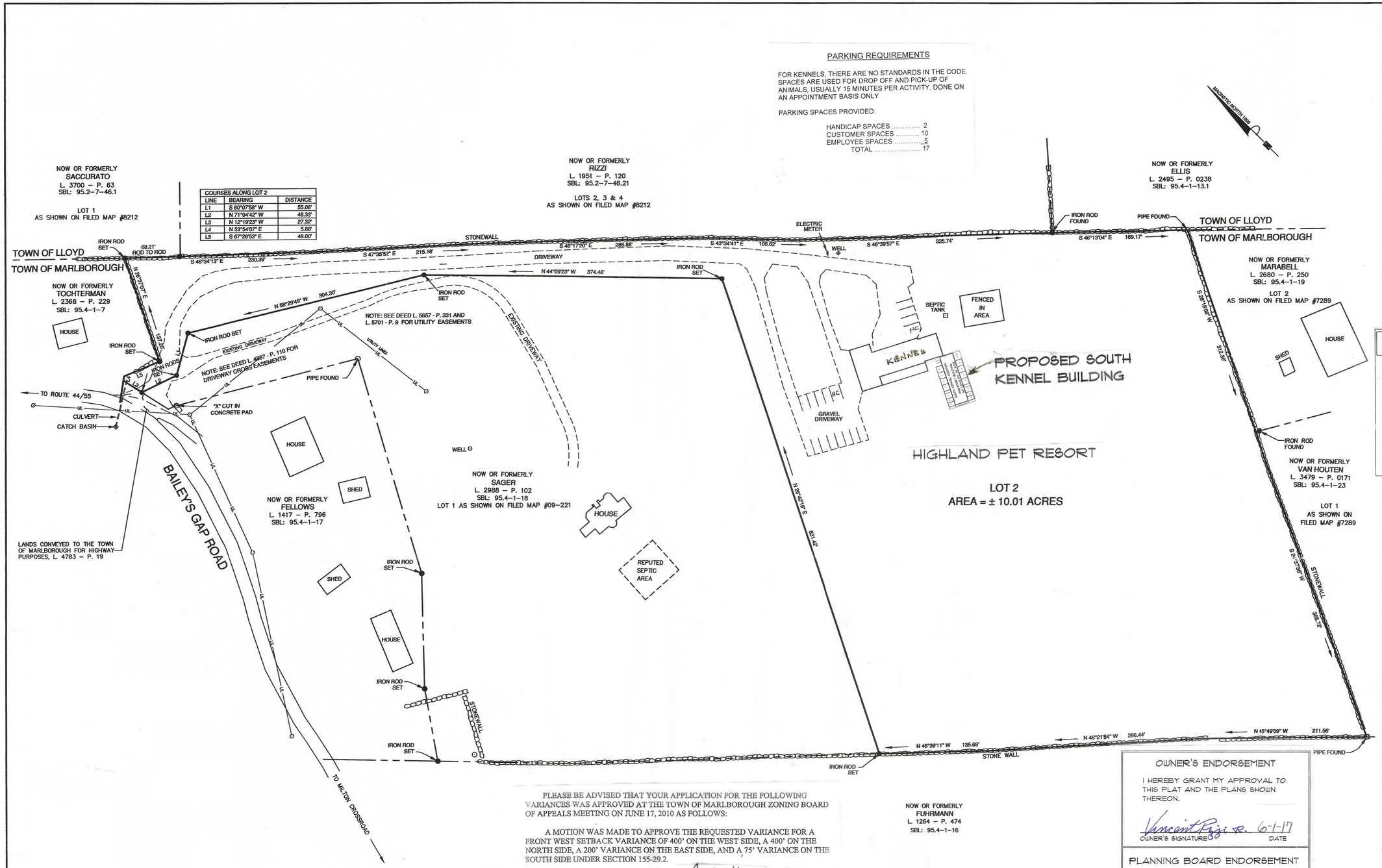
PARKING REQUIREMENTS

FOR KENNELS, THERE ARE NO STANDARDS IN THE CODE. SPACES ARE USED FOR DROP OFF AND PICK-UP OF ANIMALS, USUALLY 15 MINUTES PER ACTIVITY, DONE ON AN APPOINTMENT BASIS ONLY

PARKING SPACES PROVIDED:

HANDICAP SPACES	2
CUSTOMER SPACES	10
EMPLOYEE SPACES	5
TOTAL	17

COURSES ALONG LOT 2		
LINE	BEARING	DISTANCE
L1	S 60°07'58" W	55.08'
L2	N 71°04'42" W	48.33'
L3	N 12°19'23" W	27.32'
L4	N 53°54'07" E	5.68'
L5	S 67°28'53" E	48.00'



LOCATION MAP

TABLE OF BULK REQUIREMENTS

ZONING DISTRICT	R-AG-1
MINIMUM LOT AREA	10 ACRES
MINIMUM WEST SETBACK	100'
MINIMUM NORTH SETBACK	100'
MINIMUM EAST SETBACK	300'
MINIMUM SOUTH SETBACK	425'

THESE VARIANCES FOR SETBACK WERE APPROVED ON JUNE 17, 2010 BY THE TOWN OF MARLBORO ZBA

NOTES

1. Premises subject to all rights of the Town of Marlborough, for highway purposes, to any lands adjacent to or lying in the bed of Bailey's Gap Road.
2. Premises subject to all rights of way, utility grants or easements of record, if any.
3. Subsurface structures and easements, if any, not visible or readily apparent are not shown and their location and extent are not certified.
4. Survey based upon deeds and physical evidence as noted hereon and is subject to any state of facts a complete title search may reveal.
5. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.

DEED REFERENCE

Norman C. & Lisa T. Sager to Vinmar Homes Inc. by deed dated December 29, 2009 and recorded in the Ulster County Clerk's Office on December 29, 2009 in Liber 4867 of Deeds at page 110.

MAP REFERENCE

"Final Plan Showing Subdivision of Lands of Norman C. & Lisa T. Sager" dated April 7, 2009 and recorded in the Ulster County Clerk's Office on July 24, 2009 as Filed Map No. 09–221.

TAX MAP REFERENCE

Section 95.4 – Block 1 – Lot 18

PLEASE BE ADVISED THAT YOUR APPLICATION FOR THE FOLLOWING VARIANCES WAS APPROVED AT THE TOWN OF MARLBOROUGH ZONING BOARD OF APPEALS MEETING ON JUNE 17, 2010 AS FOLLOWS:

A MOTION WAS MADE TO APPROVE THE REQUESTED VARIANCE FOR A FRONT WEST SETBACK VARIANCE OF 400' ON THE WEST SIDE, A 400' ON THE NORTH SIDE, A 200' VARIANCE ON THE EAST SIDE, AND A 75' VARIANCE ON THE SOUTH SIDE UNDER SECTION 155-29.2.

Donald McKay
DONALD MCKAY
CHAIRMAN

Certified on November 19, 2015 to:

1. Vinmar Homes, Inc.

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on November 19, 2015 in accordance with the existing code of practice for land surveys as adopted by the New York State Association of Professional Land Surveyors. Further use of this document by others not a party to this agreement as of this date cannot be certified.

William Robert Eggers, L.S.
License No. 49785

THE ORIGINAL SITE PLAN WAS APPROVED BY THE PLANNING BOARD ON DECEMBER 9, 2010

SEP 06 2017

LICENSED MONUMENTED LOUIS & ASSOCIATES 47103 STATE OF NEW YORK

OWNER'S ENDORSEMENT

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN THEREON.

Vincent Rizzi Sr. 6-1-17
OWNER'S SIGNATURE DATE

PLANNING BOARD ENDORSEMENT

APPROVED BY RESOLUTION OF THE TOWN OF MARLBORO PLANNING BOARD, SUBJECT TO ALL CONDITIONS AND REQUIREMENTS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL.

CHAIRPERSON DATE

AMENDED SITE PLAN
OF
HIGHLAND PET RESORT

SURVEY MAP

LANDS OF

VINMAR HOMES, INC

TOWN OF MARLBOROUGH

ULSTER COUNTY ~ NEW YORK

60 0 60 120 180

Scale: 1" = 60'

November 13, 2015

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, PC
STONE RIDGE, NEW YORK
(845) 687-0047

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