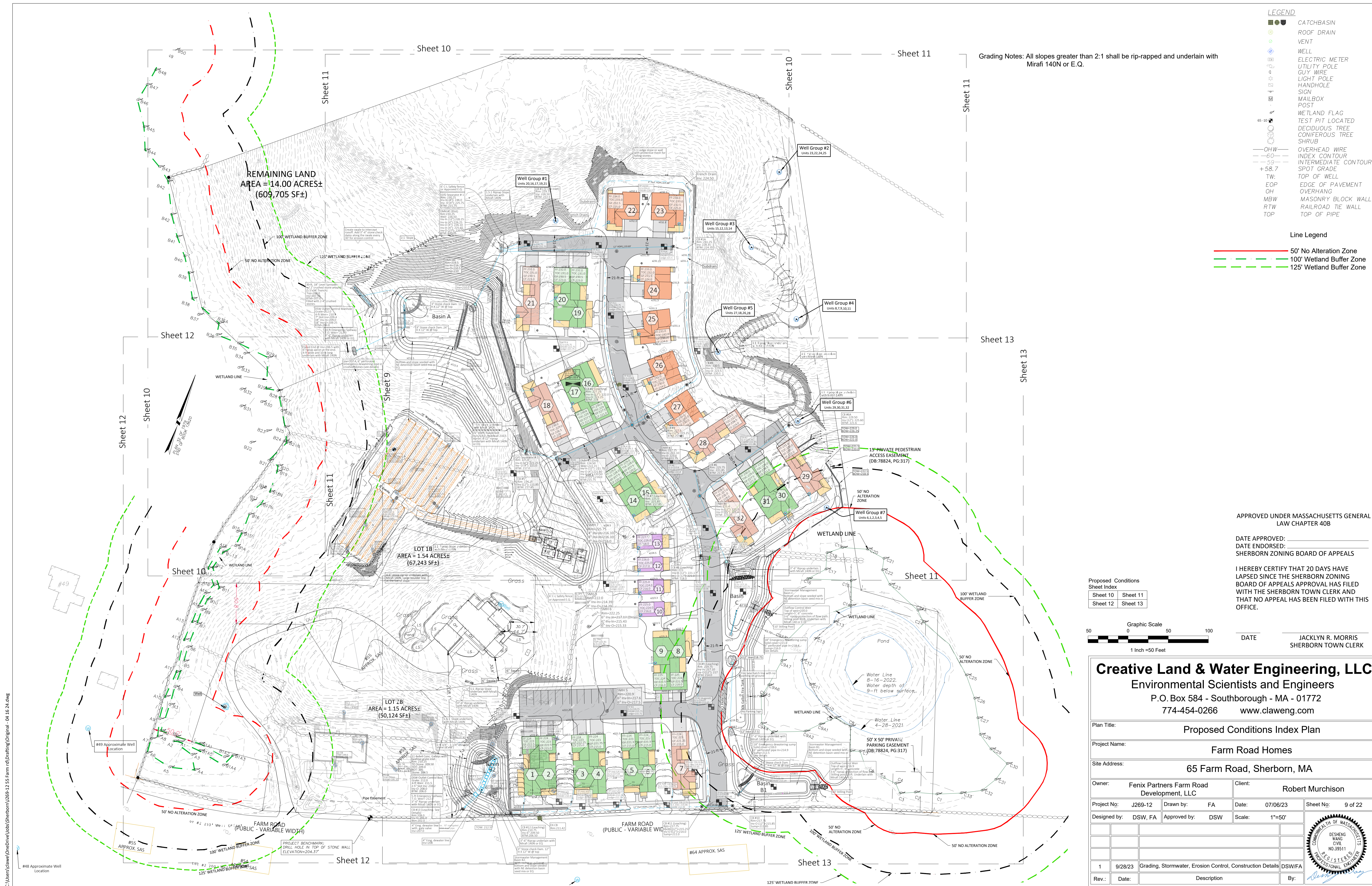
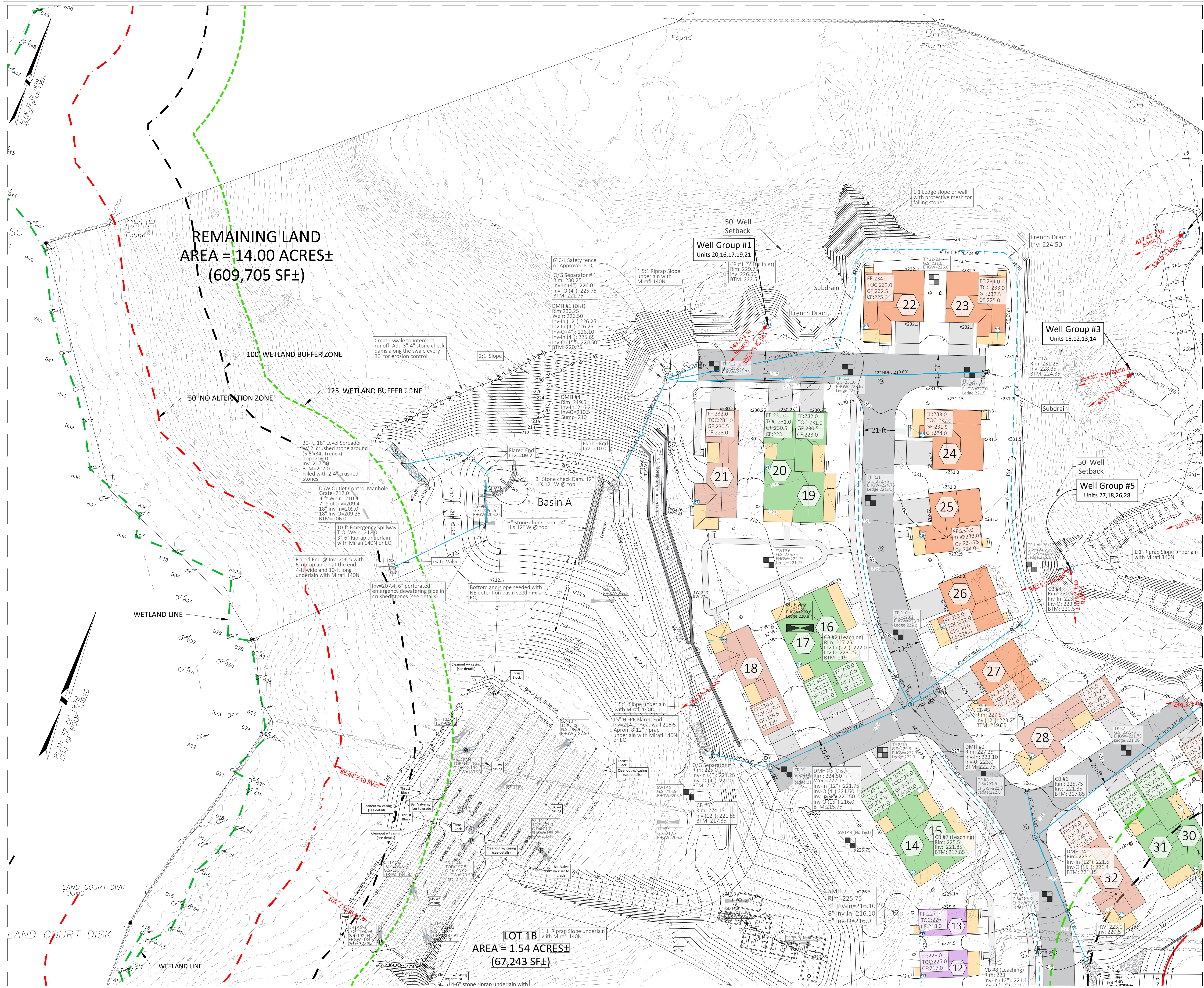






- LEGEND**
- CATCHBASIN
 - ROOF DRAIN
 - VENT
 - WELL
 - ELECTRIC METER
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - HANDHOLE
 - SIGN
 - MAILBOX
 - POST
 - WETLAND FLAG
 - TEST PIT LOCATED
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - OHW
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT GRADE
 - TW
 - EOP
 - OH
 - MBW
 - RTW
 - TOP

Line Legend

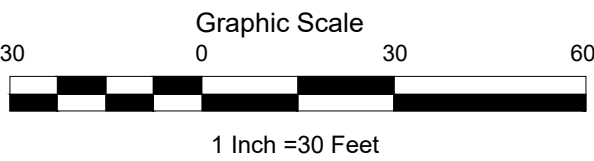
- 50' No Alteration Zone
- 100' Wetland Buffer Zone
- 125' Wetland Buffer Zone

Grading Notes: All slopes greater than 2:1 shall be rip-rapped and underlain with Mirafi 140N or E.Q.

APPROVED UNDER MASSACHUSETTS GENERAL LAW CHAPTER 40B

DATE APPROVED: _____
DATE ENDORSED: _____
SHERBORN ZONING BOARD OF APPEALS

I HEREBY CERTIFY THAT 20 DAYS HAVE LAPSED SINCE THE SHERBORN ZONING BOARD OF APPEALS APPROVAL HAS FILED WITH THE SHERBORN TOWN CLERK AND THAT NO APPEAL HAS BEEN FILED WITH THIS OFFICE.

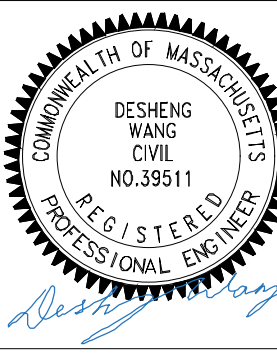


Proposed Conditions
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DATE JACKLYN R. MORRIS
SHERBORN TOWN CLERK

Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Plan Title:		Proposed Conditions Plan (2 of 4)	
Project Name:		Farm Road Homes	
Site Address:		65 Farm Road - Sherborn, MA	
Owner:		Fenix Partners Farm Road Development, LLC	Client: Robert Murchison
Project No:	J269-12	Drawn by:	FA
Designed by:	DSW, FA	Approved by:	DSW
Date:	9/28/23	Scale:	1"=30'
Rev.:		Description	By:





LEGEND

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- SHRUB
- OVERHEAD WIRE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT GRADE
- TOP OF WELL
- EDGE OF PAVEMENT
- OVERHANG
- MASONRY BLOCK WALL
- RAILROAD TIE WALL
- TOP OF PIPE

Line Legend

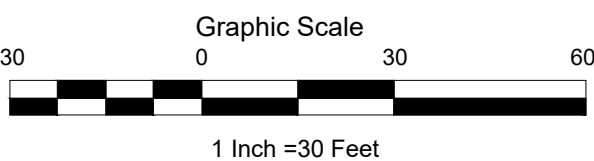
- 50' No Alteration Zone
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- 125' Wetland Buffer Zone

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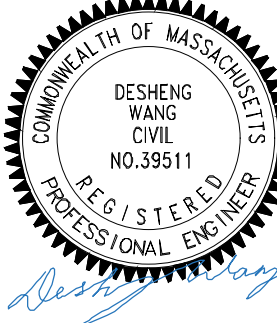
Creative Land & Water Engineering, LLC

Environmental Scientists and Engineers

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774-454-0266 www.claweng.com

Plan Title:		Proposed Conditions Plan (2 of 4)	
Project Name:		Farm Road Homes	
Site Address:		65 Farm Road - Sherborn, MA	
Owner:	Fenix Partners Farm Road Development, LLC	Client:	Robert Murchison
Project No:	J269-12	Drawn by:	FA
Designed by:	DSW, FA	Approved by:	DSW
Date:	9/28/23	Scale:	1"=30'
Rev.:		Description:	
		By:	





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Line Legend

- 50' No Alteration Zone
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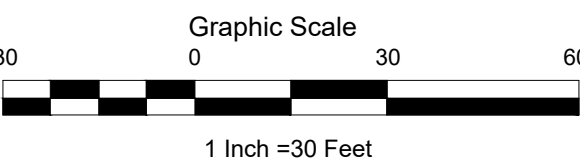
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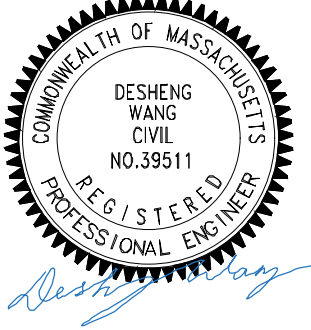
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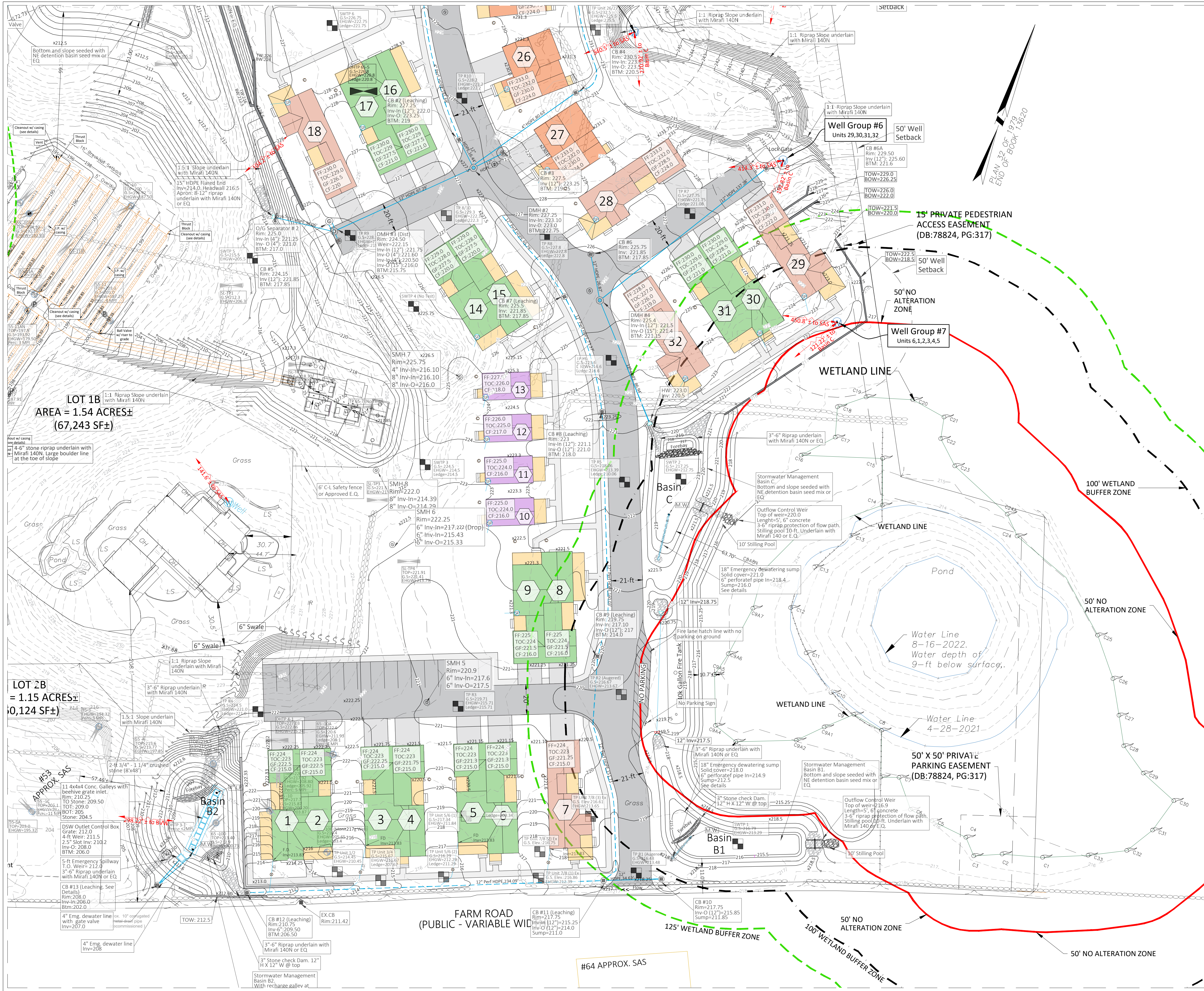


Proposed Conditions
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Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Plan Title:		Proposed Conditions Plan (3 of 4)	
Project Name:		Farm Road Homes	
Site Address:		65 Farm Road - Sherborn, MA	
Owner:		Fenix Partners Farm Road Development, LLC	Client: Robert Murchison
Project No:	J269-12	Drawn by:	FA
Designed by:	DSW, FA	Approved by:	DSW
Date:	9/28/23	Scale:	1"=30'
Rev.:		Description	By:
1	9/28/23	Grading, Stormwater, Erosion Control, Construction Details	DSW/WFA





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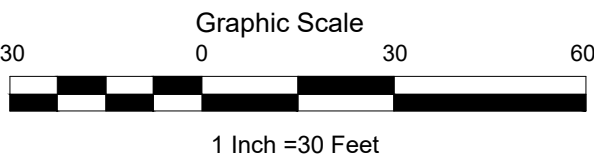
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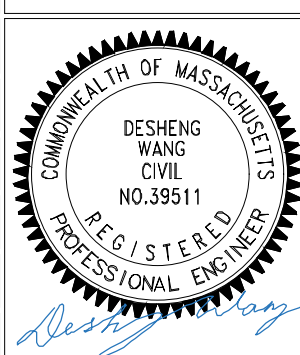
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SHERBORN TOWN CLERK

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Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Plan Title:				Proposed Conditions Plan (4 of 4)							
Project Name:				Farm Road Homes							
Site Address:				65 Farm Road - Sherborn, MA							
Owner:		Fenix Partners Farm Road Development, LLC		Client:		Robert Murchison					
Project No:		J269-12	Drawn by:		FA	Date:		07/06/23	Sheet No:		13 of 22
Designed by:		DSW, FA	Approved by:		DSW	Scale:		1"=30'			
1		9/28/23	Grading, Stormwater, Erosion Control, Construction Details						DSW/FA		
Rev.:		Date:	Description						By:		





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- CONIFEROUS TREE
- SHRUB
- OHW
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- +58.7
- TW
- EOP
- OH
- MBW
- RTW
- TOP

Line Legend

- 50' No Alteration Zone
- 100' Wetland Buffer Zone
- 125' Wetland Buffer Zone
- EAC
- E&C
- S
- W
- Water Line

Water supply notes:

- The water supply is provided by seven private wells to supply seven groups of homes.
- Each group will have its water supply line coming from its well with a general shut off in the common water room.
- The main water line goes to a common storage tank to be sized by the well driller.
- There will be 3/4" to 1" water line branched out from the storage tank to each unit with a shutoff valve at the tank branch out.
- There will be another shutoff valve at each unit where the water line enters the unit.

Well Group #	Units in Group	Bedrooms	Location unit of water tank
1	16,17,19,20,21	11	20
2	22,23,24,25	12	23
3	12,13,14,15	8	15
4	7,8,9,10,11	11	8
5	18,26,27,28	12	27
6	29,30,31,32	10	29
7	1,2,3,4,5,6	12	6
Total	32	76	

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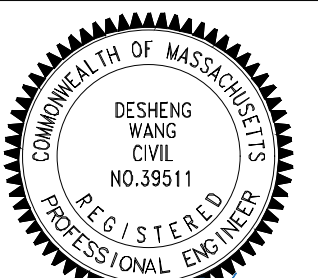
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P.O. Box 584 - Southborough - MA - 01772
774-454-0266 www.claweng.com

Plan Title:	Proposed Utilities Plan		
Project Name:	Farm Road Homes		
Site Address:	65 Farm Road, Sherborn, MA		
Owner:	Fenix Partners Farm Road Development, LLC	Client:	Robert Murchison
Project No:	J269-12	Drawn by:	FA
Designed by:	DSW, FA	Approved by:	DSW
Date:	02/07/23	Scale:	1"=50'
Rev.:		Description	
By:			



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TP Unit 1/2. Location: House		G.S.=214.45	Date:	April 4, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-12	Ap	S.L.	10 YR 3/2	Friable	
12-30	Bw	LS.-M.S.	10 YR 5/6	Loose	
30-72	C1	LS-M.S.	2.5 Y 6/4	Loose	
72-84+	C2	L.S.	2.5 Y 5/4	Friable, Dense.	
Standing Water (ft.): None					
Weeping (ft.): 4' to 6'					
Estimated High Water (in): 4' - East, 6' - West			Estimated High Water (Elev): 210.45		
TP Unit 3/4. Location: House		G.S.=215.67	Date:	April 4, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-8	Ap	S.L.	10 YR 3/2	Friable	
8-18	Bw	L.S.	10 YR 6/6	Friable	
18-48	C1	M.S.	2.5 Y 6/4	Loose	Mottles @48" 10 YR
48-96	C2	L.S.	2.5 Y 5/4	Dense	6/8
96+	Cr	Ledge			
Standing Water (ft.): 8					
Weeping (ft.): 4					
Estimated High Water (in): 48			Estimated High Water (Elev): 211.67		
TP Unit 5/6 (1). Location: House		G.S.=217.34	Date:	April 4, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-8	Ap	S.L.	10 YR 3/2	Friable	
8-18	Bw	LS.-s.	10 YR 6/6	Fri-Loose	
18-96	C	M.S.	2.5 Y 6/4	Loose	
96+	Cr			weathered ledge	
Standing Water (ft.): 5.5					
Weeping (ft.): 5.5					
Estimated High Water (in): 66			Estimated High Water (Elev): 211.84		
TP Unit 5/6 (2). Location: House		G.S.=216.29	Date:	April 4, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-8	A	S.L.	10 YR 3/2	Friable	
8-24	B	L.S.	10 YR 6/6	Fri-Loose	
24-72/60	C	M.S. - L.S.	2.5 Y 6/4	Loose	
72/60+	Cr			weathered ledge	
				Sloped Ledge	
Standing Water (ft.): None					
Weeping (ft.): 4					
Estimated High Water (in): 48			Estimated High Water (Elev): 212.29		
DHTP 4-1. Location: Unit 1 Driveway		G.S.=222.86	Date:	November 9, 2021	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-12	Ap	S.L.	10 YR 3/2	Friable	
12-36	B	S.L.-L.S.	2.5 Y 6/6	Friable	
36-120	C	S.L.-L.S.	2.5 Y 6/4	Fri-Dense	
Standing Water (ft.): None					
Weeping (ft.): None					
Estimated High Water (in): 120			Estimated High Water (Elev): 215.24		
DHTP 4-2. Location: House		G.S.=217.92	Date:	November 9, 2021	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-12	A	S.L.	10 YR 3/2	Friable	
12-36	B	S.L.-L.S.	2.5 Y 6/6	Friable	
36-144	C	S.L.-L.S.	2.5 Y 6/4	Dense, Stony	
144+	Cr	Frac. Ledge			
Standing Water (ft.): 12					
Weeping (ft.): 12					
Estimated High Water (in): 138 from septic design			Estimated High Water (Elev): 208.8		
55-9N. Location: Stormwater Basin		G.S.=215.25	Date:	April 21, 2021	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-6	A	S.L.	10 YR 3/2	Friable	
6-30	B	S.L.	2.5 Y 6/6	Friable	
30-120+	C	L.S.	2.5 Y 6/4	Friable	
Standing Water (ft.): None					
Weeping (ft.): None					
Estimated High Water (in): 10			Estimated High Water (Elev): 205.25		
S-A1. Location: Stormwater Basin A		G.S.=208.0	Date:	January 3, 2024	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-12	Ap	S.L.	10 YR 2/1	Friable	
12-36	Bw	S.L.	2.5 Y 6/6	Friable	
36-72+	C	L.S.	2.5 Y 5/4	Dense	
				Sieve Analysis Done	
Standing Water (ft.): 6					
Weeping (ft.): 2.5					
Estimated High Water (in): 30"			Estimated High Water (Elev): 205.50		
65-10. Location: House		G.S.=215.87	Date:	April 20, 2021	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-10	Ap	S.L.	10 YR 3/2	Friable	
10-30	Bw	S.L.	2.5 Y 5/6	Friable	
30-144	C	S.L.-L.S.	2.5 Y 6/4	Friable	
144+	Cr			weathered ledge	
Standing Water (ft.): 11					
Weeping (ft.): 11					
Estimated High Water (in): 116 from septic design			Estimated High Water (Elev): 206.20		

65-10A. Location: House		G.S.=220.60	Date:	April 20, 2021	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-24	Ap	S.L.	10YR 2/1	Friable	
24-30	B	S.L.	10YR 5/6	Friable	
30-150	C	M.L.S.	2.5 Y 6/4	Friable	
150+	Cr			weathered ledge	
Standing Water (ft.): 12.3					
Weeping (ft.): 12					
Estimated High Water (in): 120 from septic design			Estimated High Water (Elev): 211.93		
65-10C. Location: Basin B2 Slope					
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-4	A	S.L.	10 YR 3/2	Friable	
4-24	B	S.L.	2.5 Y 6/6	Friable	
24-168	C	L.S.	2.5 Y 6/4	Friable	
Standing Water (ft.): None					
Weeping (ft.): None					
Estimated High Water (in): 150 from septic design			Estimated High Water (Elev): 203.36		
65-10D. Location: Stormwater Basin B2					
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-6	A	S.L.	10 YR 3/2	Friable	
6-24	B	S.L.	10 YR 6/6	Friable	
24-168	C	L.S.	2.5 Y 5/4	Dense	
Standing Water (ft.): 14					
Weeping (ft.): 14					
Estimated High Water (in): 168 from septic design			Estimated High Water (Elev): 198.9		
SWTP-1. Location: Stormwater Basin B1					
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-14	Ap	S.L.	10 YR 2/2	Friable	
14-36	Bw	L.S.	10 YR 5/6	Fri-Loose	
36-72+	C	M.S.	2.5 Y 6/3	Loose	
					Boulders
Standing Water (ft.): 6					
Weeping (ft.): 3.5 - 4					
Estimated High Water (in): 42			Estimated High Water (Elev): 213.29		
SWTP-2. Location: Stormwater Basin C					
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-14	Ap	S.L.	10 YR 3/2	Friable	
14-38	Bw	S.L.	10 YR 5/6	Friable	
38-72+	C	Co.M.L.S.	2.5 Y 5/3	Fri-Dense	
Standing Water (ft.): 5.67					
Weeping (ft.): 4.5					
Estimated High Water (in): 54			Estimated High Water (Elev): 212.75		
SWTP-3. Location: Yard					
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-60	A	S.L.	10 YR 3/2	Friable	
60-80	Bw	S.L.	2.5 Y 6/6	Friable	
80-120	C	L.S.	2.5 Y 6/4	Stony	
120+	Cr			weathered ledge	no water obs'd
Standing Water (ft.): None					
Weeping (ft.): None					
Estimated High Water (in): 120 (top of ledge, no water)			Estimated High Water (Elev): 214.50		
SWTP-5. Location: Back Slope					
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-8	A	S.L.	10 YR 3/2	Friable	
8-24	Bw	L.S.	2.5 Y 6/6	Friable	
24-120+	C	M.L.S.	2.5 Y 6/4	Dense	Boulders
Standing Water (ft.): None					
Weeping (ft.): None					
Estimated High Water (in): 120			Estimated High Water (Elev): 205.50		
SWTP-6. Location: Yard					
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-24	A^ (Fill)	S.L.	10 YR 3/2	Friable	
24-36	B	M.S.L.-L.S.	10 YR 5/6	Friable	
36-60	C	M.L.S.	2.5 Y 5/4	Loose	Mottles @48" 10 YR 6/8
60+	Cr			weathered ledge	
Standing Water (ft.): 5					
Weeping (ft.): 4					
Estimated High Water (in): 48			Estimated High Water (Elev): 222.75		

TP-R1. Location: Road		G.S.= 216.48	Date:	March 29, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-11	Ap	S.L.	10 YR 3/2	Friable	
11-18	C1	F.M.S.	2.5 Y 6/6	Loose	
18-30	C2	S.L.	2.5 Y 4/2	Friable	
30-42+	C3	M.S.-L.S.	10 YR 6/6	Friable	
Mottles @36" 10YR 6/8					
Nearby 50 ft upgradient MW dry at 5 ft deep					
Auger Test					
Standing Water (ft.): n/a					
Weeping (ft.): n/a					
Estimated High Water (in): 36			Estimated High Water (Elev): 213.48		
TP-R2. Location: Road		G.S.= 216.67	Date:	March 29, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-19	Ap	S.L.	10 YR 2/1	Friable	
19-42	B/C	F.M.L.S.-S	2.5 Y 6/6	Friable	
42-46	C1	M.L.S.	10 YR 6/6	Friable	augured
Moisture-Sat @ 36"					
Standing Water (ft.): n/a					
Weeping (ft.): n/a					
Estimated High Water (in): 36			Estimated High Water (Elev): 213.67		
TP-R3. Location: Road		G.S.= 219.71	Date:	April 3, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-9	Ap	S.L.	10 YR 3/2	Friable	
9-22	B	L.S.	10 YR 4/6	Friable	
22-48	C	M.L.S	2.5 Y 5/4	Fri-Dense	
48+	Cr			ledge	no water obs'd
Standing Water (ft.): n/a					
Weeping (ft.): n/a					
Estimated High Water (in): 48"			Estimated High Water (Elev): 215.71		
TP-R4. Location: Road Edge		G.S.= 224.50	Date:	April 3, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-10	Ap	S.L.	10 YR 3/2	Friable	
10-24	Bw	S.L.	2.5 Y 6/6	Friable	
24-42	C	S.L.	2.5 Y 6/4	Friable	
42+	Cr			weathered ledge	no water obs'd
Standing Water (ft.): None					
Weeping (ft.): None					
Estimated High Water (in): 42 (top of ledge)			Estimated High Water (Elev): 221.0		
TP-R5. Location: Road		G.S.=218.06	Date:	April 3, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-9	A^ (Fill)	S.L.	10 YR 2/1	Loose	
9-18	B^ (Fill)	L.S.	2.5 Y 6/6	Loose	
18-23	Ap	S.L.	10 YR 2/2	Loose	
23-35	Bw	S.L.-L.S.	10 YR 5/6	Loose	
35-96	C	S.L.-L.S.	2.5 Y 5/4	Loose	
96+	Cr			Ledge	
Standing Water (ft.): None					
Weeping (ft.): 56					
Estimated High Water (in): 56			Estimated High Water (Elev): 213.39		
TP-R6. Location: Road		G.S= 223.60	Date:	April 3, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-9	Ap	S.L.	10 YR 3/2	Friable	
9-24	Bw	S.L.-L.S.	10 YR 5/6	Friable	
24-84	C	L.S.	2.5 Y 6/4	Firm	
84+	Cr			weathered ledge	no water obs'd
Standing Water (ft.): None					
Weeping (ft.): None					
Estimated High Water (in): 84			Estimated High Water (Elev): 216.6		
TP-R7. Location: Road		G.S.=227.75	Date:	April 3, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-6	A	S.L.	10 YR 3/2	Friable	
6-18	B	L.S.	2.5 Y 6/6	Friable	
18-80	C	L.S.	2.5 Y 5/4	Firm-Dense	
80+	Cr			weathered ledge	no water obs'd
Standing Water (ft.): None					
Weeping (ft.): None					
Estimated High Water (in): 72			Estimated High Water (Elev): 221.75		
TP-R8. Location: Road		G.S=227.80	Date:	April 3, 2023	
Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-10	A	S.L.	10 YR 3/2	Friable	
10-30	B	L.S.	10 YR 5/6	Friable	
30-48/(60)	C	M.L.S.	2.5 Y 5/6	Fri-Firm	
48/(60)	Cr			weathered ledge	no water obs'd
Standing Water (ft.): None					
Weeping (ft.): None					
Estimated High Water (in): 60 (top of ledge)			Estimated High Water (Elev): 222.80		

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TP-R12. Location: Road

G.S.=235.75

Date:

April 3, 2023

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-12	A	S.L.	10 YR 3/2	Friable	
12-36	Bw	S.L.	10 YR 4/6	Friable	
36-60 (72)	C	S.L.	2.5 Y 6/4	Friable	
				Mottles @ 48"	

Standing Water (ft.): 6

Weeping (ft.): 4

Estimated High Water (In): 48

Estimated High Water (Elev): 231.75

TP-R13. Location: Road

G.S.=231.0

Date:

April 3, 2023

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-12	C^ (Fill)	M.S.-L.S.	2.5 Y 6/6	Loose	
12-48	C	Broken Ledge			
48+	Cr			weathered ledge	

Old cesspool found 18' to the north of TP-R13

Standing Water (ft.): 2.33

Weeping (ft.): 2.33

Estimated High Water (In): 28

Estimated High Water (Elev): 228.67

TP-R14. Location: Road

G.S.=231.0

Date:

April 3, 2023

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-36	C^ (Fill)	L.S.	Fill		
36-40	A	S.L.	10 YR 3/2	friable	
40-72	C1	F.M.S.	2.5 Y 6/6	Loose	
72-96	C2	F.M.S.	2.5 Y 6/4	Loose	
66 (114)	Cr			weathered ledge	

Standing Water (ft.): 7

Weeping (ft.): 4.5

Estimated High Water (In): 48

Estimated High Water (Elev): 227.0

TP Unit 22/23. Location: Between house 22&23

G.S.=231.0

Date:

April 3, 2023

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-2	o	Leaves+ roots			
2-72	B	L.S.	2.5 Y 6/6	Fri-dense	
72-120+	C	Co.M.L.S.	2.5 Y 6/4	Loose	

Standing Water (ft.): 5'

Weeping (ft.): 6

Estimated High Water (In): 60

Estimated High Water (Elev): 226.0

TP Unit 26/27. Location: Backyard of unit 26

G.S.=232.5

Date:

April 4, 2023

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-6	A	S.L.	10 YR 3/2	Friable	
6-24	B	S.L.	2.5 Y 6/6	Friable	
24-48	C1	L.S.	2.5 Y 6/4	Dense	
48-84	C2	Crushed Ledge	2.5 Y 4/4	Dense	
84+	Cr			weathered ledge	

Standing Water (ft.): 7

Weeping (ft.): None

Estimated High Water (In): 84

Estimated High Water (Elev): 225.5

TP 65-5. Location: House

G.S.=226.8

Date:

April 3, 2023

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-9	A	S.L.	10 YR 3/2	Friable	
9-24	B	S.L.	10 YR 5/6	Friable	
24-72	C	L.S.	2.5 Y 6/4	Dense	
72+	Cr			Broken Ledge	no water obs'd

Standing Water (ft.): None

Weeping (ft.): None

Estimated High Water (In): 72

Estimated High Water (Elev): 220.80

SL-TP 1. Location: Slope

G.S.=212.3

Date:

November 10, 2021

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-4	A	S.L.	10 YR 3/2	friable	just to check no ledge for sewer line installation
4-30	B	S.L.	2.5Y 6/6	friable	
30-72+	C	L.S.	2.5 Y 6/4	friable	

Standing Water (ft.): None

Weeping (ft.): None

Estimated High Water (In): 72

Estimated High Water (Elev): 206.3

SL-TP 2. Location: Edge of Access Road

G.S.=218.3

Date:

November 10, 2021

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-4	A	S.L.	10YR 3/2	friable	
4-32	B	S.L.	2.5Y 6/6	friable	no ledge
32-108+	C	M.L.S.	2.5 Y 6/4	friable	no water

to expose ledge for sewer line

Standing Water (ft.): None

Weeping (ft.): None

Estimated High Water (In): 108+

Estimated High Water (Elev): 209.3

SL-TP 3. Location: Yard

G.S.=221.53

Date:

November 10, 2021

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-10	A	S.L.	10 YR 2/1	Friable	
10-36	B	S.L.	2.5 Y 6/6	Friable	
36-136+	C	Co.M.L.S.	2.5 Y 5/4	Dense	

Standing Water (ft.): None

Weeping (ft.): None

Estimated High Water (In): 120

Estimated High Water (Elev): 211.53

SL-TP 4. Location: Yard

G.S.=220.22

Date:

November 10, 2021

Depth From Surface (In)	Soil Horizon	Soil Texture	Soil Color	Other	Notes
0-12	A	S.L.	10 YR 2/1	Friable	
12-30	B	S.L.	2.5 Y 6/6	Friable	
30-120+	C	M.L.S.	2.5 Y 5/4	Dense	

Standing Water (ft.): None

Weeping (ft.): None

Estimated High Water (In): 120

Estimated High Water (Elev): 212.22

Table D.1 Stormwater and Roadway Soil Testing Summary

Date	Test Pit	G.S. Elev. Surveyed (Ft)	Estimated HGW (Ft)	Estimated HGW Elev (Ft)	Soil Texture, C layer	Depth to Ledge measured (Ft)	Testpit Location	Notes
4/21/2021	55-9N	215.25	10	205.25	L.S.	10+	Stormwater Basin A	
1/3/2024	S-A1	208.00	2.5	205.50	L.S.	6+	Stormwater Basin A	
4/21/2021	65-10C	217.53	14+	206.78	L.S.	14+	Basin B2 Slope	Perc rate = 7 MPI
4/20/2021	65-10D	212.90	14	200.73	L.S.	14	Stormwater Basin B-2	Perc rate <2MPI
1/3/2024	SWTP 1	216.79	3.5	213.29	M.S.	-	Stormwater Basin B-1	Hand augered to 42"
1/3/2024	SWTP 2	217.25	4.5	212.75	Co.M.L.S.	6+	Stormwater Basin C	
4/4/2023	SWTP 3	224.50	10+	214.50	L.S.	10	Yard	Weathered ledge. No water obs'd
4/4/2023	SWTP 5	215.50	10+	205.50	M.L.S.	10	Back Slope	
4/3/2023	SWTP 6	226.75	4	222.75	M.L.S.	5		Weathered ledge
4/4/2023	TP Unit 1/2	214.45	4	210.45	L.S.-M.S.	7	House	
4/4/2023	TP Unit 3/4	215.67	4	211.67	M.S.	8	House	
4/4/2023	TP Unit 5/6 (1)	217.34	5.5	211.84	M.S.	8	House	Weathered ledge
4/4/2023	TP Unit 5/6 (2)	216.29	4	212.29	M.S.-L.S.	6'/ 5'	House	ledge is sloped
	Dug Well	216.40	10.75	205.65	L.S.	13	House	Dug Well
11/9/2021	DHTP 4-1	222.86	10	215.24	S.L.-L.S.	10+	Unit 1 driveway	
11/9/2021	DHTP 4-2	217.92	11.5	208.80	S.L.-L.S.	12	House	Perc rate = 5 MPI
4/20/2021	65-10	215.87	9.67	206.20	L.S.	12	House	Weathered ledge
4/20/2021	65-10A	220.60	10	211.93	M.L.S.	12.5	House	Weathered ledge. Perc rate= 4 MPI
3/29/2023	TP R1	216.48	3	213.48	M.S.-L.S.	-	Road	Augur test
3/29/2023	TP R2	216.67	3	213.67	M.L.S.	-	Road	Augur test
4/3/2023	TP R3	219.71	4	215.71	M.L.S.	4	Road	Weathered ledge. No water obs'd
4/3/2023	TP R4	224.50	3.5	221.00	S.L.	3.5	Road Edge	Weathered ledge. No water obs'd
4/3/2023	TP R5	218.06	4.67	213.39	S.L.-L.S.	6	Road	Weathered ledge
4/3/2023	TP R6	223.60	7	216.60	L.S.	7	Road	Weathered ledge. No water obs'd
4/3/2023	TP R7	227.75	6	221.75	L.S.	6.67	Road	Weathered ledge. No water obs'd
4/4/2023	TP R 8/10	229.30	6	223.30	M.L.S.	7	Road Edge/Driveway	Weathered ledge. No water obs'd
4/3/2023	TP R8	227.80	5	222.80	M.L.S.	5	Road	Weathered ledge. No water obs'd
4/4/2023	TP R9	228.30	9	219.30	M.L.S.	9	Road	Weathered ledge. No water obs'd
4/3/2023	TP R10	228.20	5	223.20	M.L.S.	6	Road	Weathered ledge
4/3/2023	TP R11	230.75	6	224.75	F.M.S.	8	Road	Weathered ledge
4/3/2023	TP R12	235.75	4	231.75	S.L.	6	Road	
4/3/2023	TP R13	231.00	2.33	226.67	Broken Ledge	4	Road	Weathered ledge
4/3/2023	TP R14	231.00	4	227.00	F.M.S.	9.5	Road	Weathered ledge
4/3/2023	TP Unit 22/23	231.00	5	226.00	Co.M.L.S.	10	Between house 22 & 23	
4/4/2023	TP Unit 26/27	232.50	7	225.50	L.S.	7	Back yard of unit 26	Weathered ledge
4/3/2023	TP 65-5	226.8	6	220.80	L.S.	6	House	Broken Ledge. No water obs'd
11/10/2021	SL-TP1	212.3	6+	206.3	L.S.	6+	Slope	
11/10/2021	SL-TP2	218.3	9+	209.3	M.L.S.	9+	Edge of Access Road	
11/10/2021	SL-TP3	221.53	10	211.53	Co.M.L.S.	11.33+	Yard	
11/10/2021	SL-TP4	221.41	10	213.79	M.L.S.	10+	Yard	

House Summary										
Unit #	Well Group#	Unit Type	Bedrooms	# Baths	BHGW	Ledge	FF	TOC	G.F.	C.F.
1	7	Duplex	2	2.5	208.8	205.92	224	223	222.5	215
2	7	Duplex	2	2.5	208.8	205.92	224	223	222.5	215
3	7	Duplex	2	2.5	211.01	207.67	224	223	222.25	215
4	7	Duplex	2	2.5	211.28	209.07	224	223	221.75	215
5	7	Duplex	2	2.5	212.41	210.29	224	223	221.3	215
6	7	Duplex	2	2.5	212.41	210.29	224	223	221.3	215
7	4	Rear Loaded	3	2.5	213.65	UNK	224	223	221.25	215
8	4	Duplex	2	2.5	214	UNK	225	224	221.5	216
9	4	Duplex	2	2.5	214	UNK	225	224	221.5	216
10	4	Cottage	2	2.5	214	210	225	224	N/A	216
11	4	Cottage	2	2.5	214	210	225	224	N/A	216
12	3	Cottage	2	2.5	214	212	226	225	N/A	217
13	3	Cottage	2	2.5	216.6	216.6	227	226	N/A	218
14	3	Duplex	2	2.5	222.8	222.8	229	228	227.5	220
15	3	Duplex	2	2.5	222.8	222.8	229	228	227.5	220
16	1	Duplex	2	2.5	220.8	220.8	230	229	227.5	221
17	1	Duplex	2	2.5	220.8	220.8	230	229	227.5	221
18	5	Rear Loaded	3	2.5	220.8	220.8	230	229	226.5	220
19	1	Duplex	2	2.5	224.75	222.75	232	231	230.5	223
20	1	Duplex	2	2.5	224.75	222.75	232	231	230.5	223
21	1	Rear Loaded	3	2.5	224.75	222.75	232	231	230.5	223
22	2	Front Loaded	3	2.5	226	221+	234	233	232.5	225
23	2	Front Loaded	3	2.5	226	221+	234	233	232.5	225
24	2	Front Loaded	3	2.5	227	221.5	233	232	231.5	224
25	2	Front Loaded	3	2.5	224.75	222.75	233	232	230.75	224
26	5	Front Loaded	3	2.5	223.2	222.2	233	232	230	224
27	5	Front Loaded	3	2.5	223.2	222.2	233	232	230	224
28	5	Rear Loaded	3	2.5	221.75	221.08	233	232	228.5	224
29	6	Rear Loaded	3	2.5	216.6	216.6	231	230	229.5	222
30	6	Duplex	2	2.5	216.6	216.6	230	229	228.5	221
31	6	Duplex	2	2.5	216.6	216.6	230	229	227.5	221
32	6	Rear Loaded	3	2.5	216.6	216.6	228	227	226	219

APPROVED UNDER MASSACHUSETTS GENERAL LAW CHAPTER 40B

DATE APPROVED: _____
DATE ENDORSED: _____
SHERBORN ZONING BOARD OF APPEALS

I HEREBY CERTIFY THAT 20 DAYS HAVE LAPSED SINCE THE SHERBORN ZONING BOARD OF APPEALS APPROVAL HAS FILED WITH THE SHERBORN TOWN CLERK AND THAT NO APPEAL HAS BEEN FILED WITH THIS OFFICE.

DATE JACKLYN R. MORRIS
SHERBORN TOWN CLERK

Creative Land & Water Engineering, LLC

Environmental Scientists and Engineers

P.O. Box 584 - Southborough - MA - 01772

774-454-0266 www.claweng.com

Plan Title: Soil Logs (2 of 2)

Project Name: Farm Road Homes

Site Address: 65 Farm Road - Sherborn, MA

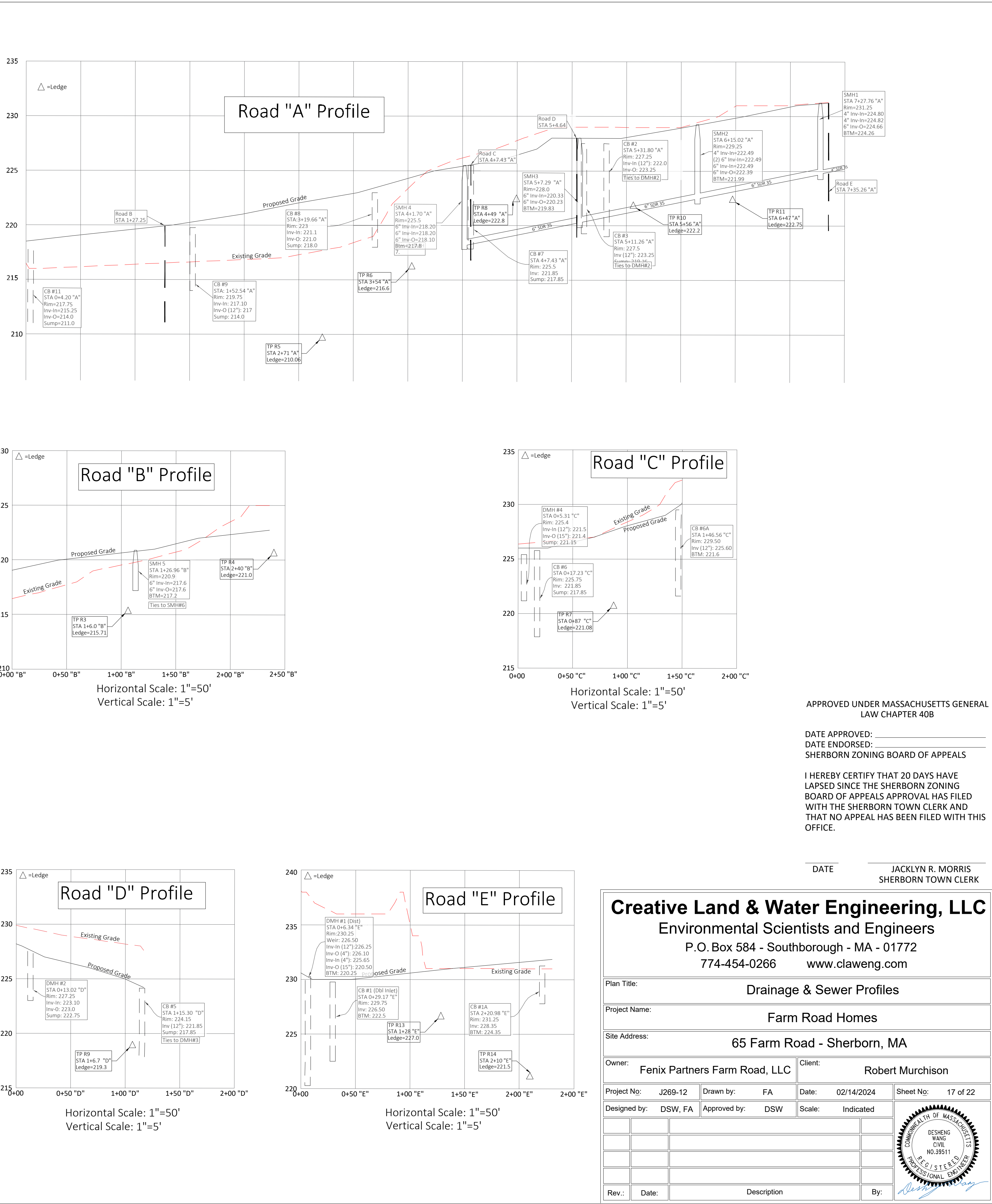
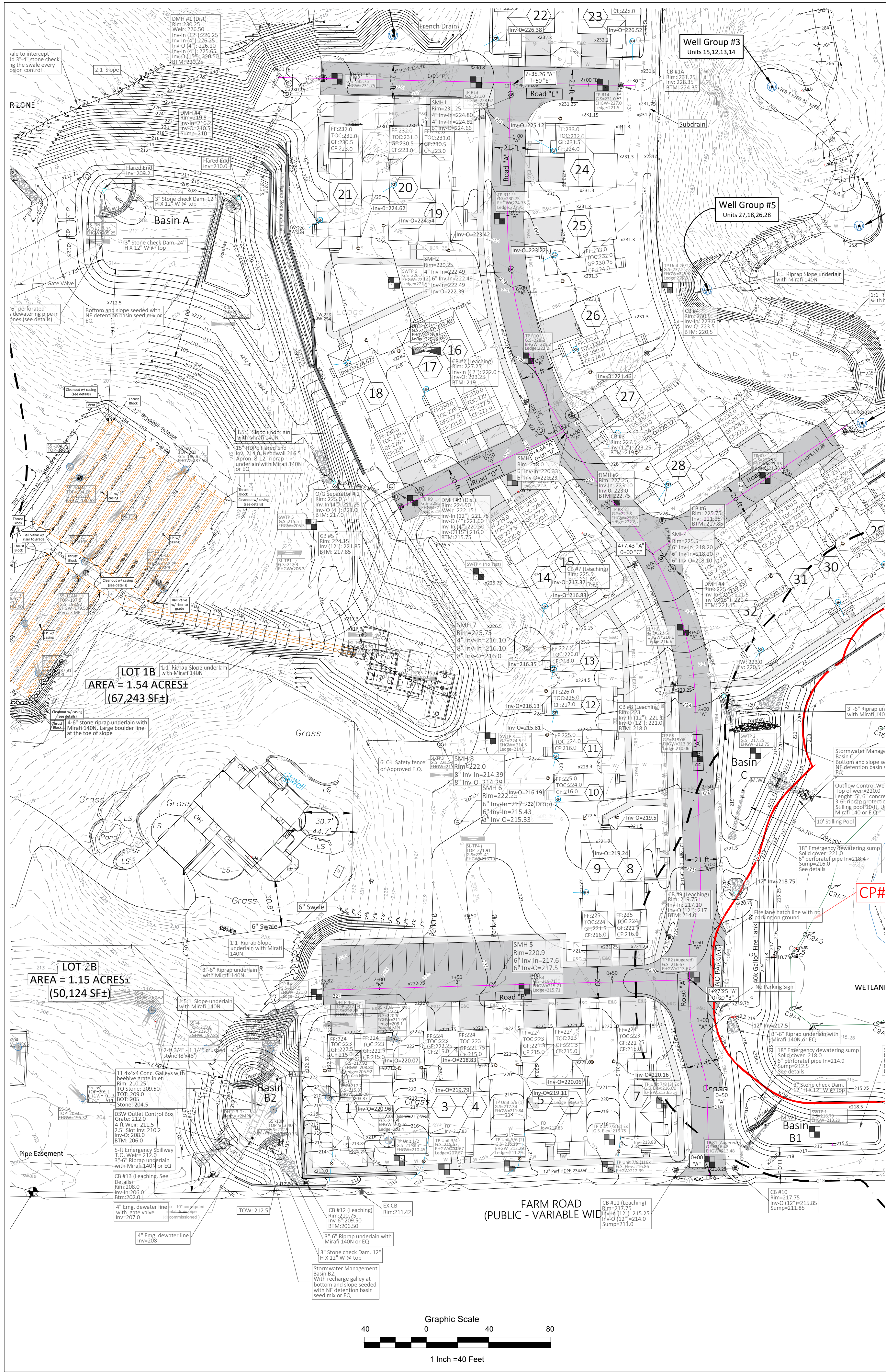
Owner: Fenix Partners Farm Road Development, LLC Client: Robert Murchison

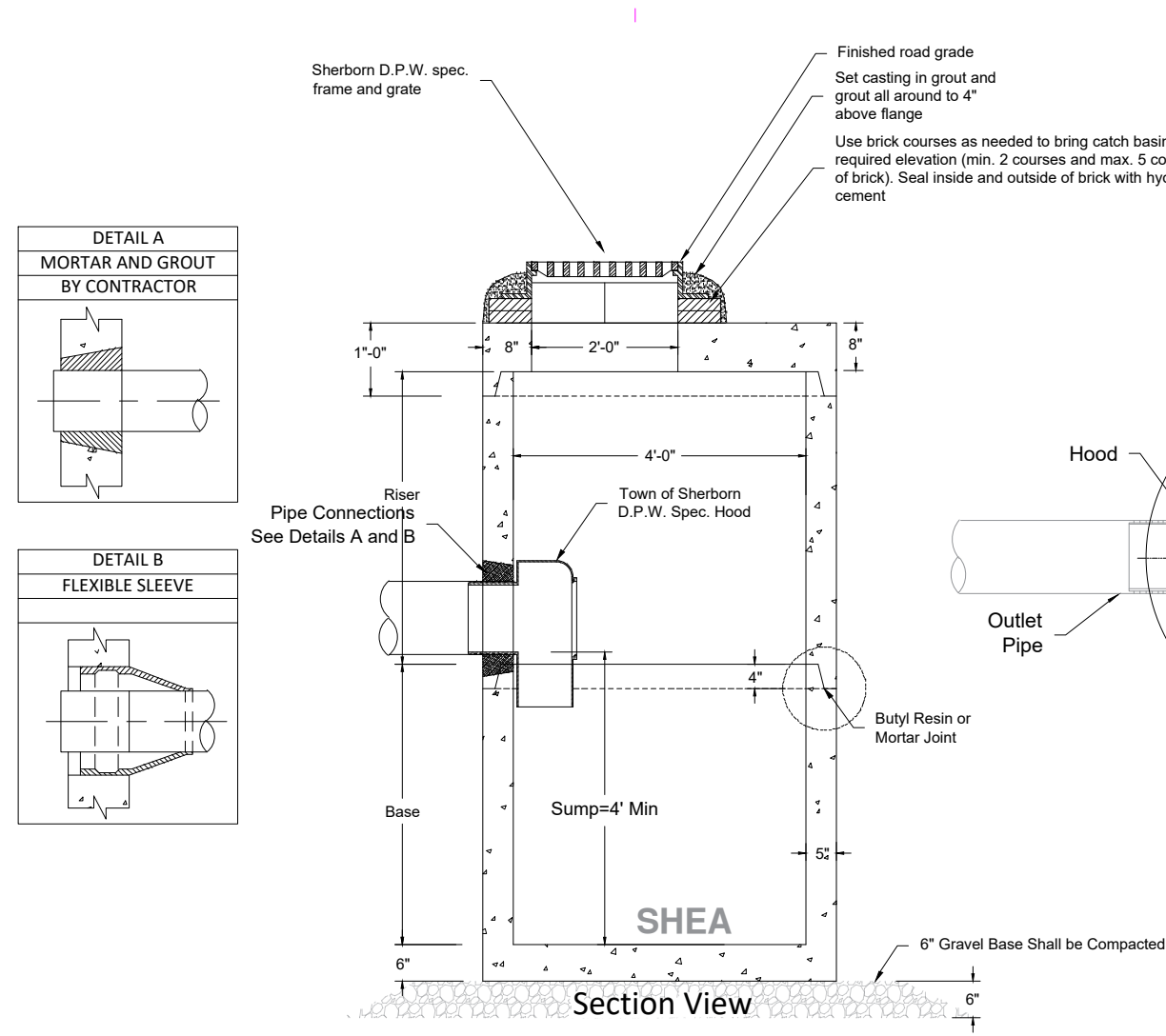
Project No: J269-12 Drawn by: FA Date: 02/01/24 Sheet No: 16 of 22

Designed by: DSW, FA Approved by: DSW Scale: -

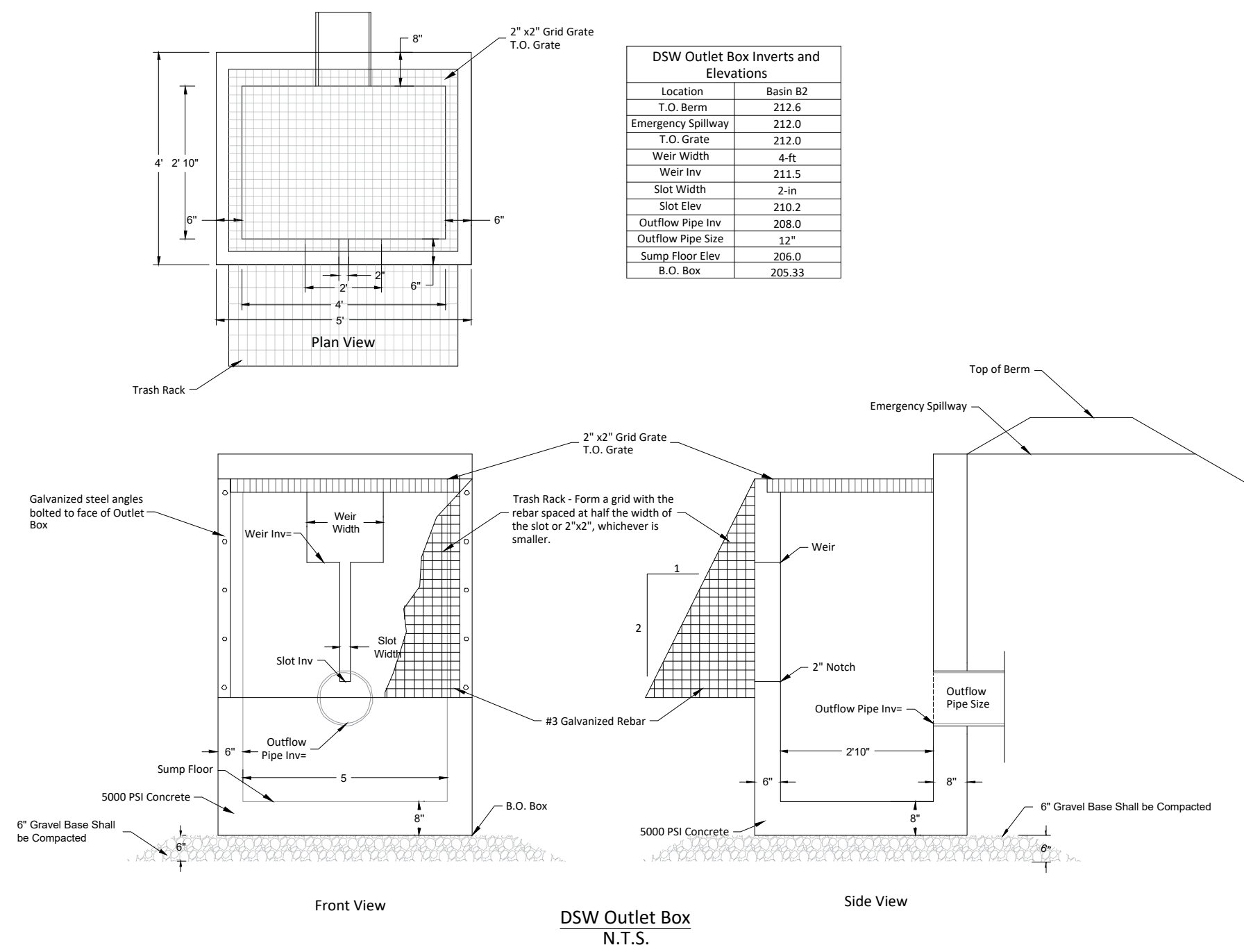
1	04/17/24	House Summary Table	FA
Rev.:	Date:	Description	By:

J269-12

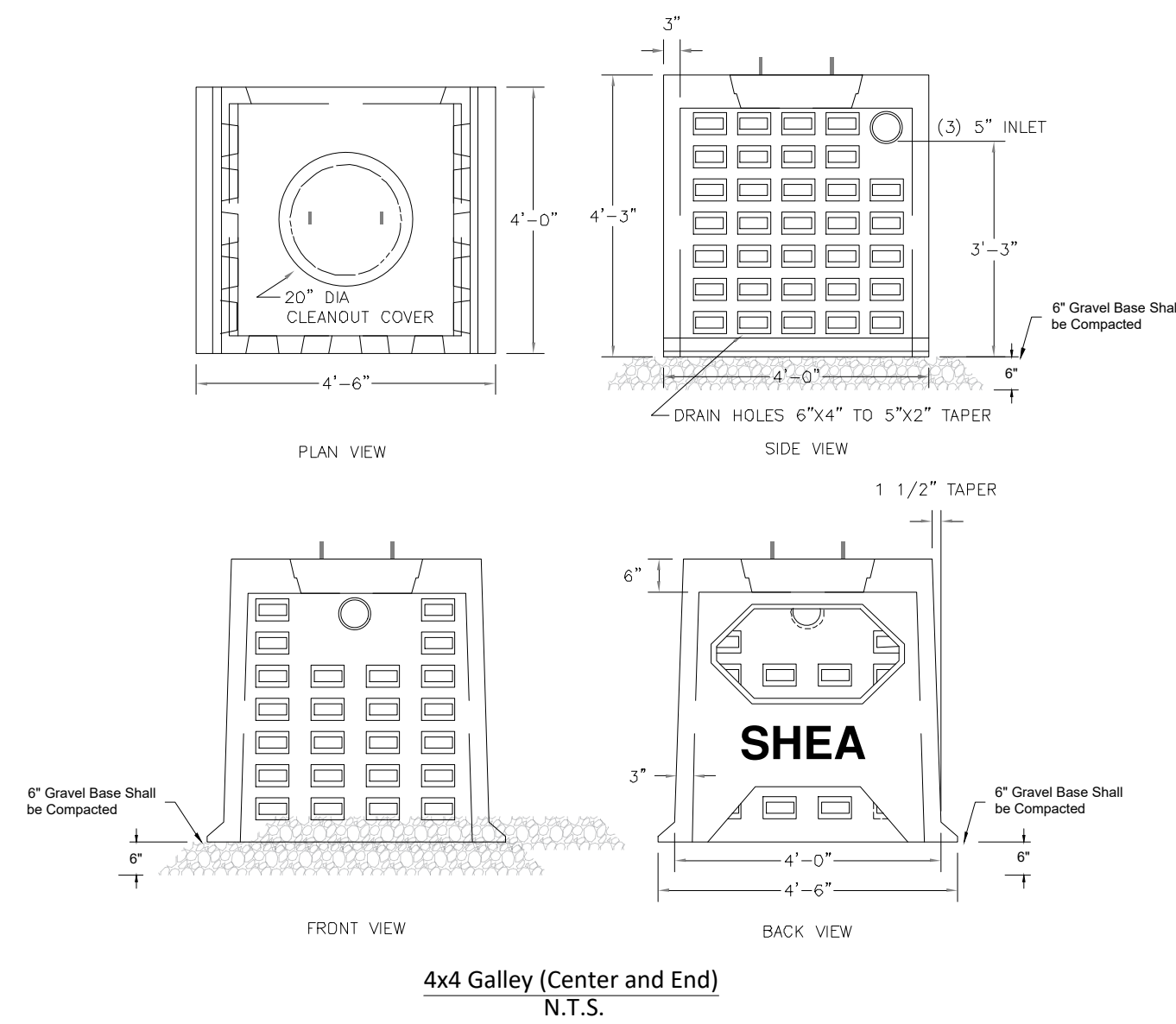




Catch Basin - 48" Diam TYP.
N.T.S.



DSW Outlet Box
N.T.S.



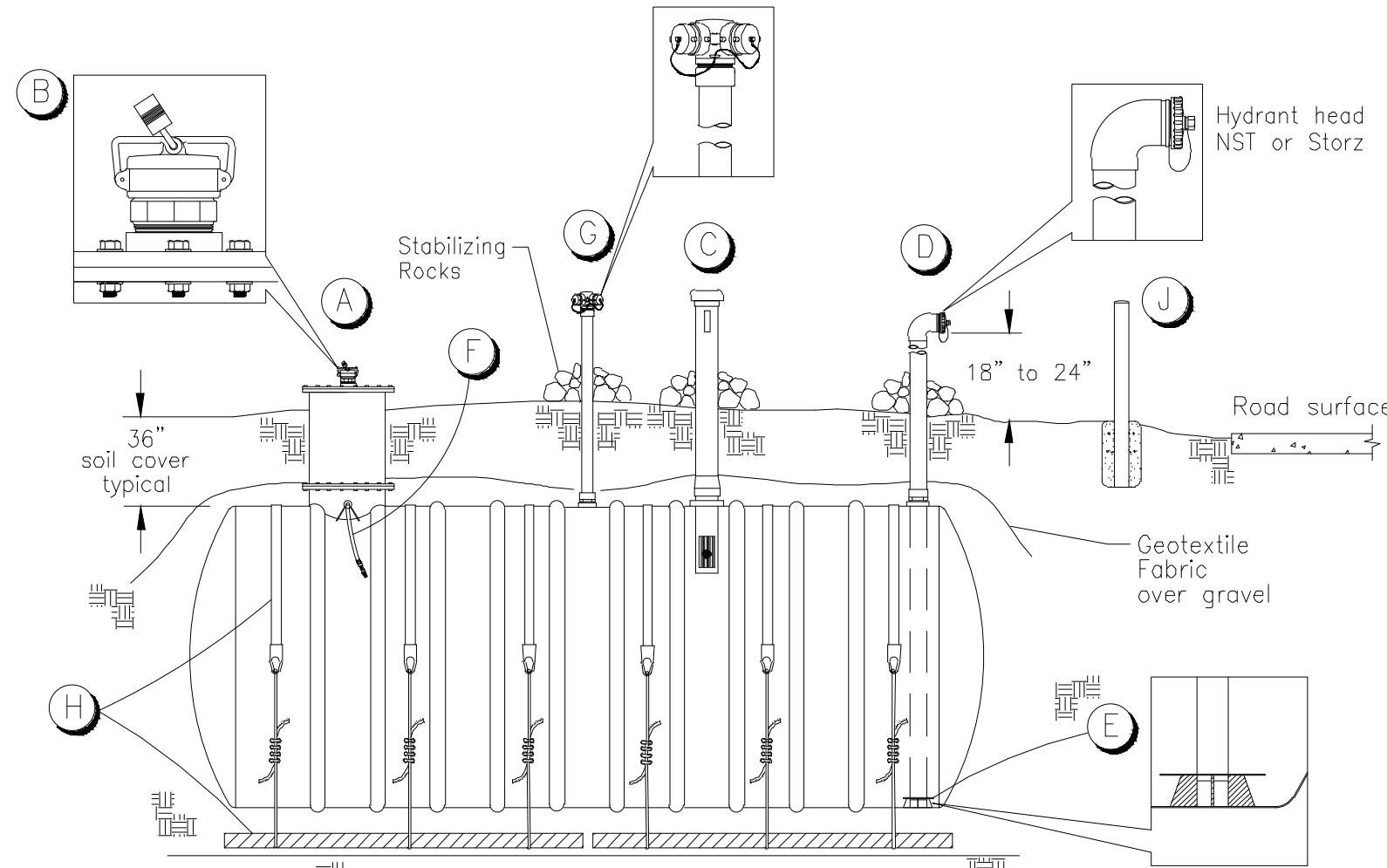
4x4 Galley (Center and End)
N.T.S.

Appurtenances

- A. 30" Diameter manway with bolted cover.
- B. Lockable 4" water level inspection hatch on manway cover.
- C. Combination vent and red/green water level indicator.
- D. Dry hydrant suction head with aluminum cap and removable strainer.
- E. 6" draw pipe with N.F.P.A. anti-vortex plate at foot.
- F. High level weep overflow to allow any excess water to drain off.
- G. Siamese clappered refill with 2 1/2" NST-F swivels.
- H. Anchor straps, cable, and concrete deadmen poured on site.
- J. Pipe bollards in concrete.

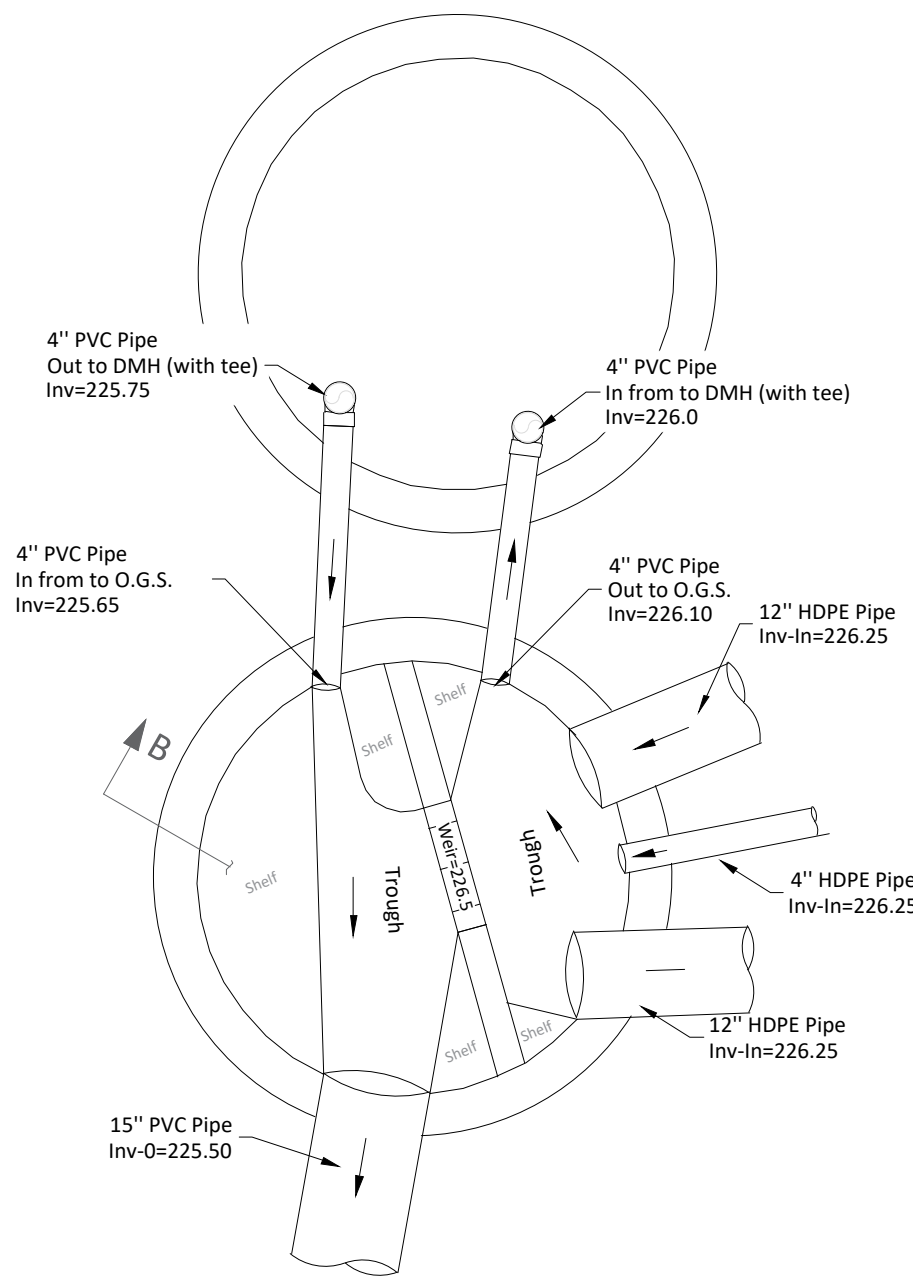
Notes

- 1. Lift for 8' diameter tank = 13 vertical feet to hydrant head.
- 2. Add or delete accessories to meet your specific water supply requirements.
- 3. Geotextile fabric recommended between gravel backfill and soil cover.
- 4. Height of hydrant (D) should be below pump inlet to avoid trapping air in suction hose.
- 5. Place stabilizing rocks around PVC riser pipes and hydrant.
- 6. Use optional Darco a deadman anchor system when necessary. Not all tanks require anchoring.
- 7. Paint all exposed PVC pipe for UV protection.
- 8. Locate cistern perpendicular to the road when possible.

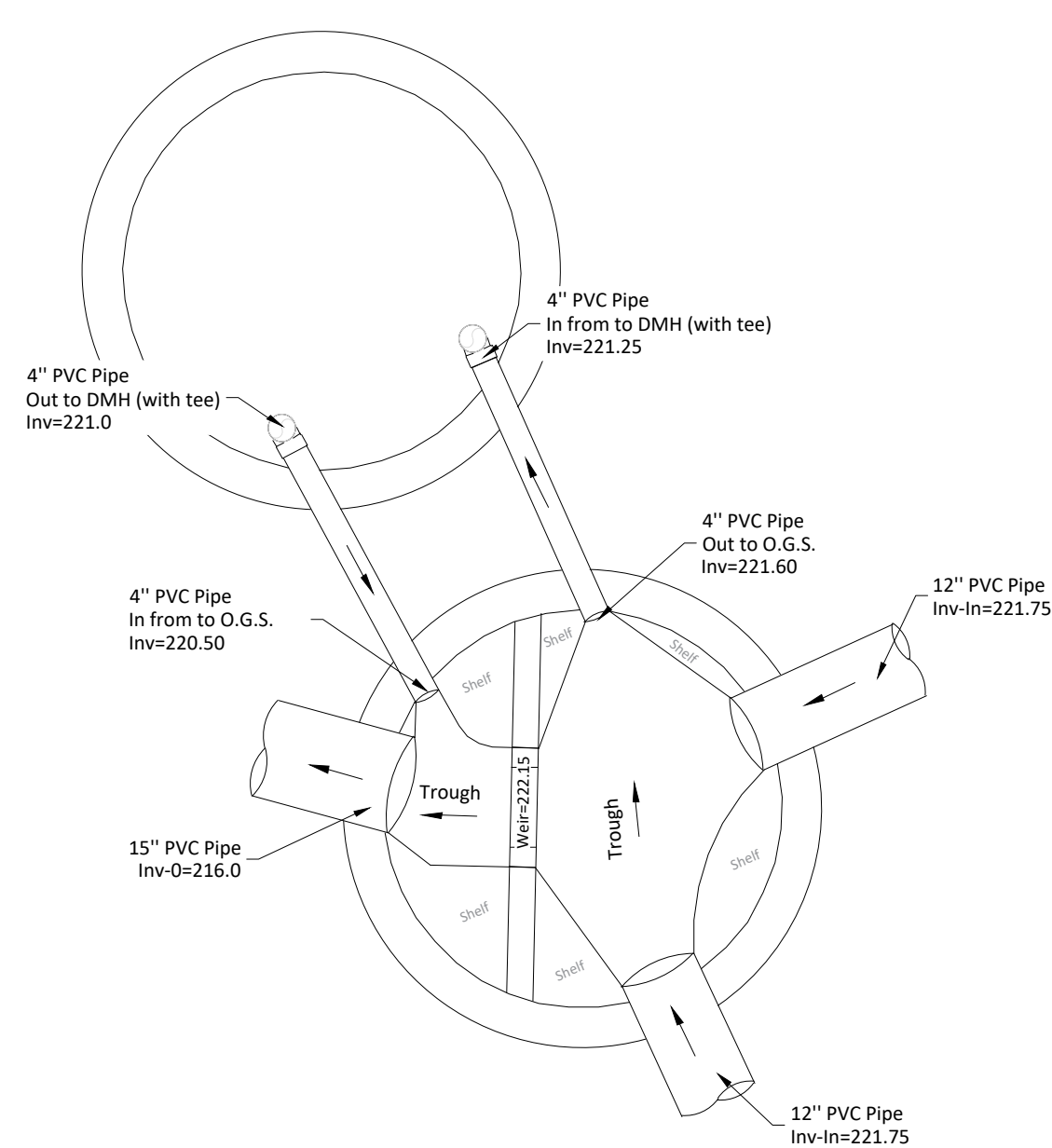


PLEASE CONFIRM COMPLIANCE
BEFORE ORDERING

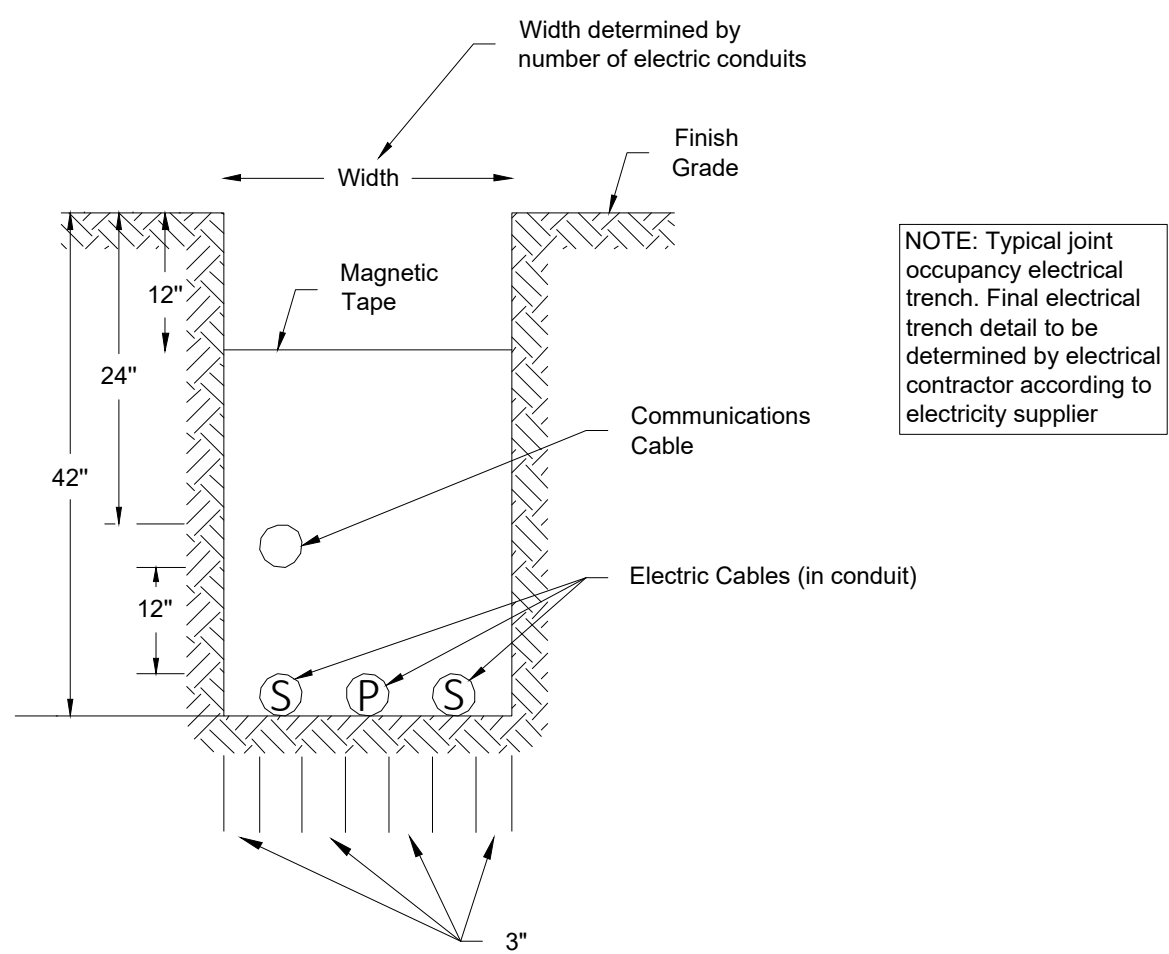
NOT TO SCALE, FOR ILLUSTRATION ONLY



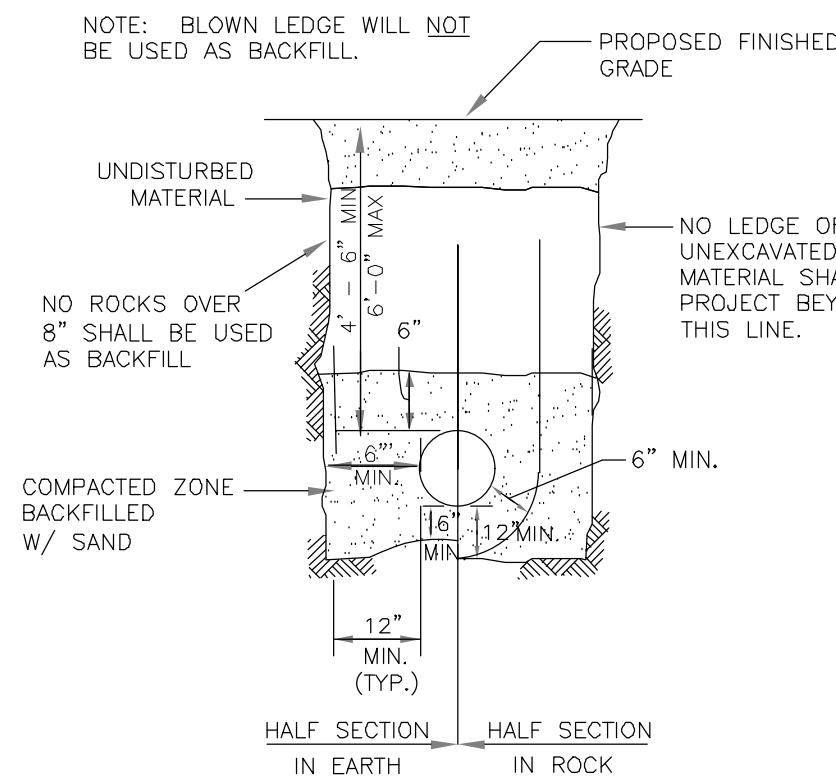
DMH & Oil/ Grit Separator #1 Detail
N.T.S.



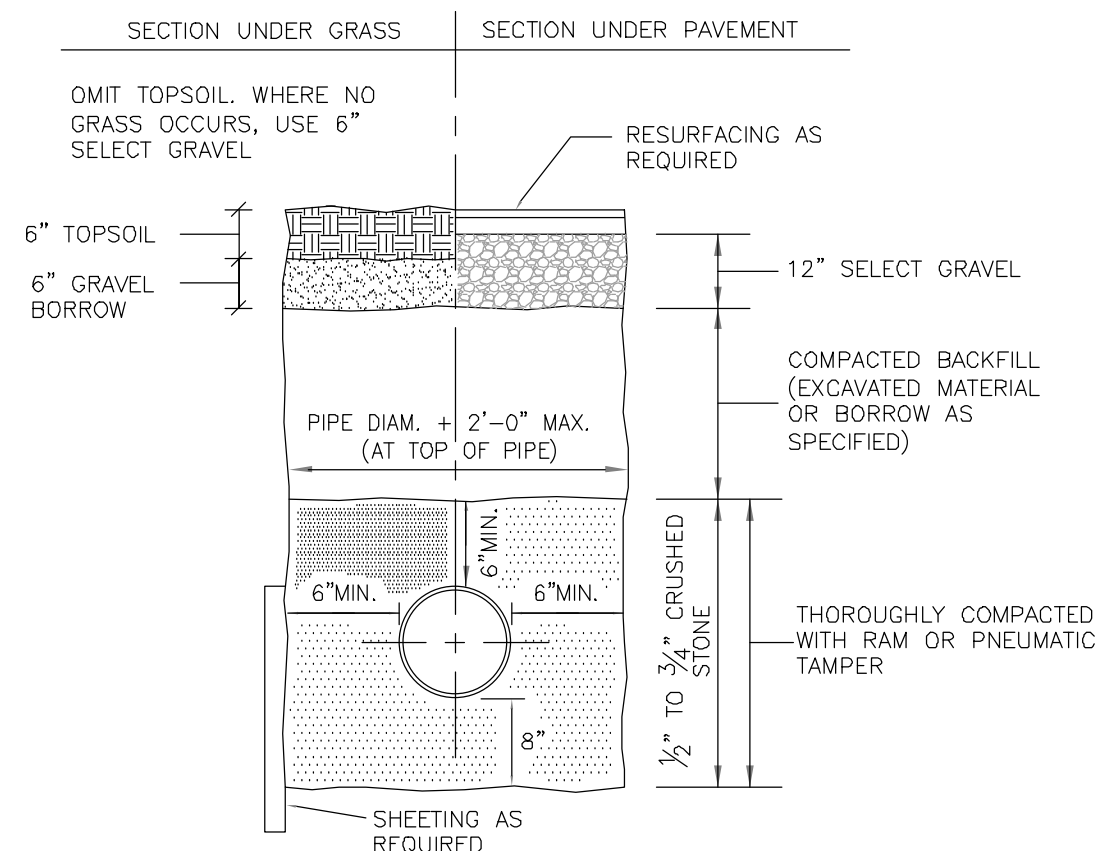
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N.T.S.



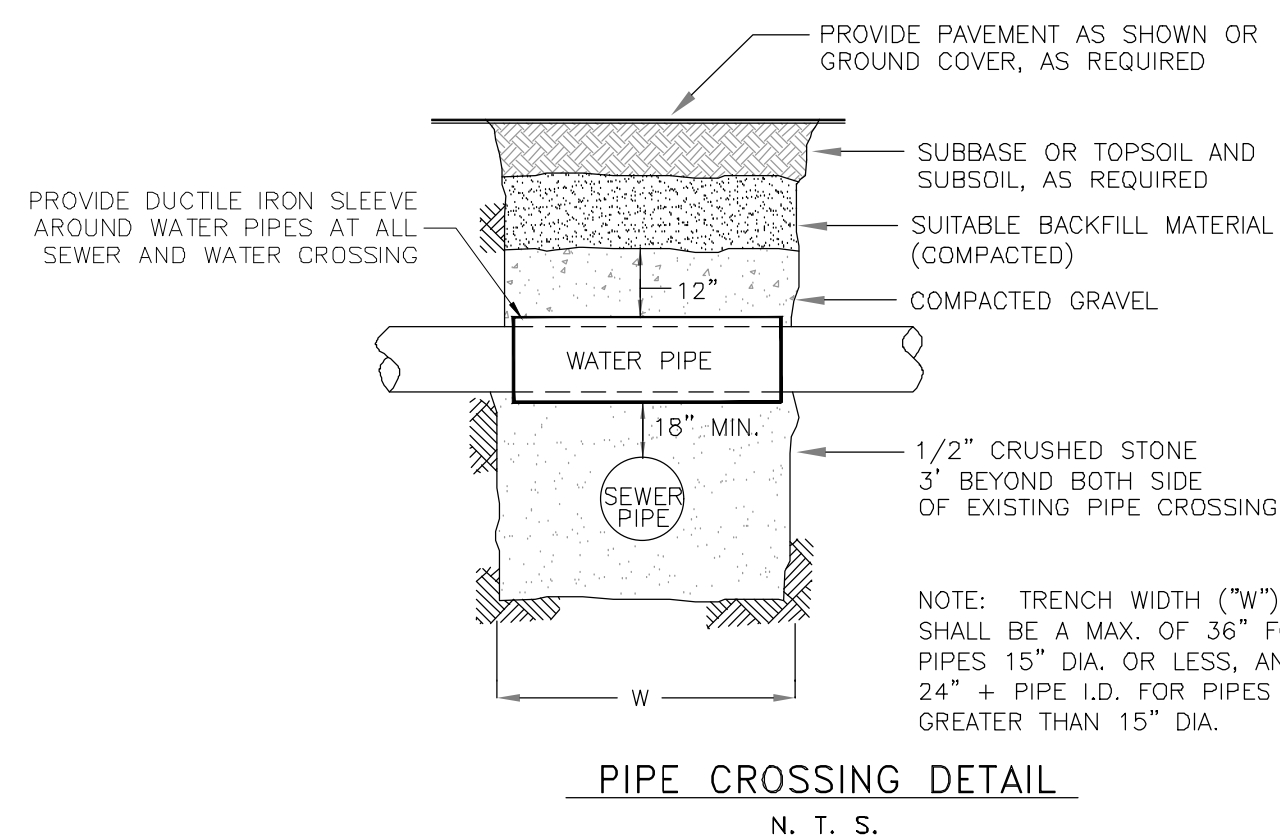
Joint Occupancy Electric Trench (Typ)
N.T.S.



TRENCH SECTION FOR WATER
N. T. S.



TRENCH SECTION FOR SANITARY SEWER
N. T. S.



PIPE CROSSING DETAIL
N. T. S.

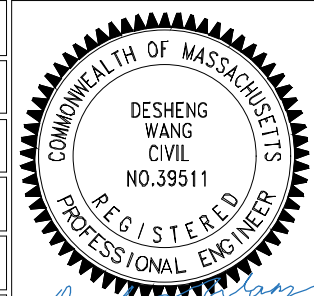
Creative Land & Water Engineering, LLC

Environmental Scientists and Engineers

P.O. Box 584 - Southborough - MA - 01772

774-454-0266 www.claweng.com

Plan Title: Construction Details (2 of 2)			
Project Name: Farm Road Homes			
Site Address: 65 Farm Road, Sherborn, MA			
Owner: Fenix Partners Farm Road Development, LLC		Client: Robert Murchison	
Project No: J269-12	Drawn by: FA	Date: 09/28/2023	Sheet No: 20 of 22
Designed by: DSW, FA	Approved by: DSW	Scale: Indicated	
1	4/17/24	Pipe Crossing Detail	FA
Rev.:	Date:	Description	By:





Cut and Fill Analysis - Area 1 Septic Construction									
Elevation (Ft.)	Existing Condition			Proposed Condition			Area Difference (Sq. Ft.)	Vol. Difference (Cu. Ft.)	
	Diff. Area (Sq. Ft.)	Area (Sq. Ft.)	Volume (Cu. Ft.)	Diff. Area (Sq. Ft.)	Area (Sq. Ft.)	Volume (Cu. Ft.)			
188	0	0	-	0	0	-	0	-	
189	101	101	34	57	212	71	111	37	
190	611	712	360	212	467	331	-244	-29	
191	882	1593	1123	255	808	630	-785	-493	
192	1166	2759	2150	341	1640	1200	-1119	-950	
193	2667	5426	4018	832	2270	1947	-3156	-2071	
194	2573	7999	6671	630	5111	3596	-2888	-3075	
195	2478	10477	9210	2841	8480	6725	-1997	-2485	
196	2005	12482	11465	3369	11873	10129	-609	-1336	
197	1911	14393	13426	3393	15566	13678	1174	252	
198	2077	16470	15419	3693	17860	16700	1390	1281	
199	1613	18082	17270	2294	20197	19016	2114	1747	
200	1536	19619	18845	2337	21072	20633	1453	1787	
201	564	20183	19900	875	21580	21325	1397	1425	
202	580	20763	20472	508	22022	21800	1259	1328	
203	497	21259	21010	442	22452	22237	1193	1226	
204	443	21702	21480	431	22856	22654	1154	1173	
205	389	22092	21897	404	23263	23059	1171	1162	
206	388	22479	22285	406	23633	23448	1154	1162	
207	345	22825	22652	371	24046	23839	1221	1187	
208	394	23219	23021	412	24414	24230	1196	1208	
209	333	23552	23385	369	24739	24576	1187	1191	
210	272	23824	23688	324	25078	24908	1254	1221	
211	324	24148	23986	340	25456	25267	1308	1281	
212	350	24498	24323	378	25895	25675	1397	1352	
213	369	24867	24682	439	26255	26055	1505	1393	
214	271	25138	25002	360	26643	26449	1505	1447	
215	272	25409	25274	388	27112	26877	1702	1603	
216	284	25694	25551	468	27280	27196	1586	1644	
217	281	25975	25834	168	30651	28949	4676	3115	
218	299	26274	26124	3371	31740	31194	5466	5070	
219	1103	27377	26823	1089	32776	32257	5399	5433	
220	1370	28747	28059	1036	33775	33274	5028	5215	
221	1397	30144	29443	1000	35228	34499	5084	5056	
222	932	31076	30609	1453	36174	35700	5098	5091	
223	1038	32114	31593	946	36851	36512	4737	4918	
224	585	32699	32406	677	37497	37173	4798	4767	
225	709	33408	33053	646	38330	38161	5421	5108	
226	734	34143	33775	1333	39247	39038	5105	5263	
227	861	35004	34572	418	39247	39247	4244	4675	
228	521	35524	35264	0	39247	39247	3723	3984	
229	556	36080	35802	0	39247	39247	3167	3446	
230	179	36259	36170	0	39247	39247	2968	3078	
231	152	36412	36336	0	39247	39247	2836	2912	
232	143	36555	36483	0	39247	39247	2693	2764	
233	142	36697	36626	0	39247	39247	2551	2622	
234	181	36877	36787	0	39247	39247	2370	2461	
235	277	37155	37016	0	39247	39247	2093	2232	
236	350	37505	37330	0	39247	39247	1742	1918	
237	357	37862	37683	0	39247	39247	1386	1564	
238	195	38057	37959	0	39247	39247	1190	1288	
239	267	38324	38191	0	39247	39247	923	1057	
240	186	38511	38418	0	39247	39247	737	830	
241	230	38740	38626	0	39247	39247	507	622	
242	178	38918	38829	0	39247	39247	329	418	
								0	
Total	-	-	1358408	-	-	1458985	-	100577	
Volume Difference (CY, excavation)							3725		
Note: Vol. Difference = Proposed open volume - Existing open volume. (-) Fill, (+) Excavation									

Cut and Fill Analysis - Area 2-B2 (Basin B2 Area)					
Elevation, ft	Existing		Proposed		
	Area, sf	Volume, cf	Area, sf	Volume, cf	
204.5	0	0	384	0	133
205	0	0	384	0	133
206	488	170	634	350	350
207	1171	567	927	534	534
208	2053	1094	1538	838	838
209	2832	1652	2901	1502	1502
210	3570	2161	3800	2261	2261
211	4428	2696	4822	2905	2905
212	5400	3309	6025	3650	3650
213	6317	3942	7662	4601	4601
214	7630	4688	8742	5511	5511
215	8882	5547	9916	6265	6265
216	9795	6271	10159	6739	6739
217	10425	6787	10356	6886	6886
218	10981	7184	10680	7060	7060
219	11377	7503	10831	7219	7219
220	11640	7723	11152	7377	7377
221	12373	8056	11360	7554	7554
222	13173	8569	12551	8022	8022
223	14017	9118	17157	9960	9960
224	15103	9764	17471	11605	11605
225	15883	10387	17791	11817	11817
226	16328	10797	18056	12012	12012
227	16826	11112	18277	12175	12175
228	17259	11423	18494	12321	12321
229	17666	11704	18698	12462	12462
230	17966	11940	18882	12591	12591
231	18261	12139	19024	12700	12700
232	18541	12331	19180	12800	12800
233	18788	12507	19316	12897	12897
234	19012	12665	19436	12983	12983
235	19404	12871	19618	13084	13084
236	19559	13053	19652	13156	13156
Total		239729		251969	12240
Volume Difference (CF, fill)					453
Note: Vol. Diff. = Proposed open volume - Existing open volume. (-) Fill, (+) Excavation					

Cut and Fill Analysis - Area 2A - Basin A									
Elevation (Ft.)	Existing Condition			Proposed Condition			Difference (Sq. Ft.)	Vol. Difference (Cu. Ft.)	
	Diff. Area (Sq. Ft.)	Area (Sq. Ft.)	Volume (Cu. Ft.)	Diff. Area (Sq. Ft.)	Area (Sq. Ft.)	Volume (Cu. Ft.)			
199	0	0	-	0	0	-	0	-	
200	346	346	115	346	346	115	0	0	
201	428	774	546	718	1064	672	290	126	
202	535	1308	1029	320	1384	1220	76	191	
203	588	1896	1593	339	1724	1551	-173	-42	
204	642	2538	2209	367	2091	1904	-447	-305	
205	601	3139	2833	380	2471	2278	-668	-555	
206	703	3842	3485	918	3389	2918	-454	-567	
207	882	4724	4276	1149	4537	3949	-187	-327	
208	1428	6153	5423	1943	4604	4142	-6708	-2989	
209	1454	7607	6867	2291	11433	10266	-3828	-3399	
210	1519	9125	8355	2604	14037	12712	-4911	-4358	
211	1694	10819	9960	2826	16863	15428	-6043	-5468	
212	1733	12552	11675	3943	20806	18800	-8254	-7125	
213	3385	15938	14211	7248	28054	24340	-12116	-10129	
214	1887	17825	16872	1579	29633	28840	-11808	-11967	
215	1912	19737	18773	1458	31090	30359	-11353	-11585	
216	1922	21660	20694	1481	32571	31828	-10912	-11137	
217	1917	23577	22612	1468	34039	33303	-10462	-10991	
218	1914	25491	24528	1050	35089	34563	-9598	-10035	
219	2438	27929	26701	955	36044	35566	-8115	-8665	
220	1402	29332	28628	998	37042	36542	-7711	-7914	
221	1363	30695	30011	1007	38049	37545	-7355	-7534	
222	1359	32053	31371	1221	39270	38658	-7217	-7286	
223	1425	33478	32763	882	40152	39710	-6674	-6947	
224	1649	35127	34299	756	40908	40529	-5780	-6230	
225	1746	36873	35997	694	41602	41254	-4728	-5257	
226	1350	38223	37546	757	42358	41979	-4135	-4433	
227	1373	39596	38907	1797	44156	43254	-4560	-4347	
228	1044	40640	40117	656	44812	44483	-4172	-4367	
229	890	41530	41084	624	45436	45123	-3906	-4039	
230	1048	42578	42053	2291	47727	46577	-5149	-4524	
231	1062	43640	43108	4183	51911	49804	-8771	-6697	
232	1034	44673	44156	718	52629	52269	-7955	-8114	
233	1290	45963	45317	436	53065	52847	-7102	-7530	
234	1420	47383	46671	429	53484	53279	-6111	-6608	
235	1278	48661	48020	437	53931	53712	-5270	-5692	
236	1314	49975	49316	447	54378	54154	-4403	-4838	
237	1459	51434	50703	457	54835	54606	-3401	-3903	
238	1365	52800	52115	474	55309	55072	-2510	-2956	
239	1144	53944	53371	470	55779	55544	-1835	-2173	
240	972	54916	54429	462	56240	56009	-1324	-1580	
241	801	55711	55316	411	56652	56446	-935	-1130	
242	778	56495	56106	431	57083	56867	-588	-762	
243	716	57211	56852	442	57526	57304	-315	-452	
244	516	57727	57469	403	57928	57727	-201	-258	
245	432	58159	57943	351	58279	58104	-120	-161	
246	399	58558	58359	329	58609	58444	-51	-86	
247	327	58885	58712	300	58908	58759	-24	-37	
248	280	59165	59025	265	59173	59041	-8	-16	
249	132	59297	59231	130	59303	59238	6	7	
250	45	59341	59319	41	59344	59323	2	4	
251	11	59352	59347	9	59353	59348	1	1	
Total	-	-	1720424	-	-	1930872	-	210448	
Volume Difference (CY, excavation)								77.94	
Note: Vol. Difference = Proposed open volume - Existing open volume. (-) Fill, (+) Excavation									