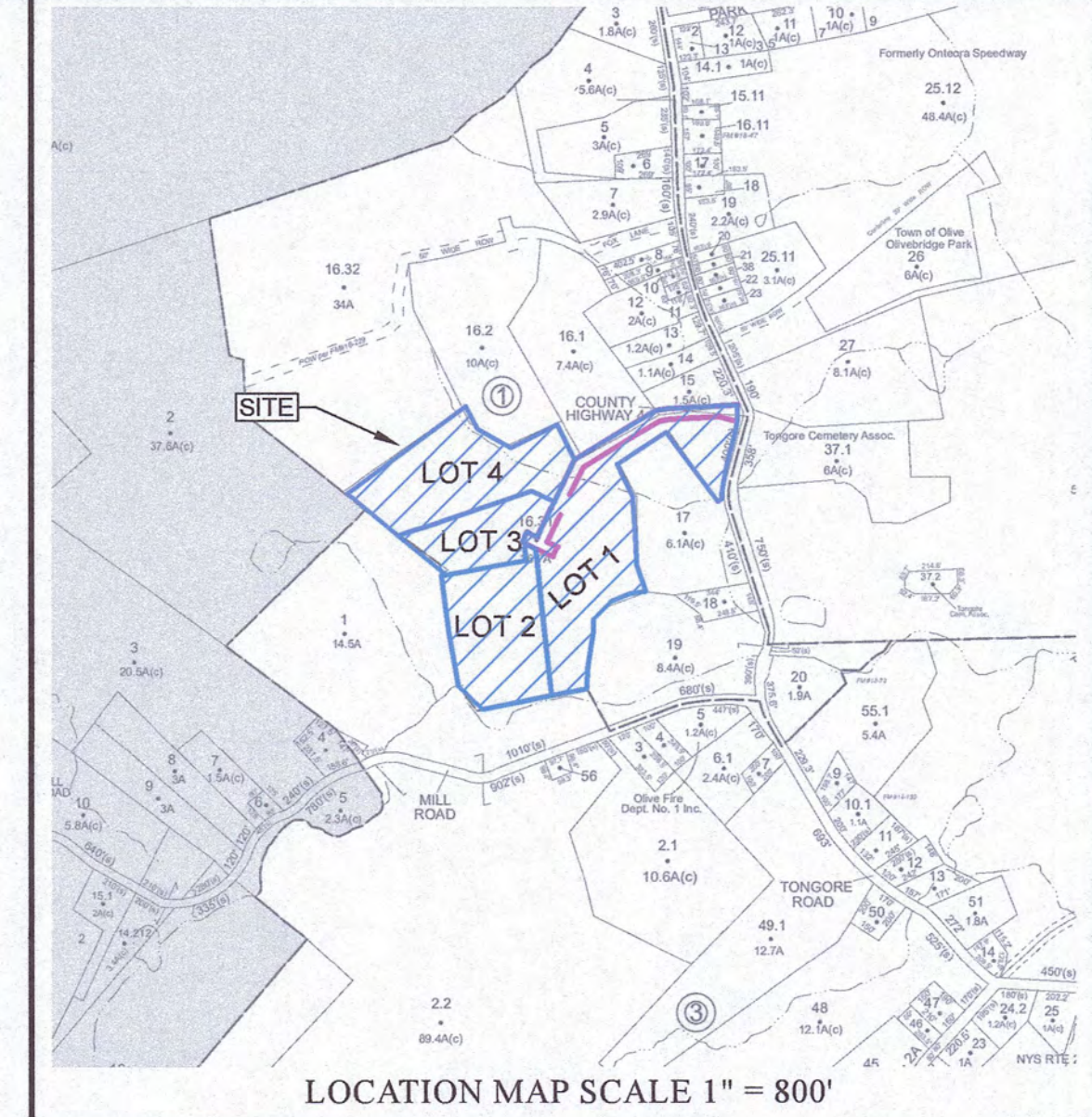


GRID NORTH
NEW YORK ZONE 1883



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 & B/V-1/2 ZONE

	REQUIRED R/E-1A	B/V-1/2
MINIMUM LOT AREA/DU	1 ACRE/DU	1/2 ACRE/DU
MINIMUM LOT DEPTH	150 FT	150 FT
MINIMUM LOT WIDTH AT MAIN BUILDING LINE	125 FT	75 FT
MINIMUM ROAD FRONTAGE	100 FT	100 FT
MINIMUM YARD SETBACKS		
FRONT	50 FT	50 FT
SIDE - EACH	25 FT	20 FT
REAR	50 FT	50 FT
MAXIMUM BUILDING HEIGHT/STORIES	35 FT / 2 1/2"	35 FT / 2 1/2"
MAXIMUM BUILDING COVERAGE(ALL)	15%	30%

TOPOGRAPHY: N.Y.S. 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

INDEX SHEET
PROPOSED SUBDIVISION
FOR LANDS OF
ASHOKAN REALTY LLC
TOWN OF OLIVE
ULSTER COUNTY - NEW YORK

Scale: 1" = 200'

OCTOBER 23, 2023



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

Barry Medenbach
WILLIAM ROBERT EGGERS, LS
NEW YORK LIC. NO. 49785

E22 090
SHEET 1 OF 4

Any unauthorized alteration or addition to this plan is a violation of Sect. 7209, Subdivision 2 of N.Y.S. Education Law.

TEST HOLE DATA
Conducted: 12/21/2022

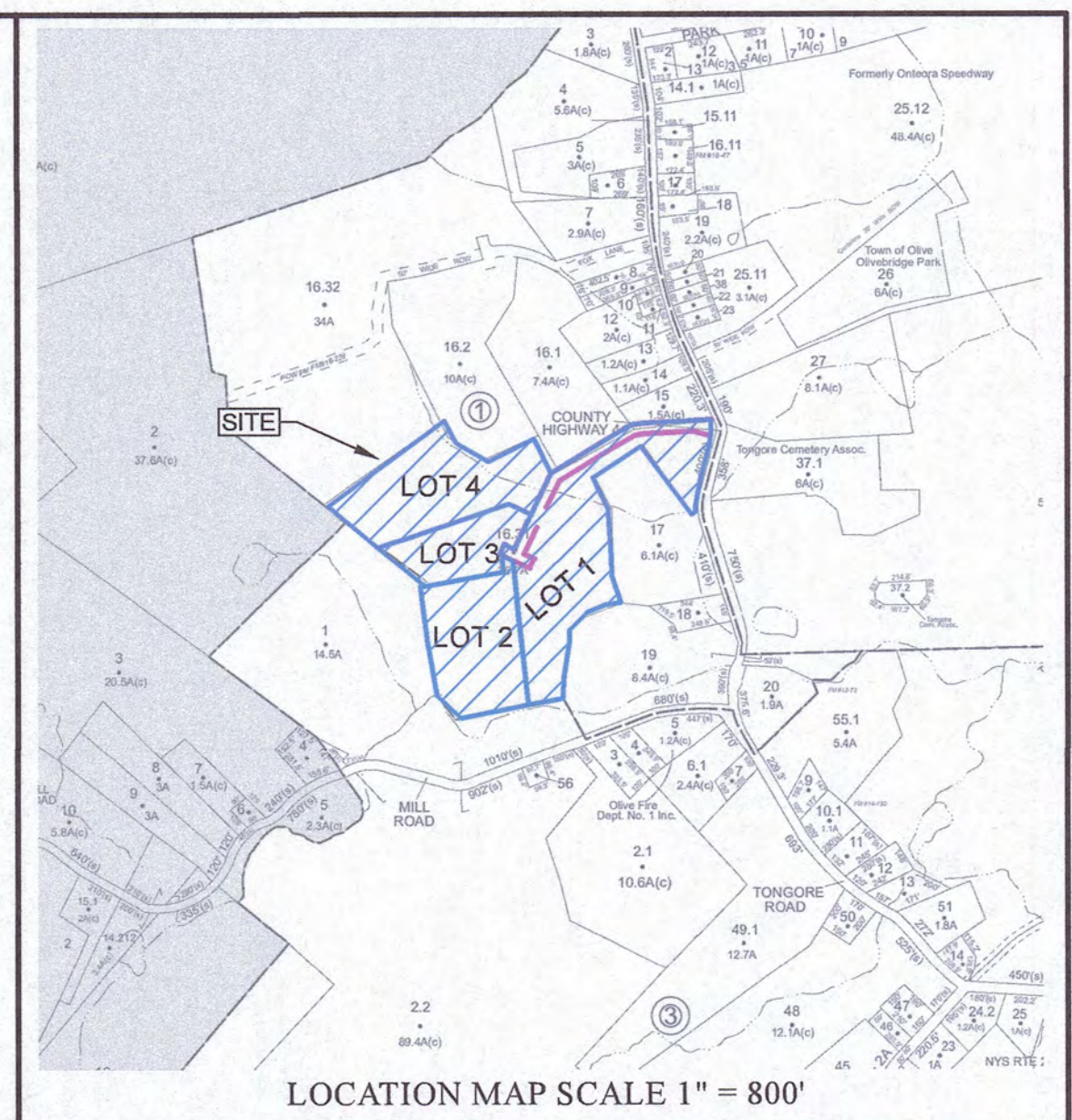
TH #1 0"-5" Topsoil 5"-30" Clay Loam @30" Mottling No Water or Rock	TH #4 0" - 2" Topsoil 2"-24" Clay Loam 24"-48" Mottling and Water No Rock	TH #7 0"-3" Topsoil 3"-20" Clay Loam 20-36" Mottling and Water No Rock	TH #10 0"-3" Topsoil 3"-20" Clay Loam 20-33" Mottling and Water No Water or Rock	TH #13 0"-3" Topsoil 3"-20" Clay Loam 20-33" Mottling and Water No Rock	TH #16 0"-3" Topsoil 3"-20" Clay Loam 20-35" Mottling and Water No Rock	TH #19 0"-3" Topsoil 3"-27" Clay Loam 27"-42" Mottling and Water No Water or Rock
TH #2 0"-5" Topsoil 5"-24" Clay Loam 24-53" Mottled Clay No Water or Rock	TH #5 0"-3" Topsoil 3"-22" Clay Loam 22"-34" Mottling and Water No Rock	TH #8 0"-3" Topsoil 3"-20" Clay Loam 20-38" Mottling and Water No Rock	TH #11 0"-3" Topsoil 3"-24" Clay Loam 24-33" Mottling and Water No Rock	TH #14 0"-3" Topsoil 3"-20" Clay Loam 20-36" Mottling and Water No Rock	TH #17 0"-3" Topsoil 3"-18" Clay Loam 18-36" Mottling and Water No Rock	TH #20 0"-3" Topsoil 3"-24" Clay Loam 24-43" Mottling and Water No Rock
TH #3 0"-3" Topsoil 3"-25" Clay Loam 25-60" Mottling and Water No Rock	TH #6 0"-3" Topsoil 3"-24" Clay Loam 24-36" Mottling and Water No Rock	TH #9 0"-3" Topsoil 3"-24" Clay Loam 24-44" Mottling and Water No Water or Rock	TH #12 0"-3" Topsoil 3"-28" Clay Loam 28"-40" Mottled Clay No Water or Rock	TH #15 0"-3" Topsoil 3"-20" Clay Loam 20-39" Mottling and Water No Rock	TH #18 0"-3" Topsoil 3"-18" Clay Loam 18-30" Mottling and Water No Rock	

PERC DATA
Conducted: 1/6/2023 thru 1/24/2023
UNITS = MIN/INCH

P1 = 27	P9 = 24
P2 = 24	P10 = 29
P3 = 30	P11 = 30
P4 = 33	P12 = 28
P5 = 32	P13 = 33
P6 = 27	P14 = 35
P7 = 18	P15 = 31
P8 = 21	P16 = 33

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE SETBACK
- UTILITY LINE & POLE
- STONEWALL
- STREAM & POND
- TREE LINE
- WETLANDS
- 100' WETLAND BUFFER
- CONTOUR-MAJOR-EXISTING
- CONTOUR-MINOR-EXISTING
- TEST HOLE
- PERC HOLE



ZONING REQUIREMENTS
FOR R/E-1A & B/V-1/2 ZONE

	REQUIRED R/E-1A	B/V-1/2
MINIMUM LOT AREA/DU	1 ACRE/DU	1/2 ACRE/DU
MINIMUM LOT DEPTH	150 FT	150 FT
MINIMUM LOT WIDTH AT MAIN BUILDING LINE	125 FT	75 FT
MINIMUM ROAD FRONTAGE	100 FT	100 FT
MINIMUM YARD SETBACKS		
FRONT	50 FT	50 FT
SIDE - EACH	25 FT	20 FT
REAR	50 FT	50 FT
MAXIMUM BUILDING HEIGHT/STORIES	35 FT/ 2 1/2"	35 FT/ 2 1/2"
MAXIMUM BUILDING COVERAGE(ALL)	15%	30%

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

OWNER
ASHOKAN REALTY, LLC
5993 ROUTE 213
OLIVEBRIDGE, NY 12461

LOT AREA
± 26.7 ACRES

TAX MAP #
54.1-1-16.310

MAP REVISION DATES

DATE	REVISION	BY

EXISTING CONDITIONS PROPOSED SUBDIVISION
FOR LAND OF
ASHOKAN REALTY LLC
TOWN OF OLIVE
ULSTER COUNTY - NEW YORK

100 0 100 200 300
Scale: 1" = 100'

OCTOBER 23, 2023

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

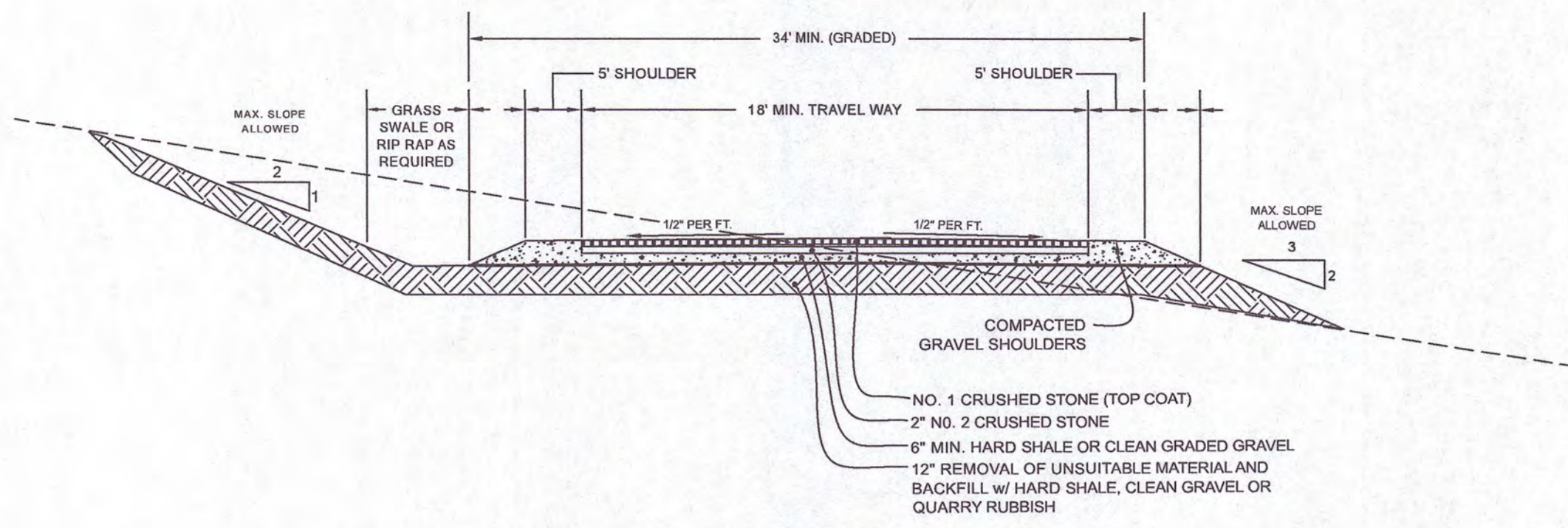
Barry Medenbach
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

UDIG-NY
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
CALL 811
www.udig.org

STATE OF NEW YORK
BARRY MEDENBACH, P.E.
No. 066142
LICENSED PROFESSIONAL ENGINEER

E22 090
SHEET 2 OF 4

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



1 TYPICAL ROAD SECTION
NOT TO SCALE

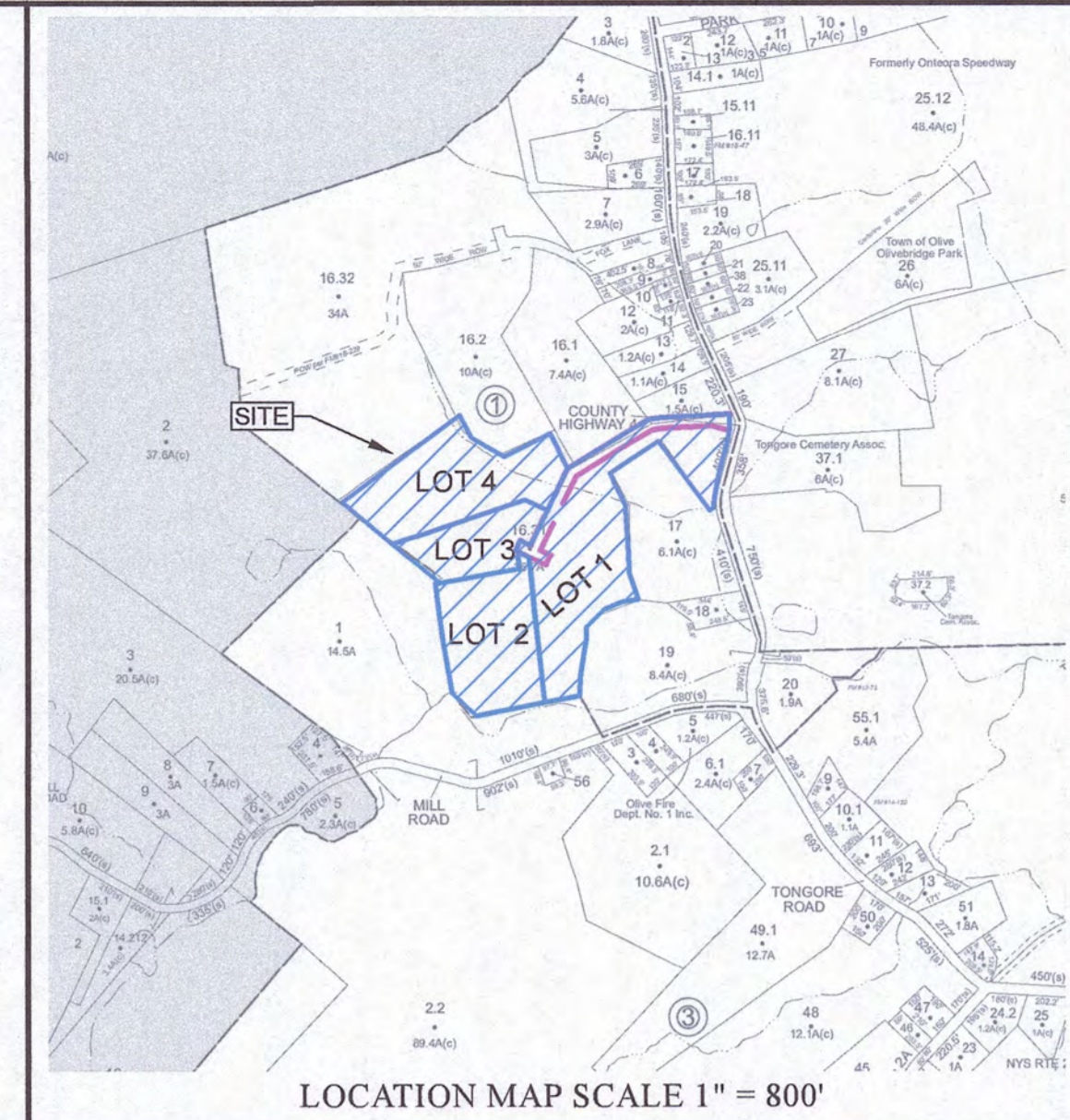
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE SETBACK
- RIGHT OF WAY
- ROAD-GRAVEL
- DRIVEWAY-GRAVEL
- UTILITY LINE & POLE
- STONEWALL
- STREAM & POND
- WETLANDS
- 100' WETLAND BUFFER
- CONTOUR-MAJOR-EXISTING
- CONTOUR-MINOR-EXISTING
- CONTOUR-MAJOR-PROPOSED
- CONTOUR-MINOR-PROPOSED
- SILT FENCE
- LIMIT OF DISTURBANCE
- RESERVE SEPTIC DISPOSAL AREA - PROPOSED
- PRIMARY SEPTIC DISPOSAL AREA - PROPOSED
- SINGLE FAMILY DWELLING-PROPOSED

TOTAL LIMIT OF DISTURBANCE ± 4.1 ACRES

NOTES:

1. UTILITIES (POWER, COMMUNICATION, ETC.) FOR LOTS SHOULD BE INSTALLED ALONG SHARED DRIVEWAY WITHIN THE DRIVEWAY EASEMENT THE LOT IS WOODED WITH THE EXCEPTION OF THE EXISTING DRIVEWAY AND SOME SMALL CLEARINGS.
2. BEFORE CONSTRUCTION OF THE SUBDIVISION ALL SITE CONTRACTORS AND OWNERS MUST REVIEW THE STORMWATER POLLUTION PREVENTION PLAN (SOIL EROSION AND SEDIMENT CONTROL) FOR MC ATWOOD LLC. FOR ALL REQUIRED STORMWATER SPECIFICATIONS AND REQUIREMENTS.
3. THE SHARED DRIVEWAY ROUGH-IN AND SUB-BASE SHALL BE CONSTRUCTED AND INSPECTED BY THE CODE ENFORCEMENT OFFICER AND/OR THEIR REPRESENTATIVE, UP TO THE ACCESS POINT FOR THE SPECIFIC LOT SEEKING A BUILDING PERMIT, PRIOR TO THE ISSUANCE OF SUCH PERMIT. THE FINAL DRIVEWAY GRADING AND FINISH MATERIALS SHALL BE IN PLACE AND THE APPLICANT OR LOT OWNER SHALL PROVIDE AN "AS BUILT" PLAT UP AND TO THE ACCESS POINT FOR THE SPECIFIED LOT, CERTIFIED BY A LICENSED NEW YORK STATE PROFESSIONAL ENGINEER, TO VERIFY SUBSTANTIAL CONFORMITY WITH THE APPROVED SUBDIVISION PLAT CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



LOCATION MAP SCALE 1" = 800'



ZONING REQUIREMENTS

FOR R/E-1A & B/V-1/2 ZONE

	REQUIRED R/E-1A	B/V-1/2
MINIMUM LOT AREA/DU	1 ACRE/DU	1/2 ACRE/DU
MINIMUM LOT DEPTH	150 FT	150 FT
MINIMUM LOT WIDTH AT MAIN BUILDING LINE	125 FT	75 FT
MINIMUM ROAD FRONTAGE	100 FT	100 FT
MINIMUM YARD SETBACKS		
FRONT	50 FT	50 FT
SIDE - EACH	25 FT	20 FT
REAR	50 FT	50 FT
MAXIMUM BUILDING HEIGHT/STORIES	35 FT/ 2 1/2"	35 FT/ 2 1/2"
MAXIMUM BUILDING COVERAGE(ALL)	15%	30%

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

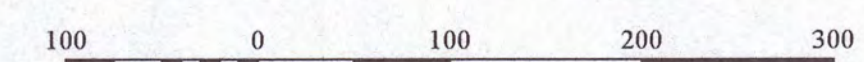
OWNER ASHOKAN REALTY, LLC 5093 ROUTE 213 OLIVEBRIDGE, NY 12461	LOT AREA ± 26.7 ACRES TAX MAP # 54.1-1-16.310
--	--

MAP REVISION DATES

DATE	REVISION	BY
10/23/2023	REVISION PER PLANNING BOARD	BR

PROPOSED SUBDIVISION

FOR LANDS OF
ASHOKAN REALTY LLC
TOWN OF OLIVE
ULSTER COUNTY - NEW YORK



Scale: 1" = 100'

AUGUST 22, 2023

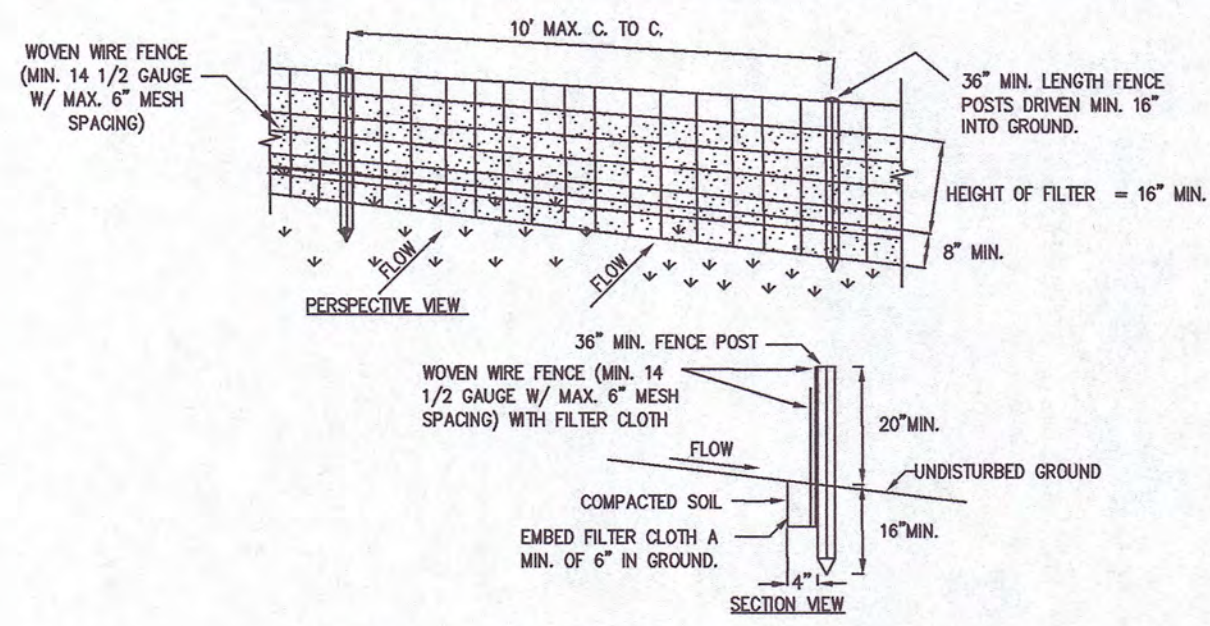
MEDENBACH & EGGERS
CIVIL ENGINEERING & LAND SURVEYING, P.C.
STONE RIDGE, NEW YORK (845) 687-0047
WWW.MECELS.COM



Barry Medenbach
BARRY MEDENBACH, P.E.
NEW YORK LIC. NO. 60142

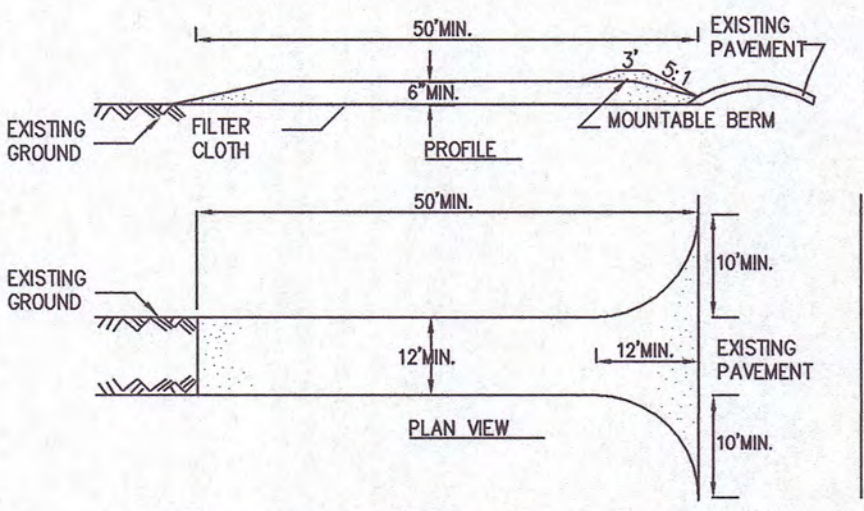


Any unauthorized alteration or addition to this plan is a violation of Sect. 7208, Subdivision 2 of N.Y.S. Education Law.



- CONSTRUCTION SPECIFICATIONS**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1 1/2" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRA1 100X, STABILINKA THIN, OR APPROVED EQUIVALENT.
 4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT.
 5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

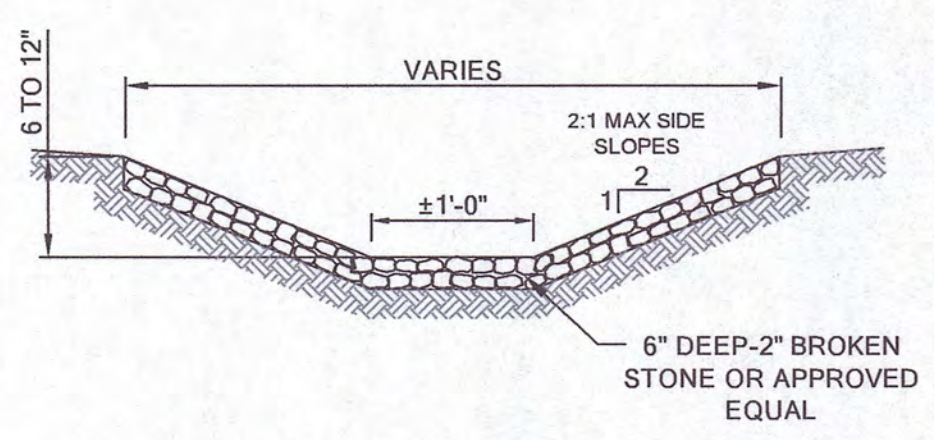
1 SILT FENCE TYPICAL DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



8 STONE LINED DITCH DETAIL
NOT TO SCALE

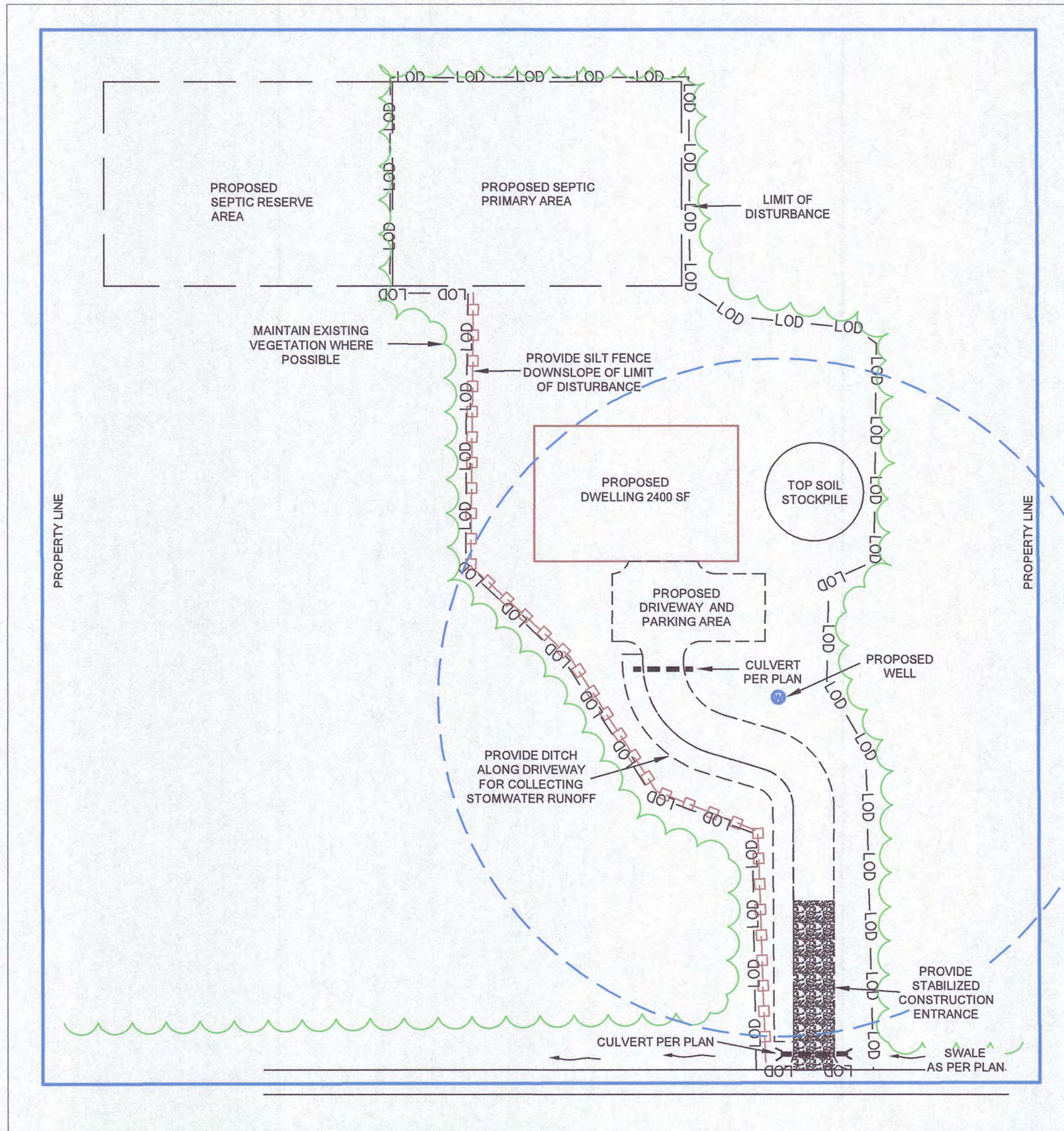
Individual Homesite Soil Erosion and Sediment Control Guidelines:

- 1. Install Stabilized Construction Entrance:**
- To prevent vehicles and equipment from tracking sediment and mud off-site, apply gravel or crushed rock to the driveway area and restrict traffic to this one route. This practice will help keep soil from sticking to tires and stop soil from washing off into the street. Carry out periodic inspections and maintenance including washing, topdressing with additional stone, reworking, and compaction. Plan for periodic street cleaning to remove any sediment that may have been tracked off-site. Remove sediment by shoveling or sweeping and transport to a suitable disposal area where it can be stabilized.
- 2. Stabilization of Denuded Areas:**
- In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased.
- Stabilize disturbed areas by implementing soil covering practices (e.g. mulching, matting, sodding). Exposed soils are the most prone to erosion from rainfall and runoff. Vegetation helps protect the soil from these forces and provides natural erosion control. Plan construction to limit the amount of exposed area, and avoid grading activities during the rainy season (November through March) as much as possible. Clearing limits should be clearly marked and kept as small as possible. Once construction is completed, the site must be permanently stabilized with topsoiling, seeding and plantings, or sodding if needed.

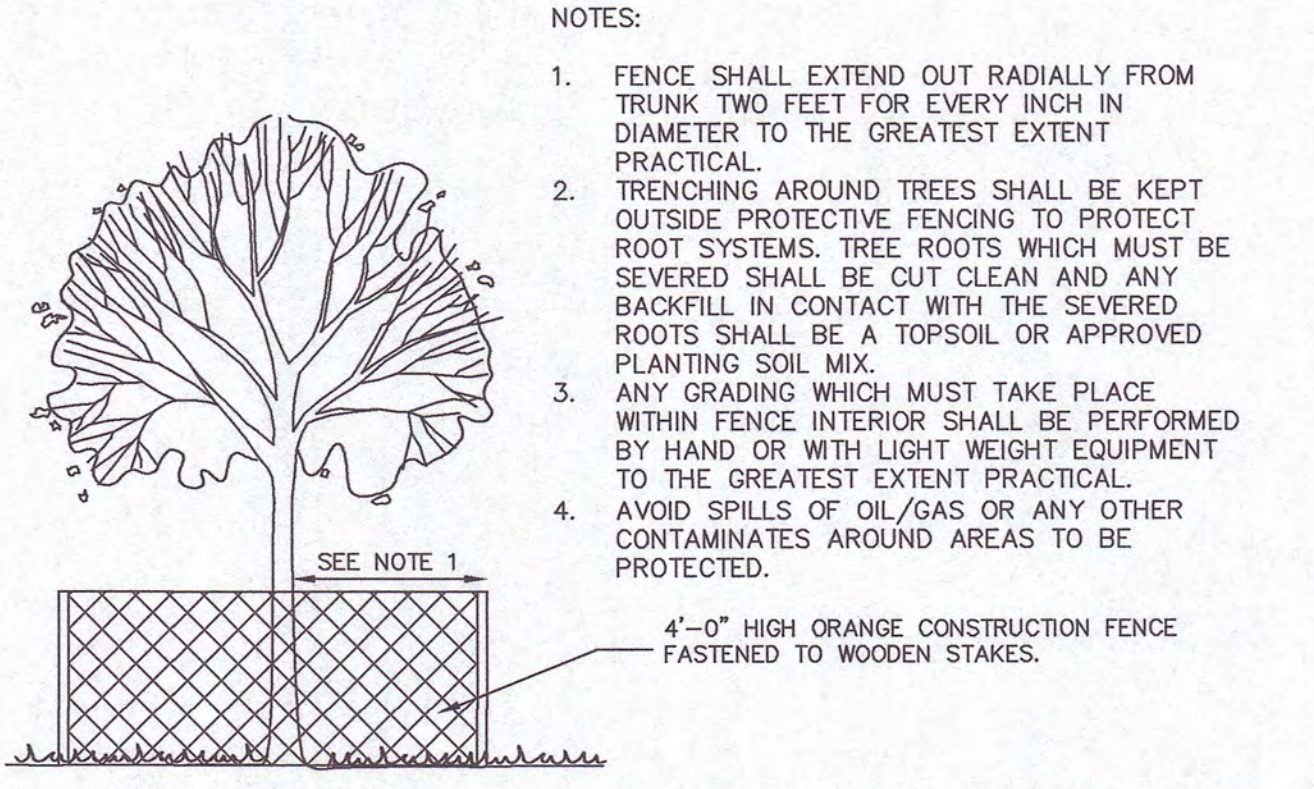
- 3. Protection of Adjacent Properties:**
- Keep sediment on-site by using structural and source control practices (e.g. vegetative buffer strips, sediment barriers, soil berms or dikes, etc.). Wherever possible, preserve a buffer of existing vegetation around the site boundary. This will help to decrease runoff velocities and trap sediment suspended in the runoff. Other structural controls such as filter fence or straw bale barriers should also be used to filter runoff and trap sediment on-site.
- When excavating basement soils, move the soil to a location that is, or will be, vegetated, such as the backyard or side yard area. This will increase the distance eroded soil must travel, through vegetation, to reach the storm sewer system. Piles should be situated so that sediment does not run into the street or adjoining yards. Soil piles should be temporarily seeded and circled with silt fence until the soil is either replaced or removed. Backfill basement walls as soon as possible and rough grade the lot. This will eliminate the large soil mounds, which are highly erodible, and prepare the lot for temporary cover. After backfilling, grade or remove excess soil from the site quickly, to eliminate any sediment loss from surplus fill.

- 4. Concentrated Flow:**
- For constructed drainage ways, or other areas of concentrated flow, install check dams according to the specifications to reduce erosion in the channel. As with other erosion controls, check dams must be inspected regularly. Remove sediment accumulated behind the dam as needed to allow channel to drain through the stone check dam and prevent large flows from carrying sediment over the dam. Replace stones as needed to maintain the design cross section of the structures. Sediment removal is crucial to the effectiveness of the dam—if not maintained, high flows could cause erosion around the sides of the structures, adding significant sediment loads downstream.

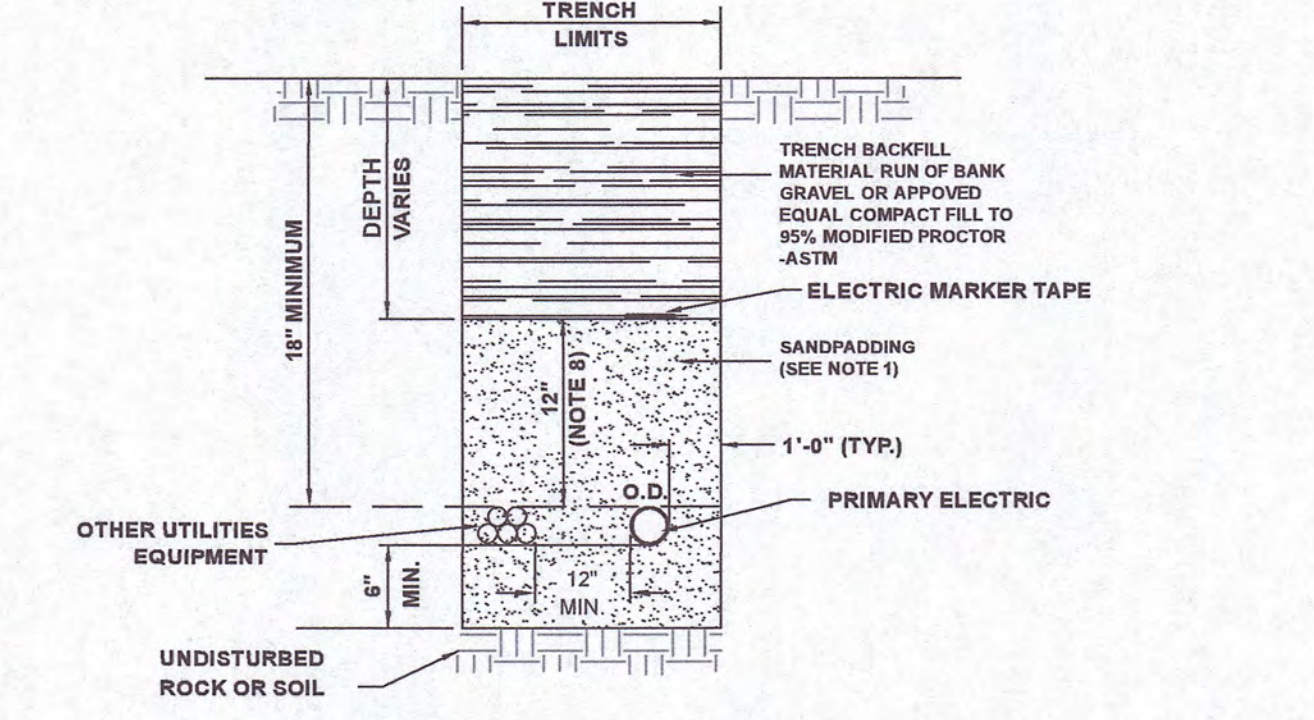
- 5. Maintenance:**
- Maintain erosion and sediment control practices through regular inspection. Regular maintenance is extremely important for the proper operation of structural practices. After initial groundbreaking, the responsible contractor shall conduct daily maintenance inspections within the active work area to ensure practices are being maintained in effective operating conditions at all times.
- B. Soil Restoration:**
- Soils that have been disturbed and compacted due to construction activities should be de-compacted to restore their previous hydrologic condition. This normally involves aeration of small areas for home sites. Large areas should be restored in accordance with the Soil Restoration standard in Section 4 of the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.



4 TYPICAL HOMESITE SOIL EROSION AND SEDIMENT CONTROL
SCALE: 1" = 30'

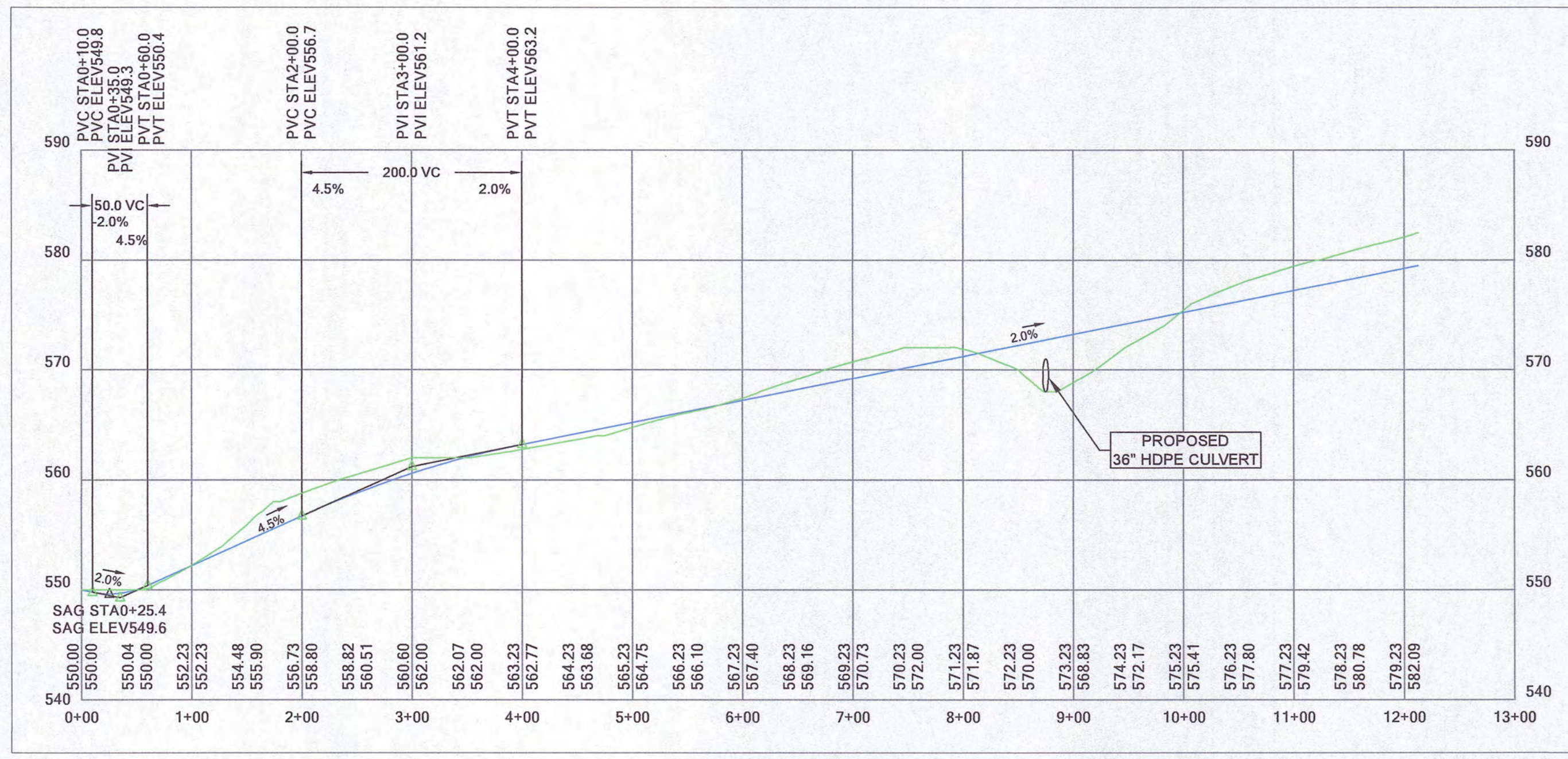


5 VEGETATION PROTECTION DETAIL
NOT TO SCALE



9 UTILITY TRENCH DETAIL
NOT TO SCALE

- NOTE:**
1. FOR THE PURPOSE OF THESE STANDARDS, THE PREFERRED SANDPADDING SHALL BE IMPORTED NATURAL OR MANUFACTURED STONE DUST, CUSHION SAND, SCREENED BANK RUN, CONCRETE SAND, OR FINE AGGREGATE. SANDPADDING SHALL CONSIST OF HARD, STRONG, DURABLE PARTICLES FREE FROM CLAY, LOAM, OR HARMFUL SUBSTANCES. THE MATERIAL SHALL BE SCREENED TO CONTAIN NO SHARP STONES, OR STONES GREATER THAN 1/2" IN DIAMETER. THE MATERIAL SHALL BE SIGNIFICANTLY DIFFERENT IN COLOR OR CONSISTENCY TO READILY DISTINGUISH IT FROM SOILS SURROUNDING THE TRENCH. ACCEPTABLE OPTIONS INCLUDE NEW YORK STATE DOT APPROVED SOURCES WITH A GENERAL RANGE OF GRADATION AT 90-100% PASSING 1/2", 90-100% PASSING 3/4", 0-80% PASSING #80 SCREEN, AND 0-10% PASSING #200 SCREEN.



7 DRIVEWAY PROFILE
SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: 1" = 10'

GRASS SEED SPECIFICATIONS

APPLICATION	SPECIES	% PURE LIVE SEED	APPLICATION RATE	FERTILIZER	LIMING RATE	SEEDING DATE
TEMPORARY	ANNUAL RYE	88.2%	10 LBS./1000 S.Y.	SEE NOTE 1 BELOW	413 LBS./1000 S.Y.	3/15 TO 10/15
PERMANENT	PERENNIAL RYE	88.2%	4 LBS./1000 S.Y.	SEE NOTE 1 BELOW	800 LBS./1000 S.Y.	3/15 TO 6/1 AND 9/1 TO 10/15
	KENTUCKY BLUE GRASS MIX*	78.4%	6 LBS./1000 S.Y.			
	CREEPING RED FESCUE	83.3%	11 LBS./1000 S.Y.			
PERMANENT	TALL FESCUE (VAR. KENTUCKY 31)	83.5%	7.5 LBS./1000 S.Y.	SEE NOTE 1 BELOW	800 LBS./1000 S.Y.	4/1 TO 6/15 AND 9/1 TO 9/15
	BIRDSPOOT TRESTLE MIX REDTOP	**78.4%	2.0 LBS./1000 S.Y.			
		73.6%	1.0 LBS./1000 S.Y.			

1. ALL FERTILIZER APPLICATIONS WILL BE IN ACCORDANCE WITH THE NUTRIENT RUNOFF LAW - ECL ARTICLE 17, TITLE 21 AND PER THE NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 2. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW APPLIED AT A RATE OF 6000 LBS./AC.
 3. ALL AREAS RECEIVING SEEDING SHALL HAVE A MINIMUM OF 4" OF ORGANIC TOPSOIL (1240 LBS./1000 S.Y.), MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER AT 750LBS./AC. OR EQUAL.
- * BLUEGRASS MIX: A COMBINATION OF CERTIFIED VARIETIES EACH AT 25% OR LESS OF MIX.
** MINIMUM 20% HARD SEED AND 80% NORMAL SPROUTS.

DETAIL SHEET
FOR
CONCEPT SUBDIVISION
ASHOKAN REALTY LLC
TOWN OF OLIVE
ULSTER COUNTY - NEW YORK

SCALE AS SHOWN

OCTOBER 23, 2023

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

Barry Medenbach
BARRY MEDENBACH, P.E.
NEW YORK LIC NO. 60142

E22-090
SHEET 4 OF 4