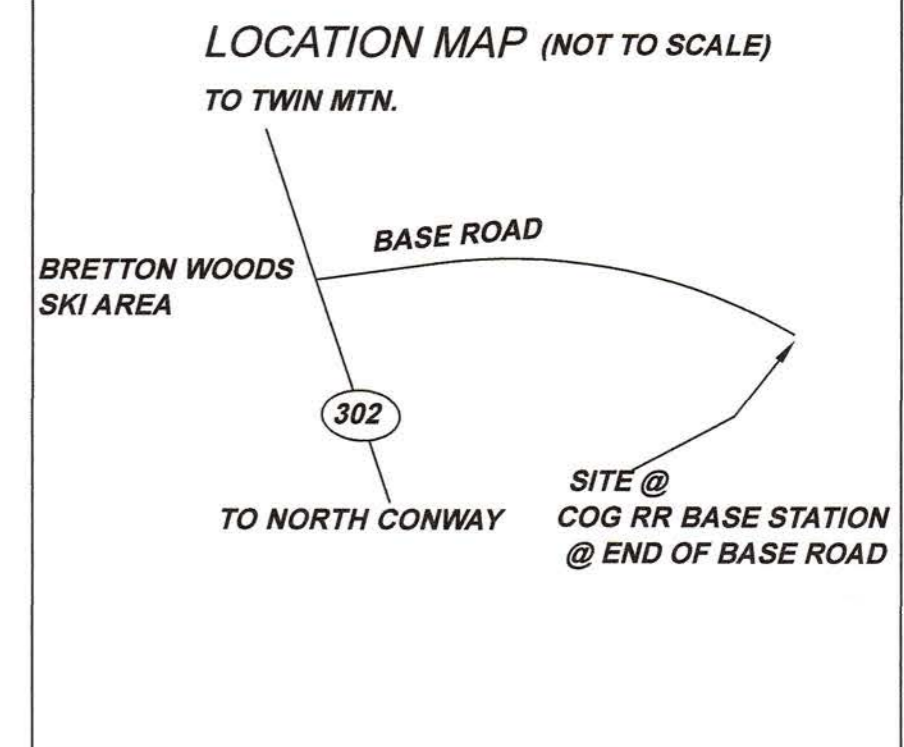
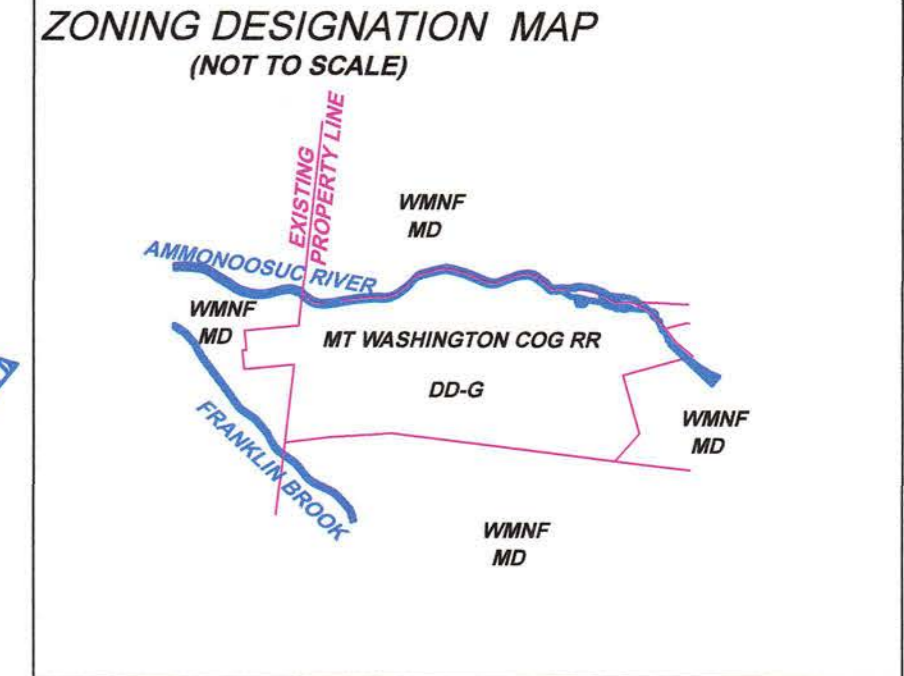


LEGEND

- CONTOUR EXISTING 2' INTERVAL
- - - INDEX CONTOUR 10' INTERVAL
- EXISTING ROADWAY / DRIVEWAY
- SURFACE WATER BOUNDARY
- PROPERTY LINES
- JURISDICTIONAL WETLAND BOUNDARY
- EXISTING RR TRACKS
- COUNTY 100' PROTECTED SHORELAND LIMIT
- - - PROTECTED SHORELINE SETBACK
- BUILDING
- INFRA STRUCTURE COMPONENTS
- WETLAND VEGETATION
- SURFACE WATER



0 25 50 100 200 300 375

SITE PLAN SCALE: 1"=100'
CONTOUR INTERVAL = 2'
INDEX CONTOUR INTERVAL = 10'
 NORTH AMERICAN VERTICAL DATUM OF 1988

PREPARED BY:

PRESBY CONSTRUCTION, INC.
 SITE & HOUSE DESIGN & CONSTRUCTION
 FOUNDATIONS, CUSTOM & MODULAR HOMES
 244 MAIN STREET - FRANCONIA, NH 03580
 (603) 823-5298, WWW.PRESBYCONSTRUCTION.COM

MARSHFIELD STATION NEW MAINTENANCE BUILDING SITE PLAN
 SHEET 1 OF 3
 LANDOWNER:
 MOUNT WASHINGTON COG RAILWAY
 THOMPSON & MERSEVE PURCHASE
 COOS COUNTY UNINCORPORATED PLACES
 33.4 ACRE
 TAX MAP 1605 LOT 10

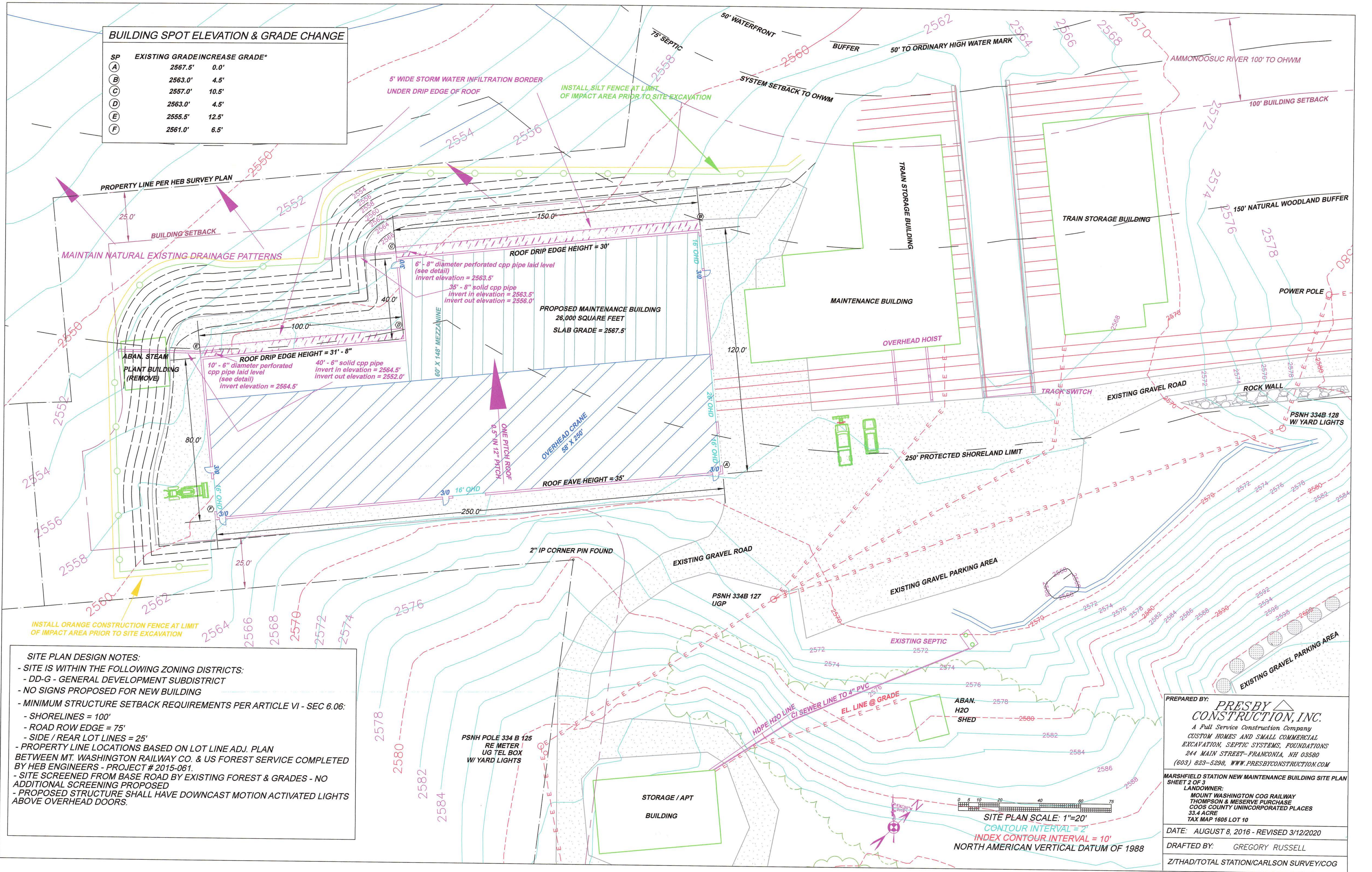
DATE: AUGUST 8, 2016 - REVISED 3/12/2020

DRAFTED BY: GREGORY RUSSELL

z:\had\total station\carlson survey\pci projects\cog-marshfield station\2019 new main shed\rev site plan 3-12-20

BUILDING SPOT ELEVATION & GRADE CHANGE

SP	EXISTING GRADE	INCREASE	GRADE*
(A)	2567.5'	0.0'	
(B)	2563.0'	4.5'	
(C)	2557.0'	10.5'	
(D)	2563.0'	4.5'	
(E)	2555.5'	12.5'	
(F)	2561.0'	6.5'	



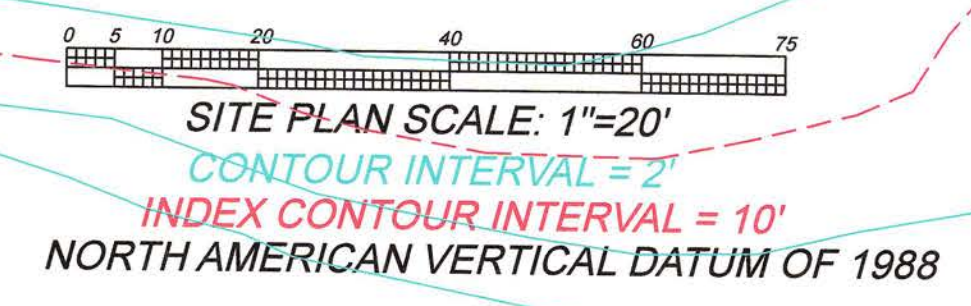
SITE PLAN DESIGN NOTES:

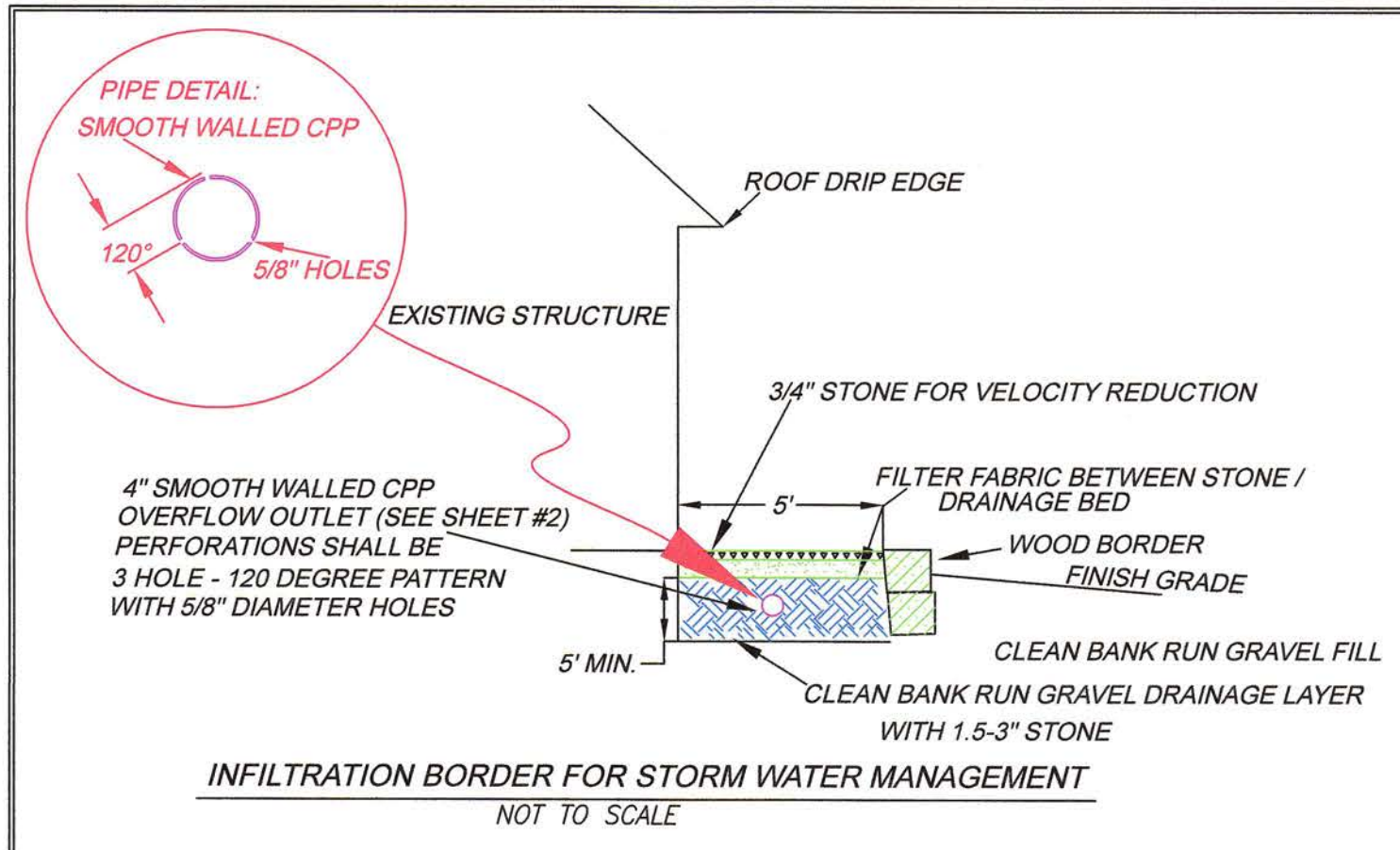
- SITE IS WITHIN THE FOLLOWING ZONING DISTRICTS:
- DD-G - GENERAL DEVELOPMENT SUBDISTRICT
- NO SIGNS PROPOSED FOR NEW BUILDING
- MINIMUM STRUCTURE SETBACK REQUIREMENTS PER ARTICLE VI - SEC 6.06:
- SHORELINES = 100'
- ROAD ROW EDGE = 75'
- SIDE / REAR LOT LINES = 25'
- PROPERTY LINE LOCATIONS BASED ON LOT LINE ADJ. PLAN BETWEEN MT. WASHINGTON RAILWAY CO. & US FOREST SERVICE COMPLETED BY HEB ENGINEERS - PROJECT # 2015-061.
- SITE SCREENED FROM BASE ROAD BY EXISTING FOREST & GRADES - NO ADDITIONAL SCREENING PROPOSED
- PROPOSED STRUCTURE SHALL HAVE DOWNCAST MOTION ACTIVATED LIGHTS ABOVE OVERHEAD DOORS.

PREPARED BY: **PRESBY CONSTRUCTION, INC.**
 A Full Service Construction Company
 CUSTOM HOMES AND SMALL COMMERCIAL
 EXCAVATION, SEPTIC SYSTEMS, FOUNDATIONS
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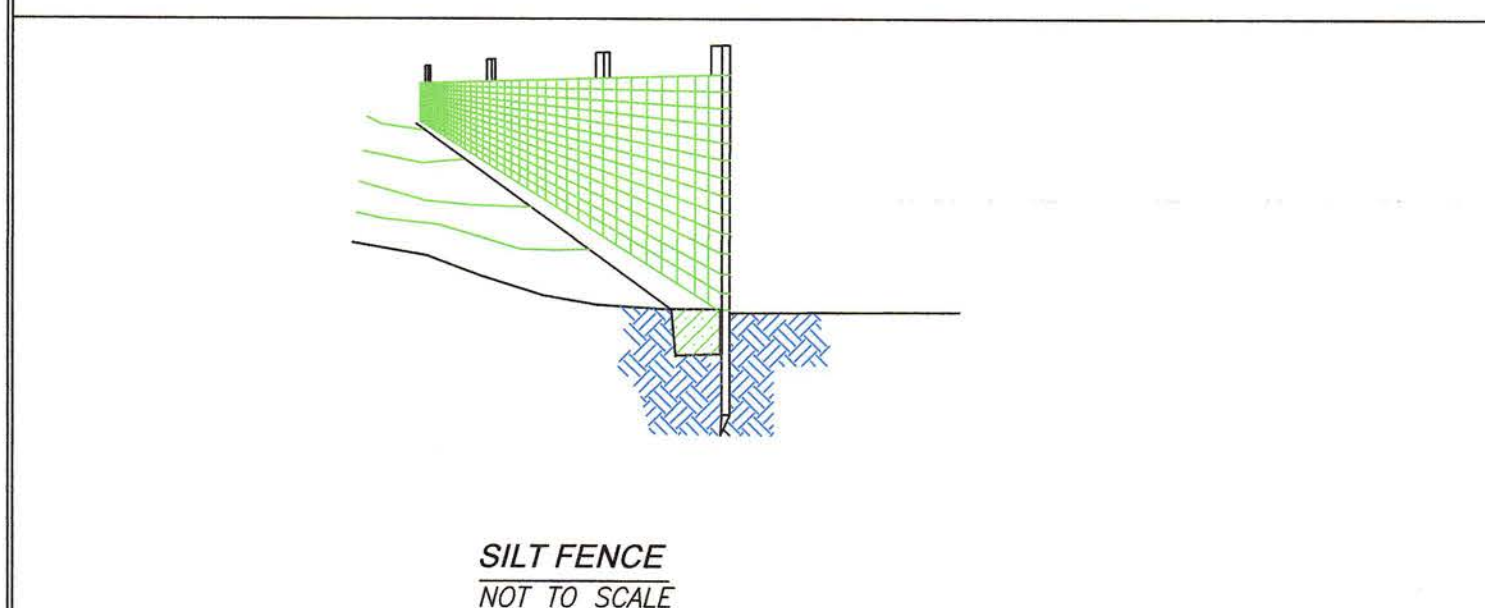
MARSHFIELD STATION NEW MAINTENANCE BUILDING SITE PLAN
 SHEET 2 OF 3
 LANDOWNER:
 MOUNT WASHINGTON COG RAILWAY
 THOMPSON & MESERVE PURCHASE
 COOS COUNTY UNINCORPORATED PLACES
 33.4 ACRE
 TAX MAP 1805 LOT 10

DATE: AUGUST 8, 2016 - REVISED 3/12/2020
 DRAFTED BY: GREGORY RUSSELL
 Z/THAD/TOTAL STATION/CARLSON SURVEY/COG





- INFILTRATION BORDER FOR STORM WATER MANAGEMENT**
NOT TO SCALE
- INFILTRATION BORDERS TO BE INSTALLED ALONG ROOF DRIP EDGES IN AREAS OUTSIDE ENTRYWAY.
 - BORDERS TO PROVIDE TEMPORARY STORAGE AND BREAKUP OF STORM WATER RUNOFF FROM ROOF AREAS TO PREVENT EROSION AND SEDIMENTATION OF ADJACENT SURFACE WATER.
 - BEDS TO CONTAIN 3/4" STONE SURFACE LAYER TO PREVENT SCOURING OF BEDS BY ROOF RUNOFF.
 - BACK FILL MATERIAL UNDER SURFACE LAYER TO CONSIST OF CLEAN BANK RUN GRAVEL OR SUITABLE SUBSTITUTE CONTAINING STONES WITH MINIMUM DIAMETER OF 1.5" AND MAXIMUM DIAMETER OF 3". ASSUMED VOID SPACE OF AGGREGATE EQUALS 30-40%. BACK FILL IN FILL SLOPE GRADES AROUND BUILDING SHALL CONSIST OF CLEAN BANK RUN GRAVEL OR SUITABLE SUBSTITUTE TO ALLOW INFILTRATION OF STORM WATER INTO DOWNSLOPE SOILS. DEPTH OF CLEAN FILL AROUND BUILDING SHALL ACT TO FILTER STORM WATER AND PREVENT SEDIMENTATION OF DOWN SLOPE SURFACE WATER.
 - CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (CPP) SHALL BE INSTALLED AT BED ENDS TO ALLOW STORMWATER OVERFLOW DURING MAJOR STORM EVENTS. CPP SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND THE FOLLOWING GUIDELINES:
 - 6" - 8" DIAMETER CPP SHALL BE INSTALLED IN LARGE INFILTRATION TRENCH AS PER PLANS (SEE SITE PLAN SHEET #2).
 - 10' - 6" CPP SHALL BE INSTALLED IN SMALL INFILTRATION TRENCH AS PER PLANS (SEE SITE PLAN SHEET #2).
 - CPP INSIDE INFILTRATION TRENCH SHALL BE LAID LEVEL.
 - OUTLET LINES OUTSIDE TRENCHES SHALL BE INSTALLED AT GRADES SHOWN ON SITE PLAN SHEET #2.
 - CPP SHALL BE SMOOTH WALLED PIPE WITH 3 HOLE 120° PATTERN.
 - GEO-TEXTILE FABRIC SHALL BE PLACED BETWEEN SURFACE LAYER AND BACK FILL MATERIAL TO PREVENT SEALING OF VOID SPACES WITH FINE SEDIMENT.
 - EXISTING NATURAL DRAINAGE GRADIENT SHALL BE MAINTAINED TO ENSURE CONTINUITY OF SITE HYDROLOGY.
 - PERIODIC MAINTENANCE SHALL BE REQUIRED TO REMOVE ACCUMULATED DEBRIS AND WEEDS FROM SURFACE STONE. PERIODICALLY REPLACE STONE TO REMOVE ACCUMULATED SEDIMENT & DEBRIS.



- SILT FENCE**
NOT TO SCALE
- SILT FENCE SHALL BE LOCATED AS SHOWN ON PLAN AND AS NEEDED TO CONTAIN SHEET FLOW FROM THE CONSTRUCTION AREA. INSTALL SILT FENCE PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.
 - SILT FENCE SHALL NOT BE LOCATED IN A CHANNEL, DRAINAGE WAY, IN AREAS WITH DISTURBED SOILS DOWN GRADIENT OR WHERE CONTAINMENT COULD CAUSE A HAZARD.
 - SILT FENCE SHALL BE INSTALLED PARALLEL TO CONTOURS WITH NO LOW POINTS TO COLLECT WATER AND WITH ENDS TURNED UPGRADIENT A DISTANCE TO CONTAIN WATER TO JUST BELOW SILT FENCE HEIGHT.
 - HARDWOOD STAKES TO BE MINIMUM 1" SQUARE, 36" LONG AND DRIVEN INTO THE SOIL A MINIMUM OF 16".
 - GEO-TEXTILE FABRIC SHALL MEET DESIGN CRITERIA FOR SILT FENCES.
 - STAKE SPACING MAXIMUM 8' WITH END STAKE WRAPPED IN FABRIC AND STAPLED.
 - STAKES SHALL BE LOCATED ON DOWN GRADIENT SIDE OF FABRIC AND STAPLED AT LEAST AT THE TOP, BOTTOM AND MIDDLE OF THE FABRIC.
 - FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE SOIL AND OVERLAPPED A MINIMUM OF 6 INCHES WHERE TWO LENGTHS ARE JOINED.
 - SILT FENCE SHALL BE INSPECTED AFTER MAJOR STORM EVENTS AND ON A REGULAR BASIS TO REMOVE ACCUMULATED SEDIMENT AND MAINTAIN FABRIC HEIGHT FOR CONTAINMENT.

- CONSTRUCTION SEQUENCE**
- CUT AND REMOVE TREES AND SURFACE VEGETATION.
 - INSTALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO EARTH MOVING ACTIVITIES AND AS NEEDED DOWN SLOPE OF ALL WORK AND STOCKPILE AREAS. SILTATION, EROSION AND TURBIDITY CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW HAMPSHIRE BEST MANAGEMENT PRACTICES FOR ROUTINE ROADWAY MAINTENANCE ACTIVITIES AND THE NH STORM WATER MANUAL.
 - BURY STUMPS ON SITE IN AREAS WITH FINAL GRADE OF 3:1 OR LESS GRADIENT.
 - DEMOLISH EXISTING MAINTENANCE "CARRIAGE SHED" BUILDING AND DISPOSE OF PROPERLY.
 - REMOVE RADIO TOWER AND PAD AND DISPOSE OF PROPERLY.
 - DEMOLISH ABANDONED STEAM PLANT BUILDING AND DISPOSE OF PROPERLY.
 - DISCONNECT AND RELOCATE EXISTING PROPANE TANKS ADJACENT MAINTENANCE BUILDINGS.
 - EXCAVATE TOPSOIL WITHIN PROPOSED REGRADING AREA AND STOCKPILE FOR FINAL GRADING PURPOSES.
 - PLACE CLEAN BANK RUN GRAVEL TO ROUGH GRADE ELEVATION FOR BUILDING CONSTRUCTION. COMPACT FILL IN LIFTS TO ENSURE STABILITY AND ALLOW DRAINAGE TO INFILTRATE PROPERLY.
 - CONSTRUCT NEW BUILDING AS PER PLANS IN LOCATION SHOWN ON SITE PLAN.
 - INSTALL INFILTRATION BORDER UNDER DRIP EDGE OF NEW STRUCTURE AS SHOWN ON PLAN.
 - INSTALL 1.5" CRUSHED GRAVEL TO FINAL GRADE AROUND BUILDING AS SHOWN ON SITE PLAN.
 - MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES TO REMOVE SEDIMENT AND REPAIR AS NEEDED UNTIL SITE IS STABILIZED WITH A MINIMUM OF 75% VEGETATIVE COVER OR GRAVEL DRIVEWAY SURFACES ARE PLACED AS DESIGNATED ON SITE PLAN.
 - SITE TOPOGRAPHY TO MAINTAIN ORIGINAL NATURAL DRAINAGE POINTS.
 - AREAS WITHIN THREE DAYS OF FINAL GRADING OR TEMPORARY SUSPENSION OF WORK SHALL BE GRADED TO A MAXIMUM OF 2:1 SLOPE, COVERED WITH A MINIMUM OF 4" OF STRIPPINGS / TOPSOIL, SEEDED AND MULCHED TO ESTABLISH VEGETATION.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES AND ACCUMULATED SEDIMENT AND SEED AND STABILIZE THOSE AREAS. PLACE SEDIMENT IN AREAS NOT RECEIVING CONCENTRATED FLOWS AND SEED AND STABILIZE.

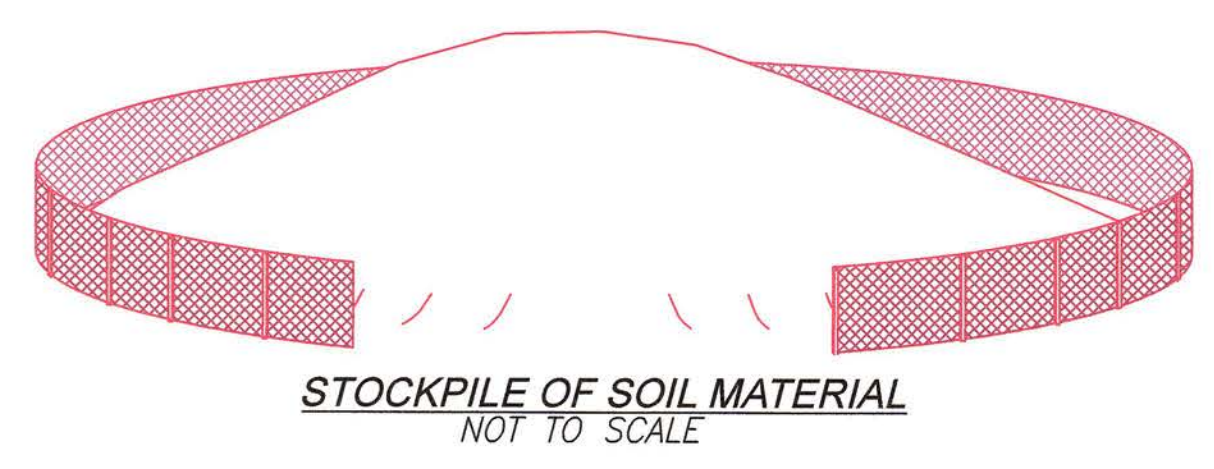
- SITE SPECIFIC DESIGN NOTES:**
- DESIGN BASED ON TOPOGRAPHIC SURVEY OF SITE, COMPLETED JULY 12, 2016 BY GREGORY RUSSELL, PRESBY CONSTRUCTION INC., USING A GEO-MAX ZOOM 80 ROBOTIC TOTAL STATION.
 - PROPERTY LINE LOCATIONS ARE APPROXIMATE BASED ON COOS COUNTY TAX MAPS, HEB LOT LINE ADJUSTMENT PLAN AND PROPERTY PINS AND FLAGS FOUND ON SITE.
 - DESIGN HAS BEEN PREPARED FOR SITE PLAN REVIEW AND SHORELAND PERMIT APPLICATIONS TO OBTAIN APPROVAL BY COOS COUNTY PLANNING BOARD AND NH DEPT. OF ENVIRONMENTAL SERVICES. OTHER LOCAL AND / OR STATE PERMITS MAY BE NECESSARY FOR CONSTRUCTION PURPOSES.
 - COOS COUNTY ZONING ORDINANCES REQUIRE 75' ROAD ROW, 100' SURFACE WATER SETBACK AND 25' SIDE / REAR PROPERTY LINE SETBACKS FOR STRUCTURES.
 - AREA OUTSIDE EXISTING & PROPOSED CLEARINGS FOR PARKING LOTS, BUILDINGS & LAWNS TO REMAIN IN AN UNALTERED STATE.
 - INFILTRATION BORDERS SHALL BE INSTALLED UNDER BUILDING DRIP EDGES TO CONTROL STORM WATER RUN-OFF FROM ROOFS.
 - PROPOSED STRUCTURE LOCATION BASED ON MINIMUM REQUIREMENTS OF ENV-WQ 1400 AND COOS COUNTY ZONING MINIMUM SETBACKS.

- GENERAL NOTES**
- INFORMATION ON THIS PLAN TO BE USED ONLY FOR BUILDING APPROVALS AND CONSTRUCTION OF THE STRUCTURE BY THE OWNER AND THEIR CONTRACTOR.
 - ALL DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND APPROVED PLANS. CHANGES MAY REQUIRE AMENDED PLANS OR NEW APPLICATIONS, APPROVALS AND PERMITS.
 - CONDITIONS ON SITE MAY VARY FROM INFORMATION REPRESENTED ON THE PLANS. THE CONTRACTOR SHALL REVIEW SITE CONDITIONS PRIOR TO CONSTRUCTION AND OBTAIN ADDITIONAL INFORMATION NEEDED PRIOR TO CONSTRUCTION.
 - ALL WORK SHALL BE WITHIN THE PROPERTY OF, OR IN ACCORDANCE WITH AGREEMENTS, EASEMENTS OR RIGHTS OF WAY SECURED BY THE OWNER.
 - WORK SHALL BE IN ACCORDANCE WITH PERMITS AND CONDITIONS WHICH SHALL BE POSTED ON SITE.
 - PROPERTY INFORMATION FROM TAX MAPS, BOUNDARY FLAGS ON SITE AND SURVEY OF LOT BY HEB ENGINEERS, INC. - 2015.
 - TOPOGRAPHIC SURVEY COMPLETED JULY 12, 2016, BY GREGORY RUSSELL USING A GEO-MAX ZOOM 80 ROBOTIC TOTAL STATION.
 - WETLANDS WERE LOCATED ON SITE JULY 2, 2016, BY GREGORY RUSSELL, SUBSURFACE SEPTIC SYSTEM DESIGNER # 1676, UNDER THE SUPERVISION OF THADDEUS D. PRESBY/NHCWS #149.
 - EROSION AND SEDIMENTATION MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STORM WATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE AND THE NH STORM WATER MANUAL.

CUBIC YARD OF TOPSOIL REQUIRED TO COVER

UNSETTLED DEPTH (")	1000 FT ²	ACRE
5	15	672
6	18	806
7	21	1014

- TOP SOILING**
- APPLY TOPSOIL ON SITE WHERE SOIL IS DROUGHTY, LOW IN INHERENT FERTILITY AND WHERE THE ADDITION OF SOIL IS DESIRABLE TO FACILITATE THE ESTABLISHMENT OR MAINTENANCE OF VEGETATIVE COVER.
 - TOPSOIL TO BE FREE OF STONES AND COBBLES LARGER THAN 4", WOOD AND DEBRIS. TILLAGE SHOULD BE PARALLEL WITH CONTOURS WHERE SLOPES ALLOW.
 - TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SOIL REMAINS ON EXPOSED SURFACES AND DOES NOT ENTER ADJACENT SURFACE WATERS OR WETLANDS.
 - TOPSOIL SHALL BE FREE OF WEEDS AND INVASIVE SPECIES.



- STOCKPILE OF SOIL MATERIAL**
NOT TO SCALE
- STOCKPILE OF SOIL MATERIAL SHALL BE LOCATED IN AREAS THAT DO NOT RECEIVE CONCENTRATED STORM WATER FLOWS IN A CHANNEL OR DRAINAGEWAY.
 - STOCKPILE OF SOIL MATERIAL SHALL BE LIMITED TO A MAXIMUM SLOPE OF 2:1, HORIZONTAL:VERTICAL.
 - STOCKPILE SILT FENCE CONTAINMENT SHALL BE IMPLEMENTED FOR FINE SOILS AT RISK OF EROSION OR FOR STOCKPILES LOCATED WITHIN 50 FEET OF JURISDICTIONAL WETLANDS.
 - STOCKPILE SILT FENCE CONTAINMENT ACCESS OPENING SHALL BE LOCATED AT THE HIGHEST GRADE TO CONTAIN THE LOWEST AREAS WITHIN CONTINUOUS SILT FENCE.
 - STOCKPILE SHALL BE SEEDED WHEN IT WILL REMAIN INACTIVE FOR A PROLONGED PERIOD OF TIME WITH APPROPRIATE TEMPORARY OR PERMANENT SEED MIX.

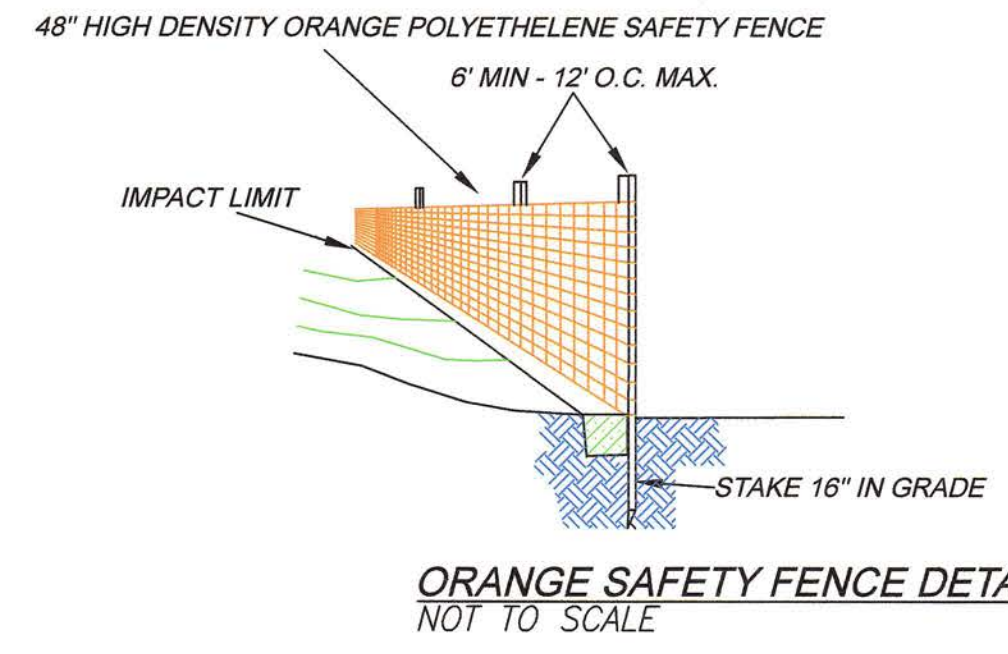
SEEDING FOR PERMANENT COVER

APPLICATION	SPECIES	LBS/ACRE	REMARKS
CONSERVATION MIX	TALL FESCUE	5	FULL RANGE OF CONDITIONS
	CREeping RED FESCUE	20	
	ANNUAL RYEGRASS	10	
	PERENNIAL RYEGRASS	8	
	TALL FESCUE	5	
	WHITE CLOVER	2	
		TOTAL 50 LBS/ACRE	

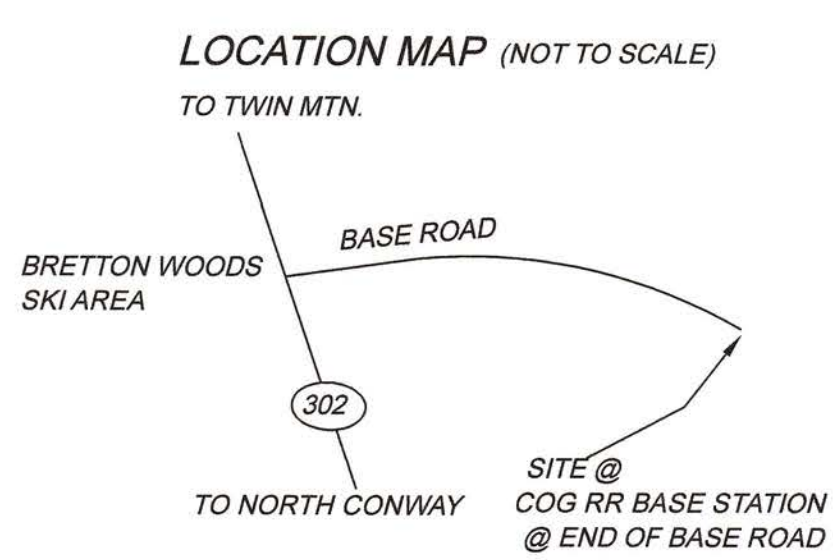
SEEDING FOR TEMPORARY COVER

TIME OF YEAR	SPECIES	LBS/ACRE	LBS/1000 SF	REMARKS
THROUGHOUT GROWING SEASON	PERENNIAL RYEGRASS	30	0.7	SEED DEPTH 0.5" MULCH SUMMER MONTHS
THROUGHOUT GROWING SEASON	ANNUAL RYEGRASS	40	1.0	SEED DEPTH 0.25" QUICK GROWTH, SHORT DURATION
SPRING	OATS	80	2.0	SEED DEPTH 1"
FALL	WINTER RYE	112	2.5	SEED DEPTH 1"

- SEEDBED PREPARATION AND COMPLETION**
- RECLAMATION SLOPES SHALL NOT EXCEED 2:1.
 - PREPARE SEEDBED BY REMOVAL OF STONES AND COBBLES LARGER THAN 4", WOOD AND DEBRIS. TILLAGE SHOULD BE PARALLEL WITH CONTOURS WHERE SLOPES ALLOW.
 - SEED MAY BE APPLIED BY BROADCASTING, DRILLING OR HYDROSEEDING. APPLICATION BY BROADCASTING REQUIRES RAKING OR COVER OF SEED. THE SEED MAY BE PRESSED INTO THE SOIL BY TRACKING WITH A BULLDOZER.
 - APPLY MULCH DURING OR IMMEDIATELY AFTER SEEDING TO AVOID DESICCATION AND EROSION. HAY OR STRAW USED AS MULCH SHALL BE APPLIED AT LEAST 1.5 TO 2.0 TONS PER ACRE, OR 70 TO 90 TONS PER 1,000 SF. APPLY HAY OR STRAW MULCH AFTER TRACKING THE SEED WITH A BULLDOZER. ADDITIONAL MEASURES SUCH AS MATTING OR NETTING SHALL BE USED ON SLOPES AS SPECIFIED BY THE MANUFACTURER.



- ORANGE SAFETY FENCE DETAIL**
NOT TO SCALE
- SAFETY FENCE SHALL BE LOCATED AT BOUNDARY OF IMPACT AREA WITHIN THE CONSTRUCTION SITE.
 - SAFETY FENCE SHALL BE INSTALLED AFTER TREE REMOVAL AND PRIOR TO EXCAVATION ACTIVITIES TO DELINEATE BOUNDARY OF PERMITTED DISTURBANCE AREA AS PER ENV-WQ1406.2 (b).
 - SAFETY FENCE SHALL REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED PRIOR TO ALTERATION.
 - HARDWOOD STAKES TO BE MINIMUM 1" SQUARE, 36" ABOVE GRADE AND DRIVEN INTO THE SOIL A MINIMUM OF 16".
 - 48" HIGH DENSITY ORANGE POLYETHYLENE FENCE SHALL MEET DESIGN CRITERIA FOR SAFETY FENCES.
 - STAKE SPACING SHALL BE AS REQUIRED TO MAINTAIN PROPER TENSION ON FENCE AND PREVENT SAGGING. MAXIMUM STAKE SPACING SHALL BE 12' ON CENTER. CONNECT FENCING TO SUPPORTS WITH ZIP TIES OR EQUAL.
 - STAKES SHALL BE LOCATED ON DOWN GRADIENT SIDE OF FABRIC AND CONNECTED AT LEAST AT THE TOP, BOTTOM AND MIDDLE OF THE FABRIC.
 - FENCE SHALL BE INSPECTED AFTER MAJOR STORM EVENTS AND ON A REGULAR BASIS TO REMOVE ACCUMULATED DEBRIS AND MAINTAIN FABRIC HEIGHT FOR BOUNDARY CONTROL.



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NEW MAINTENANCE BUILDING SITE PLAN - X SECTIONS
SHEET 3 OF 3
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