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 RTE. 85 REALTY CORP.  
 BOOK 51954 PAGE 371

N/F  
 TOWN OF  
 MILFORD

N/F  
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 MILFORD

N/F  
 TSS REALTY, INC.  
 LAND COURT DOC. #56702

N/F  
 50 BIRCH LLC  
 BOOK 43605 PAGE 187

SEE LAND COURT PLAN 32710M

LEGEND  
 (TBD)

ZONING CLASSIFICATION: HIGHWAY INDUSTRIAL (IB)

MIN LOT AREA	80,000 SF
MIN WIDTH	250 FT
MIN FRONTAGE	230 FT
MIN FRONT YARD	50 FT
MIN SIDE YARD	25 FT
MIN REAR YARD	30 FT
MAX BLDG COVERAGE	35% OF LOT AREA
MIN OPEN SPACE	20% OF LOT AREA
MAX BLDG HEIGHT	60 FT
MAX BLDG STORIES	5

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

APPROVED DATE: \_\_\_\_\_ PLANNING BOARD

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

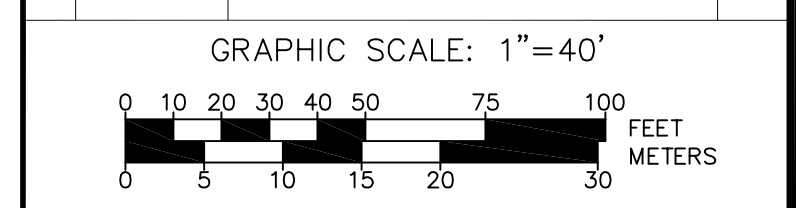
SIGNATURE DATE: \_\_\_\_\_ BEING A MAJORITY

- NOTES
- MILFORD ASSESSORS REFERENCE: MAP 43 LOT 2 (PROPERTY ID: 43-0-2)
  - ALL UTILITIES ARE DEPICTED IN A GENERAL MANNER ONLY.

OWNER  
 TSS REALTY, INC.  
 PO BOX 766  
 MARLBORO MA 01752  
 LAND COURT DOCUMENT #56702

CONCEPT 3  
 PLAN OF LAND  
 30 BIRCH ST  
 IN  
 MILFORD, MA  
 SCALE: 40 FEET TO AN INCH  
 DATE: APRIL 14, 2021

NO	DATE	INITIAL	SUBMITTAL	INIT



CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

"WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

**Guerriere & Halnon, Inc.**  
 ENGINEERING & LAND SURVEYING  
 333 WEST STREET PH. (508) 473-6630  
 MILFORD, MA 01757 FX. (508) 473-8243  
 www.gandhengineering.com

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