



- LEGEND**
- N 90° 30' 30" 150' PROPERTY LINE
  - EXISTING EDGE OF PAVEMENT
  - 258' EXISTING CONTOUR LINE
  - EXISTING FENCE
  - EXISTING GAS LINE
  - • • • • SOIL BOUNDARIES PER NRCS
  - Ⓢ EXISTING SEPTIC TANK COVER
  - EXISTING MONUMENT
  - CTB SOIL TYPE PER NRCS

CAREFULLY REVIEW ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION. SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE GEOTECHNICAL OR HYDROGEOLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED IN THIS PLAN SET PLEASE CONTACT THE ENGINEERING STAFF AT NORWAY PLAINS ASSOCIATES, INC. (603)-335-3948.

ROCHESTER HILL ROAD / NH ROUTE 108

TAX MAP 255, LOT 32-1A  
CHANDRA SULADHAN  
61 QUAIL DRIVE UNIT A  
ROCHESTER, NH 03867

TAX MAP 255, LOT 32-1B  
DENNIS & COLLEEN HART  
61 QUAIL DRIVE UNIT B  
ROCHESTER, NH 03867

TAX MAP 255, LOT 31  
ROBERT J & CORLENE M ARNOLD  
347 ROCHESTER HILL ROAD  
ROCHESTER, NH 03867

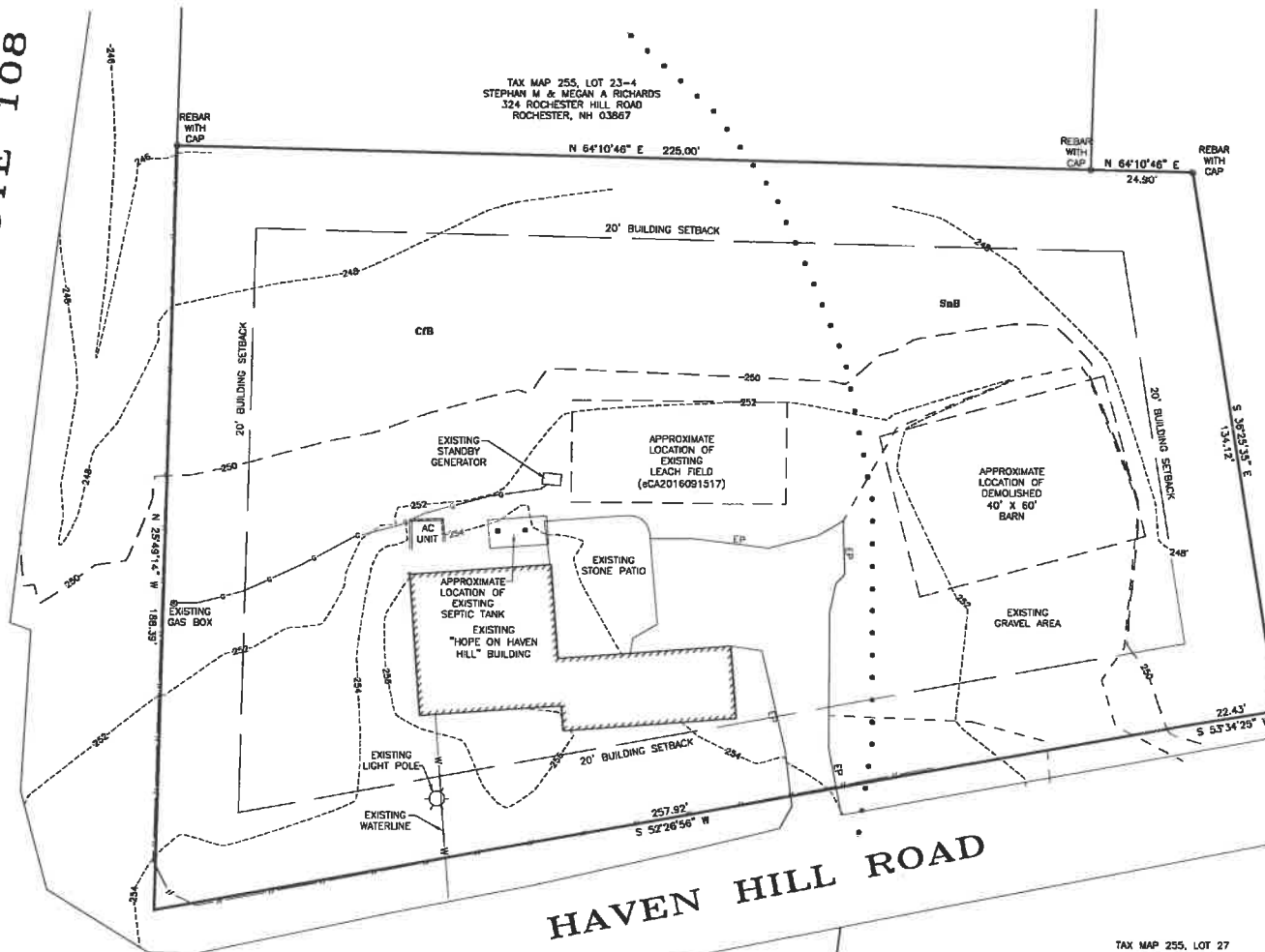
TAX MAP 255, LOT 23-4  
STEPHAN M & MEGAN A RICHARDS  
324 ROCHESTER HILL ROAD  
ROCHESTER, NH 03867

TAX MAP 255, LOT 23-S  
DAVID K & STEPHANIE W DEMING  
112 CONCORD ROAD  
LEE, NH 03861

TAX MAP 255, LOT 27  
MAPLE COMMONS  
439 ROUTE 108 #2  
SOMERSWORTH, NH 03878

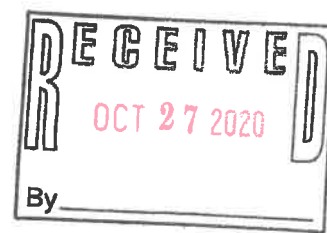
TAX MAP 255, LOT 28  
MAPLE COMMONS  
439 ROUTE 108 #2  
SOMERSWORTH, NH 03878

TAX MAP 255, LOT 29  
MAPLE COMMONS  
439 ROUTE 108 #2  
SOMERSWORTH, NH 03878



- GENERAL SITE PLAN NOTES**
- THIS PARCEL IS LOCATED IN THE AGRICULTURAL ZONE KNOWN AS MAP 255 LOT 23.
  - TOTAL PARCEL AREA: 42,253 SQUARE FEET OR 0.97 ACRES.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON THE LOT.
  - ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
  - THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLAN 1.
  - DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:  
AGRICULTURAL ZONE:  
MINIMUM LOT AREA = 45,000 SF OR 1.03 ACRES  
MINIMUM LOT FRONTAGE = 150 FEET  
MINIMUM YARD SETBACKS:  
FRONT = 20'  
SIDE = 10'  
REAR = 20'  
MAXIMUM LOT COVERAGE = 40%  
MAXIMUM BUILDING HEIGHT = 35'
  - ORIENTATION: HORIZONTAL AND VERTICAL DATUMS - ASSUMED
  - THE PARCEL IS NOT LOCATED WITHIN ZONE A (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY #3301700218E DATED SEPTEMBER 30, 2015.
  - SOILS ARE PER NATURAL RESOURCES CONSERVATION SERVICE (NRCS) REPORT:  
S18 - SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
C1B - CHARLTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

**REFERENCE PLAN**  
1) SUBDIVISION OF LAND FOR PROPERTY AT 326 ROCHESTER HILL ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, OWNED BY BEVERLY D. LYNDES & HORACE LYNDES\* PREPARED BY EASTERLY SURVEYING, INC. DATED: 3/7/02 AND RECORDED AT THE SCRD PLAN 71-3.



TAX MAP 255, LOT 23  
OWNER OF RECORD:  
HOPE ON HAVEN HILL INC  
326 ROCHESTER HILL ROAD  
ROCHESTER, NH 03867-1700  
SCRD BOOK 4557, PAGE 819

**EXISTING FEATURES PLAN**  
TAX MAP 255, LOT 23  
326 ROCHESTER HILL ROAD  
ROCHESTER, NH  
PREPARED FOR:  
HOPE ON HAVEN HILL INC.  
AUGUST 2020  
GRAPHIC SCALE



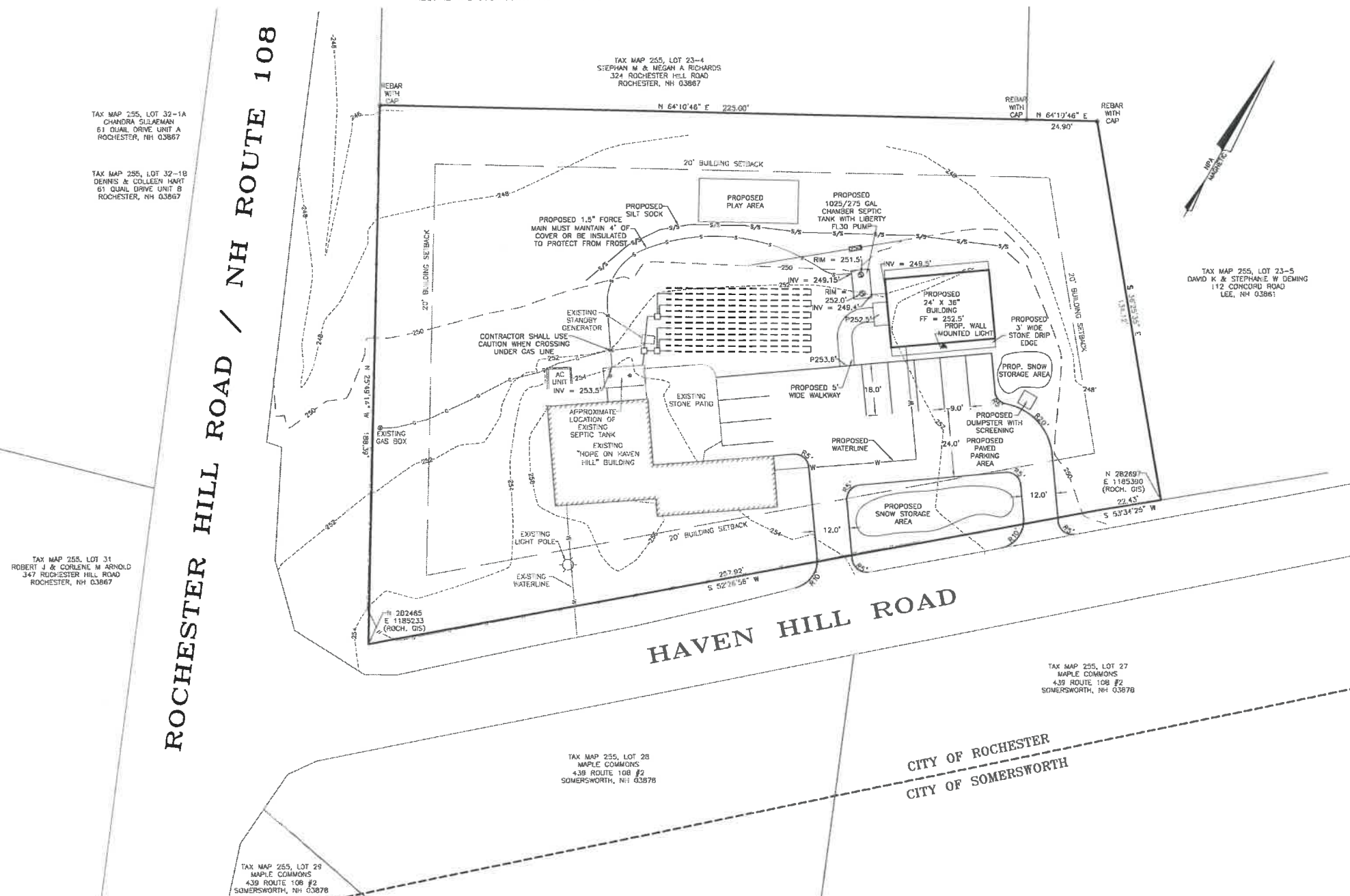
FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: *Shannon Brannan* 10/29/20

FILE NO. 102  
PLAN NO. C-3083  
DWG. NO. 20216

N 90° 20' 30"	PROPERTY LINE
150	EXISTING EDGE OF PAVEMENT
75.8	EXISTING CONTOUR LINE
11	EXISTING FENCE
1	EXISTING GAS LINE
5	EXISTING SEPTIC TANK COVER
8	EXISTING MONUMENT
	PROPOSED BUILDING
	PROPOSED PAVEMENT

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WHETHER OR NOT THERE IS AN EXISTING RECORD OF THIS SITE REVIEW PLAN, THE SITE REVIEW APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/DEVELOPER TO ALL WRITTEN AND VERBAL REPRESENTATIONS MADE REGARDING SUCH MATTERS AS USE, NUMBER OF EMPLOYEES, DRAINAGE, CONSTRUCTION, ETC. AS WELL AS ALL OTHER TERMS, CONDITIONS, PROVISIONS, REQUIREMENTS AND SPECIFICATIONS OF THE SITE PLAN REVIEW REGULATIONS OF THE CITY OF ROCHESTER, N.H., AS AMENDED, IN EFFECT ON THE DATE OF APPROVAL. ANY VARIATION FROM THE PROPOSAL AS APPROVED MAY ALSO REQUIRE THE SUBMISSION AND APPROVAL OF A NEW SITE REVIEW APPLICATION.



1. THIS PARCEL IS LOCATED IN THE AGRICULTURAL ZONE KNOWN AS MAP 255 LOT 23.
2. TOTAL PARCEL AREA: 42,253 SQUARE FEET OR 0.97 ACRES.
3. THE PURPOSE OF THIS PLAN IS TO DEPICT A 24' BY 36' BUILDING AND ASSOCIATED PARKING.
4. THE EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO ANY WORK BEING PERFORMED.
5. THESE PLANS SHOW ONLY THOSE FEATURES THAT WERE VISUALLY PER REFERENCE PLANS.
6. DIMENSIONAL REGULATIONS PER ZONING ORDINANCE:
  - AGRICULTURAL ZONE
  - MINIMUM LOT AREA = 45,000 SF OR 1.03 ACRES
  - MINIMUM LOT FRONTAGE = 150 FEET
  - MINIMUM YARD SETBACKS:
    - FRONT = 20'
    - SIDE = 10'
    - REAR = 20'
  - MAXIMUM LOT COVERAGE = 40%
  - MAXIMUM BUILDING HEIGHT = 35'
7. ORIENTATION: HORIZONTAL, AND VERTICAL DATUMS - ASSUMED
8. THE PARCEL, AND THE BUILDING WITHIN ZONE A (100% RURAL) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY J33017C0218 DATED SEPTEMBER 30, 2015.
9. FOR FURTHER INFORMATION ABOUT THIS SITE PLAN, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD ST., ROCHESTER, NH 03867. (603) 335-1338.
10. PARKING REQUIREMENTS (SITE PLAN REGULATIONS): SECTION 10 (A): ASSISTED LIVING FACILITY:
  - 1 SPACE PER BED
  - TOTAL REQUIRED SPACES = 6 SPACES
  - TOTAL PROVIDED SPACES = 8 SPACES
11. THIS DEVELOPMENT IS TO BE CONSTRUCTED WITH ALL APPLICABLE LAW - INCLUDING ALL PERTINENT PROVISIONS OF THE CITY OF ROCHESTER SITE PLAN REGULATIONS - UNLESS OTHERWISE WAIVED.
12. THE PLANNING DEPARTMENT SHALL COORDINATE WITH ALL APPLICABLE MANAGEMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT (UNLESS DETERMINED TO BE UNNECESSARY BY THE CITY ENGINEER) AND FOLLOW THE REQUIREMENTS OF THE CITY ORDINANCE CHAPTER 218. THE PERMITTEE SHALL PREPARE A WRITTEN PLAN FOR MANAGING STORMWATER THAT SHALL BE SUBMITTED TO THE CITY AND SHALL PRESENT IT TO THE INSPECTION ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE PERMITTEE SHALL FOLLOW BEST MANAGEMENT PRACTICES TO PREVENT EROSION IN AREAS WHERE SOIL HAS BEEN DISTURBED.
13. ACCESS INTO THE SITE FOR FIRE APPARATUS MUST BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS. THIS IS THE SOLE RESPONSIBILITY OF THE PLANNING DEPARTMENT TO MAINTAIN THIS ACCESS. PLEASE CONTACT THE FIRE DEPARTMENT AT 330-7182 WITH ANY QUESTIONS ABOUT ACCESS REQUIREMENTS.
14. TRUCKS SHALL NOT BE PILED IN SUCH A MANNER AS TO BLOCK THE VISIBILITY OF THE VEHICLES ON HAYDEN HILL ROAD AND ALL EXCESS SNOW SHALL BE REMOVED FROM THE SITE.
15. ONCE CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS SITE IS RESTRICTED TO THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 8:00 A.M. TO 6:00 P.M. SATURDAY.
16. UTILITIES MUST BE UNDER A STORMWATER INCLUDING UTILITIES EXTENDED INTO THE SITE FROM EXISTING POLES NEAR THE SITE. HOWEVER, IF THE ONLY POLE NEARBY IS ACROSS THE STREET, ONE ADDITIONAL POLE MAY BE PLACED ON/NEAR THE PROPERTY TO ALLOW FOR OVERHEAD EXTENSION OF WIRES ACROSS THE STREET. IF EXTENDING FROM ANY SUCH NEARBY POLE MUST BE UNDERGROUND, THE APPLICANT MAY WORK WITH THE CITY STAFF AS APPROPRIATE TO ADDRESS THIS REQUIREMENT.
17. ALL AGREEMENTS SHOWN HAD THE APPROVED SITE PLAN MUST BE PROPERLY COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS APPROPRIATE SURETY IS PLACED WITH THE PLANNING DEPARTMENT.
18. THE PLANNING DEPARTMENT SHALL REVIEW THE SITE PLAN ONLY. LIFE SAFETY CODE AND BUILDING CODE REVIEW WILL BE REQUIRED AS PART OF THE BUILDING PERMIT PROCESS WHEN THE CONSTRUCTION PLANS ARE SUBMITTED. MAJOR REVISIONS TO THE PLANS WILL BE REQUIRED. THE PLANNING DEPARTMENT'S REVIEW OF THE SPRINKLER SYSTEM - MAY BE SPECIFIED AT THAT TIME.
19. INSULATION SHALL BE PROVIDED IN THE WATER AND SEWER FORCE MAINS.
20. THE CITY OF ROCHESTER DOES NOT HAVE A POLICY ON COPIES IS NOT POSSIBLE.

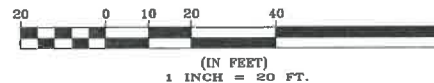
1) "SUBMISSION OF LAND FOR PROPERTY AT 328 ROCHESTER HILL ROAD, ROCHESTER, STRAFFORD COUNTY, NEW HAMPSHIRE, OWNED BY BEVERLY D. LYNDES & HORACE LYNDES" PREPARED BY EASTERLY SURVEYING, INC. DATED: 3/7/02 AND RECORDED AT THE SCRO PLAN 71-3.

TAX MAP 255, LOT 23  
OWNER OF RECORD:  
HOPE ON HAVEN HILL INC  
326 ROCHESTER HILL ROAD  
ROCHESTER, NH 03867-1700  
SCRD BOOK 4557, PAGE 819

OVERALL SITE PLAN  
TAX MAP 255, LOT 23  
326 ROCHESTER HILL ROAD  
ROCHESTER, NH  
PREPARED FOR:  
HOPE ON HAVEN HILL INC.

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

**CERTIFIED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



C-1

FILE NO. 102  
PLAN NO. C-3083  
DWG. NO. 20216

31 Mooney Street, Alton, N.H. 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

# LAND SURVEYORS

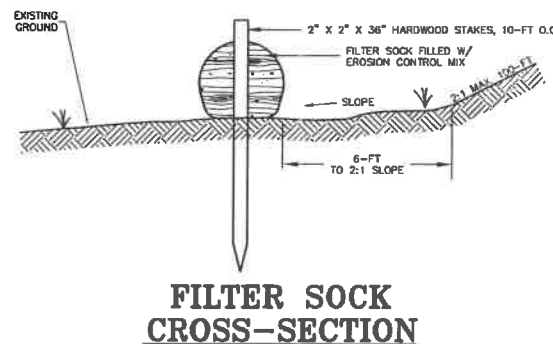
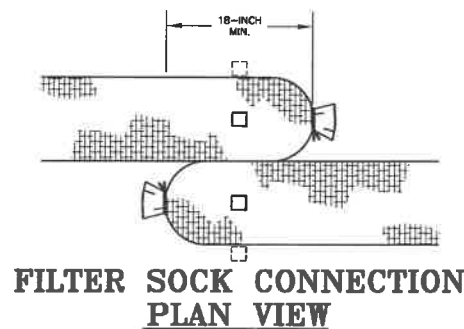
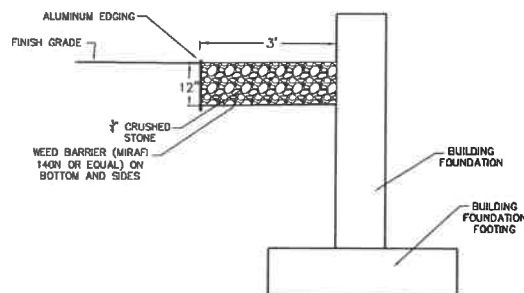
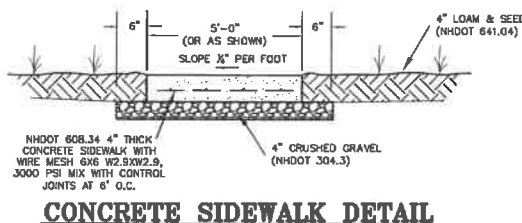
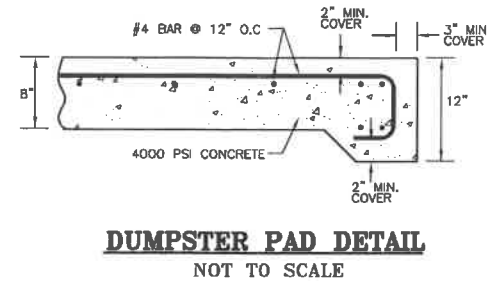
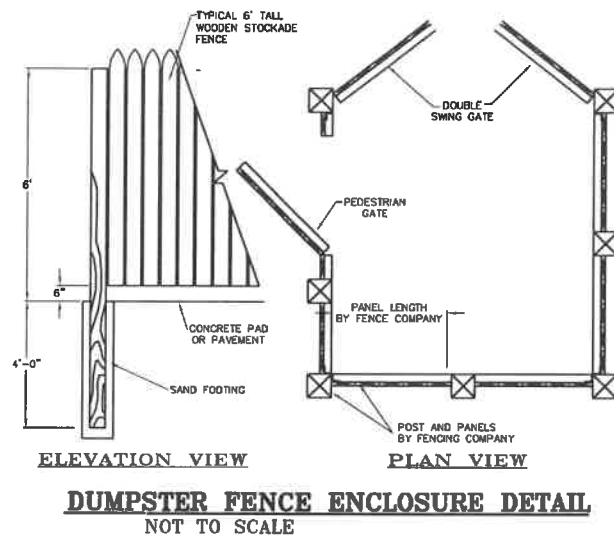


# CIVIL ENGINEERS

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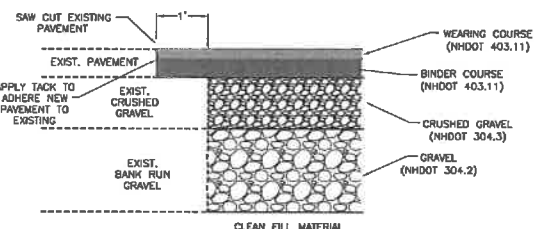


REVISIONS:  
9/21/2020 - ADD SEPTIC DETAILS



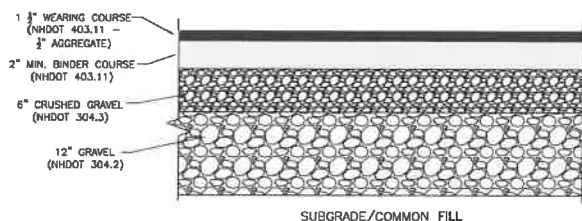
## FOUNDATION AND DRIP EGDE DRAIN DETAIL

NOT TO SCALE



## TYPICAL PAVEMENT MATCHING DETAIL

NOT TO SCALE



## PARKING LOT CROSS-SECTIONS

NOT TO SCALE

- PAVEMENT NOTES:
1. PLACE COMMON FILL IN 12 INCH LIFTS. COMPACT COMMON FILL TO 95% MAXIMUM PROCTOR DENSITY.
  2. PLACE GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
  3. PLACE CRUSHED GRAVEL IN MAXIMUM 8 INCH LIFTS. COMPACT TO 95% MAXIMUM PROCTOR DENSITY.
  4. PAVEMENT MUST BE INSTALLED IN TWO COURSES, A BINDER COURSE AND A WEARING COURSE.

FILE NO. 102  
PLAN NO. C-3083  
DWG. NO. 20216

31 Mooney Street, Alton, N.H. 603-875-3948

CONTINUOUS CONTAINED BERM (FILTER SOCK ALTERNATIVE):

1. AN ALTERNATIVE PRODUCT, THE CONTINUOUS CONTAINED BERM (OR "FILTER SOCK") CAN BE AN EFFECTIVE SEDIMENT BARRIER AS IT ADDS CONTAINMENT AND STABILITY TO A BERM OF EROSION CONTROL MIX.
2. IN THE EVENT THAT USE OF CONTINUOUS CONTAINED BERM IS DESIRED, THE PRODUCT SELECTED SHOULD BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
3. INSTALLATION OF CONTINUOUS CONTAINED BERMS SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER.

MAINTENANCE REQUIREMENTS:

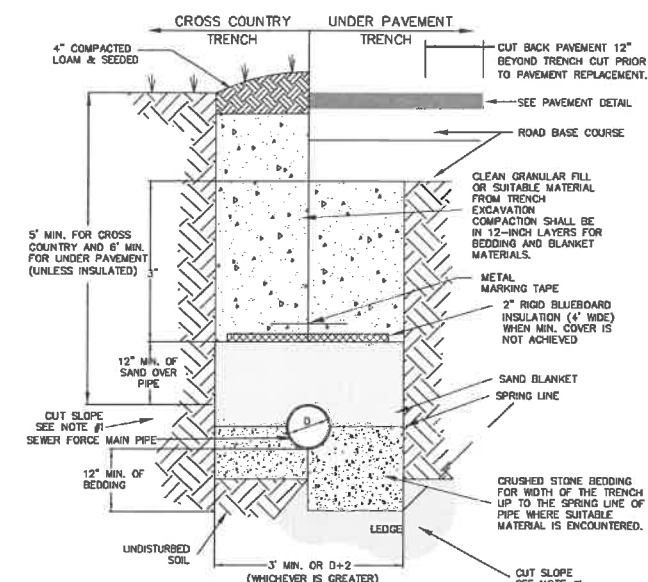
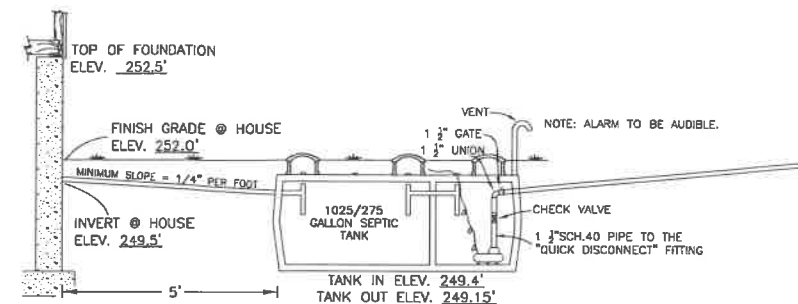
1. FILTER SOCK MAINTENANCE SHALL FOLLOW THE SAME SCHEDULE AS EROSION CONTROL MIX BERMS.

CONSTRUCTION SPECIFICATIONS:

1. COMPOSITION OF THE EROSION CONTROL MIX SHALL EITHER BE THE SAME AS EROSION CONTROL MIX BERM MATERIAL OR AS SPECIFIED BY THE FILTER SOCK MANUFACTURER.
2. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR.
3. IT MAY BE NECESSARY TO CUT TALL GRASSES AND WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES IN THE BARRIER THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
4. FILTER SOCK DIAMETER (HEIGHT) SHALL BE PER THE MANUFACTURER RECOMMENDATION FOR THE AREA OF INSTALLATION.

CONTINUOUS CONTAINED BERM "FILTER SOCK" DETAIL

NOT TO SCALE



- NOTES:
1. PIPES MAY BE INSTALLED BY EXCAVATING AN OPEN TRENCH WITH SIDE SLOPES OF 1:1 MAXIMUM TO A DEPTH OF 4-FT. INSTALLATIONS DEEPER THAN 4-FT REQUIRE THE USE OF A TRENCH BOX.
  2. PIPE MATERIALS SHALL BE AS SPECIFIED ON THE DESIGN PLAN.
  3. HOPE PRESSURE MAIN PIPE SECTIONS SHALL BE JOINED BY THERMAL HEAT FUSION. CONNECTIONS OR TRANSITIONS TO HOPE-HOPE COMPONENTS SHALL BE MADE WITH FITTINGS APPROVED FOR HOPE CONNECTIONS. THE WELDING TECHNICIAN SHALL BE EXPERIENCED IN HOPE HEAT FUSION WELDING WITH MINIMUM OF 500 HOURS OF WELDING EXPERIENCE.
  4. SAND BLANKET MAY BE OMITTED FOR REINFORCED CONCRETE PIPE.
  5. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISHED GRADE.
  6. THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSES A 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE.
  7. TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING:
- (1) DEBRIS;
  - (2) PIECES OF PAVEMENT;
  - (3) ORGANIC MATTER;
  - (4) TOP SOIL;
  - (5) WET OR SOFT MUCK;
  - (6) FEAT OR CLAY;
  - (7) EXCAVATED LEDGE MATERIAL;
  - (8) ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION; AND
  - (9) ANY MATERIAL NOT APPROVED BY THE ENGINEER.

## WATER AND SEWER FORCE MAIN PIPE TRENCH INSTALLATION DETAIL

NOT TO SCALE

CONSTRUCTION DETAILS  
TAX MAP 255, LOT 23  
326 ROCHESTER HILL ROAD  
ROCHESTER, NH  
PREPARED FOR:  
HOPE ON HAVEN HILL INC.  
AUGUST 2020

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

C-2

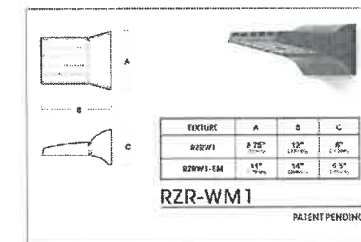
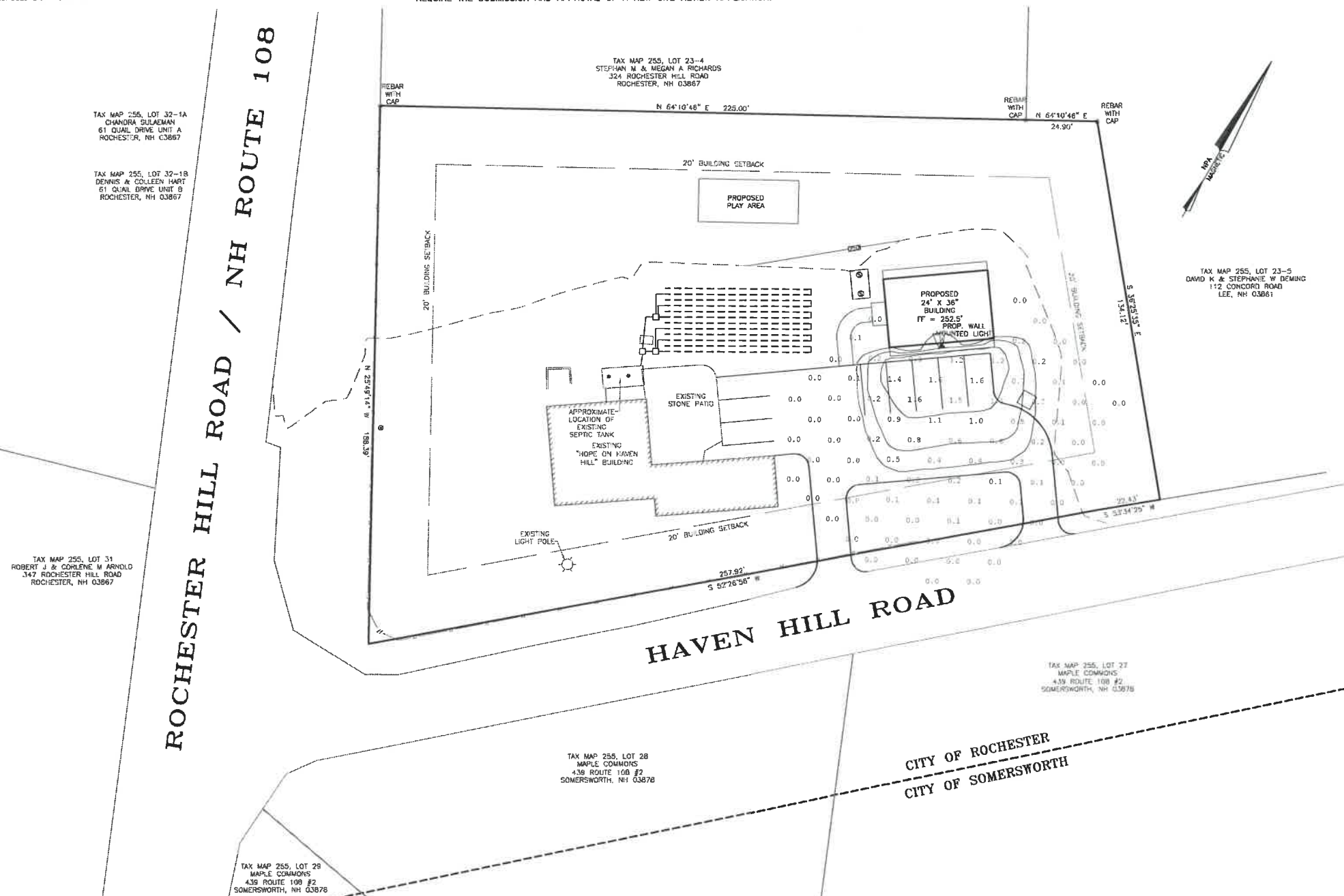


PROPERTY LINE  
 EXISTING EDGE OF PAVEMENT  
 EXISTING CONTOUR LINE  
 EXISTING FENCE  
 EXISTING GAS LINE  
 EXISTING SEPTIC TANK COVER  
 EXISTING MONUMENT  
 PROPOSED BUILDING  
 PROPOSED PAVEMENT  
 PROPOSED BUILDING LIGHT FIXTURES  
 PROPOSED LIGHT FOOTCANDLE  
 PROPOSED LIGHT ISOLLLUMINATION LINES

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Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
◀	1	W	SINGLE	RGR-WM1-IV-FT-20PLED-525mA-NW-HS/ WALL MTD 12' AFG

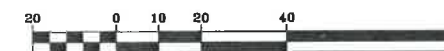


## RAZER WALL MOUNT LIGHT FIXTURE

**LIGHTING PLAN**  
**TAX MAP 255, LOT 23**  
**326 ROCHESTER HILL ROAD**  
**ROCHESTER, NH**  
**PREPARED FOR:**  
**HOPE ON HAVEN HILL INC.**

AUGUST 2020

GRAPHIC SCALE



(IN FEET)  
1 INCH = 20 FT.

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD

**CERTIFIED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

FILE NO. 102  
PLAN NO. C-3083  
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31 Mooney Street, Alton, N.H. 603-875-3948

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L-1