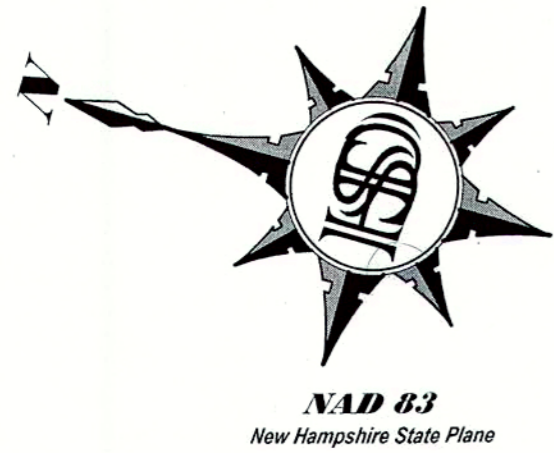


[576-026-000]
WEST WILDER, LLC
 143 West Street
 Keene, NH 03431
 2959/2016

[576-025-000]
WEST WILDER, LLC
 PO Box 743
 Keene, NH 03431
 3098/534

[576-019-000]
TUTHILL PROPERTIES, LLC
 2132 Route 9
 Stoddard, NH 03464
 2979/130

[576-018-000]
S.S. BAKER'S
S.T. REALTY Co. LLC
 428 Main Street
 Keene, NH 03431
 1885/29



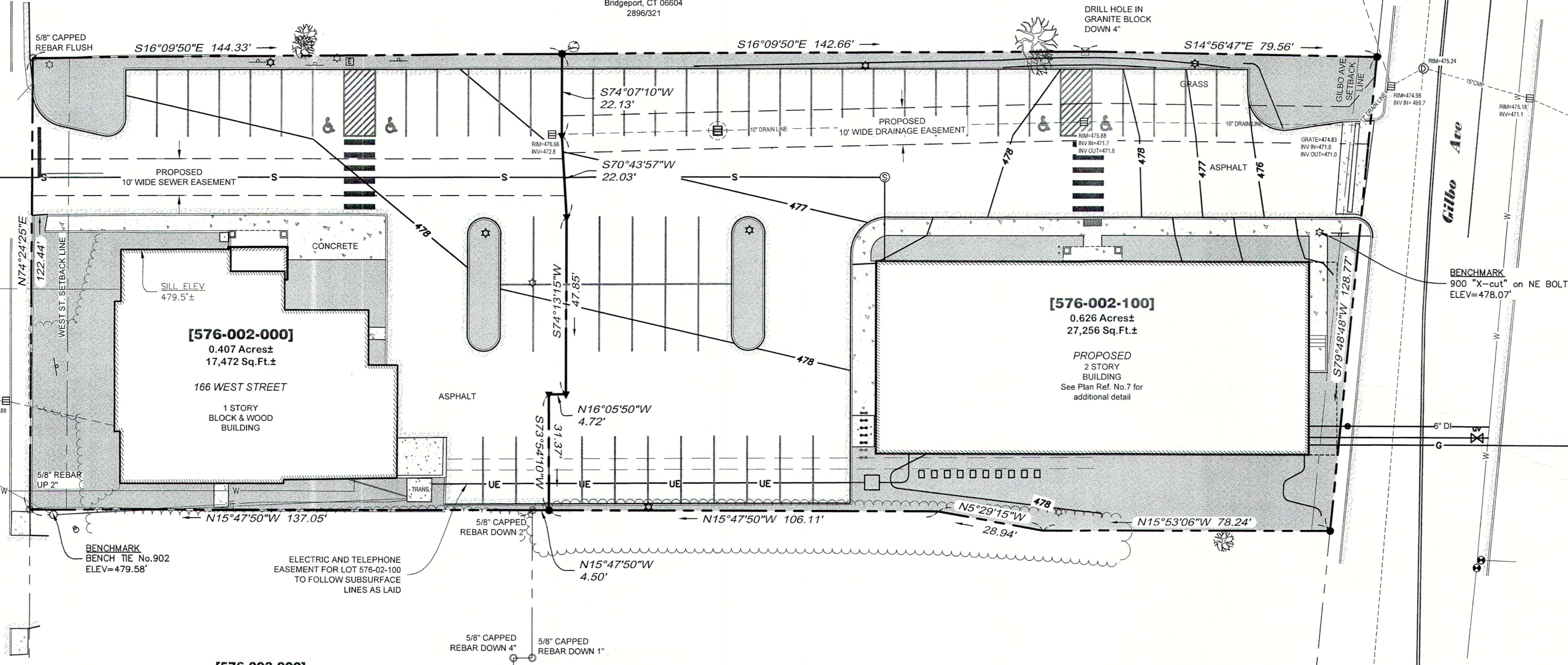
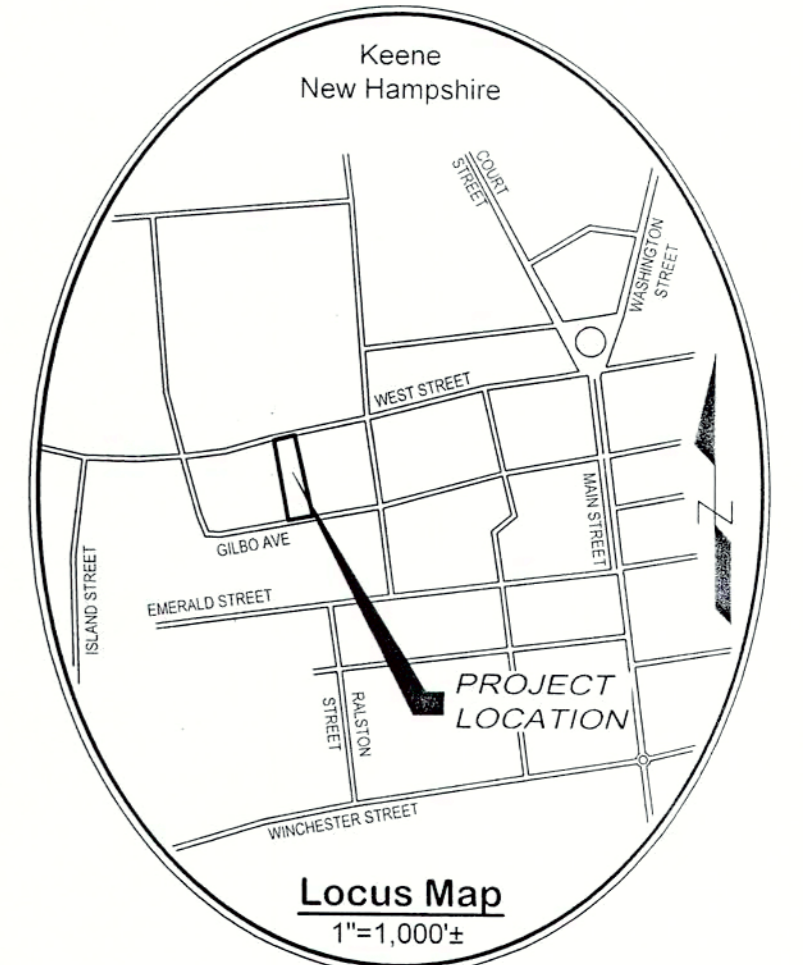
Plan References

1. SITE PLAN, FRIENDLY ICE CREAM CORPORATION, 166 WEST STREET, KEENE, DATED NOVEMBER 13, 1975. (Obtained from www.axisgis.com/keeneh - See also Pb.34 Pg.34 CCRD)
2. PLOT PLAN, THE MAIN OFFICE FOR KEENE SAVINGS BANK, KEENE, NH, DATED 1977 BY KENNETH PARRY & ASSOCIATES (Obtained from www.axisgis.com/keeneh)
3. EXISTING CONDITIONS, KEENE 2008 INFRASTRUCTURE PREPARED FOR UNDERWOOD ENGINEERS, DATED OCTOBER 12, 2077; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES. (On file at SVE)
4. BOUNDARY LINE ADJUSTMENT PREPARED FOR BANK OF NEW HAMPSHIRE NOW KNOWN AS TD BANKNORTH, LAST REVISED NOVEMBER 20, 2007, BY DAVID A. MANN (Cab.13 Dr.04 No.0049 CCRD)
5. ROUNDHOUSE RAIL TRAIL TOPOGRAPHIC & ROW PLAN, SCHOOL STREET, GILBO AVE, WEST STREET, EMERALD STREET & ISLAND STREET, KEENE, NH, DATED JUNE 19, 2014; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES. (On file at SVE)
6. EXISTING CONDITIONS PLAN, LAND OF BROTHERHOOD LIMITED PARTNERSHIP LOCATED AT TAX MAP PARCEL No.576-002-00, 166 WEST STREET, KEENE, CHESHIRE COUNTY, NEW HAMPSHIRE, DATED JULY 30, 2020; BY RUSSELL J. HUNTLEY, HUNTLEY SURVEY & DESIGN, PLLC (On file at this office).
7. 166 WEST STREET REDEVELOPMENT, KEENE, NH, PROPERTY OWNER & APPLICANT, FLYBOY REALTY LLC REVISED THROUGH OCTOBER 28, 2020, BY SVE ASSOCIATES (Obtained from SVE)

[576-001-000]
PEOPLES UNITED BANK N.A.
 850 Main Street
 Bridgeport, CT 06604
 2896/321

Notes

1. THE BEARINGS SHOWN ON THIS PLAN /ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED IN CONJUNCTION WITH PREVIOUS INFRASTRUCTURE SURVEYS FOR THE CITY OF KEENE ON WEST STREET, GILBO AVE, EMERALD STREET, COURT STREET & MAIN STREET AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS AND PHYSICAL EVIDENCE FOUND.
3. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF JULY IN 2020. THE VERTICAL DATUM IS NGVD 1929 BASED ON USGS DISK "C 25 1932" LOCATED ON THE FRONT STEPS OF 34 WEST STREET, KEENE, NH, WHICH WAS UTILIZED FOR THE PREVIOUS SURVEYS LISTED IN NOTE No.1. CONTOUR INTERVAL IS ONE (1) FOOT.
4. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS, PREVIOUS MAPS AND RECORDS OBTAINED FROM THE CITY OF KEENE. THEIR EXISTENCE MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN. THE SIZE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG-SAFE PRIOR TO ANY CONSTRUCTION.
5. THE PARCEL SHOWN IS NOT IN A 100 YEAR FLOOD AREA PER FEMA PANEL 33005C0266E EFFECTIVELY DATED MAY 23, 2006
6. INTERIOR IMPROVEMENTS ARE SHOWN FROM A COMBINATION OF THE FIELD SURVEY IN PLAN Ref. No.6 AND THE PROPOSED SITE PLAN IN PLAN Ref. No.7. COVERAGE STATISTICS WERE CALCULATED FROM THE COMBINATION OF EXISTING AND PROPOSED SITE IMPROVEMENTS.



[576-025-000]
WEST WILDER, LLC
 PO Box 743
 Keene, NH 03431
 3098/534

Owner of Record
[576-002-000]
FLYBOY REALTY, LLC
 PO BOX 1060
 KEENE, NH 03431
 3124/2020

Owner Certification
 I CERTIFY THAT I AM THE CURRENT OWNER OF THE TRACTS SHOWN HEREON AND THAT I APPROVE OF THE SUBDIVISION.

OWNER'S SIGNATURE: *[Signature]* DATE: 1-14-21

APPROVED BY THE KEENE PLANNING BOARD
 BY: *[Signature]* CHAIRMAN
 AND: *[Signature]* SECRETARY
 ON: 1/14/21

[576-003-000]
172 WEST ST, LLC
 117 West Street
 Keene, NH 03431
 2483/581

[576-005-000]
BANK OF NEW HAMPSHIRE
 10-380 Wellington Street
 London, Ontario N6A 5B5, Canada
 893/477

[576-004-000]
BANK OF NEW HAMPSHIRE
 10-380 Wellington Street
 London, Ontario N6A 5B5, Canada
 893/477

Symbol Legend

- ☆ LIGHT POLE
- ⊠ ELECTRICAL BOX
- ⊡ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊕ HYDRANT
- ⊖ WATER VALVE
- ⊗ SEWER MANHOLE
- ⊘ SEWER CLEANOUT
- ⊙ STORM SEWER LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- LANDSCAPING/SHRUBBERY LINE
- EDGE OF PAVEMENT
- SIGN
- ⊙ POST/BOLLARD
- ⊙ DECIDUOUS TREE
- ⊙ DECIDUOUS SHRUB
- ⊙ IRON PIN/PIPE
- ⊙ STONE/CONCRETE BOUND
- 5/8" REBAR WITH CAP TO BE SET
- ▼ RAILROAD SPIKE TO BE SET
- ⊙ KEENE ENGINEERING DEPARTMENT
- CCRD
- [1-2-3]** TAX MAP PARCEL NUMBER
- 123/456 DEED VOLUME & PAGE
- FF FINISH FLOOR

Zoning Districts

ZONE: CBL (Central Business Limited)
 GILBO AVE OVERLAY DISTRICT
 DOWNTOWN HISTORIC OVERLAY DISTRICT

REQUIREMENTS

MAX HEIGHT	4 STORIES/55'
LOT SIZE	10,000 sf
FRONTAGE	80'
BUILDING SETBACKS	
WEST STREET	10'
GILBO AVE	5'
SIDE & REAR	00'
MAX BUILDING COVERAGE	60%
MAX IMPERMEABLE COVERAGE	80%

SEE CITY OF KEENE CODE OF ORDINANCES CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL

Lot Statistics

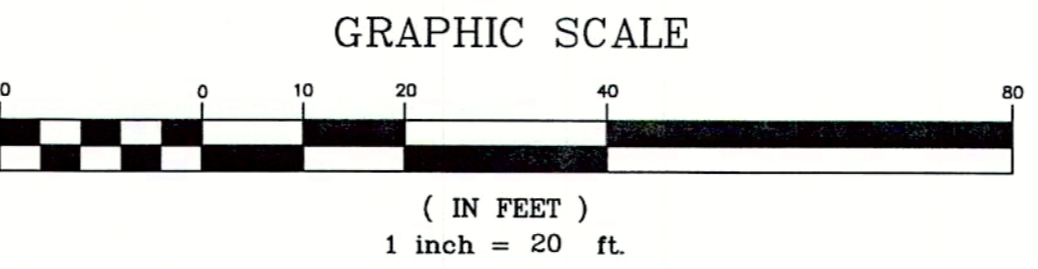
EXISTING

[576-002-000]

FRONTAGE	122.44 FEET ON WEST STREET 128.77 FEET ON GILBO AVE
TOTAL LOT SIZE	1.033 ACRES 44,998 SF
EXISTING COVERAGE	9.1 % BUILDING - 4086 SF 74.0 % IMPERMEABLE - 33,286 SF

PROPOSED

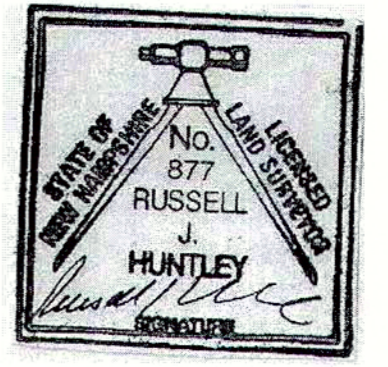
[576-002-000]	FRONTAGE: 122.44 FEET ON WEST STREET
	LOT SIZE: 0.407 ACRES 17,472 SF
	COVERAGE: 23.1% PERMEABLE - 4,040 24.0 % BUILDING - 4,190 SF 76.9 % IMPERMEABLE - 13,432 SF
[576-002-100]	FRONTAGE: 128.77 FEET ON GILBO AVE
	LOT SIZE: 0.626 ACRES 27,256 SF
	COVERAGE: 20.1% PERMEABLE - 5,471 SF 22.5% BUILDING - 6,136 SF 79.9 % IMPERMEABLE - 21,785 SF



Surveyor's Certification

THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1. "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON. INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

THIS IS A SUBDIVISION SURVEY AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.



Two Lot Subdivision
 LAND OF
Flyboy Realty, LLC
 located at
 Tax Map Parcel No. 576-002-00
 166 West Street, Keene, Cheshire County, New Hampshire
 Book 3124, Page 676

Scale 1" = 20'
 Surveyed 07/2020 Plan prepared 01/11/2021
 Project No. H20-033 Cad File No. H20-033B.dwg

Huntley Survey & Design, PLLC
 NH & VT Land Surveying, Wetlands & NH Septic System Design
 659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

NO.	DATE	REVISION	BY

FINAL