



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

SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)

Applicant Information

Name: Echo Asset, LLC

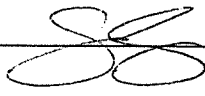
Address: P.O. Box 571

Bethlehem, CT 06751

Email: scott@thesambrookgroup.com

Phone #: 203-560-6716

Print Name: Scott Sambrook - Owner

Signature of Applicant: 

Date: December 17, 2025

Owner Information

Name: Same as above

Address: _____

Email: _____

Phone #: _____

Print Name: _____

Signature of Owner: _____

Date: December 17, 2025

Location of Property:

Address: Echo Lake Road Subdivision - LOT 1 MBL: 104-90-23A

Zone IG-80 Non-conforming? Yes No Map 104 Block 90 Lot 23A

Description of Existing Use/ Property

Type Of Use Vacant Land - Wooded & Sloping to wetland/watercourse at bottom of hill

Size of Property: 10.67 ac.

Number of Buildings/ Sq Ft approximately: Zero

Number of parking spaces: Zero

Other important features: _____

Signage (# of signs & square feet) provide a cut sheet or sketch: N/A

Description of Proposed Use

Uses: Industrial Use - Trade suites and/or light manufacturing

Number of Buildings/ Sq Ft approximately: 1 (16,800 SF footprint, 22,800 sf total)

Number of parking spaces: 48

Signage (# of signs & square feet) provide a cut sheet: Sign details to be submitted

Number of Employees 20

Professional Engineer/ Surveyor

Name: Civil 1, Inc.

Address: 43 Sherman Hill Road Suite D 101
Woodbury, CT 06798

Email: emily@civil1.com

Phone: 203-266-0778 x 106

Fees

An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Residential	\$250
Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each
\$100,000 value	

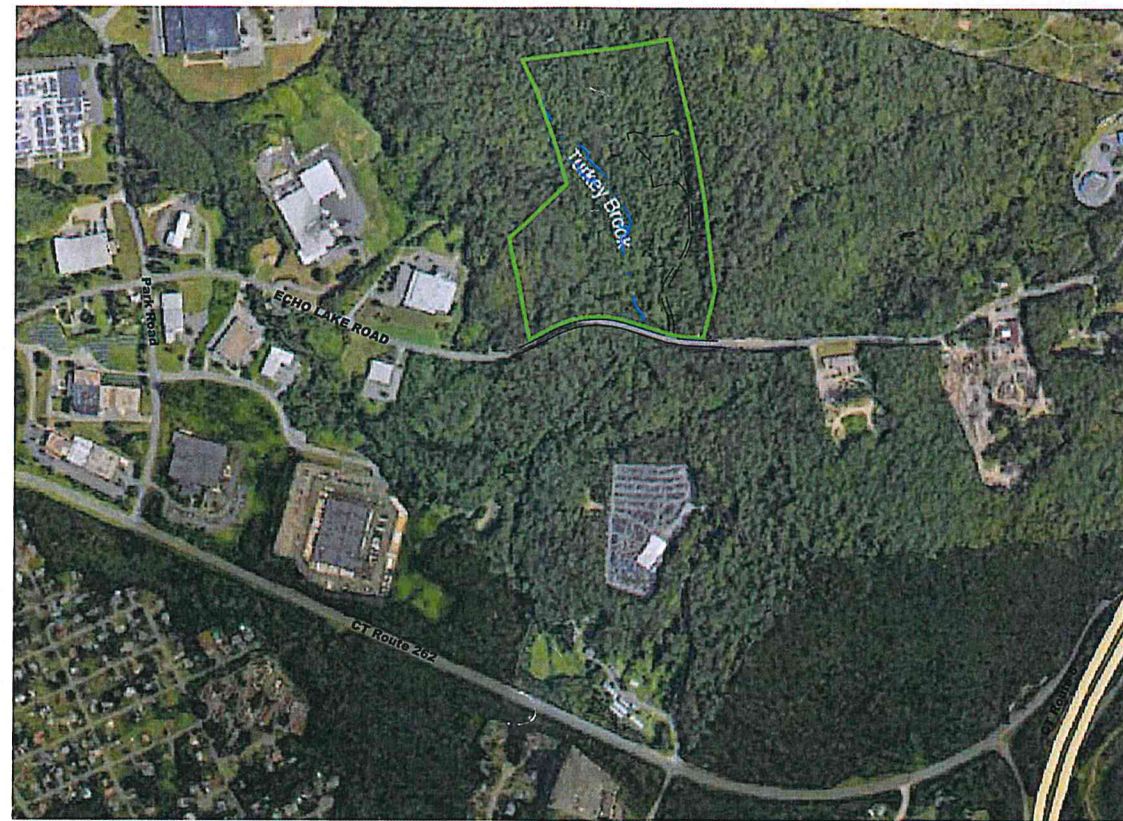
Special permits or special exception (in addition to the application fee and site plan fee)

Residential	\$150
Non-Residential	\$250
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000

ECHO LAKE ROAD

SUBDIVISION PERMITTING PLAN SET - NOT FOR CONSTRUCTION

MBL: 104-90-23A



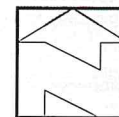
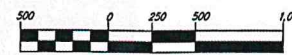
OWNER/APPLICANT
ECHO ASSET, LLC
PO BOX 571
BETHLEHEM, CT

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

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

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

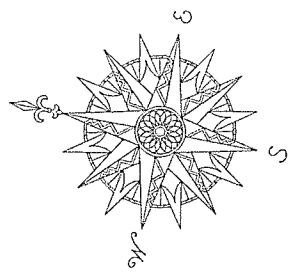
NOTE: ADDITIONAL IMPROVEMENTS AND/OR MODIFICATIONS MAY BE REQUIRED
BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER IF FIELD CONDITIONS WARRANT.



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



AUGUST 1, 2025
REVISED DECEMBER 17, 2025

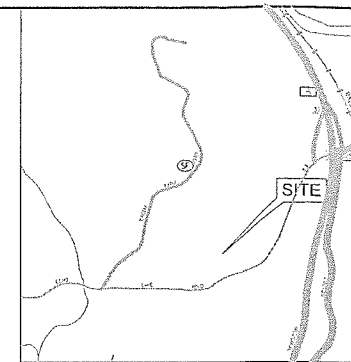


NOTES:

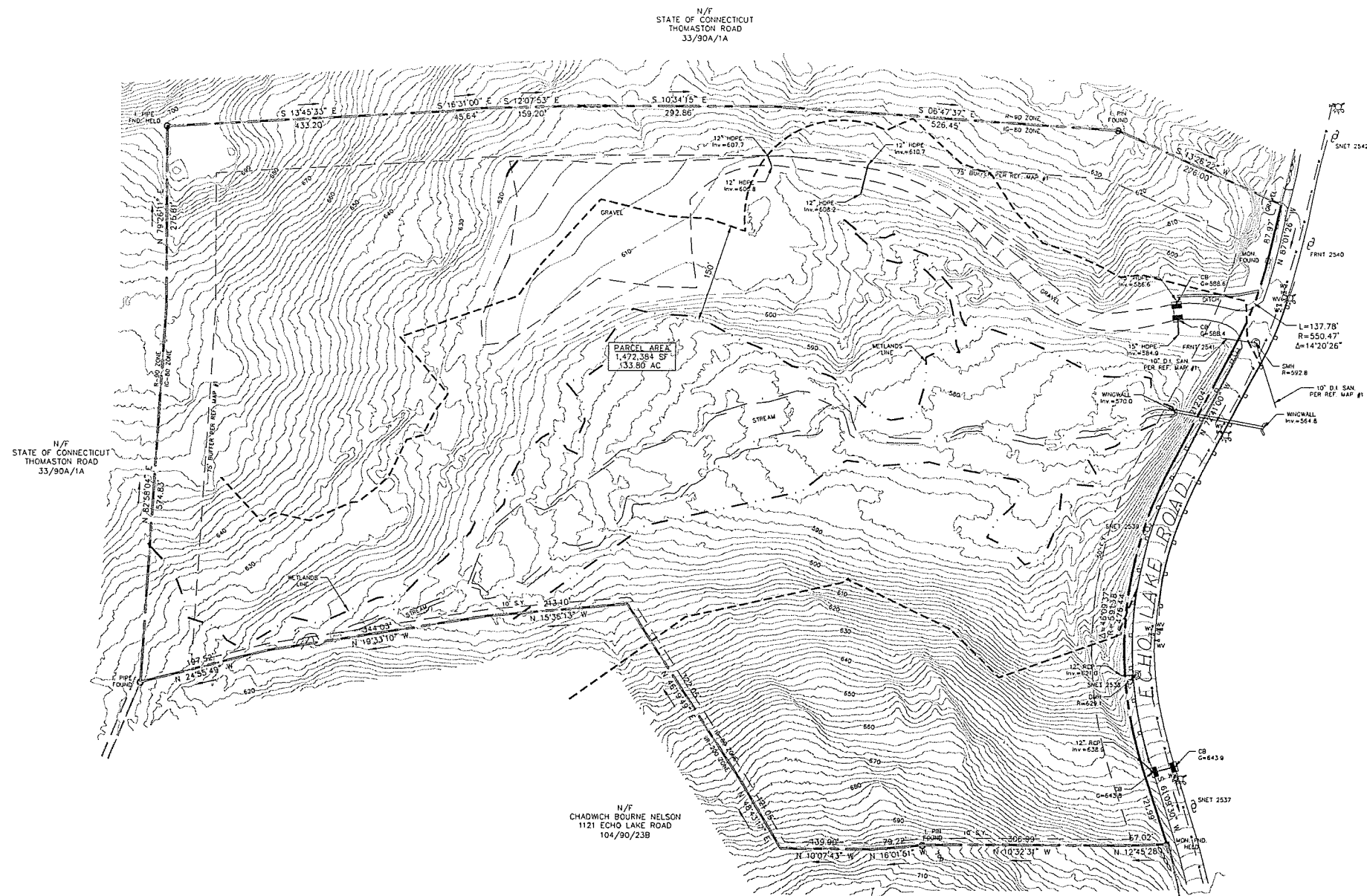
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS 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 88 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.
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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
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 STORIES	4	-
BLDG. SETBACKS:		
FRONT YARD:	50'	-
SIDE YARD:	10' / 50*	-
REAR YARD:	50*	-
MAXIMUM LOT COVERAGE	80 %	-
MAXIMUM BUILDING COV.	40 %	-

*ABUTTING A RESIDENTIAL ZONE

LEGEND	
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR
---	WETLAND LINE
---	15% WETLAND REGULATORY AREA
---	EXISTING QUIC RAIL
---	HYDRANT
---	WATER WALK
---	EXISTING WATER MAIN
---	EXISTING STONE WALL
---	EXISTING SANITARY SEWER MAIN
---	EXISTING STORM SEWER
X	EXISTING FENCE
⊙	STORM DRAINAGE MANHOLE
⊕	CATCH BASIN
⊗	SANITARY SEWER MANHOLE
⊙	UTILITY POLE
□	WORKPOINT
○	NON-PERMANENT

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

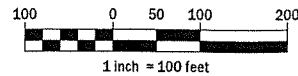
COPYRIGHT © 2025
SCALE: 1" = 100' FEBRUARY 13, 2025
REVISED: FEBRUARY 26, 2025 - REVISED WETLAND SETBACK
SEPTEMBER 25, 2025 - REVISE ZONING TABLE
PROJ. NO.: 1014

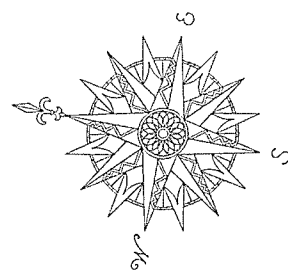


LAND SURVEYING - LAND PLANNING
44 Fair Street Wallingford, CT 06492
1 John Street Millerton, NY 12546
Phone: (860) 274-5053
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

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



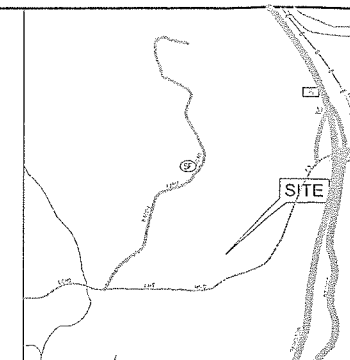


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LOCATION MAP
NTS



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'	1,035.22'	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
- 15% WETLAND REGULATED AREA
- EXISTING QUICE RAIL
- 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
- MONUMENT
- 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**

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



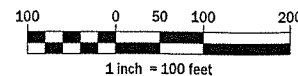
LAND SURVEYING - LAND PLANNING

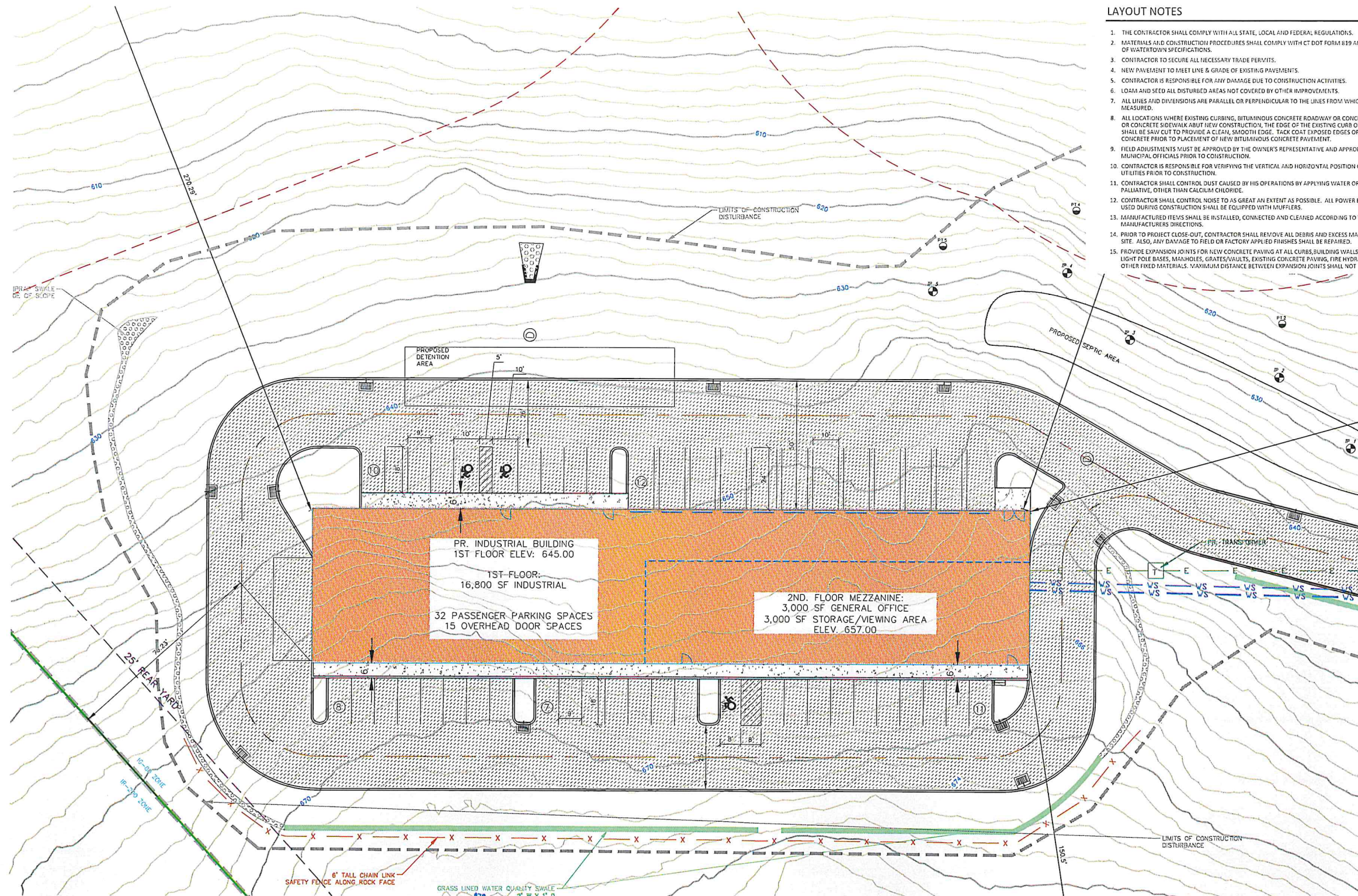
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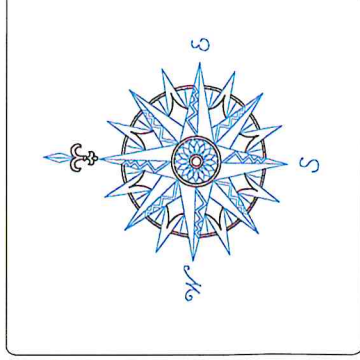
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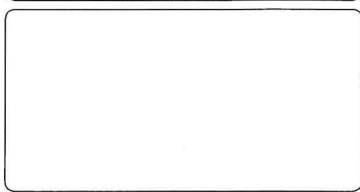




- ### LAYOUT NOTES
1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
 2. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 819 AND THE TOWN OF WATERTOWN SPECIFICATIONS.
 3. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
 4. NEW PAVEMENT TO MEET LINE & 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/VOLTS, 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

CIVIL C1

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

SCALE: 1" = 20'

DATE: 01 AUG 2025

PROJ. NO.: 4164

CADD FILE NAME: 4164

DRAWING NO.: **C 2.1**

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 R-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	454,693 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

Chairman/Secretary _____ Date _____

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

Chairman/Secretary _____ Date _____

APPROVED BY THE WATERTOWN TOWN ATTORNEY

Town Attorney _____ Date _____

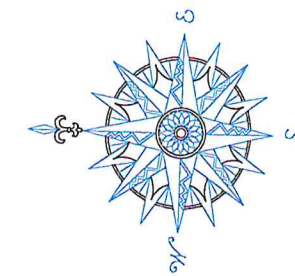
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

OFFICER _____ Date _____

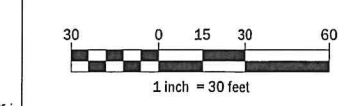
APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER
TOWN OF WATERTOWN

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 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

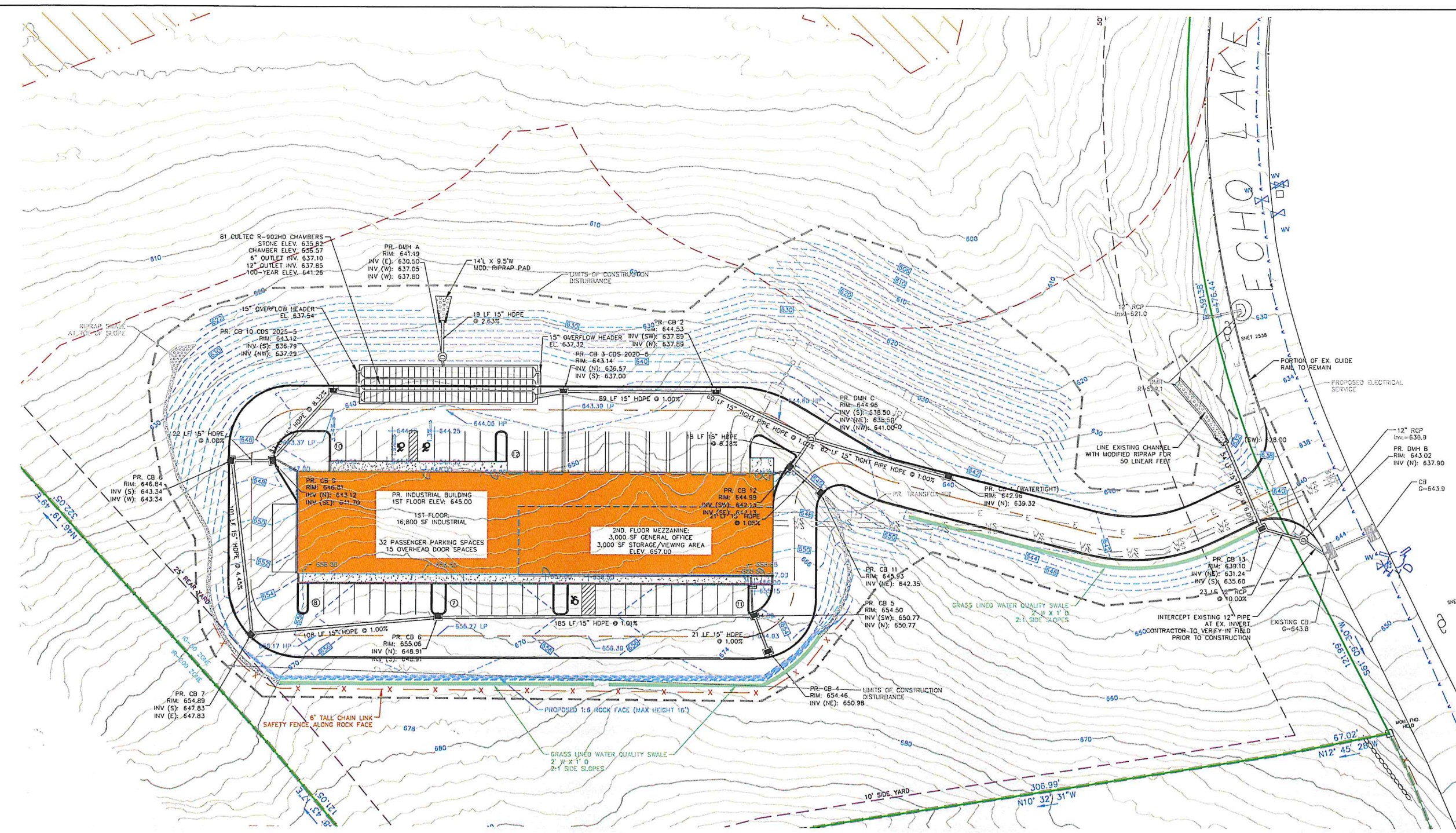
ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT



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

DRINK EJ APPROVED CJ
SCALE: 1" = 30'
DATE: 01 AUG 2025
PROJ. NO.: 4164
CADD FILE NAME: 4164
DRAWING NO.: C2.2



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 UTILITY LINES 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 THERE TO.
- 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 LANE(S), 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.

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

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 _____

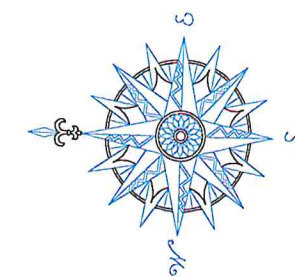
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

Officer _____ Date _____

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

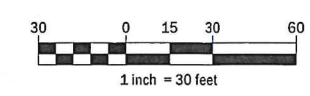
Director _____ Date _____

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
UTILITY PLAN

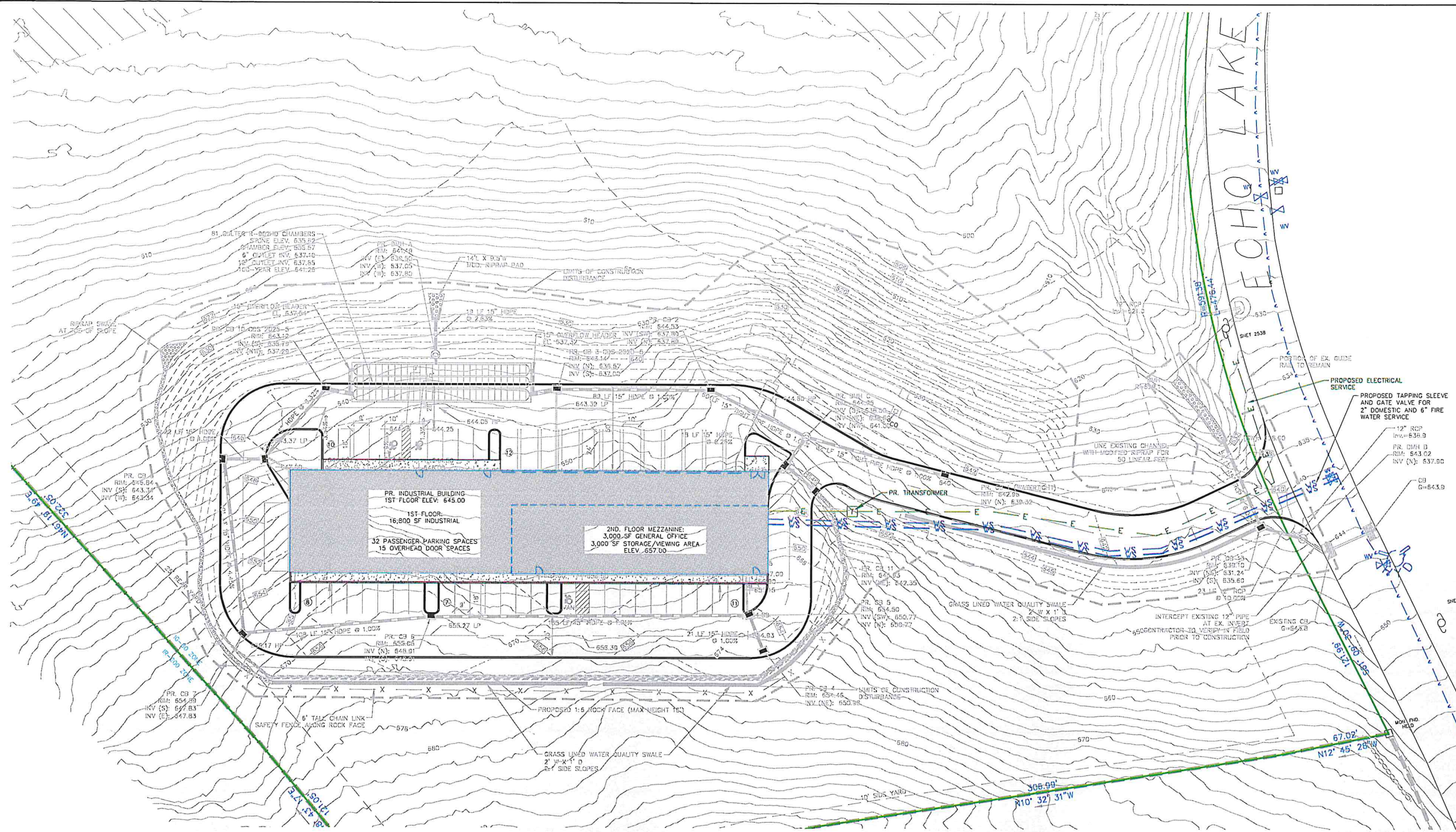
ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT



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

DESIGNER: EJ	APPROVER: CJ
SCALE: 1" = 30'	
DATE: 01 AUG 2025	
PROJ. NO.: 4164	
CADD FILE NAME: 4164	
DRAWING NO.: C 2.3	



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

APPROVED BY THE WATERTOWN PLANNING & ZONING COMMISSION

APPROVED BY THE WATERTOWN TOWN ATTORNEY

APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

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

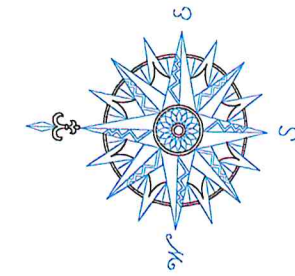
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

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

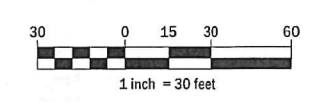
APPROVED BY THE DIRECTOR OF PUBLIC WORKS/TOWN ENGINEER TOWN OF WATERTOWN

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

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

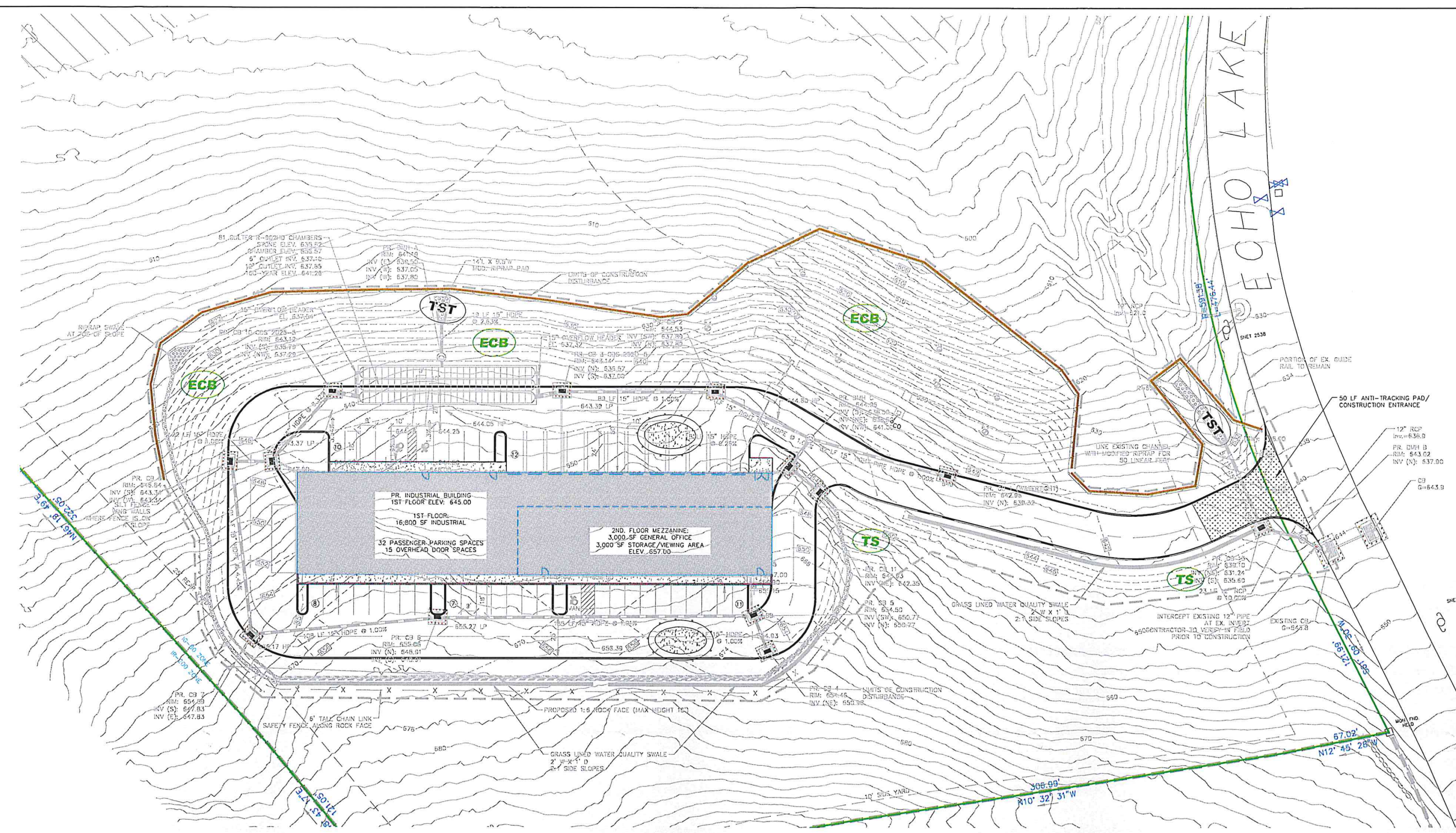
ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT



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

	DATE: 01 AUG 2025
	SCALE: 1" = 30'
	PROJECT NO: 4164
	CADD FILE NAME: 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 & SEED
- 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 _____

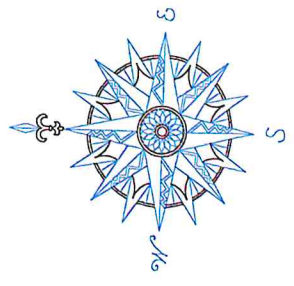
APPROVED BY THE TORRINGTON AREA HEALTH DISTRICT

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) 265-0778 CONNECTICUT

	DATE: 01 AUG 2025
	SCALE: 1" = 50'
	PROJECT NO.: 4164
	DRAWING NO.: 4164
	C 2.5

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

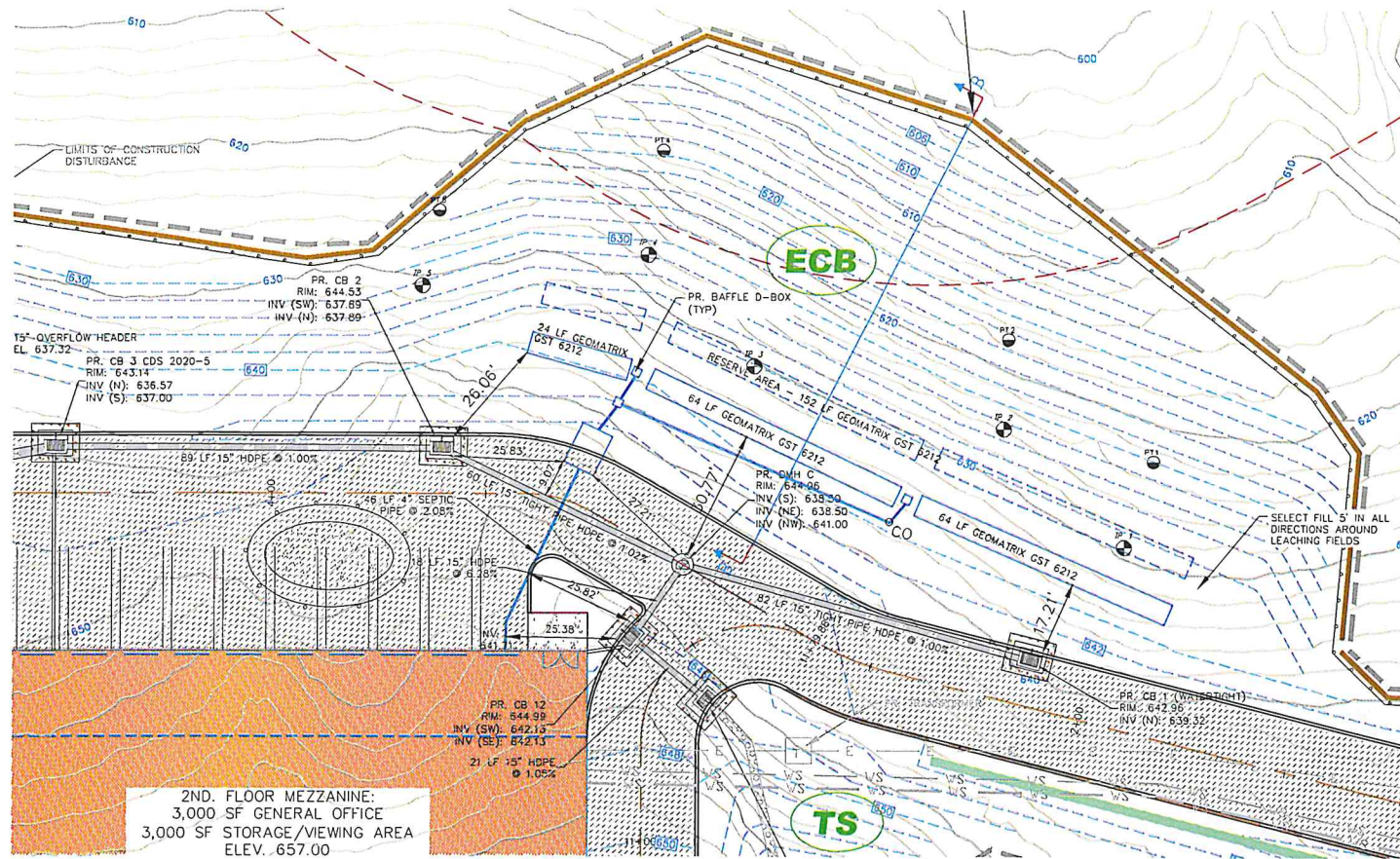
NOTES

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-B0		
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'	95'
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" Ton Fine Sand with Trace Silt Roots at 28"
Boulders at 48"
No Ledge
No Groundwater

Deep Test Pit #2
July 11, 2025
0-12" Topsoil
12-42" Orange Brown Silty Loam
42-52" Ton 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" Ton 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" Ton 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" Ton 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 OF 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./LF. FOR A TOTAL EFFECTIVE LEACHING AREA OF 1,520 SF.
- LEACHING AREA SHALL BE LOCATED A MINIMUM OF 25 FEET FROM 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)

NO. 4	100
NO. 8	95-100
NO. 16	80-100
NO. 30	50-85
NO. 50	25-60
NO. 100	5-30
NO. 200	0-10
NO. 400	0-5
NO. 800	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

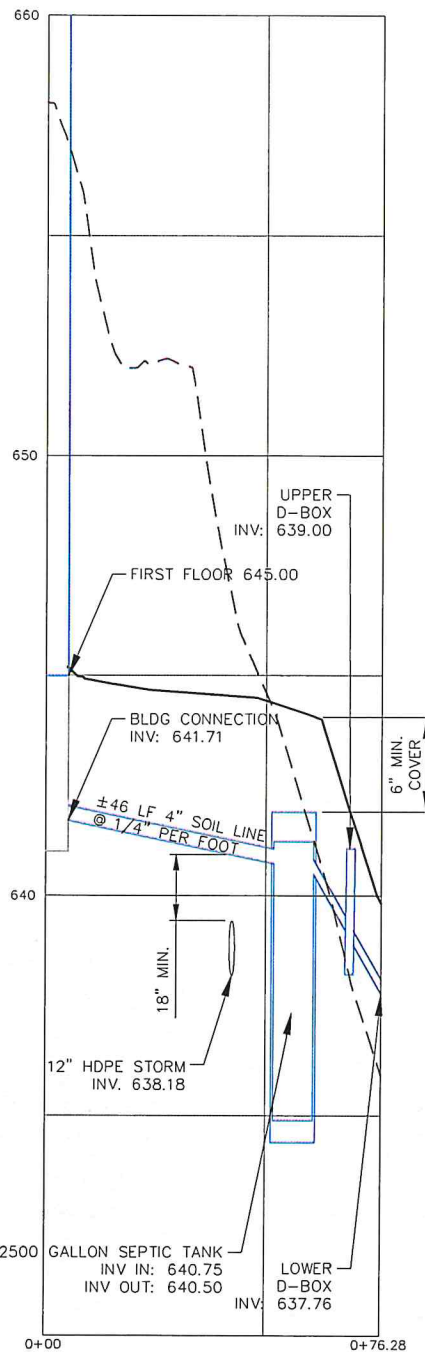
INVERT ELEVATIONS

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

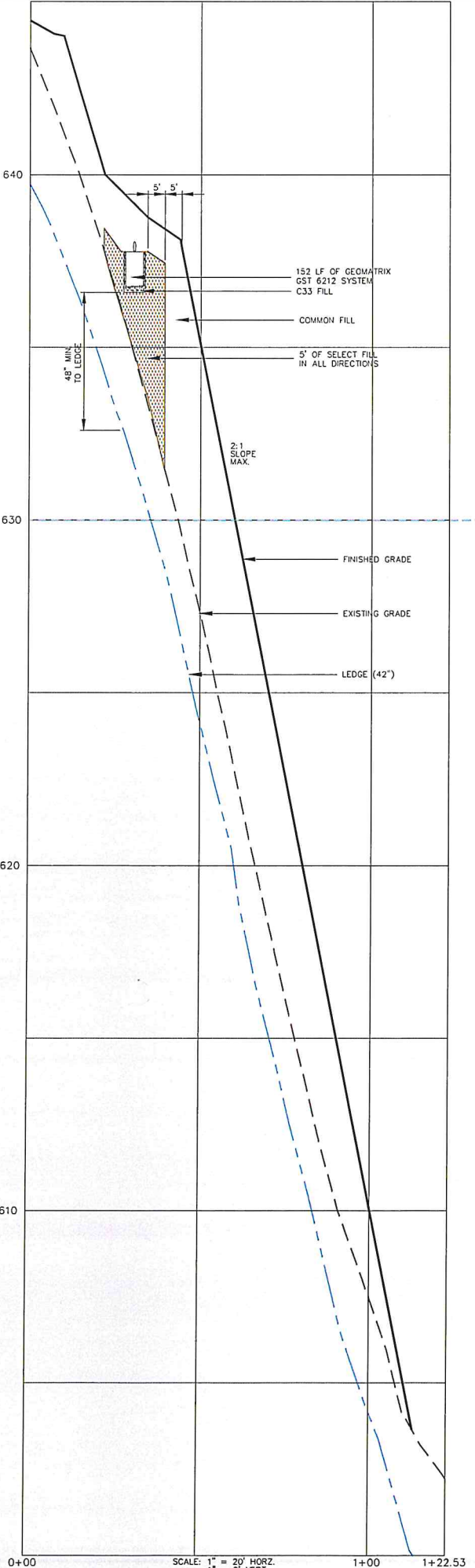
OFFICER _____ Date _____



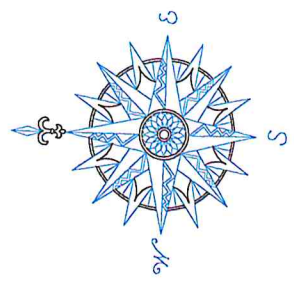
SOIL LINE TO SEPTIC TANK
SCALE: 1" = 20' HORIZ. 2" VERT.

LEGEND

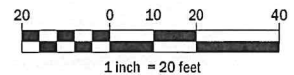
- PROPERTY LINE
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- 150' WETLAND REGULATED AREA
- PROPOSED EDGE OF PAVEMENT
- PROPOSED WALKWAY
- WATER QUALITY SWALE
- RIPRAP SWALE
- PROPOSED PRIMARY SEPTIC AREA
- PROPOSED RESERVE SEPTIC AREA
- LIMITS OF CONSTRUCTION DISTURBANCE
- PROPOSED CATCH BASIN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



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



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



ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

LOT 1
SUBSURFACE SEWAGE
DISPOSAL SYSTEM DESIGN
AND PROFILES

ECHO LAKE ROAD
MBL: 104-90-23A

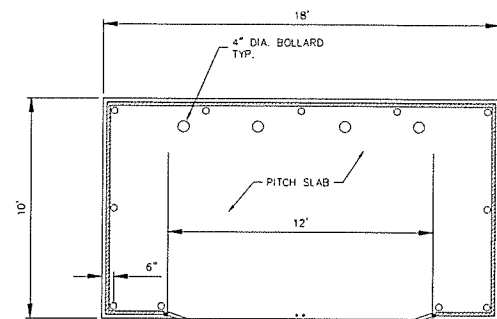
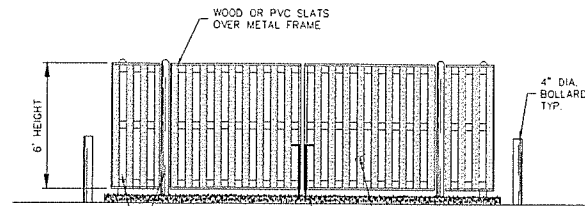
WATERTOWN CONNECTICUT



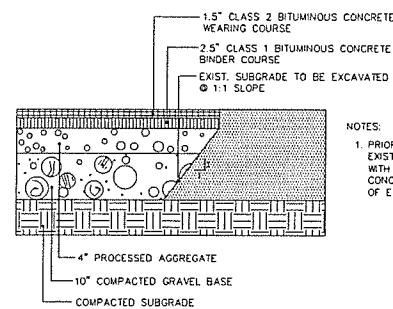
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY CONNECTICUT
(203) 266-0778

STATE OF CONNECTICUT
PROFESSIONAL ENGINEER
No. 10208
LICENSE

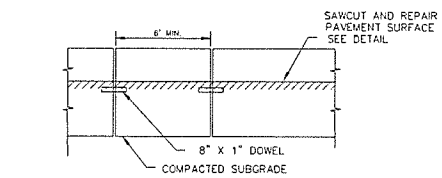
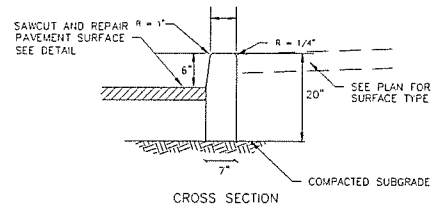
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SCALE: 1" = 20'
DATE: 01 AUG 2025
PROJECT NO.: 4164
CADD FILE NAME: 4164
DRAWING NO.: C3.1



DUMPSTER ENCLOSURE
N.T.S.

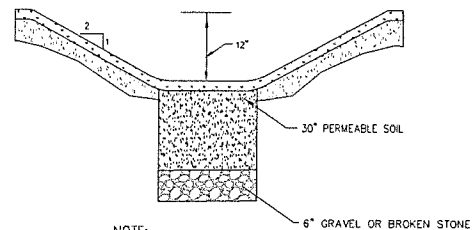


PAVEMENT REPAIR
N.T.S.

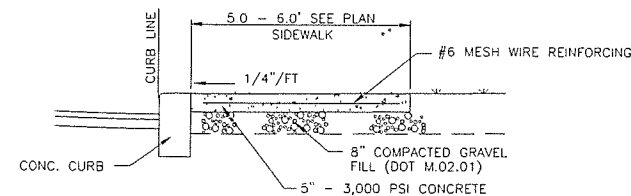
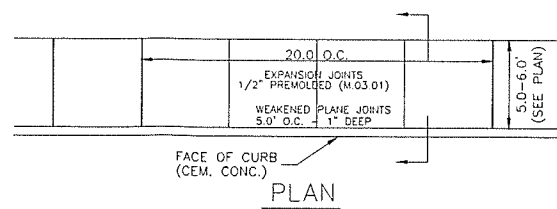


NOTES:
1. CONCRETE FOR CURB SHALL BE 5000 PSI WITH 5-7% AIR ENTRAINMENT.
2. ALL GAPS AND JOINTS OF 1/2" OR GREATER SHALL BE FILLED WITH MORTAR.
3. MANUFACTURED TO CT D.O.T. SPECIFICATIONS.
4. 2 X 6" LG#5 REBAR CONNECTING PINS.

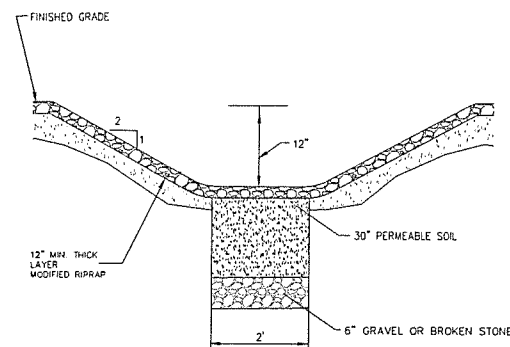
ON-SITE CONCRETE CURB
N.T.S.



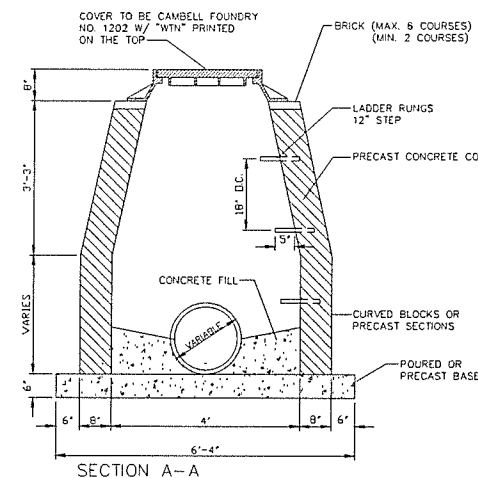
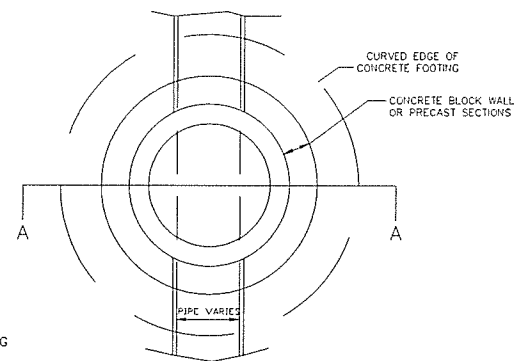
GRASS INFILTRATION/WATER QUALITY SWALE
N.T.S.



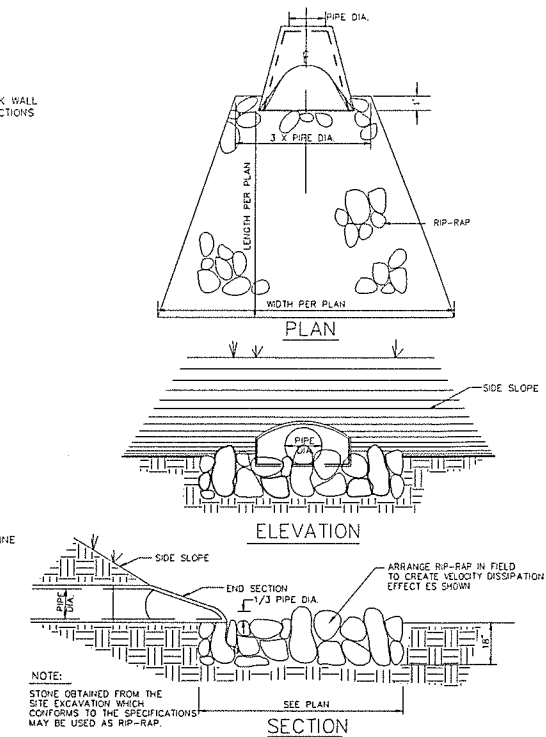
CONCRETE SIDEWALK DETAIL
N.T.S.



RIPRAP DRAINAGE SWALE
N.T.S.



DRAINAGE MANHOLE
WITHOUT SUMP



RIP-RAP APRON/ENERGY DISSIPATOR
(Concrete End Section)

NO.	REVISION	DATE

ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

DETAILS

ECHO LAKE ROAD
MBL: 104-90-23A

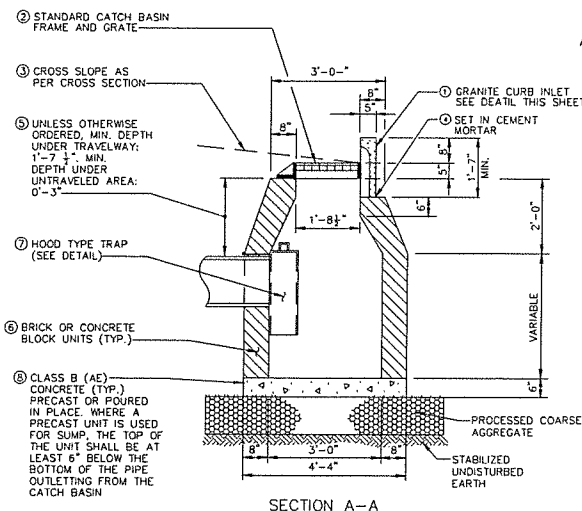
WATERTOWN CONNECTICUT



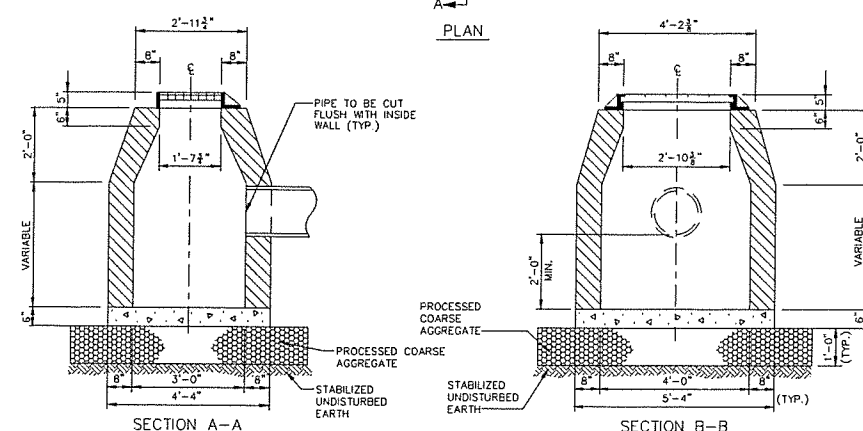
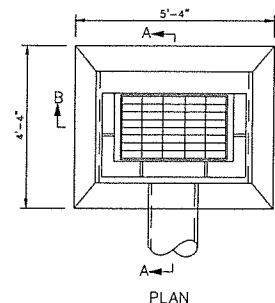
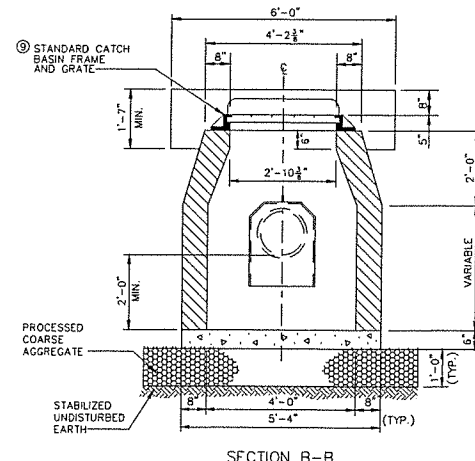
WOODBURY CONNECTICUT (203) 266-0778

STATE OF CONNECTICUT
JONAS C. JOHNSON
REGISTERED PROFESSIONAL ENGINEER

SCALE: N.T.S.
DATE: 01 AUG 2025
PROJECT NO.: 4164
CADD FILE NAME: 4164
DRAWING NO.: C5.2



TYPE "C" CATCH BASIN DETAIL
N.T.S.



TYPE "CL" CATCH BASIN DETAIL
N.T.S.

- NOTES:**
1. HOOD TYPE TRAP NOT SHOWN.
2. NOTES NUMBERS ①-⑧ APPLY TO THE DETAILS.
- ① GRANITE CURB INLET SEE DETAIL THIS SHEET
 - ② STANDARD CATCH BASIN FRAME AND GRATE
 - ③ CROSS SLOPE AS PER CROSS SECTION
 - ④ SET IN CEMENT MORTAR
 - ⑤ UNLESS OTHERWISE ORDERED, MIN. DEPTH UNDER TRAVELWAY: 1'-7" MIN. DEPTH UNDER UNTRAVELED AREA: 0'-3"
 - ⑥ HOOD TYPE TRAP WHERE REQUIRED (SEE DETAIL NH-19)
 - ⑦ BRICK OR CONCRETE BLOCK UNITS (TYP.)
 - ⑧ CLASS B (AE) CONCRETE (TYP.) PRECAST OR POURED IN PLACE WHERE A PRECAST UNIT IS USED FOR SUMP THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN
 - ⑨ STANDARD CATCH BASIN FRAME AND GRATE

CULTEC RECHARGER 902HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER 902HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

- THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
- THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE LOAD CONFIGURATION SHALL INCLUDE:
 - A INSTANTANEOUS ASHTO DESIGN TRUCK LOAD AT MINIMUM COVER.
 - MAXIMUM PERMANENT (20-YEAR) COVER LOAD.
 - MAXIMUM PERMANENT ASHTO DESIGN TRUCK LOAD.
- THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2403-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE ASHTO LFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
 - THE COVER MODULUS SHALL BE 20-YEAR AS SPECIFIED IN ASTM F2403.
 - THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75.
 - THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.75.
- THE INSTALLED CHAMBER SYSTEM SHALL BE STRUCTURALLY DESIGNED TO PROVIDE RESISTANCE TO THE LIVE LOADS AS DEFINED BY THE ASHTO H-20/S16-92 SPECIFICATION WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT IMPACT-MODIFIED POLYPROPYLENE.
- THE CHAMBER SHALL BE OPEN-BOTTOM.
- THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLERS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 902HD SHALL BE 48 INCHES (1219 MM) TALL, 78 INCHES (1981 MM) WIDE AND 12 INCHES (305 MM) LONG. THE INSTALLED LENGTH OF A JOINTED RECHARGER 902HD SHALL BE 3.47 FEET (1.12 M).
- MULTIPLE CHAMBERS MAY BE CONNECTED TO FORM DIFFERENT LENGTH ROWS. EACH ROW SHALL BEGIN AND END WITH A SEPARATELY FORMED CULTEC RECHARGER 902HD END CAP. MAXIMUM INLET OPENING ON THE END CAP IS 30 INCHES (762 MM) HIGH OR 36 INCHES (914 MM) P.V.C.
- THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLY FC-48 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE PVC SIZE IN THE SIDE PORTAL IS 10 INCHES (254 MM) HIGH AND 12 INCHES (305 MM) P.V.C.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 902HD FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 14 INCHES (356 MM) WIDE AND 49 INCHES (1245 MM) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 902HD CHAMBER SHALL BE 17.31 FT³ (487 M³) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINTED RECHARGER 902HD SHALL BE 63.43 FT³ (1787 M³) - WITHOUT STONE.
- THE NOMINAL STORAGE VOLUME OF THE HVLY FC-48 FEED CONNECTOR SHALL BE 0.919 FT³ (26.0 M³) - WITHOUT STONE.
- THE RECHARGER 902HD CHAMBER SHALL HAVE 5 CORUSATIONS.
- THE CHAMBER SHALL BE CAPABLE OF ACCEPTING A 6 INCH (152 MM) INSPECTION PORT OPENING AT THE TOP CENTER OF EACH CHAMBER, CENTERED ON THE CORUSATION CREST.
- THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
- MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53 M).

END CAP PARAMETERS

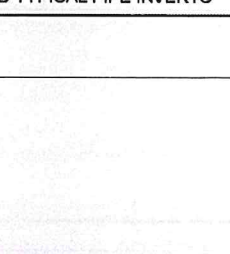
- THE CULTEC RECHARGER 902HD END CAP (REFERRED TO AS 'END CAP') SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
- THE END CAP SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT IMPACT-MODIFIED POLYPROPYLENE.
- THE END CAP SHALL BE OPEN-BOTTOM.
- THE END CAP SHALL BE JOINED AT THE BEGINNING AND END OF EACH ROW OF CHAMBERS USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLERS.
- THE END CAP SHALL HAVE 5 CORUSATIONS.
- THE NOMINAL DIMENSIONS OF THE END CAP SHALL BE 48.3 INCHES (1231 MM) TALL, 78 INCHES (1981 MM) WIDE AND 28 INCHES (711 MM) LONG. WHEN JOINED WITH A RECHARGER 902HD CHAMBER, THE INSTALLED LENGTH OF THE END CAP SHALL BE 240 INCHES (6100 MM).
- THE NOMINAL STORAGE VOLUME OF THE END CAP SHALL BE 9.01 FT³ (255 M³) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF AN INTERLOCKED END CAP SHALL BE 8.02 FT³ (226 M³) - WITHOUT STONE.
- MAXIMUM INLET OPENING ON THE END CAP IS 30 INCHES (762 MM) HIGH OR 36 INCHES (914 MM) P.V.C.
- THE END CAP SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE ASHTO LFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12.

GENERAL NOTES

PIPE	A	B
6" (150 mm)	33.25" (845 mm)	1.00" (25 mm)
8" (200 mm)	33.25" (845 mm)	1.00" (25 mm)
10" (250 mm)	33.25" (845 mm)	1.25" (32 mm)
12" (300 mm)	33.25" (845 mm)	1.75" (44 mm)
16" (400 mm)	26.75" (680 mm)	2.00" (51 mm)
18" (450 mm)	21.75" (553 mm)	2.25" (57 mm)
24" (600 mm)	16.75" (425 mm)	2.50" (64 mm)
30" (750 mm)	7.75" (198 mm)	3.50" (89 mm)
36" (900 mm)	N/A	3.50" (89 mm)

*THE TYPICAL INVERT TABLE ABOVE IS BASED ON THE INSIDE DIAMETER OF STANDARD CORRUGATED PLASTIC PIPE. THE HEAVY DUTY END CAP HAS PRE-MARKED TRIM LINES FOR PIPE DIAMETERS 12" (305mm), 16" (400mm) AND 24" (600mm). PIPES OF ANY OTHER DIAMETER MUST BE PLACED AT CUSTOM LOCATIONS AND CUSTOM INVERTS. THE CROWN OF THE PIPE MUST REMAIN A MINIMUM OF 4" (100mm) FROM THE EDGE OF THE HEAVY DUTY END CAP.

CULTEC RECHARGER 902HD TYPICAL PIPE INVERTS



CULTEC RECHARGER 902HD TYPICAL PIPE INVERTS

CULTEC HVLY FC-48 FEED CONNECTOR SPECIFICATIONS

GENERAL

CULTEC HVLY FC-48 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 902HD STORMWATER CHAMBERS.

FIELD CONNECTION PARAMETERS

- THE FEED CONNECTOR SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (CULTEC.COM, 203-775-4416).
- THE FEED CONNECTOR SHALL BE VACUUM FORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE FEED CONNECTOR SHALL BE OPEN-BOTTOM.
- THE FEED CONNECTOR SHALL BE OPEN-BOTTOM.
- THE NOMINAL DIMENSION OF THE CULTEC HVLY FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 14 INCHES (356 MM) WIDE AND 49 INCHES (1245 MM) LONG.
- THE NOMINAL STORAGE VOLUME OF THE HVLY FC-48 FEED CONNECTOR SHALL BE 9.11 FT³ (258 M³) - WITHOUT STONE.
- THE HVLY FC-48 FEED CONNECTOR SHALL HAVE 4 CORUSATIONS.
- THE HVLY FC-48 FEED CONNECTOR MUST BE FORMED AS A WHOLE UNIT HAVING TWO OPEN ENDS WHILE AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
- THE FEED CONNECTOR SHALL BE DESIGNED TO WITHSTAND ASHTO H-20 BRIDGE DESIGN LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE FEED CONNECTOR SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 487M NON-WOVEN GEOTEXTILE

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (CULTEC.COM, 203-775-4416 OR 1-800-428-5822).
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M²).
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (53 H) PER ASTM D4332 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4332 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A MAJORITY BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D4332 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE VALUE OF 240 LBS (109 H) PER ASTM D4332 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (53 H) PER ASTM D4332 TESTING METHOD.
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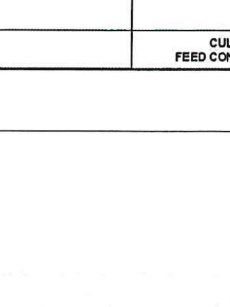
CULTEC AF48-HW WOVEN GEOTEXTILE

- THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
- MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53 M).

GEOTEXTILE PARAMETERS

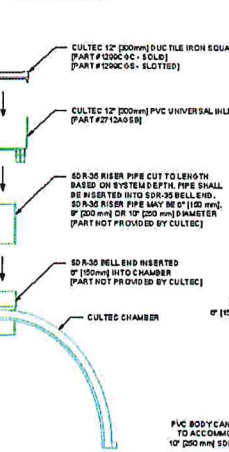
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (CULTEC.COM, 203-775-4416 OR 1-800-428-5822).
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 920 X 330 LBS (4120 X 1420 N) PER ASTM D4332 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 2.5 X 15M PER ASTM D4332 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WEDGE TENSILE RESISTANCE OF 3,363 X 3,543 LB/FT² (52 X 52 KN/M) PER ASTM D4332 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 3,500 LBS (1,580 N) PER ASTM D4332 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 120 LBS (53 H) PER ASTM D4332 TESTING METHOD.
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CULTEC HVLY FC-48 FEED CONNECTOR THREE VIEW

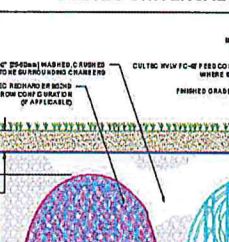


CULTEC HVLY FC-48 FEED CONNECTOR THREE VIEW

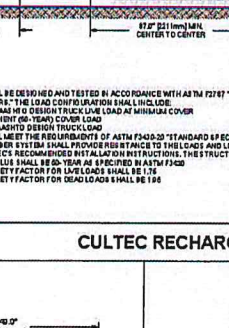
FINAL ASSEMBLY



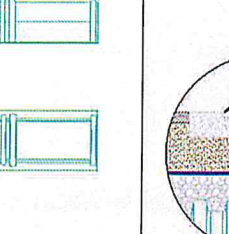
SOLID COVER OPTION



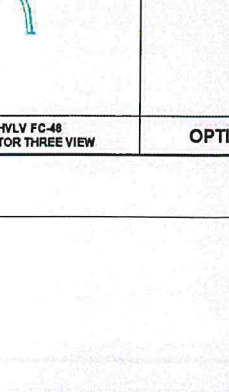
SLOTTED COVER OPTION



PVC BODY PLAN VIEW

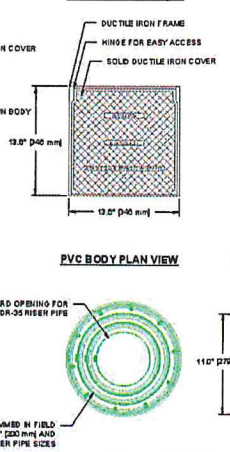


PVC BODY ELEVATION VIEW

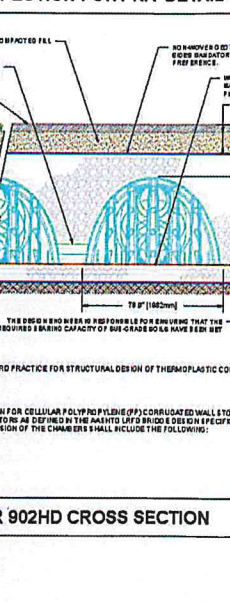


CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL

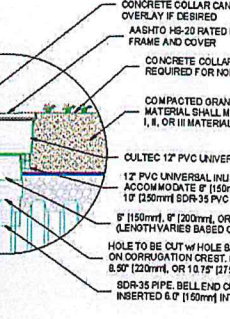
CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL



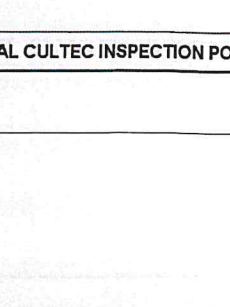
CULTEC RECHARGER 902HD HEAVY DUTY THREE VIEW



CULTEC RECHARGER 902HD CROSS SECTION

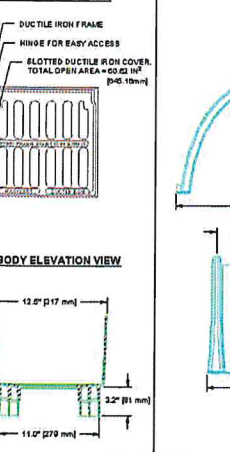


CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

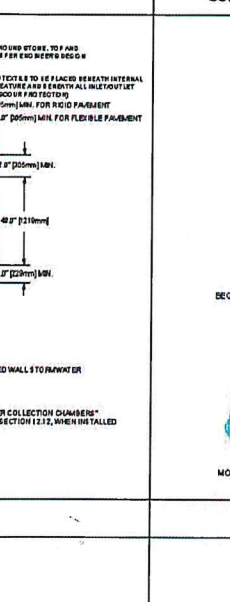


CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

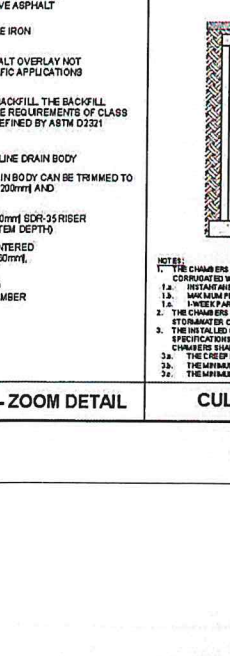
CULTEC RECHARGER 902HD HEAVY DUTY THREE VIEW



CULTEC RECHARGER 902HD HEAVY DUTY END CAP THREE VIEW

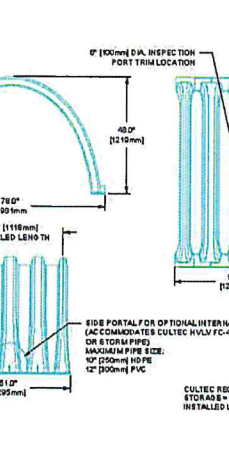


CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

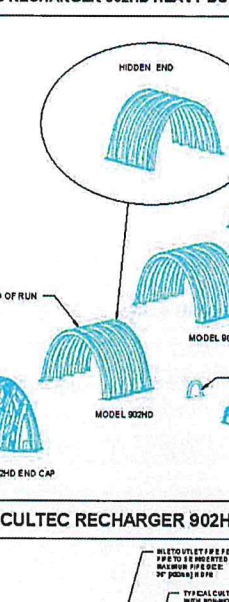


CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK



CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

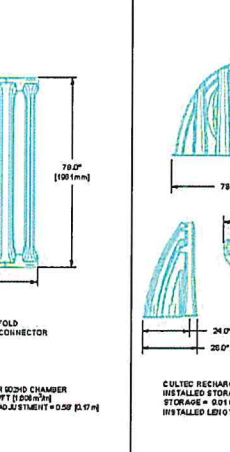


CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

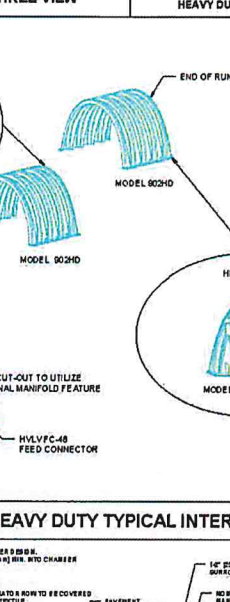


CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

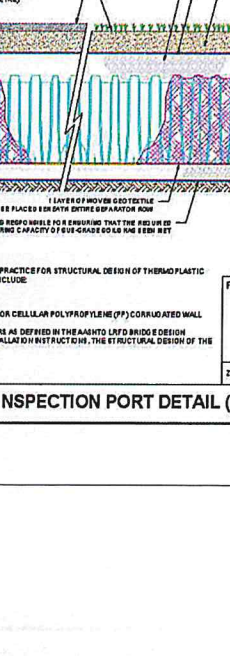
CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK



CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

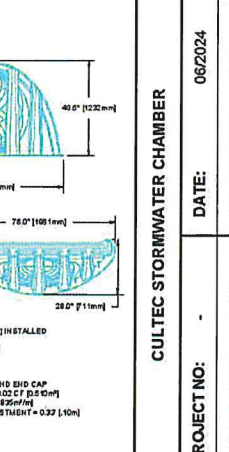


CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

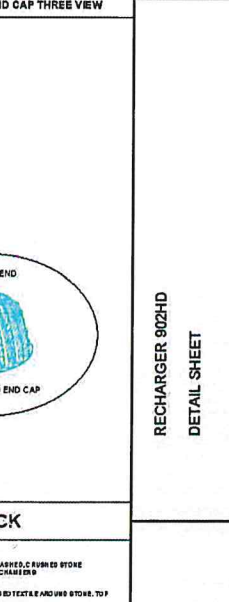


CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

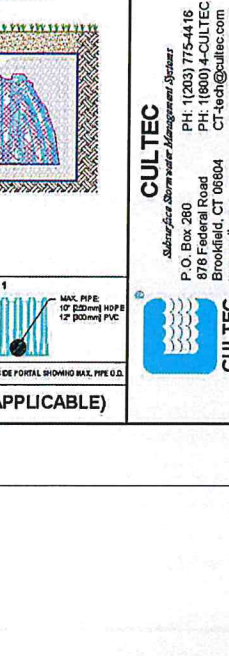
CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK



CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK



CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK



CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL INTERLOCK

PROJECT NO:	06/2024
DESIGNED BY:	TECH
CHECKED BY:	DPG
SCALE:	N.T.S.

NO.	REVISION	DATE

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 PH: (800) 4-CULTEC
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 WOODBURY CONNECTICUT 06798
 (203) 266-0778

CULTEC STORMWATER CHAMBER
 DATE: 06/2024
 CHECKED BY: DPG
 SHEET NO: 1 OF 1

ECHO ASSET, LLC
 ECHO LAKE ROAD
 WATERTOWN, CT

CULTEC DETAILS

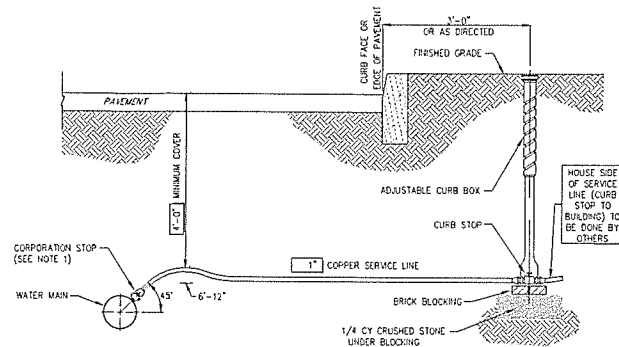
ECHO LAKE ROAD
 MBL: 104-90-23A

WATERTOWN CONNECTICUT

CIVIL

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
 43 SHERMAN HILL ROAD
 WOODBURY CONNECTICUT 06798
 (203) 266-0778

APPROVED: EJ
 SCALE: N.T.S.
 DATE: 01 AUG 2025
 PROJ. NO.: 4164
 CADD FILE NAME: 4164
 DRAWING NO.: C5.3



CONSTRUCTION MATERIALS

SIZE	SERVICE LINE (Material)	CORPORATION STOP	CURB STOP	CURB BOX	ENLARGED BASE
3/4"	COPPER	H-15008	H-15214	H-10350	Not Applicable
1"	COPPER	H-15008	H-15214	H-10350	Not Applicable
1-1/2"	COPPER	H-15013	H-15214	H-10350	Not Applicable
2"	COPPER	H-15013	H-15214	H-10350	Not Applicable

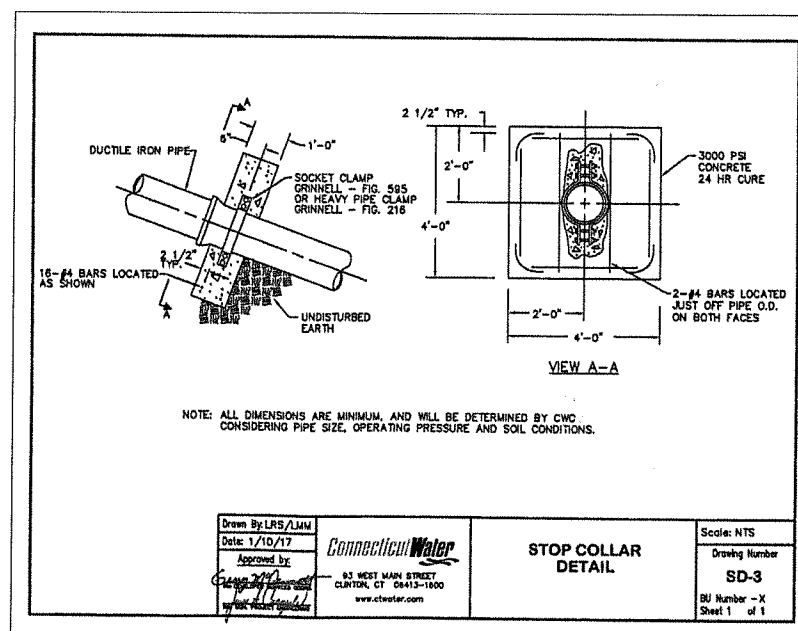
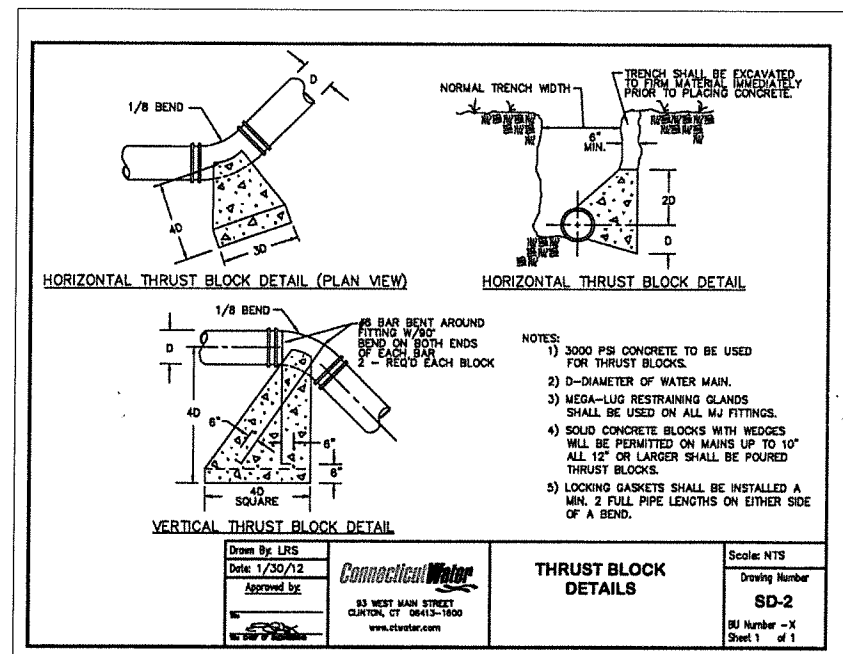
CORPORATION STOP, CURB STOP, CURB BOX AND ENLARGED BASE FOR CURB BOX SHALL BE MUELLER COMPANY OR APPROVED EQUAL. CATALOG NUMBERS SHOWN REFER TO MUELLER COMPANY.

NOTES:

1. INSTALLATION OF 1-1/2" AND 2" CORPORATION STOPS SHALL BE MADE IN THE UPPER PIPE QUADRANT BUT MAY BE MADE AT ANGLES LESS THAN 45° IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE.
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB STOP.

WATER SERVICE CONNECTION (2" OR LESS)

N.T.S.



NO.	REVISION	DATE

Previous Editions Obsolete

ECHO ASSET, LLC
ECHO LAKE ROAD
WATERTOWN, CT

WATER SERVICE DETAILS

ECHO LAKE ROAD
MBL: 104-90-23A

WATERTOWN CONNECTICUT

CIVIL C1

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

DESIGNED BY: APPROVED BY: C1

SCALE: N.T.S.

DATE: 01 AUG 2025

PROJ. NO.: 4164

CADD FILE NAME: 4164

DRAWING NO.: **C5.4**

