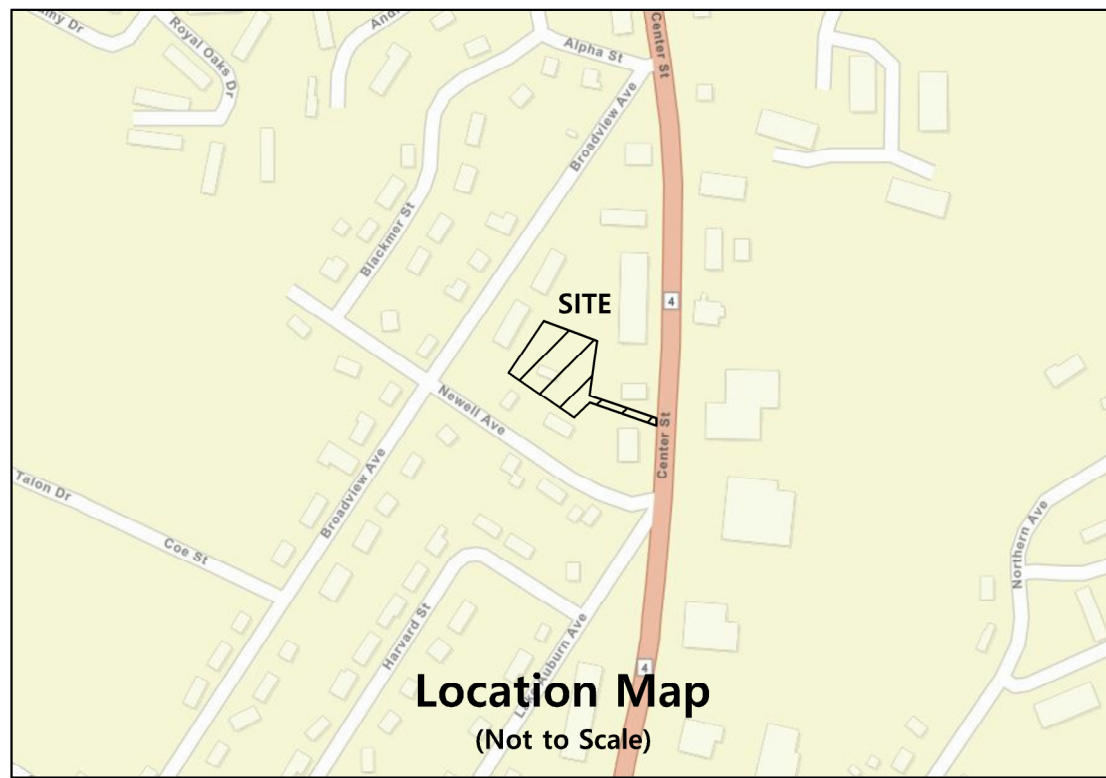
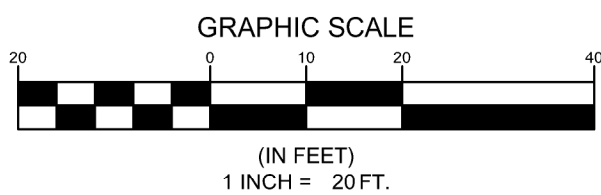


Legend:

Existing	
Record Property Line/R.O.W.	---
Abutter Line/R.O.W.	---
Deed Plan Line/R.O.W.	---
Tie Line	---
Building Setback Line	---
Building	---
Edge of Pavement	---
Major Contour	---
Minor Contour	---
Spot Elevation	X 101.3
Chain Link Fence	X
Stockade Fence	o
Iron Pipe/Rod (as noted.)	o
Gas Gate Valve	o
Water Shut Off	o
Catch Basin	o
Utility Pole	o
Existing Light Fixture	o
Proposed Light Fixture	o

- Proposed added Vegetation.
- Existing Chain link gate.
- Area removed from proposed outside dog yard.
- Proposed relocation of stockade fence.



General Notes:

- The purpose of this plan is to depict the results of a Boundary Retracement Survey and a partial Existing Conditions/Topographic Survey of the subject parcel.
- All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
- The record owner of the subject parcel is Camp K9, LLC by a deed dated Dec. 30, 2019 and recorded in Book 10272, Page 343.
- The subject parcel is shown on the City of Auburn Tax Map 271 as Lot 21 and is located in the General Business District.
- Space and bulk standards for the General Business District as of the date of this plan are as follows:

Min. Lot Size:	10,000 sq ft
Min. Lot Depth:	100 ft
Min. Lot Width:	100 ft
Min. Front Setback:	25 ft
Min. Side Setback:	25 ft
Min. Rear Setback:	35 ft
Max. Building Height:	30 ft
Max. Building Coverage:	30%
- Total area of the subject parcel is 25,688 s.f.
- Boundary and topographic information shown hereon is based on an on the ground survey performed by Terradyn Consultants, LLC in December of 2022.
- Plan References:
 - "Standard Boundary Survey for Maine Source Realty" dated July 11, 2011, prepared by Davis Land Surveying, LLC and being previously unrecorded.
 - "Standard Boundary Survey for Tam Thanh Ha & Le T. Nguyen" dated August 17, 1994, prepared by R. F. Bastow PLS 97, and recorded in Plan Book 38, Page 38.
 - "Broadview Lots - Broadview Avenue, Auburn, Maine" recorded June 3, 1975, prepared for Robert Spencer by R.F. Bastow and recorded in Plan Book 27, Page 50.
- Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83.
- Contours shown hereon are based solely upon Lidar Remote Sensing, collected in 2020 by the State Maine and distributed by the USGS as classified .LAZ point cloud. Ground classifications interpolated at a 10 foot grid, shown at 1 foot contours and field checked in places. Contours shown hereon are not to be used for detailed design or grading.
- The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the City of Auburn, Androscoggin County, Community-Panel Number 23001C0326E, having an Effective Date of July 8, 2013.
- The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.

Dog Daycare Requirements:

- The facility is limited to 30 dogs on the premises at a time.
- Hours of operations are limited to 7:00 AM to 7:00 PM.
- Dogs are only allowed outside within the fenced dog yard delineated hereon.
- The dog yard must be screened to the abutting residential properties by closed fencing.

Surveyor's Certification

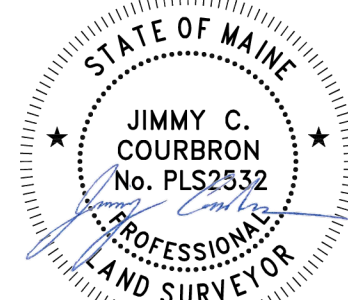
To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

- Survey Report Limited to Notes on the Plan
- No Deed Description to Date

Plan Prepared by: *Jimmy C. Courbron* Jan. 31, 2023

Jimmy C. Courbron PLS # 2532



DATE: PLS: DATE: PLS:

REVISIONS	DATE
1	01/31/2023

1	NO
---	----

ADDRESS: 41 CAMPUS DRIVE SUITE 301
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TERRADYN
CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CAMP K9 PARCEL 314 CENTER STREET, AUBURN, ME	FOR RECORD OWNER: CAMP K9 LLC 316 CENTER STREET AUBURN, ME 04210
SHEET TITLE: SITE PLAN	
DATE:	01/31/2023
SCALE:	1" = 20'
JOB NO:	22-174
SHEET:	1 OF 1