

PROPOSED WATER SERVICE

THE EXPANSION PROPOSES TO BE SERVED BY THE FOLLOWING WELLS:

1. POND ROAD AREAS 1, 2 & 3: NEW WELLS P1 AND P2.
2. PENINSULA AREA: EXISTING WELL THAT SERVES THE 3-BEDROOM DWELLING.
3. EXISTING CAMPGROUND WILL CONTINUE WITH EXISTING APPROVED WATER SERVICE. SEE NOTE 9 FOR WELL ID'S.

MAP & LOT NUMBERS

MAP	LOT	ACRES	MAP	LOT	ACRES
23	6	6.05	28	5	27.71
23	7	47.4	28	6	5.09
23	8	7.10	29	1	124.0
24	15	96.14	29	2	1.98
24	18	12.24	29	3	11
24	19	1.40	38	15	2.4
24	40	5.51			

TOTAL AREA = 308.02 AC.

EXISTING EDA APPROVALS

APPROVAL	DATE	TOTAL FLOW	CONSTITUENTS
196430-A	12/14/1992	492	14 SITES
CA199504178	08/30/1995	2240	64 SITES
CA2000022819	12/30/1999	1157	33 SITES
CA2000022834	12/30/1999	4500	100 SITES
			2-BDRM HOUSE
			MARINA WITH TAKEOUT
CA2014117105	04/18/2014	1400	40 SITES

TOTAL EXISTING APPROVED SITES = 251

PLANS OF REFERENCE

1. "ALTA/ACSM LAND TITLE SURVEY, WESTWARD SHORES CAMPGROUND" PREPARED FOR: NORTHGATE OSSPEE, LLC. PREPARED BY: ERIC C. MITCHELL & ASSOC. INC., DATED: AUGUST 14, 2015.
2. "BOUNDARY PLAN OF LAND, TAX MAP 24 LOTS 15, 18 & 19, NICHOLS & POND ROADS, OSSPEE, NH, BROOKS FAMILY TRUST" PREPARED FOR: NORTHGATE OSSPEE, LLC. PREPARED BY: ERIC C. MITCHELL & ASSOC. INC., DATED: SEPTEMBER 17, 2015.
3. "BOUNDARY PLAN OF LAND, TAX MAP 29 LOT 2, OFF NICHOLS AND POND ROADS, OSSPEE, NH, REYNOLDS LIVING TRUST" PREPARED FOR: NORTHGATE OSSPEE, LLC. PREPARED BY: ERIC C. MITCHELL & ASSOC. INC., DATED: SEPTEMBER 23, 2015.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED EXPANSION OF WESTWARD SHORES CAMPGROUND FOR NHDES SUBDIVISION APPROVAL.
2. THE EXISTING CAMPGROUND HAS NHDES SUBDIVISION APPROVAL SA390063 ISSUED ON JULY 26, 1990 FOR 268 CAMPSITES. THE CAMPGROUND CURRENTLY CONSISTS OF 250 CAMPSITES WITH 3-WAY HOOKUPS, 8 TRANSIT SITES, A 2-BEDROOM DWELLING AND A MARINA WITH TAKEOUT FOOD SERVICE.
3. GOVE ENVIRONMENTAL SERVICES, INC. PERFORMED THE WETLAND MAPPING DURING NOVEMBER AND DECEMBER 2015 ACCORDING TO CURRENT METHODOLOGY REQUIRED BY NHDES WETLANDS BUREAU RULES, AS OF 2007, AND THE TECHNICAL CRITERIA OF THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).
4. SOILS ARE FROM THE USDA NRCS WEB SOIL SURVEY.
 - 36A - ADAMS LOAMY SAND, 0-3% SLOPES
 - 102A - SUNDAY LOAMY FINE SAND, 0-3% SLOPES
 - 409A - LIMERICK SILT LOAM, 0-3% SLOPES
 - 409A - OSSPEE MUKKY PEAT, 0-3% SLOPES
 - 613A - CROGAN LOAMY FINE SAND, 0-3% SLOPES
5. THIS PLAN SHOWS CONDITIONS AS DEFINED BY INSTRUMENT FIELD SURVEY BY SFC ENGINEERING PARTNERSHIP DURING NOVEMBER AND DECEMBER 2015. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY BY SFC.
6. TOPOGRAPHIC INFORMATION FROM FIELD SURVEY AND PLAN TITLED TOPOGRAPHIC PLAN OF WESTWARD SHORES ON OSSPEE LAKE OSSPEE, NEW HAMPSHIRE FOR THADEUS THORNE SURVEY. PREPARED BY AERIAL SURVEY & PHOTO, INC. NORRIDGEWOCK, MAINE. PHOTOGRAPHY DATE 11-29-99. VERTICAL DATUM: NGVD 29.
7. THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR CARROLL COUNTY, MAP NUMBER 33003C0481D. EFFECTIVE DATE: MARCH 19, 2013 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. BENCHMARK: CHC 9005 OPUS SURVEY GRADE GPS
DATUM: NGVD 29
ELEVATION: 409.11
9. THE FOLLOWING WATER SYSTEMS ARE ASSOCIATED WITH THE EXISTING CAMPGROUND AS SHOWN ON NHDES ONESTOP SITE:

PWS ID	SYSTEM TYPE
1847090	TRANSIENT NON-COMMUNITY
1847200	TRANSIENT NON-COMMUNITY
1847210	TRANSIENT NON-COMMUNITY
10. TYPICAL CAMPSITE ENVELOPE = 50' X 80' (30' X 54' AT PENINSULA ONLY)
11. SHORELAND WATER QUALITY PROTECTION ACT (SWQPA) BOUNDARY DISTANCES FROM REFERENCE LINE:
 - THE PROTECTED SHORELAND = 250'
 - NATURAL WOODLAND BUFFER = 150'
 - WATERFRONT BUFFER = 50'
12. TYPICAL CAMPSITE PAD AREA IS 12' X 32' = 384 SQ.FT., WHICH IS DEFINED AS AN ACCESSORY STRUCTURE UNDER SWQPA.
13. FRONTAGE CALCULATIONS (AVERAGE OF SHORELINE AND STRAIGHT LINE BETWEEN PROPERTY CORNERS):
 - EXISTING CAMPGROUND, MARINA & PENINSULA = 4,087'
 - BEARCAMP RIVER & UNNAMED TRIBUTARY = 6,089'
 - ISLAND (LOT 29-3) & NONCONTIGUOUS (LOT 38-15) = EXCLUDED
 - TOTAL FRONTAGE = 10,176'
14. ALLOWABLE AREA WITHIN SHORELAND WATERFRONT BUFFER:
 - 13,630' FRONTAGE X 15 SQ.FT. FRONTAGE = 20,445 SQ.FT.
 - 20,445 SQ.FT. / 384 SQ.FT. = 53 CAMPSITES
 - (FRONTAGE CALCULATIONS EXCLUDES EXISTING CAMPGROUND & UNNAMED TRIBUTARY)
15. NO CAMPSITE PADS ARE SHOWN CLOSER THAN 20' TO THE SWQPA REFERENCE LINE.
16. NO CAMPSITES ARE LOCATED WITHIN WETLAND BOUNDARIES.
17. PROPOSED ACCESS ROAD WIDTHS:
 - TWO WAY TRAFFIC = 20'
 - ACCESS TO THE PENINSULA = 16'
 - ONE-WAY TRAFFIC = 12'

PROPOSED SITES

AREA	TOTAL SITES THIS AREA
POND ROAD AREA #1	144
POND ROAD AREA #2	34
POND ROAD AREA #3	68
PENINSULA AREA	5
TOTAL PROPOSED SITES	264

PROPOSED SEPTIC AREAS

AREA	TOTAL SITES THIS AREA	SEPTIC REQUIREMENTS
AREA #1	144	(4) BEDS 72.5'W X 80' EACH TOTAL AREA = 23,200 SQ.FT. MAXIMUM FLOW = 15,000 GPD
AREA #2	34	NITRATE SETBACKS REQ'D DOWN = 435', SIDE = 213', UP = 107'
AREA #3	68	NITRATE SETBACKS REQ'D DOWN = 435', SIDE = 213', UP = 107'
PENINSULA AREA	5	SAME AS AREA #1
AREA #3	18	(2) BEDS 40'W X 80' TOTAL AREA = 6,400 SQ.FT. MAXIMUM FLOW = 5,000 GPD
TOTAL PROPOSED SITES	264	NITRATE SETBACKS REQ'D DOWN = 250', SIDE = 125', UP = 63'

- ▭ TYPICAL SITE
- ▭ SITE WITHIN WATERFRONT BUFFER

No.	Revision	Date
No. 2	Added well P2, revised septic area #3	Date: 02/12/2016
No. 1	Removed Bearcamp River area development & site quantity	Date: 02/10/2016
No.	Revision	Date

Designed by: JRB Drawn by: DMF Checked by:

**Overview Plan
Westward Shores Campground
110 Nichols Road
West Ossipee, NH**



1 INDUSTRIAL DRIVE
WINDHAM, NH 03087 (603) 647-8700
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Sheet 2 of 10 Scale: 1" = 200' Date: 12/23/2015

Prepared for:
Northgate Ossipee, LLC
2855 44th Street, SW
Suite 100
Grandville, MI 49418

Zoning Classification: Rural

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Drawing: 249907 Overview Plan
Layout: Overview - 2

