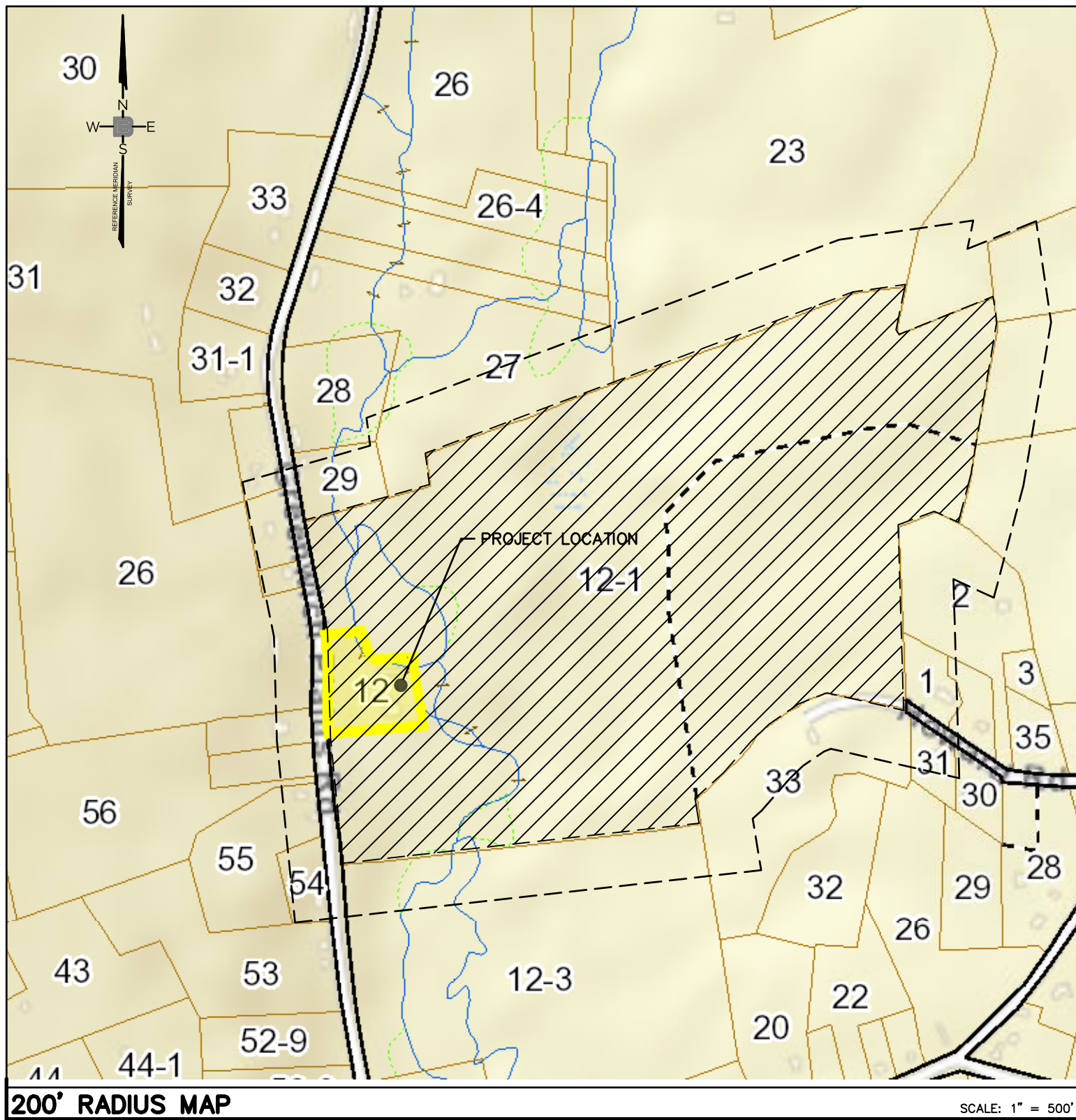
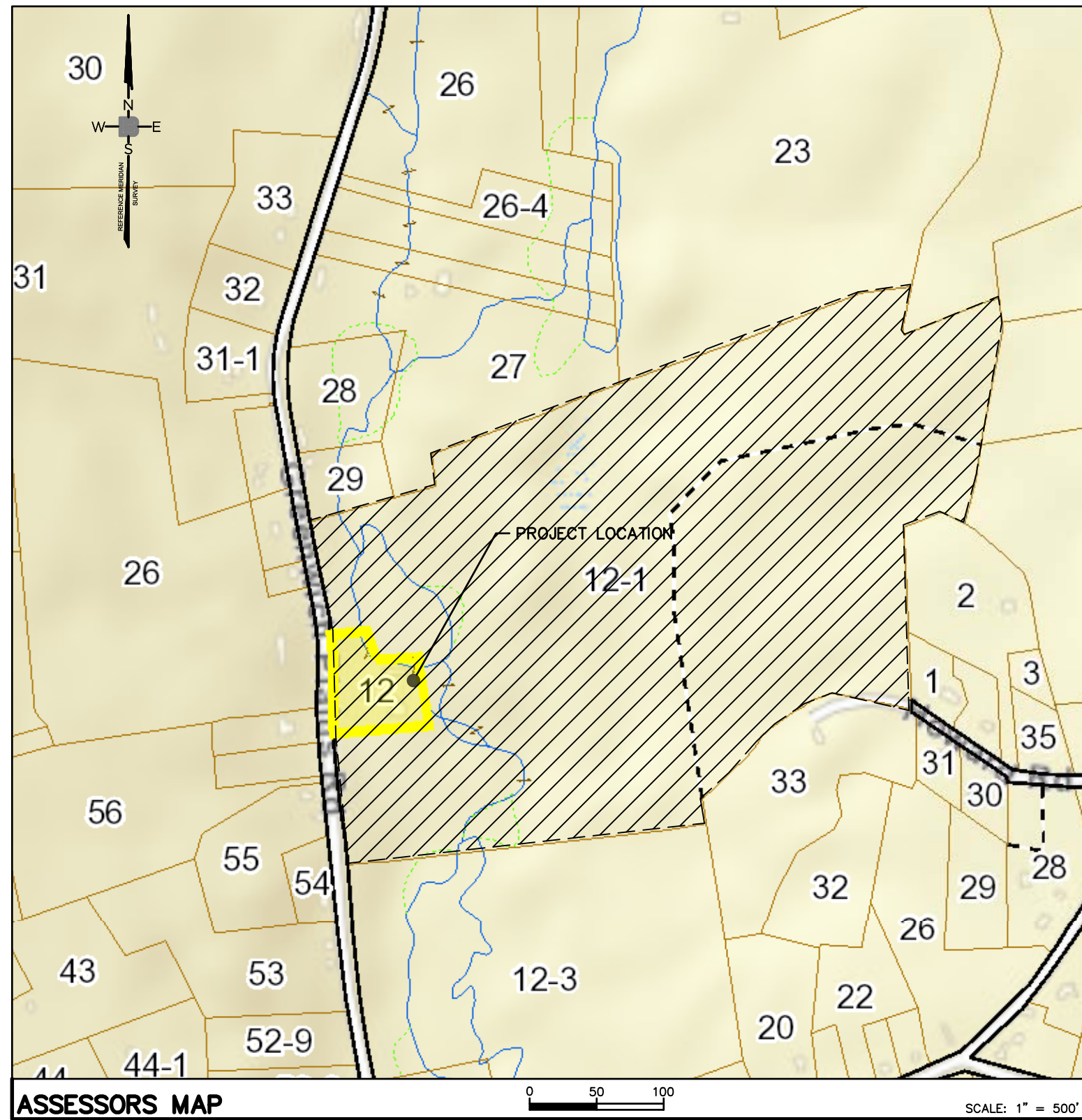


DEFINITIVE SUBDIVISION PLAN
FIELDSTONE COMMONS
TAX MAP 22, LOTS 12 & 12-1
45 GREENWICH PLAINS RD
TOWN OF WARE
HAMPSHIRE COUNTY, MASSACHUSETTS



DRAWING LIST			
DWG. #	DRAWING TITLE	DATED / LAST REVISED	REV. #
C1.0	COVER SHEET	05-19-22	1
C2.0	DEFINITIVE SUBDIVISION PLAN	05-19-22	1
C2.1	WETLAND RESOURCE AREA PLAN WITH SOLAR USE	05-19-22	1

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.

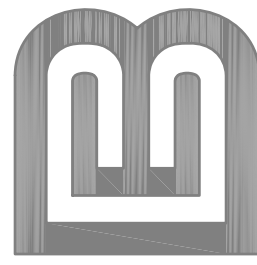
DATE: _____

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

DATE: _____

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

RESERVED FOR USE BY THE REGISTRY OF DEEDS	THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.
	BRUCE A. FITZBACK
DATE	P.L.S. #37731



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NH LIC. NO. 9368 RI LIC. NO. 6694

BRUCE A. FITZBACK, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA LIC. NO. 37731
CT LIC. NO. 16970

	E.Q.
	REVISION
1	05-19-22
	NO. DATE

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

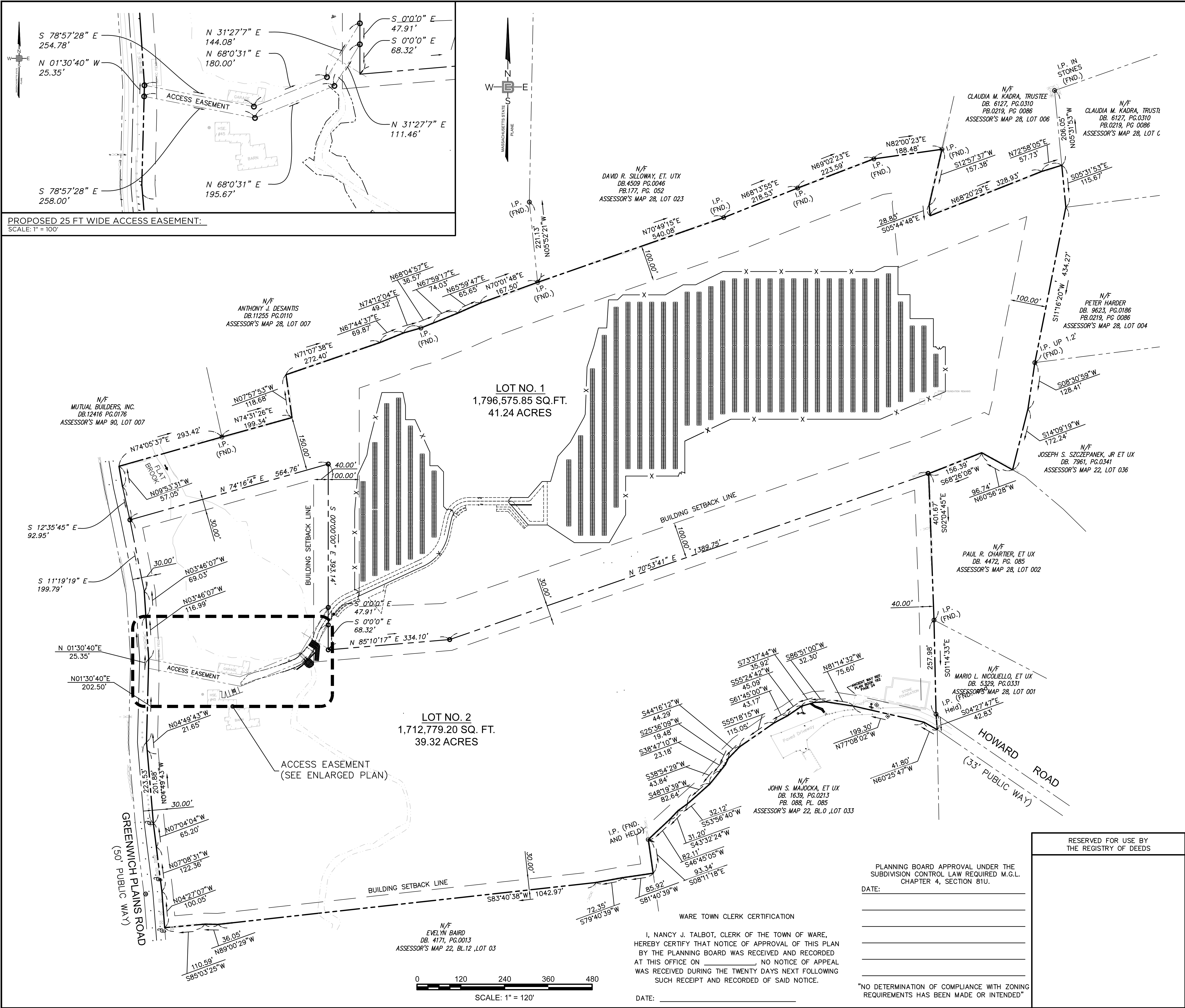
CERTIFICATE OF AUTHORIZATION
24GA28068900 / 21MH00002800

DRAWN BY: E.Q. CHECKED BY: C.J.B.

SCALE: AS STATED PROJECT NO.: 20M-200

DATE: 4-21-22 REVISION NO.: 1

DRAWING NO. C1.0



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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:

- 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.
- 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.
- 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.
- HORIZONTAL DATUM BASED ON NAD 83 MA11, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
- VERTICAL DATUM BASED ON NAVD 88, GEOID 12B,VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
- 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.
- WETLANDS DELINEATED BY ECOTEC, INC JANUARY 9 THRU JANUARY 10, 2019.
- 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.
- ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
- GREENWICH PLAINS ROAD & HOWARD ROAD ARE NOT DESIGNATED AS SCENIC ROUTES.

DRAWING TITLE
**DEFINITIVE
SUBDIVISION
PLAN**

PROJECT
**FIELDSTONE
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
E.Q.

CHECKED BY
C.J.B.

SCALE
1" = 120'

PROJECT NO.
20M-200

DATE
04-21-22

REVISION NO.
1

DRAWING NO.
C2.0

