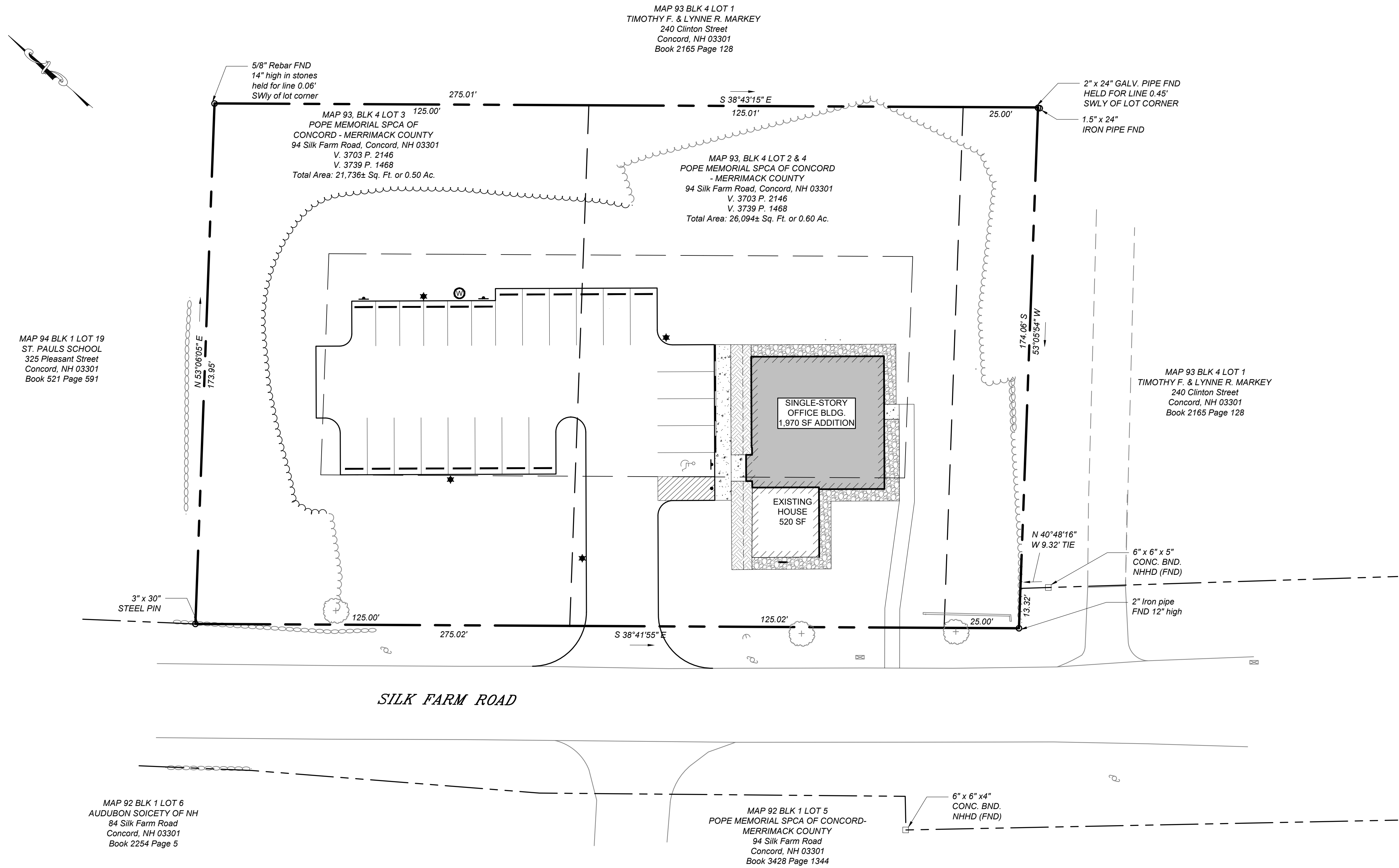


# POPE MEMORIAL SPCA OF CONCORD

95 SILK FARM ROAD, CONCORD, NH



## PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO MERGE THREE PROPERTIES INTO A SINGLE PARCEL AND CONSTRUCT A 1,970 SF BUILDING ADDITION WITH ASSOCIATED PARKING, DRIVEWAY, AND STORMWATER MANAGEMENT PRACTICES.

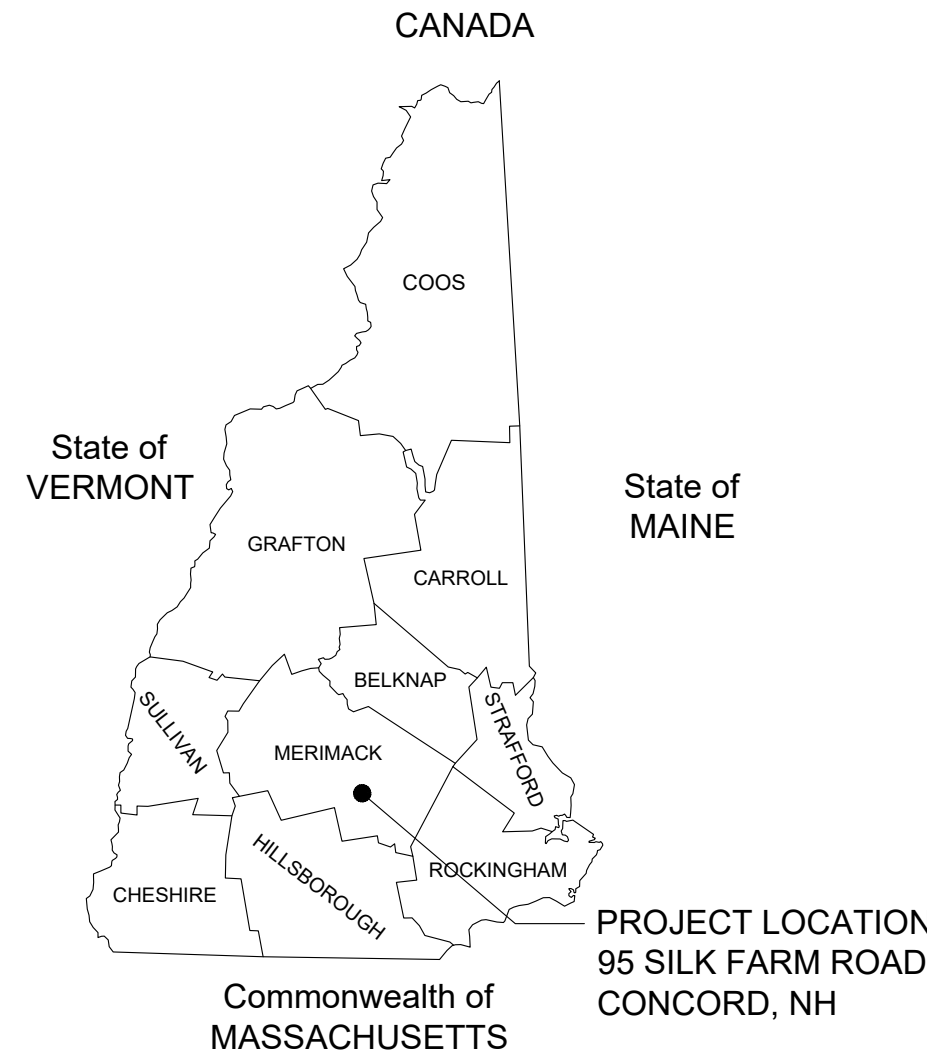
THE FINAL ADDRESS OF THE PROPERTY AFTER THE VOLUNTARY MERGER AND SITE IMPROVEMENTS WILL BE 95 SILK FARM ROAD.

## ABUTTERS LIST

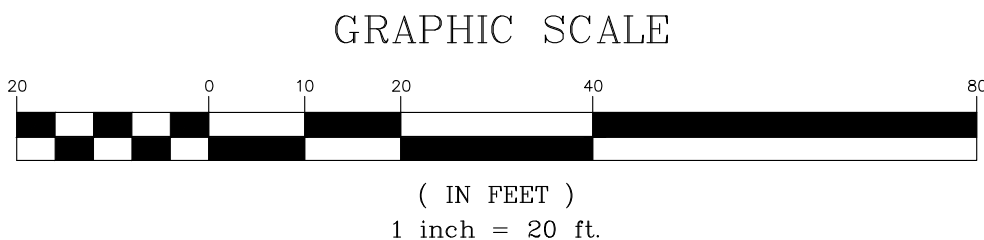
- 01 MAP 93 BLK 4 LOT 1: TIMOTHY F. & LYNNE R. MARKEY; 240 CLINTON STREET, CONCORD, NH 03301  
02 MAP 93 BLK 4 LOT 19: ST. PAULS SCHOOL; 325 PLEASANT STREET, CONCORD, NH 03301  
03 MAP 92 BLK 1 LOT 6: AUDUBON SOCIETY OF NH; 84 SILK FARM ROAD CONCORD, NH 03301  
04 MAP 92 BLK 1 LOT 5: POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY; 94 SILK FARM ROAD, CONCORD, NH 03301

## SHEET INDEX

SHEET	NUMBER	TITLE	DATE ISSUED	LATEST REVISION
1	C0.1	COVER SHEET	07/21/2021	09/03/2021
2	C0.2	NOTES & LEGEND	07/21/2021	09/03/2021
3	S1.1	EXISTING CONDITIONS PLAN	06/24/2021	--/--/--
4	C1.1	DEMOLITION PLAN	07/21/2021	--/--/--
5	C1.2	SITE PLAN	07/21/2021	09/03/2021
6	C1.3	GRADING & DRAINAGE PLAN	07/21/2021	09/03/2021
7	C5.1	CONSTRUCTION DETAILS	07/21/2021	09/03/2021
8	C5.2	CONSTRUCTION DETAILS	07/21/2021	--/--/--
9	C5.3	EROSION CONTROL DETAILS	07/21/2021	--/--/--
10	L1.1	LANDSCAPING PLAN	07/13/2021	--/--/--
11	L1.2	SITE LIGHTING PLAN	07/19/2021	--/--/--



LOCATION MAP



<b>APPROVED</b>	
UNDER THE PROVISIONS OF R.S.A. 674.35 & R.S.A. 674.36	
<b>CITY PLANNING BOARD</b>	
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

**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)

ISSUED FOR  
**PERMITTING**

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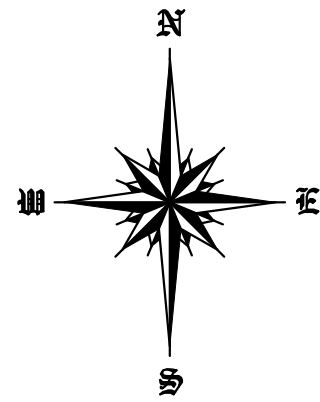
OWNER  
**POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY**  
  
**94 SILK FARM ROAD CONCORD, NH 03301**

SITE  
**POPE MEMORIAL SPCA OF CONCORD - MERRIMACK COUNTY**  
  
**95 SILK FARM RD. CONCORD, NH 03301**  
**MAP 93 BLK 4 LOTS 2-4**

DRAWING TITLE  
**COVER SHEET**

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

	<b>C0.1</b>



RESERVED FOR REGISTRY USE

MAP 94 BLK 1 LOT 19  
ST. PAULS SCHOOL  
325 PLEASANT STREET  
CONCORD, NH 03301  
BOOK 521 PAGE 591

MAP 93 BLK 4 LOT 3  
21,736 SQ. FT.  
0.50 AC.

MAP 93 BLK 4 LOT 1  
TIMOTHY F. & LYNNE R. MARKEY  
240 CLINTON STREET  
CONCORD, NH 03301  
BOOK 2165 PAGE 128

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

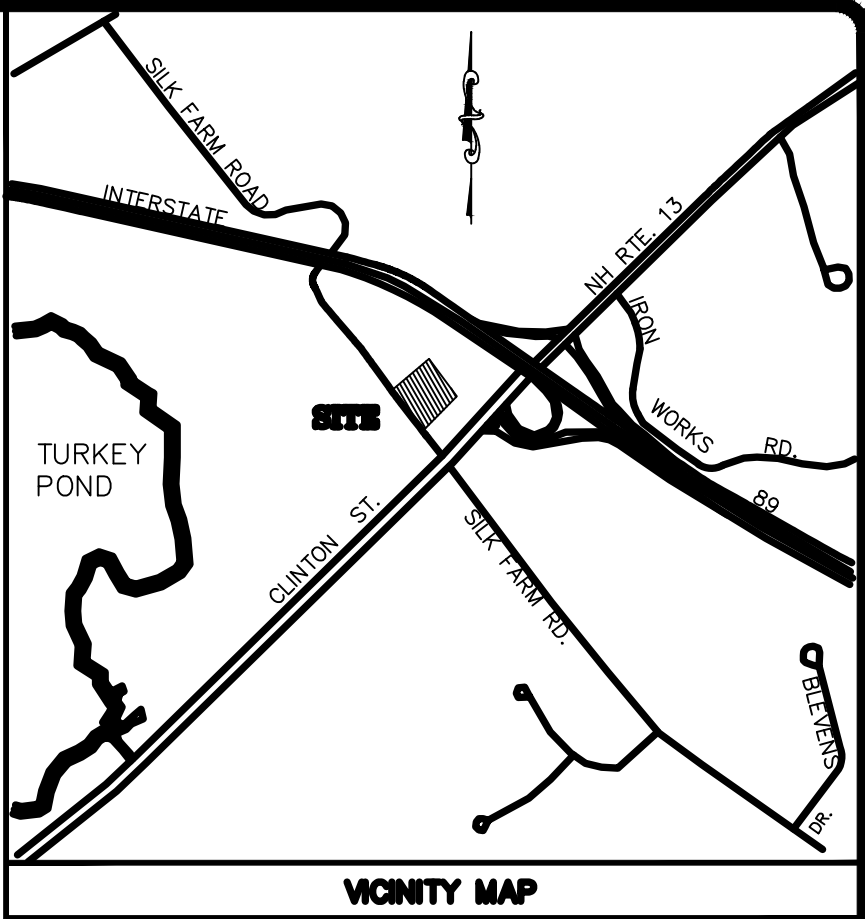
MAP 92 BLK 1 LOT 5  
POPE MEMORIAL SPCA OF CONCORD-MERRIMACK COUNTY  
94 SILK FARM ROAD  
CONCORD, NH 03301  
BOOK 3428 PAGE 1344

MAP 93 BLK 4 LOT 1  
TIMOTHY F. & LYNNE R. MARKEY  
240 CLINTON STREET  
CONCORD, NH 03301  
BOOK 2165 PAGE 128

## LEGEND

- CONCRETE/GRANITE BOUND
- IRON PIPE/PIN
- DRILL HOLE
- RE-BAR/STEEL PIN
- TEST PIT
- WELL
- UTILITY POLE
- MAIL BOX

- LOT LINE
- SETBACK LINE
- TREE LINE
- EDGE OF GRAVEL
- 510 CONTOUR
- STONEWALL



## 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. CONTROL ERROR OF CLOSURE 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 2, 3, & 4  
POPE MEMORIAL SPCA OF CONCORD-MERRIMACK COUNTY  
94 SILK FARM ROAD  
CONCORD, NH 03301  
BOOK 3703 PAGE 2146  
BOOK 3739 PAGE 1468
- 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)  
20,000 SQ. FT. (BUILDABLE LAND)  
MINIMUM LOT FRONTAGE: 200 FEET  
MINIMUM YARD REQUIREMENTS: FRONT 50', REAR 50', AND SIDE 40'  
MAXIMUM LOT COVERAGE: 10%  
MINIMUM BUILDING HEIGHT: 35'
- THE SUBJECT PREMISES ARE NOT WITHIN A FLOOD HAZARD ZONE.

## CERTIFICATIONS

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION.

DATE

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.

DATE

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.

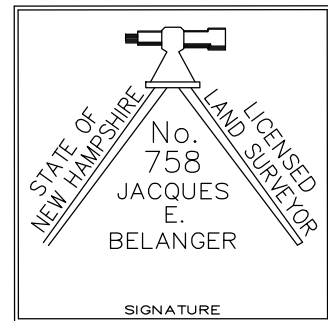
DATE

LICENSED LAND SURVEYOR

I CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF \_\_\_\_\_ IN ACCORDANCE WITH RSA 676:18 (IV).

DATE

LICENSED LAND SURVEYOR

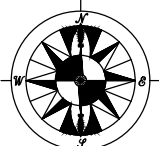


EXISTING CONDITIONS  
PLAN  
TAX MAP 93 BLOCK 4 LOTS 2, 3  
& 4  
93 & 95 SILK FARM ROAD  
CONCORD, NH  
MERRIMACK COUNTY

OWNER 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

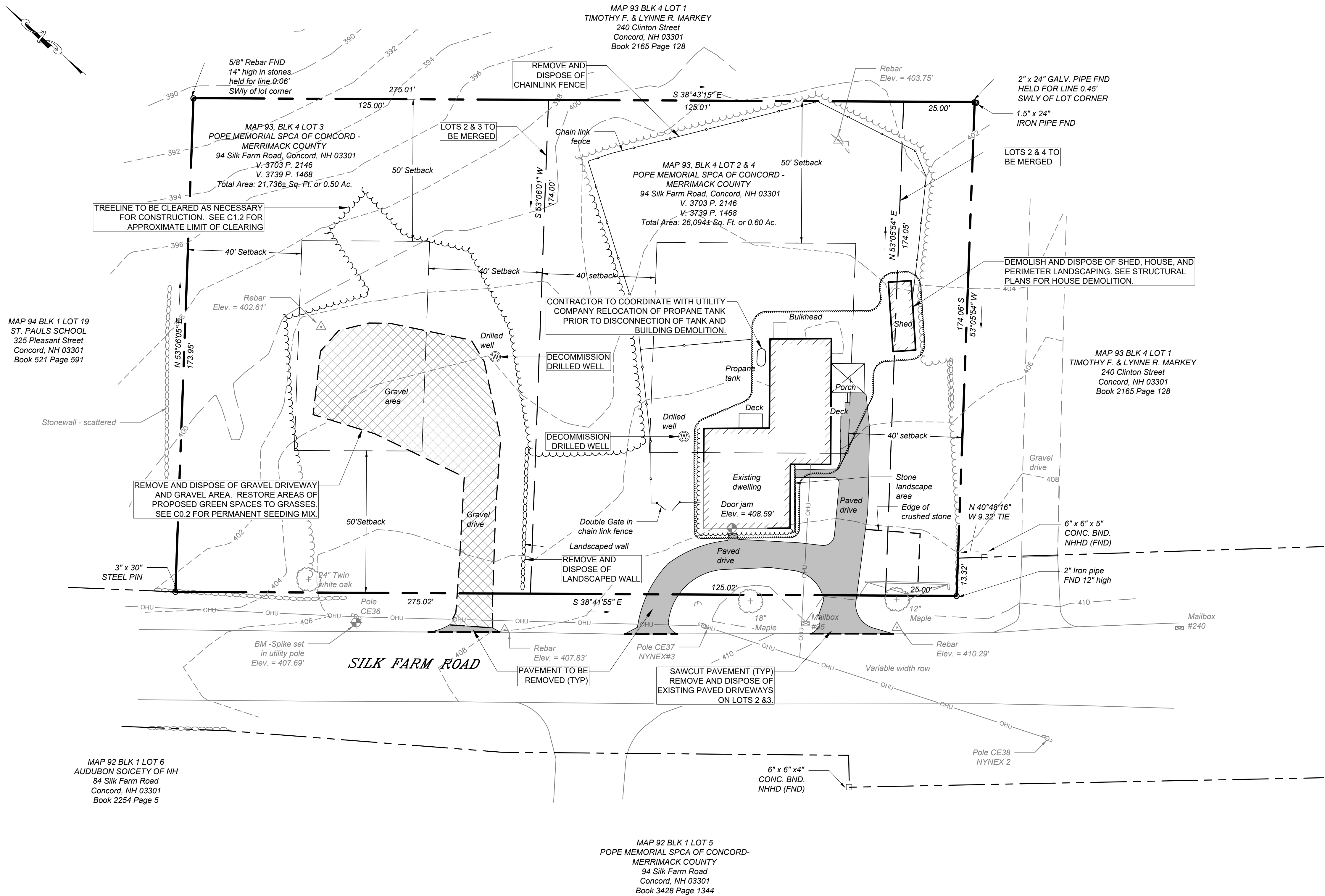
PLAN DATE: JUNE 4, 2021  
SCALE: 1" = 20'  
PROJECT NO.: #####  
SHEET 1 OF 1

## REVISION BLOCK

NO.	DATE	COMMENT	BY

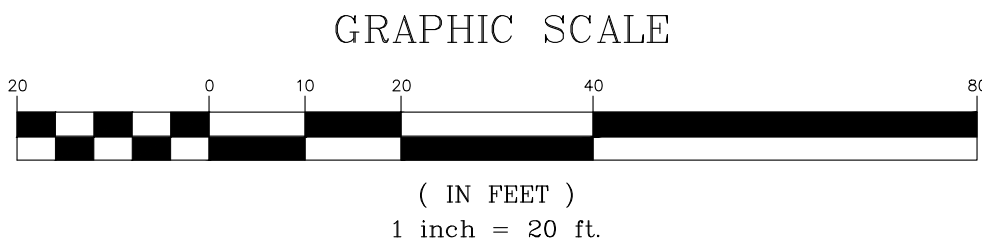
## GRAPHIC SCALE





PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON PLANS TITLED "EXISTING CONDITIONS PLAN," DATED JUNE 4, 2021, BY J.E. BELANGER LAND SURVEYOR, PLLC.
- SEE SHEET C0.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES.



REVISION HISTORY

1.

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**

**93 & 95 SILK FARM RD.  
CONCORD, NH 03301  
MAP 93 BLK 4 LOT 2-4**

DRAWING TITLE

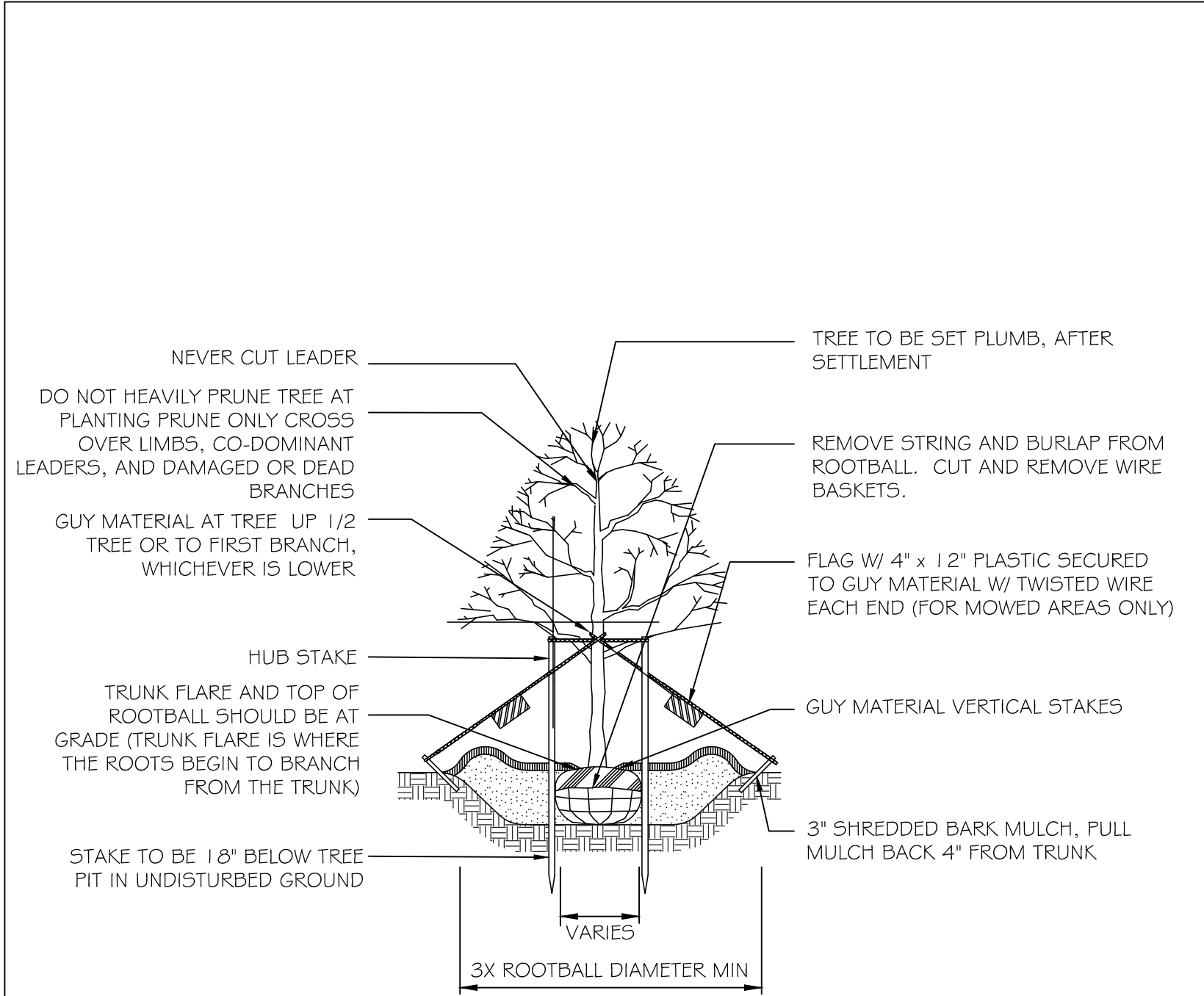
DEMOLITION PLAN

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

	<b>C1.1</b>
ENGINEER, FIRST M. LAST [STATE] P.E. #XXXXX	04 OF 11

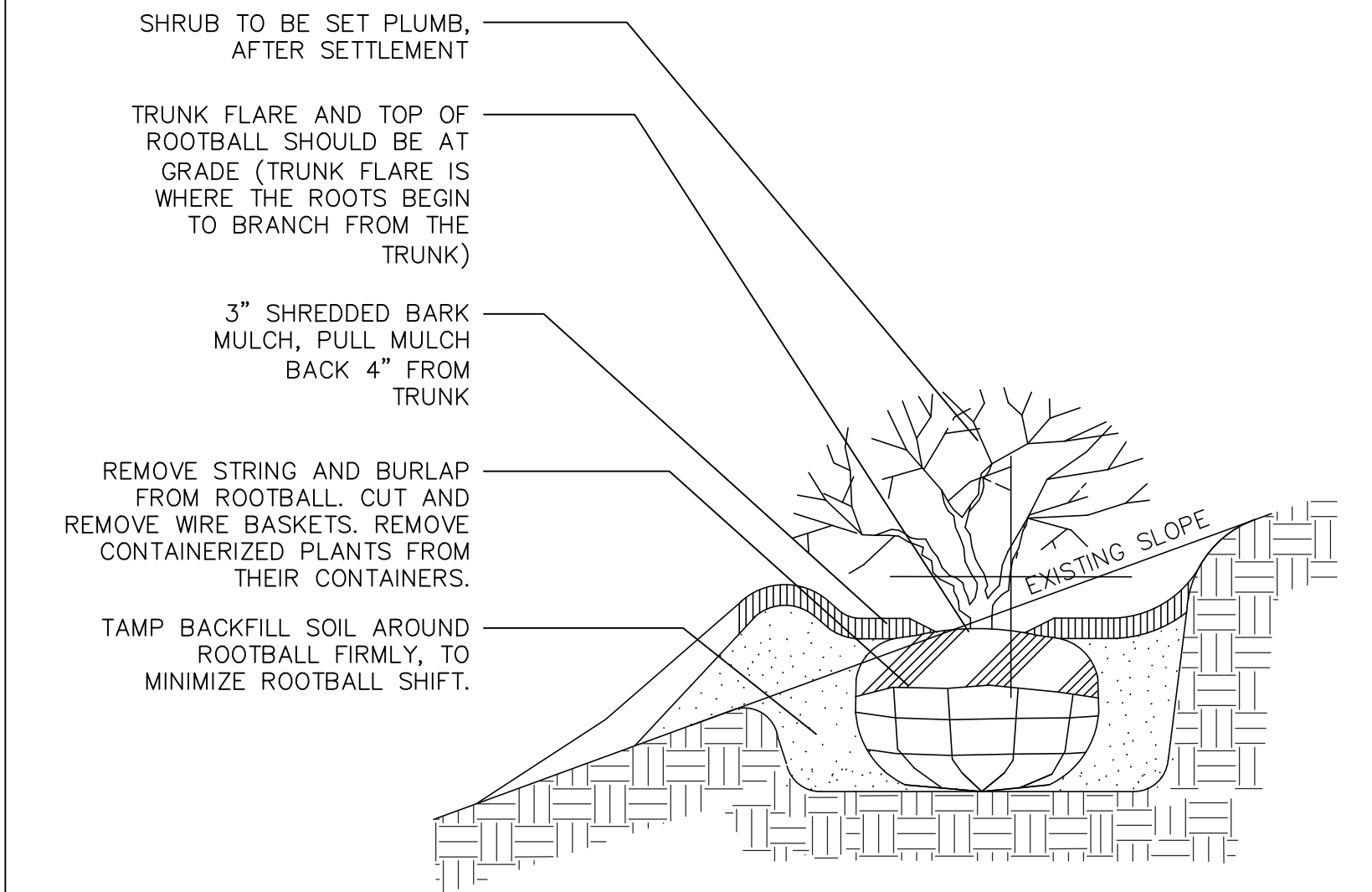






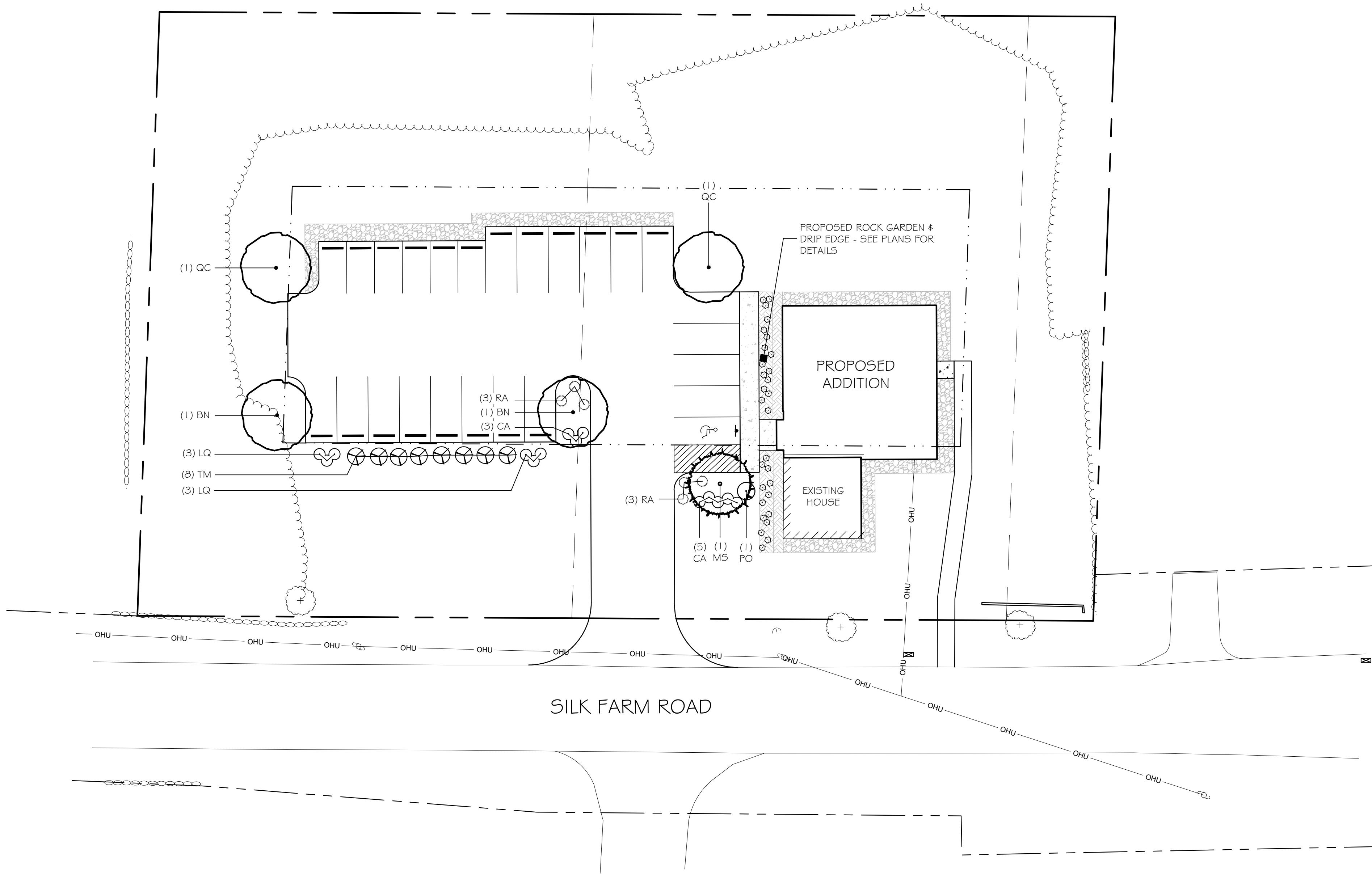
- NOTES :
1. GUYING AND STAKING TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT. LOCAL FIELD CONDITIONS AS WELL AS PLANT CHARACTERISTICS WILL DETERMINE THE NECESSITY OF GUYING AND STAKING.
  2. TYPICALLY ONLY TREES WITH A 3\" OR GREATER CALIPER NEED TO BE STAKED. TREES WITH LESS THAN A 3\" CALIPER NEED TO BE STAKED ONLY AS REQUIRED BY LANDSCAPE ARCHITECT.
  3. ONLY WRAP TREE TRUNKS AS REQUIRED BY LANDSCAPE ARCHITECT.
  4. TREE SHALL BE SET PLUMB, AFTER SETTLEMENT.
  5. LOAM FOR BACKFILLING SHALL BE AMENDED AS REQUIRED BY LANDSCAPE ARCHITECT.
  6. CITY TREES PLANTED ON PRIVATE PROPERTY, ADJACENT TO A PUBLIC RIGHT-OF-WAY, NEED TO BE PLANTED A MINIMUM OF 5 FEET FROM THE EDGE OF THE CITY SIDEWALK.

### DECIDUOUS TREE PLANTING



- NOTE:
1. DO NOT HEAVILY PRUNE SHRUB AT PLANTING, PRUNE ONLY CROSSOVER LIMBS AND DAMAGED OR DEAD BRANCHES.
  2. BACKFILL WITH LOAM, AMEND AS REQUIRED BY LANDSCAPE ARCHITECT.
  3. SHRUBS & GROUNDCOVER PLANTED ADJACENT TO CITY SIDEWALKS NEED TO BE PLACED SO THE PLANTS, AT THEIR MATURE HEIGHT & WIDTH, WILL NOT ENCROACH INTO THE CITY'S SIDEWALK.

### TYPICAL SHRUB PLANTING



#### PLANTING NOTES

1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR TWO (2) YEARS FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
6. ALL BEDS TO BE MULCHED WITH 4\" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

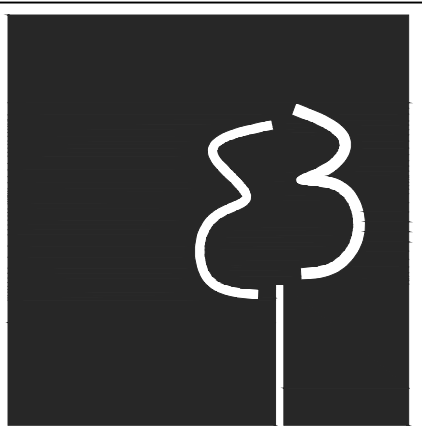
#### LANDSCAPE CALCULATIONS:

REQUIRED: 1 SHADE TREE / 2,000 SF OF PARKING  
7,463 SF OF PARKING / 2,000 = 3.7 = 4 SHADE TREES REQUIRED

PROPOSED: 5 TREES PROVIDED

#### PLANTING SCHEDULE

Botanical Name/ Common Name	Size	Label	Quantity	Mature Height
<b>Trees</b>				
<i>Betula nigra</i> 'Heritage' / Heritage River Birch	2.5-3\" CAL.	BN	2	40-60'
<i>Quercus coccinea</i> / Scarlet Oak	2.5-3\" CAL.	QC	2	60'+
<i>Malus</i> 'Spring Snow' / Spring Snow Crabapple	2.5-3\" CAL.	MS	1	15-20'
<b>Shrubs</b>				
<i>Clethra alnifolia</i> 'Hummingbird' / Hummingbird Summersweet	2-2.5'	CA	8	3-4'
<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea	2-2.5'	LQ	6	3-4'
<i>Physocarpus opulifolius</i> 'Summer Wine' / Summer Wine Ninebark	2-2.5'	PO	1	5-6'
<i>Taxus media</i> 'Greenwave' / Greenwave Spreading Yew	2-2.5' B&B	TM	8	3-4'
<b>Groundcover</b>				
<i>Rhus aromatica</i> 'Grow Low' / Grow Low Fragrant Sumac	#1	RA	6	18-24\"
<b>Perennials for Rock Garden</b>				
<i>Ajuga</i> 'Black Scallop' / Black Scallop Bugleweed	#1			10\"
<i>Coreopsis</i> 'Moonbeam' / MoonbeamThread-leaf Tickseed	#1			18\"
<i>Festuca glauca</i> 'Beyond Blue' / Beyond Blue Fescue Grass	#1			12\"
<i>Lavendula angustifolia</i> 'Hidcote' / Hidcote Lavender	#1			15\"
<i>Phlox subulata</i> 'Magenta Sprite' / Magenta Sprite Moss Phlox	#1			6\"
<i>Sedum rupestre</i> 'Angelina' / Angelina Stonecrop	#1			6\"
<i>Sedum spurius</i> 'Tricolor' / Tricolor Stonecrop	#1			6\"
<i>Thymus serpyllum</i> 'Magic Carpet' / Magic Carpet Thyme	#1			3\"
<i>Veronica spicata</i> 'Royal Candels' / Royal Candles Speedwell	#1			15-18\"



terrain  
planning & design llc

311 kast hill road  
hopkinton nh 03229  
603. 746. 3512  
terrainplanning.com

#### POPE MEMORIAL SPCA

Site Location:  
93 & 95 Silk Farm Road  
Concord, NH 03301  
Tax Map: 93  
Block: 4  
Lot #: 2-4

Prepared For:  
Pope Memorial SPCA of  
Concord - Merrimack County  
94 Silk Farm Road  
Concord, NH 03301

#### LANDSCAPE PLAN

DATE: 07 - 13 - 21

SCALE: 1\" = 20'

PROJECT #:

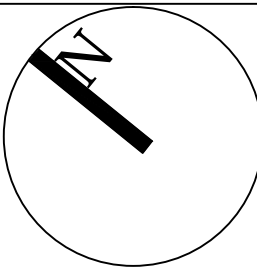
Drawn By: RNM

Checked By: ERB

REVISIONS: DATE:  
Issued for Client Review

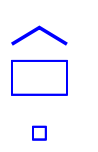
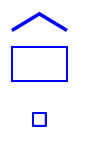

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# L - 01



Statistics

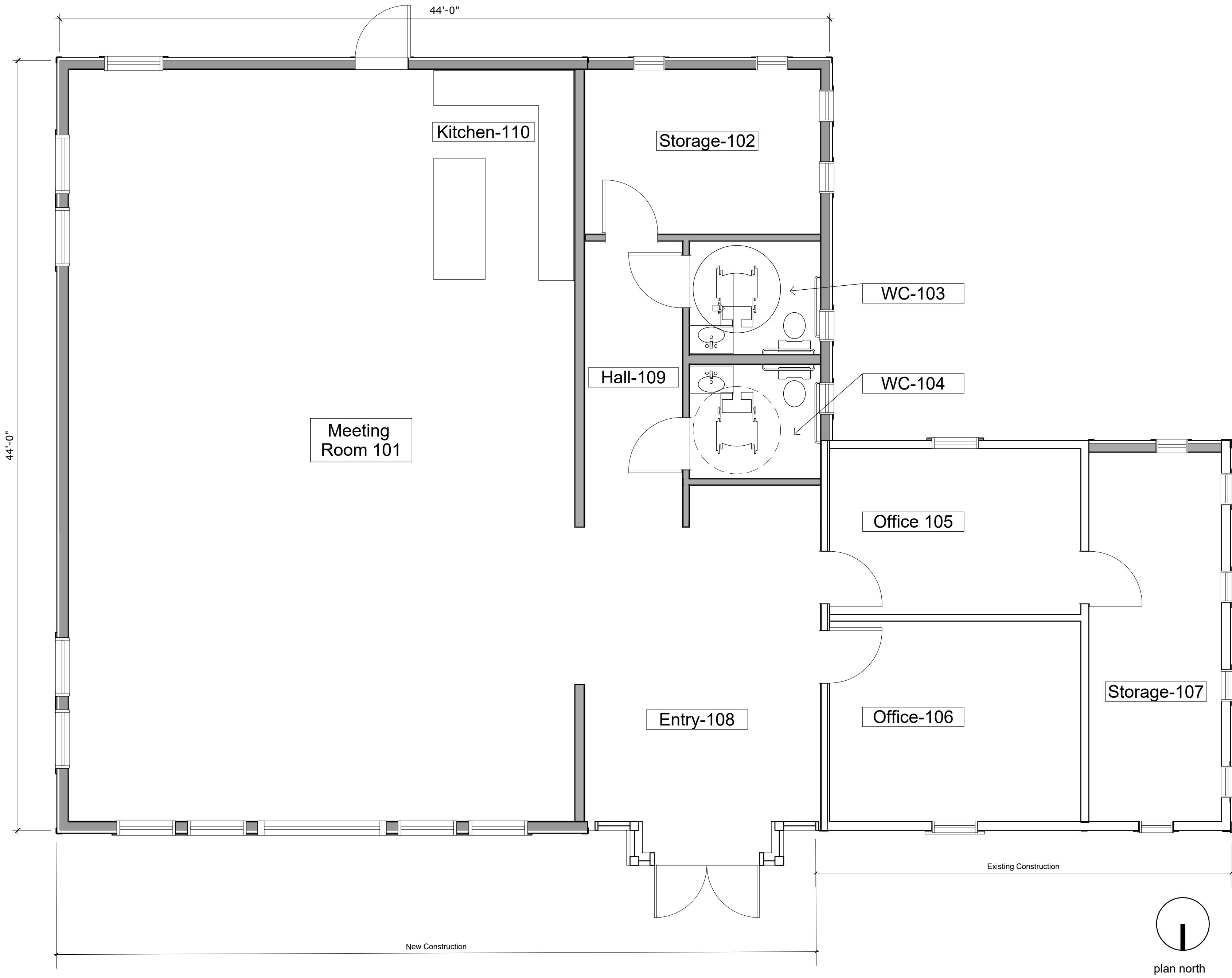
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot	+	0.1 fc	4.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.3 fc	2.3 fc	0.4 fc	5.8:1	3.3:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF
	S3	1	Lithonia Lighting	DSX0 LED P1 40K T3M MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P1_40K_T3M_MV OLT.ies	4576	0.9
	S4	3	Lithonia Lighting	DSX0 LED P1 40K TFTM MVOLT SPA DWHGXD with SSS 14 4C DM19AS DWHGXD	DSX0 LED Area; mounted at 16ft (14ft pole on 2ft base)	LED	DSX0_LED_P1_40K_TFTM_M VOLT.ies	4711	0.9
	W	2	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF SRM DWHGXD	WDGE1 LED Wall Pack; mounted at 10ft	LED	WDGE1_LED_P 1_40K_80CRI_ VF.ies	1227	0.9



POPE MEMORIAL SPCA  
Site Lighting Layout

Designer  
Heidi G. Connors  
Visible Light, Inc.  
24 Stickney Terrace  
Suite 6  
Hampton, NH 03842  
Date  
07/19/2021  
Scale  
1"=10'  
Drawing No.  
Summary



1 First Floor Plan 1/4"=1'-0"  
P071021.1

- Legend
- Existing to Remain
  - New Construction

July 12, 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:  
**Floor Plan**

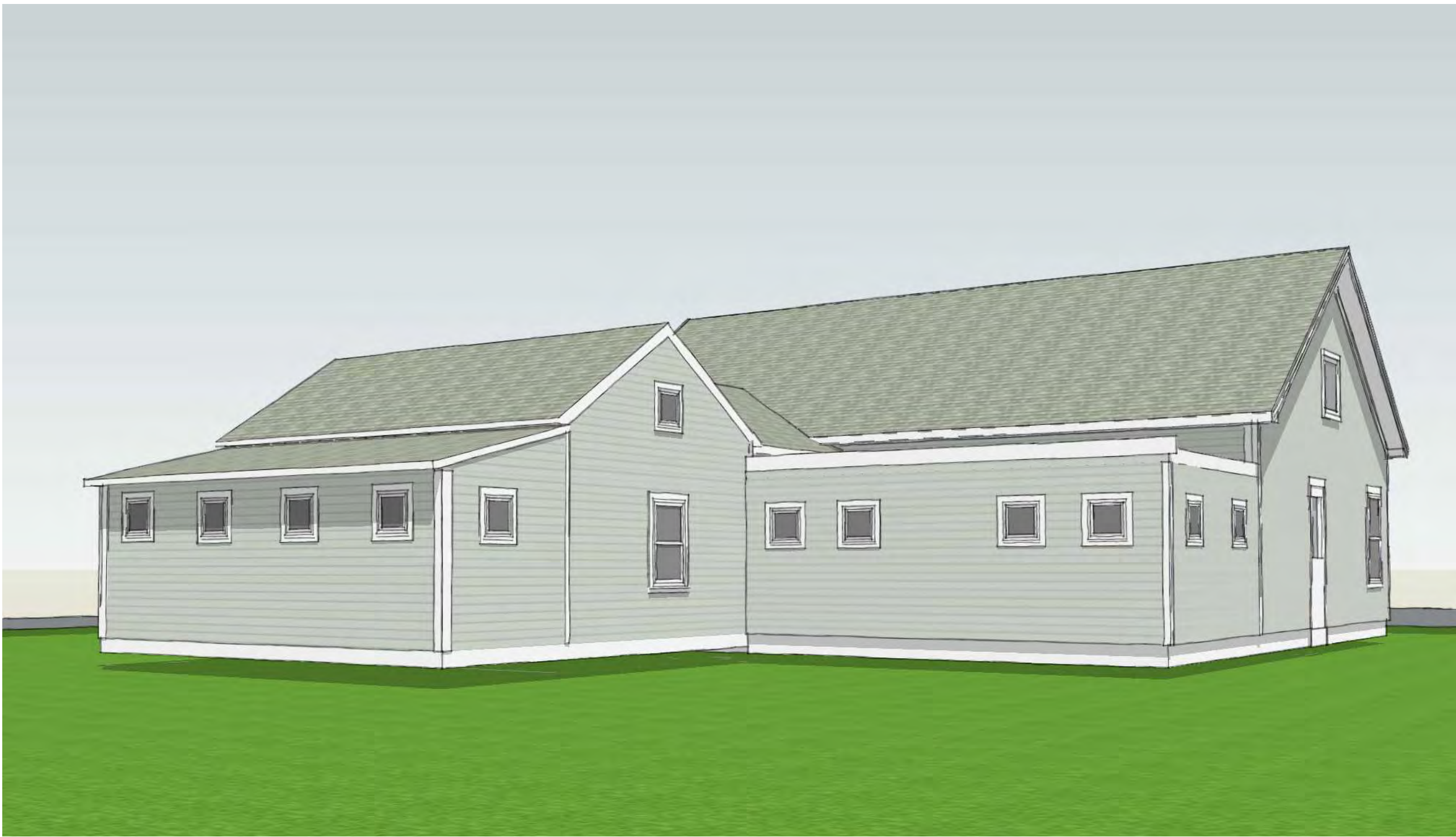
copyright 2021 cn carley associates  
PROJECT NUMBER: 2118  
SCALE: As Shown  
DRAWN BY:  
DATE: DRAWING ISSUE PROVISIONAL-SEE DATE ABOVE  
P071021.1



1 NW View  
P071021.2



2 NE View  
P071021.2



3 SW View  
P071021.2



4 SE View  
P071021.2

July 12, 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

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PROJECT NUMBER: 2118

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

P071021.2

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:  
Elevations

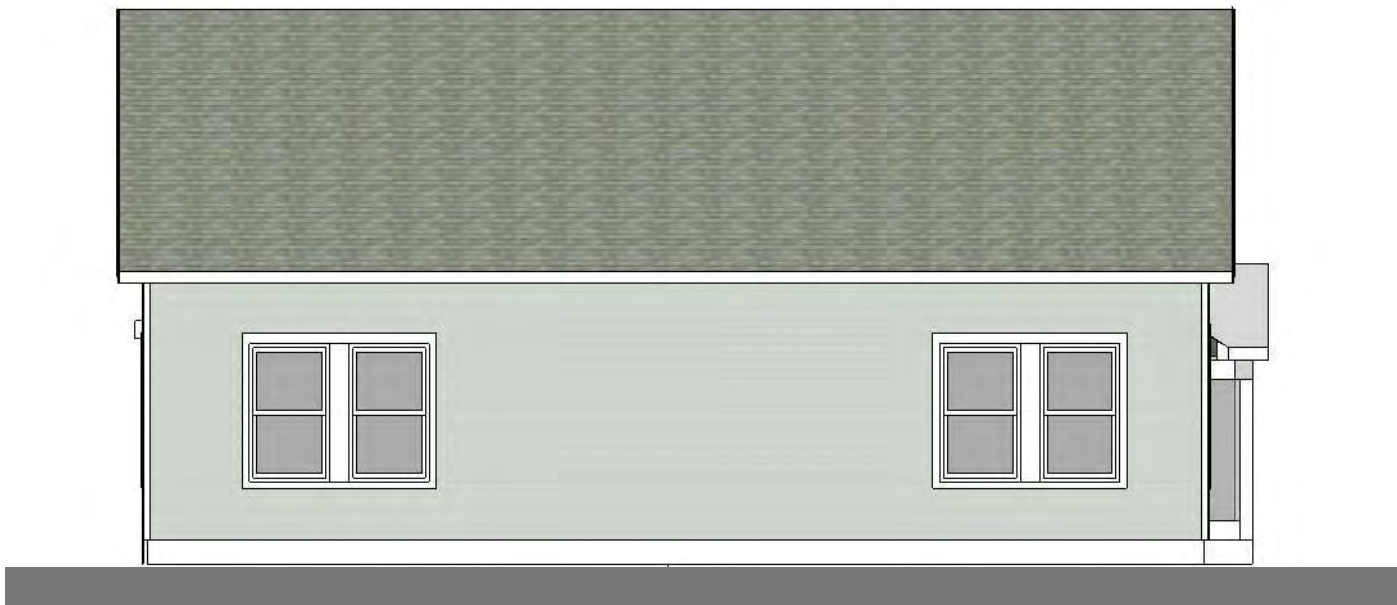
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PROJECT NUMBER: 2118

SCALE: As Shown	P071021.3
DRAWN BY:	
DATE: DRAWING ISSUE PROVISIONAL-SEE DATE ABOVE	



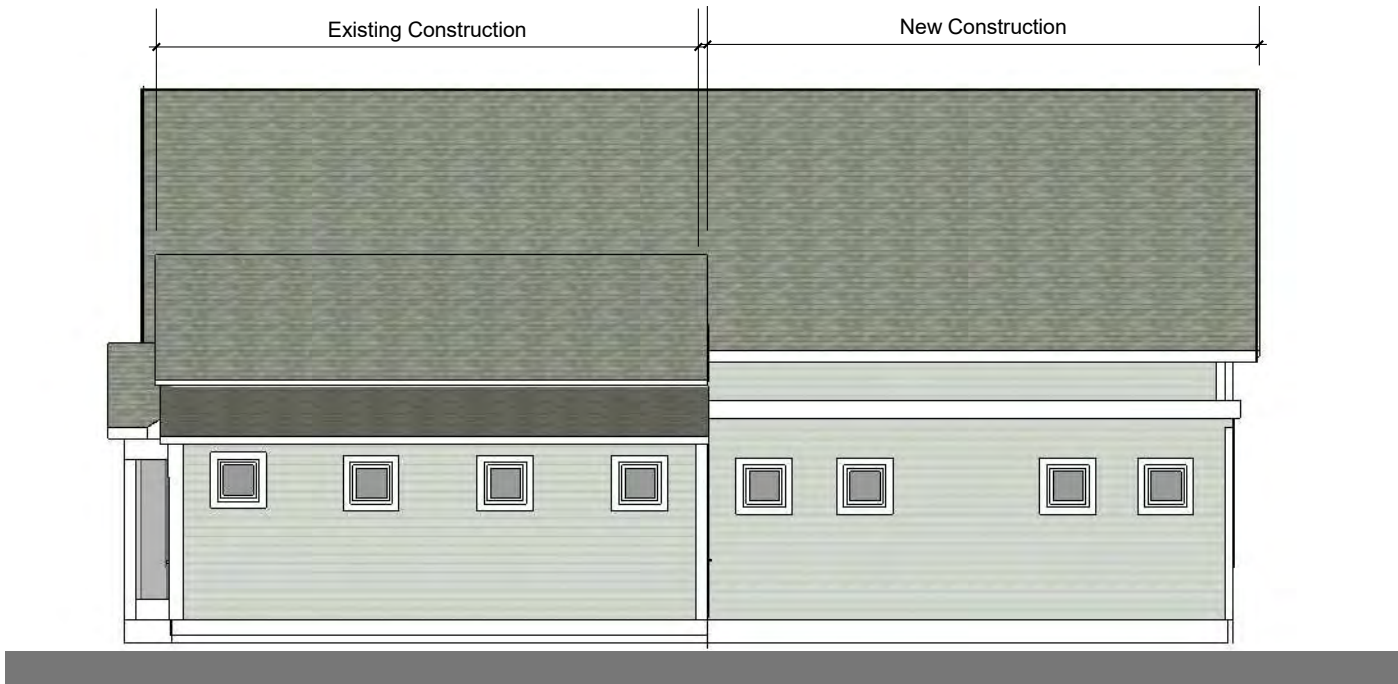
1 North Elevation 1/8"=1-0"0"  
P071021.3



1 East Elevation 1/8"=1-0"0"  
P071021.3



1 South Elevation 1/8"=1-0"0"  
P071021.3



1 West Elevation 1/8"=1-0"0"  
P071021.3