



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	56.14	29	2	1.98
24	18	12.24	29	3	1.1
24	19	1.40	38	15	2.4
24	40	5.51			

TOTAL AREA = 308.02 Ac.

PLANS OF REFERENCE

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

NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED EXPANSION OF WESTWARD SHORES CAMPGROUND FOR NHDES SUBDIVISION APPROVAL.
- THE EXISTING CAMPGROUND HAS NHDES SUBDIVISION APPROVAL SA390063 ISSUED ON JULY 26, 1990 FOR 268 CAMPSITES. THE CAMPGROUND CURRENTLY CONSISTS OF 258 CAMPSITES WITH 3-WAY HOOKUPS, A 2-BEDROOM AND A 3-BEDROOM DWELLING AND A MARINA WITH TAKEOUT FOOD SERVICE.
- 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 #47-1, JANUARY 1987).
- 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
484A - OSSISPEE MUCKY PEAT, 0-3% SLOPES
613A - CROGAN LOAMY FINE SAND, 0-3% SLOPES
- 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.
- TOPOGRAPHIC INFORMATION FROM PLAN TITLED TOPOGRAPHIC PLAN OF WESTWARD SHORES ON OSSISPEE LAKE OSSISPEE, NEW HAMPSHIRE FOR THADEUS THORNE SURVEYS, PREPARED BY AERIAL SURVEY & PHOTO, INC. NORRIDGEWOCK, MAINE, PHOTOGRAPHY DATE 11-29-99, VERTICAL DATUM, NGVD 29.
- THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR CARROL COUNTY, MAP NUMBER 330030049D, EFFECTIVE DATE: MARCH 19, 2013 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- BENCHMARK: CHC 900S OPIUS SURVEY GRADE GPS
DATUM: NGVD 29
ELEVATION: 409.11
- 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
- TYPICAL CAMPSITE AREA = 50' X 80'
(30' X 54' AT PENINSULA ONLY)
- SHORELAND WATER QUALITY PROTECTION ACT (SWQPA) BOUNDARY DISTANCES FROM REFERENCE LINE: THE PROTECTED SHORELAND = 250'
NATURAL WOODLAND BUFFER = 150'
WATERFRONT BUFFER = 50'
- TYPICAL CAMPSITE PAD AREA IS 12' X 32' = 384 SQ.FT., WHICH IS DEFINED AS AN ACCESSORY STRUCTURE UNDER SWQPA.
- 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'
- ALLOWABLE AREA WITHIN SHORELAND WATERFRONT BUFFER: 13,630' FRONTAGE X 1.5 SQ.FT./FRONTAGE = 20,445 SQ.F.T.
20,445 SQ.F.T. / 384 SQ.F.T. = 53 CAMPSITES
(FRONTAGE CALCULATIONS EXCLUDES EXISTING CAMPGROUND & UNNAMED TRIBUTARY)
- NO CAMPSITE PADS ARE SHOWN CLOSER THAN 20' TO THE SWQPA REFERENCE LINE.
- NO CAMPSITES ARE LOCATED WITHIN WETLAND BOUNDARIES. A 10' WETLAND BUFFER HAS BEEN IMPOSED ON THE POND ROAD AREA AND BEARCAMP RIVER AREA SITES.
- PROPOSED ACCESS ROAD WIDTHS:
TWO WAY TRAFFIC = 20'
ACCESS TO THE PENINSULA = 16'
ONE-WAY TRAFFIC = 12'

PROPOSED SITES

POND ROAD AREA #1	TOTAL SITES THIS AREA	144
POND ROAD AREA #2	TOTAL SITES THIS AREA	34
POND ROAD AREA #3	TOTAL SITES THIS AREA	68
BEARCAMP RIVER AREA	SITES WITHIN 50' OF SHORELAND REFERENCE LINE	21
	TOTAL SITES THIS AREA	66
PENINSULA AREA	SITES WITHIN 50' OF SHORELAND REFERENCE LINE	5
	TOTAL SITES THIS AREA	18
	TOTAL PROPOSED SITES	330

- TYPICAL SITE
- SITE WITHIN WATERFRONT BUFFER

No.	Revision	Date
Designed by: JRB	Drawn by: DMF	Checked by:

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

Prepared by: **SFC ENGINEERING PARTNERSHIP Inc.**
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Sheet 1 of 1 Scale: 1" = 200' Date: 01/27/2016

Prepared for:
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Zoning Classification: Rural

