



**YAGGY  
COLBY**

ASSOCIATES

### Site Observation Report

<b>Project:</b>	Genesee Residential Lot	<b>Project:</b>	15353
<b>Location:</b>	W310 S2748 Wild Rose Lane Town of Genesee, WI	<b>Dates/Times:</b>	18 JUL 08 / 1100
<b>Client:</b>	Lori Falk	<b>Weather:</b>	Clear, upper 70s deg F
<b>Contractor:</b>	N/A		
<b>Present:</b>	Mark Augustine – YCA	<b>Equipment:</b>	Camera

ENGINEERS

ARCHITECTS

LANDSCAPE ARCHITECTS

SURVEYORS

PLANNERS

#### OBSERVATIONS:

YAGGY COLBY ASSOCIATES, INC. (YCA) conducted a site observation of the wet basement conditions at the referenced site for Lori Falk. YCA also completed a cursory review of the available soils information for the referenced site. The findings from our investigation and recommendations for alleviating the wet basement conditions are as follows.

#### CONCLUSIONS/RECOMMENDATIONS FROM OUR INVESTIGATION:

YCA concludes that:

- 1) The basement experienced flooding after the heavy rains received on June 7 and then again on June 12, 2008.
- 2) A review of the 1998 Soil Survey of Milwaukee and Waukesha Counties, prepared by the US Department of Agriculture, Soil Conservation Service, indicates that the soils on the lot are primarily silt loams of the Matherton (MmA) series (see attached *Soil Survey Map*). According to the Soil Survey, the seasonal high groundwater table in Matherton soils is one to three feet (1'-3') below ground surface (bgs).
- 3) A review of the *Soil and Site Evaluation Reports* completed for the septic system design indicate that the seasonal high groundwater elevation is at an approximate elevation of 95' across the property.
- 4) The attached *Site Survey* indicates the proposed first floor elevation to be 102'. An 11-course basement wall (8") would put the basement floor elevation at 94', which is approximately 1' below the seasonal high groundwater elevation indicated in the *Soil and Site Evaluation Reports*. However, actual as-built basement floor elevation data was not available at the time of YCA's site visit.
- 5) YCA concludes that the wet basement conditions experienced in June resulted from a combination of groundwater levels at or above their seasonal high levels and a foundation drainage system with insufficient pumping capacity to adequately manage the additional water volume.
- 6) YCA recommends the installation of a replacement sump crock and pump with a larger capacity storage and flow rate capacity, respectively, to control the groundwater inflow to the basement. The replacement crock should be a minimum 3' diameter and 2' deep, while the pump should have a backup power source and be able to achieve minimal pump rates of 85 gpm. Pump discharge should be hard-piped to the roadside ditch in the front yard.
- 7) YCA understands the site owner may consider implementing alternative corrective actions to address the wet basement conditions, as appropriate.

Delafield Office:

PO Box 180500  
Delafield, WI 53018  
282-646-6855  
282-646-6864 Fax

Waukesha Office:  
507-288-6484

Wausau/St Paul Office:  
601-681-8040

Mason City Office:  
641-424-6344

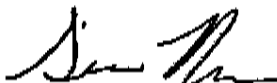


Lori Falk  
July 18, 2008  
Project No. 15353  
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The conclusions and recommendations in this report are made only with respect to observations made during our site visit and a cursory review of the available soils information. YCA makes no guarantees on the accuracy of the groundwater levels on site without conducting an in-depth groundwater study. An in-depth groundwater study would include the completion of soil pits or borings on site and the installation of temporary monitoring wells.

Respectfully,

YAGGY COLBY ASSOCIATES, INC.

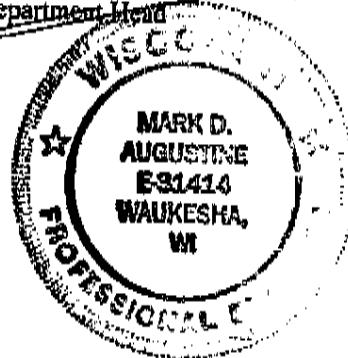


Sean Race, EIT, CST  
Staff Engineer

SMR/mda

Attached: as stated

P:\15353\15353\_Soils\report.Doc

  
Mark D. Augustine, PE, RLS, CHMM  
Department Head

Wisconsin Department of Industry,  
Labor and Human Relations  
Division of Safety & Buildings

# SOIL AND SITE EVALUATION REPORT

In accord with ILHR 83.05, 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 % of slope, scale or dimensioned, north arrow, and location and distance to nearest road.

### APPLICANT INFORMATION-PLEASE PRINT ALL INFORMATION

COUNTY
WAUKESHA
PARCEL I.D. #
REVIEWED BY
DATE

PROPERTY OWNER: ALBERT USKE			PROPERTY LOCATION GOVT. LOT NE 1/4 SE 1/4 S 9 T 6 N R 18 E (200)		
PROPERTY OWNER'S MAILING ADDRESS 1234 W NORTH LN			LOT # 10	BLOCK # -	SUBD. NAME OR CSM # WILD ROSE
CITY, STATE NEW BERN WI	ZIP CODE 53146	PHONE NUMBER (414) 786 4726	<input type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> TOWN		NEAREST ROAD WILD ROSE LN

New Construction    Use  Residential / Number of bedrooms 3     Addition to existing building \_\_\_\_\_  
 Replacement     Public or commercial describe \_\_\_\_\_

Code derived daily flow 450 gpd    Recommended design loading rate 0.7 bed, gpd/ft<sup>2</sup> 0.9 trench, gpd/ft<sup>2</sup>  
Absorption area required 643 bed, ft<sup>2</sup> 523 trench, ft<sup>2</sup>    Maximum design loading rate 0.7 bed, gpd/ft<sup>2</sup> 0.9 trench, gpd/ft<sup>2</sup>  
Recommended infiltration surface elevation(s) AREA A 95.2    B 98.0 ft (as referred to site plan benchmark)  
Additional design / site considerations 2 SEPTIC TANKS AND PUMP FILTER OR AERATION TANK RECOMMENDED  
Parent material Till    Flood plain elevation, if applicable \_\_\_\_\_ ft

S = Suitable for system U = Unsuitable for system	CONVENTIONAL <input checked="" type="checkbox"/> S <input type="checkbox"/> U	MOUND <input checked="" type="checkbox"/> S <input type="checkbox"/> U	IN-GROUND PRESSURE <input checked="" type="checkbox"/> S <input type="checkbox"/> U	AT-GRADE <input checked="" type="checkbox"/> S <input type="checkbox"/> U	SYSTEM IN FILL <input type="checkbox"/> S <input checked="" type="checkbox"/> U	HOLDING TANK <input type="checkbox"/> S <input checked="" type="checkbox"/> U
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### SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
										Bed	Trench
1	Ap	0-10	10 YR 3/2	---	sil	2fshk	Mb	as	1 1/2	0.5	0.6
	B	10-23	7.5 YR 4/4	---	cl	2fshk	Mb	as	1 1/2	0.4	0.5
Ground elev. 102.1 ft	C <sub>1</sub>	23-72	10 YR 5/4	---	chs+g	0.5g	M1	cw	-	0.7	0.8
	C <sub>2</sub>	72-100	10 YR 5/4	fld bands 7.5 YR 5/3	chs+g	0.5g	M1	-	-	0.7	0.8
Depth to limiting factor 72"											

Remarks: DIVE ELEM - INSPECTOR WAUKESHA COUNTY - ON SITE

Boring #	Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
										Bed	Trench
2	Ap	0-12	10 YR 3/2	---	sil	2fshk	Mb	as	1 1/2	0.5	0.6
	B	12-23	7.5 YR 4/4	---	cl	2fshk	Mb	as	1 1/2	0.4	0.5
Ground elev. 100.7 ft	C <sub>1</sub>	23-73	10 YR 5/4	---	chs+g	0.5g	M1	cw	-	0.7	0.8
	C <sub>2</sub>	73-96	10 YR 5/4	fld bands 7.5 YR 5/3	chs+g	0.5g	M1	-	-	0.7	0.8
Depth to limiting factor 73"											

NOTE: This is a **PRELIMINARY** copy of this soil report which is still subject to review and approval of the Waukesha County Department of Environmental Resources and necessary changes and or modifications.

Remarks:

CST Name:—Please Print <u>ANN CATALDO</u>	Phone: <u>414 962 2557</u>
Address: <u>314 W 33RD HWY 18 DEERFIELD WI 53018</u>	
Signature: <u>[Signature]</u>	Date: <u>JAN 9 1997</u>
	CST Number: <u>0371 2335</u>

PROPERTY OWNER LISLE

SOIL DESCRIPTION REPORT

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PANCEL ID. # LOT 10 WILD BOSE

Boring # **3**

Horizon	Depth in.	Dominant Color Munsell	Moisture Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
									Bed	Tierch
Ap	0-11	10 YR 3/2	---	sil	2fshk	Mb	as	lf	0.5	0.6
B	11-22	7.5 YR 4/4	---	cl	2fshk	Mb	as	2f	0.4	0.5
C <sub>1</sub>	22-72	10 YR 5/4	---	cks+g	0.5g	Ml	pw	-	0.7	0.8
C <sub>2</sub>	72-98	10 YR 5/4	2nd bands 7.5 YR 5/8	cks+g	0.5g	Ml	-	-	0.7	0.8
Ground elev. <u>100.7 R</u>										
Depth to limiting factor <u>72"</u>										

Remarks:

Boring # **4**

Horizon	Depth in.	Dominant Color Munsell	Moisture Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
									Bed	Tierch
Ap	0-12	10 YR 3/2	---	sil	2fshk	Mb	as	lf	0.5	0.6
B	12-29	7.5 YR 4/4	---	cl	2fshk	Mb	aw	lf	0.4	0.5
C <sub>1</sub>	29-80	10 YR 5/4	---	cks+g	0.5g	Ml	pw	-	0.7	0.8
C <sub>2</sub>	80-96	10 YR 5/4	2nd bands 7.5 YR 5/8	cks+g	0.5g	Ml	-	-	0.7	0.8
Ground elev. <u>101.1 R</u>										
Depth to limiting factor <u>80"</u>										

Remarks:

Boring # **5**

Horizon	Depth in.	Dominant Color Munsell	Moisture Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
									Bed	Tierch
Ap	0-12	10 YR 3/2	---	sil	2fshk	Mb	as	lf	0.5	0.6
B	12-30	7.5 YR 4/4	---	cl	2fshk	Mb	aw	lf	0.4	0.5
C <sub>1</sub>	30-80	10 YR 5/4	---	cks+g	0.5g	Ml	pw	-	0.7	0.8
C <sub>2</sub>	80-101	10 YR 5/4	2nd bands 7.5 YR 5/8	cks+g	0.5g	Ml	-	-	0.7	0.8
Ground elev. <u>101.1 ft</u>										
Depth to limiting factor <u>80"</u>										

Remarks:

Boring # **6**

Horizon	Depth in.	Dominant Color Munsell	Moisture Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
									Bed	Tierch
Ap	0-13	10 YR 3/2	---	sil	2fshk	Mb	as	lf	0.5	0.6
B	13-30	7.5 YR 4/4	---	cl	2fshk	Mb	aw	lf	0.4	0.5
C <sub>1</sub>	30-78	10 YR 5/4	---	cks+g	0.5g	Ml	pw	-	0.7	0.8
C <sub>2</sub>	78-100	10 YR 5/4	2nd bands 7.5 YR 5/8	cks+g	0.5g	Ml	-	-	0.7	0.8
Ground elev. <u>101.0 ft</u>										
Depth to limiting factor <u>78"</u>										

NOTE: This is a PRELIMINARY copy of this soil report which is still subject to review and approval of the Waukesha County Department of Environmental Health and necessary changes and or modifications.

Remarks:

Boring #  
**7**

Ground elev.  
142.2 ft.

Depth to limiting factor  
59"

Horizon	Depth in.	Dominant Color Munsell	Mottles Qc. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
									Bed	Trench
A <sub>1</sub>	0-14	10YR 8/2	—	sil	1/2 blk	uf	as	14	0.5	0.6
B	14-32	7.5YR 4/4	—	cl	2 blk	uf	as	12	0.4	0.5
C <sub>1</sub>	32-59	10YR 5/4	—	cls lg	0.5g	ul	cnl	—	0.7	0.8
C <sub>2</sub>	59-100	10YR 5/4	fd bands 7.5YR 5/8	cls lg	0.5g	ul	—	—	0.7	0.8

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Remarks: Ground H<sub>2</sub>O at 100" may be higher in spring

Boring #  
**8**

Ground elev.  
\_\_\_\_\_ ft.

Depth to limiting factor  
\_\_\_\_\_


Remarks: \_\_\_\_\_

Boring #  
**9**

Ground elev.  
\_\_\_\_\_ ft.

Depth to limiting factor  
\_\_\_\_\_


Remarks: \_\_\_\_\_

Boring #  
**10**

Ground elev.  
\_\_\_\_\_ ft.

Depth to limiting factor  
\_\_\_\_\_


Remarks: \_\_\_\_\_

10 S2748 Wild Rose Lane, Genesee, Wisconsin

ION: Lot 10 in WILD ROSE ESTATES, being a division of Lot 1 of Certified Survey being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19 East, Town of Genesee, Waukesha County, Wisconsin.

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Survey No. 87453

OK  
12/13

245.34

