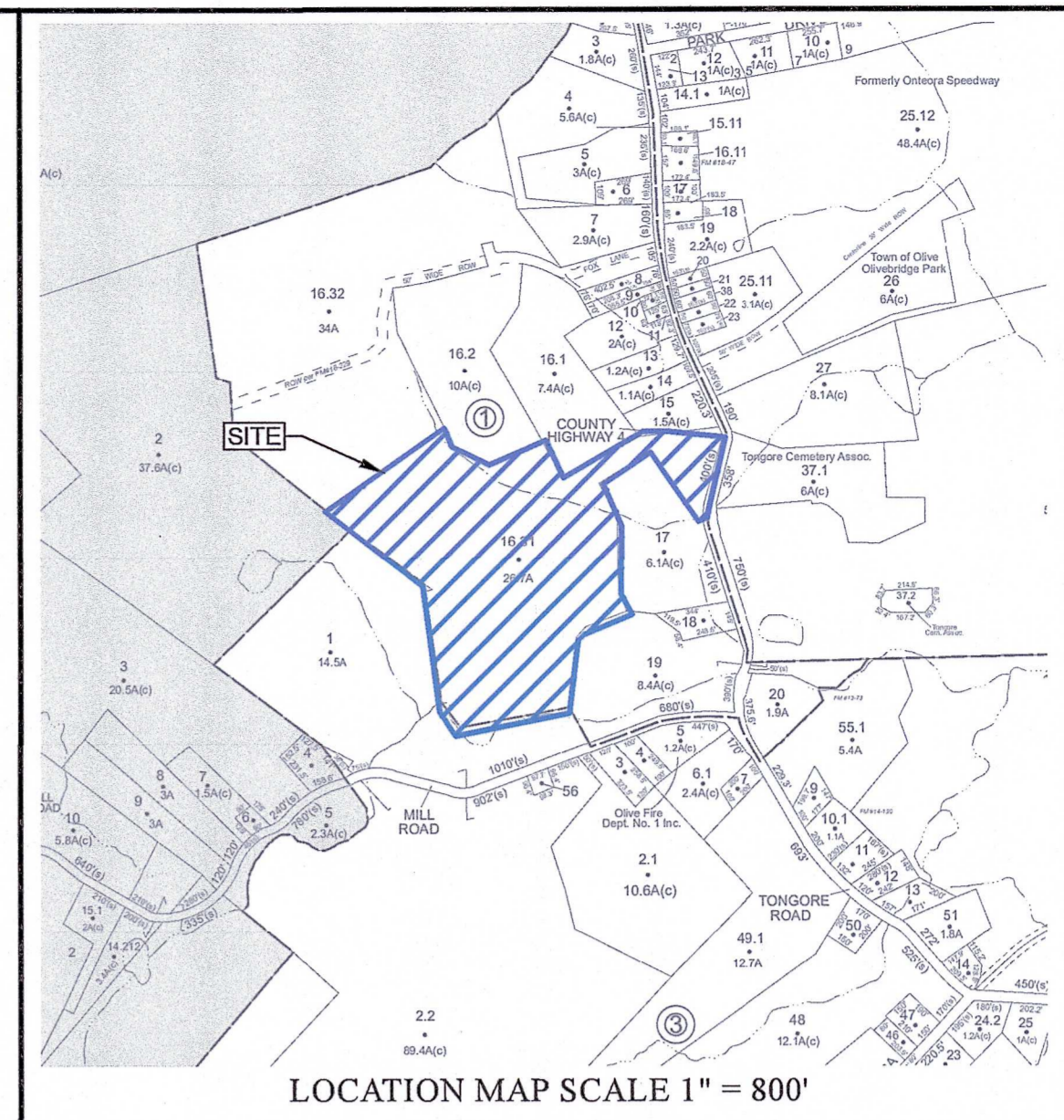


NOTE:
1. NO TURNOUTS ARE PROPOSED BECAUSE THE WIDEN SHOULDERS ALLOW EMERGENCY VEHICLE ACCESS.

1 TYPICAL ROAD SECTION
NOT TO SCALE

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE SETBACK
- RIGHT OF WAY
- DRIVEWAY & ROAD-ASPHALT
- DRIVEWAY & ROAD-GRAVEL
- GUARDRAIL
- UTILITY LINE & POLE
- STONEWALL
- STREAM & POND
- TREE LINE
- WETLANDS
- 100' WETLAND BUFFER
- 250' CONTOUR-MAJOR-EXISTING
- 250' CONTOUR-MINOR-EXISTING
- 250' CONTOUR-MAJOR-PROPOSED
- 250' CONTOUR-MINOR-PROPOSED
- SILT FENCE
- LIMIT OF DISTURBANCE
- TEST HOLE
- PERC HOLE
- SDA SEPTIC DISPOSAL AREA (12500 SF MIN.) - PROPOSED
- SRA RESERVE SEPTIC DISPOSAL AREA - PROPOSED
- PRIMARY SEPTIC DISPOSAL AREA - PROPOSED
- SINGLE FAMILY DWELLING-PROPOSED



APPROVED BY THE TOWN OF OLIVE PLANNING BOARD

DATE _____

CHAIRMAN _____

MEMBER _____

OWNERS ENDORSEMENT

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON AND CONSENT TO ITS FILING AT THE OFFICE OF THE COUNTY CLERK.

OWNER: _____ DATED: _____

ZONING REQUIREMENTS
FOR R/E-1A ZONE

	REQUIRED
MINIMUM LOT AREA	1 ACRE/DU
MINIMUM LOT DEPTH	150 FT
MINIMUM LOT WIDTH	125 FT
MINIMUM ROAD FRONTAGE	100 FT
MINIMUM YARD SETBACKS	
FRONT	50 FT
SIDE - EACH	25 FT
REAR	50 FT
MAXIMUM BUILDING HEIGHT/STORIES	35 FT/ 2 1/2
MAXIMUM BUILDING COVERAGE(ALL)	15%
MAXIMUM LOT COVERAGE	20%

TOPOGRAPHY: N. Y. GIS - 2 FOOT CONTOURS
CREATED USING LIDAR AND D.E.M.
LOT LINES: MECELS

OWNER ASHOKAN REALTY, LLC 5093 ROUTE 213 OLIVEBRIDGE, NY 12461	LOT AREA ± 26.7 ACRES TAX MAP # 54.1-1-16.310
--	--

MAP REVISION DATES

DATE	REVISION	BY

SKETCH PLAN
FOR
CONCEPT SUBDIVISION
ASHOKAN REALTY LLC
TOWN OF OLIVE
ULSTER COUNTY - NEW YORK

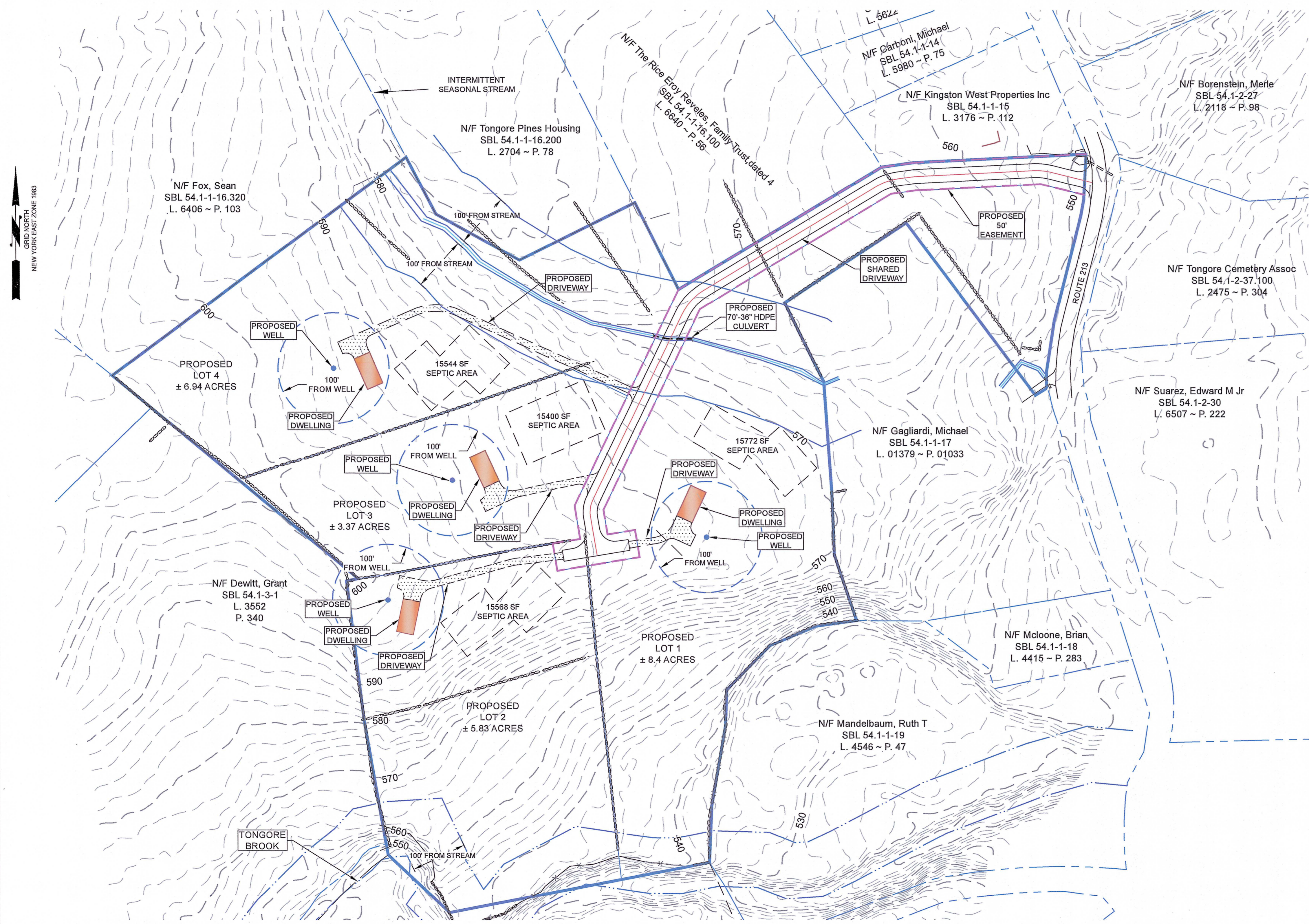
Scale: 1" = 100'

AUGUST 1, 2023

MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047
WWW.MECELS.COM

WILLIAM ROBERT EGGERS, L.S.
NEW YORK LIC. NO. 49785

E22.090
SHEET 1 OF 1



GRID NORTH
NEW YORK EAST ZONE 1883

Any unauthorized alteration or addition to this plan is a violation of Sect. 7208, Subdivision 2 of N.Y.S. Education Law.