

MINIMUM STANDARD REQUIREMENTS  
FOR ESTABLISHING OF NEW TOWN ROADS IN THE  
TOWN OF OLIVE, COUNTY OF ULSTER, NEW YORK  
REVISED 2016

**A160-1 Compliance with standards required**

The Town of Olive Highway Superintendent and/or the Town of Olive Town Board will not recommend, accept or establish any new town road, which does not meet the following minimum requirements and standards. These requirements and standards must be met and paid for by the person(s) or corporation proposing that the road be dedicated to the Town.

**A160-2 Request for acceptance**

Any request made to the Town of Olive Planning Board for acceptance of a new highway must be made through a letter of transmittal by the Petitioner. Included, there must be a detailed map prepared by a licensed land surveyor showing road alignment, a metes and bounds description and the distance and relative location within the Township by reference to existing road intersections or other physical features.

**A160-3 Provision of right-of-way and easements**

For acceptance of any dedication, it is the responsibility of the Petitioner to supply the Town with a 50-foot right-of-way by warranty deed and easements from all abutting landowners.

**A160-4 Insurance and inspection**

A satisfactory title policy issued by a company authorized to do business in New York State, insuring the title to the road to be dedicated to the Town of Olive shall be presented by the offeror. This shall be at the offeror's expense and shall constitute a condition precedent to final acceptance of the offer. The Town Highway Superintendent must give his report to the Town Planning Board that all inspections have been completed and the minimum standard requirements for new town roads have been accomplished.

**A160.5 Approval of plot plan**

The Town Planning Board must approve the plot plan prior to the acceptance of the road by the Town Board.

**A160.6 General regulations**

Nothing in this resolution of policy shall in any way effect the widening, repairing of or minor changing of existing roads, highways or streets.

**A.** Articles 170 and 171 of the Highway Law must be fully complied with.

**B.** All boundaries of the right-of-way of the proposed road shall be marked with permanent markers. These markers shall be shown on a map submitted by the developer to the Town Planning Board and said markers shall be on tangents of over 1,000 feet. Markers shall be set on the road boundaries at not over 500 feet intervals. Monuments shall be either granite with a cross cut in the top or concrete with a bronze plate or galvanized pin set in the same. Monuments shall be 4 inches by 4 inches at the top and bottom and 4 feet long (minimum size) set 3 feet into the ground or no. 6 re-bars or 1 inch galvanized pipe 36 inches long and driven a minimum of 30 inches into the ground and topped with the surveyors cap which may be substituted for or used in conjunction with the described stone or concrete monuments. The type and location of all monuments shall be noted on the map and into the description before final approval of the road is given.

**C.** The right-of-way shall be completely cleared of all brush and scrub trees for its full width and length.

**D.** All necessary drainage structures, including driveway crossings, shall be installed prior to acceptance by the Town Board and shall be of accepted design, adequate size and length. It is the responsibility of the developer to install culvert headwalls or end sections, which shall follow the contour of the road. Minimum standard acceptable culvert size is 18 inches in diameter, or as required by the Town Highway Superintendent. When a culvert is required for driveway crossing, the culvert must be a minimum length of 30-feet long and a minimum of 15 inches in diameter, or as required by the Town of Olive Highway Superintendent. If there is more than one section, these shall be joined by a steel band. If a driveway culvert is required after the road has been accepted by the Town, installation of said culvert shall be the responsibility of the individual landowner on which the culvert is required and not on the Superintendent of Highways.

**E.** All drainage ditches shall be constructed to provide adequate drainage for the proposed road and easements and shall be provided by the Petitioner after having received approval by the Superintendent of Highways.

**F.** The proposed road shall be graded. Such grading shall be at least 34 feet in width, centered on the right-of-way and shall be of such character and alignment that additional work by the Town of this nature will not be necessary. Dead end roads or streets shall be provided with a "T" 50 feet in width and extending 50 feet beyond each boundary of the proposed road.

**G.** When any road is extended beyond the "T" or turnaround, the property located within the "T" or turnaround which is located outside the normal 50 foot right-of-way required for said road shall revert to the abutting property owner. Access to the roadway shall be the responsibility of the property owner seeking access.

**H.** Any unsatisfactory material contained within the limits of the proposed pavement shall be removed and the proposed alignment shall be filled and compacted with not less than 12 inches of hard shale, well graded gravel or quarry rubbish, not less than 28 feet in width, which must be approved for the particular project by the Superintendent of Highways.

**I.** The sub-base shall be covered with not less than 6 inches of approved crushed hard shale or crushed stone, gravel in a form of 2" minus (Item 4 or equivalent) and such sub-base shall be compacted to meet the approval of the Superintendent of Highways. The first course shall be 20 feet wide and 3 inches in depth of Type 3 binder course containing a minimum of 6.5% liquid asphalt and a 2 inch depth of Type 6F top course containing a minimum of 7.2% liquid asphalt is to be applied and properly compacted. The offeror must advise the Town of Olive Highway Superintendent when the work to accomplish the provisions of this paragraph will be performed.

**J.** Utility poles shall be set in such a location that they will normally be beyond the ditch line and on the center of the property boundary lines.

**K.** Any sub-surface structures such as water, gas, sewer or utility lines must be installed prior to application for the acceptance of the road by the Town authorities and shall be installed in compliance with good common practice.

**L.** Bridges shall be constructed according to the "current" specifications of the New York State Department of Transportation. The word "current" in the preceding sentence means the date that such road with a bridge upon it is to be petitioned for acceptance before the Town Board of the Town of Olive. Approval of any bridges to be dedicated may be obtained from the Superintendent of Highways, the County Superintendent of Public Works and the Bridge and Highway Committee of the Town of Olive. Bridges over 20 feet in length must have plans approved by the New York State Department of Transportation as well, as The Ulster County Highway Department.

**M.** The developer shall obtain all easements necessary to drain surface water. No highway shall be dedicated before the necessary easements have been obtained and the legality of said easements has been approved by the attorney for the Town.

**N.** Street signs and posts shall be furnished and properly placed by the developer. Street signs shall conform in type to town standards as prescribed by the Town Superintendent of Highways.

**O.** Guide rails must be installed on the portion of the highway to be dedicated where side slopes exceed more than 1 foot on 3 feet and the fill height at the shoulder line exceeds 6 feet. Guide rails must also be installed where required for highway ditch or culvert protection or as a general safety measure and shall be placed as specified by the Town Superintendent of Highways.

**P.** No street, roadway or highway shall be accepted between November 1<sup>st</sup> and May 1<sup>st</sup> in any year unless, in the opinion the Town Superintendent of Highways, weather would permit proper construction after November 1<sup>st</sup> or before May 1<sup>st</sup>.

**Q.** The owner of the highway to be dedicated to the Town must obtain written approval from the State and the County when said highway to be dedicated intersects with any State or County Highway.

**R.** Normal road grades shall not exceed 10% nor be less than 6/10%. Some

grades may be more than 10% but in no event shall exceed 15%. No grade may exceed 10% unless there is a 300 foot straightaway having a minimum grade approach to that portion of the road exceeding 10%. The length of road exceeding 10% grade shall not be more than 300 feet long. The grades are subject to approval by the Town Superintendent of Highways prior to construction.

S. The following are the required inspections, which must be made by the Town of Olive Highway Superintendent before any road may be accepted by the Town of Olive Town Board.

### **INSPECTIONS ARE AS FOLLOWS:**

#### **FIRST INSPECTION:**

Upon completion of clearing of the right-of-way all brush and scrub trees and completion of rough grading.

#### **SECOND INSPECTION:**

Upon completion of the compacted 12 inches of sub-base.

#### **THIRD INSPECTION:**

After completion of 6 inches of hard shale.

#### **FOURTH INSPECTION:**

During the application of pavement, binder and top course, developers complying with the above inspections may be required to furnish a cross sectional cut of the road at a place to be determined by the Town of Olive Highway Superintendent and/or the Town Board. These will be made at the developer's expense.

#### **PENALTY:**

Developers not complying with the above inspections and requirements will be required to furnish a cross sectional cut of the road at a place to be determined by the Town of Olive Highway Superintendent and/or the Town Board. The cross sectional cut and all repairs to the cross sectional cut of the road will be made at the developer's expense.

T. Any deviation from any of the above requirements can be made only by a written release from the Town of Olive Highway Superintendent.