

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and Percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1)(m)).

County: WASHINGTON	
Parcel I.D.:	
Reviewed by: JS	Date: 12/14/22

Property Owner: JBJ DEVELOPMENT				Property Location: Govt. Lot 1/4 1/4 S 20 T 9 N - R 19 E (or) W			
Property Owner's Mailing Address: W178 N9912 RIVERCREST DRIVE				Lot # 28-14 Block # Subd. Name or CSM # THE OAKS			
City: GERMANTOWN	State: WI	Zip Code: 54204	Phone Number: () -	City: Village: Town: RICHFIELD		Nearest Road: EDGEWOOD COURT WEJEGI DRIVE	

☒ New Construction	Use ☒ Residential / Number of bedrooms: 4	Code derived design flow rate: 600 GPD
☐ Replacement	☐ Public or commercial - Describe:	
Parent material: GLACIAL TILL		Flood Plain elevation if applicable: N/A ft.
General comments and recommendations: Suitable for an mound system		
Revisions per 1/21/24 pre plat		

☒ Boring # ☐ Boring ☒ Pit Ground surface elev. 1127.5 ft. Depth to limiting factor 29 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-9	10 YR 3/2		SiL	2 f-m gr	mvfr	as	3f-1m	.6	.8
Bt1	9-14	10 YR 4/4		CL	2 m abk	mfi	cs	2f	.4	.6
2Bt2	14-21	10 YR 3/4-4		gr CL	2 f-m abk	mfi	gw	1vf	.4	.6
2BC	21-29	10 YR 5/4		gr SL	1 f abk	mfr	cw	--	.4	.6
2C	29-60	10 YR 6/2-3	c2d 10 YR 5/8	gr SL/L	0m	mfr	--	--	.2	.5

☒ Boring # ☐ Boring ☒ Pit Ground surface elev. 1130.7 ft. Depth to limiting factor 46 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-6	10 YR 3/2		SiL	2 f-m gr	mvfr	as	3f-1m	.6	.8
Bt1	6-18	10 YR 5-4/4		SiCL	2 m abk	mfi	cs	2f	.4	.6
Bt2	18-30	10 YR 4/4		CL	2 m abk	mfi	cs	2f	.4	.6
2Bt3	30-40	10 YR 3/4-4		gr CL	2 f-m abk	mfi	gw	1vf	.4	.6
2BC	40-46	10 YR 5/4		gr SL	1 f abk	mfr	cw	--	.4	.6
2C	46	10 YR 6/2-3	c2d 10 YR 5/8	gr SL/L	0m	mfr	--	--	.2	.5

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print): David B. LaBott(Baudhuin Inc.)	Signature: 	CST Number: 71449
Address: 55 South Third Ave. Sturgeon Bay, WI 54235		Telephone Number: (920) 743 - 8211
Date Evaluation Conducted: 11-24-03 & 4-28-04		

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 1126.7 ft. Depth to limiting factor 38 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-8	10 YR 3/2		SiL	2 f-m gr	mvfr	as	3f-1m	.6	.8
Bt1	8-25	10 YR 4/4		CL	2 m abk	mfi	cs	2f	.4	.6
2Bt2	25-38	10 YR 3/4		gr CL	2 m abk	mfi	cs	2f	.4	.6
2BC	38-45	10 YR 6/2-3	flf 10 YR 5/8	gr SL	1 f abk	mfr	--	--	.4	.6 .7

4 Boring # ☐ Boring ☒ Pit Ground surface elev. 1134.0 ft. Depth to limiting factor 43 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-9	10 YR 4/2		SiL	2 f-m gr	mvfr	as	3f-1m	.6	.8
Bt	9-24	10 YR 4/4		SiCL	2m-co abk	mfi	cs	--	.4	.6
2BC	24-43	10 YR 5-6/4		gr SL	1 f abk	mfr	cw	--	.4	.6 .7
2C	43-60	10 YR 6/2-3	c2d 10 YR 5/8	gr SL/L	0m	mfr	--	--	.2	.5

5 Boring # ☐ Boring ☐ Pit Ground surface elev. ft. Depth to limiting factor in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2

* Effluent # 1 = BOD₅>30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent # 2 = BOD₅≤ 30 mg/L and TSS ≤ 30 mg/L

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SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

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County Washington			
Parcel I.D. V10_079900L			
Reviewed by	Date		
Property Owner W Fields LLC C/O JBJ Companies INC	Property Location Govt. Lot 1/4 1/4 S 20 T 9 N R 19 E (or) W		
Property Owner's Mailing Address W178N9912 Rivercrest Dr #101	Site Address or CSM and Lot #: The Oaks Lot 14		
City, State, Zip Germantown, WI 53022	Phone Number ()	☐ City ☒ Village ☐ Town Richfield	Nearest Road Elmwood Rd

☒ New Construction Use: ☒ Residential/Number of bedrooms 4 Code derived designflow rate 600 GPD
☐ Replacement ☐ Public or commercial - Describe: Flood Plan elevation if applicable ft.
Parent material Loess over glacial till
General comments and recommendations: Site is suitable for a mound system. Additional borings completed to extend suitable area.
New Lot 14, formerly Lot 24

1009 Boring # ☐ Boring ☒ Pit Ground surface elev. 1130.30 ft. Depth to limiting factor 24 in. / elev. ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-8	10yr 3/3	-	sil	2fsbk	mfr	cs	2f	0.6	0.8
2	8-16	10yr 4/4	-	grcl	2fsbk	mfr	cs	1f	0.4	0.6
3	16-24	10yr 4/4	-	grsl	1fsbk	mfr	gs	1vf	0.4	0.7
4	24-60	10yr 6/4	f1f 10yr 6/8	grsl	1fsbk	mvfr	-	-	0.4	0.7

1008 Boring # ☐ Boring ☒ Pit Ground surface elev. 1133.99 ft. Depth to limiting factor 34 in. / elev. ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-12	10yr 3/3	-	sil	2fsbk	mfr	cs	2f	0.6	0.8
2	12-23	10yr 4/4	-	cl	2fsbk	mfr	cs	1f	0.4	0.6
3	23-34	10yr 4/4	-	grscl	1fsbk	mfr	gs	1vf	0.2	0.3
4	34-46	10yr 6/4	f1f 10yr 6/8	grsl	1fsbk	mvfr	-	-	0.4	0.7

CST Name (Please Print) Tanner Schmidt (Lietzau Inc)	Signature <i>Tanner Schmidt</i>	CST Number 1485893
Address PO Box 121 Colgate, WI 53017	Date Evaluation Conducted 11/11/2024	Telephone Number (262) 355-5131

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L



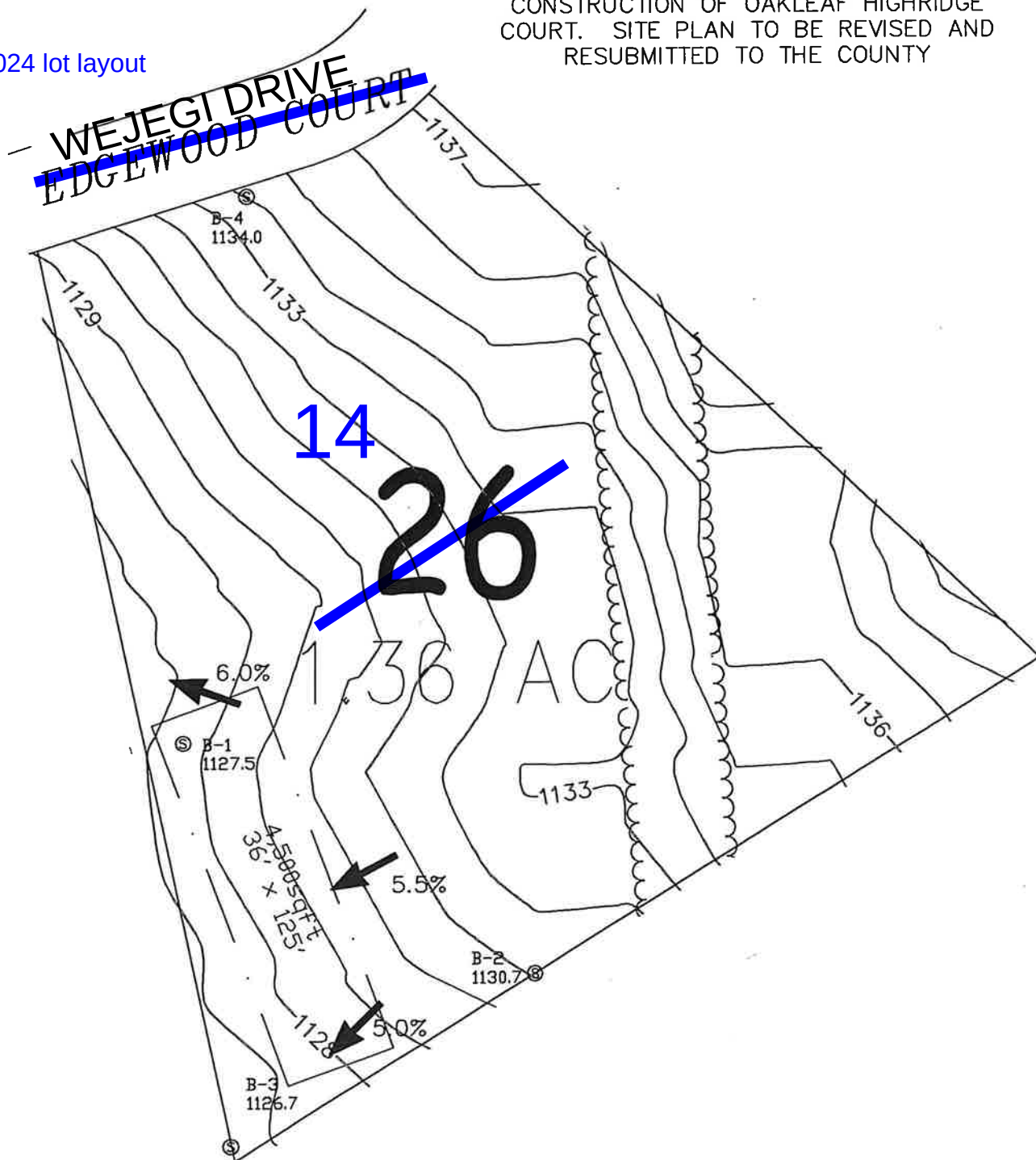
SITE PLAN THE OAKS

SECTION 20 T.9 N., R.9 E.
TOWN OF RICHFIELD, WASHINGTON COUNTY

PREPARED FOR:
JBJ DEVELOPMENT:
W178 N9912 RIVERCREST DR
GERMANTOWN, WI
53022

*** BENCHMARKS TO BE SET AFTER
CONSTRUCTION OF OAKLEAF HIGHRIDGE
COURT. SITE PLAN TO BE REVISED AND
RESUBMITTED TO THE COUNTY

**See new 2024 lot layout

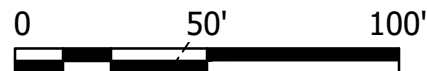


SOIL EVALUATION LOT 26 14	THE OAKS	Baudhuin Incorporated engineers • architects • soil scientists	P.O. BOX 105 55 S. 3RD AVENUE STURGEON BAY, WI. 54235 FAX: 920-743-8217 PHONE: 1-800-773-8211 PHONE: 920-743-8211	REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIN INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER. PATH OF DRAWING: Y: \MGM\LDWG\SCHMITT-BENCE\DWG\714-SL.DWG	DATE: 5/20/04 DRAWN BY: D.B.L. DRAWN BY: D.J.D.
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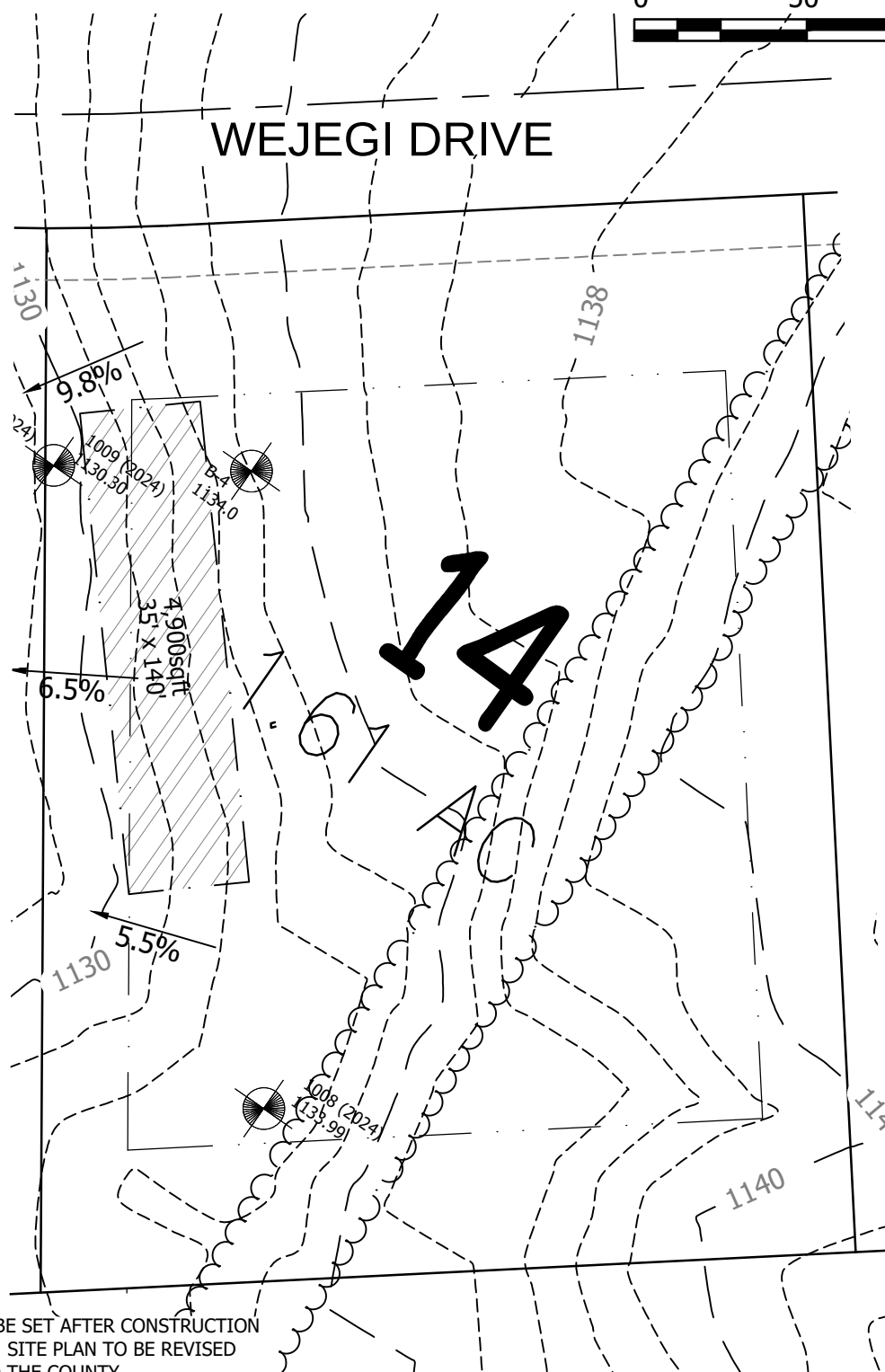
SECTION 20, TOWNSHIP 9 NORTH, RANGE 19 EAST
VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

PREPARED FOR:
JBJ COMPANIES, INC.

W178 N9912 RIVERCREST DRIVE, SUITE 101
GERMANTOWN, WI 53022-4645



WEJEGI DRIVE



*** BENCHMARKS TO BE SET AFTER CONSTRUCTION
OF THE PUBLIC ROAD. SITE PLAN TO BE REVISED
AND RESUBMITTED TO THE COUNTY



Stantec

312 N. 5th Avenue
Sturgeon Bay, WI 54235
www.stantec.com

SITE PLAN

The Oak's At Schmitt Farms
Septic Soil Investigation

LOT 14

DATE	5/20/2004 Revision per 1/21/2025 Pre-Plot
PROJ. NO.	193806833
SHEET	

Plot Date: 02/04/2025 9:54am
Drawing name: C:\Users\jbrake\OneDrive\local\temp\Ac\Plots\2972\Oak_Lot_Sepics.dwg
Xref1: 193806833.XR_TB_34x22_EXHIBITS_193806833\10_prep\plot_193806833.XR_BT_Oak_Lot_Sepics_TB_193806833.XR_VI_LINWORK