



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



71

January 10, 2025

Her Excellency , Governor Kelly A. Ayotte
and The Honorable Council
State House
Concord, NH 03301

REQUESTED ACTION

Approve Northgate Ossipee LLC's request to perform the following work on Ossipee Lake in Ossipee pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-00498, and in accordance with RSA 482-A:3. No comments were submitted by the Ossipee Conservation Commission regarding the project as proposed.

Impact 1,638 square feet along 688 linear feet of bank in order to install boulders where the bank has been undercut in the cove south of the Westward Shores Marina, impact 568 square feet along 94 linear feet of bank at the Marina peninsula in order to remove concrete rubble and debris and install stone and vegetative gabion baskets on an average of 7,613 feet of frontage along Ossipee Lake in Ossipee.

NHDES imposed the following conditions as part of this approval:

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with the revised plans, revision dated October 23, 2024 by SFC Engineering, as received by the NH Department of Environmental Services (NHDES) on October 25, 2024.
2. In accordance with Env-Wt 514.05(b), bank restoration shall be constructed, landscaped, and monitored in a manner that will create a healthy riparian or lacustrine shoreline system.
3. In accordance with Env-Wt 514.05(c), bank/shoreline stabilization areas shall have at least 75% successful establishment of vegetation after 2 growing seasons; or shall be replanted and re-established until a functional lacustrine, wetland, or riparian system has been reestablished in accordance with the approved plans.
4. In accordance with Env-Wt 514.06, the owner shall monitor the project and take corrective measures if the area is inadequately stabilized or restored by replacing fallen or displaced materials without a permit, where no machinery in the channel is required; identifying corrective actions and follow-up plans in accordance with Env-Wt 307; and filing an appropriate application and plans where work in the channel is required.
5. In accordance with Env-Wt 514.05(d), unless otherwise approved, construction shall be performed during lake drawdown.
6. In accordance with Env-Wt 514.05(h), within 60 days of completion of construction, the applicant shall submit a post-construction report that has been prepared by a professional engineer, certified wetland scientist, or qualified professional, as applicable, and contains narrative, exhibits, and photographs, as necessary to report the status of the project area and restored jurisdictional area.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

7. All development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction as required pursuant to RSA 483-B:3.
8. Pursuant to RSA 483-B:9, V(a)(2)(D), (v), this permit does not authorize the removal of trees or saplings within the waterfront buffer that would result in a tree and sapling point score below the minimum required per RSA 483-B:9, V(a)(2)(D), (iv).
9. Pursuant to RSA 482-A:14, RSA 482-A:14-b, and RSA 482-A:14-c, NHDES is authorized to take appropriate compliance actions should it be determined that, based upon additional information which becomes available, any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.

EXPLANATION

NHDES approved this project on November 08, 2024. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 514.07(c), stabilization of more than 200 linear feet of bank.
2. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Ossipee a public hearing under RSA 482-A:8 is not required.
3. No concerns were received from abutters nor the local Conservation Commission related to the project.
4. The NHDES finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900. No waivers of RSA 482-A or the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900 were requested or approved under this permit action.

NHDES Wetlands Bureau permit #2024-00498 application documents are enclosed for review by the Governor and the Executive Council in consideration of this request and in accordance with RSA 482-A:3, II(a), as it is a major project located in New Hampshire public waters.

We respectfully request your approval of this item.

For 

Robert R. Scott
Commissioner



**STANDARD DREDGE AND FILL
WETLANDS PERMIT APPLICATION**
Water Division / Land Resources Management
[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: Northgate Ossipee, LLC TOWN NAME: Ossipee



COMPLETE
Administrative
Use
FEB 28 2024
Only

Administrative
Use
Only

File No: 2024-00498
Check No: 19590
Amount: 1867-
Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [Priority Resource Areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. 	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): NHB Project ID #: NHB23-3594 	<input type="radio"/> Yes <input checked="" type="radio"/> No
Bog?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Designated prime wetland or duly-established 100-foot buffer?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> Name of Local River Management Advisory Committee (LAC): N/A A copy of the application was sent to the LAC on Month: Day: Year: 	

For dredging projects, is the subject property contaminated? • If yes, list contaminant: N/A	<input type="radio"/> Yes <input type="radio"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="radio"/> Yes <input checked="" type="radio"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A	
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(l)) Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.	
Project proposes armoring two areas of the Ossipee Lake shoreline at Westward Shores Cottages & RV Resort in Ossipee.	
The first area is the Point, which includes the campground marina and boat launch. This area is seeing erosion along the south and east shoreline.	
The second area is the Cove, which is west of the Point, and which extends into the campground on the west shore of the lake. This area has experienced flowing flood waters off the Bearcamp River that have eroded the north bank, causing loss of land and potential loss of campsites if not corrected.	
Impacts to both areas include permanent impacts from realigning the shoreline, and temporary impacts along the toe of the armoring during construction.	
The armoring will include Filtrexx Grosoxx Gabion Baskets that will provide structural vegetated armoring, resulting in a vegetated bank. This same technology has successfully been used in the Cove area near campsite 30 (see wetland permit 2018-03206).	
Scope of work includes realignment of the bank and excavation of the toe of the bank for the baskets. The baskets are then placed, with gravel backfill placed behind. Loam is then placed to form the top of bank and the area is seeded to stabilize. Erosion control measures will include a turbidity boom in the lake.	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 110 Nichols Road	
TOWN/CITY: Ossipee	
TAX MAP/BLOCK/LOT/UNIT: 29/1	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="checkbox"/> N/A Ossipee Lake	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))		
If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: Northgate Ossipee LLC		
MAILING ADDRESS: [REDACTED]		
TOWN/CITY: [REDACTED]	STATE: MI	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]		
FAX:	PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Daniel, Flores, M.		
COMPANY NAME: SFC Engineering Partnership Inc		
MAILING ADDRESS: 183 Rockingham Road Unit 3 East		
TOWN/CITY: Windham	STATE: NH	ZIP CODE: 03087
EMAIL ADDRESS: dflores@sfceng.com		
FAX:	PHONE: 603 647-8700	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))		
If the owner is a trust or a company, then complete with the trust or company information.		
<input checked="" type="checkbox"/> Same as applicant		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

Env-Wt 400: BSC Group performed the wetland delineation in Fall of 2022. No vernal pools exist in the project area. The project is not impacting prime wetlands and proposed to reconcile erosion problems along Ossipee Lake.

Env-Wt 500: The project proposes the construction of bank armoring with gabion baskets to prevent further erosion of the Ossipee Lake shoreline. Armoring includes Filtrexx Grossoxx to provide a bioengineered system that will result in a structural vegetated armoring.

Env-Wt 600: The project is not located within a coastal area.

Env-Wt 700: The project is not located within a documented prime wetland.

Env-Wt 900: The project does not involve a stream crossing.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#) and the [Wetlands Permitting: Avoidance, Minimization and Mitigation fact sheet](#). For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the [Avoidance and Minimization Checklist](#), the [Avoidance and Minimization Narrative](#), or your own avoidance and minimization narrative.

*See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation [pre-application meeting](#) must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

N/A - Mitigation is not required

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: I confirm submittal.

N/A - Compensatory mitigation is not required

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.

For perennial streams/ rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent (PERM.) impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary (TEMP.) impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond	2211	760	<input type="checkbox"/>	2456	761	<input type="checkbox"/>
Tidal	Tidal Waters:			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL							

SECTION 12 - APPLICATION FEE (RSA 482-A:3, 1)

MINIMUM IMPACT FEE: Flat fee of \$400.

NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

MINOR OR MAJOR IMPACT FEE: Calculate using the table below:

Permanent and temporary (non-docking):	4667	SF	× \$0.40 =	\$ 1,867
Seasonal docking structure:		SF	× \$2.00 =	\$
Permanent docking structure:		SF	× \$4.00 =	\$
Projects proposing shoreline structures (including docks) add \$400 =				\$
Total =				\$

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1,867

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)		
Initial each box below to certify:		
Initials: DMF	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: DMF	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
Initials: DMF	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. 	
Initials: DMF	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER): <i>Kevin O'Dell</i>	PRINT NAME LEGIBLY: Kevin O'Dell	DATE: 2/21/2024
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>Dan Flores</i>	PRINT NAME LEGIBLY: Daniel M. Flores, PE	DATE: 2/22/2024
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE: <i>Kellie J Skehan</i>	PRINT NAME LEGIBLY: <i>Kellie J Skehan</i>	
TOWN/CITY: Ossipee	DATE: 02.23.24	

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".

irm@des.nh.gov or (603) 271-2147

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

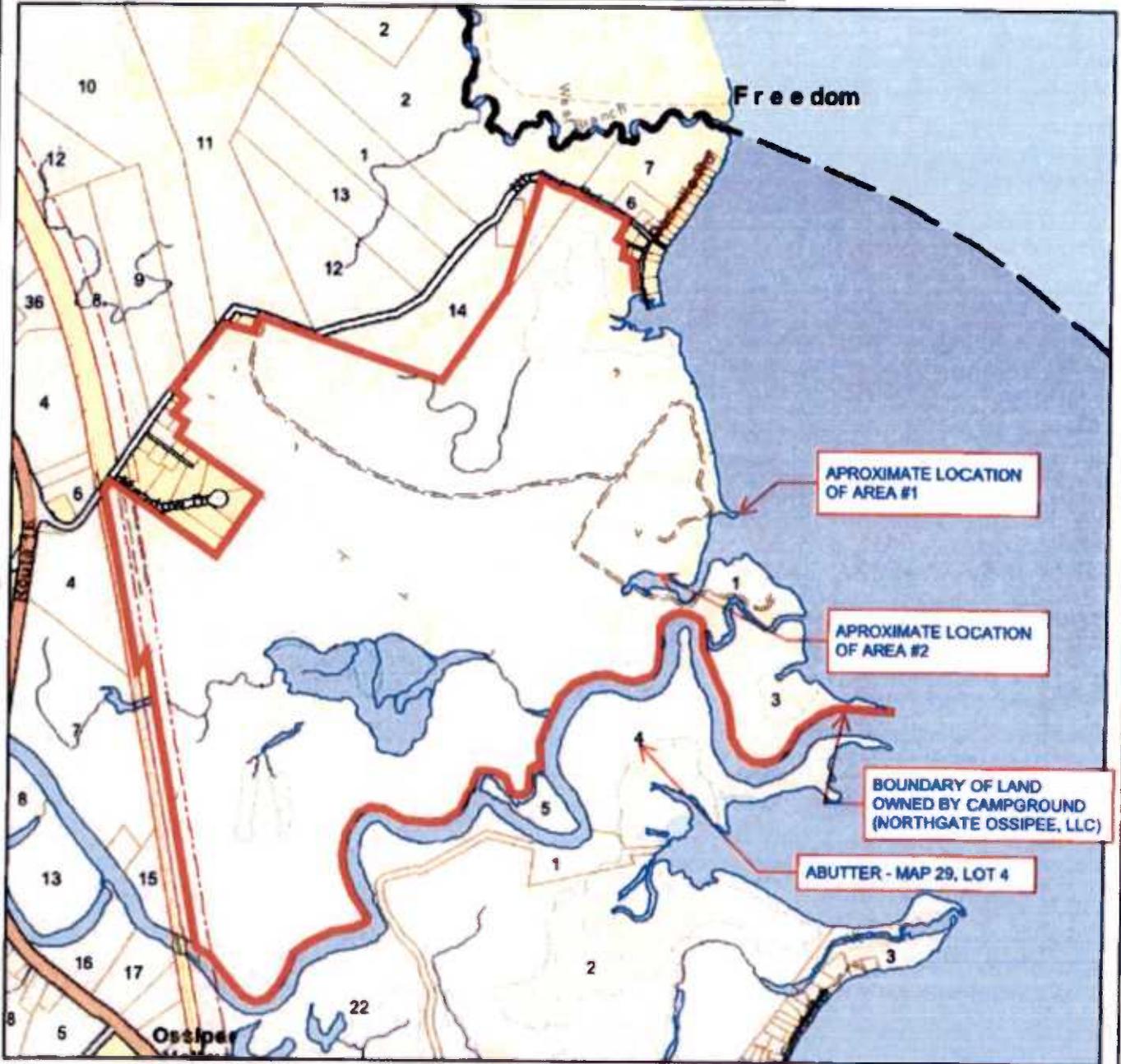


Ossipee, NH



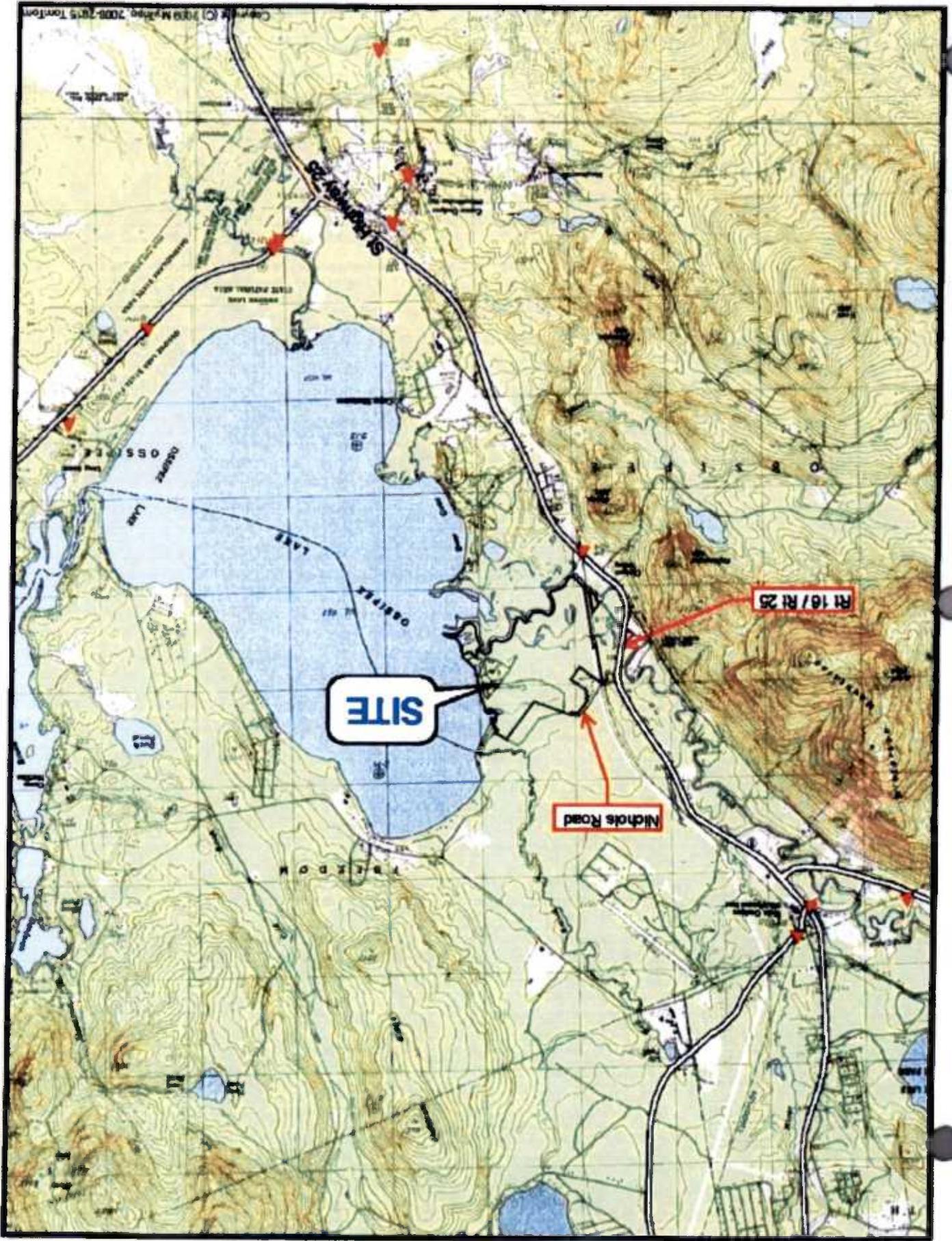
1 inch = 1000 Feet

www.cai-tech.com



Large Scale	PWATER	100-HOOKS	PVTRD-RW	WETLAND
CAI Town Line	RAILROAD	100-PT	ROADTIC	Water-poly
100-PROPERTYLINE	ROAD	100-RW	UTILITY	
PVTRD	ROADCLASSVI	BRIDGE	WATER	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



SITE

Nichols Road

Rt 16/Rt 25

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The State of New Hampshire
**Department of Environmental
Services**



Robert R. Scott, Commissioner

This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Courtney Lockwood, Land Resources Management Program Attorney, NH Department of Environmental Services, at: courtney.l.lockwood@des.nh.gov, or (603) 271-8614.

	<u>MAP</u>	<u>LOT</u>	<u>OWNER</u>
<u>OWNER</u>	29	1	Northgate Ossipee, LLC c/o Northgate Resorts [REDACTED]
<u>ABUTTERS</u>	29	4	NE Forestry Foundation, Inc. [REDACTED]
<u>ENGINEER</u>			SFC Engineering Partnership, Inc. 183 Rockingham Road, Unit 3 East Windham, NH 03087
<u>WETLAND SCIENTIST</u>			BSC Group Attn: Luke Hurley 150 Dow Street Manchester, NH 03101



LEGEND

PROPERTY LINE		EXISTING		PROPOSED		PHOTO KEY	
OSPEE PROPERTY MAP		CPM XX-XX				BOLLARD	
EDGE OF GRAVEL						PROTECTED SHORELAND BOUNDARY	
EDGE OF PAVEMENT						OVERHEAD UTILITIES	
EDGE OF CONCRETE						ELECTRIC POLE	
EDGE OF WETLAND						CRUSHED STONE	
GABION						BOULDER/RIPRAP	
CURRENT OSPEE LAKE REFERENCE LINE						DECIDUOUS TREE TO BE REMOVED	
HISTORIC OSPEE LAKE REFERENCE LINE							
TEMPORARY WETLAND IMPACT AREA							
PERMANENT WETLAND IMPACT AREA							
TREE LINE							
SHRUB LINE							
CONTOURS							
FLOOD ELEVATIONS							
SPOT ELEVATION							
TEMPORARY BENCHMARK							



LOCATION PLAN
SCALE: 1" = 2000'

PLANS OF REFERENCE

1. "OVERVIEW PLAN WESTWARD SHORES CAMPGROUND" PREPARED FOR NORTHGATE OSPEE, LESSEE LLC, PREPARED BY SFC ENGINEERING PARTNERSHIP INC., DATED MARCH 4, 2022.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW OVERVIEW OF WESTWARD SHORES COTTAGES & RV RESORT WITH EXISTING AND PROPOSED WETLAND IMPACTS DEPICTED.
2. THE OWNER OF RECORD NORTHGATE OSPEE, LLC, DEED REFERENCE BOOK 3230 PAGE 188, CARROLL COUNTY REGISTRY OF DEEDS
3. THIS PLAN WAS PREPARED FROM THE PLAN OF REFERENCE AND DOES NOT REPRESENT A BOUNDARY SURVEY BY SFC ENGINEERING PARTNERSHIP, INC.
4. THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR CARROLL COUNTY, MAP NUMBER 330020M1D, EFFECTIVE DATE: MARCH 16, 2013 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NAVD 88 (ELEVATION 414 AT LAKE, NAVD 88)
5. THE CAMPGROUND IS SERVED BY INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
6. THE CAMPGROUND IS SERVED BY A TRANSIENT NON-COMMUNITY PUBLIC WATER SYSTEM.

SHEET INDEX

SHEET NUMBER	DESCRIPTION	REVISION NUMBER	DATE
1	OVERVIEW PLAN	2	10/23/2024
2	SHORELINE EXISTING CONDITIONS PLAN	1	10/23/2024
3	SHORELINE STABILIZATION PLAN	2	10/23/2024
4	DETAILS AND SECTIONS PLAN	2	10/23/2024

2	Revised per DES comments	10/23/2024
1	Addressed H-DES Comments	10/23/2024
No.	Revision	Date
Designed by: TDC		Drawn by: RCC
		Checked by: DMF

Overview Plan
Westward Shores Cottages & RV Resort
110 Nichols Road
Ossipee, NH
Tax Map 29 Lot 1



Windham, New Hampshire
Portland, Maine
(603) 647-8700
www.sfceng.com

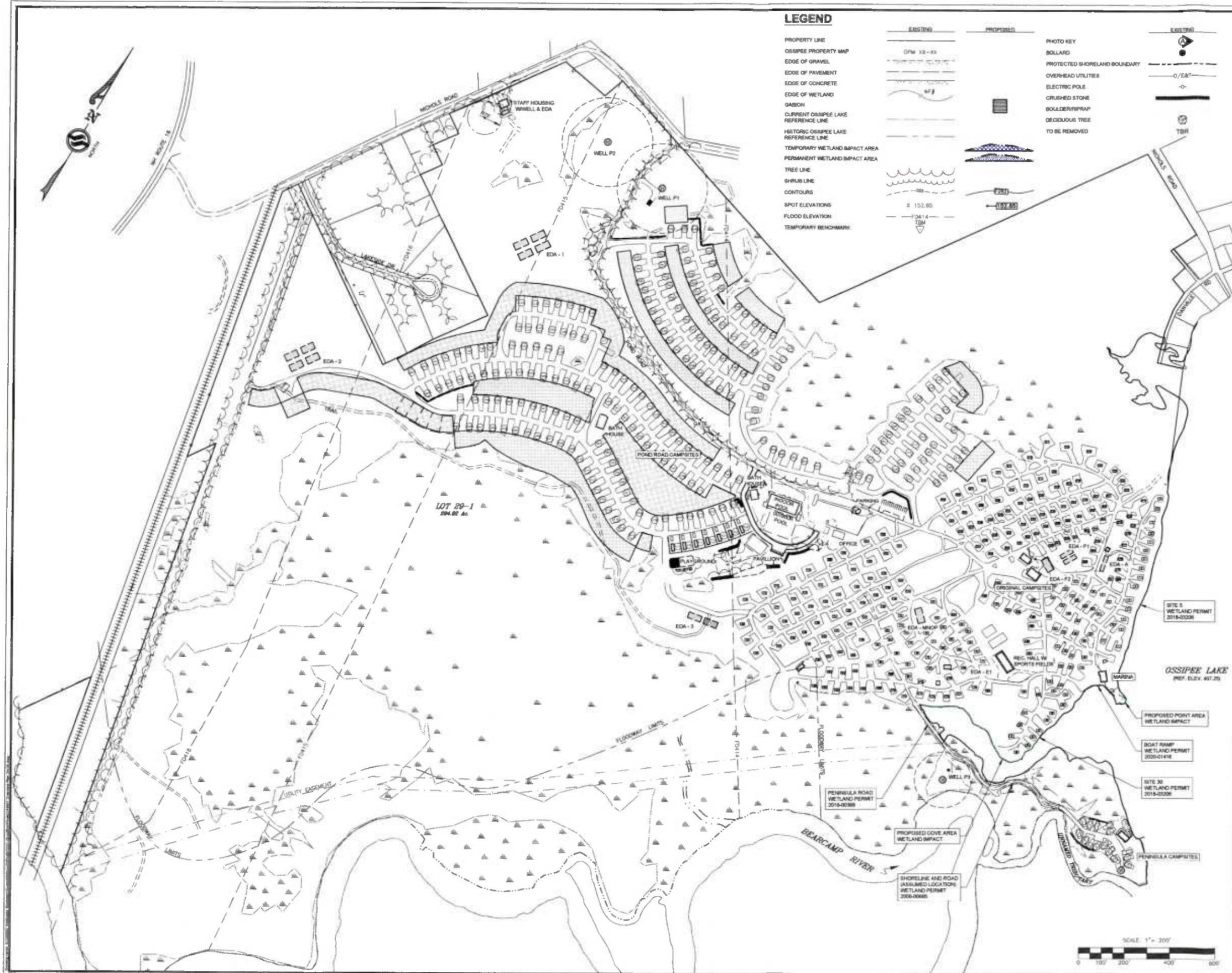
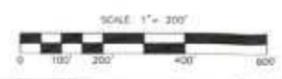
Sheet 1 of 4
Scale: 1" = 200'
Date: 1/19/2024

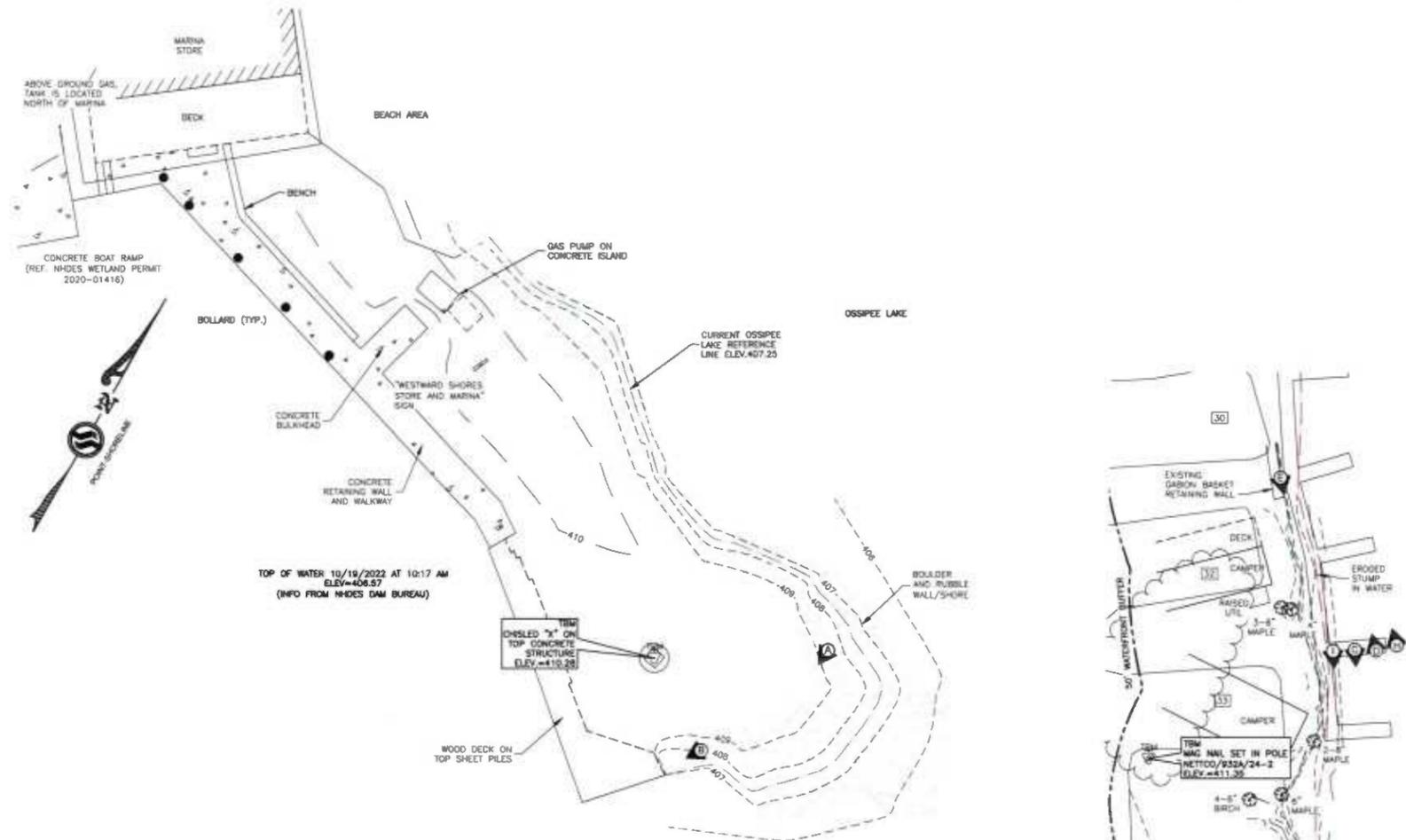


Prepared for:
Northgate Ossipee Lessee, LLC
38 Commerce Avenue, SW
Suite 200
Grand Rapids, MI 49503

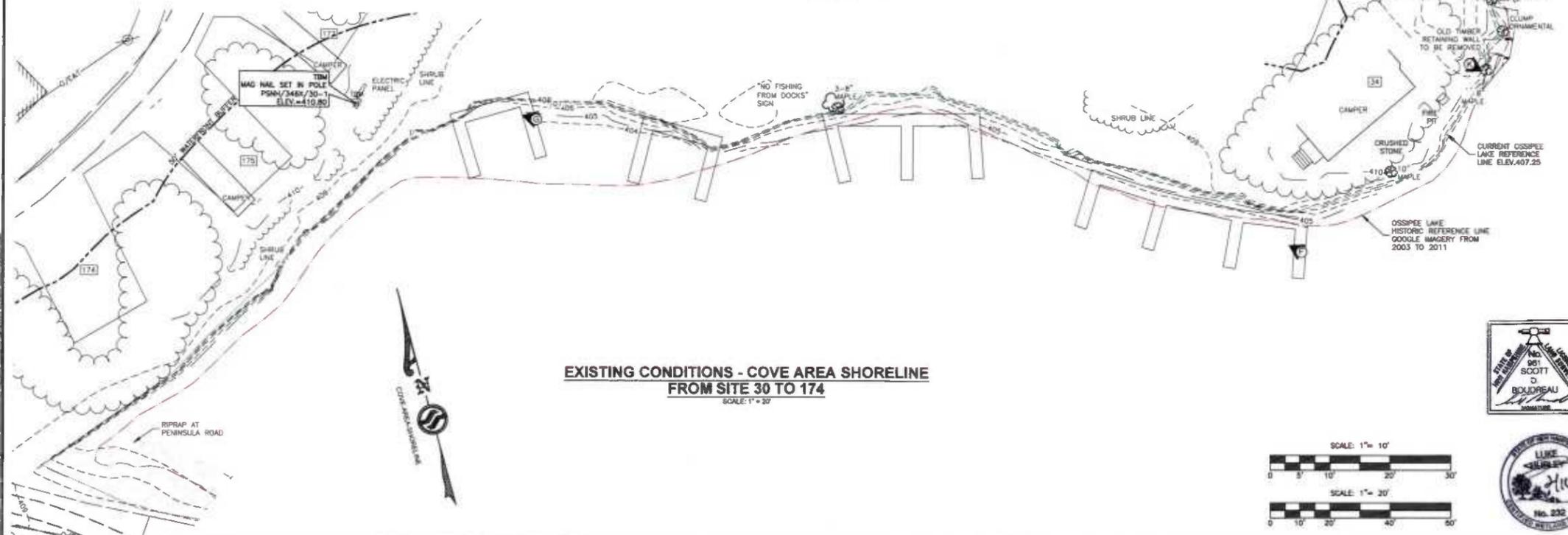
Issued for:
NHDES Dredge and Fill
Wetlands Permit Application

Zoning Classification: Rural





EXISTING CONDITIONS - POINT SHORELINE
SCALE: 1" = 10'



EXISTING CONDITIONS - COVE AREA SHORELINE FROM SITE 30 TO 174
SCALE: 1" = 20'

- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF A PORTION OF THE OSSISPEE LAKE SHORELINE AT WESTWARD SHORES COTTAGES & RV RESORT ON OSSISPEE TAX MAP 29, LOT 1.
 2. THE OWNER OF RECORD: NORTHGATE OSSISPEE, LLC. DEED REFERENCE BOOK 3236 PAGE 688, CARROLL COUNTY REGISTRY OF DEEDS.
 3. THIS PLAN SHOWS CONDITIONS AS DEFINED BY INSTRUMENT FIELD SURVEY BY SFC ENGINEERING PARTNERSHIP, INC. ON OCTOBER 19, 2022. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY BY SFC.
 4. BENCHMARK: CHC 8005 OPUS SURVEY GRADE GPS HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NGVD 29.
 5. SFC GROUP EVALUATED THE WETLAND LINE DEPICTED IN OCTOBER 2022. WETLAND MAPPING IS 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-07-1, JANUARY 1987).
 6. THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR CARROLL COUNTY, MAP NUMBER 330000481D, EFFECTIVE DATE: MARCH 18, 2013 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (ELEVATION 414 AT LAKE, NAVD 88).
 7. LOCATION OF UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE ONLY.
 8. OSSISPEE LAKE NORMAL ELEVATION IS 407.25.
 9. SHORELAND WATER QUALITY PROTECTION ACT (SWQPA) BOUNDARY DISTANCES FROM REFERENCE LINE PROTECTED SHORELAND = 25' NATURAL WOODLAND BUFFER = 150' WATERFRONT BUFFER = 50'
 10. THIS PLAN BEARS THE SEAL OF A NH LICENSED LAND SURVEYOR CERTIFYING THE REFERENCE LINE DEPICTED ON THIS PLAN WAS THE RESULT OF AN ON THE GROUND SURVEY BY SFC ENGINEERING.

1	Added note 10	10/30/2024
No.	Revision	Date:
Designed by: TDD	Drawn by: RCC	Checked by: DMF

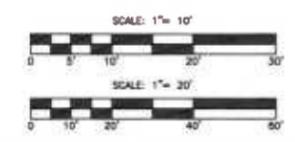
Shoreline Existing Conditions Plan
Westward Shores Cottages & RV Resort
 110 Nichols Road
 Ossipee, NH
 Tax Map 29 Lot 1



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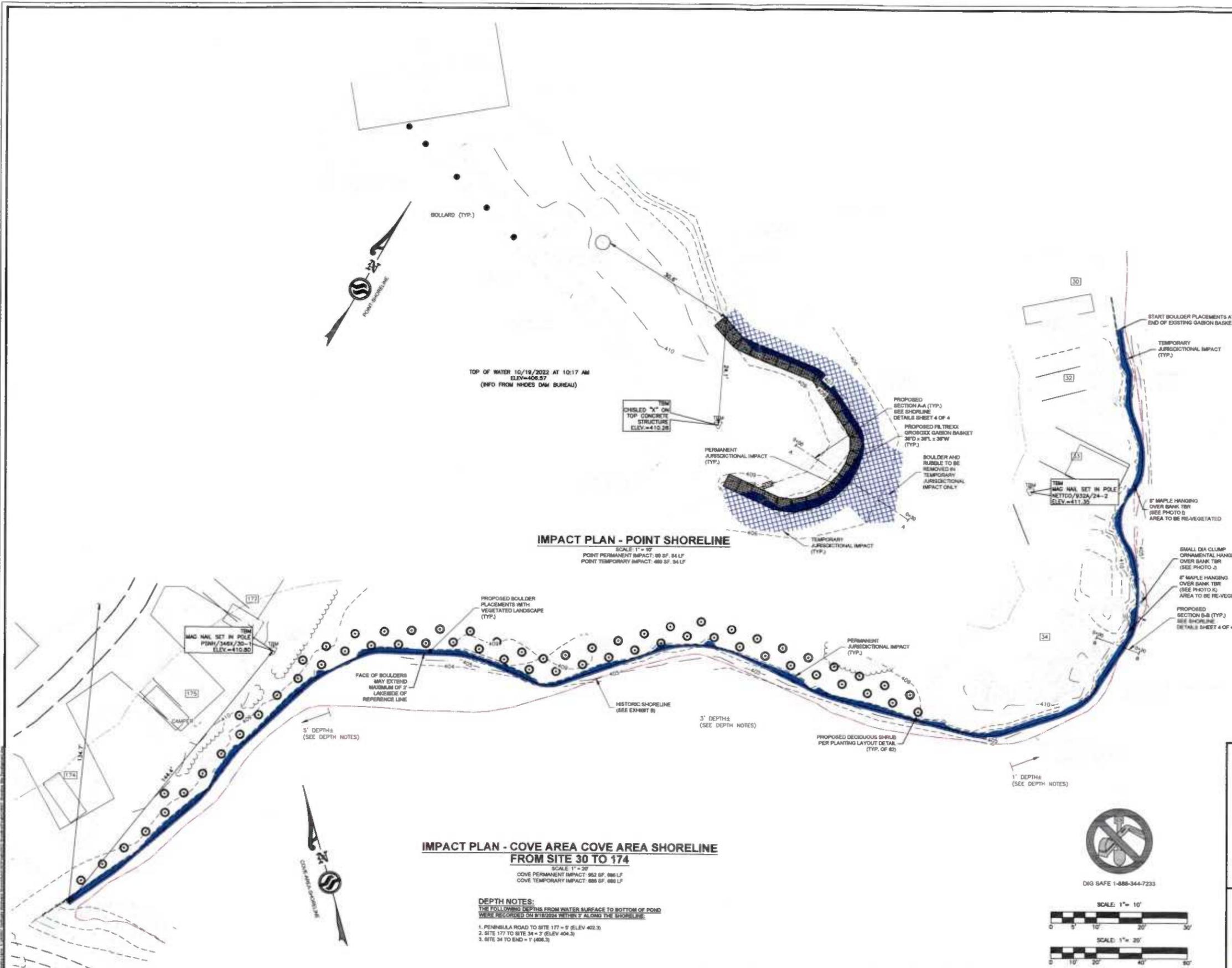
Sheet 2 of 4 Scale: As Shown Date: 1/19/2024

	Prepared for:	Issued for:
	Northgate Ossipee Lessee, LLC 38 Commerce Ave. SW Suite 200 Grand Rapids, MI 49503	NHDES Dredge and Fill Wetlands Permit Application
Zoning Classification: Rural		



- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE STABILIZATION OF A PORTION OF THE OSSIPPEE LAKE SHORELINE AT WESTWARD SHORES COTTAGES & RV RESORT ON OSSIPPEE TAX MAP 29 LOT 1.
 2. THIS PROJECT PROPOSES TO STABILIZE THE SHORE OF OSSIPPEE LAKE UTILIZING FILTREXX GROSOXX GABION BASKETS TO PROVIDE STRUCTURAL VEGETATED ARMORING, SIMILAR TO THAT USED TO STABILIZE THE SHORELINE AT CAMPSITE 30 (SEE NHDES WETLAND PERMIT 2018-03209).
 3. SFC ENGINEERING PARTNERSHIP DOES NOT WARRANT THE LOCATION OR ELEVATION OF EXISTING UTILITIES, OR THAT ALL ARE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGSAFE AT LEAST 72 HOURS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
 4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE TEMPORARY BENCHMARK (TBM) ELEVATIONS PRIOR TO CONSTRUCTION.
 5. THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY IF CONDITIONS ARE FOUND THAT DO NOT MATCH WHAT IS SHOWN ON THESE PLANS.
 6. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THEY HAVE THE MOST RECENT SET OF PLANS. ALL WORK IS TO BE PERFORMED USING A COMPLETE SET OF PLANS AS SOME ITEMS ARE NOT SHOWN ON EVERY SHEET.
 7. ALL WORK IS TO CONFORM TO THE TOWN OF OSSIPPEE STANDARDS.
 8. ALL DISTURBED AREAS ARE TO BE DRESSED WITH 4" OF LOAM AND SEED UNLESS OTHERWISE SPECIFIED.
 9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING APPROPRIATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS STABILIZED. REFER TO THE LATEST VERSION OF THE NH STORMWATER MANUAL, VOLUME 3.

TABLE OF TOTAL JURISDICTIONAL IMPACTS
 PERMANENT: 1,051 SF, 773 LF
 TEMPORARY: 1,155 SF, 780 LF



2	Updated table of total jurisdictional impacts to include cove area shoreline	10/23/2024
1	Addressed NHDES Comments	10/3/2024
No.	Revision	Date
Designed by: TDD		Drawn by: ROC
		Checked by: DMF

Shoreline Stabilization Plan
 Westward Shores Cottages & RV Resort
 110 Nichols Road
 Ossipee, NH
 Tax Map 29 Lot 1



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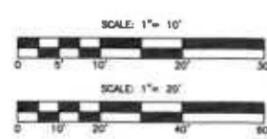
Sheet 3 of 4
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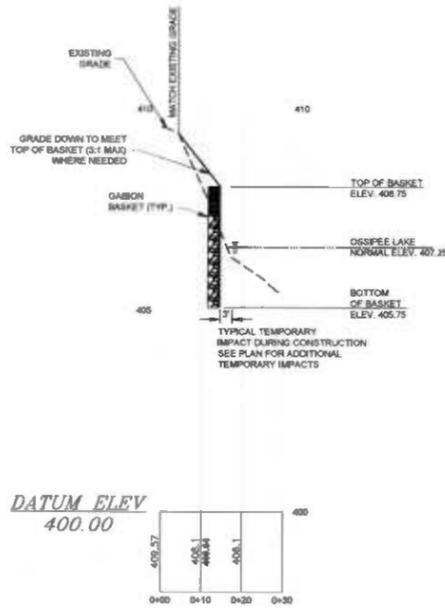
Prepared for:
 Northgate Ossipee Lessee, LLC
 38 Commerce Ave. SW
 Suite 200
 Grand Rapids, MI 49503

Issued for:
 NHDES Dredge and Fill
 Wetlands Permit Application

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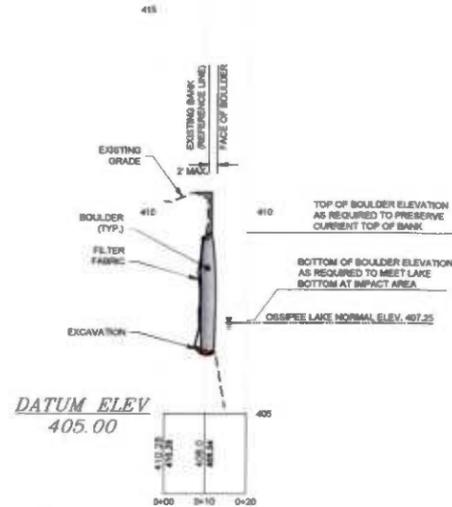


- DEPTH NOTES:**
 THE FOLLOWING DEPTHS FROM WATER SURFACE TO BOTTOM OF POND WERE RECORDED ON 8/18/2024 WITHIN 7' ALONG THE SHORELINE.
1. PENINSULA ROAD TO SITE 177 = 5' (ELEV 402.3)
 2. SITE 177 TO SITE 34 = 3' (ELEV 404.3)
 3. SITE 34 TO END = 1' (406.3)



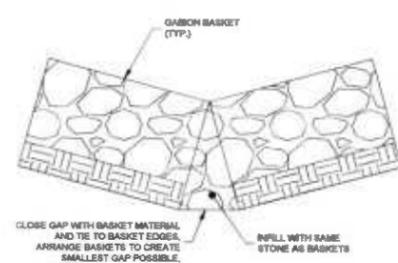
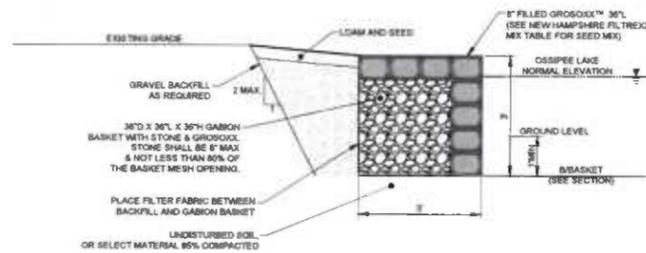
SECTION A-A AT POINT SHORELINE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



SECTION B-B AT COVE SHORELINE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



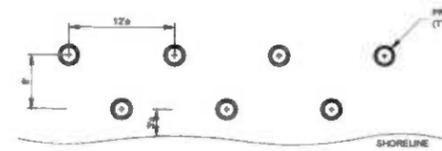
GABION BASKET ON OUTSIDE CURVE DETAIL

NOT TO SCALE



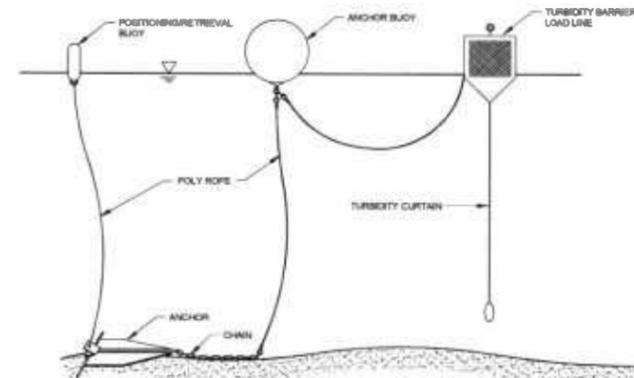
SHRUB PLANTING

NOT TO SCALE



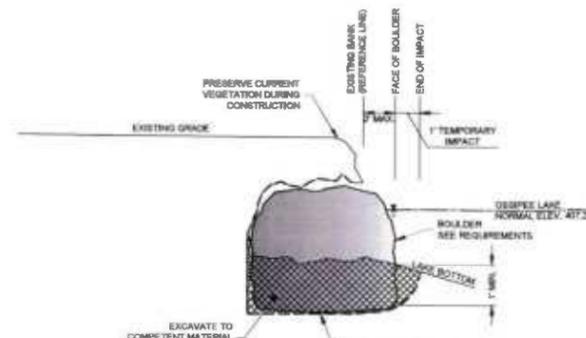
PLANTING LAYOUT DETAIL

NOT TO SCALE



TURBIDITY BOOM DETAIL

NOT TO SCALE



COVE AREA BOULDER DETAIL

SCALE: 1" = 2'

NEW HAMPSHIRE FILTREXX MIX 179			
% OF MIX	LATIN NAME	COMMON NAME	CULTIVAR / ECOTYPE
6.25	FESTUCA RUBRA	CREeping RED FESCUE	PA
12.50	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	PA
12.50	PANICUM ANCEPS	FALL PANICUM	PA
6.25	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	PA
6.25	TRIDENS FLAVUS	PURPLE TOP	TIOGA
6.25	PANICUM CLANDESTINUM	DEER TONGUE	TIOGA
12.5	PANICUM VIRGATUM	SWITCHGRASS	SHELTER
12.5	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	PA
4.25	LOTUS CORNICULATUS	BIRDS FOOT TREFOL	PA
1.25	RUDBECKIA HIRTA	BLACKEYED SUSAN	PA
4.75	CASSIA FASCICULATA	PARTRIDGE PEA	PA
4	DESMANTHUS ILLINOENSIS	ILLINOIS BUNDLEFLOWER	PA
4	HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	PA
4.75	BIDENS ARISTOSA	SHOWY TICKSEED	PA
5	PYCNANTHEMUM PILOSUM	HARRY MOUNTAIN MINT	PA
1.25	SOLIDAGO NEMORALIS	GRAY GOLDENROD	PA
100	TOTAL		

FILTREXX® GROSSEX® GABION SECTION DETAIL

SCALE: 1" = 10'

APPLY THIS MIX AT 20 LBS/ACRE WITH 30# LBS/ACRE AND 8 LBS/ACRE OF A COVER CROP
COVER CROP: OATS/ANNUAL RYE (OCT 1 TO APR 31) OR BROWN TOP MILLET (MAY 1 TO SEPT 30)

CONSTRUCTION SEQUENCE

1. INSTALL PERIMETER EROSION CONTROL MEASURES. TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE NEW HAMPSHIRE STORMWATER MANUAL, DECEMBER 2006.
2. INSTALL PROTECTIVE FENCES AROUND TREES WITHIN CONSTRUCTION AREA.
3. CLEAR AND GRUB STRIP DRIVING SOILS. LOAM SHALL BE STRIPPED FROM THE SITE AS REQUIRED. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED AT ANY TIME AND SHALL NOT EXCEED ONE ACRE. UNSTABILIZED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 45 DAYS AFTER INITIAL DISTURBANCE.
4. STABILIZE STOCKPILES. SOIL STOCKPILES SHALL BE LOCATED AND PROTECTED TO MINIMIZE EROSION. INSTALL SILT FENCING AROUND THE BASE OF ALL STOCKPILES ON THE DOWNHILL SIDE.
5. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES. ALL PRACTICES ARE TO BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD ACCORDING TO RECOMMENDED SCHEDULES, BUT AT LEAST ONCE PER WEEK. DURING RAINFALL EVENTS IN WHICH 1/4 INCH OF PRECIPITATION OR MORE FALLS WITHIN A 24 HOUR PERIOD, THE BOTTOM OF SEDIMENT BASINS SHALL BE PERIODICALLY CLEANED, WITH SEDIMENT REMOVED TO A SECURE LOCATION. ALL DAMAGED SILT FENCES SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED.
6. STABILIZE DISTURBED AREAS. BEGIN SEED AND MULCH OF ALL DISTURBED AREAS AS SOON AS PRACTICAL, BUT NO LATER THAN THREE DAYS AFTER FINAL GRADING. ALL CUT AND FILL SLOPES SHALL BE SEEDDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. A MINIMUM OF 4" OF LOAM & SEED SHALL BE INSTALLED.
7. COMPLETE PERMANENT SEEDING AND LANDSCAPING. SPREAD LOAM AND STABILIZE PER PLANS AND SPECIFICATIONS.
8. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - b. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
 - c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
9. REMOVE TEMPORARY EROSION CONTROL MEASURES. AFTER CONSTRUCTION IS COMPLETED AND THE AREAS ARE STABILIZED (MINIMUM 85% VEGETATIVE COVER, BASE COURSE GRAVELS INSTALLED, 3" NON-EROSIVE MATERIAL INSTALLED, OR EROSION CONTROL BLANKET INSTALLED) IN THE DISTURBED AREAS, THE AREAS AND AROUND THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE CLEANED UP WITH CARE BEING TAKEN NOT TO ALLOW THE ACCUMULATION OF SILT TO RUN INTO THE WETLANDS AND/OR PROTECTED AREAS. AFTER CLEANUP, THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE REMOVED AND THE AREA RETURNED AS NEAR AS POSSIBLE TO ITS NATURAL STATE.
10. WINTER CONSTRUCTION NOTES:
 - a. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 30, OR WHICH ARE DISTURBED AFTER NOVEMBER 30, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 - b. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 30, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
 - c. AFTER NOVEMBER 30, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM 3" OF CRUSHED GRAVEL PER (M8DOT ITEM 304.3).
11. THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE THE MINIMUM NECESSARY DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ADEQUATE EROSION CONTROL PRACTICES ARE EMPLOYED TO PREVENT EROSION AND SEDIMENTATION TO ADJACENT PROPERTIES, ROADS, OR DRAINAGE SYSTEMS.

2	Revised per DES comments	10/23/2024
1	Addressed NHDES Comments	10/3/2024
No.	Revision	Date
Designed by: TDD		Drawn by: TDD
		Checked by: DMF

Details and Sections Plan
Westward Shores Cottages & RV Resort
110 Nichols Road
Ossipee, NH
Tax Map 29 Lot 1



Windham, New Hampshire
Portland, Maine

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Sheet 4 of 4

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