

**REFERENCE PLANS**

1. GIS.

**NOTES**

- CURRENT ZONING IS AGRICULTURAL (AG) ZONING DISTRICT. REQUIRED MIN. LOT SIZE: \*\*45,000 S.F. MIN. LOT FRONTAGE: \*150' MIN. BUILDING SETBACKS: FRONT 20' SIDE 10' REAR 30' MAX. BUILDING HEIGHT: 35' MAX. LOT COVERAGE: 35%
  - \*CUL-DE-SACS SHALL NOT EXCEED 1,200 FEET IN LENGTH. CULS-DE-SACS. THE PLANNING BOARD MAY REDUCE THE REQUIRED FRONTAGE ON THE CURVED END PORTION OF A CUL-DE-SAC BY UP TO 20% BY CONDITIONAL USE (DUE TO THE NARROWER FRONTAGE RELATIVE TO LOT WIDTH THAT NATURALLY OCCURS ALONG A CUL-DE-SAC).
  - \*\*LOT AREA: USABLE AREA. NO LOT SHALL BE APPROVED UNLESS A RECTANGLE MEASURING AT LEAST 3,000 SQUARE FEET CAN BE FIT INSIDE THE LOT BEYOND ANY REQUIRED SETBACKS, WETLANDS, WETLAND BUFFERS, OR SLOPES GREATER THAN 25%. THE RECTANGLE MUST BE LOCATED IN AN ACCESSIBLE PART OF THE LOT AND ITS WIDTH MUST MEASURE AT LEAST 30 FEET.
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:
  - DRAINAGE PRIVATE
  - SEWER PRIVATE
  - WATER PRIVATE
  - GAS LIBERTY UTILITIES
  - ELECTRIC EVERSOURCE
  - TELEPHONE CONSOLIDATED
  - CABLE COMCAST
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON GIS INFORMATION.
- TOPOGRAPHY WAS GENERATED FROM GIS INFORMATION.
- WETLANDS INFORMATION DEPICTED ON THIS PLAN IS FROM GIS INFORMATION.
- STEEP SLOPES SHOWN ARE APPROXIMATE. TOWN REGULATIONS DEFINE SLOPES OF 25% AND GREATER TO BE NON-BUILDABLE.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF ROCHESTER, NEW HAMPSHIRE, STRAFFORD COUNTY, COMMUNITY PANEL NUMBER 33017801950, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.

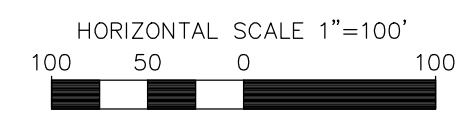
TAX MAP 259 LOT 89

**CONCEPTUAL SITE PLAN  
81 HANSONVILLE ROAD  
ROCHESTER, NH**

OWNED BY  
**ARTHUR L TAYLOR**  
PREPARED FOR  
**KW COMMERCIAL**

SCALE: 1"=100'

11/18/2025



Residential Districts	Lots			Setbacks				Other			Standards, Notes and References		
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Lot Area/Dwelling Unit (square feet)	Minimum Front (feet)	Maximum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Building Footprint	Maximum Lot Coverage	Maximum Number of Stories		Minimum Building Height (feet)	Maximum Building Height (feet)
Agricultural (AG)	20,000	150	—	20	10	10	20	30%	35%			35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, municipal water and sewer	30,000	150	—	20	10	10	20	30%	35%			35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, municipal water or sewer	45,000	150	—	20	10	10	20	30%	35%			35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, neither municipal water nor sewer	150% of single	150	—	20	10	10	20	30%	40%			—	See Article 19, Dimensional Standards
Two-family	6,000	60	—	20	10	10	20		35%			35	See Article 33, Conservation Subdivisions
Single-family dwelling-conservation subdivision	45,000	150	5,000 or 7,500	20	10	10	20		40%			35	
All other uses													

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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REV.	DATE	DESCRIPTION	DR	CK

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BUS. DEV. CONCEPT A