

# Hopedale Ridge

A

## Definitive Subdivision Plan

on

### Overdale Parkway

in

### Hopedale, MA 01747

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE HOPEDALE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED ON

AT \_\_\_\_\_  
AND NO APPEAL WAS RECEIVED DURING THE 20 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK: \_\_\_\_\_ DATE: \_\_\_\_\_

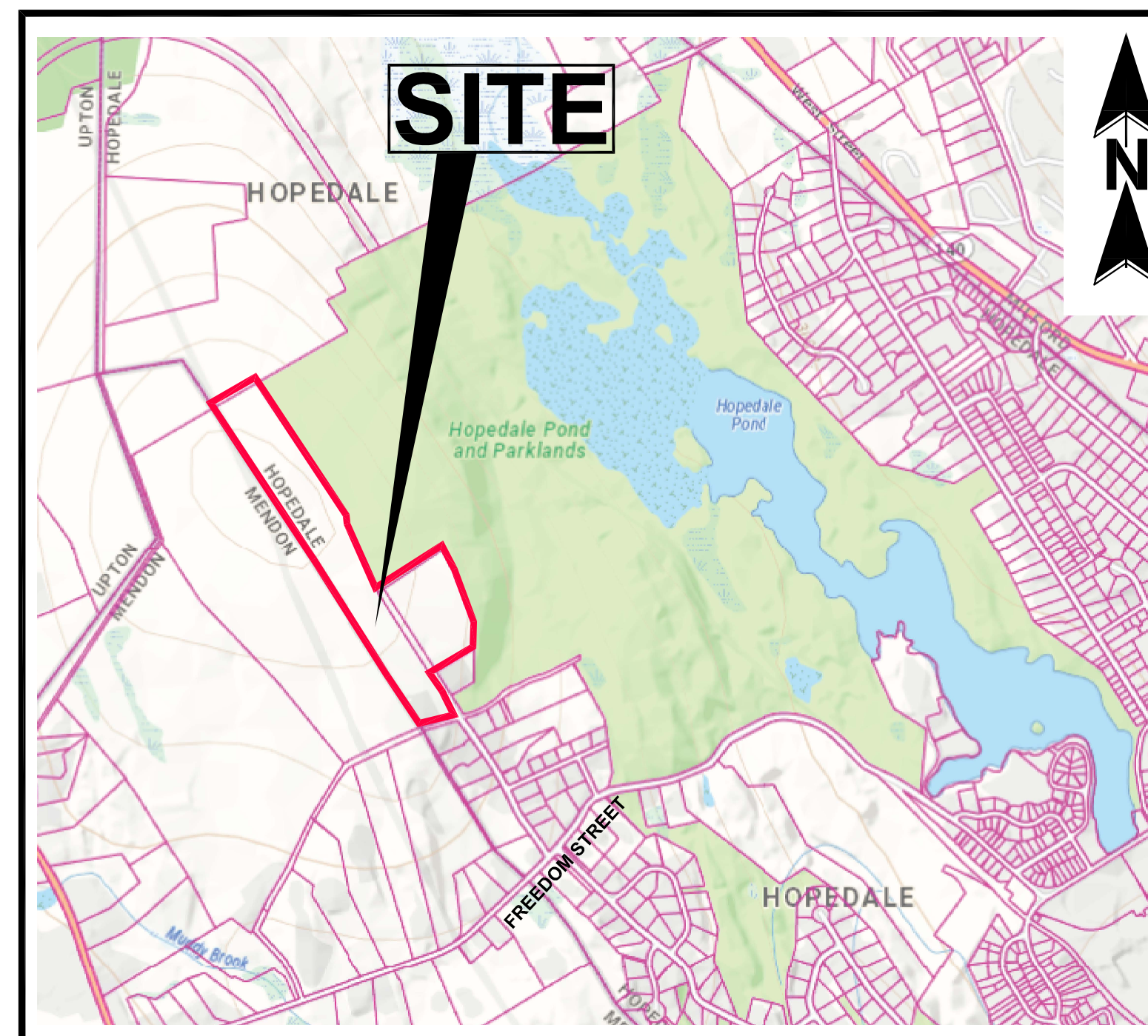
APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND TO BE RECORDED HERewith. THIS PLAN CONFORMS WITH MASSACHUSETTS REGULATION 200 CMR 6:01.

APPROVAL DATE: \_\_\_\_\_  
HOPEDALE PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE DATE: \_\_\_\_\_  
BEING A MAJORITY

PLAN INDEX	
TITLE	SHEET
COVER SHEET	C-1
EXISTING CONDITIONS PLANS	EC-1, EC-2
LOT LAYOUT PLAN	L-1, L-2
GRADING, DRAINAGE & EROSION CONTROL PLAN	G-1
PROFILE PLAN	P-1
CONSTRUCTION DETAILS	D-1



LOCUS MAP  
1"=1,000'

PREPARED BY:



**ALLEN ENGINEERING**

**& ASSOCIATES, INC.**

Civil Engineers • Surveyors  
Land Development Consultants

140 Hartford Avenue East  
Hopedale, Ma 01747

(508) 381-3212 • Phone  
www.allen-ea.com

February 11, 2022

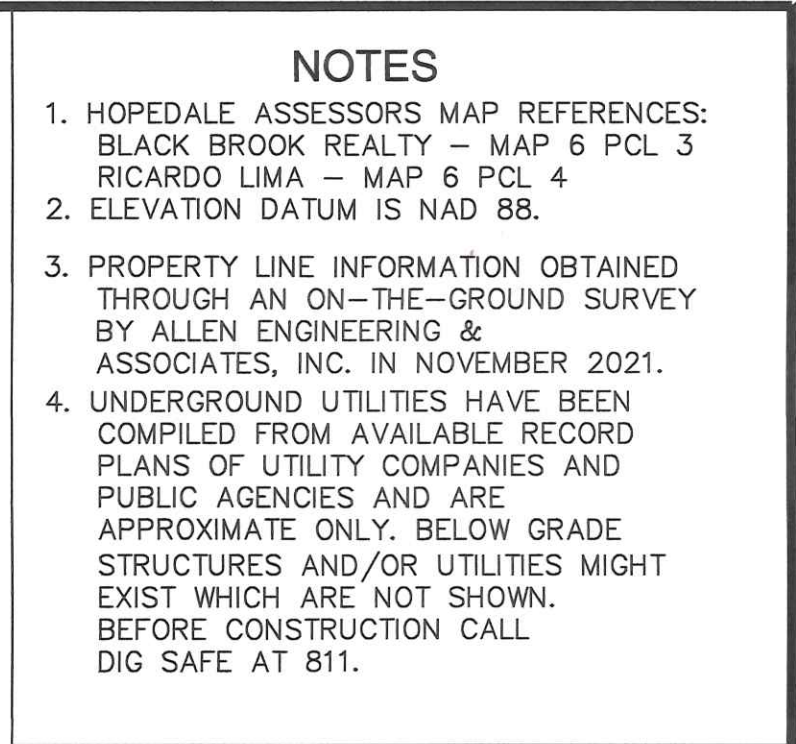
Revisions			
1	1/10/23	PER TOWN & PEER REVIEW	MEA
NO.	DATE	DESCRIPTION	BY

#### Owners & Applicants:

Black Brook Realty Corp.  
17 Main Street  
Hopkinton, MA 01748

—  
Ricardo Lima  
3 Whitney Road  
Hopedale, MA 01747

—  
Hopedale Select Board  
78 Hopedale Street  
Hopedale, MA 01747



NO APPEAL OF THE APPROVAL OF  
THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

\_\_\_\_\_  
HOPEDALE TOWN CLERK                      DATE: \_\_\_\_\_

APPROVED SUBJECT TO COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED  
BY \_\_\_\_\_  
DATED \_\_\_\_\_ AND TO BE  
RECORDED HEREWITH. THIS PLAN  
CONFORMS WITH MASSACHUSETTS  
REGULATION 200 CMR 6.01.

TITLE: EXISTING  
CONDITIONS PLAN  
For  
"Hopedale Ridge"  
A  
Definitive Subdivision  
In  
Hopedale, MA 01747

PREPARED BY:



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SCALE:

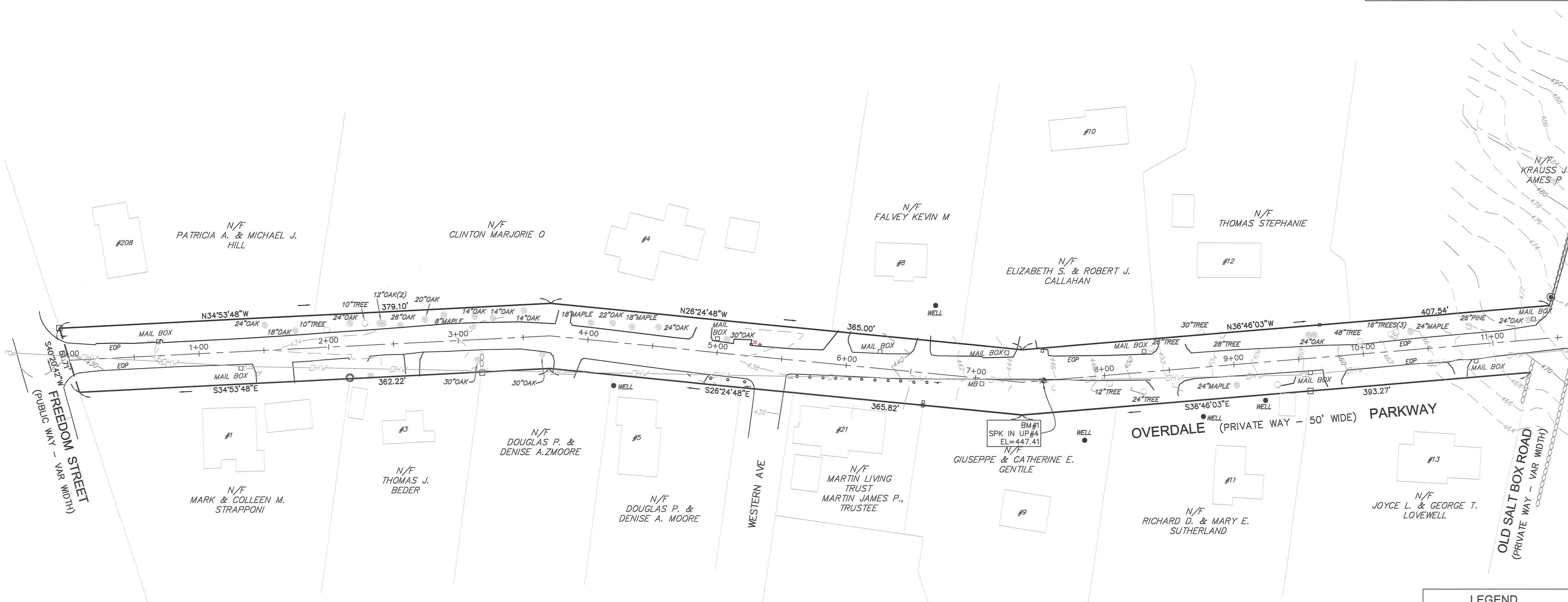
$1'' = 40 \text{ FEET}$

A horizontal graphic scale bar with vertical tick marks at intervals of 40 units. The numbers 0, 40, 80, and 12 are printed below the corresponding tick marks.








DATE: February 11, 2022

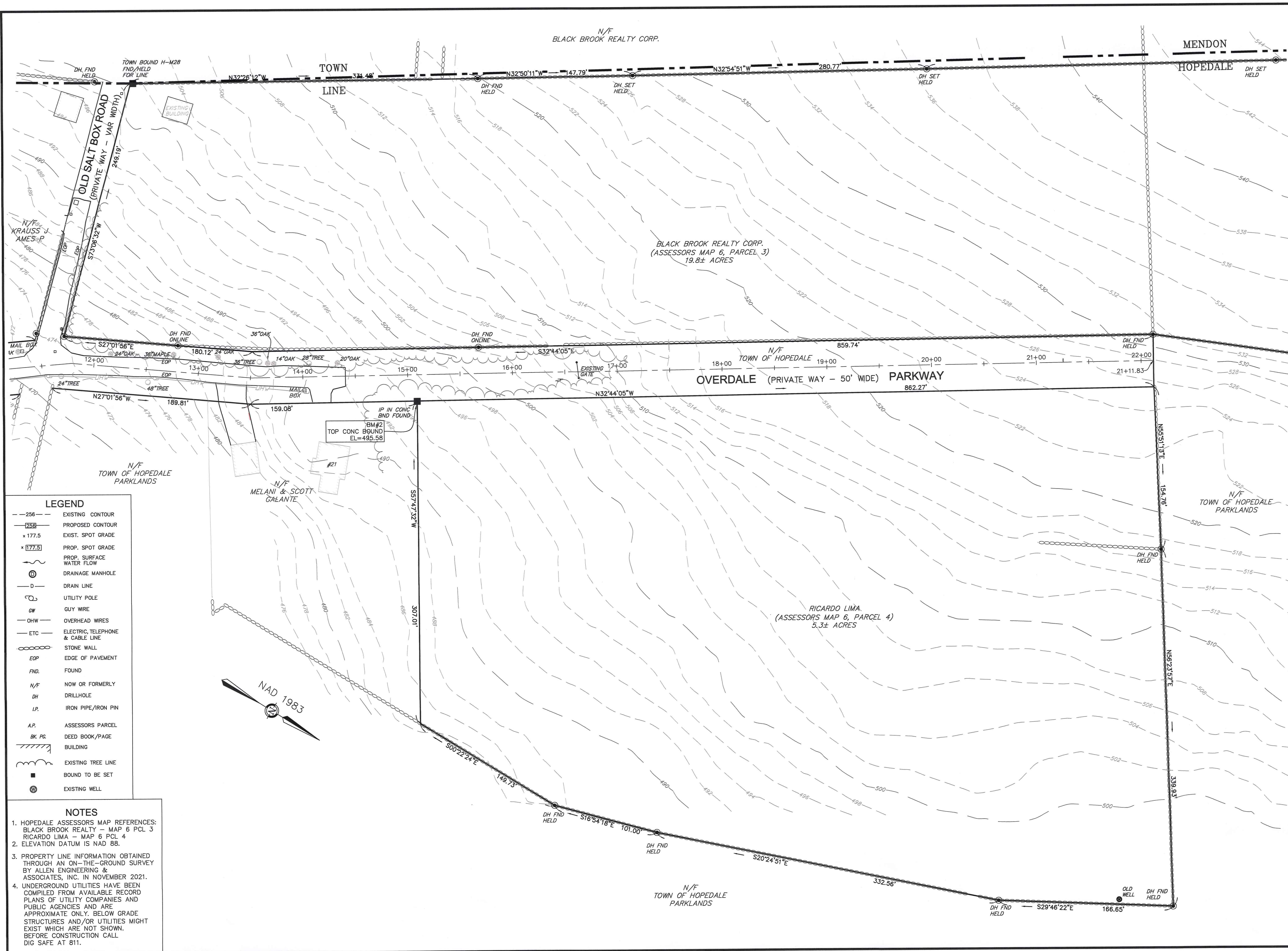
#	DATE	DESCRIPTION	INITIALS
1	1/10/23	PER TOWN & PEER REVIEW	MELISSA
JOB NO:	SHEET:		
00370			

EC-1



# LEGEND

— 256 —	EXISTING CONTOUR
<u>256</u>	PROPOSED CONTOUR
x 177.5	EXIST. SPOT GRADE
x <u>177.5</u>	PROP. SPOT GRADE
	PROP. SURFACE WATER FLOW
	DRAINAGE MANHOLE
— D —	DRAIN LINE
	UTILITY POLE
GW	GUY WIRE
— OHW —	OVERHEAD WIRES
— ETC —	ELECTRIC, TELEPHONE & CABLE LINE
	STONE WALL
EOP	EDGE OF PAVEMENT
FND.	FOUND
N/F	NOW OR FORMERLY
DH	DRILLHOLE
I.P.	IRON PIPE/IRON PIN
A.P.	ASSESSORS PARCEL
BK. PG	DEED BOOK/PAGE
	BUILDING
	EXISTING TREE LINE
■	BOUND TO BE SET
	EXISTING WELL



APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES  
NOT CONSTITUTE ZONING CONFORMANCE.

HOPEDALE PLANNING BOARD

DATE:

THIS IS TO CERTIFY THAT THE NOTICE  
OF APPROVAL OF THIS PLAN BY THE  
HOPEDALE PLANNING BOARD WAS  
RECEIVED ON \_\_\_\_\_ AT

NO APPEAL OF THE APPROVAL OF  
THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

HOPEDALE TOWN CLERK      DATE:

APPROVED SUBJECT TO COVENANT  
CONDITIONS SET FORTH IN A COVENA  
EXECUTED

BY \_\_\_\_\_,  
DATED \_\_\_\_\_ AND TO BE  
RECORDED HERewith. THIS PLAN  
CONFORMS WITH MASSACHUSETTS  
REGULATION 200 CMR 6:01.

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17 Main Street

Hopkinton, MA 01748

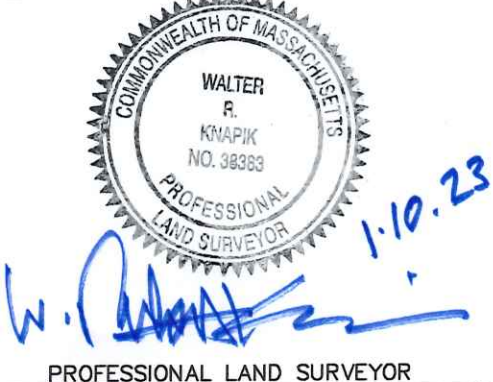
Ricardo Lima  
3 Whitney Road  
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78 Hopedale Street  
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TITLE:

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CONDITIONS PLAN  
For  
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A  
Definitive Subdivision  
In  
Hopedale, MA 01747

SEAL:



PREPARED BY:

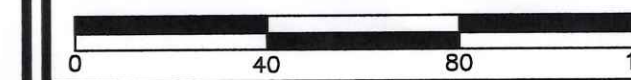


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SCALE: 1"=40 FEET

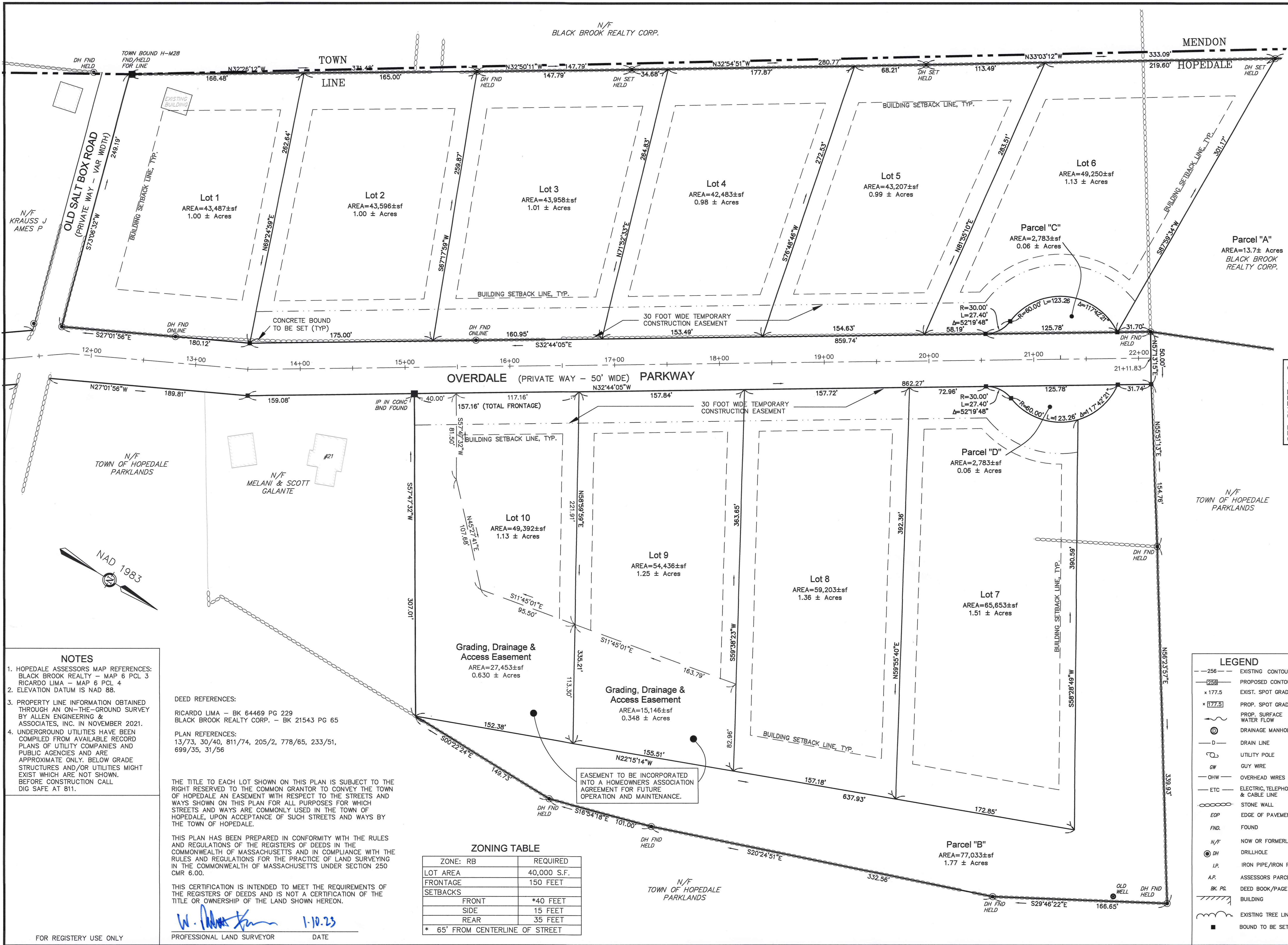


DATE: February 11, 2022

REVISIONS		
#	DATE	DESCRIPTION
1	1/10/23	PER TOWN & PEER REVIEW

JOB NO:  
00370

SHEET: EC-2



NOTES

- HOPEDALE ASSESSORS MAP REFERENCES: BLACK BROOK REALTY - MAP 6 PCL 3 RICARDO LIMA - MAP 6 PCL 4
- ELEVATION DATUM IS NAD 88.
- PROPERTY LINE INFORMATION OBTAINED THROUGH AN ON-THE-GROUND SURVEY BY ALLEN ENGINEERING & ASSOCIATES, INC. IN NOVEMBER 2021.
- UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BELOW GRADE STRUCTURES AND/OR UTILITIES MIGHT EXIST WHICH ARE NOT SHOWN. BEFORE CONSTRUCTION CALL DIG SAFE AT 811.

DEED REFERENCES:

RICARDO LIMA - BK 64469 PG 229  
BLACK BROOK REALTY CORP. - BK 21543 PG 65

PLAN REFERENCES:

13/73, 30/40, 811/74, 205/2, 778/65, 233/51, 699/35, 31/56

THE TITLE TO EACH LOT SHOWN ON THIS PLAN IS SUBJECT TO THE RIGHT RESERVED TO THE COMMON GRANTOR TO CONVEY THE TOWN OF HOPEDALE AN EASEMENT WITH RESPECT TO THE STREETS AND WAYS SHOWN ON THIS PLAN FOR ALL PURPOSES FOR WHICH STREETS AND WAYS ARE COMMONLY USED IN THE TOWN OF HOPEDALE, UPON ACCEPTANCE OF SUCH STREETS AND WAYS BY THE TOWN OF HOPEDALE.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 CMR 6.00.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTERS OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

W. Allen  
PROFESSIONAL LAND SURVEYOR  
DATE 1-10-23

ZONING TABLE

ZONE:	RB	REQUIRED
LOT AREA		40,000 S.F.
FRONTAGE		150 FEET
SETBACKS		
FRONT		*40 FEET
SIDE		15 FEET
REAR		35 FEET
* 65' FROM CENTERLINE OF STREET		

LEGEND

- 256 EXISTING CONTOUR
- 256 PROPOSED CONTOUR
- x 177.5 EXIST. SPOT GRADE
- \* 177.5 PROP. SPOT GRADE
- PROP. SURFACE WATER FLOW
- DRAINAGE MANHOLE
- DRAIN LINE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- ELECTRIC, TELEPHONE & CABLE LINE
- STONE WALL
- EOP EDGE OF PAVEMENT
- FND FOUND
- N/F NOW OR FORMERLY
- DH DRILLHOLE
- IP IRON PIPE/IRON PIN
- AP ASSESSORS PARCEL
- BK PG DEED BOOK/PAGE
- BUILDING
- EXISTING TREE LINE
- BOUND TO BE SET

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

HOPEDALE PLANNING BOARD

DATE:

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE HOPEDALE PLANNING BOARD WAS RECEIVED ON AT

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HOPEDALE TOWN CLERK DATE:

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY

DATED AND TO BE RECORDED HERewith. THIS PLAN CONFORMS WITH MASSACHUSETTS REGULATION 200 CMR 6.01.

OWNERS/APPLICANTS:

Black Brook Realty Corp.  
17 Main Street  
Hopkinton, MA 01748

Ricardo Lima  
3 Whitney Road  
Hopedale, MA 01747

Hopedale Select Board  
78 Hopedale Street  
Hopedale, MA 01747

TITLE:

LOT LAYOUT PLAN  
For  
"Hopedale Ridge"  
A  
Definitive Subdivision  
Plan of Land  
In  
Hopedale, MA 01747

SEAL:



PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers - Surveyors  
Land Development Consultants  
140 Hartford Avenue East  
Hopedale, Ma 01747  
(508) 381-3212 • Phone  
www.allen-rea.com

SCALE: 1"=40 FEET  
0 40 80 120

DATE: February 11, 2022

REVISIONS

#	DATE	DESCRIPTION	INIT
1	1/10/23	PER TOWN & PEER REVIEW	ME

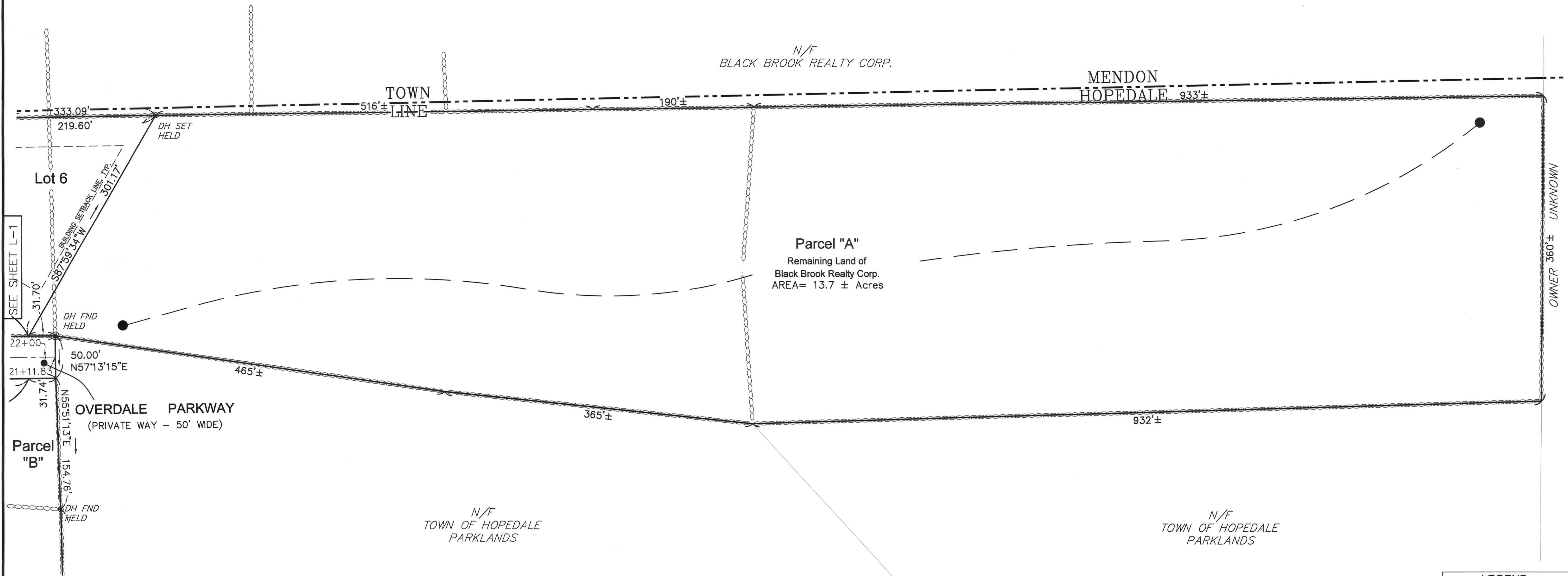
JOB NO:

00370

SHEET:

L-1

FOR REGISTRY USE ONLY



NOTES

- HOPEDALE ASSESSORS MAP REFERENCES:  
BLACK BROOK REALTY - MAP 6 PCL 3  
RICARDO LIMA - MAP 6 PCL 4
- DEED REFERENCE(S): WORCESTER REGISTRY  
BOOK 4639 PAGE 534  
BOOK 5979 PAGE 279  
ELEVATION DATUM IS NAD 88.
- PROPERTY LINE INFORMATION OBTAINED  
THROUGH AN ON-THE-GROUND SURVEY  
BY ALLEN ENGINEERING & ASSOCIATES, INC.  
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*W. P. Allen* 1-10-23  
PROFESSIONAL LAND SURVEYOR DATE

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699/35, 31/56

LEGEND		
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x	177.5	EXIST. SPOT GRADE
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---		PROP. SURFACE WATER FLOW
⊙		DRAINAGE MANHOLE
---	D	DRAIN LINE
⊙		UTILITY POLE
GW		GUY WIRE
---	OHW	OVERHEAD WIRES
---	ETC	ELECTRIC TELEPHONE & CABLE LINE
---		STONE WALL
EOP		EDGE OF PAVEMENT
FND		FOUND
N/F		NOW OR FORMERLY
⊙ DH		DRILLHOLE
I.P.		IRON PIPE/IRON PIN
A.P.		ASSESSORS PARCEL
BK. PG.		DEED BOOK/PAGE
---		BUILDING
---		EXISTING TREE LINE
■		BOUND TO BE SET

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HOPEDALE PLANNING BOARD

DATE:

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HOPEDALE TOWN CLERK DATE:

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_

DATED \_\_\_\_\_ AND TO BE RECORDED HERewith. THIS PLAN CONFORMS WITH MASSACHUSETTS REGULATION 200 CMR 6:01.

OWNERS/APPLICANTS:

Black Brook Realty Corp.  
17 Main Street  
Hopkinton, MA 01748  
Ricardo Lima  
3 Whitney Road  
Hopedale, MA 01747  
Hopedale Select Board  
78 Hopedale Street  
Hopedale, MA 01747

TITLE:  
LOT LAYOUT PLAN  
For  
"Hopedale Ridge"  
A  
Definitive Subdivision  
Plan of Land  
In  
Hopedale, MA 01747

SEAL:  
  
W. P. Allen 1-10-23  
PROFESSIONAL LAND SURVEYOR

PREPARED BY:

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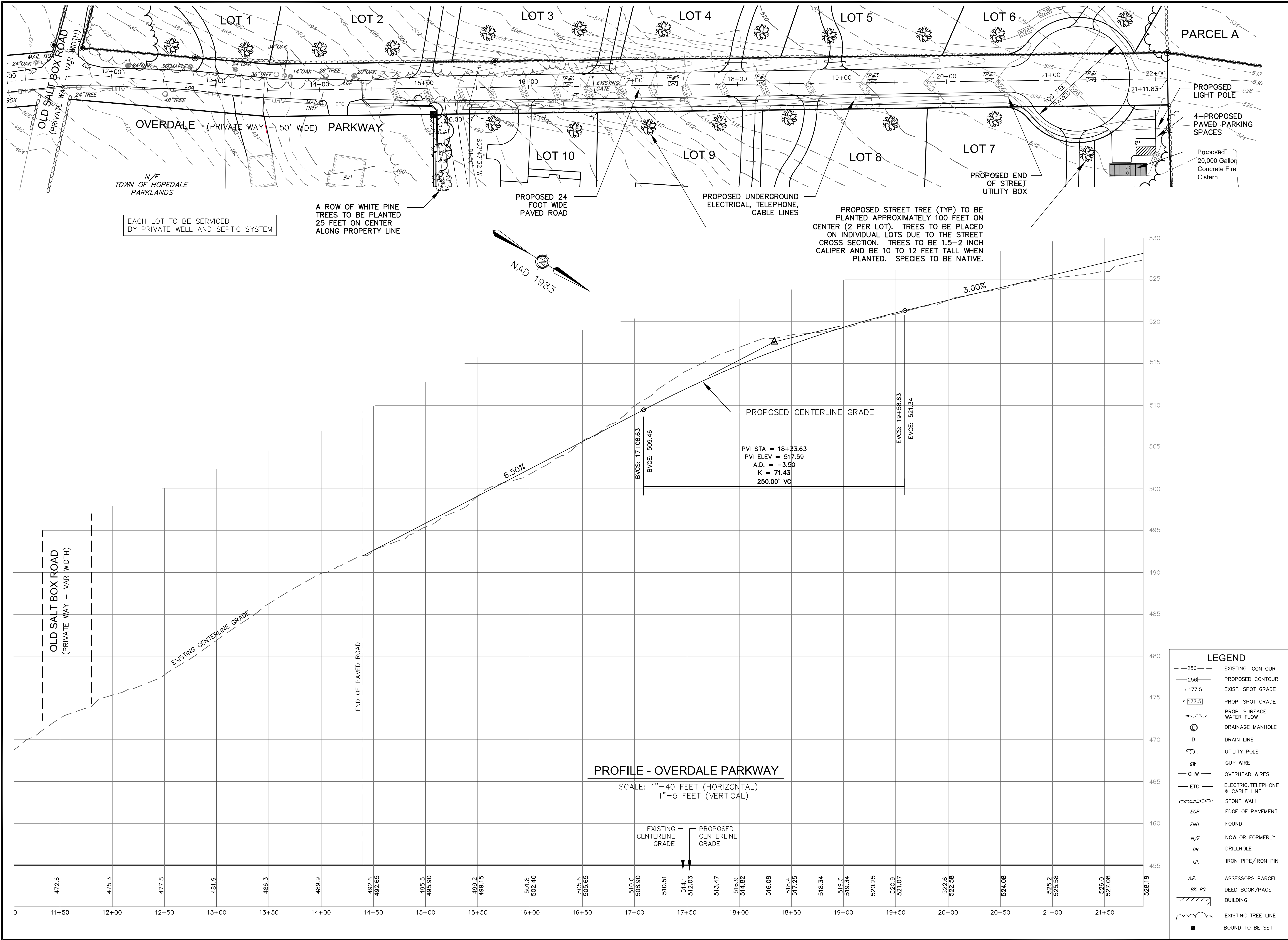
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0 60 120 180

DATE: February 11, 2022

REVISIONS		
#	DATE	DESCRIPTION
1	1/10/23	PER TOWN & PEER REVIEW

JOB NO: 00370 SHEET: L-2





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Hopedale Select Board  
78 Hopedale Street  
Hopedale, MA 01747

TITLE:  
PROFILE PLAN  
For  
"Hopedale Ridge"  
A  
Definitive Subdivision  
In  
Hopedale, MA 01747

SEAL:



PROFESSIONAL ENGINEER

PREPARED BY:

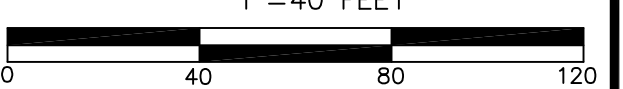


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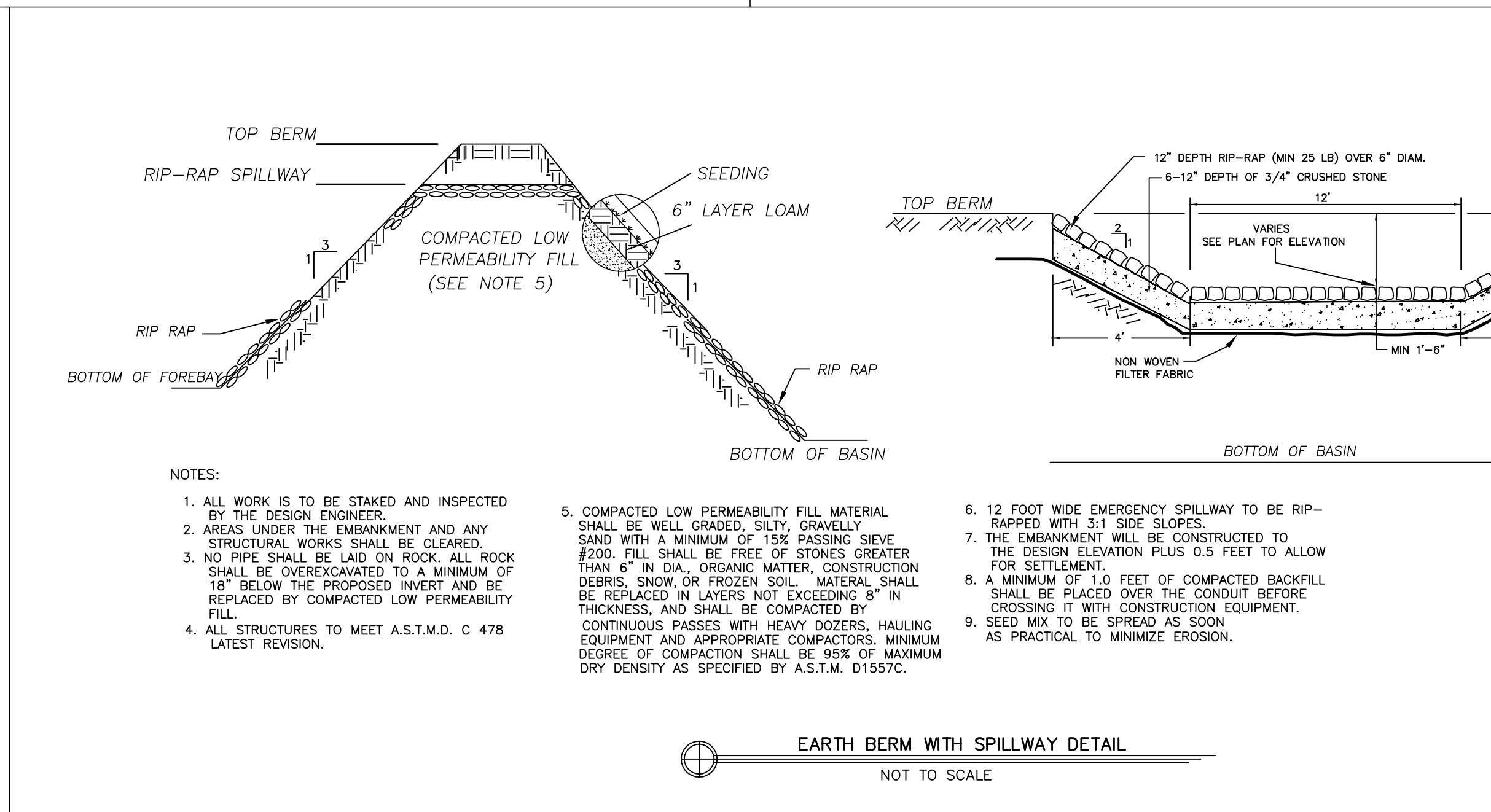
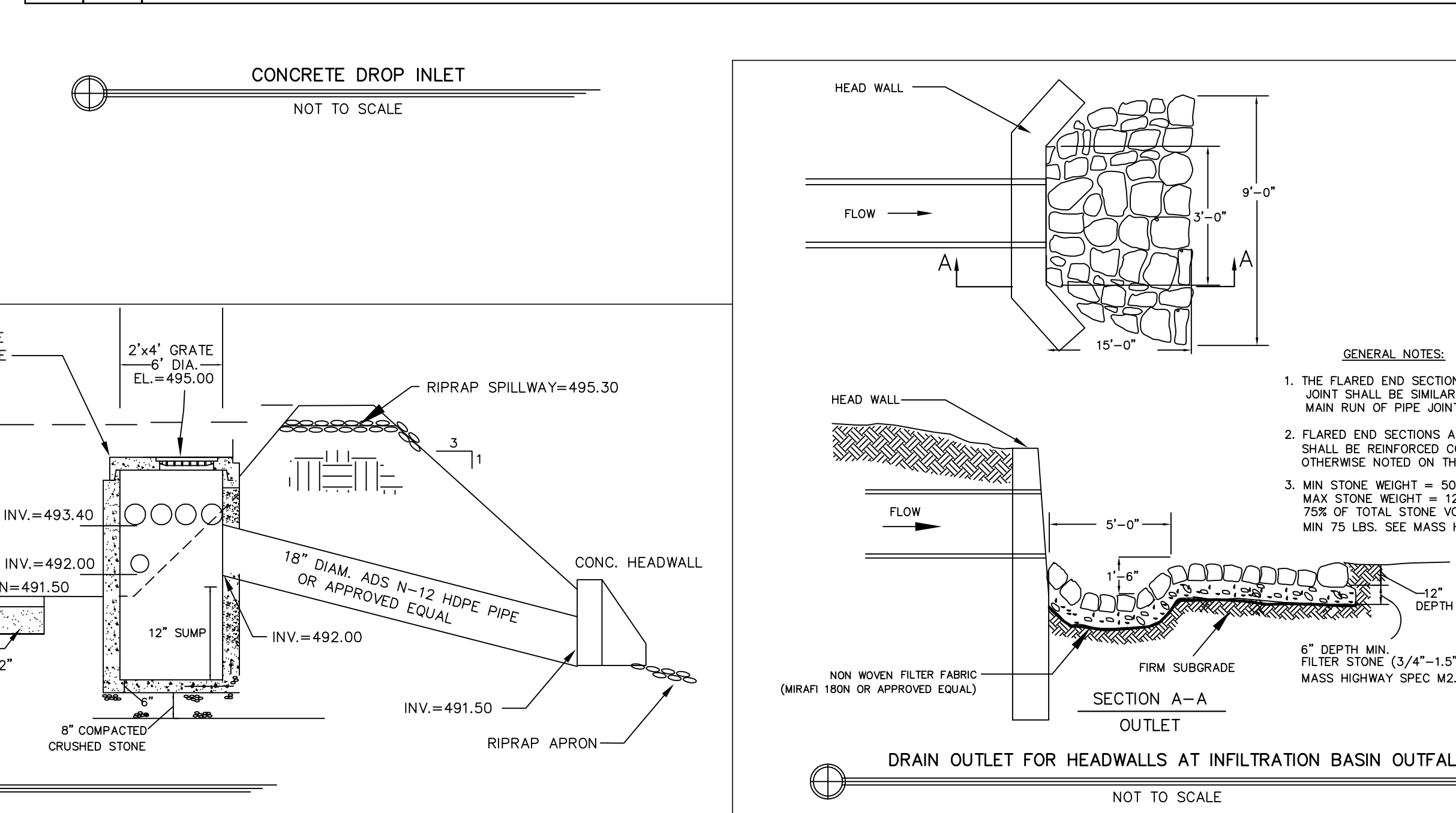
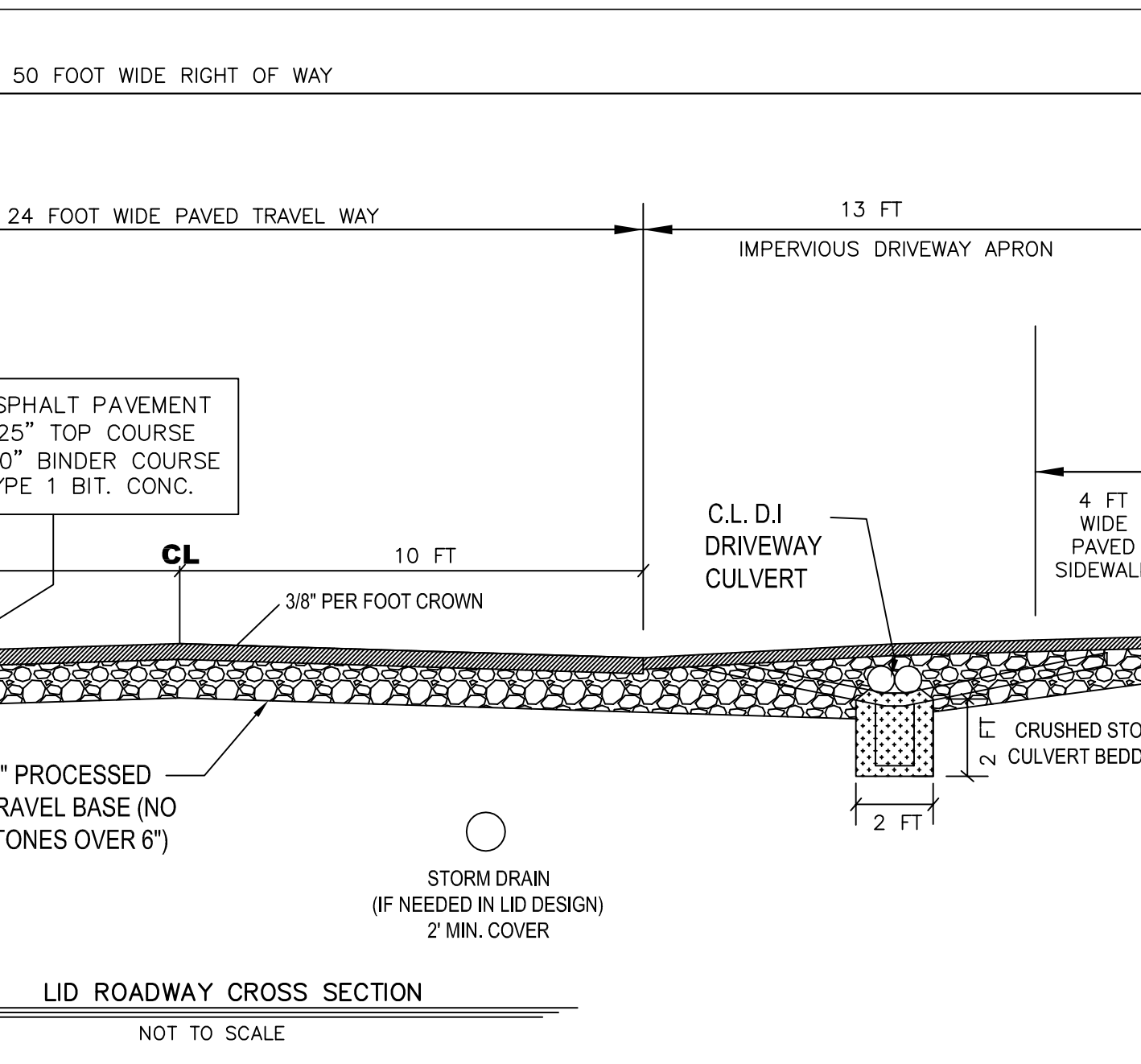
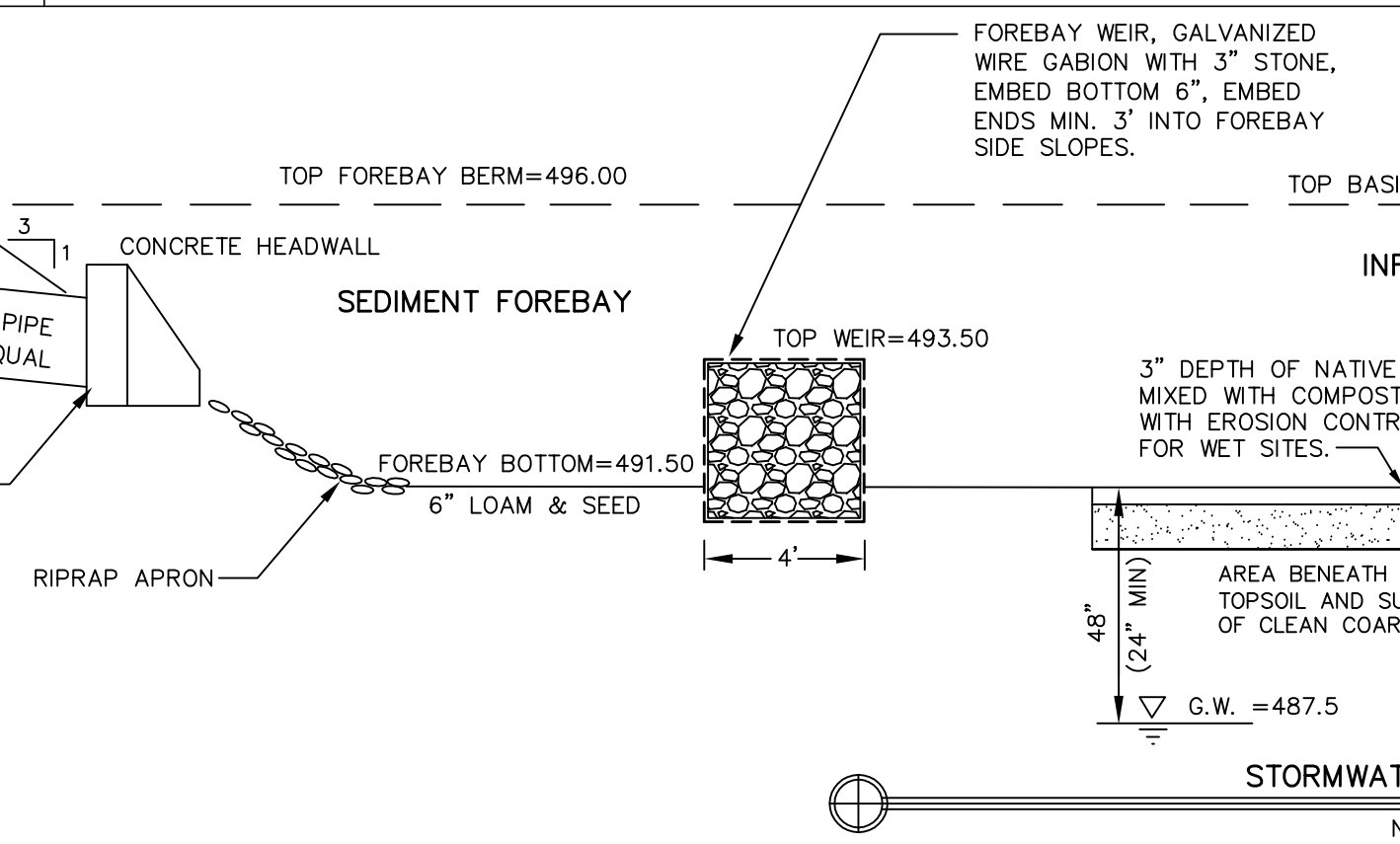
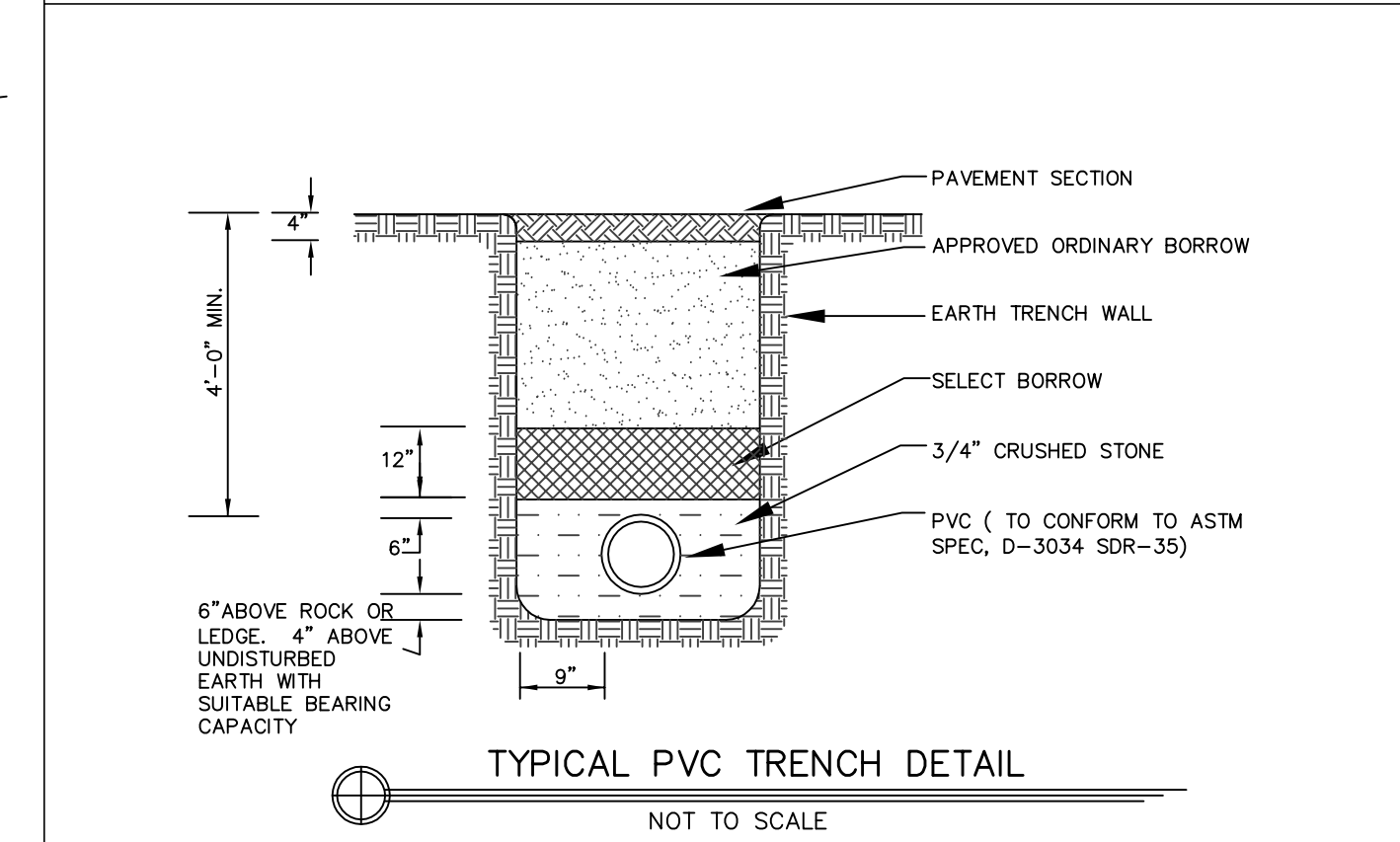
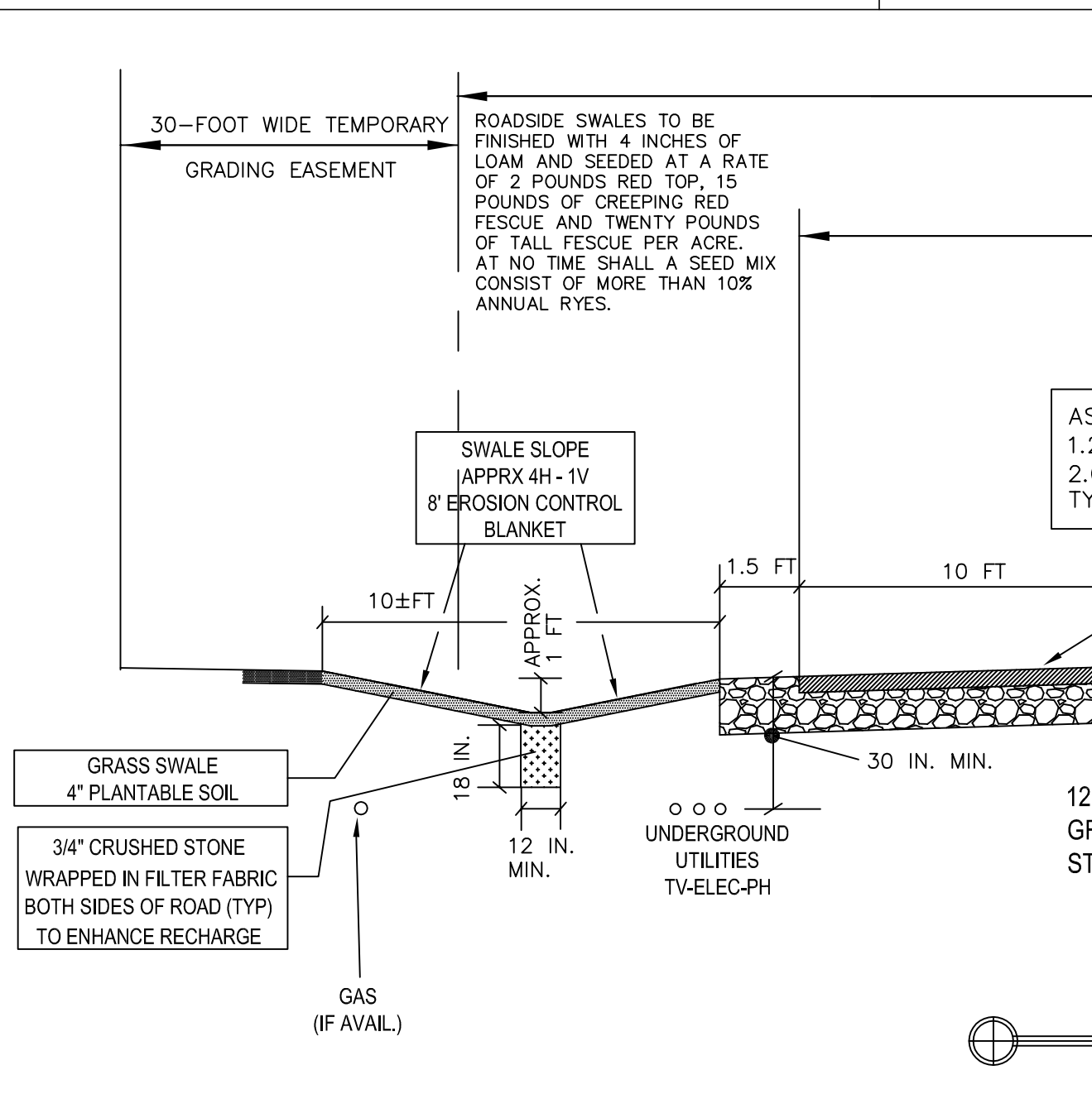
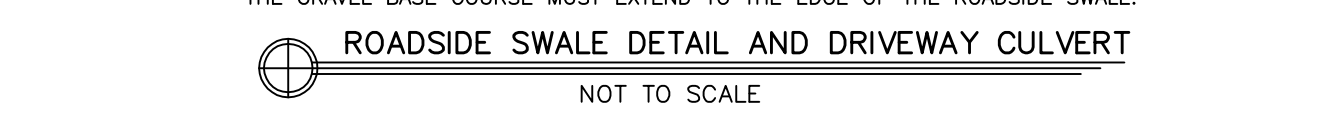
SCALE: 1"=40 FEET



DATE: February 11, 2022

REVISIONS				
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1	1/10/23	PER TOWN & PEER REVIEW	MEA	

JOB NO: 00370 SHEET: P-1



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Hopedale Select Board  
78 Hopedale Street  
Hopedale, MA 01747

TITLE:


CONSTRUCTION  
DETAIL PLAN

For  
"Hopedale Ridge"

A  
Definitive Subdivision

In  
Hopedale, MA 01747

SEAL:



1/10/23

PROFESSIONAL ENGINEER

PREPARED BY:



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AS SHOWN			
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1	1/10/23	PER TOWN & PEER REVIEW	MEA
JOB NO: 00370		SHEET: <div style="text-align: center; font-size: 2em; font-weight: bold;">D-1</div>	