



MAP 3520
LOT 25
APPROXIMATE
MUNICIPAL LINE
APPROXIMATE LOCATION MUNICIPAL LINE

MAP 3519
LOT 24
APPROXIMATE
MUNICIPAL LINE
APPROXIMATE LOCATION MUNICIPAL LINE

PROPOSED OPEN SPACE
TOTAL AREA: 11.0 ACRES±
UPLAND: 9.4 ACRES±
WETLAND: 1.6 ACRES±

PROPOSED OPEN SPACE
TOTAL AREA: 5.3 ACRES±
UPLAND: 5.0 ACRES±
WETLAND: 0.3 ACRES±

APPROXIMATE
LIMITS OF FUTURE
OPEN SPACE
LOT 4A
BERRY FARMS RD
56 ACRES±

APPROXIMATE
LIMITS OF FUTURE
OPEN SPACE
LOT 4B
BERRY FARMS RD
7.5 ACRES±

LOT 4
BERRY FARMS RD

HOR. SCALE IN FEET: 1"=125'

REV	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CON. & PEER ENG. COMMENTS	PE
4	8.16.23	PER CON. & PEER ENG. COMMENTS	PE

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SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

DRAWN BY: PE
DATE: 9/8/22
CHK BY: OPM
SCALE: 1"=125'
PROJ. NO. 287-2118K

CONSERVATION
OPEN SPACE
PLAN
C-SK-CR