

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**

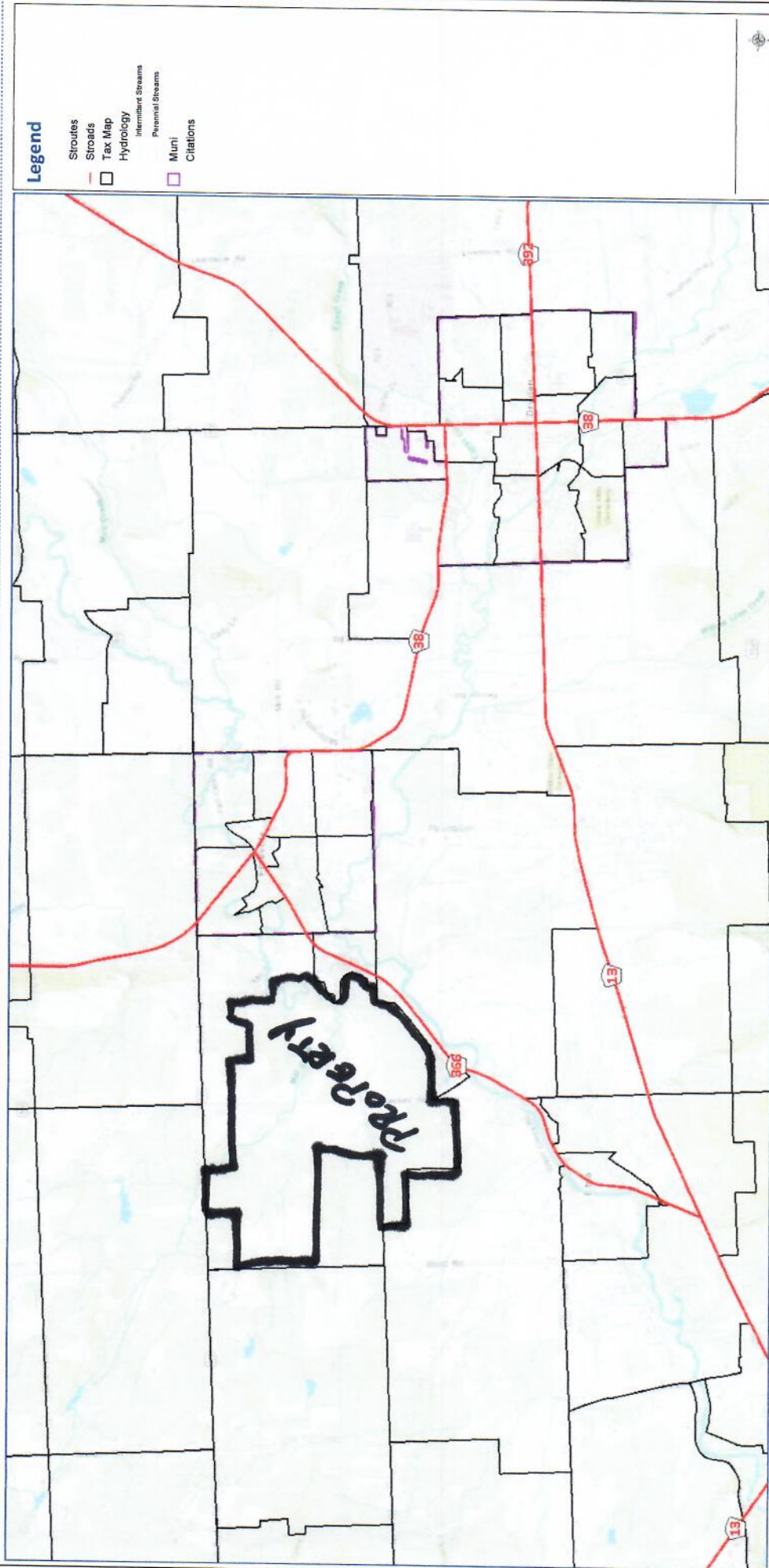
Date: April 10, 2019

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:** 40 parcels, ranging in size from 5 to 60 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
 - Protective Covenants



Tompkins County Property Viewer



Legend

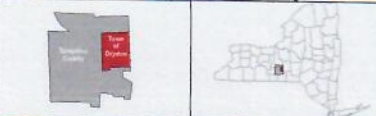
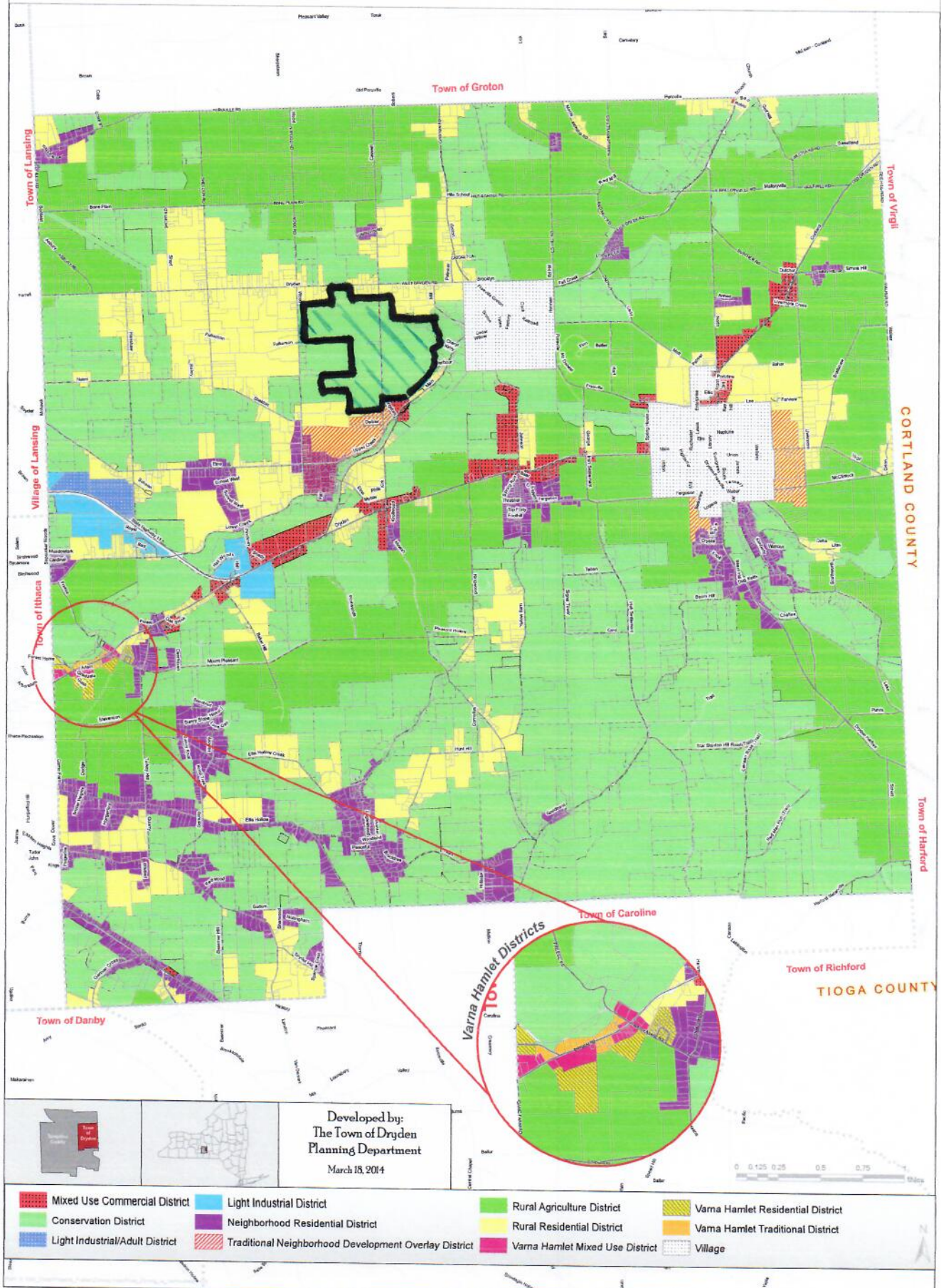
- Stroules
- Stroules
- Tax Map
- Hydrology
- Intermittent Streams
- Perennial Streams
- Muni
- Citations

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

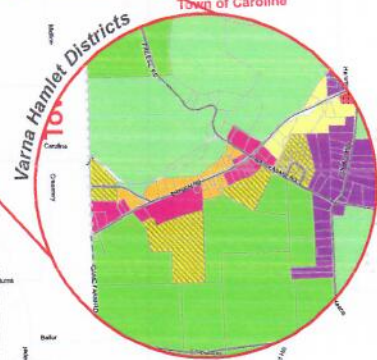
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TOWN OF DRYDEN ZONING MAP



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 |





Tompkins County Property Viewer



Legend

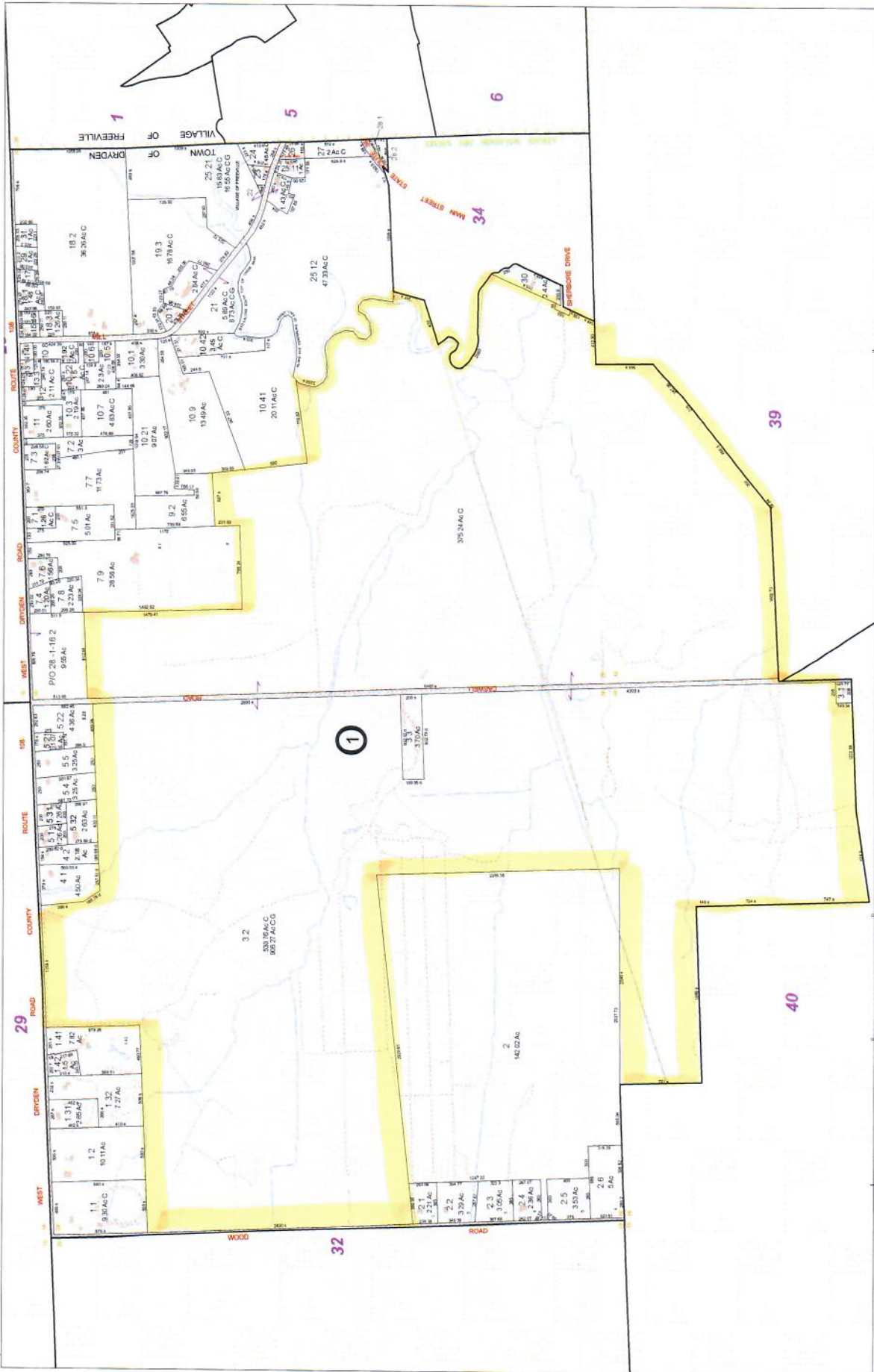
- Address
- Curbs
- Streets
- Stroads
- Sales
- Agriculture
- Commercial
- Community Svcs
- Forest
- Industrial
- Recreation
- Residential
- Vacant
- Parcels
- 2018
- Regular
- Tax Map
- Hydrology
- Intermittent Streams
- Perennial Streams
- Citations

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MGS 1984 Web Mercator_Auxiliary_Sphere
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Notes
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FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

This map represents a computerized digital database of parcel boundaries and acreage. It is not a legal document and should not be used for legal purposes. The information on this map is derived from the most current data available to the Town of Dryden. The Town of Dryden is not responsible for any errors or omissions on this map. The user assumes all responsibility for the use of this map.

NOTICE OF ENCLAMBER
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SPECIAL DISTRICT INFORMATION
 Special District Information
 Special District Information

LEGEND

- Building Footprint (1991-2018)
- Curb/Pavement Line
- Roadway
- Historiography
- State
- Municipality
- Military Tract With an & Final Lot Number

Legend

- Parcel Connector
- Property Line
- Former Property Line
- Block Line
- External Tax Map
- Block Number

43.1

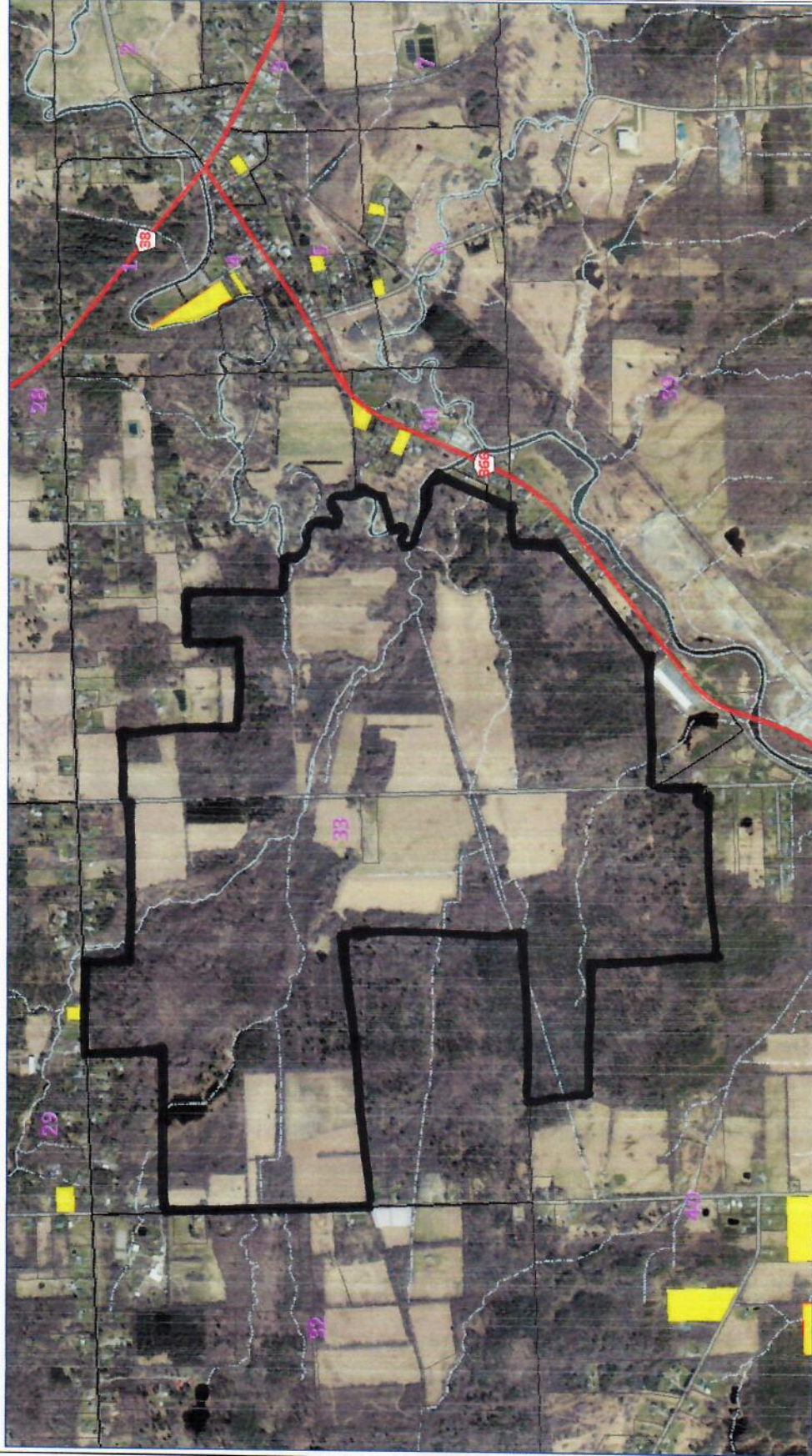
- Parcel Lot Number
- Person Lot Number
- Block Number
- Computed Acreage
- Compacted (Total) Acreage
- Decal Acreage
- 1999

TOWN OF DRYDEN
 TOWN OF DRYDEN
 TOWN OF DRYDEN

MAP 33
 SCALE: 1" = 400'
 11.17" = 1 Mile
 11.17" = 1 Mile
 MAP DATED: 1-23-2018
 MAP PRINTED: 1-23-2018



Tompkins County Property Viewer



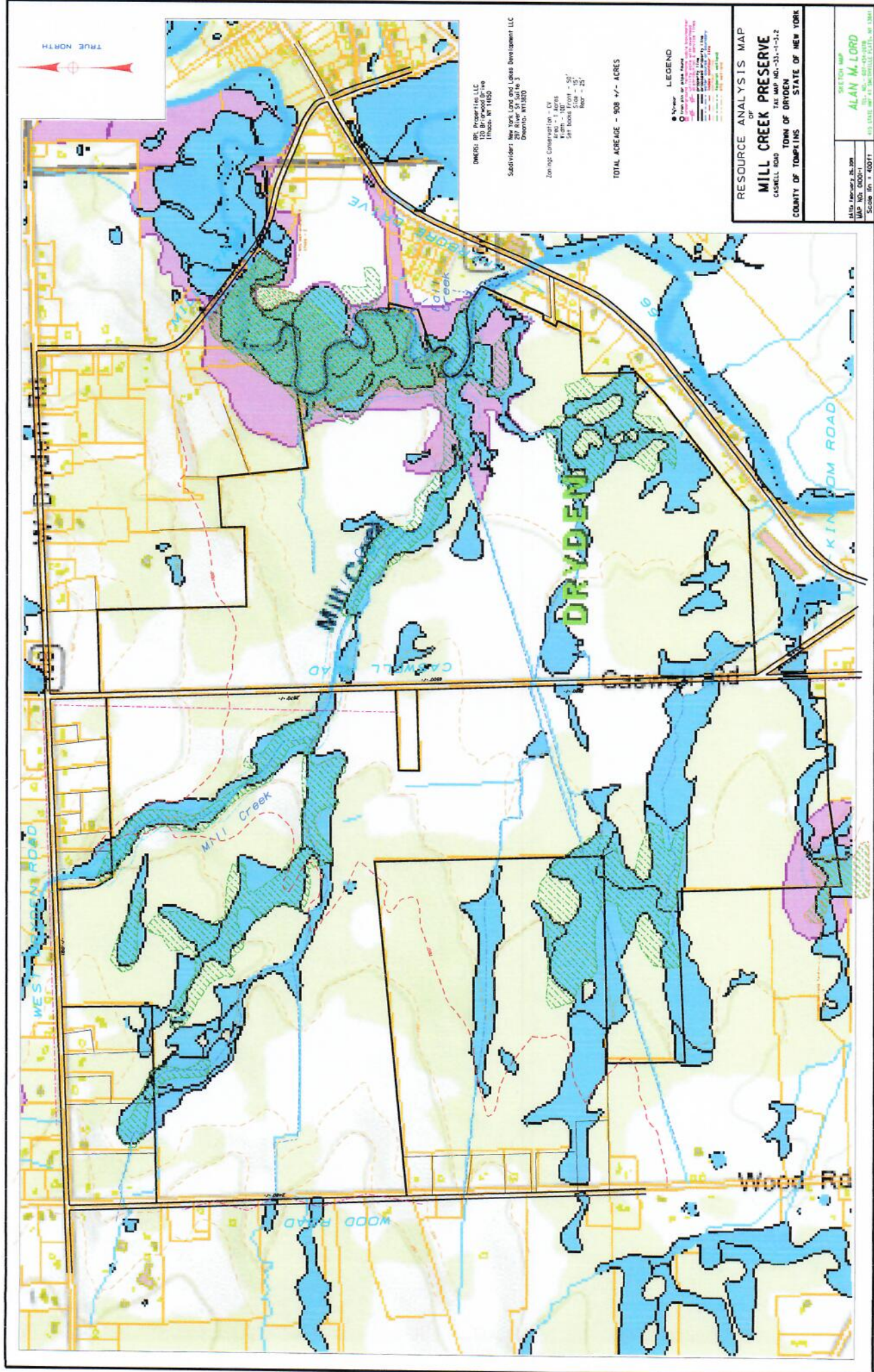
Legend

- Address
- Curbs
- Streets
- Streets
- Sideways
- Sideways
- Sideways
- Agriculture
- Commercial
- Community Sites
- Forest
- Industrial
- Recreation
- Residential
- Vacant
- Parcels
- 2018
- Regular
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Notes

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OWNER: DR Properties LLC
 1000 Dryden Road
 Dryden, NY 14850

Subdivider: New York Land and Lease Development LLC
 1000 Dryden Road
 Dryden, NY 14850

zoning Commission: 01
 4/20/19 - 1.0000
 4/20/19 - 1.0000 - S1
 4/20/19 - 1.0000 - S1
 4/20/19 - 1.0000 - S1

TOTAL ACREAGE - 908 +/- ACRES

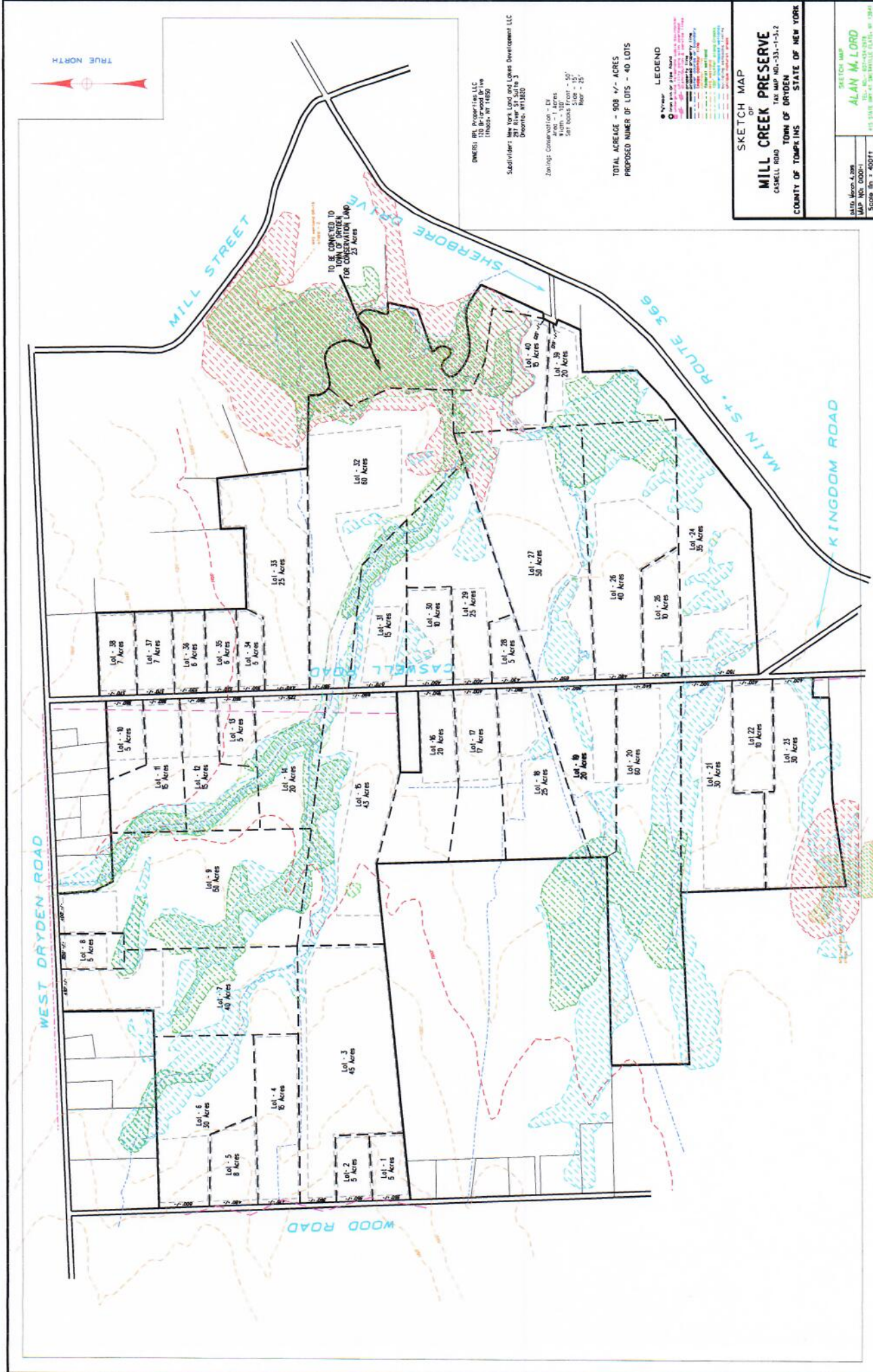
LEGEND

- Water
- Wetlands
- Wetlands - Seasonal
- Wetlands - Intermittent
- Wetlands - Perennial
- Wetlands - Shrub
- Wetlands - Tall Grass
- Wetlands - Open Water
- Wetlands - Shrub
- Wetlands - Tall Grass
- Wetlands - Open Water

RESOURCE ANALYSIS MAP
 OF
MILL CREEK PRESERVE
 CHEVELL ROAD
 TOWN OF DRYDEN
 COUNTY OF TOMPkins
 STATE OF NEW YORK

DATE: 1/15/2019
 TIME: 10:00 AM
 SCALE: 1" = 400 FT

CREATOR: ALAN M. LORD
 1000 DRYDEN ROAD, DRYDEN, NY 14850
 607.438.1111



OWNER: MR. ROBERT LEE LLC
120 McLeod Drive
Troy, NY 12180

Subdivider: New York Land Conservation Development LLC
207 State St., Suite 2
Oneonta, NY 13828

Zoning: Conservation - C
Area: 1.1 Acres
Setbacks: Front - 50'
Side - 25'
Rear - 25'

TOTAL ACREAGE - 908 1/2 ACRES
PROPOSED NUMBER OF LOTS - 40 LOTS

- LEGEND**
- Proposed
 - Existing
 - Conservation Land
 - Wetlands
 - Flood Hazard
 - Easement
 - Right of Way
 - Utility
 - Boundary
 - Lot
 - Sublot
 - Access
 - Easement
 - Right of Way
 - Utility
 - Boundary
 - Lot
 - Sublot
 - Access

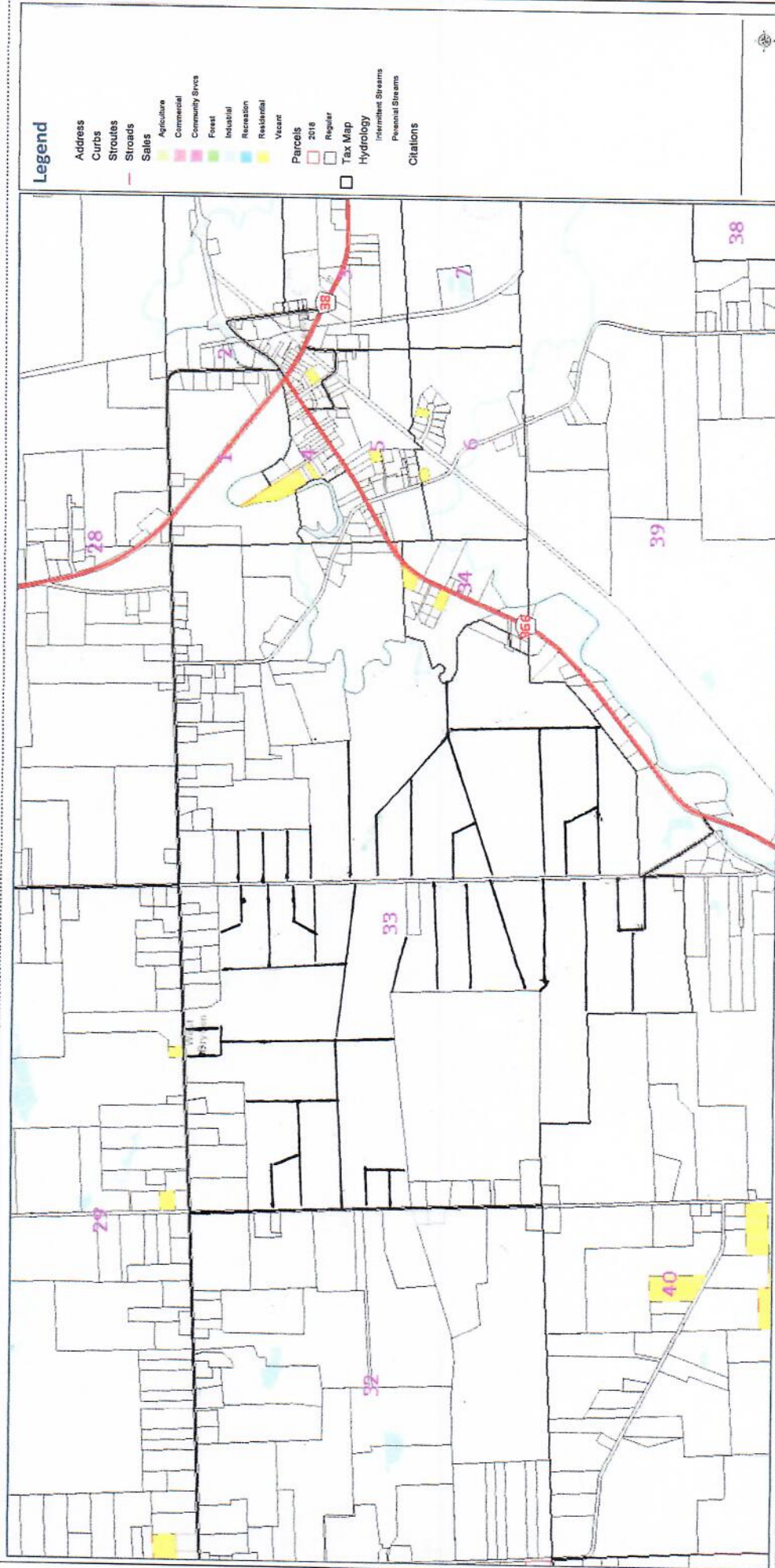
SKETCH MAP
OF
MILL CREEK PRESERVE
CASSELL ROAD
TOWN OF DRYDEN
COUNTY OF TOMPKINS
STATE OF NEW YORK

TAX MAP NO. - 33-1-312

SCALE MAP
ALAN M. LORD
MAP NO. 0000-1
Scale: 1" = 400 FT



Tompkins County Property Viewer

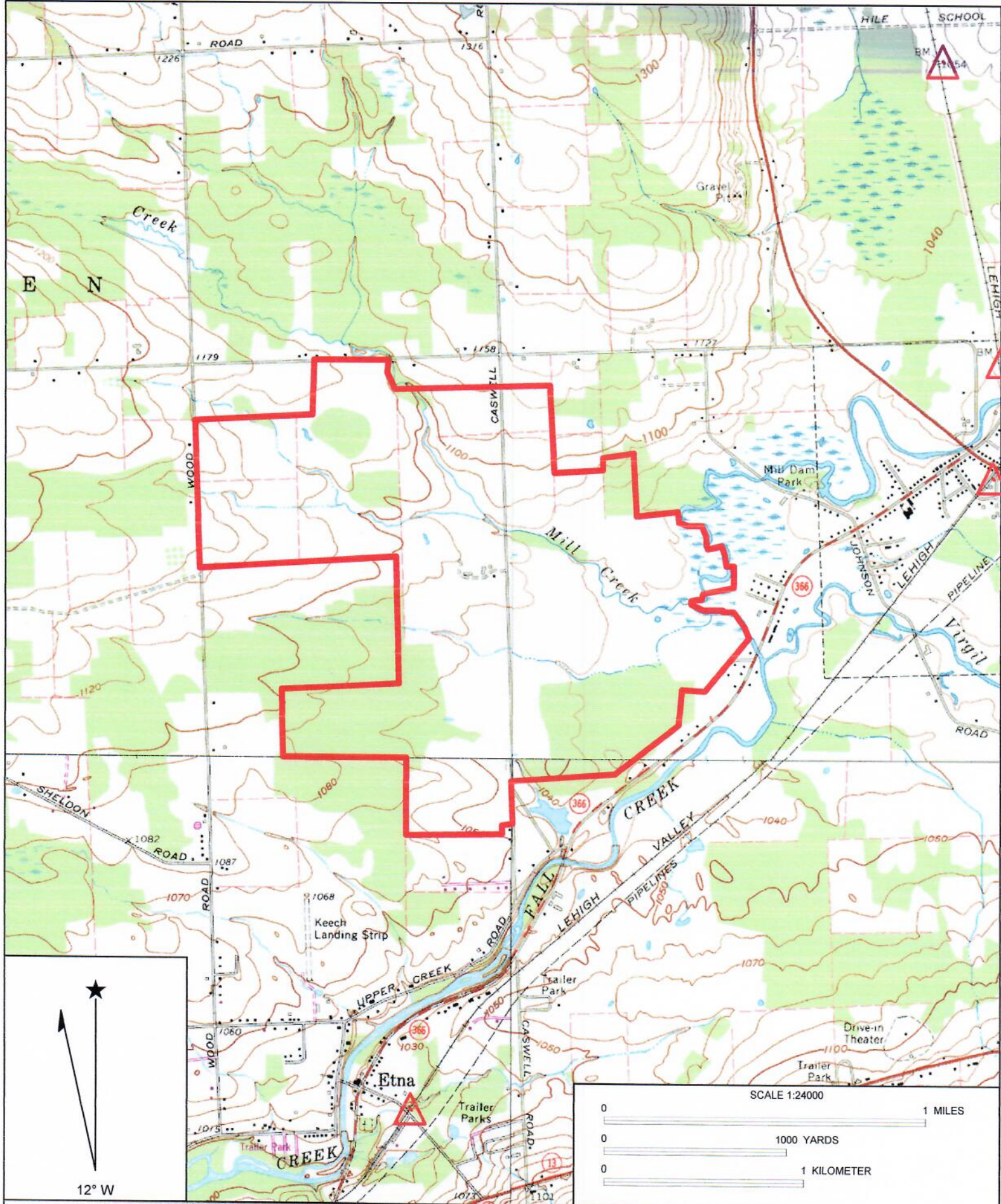


MGS_1684_Web_Mercator_Auxiliary_Sphere
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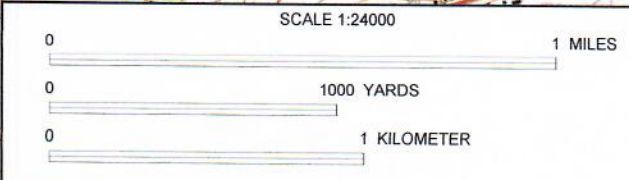
DO NOT USE FOR CONVEYANCE OR NAVIGATION

Notes
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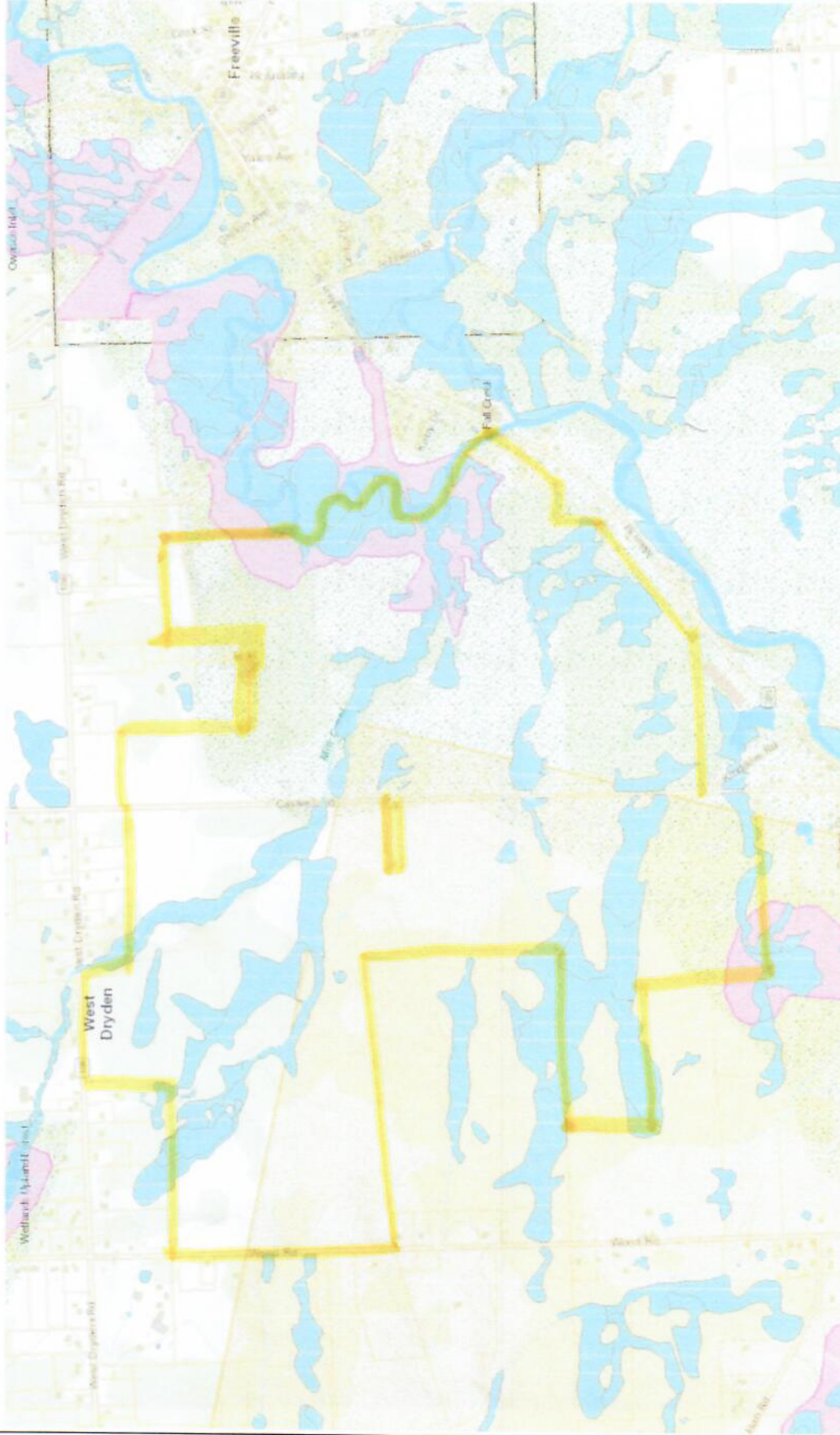


Name: WEST GROTON
 Date: 3/13/2019
 Scale: 1 inch equals 2000 feet

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



Tompkins County Natural Resources Inventory Map



- Legend**
- Address
 - Open Water
 - Streams
 - Intermittent Streams
 - Perennial Streams
 - Known Aquifer Recharge Area
 - Watershed Network Mapped V PARCELS
 - Building
 - Unique Natural Areas 2017
 - Important Bird Areas
 - Natural Features Focus Areas
 - Agricultural Resources Focus Areas
 - Municipalities
 - Citations

1: 18,056

3,009.3 1,504.66 0 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Tompkins County GIS 2011

Notes
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
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Tompkins County Natural Resources Inventory Map



- Legend**
- Address
 - Open Water
 - Streams
 - Intermittent Streams
 - Perennial Streams
 - Known Aquifer Recharge Area
 - Watershed Network Mapped V
 - PARCELS
 - Building
 - Agricultural Resources Focus
 - Ag District 2012
 - Ag Dist 1
 - Ag Dist 2
 - Agricultural Suitability of Soils
 - All Areas Prime Farmland
 - Farmland of Statewide Importance
 - Prime Farmland if Drained
 - Municipalities
 - Citations

1: 18,056

Notes
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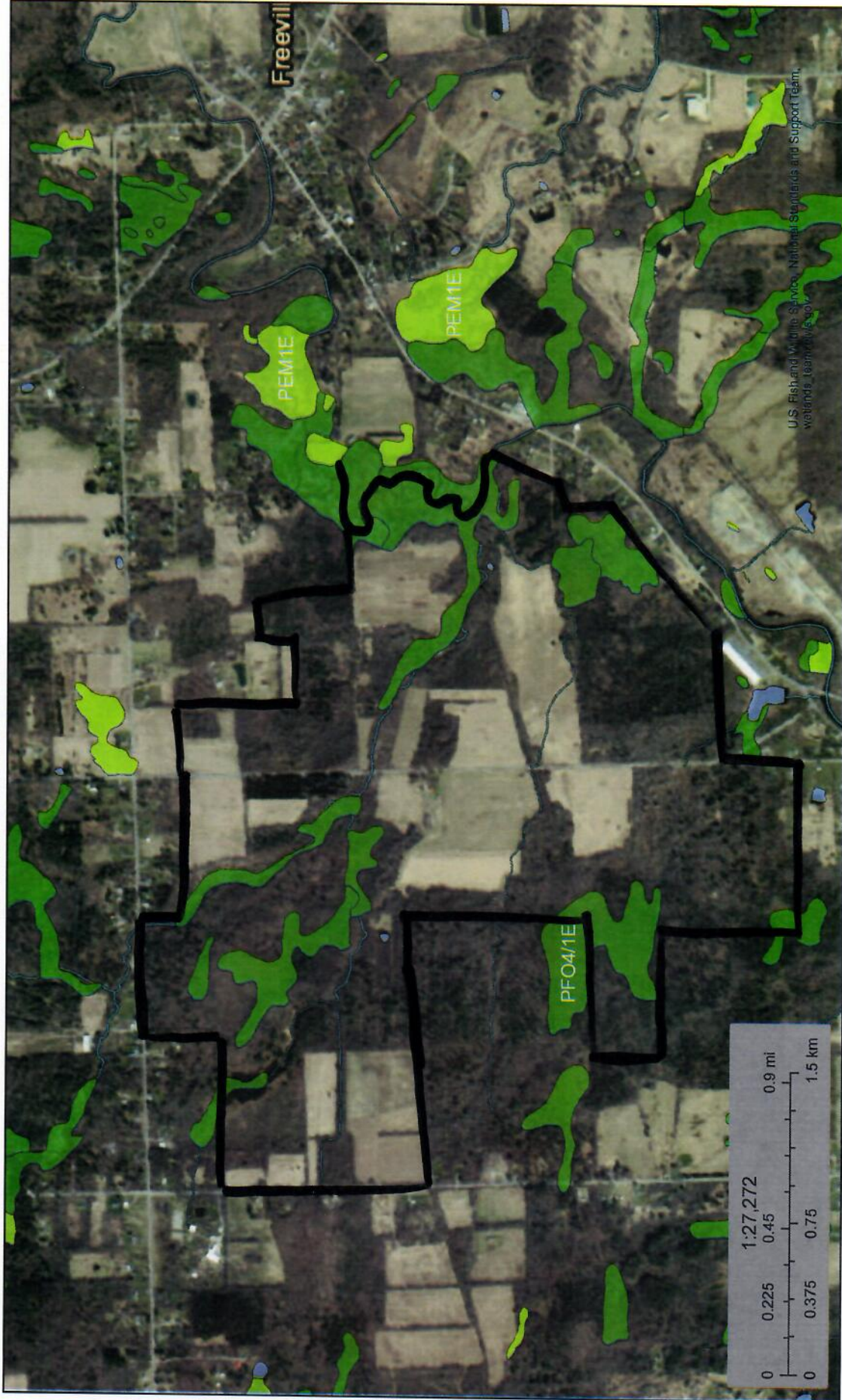
3,009.3 1,504.65 0 3,009.3 Feet
 WCS 1984 Web Mercator Auxiliary Sphere
 © Tompkins County GIS 2011



U.S. Fish and Wildlife Service

National Wetlands Inventory

Dryden



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_technical@fws.gov




































March 1, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- 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.

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 |  Streams and Canals |
|  Borrow Pit | Water Features |
|  Clay Spot |  Streams and Canals |
|  Closed Depression | Transportation |
|  Gravel Pit |  Rails |
|  Gravelly Spot |  Interstate Highways |
|  Landfill |  US Routes |
|  Lava Flow |  Major Roads |
|  Marsh or swamp |  Local Roads |
|  Mine or Quarry | Background |
|  Miscellaneous Water |  Aerial Photography |
|  Perennial Water | |
|  Rock Outcrop | |
|  Saline Spot | |
|  Sandy Spot | |
|  Severely Eroded Spot | |
|  Sinkhole | |
|  Slide or Slip | |
|  Sodic Spot | |

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 Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------|---|--------------|----------------|
| Ab | Alluvial land | 18.5 | 2.0% |
| ArB | Airport 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 | Pheips gravelly silt loam, 0 to 3 percent slopes | 34.3 | 3.7% |
| PhB | Pheips gravelly silt loam, 3 to 8 percent slopes | 3.9 | 0.4% |
| RtA | Rhinebeck silt loam, 0 to 2 percent slopes | 38.5 | 4.2% |
| RtB | 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% |

DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS
for the
MILL CREEK PRESERVE SUBDIVISION

THIS **DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS** is made on the date hereinafter set forth by New York Land & Lakes Development, LLC. of the City of Oneonta, County of Otsego, State of New York hereinafter referred to as Declarant.

WHEREAS, Declarant is the owner of certain real property (the Property) in the County of Tompkins, State of New York which is more particularly described as follows:

ALL of the land shown on the survey map entitled Mill Creek Subdivision which map is duly recorded on _____, 2019 in the office of the Tompkins County Clerk at map # _____; and

WHEREAS, it is the intent of Declarant hereby to cause the above described Property to be subjected to this Declaration of Protective Covenants & Restrictions; and

WHEREAS it is the intention of Declarant to encourage the use of renewable energy within the subdivision to reduce greenhouse gas emissions; and

WHEREAS Declarant wishes to promote the use of the lands within the subdivision for agricultural purposes; and

WHEREAS Declarant sets forth these Covenants & Restrictions in order to help ensure that the rural character and natural resources found within the subdivision and the immediate area surrounding the subdivision is suitably maintained for future generations.

NOW, THEREFORE, Declarant hereby declares that all of the Property described above shall be held, sold and conveyed subject to the following Restrictions, Covenants and Conditions, which are for the purpose of protecting the value and desirability of and which shall run with, such real Property and be binding on all parties having any right, title or interest in the described Property or any part thereof, Declarants heirs, successors and assigns and shall inure to the benefit of each owner thereof.

- 1) The premises conveyed shall only be used for single family (residential) homes, agricultural or non-commercial recreational uses except in home offices shall be allowed. No other commercial or industrial use of the property is allowed .
- 2) Only one principal dwelling and one accessory unit dwelling shall be allowed per parcel. All such dwellings shall comply with the Town of Dryden Zoning Ordinance
- 3) Grantee agrees to keep this lot in a good and sanitary condition and shall not use it as a dumping ground for trash and rubbish. The outside placement or storage of un-registered vehicles is prohibited.
- 4) Single wide mobile homes are not allowed.

- 5) No camping trailers, tents, or other recreational or temporary living quarters will be allowed on the premises except for the purpose of camping for temporary periods, not to exceed ninety (90) days per calendar year. Such camping trailers or other recreational vehicles must have fully self contained sanitary facilities or sanitary facilities connected to an approved septic system. All camping trailers, tents, or other recreational or temporary living quarters allowed under this section must be removed from the premises at the end of the ninety (90) day period, except that legally registered recreational vehicles may be stored upon the premises if a permanent dwelling exists on the lot.
- 6) No parcel shall be further subdivided.
- 7) Residential Solar energy and wind energy systems shall be allowed and encouraged in accordance with the Town of Dryden Zoning Law governing such uses.
- 8) No trees, shrubs or other woody stemmed vegetation may be cut, culled, trimmed, pruned or otherwise removed or disturbed within one hundred (100) feet of the mean high water mark of either Mill Creek or Fall Creek . These setbacks are shown on the map described above and made a part hereof. This covenant shall not be deemed to prevent the removal of dead or diseased vegetation or of rotten or damaged trees or other vegetation that presents a safety or health hazard.
- 9) Grantee is responsible for obtaining the necessary state and local permits for buildings, wells, and septic systems.
- 10) No pesticides, herbicides or fertilizers shall be applied within two hundred fifty (250) feet of any water body or wetland.
- 11) No invasive plant species listed as a prohibited species in 6 NYCRR Part 575.3 shall be planted on any lot within the subdivision.
- 12) If Grantee(s) disturbs over one acre of land on their parcel, Grantee(s) also hereby agrees to prepare a SWPPP specific for their residential lot to be developed and file a Notice of Intent (NOI) for the Storm water discharges associated with construction activity under State Pollutant Discharge Elimination System (SPDES) General Permit in effect at the time of filing.
- 13) Driveways, driveway crossings and culvert sizes along municipal highways shall be approved by the appropriate County or Town Highway Superintendent
- 14) There shall be no change allowed to existing drainage patterns of ditches and culverts along municipal highways without approval from the appropriate Highway Superintendent
- 15) Grantor herein excepts and reserves the right to grant to utility companies, a standard utility easement not to exceed thirty (30) feet in width along roads and lot lines.
- 16) No watercourse shall be blocked or diverted so as to cause material damage to any lot in this subdivision or to any neighboring property.

- 17) Outdoor lighting should be kept to a minimum and where necessary should be directed toward the ground.
- 18) For as long as any portion of the property described in this deed is subject to regulation under State or Federal Wetland Laws, there shall be no construction, grading, filling, excavating, clearing or other related activity, as defined by these laws, on this property within any wetland area or any adjacent area as set forth in said laws, at any time without having first secured the necessary permission and permit required pursuant to the above noted laws. This restriction shall bind the Grantees, their successors and assigns.
- 19) These Protective Covenants are to run with the land and shall be binding on New York Land & Lakes Development, LLC. and the Grantees, their successors and assigns. The invalidation of any one of the Protective Covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. These Protective Covenants may be enforced by New York Land & Lakes Development, LLC, or the owner of any parcel within the subdivision. If New York Land & Lakes Development, LLC. brings an action to enforce any of these Protective Covenants, the violator must pay all costs and expense of such action, including reasonable attorney's fees.

DRAFT