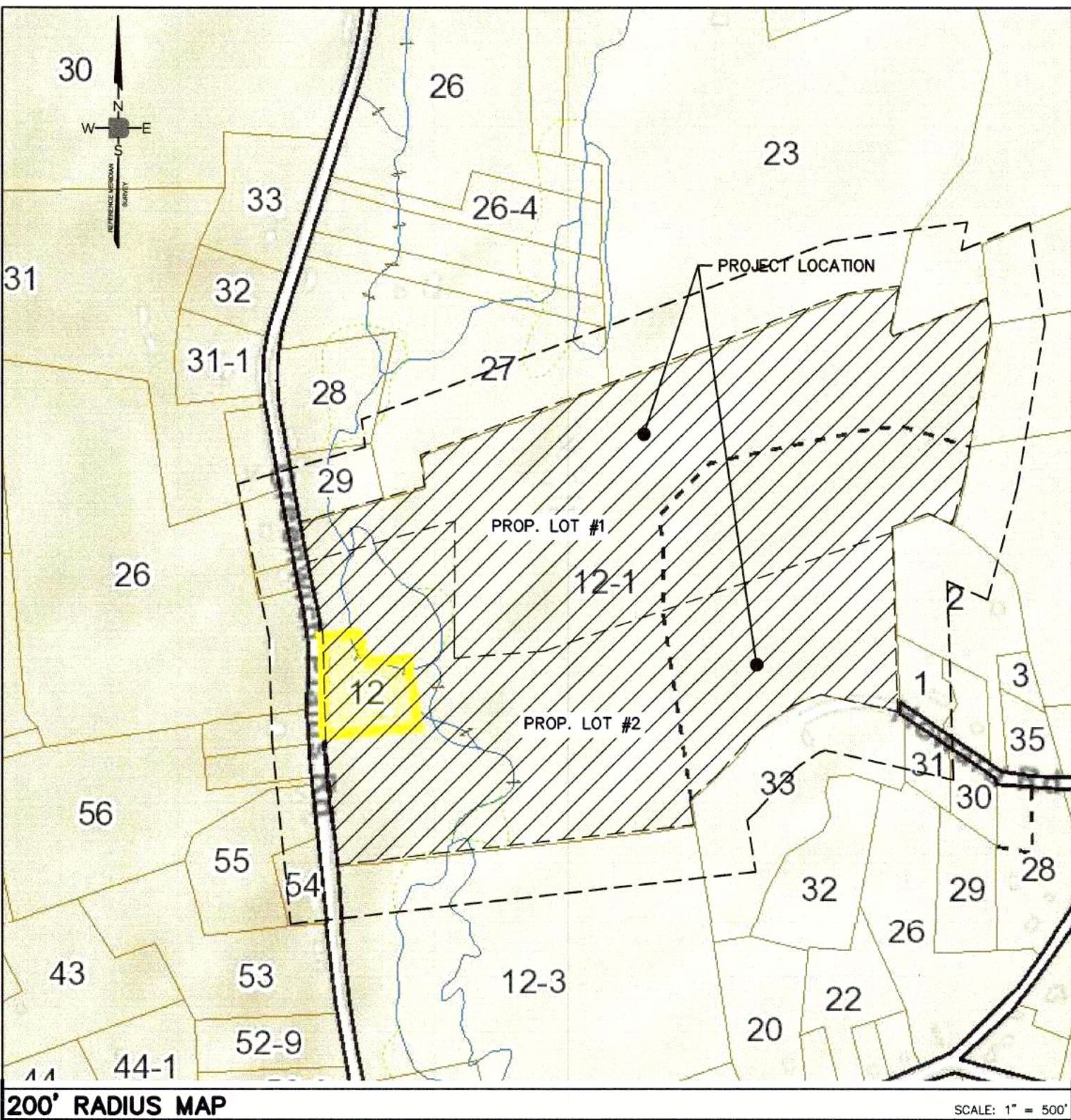
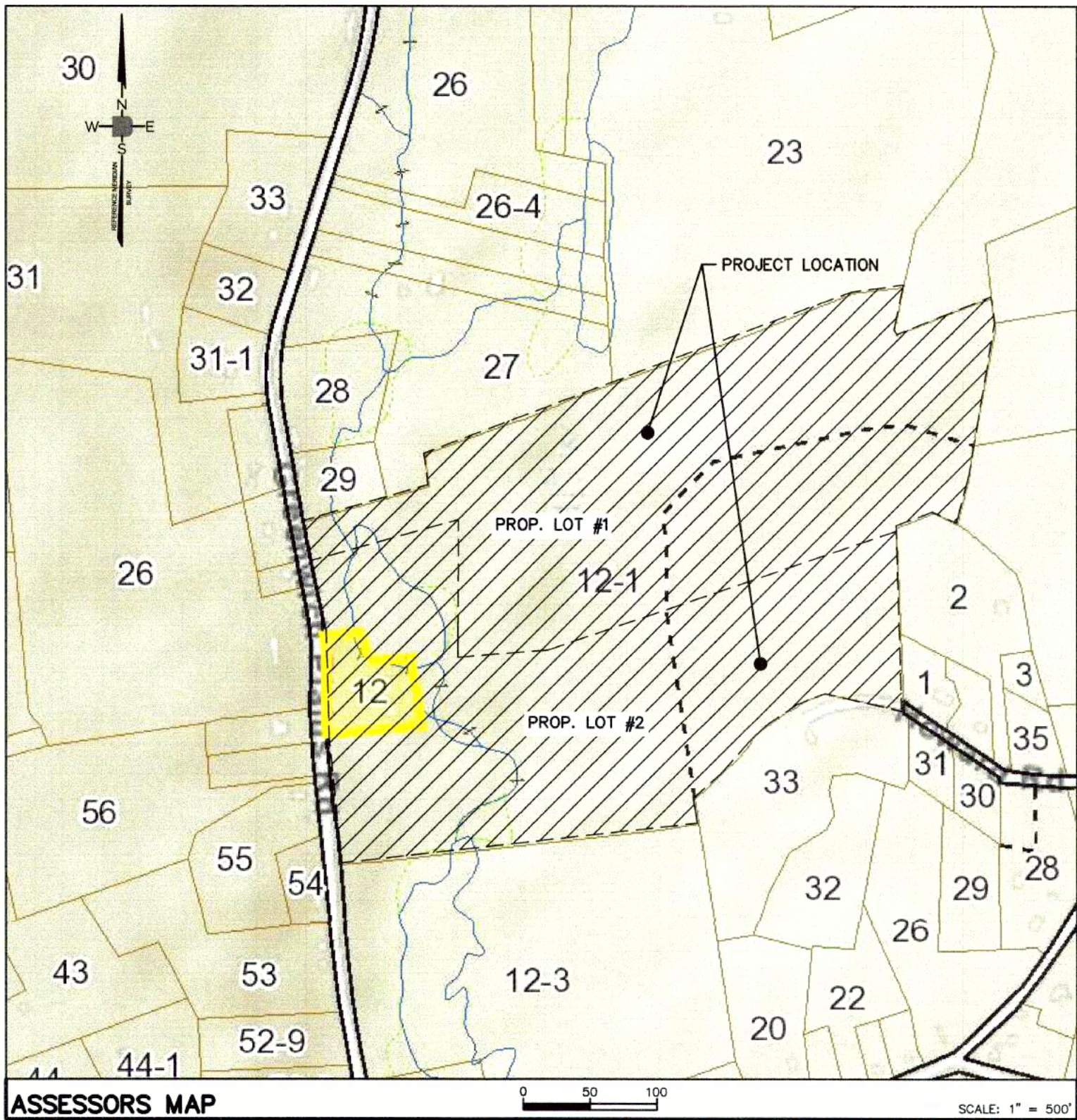


DEFINITIVE SUBDIVISION PLAN
FIELDSTONE COMMONS

TAX MAP 22, LOTS 0-12 & 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	05-24-22	0
C2.0	DEFINITIVE SUBDIVISION PLAN	05-24-22	0
C2.1	WETLAND RESOURCE AREA PLAN WITH SOLAR USE	05-24-22	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. 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
PLAN BOOK 243 PLAN 92

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.
	<p>BRUCE A. FITZBACK P.L.S. #37731</p> <p>5-25-2022 DATE</p> <p>P.L.S. #37731</p>

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. 6594

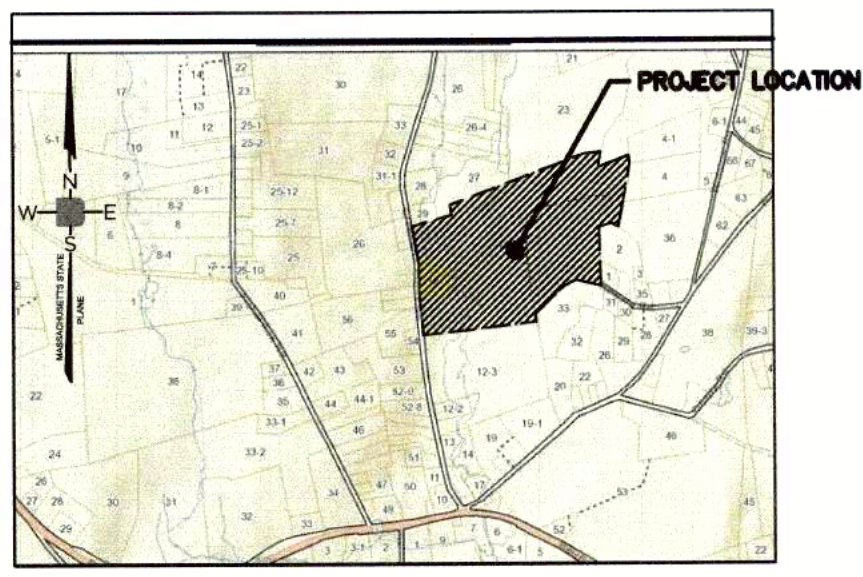
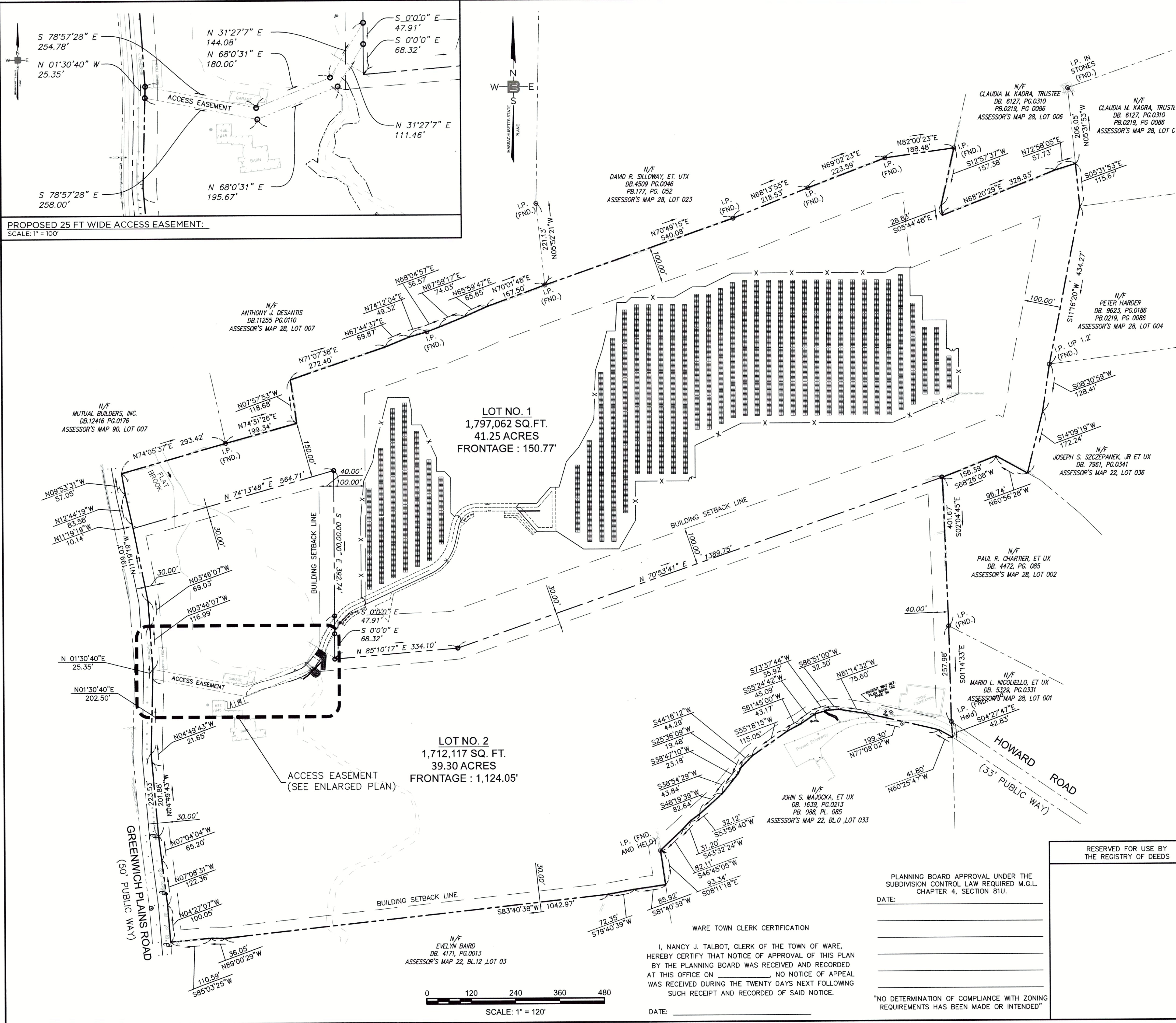
BRUCE A. FITZBACK, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA LIC. NO. 37731
CT LIC. NO. 16970

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
05-24-22
REVISION NO.
0

C1.0



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
PLAN BOOK 243 PLAN 92

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 (41.25 AC) SOLAR AND LOT NO. 2 (39.30 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.

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"

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: _____

39 ELM STREET
SOUTHBRIDGE, MA 01550
P 508.765.0195
F 508.765.0195
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. 37731
CT LIC. NO. 16970

DRAWING TITLE
DEFINITIVE SUBDIVISION PLAN

PROJECT
FIELDSTONE COMMONS

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

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

CERTIFICATE OF AUTHORIZATION
245A28058900 / 21MH0002800

DRAWN BY
E.G.
SCALE
1" = 120'
DATE
05-24-22

CHECKED BY
C.J.B.
PROJECT NO.
20M-200
REVISION NO.
0

BRUCE A. FITZBACK, P.L.S.
5-25-2022
DATE
P.L.S. #37731


REVISION


NO. DATE

C2.0

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.

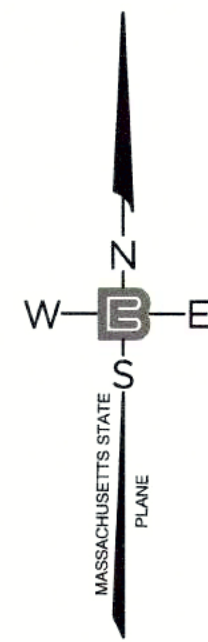
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BRUCE A. FITZBACK



5-25-2022
DATE

P.L.S. #37731



N/F
ANTHONY J. DESANTIS
DB.11255 PG.0110
ASSESSOR'S MAP 28, LOT 007

N/F
MUTUAL BUILDERS, INC.
DB.12416 PG.0176
ASSESSOR'S MAP 90, LOT 007

LOT NO. 1
1,797,052 SQ. FT.
41.25 ACRES
FRONTAGE: 150.7

LOT NO. 2
1,712,117 SQ. FT.
39.30 ACRES
FRONTAGE : 1,124.05'

HOWARD ROAD
(33' PUBLIC WAY)

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: _____

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

TAX MAP REFERENCES:
WARE ASSESSORS
TAX MAP REF: 22-O-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
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PLAN BOOK 177 PLAN 52
PLAN BOOK 219 PLAN 86
PLAN BOOK 243 PLAN 92

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PLANNING BOARD APPROVAL UNDER THE
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NH LIC. NO. 9368	RI LIC. NO. 6694

BRUCE A. FITZBACK, P.L.S.
PROFESSIONAL LAND SURVEYOR

NOT VALID UNTIL SEALED

REVISION

WETLAND RESOURCE AREA PLAN WITH SOLAR USE

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

DRAWN BY	CHECKED BY
----------	------------

SCALE	PROJECT NO.
-------	-------------

DATE	REVISION NO.
------	--------------

05-24-22	0
----------	---

C2.1