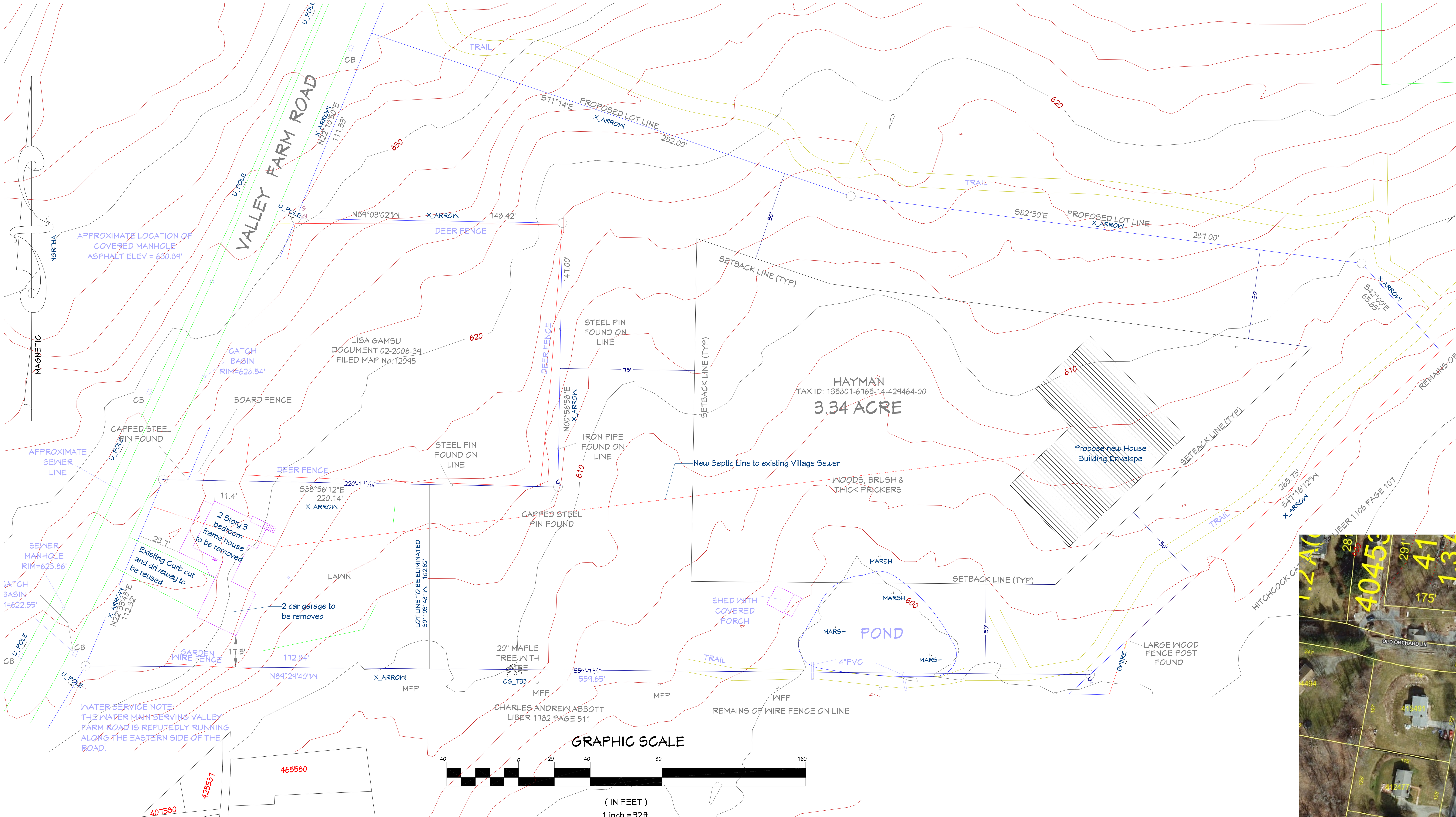
LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
P-1	PROJECT DEVELOPMENT PLAN		
P-2	PLOT PLAN		
A-1	1ST & 2ND FLOOR PLAN		
A-2	ELEVATIONS		
MEP-1	OWTS TO VILLAGE SEWER		



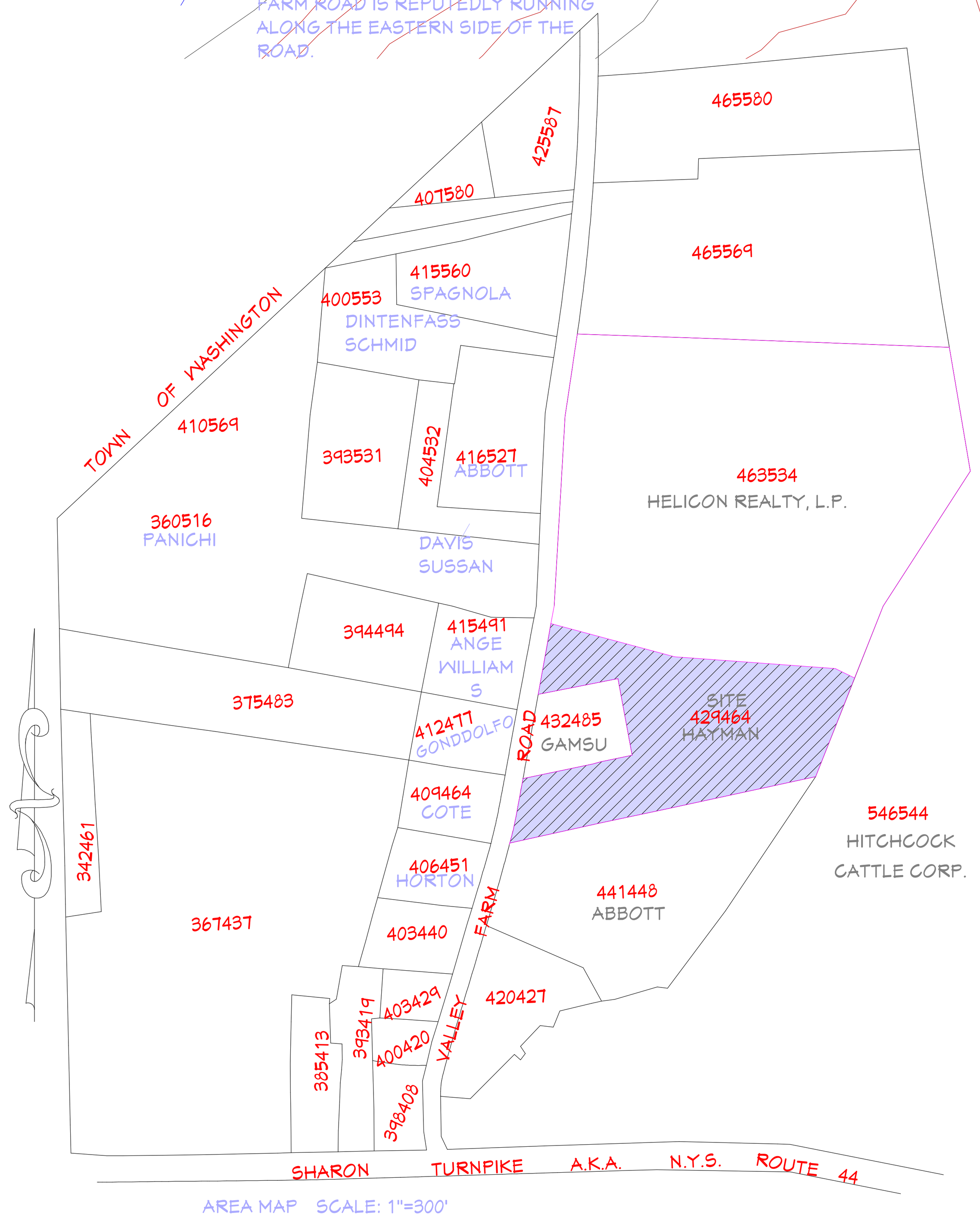
VALLEY FARM ROAD
PROPOSED LOT LINE
S71°11'14"E
282.00'
S82°30'E
287.00'
N59°03'02"W
148.42'
DEER FENCE
APPROXIMATE LOCATION OF COVERED MANHOLE ASPHALT ELEV = 630.89'
CATCH BASIN RIM=628.54'
LISA GAMSU DOCUMENT 02-2008-39 FILED MAP No.12095
STEEL PIN FOUND ON LINE
IRON PIPE FOUND ON LINE
SETBACK LINE (TYP)
HAYMAN
TAX ID: 135801-6765-14-429464-00
3.34 ACRE
Propose new House Building Envelope
New Septic Line to existing Village Sewer
WOODS, BRUSH & THICK PRICKERS
BOARD FENCE
CAPPED STEEL PIN FOUND
APPROXIMATE SEWER LINE
SEWER MANHOLE RIM=623.86'
2 Story 3 bedroom frame house to be removed
Existing Curb cut and driveway to be reused
2 car garage to be removed
LAWN
SHED WITH COVERED PORCH
POND
MARSH
LARGE WOOD FENCE POST FOUND
20" MAPLE TREE WITH WIRE
CHARLES ANDREW ABBOTT LIBER 1782 PAGE 511
REMAINS OF WIRE FENCE ON LINE
WATER SERVICE NOTE: THE WATER MAIN SERVING VALLEY FARM ROAD IS REPUTEDLY RUNNING ALONG THE EASTERN SIDE OF THE ROAD.
GRAPHIC SCALE
(IN FEET)
1 inch = 32ft.

Development Plan
1/32 in = 1 ft

LEGEND

NO PHYSICAL BOUNDS
WIRE FENCE
UTILITY POLE — U_POLE
WETLAND AREA — MARSH
WOODEN FENCE POST WITH WIRE — WFP
METAL FENCE POST — MFP
SEWER MANHOLE — SMH
CATCH BASIN — CB

Arial View



Area Map

Zoning District: RU Rural

BULK REGULATIONS				
REGULATION	REQUIRED	EXISTING	PROPOSED	ACTION
Min. LOT AREA	5 ACRES	0.36 ACRES	3.34 ACRES	VARIANCE
Min. LOT WIDTH	500 FEET	104 FEET	293 FEET	VARIANCE
Min. LOT DEPTH	400 FEET	132 FEET	560 FEET	
FRONT YARD SETBACK	75 FEET	23.7 FEET	256.0 FEET	
SIDE YARD SETBACK	50 FEET	11.4 FEET	58.0 FEET	
REAR YARD SETBACK	50 FEET	73.7 FEET	56.0 FEET	
Max. BUILDING HEIGHT	2.5 STORIES	2 STORIES	1 1/2 STORIES	
Max. LOT COVERAGE	10%	18.2%	2.9%	

VILLAGE OF MILLBROOK PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF MILLBROOK, NEW YORK, ON THE ___ DAY, OF THE MONTH OF YEAR 2025. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THE PLAT AS APPROVED SHALL VOID THE APPROVAL.

BY: ______________________

CHAIRPERSON

REGISTERED ARCHITECT RAYMOND R. NELSON 020545 STATE OF NEW YORK

EARTHWISE ARCHITECTURE
Earthwise Architecture
41 Barton Street, Millerton, NY 12546
845-233-1133EarthwiseArch@gmail.com

New Single Family Residence
24 Valley Farm Road, Village of Millbrook, NY
Tax Lot: 134801-6765-14-429464

, Luke & Pamela Hayman
330 East 79 Street
Apartment 10E, New York, NY 10075

Scale: 1/32" = 1'-0"

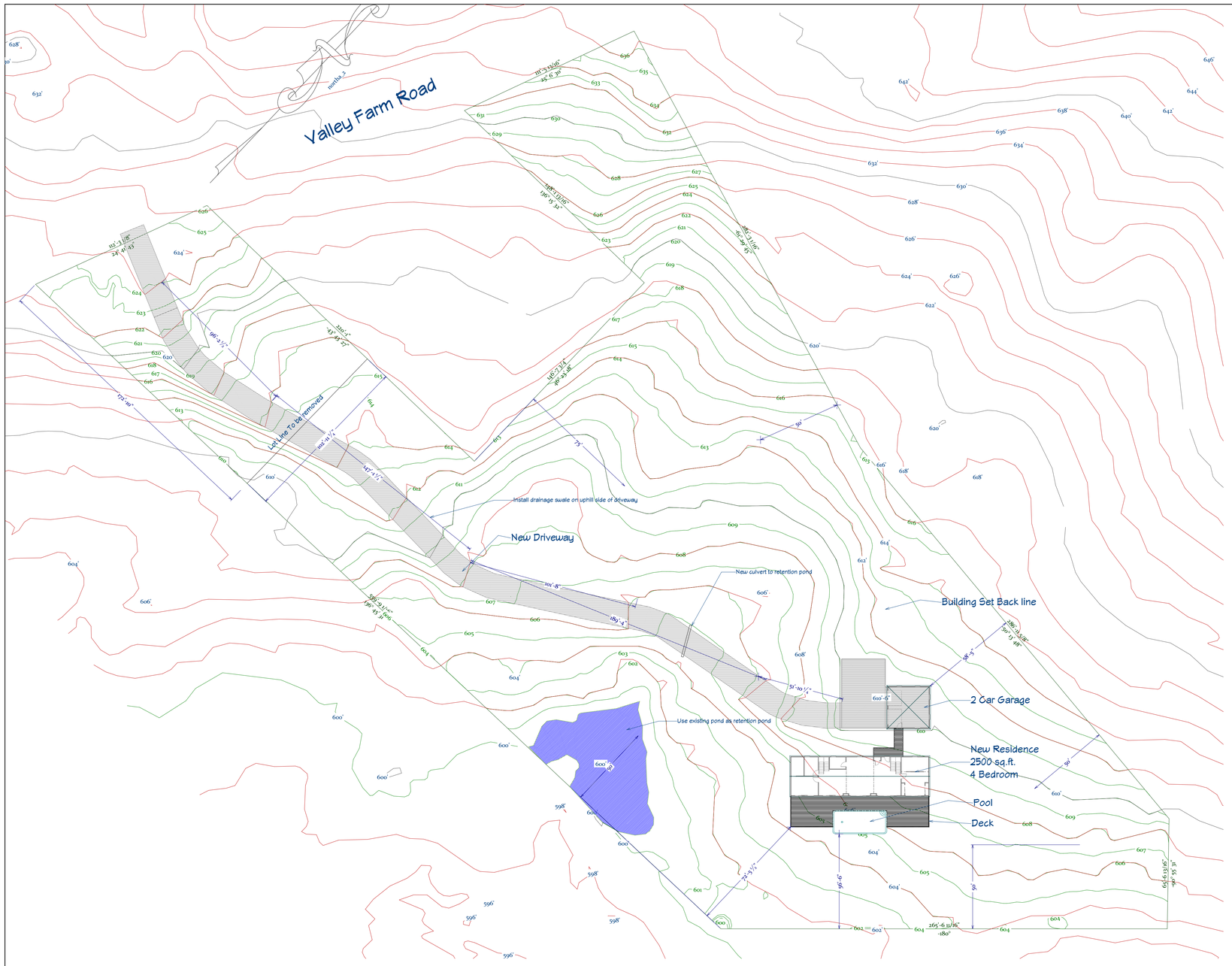
DATE: 3/4/2026

Project Development Plan

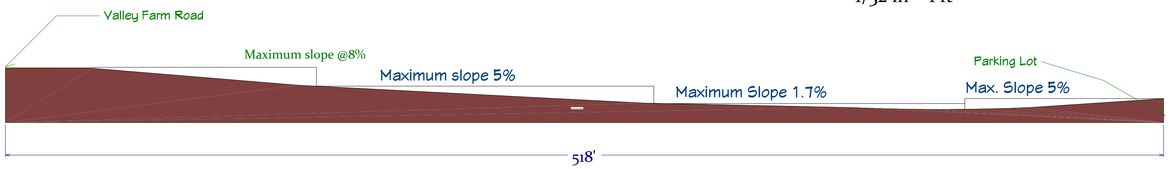
Job # 2526

P-1

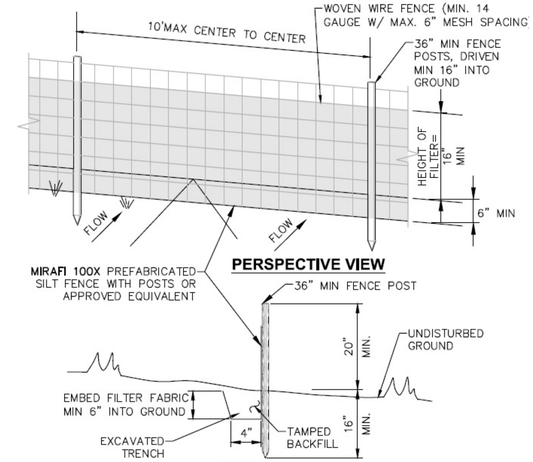
Sheet 2 Of 5



Driveway/Building Site Plan
1/32 in = 1 ft



Driveway Profile
1/32 in = 1 ft



PERSPECTIVE VIEW

SECTION

NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH(FT)
2:1	25
3:1	50
4:1	75
5:1 OR FLATTER	100

7 **SILT FENCE INSTALLATION DETAIL**
SCALE: NOT TO SCALE

Erosion Control Notes:
1. Prior to commencing any clearing, grubbing, earthwork activities, etc. at the site the contractor shall flag the work limits and shall install temporary erosion and sediment control measures(I.E. silt fences, tree protection/barrier fences, storm drain sediment filters, drainage ditch sediment filters) indicated on the project drawings. Temporary erosion and sediment controls must be functional before site disturbance begins.
2. Install protective measures at the ends of all exposed storm pipes.
3. Immediately establish permanent vegetation on the areas disturbed after removal of temporary erosion control.
4. As much as practical existing vegetation shall be preserved.
5. Site preparation activities shall be planned to minimize the scope and duration of the soil disruption.
6. Inspect silt fence for damage every seven days and after every rain event. Make all repairs immediately. Remove sediment from the up-slope face of the fence before it accumulates to a height equal to 1/3 of the height of the fence.
7. All erosion and sediment control measures are to be in strict compliance with New York State Standards.

EARTHWISE ARCHITECTURE
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REGISTERED ARCHITECT RAYMOND R. NELSON #20515 STATE OF NEW YORK

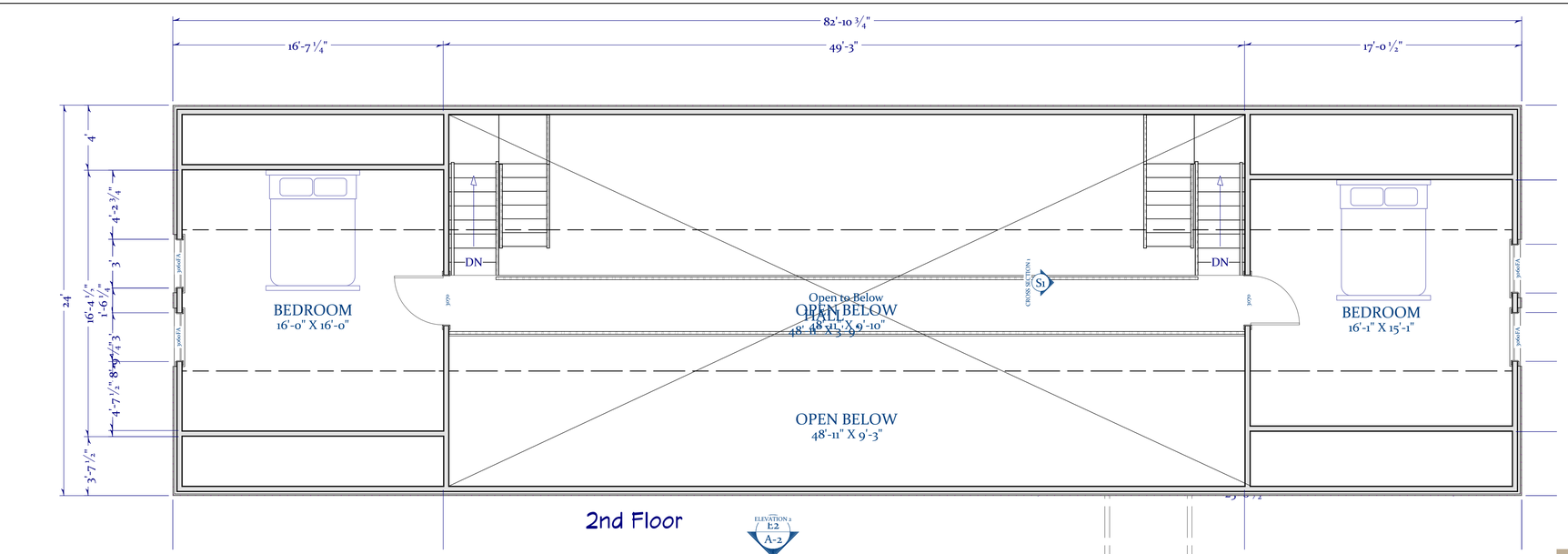
New Single Family Residence
24 Valley Farm Road, Village of Millbrook, NY
Tax Lot: 134801-6765-14-429464

, Luke & Pamela Hayman
330 East 79 Street
Apartment 10E, New York, NY 10075

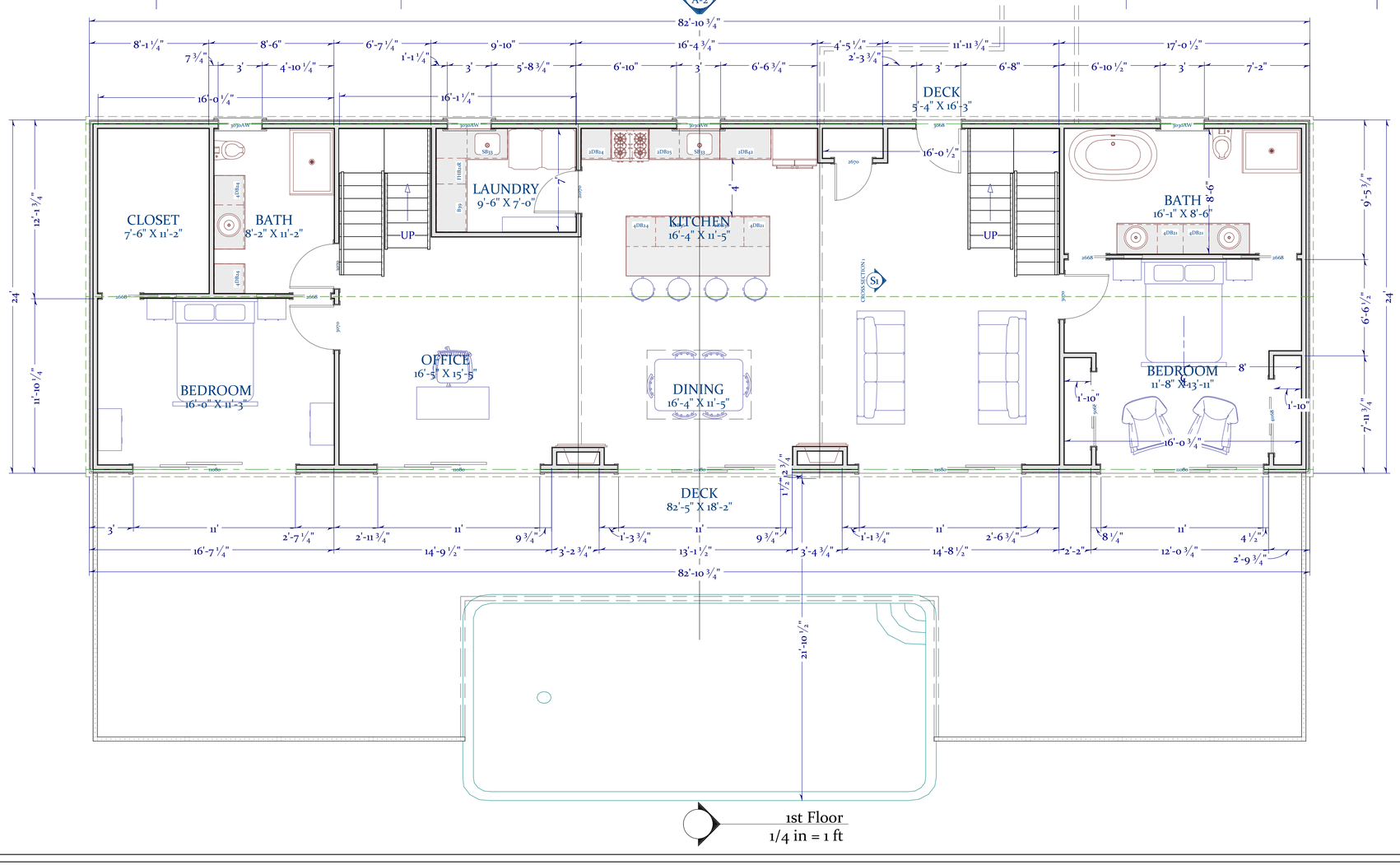
Scale: 1/32" = 1'-0"
DATE: 3/4/2026

Plot Plan

Job # 2526
P-2
Sheet 3 Of 5



2nd Floor



1st Floor
1/4 in = 1 ft

Interior Perspective

EARTHWISE ARCHITECTURE
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REGISTERED ARCHITECT RAYMOND R. NELSON STATE OF NEW YORK 026018

New Single Family Residence

24 Valley Farm Road, Village of Millbrook, NY
Tax Lot: 134801-6765-14-429464

, Luke & Pamela Hayman
330 East 79 Street
Apartment 10E, New York, NY 10075

Scale: 1/4" = 1'-0"

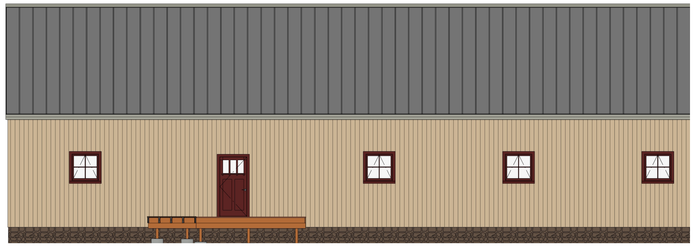
DATE: 3/4/2026

1st & 2nd Floor Plan

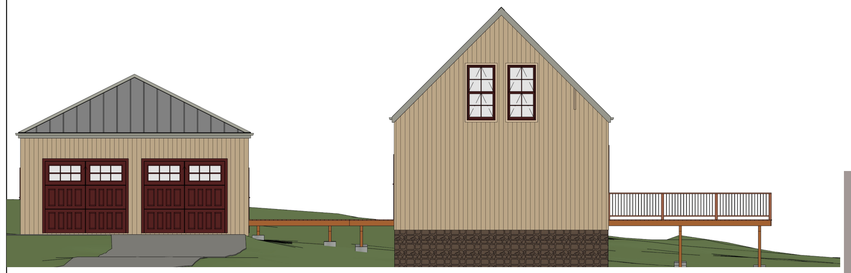
Job # 2526

A-1

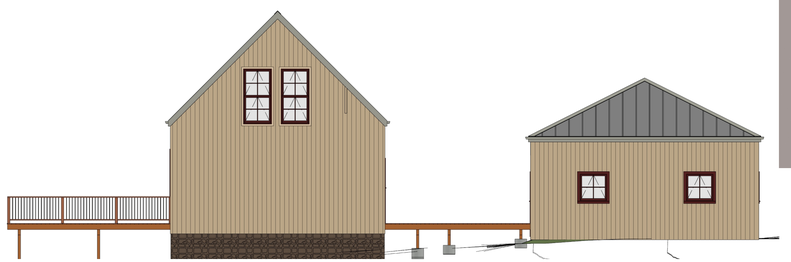
Sheet 4 Of 5



E2 West Elevation
1/8 in = 1 ft

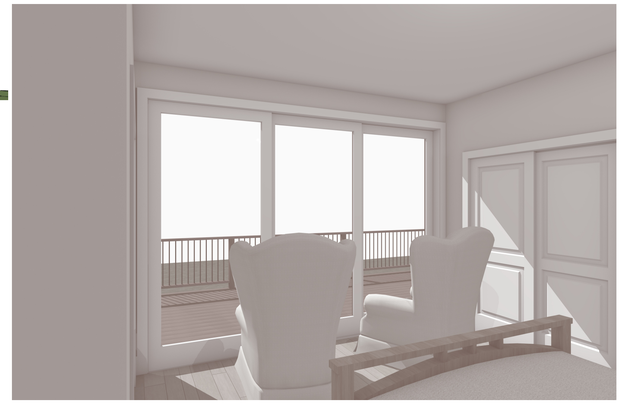


E3 South Elevation
1/8 in = 1 ft



E4 North Elevation
1/8 in = 1 ft

E5 East Elevation
1/8 in = 1 ft



C3 Exterior Perspective

REGISTERED ARCHITECT RAYMOND R. NELSON STATE OF NEW YORK

EARTHWISE ARCHITECTURE

Earthwise Architecture
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New Single Family Residence

24 Valley Farm Road, Village of Millbrook, NY
Tax Lot: 134801-6765-14-429464

, Luke & Pamela Hayman
330 East 79 Street
Apartment 10E, New York, NY 10075

Scale: 1/8" = 1'-0"

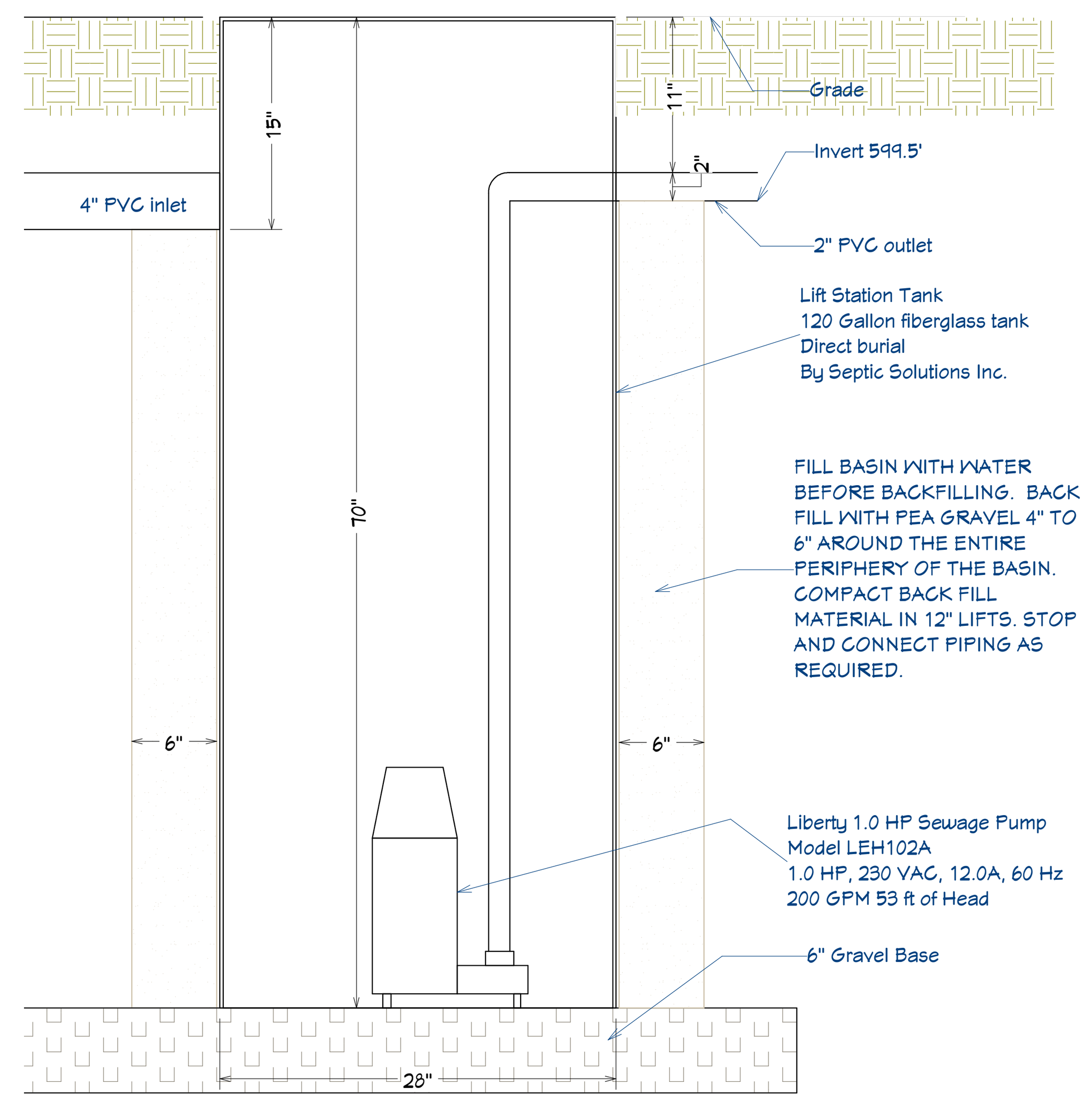
DATE: 3/4/2026

Elevations

Job # 2526

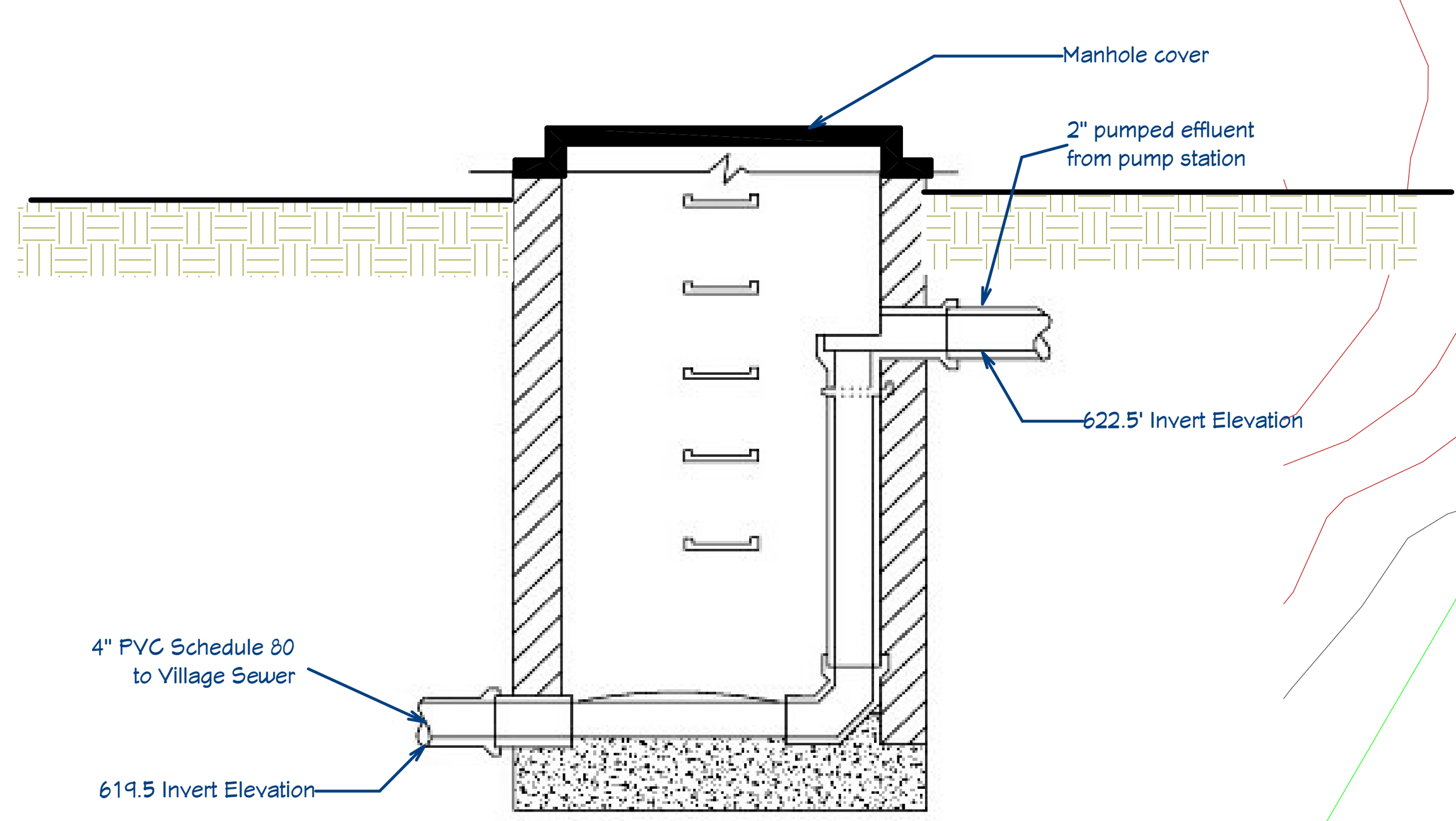
A-2

Sheet 5 Of 5

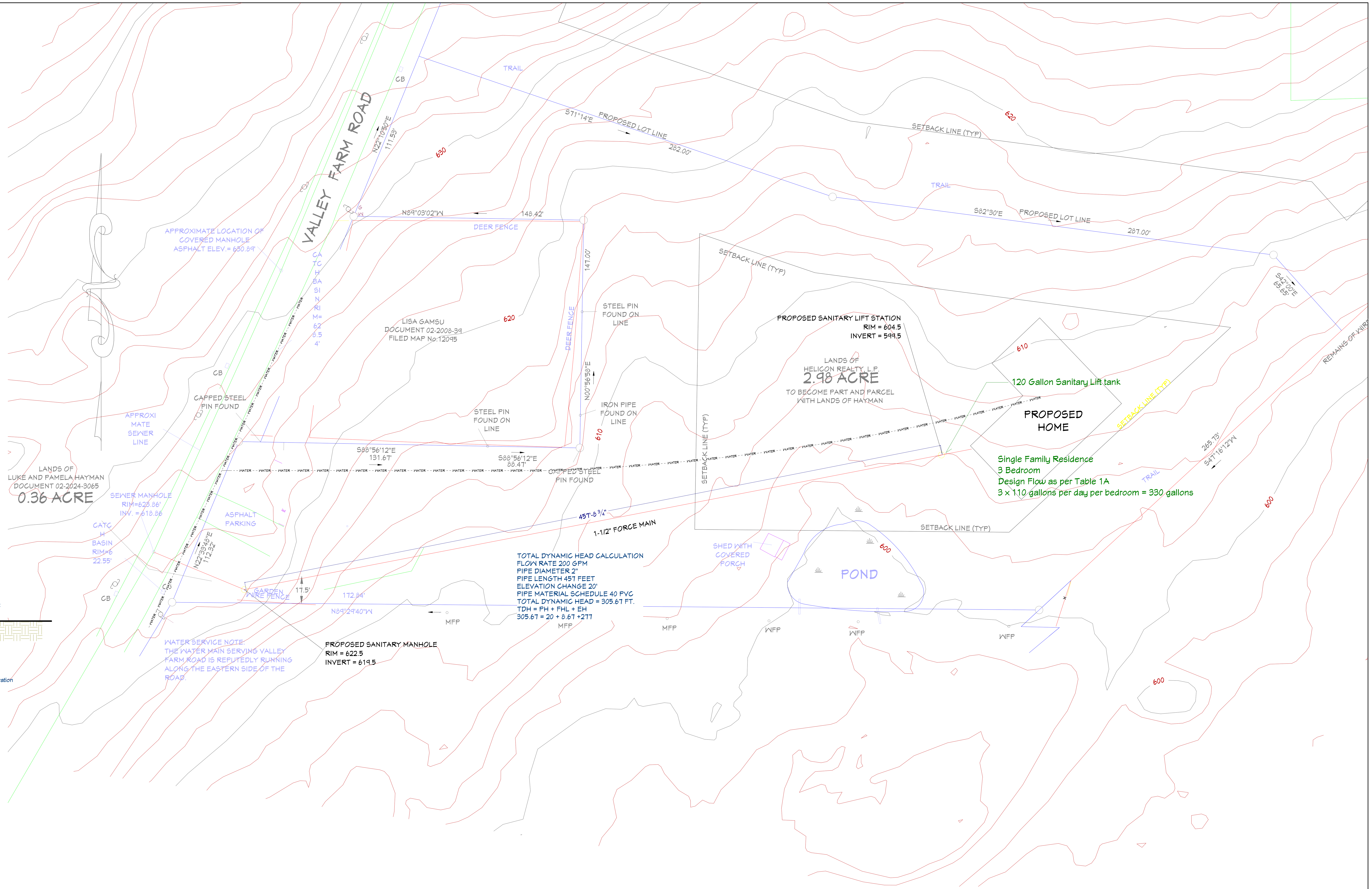


Grade
Invert 599.5'
4" PVC inlet
2" PVC outlet
Lift Station Tank
120 Gallon fiberglass tank
Direct burial
By Septic Solutions Inc.
FILL BASIN WITH WATER BEFORE BACKFILLING. BACK FILL WITH PEA GRAVEL 4" TO 6" AROUND THE ENTIRE PERIPHERY OF THE BASIN. COMPACT BACK FILL MATERIAL IN 12" LIFTS. STOP AND CONNECT PIPING AS REQUIRED.
Liberty 1.0 HP Sewage Pump
Model LEH102A
1.0 HP, 230 VAC, 12.0A, 60 Hz
200 GPM 53 ft of Head
6" Gravel Base
28"

Pump Station Detail
1 in = 1 ft



Sanitary Sewer
1 in = 1 ft



VALLEY FARM ROAD
TRAIL
S71°14'E
PROPOSED LOT LINE
282.00'
SETBACK LINE (TYP)
S82°30'E
PROPOSED LOT LINE
287.00'
N59°03'02"W
148.42'
DEER FENCE
APPROXIMATE LOCATION OF COVERED MANHOLE ASPHALT ELEV. = 630.84'
LISA GAMSU
DOCUMENT 02-2008-39
FILED MAP No. 12095
STEEL PIN FOUND ON LINE
PROPOSED SANITARY LIFT STATION
RIM = 604.5
INVERT = 599.5
LANDS OF HELICON REALTY, L.P.
2.98 ACRE
TO BECOME PART AND PARCEL WITH LANDS OF HAYMAN
120 Gallon Sanitary Lift tank
PROPOSED HOME
CAPPED STEEL PIN FOUND
STEEL PIN FOUND ON LINE
IRON PIPE FOUND ON LINE
S88°56'12"E
131.67'
S88°56'12"E
88.47'
CAPPED STEEL PIN FOUND
Single Family Residence
3 Bedroom
Design Flow as per Table 1A
3 x 110 gallons per day per bedroom = 330 gallons
LANDS OF
LUKE AND PAMELA HAYMAN
DOCUMENT 02-2024-3065
0.36 ACRE
SEWER MANHOLE
RIM=625.86'
INV. = 618.86
ASPHALT PARKING
457'-8 3/4"
1-1/2" FORCE MAIN
SETBACK LINE (TYP)
TOTAL DYNAMIC HEAD CALCULATION
FLOW RATE 200 GPM
PIPE DIAMETER 2"
PIPE LENGTH 451 FEET
ELEVATION CHANGE 20'
PIPE MATERIAL SCHEDULE 40 PVC
TOTAL DYNAMIC HEAD = 305.67 FT.
TDH = PH + FHL + EH
305.67 = 20 + 8.67 +277
SHED WITH COVERED PORCH
POND
GARDEN WIRE FENCE
17.5'
172.84'
N89°29'40"W
WATER SERVICE NOTE: THE WATER MAIN SERVING VALLEY FARM ROAD IS REPUTEDLY RUNNING ALONG THE EASTERN SIDE OF THE ROAD.
PROPOSED SANITARY MANHOLE
RIM = 622.5
INVERT = 619.5
265.79'
S47°16'12"W
REMAINS OF WIRE

OWTS to Sewer
1/32 in = 1 ft

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OWTS to Village Sewer

Job # 2526
MEP-1
Sheet 10 Of 5