



# Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,  
Conservation Commission/Inland Wetland Agency  
**Watertown Municipal Center**  
61 Echo Lake Road  
Watertown, CT 06795  
Telephone: (860) 945-5266

Website: [www.watertownct.org](http://www.watertownct.org)

## SUBDIVISION/ RESUBDIVISION APPLICATION

Application for:  Subdivision

Date: December 17, 2025

Resubdivision

Location of Property: Echo Lake Road

Is this parcel within 50 feet of another municipality?

Yes

No

Name of municipality: \_\_\_\_\_

Assessor's Map: 104

Block: 90

Lot: 23A

Subdivision Name: \_\_\_\_\_

Total Number of Proposed Lots: 2

Total Acreage: 33.80

Number of proposed lots having frontage on existing street: 2

Are there wetlands on the property or will you be draining water into a wetlands? Yes

No

If YES, has an application been submitted to the Inland Wetland Commission? Yes

No

Applicant: Echo Asset, LLC

Address: P.O. Box 571 Bethlehem, CT 06751

Phone Number: (203) 560-6716

Email: scott@thesambrookgroup.com

Applicant's Signature: \_\_\_\_\_

Owner Name: Echo Asset, LLC

Address: Same as above

Phone Number: 203-510-8003

Email: Scott@TheSambrookGroup.com

Owner's Signature: \_\_\_\_\_

### Information for Applicants and Owners

1. Twelve copies of the subdivision plan, twelve copies of the site development plan, two copies of the construction plans and four copies of the sediment and erosion control plans must be submitted with the application.
2. Public hearings will be held on all resubdivision applications and on subdivision applications at the discretion of the commission.

# ECHO LAKE ROAD

## SUBDIVISION PERMITTING PLAN SET - NOT FOR CONSTRUCTION

MBL: 104-90-23A



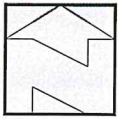
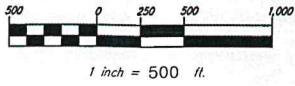
**OWNER/APPLICANT**  
 ECHO ASSET, LLC  
 PO BOX 571  
 BETHLEHEM, CT

**SURVEYOR**  
 ALL SEASONS LAND SURVEYING  
 31 WEST DAYTON HILL ROAD  
 WALLINGFORD, CT

**ENVIRONMENTAL CONSULTANT**  
 IAN T. COLE, LLC  
 P.O. BOX 619  
 MIDDLETOWN, CT

**ENGINEER**  
 CIVIL 1  
 43 SHERMAN HILL ROAD, SUITE D-101  
 WOODBURY, CT

VICINITY MAP



SHEET NO.                      DESCRIPTION

-	COVER SHEET
-	ZONING LOCATION SURVEY
C 1.0	EXISTING CONDITIONS
C 2.0	SUBDIVISION AND SITE LAYOUT PLAN
C 2.1	LOT 1 SITE LAYOUT PLAN
C 2.2	LOT 1 GRADING & DRAINAGE PLAN
C 2.3	LOT 1 UTILITY PLAN
C 2.4	LOT 1 EROSION CONTROL PLAN
C 2.5	LOT 1 REFERENCE PLAN
C 3.1	LOT 1 SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN AND PROFILES
C 3.2	LOT 1 SUBSURFACE SEWAGE DISPOSAL SYSTEM DETAILS AND NOTES
C 4.1	LOT 1 DRIVEWAY PROFILE
C 4.2	LOT 1 STORM DRAINAGE PROFILES
C 5.1	DETAILS
C 5.2	DETAILS
C 5.3	CULTEC DETAILS
C 5.4	WATER SERVICE DETAILS
C 6.1	LOT 1 EROSION CONTROL NARRATIVE & PROJECT NOTES

*APPROVED BY THE WATERTOWN INLAND WETLANDS/CONSERVATION COMMISSION*

\_\_\_\_\_  
 Chairman/Secretary                      Date

*APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION*

\_\_\_\_\_  
 Chairman/Secretary                      Date

*APPROVED BY THE WATERTOWN TOWN ATTORNEY*

\_\_\_\_\_  
 Town Attorney                              Date

*APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT*

\_\_\_\_\_  
 OFFICER                                      Date

*APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER  
 TOWN OF WATERTOWN*

\_\_\_\_\_  
 Director                                      Date

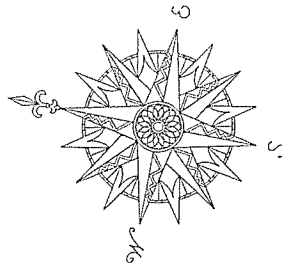
*NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED  
 BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.*

**CIVIL C1**

CORNERSTONE PROFESSIONAL PARK, SUITE D-101  
 43 SHERMAN HILL ROAD  
 WOODBURY                      CONNECTICUT  
 (203) 266-0778



AUGUST 1, 2025  
 REVISED DECEMBER 17, 2025

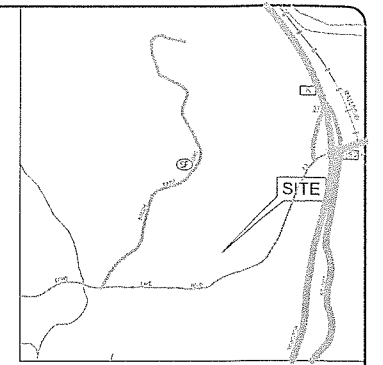


**NOTES:**

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2. TOPOGRAPHY DEPICTED IS TAKEN FROM LIDAR TOPOGRAPHY.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 83 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED. ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES, THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS BLOCK 90 LOT 23A ON ASSESSOR'S MAP 104.
11. WETLANDS DEPICTED ON THIS PLAN WERE TAKEN FROM REF. MAP #1.

**MAP REFERENCES:**

1. "IMPROVEMENT LOCATION MAP FOR THE SAMBROOK GROUP ECHO LAKE RD, WATERTOWN, CT." SCALE: 1"=60' AUG. 4, 2021 BY: KRATZERT, JONES & ASSOCIATES, INC
2. "MAP OF PROPERTY PREPARED FOR INDUSTRIAL DEVELOPMENT GROUP ECHO LAKE ROAD WATERTOWN, CONNECTICUT" SCALE: 1"=60' JULY 25, 1996 W.L.R. #3308
3. "MAP PREPARED FOR THE SELTZER ORGANIZATION ECHO LAKE ROAD WATERTOWN, CONNECTICUT" SCALE: 1"=100' OCT. 14, 1986 W.L.R. #2520
4. "MAP OF PROPERTY OF ESTATE OF PETER B. CURA ECHO LAKE ROAD WATERTOWN, CT" SCALE: 1"=60' MAR. 31, 1977 W.L.R. #2305



**LOCATION MAP**  
NTS



WATERTOWN ZONING TABLE (IG-80 DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MINIMUM LOT AREA	80,000 SF	1,472,384 SF
MIN. FRONTAGE	50'	1,036.22'
MAX. FLOOR AREA RATIO	0.5	--
MAXIMUM HEIGHT	60'	--
MAXIMUM STORES	4	--
BLDG. SETBACKS:		
FRONT YARD:	50'	--
SIDE YARD:	10' / 50*	--
REAR YARD:	50*	--
MAXIMUM LOT COVERAGE	60 %	--
MAXIMUM BUILDING COV.	40 %	--

\*ABUTTING A RESIDENTIAL ZONE

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	WETLAND LINE
	100' WETLAND REGULATED AREA
	EXISTING DITCH
	HYDRANT
	WATER VALVE
	EXISTING WATER MAIN
	EXISTING STONE WALL
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING FENCE
	STORM DRAINAGE MANHOLE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	UTILITY POLE
	WORKPOINT
	IRON PIPE/PIPE

**ZONING LOCATION SURVEY**  
PREPARED FOR  
**THE SAMBROOK GROUP**  
MBL 104-90-23A ECHO LAKE ROAD  
WATERTOWN, CONNECTICUT

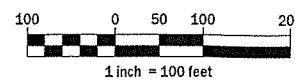
COPYRIGHT © 2025  
SCALE: 1" = 100' FEBRUARY 13, 2025  
REVISED: FEBRUARY 26, 2025 - REVISED WETLAND SETBACK  
SEPTEMBER 25, 2025 - REVISE ZONING TABLE  
PROJ. NO.: 1014

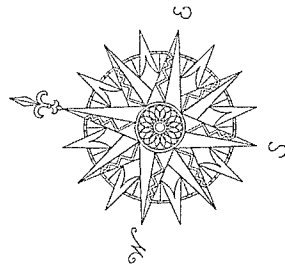


LAND SURVEYING - LAND PLANNING  
44 Fair Street  
Wallingford, CT 06492  
1 John Street  
Millerton, NY 12546  
Phone: (860) 274-5053  
dan@allseasonslandsurveying.com  
allseasonslandsurveying.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.  
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE  
LICENSED LAND SURVEYOR, REG# 70492



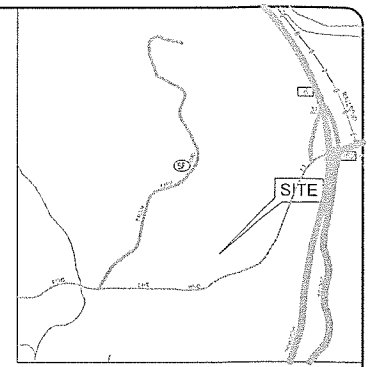


**NOTES:**

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2. TOPOGRAPHY DEPICTED IS TAKEN FROM LIDAR TOPOGRAPHY.
7. BEARINGS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM N.A.D. 1983.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREIN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED. ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES, THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THIS PARCEL IS KNOWN AS BLOCK 90 LOT 23A ON ASSESSOR'S MAP 104.
11. WETLANDS DEPICTED ON THIS PLAN WERE TAKEN FROM REF. MAP #1.

**MAP REFERENCES:**

1. "IMPROVEMENT LOCATION MAP FOR THE SAMBROOK GROUP ECHO LAKE RD. WATERTOWN, CT." SCALE: 1"=60' AUG 4, 2021 BY: KRATZERT, JONES & ASSOCIATES, INC.
2. "MAP OF PROPERTY PREPARED FOR INDUSTRIAL DEVELOPMENT GROUP ECHO LAKE ROAD WATERTOWN, CONNECTICUT" SCALE: 1"=60' JULY 25, 1995 W.L.R. #3308
3. "MAP PREPARED FOR THE SELTZER ORGANIZATION ECHO LAKE ROAD WATERTOWN, CONNECTICUT" SCALE: 1"=100' OCT. 14, 1985 W.L.R. #2520
4. "MAP OF PROPERTY OF ESTATE OF PETER B. CURA ECHO LAKE ROAD WATERTOWN, CT" SCALE: 1"=60' MAR. 31, 1977 W.L.R. #2305



**LOCATION MAP**  
NTS



WATERTOWN ZONING TABLE (IG-80 DISTRICT)				
STANDARDS	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	80,000 SF	1,472,384 SF	464,693 SF	848,792 SF
MIN. FRONTAGE	50'	1,036.22'	598.43'	437.79'
MAX. FLOOR AREA RATIO	0.5	-	-	-
MAXIMUM HEIGHT	60'	-	-	-
MAXIMUM STORIES	4	-	-	-
BLDG. SETBACKS:				
FRONT YARD:	50'	-	-	-
SIDE YARD:	10' / 50*	-	-	-
REAR YARD:	25' / 50*	-	-	-
MAXIMUM LOT COVERAGE	80 %	-	-	-
MAXIMUM BUILDING COV.	40 %	-	-	-

\*ABUTTING A RESIDENTIAL ZONE

**LEGEND**

---	EXISTING PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR
---	WETLAND LINE
---	10' WETLAND HIGHLIGHTED AREA
---	EXISTING BOUNDARY
---	WETLAND
---	WATER VALVE
---	EXISTING WATER MAIN
---	EXISTING STONE WALL
---	EXISTING SANITARY SEWER MAIN
---	EXISTING STORM SEWER
---	EXISTING FENCE
---	STORM DRAINAGE MANHOLE
---	CATCH BASIN
---	SANITARY SEWER MANHOLE
---	UTILITY POLE
---	WRECKMENT
---	IRON PIPE/PIPE
---	PROPOSED PROPERTY LINE

ZONING LOCATION SURVEY  
PROPOSED SUBDIVISION  
PREPARED FOR  
THE SAMBROOK GROUP  
MBL 104-90-23A ECHO LAKE ROAD  
WATERTOWN, CONNECTICUT

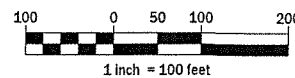
COPYRIGHT © 2025  
SCALE: 1" = 100' SEPTEMBER 30, 2025  
PROJ. NO.: 1014



LAND SURVEYING - LAND PLANNING  
44 Fair Street Wallingford, CT 06492  
1 John Street Millerton, NY 12546  
Phone: (860) 274-5053  
dan@allseasonslandsurveying.com  
allseasonslandsurveying.com

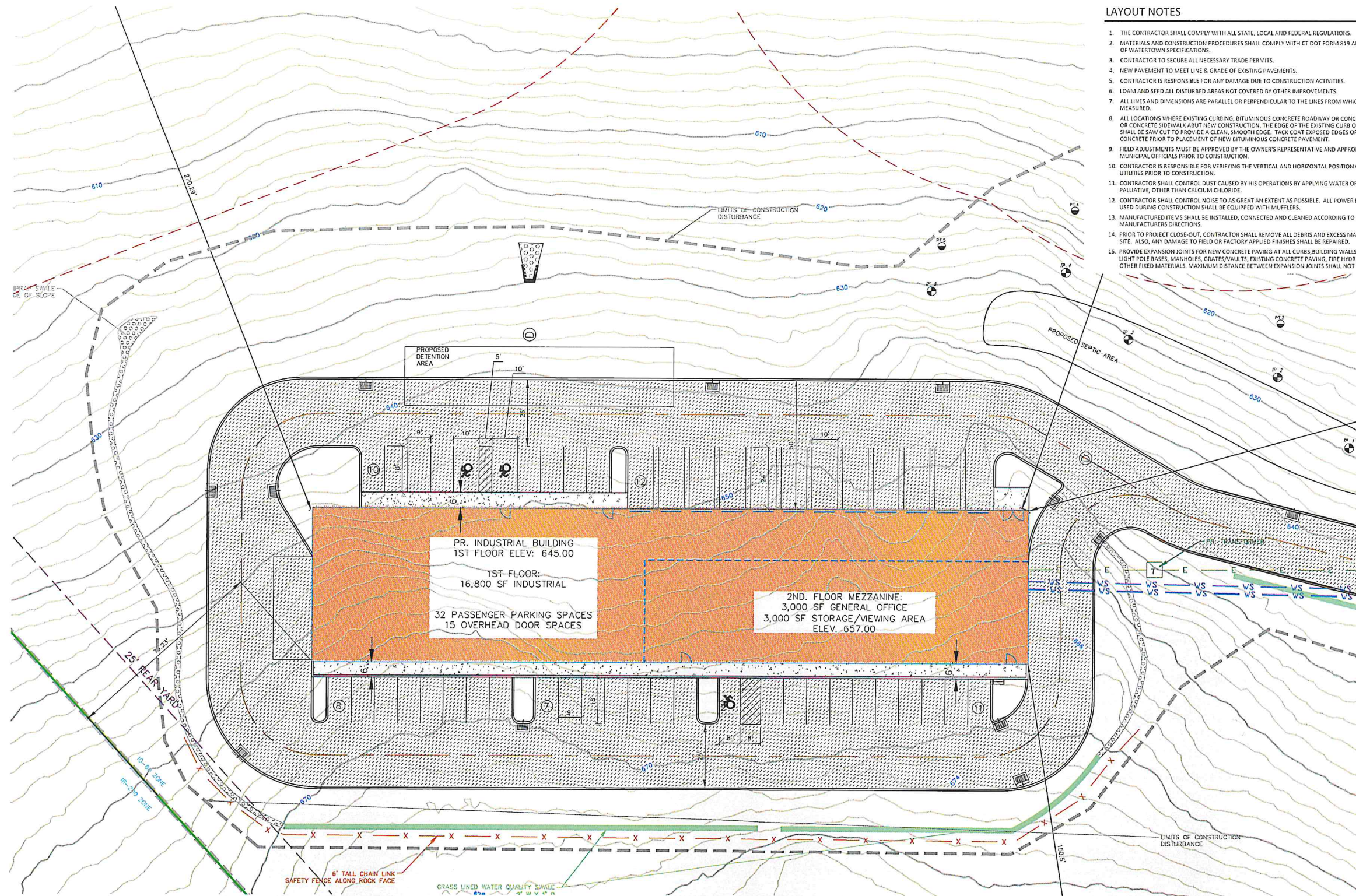
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.  
THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE  
LICENSED LAND SURVEYOR, REG# 70492

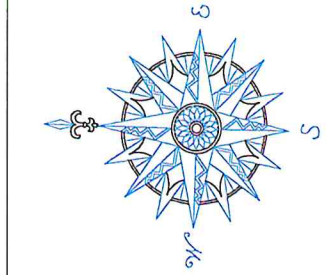




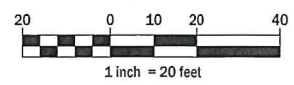




- ### LAYOUT NOTES
1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
  2. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 819 AND THE TOWN OF WATERTOWN SPECIFICATIONS.
  3. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
  4. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
  5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
  6. LOAM AND SEED ALL DISTURBED AREAS NOT COVERED BY OTHER IMPROVEMENTS.
  7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
  8. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ADJACENT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
  9. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
  10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  11. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY APPLYING WATER OR DUST PALLIATIVE, OTHER THAN CALCIUM CHLORIDE.
  12. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.
  13. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
  14. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY APPLIED FINISHES SHALL BE REPAIRED.
  15. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, BUILDING WALLS, SITE WALLS, LIGHT POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE PAVING, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 25 FEET.



NO.	REVISION	DATE
1	REV PER SUBDIVISION	9/25/25
2	REV EOP PER TRUCK TURNING	12/10/25
3	REV PARKING ISLANDS	12/17/25
Previous Editions Obsolete		



ECHO ASSET, LLC  
ECHO LAKE ROAD  
WATERTOWN, CT

LOT 1 SITE LAYOUT  
PLAN

ECHO LAKE ROAD  
MBL: 104-90-23A

WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101  
43 SHERMAN HILL ROAD  
WOODBURY (203) 266-0778 CONNECTICUT

DESIGNED BY: [Signature] APPROVED BY: [Signature]

SCALE: 1" = 20'

DATE: 04 AUG 2025

PROJ. NO.: 4164

CADD FILE NAME: 4164

DRAWING NO.: C2.1

- ### LEGEND
- PROPERTY LINE
  - BUILDING SETBACK LINE
  - EXISTING CONTOUR
  - 150' WETLAND REGULATED AREA
  - ZONE BOUNDARY
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED WALKWAY
  - WATER QUALITY SWALE
  - RIPRAP SWALE
  - PROPOSED SAFETY FENCE
  - LIMITS OF CONSTRUCTION DISTURBANCE

- ### NOTES
1. THE BASE MAPPING USED FOR THIS SUBDIVISION PLAN WAS PREPARED BY CIVIL1. THE BOUNDARY SURVEY FOR THE PROPERTY WAS PREPARED BY ALL SEASONS LAND SURVEYING.
  2. TOTAL AREA OF LOT 1 IS 33.80 AC.
  3. PROPERTY LINES IN THE IR-80 ZONING DISTRICT.
  4. WETLANDS FLAGGING AS SHOWN WAS DELINEATED BY IAN COLE, SOIL SCIENTIST AND FIELD LOCATED BY CIVIL1.
  5. THE WATERTOWN INLAND WETLANDS AGENCY HAS JURISDICTION OF ANY PROPOSED DEVELOPMENT ACTIVITIES WITHIN THE WETLANDS OR WITHIN 150' OF A WETLAND BOUNDARY.
  6. DRIVEWAY APRONS, DIMENSIONS AND PROFILES SHALL CONFORM TO THE TOWN OF WATERTOWN STANDARDS.

### ZONING LOT 1

	REQUIRED:	PROVIDED:
ZONE - INDUSTRIAL IG-80		
MINIMUM LOT AREA IN SF.	80,000 SF	464,693 SF
MIN ROAD FRONTAGE	50'	598.43'
MAX NUMBER OF STORIES FOR A BUILDING	4	2
MAX HEIGHT OF BUILDING OR STRUCTURE	60'	<50'
MAX. FLOOR AREA RATIO	50%	4.91%
SETBACKS:		
MIN FRONT YARD	50'	274.00'
MIN SIDE YARD	10'/50'	150.50'
MIN REAR YARD	25'/50'	79.23'
MAX BUILDING COVERAGE	40%	3.62%
MAX TOTAL COVERAGE	80%	12.62%

\*ABUTTING A RESIDENTIAL ZONE

APPROVED BY THE WATERTOWN INLAND WETLANDS/CONSERVATION COMMISSION

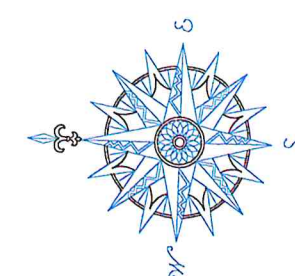
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

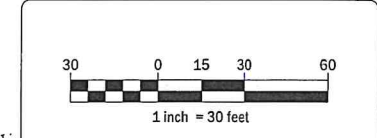
APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER TOWN OF WATERTOWN

APPROVED BY THE WATERTOWN TOWN ATTORNEY

NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.



NO.	REVISION	DATE
1	REV PER TAHD	9/18/25
2	REV PER SUBDIVISION	9/25/25
3	REV EOP PER TRUCK TURNING	12/10/25
4	REV PARKING ISLANDS	12/17/25
Previous Editions Obsolete		



**ECHO ASSET, LLC**  
**ECHO LAKE ROAD**  
**WATERTOWN, CT**

**LOT 1**  
**GRADING &**  
**DRAINAGE PLAN**

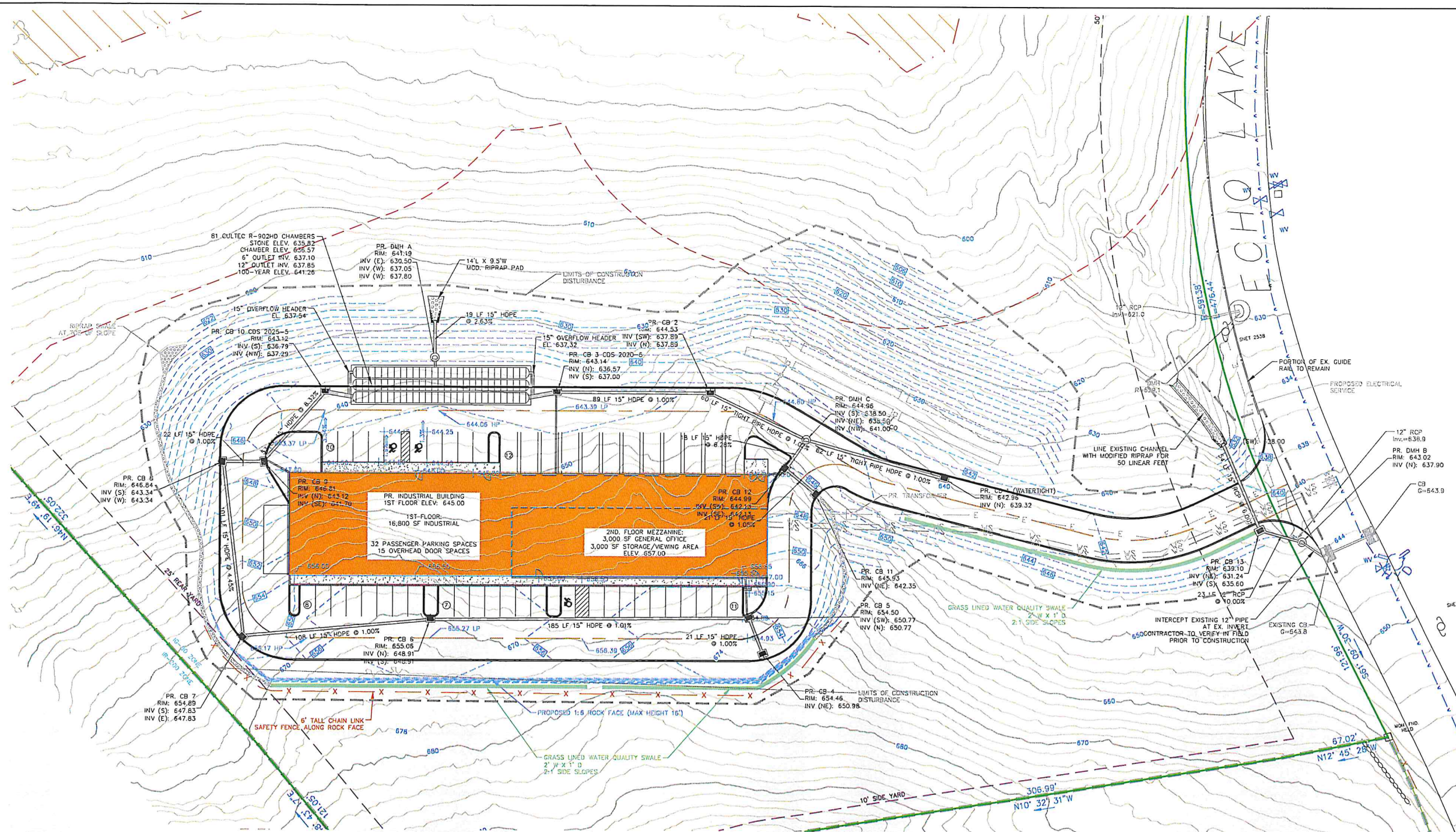
**ECHO LAKE ROAD**  
**MBL: 104-90-23A**

WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101  
 43 SHERMAN HILL ROAD  
 WOODBURY (203) 266-0778 CONNECTICUT

	DRAWN BY: APPROVED BY: SCALE: 1" = 30' DATE: 01 AUG 2025 PROJ. NO.: 4164 CADD FILE NAME: 4164 DRAWING NO.:
	C 2.2



**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM DRAINAGE PIPING

**GRADING NOTES**

- PROPOSED GRADES INDICATE INTENT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS AS REQUIRED TO MEET FIELD CONDITIONS.
- WHERE FIELD CONDITIONS CALL FOR ON-SITE ADJUSTMENTS OF FINISHED GRADES, THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION.
- CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB AND BE RESPONSIBLE FOR THE SAME. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO BEGINNING WORK.
- EROSION CONTROL FABRIC TO BE USED ON ALL SLOPES GREATER THAN 3:1
- STRIP AND STOCKPILE TOPSOIL FOR REUSE ON SITE.
- PITCH ALL WALKS AT 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
- ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE.
- ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS.
- ALL EXCESS MATERIAL, EXCEPT TOPSOIL, SHALL BE LEGALLY DISPOSED OF OUTSIDE THE PROJECT LIMITS.
- REFERENCE IS MADE IN THESE DOCUMENTS TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 819 AND SUPPLEMENTS THERETO.
- DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S OR ANY OF HIS SUBCONTRACTOR'S ACTIVITIES DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING DURING THE EXECUTION OF HIS WORK.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS DEVELOPED FROM THE BEST AVAILABLE INFORMATION. THE ACTUAL LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION ACTIVITIES.
- ACCESS AND UTILITIES TO EXISTING FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MUST MAINTAIN SUFFICIENT TRAVEL LANES, APPROVED BY THE OWNER, TO ENABLE ALL EMERGENCY VEHICLES TO ACCESS THE ENTIRE PROJECT SITE.
- CONTRACTOR TO VERIFY THAT ALL EXISTING UTILITIES TO BE REUSED ARE FUNCTIONAL.

**STORM DRAINAGE NOTES**

- ANY CONNECTION TO THE TOWN STORM DRAINAGE SYSTEM SHALL BE MADE UNDER THE SUPERVISION OF, AND TO THE SATISFACTION OF, THE WATERTOWN PUBLIC WORKS DEPARTMENT.
- THE INSTALLATION OF THE STORMWATER DETENTION SYSTEM (CULTEC) SHALL BE DONE UNDER THE SUPERVISION OF A STATE OF CT LICENSED ENGINEER.
- UPON COMPLETION OF CONSTRUCTION, THE INSPECTING ENGINEER SHALL SUBMIT A WRITTEN CERTIFICATION TO THE TOWN THAT THE DETENTION SYSTEM WAS INSTALLED AS PER THE APPROVED DESIGN.
- THE ON-SITE STORM DRAINAGE SYSTEM, INCLUDING DETENTION, IS A PRIVATE SYSTEM AND SHALL BE MAINTAINED BY THE PROPERTY OWNER PER THE MAINTENANCE REQUIREMENTS OF THE APPROVED PLAN SET AND ANY MANUFACTURER RECOMMENDATIONS OR OPERATIONS MANUALS.
- ALL STORM DRAINAGE SYSTEMS SHALL BE EQUIPPED WITH ADEQUATE INSPECTION ACCESS FOR MAINTENANCE PURPOSES.
- STORM DRAINAGE AND DETENTION SYSTEMS INSTALLED WITHIN PAVED AREAS SHALL BE CAPABLE OF HANDLING, AT A MINIMUM, H-20 LOADS.
- NO PORTION OF THE STORM DRAINAGE SYSTEM SHALL BE LOCATED UNDER THE PROPOSED BUILDING OR STRUCTURE.
- ALL STORM DRAINAGE STRUCTURES AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE TOWN OF WATERTOWN SPECIFICATIONS.
- ALL DISCHARGES ARE TO BE PROPERLY STABILIZED.
- MINIMAL RUNOFF SHALL BE DIRECTED TO THE CITY STREETS.

APPROVED BY THE WATERTOWN INLAND WETLANDS/CONSERVATION COMMISSION

Chairman/Secretary \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

Chairman/Secretary \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY THE WATERTOWN TOWN ATTORNEY

Town Attorney \_\_\_\_\_ Date \_\_\_\_\_

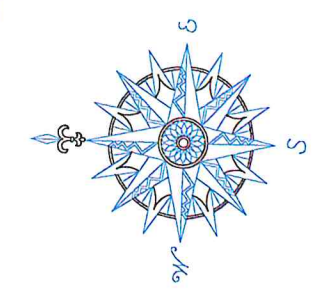
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

OFFICER \_\_\_\_\_ Date \_\_\_\_\_

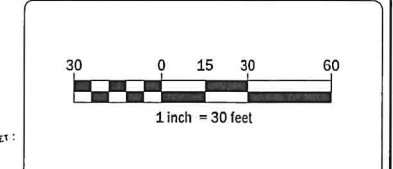
APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER  
 TOWN OF WATERTOWN

Director \_\_\_\_\_ Date \_\_\_\_\_

NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.



NO.	REVISION	DATE
1	REV PER SUBDIVISION	9/25/25
2	REV EOP PER TRUCK TURNING	12/10/25
3	REV PARKING ISLANDS	12/17/25
<i>Previous Editions Obsolete</i>		



**ECHO ASSET, LLC  
ECHO LAKE ROAD  
WATERTOWN, CT**

**LOT 1  
UTILITY PLAN**

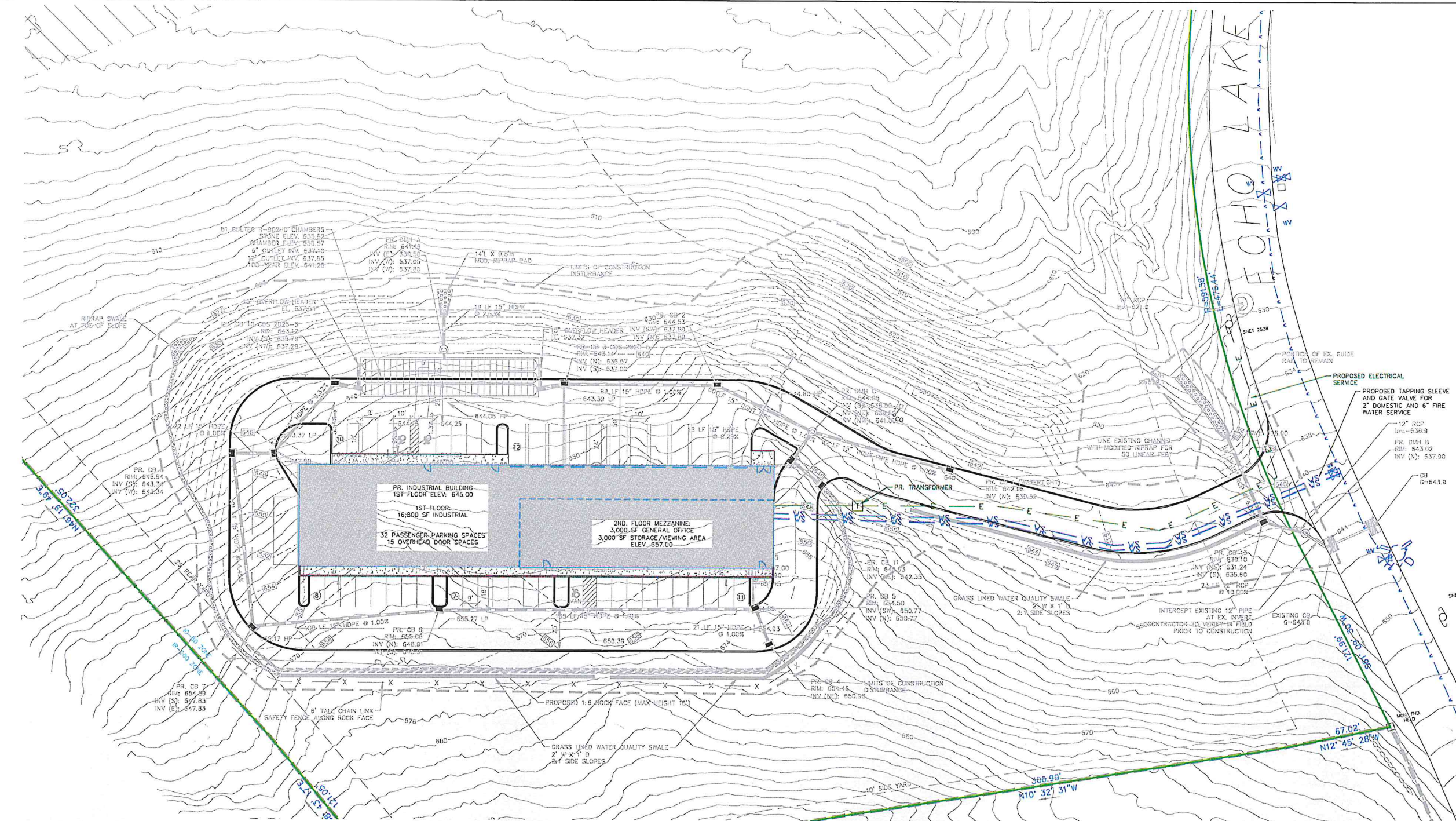
**ECHO LAKE ROAD  
MBL: 104-90-23A**

WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101  
43 SHERMAN HILL ROAD  
WOODBURY (203) 266-0778 CONNECTICUT

DESIGNER	APPROVER
SCALE	1" = 30'
DATE	01 AUG 2025
PROJECT NO.	4164
CADD FILE NAME	4164
DRAWING NO.	<b>C 2.3</b>



**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM DRAINAGE PIPING
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE (DOMESTIC & FIRE)
- EXISTING UTILITY POLE
- PROPOSED ELECTRIC SERVICE

**GENERAL UTILITY NOTES**

- FOR ADDITIONAL LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, OR OTHER FACILITIES OF PUBLIC UTILITIES, INQUIRE OF THE APPROPRIATE UTILITY COMPANY.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
- "CALL BEFORE YOU DIG" MUST BE CONTACTED TWO FULL WORKING DAYS PRIOR TO ANY SUBSURFACE EXCAVATION FOR UTILITY MARK OUT. TELEPHONE NUMBER - 1-800-922-4455.
- ALL PROPOSED UTILITY WORK MUST BE PERMITTED BY THE SITE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY.

**WATER SERVICE NOTES**

- WATER SERVICES ARE TO MEET THE REQUIREMENTS OF THE TOWN OF WATERTOWN WATER DEPARTMENT RULES AND REGULATIONS.
- A ROAD OPENING PERMIT FOR WORK WITHIN THE CITY RIGHT OF WAY SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SERVICE CONNECTIONS SHALL BE INSTALLED WITH A SHUT OFF VALVE AND A CURB BOX PER TOWN STANDARDS.
- FIRE AND DOMESTIC SERVICE TAPS SHALL BE A MINIMUM OF 2' APART.
- TAPPING SLEEVES SHALL BE CONSTRUCTED TO TOWN STANDARDS.
- ALL DUCTILE IRON FIRE LINES SHALL BE FLUSHED, DISINFECTED, AND SAMPLED. SAMPLES MUST PASS WATER QUALITY TESTING PRIOR TO PRESSURE TESTING.
- THE TOWN OF WATERTOWN BUILDING DEPARTMENT SHALL INSPECT THE FIRE LINE INSTALLATION FROM THE EDGE OF THE CITY ROAD TO THE BUILDING.
- THE FIRE LINE SHALL INCLUDE A DOUBLE CHECK VALVE ASSEMBLY OR REDUCED PRESSURE DEVICE (RPD) AND A FIRE DETENTION CHECK METER PER TOWN STANDARDS.
- THE DOMESTIC WATER LINE SHALL INCLUDE A REDUCED PRESSURE DEVICE (RPD) IF REQUIRED BY TOWN STANDARDS.
- PLASTIC SERVICE LINES ARE NOT PERMITTED.

APPROVED BY THE WATERTOWN INLAND WETLANDS/CONSERVATION COMMISSION

Chairman/Secretary \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

Chairman/Secretary \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY THE WATERTOWN TOWN ATTORNEY

Town Attorney \_\_\_\_\_ Date \_\_\_\_\_

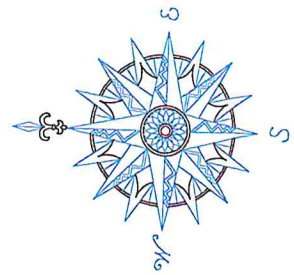
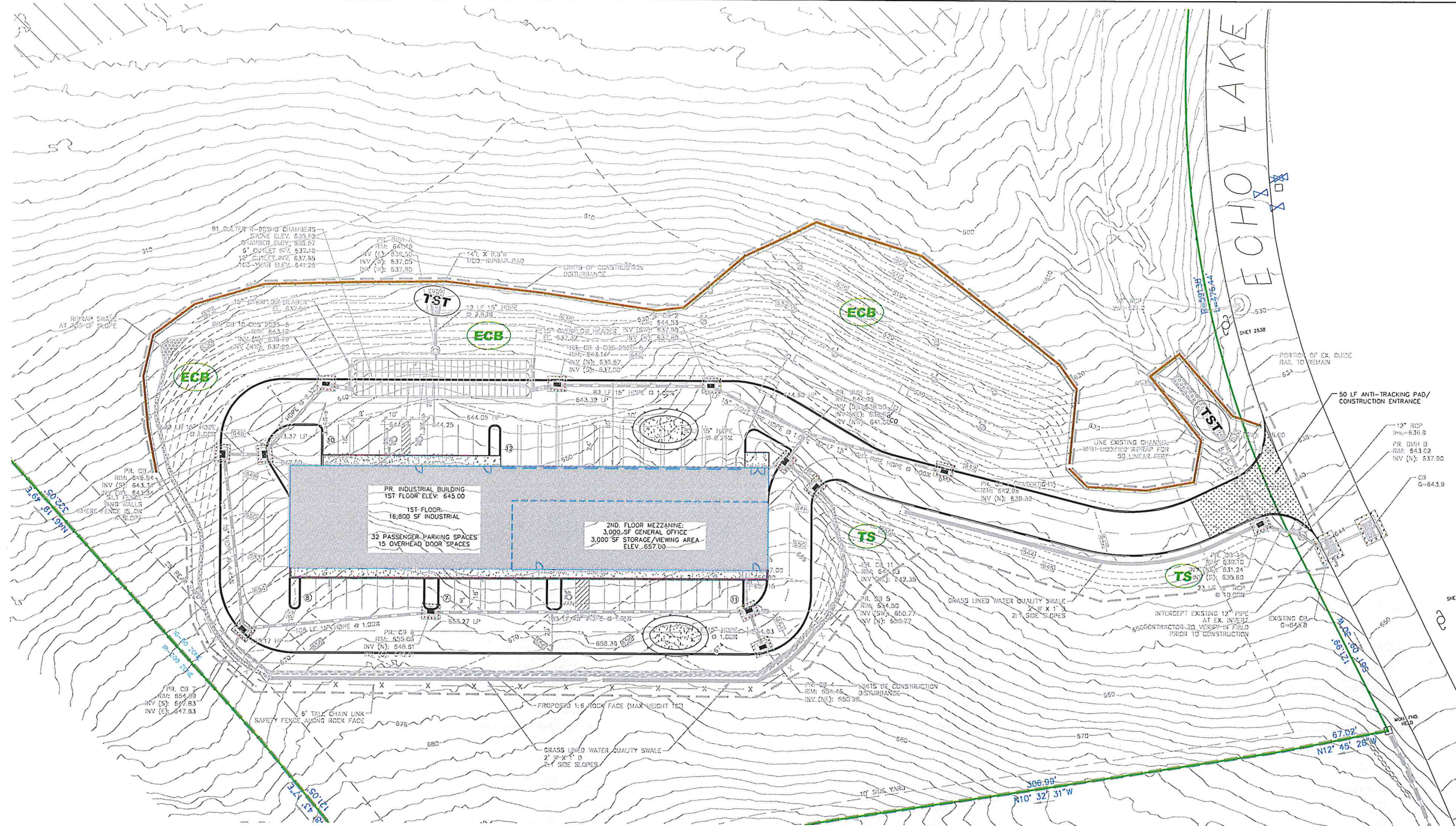
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

OFFICER \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER  
TOWN OF WATERTOWN

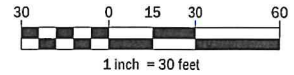
Director \_\_\_\_\_ Date \_\_\_\_\_

NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.



NO.	REVISION	DATE
1	REV PER SUBDIVISION	9/25/25
2	REV EOP PER TRUCK TURNING	12/10/25
3	REV PARKING ISLANDS	12/17/25

*Previous Editions Obsolete*



ECHO ASSET, LLC  
ECHO LAKE ROAD  
WATERTOWN, CT

LOT 1  
EROSION CONTROL  
PLAN

ECHO LAKE ROAD  
MBL: 104-90-23A

WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101  
43 SHERMAN HILL ROAD  
WOODBURY (203) 266-0778 CONNECTICUT



DATE: 01 AUG 2025	APPROVED: CJ
SCALE: 1" = 30'	
DRAWN BY: 4164	
CHECKED BY: 4164	
DRAWING NO: C 2.4	

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED SAFETY FENCE
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM DRAINAGE PIPING
- TEMPORARY SOIL STOCKPILE AREA
- PROPOSED SILT FENCE W/STAKED HAYBALES
- STABILIZED CONSTRUCTION ENTRANCE
- AREA TO BE TOPSOILED & SEEDING
- PERMANENT EROSION CONTROL BLANKET
- TEMPORARY SEDIMENT TRAP

APPROVED BY THE WATERTOWN INLAND WETLANDS/CONSERVATION COMMISSION

Chairman/Secretary \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

Chairman/Secretary \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY THE WATERTOWN TOWN ATTORNEY

Town Attorney \_\_\_\_\_ Date \_\_\_\_\_

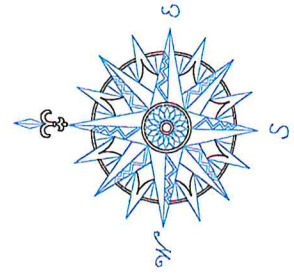
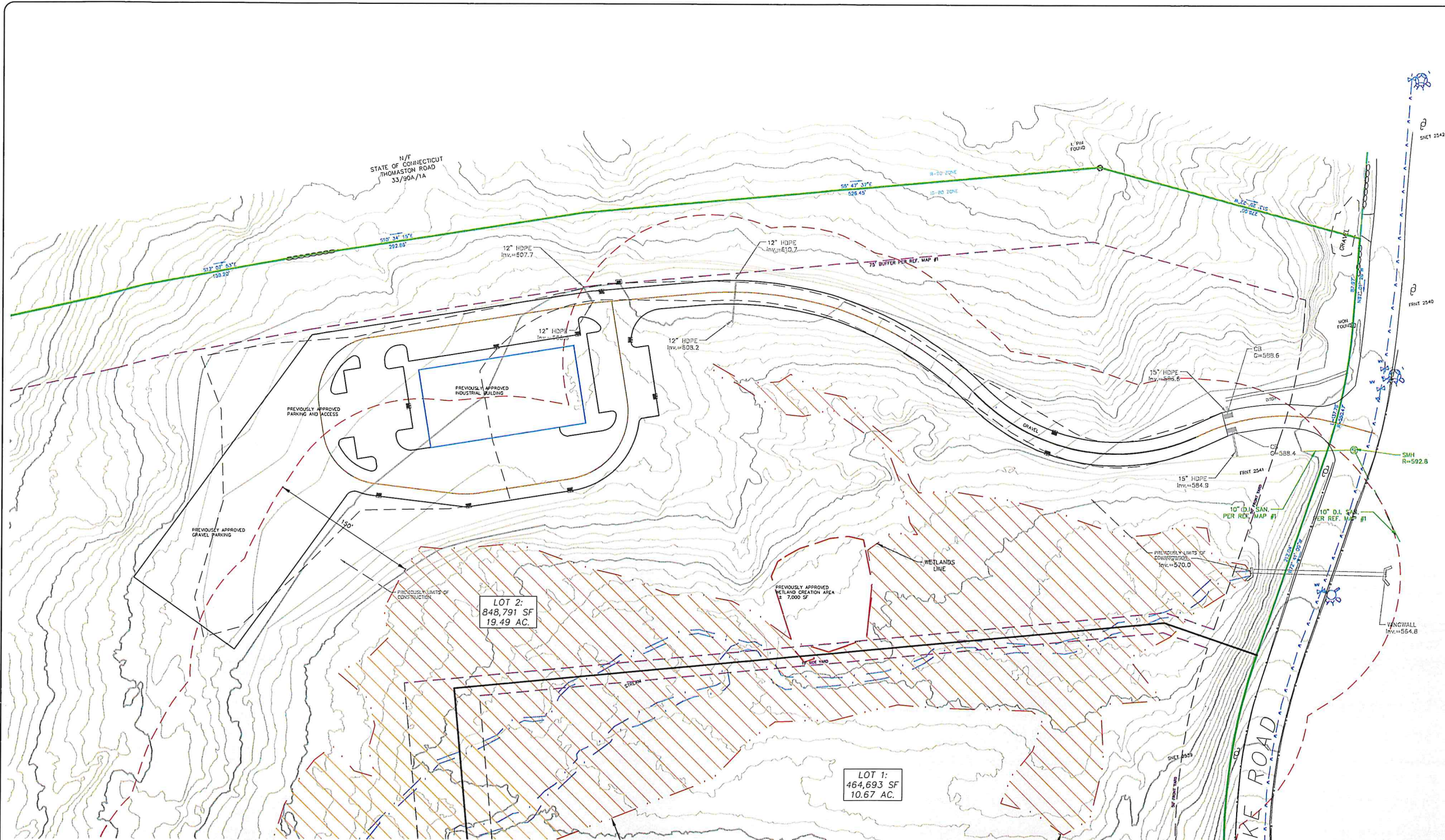
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

Officer \_\_\_\_\_ Date \_\_\_\_\_

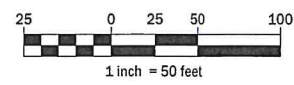
APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER  
TOWN OF WATERTOWN

Director \_\_\_\_\_ Date \_\_\_\_\_

NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.



NO.	REVISION	DATE
1	ADD SHEET PER SUBDIVISION	9/25/25
2	REV PER APPROVED PLAN	12/17/25
Previous Editions Obsolete		



ECHO ASSET, LLC  
ECHO LAKE ROAD  
WATERTOWN, CT

LOT 2  
REFERENCE PLAN

ECHO LAKE ROAD  
MBL: 104-90-23A

WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101  
43 SHERMAN HILL ROAD  
WOODBURY (203) 266-0778 CONNECTICUT



APPROVER: CJ  
SCALE: 1" = 50'  
DATE: 01 AUG 2025  
PROJ. NO.: 4164  
CADD FILE NAME: 4164  
DRAWING NO.: C2.5

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- 150' WETLAND REGULATED AREA
- ZONE BOUNDARY
- PREVIOUSLY APPROVED EDGE OF PAVEMENT
- EXISTING GRAVEL DRIVE
- PREVIOUSLY APPROVED WATER SERVICE
- PREVIOUSLY APPROVED SANITARY SEWER
- LIMITS OF CONSTRUCTION DISTURBANCE

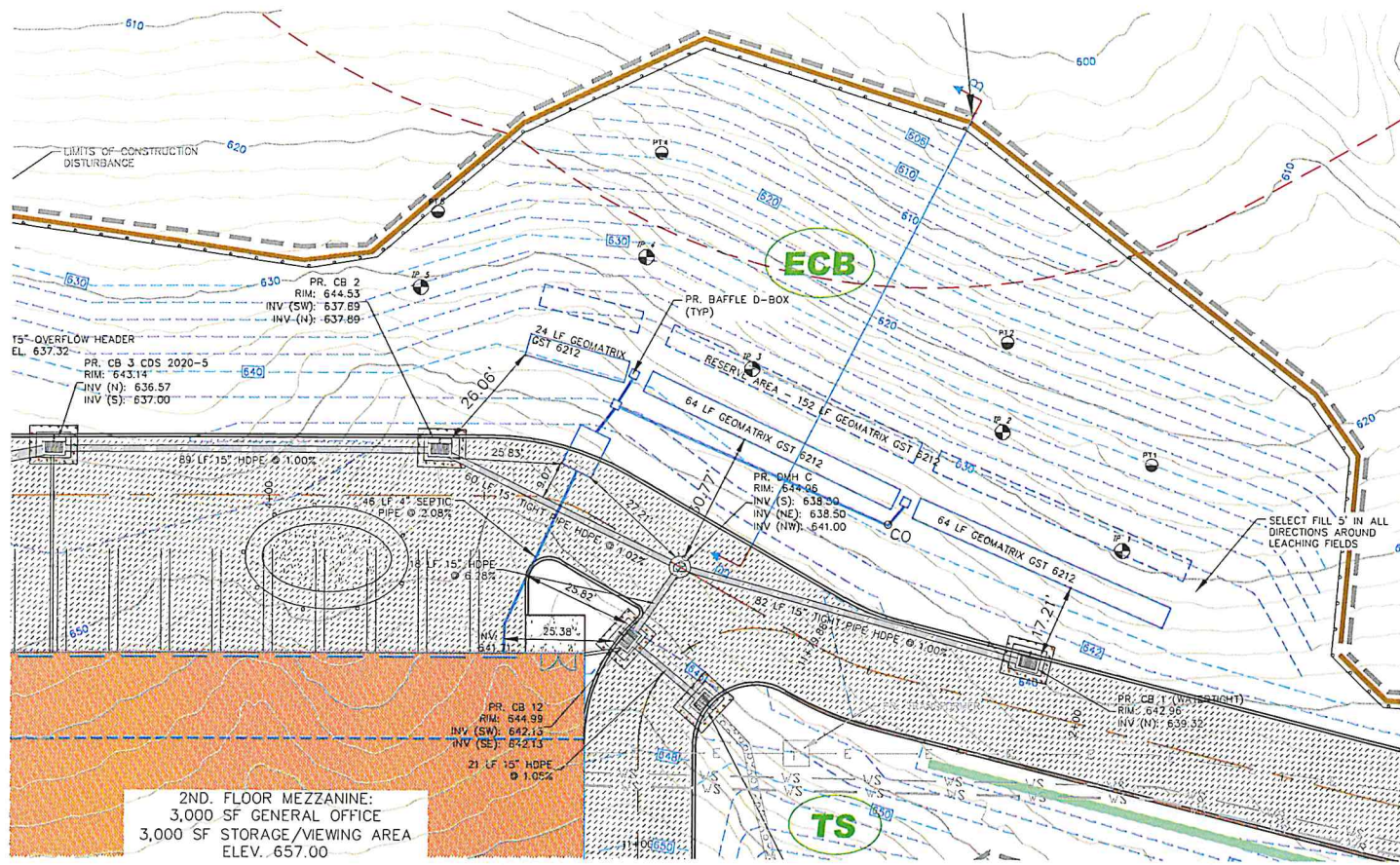
**NOTES**

1. THE IMPROVEMENTS DEPICTED ON THIS PLAN ARE TAKEN FROM THE PREVIOUSLY APPROVED PLAN SET ENTITLED "PLANS PREPARED FOR THE SAMBROOK GROUP", PREPARED BY KRATZERT, JONES, AND ASSOCIATES AND DATED AUGUST 4, 2021. SAID IMPROVEMENTS ARE NOT PART OF THE CURRENT PROPOSED APPLICATION FOR ECHO ASSET, LLC.

**ZONING LOT 2**

	REQUIRED:	PROVIDED (PREVIOUSLY APPROVED)
ZONE - INDUSTRIAL IG-80		
MINIMUM LOT AREA IN SF.	80,000 SF	848,791 SF
MIN ROAD FRONTAGE	50'	437.79'
MAX NUMBER OF STORIES FOR A BUILDING	4	2
MAX HEIGHT OF BUILDING OR STRUCTURE	60'	<50'
MAX. FLOOR AREA RATIO	50%	2.07%
SETBACKS:		
MIN FRONT YARD	50'	959'
MIN SIDE YARD	10'/50*	151'
MIN REAR YARD	25'/50*	269'
MAX BUILDING COVERAGE	40%	1.51%
MAX TOTAL COVERAGE	80%	9.85%

\*ABUTTING A RESIDENTIAL ZONE



SEPTIC AREA PLAN  
SCALE: 1" = 20'

SOIL TESTING RESULTS

Deep Test Pit #1  
July 11, 2025  
0-10" Topsoil  
10-40" Orange Brown Silty Loam  
40-48" Tan Fine Sand with Trace Silt Roots at 28"  
Boulders at 45"  
No Ledge  
No Groundwater

Deep Test Pit #2  
July 11, 2025  
0-12" Topsoil  
12-42" Orange Brown Silty Loam  
42-52" Tan Fine Sand with Silt  
Roots at 28"  
Boulders at 52"  
No Ledge  
No Groundwater

Deep Test Pit #3  
July 11, 2025  
0-12" Topsoil  
12-35" Orange Brown Silty Loam  
35-42" Tan Fine Sand with Trace Silt Roots at 22"  
Ledge at 42"  
No Groundwater

Deep Test Pit #4  
July 11, 2025  
0-9" Topsoil  
9-26" Orange Brown Silty Loam  
26-36" Tan Fine Sand with Trace Silt Roots at 20"  
Ledge at 36"  
No Groundwater

Deep Test Pit #5  
July 11, 2025  
0-12" Topsoil  
12-30" Orange Brown Silty Loam  
30-48" Tan Fine Sand with Trace Silt Roots at 24"  
Ledge at 48"  
No Groundwater

Percolation Test #1  
July 11, 2025  
Depth of Hole: 20"  
Presoak: 1:00  
Time Reading  
0:00 7" 0:10  
16" 7/8" 0:20  
Dry  
Percolation Rate = 1-10 minutes per inch

Percolation Test #2  
July 11, 2025  
Depth of Hole: 18"  
Presoak: 1:00  
Time Reading  
0:00 4"  
0:10 13" 1/4"  
0:20 Dry  
Percolation Rate = 1-10 minutes per inch

Percolation Test #4  
July 11, 2025  
Depth of Hole: 19"  
Presoak: 1:00  
Time Reading  
0:00 6"  
0:10 16"  
0:20 Dry  
Percolation Rate = 1-10 minutes per inch

Percolation Test #5  
July 11, 2025  
Depth of Hole: 18"  
Presoak: 1:00  
Time Reading  
0:00 5"  
0:10 14" 1/2"  
0:20 Dry  
Percolation Rate = 1-10 minutes per inch

SEPTIC SYSTEM SIZING ANALYSIS

DESIGN FLOW:  
16,800 SF + 3,000 SF INDUSTRIAL X 0.1 GPD/SF = 1,980 GPD  
3,000 SF OFFICE/200 SF PER EMPLOYEE X 20 GPD/EMPLOYEE = 300 GPD DESIGN FLOW  
1,980 GPD + 300 GPD = 2,280 GPD TOTAL DESIGN FLOW

LEACHING AREA:  
EFFECTIVE LEACHING AREA REQUIRED = 2,280 GPD / 1.5 = 1,520 SF REQUIRED  
EFFECTIVE LEACHING AREA PROVIDED = 152 LF OF GEOMATRIX GST 6212 LEACHING TRENCHES X 10 SF/LF = 1,520 SF PROVIDED

MLSS CALCULATION

DEPTH TO RESTRICTIVE LAYER = 42"  
HYDRAULIC SLOPE = > 15%  
HYDRAULIC FACTOR, HF = 16  
PERC FACTOR, PF = 1.0  
FLOW FACTOR, FF = 2,280 GPD/300 = 7.6  
MLSS = (16)(1.0)(7.6) = 121.6'  
152' PROVIDED

THE HYDRAULIC GRADIENT WAS DETERMINED BY MEASURING THE SLOPE OF THE LAND FROM A POINT 25' ABOVE TO A POINT 50' BELOW THE PROPOSED LEACHING TRENCHES.

DESIGN DATA

- SYSTEM IS DESIGNED FOR AN BUILDING WITH 16,800 SF INDUSTRIAL FLOOR AREA, 3,000 SF STORAGE/WAREHOUSING, AND 3,000 SF OF OFFICE FLOOR AREA
- MINIMUM SIZE SEPTIC TANK SHALL BE 2500 GALLONS AS REQUIRED BY THE STATE HEALTH CODE.
- SYSTEM IS DESIGNED BASED ON A PERCOLATION RATE OF 1" IN 1.0-10.0 MINUTES.
- MINIMUM SIZE OF LEACHING AREA REQUIRED BY THE STATE HEALTH CODE IS 1,900 SQUARE FEET.
- THE SIZE OF PRIMARY LEACHING AREA PROVIDED IS 150 LINEAR FEET OF GEOMATRIX GST 6212 LEACHING TRENCHES WITH AN EFFECTIVE LEACHING AREA OF 10.0 SF./L.F. FOR A TOTAL EFFECTIVE LEACHING AREA OF 1,520 SF.
- LEACHING AREA SHALL BE LOCATED A MINIMUM OF 25 FEET FROM THE ANY STORM DRAINAGE CONVEYANCE, PIPING, OR STRUCTURES UNLESS TIGHT PIPE AND WATERTIGHT STRUCTURES ARE SPECIFIED.
- AREA OF LOT IS 33.8 ACRES.

INSPECTIONS

- THE CONTRACTOR IS RESPONSIBLE TO HAVE THE CONSTRUCTION OF THE SUBSURFACE DISPOSAL SYSTEM INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AT THE FOLLOWING STAGES OF CONSTRUCTION:  
A. FOLLOWING REMOVAL OF TOPSOIL AND PRIOR TO PLACEMENT OF FILL  
B. AFTER PLACEMENT OF SEPTIC TANK, DISTRIBUTION BOXES, PIPE STONE AND FILTER FABRIC BUT PRIOR TO BACKFILLING.  
C. FOLLOWING FINE GRADING, SEEDING AND MULCHING.
- THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE ABOVE INSPECTIONS WITH THE TORRINGTON AREA HEALTH DISTRICT.
- A LICENSED PROFESSIONAL ENGINEER SHALL PERFORM THREE PERCOLATION TEST IN THE SELECT FILL AFTER PLACEMENT. THE PERCOLATION RATE IN THE SELECT FILL SHALL BE AT LEAST AS FAST AS THE NATURALLY OCCURRING MATERIAL UNDERNEATH.
- TO ENSURE THAT THE SELECT FILL PLACED ON THE SITE MEETS THE GRADATION REQUIRED BY THE PUBLIC HEALTH CODE A LICENSED PROFESSIONAL ENGINEER SHALL COLLECT A SAMPLE OF THE SELECT FILL AT THE SITE AND WILL ARRANGE FOR A SIEVE ANALYSIS TO BE PERFORMED. IT IS STRONGLY SUGGESTED THAT A SAMPLE OF THE SELECT FILL BE TESTED ONE WEEK PRIOR TO THE INSTALLATION OF THE SYSTEM.
- AN AS-BUILT PLAN SHALL BE SUBMITTED ALONG WITH A STATEMENT BY A PROFESSIONAL ENGINEER STATING THAT THE SYSTEM AS INSTALLED SUBSTANTIALLY MEETS THE INTENT OF THE APPROVED PLANS TO THE TORRINGTON AREA HEALTH DISTRICT.

C-33 FILL SPECIFICATIONS

C-33 SAND PLACED FOR THE LEACHING AREA SHALL COMPLY WITH THE FOLLOWING GRADATION:  
SIEVE % PASSING (WET)

3/8"	100
NO. 4	95-100
NO. 8	80-100
NO. 16	50-85
NO. 30	25-60
NO. 50	5-30
NO. 100	0 - 10
NO. 200	0 - 3

SELECT FILL SPECIFICATIONS

SELECT FILL PLACED FOR THE LEACHING AREA SHALL COMPLY WITH THE FOLLOWING GRADATION:  
SIEVE % PASSING (WET) % PASSING (DRY)

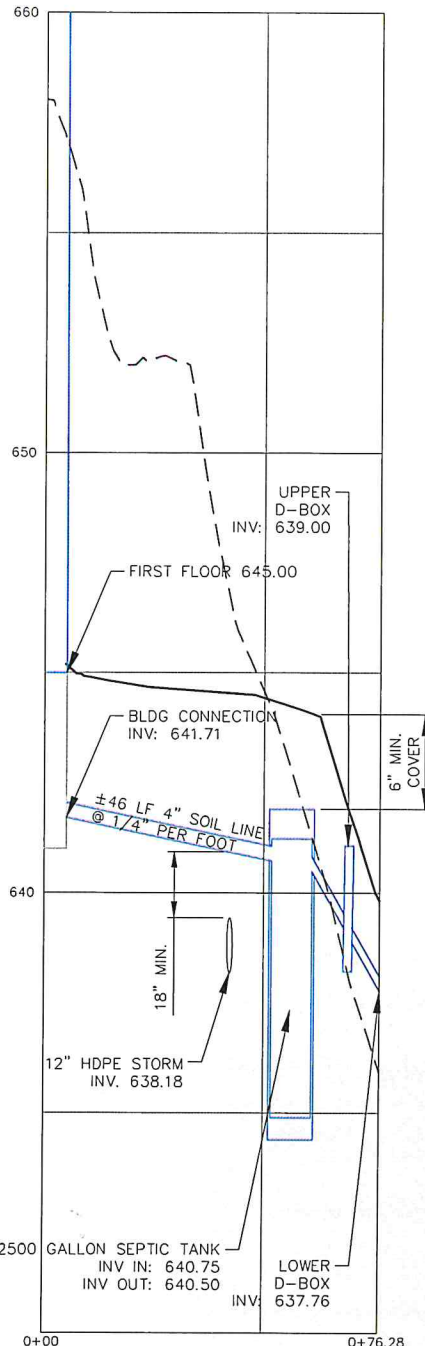
NO. 4	100	100
NO. 10	70 - 100	70 - 100
NO. 40	10 - 50	10 - 75
NO. 100	0 - 20	0 - 5
NO. 200	0 - 5	0 - 2.5

INVERT ELEVATIONS

HOUSE CONNECTION	641.71
SEPTIC TANK-IN	640.75
SEPTIC TANK-OUT	640.25
UPPER D-BOX INV.	639.00
BAFFLE D-BOX INV.	637.76
DISTRIBUTION PIPE INV.	637.76
BOTTOM OF LEACHING TRENCH	636.76
BOTTOM OF C33 SAND	636.60

\*CONTRACTOR TO VERIFY CONNECTION ELEVATION PRIOR TO INSTALLATION AND ENSURE 1/4" PER FOOT MIN. PITCH TO THE SEPTIC TANK.

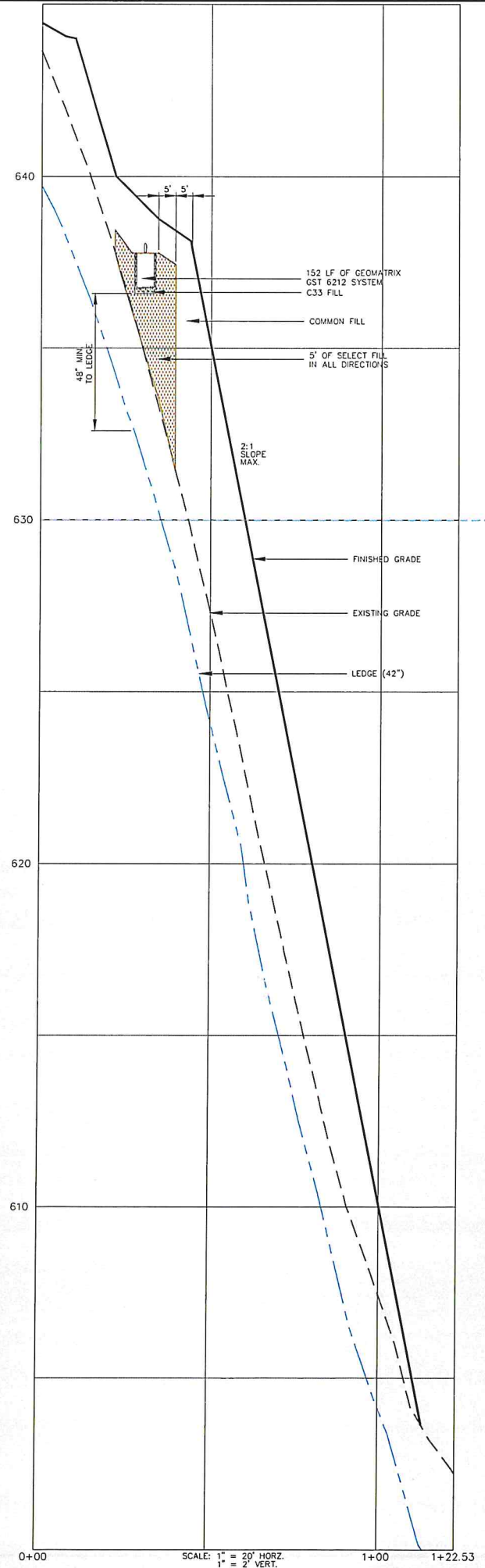
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT



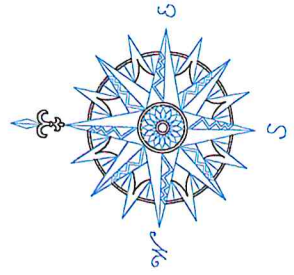
SOIL LINE TO SEPTIC TANK  
SCALE: 1" = 20' HORIZ.  
1" = 2' VERT.

LEGEND

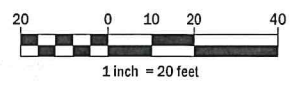
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 150' WETLAND REGULATED AREA
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED PRIMARY SEPTIC AREA
- PROPOSED RESERVE SEPTIC AREA
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM DRAINAGE PIPING
- SOL TESTING - DEEP TEST PIT
- SOL TESTING - PERCOLATION TEST



SEPTIC AREA SECTION B-B  
SCALE: 1" = 20' HORIZ.  
1" = 2' VERT.



NO.	REVISION	DATE
1	REV PER TAHD	9/18/25
2	REV PER SUBDIVISION	9/25/25
Previous Editions Obsolete		



ECHO ASSET, LLC  
ECHO LAKE ROAD  
WATERTOWN, CT

LOT 1  
SUBSURFACE SEWAGE  
DISPOSAL SYSTEM DESIGN  
AND PROFILES

ECHO LAKE ROAD  
MBL: 104-90-23A

WATERTOWN CONNECTICUT



CORNERSTONE PROFESSIONAL PARK, SUITE D-101  
43 SHERMAN HILL ROAD  
WOODBURY CONNECTICUT  
(203) 266-0778

STATE OF CONNECTICUT  
COUNTY OF JONAS  
N.A. 1938  
LICENSED PROFESSIONAL ENGINEER

DESIGNER: EJ  
APPROVER: CJ  
SCALE: 1" = 20"  
DATE: 01 AUG 2025  
PROJECT: 4164  
CADD FILE NAME: 4164  
DRAWING NO.: C3.1















