

MILL CREEK
PRESERVE
SUBDIVISION

Caswell Road, Wood Road, & West Dryden Road

**Town of Dryden,
Tompkins County**

State of New York

**Sketch Plan
&
Resource Analysis**



**FOR: New York Land & Lakes, Development LLC.
297 River St. Suite 3
Oneonta, NY 13820**

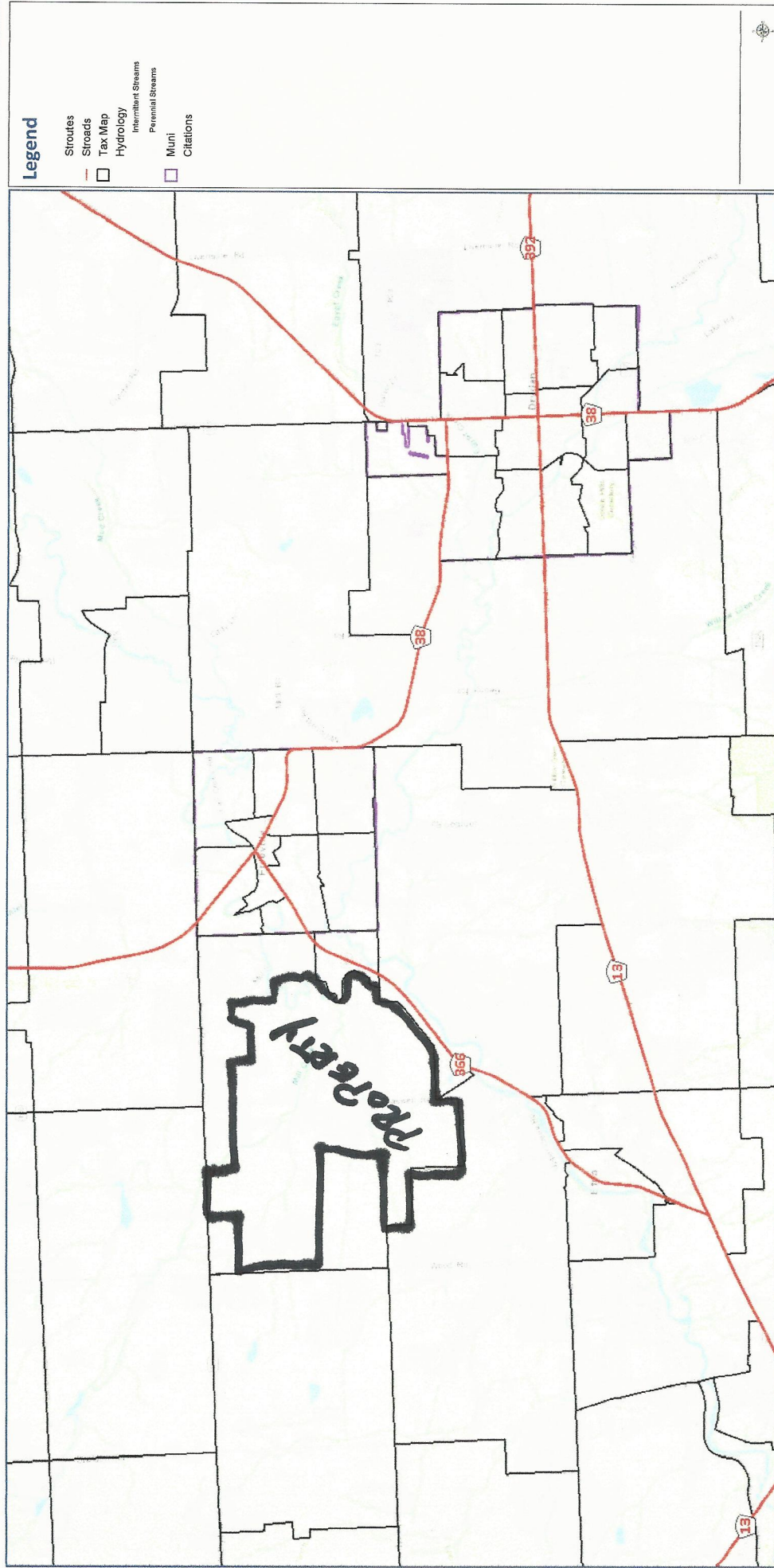
Date: March 11, 2019

SUBDIVISION INFORMATION:

- 1. NAME:** Mill Creek Preserve,
- 2. Tax Map #** 33.-1-3.2
- 3. SUBDIVIDER:** New York Land & Lakes, Development LLC., 297 River Street Suite 3 Oneonta, NY 13820 (607) 353-8068.
- 4. RECORD OWNER:** RPL Properties LLC. 120 Briarwood Drive, Ithaca, NY 14850
- 5. AGENT:** Alan Lord Surveying Services, 415 State Highway 41, Smithville Flats, NY 13841. (607) 434-2678
- 6. Property:** 908 +/- Acres
- 7. LOTS:** 39 parcels, ranging in size from 5 to 80 Acres.
- 8. ROADS:** No new roads are proposed, proposed lots will have frontage on existing town roads - Caswell Road, West Dryden Road, Wood Road, or Sherbore Drive
- 9. WATER:** Individual residential wells will be used for each parcel
- 10. SEWAGE DISPOSAL:** Individual residential septic will be used for each parcel. Deep test pits and percolation test will be performed on each parcel to ensure it can support a system.
- 11. ADDITIONAL INFORMATION ATTACHED:**
 - Location Map
 - USGS Topo Map
 - Tax Map
 - Zoning map
 - Wetlands Map
 - Soils Map

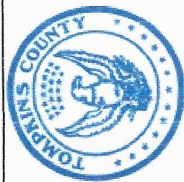


Tompkins County Property Viewer

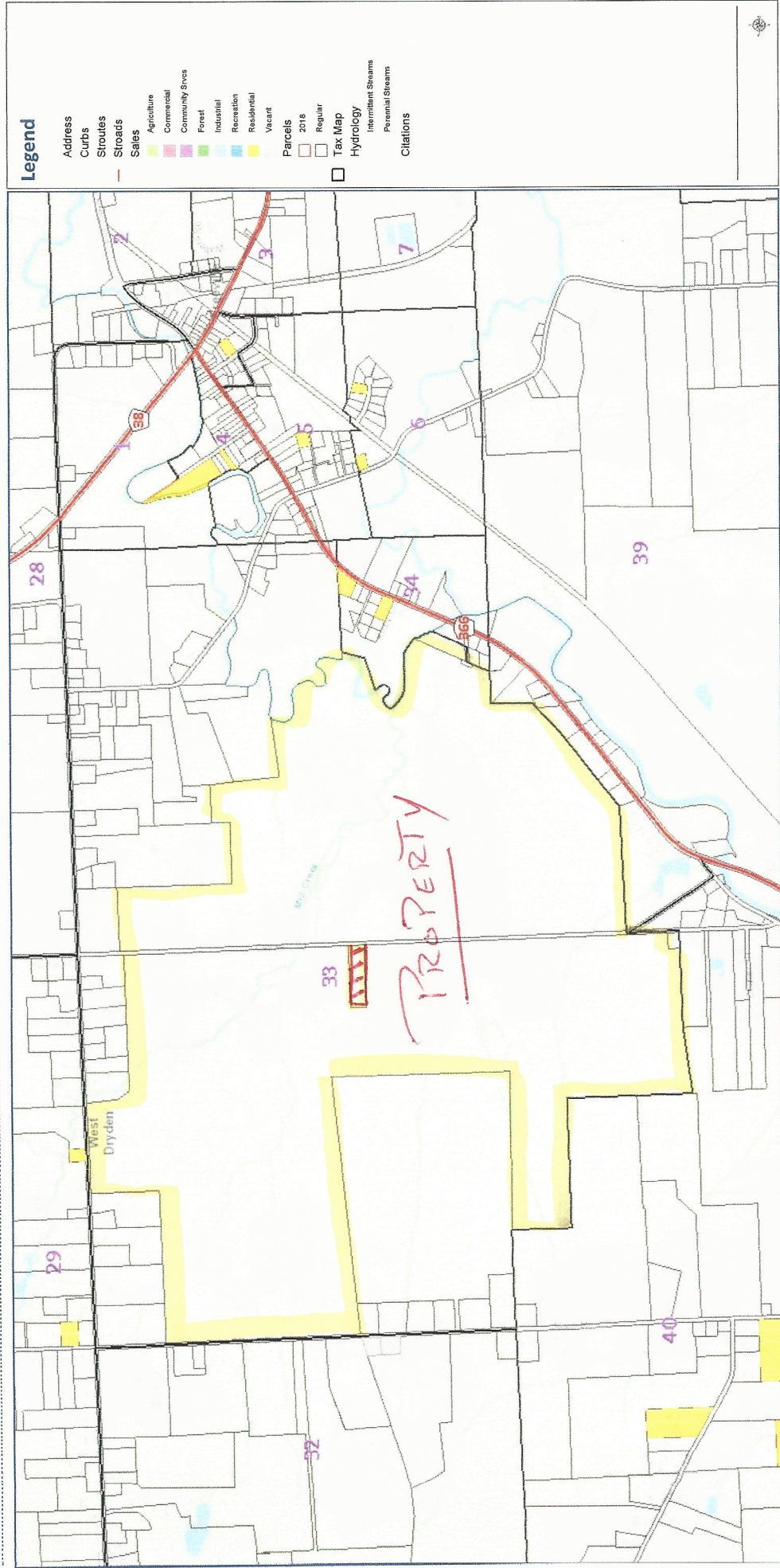


Notes
This map was automatically generated using Geocortex Essentials. Your tax dollars at work!

Map is user generated and is to be used as a reference only. Data layers are not guaranteed to be accurate or up-to-date.
DO NOT USE FOR CONVEYANCE OR NAVIGATION



Tompkins County Property Viewer



Legend

- Address
- Curbs
- Streets
- Stroads
- Sales
- Agriculture
- Commercial
- Community Svcs
- Forest
- Industrial
- Recreation
- Residential
- Vacant
- Parcels
- 2018
- Regular
- Tax Map
- Hydrology
- Intermittent Streams
- Perennial Streams
- Citations

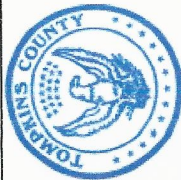
Notes

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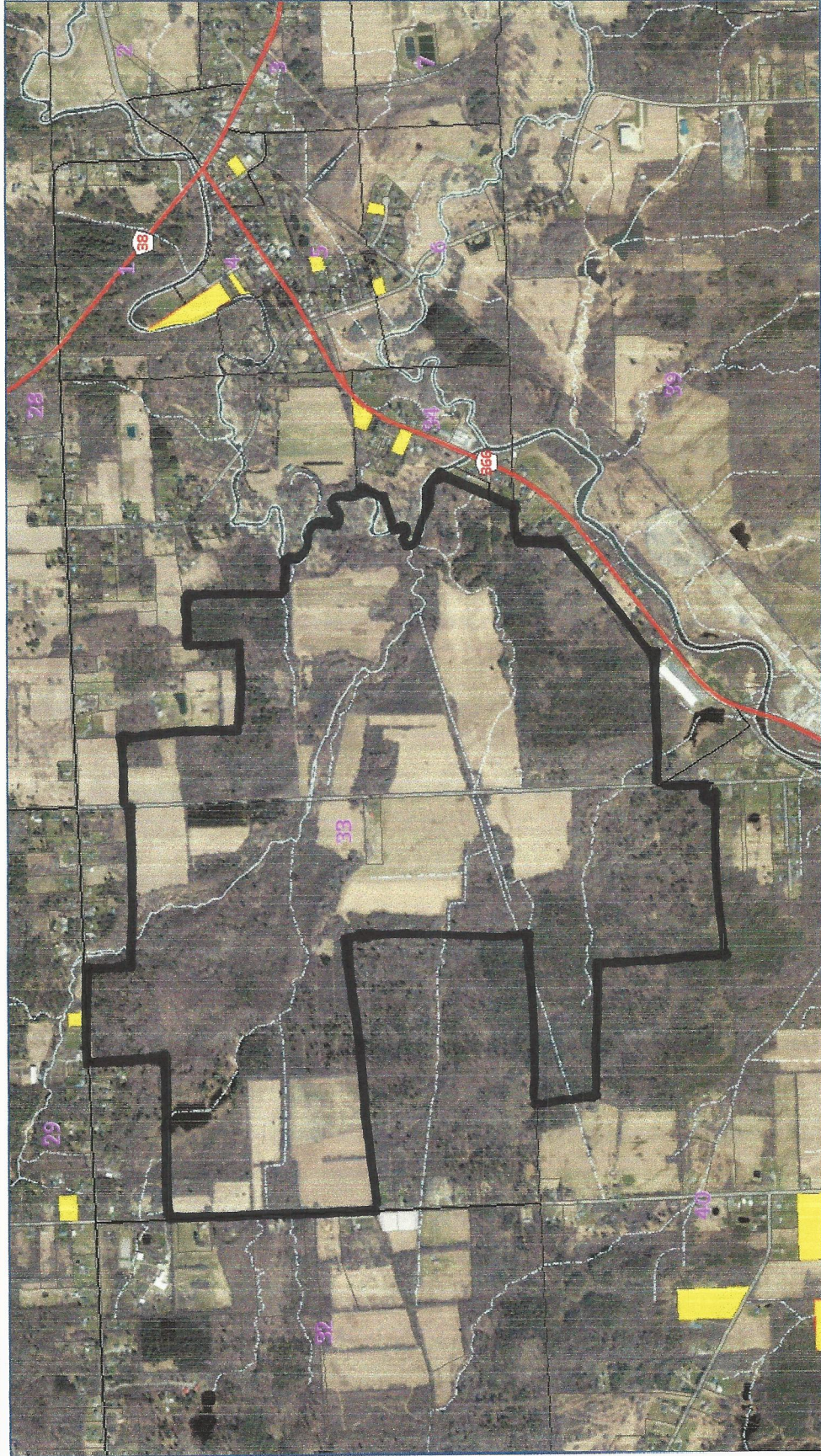
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VGSS, 1984, Web_Mercator_Auxiliary_Sphere
© Tompkins County GIS



Tompkins County Property Viewer



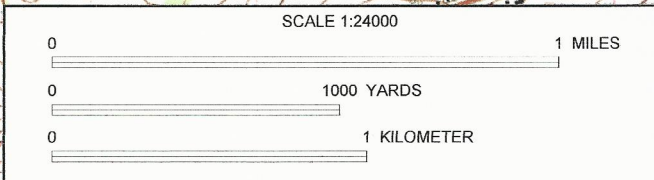
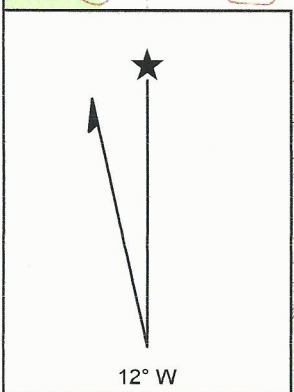
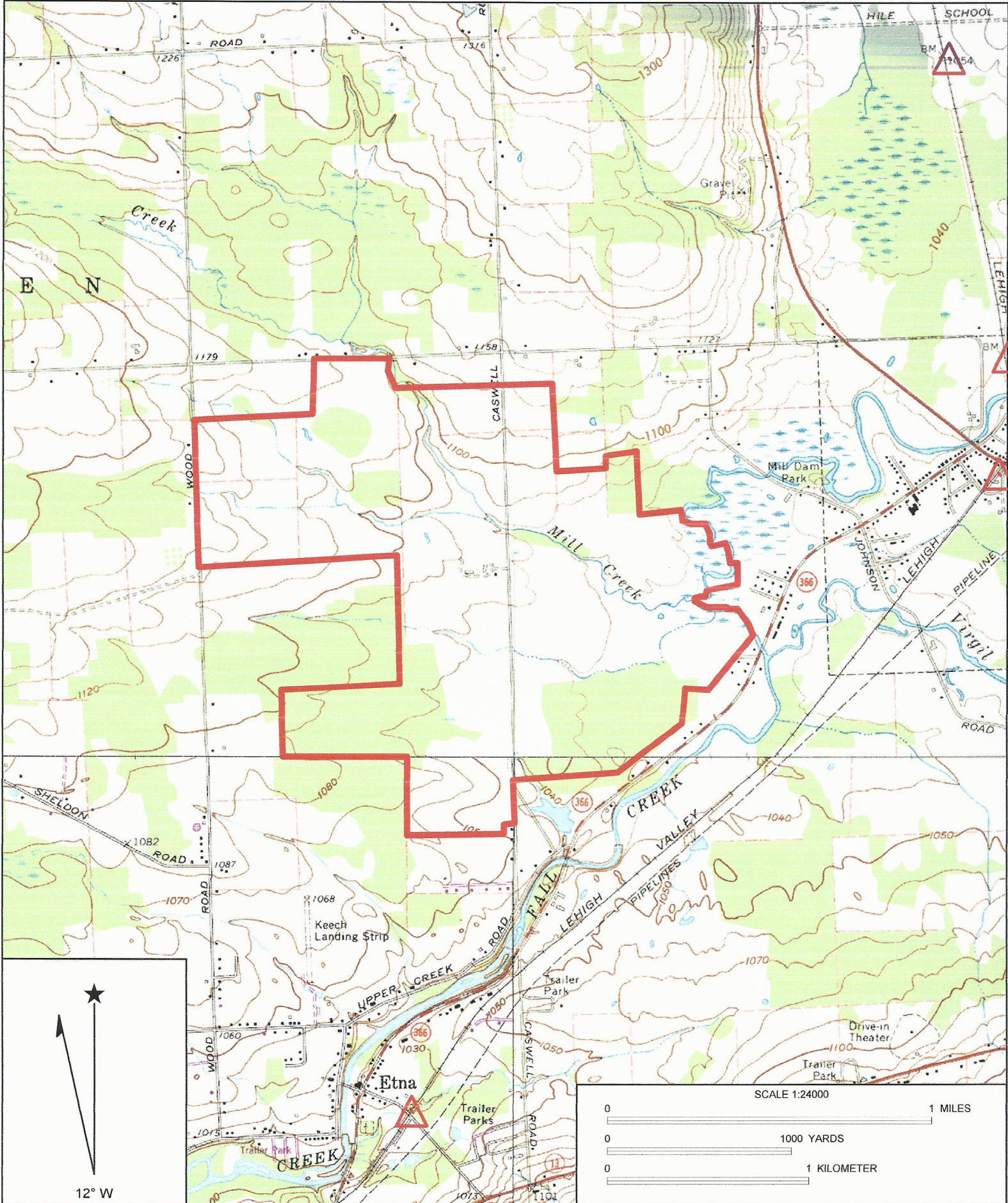
Legend

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Notes

This map was automatically generated using geospatial data. It is not intended for use as a legal document. For more information, please contact the Tompkins County GIS Department.

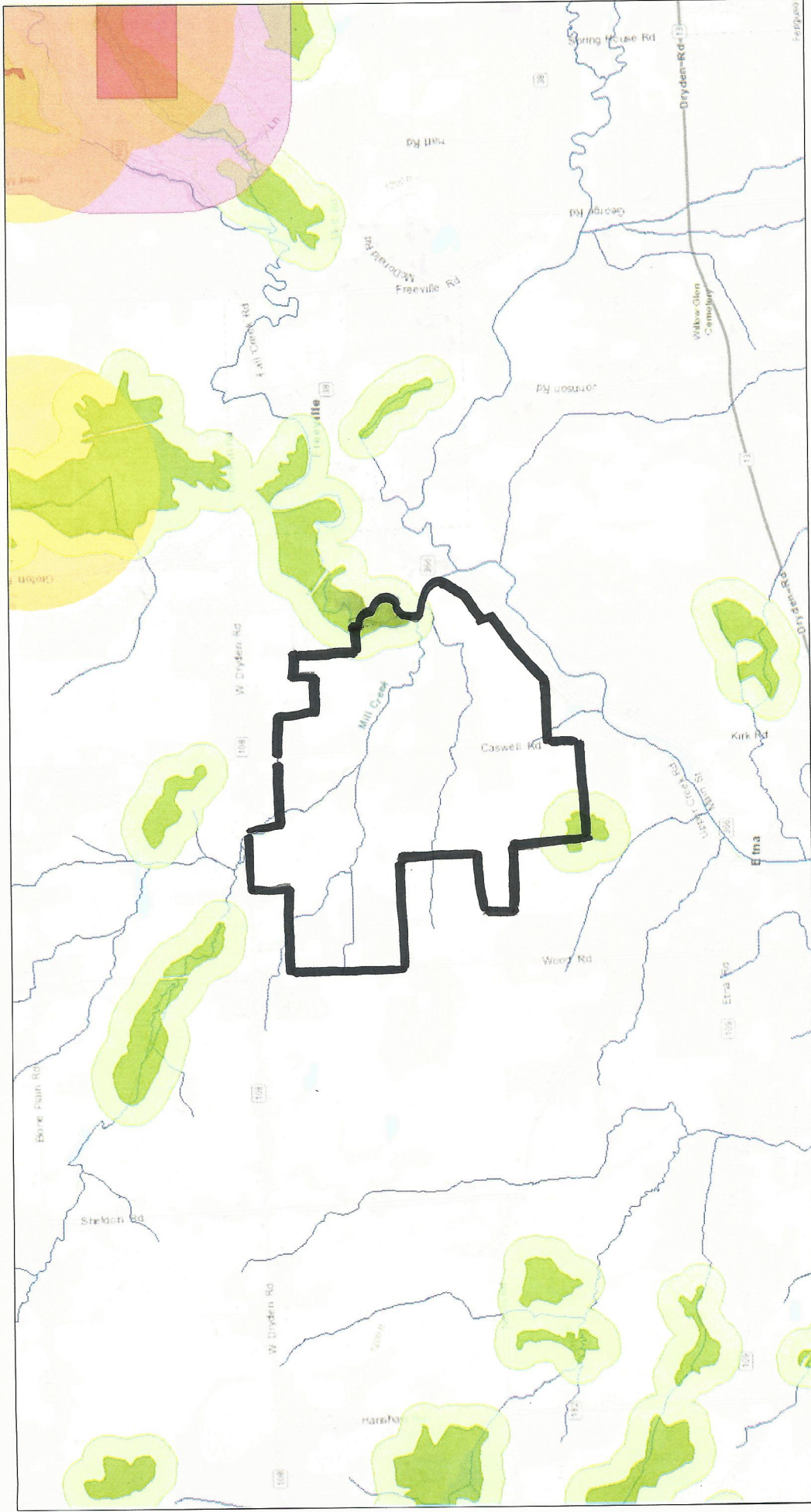
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Name: WEST GROTON
 Date: 3/13/2019
 Scale: 1 inch equals 2000 feet

Location: 042° 30' 24.56" N 076° 22' 31.96" W
 Caption: Mill Creek Preserve
 Town of Dryden

Environmental Resource Mapper



February 1, 2019

1:36,112
0 0.45 0.9 1 1.8 mi
0 0.5 1 2 km

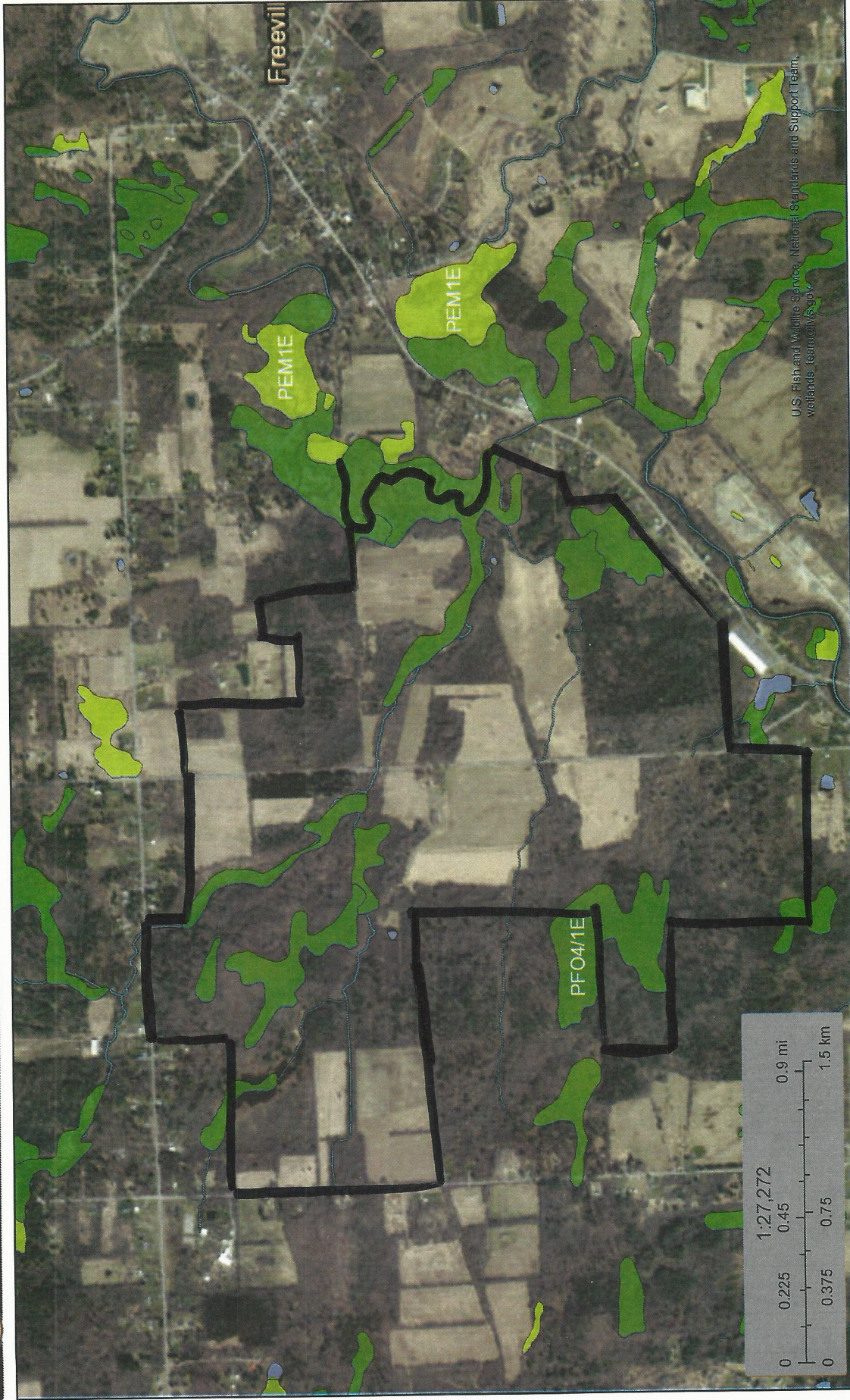
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community



U.S. Fish and Wildlife Service

National Wetlands Inventory

Dryden

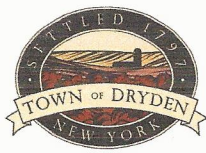


March 1, 2019

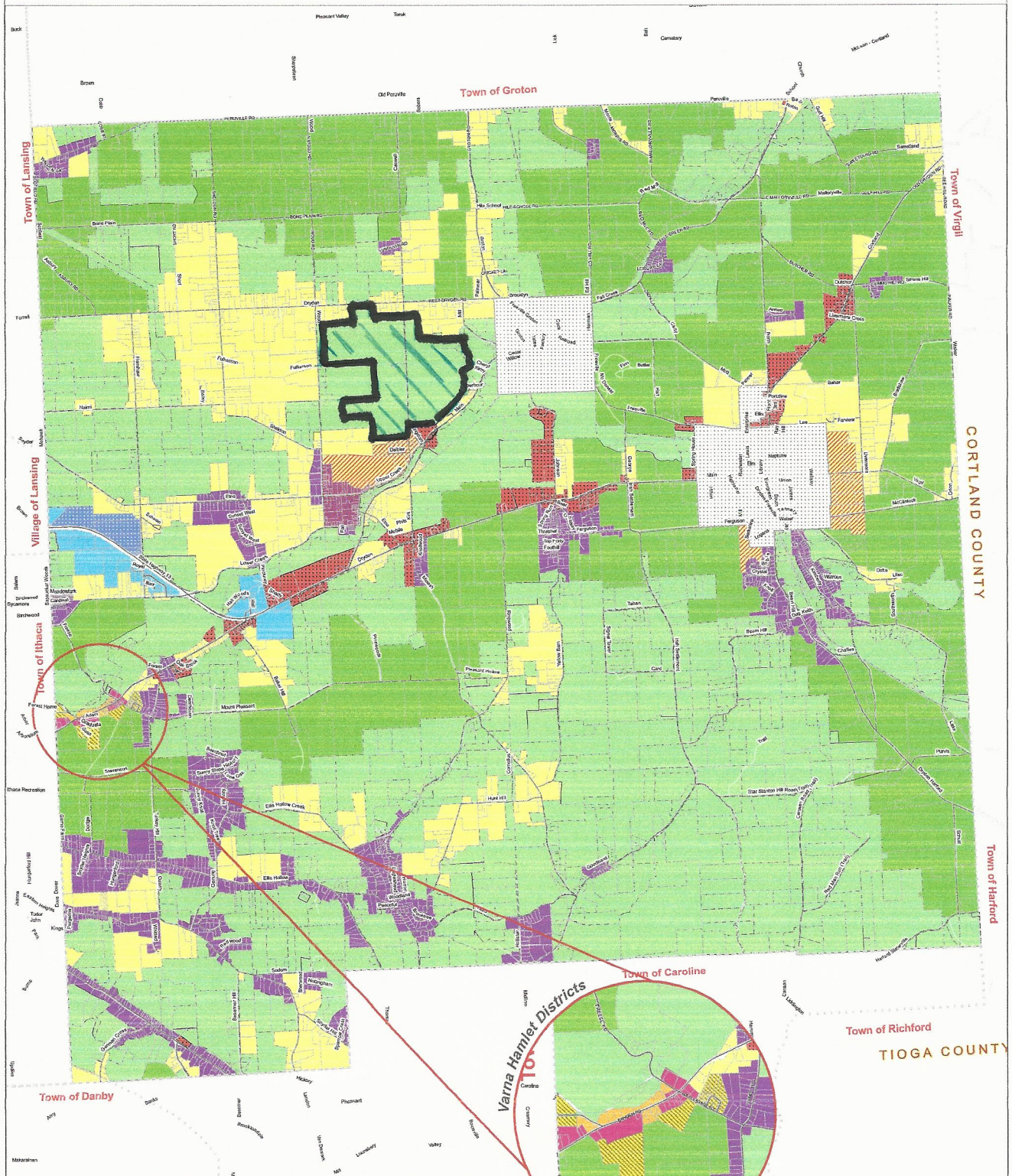
Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



TOWN OF DRYDEN ZONING MAP



Developed by:
The Town of Dryden
Planning Department
March 18, 2014

Mixed Use Commercial District	Light Industrial District	Rural Agriculture District	Varna Hamlet Residential District
Conservation District	Neighborhood Residential District	Rural Residential District	Varna Hamlet Traditional District
Light Industrial/Adult District	Traditional Neighborhood Development Overlay District	Varna Hamlet Mixed Use District	Village

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tompkins County, New York
 Survey Area Data: Version 14, Sep 3, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 29, 2012—Nov 6, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ab	Alluvial land	18.5	2.0%
A/B	Artport fine sandy loam, 2 to 6 percent slopes	2.0	0.2%
BgC	Bath and Valois soils, 5 to 15 percent slopes	17.3	1.9%
BgD	Bath and Valois soils, 15 to 25 percent slopes, eroded	4.7	0.5%
CdA	Chenango gravelly loam, 0 to 5 percent slopes	11.8	1.3%
CdC	Chenango gravelly loam, 5 to 15 percent slopes	9.8	1.1%
EbB	Erie channery silt loam, 3 to 8 percent slopes	104.6	11.4%
EcA	Chippewa and Alden soils, 0 to 8 percent slopes	48.1	5.2%
Em	Eel silt loam	12.8	1.4%
ErA	Erie-Chippewa channery silt loams, 0 to 3 percent slopes	165.4	18.0%
Gn	Genesee silt loam	11.3	1.2%
Ha	Halsey silt loam	64.9	7.1%
Hc	Halsey mucky silt loam	43.4	4.7%
HdA	Howard gravelly loam, 0 to 5 percent slopes	6.7	0.7%
HdC	Howard gravelly loam, 5 to 15 percent simple slopes	16.5	1.8%
HsB	Hudson silty clay loam, 2 to 6 percent slopes	2.1	0.2%
HwB	Hudson and Collamer silt loams, 2 to 6 percent slopes	4.3	0.5%
LaB	Langford channery silt loam, 2 to 8 percent slopes	104.7	11.4%
LaC3	Langford channery silt loam, 8 to 15 percent slopes, eroded	1.7	0.2%
Mm	Madalin mucky silty clay loam	16.7	1.8%
PhA	Phelps gravelly silt loam, 0 to 3 percent slopes	34.3	3.7%
PhB	Phelps gravelly silt loam, 3 to 8 percent slopes	3.9	0.4%
RkA	Rhinebeck silt loam, 0 to 2 percent slopes	38.5	4.2%
RkB	Rhinebeck silt loam, 2 to 6 percent slopes	69.4	7.6%
W	Water	1.5	0.2%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ws	Wayland soils complex, 0 to 3 percent slopes, frequently flooded	103.5	11.3%
Totals for Area of Interest		918.4	100.0%