

DRAWING NAME: R:\Land Projects\3134\AutoZone\100 - General\100 - General.dwg PLOT DATE: Aug 20 2021 - 11:10am OPERATOR: jason



AutoZone Store Development
Site Plan Submission
for:
AutoZone Store No. 3661
98 River Road
Lisbon, Connecticut

RECEIVED
@ 1:45 pm
SEP 07 2021
16 ppp
TOWN CLERKS OFFICE
TOWN OF LISBON
Hanne Guochi

Owner:

Northeastern Properties, LLC
P.O. Box 166
Putnam, CT 06260

Site Plans Prepared by:
Applicant / Developer / Lessee:

AutoZone, Inc.
c/o: Curtis Sigler
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8717

Architect:

AutoZone, Inc.
c/o: ARCHITECT
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8717

Civil Engineering Plans Prepared by:
Civil Engineer:



c/o: Bryan Panico
876 South Main Street
Plantsville, CT 06479
(860) 628-4484

INDEX OF DRAWINGS

	COVER SHEET
D1.0	DEMO PLAN
C1.0	SITE PLAN
C1.A	SITE DETAILS
C1.B	GRADING & STORM DRAINAGE PLAN
C1.1	EROSION CONTROL PLAN
C1.2	WATER & SEWER PLAN
C1.3	UTILITY DETAILS
C1.4	UTILITY DETAILS
C1.5	EROSION CONTROL DETAILS
L1.0	LANDSCAPE PLAN
PH1.0	PHOTOMETRIC PLAN
TM1.0	TRUCK TURNING MOVEMENTS
1 OF 3 TO	SURVEY BY OTHERS
3 OF 3	

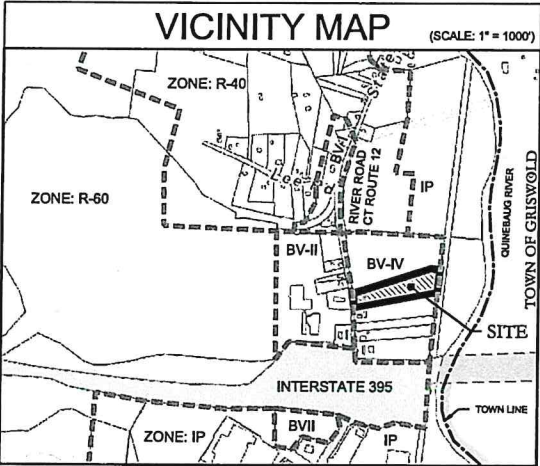
Plan Submittal Date:

August 30, 2021 - First Submittal Set

FINAL APPROVAL
AutoZone Parts, Inc. - 98 River Road
Granted by the Lisbon, CT Planning and Zoning Commission

APPROVAL GRANTED: _____ PLAN EXPIRATION: _____

Chairperson, Planning and Zoning Commission _____



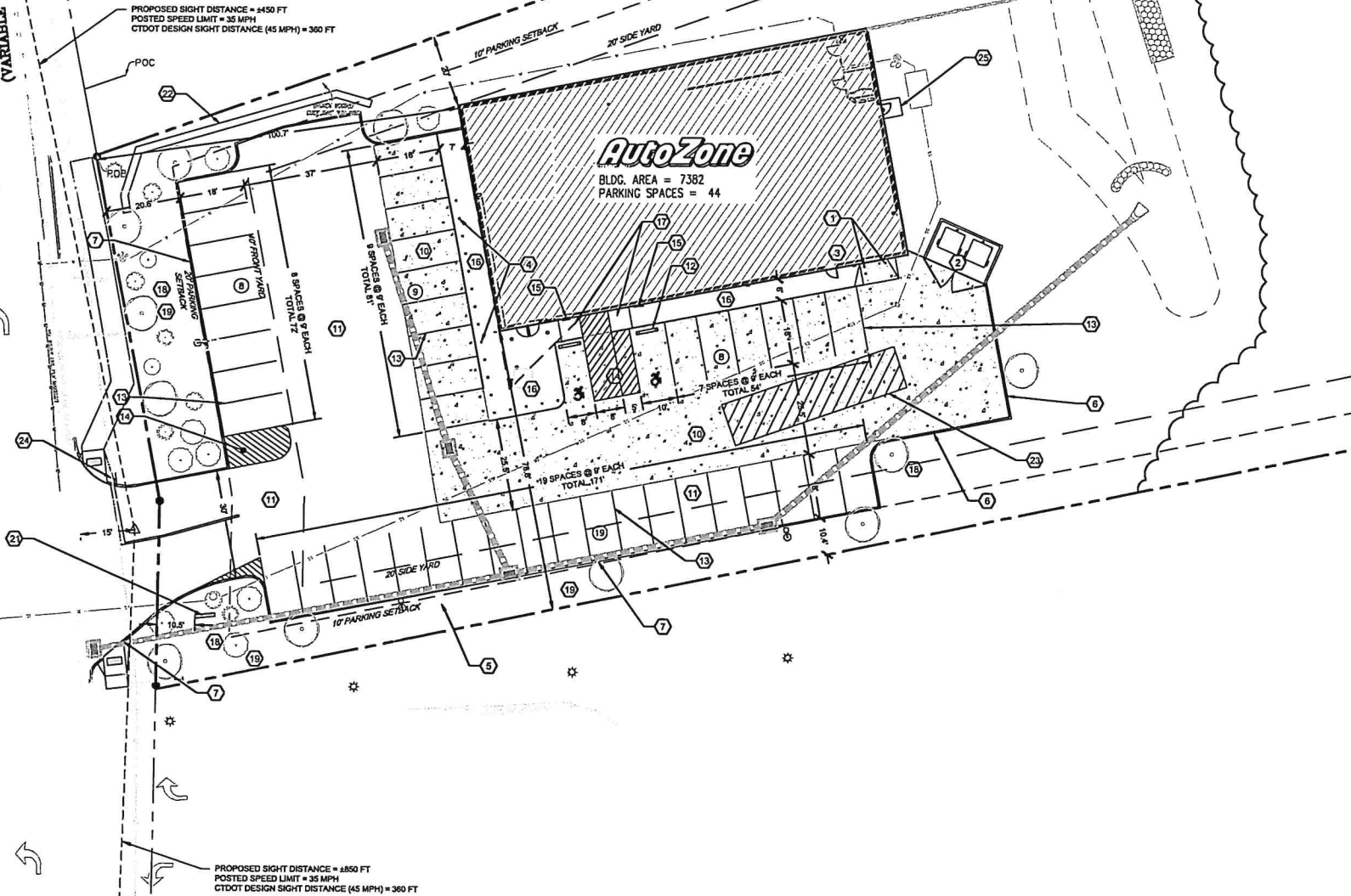
RIVER ROAD

AKA ROUTE 12

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	BY-4	BY-4
LOT AREA	40,000 SF	228,058
LOT WIDTH	150 FT	155 FT
FRONT YARD SETBACK	40 FT	100.7 FT
SIDE YARD SETBACK	20 FT	20 FT
REAR YARD SETBACK	20 FT	-
PARKING SETBACK - FRONT	20 FT	20.8 FT
PARKING SETBACK - SIDE & REAR	10 FT	10.4 FT
MAX. BUILDING HEIGHT	35 FT	≤ 35 FT
MAX. BUILDING COVERAGE	50%	3.2%
MAX. IMPERVIOUS COVERAGE	60%	11.3%

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: RETAIL 7,382 SF (GROSS) 1 SPACE PER 250 S.F. NET	30	44
HANDICAP PARKING	2	2
TOTAL # OF SPACES	30 (INCLUDING H.C.)	44 (INCLUDING H.C.)



KEYNOTES

BUILDING & PAVING

- 1 Pipe guard - see details 16 / C1.A
- 2 Dumpster layout - see details 8,9,10, & 11/ C1.A
- 3 Service Door Plan - see detail 15/ C1.A
- 4 Bollard Plan - see detail 14/ C1.A
- 5 Concrete light pole base - see detail 13/ C1.A Aim light fixture in direction as indicated.
- 6 Curb & gutter @ concrete paving - see detail 1/ C1.A
- 7 Curb & gutter @ asphalt paving - see detail 2/ C1.A
- 8 Slope end of curb 4:1
- 9 New curb cut and approach.
- 10 Concrete paving - see dtd. 4&5/ C1.A. Expansion and Control joints - see dtds. 21 & 22/ C1.A. Maximum spacing for control joints is 15' O.C. each way.
- 11 Asphalt paving - see dtd. 2&3/ C1.A.
- 12 6'-0" long concrete wheel stop pinned to pavement (typical). Locate 3'-6" from face of curb or sidewalk. See detail 17 / C1.A.
- 13 4" wide parking stripe painted white (typ.)
- 14 4" wide diagonal stripes painted white at 2 ft O.C.
- 15 Handicap parking sign - see detail 10/ C1.A G.C. to provide one Van Accessible sign.
- 16 Concrete sidewalk - see detail 19 & 20/ C1.A for sidewalks around building
- 17 Accessible Ramp - See detail 2 & 6 / C1.A - Max. slope 1:12 (8.33%), Max. cross slope 1:50 (2.00%) Truncated dome to be a contrasting color.
- 18 New landscape area - Provide 3" topsoil & sod. See sheet L1.0 for additional information
- 19 Slope grade from back of curb down to match the existing grade at the property line
- 20 Screen wall - See detail 18/ C1.A for material and overall height and foundation requirements.
- 21 Freestanding sign - 5.5' x 2.75' in decorative cabinet (Max Height 6') (under separate permit) Sign shall be to town standards & requirements
- 22 Block Retaining Wall (to be designed by others)
- 23 12' X 50' Loading Area: slope at max. 2-1/2% away from building.
- 24 "STOP" Sign - CT DOT sign 31-0552 - 30" and 12" stop bar
- 25 5' x 5' concrete pad
- 26 Freezeless yard hydrant - See detail 4 sheet M2

GENERAL NOTES

1. Proof roll building and all parking areas. Notify the Architect of any unacceptable areas.
2. Edge of new pavement to be flush with existing pavement.
3. All sidewalk curb and gutter street paving, curb cuts, driveway approaches, handicap ramp, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or state specifications and requirements.
4. For areas outside the property lines, repair and/or replace all damage done to existing elements (sidewalks, paving, landscaping, etc.) as required by owner and/or governing authority.
5. For proposed utility locations, see the utility plan.
6. Fire Lanes, if requested by the Fire Marshall, shall be installed and maintained on site in accordance with Town of Lisbon ordinance and standards in force.
7. All curb/handicapped ramps shall conform to ANSI, ADA, CT Building Code, and Town of Lisbon Standards in force as directed by the Town Building Official.

FINAL APPROVAL
AutoZone Parts, Inc. - 98 River Road
Granted by the Lisbon, CT Planning and Zoning Commission

APPROVAL GRANTED: _____ PLAN EXPIRATION: _____
Chairperson, Planning and Zoning Commission



Know what's below.
Call before you dig.

20' 10' 0 10' 20'
SCALE: 1"=20'

Barton N. Bovee
Barton N. Bovee P.E.
Reg. No. #13853

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103



AutoZone STORE DEVELOPMENT

PREPARED FOR:
Store No.: 3661
98 RIVER ROAD
LISBON

SITE PLAN

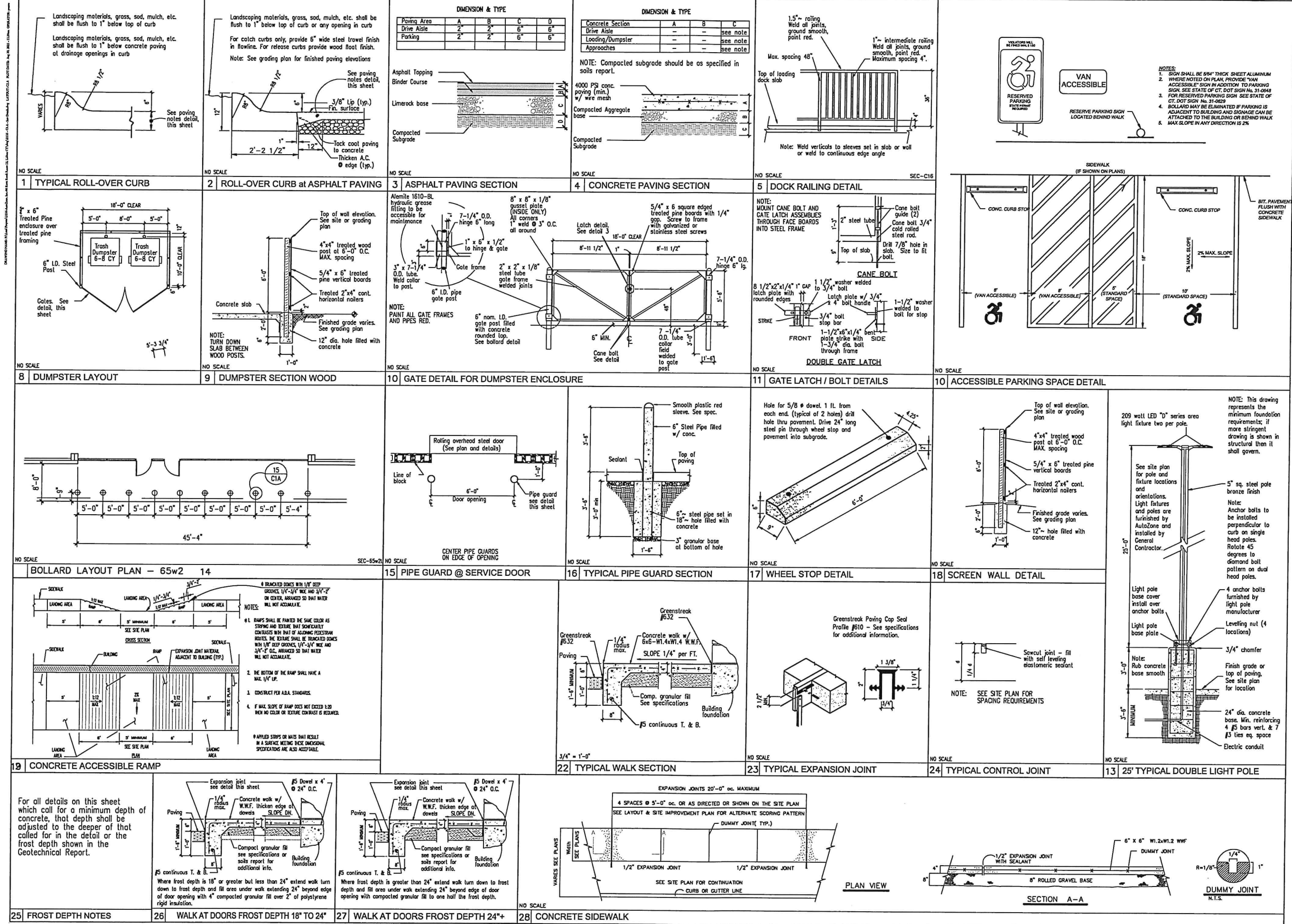
SCALE: 1"=20'-0"

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
ENGINEER:	BTP
DRAFTSMAN:	BTP
CHECKED BY:	BNB
DATE	AUGUST 30, 2021
PROTOTYPE SIZE	7N2

cole
BARRY L. COLE & SON
engineering, surveying, planning
878 South Main Street
P.O. Box 64
Plainville, CT 06061-0064
Tel: (860) 838-4444
Fax: (860) 838-0188
www.coleinc.com

C1.0



OWNER: **AutoZone, Inc.**
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR: **AutoZone STORE DEVELOPMENT**
Store No.: 3661
98 RIVER ROAD
LISBON
CT 06351

SCALE: N.T.S.

REVISIONS

1.
2.
3.
4.
5.
6.
7.

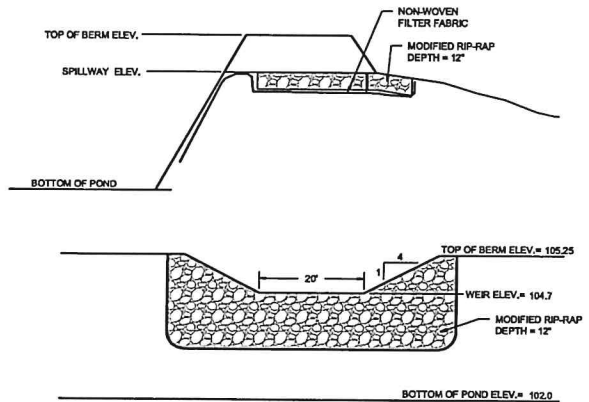
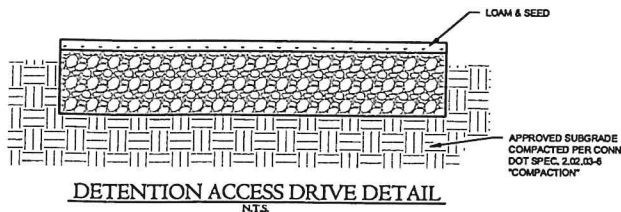
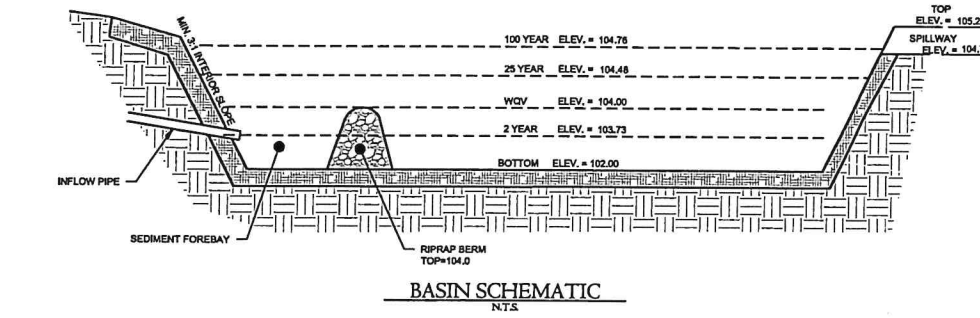
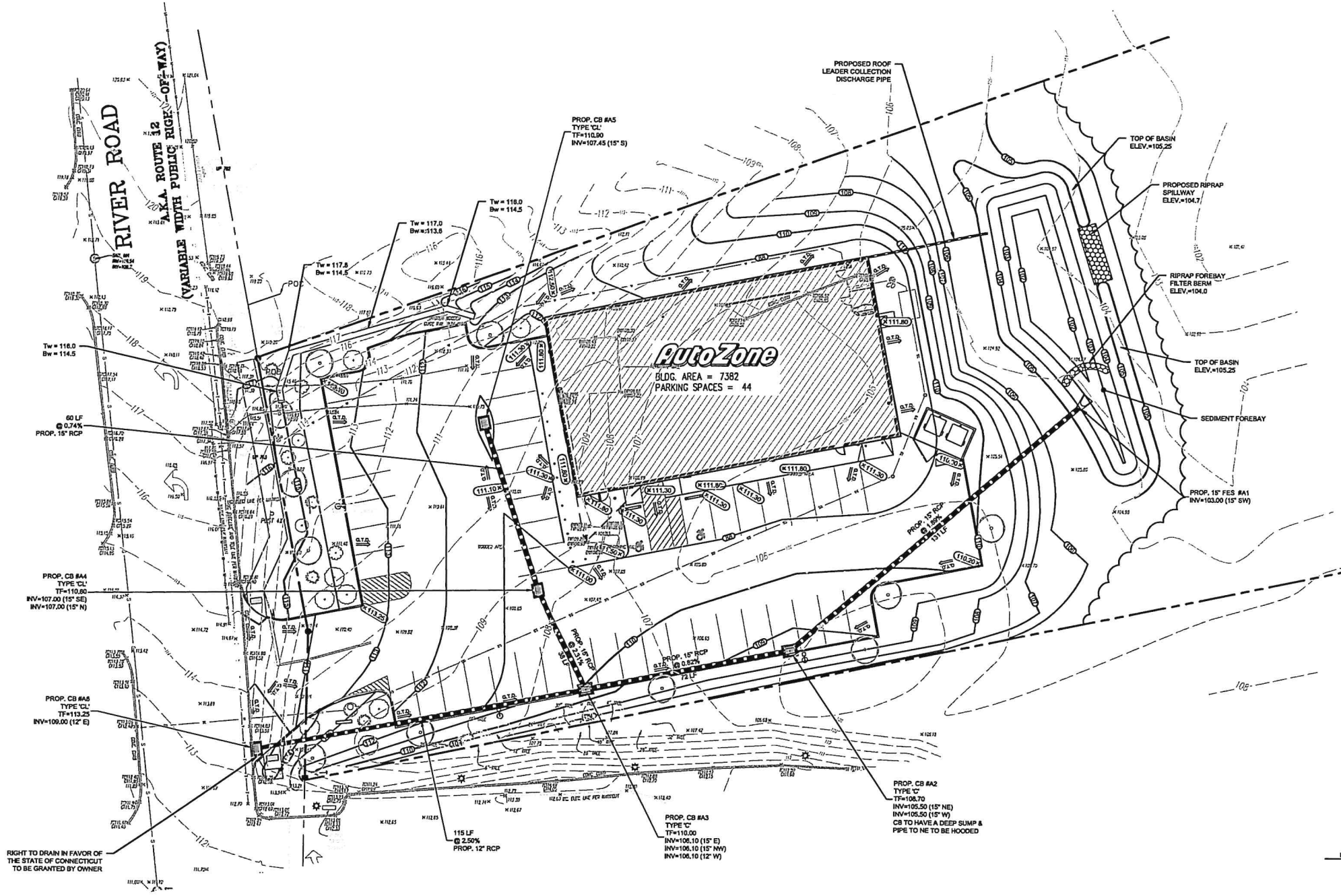
ENGINEER: BTP
DRAFTSMAN: BTP
CHECKED BY: BNB

DATE: AUGUST 30, 2021
PROTOTYPE SIZE: 7N2

cale
HARRY E. COLE & SON
engineering, surveying, planning.
875 South Main Street
P.O. Box 471
Pittsford, CT 06457-0471
Tel: (860) 635-4444
Fax: (860) 635-0196
www.caleinc.com

C1.A

AutoZone Parts, Inc. - 98 River Road, Lisbon, CT 06351
AutoZone Parts, Inc. - 98 River Road, Lisbon, CT 06351
AutoZone Parts, Inc. - 98 River Road, Lisbon, CT 06351



MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.



UTILITY LEGEND	
	NEW POWER POLE
	NEW WATER METER
	NEW GAS METER
	NEW ELECTRIC METER
	NEW WATER SERVICE (REFER TO CIVIL DRAWINGS)
	NEW GAS SERVICE
	NEW SANITARY SEWER (REFER TO CIVIL DRAWINGS)
	NEW SANITARY SEWER CLEANOUT (AT EVERY 60 FEET)
	NEW UNDERGROUND POWER (120/208/3-4) SERVICE & TELEPHONE
	NEW STORM DRAINAGE

- NOTE:
- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING & APPLYING FOR UTILITY SERVICE WITH EACH UTILITY COMPANY PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR TO BE RESPONSIBLE FOR STREET BORE, IF REQUIRED BY CITY OF TTTTITTTTTT.

UTILITY CONTACTS

ELECTRIC:
CONTACT PERSON:
PHONE COMPANY
STREET ADDRESS
STATE, TN. ZIP

TELEPHONE:
CONTACT PERSON:
PHONE COMPANY
STREET ADDRESS
STATE, TN. ZIP

GAS:
CONTACT PERSON:
PHONE COMPANY
STREET ADDRESS
STATE, TN. ZIP

NOTE:
AUTOZONE TO REIMBURSE GENERAL CONTRACTOR FOR ALL SANITARY SEWER, GAS, AND WATER TAP FEES.

ALL SLOPES GREATER THAN 3:1 TO BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION USING MATTING OR HYDROSEED WITH TACKIFIER

FINAL APPROVAL
AutoZone Parts, Inc. - 98 River Road
Granted by the Lisbon, CT Planning and Zoning Commission

APPROVAL GRANTED: _____ PLAN EXPIRATION: _____

Chairperson, Planning and Zoning Commission _____



Barton N. Bovee P.E.
Reg. No. #13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

AutoZone STORE DEVELOPMENT
Store No.: 3661
98 RIVER ROAD
LISBON CT 06351

GRADING & STORM DRAINAGE PLAN

PREPARED FOR:
AutoZone Parts, Inc. - 98 River Road, Lisbon, CT 06351

SCALE: 1"=20'-0"

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	

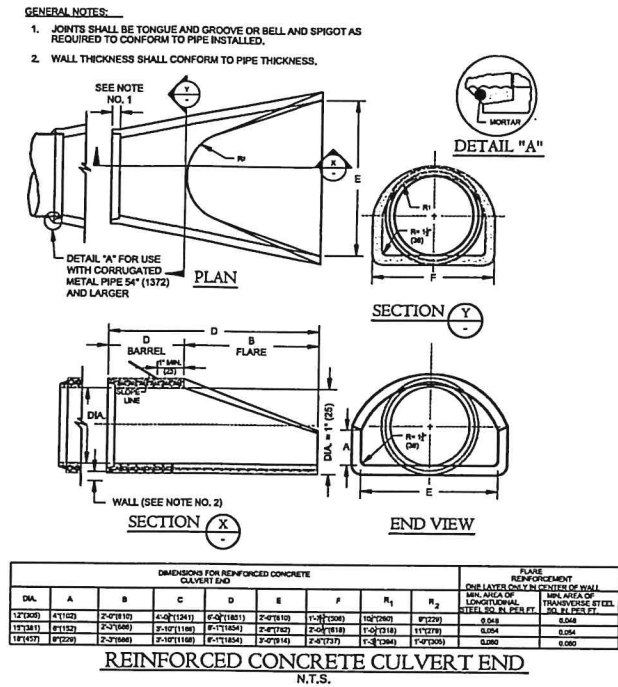
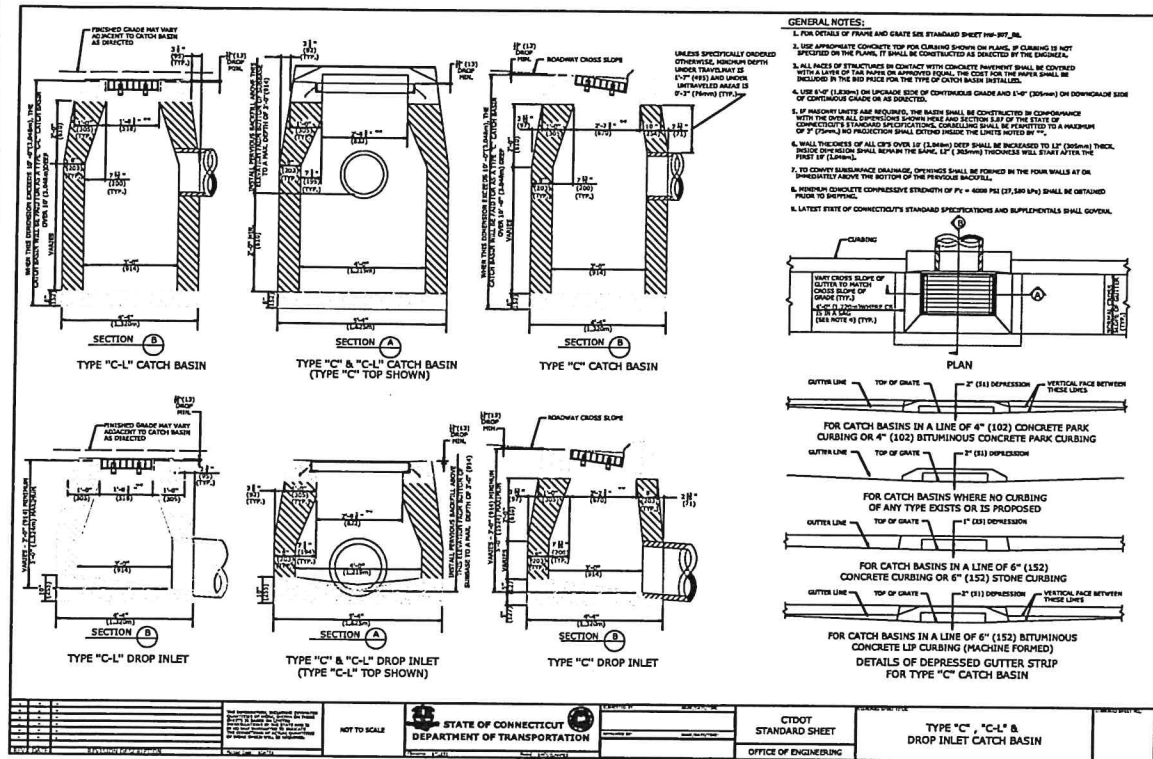
ENGINEER: BTP
DRAFTSMAN: BTP
CHECKED BY: BNB
DATE: AUGUST 30, 2021
PROTOTYPE SIZE: 7N2

cole
HARRY S. COLE & SON
engineering, surveying, planning

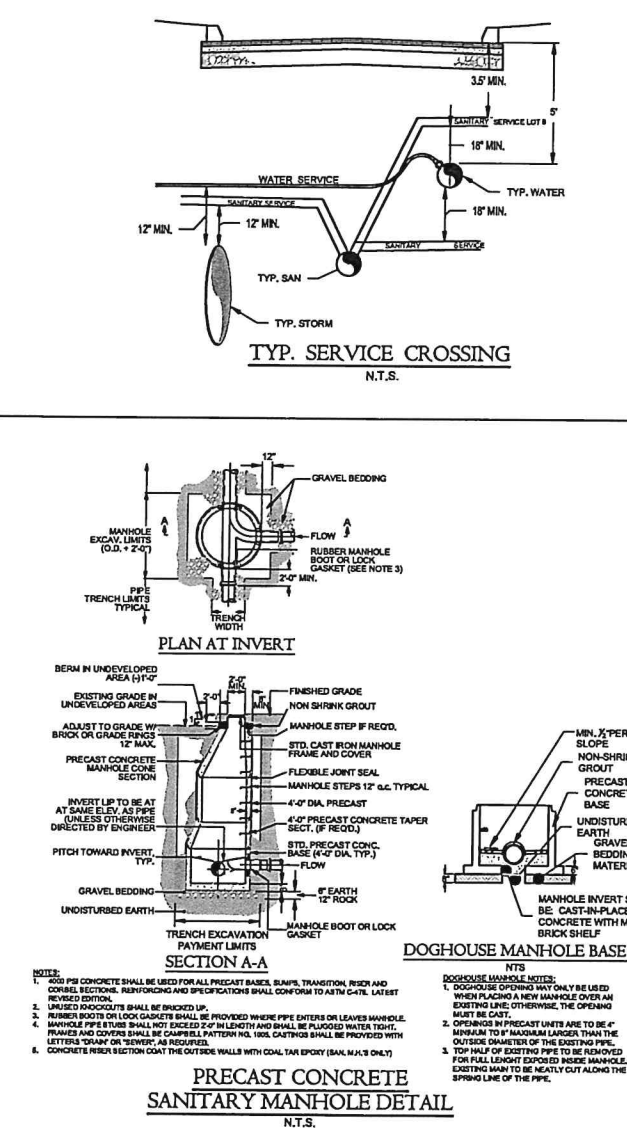
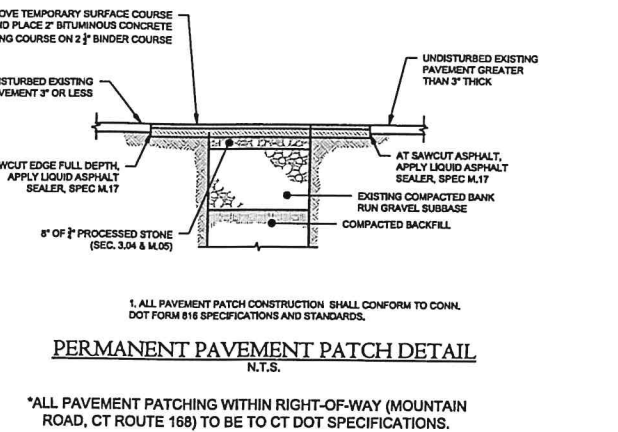
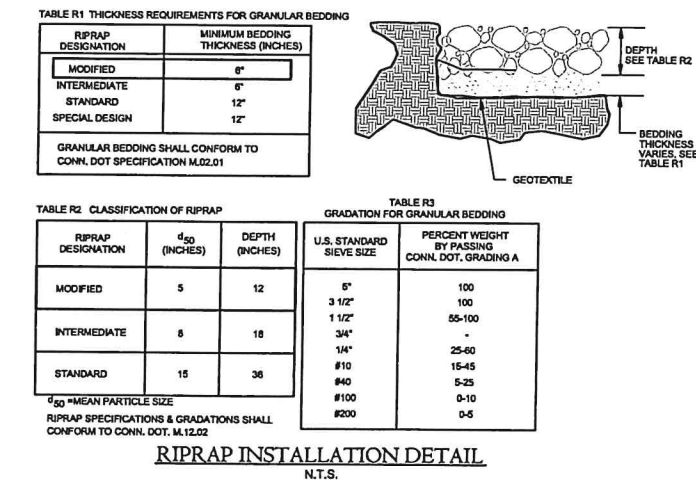
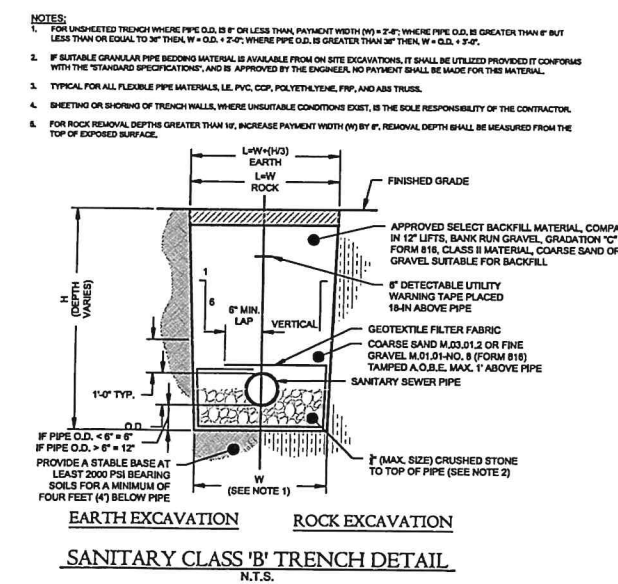
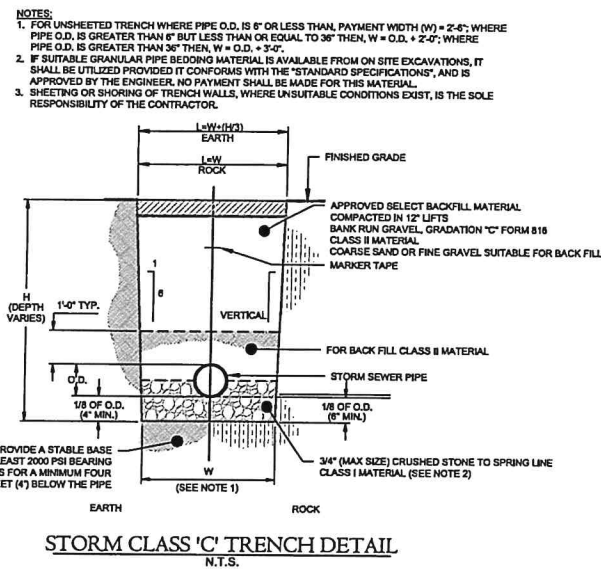
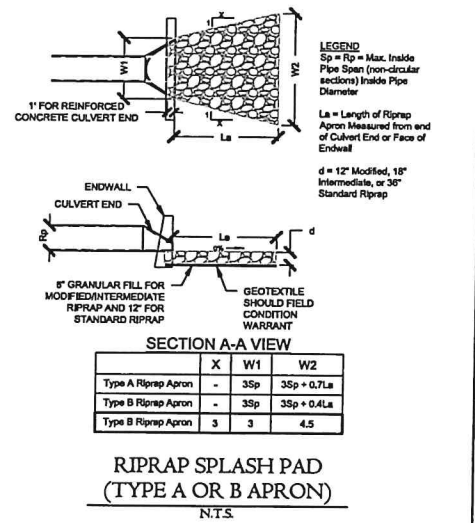
875 South Main Street
P.O. Box 84
Pawcatuck, CT 06479-0084

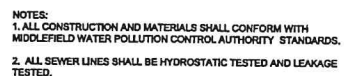
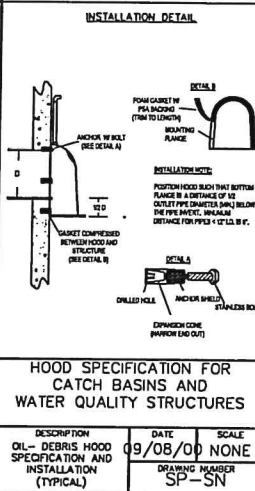
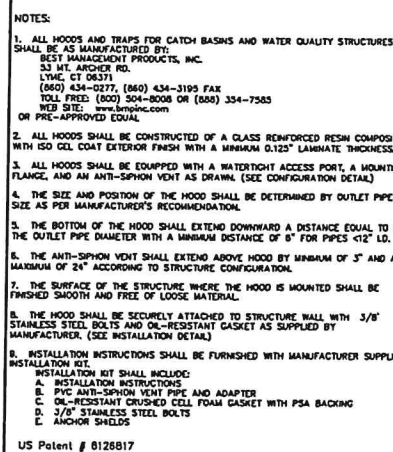
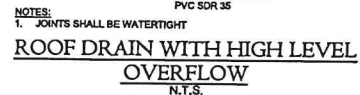
Tel: (860) 825-4444
Fax: (860) 825-4188
www.coleusa.com

C1.B



Missing or invalid reference
File: P:\Land Projects\2135-AutoZone, Inc.-98 River Road; Route 2, Lisbon CT\Store
Sheet: 1



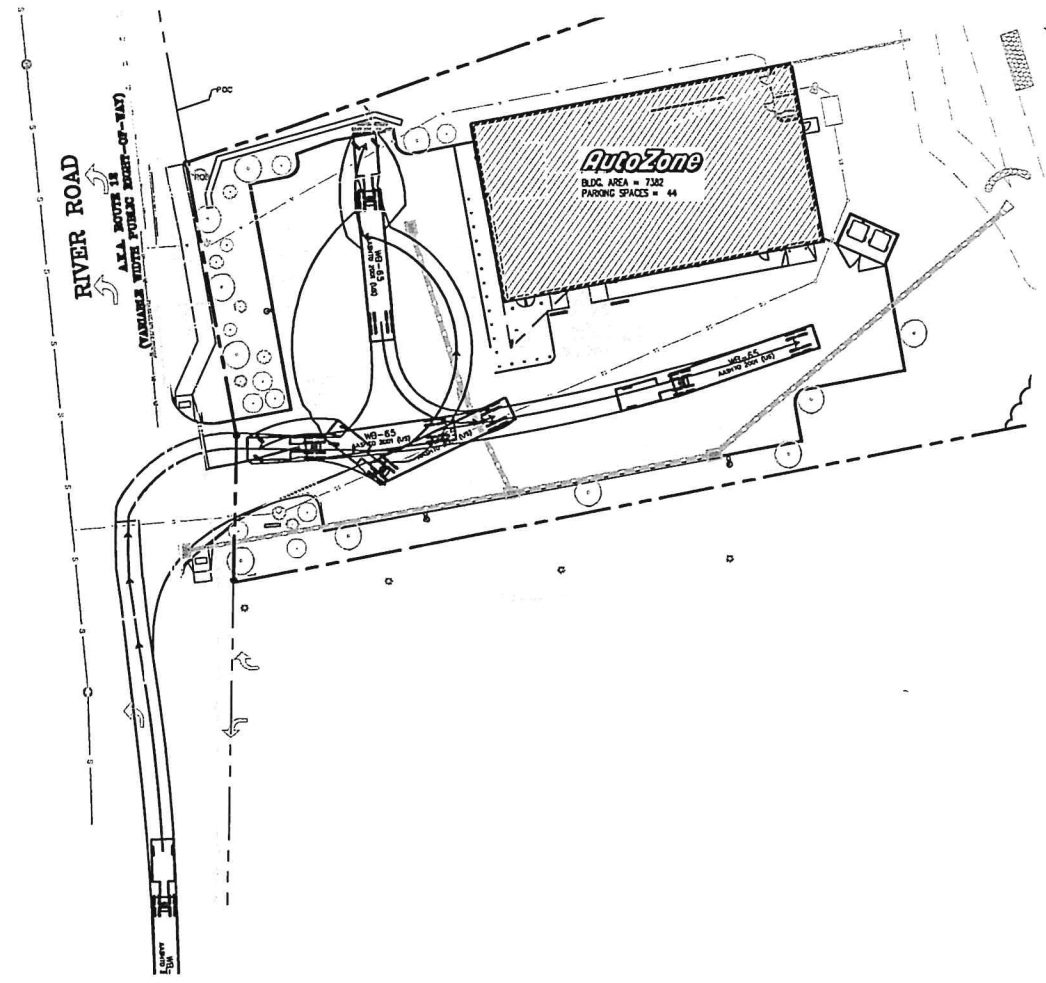


TYPICAL L.P.S. TRENCH
N.T.S.

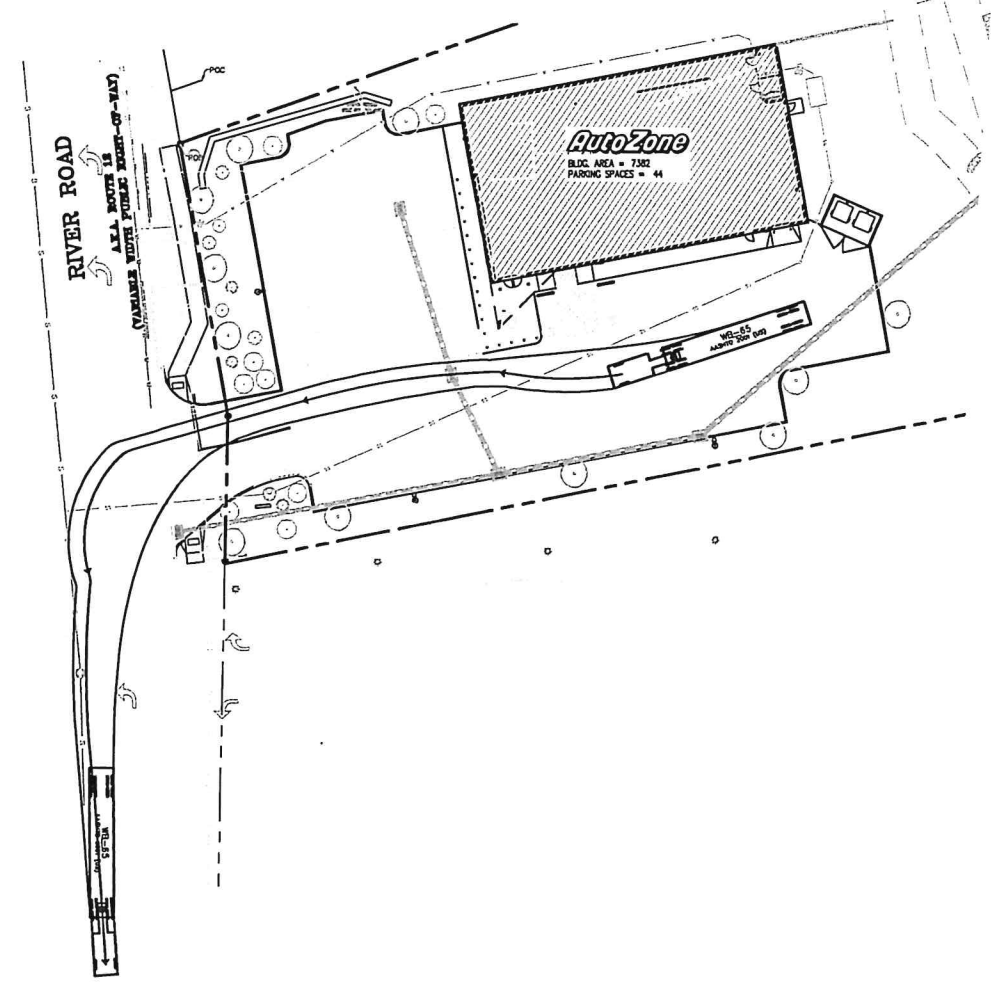


C1.4

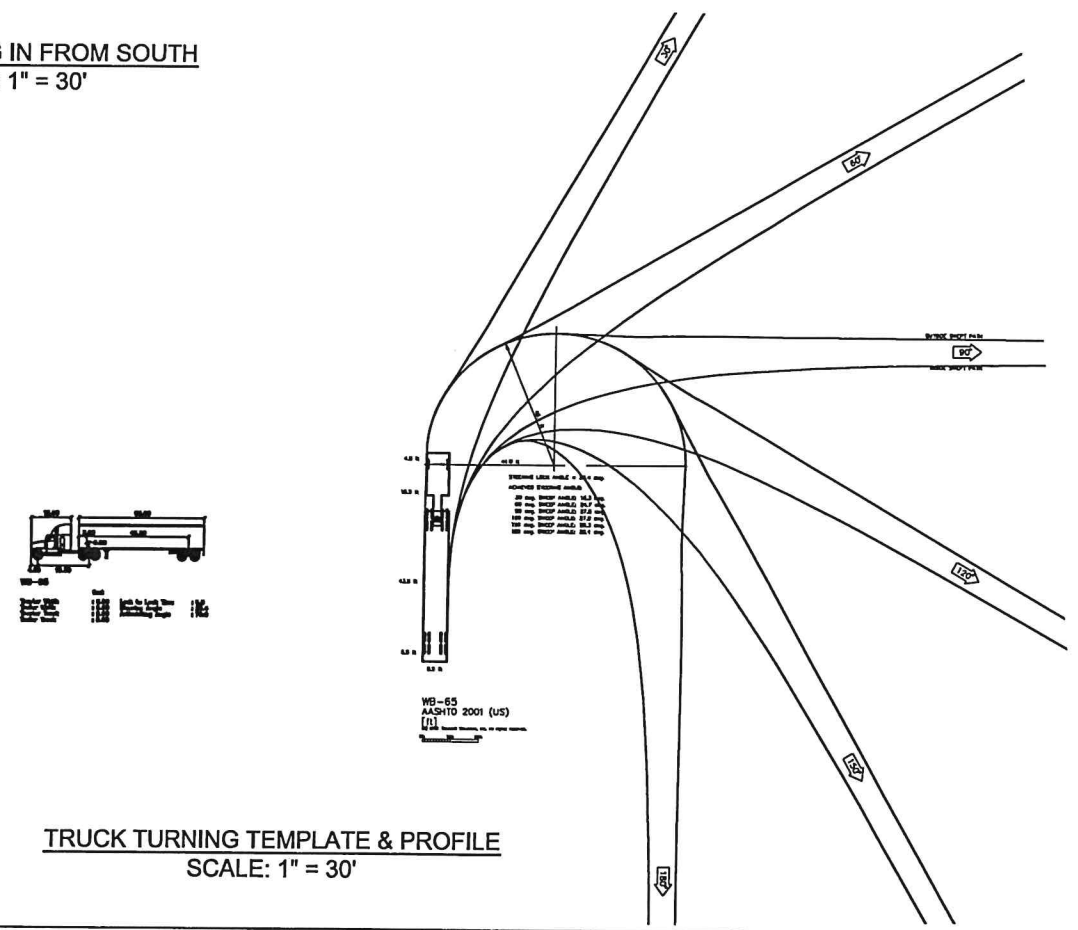
L1.0



TRUCK TURNING IN FROM SOUTH
SCALE: 1" = 30'



TRUCK TURNING OUT TO SOUTH
SCALE: 1" = 30'



TRUCK TURNING TEMPLATE & PROFILE
SCALE: 1" = 30'

Barton N. Bovee
Barton N. Bovee P.E.
Reg. No. #13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR:
AutoZone STORE DEVELOPMENT
Store No.: 3661
98 RIVER ROAD
LISBON
CT 06351

TRUCK TURNING MOVEMENTS

SCALE:
1" = 30'

REVISIONS

1.

2.

3.

4.

5.

6.

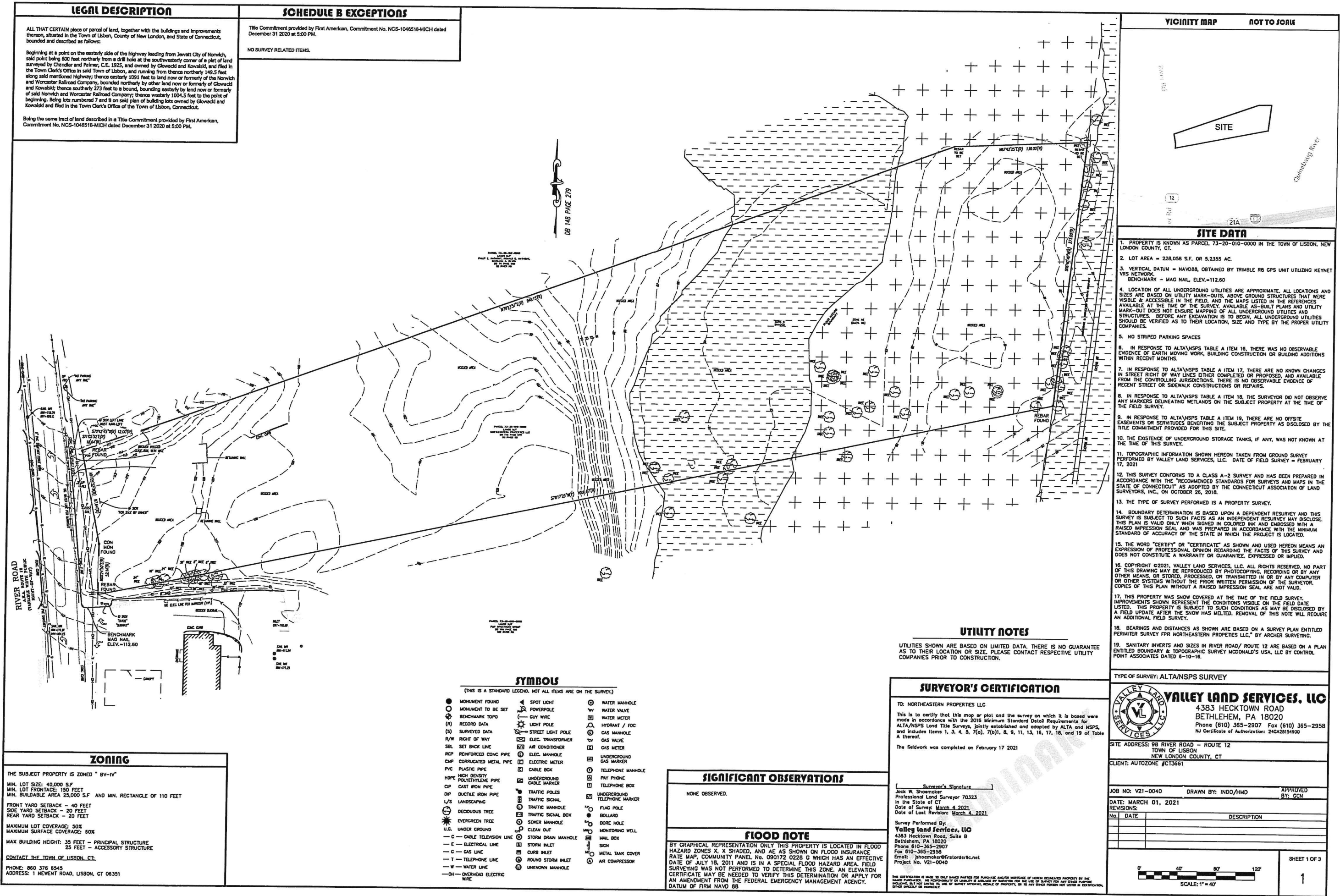
7.

ENGINEER: BTP
DRAFTSMAN: BTP
CHECKED BY: BNB
DATE
AUGUST 30, 2021
PROTOTYPE SIZE
7/12

cole
HARRY S. COLE & SON
engineering, surveying, planning.

875 South Main Street
P.O. Box 64
Plainville, CT 06061-0064
Tel: (860) 233-4144
Fax: (860) 233-4144
www.jacobcole.com

TM1.0



RIVER ROAD
A.K.A. ROUTE 12
(VARIABLE WIDTH-OF-WAY)

DB 148 PAGE 279

PARCEL 23-20-010-0000
LANDS N/F
NORTHEASTERN PROPERTIES LLC
DB 148 PAGE 279
98 RIVER RD

PARCEL 73-20-009-0000
LANDS N/F
P&P INVESTMENT GROUP
DB 168 PAGE 185
102 RIVER RD

Surveyor's Signature
Jack W. Shoemaker
Professional Land Surveyor 70323
in the State of CT
Date of Survey: March 4, 2021
Date of Last Revision: March 4, 2021
Survey Performed By:
Valley Land Services, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone 610-365-2907
Fax 610-365-2958
Email: jshoemaker@valleyland.net
Project No. V21-0040

0' 20' 40' 60'
SCALE: 1" = 20'



DB 148 PAGE 279

PARCEL 73-20-012-0000
LANDS N/F
E. ANTHONY, RONALD C. ANTHONY,
BARBARA A. OLSON
DB 74 PAGE 626
92 RIVER RD

MATCH LINE - SHEET 3
MATCH LINE - SHEET 2

PARCEL 73-20-010-0000
LANDS N/F
NORTHEASTERN PROPERTIES LLC
DB 148 PAGE 279
98 RIVER RD

ZONE X
SHADED

FLOOD HAZARD
BOUNDARY

ZONE AE
(ELEV. 62)

PROVIDENCE & WORCESTER RAILROAD COMPANY

REBAR
FOUND

Surveyor's Signature
Jack W. Shoemaker
Professional Land Surveyor 70323
in the State of CT
Date of Survey: March 4, 2021
Date of Last Revision: March 4, 2021

Survey Performed By:
Valley Land Services, LLC
4383 Hackett Road, Suite B
Bethlehem, PA 18020
Phone 610-365-2307
Fax 610-365-2958
Email: jshoemaker@valleyland.com
Project No. V21-0040

