

Rd, Rye, NH 4754-01 Benway-14 Sagamore Rd, Rye, NH Design/PRODUCTION DRWG 54754-01 Site Layout.dwg



**SITE DATA**

OWNER OF RECORD OF MAP 24 LOT 74: ELEMENTS 9 LLC, 14 SAGAMORE RD, RYE, NH 03870  
 DEED REFERENCE TO PARCEL IS BK 6491 PG 2802 IN ROCKINGHAM REGISTRY  
 AREA OF PARCEL = 60,115± SF OR 1.38± ACRES

ZONED: COMMERCIAL  
 EXISTING USE: AUTO-REPAIR  
 PROPOSED USE: PROFESSIONAL OFFICE SPACE & RESIDENTIAL

THE PURPOSE OF THIS PLAN IS TO DEPICT TWO BUILDINGS, A RESIDENTIAL BUILDING WITH THREE UNITS AND A THREE-STORY OFFICE BUILDING. ASSOCIATED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PARKING, ACCESS, GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, LIGHTING, AND LANDSCAPING.

**DIMENSIONAL REQUIREMENTS (CURRENT ZONING)**

	REQUIRED:	EXISTING	PROVIDED:
MINIMUM LOT DIMENSIONS:			
LOT AREA	44,000 SF (1.01± AC)	60,155 SF (1.38± AC)	60,155 SF (1.38± AC)
LOT FRONTAGE			
SAGAMORE RD	150 FT		161.5 FT
FRONTIER ST	150 FT		272.7 FT
TOTAL			464.3 FT
MINIMUM YARD DIMENSIONS:			
SAGAMORE RD FRONT	30 FT	0 FT (PARKING)	2.2 FT (LIGHT POLES, ACCESS, DUMPSTER PAD)
SIDE	20 FT	2.5 FT (PARKING)	27.6 FT (DUMPSTER PAD)
REAR	24 FT	N/A	N/A
FRONTIER ST FRONT	30 FT	8 FT (CONC.*PAD)	18.2 FT (PARKING)
MAXIMUM BUILDING DIMENSIONS:			
STRUCTURE HEIGHT	35 FT		35 FT
BUILDING COVERAGE	75%	12.3%	8.9%
IMPERVIOUS COVERAGE	N/A	34.0% (20,440 S.F.)	28.2% (16,955 S.F.)
MINIMUM WETLAND BUFFER:			
PAVEMENT	75 FT	45.6 FT (BUILDING)	44.5 FT (PROPOSED BUILDING FOUNDATION)
		3.2 FT	45.4 FT (DUMPSTER PAD)

**PARKING REQUIREMENTS**

PARKING SPACES (SEE CALCULATION)	28 SPACES	26 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	2 SPACES	2 SPACES
PARKING SPACE SIZE	9 FT X 18 FT	9 FT X 18 FT (UNLESS OTHERWISE NOTED)
aisle WIDTH	24 FT	24 FT

**PARKING CALCULATIONS**

REQUIRED PARKING RATIO:  
 PROFESSIONAL OFFICE: 1 SPACES/250 SF \* (5,324 SF) = 22 SPACES  
 RESIDENTIAL: 2 SPACES/UNIT (3 UNITS) = 6 SPACES  
 TOTAL REQUIRED = 28 SPACES  
 TOTAL PROPOSED = 26 SPACES (VARIANCE APPROVED BY RYE ZBA ON 9/25/24)

**SITE DEVELOPMENT PLANS**  
 TAX MAP 24 LOT 74  
**SITE LAYOUT PLAN**  
**PROPOSED OFFICE & RESIDENTIAL BUILDINGS**  
 14 SAGAMORE RD, RYE, NEW HAMPSHIRE  
 OWNED BY & PREPARED FOR  
**ELEMENTS 9 LLC**

1"=40' (11"X17")  
 SCALE: 1"=20' (22"X34")

OCTOBER 8, 2024

