



RECEIVED
JUL 09 2013
Planning Dept.

RESIDENTIAL SITE PLAN APPLICATION (townhouses, apts., etc.)
City of Rochester, New Hampshire

Date: 7/9/13 [office use only. fee paid _____ amount \$ _____ date paid _____]

Property information

Tax map #: 117; Lot #'s): 3-2; Zoning district: Residence 2 (R2)

Property address/location: 23 Glenwood Avenue

Name of project (if applicable): Glenwood Manor

Size of site: 1.69 acres; overlay zoning district(s)? none

Property owner

Name (include name of individual): 17 Glenwood Avenue, LLC

Mailing address: PO Box 1163, Rochester, NH 03866-1163

Telephone #: (603) 292-3555 Fax #: (603) 292-3556

Applicant/developer (if different from property owner)

Name (include name of individual): Same as owner

Mailing address: _____

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Norway Plains Associates, Inc. c/o Scott Lawler, PE

Mailing address: PO Box 249, Rochester NH 03866-0249

Telephone #: (603) 335-3948 Fax #: (603) 332-0098

Email address: slawler@norwayplains.com Professional license #: PE #10026

Proposed use

The applicant is not bound by information on bedrooms and ownership arrangement unless that is a condition of approval.

Total number of proposed dwelling units: 24; number of existing dwelling units: 0

Proposed bedrooms/unit: one; total number of proposed bedrooms: 24

(continued Residential Site Plan application Tax Map: 117 Lot: 3-2)

Submission of application

This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: _____

Date: _____

Signature of applicant/developer: _____

Date: 7/8/13

Signature of agent: _____

Date: 7/8/13

Authorization to enter subject property

I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.

Signature of property owner: _____

Date: _____

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

E-MAIL: slawler@norwayplains.com

WEB: <http://www.norwayplains.com>

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249

Telephone (603) 335-3948

NH (800) 479-3948

Fax (603) 332-0098

July 9, 2013

Mr. James Campbell, Planner
Planning, Development & Zoning
31 Wakefield Street
Rochester, NH 03867

Re: Glenwood Manor - Map 117, Lot 3-2 – Glenwood Avenue

Dear Jim:

On behalf of 17 Glenwood Avenue, LLC, we hereby submit site plans and application for a proposed 24-unit elderly housing building. The proposed building will be constructed on their 1.69 acre parcel off Glenwood Avenue. This parcel was recently created as part of a three lot subdivision, which placed the two existing multi-residential buildings on individual lots and will allow the construction of the proposed building on a separate lot of record.

The parcel is located in the Residential 2 Zone (R2), which required a special exception by the Rochester Zoning Board of Adjustments to allow elderly housing building in the district. . The Zoning Board of Adjustments also granted a variance to allow a reduction in the total density from 6,000 sf per dwelling unit to 3,111sf per unit. These were granted by the ZBA on March 13, 2013

The proposed building will be a three story wood framed building having a 9,445 square footprint. The 24-units will all be a one-bedroom units with several qualified as accessible under the provisions of the Americans with Disability Act (ADA). An elevator will provide access to all floors, with a large recreation room on the third floor.

Access to the proposed building and parking will be from a new driveway off Glenwood Avenue between the two existing rental buildings. A new 30 spaces parking lot will provide parking for the residence and the staff with a looped access for circulation.

Stormwater from the development will be collected and directed to a system of infiltration basin and rain gardens located on site. This system will allow the stormwater runoff from the proposed building and paved areas to infiltrate into the ground thus eliminate any impacts to the abutting properties or the City.

The proposed building will be connected to the municipal water and sewer systems located within the Glenwood Avenue right-of-way. Additional, the building will be connected to natural gas and will have all other utility connections (Electric, Cable, Telephone) installed underground from the existing utility pole located on Glenwood Avenue.

The site will be nicely landscaped, with shade trees and foundation plantings along the driveway and around the building. The two rain gardens will also have a nice variety of plants to add color while providing the extra benefit of stormwater management. Additional trees will be installed along the perimeter of the site, to fill gaps within the existing vegetation between the residential houses and the proposed building. A sound barrier fence will be installed at the back edge of the infiltration basin and the railroad tracks to help offset the noise from the trains.

Prior to the end of the school year, peak period traffic was counted in the morning and afternoons at the intersection of Glenwood Avenue with Wakefield Street and Yeagley Way. These counts were used in determining the overall traffic impact to the neighborhood from the development. Please refer to the attached Traffic Impact Assessment letter prepared by Donald B. Rhodes, PE. It was concluded that the proposed 24 unit development will generate just 3 trips during the morning peak hour and 4 trips during the afternoon peak hour, based on trip generation rates published by the Institute of Transportation Engineers. These trips will be split between the north and south on Wakefield Street. As such, the low volume of traffic generated will not significantly impact the traffic operations on Glenwood Avenue or at the intersection.

We look forward to discussing this project with staff and the Planning Board. Thank you for your consideration

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By: 

Scott A. Lawler, PE, Project Engineer

cc: Dave Lemieux

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

E-MAIL: drhodes@norwayplains.com
WEB: <http://www.norwayplains.com>

2 Continental Boulevard (03867) P. O. Box 249
Rochester, New Hampshire 03866-0249
Telephone (603) 335-3948
Fax (603) 332-0098

June 18, 2013

Planning Board
City of Rochester
31 Wakefield Street
Rochester, NH 03867

Re: Traffic Impact assessment for proposed development by 17 Glenwood Avenue, LLC

Dear Members of the Planning Board:

17 Glenwood Avenue, LLC proposes to construct 24 apartments for senior adults (age 55 and older) on property located on the south side of Glenwood Avenue, adjacent to the railroad right of way. Access to the site will be from Glenwood Avenue, approximately 400 feet from the intersection with Wakefield Street. As requested, this letter report addresses the probable traffic impact of the development.

A. Existing roadway and traffic conditions

Glenwood Avenue extends 600 feet from Wakefield Street to the barriers at the NH Northcoast tracks. The roadway is approximately 22 feet wide, without sidewalks, and provides access to 30 homes (4 single family and 26 multi-family units). The intersection with Wakefield Street is across from Yeagley Way, which is heavily used by traffic to and from Spaulding High School. Both Glenwood Avenue and Yeagley Way intersect Wakefield Street at approximately 45 degrees. The skewed angle can make turns to and from the north difficult.

Morning (6:45 to 9:00) and afternoon (2:00 to 5:00) peak period traffic was counted at the Glenwood Avenue intersection with Wakefield Street on May 30 and June 5, 2013. The summarized data are attached. The peak hours (7:00 to 8:00 am and 2:15 to 3:15 pm) coincided with the opening and closing times at Spaulding High School. The following table shows the directional traffic volumes during both peak hours.

	Morning peak hour (7:00 to 8:00)	Afternoon peak hour (2:15 to 3:15)
<i>Wakefield St. -- south of Glenwood</i>		
Total	1301	1574
northbound	696	718
southbound	605	856
<i>Wakefield St. -- north of Glenwood</i>		
Total	973	1380
northbound	583	729
southbound	390	651
<i>Yeagley Way</i>		
Total	398	291
entering	152	39
from north	4	0
from south	148	39
exiting	246	252
to north	36	50
to south	210	202

	<u>Morning peak hour</u> <u>(7:00 to 8:00)</u>	<u>Afternoon peak hour</u> <u>(2:15 to 3:15)</u>
<i>Glenwood Ave.</i>		
Total	20	25
entering	6	11
from north	1	5
from south	5	6
exiting	14	14
to north	4	6
to south	10	8

These numbers show that the afternoon peak hour traffic on Wakefield Street is more than 20 percent higher than in the morning. The two-directional traffic on Yeagley Way is greater in the morning but the exiting volumes are nearly the same. The traffic on Glenwood Avenue is very light, in comparison to Wakefield Street and Yeagley Way, during both the morning and afternoon peak periods. The afternoon traffic on Glenwood is somewhat higher than in the morning, which is consistent with the usual traffic patterns in residential neighborhoods.

B. Trip generation

The Institute of Transportation Engineers (ITE) publishes trip generation information for a wide variety of land uses based on extensive data and studies from throughout the country. The peak hour trip generation rates for relevant residential uses are shown below.

<u>Land use</u>	<u>Trip generation rates (trips per unit)</u>	
	<u>Morning peak hour</u>	<u>Afternoon peak hour</u>
Single family detached housing (LU #210)	0.75	1.01
Apartments (LU #220)	0.51	0.62
Senior adult housing - attached (LU #252)	0.13	0.16

Based on these rates, the existing development on Glenwood Avenue could be expected to generate 16 and 20 trips during the morning and afternoon peak hours, respectively. These numbers are slightly lower than the observed peak hour traffic volumes (20 and 25, respectively) on Glenwood Avenue.

The proposed development is intended for older adults who will be living independently but most of whom will be retired. The most applicable ITE land use category is #252, "senior adult housing - attached". The trip generation rates shown above will result in just 3 new trips on Glenwood Avenue during the morning peak hour and 4 new trips during the afternoon peak hour.

C. Conclusions and recommendations

- 1) The observed peak hour (afternoon) traffic volumes on Wakefield Street, Yeagley Way and Glenwood Avenue are 1574, 291, and 25, respectively.
- 2) The proposed 24 unit development will generate just 3 trips during the morning peak hour and 4 trips during the afternoon peak hour, based on trip generation rates published by the Institute of Transportation Engineers. These trips will be split between the north and south on Wakefield Street.
- 3) Left turns onto Wakefield Street from side streets and driveways in this vicinity can experience long delays due to the heavy volume of through traffic on Wakefield Street.

- 4) The very low volume of traffic generated by the proposed development will not significantly impact the traffic operations on Glenwood Avenue or on Wakefield Street and do not warrant the construction of any mitigation measures.
- 5) The first step toward future improvements by the City to the Wakefield Street / Glenwood Avenue intersection should be the relocation of the existing utility pole that is in the northeast corner of the intersection.

Please let us know if there are questions about this material or if additional information would be helpful.

Very truly yours,

NORWAY PLAINS ASSOCIATES, INC.

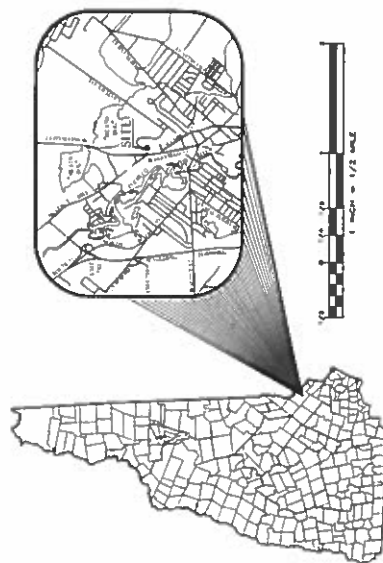
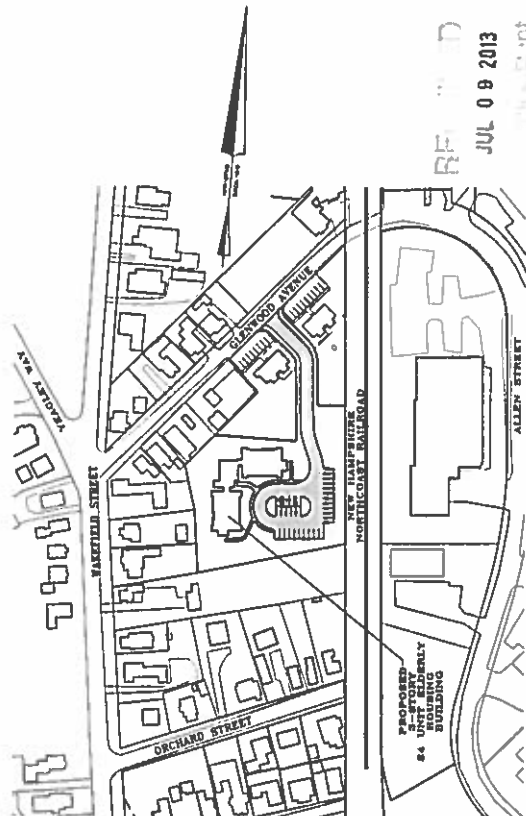


Donald B. Rhodes, P.E.



**GLENWOOD MANOR
PROPOSED 24 UNIT ELDERLY HOUSING FACILITY
FOR
17 GLENWOOD AVENUE, LLC
GLENWOOD AVENUE
ROCHESTER, NEW HAMPSHIRE 03867**

JUNE 2013



FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY:

DATE: _____

CIVIL ENGINEERS

NORWAY PLAINS ASSOCIATES, INC.
2 CONTINENTAL BOULEVARD
ROCHESTER, NH 03867
(603) 335-3948

OWNER / APPLICANT

17 GLENWOOD AVENUE, LLC
P.O. BOX 1163
ROCHESTER, NH 03866-1163
(603) 292-3555

OVERALL SITE
1" = 100'

JUL 08 2013

10. 11. 1941

SHEET INDEX			
E-1	EXPENSE VOUCHER PLAN	1	20"
E-2	GENERAL VOUCHER PLAN	1	20"
C-1	SALARY PLAN	1	20"
C-2	SINCE LAYOFF PLAN	1	20"
C-3	UNITARY PLAN	1	20"
C-4	UNION AND DEMONSTRATION CONTROL PLAN	1	20"
C-5	UNION AND DEMONSTRATION CONTROL PLAN	1	20"
C-6	UNION DETAILS	AS SHOWN	
C-7	UNION DETAILS	AS SHOWN	
C-8	UNION DETAILS	AS SHOWN	
C-9	UNION DETAILS	AS SHOWN	
C-10	UNION DETAILS	AS SHOWN	
C-11	UNION DETAILS	AS SHOWN	
C-12	UNION DETAILS	AS SHOWN	
C-13	UNION DETAILS	AS SHOWN	
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C-100	UNION DETAILS	AS SHOWN	

QUALITY SERVICE ALL SITES OF THIS PLAN TO INSURE PROPER CONSTRUCTION. SPECIFIC CONDITIONS SHOULD BE OBTAINED PRIOR TO CONSTRUCTION. CONTACT THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE INFORMATION ON HYDROLOGICAL INFORMATION AVAILABLE BUT NOT CONTAINED WITHIN THE PLAN SET. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED WITH THIS PLAN SET PLEASE CONTACT THE ENGINEERING START AT HORNBY PLAINS ASSOCIATES, INC. (803)-339-3444.



FILE NO. 210
PLAN NO. C-2883
DWG NO. 13005/SP-1
FB NO. 508.

301 Meeney Street, Alton, N.H. 603-875-3848

NORWAY PLAINS

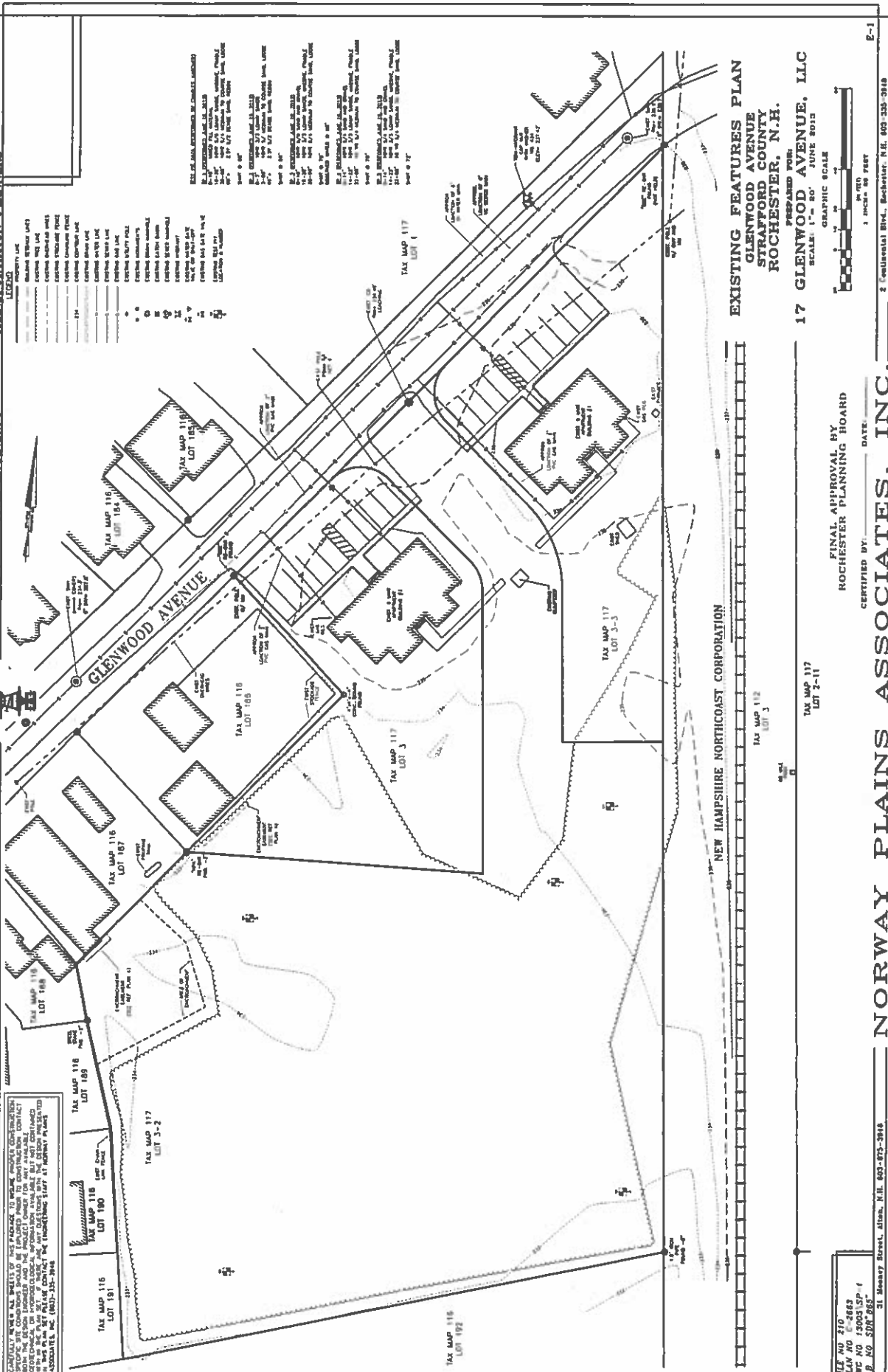
ASSOCIATES, INC.

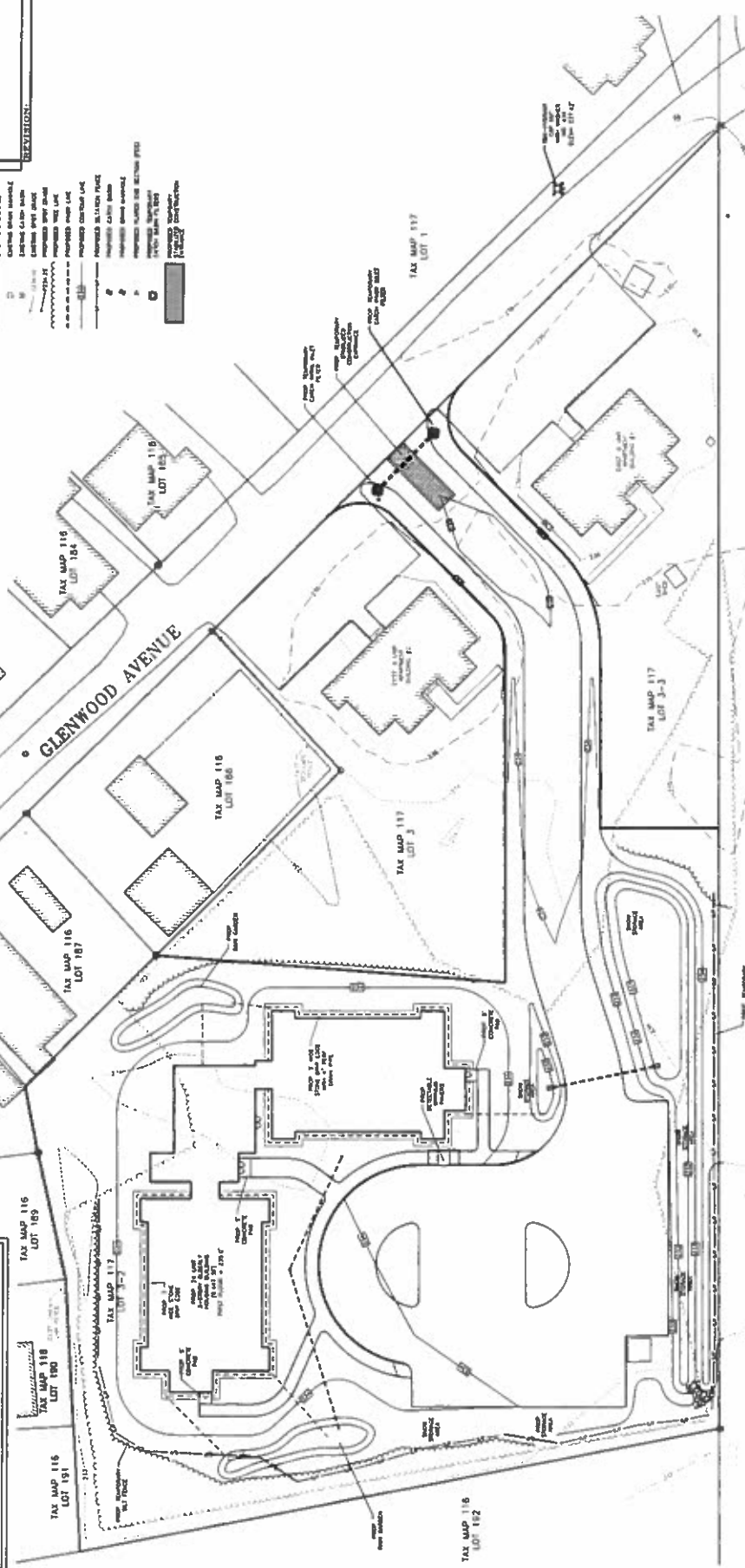
2 Continental Blvd., Rochester, N.H. 603-335-3000 C-0

QUALITATIVELY REVIEW ALL DETAILS OF THIS PACKAGE TO ENSURE SMOOTH COORDINATION OF THE PROJECT. THE FOLLOWING INFORMATION IS PROVIDED PRIOR TO ESTABLISHING CONTACT WITH THE SITE COMMANDERS AND THE PROJECT COORDINATOR FOR ANY AVAILABLE INFORMATION. FOR IMMEDIATE SOCIAL INFORMATION AVAILABLE BUT NOT CONFIRMED BY THE PROJECT COORDINATOR, ANY QUESTIONS WITH THE COORDINATOR PLEASE CONTACT THE PROJECT COORDINATOR AT THE PROJECT SITE.

155-4701-1000

1



[illegible]

NEW HAMPSHIRE NORTICOAST CORPORATION

**EROSION AND SEDIMENTATION
CONTROL PLAN
GLENWOOD AVENUE
STRAFFORD COUNTY
ROCHESTER, N.H.**

PREPARED FOR:
17 GLENWOOD AVENUE, LLC

TAX MAP 197

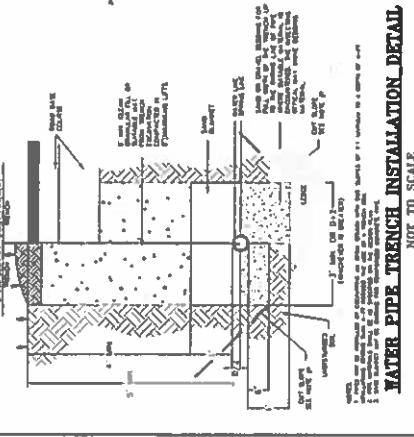
FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ **DATE:** _____

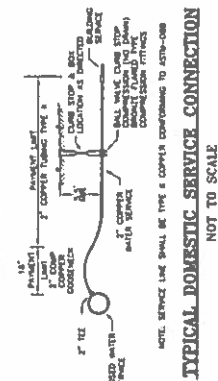
21 Mooney Street, Allentown, N.J. 0613-875-3848

NORWAY PLAINS ASSOCIATES, INC.

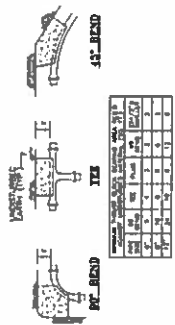
C-5



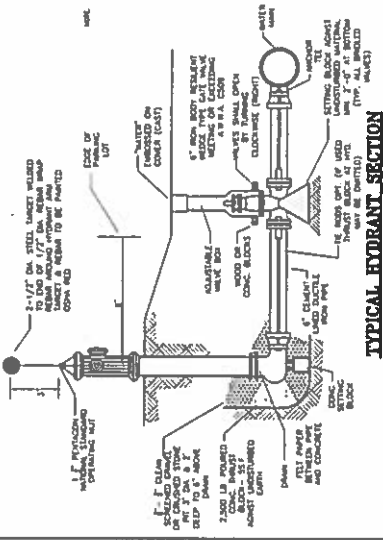
WATER PIPE TRENCH INSTALLATION DETAIL
NOT TO SCALE



TYPICAL DOMESTIC SERVICE CONNECTION
NOT TO SCALE

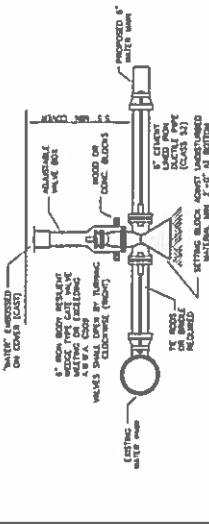


WATER MAIN THRUST BLOCK DETAILS
NOT TO SCALE



TYPICAL HYDRANT SECTION
NOT TO SCALE

- NOTES:
1. HYDRANTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF ROCHESTER WATER DEPARTMENT SPECIFICATIONS.
 2. HYDRANTS TO BE 12\"/>



WATER MAIN CONNECTION
NOT TO SCALE

FILE NO. 210
PLAN NO. C-2883
SHEET NO. 137-1
P.B. NO. 5108

31 Newbury Street, Albany, N.Y. 602-879-3848

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY: _____ DATE: _____

17 GLENWOOD AVENUE, LLC
SCALE AS SHOWN JUNE 2013

TRANSMITTED BY

UTILITY DETAILS
GLENWOOD AVENUE
STRAFFORD COUNTY
ROCHESTER, N.H.

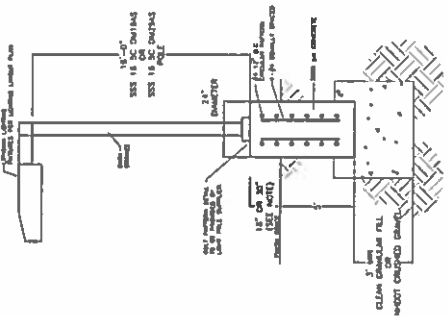
17 GLENWOOD AVENUE, LLC

SCALE AS SHOWN JUNE 2013

C-B

NOTES:

1. ALL UTILITIES SHALL BE DEEPENED TO 18\"/>



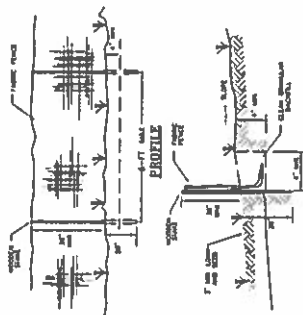
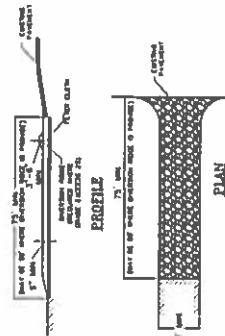
POLE MOUNTED LIGHT DETAIL
NOT TO SCALE

NOTES:

1. LIGHTS SHALL BE 100 WATT 120 VOLT.
2. LIGHTS SHALL BE 100 WATT 120 VOLT.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES (1\"/>

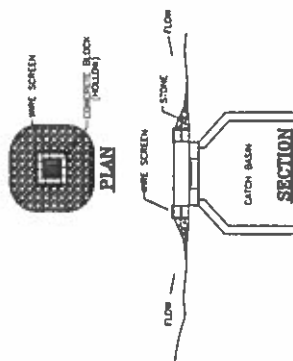
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TEMPORARY CONSTRUCTION EXIT

NOT TO SCALE

NORWAY PLAINS

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



**BLOCK AND GRAVEL DROP
INLET SEDIMENT FILTER**
NOT TO SCALE

NOT TO SCALE

THE NEW YORK TIMES, NEW YORK, N. Y., JANUARY 21, 1957

After years of being the "blackest man on the block," David S. Cohen, 39, has finally arrived at the "white picket fence" of a \$1.2 million home in the CDP of Chevy Chase, Md. Cohen, who has a wife and two children, is the first African American to own a home in the neighborhood, which is one of the most expensive in the country. He attributes his success to his own hard work and the help of a real estate agent who was willing to work with him.

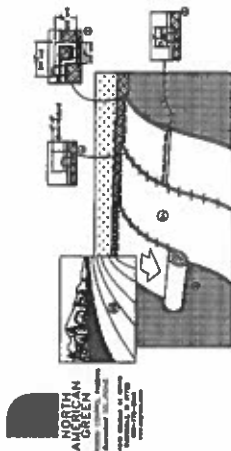
SILTATION CONTROL FENCE DETAIL

NOT TO SCALE

FILE NO. 210
PLAN NO. C-2683
DWG NO. 13005\SP-1
FB NO. 5DR:



CAREFULLY REVIEW ALL DETAILS OF THIS PACKAGE TO ENSURE PROPER CONSTRUCTION OF THE CONCRETE CONCRETE SHOULD BE PROVIDED PRIOR TO CONSTRUCTION. CONTACT THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE INFORMATION. NO INFORMATION IS AVAILABLE BUT NOT CONTAINED IN THIS PACKAGE. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE DESIGN ENGINEER AT THE PROJECT OFFICE. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF THE PACKAGE. THE PACKAGE IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE PACKAGE IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE PACKAGE IS NOT TO BE USED FOR ANY OTHER PURPOSES.



TEMPORARY VEGETATION:

[illegible]

**TEMPORARY
EROSION CONTROL BLANKET DETAIL**

[illegible]

TEMPORARY VEGETATION RECORDING RECOMMENDATIONS

[illegible]

TEMPORARY EROSION AND SEDIMENTATION CONTROL DETAILS

**GLENWOOD AVENUE
STRAFFORD COUNTY
ROCHESTER, N.H.**

17 GLENWOOD AVENUE, LLC
PREPARED FOR:
SCALE AS SHOWN JUNE 2013

**FINAL APPROVAL BY
ROCHESTER PLANNING BOARD**

RECEIVED BY: _____ DATE: _____

ASSOCIATES, INC. CONTINUED ON PAGE 101

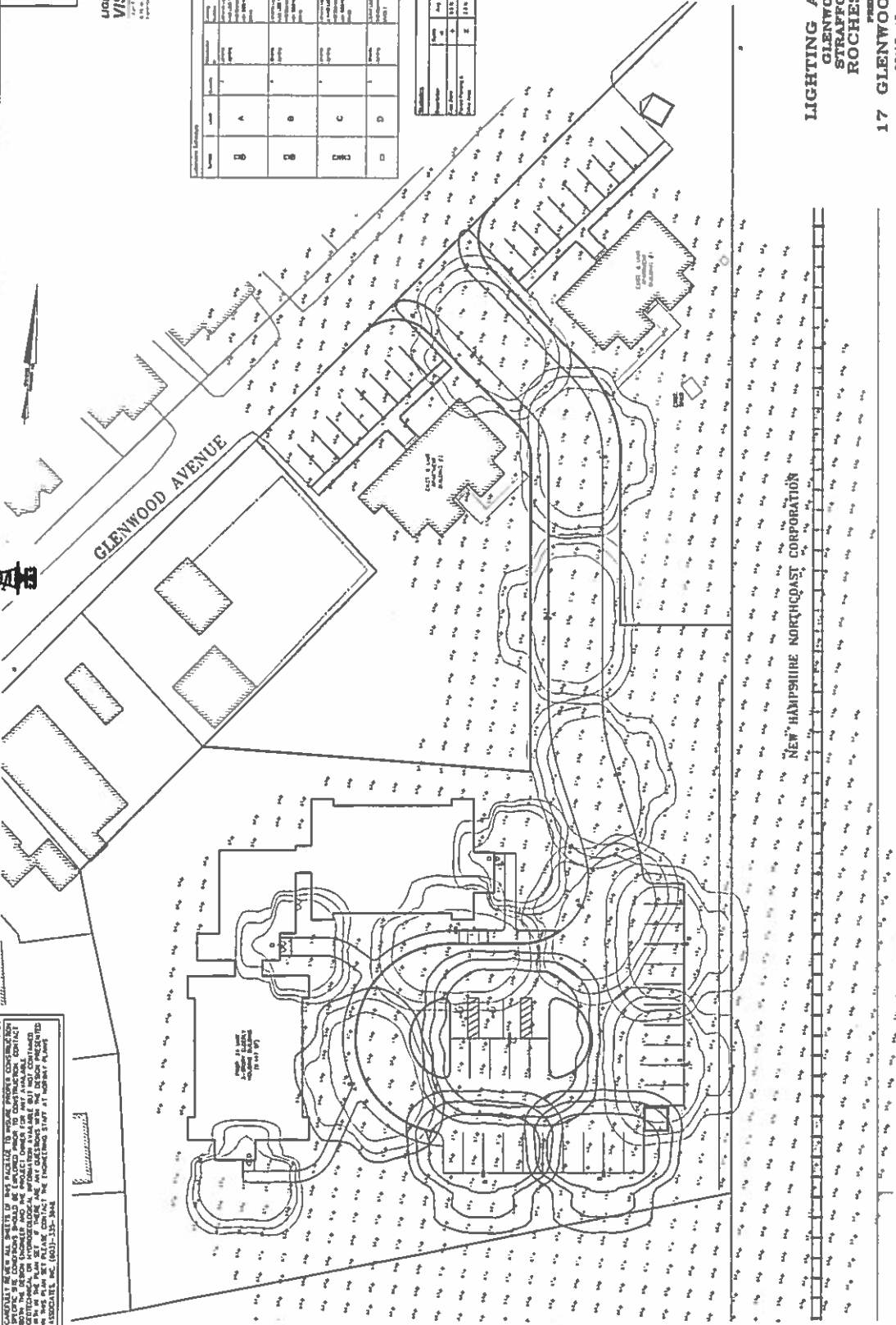
SCALE: AS SHOWN JUNE 2013
2 Continental Blvd., Rochester, N.H. 603-335-3848 C-10

LAND SURVEYORS - SEPTIC DESIGNERS

CIVIL ENGINEERS - TRANSPORTATION PLANNERS

TRANSPORTATION PLANNERS

CAREFULLY REVIEW ALL SHEETS OF THIS FACILITY TO ENSURE PROPER CONNECTION WITH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AMENDMENTS. ANY AMENDMENTS MUST BE MADE IN WRITING AND MUST BE SIGNED BY THE DESIGN ENGINEER AND THE PROJECT OWNER. ANY AMENDMENTS MUST BE MADE IN WRITING AND MUST BE SIGNED BY THE DESIGN ENGINEER AND THE PROJECT OWNER. ANY AMENDMENTS MUST BE MADE IN WRITING AND MUST BE SIGNED BY THE DESIGN ENGINEER AND THE PROJECT OWNER.



REVISION:
LIGHTING DESIGN BY:
VISIBLE LIGHT, INC.
1000 W. 10th St., Suite 100
Rochester, N.H. 05601
Tel: 603-251-1111
Fax: 603-251-1112
www.visiblelight.com

Item	Quantity	Unit	Description
1	1	EA	10' x 10' x 10' LED Flood Light
2	1	EA	10' x 10' x 10' LED Flood Light
3	1	EA	10' x 10' x 10' LED Flood Light
4	1	EA	10' x 10' x 10' LED Flood Light
5	1	EA	10' x 10' x 10' LED Flood Light
6	1	EA	10' x 10' x 10' LED Flood Light
7	1	EA	10' x 10' x 10' LED Flood Light
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LIGHTING ANALYSIS PLAN
GLENWOOD AVENUE
STRAFFORD COUNTY
ROCHESTER, N.H.
PREPARED FOR:
17 GLENWOOD AVENUE, LLC
SCALE: 1" = 20' JUNE 2013

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD
CERTIFIED BY: _____ DATE: _____

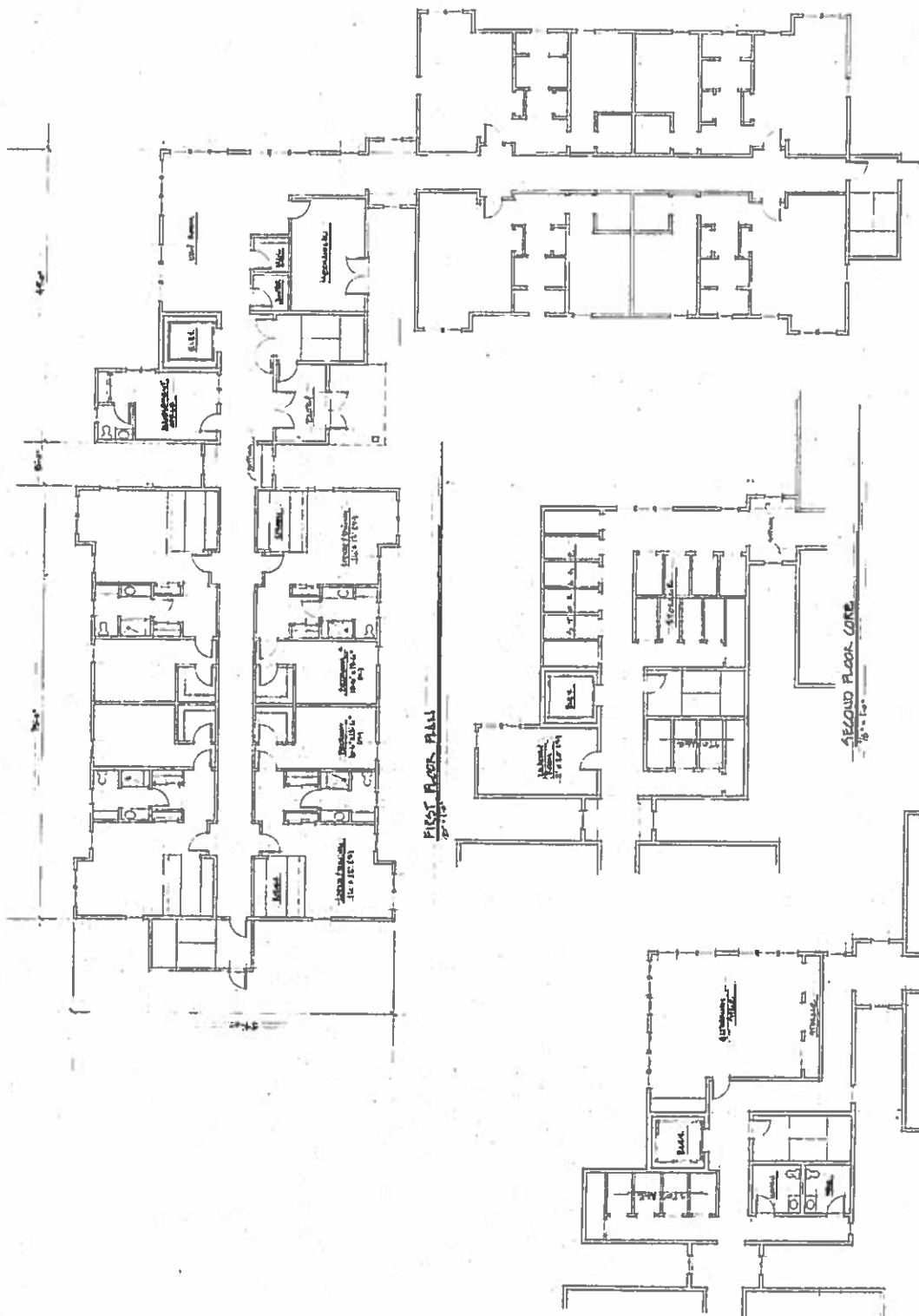
NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 131
PLAN NO. C-2663
DTC NO. 13005(SP-1)
F.B. NO. 506

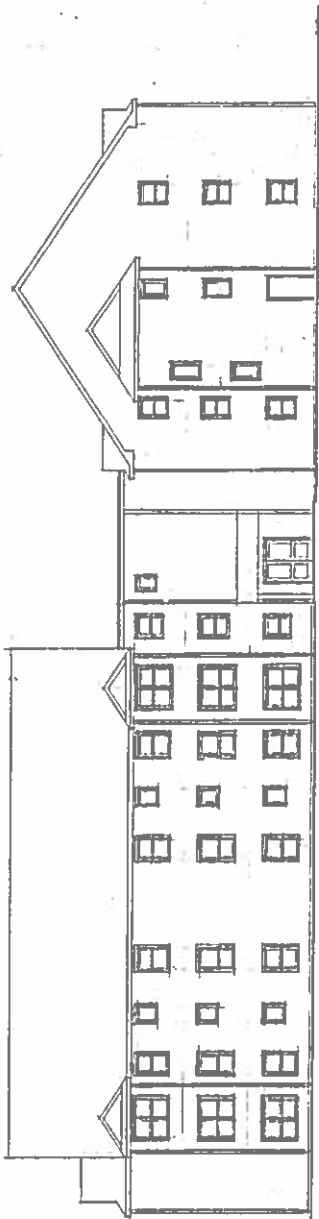
31 Messer Street, Littleton, N.H. 03051-2518

2 Colchester Blvd., Rochester, N.H. 05601-3316

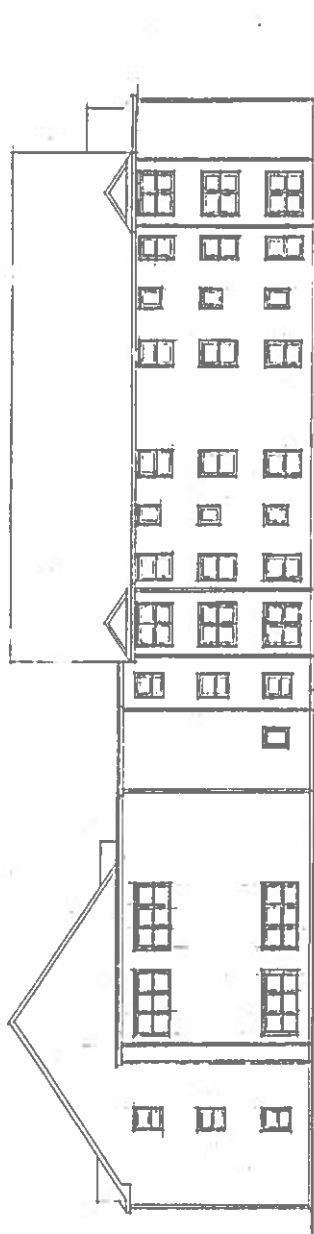
L-2



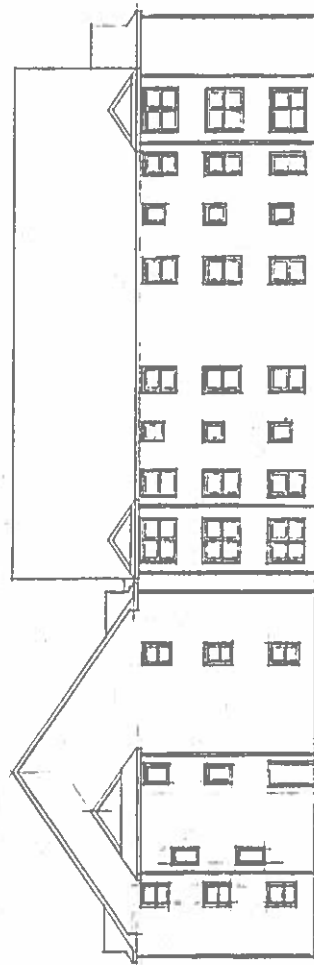
Project Name	Glenwood Manor
Location	1000 1st Ave. S.W. Seattle, WA
Scale	1/8" = 1'-0"
Sheet No.	101
Project No.	1000
Client	Mr. & Mrs. J. H. Smith
Architect	Shaw-Walker Architects
Engineer	Shaw-Walker Engineers
Interior Designer	Shaw-Walker Interiors
Structural Engineer	Shaw-Walker Structural
Electrical Engineer	Shaw-Walker Electrical
Mechanical Engineer	Shaw-Walker Mechanical
Plumbing Engineer	Shaw-Walker Plumbing
Fire Protection Engineer	Shaw-Walker Fire Protection
Acoustical Engineer	Shaw-Walker Acoustical
Environmental Engineer	Shaw-Walker Environmental
Transportation Engineer	Shaw-Walker Transportation
Water Resources Engineer	Shaw-Walker Water Resources
Energy Engineer	Shaw-Walker Energy
Health, Safety & Environment	Shaw-Walker HSE
Construction Management	Shaw-Walker Construction
Cost Estimation	Shaw-Walker Cost Estimation
Program Management	Shaw-Walker Program Management
Quality Management	Shaw-Walker Quality Management
Risk Management	Shaw-Walker Risk Management
Stakeholder Management	Shaw-Walker Stakeholder Management
Communication Management	Shaw-Walker Communication Management
Contract Management	Shaw-Walker Contract Management
Procurement Management	Shaw-Walker Procurement Management
Supply Chain Management	Shaw-Walker Supply Chain Management
Logistics Management	Shaw-Walker Logistics Management
Warehouse Management	Shaw-Walker Warehouse Management
Inventory Management	Shaw-Walker Inventory Management
Order Management	Shaw-Walker Order Management
Customer Relationship Management	Shaw-Walker CRM
Human Resources Management	Shaw-Walker HRM
Financial Management	Shaw-Walker Financial Management
Accounting Management	Shaw-Walker Accounting Management
Tax Management	Shaw-Walker Tax Management
Legal Management	Shaw-Walker Legal Management
Regulatory Management	Shaw-Walker Regulatory Management
Compliance Management	Shaw-Walker Compliance Management
Security Management	Shaw-Walker Security Management
Information Management	Shaw-Walker Information Management
Technology Management	Shaw-Walker Technology Management
IT Management	Shaw-Walker IT Management
Software Management	Shaw-Walker Software Management
Hardware Management	Shaw-Walker Hardware Management
Network Management	Shaw-Walker Network Management
Cloud Management	Shaw-Walker Cloud Management
Mobile Management	Shaw-Walker Mobile Management
IoT Management	Shaw-Walker IoT Management
Big Data Management	Shaw-Walker Big Data Management
Analytics Management	Shaw-Walker Analytics Management
Business Intelligence Management	Shaw-Walker BI Management
Marketing Management	Shaw-Walker Marketing Management
Sales Management	Shaw-Walker Sales Management
Customer Service Management	Shaw-Walker Customer Service Management
Product Management	Shaw-Walker Product Management
Project Management	Shaw-Walker Project Management
Portfolio Management	Shaw-Walker Portfolio Management
Investment Management	Shaw-Walker Investment Management
Asset Management	Shaw-Walker Asset Management
Liability Management	Shaw-Walker Liability Management
Insurance Management	Shaw-Walker Insurance Management
Risk Management	Shaw-Walker Risk Management
Reputation Management	Shaw-Walker Reputation Management
Brand Management	Shaw-Walker Brand Management
Marketing Communications Management	Shaw-Walker MCM
Public Relations Management	Shaw-Walker PR Management
Media Management	Shaw-Walker Media Management
Advertising Management	Shaw-Walker Advertising Management
Promotions Management	Shaw-Walker Promotions Management
Sponsorship Management	Shaw-Walker Sponsorship Management
Partnership Management	Shaw-Walker Partnership Management
Joint Venture Management	Shaw-Walker JV Management
Acquisition Management	Shaw-Walker Acquisition Management
Mergers & Acquisitions Management	Shaw-Walker M&A Management
Divestiture Management	Shaw-Walker Divestiture Management
Spin-off Management	Shaw-Walker Spin-off Management
Reorganization Management	Shaw-Walker Reorganization Management
Restructuring Management	Shaw-Walker Restructuring Management
Bankruptcy Management	Shaw-Walker Bankruptcy Management
Liquidation Management	Shaw-Walker Liquidation Management
Insolvency Management	Shaw-Walker Insolvency Management
Debt Management	Shaw-Walker Debt Management
Equity Management	Shaw-Walker Equity Management
Capital Management	Shaw-Walker Capital Management
Financing Management	Shaw-Walker Financing Management
Raising Capital Management	Shaw-Walker Raising Capital Management
Investment Management	Shaw-Walker Investment Management
Exit Management	Shaw-Walker Exit Management
Acquisition Management	Shaw-Walker Acquisition Management
Divestiture Management	Shaw-Walker Divestiture Management
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Investment Management	Shaw-Walker Investment Management
Exit Management	Shaw-Walker Exit Management



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

PROJECT: Glenwood Manor LOCATION: Glenwood Manor, N.H. DATE: 1/15/00 DRAWN BY: [Signature] CHECKED BY: [Signature] PROJECT NO.: 00-000	
SCALE: 1/8" = 1'-0" ELEVATION: [Blank]	
ARCHITECT: [Signature] ARCHITECTS	