

**PRELIMINARY 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	DATE/ LAST REVISED	REV. #
C1.0	COVER SHEET	01-22-22	2
C2.0	PRELIMINARY SUBDIVISION PLAN	03-22-22	2
C2.1	SITE PLAN WITH WETLAND RESOURCE AREAS	---	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)

NEEDS FACILITY (MOLESON),
TAX MAP 22-0-12.45 GREENWICH PLAINS ROAD
TAX MAP 22-13.1 HOWARD ROAD

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

PLAN REFERENCES

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

CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER

CT LIC. NO. 12950	NJ LIC. NO. 28945
MA LIC. NO. 40795	NY LIC. NO. 60022
NH LIC. NO. 9368	RI LIC. NO. 6694



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BRUCE A. FITZBACK, P.L.S.

PHOTOGRAPHY AND SURVEYING
MA 101 NO 87/31
KZ NO 18/70

Power of Habit

	5.8
	5.8

NAME IN TS

NAME IN TS

PLANNING CD

PLAN	PER	PI
PLAN	PER	PI

2	REVISED
2	REVISED

2	05-21-2
1	05-17-2

COVER SHEET

10

10

PRELIMINARY

SUBDIVISION PLAN
TAX MAP 27-0-12, 45 GREENWICH
RD, AUSTIN, TX

PLAINS ROAD
TAX MAP 22-12-01, HOWARD ROAD
TOWN OF WARE MA

Client: **JOHN C. SOPER**

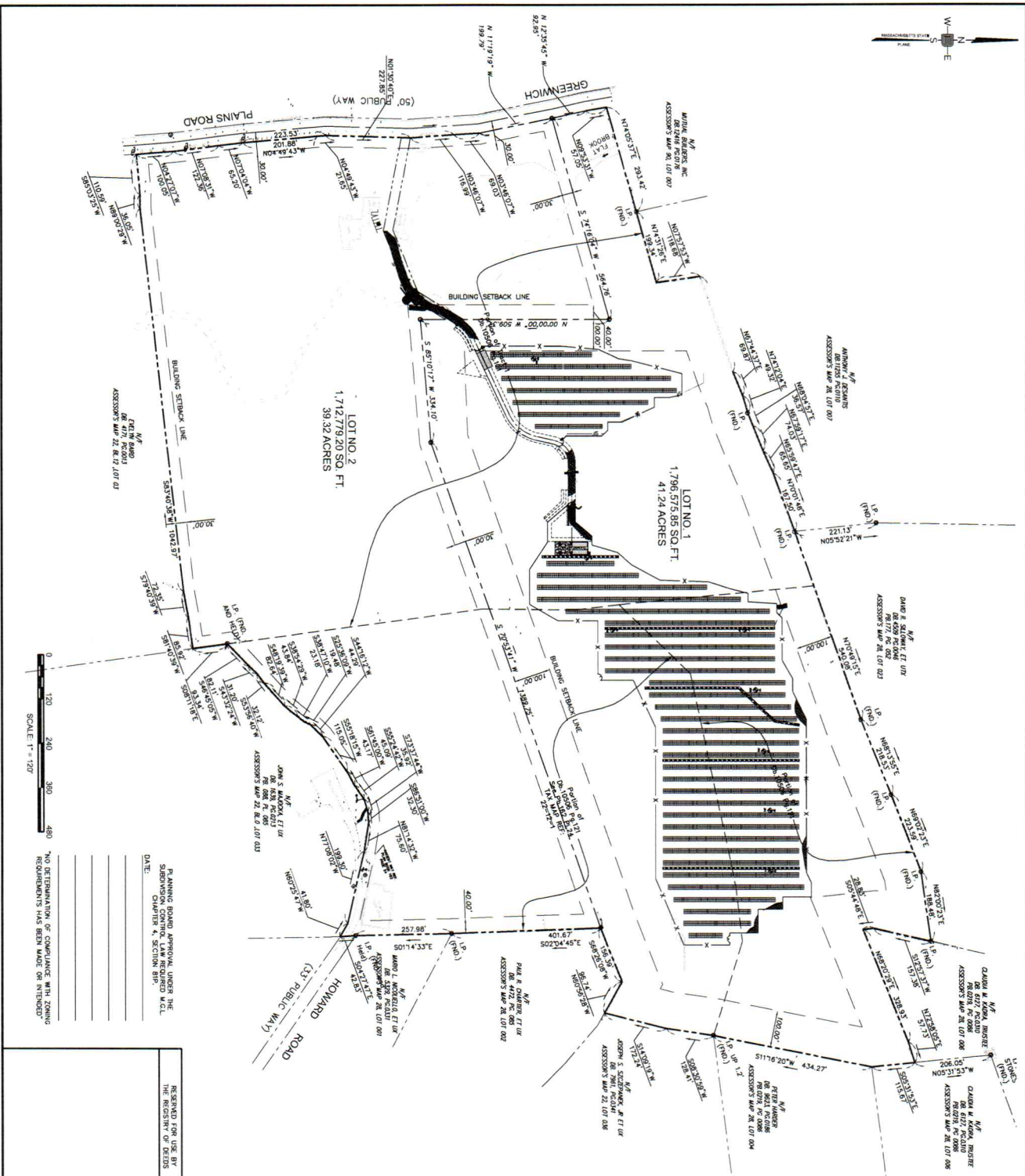
142 NORTH MAIN STREET
SOUTH DEERFIELD, MA 01573

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DATA BY	CHECKED BY
S.P.	S.P.

DATE	2 NOV 22	REVISION NO	0
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C1.0

C1.0



LOT LOCUS PLAN
SCALE: 1" = 200'

TAX MAP REFERENCES:
TAX MAP 2018-2019
RECORD OWNER:
40 GREENWICH PLAINS ROAD
GREENWICH, MA 01930
DEED BOOK 10564 P.121

PLAN REFERENCES:
PLAN BOOK 86 PL. 14.15
PLAN BOOK 86 PL. 14.16
PLAN BOOK 86 PL. 14.17
PLAN BOOK 86 PL. 14.18
PLAN BOOK 86 PL. 14.19
PLAN BOOK 86 PL. 14.20
PLAN BOOK 86 PL. 14.21
PLAN BOOK 86 PL. 14.22
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PLAN BOOK 86 PL. 14.73
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PLAN BOOK 86 PL. 14.75
PLAN BOOK 86 PL. 14.76
PLAN BOOK 86 PL. 14.77
PLAN BOOK 86 PL. 14.78
PLAN BOOK 86 PL. 14.79
PLAN BOOK 86 PL. 14.80
PLAN BOOK 86 PL. 14.81
PLAN BOOK 86 PL. 14.82
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PLAN BOOK 86 PL. 14.85
PLAN BOOK 86 PL. 14.86
PLAN BOOK 86 PL. 14.87
PLAN BOOK 86 PL. 14.88
PLAN BOOK 86 PL. 14.89
PLAN BOOK 86 PL. 14.90
PLAN BOOK 86 PL. 14.91
PLAN BOOK 86 PL. 14.92
PLAN BOOK 86 PL. 14.93
PLAN BOOK 86 PL. 14.94
PLAN BOOK 86 PL. 14.95
PLAN BOOK 86 PL. 14.96
PLAN BOOK 86 PL. 14.97
PLAN BOOK 86 PL. 14.98
PLAN BOOK 86 PL. 14.99
PLAN BOOK 86 PL. 15.00

GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 12 AND 12-1 TO CREATE TWO (2) PARCELS.
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY, JANUARY 27, 2019.
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10. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY, JANUARY 27, 2019.

RESERVED FOR USE BY THE RECEIVING OF DEEDS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO BE A TRUE AND CORRECT STATEMENT OF THE FACTS AND CIRCUMSTANCES SURROUNDING THE PRESENTATION OF THIS PLAN TO THE PLANNING BOARD. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE PLANNING BOARD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

DATE: _____

BRUCE A. FITZMAK, P.L.S.

DATE: _____

PLS. #3737

PRELIMINARY SITE PLAN

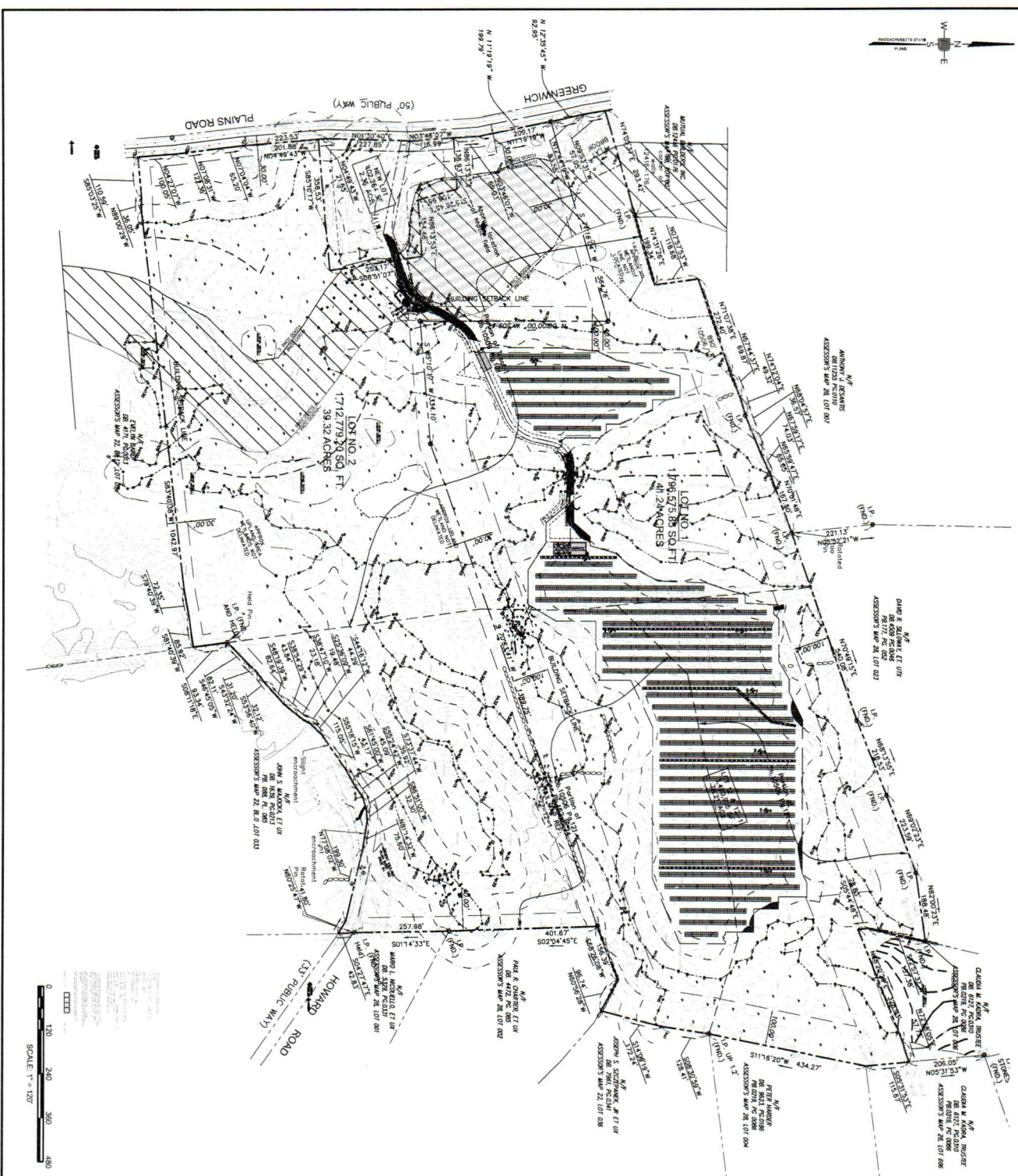
PRELIMINARY SUBDIVISION PLAN

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SOUTH DORSET, MA 01975

C 2.0

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PLANNING BOARD APPROVAL UNDER THE SUBDIVISION ACT, CHAPTER 40A, SECTION 27B.

DATE: _____

NO DETERMINATION OF COMPLIANCE WITH ZONING REGULATIONS HAS BEEN MADE BY THE BOARD.

GENERAL NOTES:

1. THE SUBDIVISION OF THIS LAND IS TO COMPLY WITH THE ZONING BYLAW.
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3. THE PLAN DOES NOT SHOW ANY UNRECORDED OR UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS. THE SUBDIVISION OF THIS LAND IS TO COMPLY WITH THE ZONING BYLAW.
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PRELIMINARY SUBDIVISION PLAN

176,575 SQ. FT. / 4.02 ACRES

171,279 SQ. FT. / 3.92 ACRES

DATE: _____

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