

REV	DATE	DESCRIPTION	MADE APYD

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

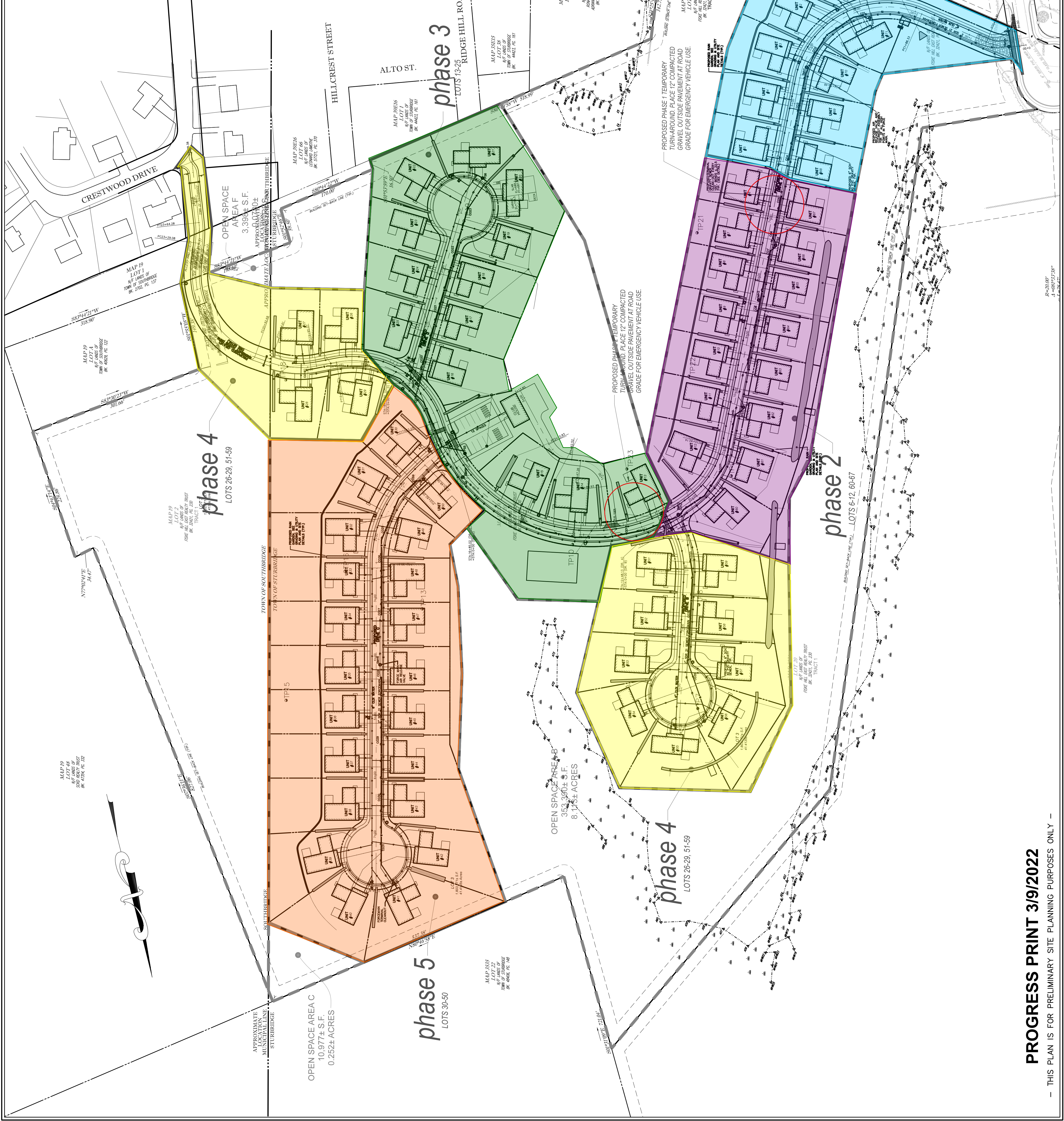
DRAWN BY: WCN
DATE: 2/23/2022
CHK BY: CPN
SCALE: 1"=80'
PROJ. NO.: 287-2118K

PHASING PLAN

SHEET C18 OF 26

HOR. SCALE IN FEET: 1"=80'

TOTAL LENGTH OF ROADWAY
DRIVE A: 2063'± (PAVED)
DRIVE A: 425'± (GRAVEL)
DRIVE B: 561'±
DRIVE C: 784'±
DRIVE D: 360'±
TOTAL PAVED: 3993'±



PROGRESS PRINT 3/9/2022

THIS PLAN IS FOR PRELIMINARY SITE PLANNING PURPOSES ONLY

Proposed Timeline of Sturbridge Project Build Out

Summer 2022 - November 2022

- Build out of Phase 1 (~622' of road) to base coat with temporary cul de sac
- First residents move in 11.30.22 (5 homes)

Spring 2023 - November 2023

- Finish selling Phase 1 (4 homes)
- Build out of Phase 2 (~642' of road) to base coat with temporary cul de sac

December 2023 - December 2024

- Continue selling & completing Phases 1 & 2 (8 homes)

Spring 2025 - December 2025

- Finish selling Phase 2 (7 homes)
- Build out of Phase 3 (~621' of road not including cul de sac) to base coat
- Construct club house
- Construct road A portion of Phase 4, 12' wide paved to Town line (~181' of road)
- Construction emergency access through Southbridge per plan (~424' of road)

Spring 2026 - December 2026

- Sell Phase 3 (8 homes)

Spring 2027 - December 2027

- Finish selling & complete Phase 3 (5 homes)
- Build out Phase 4 to base coat
- Start selling Phase 4 (4 homes)

Spring 2028 - December 2028

- Sell Phase 4 (9 homes)

Spring 2029 - December 2029

- Complete Phase 4
- Build out Phase 5 (~774' of road) to base coat
- Start selling Phase 5 (21 homes)