

# LETTER OF TRANSMITTAL

## LANDMARK

ENGINEERING SCIENCES, INC.

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

TELEPHONE:: 414-719-2769

[LANDMARK-ENGINEERING@LIVE.COM](mailto: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 30, 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](mailto:kyle@jbjcompanies.com) & [brian@jbjcompanies.com](mailto:brian@jbjcompanies.com) & [cindy@jbjcompanies.com](mailto: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 29 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 30          | 1088.9       | 3          | 17.6                  | 104.8                  | 85.3%                    | BD      |
| 2        | 9-Sep-2025  | Lot 30 (retest) | 1088.7       | 3          | 14.6                  | 115.1                  | 93.7%                    | AC      |
| 3        | 10-Sep-2025 | Lot 30          | 1089.4       | 3          | 14.4                  | 112.9                  | 91.9%                    | B       |
| 4        | 11-Sep-2025 | Lot 30          | 1090.5       | 3          | 14.3                  | 110.0                  | 89.5%                    | B       |
| 5        | 19-Sep-2025 | Lot 30 (retest) | 1090.5       | 3          | 16.0                  | 122.7                  | 99.8%                    | CAD     |
| 6        | 29-Sep-2025 | Lot 30          | 1092.0       | 3          | 11.7                  | 119.9                  | 97.6%                    | A       |
| 7        | 30-Sep-2025 | Lot 30          | 1093.0       | 3          | 15.0                  | 119.5                  | 97.2%                    | A       |
| 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)

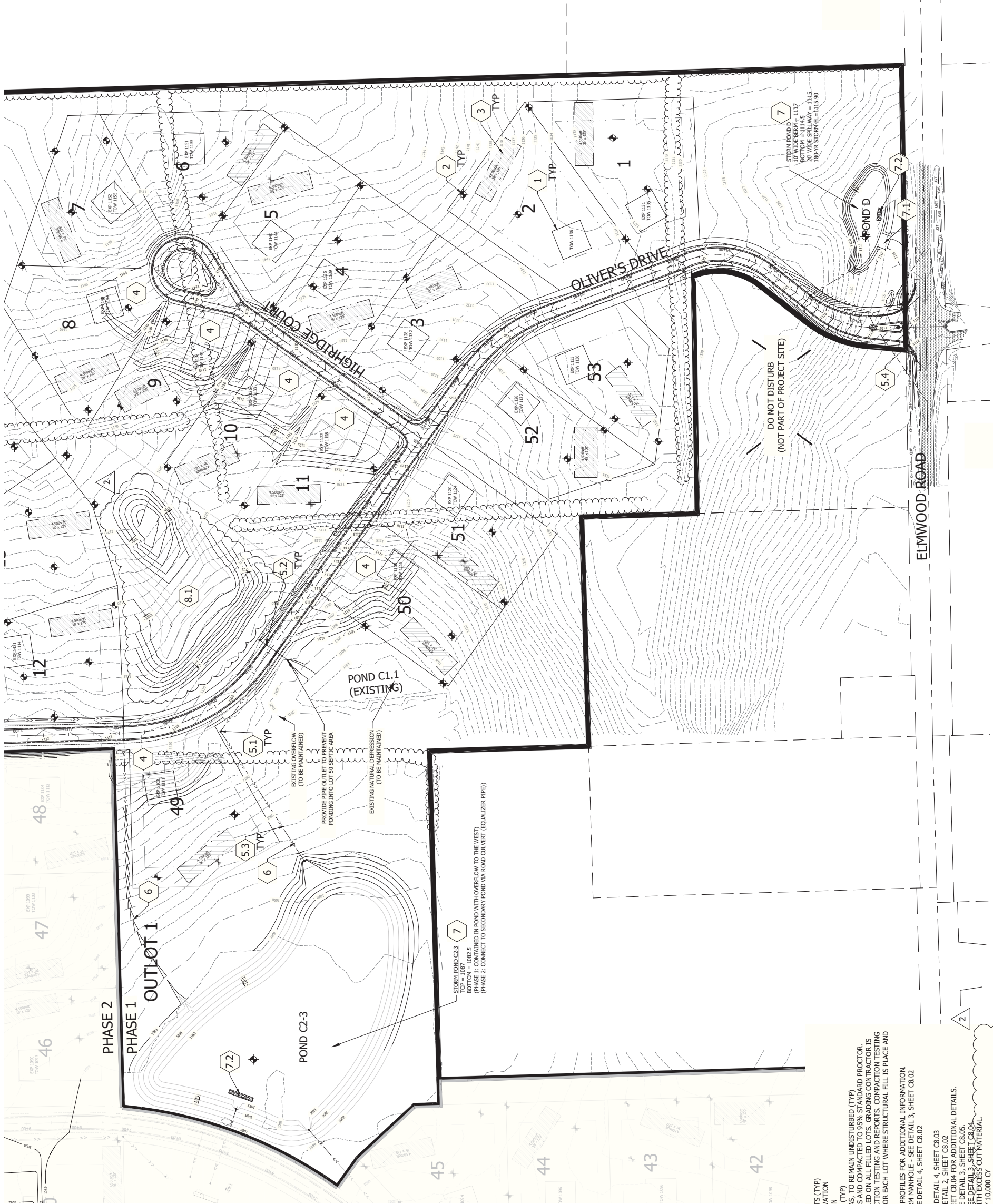
Laboratory Report Date: 12-Sep-2025  
Maximum Dry Density (rock corrected): 124.4 pcf  
Optimum Moisture (rock corrected): 12.2 %  
Description: Brown Clayey SILT, little Sand, trace Gravel  
Source: Outlot 8

Tested by: UEC - Joseph Schmidt

Reviewed by: MDA

## 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. FILL TO BE PLACED IN 12" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR. RESPONSIBLE FOR ALL COMPACTION TESTING AND REPORTS. COMPACTION TESTING SHALL BE REQUIRED 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
6. NON-ROADWAY SWALE - SEE DETAIL 2, SHEET C8.02
7. 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. CREATE PERMANENT BERMS WITH EXCESS CUT MATERIAL.
- 8.1. PHASE I - APPROXIMATELY 10,000 CY
- 8.2. PHASE II - POTENTIAL AREA WITH EXCESS MATERIAL AT PHASE II COMPLETION



| DATE OF ISSUANCE |          | April 30, 2025 |  |
|------------------|----------|----------------|--|
| NO               | REVISION | DATE           |  |
|                  | BID SET  | 3-21-2025      |  |
| 1                |          | 4-11-2025      |  |
| 2                |          | 4-25-2025      |  |
|                  |          |                |  |
|                  |          |                |  |
| SURVEY           |          |                |  |
|                  | DRAWN    | RMB            |  |
|                  | DESIGNED | PJH            |  |
|                  | CHECKED  | RMB            |  |
|                  | APPROVED | PJH            |  |
| PROJ. NO.        |          | 193004833      |  |

SHEET NUMBER  
C3.01  
12 of 23

12 of 23

## GRADING PLAN

## THE OAKS AT SCHMITT FARMS - PHASE 1

JB1 JOB #2303  
VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN

JDS Companies, Inc.

W178 N912 RIVERCREST DRIVE, SUITE 101  
GERMANTOWN, WI 53033 4645

GERMANTOWN, WI 53022-4645



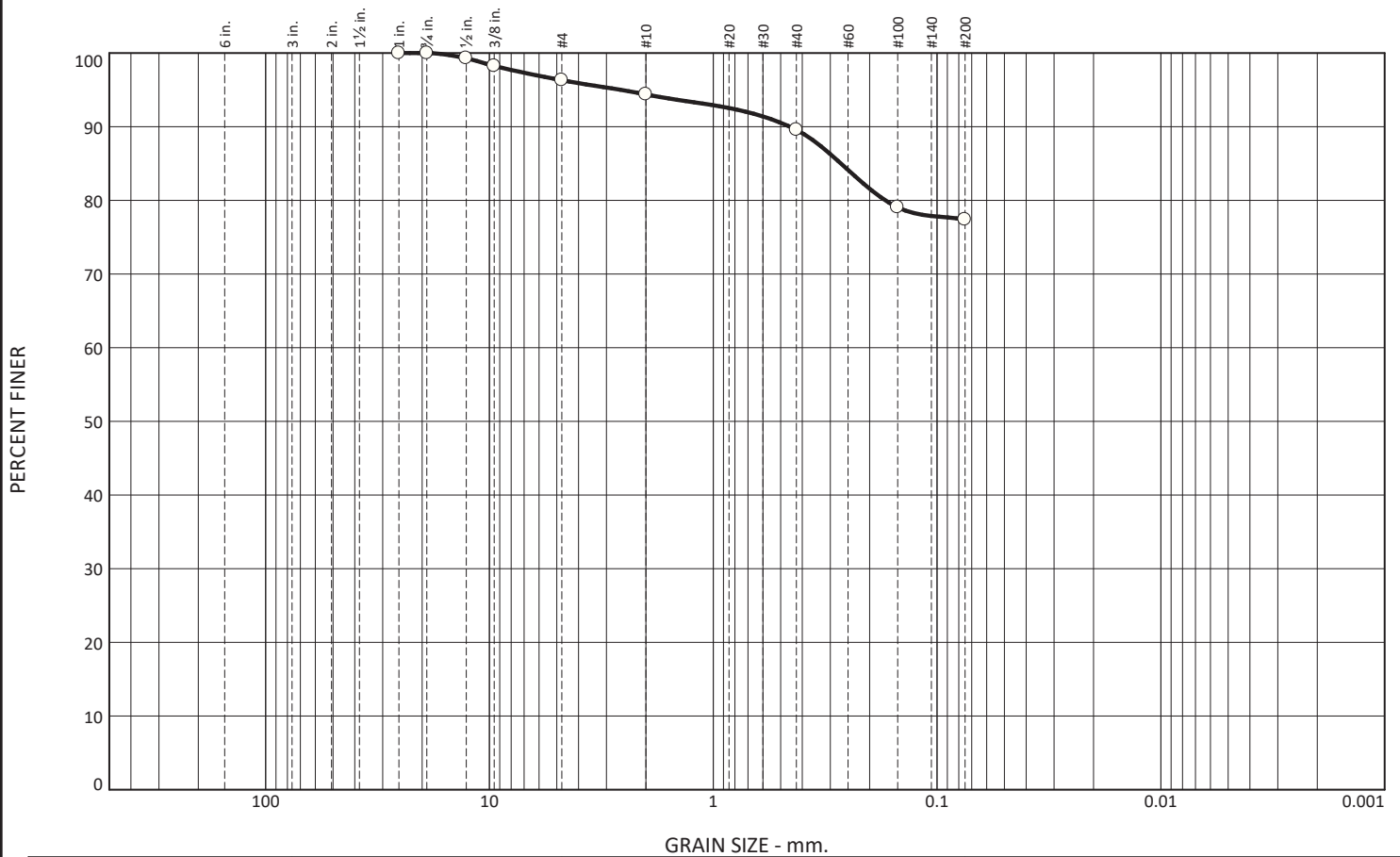
312 N. 5th Avenue  
Sturgeon Bay, WI 54235  
www.stantec.com

312 N. 5th Avenue  
Sturgeon Bay, WI 54235

# Stantec



## ASTM D422 &amp; D1140

[illegible]

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

|                    |                                                    |                |                                     |
|--------------------|----------------------------------------------------|----------------|-------------------------------------|
| <b>Project No.</b> | 25029-19                                           | <b>Client:</b> | Landmark Engineering Services, Inc. |
| <b>Project:</b>    | Proposed Subdivision<br>Elmwood Road Richfield, WI |                |                                     |
| <b>Depth: -</b>    | <b>Sample Number: 3</b>                            |                |                                     |

Remarks:

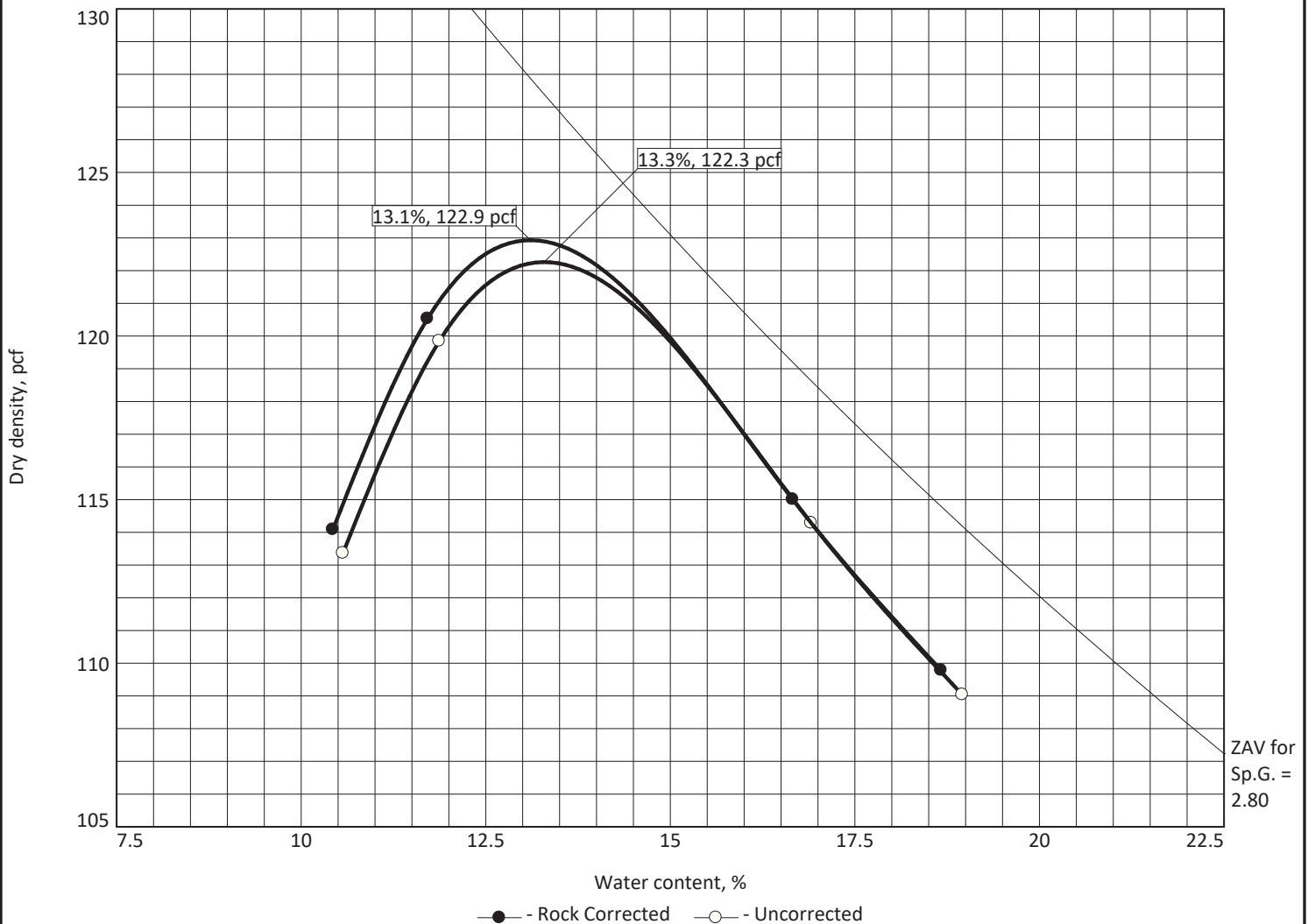


### Figure

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

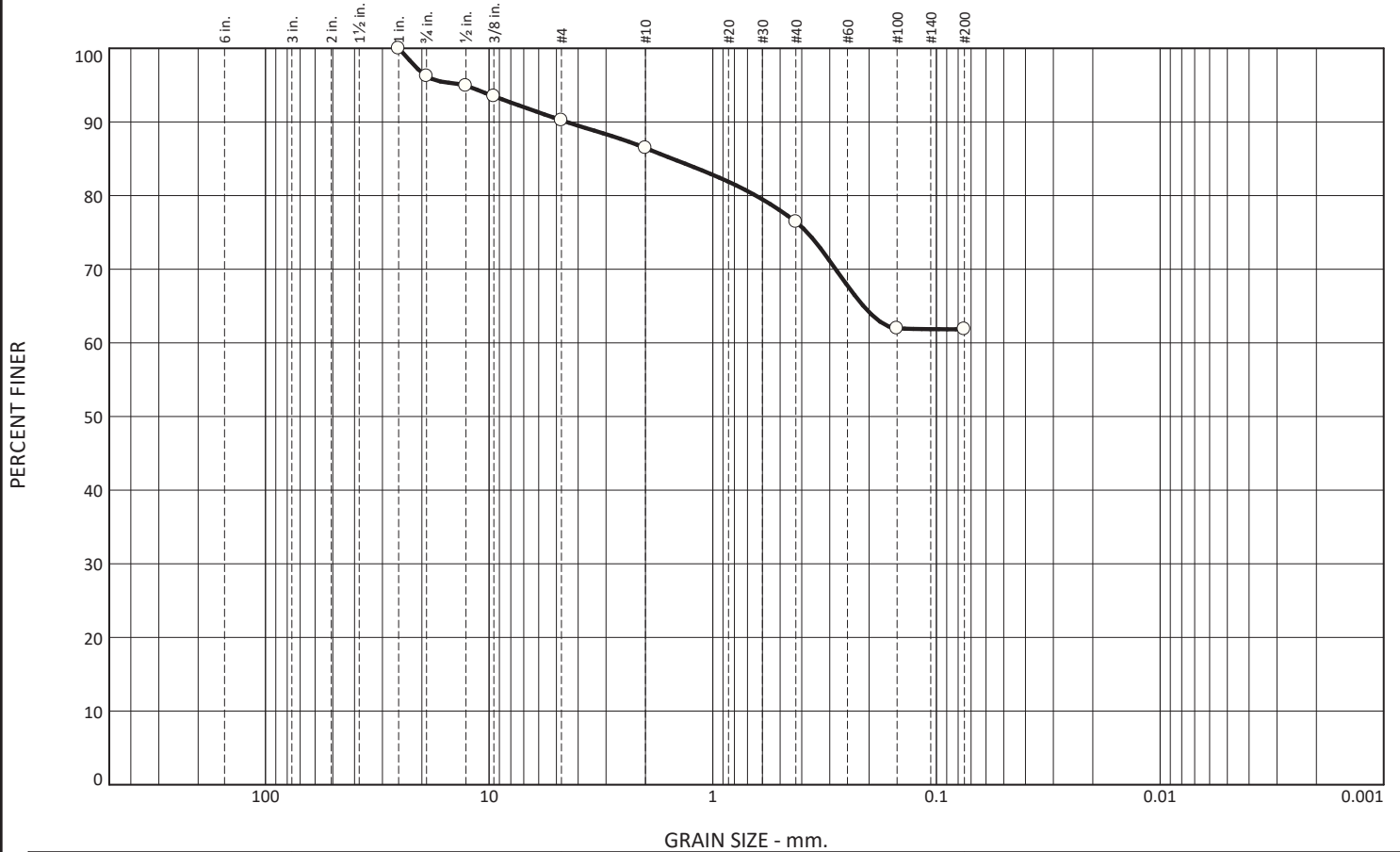
| ROCK CORRECTED TEST RESULTS                                                                                                                                                                           |  | UNCORRECTED | MATERIAL DESCRIPTION                         |
|-------------------------------------------------------------------------------------------------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

Figure

Tested By: Joseph Schmitz      Checked By: Joseph Schmitz

# Particle Size Distribution Report

ASTM D422 & D1140



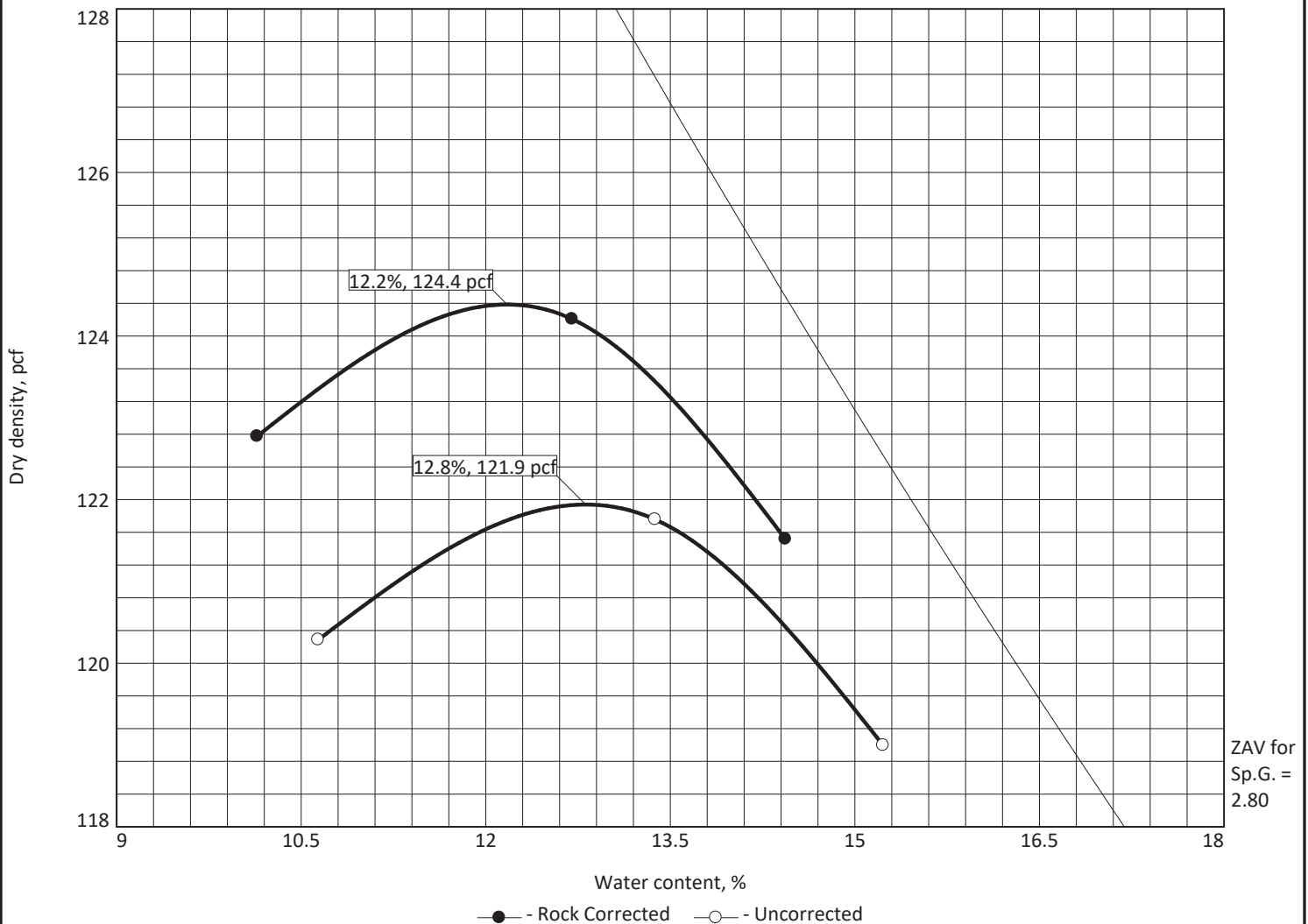
|   | % +3" |    | % Gravel        |                 | % Sand          |                 |                 | % Fines         |                |                |
|---|-------|----|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------|----------------|
|   |       |    | Coarse          | Fine            | Coarse          | Medium          | Fine            | Silt            |                | Clay           |
| ○ | 0.0   |    | 3.8             | 6.0             | 3.7             | 10.1            | 14.6            | 61.8            |                |                |
|   |       |    |                 |                 |                 |                 |                 |                 |                |                |
|   |       |    |                 |                 |                 |                 |                 |                 |                |                |
| ⊗ | LL    | PL | D <sub>85</sub> | D <sub>60</sub> | D <sub>50</sub> | D <sub>30</sub> | D <sub>15</sub> | D <sub>10</sub> | C <sub>c</sub> | C <sub>u</sub> |
| ○ | NV    | NP | 1.5123          |                 |                 |                 |                 |                 |                |                |
|   |       |    |                 |                 |                 |                 |                 |                 |                |                |
|   |       |    |                 |                 |                 |                 |                 |                 |                |                |

| Material Description                         |  |  |  |  |  | Test Date | USCS | NM   |
|----------------------------------------------|--|--|--|--|--|-----------|------|------|
| Brown Clayey SILT, little Sand, trace Gravel |  |  |  |  |  | 09/12/25  | ML   | 15.3 |

|                                                                                                                                                                                                                       |                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>Project No.</b> 25029-17 <b>Client:</b> Landmark Engineering Services, Inc.<br><b>Project:</b> Proposed Subdivision<br>Elmwood Road Richfield, WI<br><input type="radio"/> <b>Depth:</b> - <b>Sample Number:</b> 4 | <b>Remarks:</b><br><br><br><br><br><div>Figure</div> |
|                                                                                                                                    |                                                      |

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/<br>Depth | Classification |        | Nat.<br>Moist. | Sp.G. | LL | PI | % ><br>3/8 in. | % <<br>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 %      |                                              |
| <b>Project No.</b> 25029-18 <b>Client:</b> Landmark Engineering Services, Inc.<br><b>Project:</b> Proposed Subdivision<br>Elmwood Road Richfield, WI <b>Date:</b> 09/12/25<br><b>Sample Number:</b> 4 |  |             | <b>Remarks:</b>                              |
|                                                                                                                    |  |             |                                              |
|                                                                                                                                                                                                       |  |             | <b>Figure</b>                                |

Figure

Tested By: Joseph Schmitz      Checked By: Joseph Schmitz