

27 Main Street
P.O. Box 0548
Salisbury, CT 06068

(860) 435-5190
FAX: (860) 435-5172



TOWN OF SALISBURY
PLANNING AND ZONING COMMISSION

Number _____

APPLICATION FOR SPECIAL PERMIT

Owner of Record: Susie Reiss and David Mabbott
Address of Owner: 312 West 119 Street #4J New York, NY 10026
Property Location: Tax Map # 25 Lot# 12 Land Records: Vol. _____ Page _____
Property Address: 1 Elman Drive, Salisbury CT 06068
Acreage: 15.62 Zone: RR3
Bounded generally on the North by: Daniel Bottass; James George Konomos
(Full name of owner of record. East by: Miles Mountain LLC; Harold Bruce McEver Revoc Trust
Attach addition pages if needed) South by: Harold Bruce McEver Revoc Trust
West by: John V Bottass Trust John V Trustee

Special Permit Use Requested: 1. Apartment on Single Family Residential Lot; 2. New structures that cannot be place in a buildable area
Section 208.1, 302.5 and 302.6 of the Salisbury Zoning Regulations.

Written statement of Proposed Use (4 copies): _____

Site Plan - 4 copies (See attached sheet)

Soil Erosion and Sediment Control Plan: Refer to drawings prepared by Steven Trinkaus P.E.

Approval from TAHD, WPCA, or BHC regarding sewer and water: Submitted to TAHD on 2/3/2026

Historic District Commission, if applicable: _____

Conservation District Commission, if applicable: Submitted to Housatonic River ZOne on 2/3/2026

Preliminary Architectural Plans for Proposed structures & signs (2 copies) _____

Estimated Site Improvement Costs (other than buildings): \$100,000

Written Assurance of Bond or Letter of Credit: _____

Additional Remarks: _____

Owner's Signature: _____ Date: 2/4/2026

Applicant's Signature and Title: _____

Applicant's Address and phone number: 312 West 119 Street #4J New York, NY 10026 (917) 674-0381

Filed at the Planning and Zoning Commission Office this _____ day of _____, 20____

Fee Paid: _____

Received By: _____

Title: _____

NOTE: One copy of the written statement of proposed use SHALL be sent to all abutting landowners by certified mail. This is the responsibility of the owner/applicant. The signed return receipts shall be submitted with this application.

**Mabbott
Seidel—
Architecture**

February 4, 2026

To:
Town of Salisbury
Planning and Zoning Commission
27 Main Street
PO Box 0548
Salisbury, CT 06068

RE: Application for Special Permit

Dear Board Members,

My wife Susie and I purchased the property at 1 Elman Drive in January of 2025. The property had a small cottage, a delightful forest and a small field out back. After spending the spring and summer removing invasive vines we became serious about building on the property with the intention of spending more time in the area.

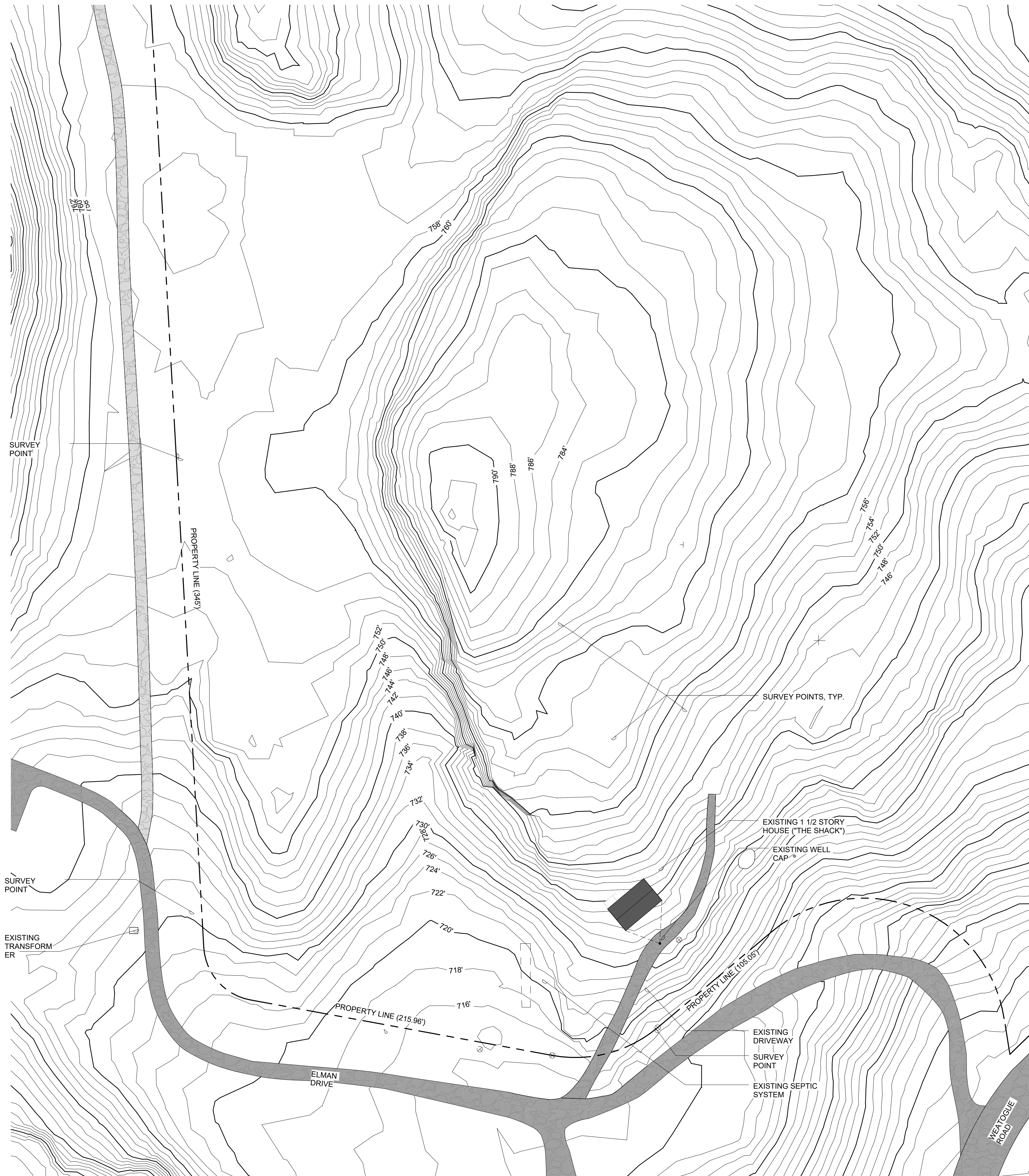
Our plan is to build a new primary single family dwelling containing three bedrooms midway up the hill and an accessory barn in the back field containing a garage, woodshop and artist studio. We plan on maintaining the cottage as a guest house (accessory apartment) and eventually renovating it to modern standards. The design intent of the house is to build it into the side of the hill to maintain the forest at the top and to minimize the mass of the house. A new driveway will be built to access the house and add a parking spot for the cottage. New septic systems for both the house and barn will be constructed along with new wells.

We respectfully request the zoning commission approve the required special permits for us to begin construction.

Sincerely,

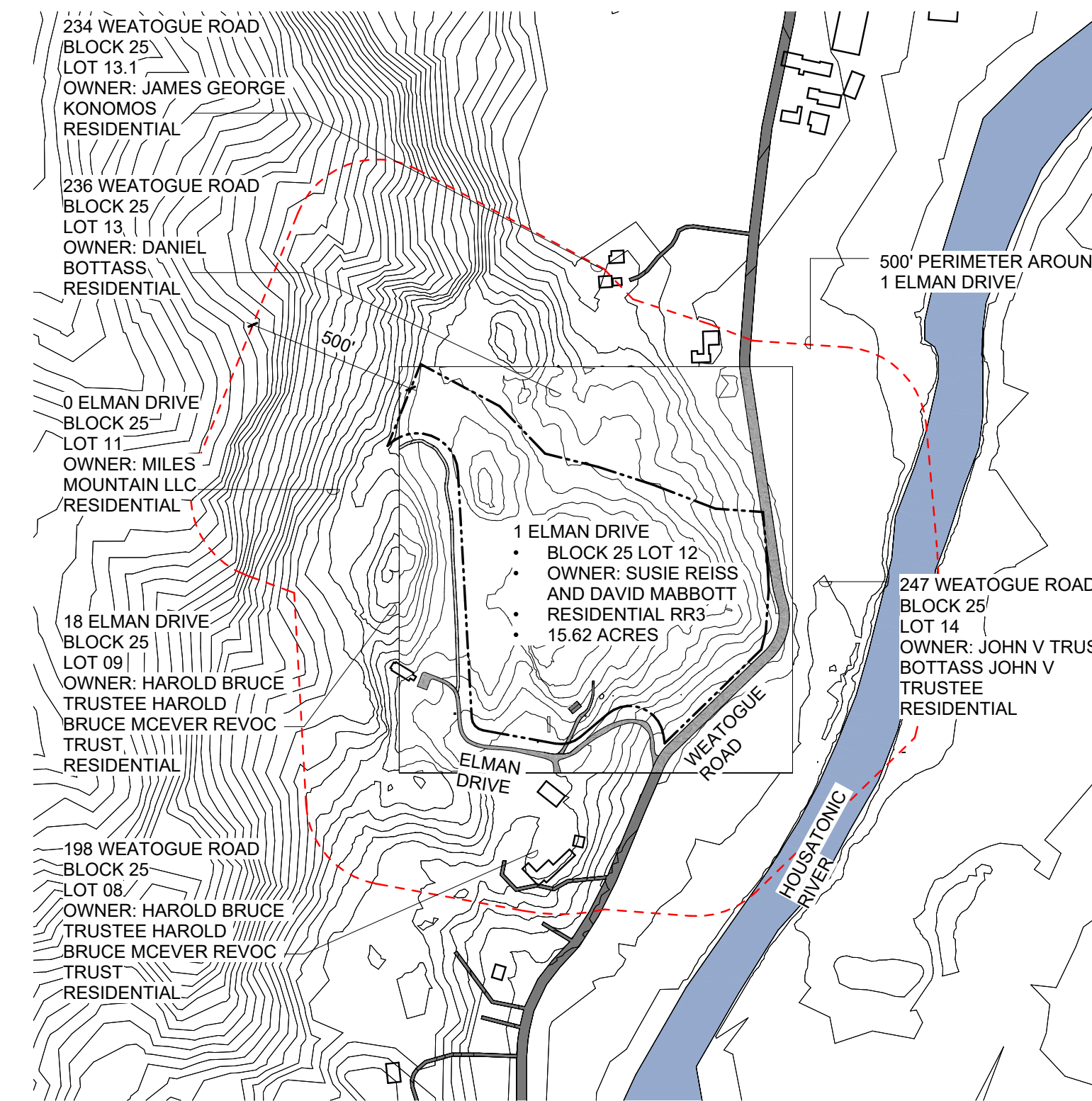
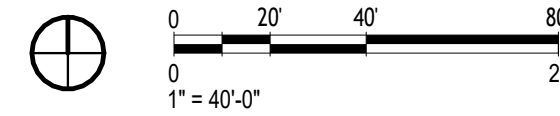


David Mabbott, R.A.

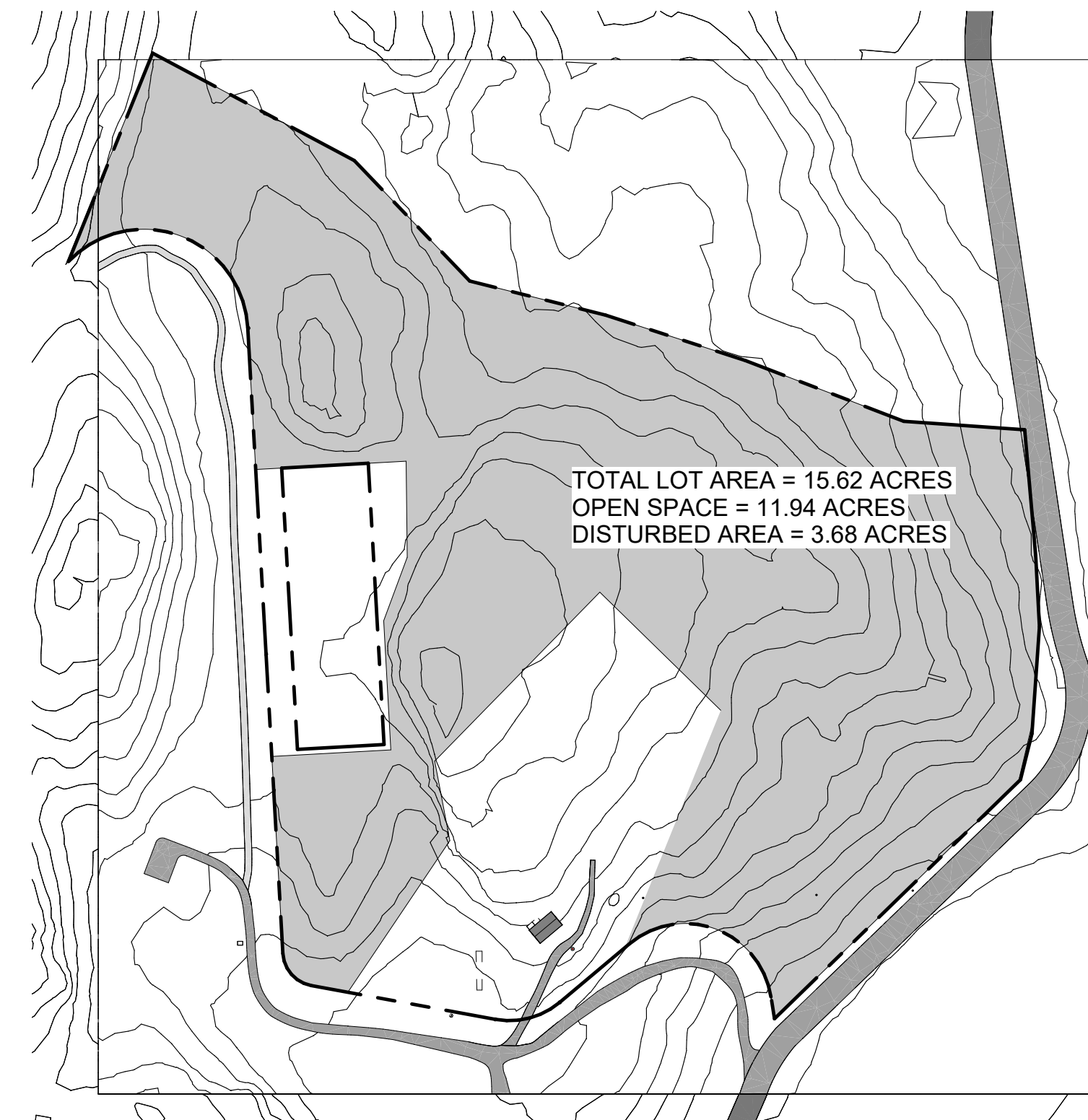


02 EXISTING SITE PLAN
1" = 40'-0"

- 1 ELMAN DRIVE
- BLOCK 25 LOT 12
- OWNER: SUSIE REISS AND DAVID MABBOTT
- RESIDENTIAL - RR3
- 15.62 ACRES



01 KEYPLAN: EXISTING SITE
1" = 400'-0"



03 OPEN SPACE/ DISTURBED AREA SITE PLAN
1" = 160'-0"

Mabbott Seidel Architecture

312 W. 119th St. #4J New York, NY 10026
TEL. 212 380 1296 mabbottseidel.com

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ISSUE	DESCRIPTION	DATE
01	SITE PLAN APPROVAL	1/10/2026

SITE PLAN APPROVAL

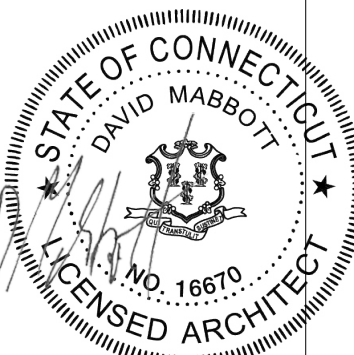
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1 ELMAN DRIVE
SALISBURY CT, 06068

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DRAWN BY: Author
CHECKED BY: Checker
DATE: 01/01/25
SCALE: As Indicated

EXISTING SITE PLAN

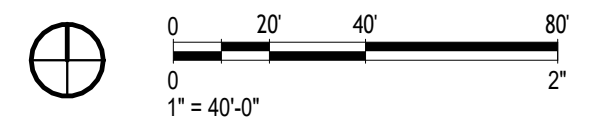
A-001.01

SHEET OF





1 ELMAN DRIVE
 • BLOCK 25 LOT 12
 • OWNER: SUSIE REISS AND DAVID MABBOTT
 • RESIDENTIAL - RR3
 • 15.62 ACRES



01 PROPOSED SITE PLAN
 1" = 40'-0"

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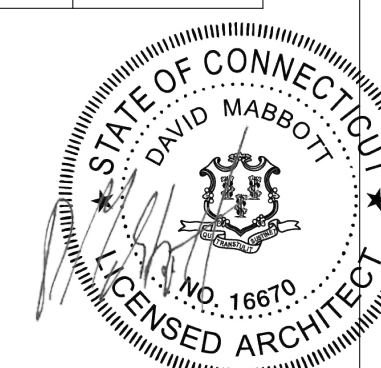
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 SALISBURY CT, 06068

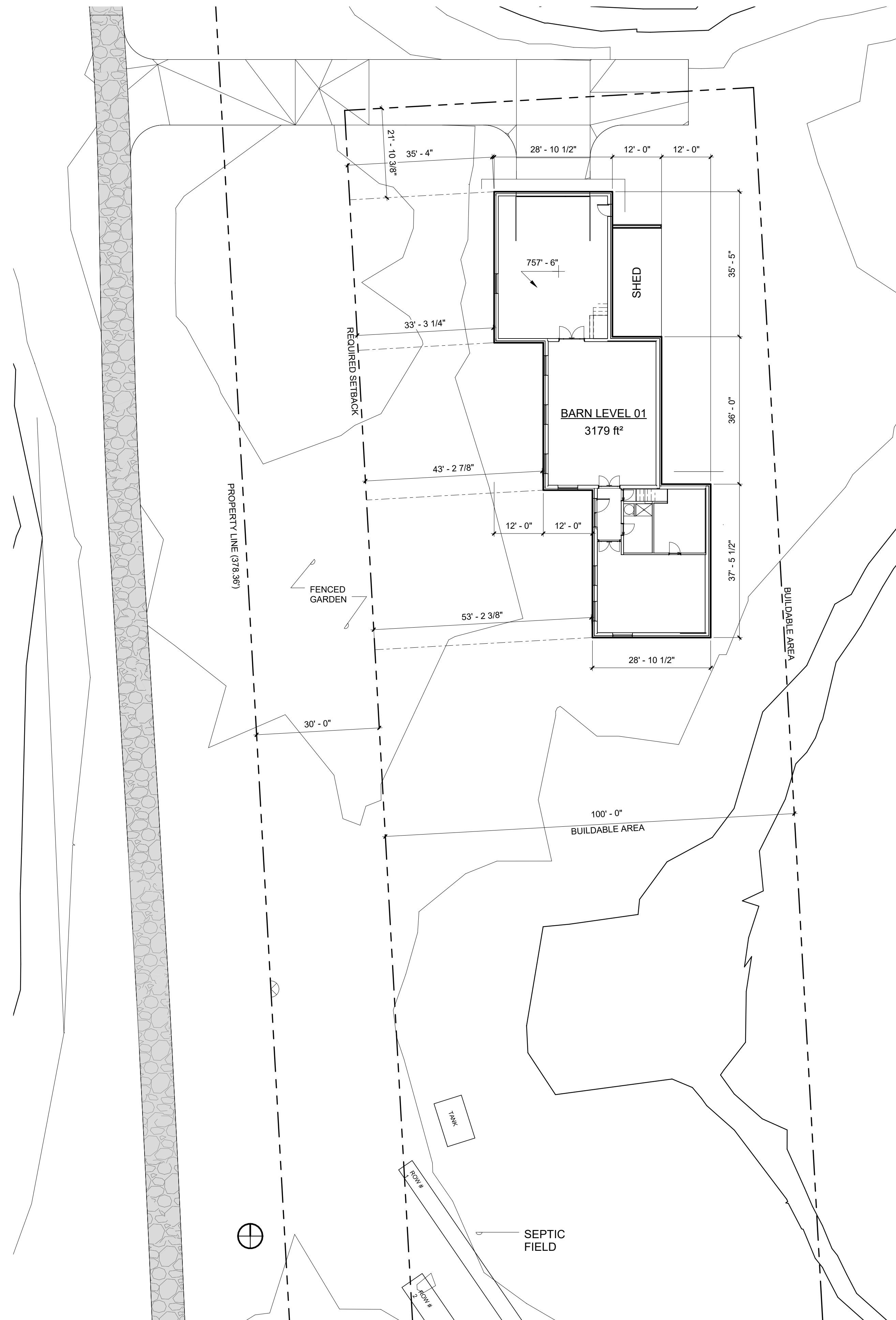
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PROPOSED SITE PLAN

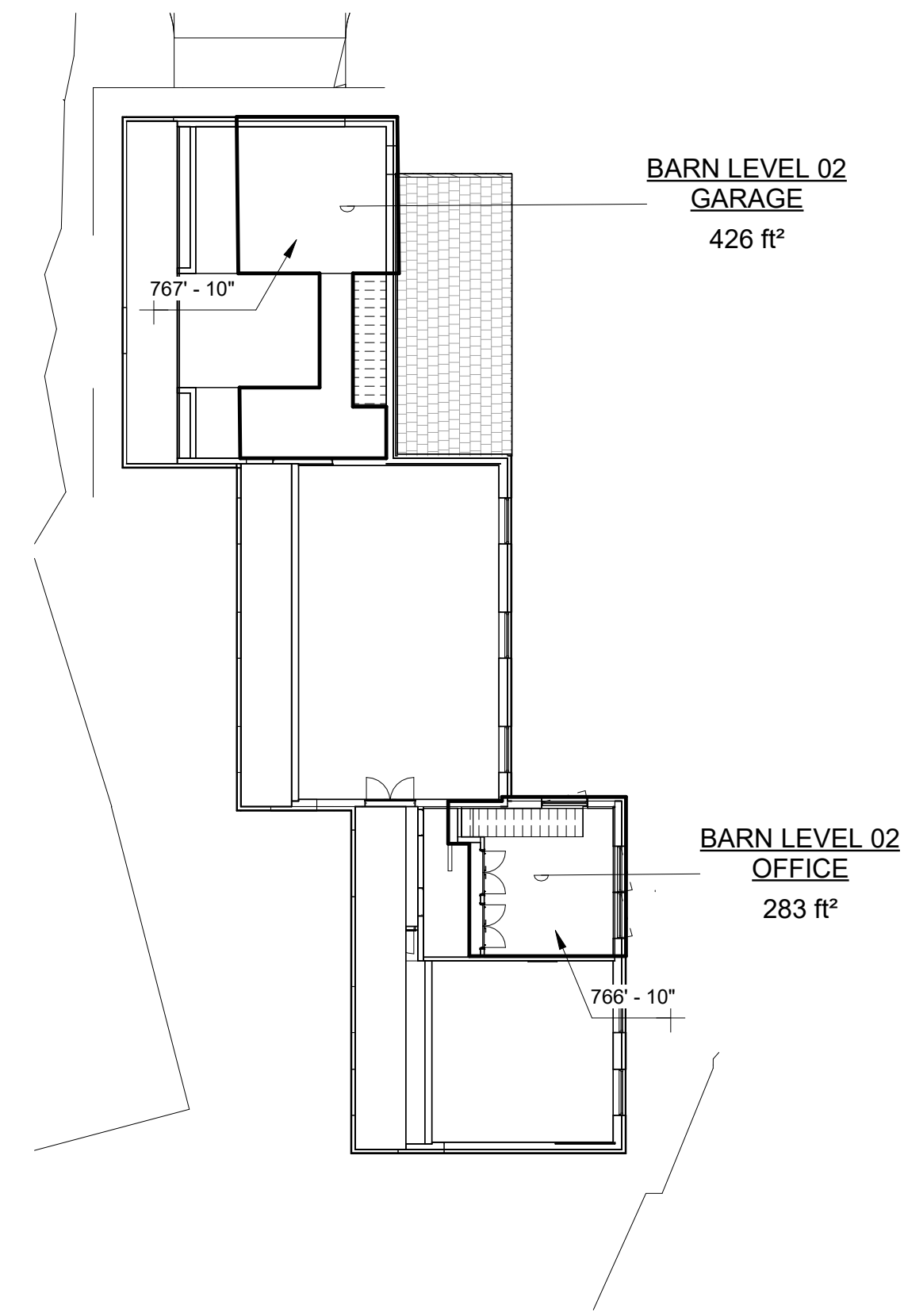
A-002.01

SHEET OF





01 BARN LEVEL ONE FLOOR AREA
1/16" = 1'-0"



02 BARN LEVEL TWO FLOOR AREA
1/16" = 1'-0"

BARN FLOOR AREA			
BUILDING	NAME	PERIMETER	AREA
BARN LEVEL 01	BARN LEVEL 01	323' - 6"	3179 ft²
BARN LEVEL 01: 1			3179 ft²
BARN LEVEL 02	BARN LEVEL 02 GARAGE	129' - 2 5/16"	426 ft²
BARN LEVEL 02	BARN LEVEL 02 OFFICE	70' - 9 1/4"	283 ft²
BARN LEVEL 02: 2			710 ft²
Grand total:	3		3889 ft²

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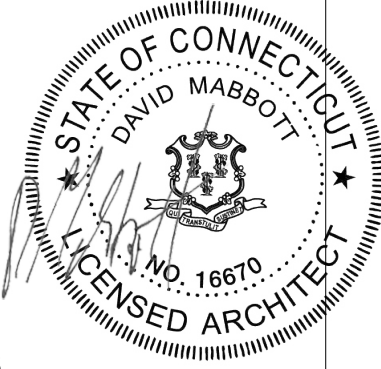
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SALISBURY CT, 06068

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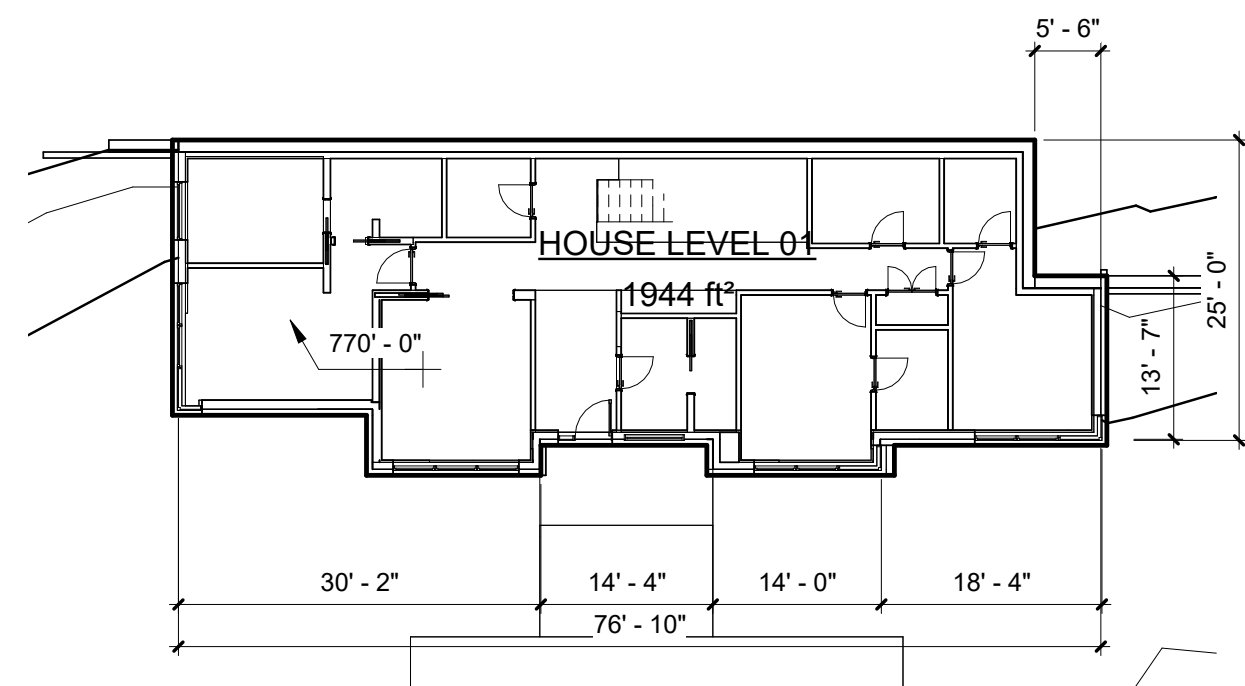
2501
Author
Checker
10/30/25
1/16" = 1'-0"



ZONING ANALYSIS

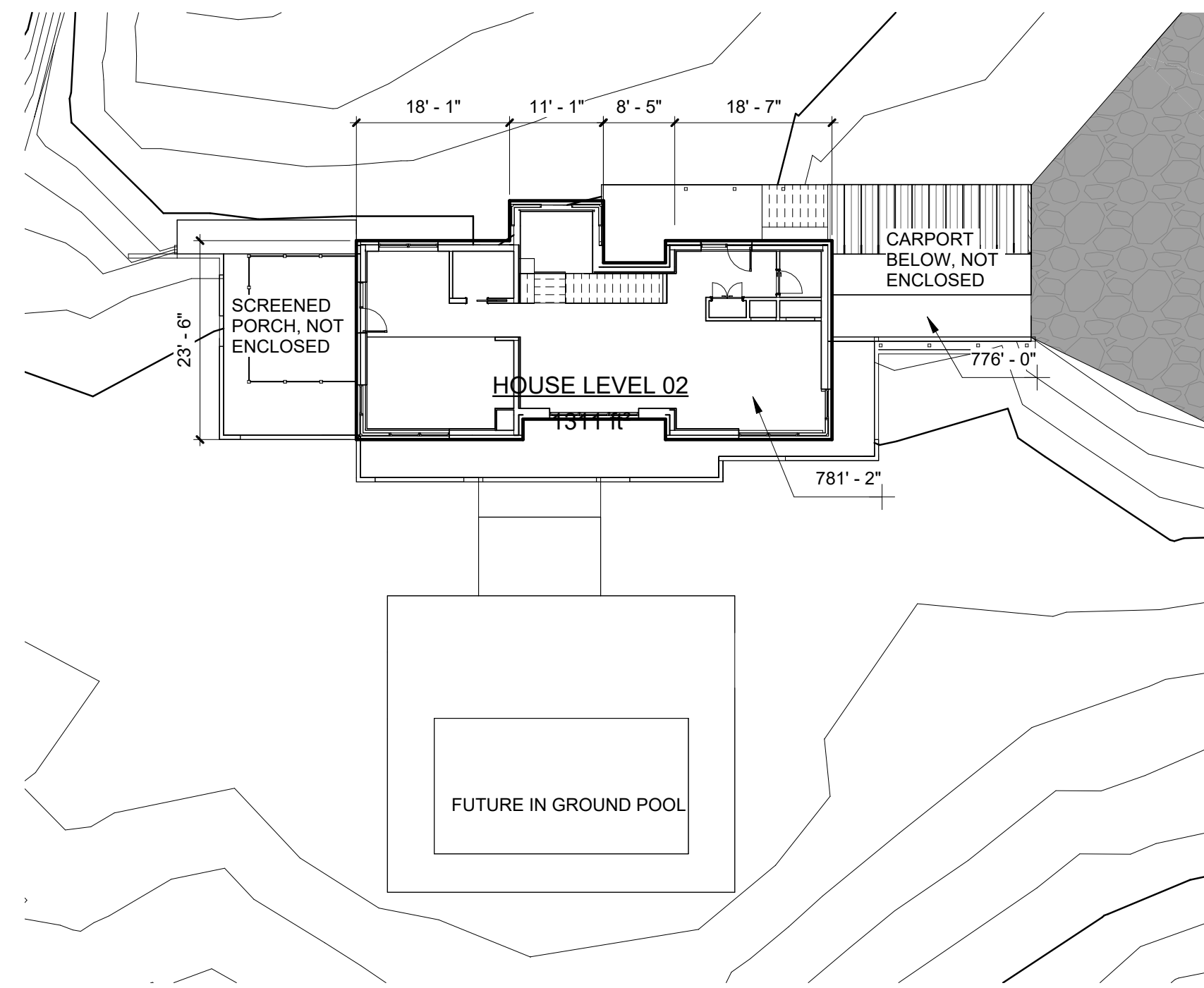
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SHEET OF



01 HOUSE LEVEL 01 FLOOR AREA
1/16" = 1'-0"

HOUSE FLOOR AREA			
BUILDING	NAME	PERIMETER	AREA
HOUSE	HOUSE LEVEL 01	216' - 5"	1944 R ²
HOUSE	HOUSE LEVEL 02	178' - 8 5/16"	1311 R ²
HOUSE: 2			3255 R ²
Grand total: 2			3255 R ²



02 HOUSE LEVEL 02 FLOOR AREA
1/16" = 1'-0"

ZONING COMPLIANCE: RR-3 HOUSATONIC RIVER OVERLY DISTRICT "HR"							
ZSF	TITLE	CRITERIA	EXISTING	COMPLIANCE	PROPOSED	COMPLIANCE	COMMENTS
ARTICLE II - ZONES, DISTRICTS, MAPS AND USE REQUIREMENTS							
206.2	SINGLE FAMILY RESIDENTIAL ZONES	RESIDENTIAL HOUSING, AGRICULTURE AND OTHER USES COMPATIBLE WITH RURAL RESIDENTIAL - AGRICULTURE CHARACTER	SINGLE FAMILY DWELLING CO # 2267 ISSUED JUNE 11, 1984	COMPLIES	NO CHANGE	COMPLIES	
207.1	ACCESSORY BUILDINGS	ACCESSIBLE BUILDINGS CUSTOMARILY INCIDENTAL TO USES PERMITTED ARE ALLOWED	NO ACCESSORY BUILDING	COMPLIES	NEW ACCESSORY BARN INCLUDING GARAGE, WOODSHOP AND ART STUDIO	COMPLIES	
208.1	APARTMENT ON SINGLE FAMILY RESIDENTIAL LOT	APARTMENT IN AN APPROVED ACCESSORY BUILDING ASSOCIATED WITH WITH A SINGLE FAMILY DWELLING MAY BE PERMITTED SUBJECT TO APPROVAL OF A SPECIAL PERMIT	NO ACCESSORY APARTMENT	COMPLIES	CONSTRUCTION OF NEW SINGLE FAMILY DWELLING TO BECOME PRINCIPAL RESIDENCE. EXISTING COTTAGE TO BECOME APARTMENT IN ACCESSORY BUILDING	COMPLIES - SUBJECT TO SPECIAL APPROVAL	
d.		MINIMUM FLOOR AREA OF APARTMENT IS 350 SF; MAXIMUM FLOOR AREA OF APARTMENT IS 2,000 SF	NO ACCESSORY APARTMENT	COMPLIES	EXISTING COTTAGE IS 700 SF. NO CHANGE IS PROPOSED	COMPLIES	
ARTICLE III LOT AND BUILDING DIMENSIONAL REQUIREMENTS							
301	MINIMUM LOT AREA	120,000 SF AND 25 FEET STREET FRONTAGE FOR RR3 PER TABLE 300.2	15.61 ACRES; MORE THAN 25' STREET FRONTAGE	COMPLIES	NO CHANGE	COMPLIES	
302.1	MINIMUM BUILDABLE AREA	BUILDABLE AREA SHALL BE RECTANGULAR WHERE NOT MORE THAN 5% OF SUCH RECTANGULAR AREA CONSISTS OF NATURALLY OCCURRING SLOPE EXCEEDING 25%	NO EXISTING BUILDABLE AREA	DOES NOT COMPLY	BUILDABLE AREA IS PROPOSED ON FLAT SITE	COMPLIES	REFER TO 302.4 BELOW
302.2	BUILDABLE AREA	EACH LOT SHALL INCLUDE AT LEAST ONE BUILDABLE AREA WITH A MINIMUM AREA OF 30,000 FEET AND A MINIMUM DIMENSION OF 100 FEET	NO EXISTING BUILDABLE AREA	DOES NOT COMPLY	PROPOSED BUILDABLE AREA IS 32,500 SF WITH A MINIMUM DIMENSION OF 100 FEET	COMPLIES	REFER TO 302.4 BELOW
302.3	ALL STRUCTURES LOCATED IN BUILDABLE AREA	ALL STRUCTURES AND SEPTIC SYSTEMS SHALL BE LOCATED WITHIN BUILDABLE AREA	NO EXISTING BUILDABLE AREA	DOES NOT COMPLY	PROPOSED BUILDABLE AREA INCLUDES ONLY ACCESSORY BARN BUILDING	DOES NOT COMPLY	REFER TO 302.5 BELOW
302.4	LOTS EXISTING PRIOR TO 3/10/2010	LOTS THAT LEGALLY EXISTED PRIOR TO 3/10/2010 DO NOT NEED TO COMPLY WITH SECTIONS 302.2 AND 302.3 AS EVIDENCED BY A DEED RECORDED IN THE TOWN OFFICE FOR THE EXPANSION OF THE EXISTING STRUCTURE	EXISTING COTTAGE CERTIFICATE OF OCCUPANCY DATED 06/11/1984	COMPLIES	NO EXPANSION OF THE EXISTING STRUCTURE IS PROPOSED	DOES NOT APPLY	
302.5	NEW STRUCTURES ON LOTS PRIOR TO 3/10/2010	NEW STRUCTURES THAT CANNOT BE PLACED IN A BUILDABLE AREA MAY BE CONSTRUCTED PROVIDED A SPECIAL PERMIT IS OBTAINED FROM THE COMMISSION	DOES NOT APPLY	DOES NOT APPLY	NEW PRIMARY SINGLE FAMILY DWELLING CAN NOT BE PLACED IN BUILDABLE AREA AND REQUIRES A SPECIAL PERMIT	COMPLIES - SUBJECT TO SPECIAL APPROVAL	
302.6	SPECIAL PERMIT PROVISIONS	COMMISSION MAY ALLOW STRUCTURES AND SEPTIC SYSTEMS OUTSIDE OF THE BUILDABLE AREA IF THE PLACEMENT WILL: RESULT IN LESS GRADING AND OTHER DISTURBANCES PRESERVE A SCENIC VIEW OR SIGNIFICANT FEATURE	DOES NOT APPLY	DOES NOT APPLY	MINIMAL GRADING IS PROPOSED		
304	MINIMUM YARD SETBACKS	MINIMUM YARD REQUIREMENTS: FRONT YARD = 40', SIDE YARD = 30', REAR YARD = 30'	EXISTING LOT SATISFIES ALL YARD REQUIREMENTS	COMPLIES	PROPOSED ACCESSORY BARN IS SET BACK 30 FEET FROM REAR LOT LINE	COMPLIES	
309.2	MAX BUILDING HEIGHT FOR PRINCIPAL BUILDING	MAX HEIGHT IS 35' GABLE, HIP OR GAMBREL ROOFED BUILDINGS AND 30' FOR FLAT, MANSARD OR ANY OTHER TYPE OF BUILDING ROOF	DOES NOT APPLY	DOES NOT APPLY	NEW SINGLE FAMILY DWELLING WITH SHED ROOF HAS HEIGHT BELOW 30'	COMPLIES	
309.4	MAX HEIGHT FOR AN ACCESSORY BUILDING	MAX HEIGHT FOR ACCESSORY BUILDING IS THE SAME AS FOR PRINCIPAL BUILDING			NEW ACCESSORY BARN WITH SHED ROOF HAS HEIGHT BELOW 30'. EXISTING COTTAGE (ACCESSORY APARTMENT) HAS HEIGHT OF BELOW 35' FOR GABLE ROOF	COMPLIES	
ARTICLE IV - OVERLAY DISTRICT - STANDARDS AND REQUIREMENTS							
402.1	HOUSATONIC RIVER OVERLAY DISTRICT	OUTER CORRIDOR	PROPERTY IS SITUATED IN THE OUTER CORRIDOR OF THE HOUSATONIC RIVER OVERLY DISTRICT				
402.9	OUTER CORRIDOR PERMITTED USES	ACTIVITIES INVOLVING EARTH MOVING SHALL REQUIRE AN EROSION AND SEDIMENTATION CONTROL PLAN			PROJECT REQUIRES A SEDIMENTATION AND EROSION CONTROL PLAN		REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY STEVEN TRINKAUS P.E.
ARTICLE VI - LAND DISTURBANCE RELATED REGULATIONS - EROSION AND SEDIMENTATION CONTROL, STORMWATER MANAGEMENT, AND EXCAVATION AND GRADING							
600	SEDIMENTATION AND EROSION CONTROL PLAN	SEDIMENTATION AND EROSION CONTROL PLAN SHALL BE REQUIRED WHEN THE CUMULATIVE DISTURBED AREA IS MORE THAN 1/2 ACRE			PROPOSED DISTURBED AREA IS GREATER THAN 1/2 ACRE. PROJECT REQUIRES A SEDIMENTATION AND EROSION CONTROL PLAN.		REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY STEVEN TRINKAUS P.E.

03 ZONING ANALYSIS
12" = 1'-0"

Mabbott Seidel Architecture

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TEL 212 380 1296 mabbottseidel.com

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ISSUE	DESCRIPTION	DATE
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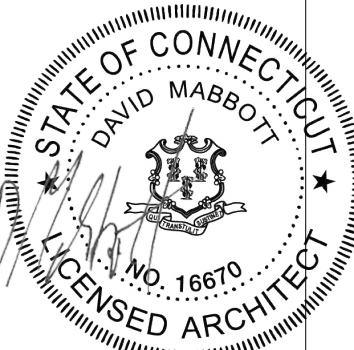
SITE PLAN APPROVAL

SITE PLAN APPROVAL

1 ELMAN DRIVE
SALISBURY CT, 06068

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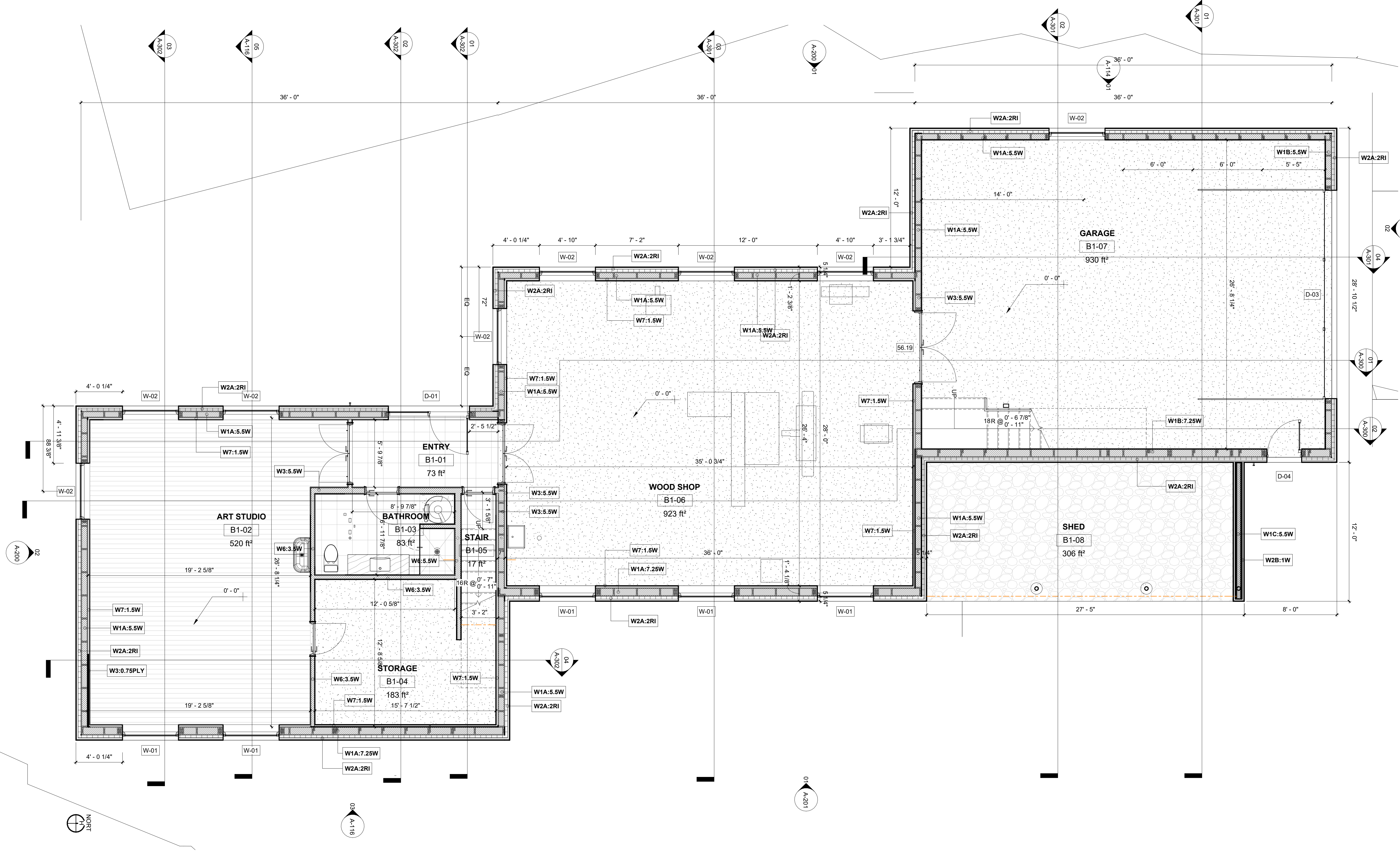
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Author
Checker
12/31/25
As Indicated



ZONING ANALYSIS

A-011.01

SHEET OF



01 BARN LEVEL ONE
1/4" = 1'-0"

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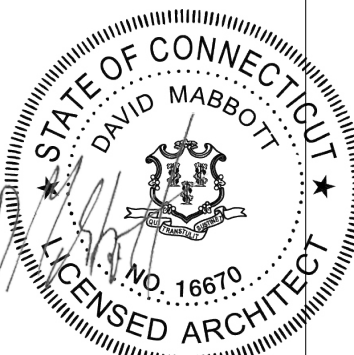
SITE PLAN APPROVAL

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1 ELMAN DRIVE
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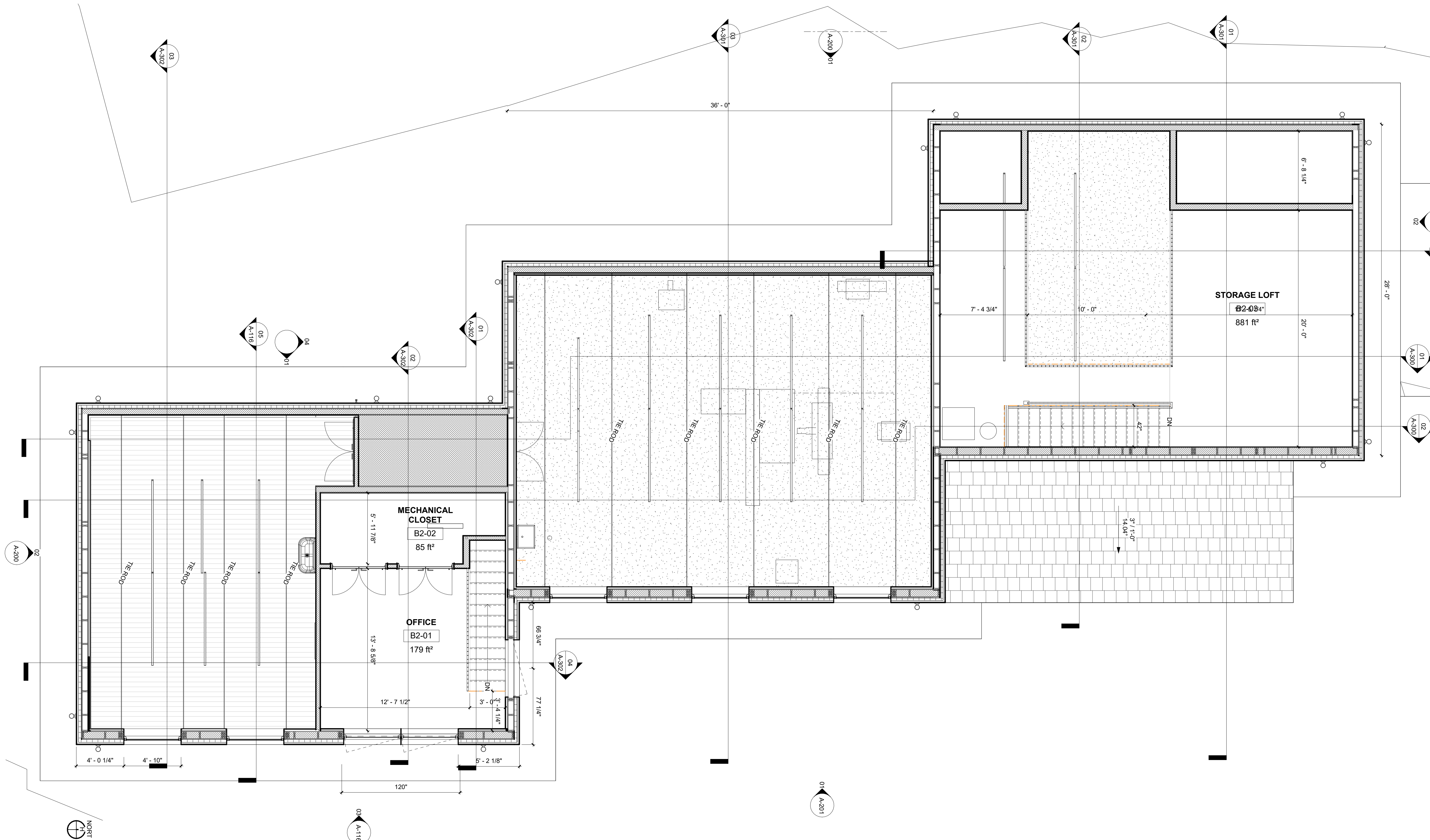
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01/28/25
1/4" = 1'-0"



FLOOR PLANS

A-100.01

SHEET OF



01 A100-PLAN - 01B - BARN 2ND LEVEL
1/4" = 1'-0"

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Seidel
Architecture**

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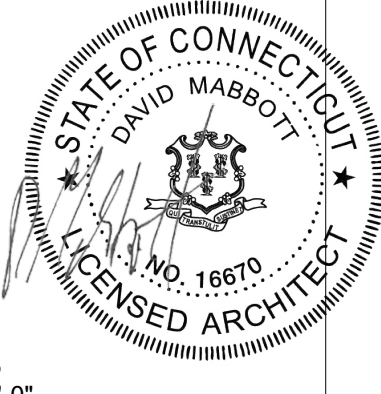
SITE PLAN APPROVAL

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SALISBURY CT, 06068

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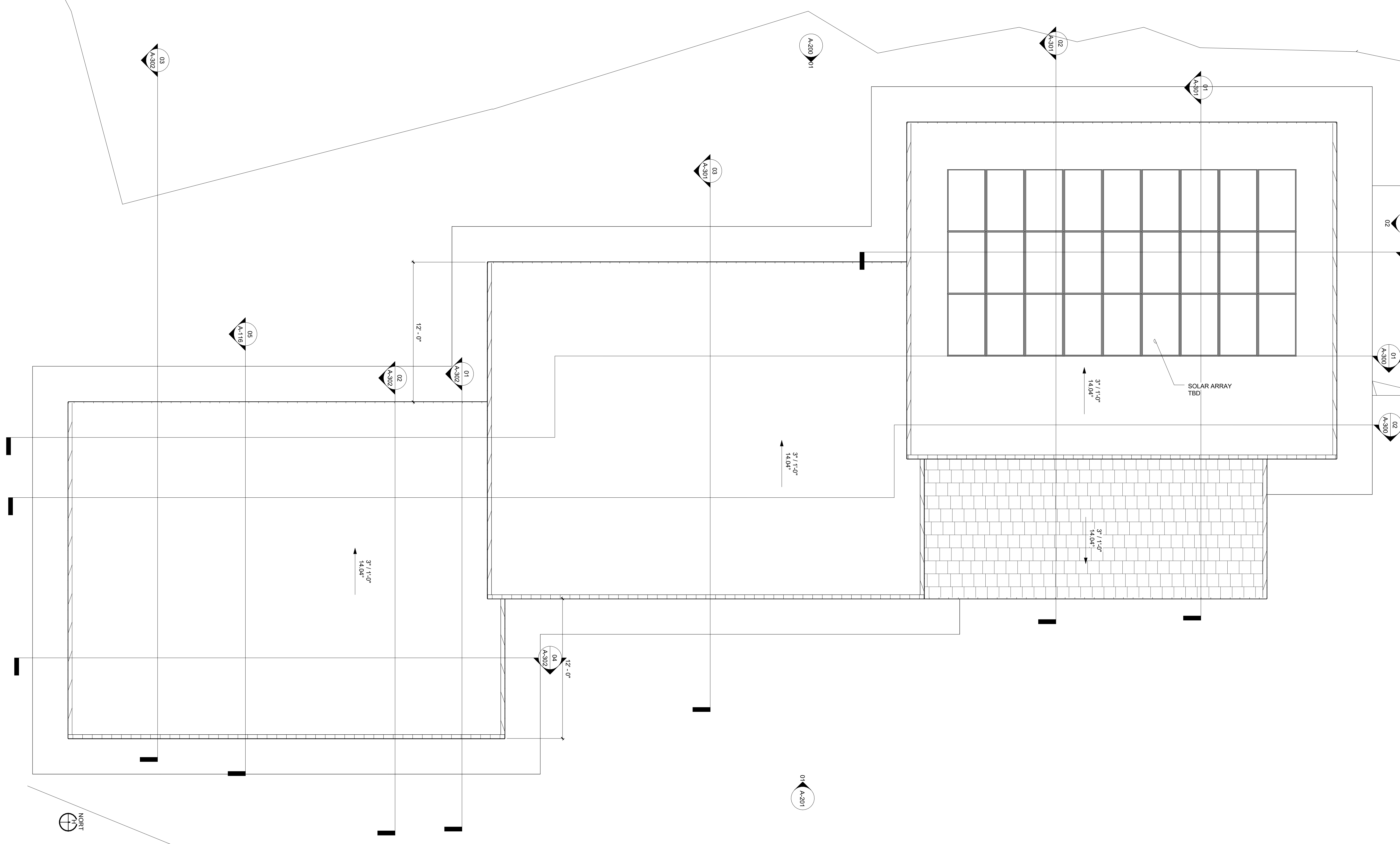
2501
Author
Checker
10/30/25
1/4" = 1'-0"



FLOOR PLANS

A-101.01

SHEET OF



01 A100-PLAN - 01C BARN ROOF LEVEL
1/4" = 1'-0"

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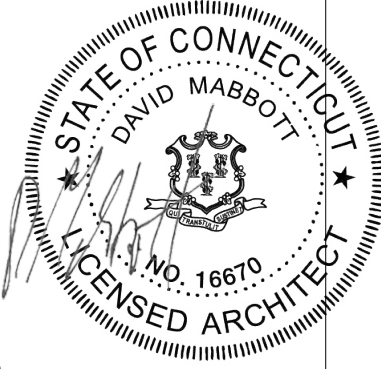
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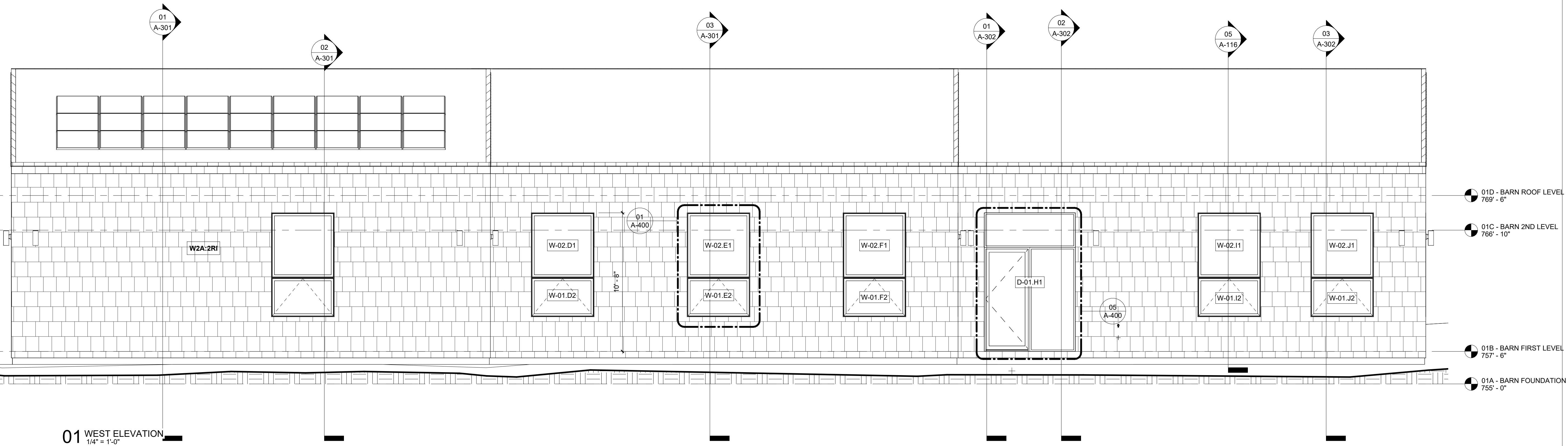
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 SALISBURY CT, 06068

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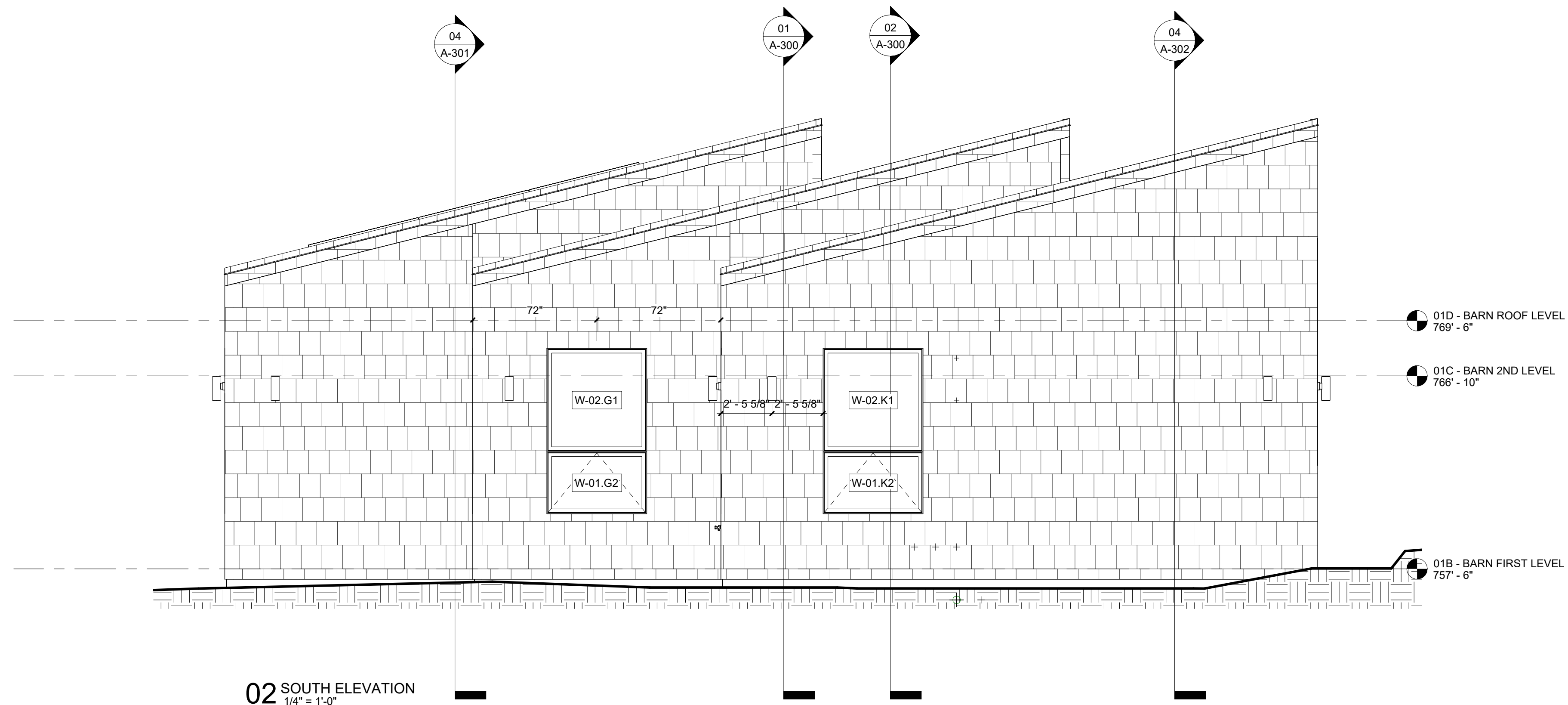
FLOOR PLANS

A-102.01
 SHEET OF



01 WEST ELEVATION
1/4" = 1'-0"

- 01D - BARN ROOF LEVEL
769' - 6"
- 01C - BARN 2ND LEVEL
766' - 10"
- 01B - BARN FIRST LEVEL
757' - 6"
- 01A - BARN FOUNDATION
755' - 0"



02 SOUTH ELEVATION
1/4" = 1'-0"

- 01D - BARN ROOF LEVEL
769' - 6"
- 01C - BARN 2ND LEVEL
766' - 10"
- 01B - BARN FIRST LEVEL
757' - 6"

**Mabbott
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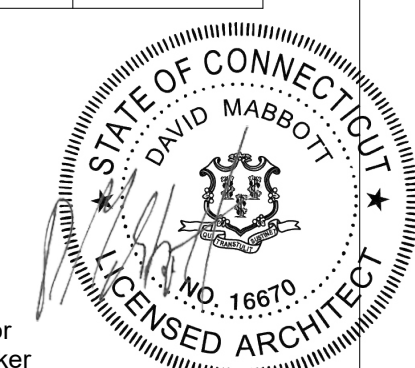
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DATE:
SCALE:

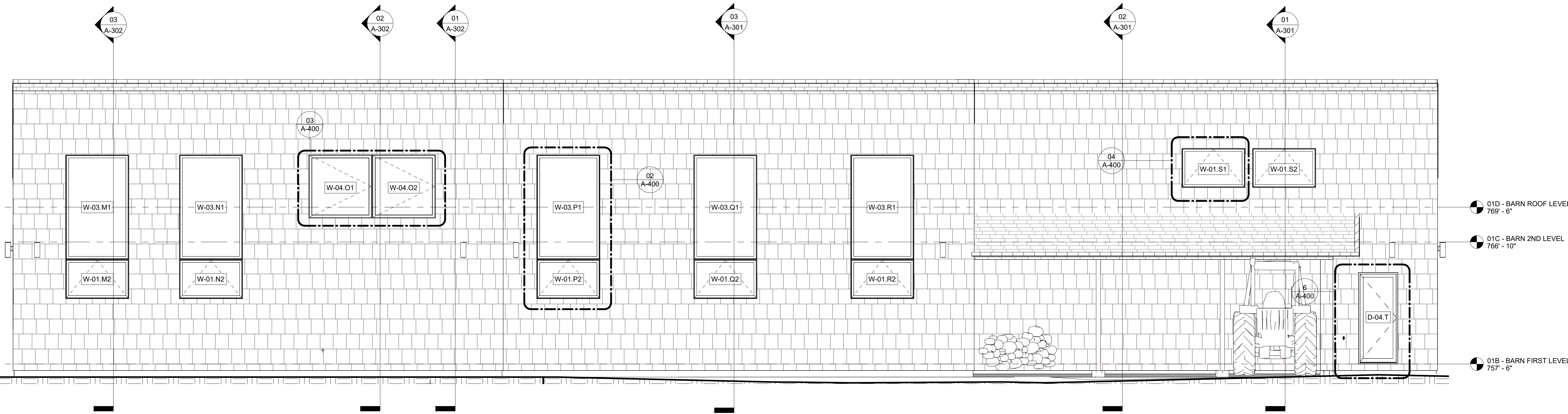
2501
Author
Checker
01/28/25
1/4" = 1'-0"



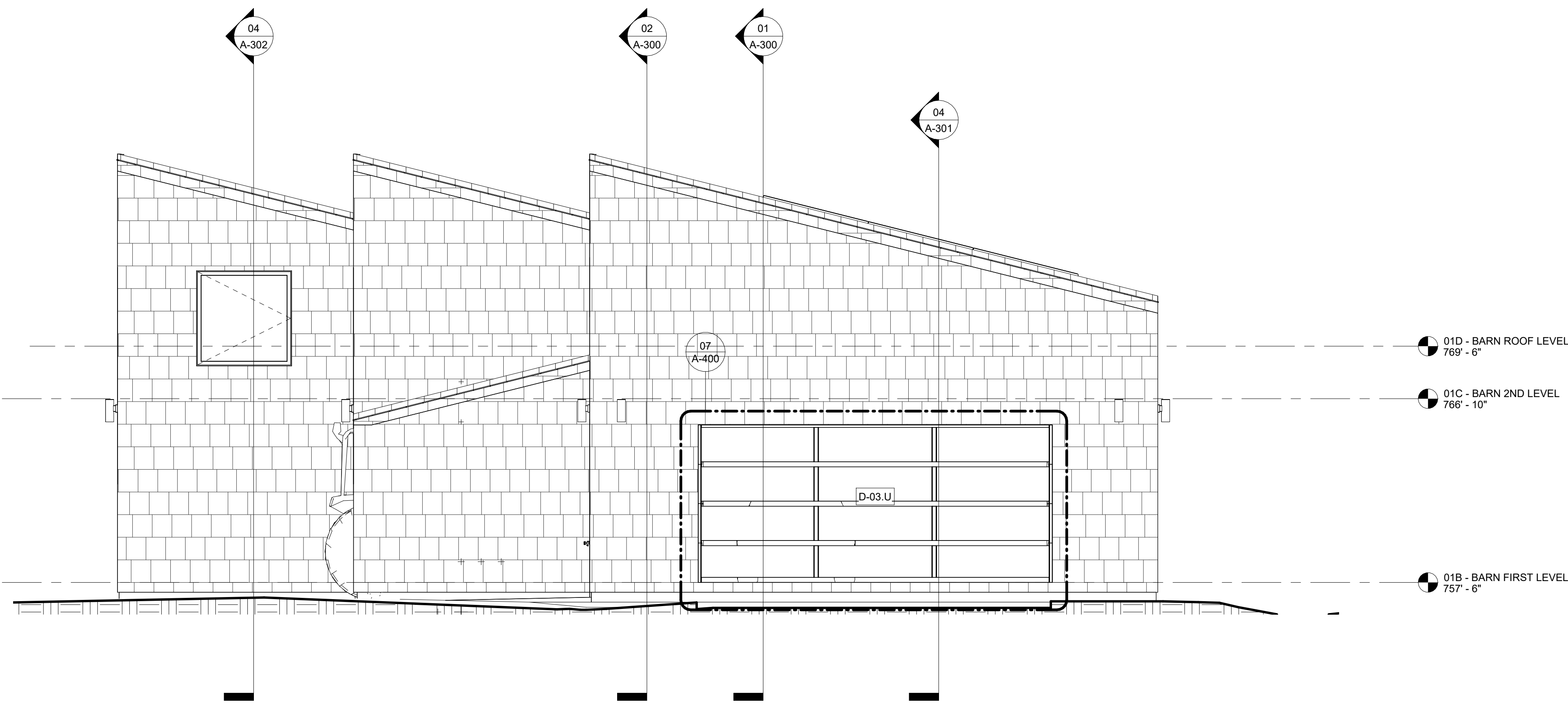
ELEVATIONS

A-200.01

SHEET OF



01 EAST ELEVATION
1/4" = 1'-0"



02 NORTH ELEVATION
1/4" = 1'-0"

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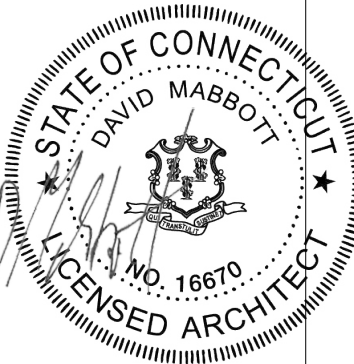
ISSUE	DESCRIPTION	DATE
01	SITE PLAN APPROVAL	1/10/2026

SITE PLAN APPROVAL

SITE PLAN APPROVAL

1 ELMAN DRIVE
SALISBURY CT, 06068

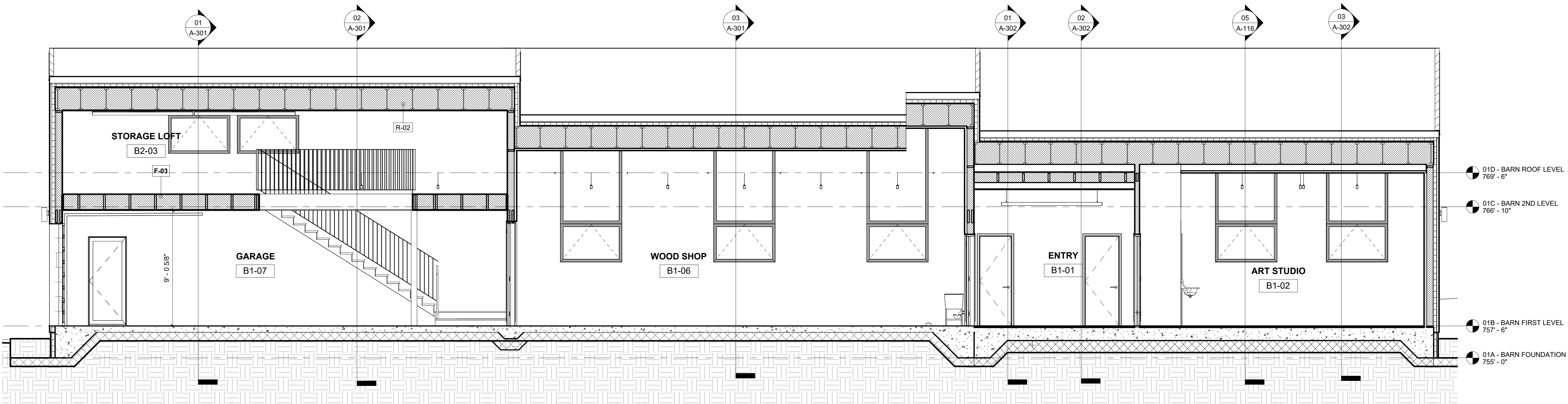
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DRAWN BY: Author
CHECKED BY: Checker
DATE: 01/28/25
SCALE: 1/4" = 1'-0"



ELEVATIONS

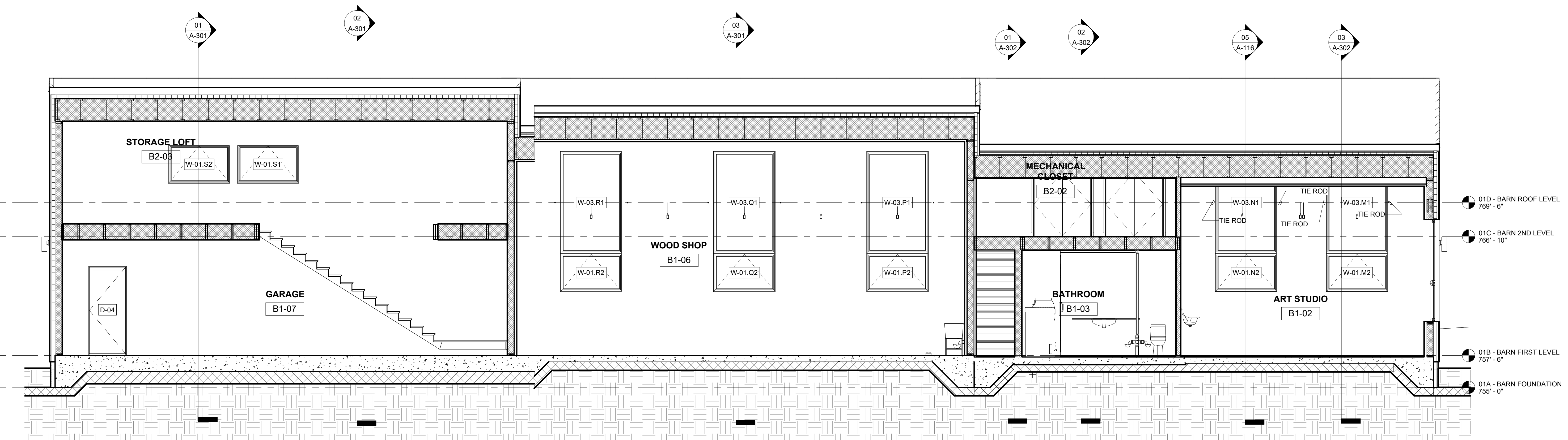
A-201.01

SHEET OF



- 01D - BARN ROOF LEVEL
769' - 6"
- 01C - BARN 2ND LEVEL
766' - 10"
- 01B - BARN FIRST LEVEL
757' - 6"
- 01A - BARN FOUNDATION
755' - 0"

01 SECTION "A"
1/4" = 1'-0"



- 01D - BARN ROOF LEVEL
769' - 6"
- 01C - BARN 2ND LEVEL
766' - 10"
- 01B - BARN FIRST LEVEL
757' - 6"
- 01A - BARN FOUNDATION
755' - 0"

02 SECTION "B"
1/4" = 1'-0"

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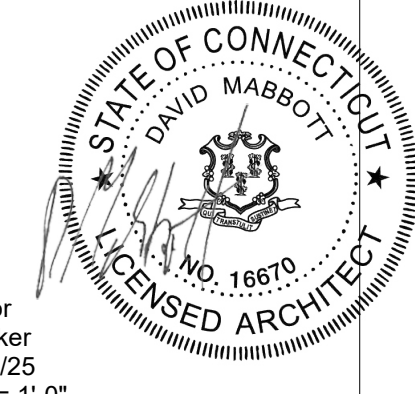
ISSUE	DESCRIPTION	DATE
01	SITE PLAN APPROVAL	1/10/2026

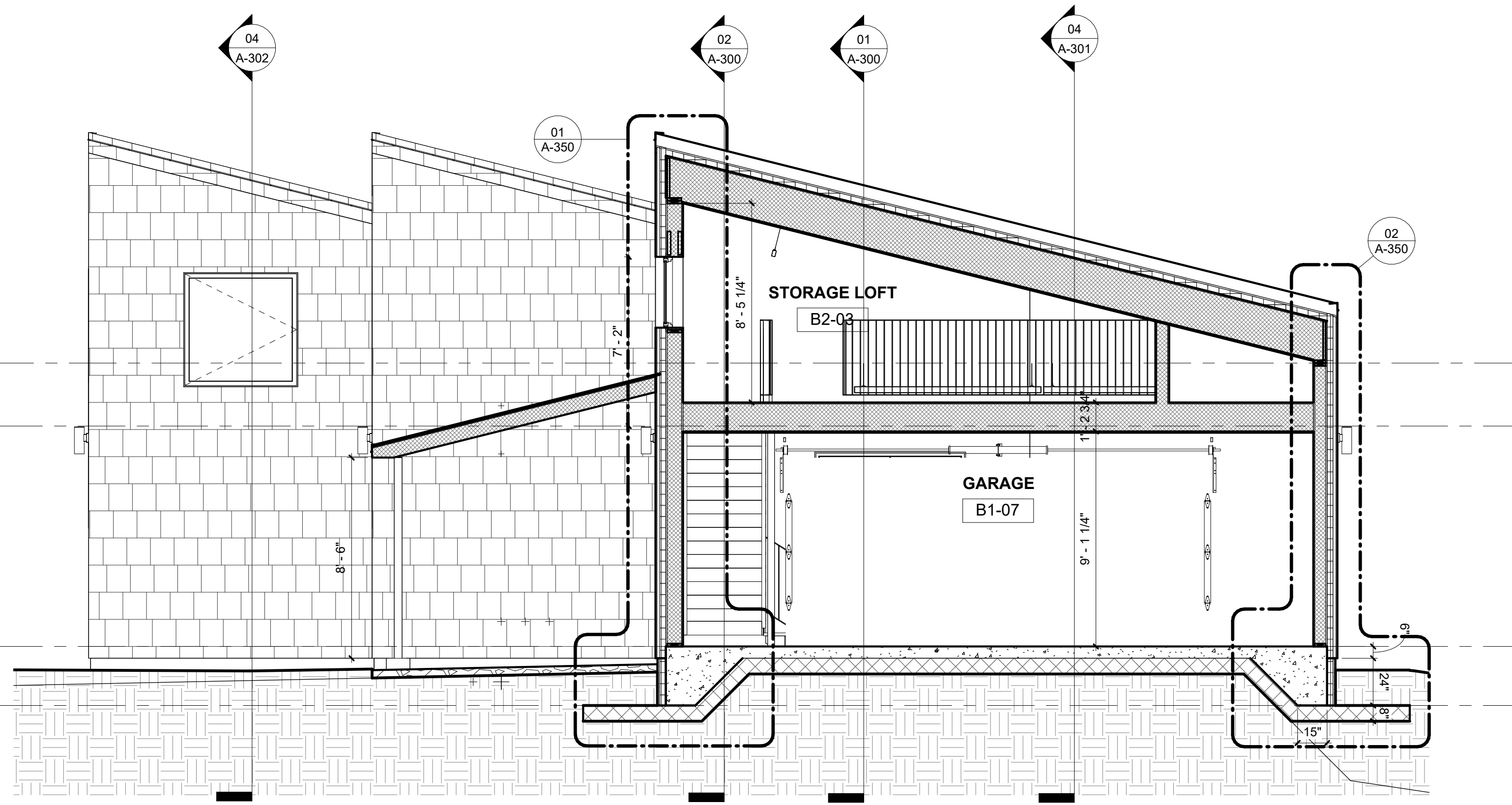
SITE PLAN APPROVAL
 SITE PLAN APPROVAL
 1 ELMAN DRIVE
 SALISBURY CT, 06068

PROJECT:
 DRAWN BY:
 CHECKED BY:
 DATE:
 SCALE:

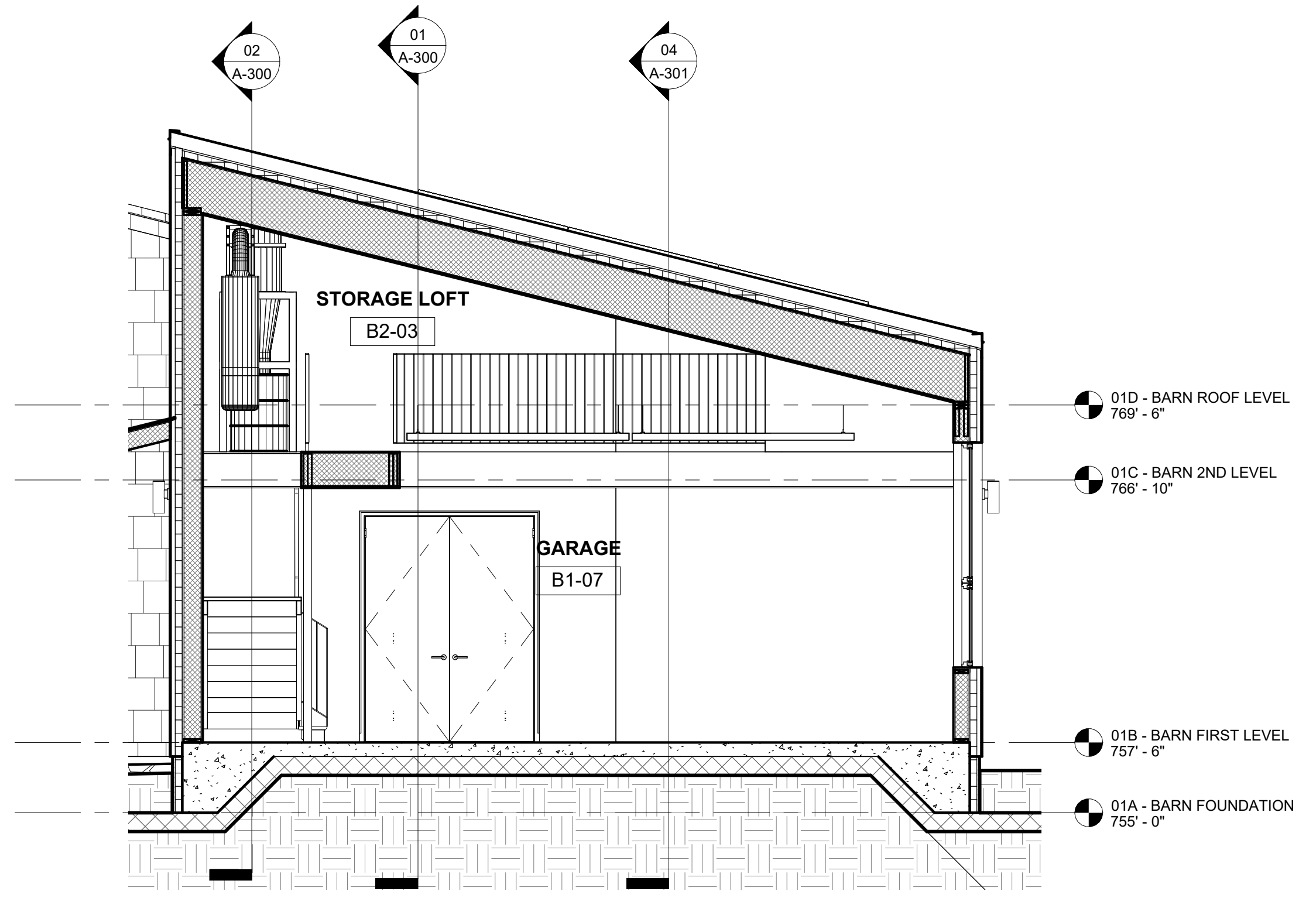
2501
 Author
 Checker
 10/30/25
 1/4" = 1'-0"

SECTIONS

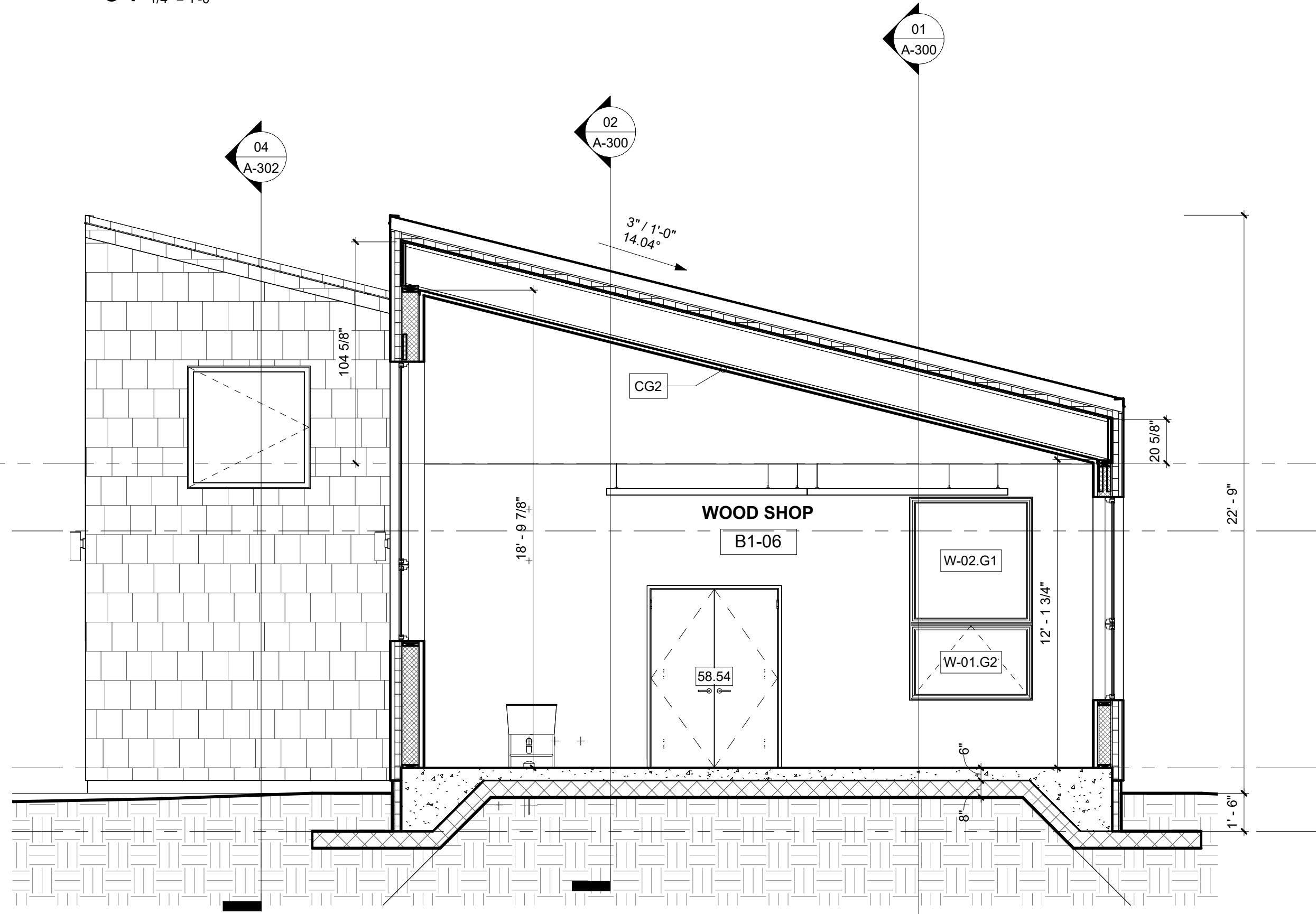




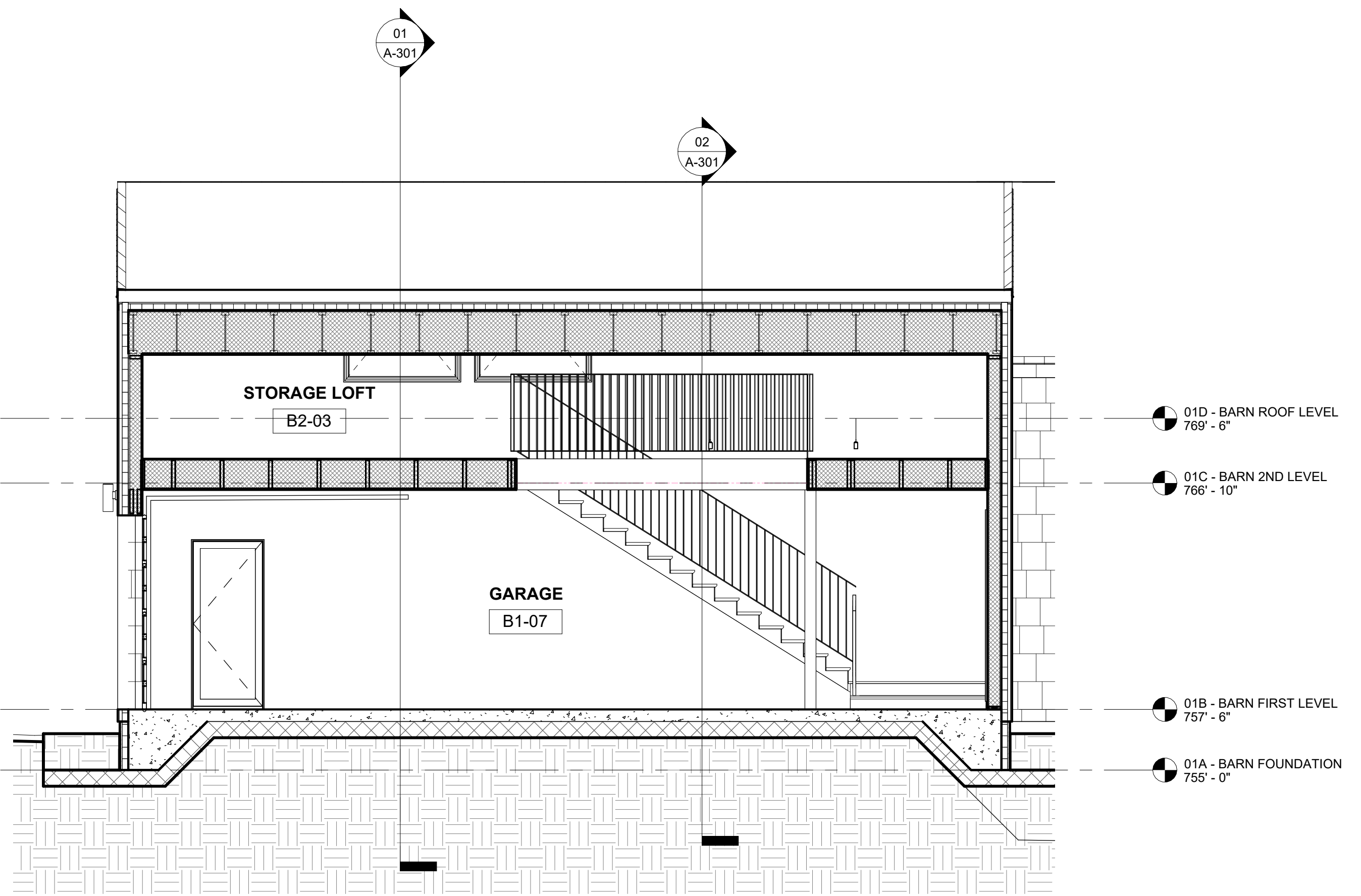
01 SECTION 01 (GARAGE)
1/4" = 1'-0"



02 SECTION 02 (GARAGE)
1/4" = 1'-0"



03 SECTION 03 (WOOD SHOP)
1/4" = 1'-0"



04 SECTION "C" AT GARAGE
1/4" = 1'-0"

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ISSUE	DESCRIPTION	DATE
01	SITE PLAN APPROVAL	1/10/2026

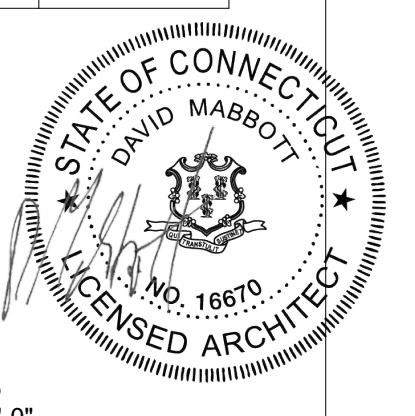
SITE PLAN APPROVAL

SITE PLAN APPROVAL

1 ELMAN DRIVE
SALISBURY CT, 06068

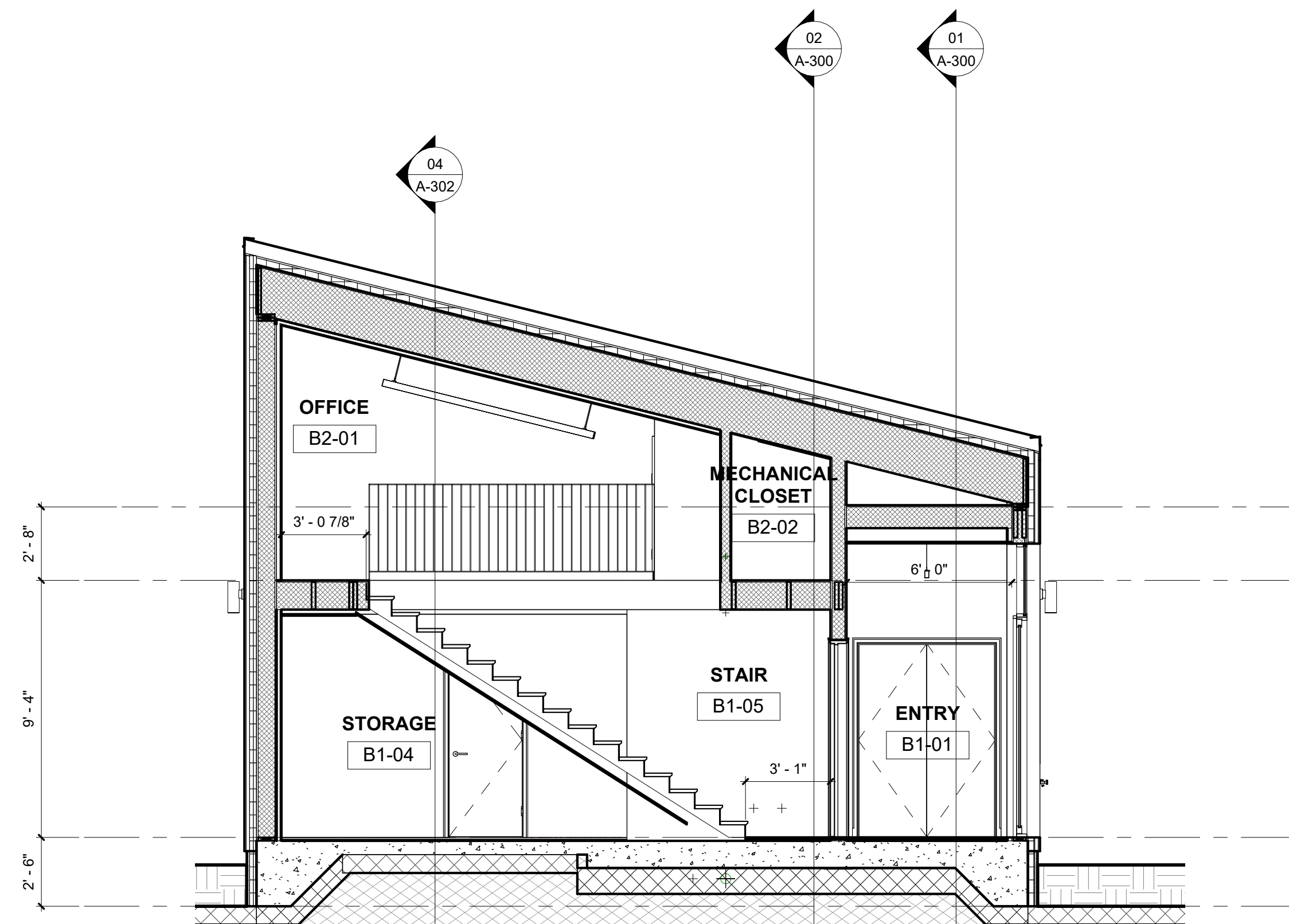
PROJECT:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

2501
Author
Checker
10/30/25
1/4" = 1'-0"

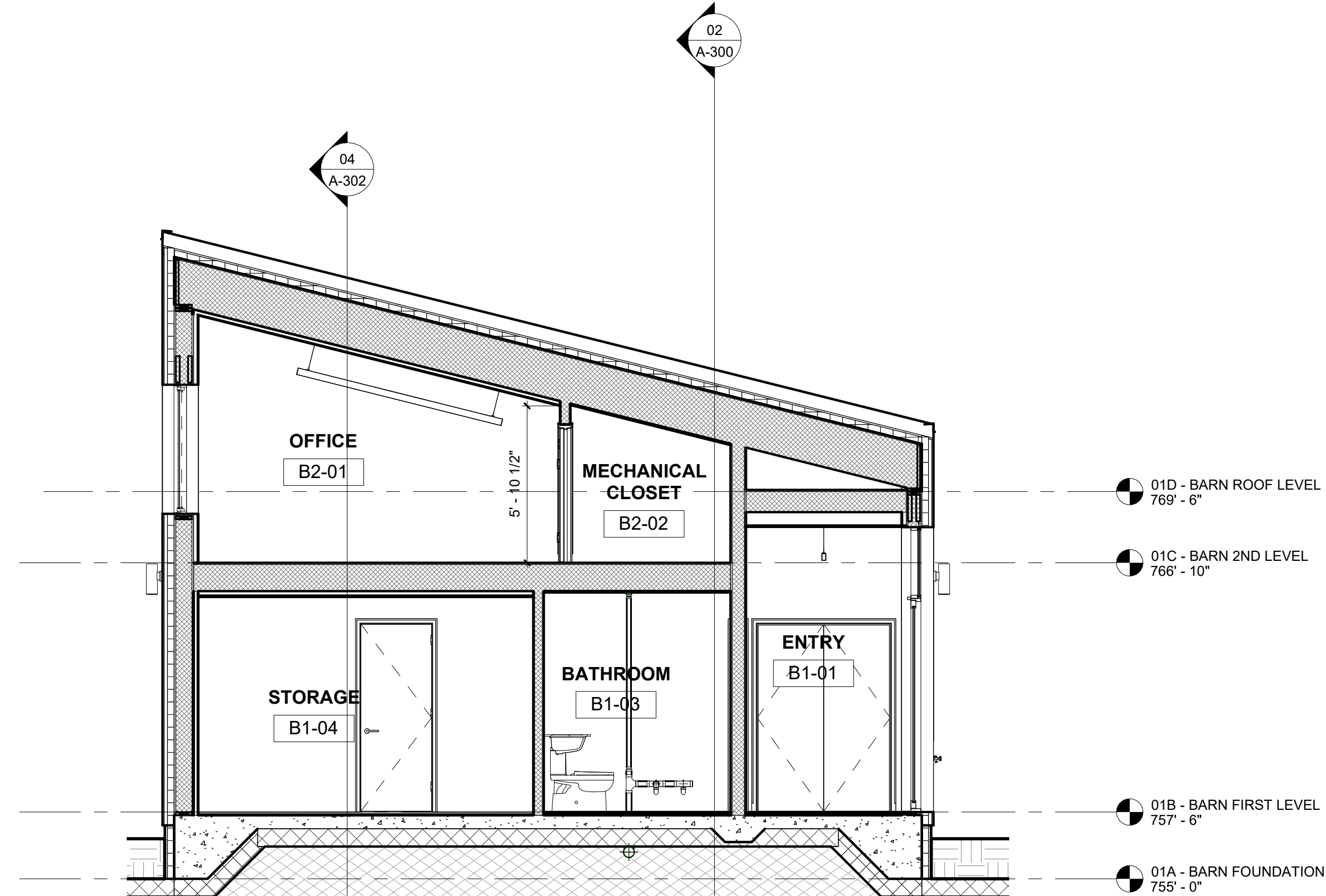


SECTIONS

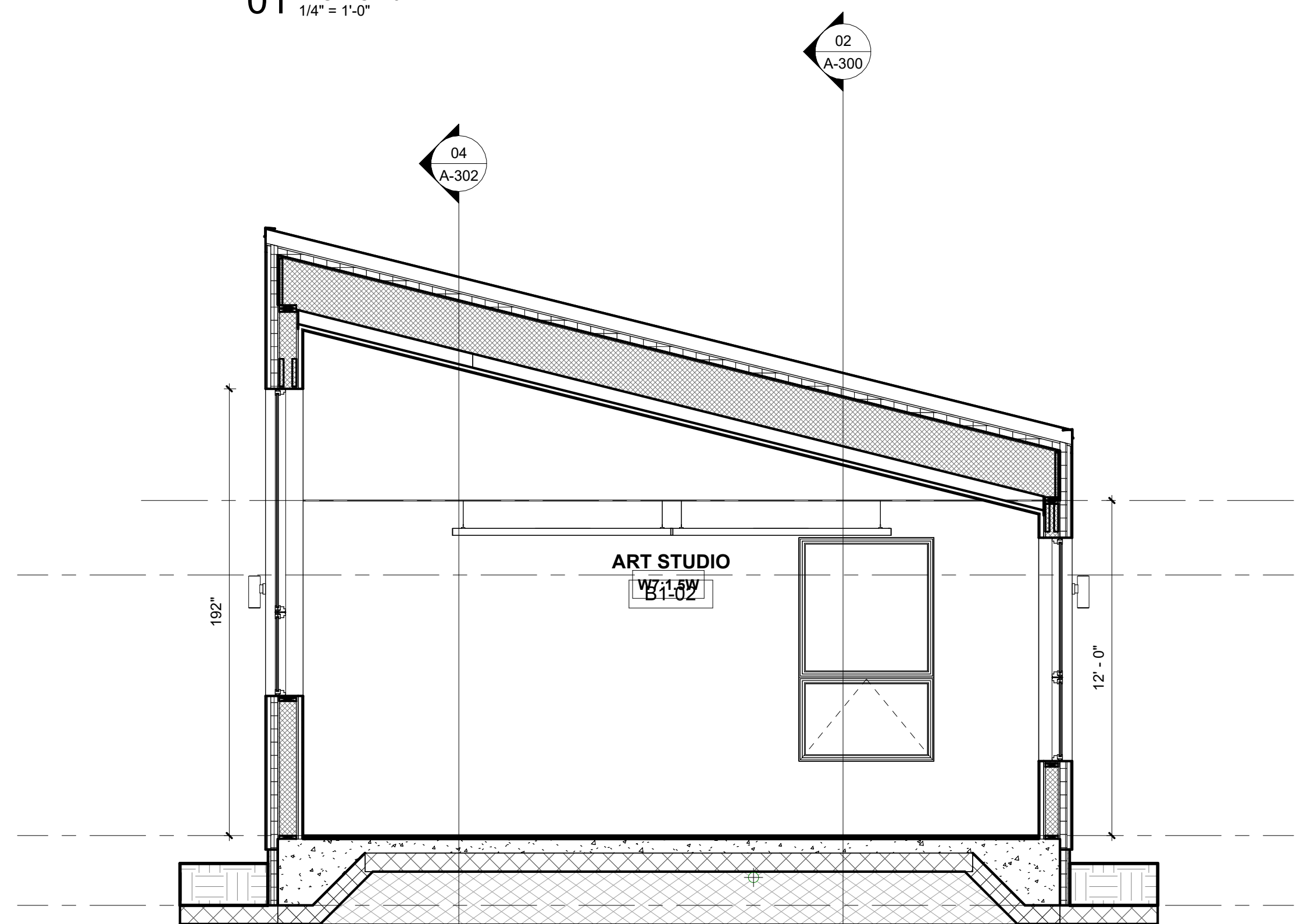
A-301.01
SHEET OF



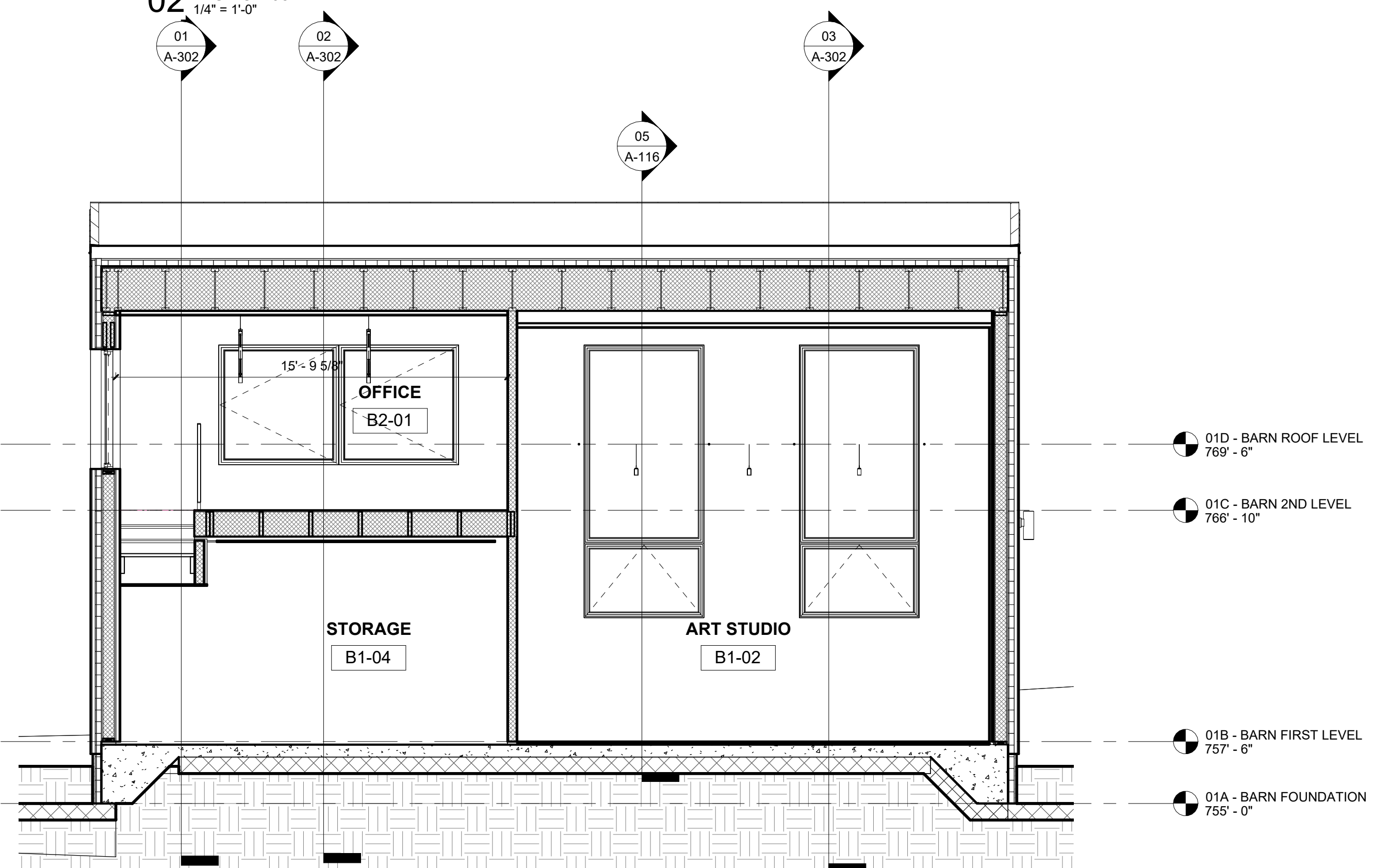
01 SECTION 04
1/4" = 1'-0"



02 SECTION 05
1/4" = 1'-0"



03 SECTION 06
1/4" = 1'-0"



04 SECTION "D" AT STUDIO
1/4" = 1'-0"

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ISSUE	DESCRIPTION	DATE
01	SITE PLAN APPROVAL	1/10/2026

SITE PLAN APPROVAL

SITE PLAN APPROVAL

1 ELMAN DRIVE
SALISBURY CT, 06068

PROJECT:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

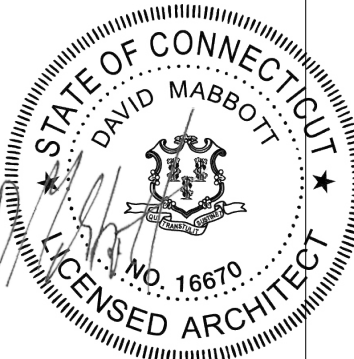
2501
Author
Checker
10/30/25

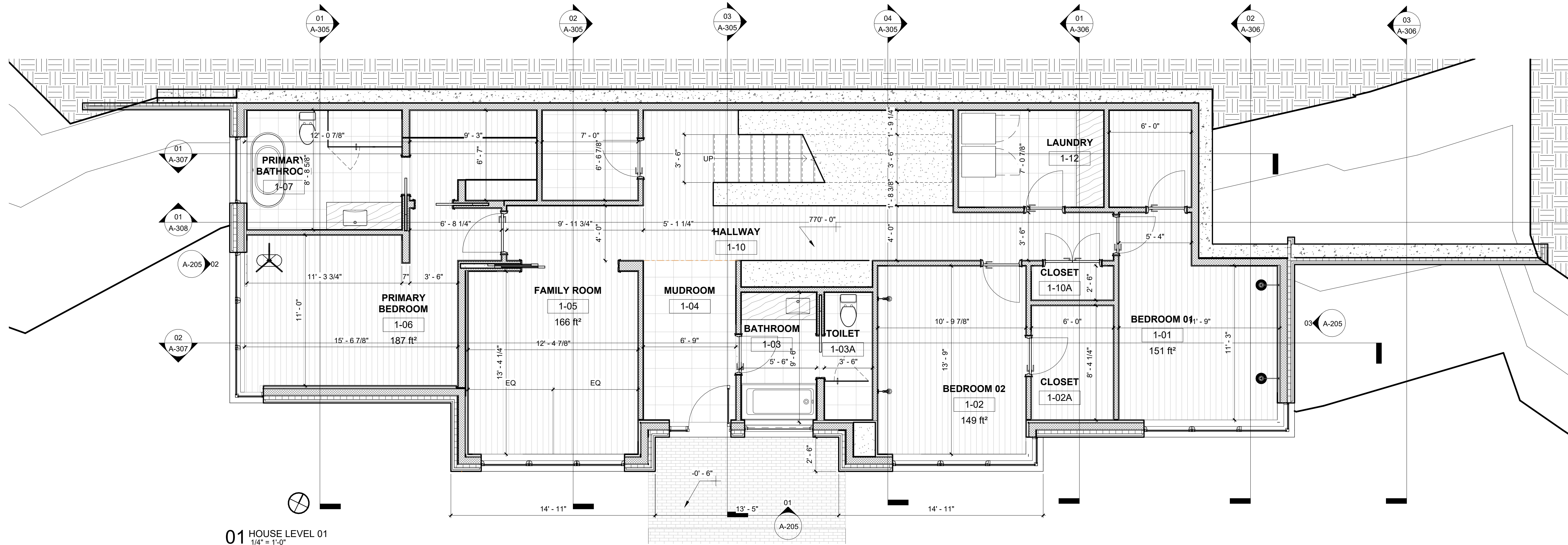
1/4" = 1'-0"

SECTIONS

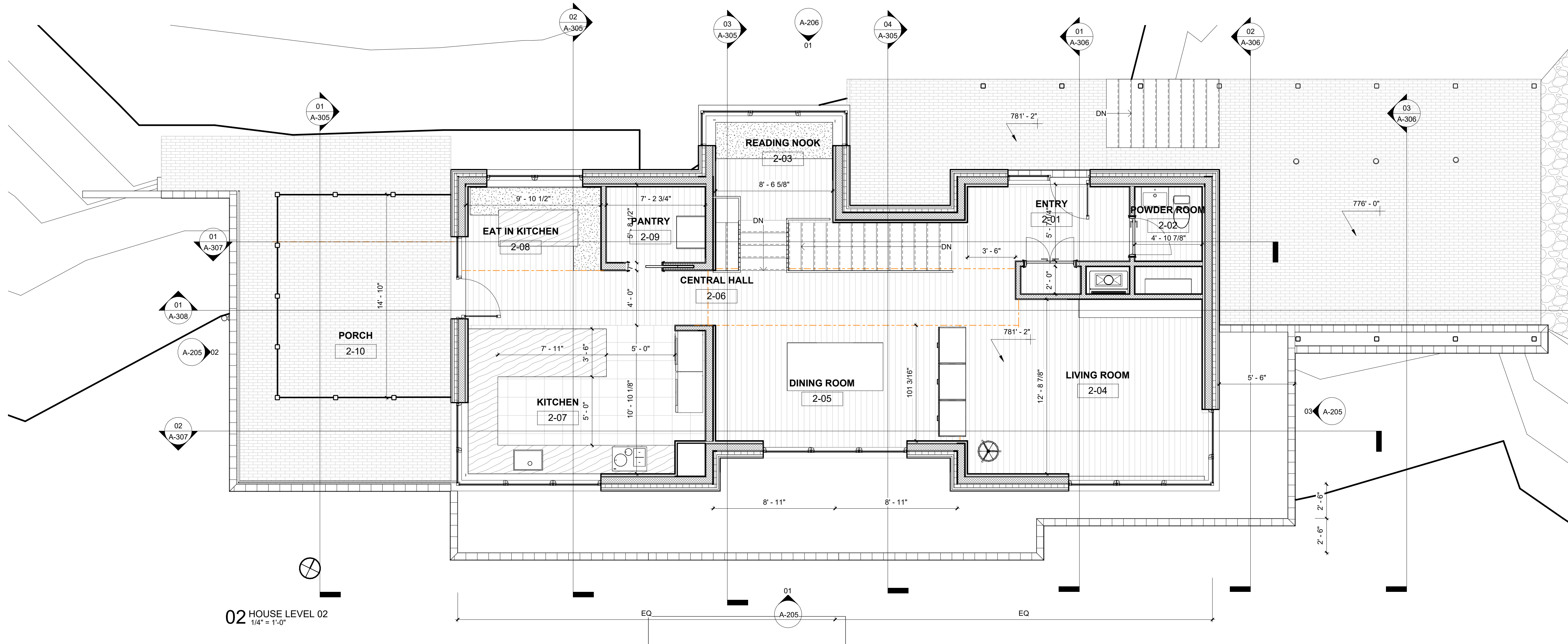
A-302.01

SHEET OF





01 HOUSE LEVEL 01
1/4" = 1'-0"



02 HOUSE LEVEL 02
1/4" = 1'-0"

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ISSUE	DESCRIPTION	DATE
A	SCHEMATIC DESIGN	1/7/2026

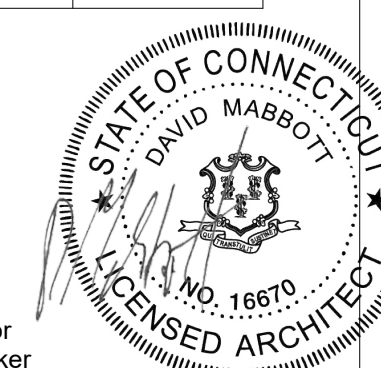
SCHEMATIC DESIGN

SITE PLAN APPROVAL

1 ELMAN DRIVE
SALISBURY CT, 06068

PROJECT:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

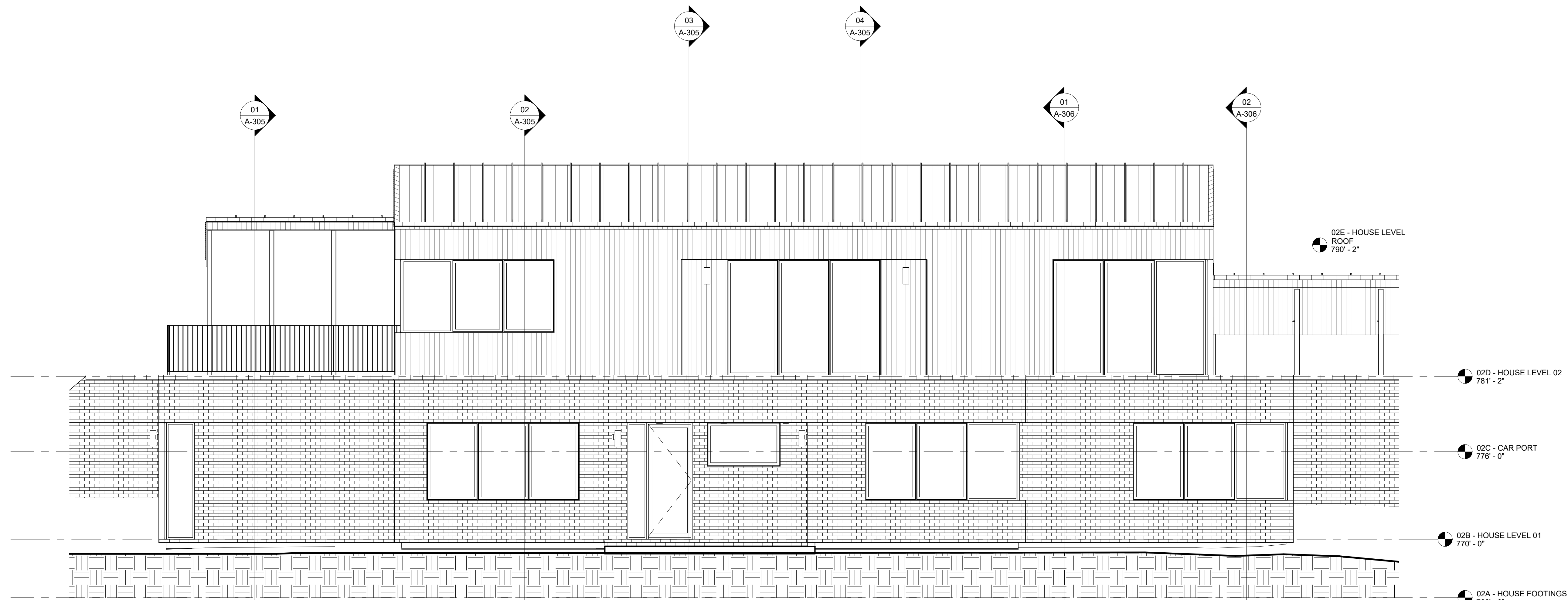
2501
Author
Checker
01/07/26
1/4" = 1'-0"



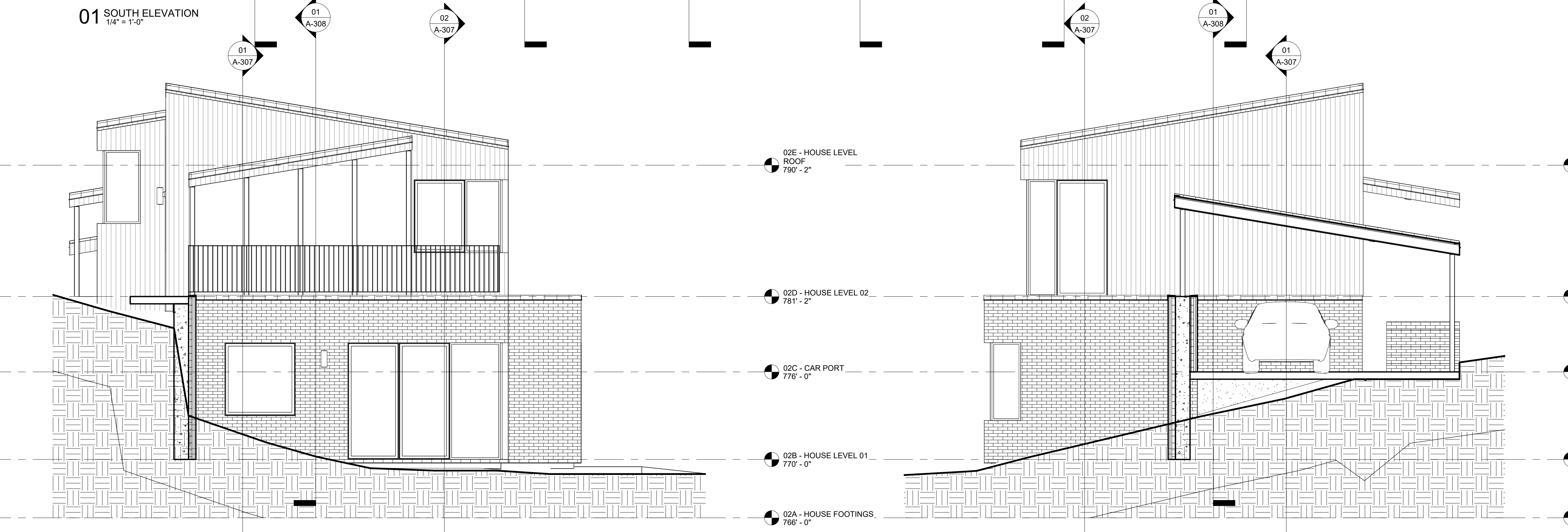
FLOOR PLANS

A-105.A

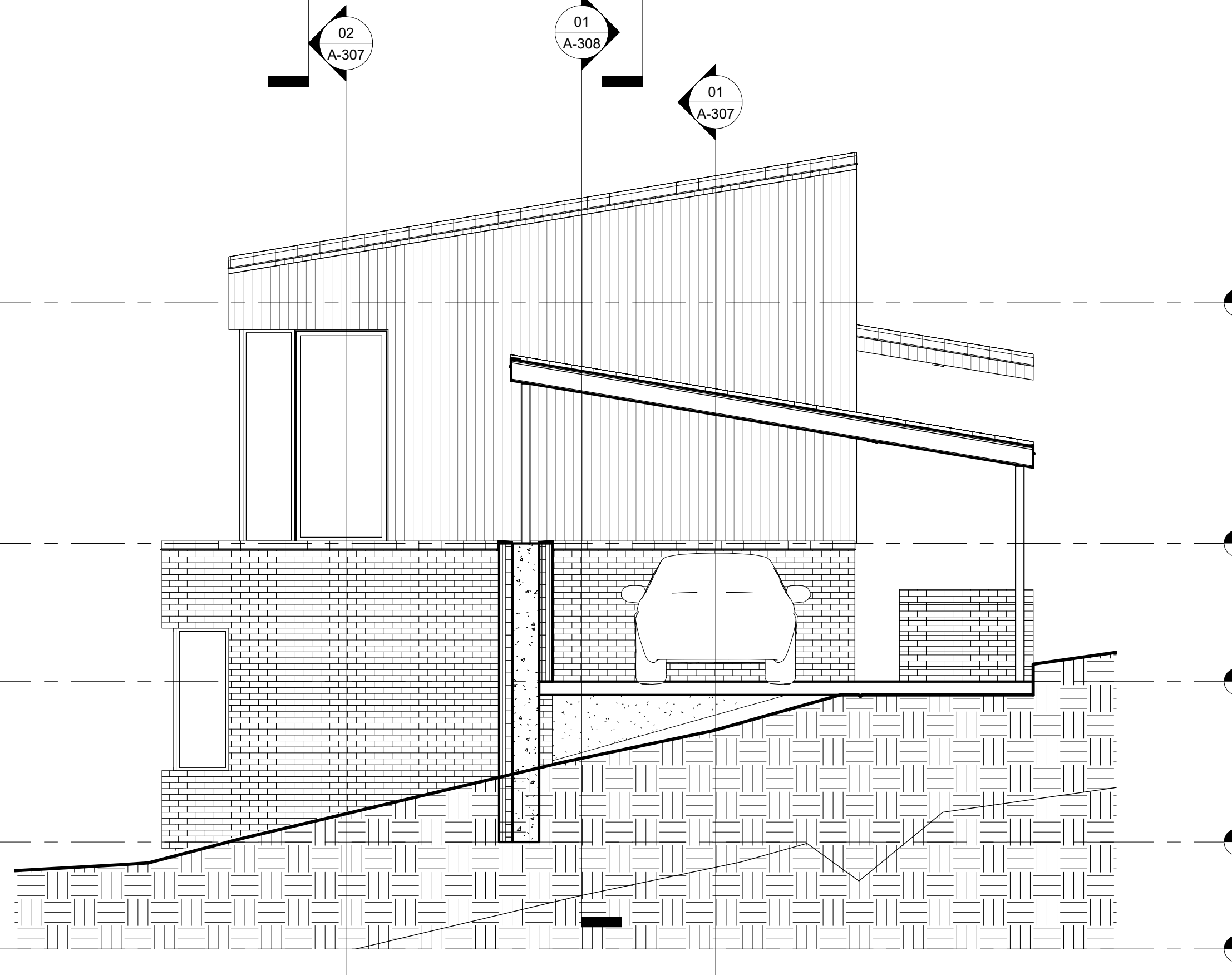
SHEET OF



01 SOUTH ELEVATION
1/4" = 1'-0"



02 WEST ELEVATION
1/4" = 1'-0"



03 EAST ELEVATION
1/4" = 1'-0"

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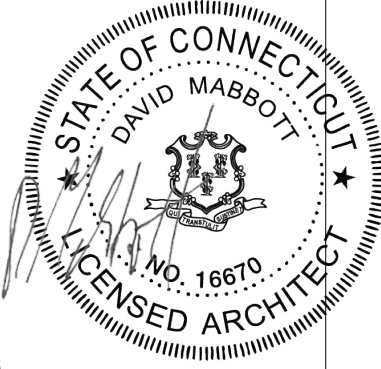
ISSUE	DESCRIPTION	DATE
A	SCHEMATIC DESIGN	1/17/2026

SCHEMATIC DESIGN
SITE PLAN APPROVAL

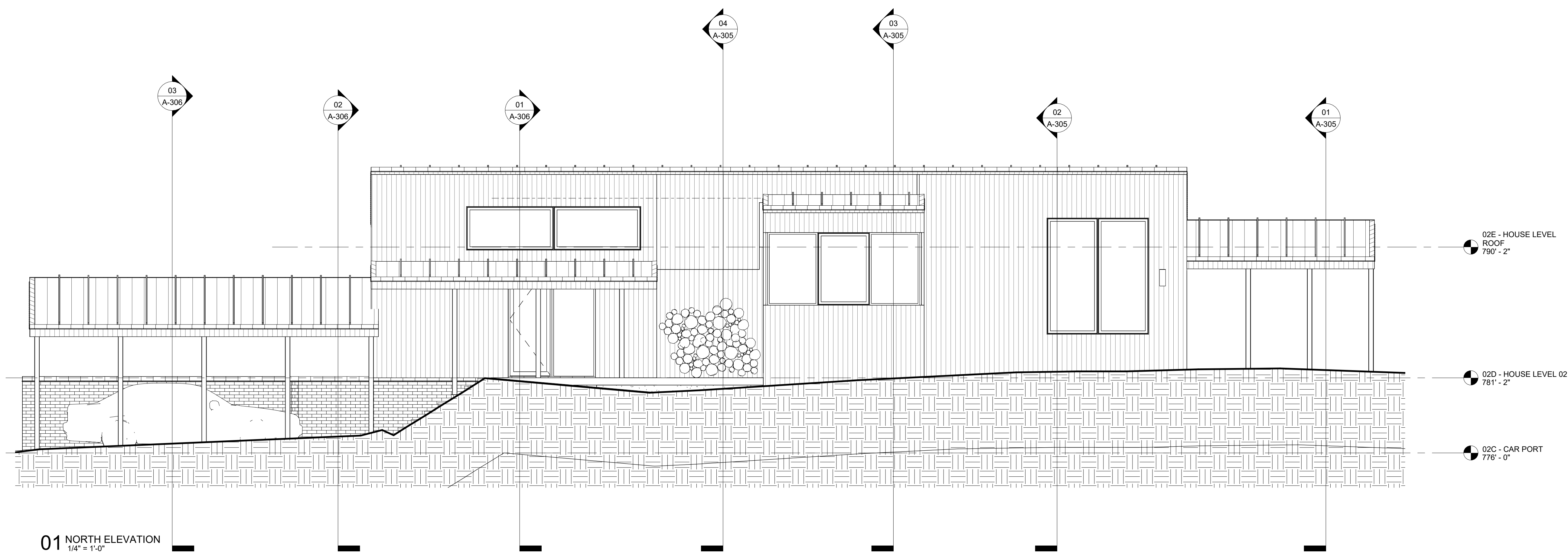
1 ELMAN DRIVE
SALISBURY CT, 06068

PROJECT:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

2501
Author
Checker
01/07/26
1/4" = 1'-0"



ELEVATIONS
A-205.A
SHEET OF



01 NORTH ELEVATION
1/4" = 1'-0"

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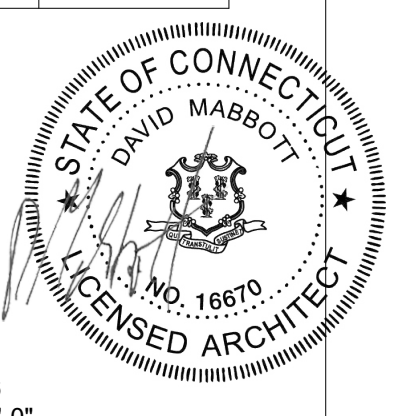
ISSUE	DESCRIPTION	DATE
A	SCHEMATIC DESIGN	1/7/2026

SCHEMATIC DESIGN

SITE PLAN APPROVAL
1 ELMAN DRIVE
SALISBURY CT, 06068

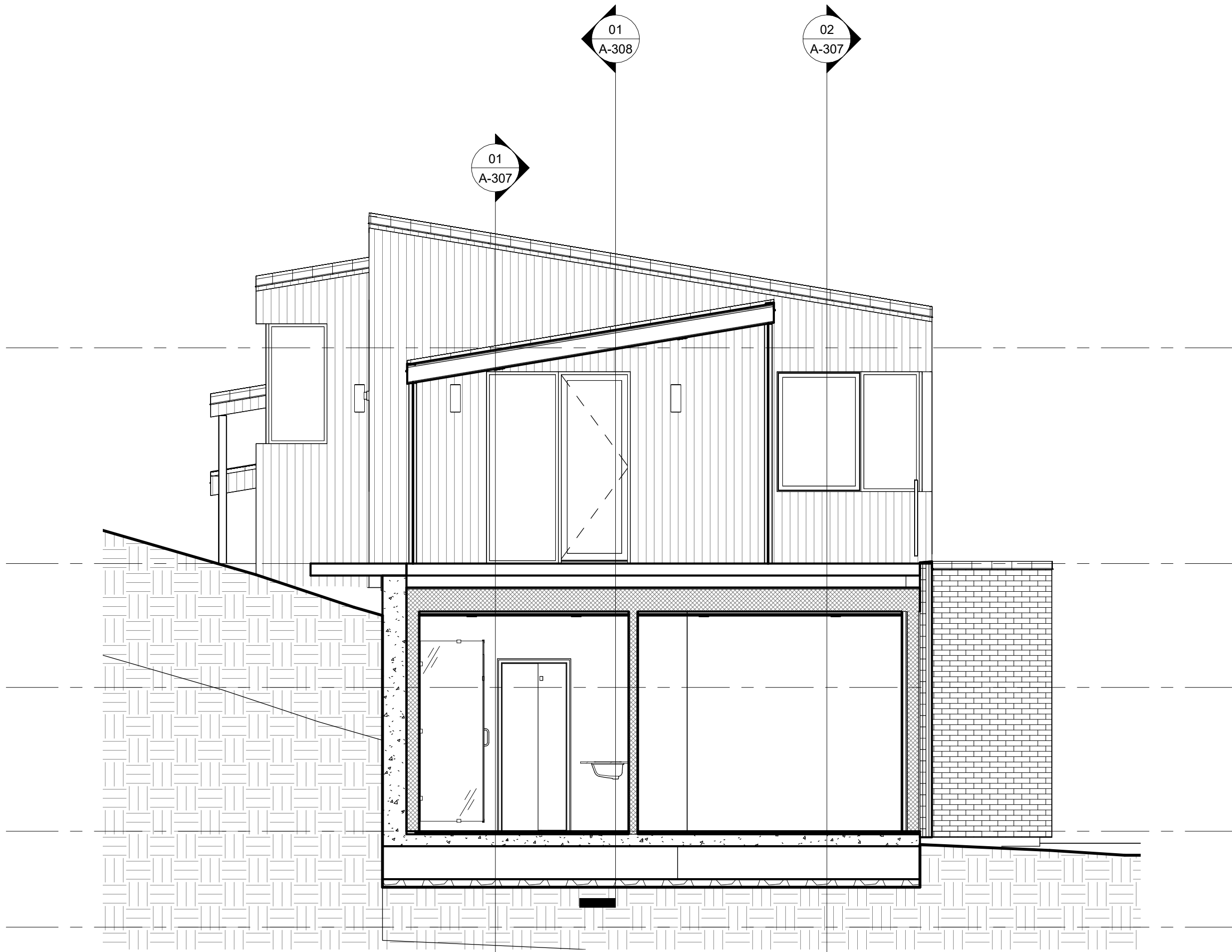
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CHECKED BY:
DATE:
SCALE:

2501
Author
Checker
01/07/26
1/4" = 1'-0"

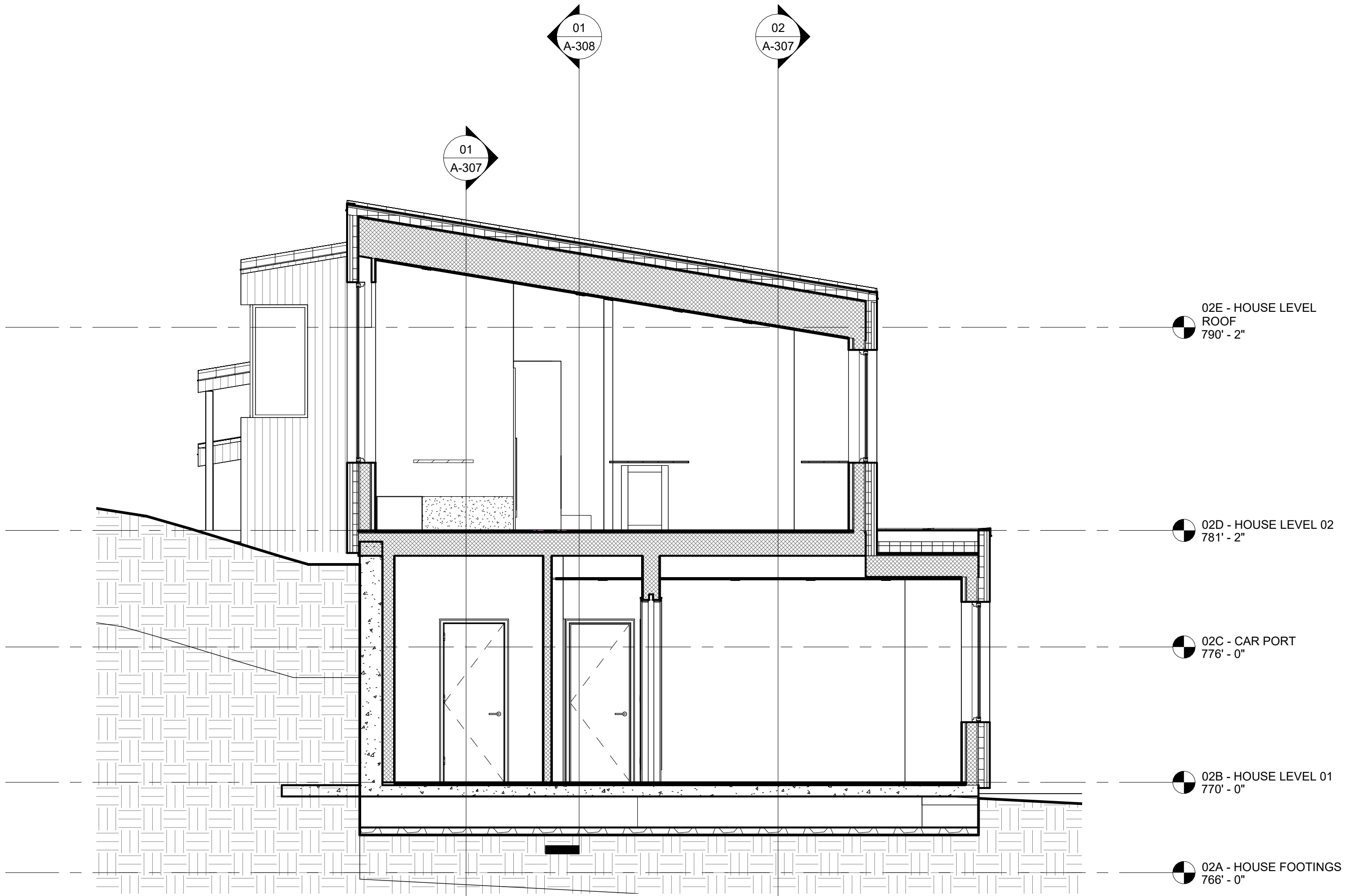


ELEVATIONS

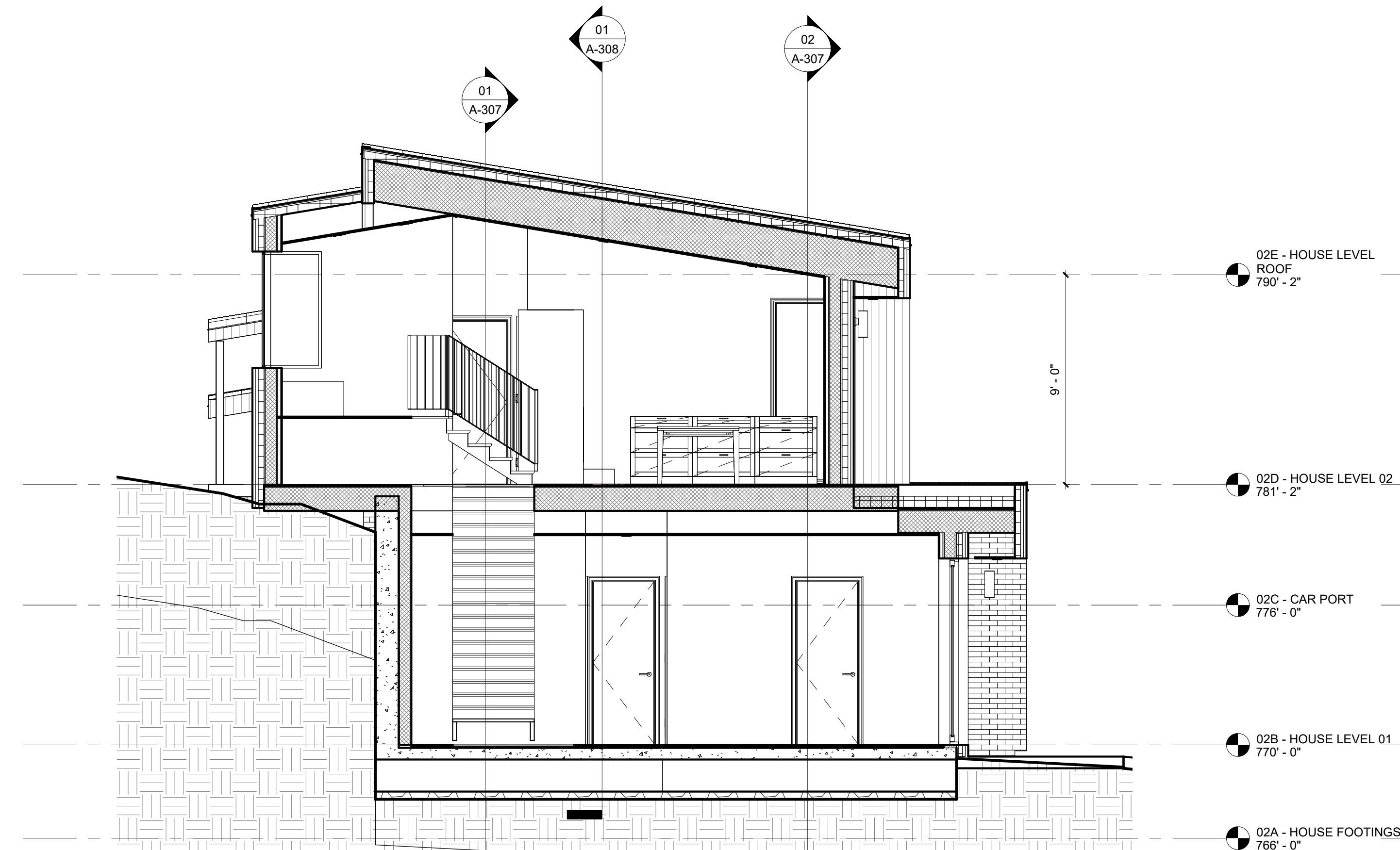
A-206.A
SHEET OF



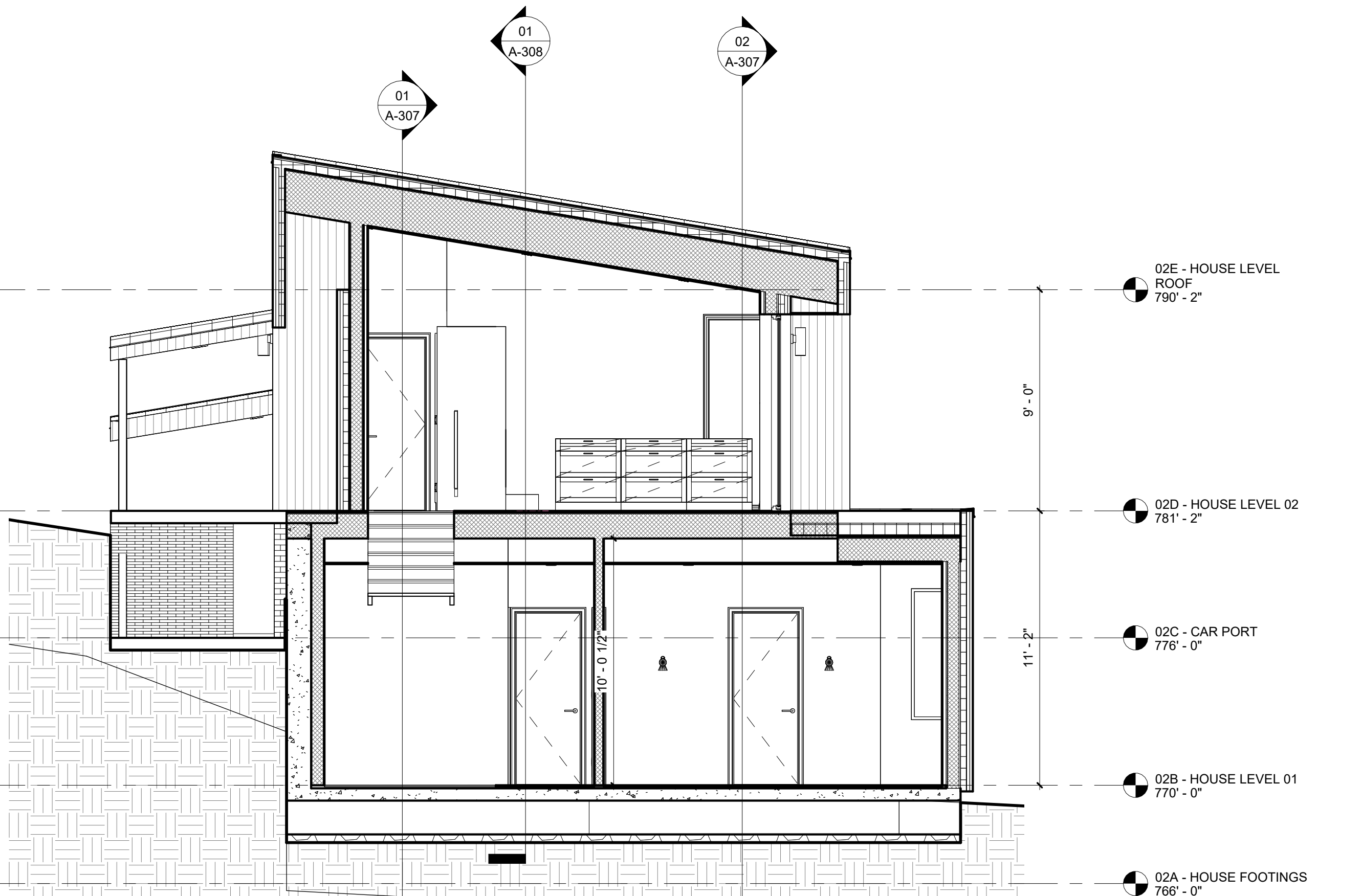
01 HOUSE SECTION "A"
1/4" = 1'-0"



02 HOUSE SECTION "B"
1/4" = 1'-0"



03 HOUSE SECTION "C"
1/4" = 1'-0"



04 HOUSE SECTION "D"
1/4" = 1'-0"

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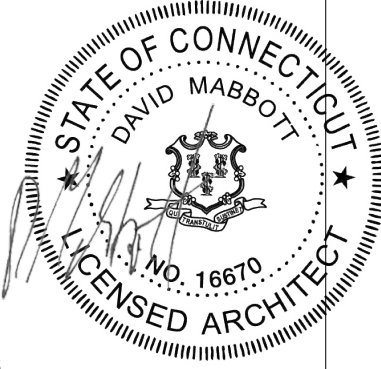
ISSUE	DESCRIPTION	DATE

SITE PLAN APPROVAL

1 ELMAN DRIVE
SALISBURY CT, 06068

PROJECT:
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CHECKED BY:
DATE:
SCALE:

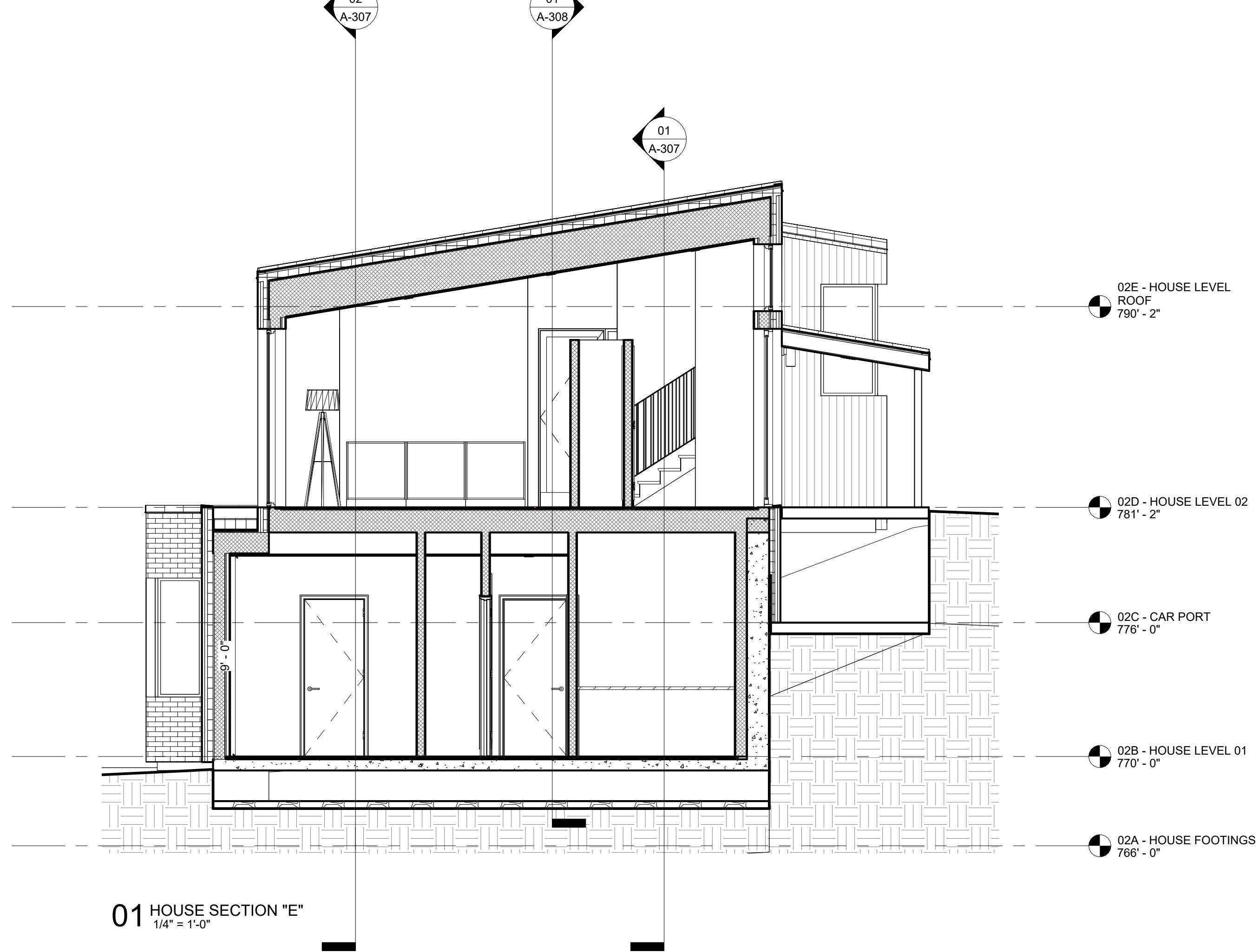
2501
Author
Checker
01/27/26
1/4" = 1'-0"



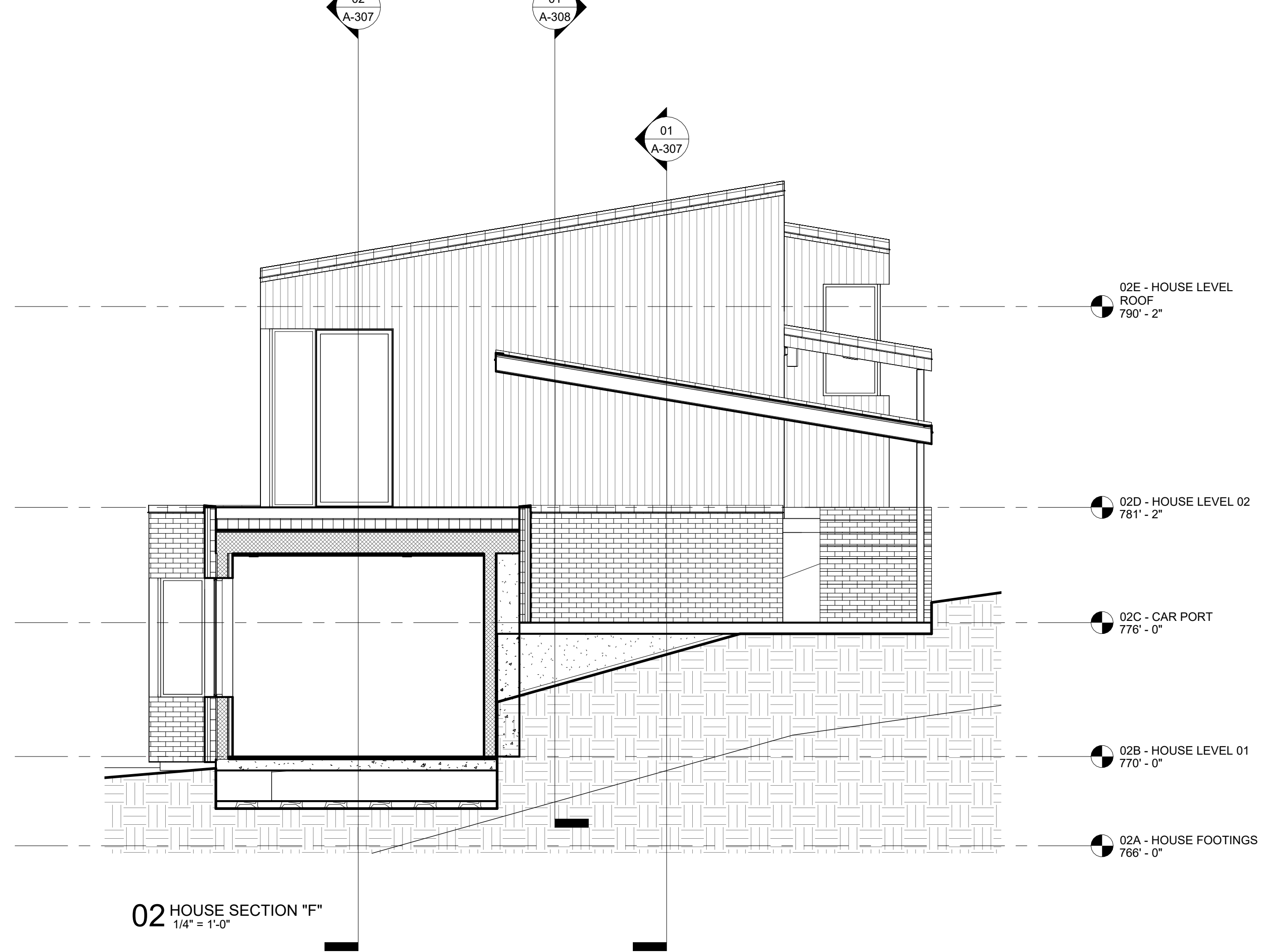
SECTIONS

A-305

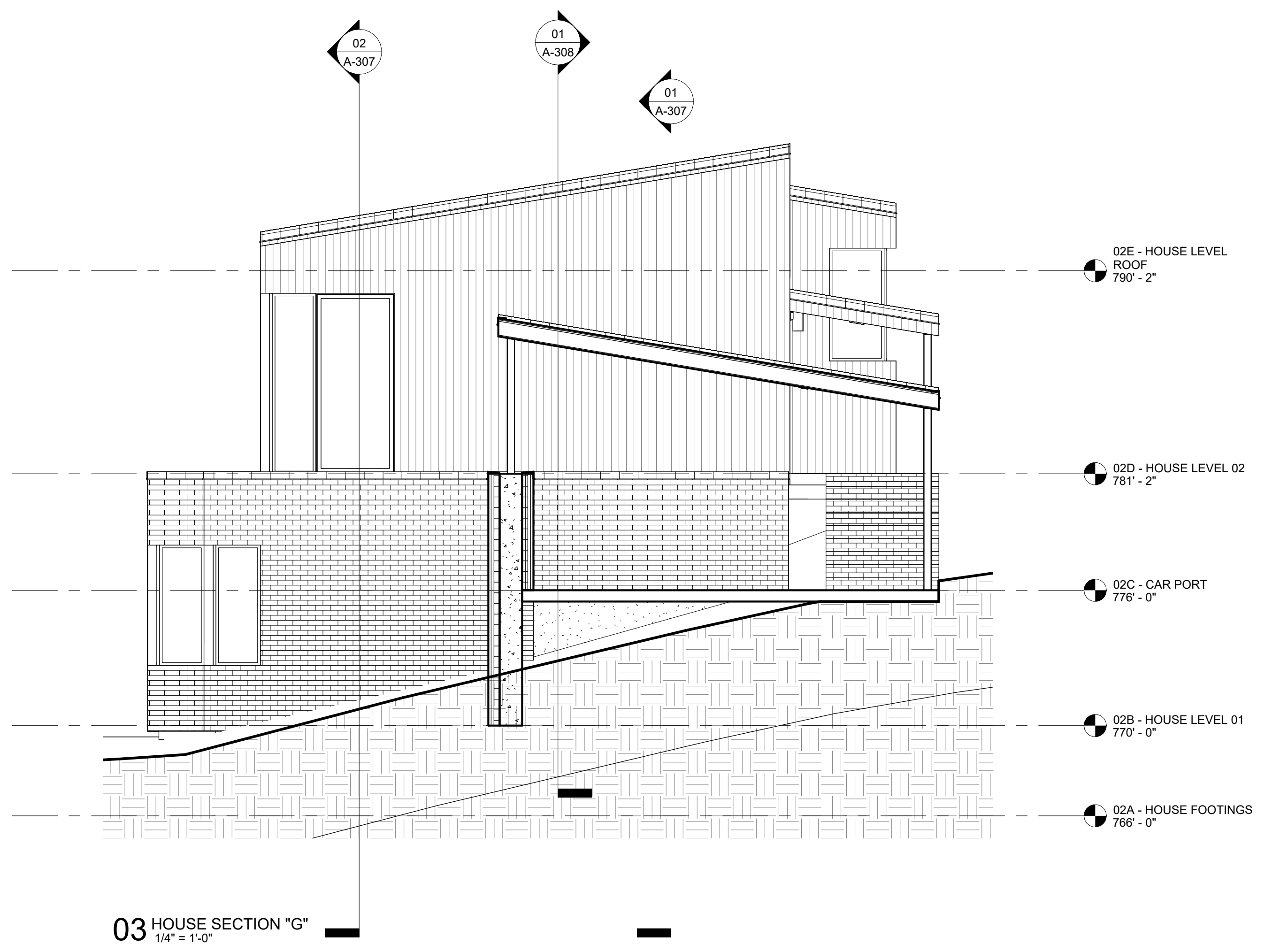
SHEET OF



01 HOUSE SECTION "E"
1/4" = 1'-0"



02 HOUSE SECTION "F"
1/4" = 1'-0"



03 HOUSE SECTION "G"
1/4" = 1'-0"

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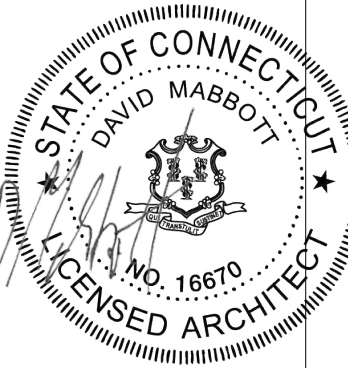
ISSUE	DESCRIPTION	DATE

SITE PLAN APPROVAL

1 ELMAN DRIVE
SALISBURY CT, 06068

PROJECT:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

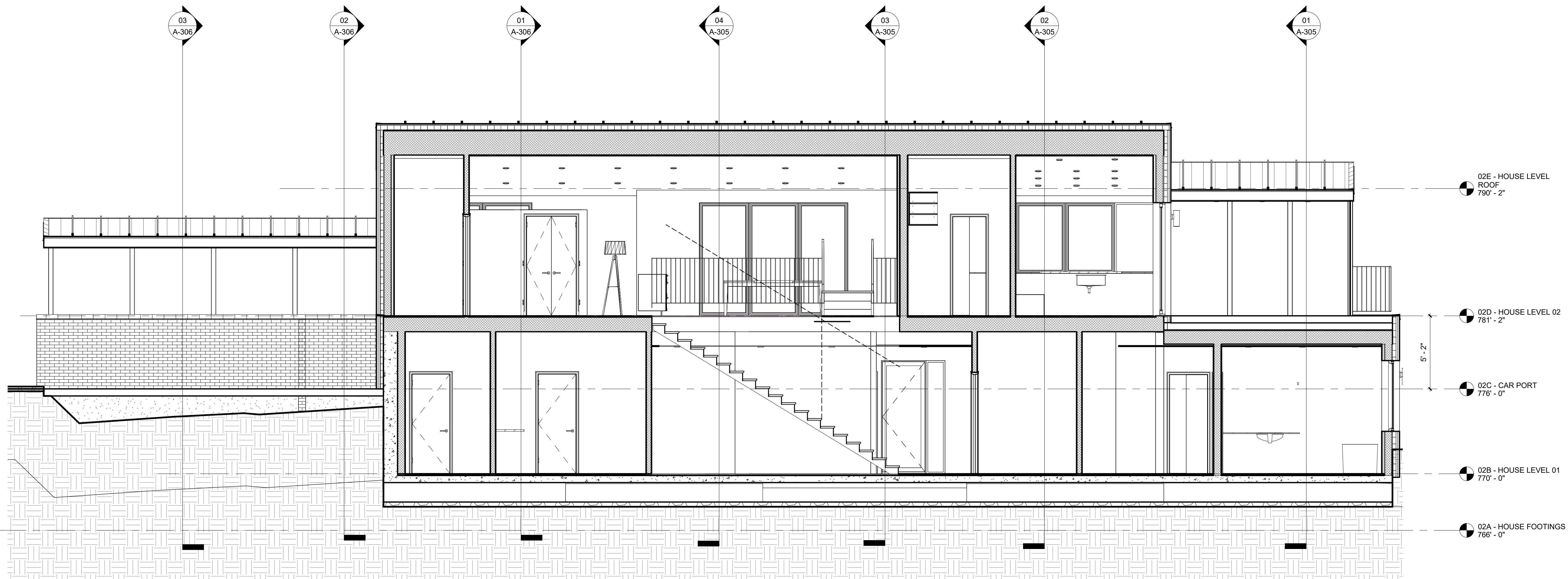
2501
Author
Checker
01/27/26
1/4" = 1'-0"



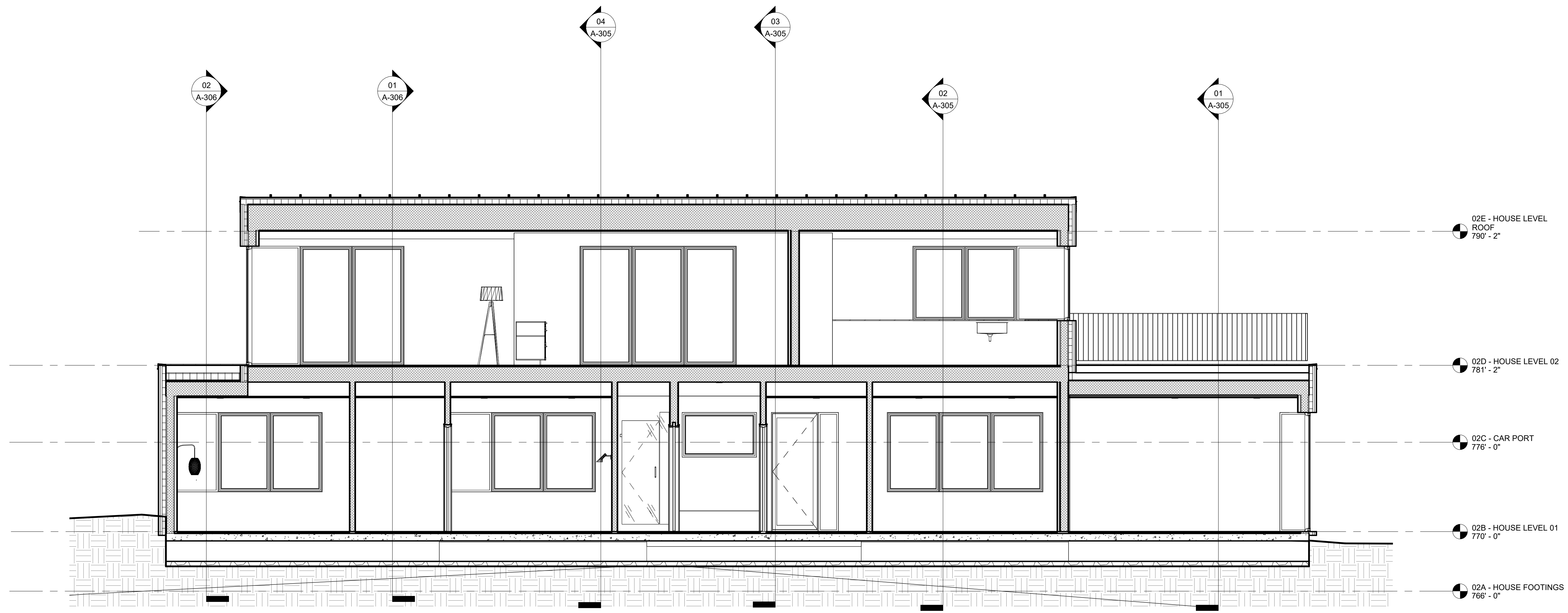
SECTIONS

A-306

SHEET OF



01 HOUSE SECTION 01
1/4" = 1'-0"



02 HOUSE SECTION 02
1/4" = 1'-0"

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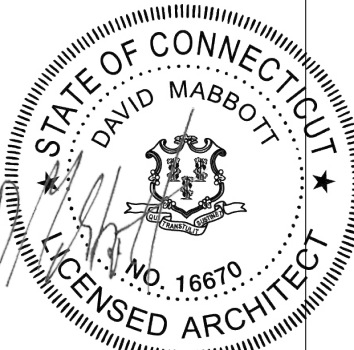
ISSUE	DESCRIPTION	DATE

SITE PLAN APPROVAL

1 ELMAN DRIVE
SALISBURY CT, 06068

PROJECT:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

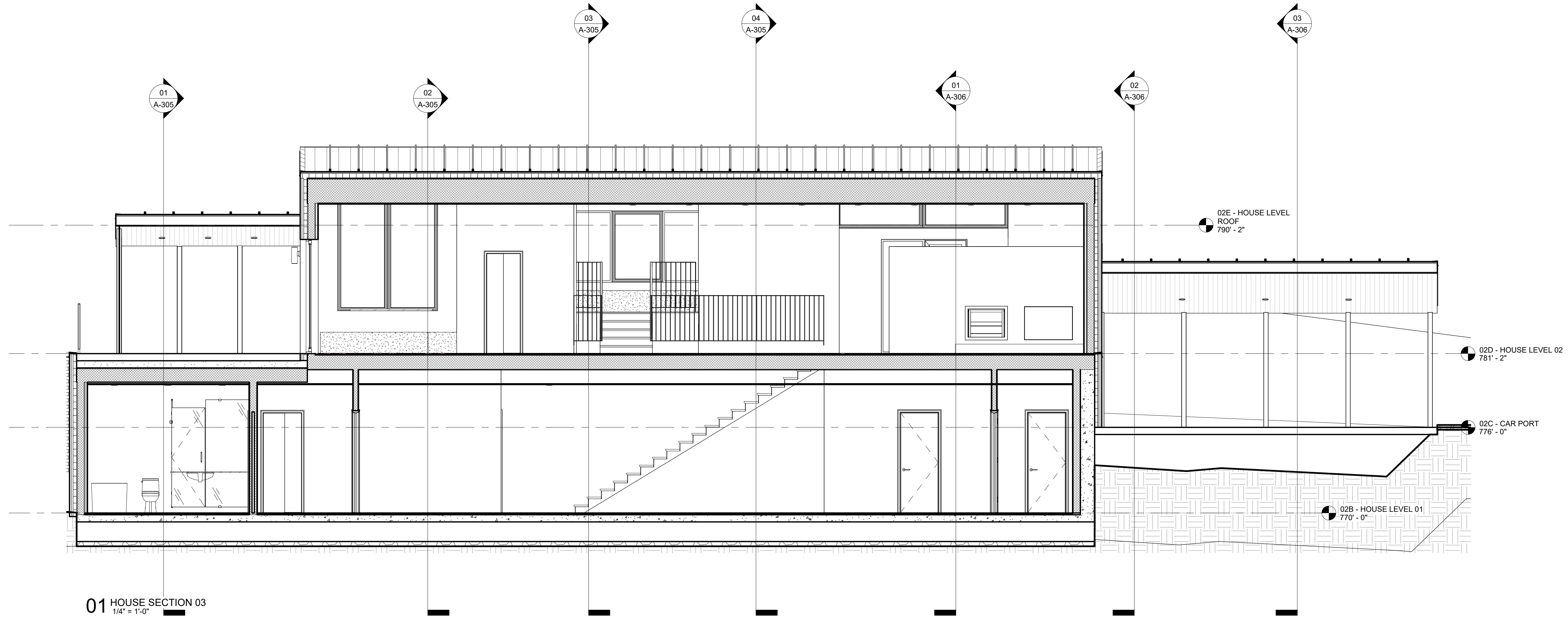
2501
Author
Checker
01/27/26
1/4" = 1'-0"



SECTIONS

A-307

SHEET OF



01 HOUSE SECTION 03
1/4" = 1'-0"

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Architecture**

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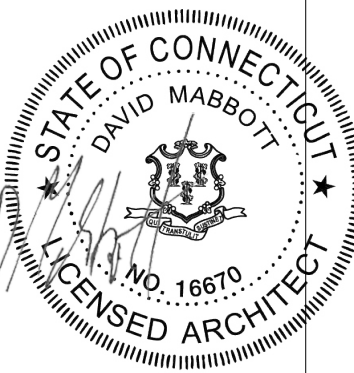
ISSUE	DESCRIPTION	DATE

SITE PLAN APPROVAL

1 ELMAN DRIVE
SALISBURY CT, 06068

PROJECT:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

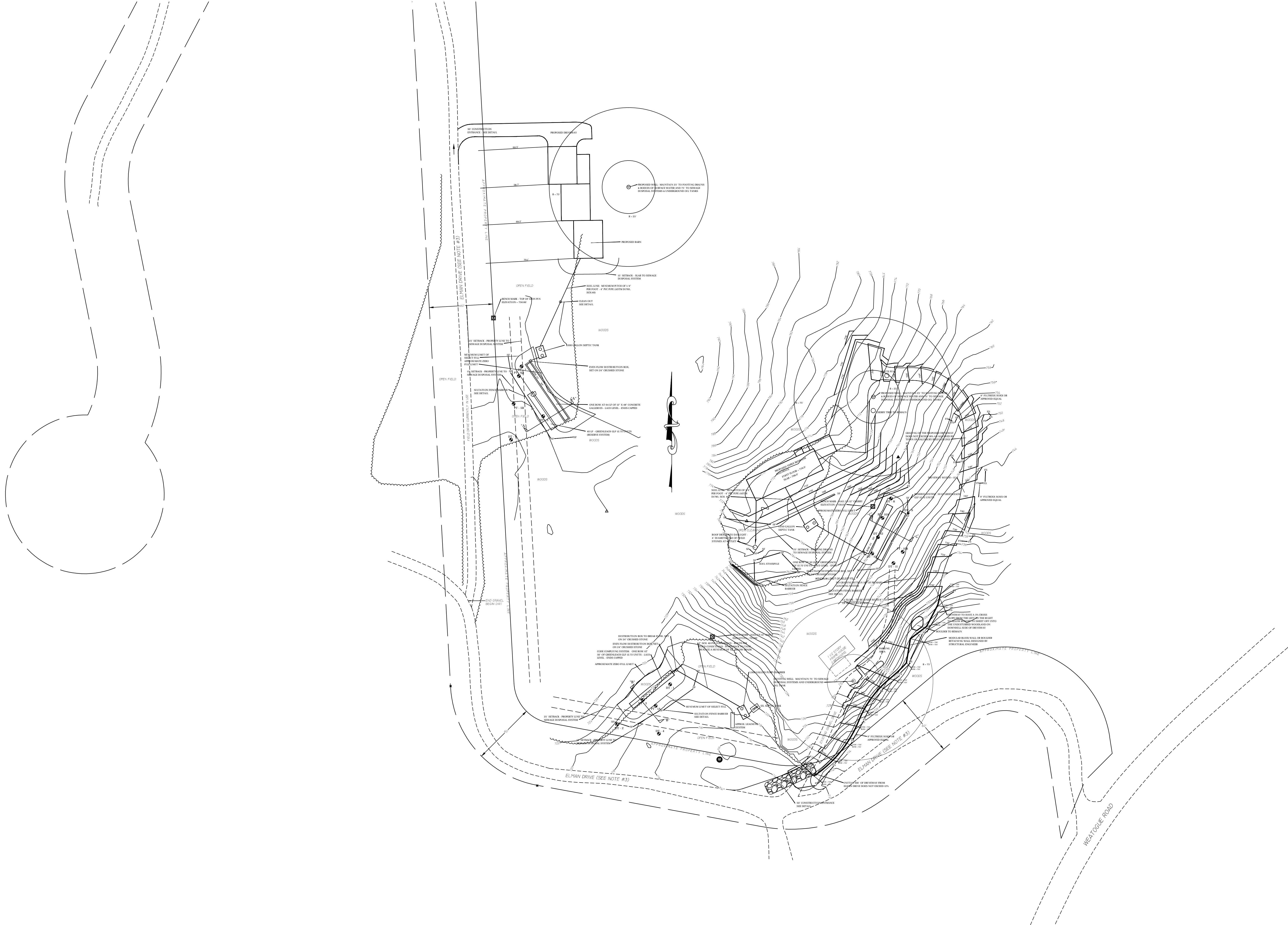
2501
Author
Checker
01/27/26
1/4" = 1'-0"



SECTIONS

A-308

SHEET OF



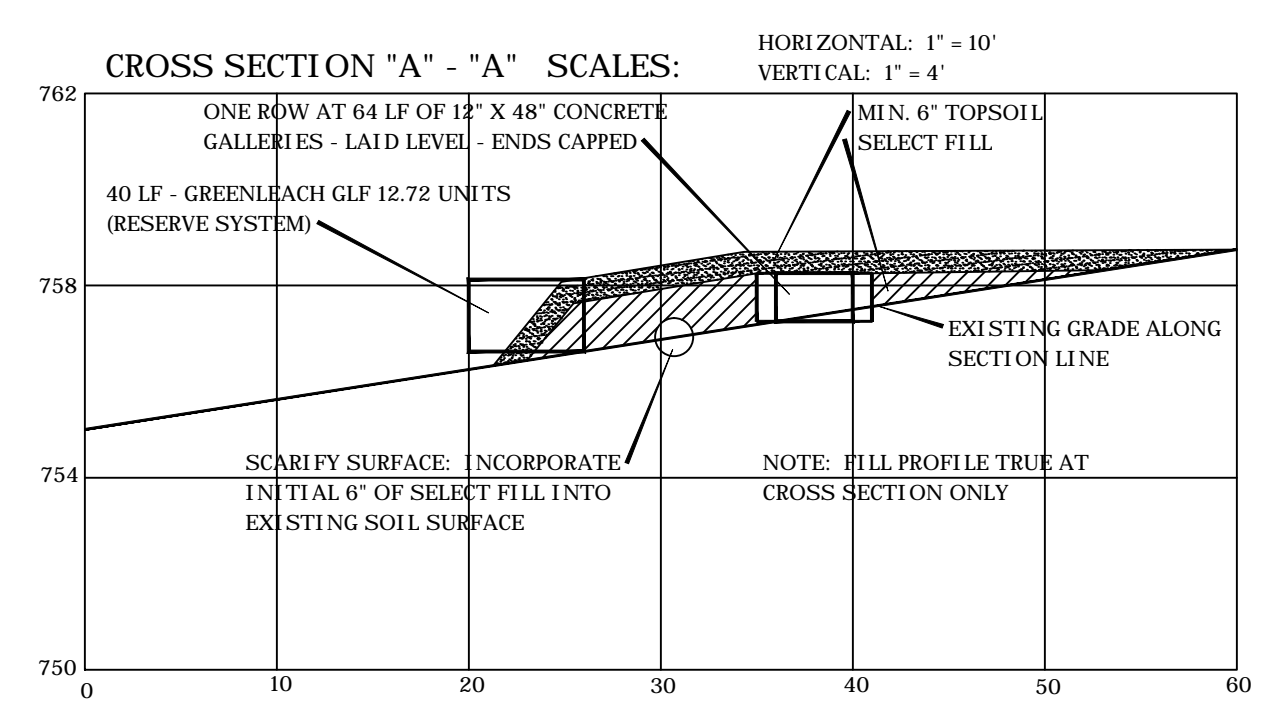
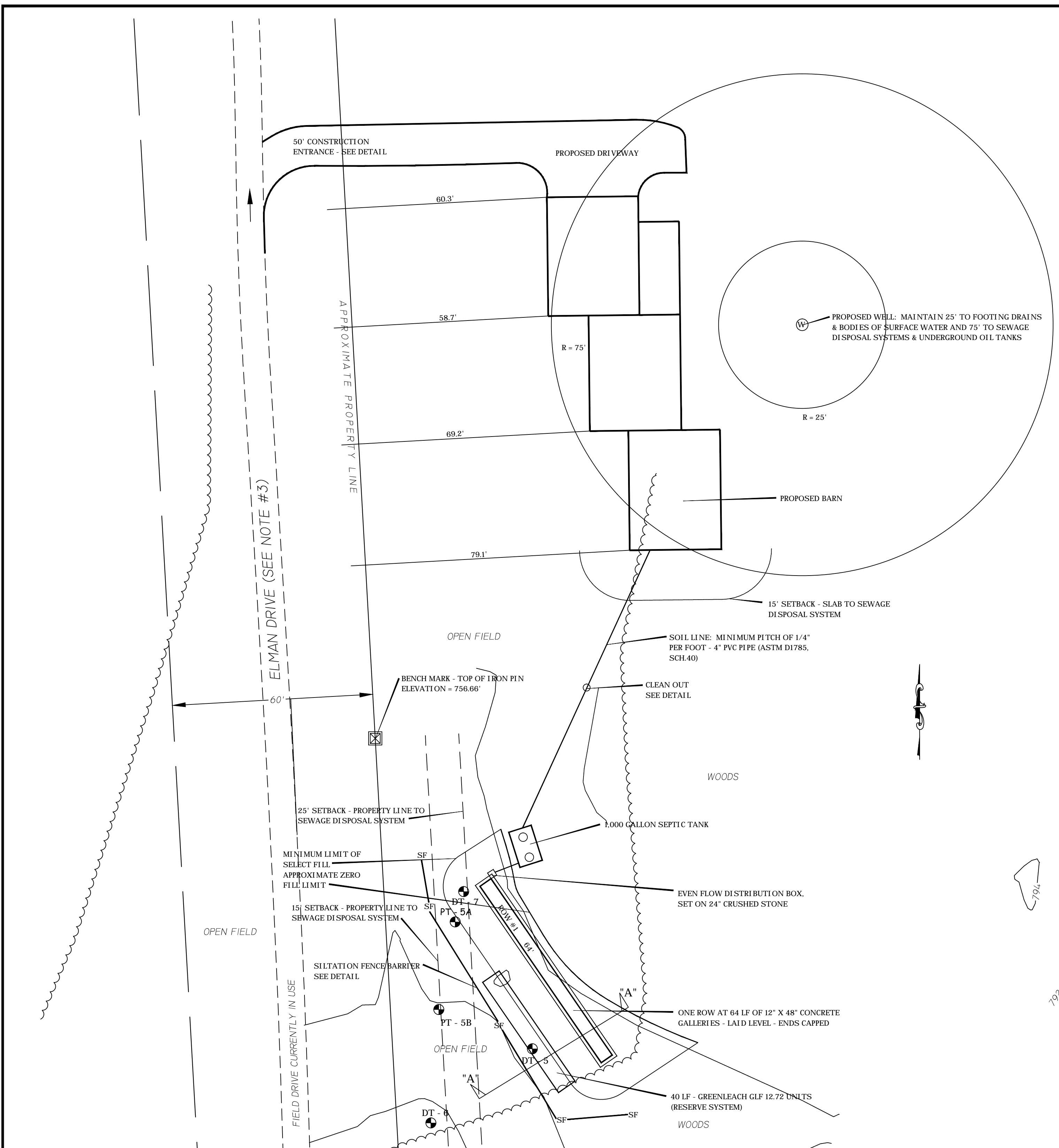
PREPARED FOR
DAVID MABBOTT
1 ELMAN DRIVE
SALISBURY - CONNECTICUT

OVERALL SITE PLAN

SHEET 1 OF 5
 SCALE: 1" = 40'
 PROJECT #075-2025
 DATE: 1/1/26



TRINKAUS ENGINEERING, LLC
 CIVIL ENGINEERS
 114 HUNTERS RIDGE ROAD
 SOUTHBRURY, CONNECTICUT 06488
 203-264-4558 (phone)
 Email: strinkaus@earthlink.net
 Website: <http://www.trinkaengineering.com>



LEACHING GALLERY ELEVATIONS
 (BOTTOM OF GALLERY)
 ROW #1 757.20'
 LEACHING SYSTEM ELEVATIONS
 INVERT DISTRIBUTION PIPE ROW #1 757.90'
 INVERT SEPTIC TANK OUTLET 757.90'
 INVERT SEPTIC TANK INLET 758.15'
 INVERT SOIL LINE AT BUILDING 760.40'

SOIL TESTING ON AUGUST 22, 2025

DT - 1 0 - 9" TOPSOIL 9 - 28" YELLOW BROWN FINE SAND AND SILT LOAM 28 - 80" GREY BROWN MEDIUM COMPACT SAND AND SILT LEDGE > 80", ROOTS TO 28", RESTRICTIVE AT 28"	DT - 2 0 - 9" TOPSOIL 9 - 28" YELLOW BROWN FINE SAND AND SILT LOAM 28 - 44" GREY BROWN MEDIUM COMPACT SAND AND SILT LEDGE AT 44" - ROOTS TO 28", RESTRICTIVE AT 28"	DT - 3 0 - 8" TOPSOIL 8 - 18" YELLOW BROWN FINE SAND AND SILT LOAM 18 - 40" YELLOW BROWN SILT LOAM 40 - 66" GREY BROWN MEDIUM COMPACT SAND AND SILT LEDGE > 66", ROOTS TO 40", RESTRICTIVE AT 40"	DT - 4 0 - 7" TOPSOIL 7 - 24" YELLOW BROWN SILT LOAM 24 - 60" GREY BROWN MEDIUM COMPACT SAND AND SILT LEDGE > 60", ROOTS TO 24", RESTRICTIVE AT 24"	DT - 5 0 - 7" TOPSOIL 7 - 30" YELLOW BROWN FINE SANDY LOAM 30 - 40" YELLOW BROWN FINE SAND AND SILT 40 - 72" LIMESTONE SAND WITH ROCKS LEDGE > 72", ROOTS TO 40", RESTRICTIVE AT 40"	DT - 6 0 - 4" TOPSOIL 4 - 27" YELLOW BROWN FINE SANDY LOAM 27 - 38" LIMESTONE SAND WITH ROCKS LEDGE AT 38", RESTRICTIVE AT 38"	DT - 7 0 - 7" TOPSOIL 7 - 28" YELLOW BROWN FINE SAND AND SILT LOAM 28 - 96" LIMESTONE SAND WITH ROCKS LEDGE > 96", RESTRICTIVE AT 28"	DT - 8 0 - 6" TOPSOIL 6 - 17" ORANGE BROWN FINE SANDY LOAM 17 - 33" YELLOW BROWN SILT LOAM 3 - 48" GREY BROWN FINE SAND AND SILT LEDGE AT 48", ROOTS TO 33", RESTRICTIVE AT 33"	DT - 9 0 - 6" TOPSOIL 6 - 24" ORANGE BROWN FINE SANDY LOAM 24 - 48" YELLOW BROWN SILT LOAM LEDGE AT 48", ROOTS TO 24"	DT - 10 0 - 5" TOPSOIL 5 - 26" ORANGE BROWN FINE SANDY LOAM 26 - 48" YELLOW BROWN SILT LOAM LEDGE AT 48", ROOTS TO 26"	DT - 11 0 - 6" TOPSOIL 6 - 34" YELLOW BROWN FINE SANDY LOAM, SOME SILT LEDGE AT 34", ROOTS TO 34"	DT - 12 0 - 6" TOPSOIL 6 - 48" YELLOW BROWN FINE SANDY LOAM, SOME SILT LEDGE AT 48", ROOTS TO 36"
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PERCOLATION TEST RESULTS

DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 1A DEPTH = 18" TIME READING 10:00 5" 10:15 7-1/2" 10:20 9" 10:30 10" 10:40 10-3/4" 1" DROP IN 13.3 MINUTES	DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 5A DEPTH = 21" TIME READING 10:05 9" 10:15 12" 10:25 14" 10:35 15-1/2" 10:45 17-1/4" 1" DROP IN 6 MINUTES	DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 5B DEPTH = 18" TIME READING 10:06 7" 10:16 9" 10:26 10-1/2" 10:36 11-3/4" 10:46 12-3/4" 1" DROP IN 10 MINUTES	DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 10A DEPTH = 19" TIME READING 11:15 4" 11:25 8" 11:35 10" 11:45 11-1/4" 11:55 12-1/2" 1" DROP IN 8 MINUTES	DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 10B DEPTH = 20" TIME READING 11:17 7" 11:27 9-1/2" 11:37 11" 11:47 12-1/4" 11:57 13-1/2" 1" DROP IN 8 MINUTES
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MINIMUM LEACHING SYSTEM CALCULATION (BARN):

1. SLOPE = 7.4%, DEPTH TO RESTRICTIVE LAYER = 28", HF = 30
2. TWO BEDROOMS, FF = 1.0
3. PERCOLATION RATE = 1" DROP PER 10 MINUTES, PF = 1.0
4. MLSS (REQUIRED) = 1.0 * 1.0 * 30 = 30.0'
5. MLSS (PROPOSED) = 64.0'

GENERAL NOTES:
 MAPPING:
 PROPERTY LINES AND GENERAL INFORMATION WAS TAKEN FROM MAP SUPPLIED BY OWNER. TOPOGRAPHIC INFORMATION WAS DETERMINED IN THE FIELD BY LAND SURVEYOR. BENCH MARK IS TOP OF IRON PIN AS SHOWN. ELEVATION EQUALS 756.66'

DESIGN:
 A BARN (2-BEDROOM EQUAL PROPOSED) WITH ON-SITE WATER WELL. DESIGN PERCOLATION RATE IS 1" DROP PER 10 MINUTES. REQUIRING 375 SQUARE FEET OF EFFECTIVE LEACHING AREA. USING ONE ROW AT 64' OF 12" X 48" GALLERIES, PLUS 12' OF CRUSHED STONE AT EACH END. EQUALS 66 LF AT 5.9 FT/FT. EQUALS 389.4 SQUARE FEET OF EFFECTIVE LEACHING AREA PROVIDED.

CONSTRUCTION:
 ALL CONSTRUCTION ACTIVITIES AND DETAILS SHALL BE IN ACCORD WITH THE STATE OF CONNECTICUT DEPARTMENT OF HEALTH "PUBLIC HEALTH CODE" SECTIONS 19-13-B103A THROUGH 19-13-B103F. THE PRESCRIBED PRACTICES OF THE TORRINGTON AREA HEALTH DISTRICT AS WELL AS ACCEPTED STANDARDS OF GOOD WORKMANSHIP.

INSPECTIONS:
 AN INSPECTION ON THE COMPLETED SEWAGE DISPOSAL SYSTEM MUST BE PERFORMED BY THE ENGINEER OF RECORD PRIOR TO BACKFILLING. THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF RECORD A MINIMUM OF 48 HOURS IN ADVANCE FOR THIS INSPECTION FOR SCHEDULING PURPOSES.
 THE ENGINEER OF RECORD MUST PREPARE AN AS-BUILT PLAN OF THE COMPLETED SEWAGE DISPOSAL SYSTEM. ADDITIONAL INSPECTIONS AT THE FOLLOWING STAGES OF CONSTRUCTION MAY ALSO BE REQUIRED:
 - AFTER SCARIFICATION OF AREA HAS BEEN DONE, PRIOR TO FILL PLACEMENT
 - AFTER FILL IS IN PLACE, PRIOR TO INSTALLATION OF SEWAGE DISPOSAL SYSTEM

SELECT FILL SPECIFICATIONS AND INSTALLATION PROCEDURES:
 ALL SELECT FILL MATERIAL USED IN THE SEWAGE DISPOSAL SYSTEM SHALL BE BANK-RUN GRAVEL HAVING A MINIMUM PERCOLATION RATE OF 1" DROP PER 5 MINUTES. SELECT FILL SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
 THE FILL SHALL NOT CONTAIN MORE THAN 45 PERCENT GRAVEL (GRAVEL FALLS BETWEEN THE NO. 4 - 3" SIEVES). THE FILL, LESS GRAVEL SHALL MEET THE FOLLOWING GRADATION CRITERIA:

FROM A SAMPLE OF SELECT FILL. ALL MATERIAL LARGER THAN THE NO. 4 SEIVE (GRAVEL) SHALL BE REMOVED FROM THE SAMPLE AND DISCARDED. THE REMAINING MATERIAL SHALL CONFORM TO THE FOLLOWING SEIVE ANALYSIS.

SQUARE MESH SEIVE	PERCENT PASSING BY WEIGHT
NO. 4	100
NO. 10	70 - 100
NO. 40	10 - 50
NO. 100	0 - 20
NO. 200	0 - 5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

THE GRADING PERCENTAGES SPECIFIED ABOVE SHALL APPLY TO THE MATERIAL AFTER IT HAS BEEN DELIVERED TO THE SITE AS WELL AS WHEN TESTED AT THE PIT OR OTHER SOURCE OF SUPPLY.

THE MINIMUM LIMITS OF SELECT FILL SHALL CONFORM TO THOSE SHOWN ON THE SITE PLAN. THE SELECT FILL SHALL BE HARROWED INTO THE EXISTING GROUND SURFACE PRIOR TO THE INSTALLATION OF THE SEWAGE DISPOSAL SYSTEM.

ONE DUMP TRUCK LOAD OF SELECT FILL SHALL BE DELIVERED TO THE SITE AND PLACED OUTSIDE AND ADJACENT TO THE SEWAGE DISPOSAL SYSTEM FOR APPROVAL BY THE ENGINEER OF RECORD. THE ENGINEER MUST BE NOTIFIED A MINIMUM OF 24 HOURS IN ADVANCE FOR THIS INSPECTION.

ALL SELECT FILL MUST BE PLACED AT THE EDGE OF THE SEWAGE DISPOSAL SYSTEM AND SPREAD ACROSS THE SCARIFIED AREA BY BULLDOZER, DUMP TRUCKS OR OTHER SIMILAR VEHICLES ARE PROHIBITED ON THE AREA OF THE SEWAGE DISPOSAL SYSTEM.

ENGINEER'S NOTES:
 THE RESPONSIBILITY OF STEVEN D. TRINKKAUS, P.E. IS LIMITED TO THE DESIGN OF THE ON-SITE SEWAGE DISPOSAL SYSTEM.
 STEVEN D. TRINKKAUS, P.E. ASSUMES NO COMPLIANCE WITH PLAN SPECIFICATIONS UNLESS STEVEN D. TRINKKAUS, P.E. INSPECTS ALL PHASES OF THE SEWAGE DISPOSAL SYSTEM INSTALLATION.

NO CHANGES ARE PERMITTED TO THE LOCATION AND/OR ELEVATIONS OF THE SEWAGE DISPOSAL SYSTEM WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

NOTE: ALL SOLID DISTRIBUTION PIPE FROM THE SEPTIC TANK TO AND WITHIN THE SEWAGE DISPOSAL SYSTEM SHALL BE ASTM D3034, SDR 35, 4" PVC.

THIS IS TO CERTIFY THAT THE DESIGN OF THIS SEWAGE DISPOSAL SYSTEM CONFORMS TO ALL STATE AND LOCAL SANITARY CODE REQUIREMENTS, AS WELL AS STANDARD PROFESSIONAL ENGINEERING DESIGN PRINCIPLES. IT IN NO WAY IS A GUARANTEE AGAINST FAILURE DUE TO UNDETERMINABLE FUTURE CIRCUMSTANCES OR NATURAL PHENOMENON BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.

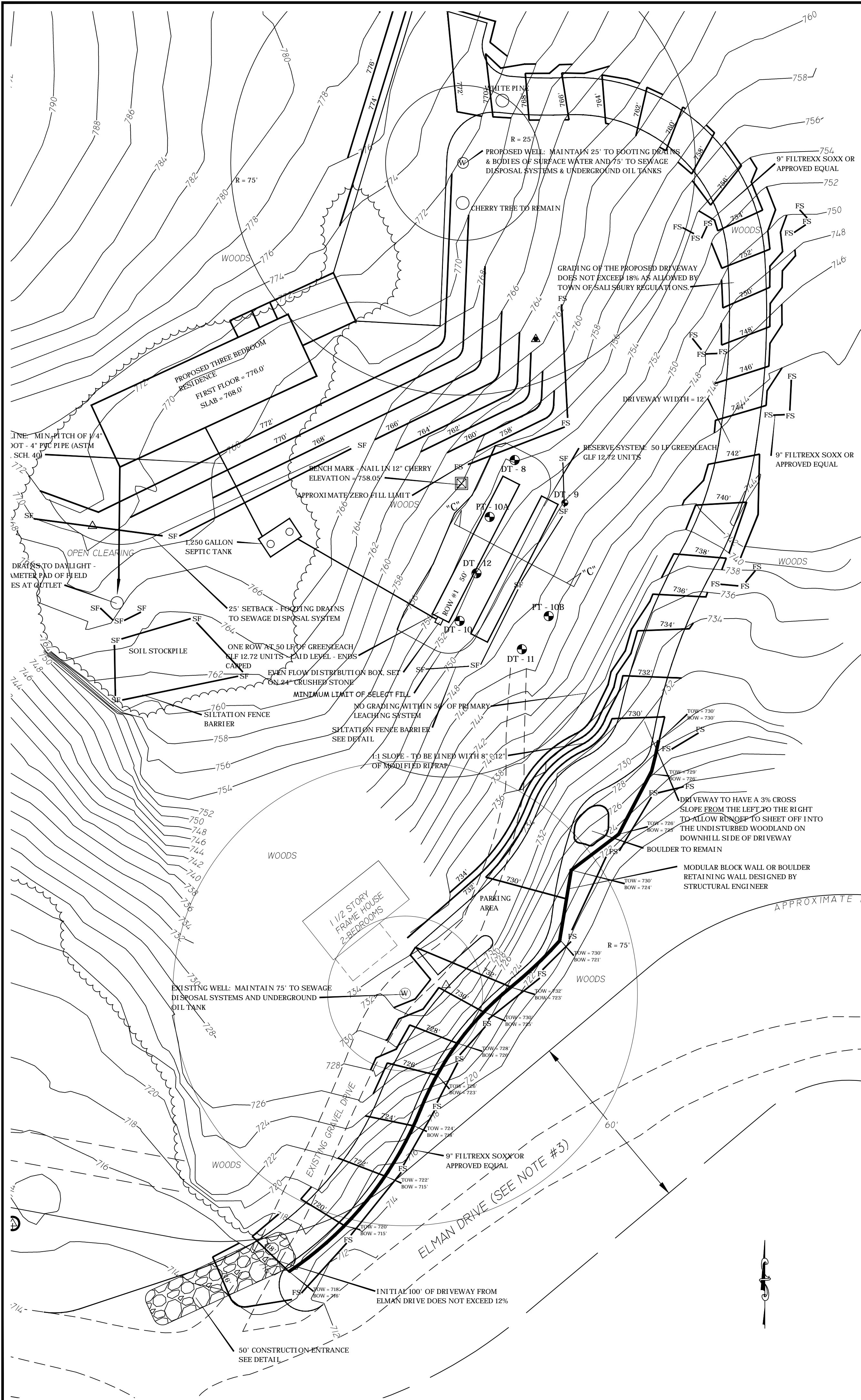
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR THE LOCATION OF ANY UNDERGROUND UTILITIES ON THIS PROPERTY.

TRINKKAUS ENGINEERING, LLC
 CIVIL ENGINEERS
 114 HUNTERS RIDGE ROAD
 SOUTHBRURY, CONNECTICUT 06488
 203-264-4558 (phone)
 Email: strinkkaus@earthlink.net
 Website: http://www.trinkkausengineering.com



BARN SEPTIC SYSTEM
 SHEET 2 OF 5
 SCALE: 1" = 20'
 PROJECT #075-2025
 DATE: 1/1/26

PREPARED FOR
 DAVID MABBOTT
 1 ELMAN DRIVE
 SALISBURY - CONNECTICUT



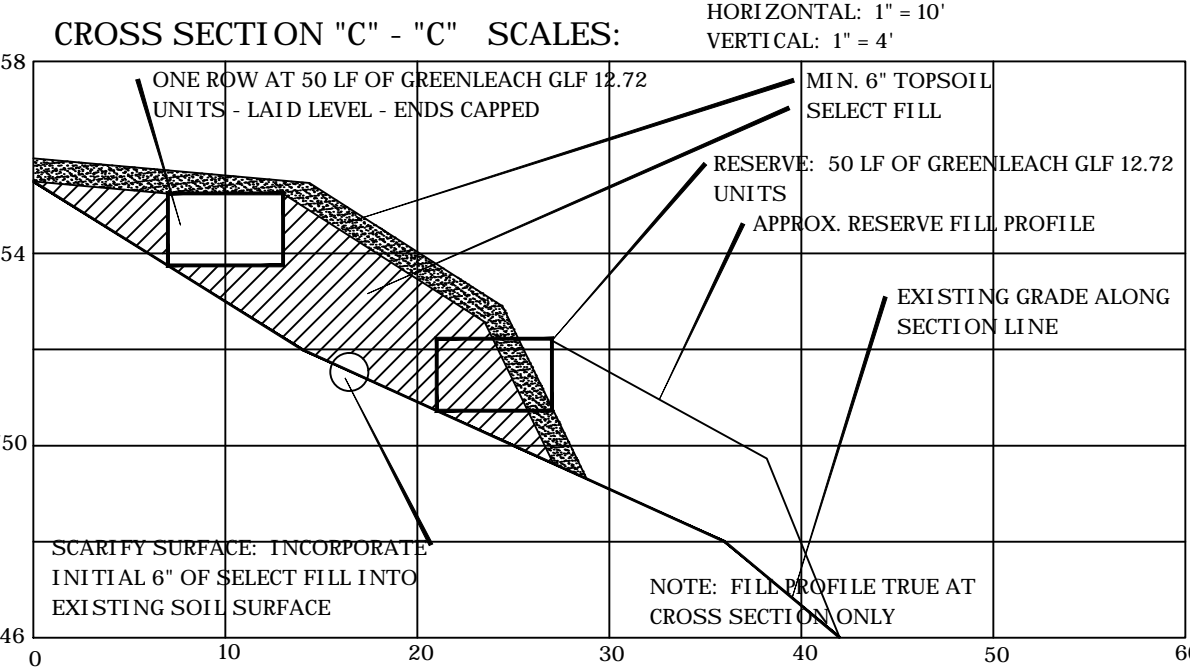
SOIL TESTING ON AUGUST 22, 2025

- DT - 1
0 - 9" TOPSOIL
9 - 28" YELLOW BROWN FINE SAND AND SILT LOAM
28 - 80" GREY BROWN MEDIUM COMPACT SAND AND SILT
LEDGE > 80", ROOTS TO 28", RESTRICTIVE AT 28"
- DT - 2
0 - 9" TOPSOIL
9 - 28" YELLOW BROWN FINE SAND AND SILT LOAM
28 - 44" GREY BROWN MEDIUM COMPACT SAND AND SILT
LEDGE AT 44"- ROOTS TO 28", RESTRICTIVE AT 28"
- DT - 3
0 - 8" TOPSOIL
8 - 18" YELLOW BROWN FINE SAND AND SILT LOAM
18 - 40" YELLOW BROWN SILT LOAM
40 - 66" GREY BROWN MEDIUM COMPACT SAND AND SILT
LEDGE > 66", ROOTS TO 40", RESTRICTIVE AT 40"
- DT - 4
0 - 7" TOPSOIL
7 - 24" YELLOW BROWN SILT LOAM
24 - 60" GREY BROWN MEDIUM COMPACT SAND AND SILT
LEDGE > 60", ROOTS TO 24", RESTRICTIVE AT 24"
- DT - 5
0 - 7" TOPSOIL
7 - 30" YELLOW BROWN FINE SANDY LOAM
30 - 40" YELLOW BROWN FINE SAND AND SILT
40 - 72" LIMESTONE SAND WITH ROCKS
LEDGE > 72", ROOTS TO 40", RESTRICTIVE AT 40"
- DT - 6
0 - 4" TOPSOIL
4 - 27" YELLOW BROWN FINE SANDY LOAM
27 - 38" LIMESTONE SAND WITH ROCKS
LEDGE AT 38", RESTRICTIVE AT 38"

- DT - 7
0 - 7" TOPSOIL
7 - 28" YELLOW BROWN FINE SAND AND SILT LOAM
28 - 96" LIMESTONE SAND WITH ROCKS
LEDGE > 96", RESTRICTIVE AT 28"
- DT - 8
0 - 6" TOPSOIL
6 - 17" ORANGE BROWN FINE SANDY LOAM
17 - 33" YELLOW BROWN SILT LOAM
3 - 48" GREY BROWN FINE SAND AND SILT
LEDGE AT 48", ROOTS TO 33", RESTRICTIVE AT 33"
- DT - 9
0 - 6" TOPSOIL
6 - 24" ORANGE BROWN FINE SANDY LOAM
24 - 48" YELLOW BROWN SILT LOAM
LEDGE AT 48", ROOTS TO 24"
- DT - 10
0 - 5" TOPSOIL
5 - 26" ORANGE BROWN FINE SANDY LOAM
26 - 48" YELLOW BROWN SILT LOAM
LEDGE AT 48", ROOTS TO 26"
- DT - 11
0 - 6" TOPSOIL
6 - 34" YELLOW BROWN FINE SANDY LOAM, SOME SILT
LEDGE AT 34", ROOTS TO 34"
- DT - 12
0 - 6" TOPSOIL
6 - 48" YELLOW BROWN FINE SANDY LOAM, SOME SILT
LEDGE AT 48", ROOTS TO 36"

PERCOLATION TEST RESULTS

DATE: 10/11/25	DATE: 10/11/25	DATE: 10/11/25	DATE: 10/11/25
PRE-SOAK AT 9 AM	PRE-SOAK AT 9 AM	PRE-SOAK AT 9 AM	PRE-SOAK AT 9 AM
PT - 1A	PT - 5A	PT - 10A	PT - 10B
DEPTH = 18"	DEPTH = 21"	DEPTH = 18"	DEPTH = 20"
TIME READING	TIME READING	TIME READING	TIME READING
10:00 5"	10:05 9"	10:06 7"	11:17 7"
10:10 7-1/2"	10:15 12"	10:16 9"	11:27 9-1/2"
10:20 9"	10:25 14"	10:26 10-1/2"	11:37 11"
10:30 10"	10:35 15-1/2"	10:36 11-3/4"	11:47 12-1/4"
10:40 10-3/4"	10:45 17-1/4"	10:46 12-3/4"	11:57 13-1/2"
1" DROP IN 13.3 MINUTES	1" DROP IN 6 MINUTES	1" DROP IN 10 MINUTES	1" DROP IN 8 MINUTES



- MINIMUM LEACHING SYSTEM CALCULATION (NEW HOUSE):
- SLOPE - 20.0%, DEPTH TO RESTRICTIVE LAYER - 33", HP = 18
 - THREE BEDROOMS, FF = 1.5
 - PERCOLATION RATE = 1" DROP PER 10 MINUTES, FF = 1.0
 - MLSS (REQUIRED) = 1.0 * 1.5 * 18 = 27.0"
 - MLSS (PROPOSED) = 50.0"

GENERAL NOTES:

MAPPING:
PROPERTY LINES AND GENERAL INFORMATION WAS TAKEN FROM MAP SUPPLIED BY OWNER. TOPOGRAPHIC INFORMATION WAS DETERMINED IN THE FIELD BY LAND SURVEYOR. BENCH MARK IS NAIL IN 12" CHERRY AS SHOWN, ELEVATION EQUALS 785.05'.

DESIGN:
A THREE-BEDROOM HOUSE (PROPOSED) WITH ON-SITE WATER WELL. DESIGN PERCOLATION RATE IS 1" DROP PER 10 MINUTES, REQUIRING 495 SQUARE FEET OF EFFECTIVE LEACHING AREA. USING ONE ROW AT 50' OF GREENLEACH GLF 12.72 UNITS AT 10.1 SQFT/LF EQUALS 505 SQUARE FEET OF EFFECTIVE LEACHING AREA PROVIDED.

CONSTRUCTION:
ALL CONSTRUCTION ACTIVITIES AND DETAILS SHALL BE IN ACCORD WITH THE STATE OF CONNECTICUT DEPARTMENT OF HEALTH "PUBLIC HEALTH CODE" SECTIONS 19-13-B103A THROUGH 19-13-B103F, THE PRESCRIBED PRACTICES OF THE TORRINGTON AREA HEALTH DISTRICT AS WELL AS ACCEPTED STANDARDS OF GOOD WORKMANSHIP.

INSPECTIONS:
AN INSPECTION OF THE COMPLETED SEWAGE DISPOSAL SYSTEM MUST BE PERFORMED BY THE ENGINEER OF RECORD PRIOR TO BACKFILLING. THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF RECORD A MINIMUM OF 48 HOURS IN ADVANCE FOR THIS INSPECTION FOR SCHEDULING PURPOSES.
THE ENGINEER OF RECORD MUST PREPARE AN AS-BUILT PLAN OF THE COMPLETED SEWAGE DISPOSAL SYSTEM. ADDITIONAL INSPECTIONS AT THE FOLLOWING STAGES OF CONSTRUCTION MAY ALSO BE REQUIRED:
- AFTER SCARIFICATION OF AREA HAS BEEN DONE, PRIOR TO FILL PLACEMENT
- AFTER FILL IS IN PLACE, PRIOR TO INSTALLATION OF SEWAGE DISPOSAL SYSTEM

SELECT FILL SPECIFICATIONS AND INSTALLATION PROCEDURES:
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THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3". THE FILL SHALL NOT CONTAIN MORE THAN 45 PERCENT GRAVEL (GRAVEL FALLS BETWEEN THE NO. 4 - 3" SIEVES). THE FILL, LESS GRAVEL SHALL MEET THE FOLLOWING GRADATION CRITERIA:
FROM A SAMPLE OF SELECT FILL, ALL MATERIAL LARGER THAN THE NO. 4 SEIVE (GRAVEL) SHALL BE REMOVED FROM THE SAMPLE AND DISCARDED. THE REMAINING MATERIAL SHALL CONFORM TO THE FOLLOWING SEIVE ANALYSIS.

SQUARE MESH SEIVE	PERCENT PASSING BY WEIGHT
NO. 4	100
NO. 10	70 - 100
NO. 40	10 - 50
NO. 100	0 - 20
NO. 200	0 - 5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

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THIS IS TO CERTIFY THAT THE DESIGN OF THIS SEWAGE DISPOSAL SYSTEM CONFORMS TO ALL STATE AND LOCAL SANITARY CODE REQUIREMENTS, AS WELL AS STANDARD PROFESSIONAL ENGINEERING DESIGN PRINCIPLES. IT IN NO WAY IS A GUARANTEE AGAINST FAILURE DUE TO UNDETERMINABLE FUTURE CIRCUMSTANCES OR NATURAL PHENOMENON BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR THE LOCATION OF ANY UNDERGROUND UTILITIES ON THIS PROPERTY.

NOTE: ALL SOLID DISTRIBUTION PIPE FROM THE SEPTIC TANK TO AND WITHIN THE SEWAGE DISPOSAL SYSTEM SHALL BE ASTM D3034, SDR 35, 4" PVC.

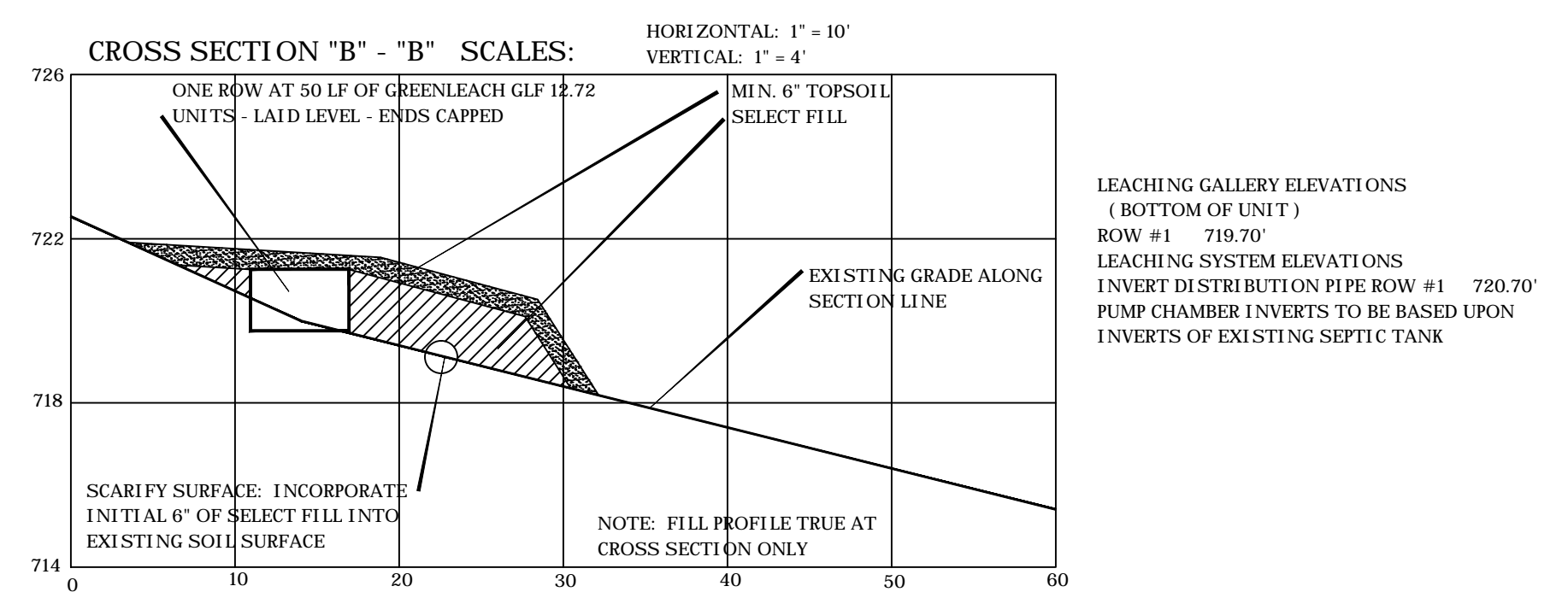
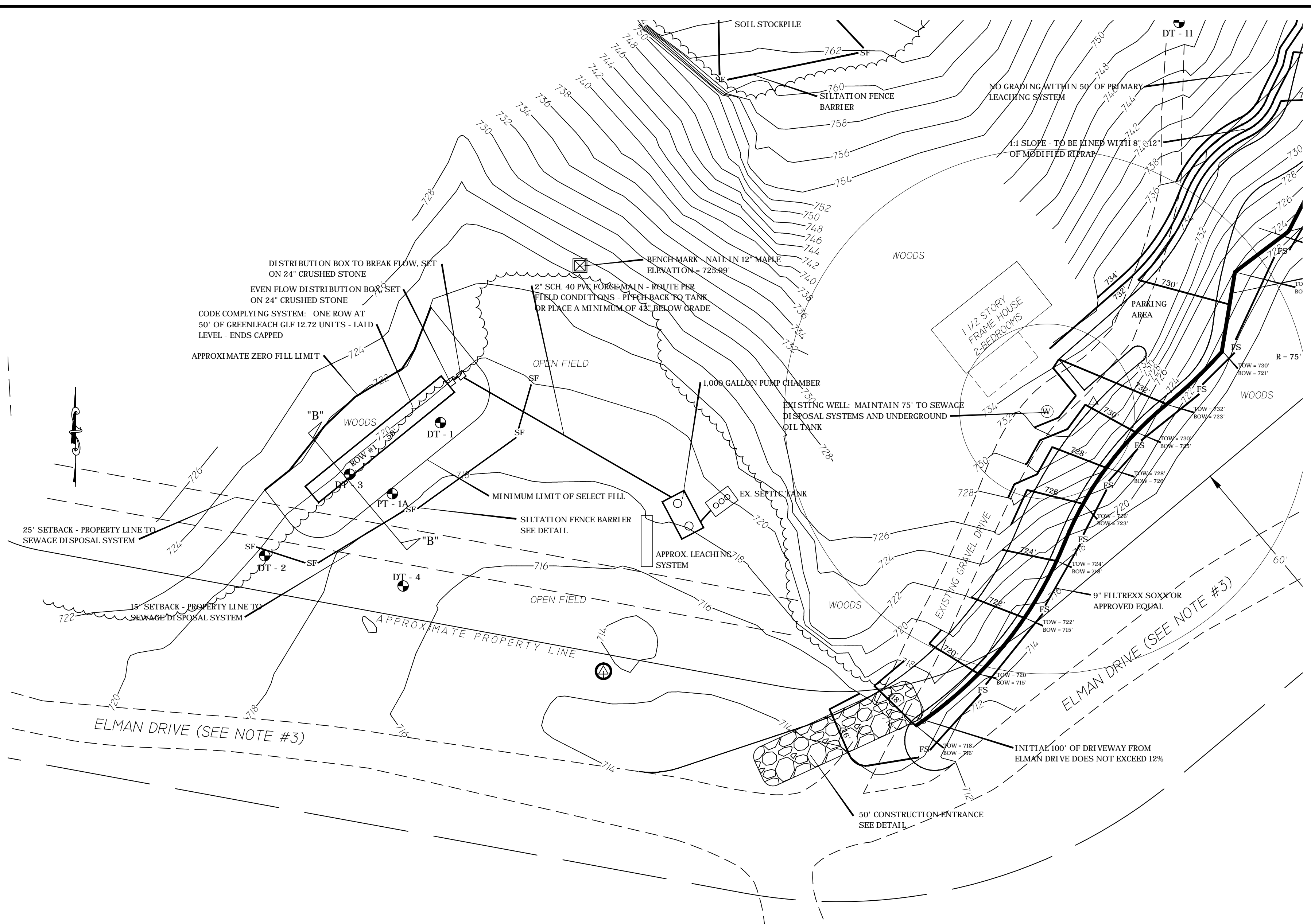
TRINKAUS ENGINEERING, LLC
CIVIL ENGINEERS
114 HUNTERS RIDGE ROAD
SOUTHBRURY, CONNECTICUT 06488
203-264-4558 (phone)
Email: strinkaus@earthlink.net
Website: http://www.trinkausengineering.com



HOUSE SEPTIC SYSTEM

SHEET 3 OF 5
SCALE: 1" = 20'
PROJECT #075-2025
DATE: 1/1/26

PREPARED FOR
DAVID MABBOTT
1 ELMAN DRIVE
SALISBURY - CONNECTICUT



SOIL TESTING ON AUGUST 22, 2025

DT - 1 0 - 9" TOPSOIL 9 - 28" YELLOW BROWN FINE SAND AND SILT LOAM 28 - 80" GREY BROWN MEDIUM COMPACT SAND AND SILT LEDGE > 80", ROOTS TO 28", RESTRICTIVE AT 28"	DT - 7 0 - 7" TOPSOIL 7 - 28" YELLOW BROWN FINE SAND AND SILT LOAM 28 - 96" LIMESTONE SAND WITH ROCKS LEDGE > 96", RESTRICTIVE AT 28"
DT - 2 0 - 9" TOPSOIL 9 - 28" YELLOW BROWN FINE SAND AND SILT LOAM 28 - 44" GREY BROWN MEDIUM COMPACT SAND AND SILT LEDGE AT 44, ROOTS TO 28", RESTRICTIVE AT 28"	DT - 8 0 - 6" TOPSOIL 6 - 17" ORANGE BROWN FINE SANDY LOAM 17 - 33" YELLOW BROWN SILT LOAM 3 - 48" GREY BROWN FINE SAND AND SILT LEDGE AT 48", ROOTS TO 33", RESTRICTIVE AT 33"
DT - 3 0 - 8" TOPSOIL 8 - 18" YELLOW BROWN FINE SAND AND SILT LOAM 18 - 40" YELLOW BROWN SILT LOAM 40 - 66" GREY BROWN MEDIUM COMPACT SAND AND SILT LEDGE > 66", ROOTS TO 40", RESTRICTIVE AT 40"	DT - 9 0 - 6" TOPSOIL 6 - 24" ORANGE BROWN FINE SANDY LOAM 24 - 48" YELLOW BROWN SILT LOAM LEDGE AT 48", ROOTS TO 24"
DT - 4 0 - 7" TOPSOIL 7 - 24" YELLOW BROWN SILT LOAM 24 - 60" GREY BROWN MEDIUM COMPACT SAND AND SILT LEDGE > 60", ROOTS TO 24", RESTRICTIVE AT 24"	DT - 10 0 - 5" TOPSOIL 5 - 26" ORANGE BROWN FINE SANDY LOAM 26 - 48" YELLOW BROWN SILT LOAM LEDGE AT 48", ROOTS TO 26"
DT - 5 0 - 7" TOPSOIL 7 - 30" YELLOW BROWN FINE SANDY LOAM 30 - 40" YELLOW BROWN FINE SAND AND SILT 40 - 72" LIMESTONE SAND WITH ROCKS LEDGE > 72", ROOTS TO 40", RESTRICTIVE AT 40"	DT - 11 0 - 6" TOPSOIL 6 - 34" YELLOW BROWN FINE SANDY LOAM, SOME SILT LEDGE AT 34", ROOTS TO 34"
DT - 6 0 - 4" TOPSOIL 4 - 27" YELLOW BROWN FINE SANDY LOAM 27 - 38" LIMESTONE SAND WITH ROCKS LEDGE AT 38", RESTRICTIVE AT 38"	DT - 12 0 - 6" TOPSOIL 6 - 48" YELLOW BROWN FINE SANDY LOAM, SOME SILT LEDGE AT 48", ROOTS TO 36"

PERCOLATION TEST RESULTS

DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 1A DEPTH = 18" TIME READING 10:00 5" 10:10 7-1/2" 10:20 9" 10:30 10" 10:40 10-3/4" 1" DROP IN 13.3 MINUTES	DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 5A DEPTH = 21" TIME READING 10:05 9" 10:15 12" 10:25 14" 10:35 15-1/2" 10:45 17-1/4" 1" DROP IN 6 MINUTES	DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 5B DEPTH = 18" TIME READING 10:06 7" 10:16 9" 10:26 10-1/2" 10:36 11-3/4" 10:46 12-3/4" 1" DROP IN 10 MINUTES	DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 10A DEPTH = 19" TIME READING 11:15 4" 11:25 8" 11:35 10" 11:45 11-1/4" 11:55 12-1/2" 1" DROP IN 8 MINUTES	DATE: 10/11/25 PRE-SOAK AT 9 AM PT - 10B DEPTH = 20" TIME READING 11:17 7" 11:27 9-1/2" 11:37 11" 11:47 12-1/4" 11:57 13-1/2" 1" DROP IN 8 MINUTES
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GENERAL NOTES:
 MAPPING:
 PROPERTY LINES AND GENERAL INFORMATION WAS TAKEN FROM MAP SUPPLIED BY OWNER. TOPOGRAPHIC INFORMATION WAS DETERMINED IN THE FIELD BY LAND SURVEYOR. BENCHMARK IS NAIL IN 12" MAPLE AS SHOWN, ELEVATION EQUALS 725.99'
 DESIGN:
 A TWO-BEDROOM (EXISTING) COTTAGE WITH ON-SITE WATER WELL. DESIGN PERCOLATION RATE IS 1" DROP PER 20 MINUTES, REQUIRING 500 SQUARE FEET OF EFFECTIVE LEACHING AREA. USING ONE ROW AT 50' OF GREENLEACH GLF 12.72 UNITS AT 10.1 SQFT/LF EQUALS 505 SQUARE FEET OF EFFECTIVE LEACHING AREA PROVIDED.
 CONSTRUCTION:
 ALL CONSTRUCTION ACTIVITIES AND DETAILS SHALL BE IN ACCORD WITH THE STATE OF CONNECTICUT DEPARTMENT OF HEALTH "PUBLIC HEALTH CODE" SECTIONS 19-13-B103A THROUGH 19-13-B103F, THE PRESCRIBED PRACTICES OF THE TORRINGTON AREA HEALTH DISTRICT AS WELL AS ACCEPTED STANDARDS OF GOOD WORKMANSHIP.
 INSPECTIONS:
 AN INSPECTION OF THE COMPLETED SEWAGE DISPOSAL SYSTEM MUST BE PERFORMED BY THE ENGINEER OF RECORD PRIOR TO BACKFILLING. THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF RECORD A MINIMUM OF 48 HOURS IN ADVANCE FOR THIS INSPECTION FOR SCHEDULING PURPOSES.
 THE ENGINEER OF RECORD MUST PREPARE AN AS-BUILT PLAN OF THE COMPLETED SEWAGE DISPOSAL SYSTEM. ADDITIONAL INSPECTIONS AT THE FOLLOWING STAGES OF CONSTRUCTION MAY ALSO BE REQUIRED:
 - AFTER SCARIFICATION OF AREA HAS BEEN DONE, PRIOR TO FILL PLACEMENT
 - AFTER FILL IS IN PLACE, PRIOR TO INSTALLATION OF SEWAGE DISPOSAL SYSTEM
 SELECT FILL SPECIFICATIONS AND INSTALLATION PROCEDURES:
 ALL SELECT FILL MATERIAL USED IN THE SEWAGE DISPOSAL SYSTEM SHALL BE BANK-RUN GRAVEL HAVING A MINIMUM PERCOLATION RATE OF 1" DROP PER 5 MINUTES. SELECT FILL SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
 THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3". THE FILL SHALL NOT CONTAIN MORE THAN 45 PERCENT GRAVEL (GRAVEL FALLS BETWEEN THE NO. 4 - 3" SEIVES). THE FILL, LESS GRAVEL SHALL MEET THE FOLLOWING GRADATION CRITERIA:
 FROM A SAMPLE OF SELECT FILL, ALL MATERIAL LARGER THAN THE NO. 4 SEIVE (GRAVEL) SHALL BE REMOVED FROM THE SAMPLE AND DISCARDED. THE REMAINING MATERIAL SHALL CONFORM TO THE FOLLOWING SEIVE ANALYSIS.

SQUARE MESH SEIVE	PERCENT PASSING BY WEIGHT
NO. 4	100
NO. 10	70 - 100
NO. 40	10 - 50
NO. 100	0 - 20
NO. 200	0 - 5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
 THE GRADING PERCENTAGES SPECIFIED ABOVE SHALL APPLY TO THE MATERIAL AFTER IT HAS BEEN DELIVERED TO THE SITE AS WELL AS WHEN TESTED AT THE PIT OR OTHER SOURCE OF SUPPLY.
 THE MINIMUM LIMITS OF SELECT FILL SHALL CONFORM TO THOSE SHOWN ON THE SITE PLAN. THE SELECT FILL SHALL BE HARROWED INTO THE EXISTING GROUND SURFACE PRIOR TO THE INSTALLATION OF THE SEWAGE DISPOSAL SYSTEM.
 ONE DUMP TRUCK LOAD OF SELECT FILL SHALL BE DELIVERED TO THE SITE AND PLACED OUTSIDE AND ADJACENT TO THE SEWAGE DISPOSAL SYSTEM FOR APPROVAL BY THE ENGINEER OF RECORD. THE ENGINEER MUST BE NOTIFIED A MINIMUM OF 24 HOURS IN ADVANCE FOR THIS INSPECTION.
 ALL SELECT FILL MUST BE PLACED AT THE EDGE OF THE SEWAGE DISPOSAL SYSTEM AND SPREAD ACROSS THE SCARIFIED AREA BY BULLDOZER, DUMP TRUCKS OR OTHER SIMILAR VEHICLES ARE PROHIBITED ON THE AREA OF THE SEWAGE DISPOSAL SYSTEM.
 ENGINEER'S NOTES:
 THE RESPONSIBILITY OF STEVEN D. TRINKAUS, P.E. IS LIMITED TO THE DESIGN OF THE ON-SITE SEWAGE DISPOSAL SYSTEM.
 STEVEN D. TRINKAUS, P.E. ASSUMES NO COMPLIANCE WITH PLAN SPECIFICATIONS UNLESS STEVEN D. TRINKAUS, P.E. INSPECTS ALL PHASES OF THE SEWAGE DISPOSAL SYSTEM INSTALLATION.
 NO CHANGES ARE PERMITTED TO THE LOCATION AND/OR ELEVATIONS OF THE SEWAGE DISPOSAL SYSTEM WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
 PUMP INFORMATION:
 USE A GOULDS MODEL #3871, SERIES EP 0412 (4/10 HP, 230V) OR APPROVED EQUIVALENT, SET FOR 18" DRAWDOWN. PUMP CHAMBER TO BE EQUIPPED WITH AN ALARM WHICH WILL SOUND IN THE HOUSE IN THE EVENT OF PUMP FAILURE. ALL ELECTRICAL ACTIVITIES AND DETAILS SHALL BE PERFORMED IN ACCORD WITH ALL STATE AND LOCAL CODE REQUIREMENTS, AS WELL AS THE MANUFACTURER'S SPECIFICATIONS. NO A.B.S. PIPE SHALL BE USED.

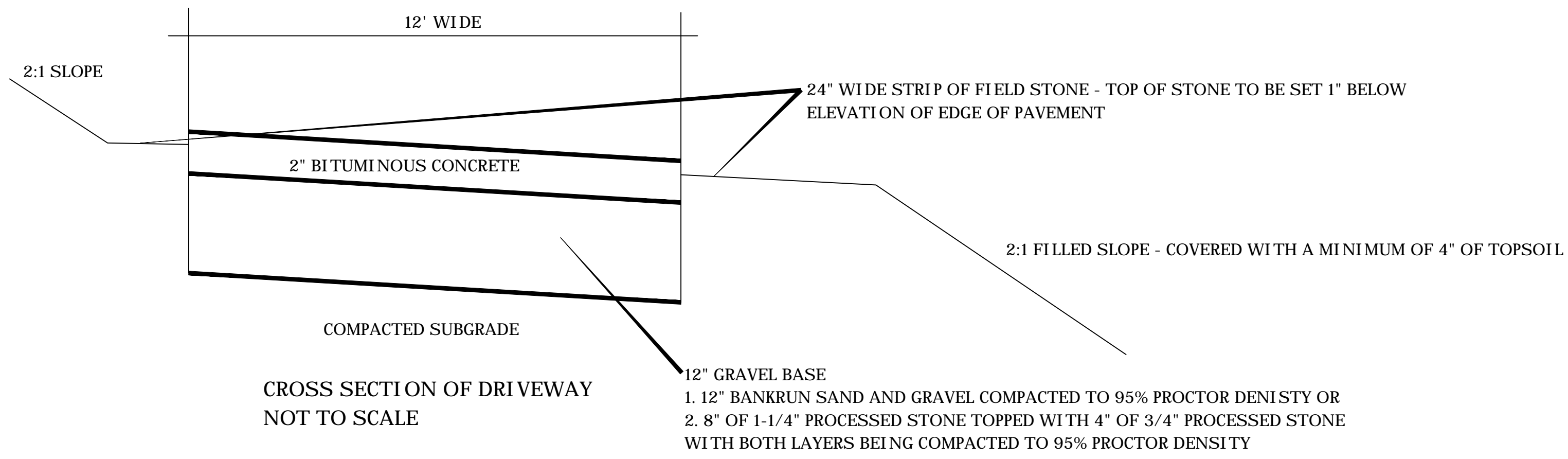
THIS IS TO CERTIFY THAT THE DESIGN OF THIS SEWAGE DISPOSAL SYSTEM CONFORMS TO ALL STATE AND LOCAL SANITARY CODE REQUIREMENTS, AS WELL AS STANDARD PROFESSIONAL ENGINEERING DESIGN PRINCIPLES. IT IN NO WAY IS A GUARANTEE AGAINST FAILURE DUE TO UNDETERMINABLE FUTURE CIRCUMSTANCES OR NATURAL PHENOMENON BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR THE LOCATION OF ANY UNDERGROUND UTILITIES ON THIS PROPERTY.

TRINKAUS ENGINEERING, LLC
 CIVIL ENGINEERS
 114 HUNTERS RIDGE ROAD
 SOUTHBRURY, CONNECTICUT 06488
 203-264-4558 (phone)
 Email: strinkaus@earthlink.net
 Website: http://www.trinkausengineering.com

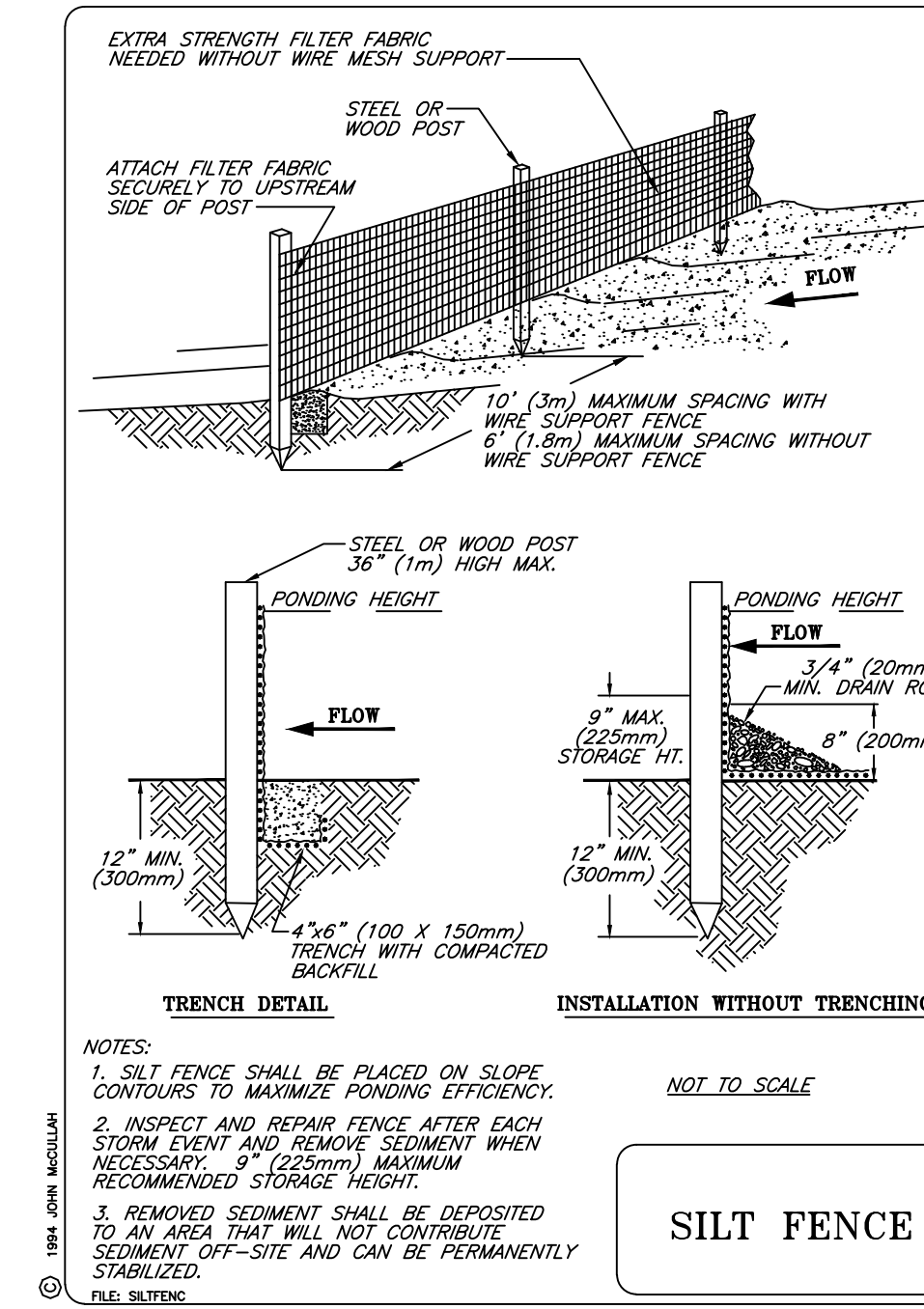
COTTAGE SEPTIC SYSTEM
 SHEET 4 OF 5
 SCALE: 1" = 20'
 PROJECT #075-2025
 DATE: 1/1/26

PREPARED FOR
DAVID MABBOTT
 1 ELMAN DRIVE
 SALISBURY - CONNECTICUT



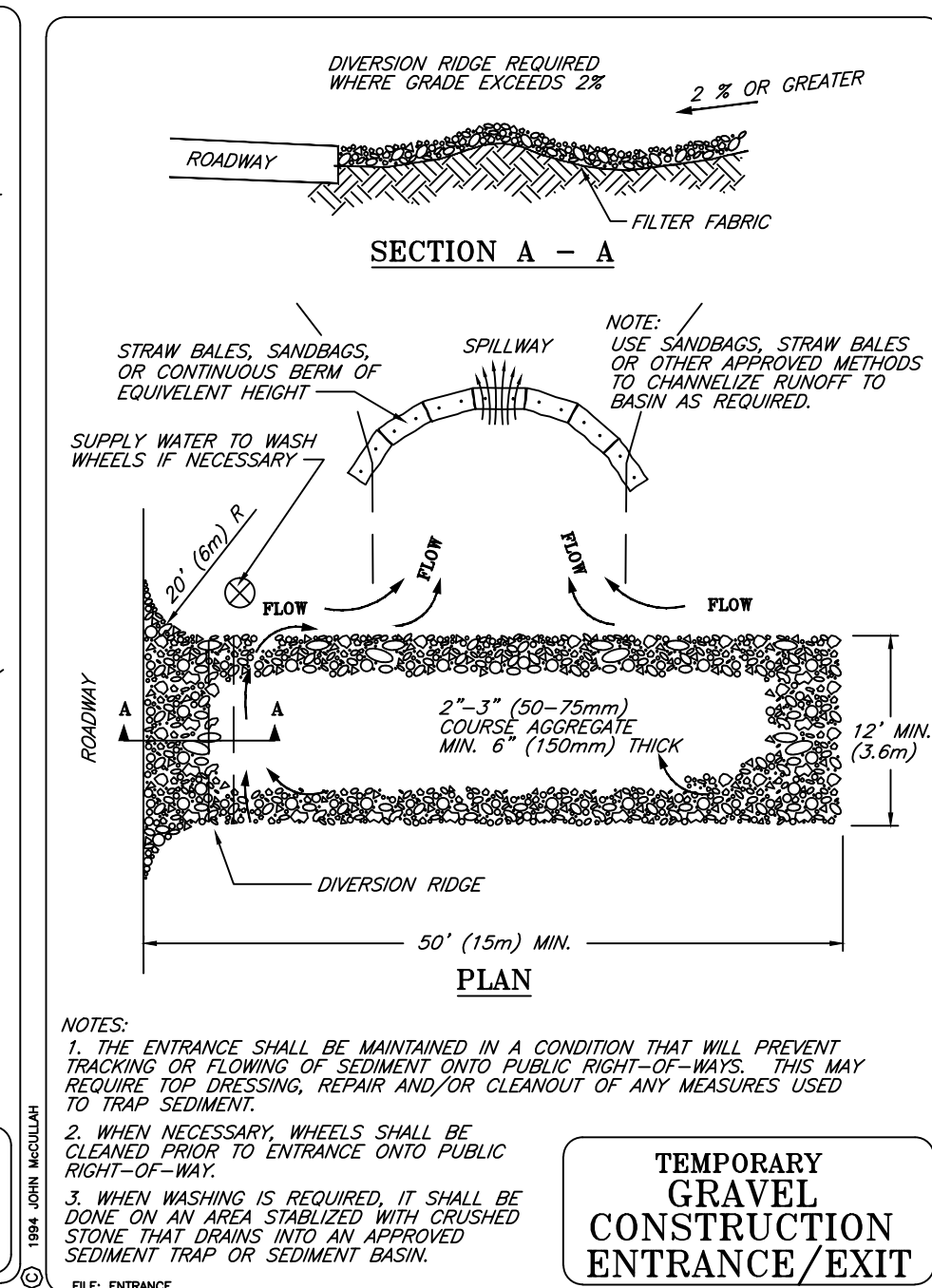
CROSS SECTION OF DRIVEWAY
NOT TO SCALE

- 12" GRAVEL BASE
1. 12" BANKRUN SAND AND GRAVEL COMPACTED TO 95% PROCTOR DENSITY OR
 2. 8" OF 1-1/4" PROCESSED STONE TOPPED WITH 4" OF 3/4" PROCESSED STONE WITH BOTH LAYERS BEING COMPACTED TO 95% PROCTOR DENSITY



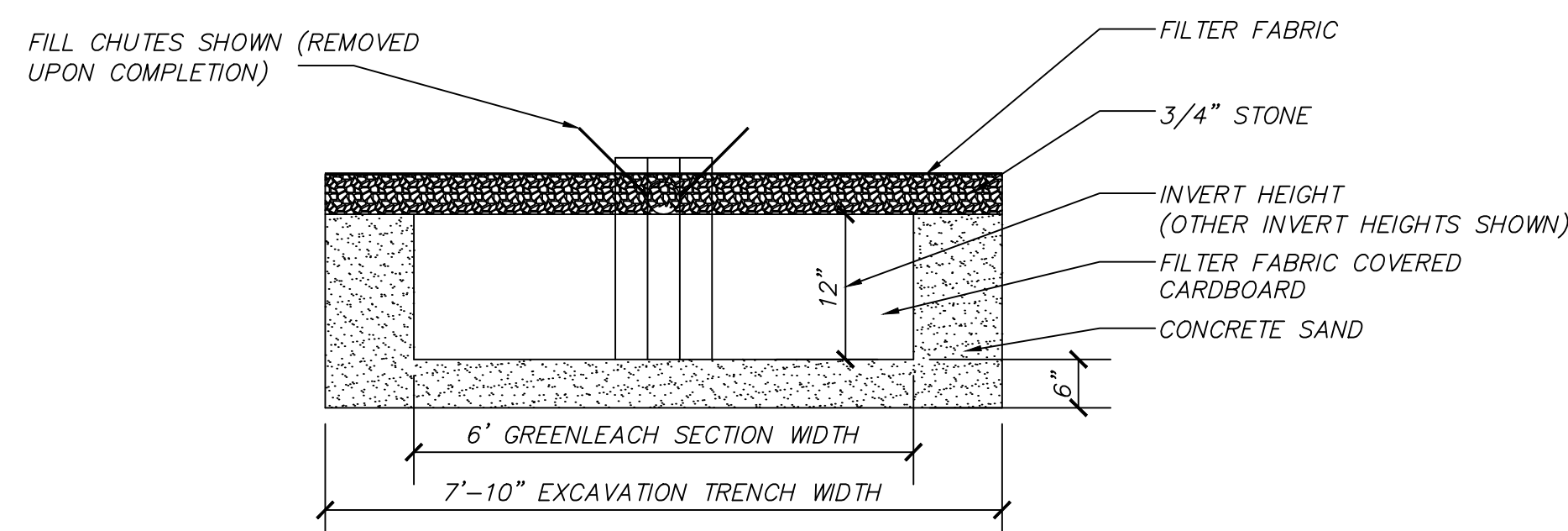
SILT FENCE

- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTIGUOUS TO MAXIMIZE PONDING EFFICIENCY.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



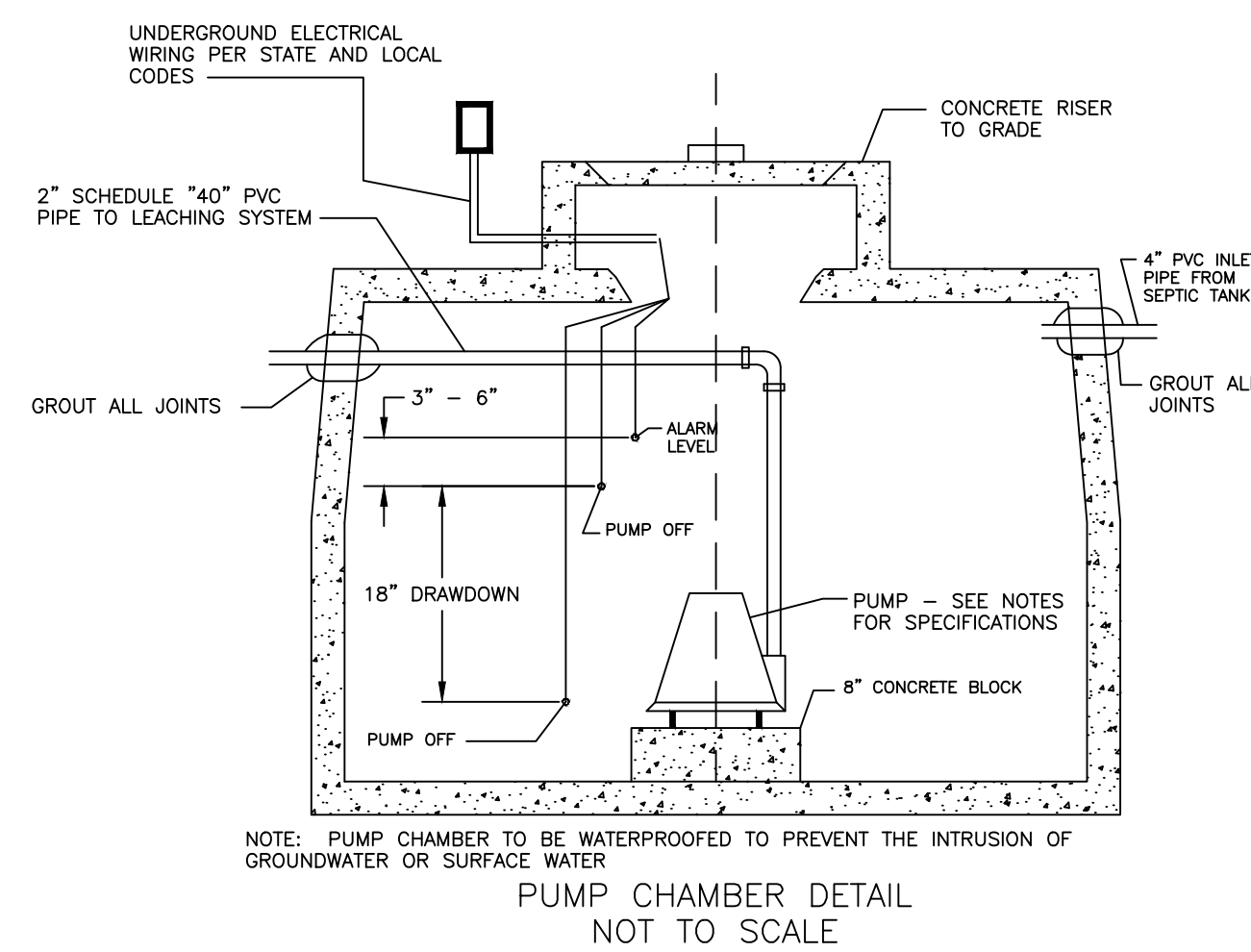
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

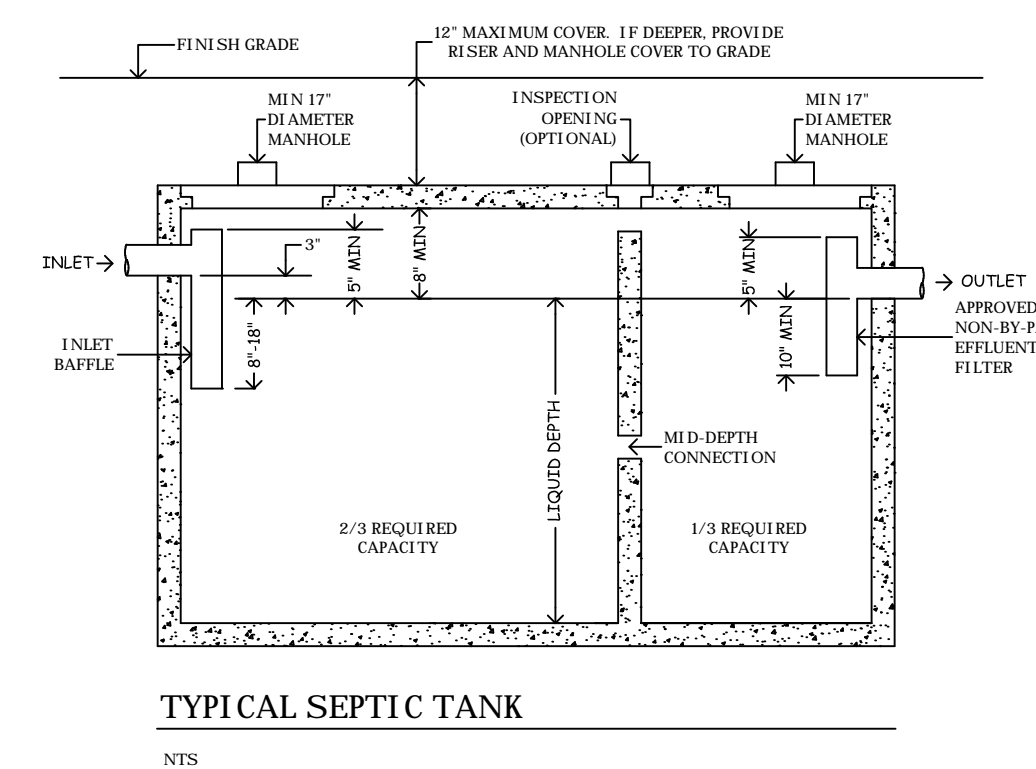


GLF 12-72

GREENLEACH SYSTEM SECTION - END VIEW



PUMP CHAMBER DETAIL
NOT TO SCALE



TYPICAL SEPTIC TANK

PREPARED FOR
DAVID MABBOTT
1 ELMAN DRIVE
SALISBURY - CONNECTICUT

CONSTRUCTION DETAILS

SHEET 5 OF 5
SCALES AS NOTED
PROJECT #075-2025
DATE: 1/1/26



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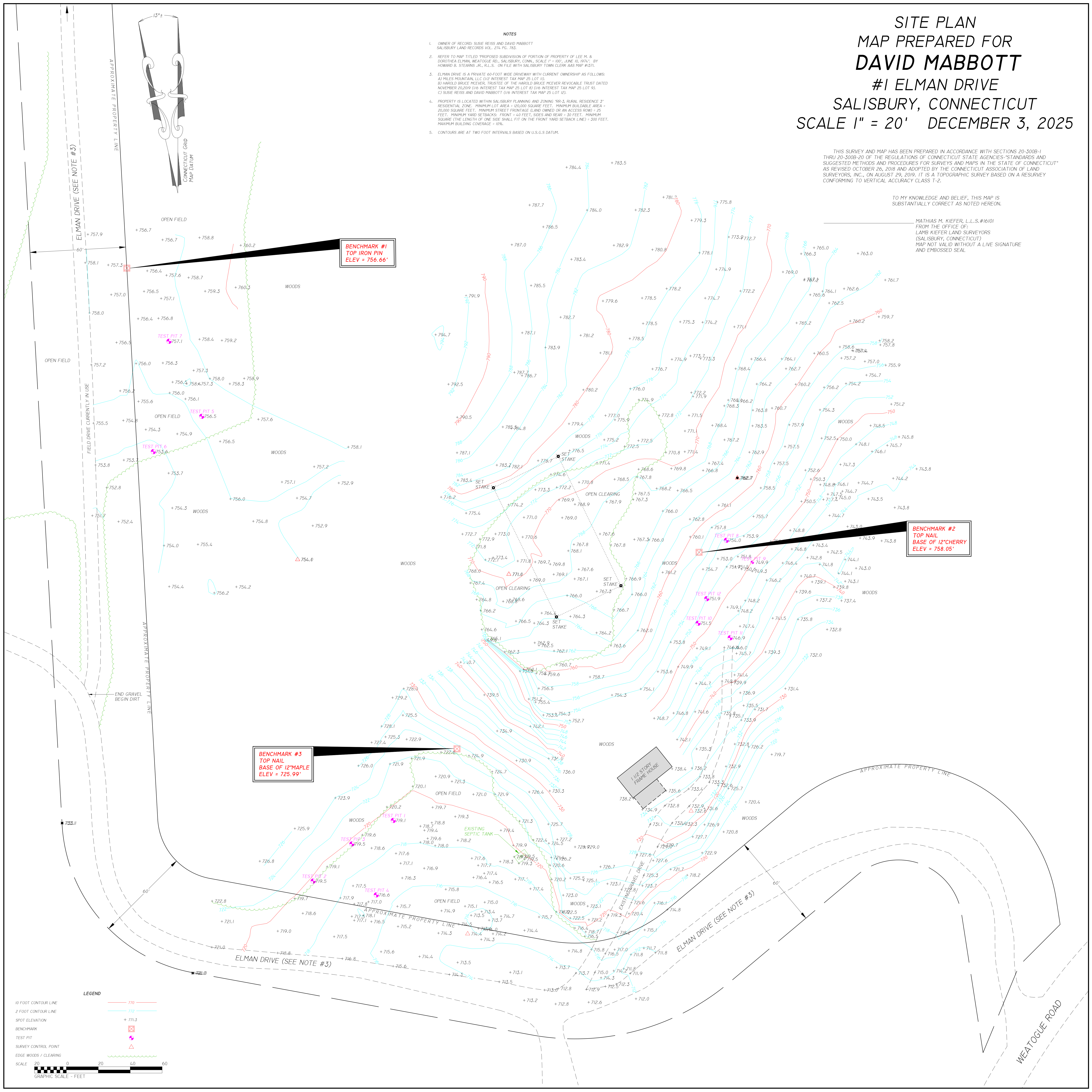
SITE PLAN MAP PREPARED FOR **DAVID MABBOTT** #1 ELMAN DRIVE SALISBURY, CONNECTICUT SCALE 1" = 20' DECEMBER 3, 2025

- NOTES**
1. OWNER OF RECORD: SUSIE REISS AND DAVID MABBOTT
SALISBURY LAND RECORDS VOL. 274 PG. 783.
 2. REFER TO MAP TITLED "PROPOSED SUBDIVISION OF PORTION OF PROPERTY OF LEE M. & DOROTHEA ELMAN, WEATOGUE RD., SALISBURY, CONN., SCALE 1" = 100', JUNE 10, 1974", BY HOWARD B. STEARNS, JR., R.L.S., ON FILE WITH SALISBURY TOWN CLERK AS MAP #137.
 3. ELMAN DRIVE IS A PRIVATE 40-FOOT WIDE DRIVEWAY WITH CURRENT OWNERSHIP AS FOLLOWS:
A) MILES MOUNTAIN, LLC (1/2 INTEREST TAX MAP 25 LOT 10).
B) HAROLD BRUCE MEEVER, TRUSTEE OF THE HAROLD BRUCE MEEVER REVOCABLE TRUST DATED NOVEMBER 20, 2019 (1/6 INTEREST TAX MAP 25 LOT 8) (1/6 INTEREST TAX MAP 25 LOT 9).
C) SUSIE REISS AND DAVID MABBOTT (1/6 INTEREST TAX MAP 25 LOT 12).
 4. PROPERTY IS LOCATED WITHIN SALISBURY PLANNING AND ZONING 199-3, RURAL RESIDENCE 3' RESIDENTIAL ZONE. MINIMUM LOT AREA = 10,000 SQUARE FEET. MINIMUM BUILDABLE AREA = 20,000 SQUARE FEET. MINIMUM STREET FRONTAGE (LAND OWNED OR AN ACCESS ROW) = 25 FEET. MINIMUM YARD SETBACKS: FRONT = 40 FEET, SIDES AND REAR = 30 FEET. MINIMUM SQUARE (THE LENGTH OF ONE SIDE SHALL FIT ON THE FRONT YARD SETBACK LINE) = 300 FEET. MAXIMUM BUILDING COVERAGE = 10%.
 5. CONTOURS ARE AT TWO FOOT INTERVALS BASED ON U.S.G.S. DATUM.

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS REVISED OCTOBER 26, 2018 AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A TOPOGRAPHIC SURVEY BASED ON A RESURVEY CONFORMING TO VERTICAL ACCURACY CLASS T-2.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MATHIAS M. KIEFER, L.L.S.#16101
FROM THE OFFICE OF:
LAMB KIEFER LAND SURVEYORS
(SALISBURY, CONNECTICUT)
MAP NOT VALID WITHOUT A LIVE SIGNATURE
AND EMBOSSED SEAL.



**BENCHMARK #1
TOP IRON PIN
ELEV = 756.66'**

**BENCHMARK #2
TOP NAIL
BASE OF 12" CHERRY
ELEV = 758.05'**

**BENCHMARK #3
TOP NAIL
BASE OF 12" MAPLE
ELEV = 725.99'**

LEGEND

- 10 FOOT CONTOUR LINE
- 2 FOOT CONTOUR LINE
- SPOT ELEVATION
- BENCHMARK
- TEST PIT
- SURVEY CONTROL POINT
- EDGE WOODS / CLEARING

SCALE 1" = 20'
GRAPHIC SCALE - FEET