

Nottingham Duplexes - Project

- ❑ *Dan Parent, 27 Sofia Way*
- ❑ *603-531-3580*
- ❑ *Local investment for rental properties*
- ❑ *Own commercial properties, but new to residential rental properties*
- ❑ *Looking to understand what the town of Nottingham may require for such proposed project.*

Nottingham Duplexes - Project

- ❑ Current resident of Nottingham looking to invest and build a few rental properties in the form of duplexes.
- ❑ Trying to determine with the town what level of investment will be required for land preparation, driveways, engineering, etc.
- ❑ Offers have been presented to land owners and looking to validate if investment will make sense and be viable for investor. Requirements for town are last items to understand.
 - ❖ Target tenants will be single parent families or lower income families that cannot afford to buy or rent a house.
 - ❖ Target land is to be large enough for families to enjoy the outdoors, with plenty of room for ample parking and snow placement during winter months.
 - ❖ Duplex(es) is investment of choice for us because of simplicity to build and maintain, but also provide ample space for families.

Nottingham Duplexes - Project

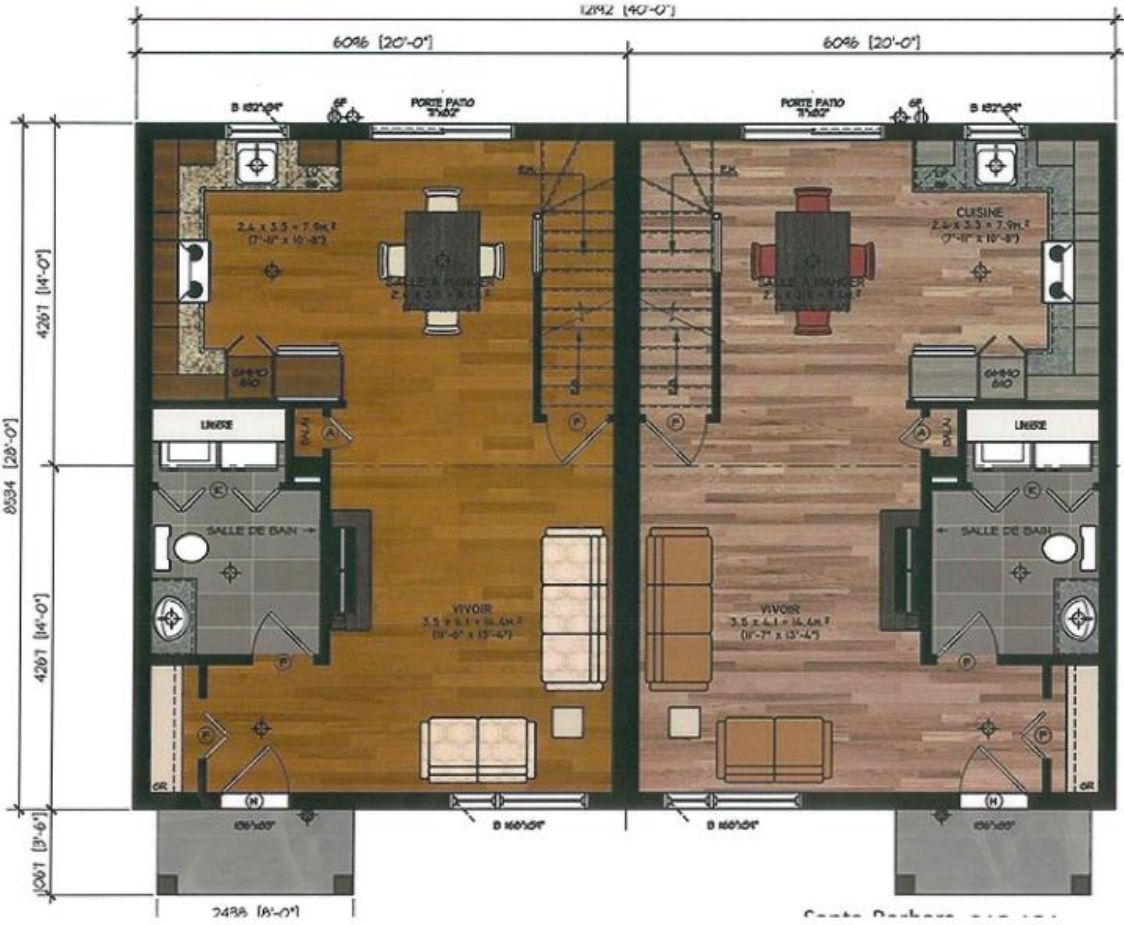
- ❖ Initial plan is to build a 1st duplex, with others being built as soon as previous one is rented
 - If allowed:**
 - ❖ 4 duplexes on Garland land which has approx 20 acres, but only 375 of road frontage on Garland
 - ❖ 2 duplexes on Old Rochester Rd which has approx 10 acres
- ❖ Looking to understand what the town of Nottingham may require for such project, on projected lands
 - ❖ Could we build a shared driveway to service 2 to 4 duplexes
 - ❖ Is subdivision required or can more than one building be placed on 1 lot
 - ❖ Other specifics that town may require

Nottingham Duplexes – Project – Planned model

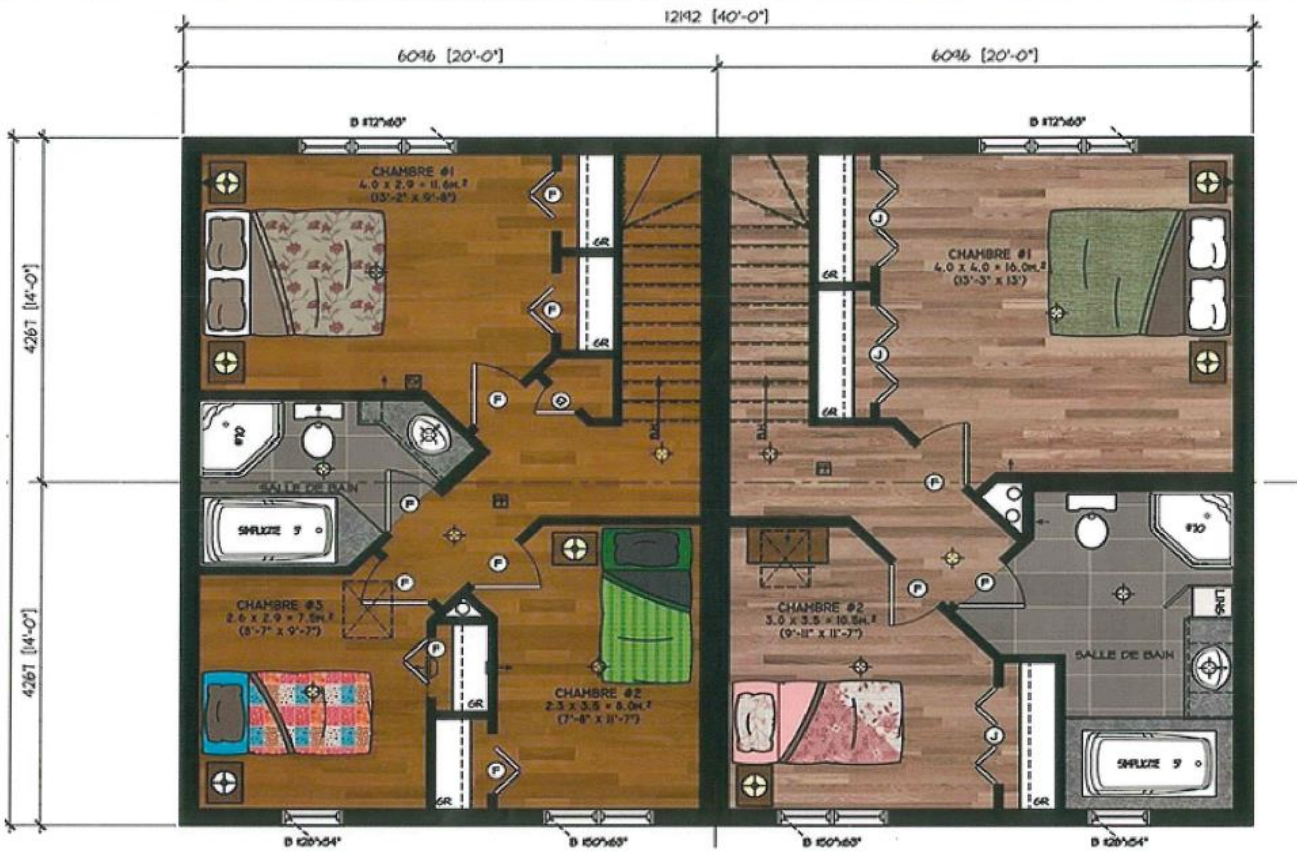
Building footprint: 28 ft X 40 ft, 2 levels + with basement



Nottingham Duplexes – Project – Planned model



Nottingham Duplexes – Project – Planned model

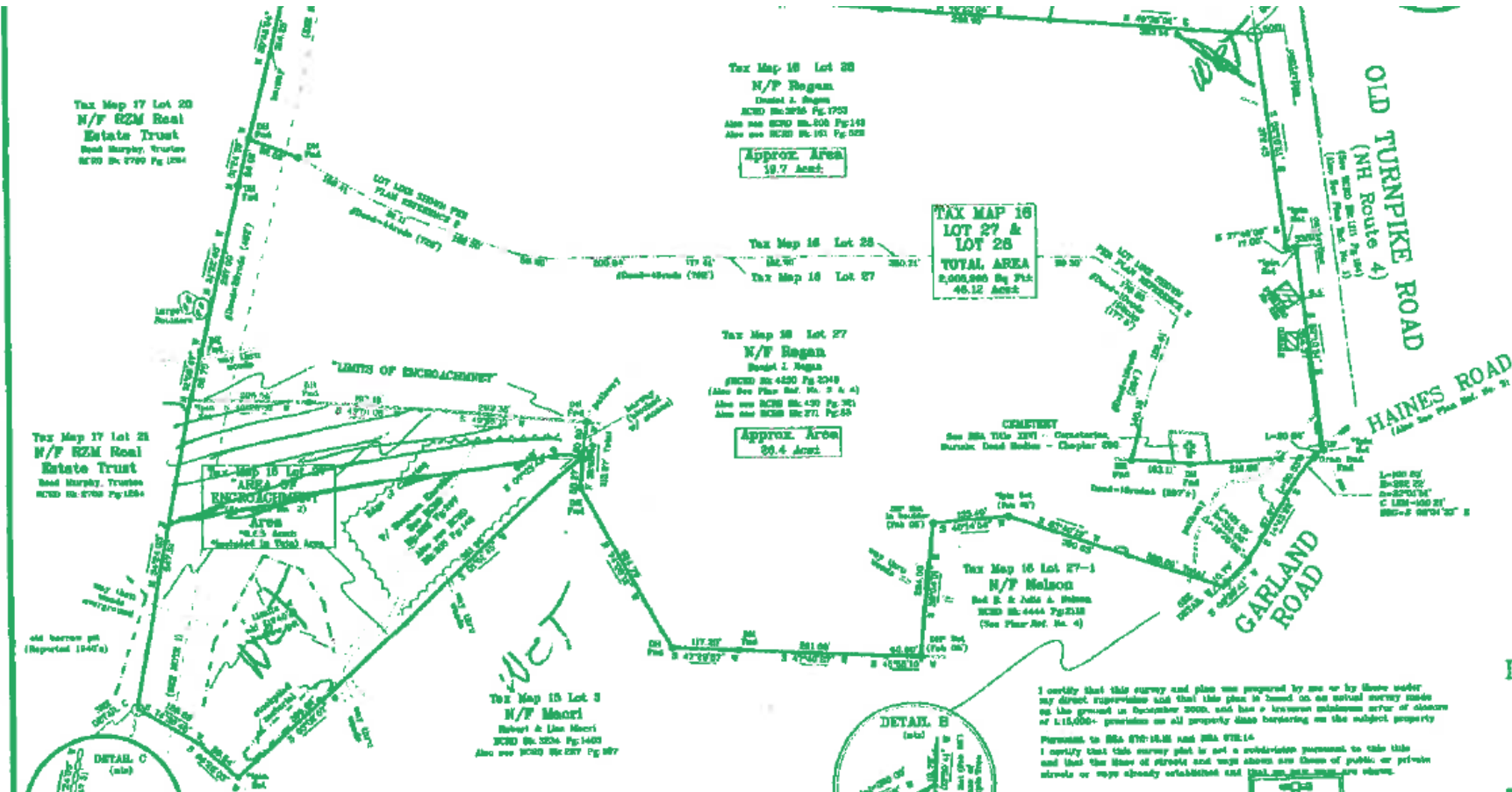


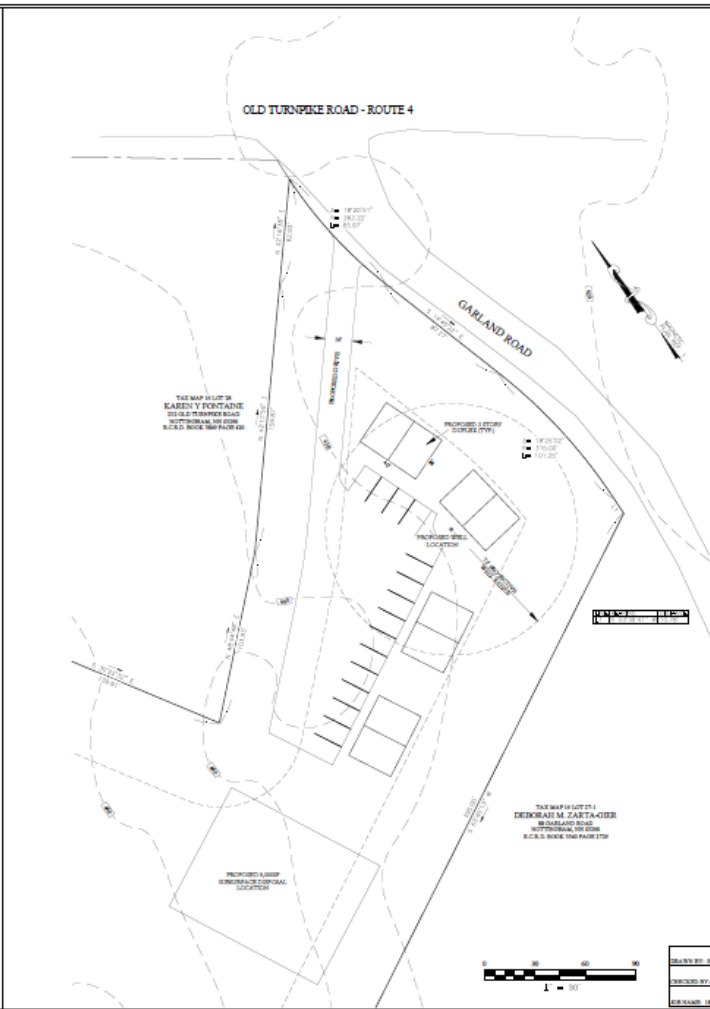
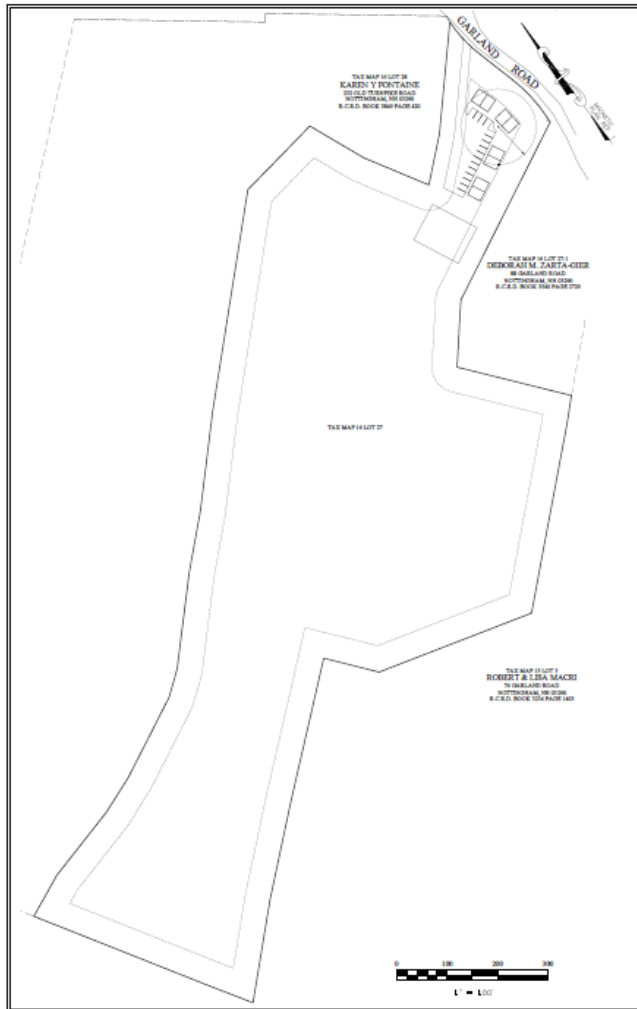
Santa-Barbara

P15-154

Nottingham 21 acres – Map 16, Lot 27, Garland Rd

If possible, would like to build 4 duplexes on the parcel





LOCATION MAP

NOT TO SCALE

NOTES:

1. REFERRED: TAX MAP 16 LOT 27
R.C.D. MOSE (SHAPED)
2. TOTAL PAREL AREA: 16.66 AC.
3. OWNER OF PAREL: DANIEL J. REGAN
33 OLD TURNPIKE ROAD
NOTTINGHAM, NH 03850
4. ZONE: RESIDENTIAL-AGRICULTURAL DISTRICT
SUBORDINATE REGULATIONS:


MINIMUM LOT AREA	1 ACRE
MINIMUM PLOT WIDTH	200 FT.
MINIMUM FRONT SETBACK	20 FT.
MINIMUM SIDE SETBACK	10 FT.
MINIMUM REAR SETBACK	10 FT.
5. THIS CONCEPTUAL PLAN WAS COMPILED FROM AN EXISTING PLAN OF RECORD. NO FIELD SURVEY OF THIS LOT HAS BEEN PERFORMED BY THE OFFICE.
6. A RESIDENTIAL LOT IN 3 IS BASED ON PLAN SUBMITTAL 1.
7. TOPOGRAPHIC CONTOURS WERE DERIVED FROM THE NORTHWARD, AIR CORN QUADRIANGLE (2015). VERTICAL DATUM IS REFERRED TO NAVD 83.
8. THE OBJECT OF THIS PLAN IS TO SHOW A PROPOSED RESIDENTIAL DEVELOPMENT COMPLEX.
9. 2 PARKING SPOTS PER UNIT PROVIDED.

PLAN REFERENCES:

1. PLATTED PLAT OF LOTS FOR DANIEL J. REGAN IN NOTTINGHAM, NH DATED APPROXIMATELY 1988, PREPARED BY LAUREY RESIDENTIAL, L.L.C. (C.D. PLAT 01-144).

CONCEPTUAL SITE DEVELOPMENT PLAN

PROPERTY OF
DANIEL J. REGAN
PREPARED FOR
DAN PARENT
(TAX MAP 16 LOT 27)
GARLAND ROAD
NOTTINGHAM, NH

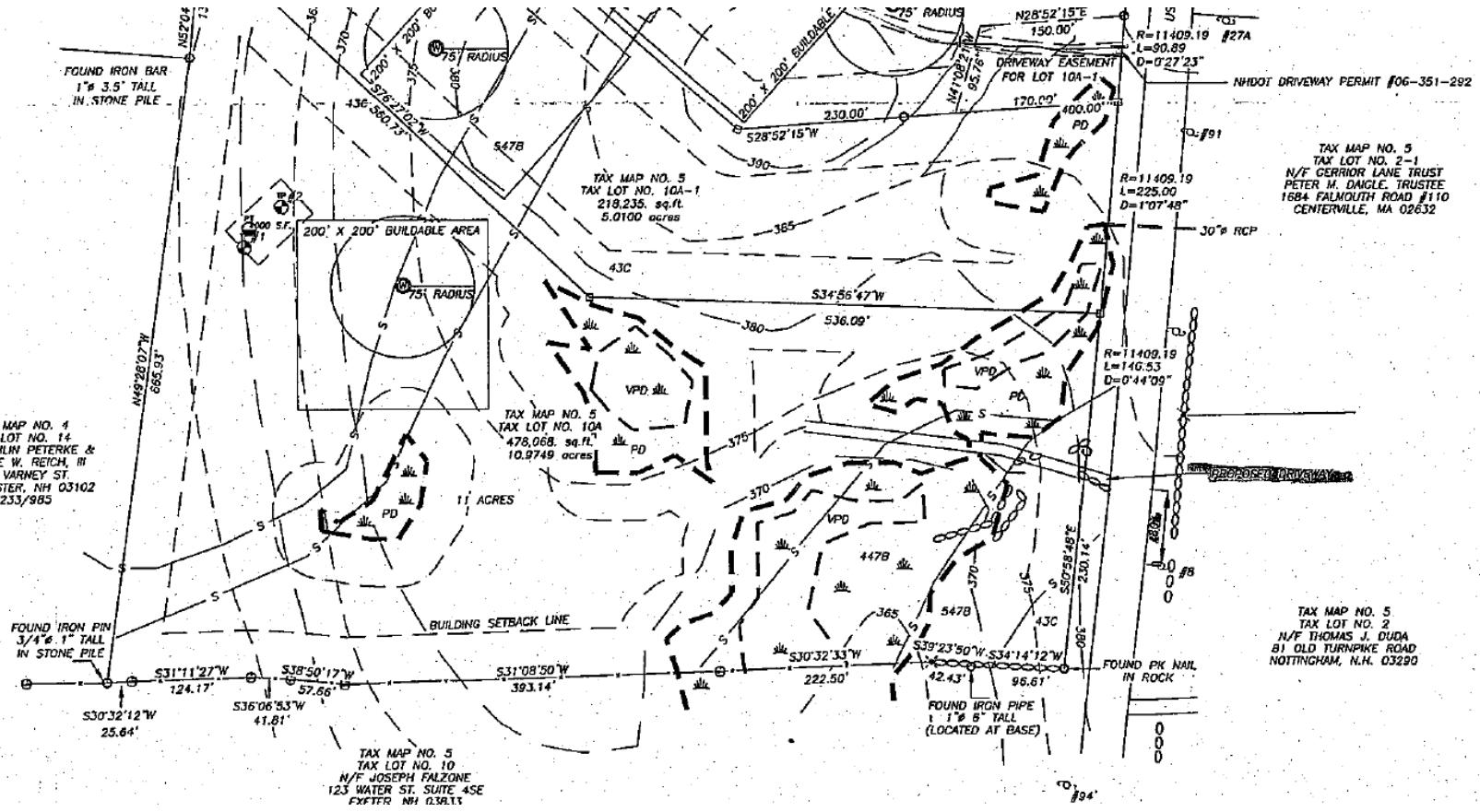


**Bourban
Land
Surveying**
PLANNING
1000 E. NOTTINGHAM, L.L.C. (PLAT
15-0001) (2015)
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FAX: 603.882.4888

DRAWN BY: GSR	DATE: 04/04/2016 10:58 AM
CHECKED BY: JLR	CHECKED BY: JLR
DATE: 04/04/2016	SCALE: 1" = 50'

Nottingham 10.8 Acres – Map 5, Lot 10A, 88 Old Turnpike Rd

If possible, would like to put 2 duplexes on this parcel.



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COMMENTS