



CUSTOM,
QUALITY,
ENERGY EFFICIENT
SINCE 1981!

JACKMAN & ERIE ROAD PROPERTIES

- SOIL CONDITIONS: Excellent Sand
- WELL: Very Clean Water
(Per water tests from surrounding homes)
- SEPTIC: Standard Septic System. **NO** Engineered Septic System required.
- WATER DRAINAGE: Sandy soil conditions along with a rolling site makes these sites excellent for water run-off and drainage! Limiting the times your sump pump will need to operate.
- FILL DIRT: May be necessary.
- PERK TEST: Done and the results are 'GOOD'!

VS

OTHER ACREAGE SITES AROUND THE AREA

When looking at other sites ask yourself these questions...

- SOIL CONDITIONS: Does the site have SAND or CLAY soil?
Clay soil is not the best building soil for a number of different reasons.
A clay soil site typically requires an Engineered Septic System.
- WELL: How good is the drinking water?
Will it need a water softener system and/or purification system?
- SEPTIC: An Engineered Septic System MAY BE required.
Needing an engineered "stamped drawing" septic system can be very costly.
These type of systems can range from \$10,000 - \$20,000 above a standard septic system.
- WATER DRAINAGE: Does the water run-off have anywhere to go or will it just sit on the site and pond?
- FILL DIRT: How much fill dirt will be needed for your site?
- PERK TEST: Does the site "PERK"? What is the highest known water table depth?
This will also tell you how much fill dirt you will potentially need giving you insight to how far in the ground you will be able to put your foundation. You DO NOT want the basement of your new home resting in the water table.

