

Proposed Timeline of Sturbridge Project Build Out - August 15th 2023

Winter 2023 - Summer 2024

- Build out of Phase 1
- First residents move in 6.30.24 (5 homes)

Fall 2024 - Winter 2024

- Finish selling Phase 1 (7 homes)
- Build out of Phase 2

Spring 2025 - Winter 2025

- Sell Phase 2 (8 homes)
- Build out of Phase 3
- Construct club house
- Construction emergency access through Southbridge per plan

Spring 2026 - Winter 2026

- Sell Phase 3 (8 homes)

Spring 2027 - Winter 2027

- Finish selling Phase 3 (6 homes)
- Build out Phase 4 to base coat
- Start selling Phase 4 (4 homes)

Spring 2028 - Winter 2028

- Sell Phase 4 (9 homes)

Spring 2029 - Winter 2029

- Finish selling Phase 4 (8 homes)
- Build out Phase 5
- Start selling Phase 5 (2 homes)

Spring 2030

- Finish selling Phase 5 (6 homes)

REV	DATE	DESCRIPTION	MADE BY	CHKD BY
1	4/28/23	PREPARED FOR PERMIT	PE	PE
2	5/27/23	PER OWNER COMMENTS	PE	PE
3	6/27/23	PER OWNER COMMENTS	PE	PE
4	7/12/23	ISSUED PERMIT PLAN	PE	PE

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

DATE	SCALE	SHEET NO.	TOTAL SHEETS
7/12/23	1"=80'	31	31

PHASING PLAN
 SHEET C19 OF 31
 - PERMITTING SET -

TOTAL LENGTH OF ROADWAY
 DRIVE A: 209.2 ± (PAVED)
 DRIVE B: 381.1 ± (GRAVEL)
 DRIVE C: 78.4 ±
 DRIVE D: 367.0 ±
 TOTAL PAVED: 593.7 ±

PHASE 1
 PHASE 2
 PHASE 3
 PHASE 4
 PHASE 5

CUT & FILL VOLUMES:
 PHASE 1
 CUT: 5,392 C.Y.±
 FILL: 1,473 C.Y.±
 PHASE 2
 CUT: 8,082 C.Y.±
 FILL: 6,108 C.Y.±
 PHASE 3
 CUT: 0 C.Y.±
 FILL: 18,784 C.Y.±
 PHASE 4
 CUT: 0 C.Y.±
 FILL: 18,093 C.Y.±
 PHASE 5
 CUT: 8,036 C.Y.±
 FILL: 9,049 C.Y.±
 TOTAL CUT: 66,726 C.Y.±
 TOTAL FILL: 52,347 C.Y.±
 TOTAL NET CUT: 8,379 C.Y.±

