

What You Should Know About Your Soils Report

1. A level three soils report will be necessary on all new construction in Lumpkin County as of July 1, 2005. A list of approved soil classifiers is available from your Health Department. This list covers the entire state and is updated regularly. New classifiers are always being added and some are being removed for various reasons. Be sure that you are using the most recent list, we cannot accept work from someone who is not on the list, even if you have already paid them.
2. If you already know that your property is very rocky, you should discuss this with your soil classifier prior to their evaluation of your property. If they cannot dig the test holes with their hand augers, they will give you a soils report that says that test pits will be required to determine suitability. This is an inconclusive result and the only option is that you dig test pits and have the property re-evaluated by your soil classifier. Discussing the conditions with the soil classifier prior to their evaluation could save both time and money.
3. Once your property has been analyzed by a soil classifier, they will recommend a trench depth for septic installation. This trench depth is given in inches from original grade. Once the property has been evaluated and a trench depth established, there can be no grading done in the area proposed for the septic system that would prevent the trench depth from being maintained. If the area is graded after the soil analysis, it may be necessary to perform another soil analysis to determine a new trench depth or new septic location. In regards to the required trench depth, it is also very important that your plumbing stub-out be done correctly in order to maintain the recommended trench depth. If your stub-out is too low to install the system at the correct depth, it may be necessary to move the stub-out to a more suitable elevation or to install a pump system.
4. If you have a large tract of land, it is not necessary to have the entire property analyzed. You will need to have enough of it analyzed to show sufficient room for your initial system and a full length replacement system. This area must be reserved for septic installation only and remain unaffected by grading, house location, driveway location or well location.
5. It is important that you have the property lines, house, driveway and any proposed or existing well locations very clearly marked to avoid any confusion and so that the correct area is analyzed by the soil classifier. If this is not done and the area that they analyze is limited or eliminated by the house, driveway or well location; it may be necessary to do an additional soil analysis. It is essential that the property lines and house site be clearly marked prior to issuing the septic permit; it just makes sense to do this before you have your soil analysis done.
6. If you have any questions about soil analysis or have a question specific to your property, please talk to one of the septic inspectors prior to having the work done.