

1. TOTAL PARCEL AREA 14,219 S.F. / 0.33 ACRES
2. PARCEL IS ZONED CG – CENTRAL BUSINESS
3. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
4. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/17/05 COMMUNITY PANEL 33017C03180.
5. VERTICAL DATUM IS NAVD83, HORIZONTAL DATUM NAD83
6. PARCEL MAYBE SUBDIVIDED BUT NOT LIMITED TO THE FOLLOWING EASEMENTS OR RIGHTS:
 NETAIP POLY EASEMENTS; SEE SCRD 635/359
 SEWER ENTRY APPLICATION AND CONTRACT, SEE SCRD 619/148
 HIGHWAY EASEMENT, SEE 1103/253

I, JOEL D. MINNALS, HEREBY CERTIFY:

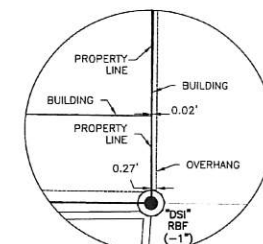
A. THAT THIS SITE PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS SHOWN HERON, SPECIFICALLY UNITS 1, 2, 3, AND 4; AND

B. THAT SAID UNITS 1, 2, 3, AND 4 HAVE BEEN SUBSTANTIALLY COMPLETED; AND

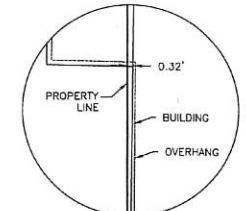
C. THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-b:20










APPROVED BY THE TOWN OF DURHAM, NH TOWN PLANNER, MICHAEL BEHRENDT DATE: 12/3/19



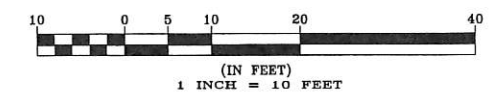
DETAIL "A"
SCALE 1" =



DETAIL "B"
SCALE 1" = 5'

- | <u>LEGEND</u> | |
|---|------------------|
| N 89°56'30" E
425.61' | PROPERTY LINE |
| <u>EP</u> | EDGE OF PAVEMENT |
|  | OVERHEAD WIRES |
|  | TREE |
|  | FIREHYDRANT |
|  | STREET LIGHT |
|  | MONUMENT |
|  | BOUND |
|  | UTILITY POLE |

OWNER OF RECORD:
60 MAIN R.E., LLC
37 MAIN STREET UNIT 0
DURHAM, NEW HAMPSHIRE 03824
S.C.R.D. BOOK 4459, PAGE 587



NO.	REVISIONS	DATE	INT.
0.	INITIAL SUBMISSION	6/25/19	WCS
1.	REVISIONS PER LAWYER COMMENTS DATED 9/23/19	9/25/19	WCS
2.	REVISIONS PER LAWYER COMMENTS DATED 11/26/19	11/28/19	WCS
3.	REMOVED PER DATE	12/2/2019	JRI

DATE: 8/5/2019
SCALE: 1" = 10'
DESIGNED BY: MCS
DRAWN BY: MCS
APPROVED BY: JDR
DWG FILE:
17-033 Condo PlanB.dwg

CONDOMINIUM SITE PLAN
prepared for

TOWN & CAMPUS SQUARE CONDOMINIUM
TAX MAP 2, LOT 14-4
56, 58, & 62 MAIN STREET AND 3 & 5 JENKINS COURT
DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE

MJS
ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL

5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4979, Fax: (603) 659-
E-mail: mjs@mjsa-engineering.com

JOB: 17-033

CND

Drawing Name: \\192.168.3.51\Land Projects\23\17-033\Internal\Drawings\Main\17-033 Sublet.dwg
Tue, 03 Dec 2019 - 11:14am

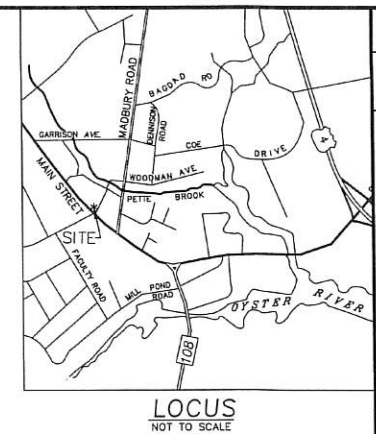


1
EX101 ELEVATION - MAIN STREET
1/8" = 1'-0"

[Signature] 12/3/19
APPROVED BY THE TOWN OF DURHAM, NH TOWN PLANNER, MICHAEL BEHRENDT DATE

I, MICHAEL J. SEVERT, HEREBY CERTIFY:
A. THAT THIS SITE PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS SHOWN HEREON, SPECIFICALLY UNITS 1, 2, 3, AND 4; AND
B. THAT SAID UNITS 1, 2, 3, AND 4 HAVE BEEN SUBSTANTIALLY COMPLETED; AND
C. THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-b:20

[Signature] 12-3-19
MICHAEL J. SEVERT DATE



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONVERSION OF THE EXISTING BUILDING INTO FOUR (4) CONDOMINIUM UNITS.
 2. VERTICAL DATUM IS NAVD83
 3. THE MAXIMUM ELEVATION FOR UNIT ENLARGEMENT AREA 3A IS UP TO TWO ADDITIONAL STORIES OR MAXIMUM HEIGHT ALLOWED BY LOCAL REGULATIONS.
 4. THE MAXIMUM ELEVATION FOR UNIT ENLARGEMENT AREA 4A IS UP TO ONE ADDITIONAL STORY OR MAXIMUM HEIGHT ALLOWED BY LOCAL REGULATIONS

REFERENCE PLAN:
"EXISTING FEATURES PLAN 60 MAIN STREET AND JENKINS COURT" DURHAM, NH PREPARED FOR 60 MAIN R.E., LLC SEPTEMBER 2017

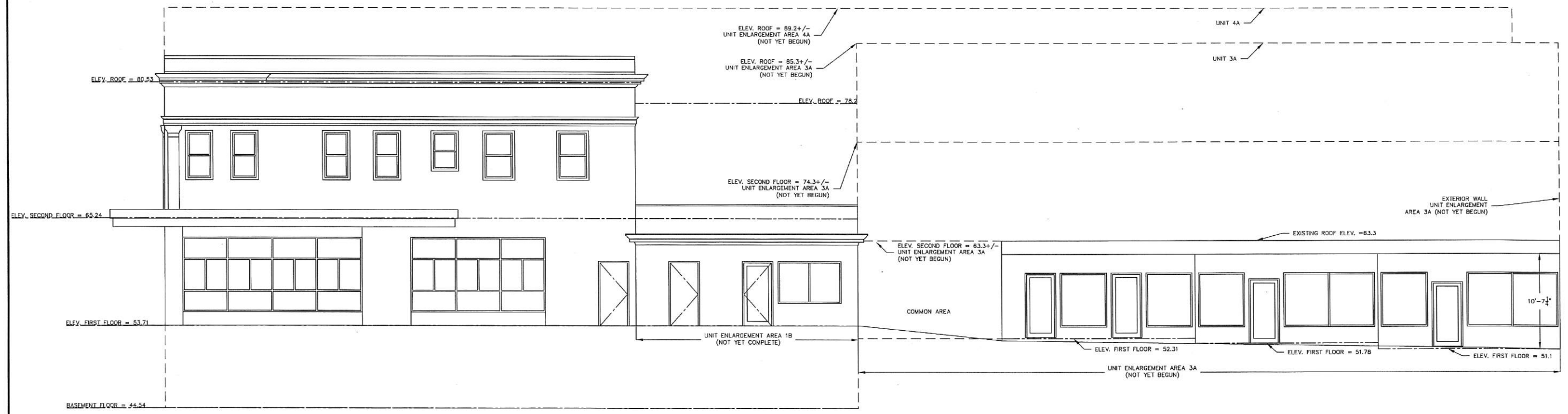
NO.	REVISIONS	DATE
1.	INITIAL SUBMISSION	8/15/19
2.	REVISIONS PER LANTER COMMENTS DATED 11/26/19	11/26/19
3.	REVISIONS PER LANTER COMMENTS DATED 9/23/19	9/23/19
4.	REVISIONS PER LANTER COMMENTS DATED 11/26/19	11/26/19

DATE: 6/24/19
SCALE: 3/16" = 1'-0"
DESIGNED BY: MCS
DRAWN BY: MCS
APPROVED BY: MJS
DWG FILE: 17-033 Sublet.dwg

CONDOMINIUM ELEVATION PLAN
prepared for
TOWN & CAMPUS SQUARE CONDOMINIUM
TAX MAP 2, LOT 14-4
56, 58, & 62 MAIN STREET AND 3 & 5 JENKINS COURT
DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE

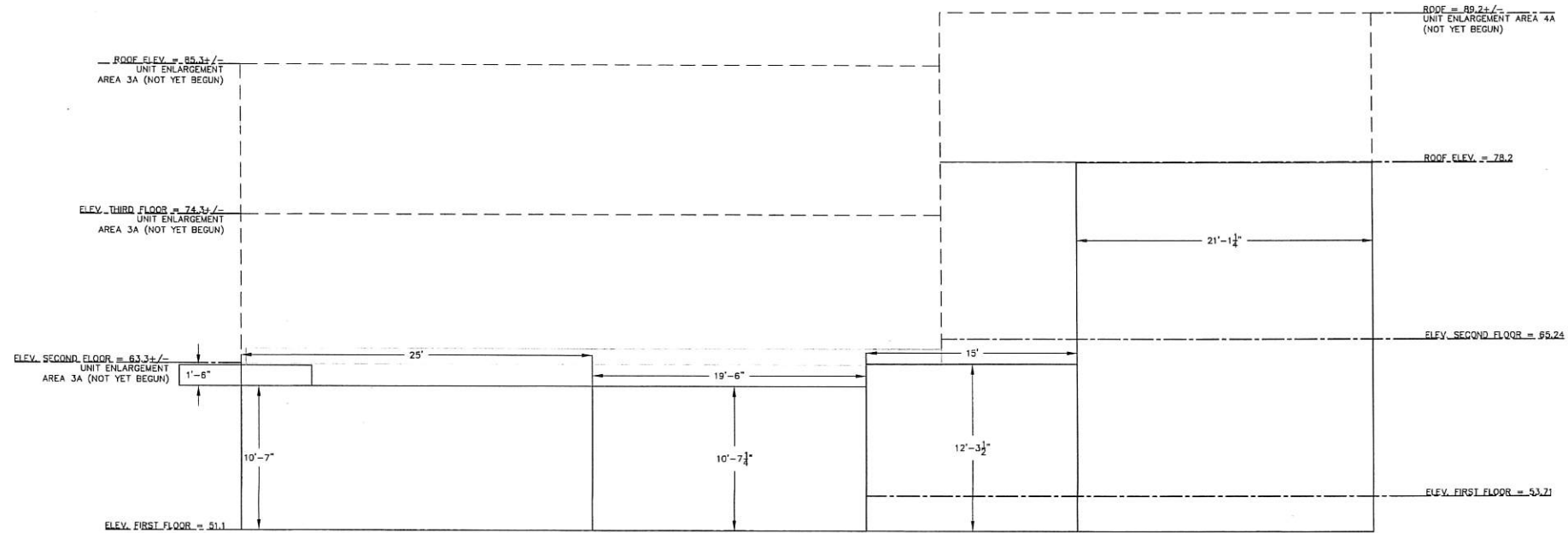
MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Durham, NH 03824
Phone: (603) 859-4627
E-mail: mjs@mjs-engineering.com

JOB: 17-033
EP1



1
EX101 ELEVATION - JENKINS COURT
3/16" = 1'-0"

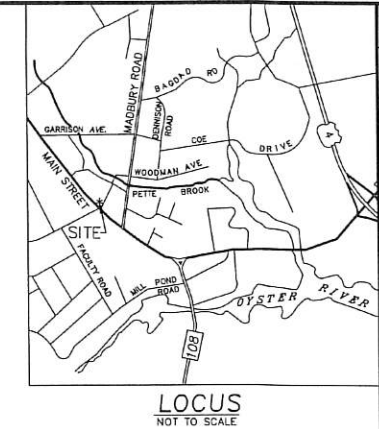
Drawing Name: \\192.168.3.51\Land Projects\23\17-033\Internal\Drawing Files\17-033 Subdiv.dwg
Tue, 03 Dec 2019 - 11:17am



1 ELEVATION - NORTH SIDE
EX101 3/16" = 1'-0"

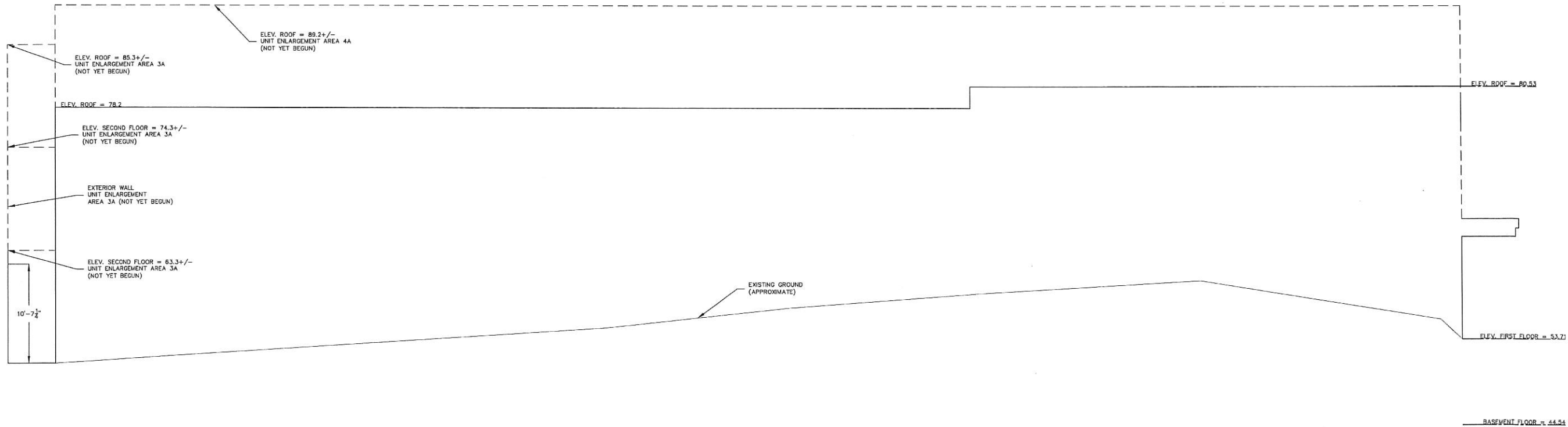
APPROVED BY THE TOWN OF DURHAM, NH TOWN PLANNER, MICHAEL BEHRENDT DATE 12/3/19

I, MICHAEL J. SIEVERT, HEREBY CERTIFY:
A. THAT THIS SITE PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS SHOWN HEREON, SPECIFICALLY UNITS 1, 2, 3, AND 4; AND
B. THAT SAID UNITS 1, 2, 3, AND 4 HAVE BEEN SUBSTANTIALLY COMPLETED; AND
C. THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-b:20
MICHAEL J. SIEVERT DATE 12-3-19



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONVERSION OF THE EXISTING BUILDING INTO FOUR (4) CONDOMINIUM UNITS.
 2. VERTICAL DATUM IS NAVD88.
 3. THE MAXIMUM ELEVATION FOR UNIT ENLARGEMENT AREA 3A IS UP TO TWO ADDITIONAL STORIES OR MAXIMUM HEIGHT ALLOWED BY LOCAL REGULATIONS.
 4. THE MAXIMUM ELEVATION FOR UNIT ENLARGEMENT AREA 4A IS UP TO ONE ADDITIONAL STORY OR MAXIMUM HEIGHT ALLOWED BY LOCAL REGULATIONS.

REFERENCE PLAN:
"EXISTING FEATURES PLAN 60 MAIN STREET AND JENKINS COURT" DURHAM, NH PREPARED FOR 60 MAIN R.E., LLC SEPTEMBER 2017



1 ELEVATION - WEST SIDE
EX101 3/16" = 1'-0"

NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER LAYER COMMENTS DATED 11/26/19	11/26/19	MCS
2.	REVISIONS PER LAYER COMMENTS DATED 9/23/19	9/23/19	MCS
3.	INITIAL SUBMISSION	8/15/19	MCS

SEAL

DATE: 8/24/19
SCALE: 3/16" = 1'-0"
DESIGNED BY: MCS
DRAWN BY: MCS
APPROVED BY: MUS
DWG FILE: 17-033 Subdiv.dwg

CONDOMINIUM ELEVATION PLAN
prepared for
TOWN & CAMPUS SQUARE CONDOMINIUM
TAX MAP 2, LOT 14-4
56, 58, & 62 MAIN STREET AND 3 & 5 JENKINS COURT
DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE

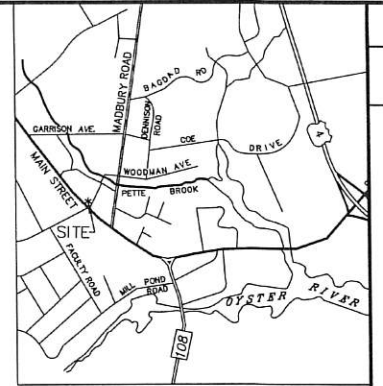
MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 853-9999, Fax: (603) 859-4627
E-mail: mjs@engineering.com

JOB: 17-033

EP2

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Tue, 03 Dec 2019 - 11:04am

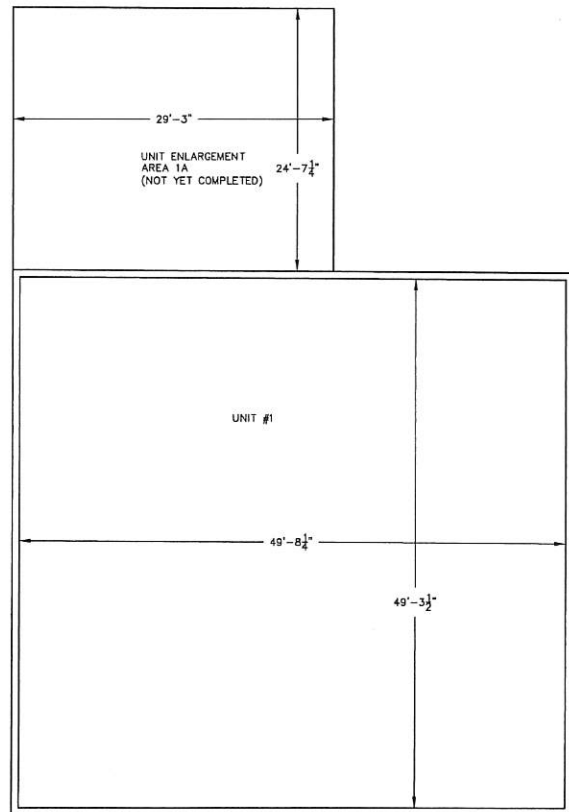
Plan # 12013 12/03/2019 02:17:19 PM
Page 1 of 1
Catherine A. Barube
Register of Deeds, Strafford County



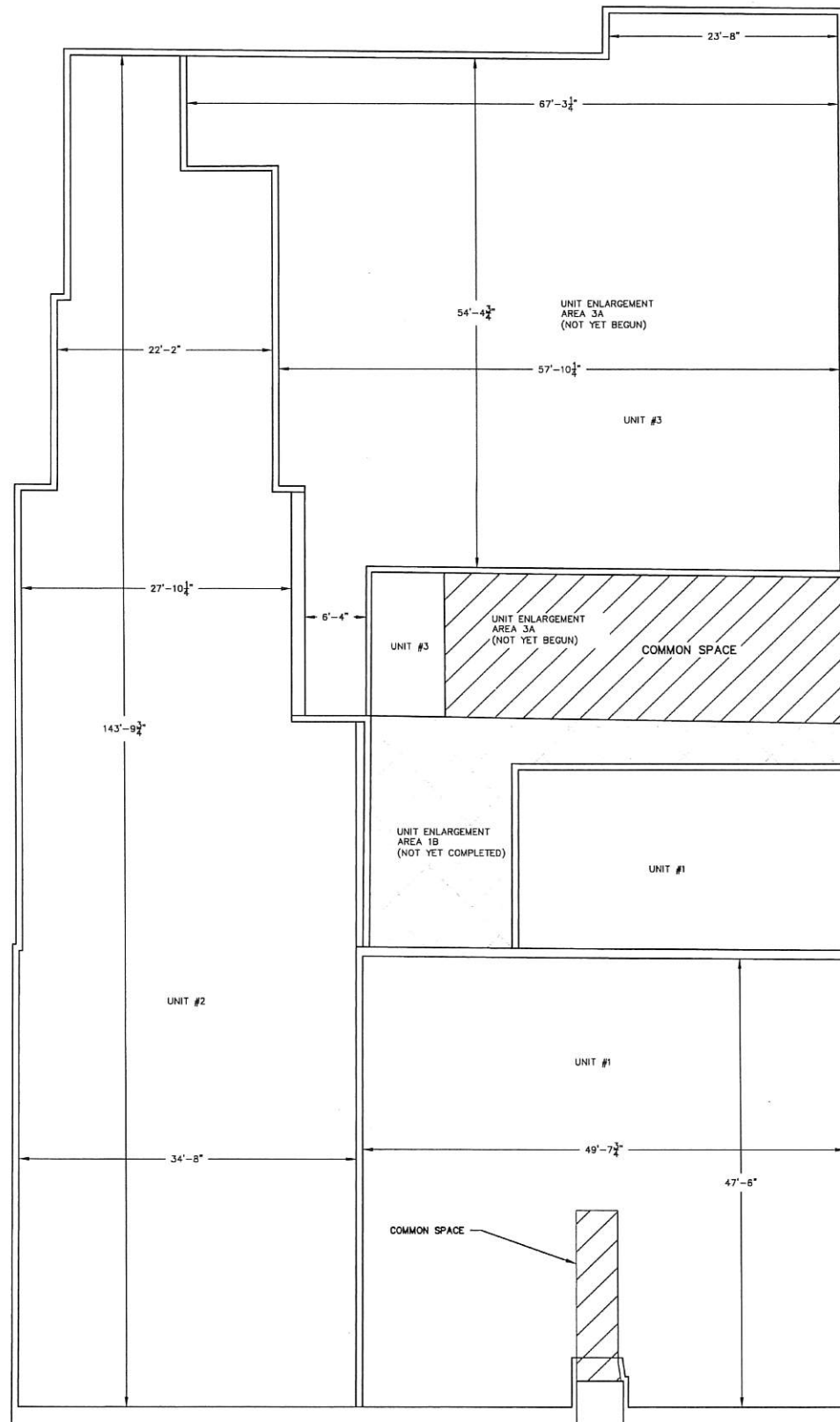
NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONVERSION OF THE EXISTING BUILDING INTO FOUR (4) CONDOMINIUM UNITS.
REFERENCE PLAN:
"EXISTING FEATURES PLAN 60 MAIN STREET AND JENKINS COURT" DURHAM, NH PREPARED FOR 60 MAIN R.E., LLC SEPTEMBER 2017

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B. THAT SAID UNITS 1, 2, 3, AND 4 HAVE BEEN SUBSTANTIALLY COMPLETED; AND
C. THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-b:20
Michael J. Severt 12-3-19
MICHAEL J. SEVERT DATE

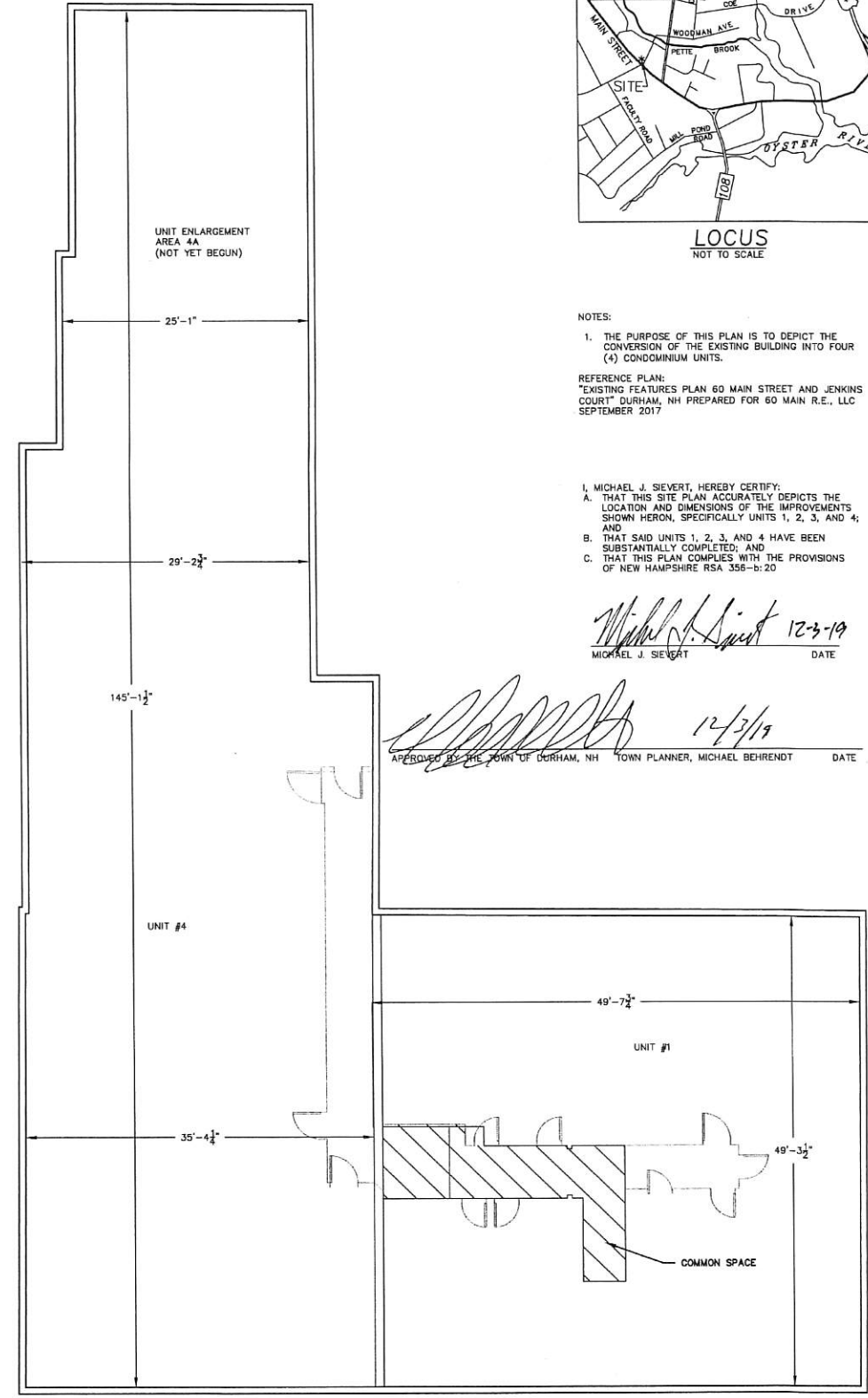
Michael J. Severt 12/3/19
APPROVED BY THE TOWN OF DURHAM, NH TOWN PLANNER, MICHAEL BEHRENDT DATE



1 FLOOR PLAN - BASEMENT
EX101 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1
EX101 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 2
EX101 1/8" = 1'-0"

CONDOMINIUM FLOOR PLAN
prepared for
TOWN & CAMPUS SQUARE CONDOMINIUM
TAX MAP 2, LOT 14-4
56, 58, & 62 MAIN STREET AND 3 & 5 JENKINS COURT
DURHAM, STRAFFORD COUNTY, NEW HAMPSHIRE

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5 Railroad St., P.O. Box 359
Nemasket, NH 03857 (603) 859-4627
Phone: (603) 859-4627
E-mail: mjsengr@comcast.net

JOB: 17-033

FP

SCALE

DATE: 6/24/19
SCALE: 1/8" = 1'-0"
DESIGNED BY: MCS
DRAWN BY: MCS
APPROVED BY: MJS
DWG FILE: 17-033 Subdiv.dwg

NO.	REVISIONS	DATE	INT.
1.	REVISIONS PER LAMER COMMENTS DATED 11/26/19	11/26/19	MCS
2.	REVISIONS PER LAMER COMMENTS DATED 9/23/19	9/23/19	MCS
3.	REVISIONS PER LAMER COMMENTS DATED 9/23/19	9/23/19	MCS
4.	INITIAL SUBMISSION		