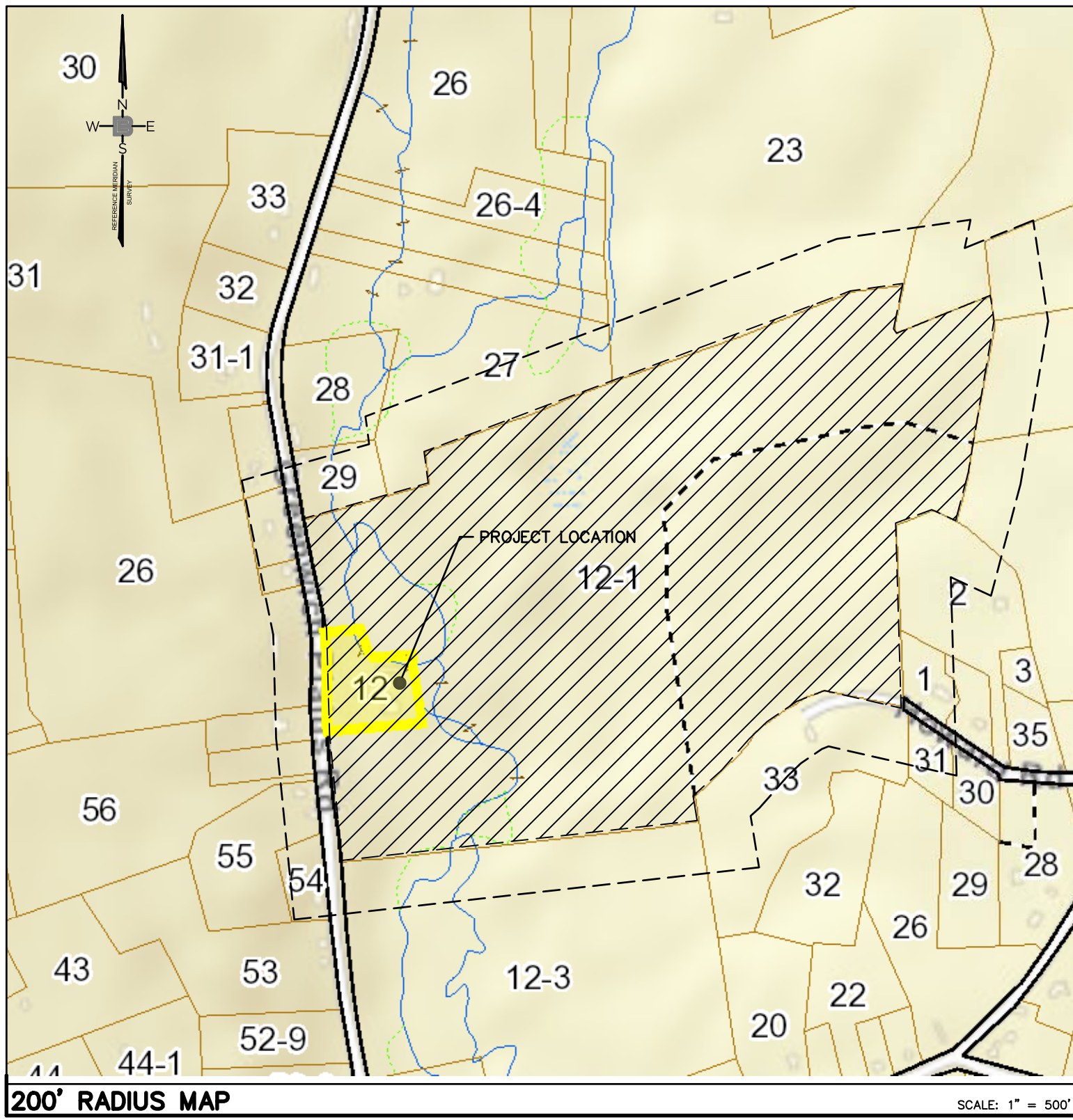
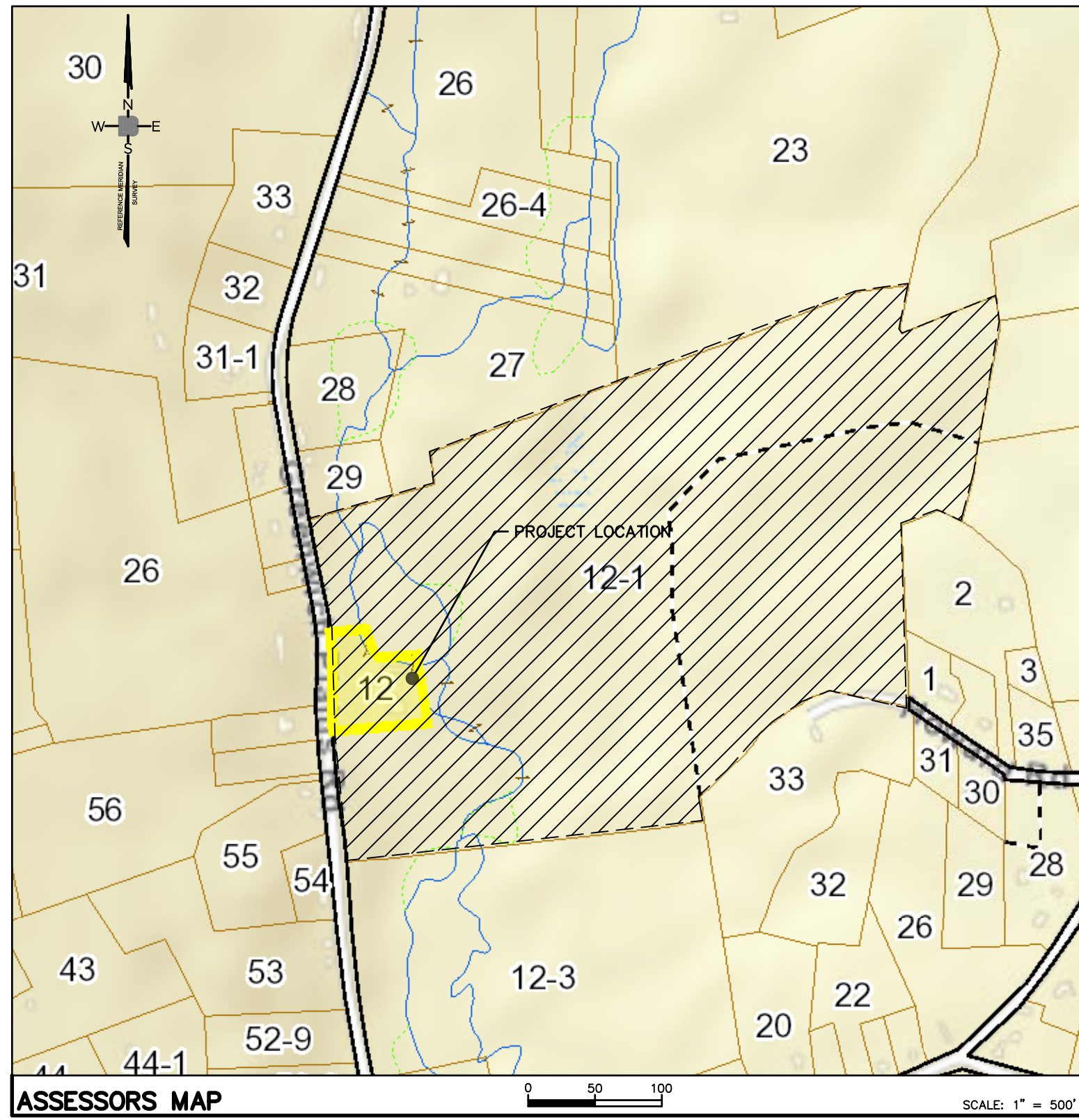


DEFINITIVE SUBDIVISION PLAN  
FIELDSTONE COMMONS  
TAX MAP 22, LOTS 12 & 12-1  
45 GREENWICH PLAINS RD  
TOWN OF WARE  
HAMPSHIRE COUNTY, MASSACHUSETTS



DRAWING LIST			
DWG. #	DRAWING TITLE	DATED/ LAST REVISED	REV. #
C1.0	COVER SHEET	4-21-22	0
C2.0	DEFINITIVE SUBDIVISON PLAN	4-21-22	0
C2.1	EXISTING CONDITIONS WITH RESOURCE AREA PLAN	4-21-22	0

ASSESSORS AND PROPERTY INFORMATION:

TOWN OF WARE - ZONING

ZONE - RR  
AREA - 60,000 S.F.  
FRONTAGE - 150'  
FRONT - 30 FT. (100 FT. FOR SOLAR ENERGY FACILITIES)  
SIDE - 30 FT. (100 FT. FOR SOLAR ENERGY FACILITIES)  
REAR - 40 FT. (100 FT. FOR SOLAR ENERGY FACILITIES)

RECORD PARCELS (ASSESSORS)

TAX MAP 22-0-12, 45 GREENWICH PLAINS ROAD  
TAX MAP 22-12-1, HOWARD ROAD

RECORD OWNERS/APPLICANT

JOHN C. SOPER  
142 NORTH MAIN ST  
SOUTH DEERFIELD, MA 01373  
DB. 105065 PG.121

PLAN REFERENCES

(HAMPSHIRE COUNTY REGISTRY OF DEEDS)

PLAN BOOK 83 PLAN 25  
PLAN BOOK 88 PLAN 85  
PLAN BOOK 90 PLAN 38  
PLAN BOOK 162 PLAN 24  
PLAN BOOK 177 PLAN 52  
PLAN BOOK 219 PLAN 86

WARE TOWN CLERK CERTIFICATION

I, NANCY J. TALBOT, CLERK OF THE TOWN OF WARE, HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON \_\_\_\_\_, NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDED OF SAID NOTICE.

DATE: \_\_\_\_\_

PLANNING BOARD APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW REQUIRED M.G.L.  
CHAPTER 4, SECTION 81P.

DATE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

"NO DETERMINATION OF COMPLIANCE WITH ZONING  
REQUIREMENTS HAS BEEN MADE OR INTENDED"



BERTIN

ENGINEERING

39 ELM STREET  
SOUTHBURIDGE, MA 01550  
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F 508.765.0193  
www.bertinengineering.com

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CALISTO J. BERTIN, P.E.  
PROFESSIONAL ENGINEER  
CT LIC. NO. 12950 NJ LIC. NO. 28845  
MA LIC. NO. 40595 NY LIC. NO. 60022  
NH LIC. NO. 9368 RI LIC. NO. 6694

BRUCE A. FITZBACK, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
MA LIC. NO. 39731  
CT LIC. NO. 15970

*Bruce A. Fitzback*

DRAWING TITLE  
COVER SHEET

PROJECT  
**FIELDSTONE COMMONS**  
TAX MAP 22-0-12, 45 GREENWICH PLAINS ROAD  
TAX MAP 22-12-01, HOWARD ROAD TOWN OF WARE, MA

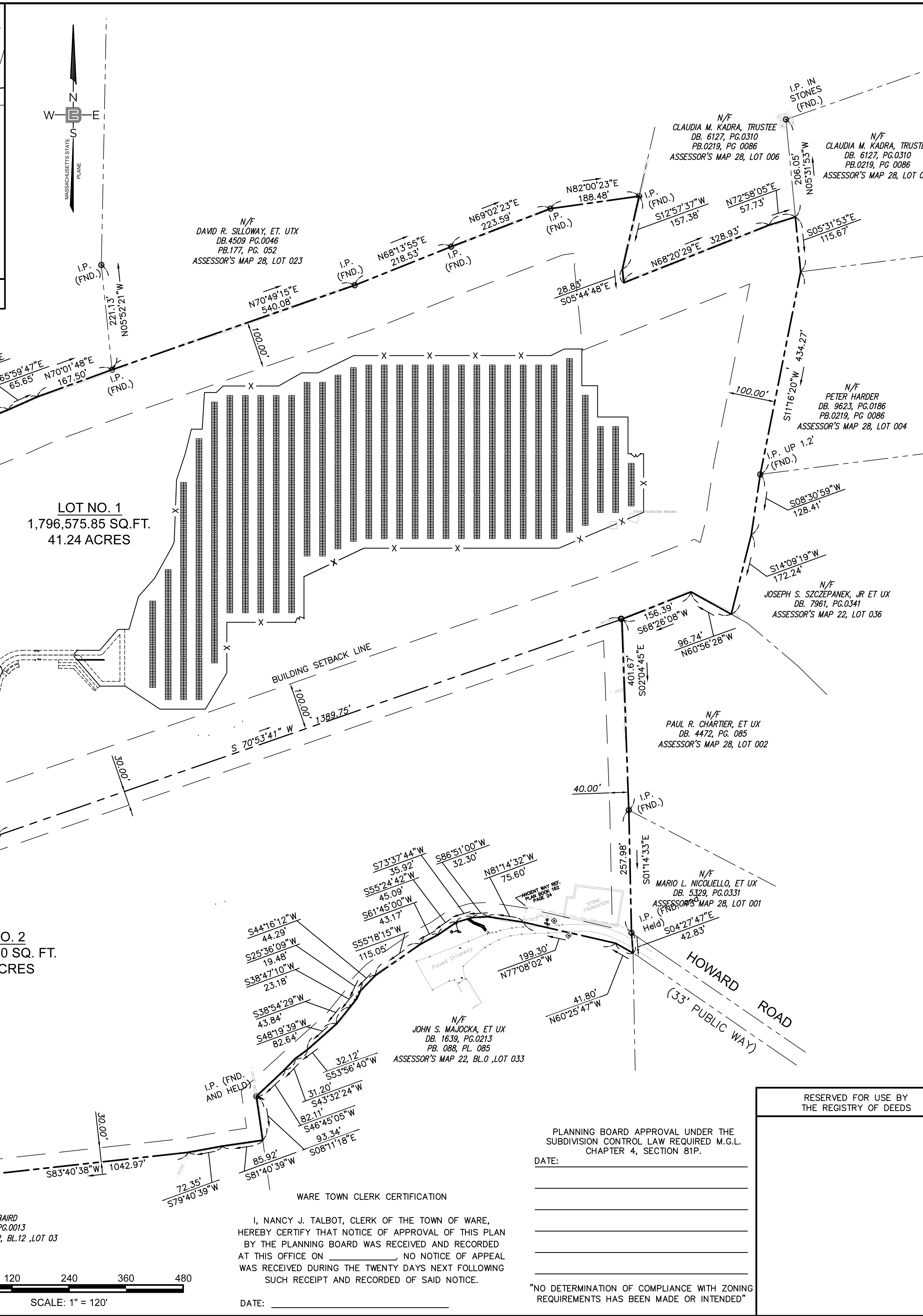
CLIENT  
JOHN C. SOPER  
142 NORTH MAIN STREET  
SOUTH DEERFIELD, MA 01373

CERTIFICATE OF AUTHORIZATION 24GA28068900 / 21MH00002800	
DRAWN BY S.P.	CHECKED BY C.J.B.
SCALE AS STATED	PROJECT NO. 20M-200
DATE 4-21-22	REVISION NO. 0

DRAWING NO.  
**C1.0**







P.L.S. #37731

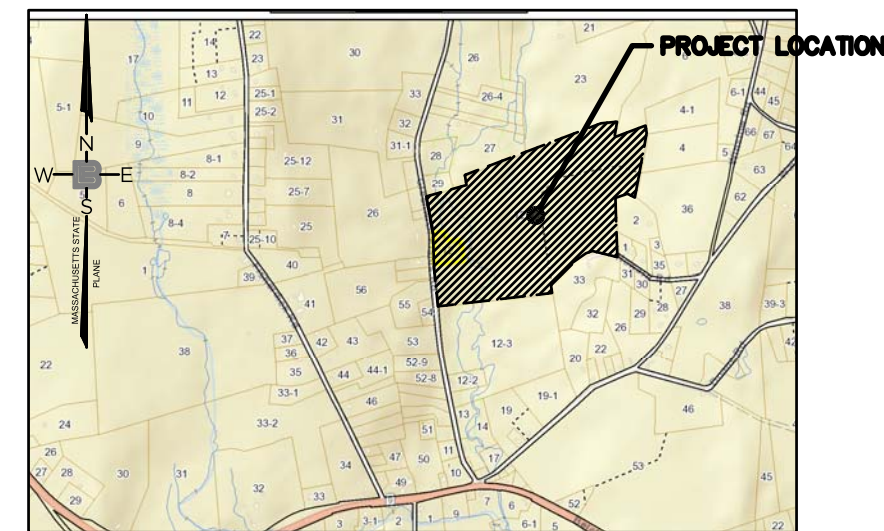
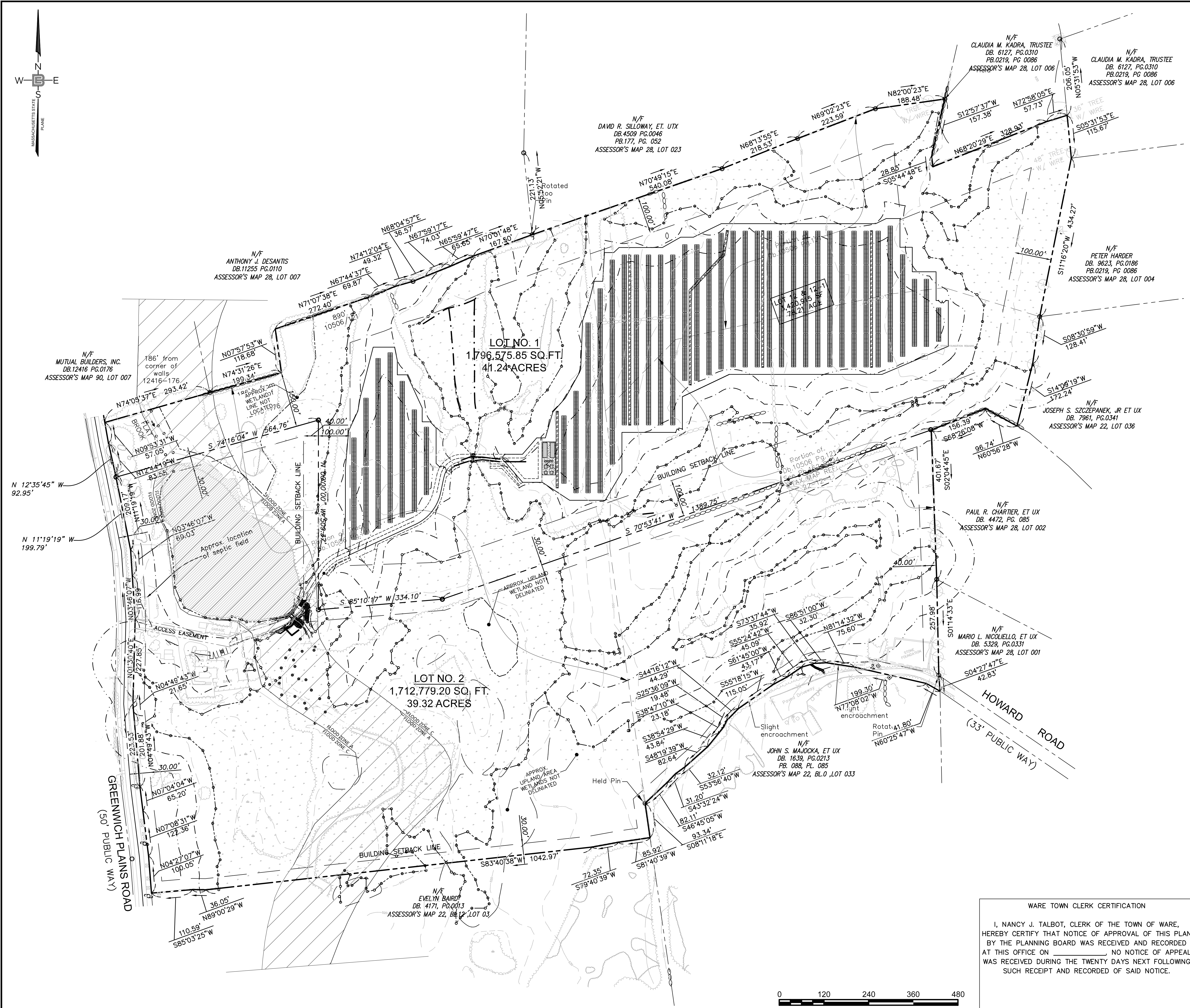
DRAWING NO.

## C2.0

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FOR ANY OTHER PURPOSE, WITHOUT AUTHORIZATION BY WRITTEN CONSENT BY THE CLIENT AND BERTIN ENGINEERING ASSOCIATES, INC. IS PROHIBITED.





LOT LOCUS PLAN:  
SCALE: 1" = 2,000'

TAX MAP REFERENCES:  
WARE ASSESSORS  
TAX MAP REF: 22-0-12 AND 22-12-1

RECORD OWNER:  
JOHN C. SOPER  
45 GREENWICH PLAINS ROAD  
WARE, MA 01082  
DEED BOOK 10506 PG.121

PLAN REFERENCES:  
(HAMPSHIRE COUNTY REGISTRY OF DEEDS)  
PLAN BOOK 83 PLAN 25  
PLAN BOOK 88 PLAN 85  
PLAN BOOK 90 PLAN 38  
PLAN BOOK 162 PLAN 24  
PLAN BOOK 177 PLAN 52  
PLAN BOOK 219 PLAN 86

TOWN OF WARE ZONING:  
ZONE - RR (RURAL RESIDENTIAL)  
AREA - 60,000 S.F.  
FRONTAGE - 150 FT. (150 FT SOLAR FACILITY)  
FRONT - 30 FT. (100FT SOLAR FACILITY)  
SIDE - 30 FT. (100 FT SOLAR FACILITY)  
REAR - 40 FT. (100FT SOLAR FACILITY)

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS: TO COMBINE LOTS 12 AND 12-1, AND CREATE LOT NO. 1 (41.24 AC) SOLAR AND LOT NO. 2 (39.32 AC) RR USE.
  2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY JANUARY 2 THRU JANUARY 22, 2019. SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
  3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  4. HORIZONTAL DATUM BASED ON NAD 83 MA11, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
  5. VERTICAL DATUM BASED ON NAVD 88, GEOID 12B, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
  6. BY GEOGRAPHICAL PLOTTING A PORTION OF THE SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE A AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 250172 0010B WITH AN EFFECTIVE DATE OF AUGUST 17, 1981.
  7. WETLANDS DELINEATED BY ECOTEC, INC JANUARY 9 THRU JANUARY 10, 2019.
  8. TOPOGRAPHICS PROVIDED FROM EASTERN TOPOGRAPHICS WITH A PHOTO DATE OF APRIL 12, 1998, COMPILATION DATE OF JANUARY 7, 2018 WITH A SCALE OF 1"=50' AND A CONTOUR INTERVAL OF 2FT.
  9. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
  10. GREENWICH PLAINS ROAD & HOWARD ROAD ARE NOT DESIGNATED AS SCENIC ROUTES.

WARE TOWN CLERK CERTIFICATION

I, NANCY J. TALBOT, CLERK OF THE TOWN OF WARE, HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON \_\_\_\_\_, NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDED OF SAID NOTICE.

DATE: \_\_\_\_\_

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED M.G.L. CHAPTER 4, SECTION 81P.

DATE: \_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

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PROFESSIONAL LAND SURVEYOR  
MA LIC. NO. 37731  
NH LIC. NO. 16970

DRAWING TITLE  
EXISTING  
CONDITIONS  
WITH RESOURCE  
AREA PLAN

PROJECT  
FILEDSTONE  
COMMONS  
TAX MAP 22-0-12, 45 GREENWICH  
PLAINS ROAD  
TAX MAP 22-12-1, HOWARD ROAD  
TOWN OF WARE, MA

CLIENT  
JOHN C. SOPER  
142 NORTH MAIN STREET  
SOUTH DEERFIELD, MA 01373

CERTIFICATE OF AUTHORIZATION  
246A28068900 / 2MH00002800

DRAWN BY  
S.P.

CHECKED BY  
CJB

SCALE  
1" = 120'

PROJECT NO.  
20M-200

DATE  
04-21-22

REVISION NO.  
0

DRAWING NO.

C2.1