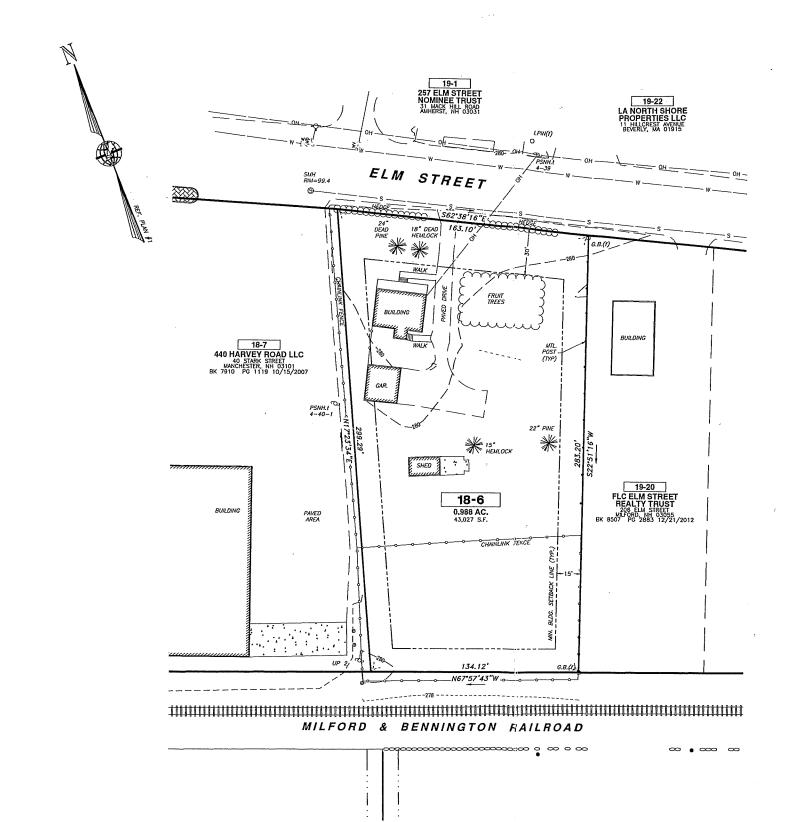
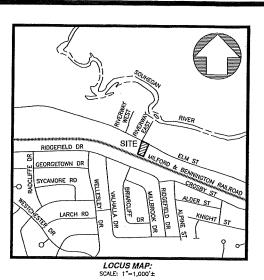


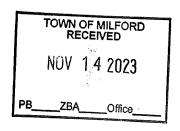
GRAPHIC SCALE





REFERENCE PLANS:

- "PLAN OF MILFORD SHOPPING CENTER MILFORD, N.H. SURVEYED FOR EDWARD N. LEHOULLIER", SCALE: 1"=40", DATED: MAY 1965, PREPARED BY: ROBERT NOLTE & ASSOCIATES, RECORDED H.C.R.D. PLAN §3178.
- "SITE PLAN MILFORD VETERINARIAN HOSPITAL MILFORD, NEW HAMPSHIRE STENBAK DESIGN", SCALE: 1"=20", DATED: JUNE 3, 2003, LAST REVISED 8/21/03., PREPARED BY: MERIDIAN LAND SERVICES, INC., ON FILE AT THE TOWN.
- 3. "SITE PLAN PROPOSED OFFICE TAX MAP PARCEL 19-20 ELW STREET M.H.
 ROUTE 101A MILFORD, NEW HAMPSHIRE PREPARED FOR: FLC ELM STREET
 REALTY TRUST, LLC", SCALE: 1"=20", DATED: OCTOBER 15, 2012, PREPARED BY:
 FIELDSTONE LAND CONSULTANTS, PLLC., ON FILE AT THE TOWN.



PRELIMINARY

EXISTING CONDITIONS PLAN PREPARED FOR:

THOMAS BIFSHA

TAX MAP 18 LOT 6 MILFORD, NEW HAMPSHIRE

SCALE: 1" = 30'

SEPTEMBER 1, 2023



LAND SERVICES, INC. ENGINEERING | SURVEYING | PERMITTING SOIL & WETLAND MAPPING | SEPTIC DESIGN

31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441 MERIDIANLANDSERVICES.COM FAX 603-673-1584

PROJECT NO. 12312.00 SHEET NO. 1 OF 1

FILE:12312T00.dwg

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO DEPICT A SIX (6) UNIT MULTI-FAMILY HOUSING DEVELOPMENT AS WELL AS SUPPORT A VARIANCE APPLICATION OF ARTICLE V SECTION 5.03.4.A TO ALLOW FOR A DWELLING DENSITY GREATER THAN FIVE (5) UNITS PER ACRE.

NOTES:

- 1. THE APPLICANT INTENDS TO CONSTRUCT 6 MULTI-FAMILY RESIDENTIAL UNITS AND THE ASSOCIATED SITE IMPROVEMENTS ON MAP 18 LOT 6.
- 2. OWNER OF RECORD:

THOMAS & XHEVIT BIFSHA 265 ELM ST MILFORD, NEW HAMPSHIRE 03055 BOOK 8239 PAGE 2082 DATE: 9/14/2010

- 3. REFERENCING THE ZONING MAP OF THE TOWN OF MILFORD, MAP 18 LOT 6 IS LOCATED WITHIN THE COMMERCIAL (C) DISTRICT.
- 4. COMMERCIAL (C) DISTRICT DIMENSIONAL REQUIREMENTS:

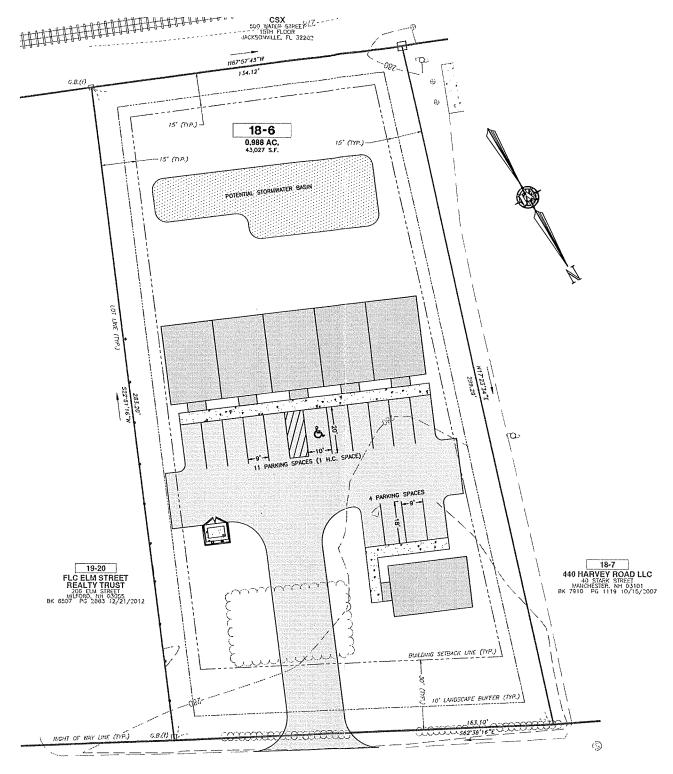
	ZONING SUMMARY			
DIMENSIONAL	REQUIREMENTS FOR THE CO	OMMERCIAL (C)		
REQUIREMENT	WITH SEWER AND WATER	WITHOUT SEWER AND WATER		
LOT SIZE	20,000 SQUARE FEET	60,000 SQUARE FEET		
FRONTAGE	150 FEET	225 FEET		
FRONT YARD SETBACK	30 FEET	30 FEET		
SIDE AND REAR YARD SETBACK	15 FEET	15 FEET		
MINIMUM OPEN SPACE %	30%	30%		

- THE EXISTING CONDITION WAS OBTAINED FROM A TOPOGRAPHIC SURVEY MADE BY THIS OFFICE ON AUGUST 11, 2023.
- 6. THE EXISTING AREA OF TAX MAP 18 LOT 6 IS 0.988 ACRES (43,027 SF).
- MAP 18 LOT 6 IS NOT LOCATED WITHIN FLOOD ZONE, PER F.I.R.M. COMMUNITY PANEL NUMBER 33011C0458D, DATED SEPTEMBER 25, 2009.

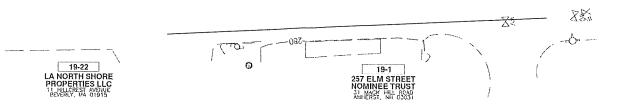
	PARKING SUMMARY		*****	
DESCRIPTION	RATIO	REQUIRED	PROVIDED	
RESIDENTIAL (MULTIFAMILY)	2 PER UNIT @ 6 UNITS	12	15	
NOTES: 1 HANDICAP SPACE IS REQUIRE	D FOR EVERY 25 STANDARD SP	ACES.		

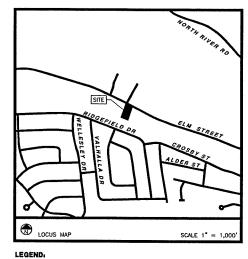
ZONING DISTRICT	RATIO	ALLOWED	PROPOSED
COMMERCIAL (C)	5 UNITS PER ACRE	4.94	e e

DENSITY CALCULATION IN ACCORDANCE WITH TOWN OF MILFORD ZONING ORDINANCE SECTION 5.05.1.P: TWO-FAMILY AND MULTI-FAMILY DWELLINGS AND THEIR ACCESSORY USES AND STRUCTURES, WITH THEIR RESPECTIVE RELATED CONDITIONS SET FORTH IN RESIDENCE "B"



ELM STREET





4	EXISTING RIGHT OF WAY LINE
	EXISTING LOT LINE
	BUILDING SETBACK LINE
****	LANDSCAPE BUFFER
	EXISTING FENCE
- 4	EXISTING CONCRETE
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED BUILDING
	POTENTIAL STORMWATER BASIN
	PROPOSED DUMPSTER ENCLOSURE
	EXISTING RAILROAD TRACKS
0	EXISTING IRON PIN
0	EXISTING GRANITE BOUND
S	EXISTING SEWER MANHOLE
℃.	EXISTING UTILITY POLE
an jan	EXISTING HYDRANT
₩ X	EXISTING WATER VALVE
Ð	EXISTING BOLLARD







ISSUED FOR MUNICIPAL REVIEW AND/OR APPROVAL ONLY

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VARIANCE APPLICATION EXHIBIT

THOMAS BIFSHA 210 ELM STREET MAP 18 LOT 6 MILFORD, NEW HAMPSHIRE

E-1

FILE: 12312M00.dwg
PROJECT 12312.00