

LETTER OF TRANSMITTAL

LANDMARK

ENGINEERING SCIENCES, INC.

119 COOLIDGE AVENUE - SUITE 100, WAUKESHA, WISCONSIN 53186-6602

TELEPHONE:: 414-719-2769

LANDMARK-ENGINEERING@LIVE.COM

To: Kyle Weitermann
JBJ Companies, Inc.
W178N9912 Rivercrest Drive, Suite 101
Germantown, WI 53022-4645

Date: October 20, 2025

Project #: 4244.00 – Lot 29, The Oaks subdivision

Description: *Engineering Services – Residential Construction*
Elmwood Road & Wejegi Drive
Hubertus (Village of Richfield), WI 53033

C: Brian Bence – JBJ Companies
Cindy Schmitt – JBJ Companies

WE ARE SENDING YOU the following items via: ☐ U. S. Mail ☐ UPS ☐ Hand Deliver ☐ Other:
☐ Fax (8 pages) ☒ E-Mail kyle@jbjcompanies.com & brian@jbjcompanies.com & cindy@jbjcompanies.com

Copies/Qty.	Date	Description
1	20 OCT 2025	Report of Field Density Test Results
1	25 APR 2025	Grading Plan - The Oaks Subdivision
1	16-17SEP25	Laboratory Reports – Soil Sample 3
1	12 SEP 2025	Laboratory Reports – Soil Sample 4

THESE ARE TRANSMITTED as checked: ☒ For Approval ☐ For Your Use ☐ As Requested
☐ For Review & Comment ☐ Other:

Message:

As requested, we are sending to you the complete field density test report with laboratory test results for Lot 28 of The Oaks subdivision. We performed periodic field density testing on the selected lot between July 22 – September 30, 2025. The purpose for LandMark's field tests is to verify lift compactions at the requested lot location. The required compaction level for the fill soil is 95% of Modified Proctor (ASTM Standard D1557).

The areas tested consisted of Modified Proctor (Sample #3 and Sample #4). Fill material was excavated on-site and placed below the proposed house location. The fill soil lifts tested and/or retested met project specifications for compaction.

We will continue to do field density testing, concrete testing, and site observations, as requested. If you have any additional questions, please call.

We have enjoyed working with you on this project. *Thank you.*

Copy to: file

Signed:



Mark D. Augustine, PE, PLS, CHMM

If enclosures are not as noted, kindly notify us at once.

LandMark Engineering Sciences, Inc.

119 Coolidge Avenue, Suite 100
Waukesha, WI 53186-6602
Phone: 414-719-2769
Email: landmark-engineering@live.com

Report of Field Density Test Results

Project: The Oaks at Schmitt Farms - Phase I

Project #: 4244.00

Report #: 1

Address: between Elmwood Road & Wejegi Drive
Village of Richfield, WI 53033

Client: JBJ Companies, Inc.
W178N9912 Rivercrest Dr, Suite 101
Germantown, WI 53022-4645

Date: 20OCT2025

Test No.	Date	Location	Elev. (feet)	Sample No.	In-Place Moisture (%)	In-Place Density (pcf)	*In-Place Compaction (%)	Remarks
1	5-Sep-2025	Lot 29	1087.5	3	17.5	108.4	88.2%	BD
2	9-Sep-2025	Lot 29 (retest)	1087.8	3	16.6	119.9	97.6%	ACD
3	10-Sep-2025	Lot 29	1088.6	3	11.1	122.5	99.7%	A
4	11-Sep-2025	Lot 29	1089.0	3	17.8	115.4	93.9%	AD
5	19-Sep-2025	Lot 29 (retest)	1089.0	3	14.4	120.5	98.0%	CA
6	29-Sep-2025	Lot 29	1091.0	3	11.5	121.7	99.0%	A
7								
8								
9								
10								

Elev = Top of Finished Subgrade

*Required Compaction = 95% of Modified Proctor

- A = In-place density complies with specifications
- B = In-place density less than specifications
- C = In-place density after re-compaction
- D = In-place moisture content >2% of optimum
- E = In-place moisture content <2% of optimum

Sample #1

Modified Proctor (ASTM D1557)

Laboratory Report Date: 16-Jul-2025
Maximum Dry Density (rock corrected): 130.6 pcf
Optimum Moisture (rock corrected): 9.4 %
Description: Dark Brown SAND, some Fines, little Gravel
Source: SWMP Pond C2-3 Basin, 2'-4' depth

Sample #2

Modified Proctor (ASTM D1557)

Laboratory report Date: 15-Jul-2025
Maximum Dry Density (rock corrected): 144.4 pcf
Optimum Moisture (rock corrected): 6.6 %
Description: Brown SAND & GRAVEL, some Fines
Source: SWMP Pond C2-3 Basin, 4'-7'

Sample #3

Modified Proctor (ASTM D1557)

Laboratory Report Date: 17-Sep-2025
Maximum Dry Density (rock corrected): 122.9 pcf
Optimum Moisture (rock corrected): 13.1 %
Description: Brown Clayey SILT, little Sand, trace Gravel
Source: Outlot 8

Sample #4

Modified Proctor (ASTM D1557)

Laboratory Report Date: 12-Sep-2025
Maximum Dry Density (rock corrected): 124.4 pcf
Optimum Moisture (rock corrected): 12.2 %
Description: Brown Clayey SILT, little Sand, trace Gravel
Source: Outlot 8

Tested by: UEC - Joseph Schmidt

Reviewed by: MDA



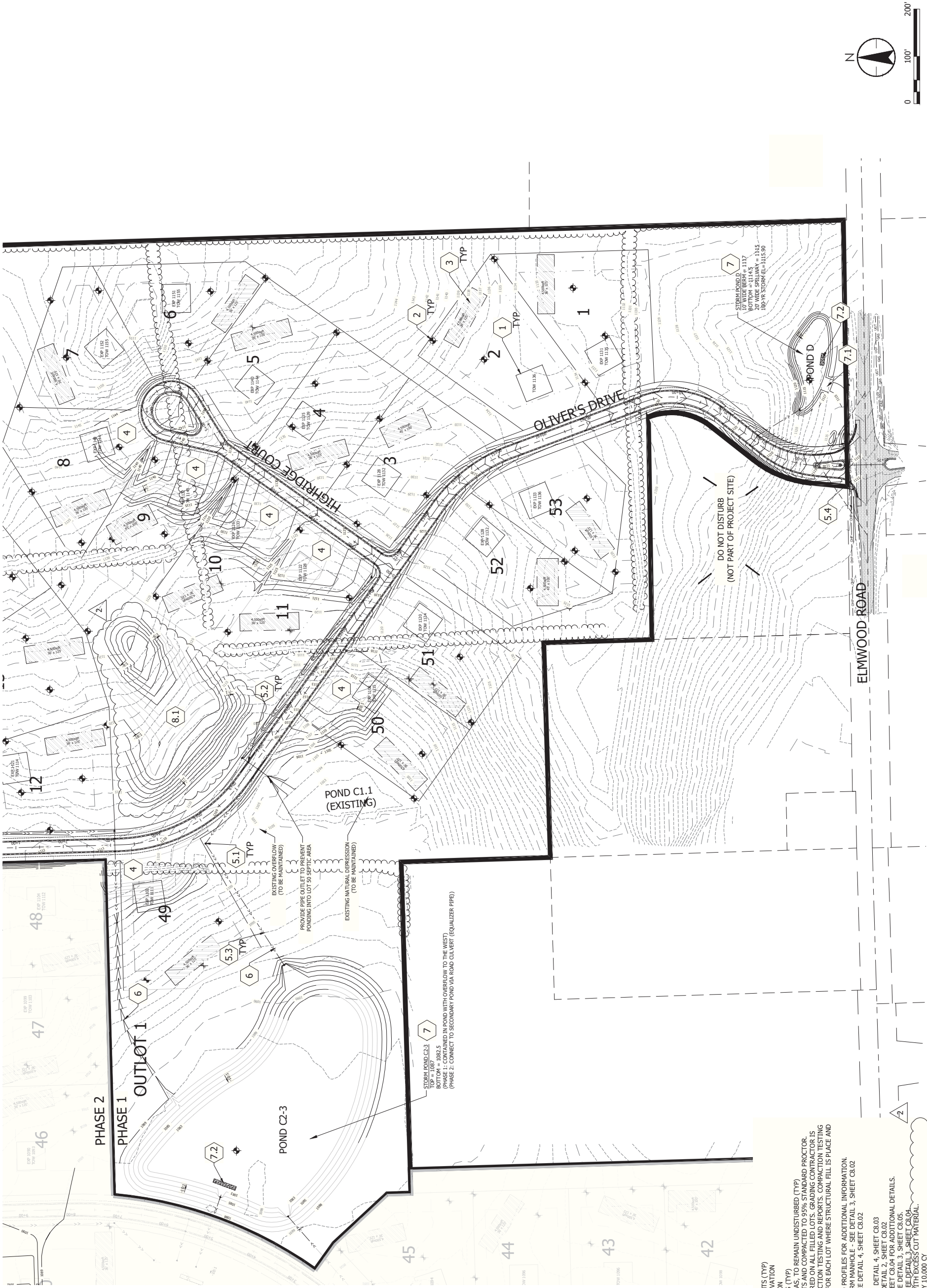
JBJ Companies, Inc.

GRADING PLAN

GRADING PLAN

DATE OF ISSUANCE		APRIL 30, 2025	
NO	REVISION	DATE	
	810 SET	3-21-2022	
1		4-11-2022	
2		4-25-2022	
SURVEY			
	DRAWN		RM/B
	DESIGNED		P.J.H
	CHECKED		RM/B
	APPROVED		P.J.H
PROJ. NO.		193806493	

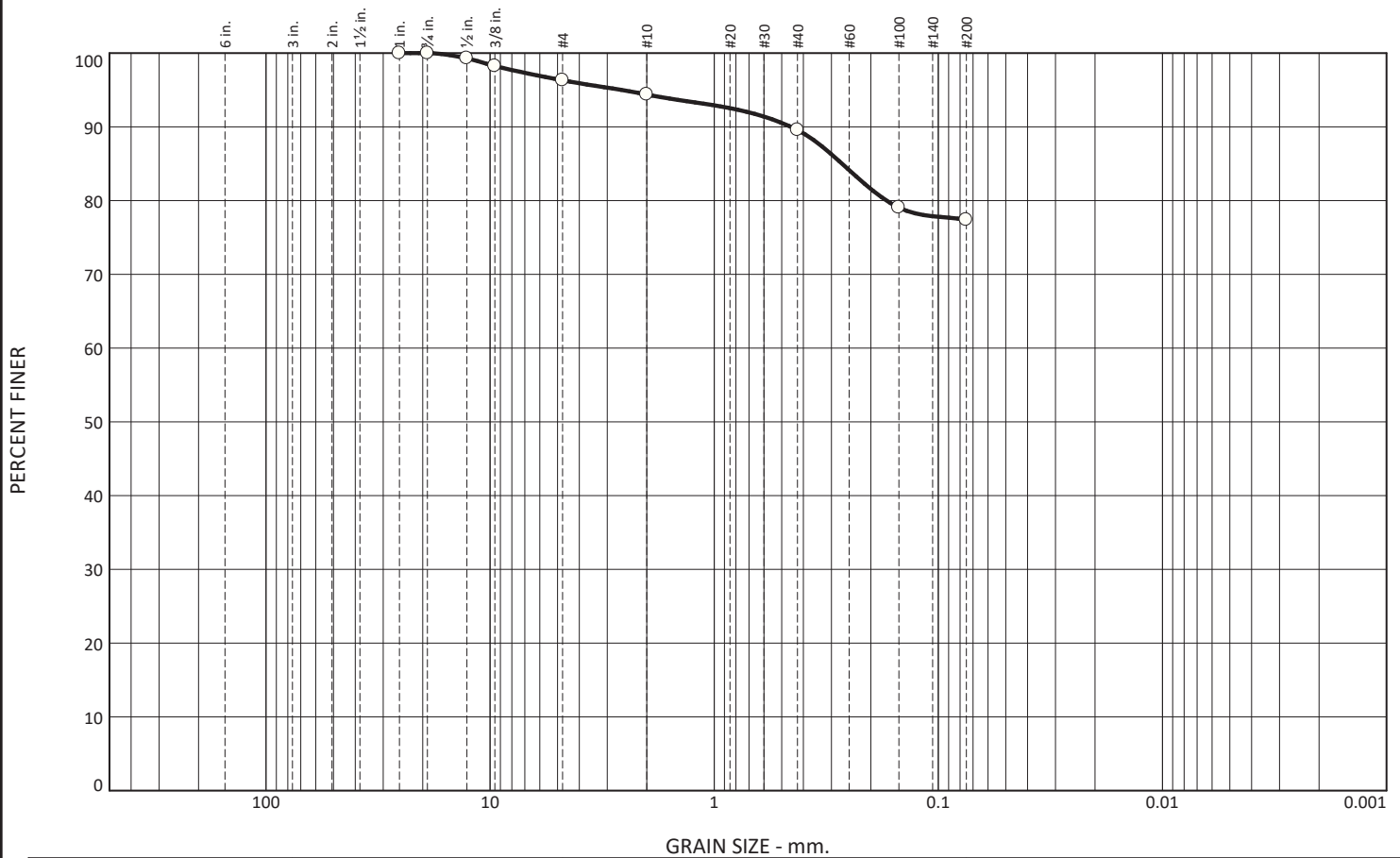
SHEET NUMBER
C3.01



SHEET KEY NOTES

1. SUGGESTED HOUSE FOOTPRINTS (TYP)
 - 1.1. TOW = TOP OF WALL ELEVATION
 - 1.2. EXP = EXPOSED ELEVATION
2. SEPTIC SYSTEM SOIL BORINGS (TYP)
3. SEPTIC SYSTEM HATCHED AREAS, TO REMAIN UNDISTURBED (TYP)
4. SEPTIC SYSTEM HATCHED AREAS, TO BE USED AS STORM PROCTOR. IS COMPACTION TESTING REQUIRED ON ALL FILLED LOTS. GRADING CONTRACTOR IS RESPONSIBLE FOR ALL COMPACTION TESTING AND REPORTS. COMPACTION TESTING REPORTS SHALL BE CREATED FOR EACH LOT WHERE STRUCTURAL FILL IS PLACED AND BE SUPPLIED TO DEVELOPER.
5. STORM SEWER. SEE PLAN AND PROFILES FOR ADDITIONAL INFORMATION.
 - 5.1. STANDARD PRECAST STORM MANHOLE - SEE DETAIL 3, SHEET C8.02
 - 5.2. STORM CATCH BASIN - SEE DETAIL 4, SHEET C8.02
 - 5.3. FLARED END SECTION
 - 5.4. ROADWAY CULVERT - SEE DETAIL 4, SHEET C8.03
 - 5.5. CONCRETE STORM MANHOLE - SEE DETAIL 3, SHEET C8.02
 6. STORMWATER PONDS - SEE SHEET C8.04 FOR ADDITIONAL DETAILS.
 - 7.1. OVERFLOW SPILLWAY, SEE DETAIL 3, SHEET C8.05
 - 7.2. INFILTRATION TRENCH - SEE DETAIL 3, SHEET C8.04
 - 8.1. CREATE PERMANENT BERMS WITH EXCESS CUT MATERIAL
 - 8.2. PHASE II - APPROXIMATE AREA WITH EXCESS MATERIAL AT PHASE II COMPLETION

ASTM D422 & D1140

[illegible]

Material Description	Test Date	USCS	NM
○ Brown Clayey SILT, little Sand, trace Gravel	09/16/25	ML	14.4

Project No.	25029-19	Client:	Landmark Engineering Services, Inc.
Project:	Proposed Subdivision Elmwood Road Richfield, WI		
Depth: -	Sample Number: 3		

Remarks:

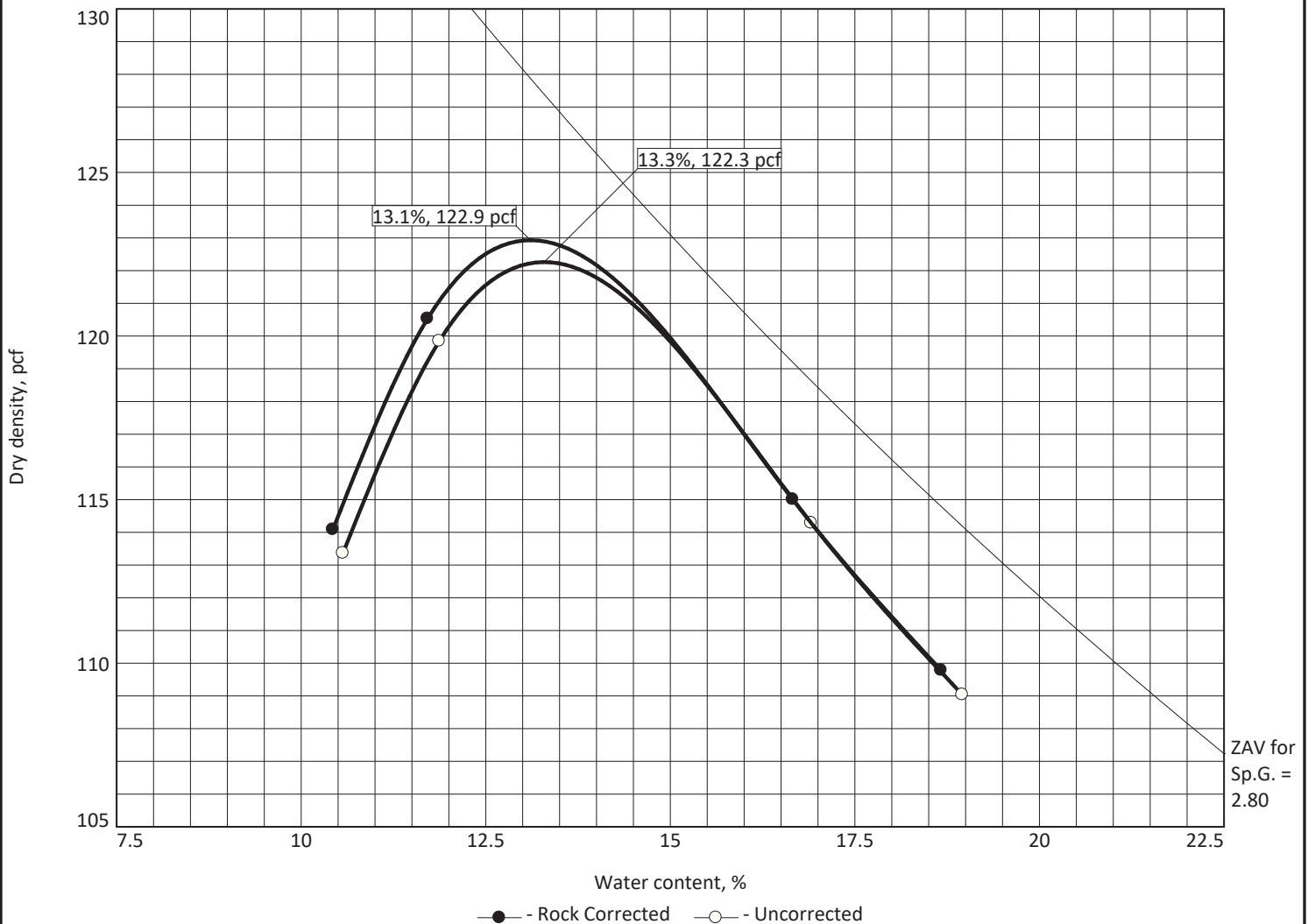


Figure

Tested By: Joseph Schmitz

Checked By: Joseph Schmitz

REPORT OF MOISTURE DENSITY RELATIONSHIP



Test specification: ASTM D 1557-12 Method B Modified
ASTM D4718-15 Oversize Corr. Applied to Each Test Point

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > 3/8 in.	% < No.200
	USCS	AASHTO						
-	ML	A-4(0)	14.4	2.8	NV	NP	1.8	77.4

ROCK CORRECTED TEST RESULTS		UNCORRECTED	MATERIAL DESCRIPTION
Maximum dry density = 122.9 pcf		122.3 pcf	Brown Clayey SILT, little Sand, trace Gravel
Optimum moisture = 13.1 %		13.3 %	
Project No. 25029-20 Client: Landmark Engineering Services, Inc. Project: Proposed Subdivision Elmwood Road Richfield, WI Date: 09/17/25 Sample Number: 3			Remarks:
			
			Figure

Figure

Tested By: Joseph Schmitz Checked By: Joseph Schmitz

ASTM D422 & D1140



Material Description

Test Date

USCS	NM
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NM

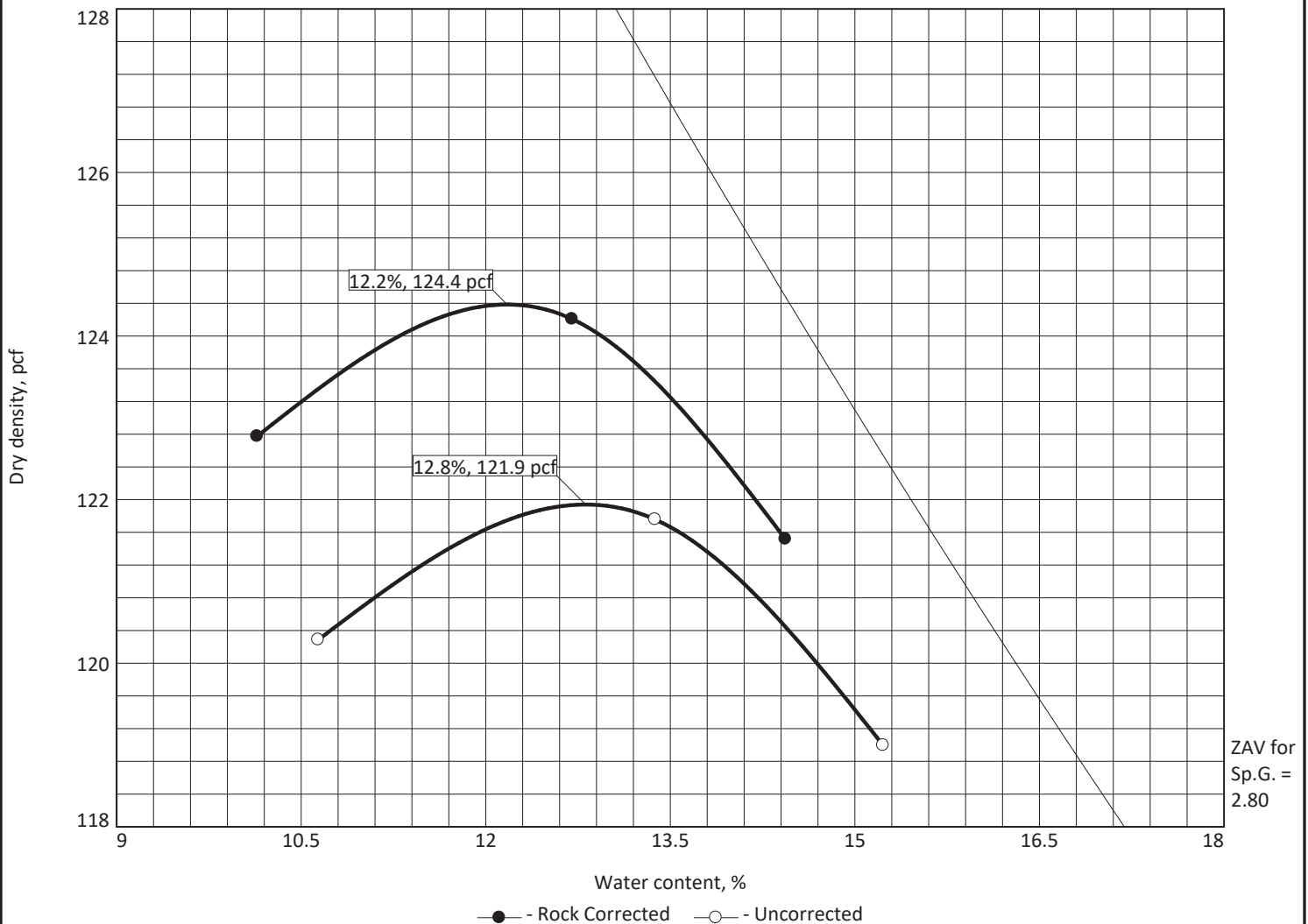
Remarks:

1100



Checked By: Joseph Schmitz

REPORT OF MOISTURE DENSITY RELATIONSHIP



Test specification: ASTM D 1557-12 Method B Modified
ASTM D4718-15 Oversize Corr. Applied to Each Test Point

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > 3/8 in.	% < No.200
	USCS	AASHTO						
-	ML	A-4(0)	15.3	2.8	NV	NP	6.5	61.8

ROCK CORRECTED TEST RESULTS		UNCORRECTED	MATERIAL DESCRIPTION
Maximum dry density = 124.4 pcf		121.9 pcf	Brown Clayey SILT, little Sand, trace Gravel
Optimum moisture = 12.2 %		12.8 %	
Project No. 25029-18 Client: Landmark Engineering Services, Inc. Project: Proposed Subdivision Elmwood Road Richfield, WI Date: 09/12/25 Sample Number: 4			Remarks:
			
			Figure

Figure

Tested By: Joseph Schmitz Checked By: Joseph Schmitz