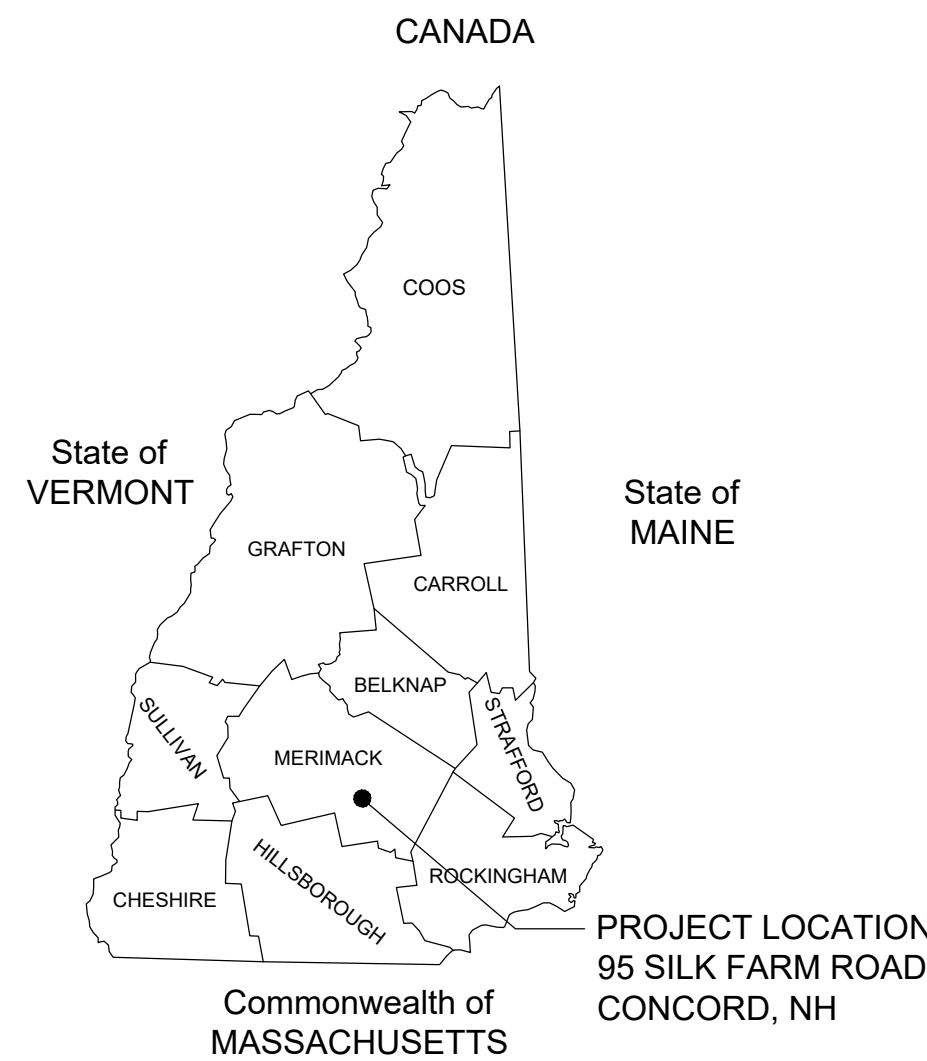
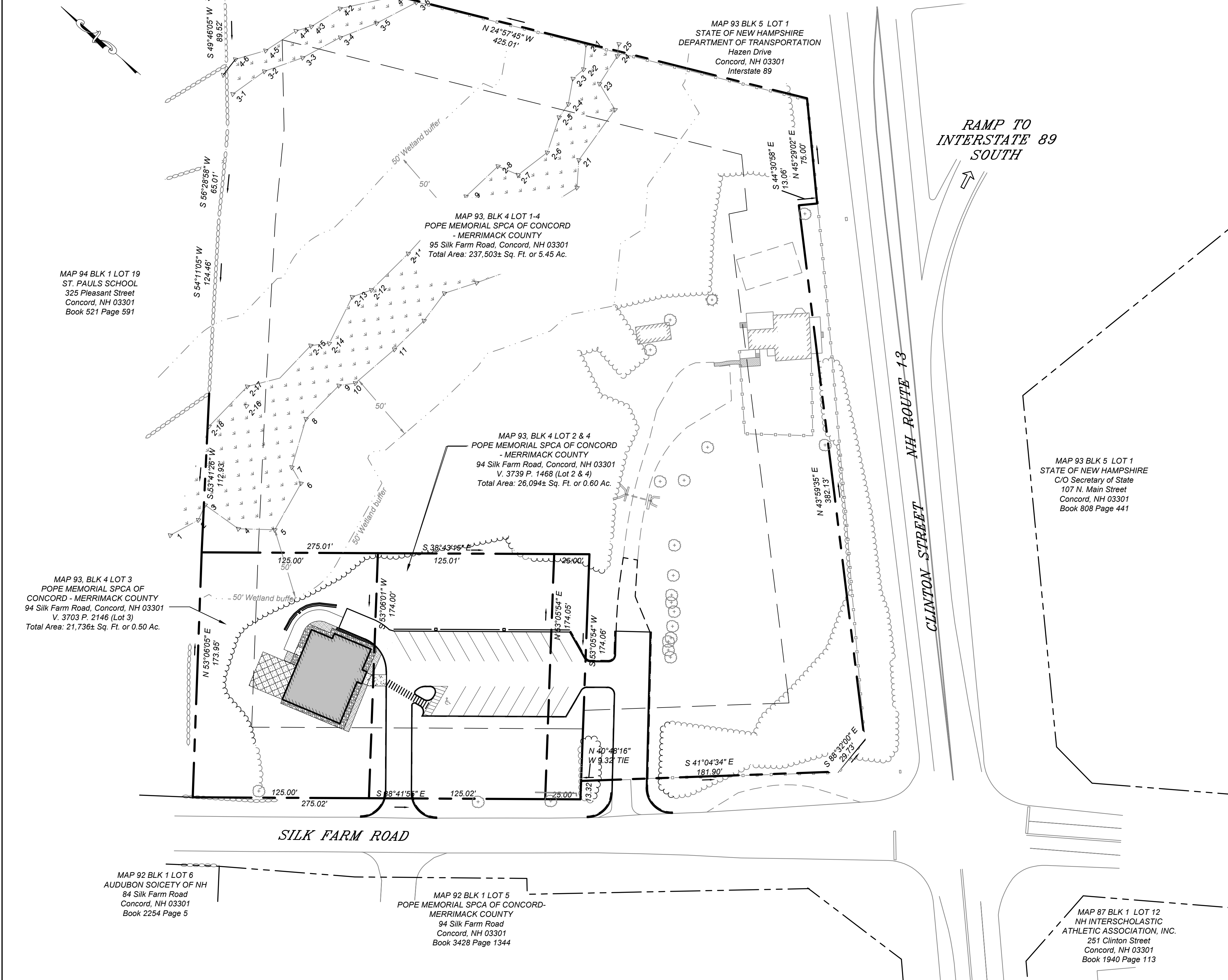


POPE MEMORIAL SPCA OF CONCORD

95 SILK FARM ROAD, CONCORD, NH



LOCATION MAP

Wilcox & Barton INC.
CIVIL • ENVIRONMENTAL • GEOTECHNICAL

2 CAPITAL PLAZA, SUITE 305
CONCORD, NH 03301
603-369-4190
www.wilcoxandbarton.com

ARCHITECT
C.N. CARLEY ASSOCIATES
4 VERNON STREET
CONCORD, NH 03301

LAND SURVEYOR
J.E. BELANGER LAND SURVEYING PLLC
61 OLD HOPKINTON ROAD
DUNBARTON, NH 03046

LANDSCAPE ARCHITECT
TERRAIN PLANNING & DESIGN, LLC
311 KAST HILL ROAD
HOPKINTON, NH 03229

LIGHTING DESIGN
VISIBLE LIGHT, INC.
24 STICKNEY TERRACE, SUITE 6
HAMPTON, NH 03824

REVISION HISTORY
1. REVISED IN RESPONSE TO CITY COMMENTS (2021-09-03, RSR)
2. REVISED PLANS (2021-12-15)

ISSUED FOR PERMITTING

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OWNER
POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY

**94 SILK FARM ROAD
CONCORD, NH 03301**

SITE
POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY

**95 SILK FARM RD.
CONCORD, NH 03301
MAP 93 BLK 4 LOTS 1-4**

DRAWING TITLE COVER SHEET

SCALE	N.T.S.	DATE	07/21/2021
DRAFTED BY	GAG	CHECKED BY	ERL
PROJECT MGR	ERL	PROJECT NO.	SPCA0002



C0.1

01 OF 11

SHEET INDEX				
SHEET	NUMBER	TITLE	DATE ISSUED	LATEST REVISION
1	C0.1	COVER SHEET	07/21/2021	12/15/2021
2	C0.2	NOTES & LEGEND	07/21/2021	12/15/2021
3	S1.1	EXISTING CONDITIONS PLAN	06/24/2021	11/16/2021
4	C1.1	DEMOLITION PLAN	07/21/2021	12/15/2021
5	C1.2	SITE PLAN	07/21/2021	12/15/2021
6	C1.3	GRADING & DRAINAGE PLAN	07/21/2021	12/15/2021
7	C5.1	CONSTRUCTION DETAILS	07/21/2021	12/15/2021
8	C5.2	CONSTRUCTION DETAILS	07/21/2021	12/15/2021
9	C5.3	EROSION CONTROL DETAILS	07/21/2021	12/15/2021
10	L1.1	LANDSCAPING PLAN	07/13/2021	12/15/2021
11	L1.2	SITE LIGHTING PLAN	07/19/2021	12/15/2021

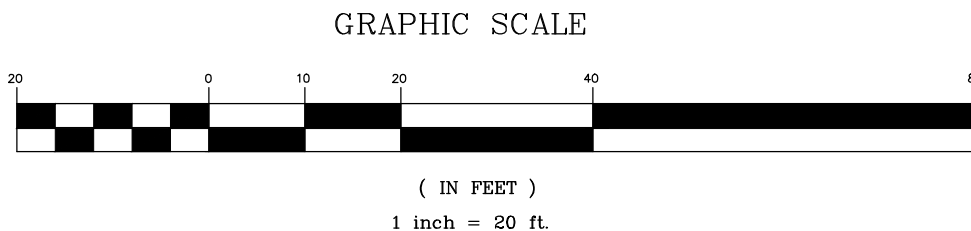
PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO MERGE THREE PROPERTIES INTO A SINGLE PARCEL AND CONSTRUCT A 2,515 SF BUILDING ADDITION WITH ASSOCIATED PARKING, DRIVEWAY, AND STORMWATER MANAGEMENT PRACTICES.

THE FINAL ADDRESS OF THE PROPERTY AFTER THE VOLUNTARY MERGER AND SITE IMPROVEMENTS WILL BE 95 SILK FARM ROAD.

ABUTTERS LIST

- 01 MAP 93 BLK 5 LOT 1: STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION; HAZEN DRIVE, CONCORD, NH 03301
02 MAP 93 BLK 5 LOT 1, BK 808 PG 441: STATE OF NEW HAMPSHIRE, C/O SECRETARY OF STATE; 107 N. MAIN STREET, CONCORD, NH 03301
03 MAP 94 BLK 1 LOT 19, BK 521 PG 591: ST. PAULS SCHOOL; 325 PLEASANT STREET, CONCORD, NH 03301
04 MAP 92 BLK 1 LOT 6, BK 2254 PG 5: AUDUBON SOCIETY OF NH; 84 SILK FARM ROAD CONCORD, NH 03301
05 MAP 92 BLK 1 LOT 5, BK 3428 PG 1344: POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY; 94 SILK FARM ROAD, CONCORD, NH 03301
06 MAP 87 BLK 1 LOT 12, BK 1940 PG 113: NH INTERSCHOLASTIC ATHLETIC ASSOCIATION, INC.; 251 CLINTON ROAD, CONCORD, NH 03301



APPROVED	
UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36	
CITY PLANNING BOARD	
CITY OF CONCORD, NEW HAMPSHIRE	
in accordance with vote of the board dated:	
Approval of this plan is limited to the date as shown	
Chair	Clerk

RESERVED FOR REGISTRY USE

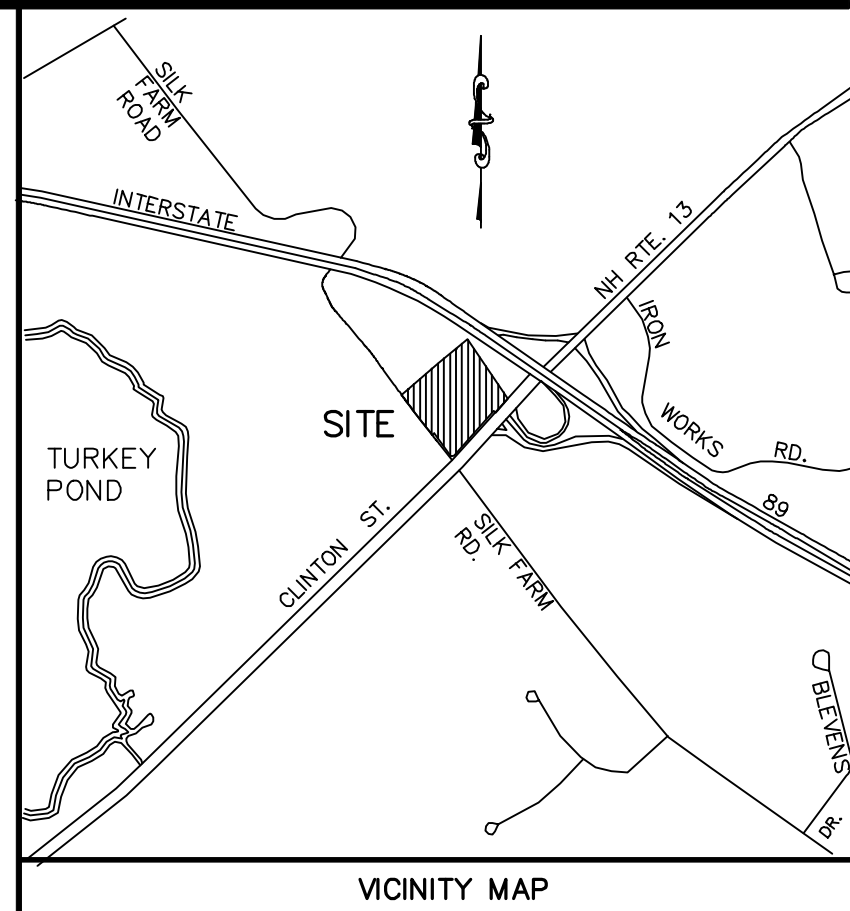
MAP 92 BLK 1 LOT 6
AUDUBON SOCIETY OF NH
84 SILK FARM ROAD
CONCORD, NH 03301
BOOK 2254 PAGE 5

MAP 92 BLK 1 LOT 5
POPE MEMORIAL SPCA OF CONCORD
94 SILK FARM ROAD
CONCORD, NH 03301
BOOK 3428 PAGE 1344

WETLAND CERTIFICATION:
JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256, OF KEACH-NORDSTROM ASSOCIATES, INC., 10 COMMERCE PARK NORTH, SUITE 3, BEDFORD, NH 03110, PERFORMED THE WETLAND MAPPING IN NOVEMBER, 2021 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL NORTH CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

LEGEND

- CONCRETE/GRANITE BOUND
- IRON PIPE/PIN
- DRILL HOLE
- RE-BAR/STEEL PIN
- TEST PIT
- WELL
- UTILITY POLE
- MAIL BOX
- LOT LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 510' CONTOUR
- STONEWALL
- DRAIN INLET
- TREE LINE
- WETLANDS



PLAN REFERENCES:

- NEW HAMPSHIRE RIGHT OF WAY PLANS FOR FEDERAL PROJECT I-IR-89-1 (151)2, STATE PROJECT NO. P-4332, INTERSTATE ROUTE 89, EXIT 2 AND BEING RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #10784.
- SUBDIVISION PLAT PREPARED FOR AUDUBON SOCIETY OF NEW HAMPSHIRE, 3 SILK FARM ROAD, CONCORD, NH, MAP 92 BLOCK 1 LOT 6, DATED 02/25/2008, SCALE: 1" = 50', PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, LLC AND BEING RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #19040.

NOTES:

- SURVEY WAS PERFORMED BY THIS OFFICE ON JUNE 1, 2021 AND NOVEMBER, 2021 AND HAS AN ERROR OF CLOSURE GREATER THAN 1:10,000.
- HORIZONTAL DATUM IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM NAD 83 BASED ON GPS OBSERVATIONS AND OPUS SOLUTIONS.
- VERTICAL DATUM IS BASED ON NAVD 88.
- OWNERS OF RECORD:
MAP 93 BLOCK 4 LOTS 1, 2, 3, & 4
POPE MEMORIAL SPCA OF CONCORD-MERRIMACK COUNTY
94 SILK FARM ROAD
CONCORD, NH 03301
BOOK 3703 PAGE 2146 (LOT 3)
BOOK 3739 PAGE 1468 (LOT 2 & 4)
BOOK 3764 PAGE 2194 (LOT 1)
- THE SUBJECT PREMISES ARE LOCATED IN A RO-OPEN SPACE RESIDENTIAL DISTRICT AND ARE SUBJECT TO THE FOLLOWING ZONING REQUIREMENTS:

RO-OPEN SPACE RESIDENTIAL DISTRICT:
MINIMUM LOT SIZE: 2 ACRES (TOTAL AREA)
MINIMUM LOT FRONTAGE: 200 FEET
MINIMUM LOT FRONTAGE: 200 FEET
MINIMUM YARD REQUIREMENTS: FRONT 50', REAR 50', AND SIDE 40'
MINIMUM LOT COVERAGE: 10%
MINIMUM BUILDING HEIGHT: 35'
- THE SUBJECT PREMISES ARE NOT WITHIN A FLOOD HAZARD ZONE.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR MAP 93 BLOCK 4 LOTS 1, 2, 3, & 4.

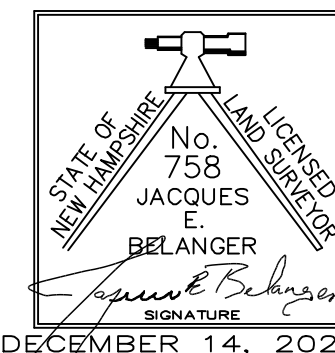
CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.
12/14/21
DATE
J. E. Belanger
LICENSED LAND SURVEYOR

I HEREBY CERTIFY THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY & HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES IN & BORDERING THE SUBJECT PROPERTY.
12/14/21
DATE
J. E. Belanger
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE & THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED & THAT NO NEW WAYS ARE SHOWN.
12/14/21
DATE
J. E. Belanger
LICENSED LAND SURVEYOR

I CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF CITY OF CONCORD IN ACCORDANCE WITH RSA 676:18 (IV).
DATE
J. E. Belanger
LICENSED LAND SURVEYOR



DECEMBER 14, 2021

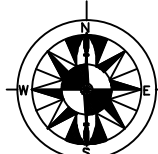
EXISTING CONDITIONS PLAN
TAX MAP 93 BLOCK 4 LOTS 1, 2, 3, & 4
94 SILK FARM ROAD
AND 240 CLINTON STREET
CONCORD, NH
MERRIMACK COUNTY

OWNERS OF RECORD:
POPE MEMORIAL SPCA OF
CONCORD-MERRIMACK COUNTY

94 SILK FARM ROAD
CONCORD, NH 03301
MERRIMACK COUNTY

J.E. BELANGER LAND SURVEYING PLLC
LICENSED LAND SURVEYOR
61 OLD HOPKINTON ROAD, DUNBARTON, NH 03046

- * BOUNDARY SURVEYS
- * SUBDIVISIONS
- * LAND PLANNING
- * SEPTIC DESIGN



TEL (603) 774-3601

PLAN DATE: NOVEMBER 16, 2021
SCALE: 1" = 40'
PROJECT NO.: 212226
SHEET 1 OF 1

GRAPHIC SCALE

0 40 80 120

NO.	REVISION	DATE

ISSUED FOR
PERMITTING

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OWNER
POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY
94 SILK FARM ROAD
CONCORD, NH 03301

SITE
POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY

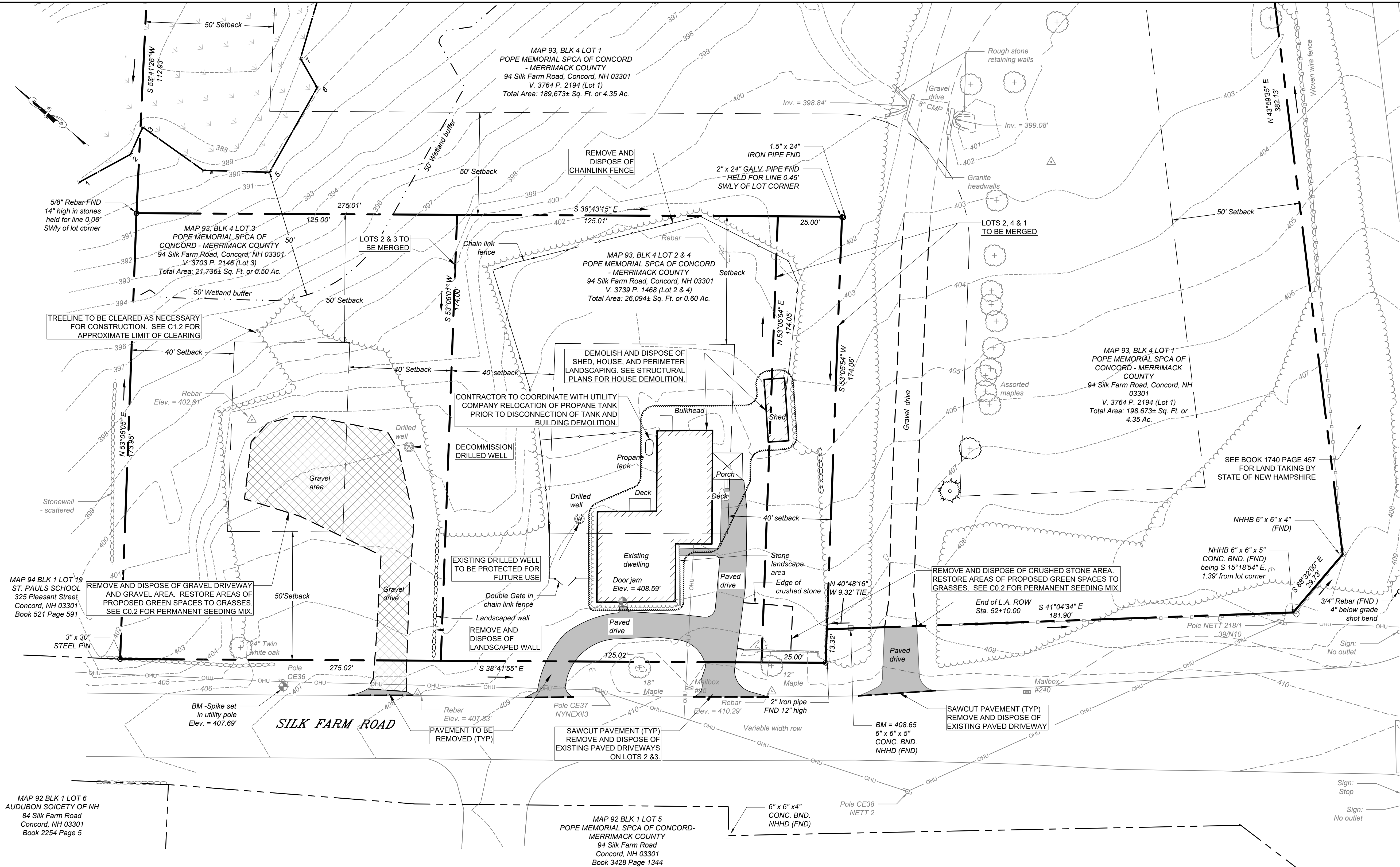
95 SILK FARM RD.
CONCORD, NH 03301
MAP 93 BLK 4 LOTS 1-4

DRAWING TITLE
DEMOLITION PLAN

SCALE 1" = 20'	DATE 07/21/2021
DRAFTED BY GAG	CHECKED BY ERL
PROJECT MGR ERL	PROJECT NO. SPCA0002

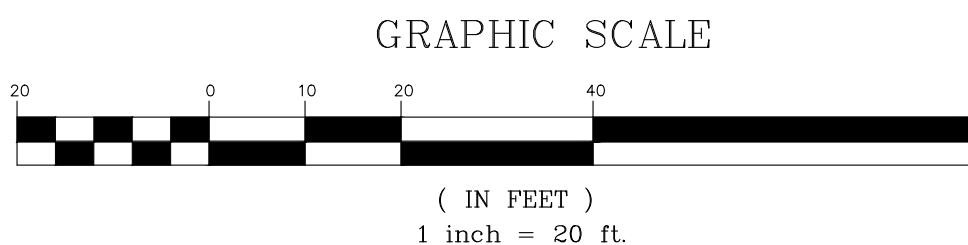
STATE OF NEW HAMPSHIRE
ERIN R. LAMBERT
No. 11057
LICENSED PROFESSIONAL ENGINEER
ENGINEER: ERIN R. LAMBERT
[STATE] P.E. #XXXXXX

SHEET NO.
C1.1
04 OF 11



PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAN," DATED NOVEMBER 16, 2021, BY J.E. BELANGER LAND SURVEYOR, PLLC.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES.



ISSUED FOR

PERMITTING

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OWNER

POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY

94 SILK FARM ROAD
CONCORD, NH 03301

SITE

POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY

95 SILK FARM RD.
CONCORD, NH 03301
MAP 93 BLK 4 LOTS 1-4

DRAWING TITLE

SITE PLAN

SCALE	DATE
1" = 20'	07/21/2021
DRAFTED BY	CHECKED BY
GAG	ERL
PROJECT MGR	PROJECT NO.
ERL	SPCA0002



C1.2

05 OF 11

ZONING NOTES:

MAP / BLOCK / LOT(S): 93 / 4 / 1, 2, 3, & 4
PROPERTY ADDRESS: 95 SILK FARM ROAD
OWNER: POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY
DEED REGISTRATION: 3764 BK. / 2194 PG.
3703 BK. / 2146 PG. &
3739 BK. / 1468 PG.
ZONE: RO - OPEN SPACE RESIDENTIAL DISTRICT
FACILITY USE: COMMERCIAL KENNEL^[1]
LOT SIZES: *LOTS TO BE MERGED INTO ONE PARCEL

LOT #	REQUIRED	EXISTING	*PROPOSED
#1	MIN. 87,120 SF (2.0 AC)	189,673 SF (4.4 AC)	237,503 SF (5.5 AC)
#2	87,120 SF (2.0 AC)	21,743 SF (0.5 AC)	
#3	87,120 SF (2.0 AC)	21,736 SF (0.5 AC)	
#4	87,120 SF (2.0 AC)	4,351 SF (0.1 AC)	

FRONTAGE:	#1	#2	#3	#4
MIN.	200 LF	200 LF	200 LF	200 LF
	220.95 LF	125.02 LF	125.00 LF	25.00 LF
	495.97 LF			

BUILDING SETBACKS OF MERGED LOT:	FRONT	SIDE	REAR
MIN.	50 LF	40 LF	50 LF
	23.1 LF	21.0 LF	83.5 LF
	52.9 LF	60.9 LF	449.8 LF

BUILDING HEIGHT:	MAX.	N/A	23 FT
	35 FT		

IMPERVIOUS COVERAGE CALCULATIONS:

LOT #	REQUIRED	EXISTING	PROPOSED
#1-4	MAX. 24,650 SF (10.0%)	13,582 SF (5.5%)	21,047 SF (8.9%)

IMPERVIOUS AREAS:	EXISTING	PROPOSED
GRAVEL DRIVEWAYS	7,831 SF	3,632 SF

PAVEMENT AND SIDEWALKS	EXISTING	PROPOSED
	1,594 SF	13,122 SF

BUILDING AREA	EXISTING	PROPOSED
	4,157 SF	4,293 SF

TOTAL	EXISTING	PROPOSED
	13,582 SF	21,047 SF

PARKING CALCULATIONS:

COMMERCIAL KENNEL = 1 SPACE / 500 GFA
2,515 GFA / 500 GFA = 5 SPACES

REQUIRED	EXISTING	PROPOSED
MIN. 5 SPACES	2 SPACES	21 SPACES
ADA SPACES		
MIN. 1 SPACE (1 VAN SPACE)	0 SPACES (0 VAN SPACES)	1 SPACE (1 VAN SPACE)

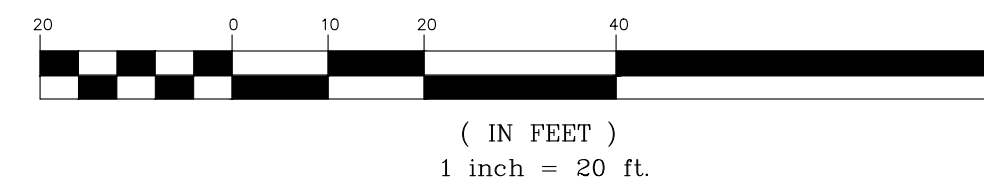
[1] APPLICANT WAS GRANTED SPECIAL EXCEPTION FROM ARTICLE 28-2-4(i), TABLE OF PRINCIPAL USES, FOR A "KENNEL" USE AND IN COMPLIANCE WITH SUPPLEMENTAL STANDARDS, ARTICLE 28-5-29, COMMERCIAL KENNELS AND VETERINARY HOSPITALS ON MAY 5, 2021 BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT.

[2] APPLICANT WAS GRANTED VARIANCE TO ARTICLE 28-4-1(h), TABLE OF DIMENSIONAL REGULATIONS, TO PERMIT A TOTAL LOT COVERAGE OF UP TO 26% WHERE A 10% MAXIMUM LOT COVERAGE IS PERMITTED ON MAY 5, 2021 BY THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT.

PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAN," DATED NOVEMBER 16, 2021, BY J.E. BELANGER LAND SURVEYOR, PLLC.
- BUILDING FOOTPRINT REPRESENTS A FLOOR PLAN DATED OCTOBER 14, 2021, PROVIDED TO WILCOX & BARTON, INC. BY C.N. CARLEY ASSOCIATES. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR FOUNDATION AND BUILDING DIMENSIONS.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES

GRAPHIC SCALE



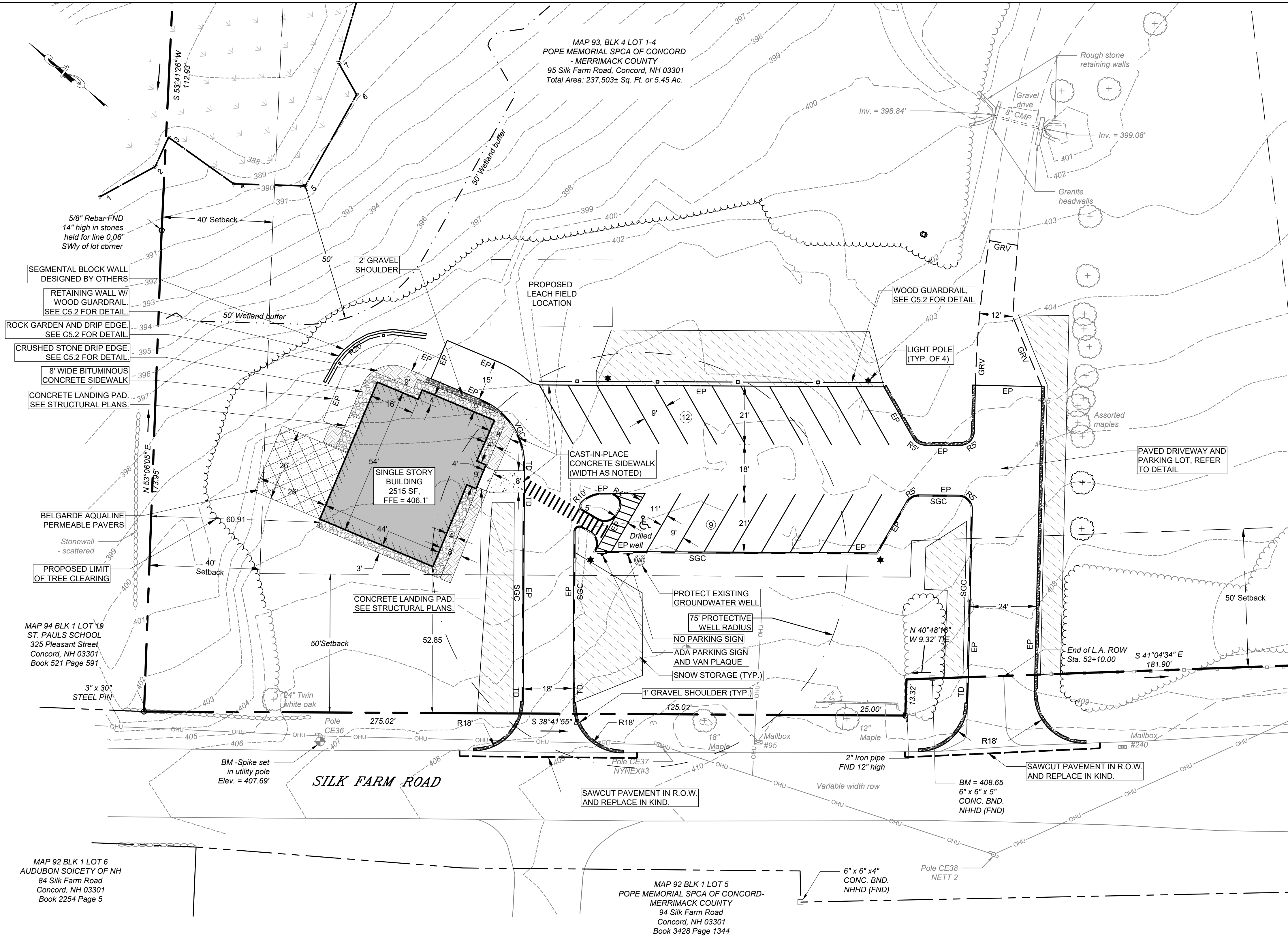
APPROVED

UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
in accordance with vote of the board dated:

Approval of this plan is limited to the date as shown

Chair

Clerk



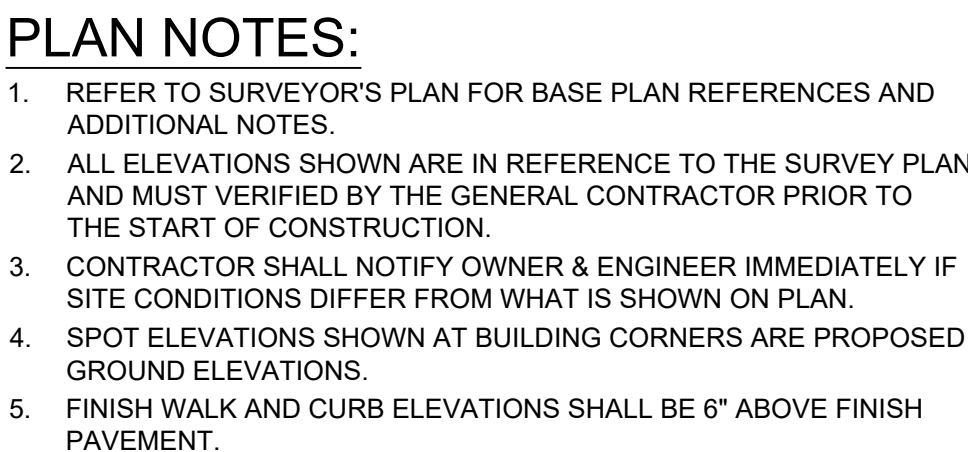
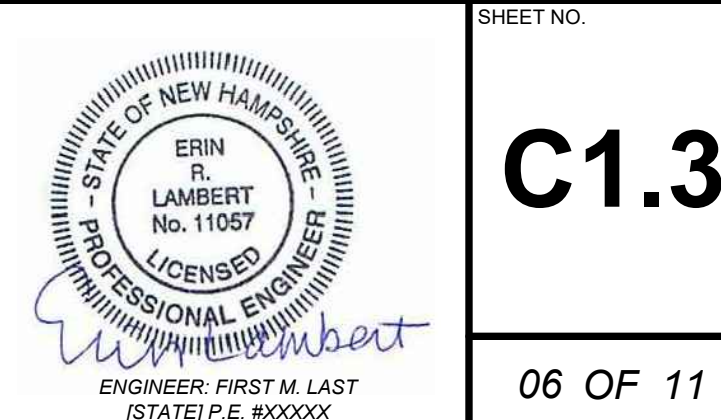


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OWNER _____

**95 SILK FARM RD.
CONCORD, NH 03301
MAP 93 BLK 4 LOTS 1-4**

SCALE 1" = 20'		DATE 07/21/2021	
DRAFTED BY GAG	CHECKED BY ERL	PROJECT MGR ERL	PROJECT NO. SPCA000

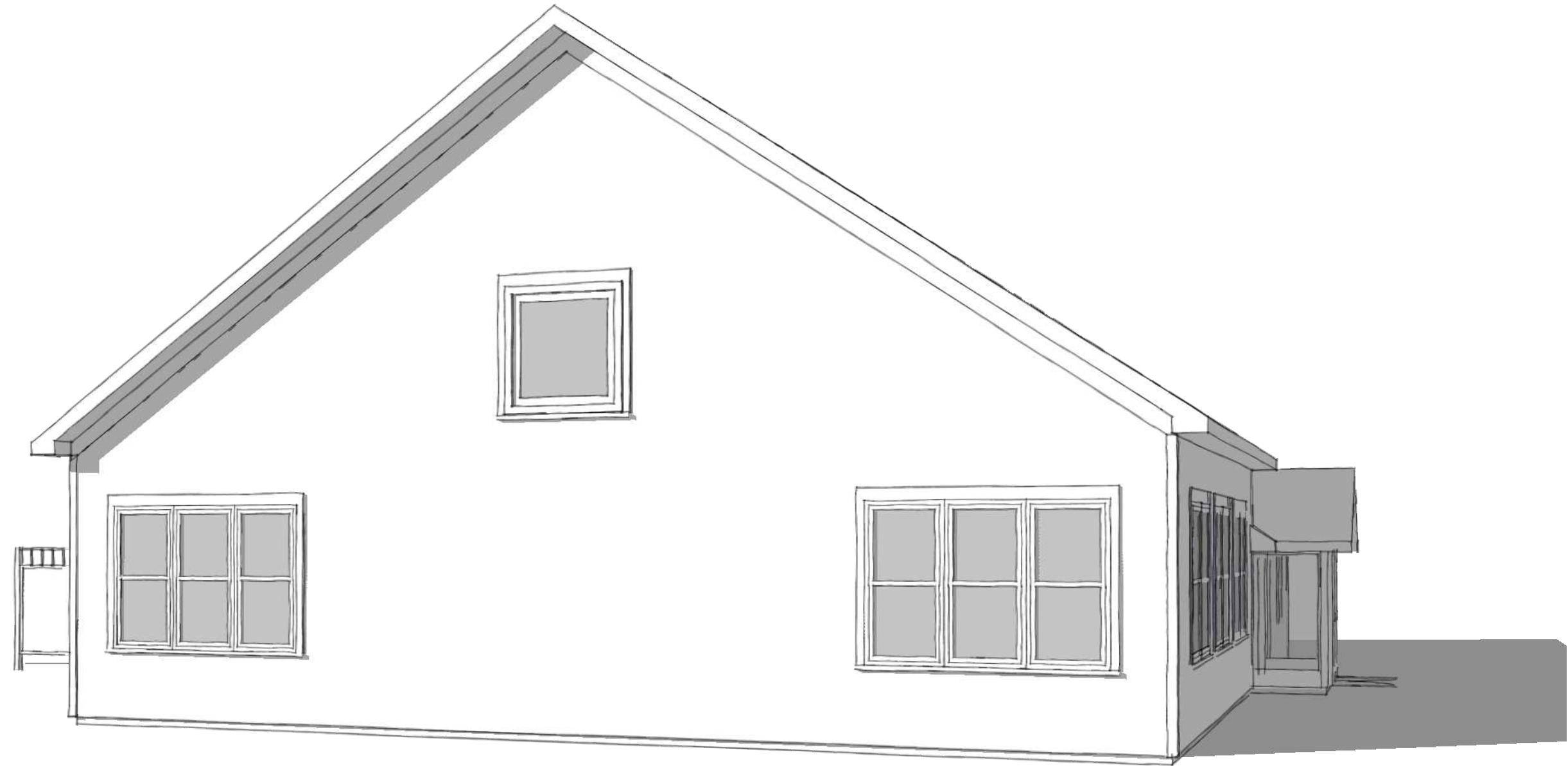


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



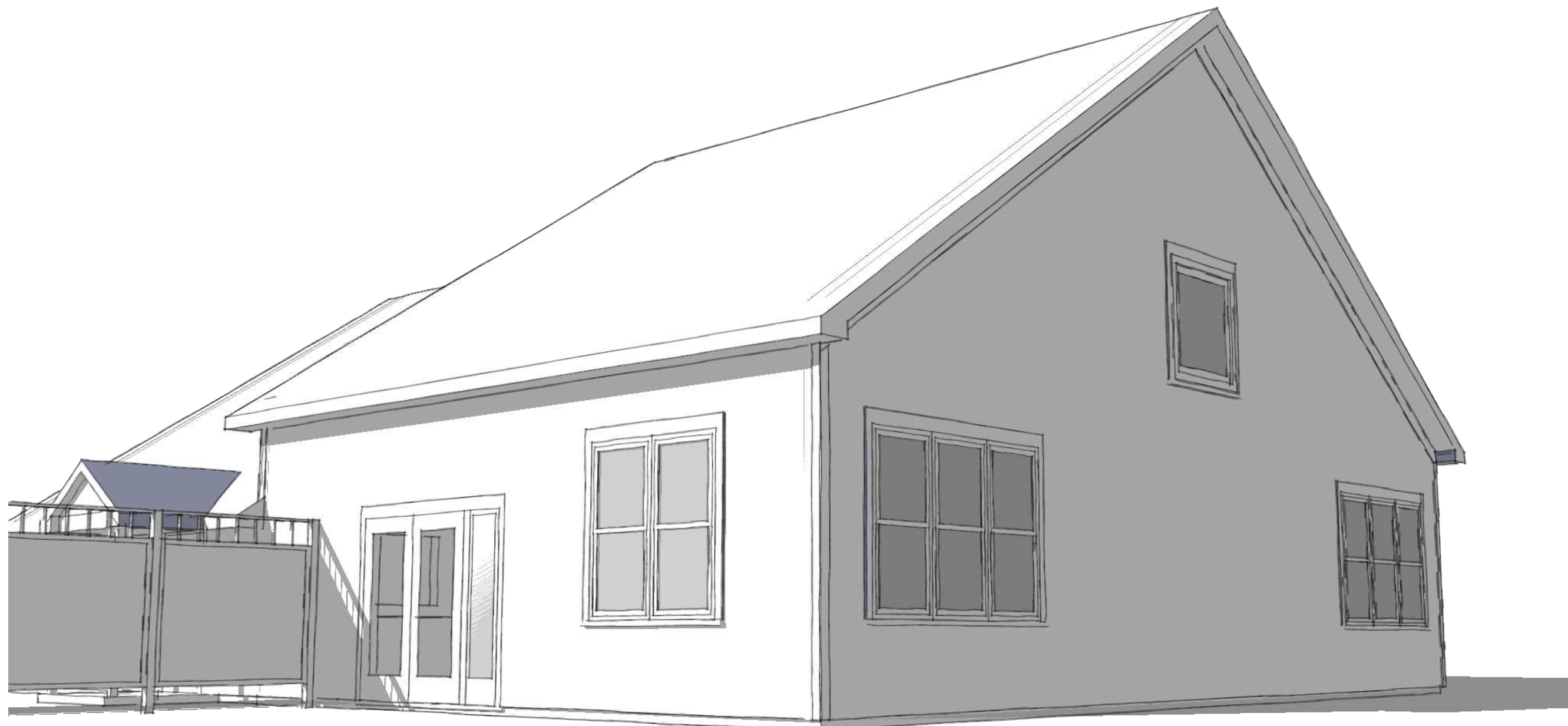
1 SE View
P100821.2



2 SW View
P100821.2



3 NE View
P100821.2



4 NW View
P100821.2

December 1, 2021

NOT FOR CONSTRUCTION

REVISIONS:

CN CARLEY ASSOCIATES
Architects & Planners
72 North Main Street, Concord, NH 03301
603-228-3815 • (fax)-228-5256 • (e-mail) design@cn-carley.com

PROJECT:
Pope Memorial SPCA House Conversion
95 Silk Farm Road, Concord, NH 03301

SHEET TITLE:
Perspective Views

copyright 2021 cn carley associates

PROJECT NUMBER: 2118

SCALE: As Shown
DRAWN BY:
DATE: DRAWING ISSUE PROVISIONAL-SEE DATE ABOVE

P100821.2

December 1, 2021

NOT FOR CONSTRUCTION

REVISIONS:

CN CARLEY

ASSOCIATES

Architects & Planners

72 North Main Street, Concord, NH 03301
603-228-3515 • (fax)-228-5256 • (e-mail) design@cn-carley.com

PROJECT:

Pope Memorial
SPCA House
Conversion
95 Silk Farm Road, Concord, NH
03301

SHEET TITLE:

Elevations

copyright 2021 cn carley associates

PROJECT NUMBER: 2118

SCALE: As Shown

DRAWN BY:

DATE: DRAWING ISSUE PROVISIONAL-SEE DATE ABOVE

P100821.3

