

EXISTING & PROPOSED CONDITIONS

GARAGE SLAB @ 100.95' +/-
TOP LANDING @ 100.95' +/-
LOWER LANDING @ 97' +/-

**TOWN OF OSSIPEE
RURAL SETBACKS**
REAR & SIDES: 25'
WATER: 40'
FRONT (N/A): 40'

**PROPOSED GARAGE
SETBACKS:**
WATER: 89.38'
Right: 13.00'
Left: 28.90'
Rear : 40.27'

NUMBERS IN RED REQUIRE ZONING RELIEF

Existing Lot Coverage:
Existing House : 2,263.85 SQ'
Driveway : 1,114.37 SQ'
Existing Stairs : 275.30 SQ'
TOTAL : 3,653.52 SQ' OR 11.81 %

Proposed Lot Coverage:
Existing House : 2,263.85 SQ'
Driveway : 1,114.37 SQ'
Proposed Garage: 560 SQ'
Proposed Driveway : 427.37 SQ'
Proposed Path : 163 SQ'
Proposed Stairs : 39.01 SQ'
Proposed Retaining Wall : 20 SQ'
TOTAL : 4,587.60 SQ' OR 14.83 %

PROPOSED STAIRS & RETAINING WALL MEET ALL ZONING SETBACKS

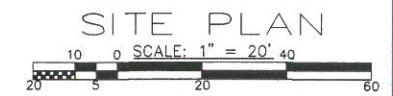
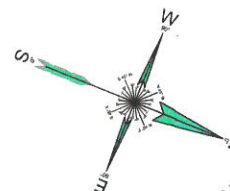
**OSSIPEE LAKE
'BROAD BAY'**
407.25' FULL LAKE EL'

MAP 22 LOT 23
IS 0.71 ACRES

BAY POINT ROAD

MAP 22 LOT 22
CRAIG A THERRIEN REV TRUST
THERRIEN, CRAIG A TRUSTEE
THERRIEN, LONA F TRUSTEE
31 MAPLE AVE
BOXFORD, MA 01921

MAP 22 LOT 24
THE WHITE CAMP LLC
130 VARNEY RD
DOVER, NH 03820



**MAP 22 LOT 23 IS 0.71
ACRES OR 30,927.60 SQ'**

PLAN PURPOSE:
CONSTRUCT A GARAGE ON THE
PROPERTY.

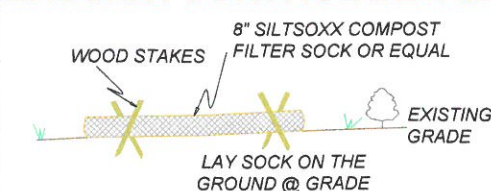
Legend	
	Reference Line
	Property Line
	Erosion Control
	Zoning Envelope
	20'x10' Parking Space

PREPARED BY: Jacob Marc McConkey 10 CLOVER LANE #1 FREEDOM, NH 03836 (603) 307-0324 constr.mcc@gmail.com	PROJECT LOCATION: 60 Bay Point Road Ossipee, NH 03814 Tax Map: 22 Lot: 23 Acres: 0.71 or 30,927.60 SQ'
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PLAN TITLED: ZONING PLOT FOR:
LISA JORDAN
FREDERICK HENDRIKLAAN 26
2582BB, THE HAGUE, NETHERLANDS,
DATE: 1/22/2024 **Tax Map:** 22 Lot: 23

DRAFTING BY: Jacob Marc McConkey
NH PERM. SEPTIC DESIGNER # 1924
NH PERM. SEPTIC INSTALLER # 5596 NH LIC. SEPTIC INSPECTOR # 195
ME CERT. SEPTIC INSPECTOR # 814 ME LIC. SITE EVALUATOR # 428

EROSION CONTROL DETAILS



PLAN DRAWN FROM POINTS ON THE GROUND, THE TAX MAP, SHAPE DATA FROM GRANVIEW.UNH.EDU, & AS BUILT SEPTIC DESIGN APPROVAL #ECA2016032801-A BY HEB FOR THIS PROPERTY. THIS IS A PLOT PLAN AND NOT A SURVEY IF LOT LINES ARE IN QUESTION PLEASE CONTACT A N.H. LICENSED LAND SURVEYOR

*NOT TO SCALE