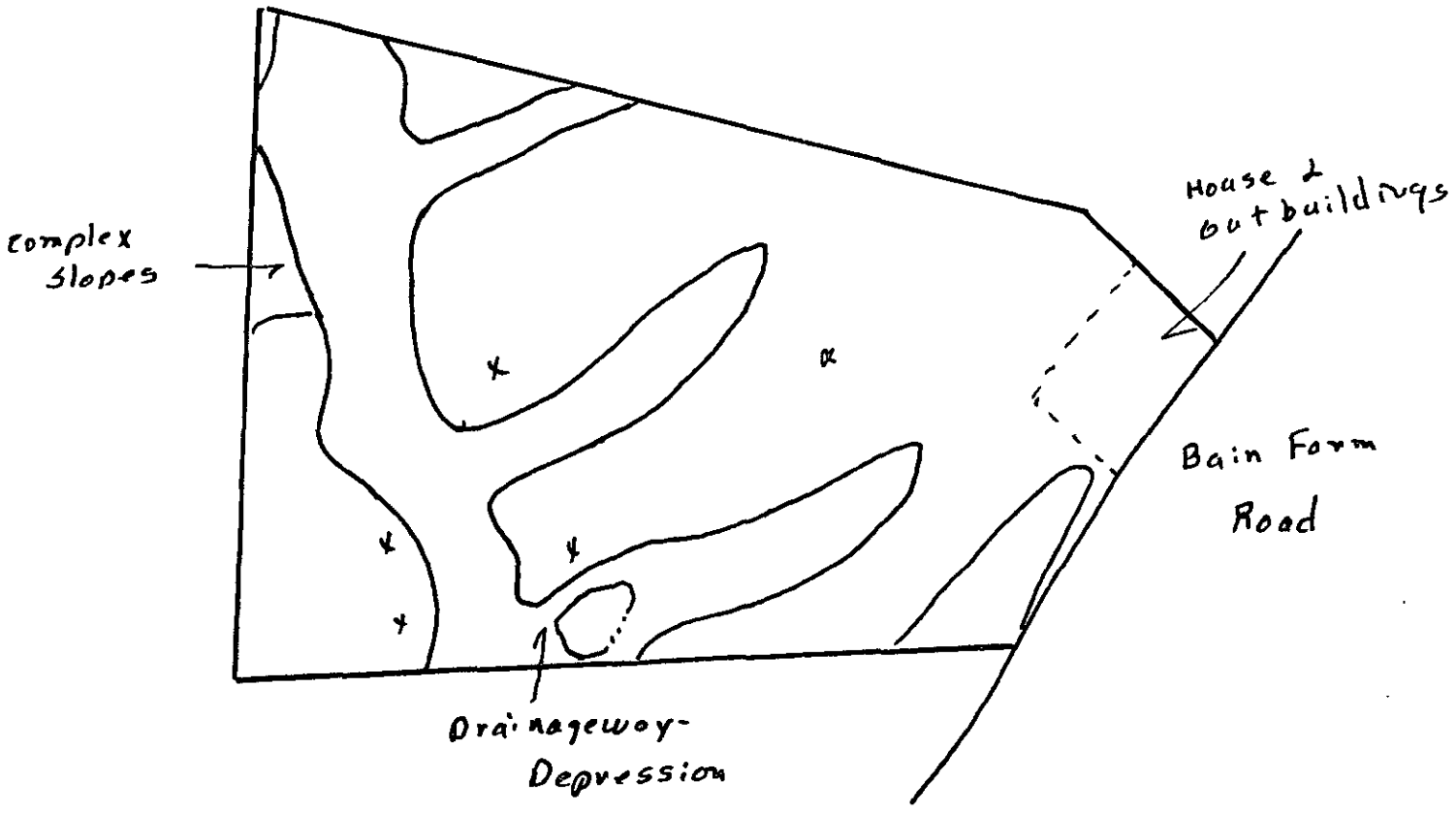
☐ Soils Appearing To Be Dominantly Acceptable For The Installation of Septic Tank Systems

☐ Soils Appearing To Be Dominantly Unacceptable For Septic Tank System Installation

x Approximate locations of inclusions of Dominantly Unacceptable Soils

W.R. Marlin Soil Scientist

Pre-Preliminary 195-051-01



☐ Soils Appearing To Be Dominantly Acceptable For The Installation of Septic Tank Systems

☐ Soils Appearing To Be Dominantly Unacceptable For Septic Tank System Installation

x Approximate locations of inclusions of Dominantly Unacceptable Soils

W.R. Moulin Soil Scientist

The areas shaded yellow on the enclosed map appear to be dominantly

(1) unacceptable for the installation of septic tank systems. Included are ~~boundary~~ ~~drainage~~ drainageway - depression areas and complex slope areas.

(2) The complex slope areas have irregular slopes that are not adaptable for the installation of septic tank systems. These areas have been eroded and are too rough to permit drainfield installation.

APPLICATION FOR SOIL INVESTIGATION

Pre Preliminary

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1200 BLYTHE BOULEVARD
CHARLOTTE, NC 28203
PHONE (704) 376-4603

(OFFICE USE ONLY)

FILE: 6448A

TC: _____

☒ PC ☐ REPT

JOB LOCATION

① ADDRESS: 2417 - BAIN FARM Rd. MINT HILL, NC

② SUBDIVISION: _____ ③ LOT: _____ ④ BLOCK: _____

⑤ PARCEL REFERENCE: BOOK NO.: _____ PAGE NO.: _____ PARCEL NO.: 19505101

⑥ DEED REFERENCE: BOOK NO.: 195 PAGE NO.: 05

OWNER

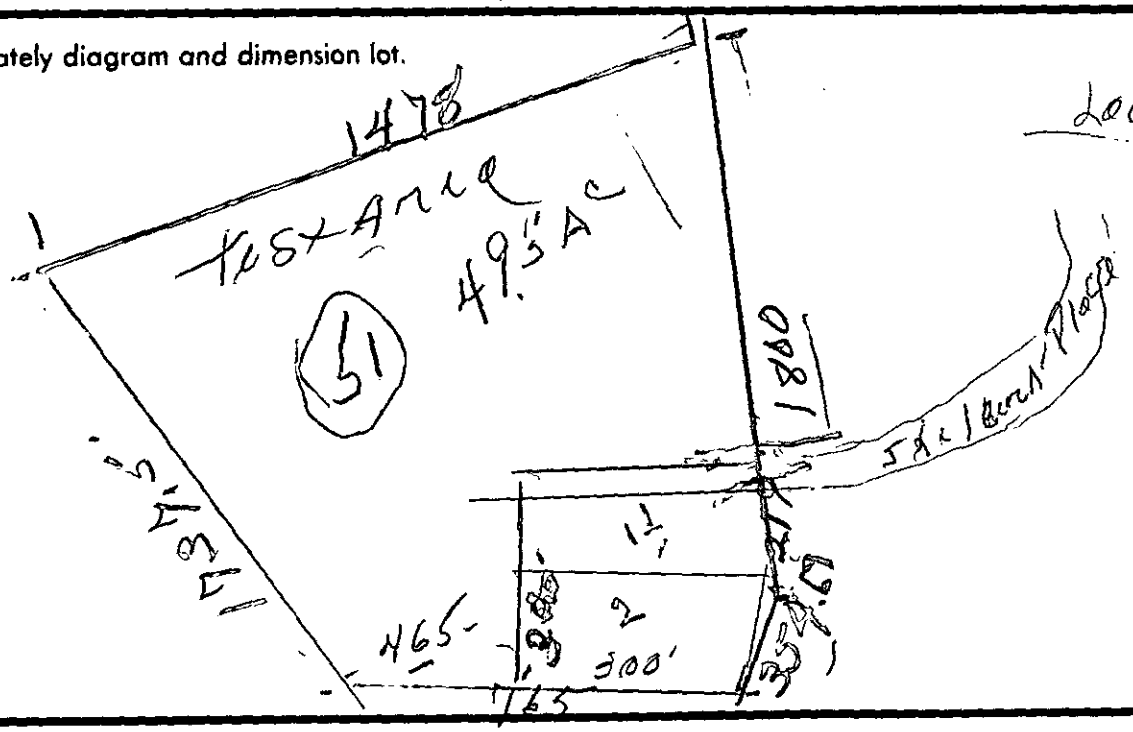
⑦ NAME: EARL (FIRST) HEATH (MIDDLE) REYNOLDS (LAST)

⑧ MAILING ADDRESS: 2420 BAIN FARM RD

⑨ CITY: CHARLOTTE ⑩ STATE: N.C ⑪ ZIP: 28227

⑫ PHONE: (WORK) 545-4526 (HOME) 545-4991

⑬ Accurately diagram and dimension lot.



⑭ The undersigned, owner of the property described above as the "JOB LOCATION" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the MECKLENBURG COUNTY HEALTH DEPARTMENT to enter onto the property for the purpose of processing this request.

Signed: Earl H Reynolds

Date: 1-10-90

Mecklenburg County services are available without regard to ethnic origin, sex, or disability.

WHITE - HEALTH DEPARTMENT'S COPY • CANARY - ENVIRONMENTALIST'S COPY • PINK - OWNER'S COPY