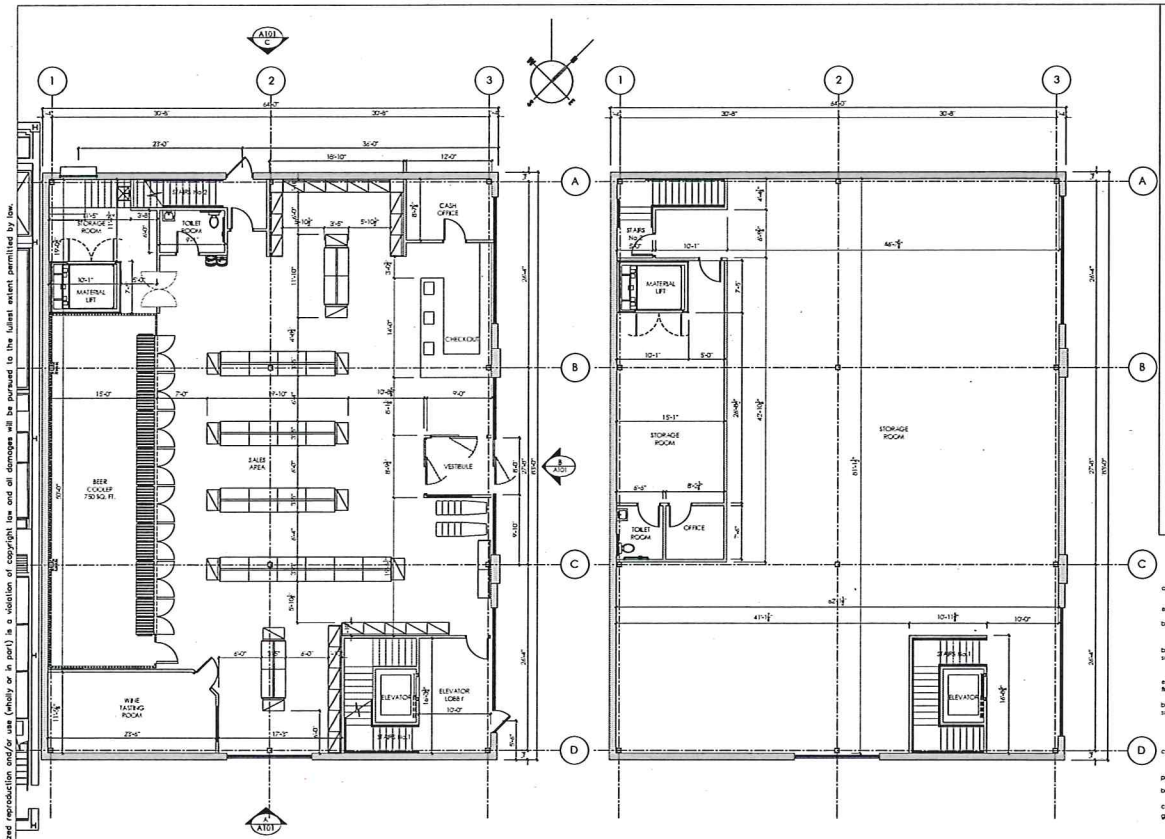
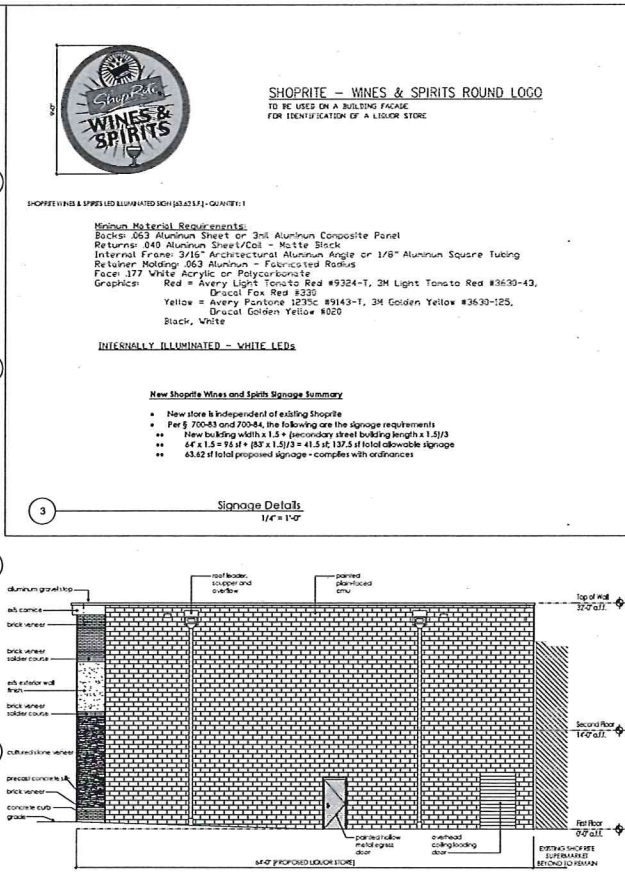


1 Proposed Ground Floor Plan
1/8" = 1'-0"



2 Proposed Second Floor Plan
1/8" = 1'-0"

SHOPRITE – WINES & SPIRITS ROUND LOGO

TO BE USED ON A BUILDING FACADE
FOR IDENTIFICATION OF A LIQUOR STORE

SHOPRITE WINES & SPIRITS LED ILLUMINATED SIGN (63.63 S.F.) - QUANTITY: 1

Minimum Material Requirements:
Backs: .063 Aluminum Sheet or 3mil Aluminum Composite Panel
Returns: .040 Aluminum Sheet/Coil - Matte Black
Internal Frame: 3/15" Architectural Aluminum Angle or 1/8" Aluminum Square Tubing
Retainer Molding: .063 Aluminum - Fabricated Radius
Face: .177 White Acrylic or Polycarbonate
Graphics: Red = Avery Light Tomato Red #9324-T, 3M Light Tomato Red #3630-43, Dracal Fox Red #330
Yellow = Avery Pantone 1235c #9143-T, 3M Golden Yellow #3630-125, Dracal Golden Yellow #820
Black, White

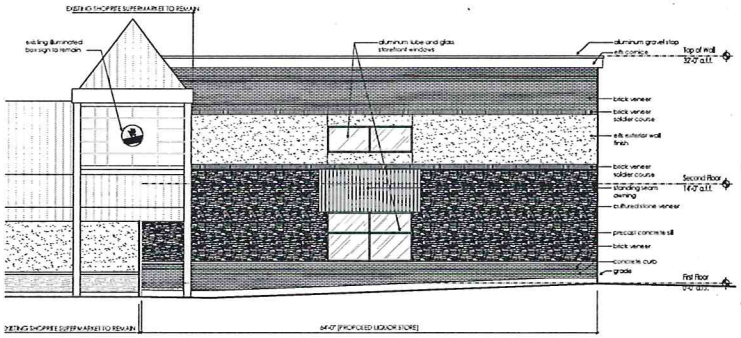
INTERNALLY ILLUMINATED – WHITE LEDs

New Shoprite Wines and Spirits Signage Summary

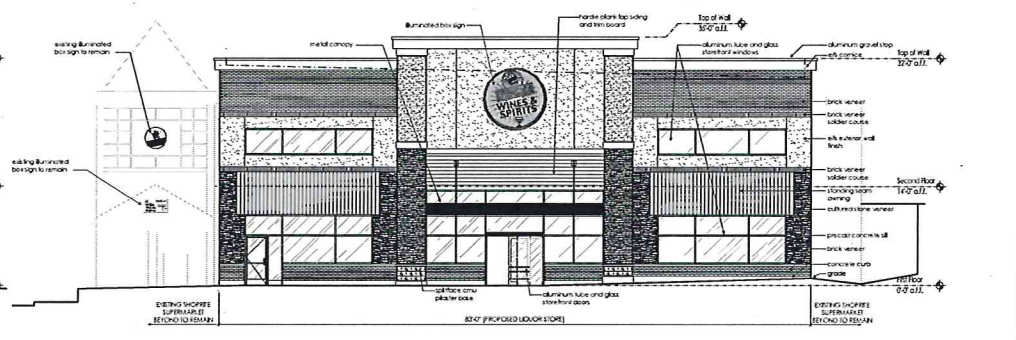
- New store is independent of existing Shoprite
- Per § 700-83 and 700-84, the following are the signage requirements
  - New building width x 1.5 = (secondary street building length x 1.5)/3
  - 64' x 1.5 = 96 sf + (83' x 1.5)/3 = 41.5 sf; 137.5 sf total allowable signage
  - 63.62 sf total proposed signage - complies with ordinances

3 Signage Details
1/4" = 1'-0"

C Northwest Exterior Elevation
1/8" = 1'-0"



A Southeast Exterior Elevation
1/8" = 1'-0"



B Northeast Exterior Elevation
1/8" = 1'-0"

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97 CHESTNUT STREET
RUTHERFORD, NJ 07070
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Email: info@debarbieriarchitects.com
CERTIFICATE OF AUTHORIZATION No. 21 LLC

JAMES E. DEBARBIERI, AIA
NJ Lic. No. 21AI00784100
NY Lic. No. 026750
PA Lic. No. RA-007548-R
MD Lic. No. 15123
VA Lic. No. 0402017899
CT Lic. No. 10207
DE Lic. No. SS-0018737
MS Lic. No. 15001102
FL Lic. No. AR97200
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MA Lic. No. 951205

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NJ Lic. No. 21AI00721500
NY Lic. No. 0452777-01
NH Lic. No. 05550
RI Lic. No. 5685
ME Lic. No. ARC5778

CONSULTANTS

A-3

No.	Description	Date
1	REVISED PER ZONING OFFICER DENIAL LETTER COMMENTS	03-26-25

REVISIONS

PROJECT

PROPOSED
LIQUOR STORE

FRANKLIN AVENUE
NUTLEY, NEW JERSEY 07110

PROPOSED
FLOOR PLAN AND
EXTERIOR ELEVATIONS

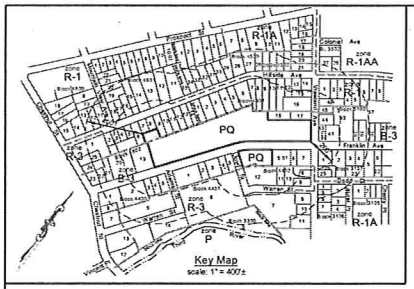
DRAWING REVISION	03.26.25
PROJECT NO.	25 078
DRAWN BY	MS
CHECKED	MS
SCALE	

A101

STATE OF NEW JERSEY
LICENSED ARCHITECT
21AI00784100
SEAL & SIGNATURE

FILE NO.

SHEET
1 OF 1



Parking Requirements
Retail Food Markets >3,000 SF: 1 space per 200 SF
Retail Stores: 1 space per 200 SF
Existing Market = 46,472 SF/200 = 232.4 spaces
Proposed Liquor Store = 4950 SF/200 = 24.75 spaces
Required = 257.15 spaces

Existing Parking Provided (including parking on lots 1-3, block 4402): 324 Spaces

Proposed Parking Provided (including parking on lots 1-3, block 4402): 303 Spaces

ADA accessible spaces required for 300 to 400 parking spaces = 8
ADA accessible spaces provided (ex. & prop.) = 12

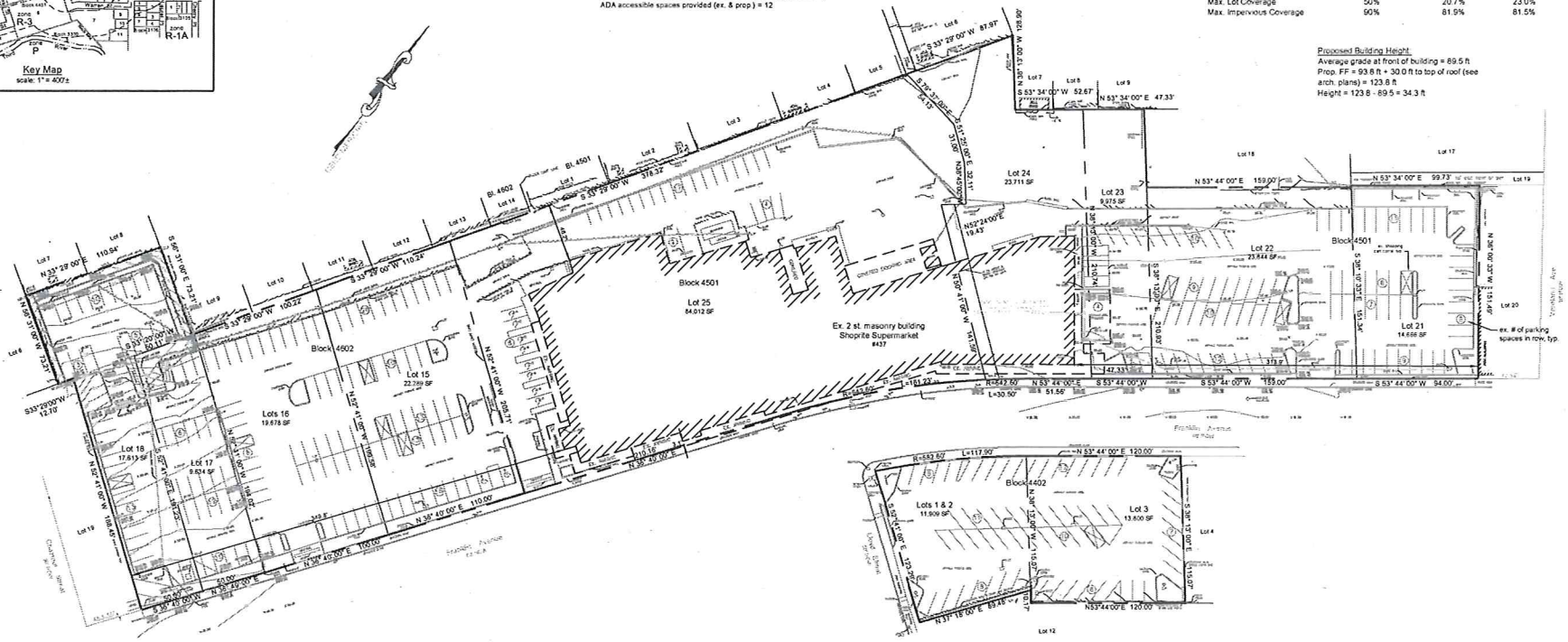
Existing Impervious Surfaces:
Building: 46,472 SF
Garage: 195 SF
Sidewalk & concrete areas: 8457 SF
Asphalt parking lot: 127,778 SF
Asphalt from adjoining lot 6: 1630 SF
Total = 184,532 SF

Proposed Impervious Surfaces:
Building: 46,472 SF
Addition: 5343 SF
Garage: 195 SF
Sidewalk & concrete areas: 10,145 SF
Asphalt parking lot: 120,011 SF
Asphalt from adjoining lot 6: 1630 SF
Total = 183,796 SF

REQUIREMENTS FOR B-3 ZONE
(Lots 21 to 25, Bl. 4501 & Lots 15 to 18, Bl. 4502 tract on west side of Franklin Ave only)

Description	Required	Existing	Proposed
Min. Lot Area	3000 SF	225,422 SF±	225,422 SF±
Lot Width	30 FT	>30 FT	>30 FT
Lot Depth	100 FT	>100 FT	>100 FT
Front Setback	3 FT	3.1 FT	3.1 FT
Rear Setback (adj. to non-residential zone)	10 FT	NA	45.3 FT
Rear Setback (adjacent to residential zone)	30 FT	46.2 FT	46.2 FT
Side Setback (if provided)	4 FT	313.9 FT	258.9 FT
Side Setback (total - both)	0 FT	663.7 FT	599.7 FT
Building Height - feet	40 FT	<40 FT	34.3 FT
stories	3	2	2
Max. Lot Coverage	50%	20.7%	23.0%
Max. Impervious Coverage	90%	81.5%	81.5%

Proposed Building Height:
Average grade at front of building = 89.5 ft
Prop. FF = 93.8 ft + 30.0 ft to top of roof (see arch. plans) = 123.8 ft
Height = 123.8 - 89.5 = 34.3 ft



PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Owner
3106	1	Holy Trinity Evang. Lutheran Church
	3	Bertelle, Julie C & Darragh, Mary
	40	PNC Bank, NA c/o Inactive Tax Partner
	41	483 Franklin, LLC
	42	481 Franklin Avenue, LLC
	43	479 Franklin, LLC
	44	McGuire, John
	45	Vargas, Christopher & Danielle
	46	Castaneda, Andres Ramirez, F.
3108	1	Arnoff, Alexander & Ritter, A.
	3	Mosca, John P. & Christine D.
	5	Mitchell, Diane
	6	Ormiaz, Margaret Rush
3107	1	483 Franklin LLC
	2	948 Realty Company
	26	Gholia, Fiddan & Dawit
	26	Gerardi, Michael R IV & Alexandra
4400	3	United States Post Office
	4	Robbins3 LLC
	5	Roberto Realty Associates, LLC
	6	398 Franklin Realty, LLC
	6	Village Manor Associates
4401	1	NJ Bell Telephone c/o Duff & Phelps
	2	Beerb Partnership, LP c/o R Beerb
	3	425 Franklin Avenue, LLC
	4	Vinueza Realty, LLC
	6	Windham, Margaret A.
	6	Village Manor Associates
	7	Village Manor Associates
4402	8.01	Nutley Arms, LLC
	6	404 Franklin Avenue, LLC
	7	Trust Co. of NJ c/o Ind. Cos. Grp. Inc.
	8	Trust Co. of NJ c/o Ind. Cos. Grp. Inc.
	8	Krotz, Paul V. & Lindsey B.
	10	Zandi, Michael & Cynthia
	11	Reiter, Rafael & Lourdes
	12	Village Manor Associates
4501	1	Anderson, Donald & Bessie
	2	Stephens, Jaclyn E
	3	Capalbo, Robert & Brown, Deborah
	4	Dominguez, Edward & Luz
	5	Levin, Mrs. & Paul
	6	Nguyen, Dat & Tran, Chau
	7	Bello, Jose
	8	Giovannelli, Thelma J.
	9	Lupo, Michael
	10	Guiliano, Robert & Imelda D
	11	Tozzi, Daniel & Hollweiler, Suzanne
	12	Quinton, Joy & George
	13	Garcia, Thomas (TR)
	14	Villasis, Alejandro I & Lillian M
	15	Dias, Manuel & Alba
	16	D'Anna, Giuseppe & Carol
	17	Kotchell, Trung
	18	Olsen, Gale
4501	12	Popadich, Doris
	13	Chidi, Michael & Ava
	14	Brahim, Eman T.
	16	Carcone, Matthew & Larissa
	16	Tsuchiya, Melissa & Flynn, John
	17	Ciarrulli, Robert & Torres, A.
	18	Perla, Michelle
4502	2	Adams, Rosanne Carlisle & Javier
	3	Belec, Timothy R & Suarez, Estefania
	4	Rollins, Pasquale & Maria
	5	Read, Rafiqa A & Rosanna
	6	Kim, Dong Woo & Chung, Han
	7	Lambert, Frank A.
	8	McDevitt, Patrick & Cynthia
	9	Jean, Robert S
	10	Romaniello, Joseph W. & Joan J.
	11	White, Gary & Dorner Ford-White
	12	Patharnaz, Andrew & Mary Ann
	13	Tenaca, Gilda
	14	Cox, Brian & Hsu, Patricia G.
	16	Spencer Savings Bank, SLA
	20	371 Franklin Avenue Nutley LLC

General Notes:
1. Metes & bounds and topography shown hereon are taken from a map entitled "Boundary & Partial Topographic Survey, Location: Lots 21-25 in Block 4501, Lots 15-18 in Block 4602, Lots 1-3 in Block 4402, Township of Nutley, Essex County, New Jersey", prepared by John J. Galiano, NJPLS Lic. #43284 and dated Nov. 5, 2025.
2. This property is not located within the FEMA Flood Plain or the NJDEP Flood Hazard Area. The property is not affected by wetlands or associated transition areas.
3. Contractor shall verify location of all utilities prior to commencing excavation on this property.
4. For details of the proposed building renovations refer to architectural plans prepared by DeBarbieri Architects LLC, in Rutherford, NJ.
5. The building addition will be serviced by existing connections to public water, sewer, electricity, and gas in Franklin Avenue.
6. Subject property is shown on sheets 44, 45 & 46 of the Nutley Township Tax Maps.

Graphic Scale
scale: 1" = 40'

Approved by the Township of Nutley Planning Board

Chairman Date

Secretary Date

7-23-26	Per Meeting with Zoning Officer	DF
5-28-26	Per Zoning Officer Denial Letter	DF
Date	Item(s)	By

Revisions

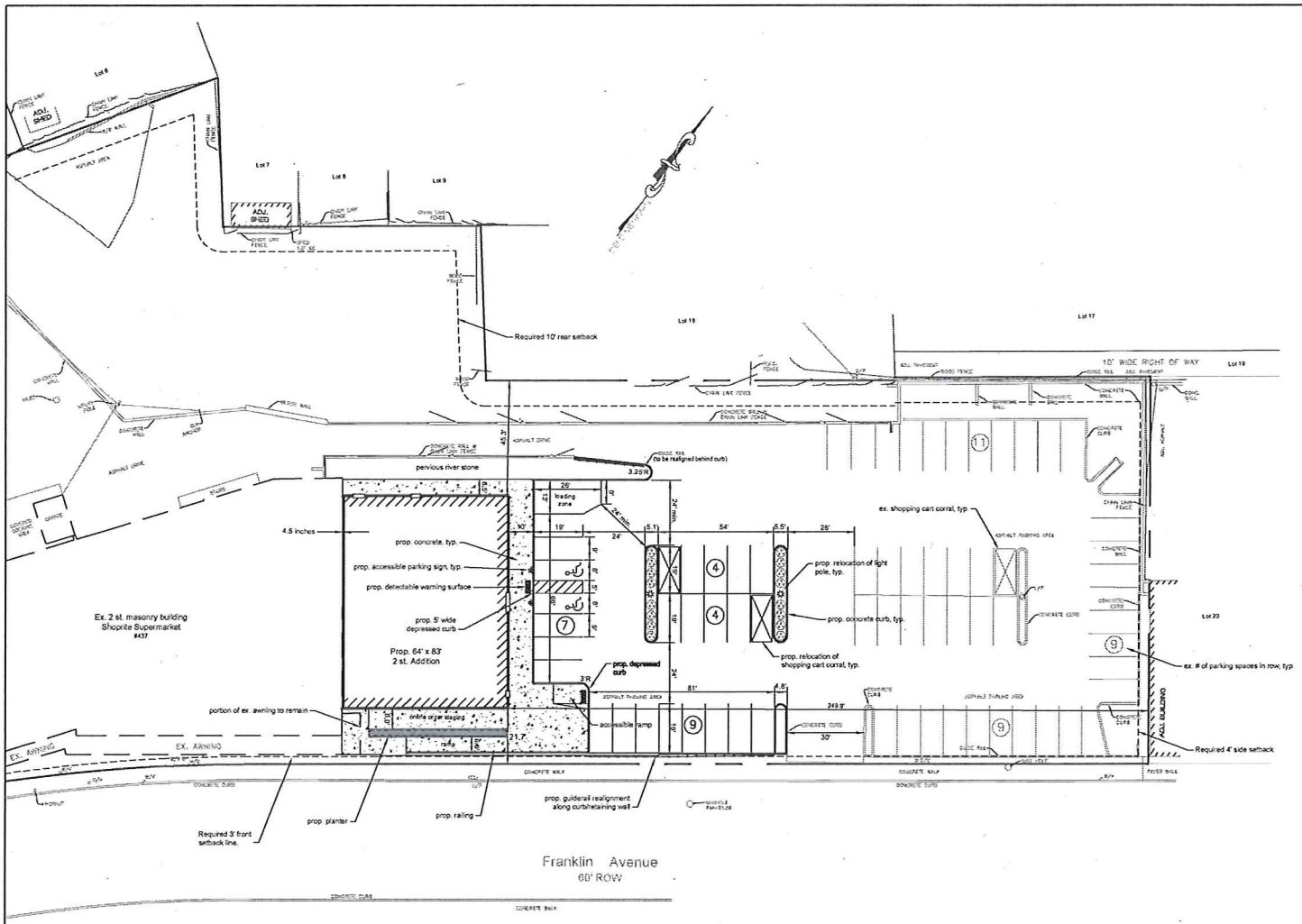
Preliminary & Final Site Plan
Overall Tract
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	File	Sheet
1" = 20'	3/26/2026	Nutley Shoprite.dwg	1 of 4

David E Fantina Digitally signed by David E Fantina Date: 2026.07.23 14:36:29 -04'00'

NJPE Lic#32395



Landscaping Legend

Symbol	Plant name	Planting size	Root condition	Number
⊞	Creeping Phlox	1/2 gallon	planter	37
❁	Juniper	1 gallon	planter	15

Landscaping Notes:
1. Different species of plantings can be substituted for the ones shown hereon (subject to township approval).
2. No existing trees > 6" dbh will be disturbed by this project.

Graphic Scale
0 10 20 40 60 80
scale: 1" = 20'

Note:
Existing features to be removed are not shown for clarity.

Date	Revisions	By
5-28-26	Per Zoning Officer Denial Letter	DF
Date	Item(s)	By

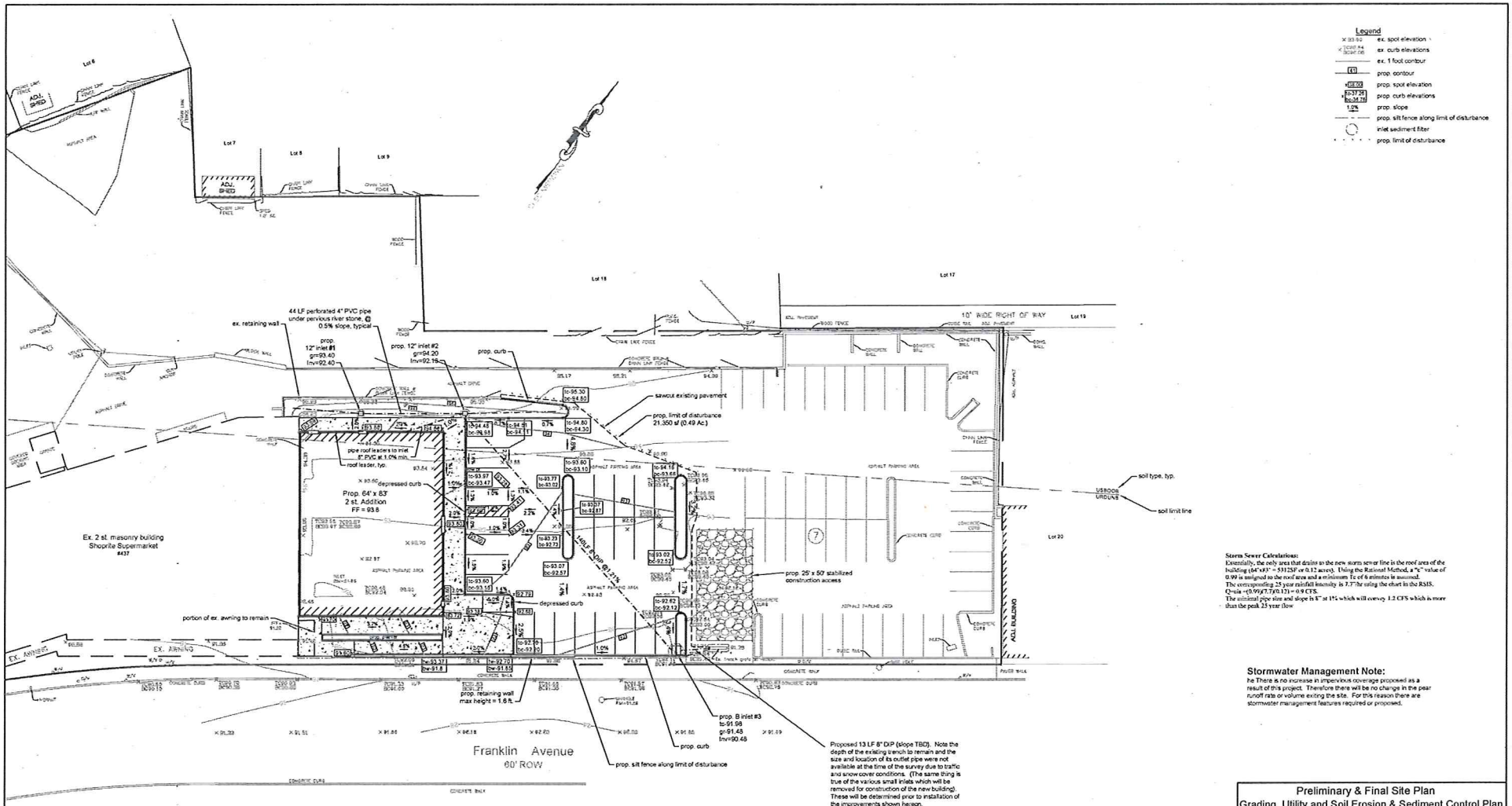
Preliminary & Final Site Plan
Site, Lighting & Landscaping Plan
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	File	Sheet
1" = 20'	3/16/2026	Nutley Shoprite.dwg	2 of 4

David E Fantina — Digitally signed by David E Fantina Date: 2026.07.23 14:36:57 -04'00'

NJPE Lic# 32395



Storm Sewer Calculations:
Essentially, the only area that drains to the new storm sewer line is the roof area of the building (64'x83' = 5312SF or 0.12 acres). Using the Rational Method, a "C" value of 0.99 is assigned to the roof area and a minimum Tc of 6 minutes is assumed.
The corresponding 25 year rainfall intensity is 7.7"/hr using the chart in the RSIS.
Q=cia =(0.99)(7.7)(0.12) = 0.9 CFS.
The minimal pipe size and slope is 8" at 1% which will convey 1.2 CFS which is more than the peak 25 year flow

Stormwater Management Note:
he There is no increase in impervious coverage proposed as a result of this project. Therefore there will be no change in the pear runoff rate or volume exiting the site. For this reason there are stormwater management features required or proposed.

Soils Legend (Per USDA Web Soil Survey)

Type	Description
URDUNB	Urban land, Dunellen substratum, 0 to 8% slopes
USBOOB	Urban land, Boonton substratum-Boonton complex, red sandstone lowland, 0 to 8% slopes

Note:
Existing features to be removed are not shown for clarity.

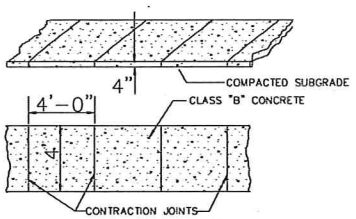
Date	Item(s)	By
7-23-26	Per Meeting with Zoning Officer	DF
5-28-26	Per Zoning Officer Denial Letter	DF
Date	Revisions	

Preliminary & Final Site Plan
Grading, Utility and Soil Erosion & Sediment Control Plan
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924
NJPE Lic#32395

Scale	Date	File	Sheet
1" = 20'	3/26/2026	Nutley Shoprite.dwg	3 of 4

David E Fantina Digitally signed by David E Fantina Date: 2026.07.23 14:37:26 -04'00'

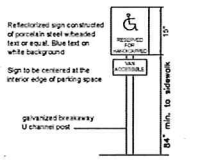


TYPICAL DETAIL CONCRETE SIDEWALK

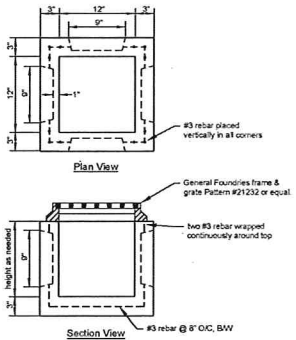
NOT TO SCALE

NOTES:

1. PREFORMED BITUMINOUS EXPANSION JOINTS,1/2" THICK SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET.
2. CONCRETE SHALL BE CLASS "B" PORTLAND CEMENT HAVING A 28 DAY STRENGTH OF 4000 PSI.
3. HANDICAP RAMPS SHALL HAVE A LIGHT BROOM FINISH WITH THE STRIATIONS PERPENDICULAR TO TRAFFIC.
4. SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS

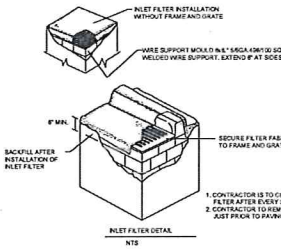


HC PARKING SIGN DETAIL
NTS

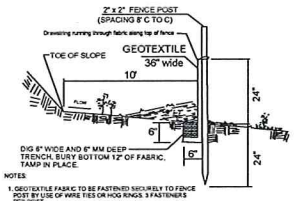


12" x 12" Inlet Detail
NTS

Notes:
- As manufactured by Peerless concrete or approved equal.
- Load rating: HS-20
- Concrete 4500 PSI @ 28 days
- Reinforcing: As specified, grade 60 rebar.
- Manufactured in accordance with ASTM C-913



NTS



NOTES:
1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO A COMMON POST BY WRAPPING EACH END OF THE FABRIC AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.

SILT FENCE
N.T.S.

SOIL EROSION AND SEDIMENT CONTROL NOTES
(To be included on the signed erosion control plan sheet)

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.

2. All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and/or mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent revegetation is established.

3. Seeding Notes: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HCSSCD: Spring - 3/1-5/31 and Fall - 8/15 - 10/1

4. Sediment fences are to be properly installed and maintained until permanent vegetative cover is established.

5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.

6. Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool. Liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.

7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.

8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4747 OR e-mail - INFORMATION@HCSSCD.ORG

9. The applicant must obtain a District Issued Report of Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality. NJ - DCA or any other controlling agency. Contact the District at 862-333-4555 to request a Final Inspection, giving advanced notice upon completion of the revegetation measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or by the sod.

10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated area contains sediments that must be removed prior to discharging or recycling bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.

11. All surfaces having been re-landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, fine-d in place, is required, as per the Standards for Topsoiling or Land Grading, last revised December 2017.

12. All plan revisions must be submitted to the District for proper review and approval.

13. A crushed stone wheel cleaning tracking pad is to be installed at all site exits using 2 ½ -3" crushed angular stone (ASTM 3 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.

14. Steep slopes in curbing disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.

15. The Hudson-Essex-Passaic Soil Conservation District will be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.

http://hcssd.nj.org
HEPSCD2015STDSCNOTES_TITLEREV2017

DUST CONTROL

WHEN REQUIRED ONE OR MORE OF THE FOLLOWING METHODS SHALL BE USED FOR DUST CONTROL:

MULCHES – SEE NOTES FOR TEMPORARY STABILIZATION
VEGETATIVE COVER – SEE NOTES FOR TEMPORARY AND PERMANENT STABILIZATION
SPRAY-ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS) KEEP TRAFFIC OFF THESE AREAS

	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL/ACRE
ANIONIC ASPHALT EMULSION	7:1	COURSE SPRAY	1,500
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)–SPRAY ON POLYACRYLAMIDE (PAM)–DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD		
ACIDULATED SOY BEAN SOAP STICK	NONE	COURSE SPRAY	1,200

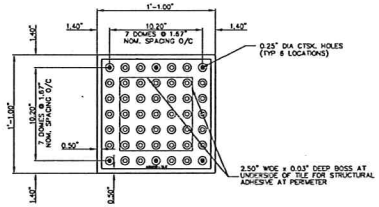
TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL–TYPE PLOWS SPACE ABOUT 12 INCHES APART, AND SPRING–TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE DESIRED EFFECT.

SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

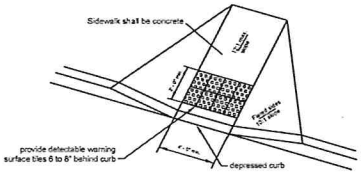
BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE – COVER SURFACE WITH CRUSHED STONE OR COURSE GRAVEL.

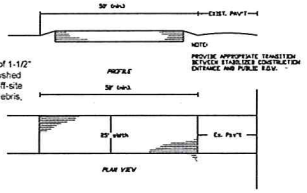


Detail – Detectable Warning Surface Tile
NTS



NOTES:
1. LANDING AREA, SIDEWALK TRANSITIONS AND CURB RAMPS SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. DROPPED CURB GUTTERLINE TO BE FLUSH WITH PAVEMENT A MIN. OF 40".
3. PROVIDE A DETECTABLE/TACTILE WARNING SURFACE, AS MANUFACTURED BY ARMOR-TILE, OR APPROVED EQUAL.

HANDICAPPED RAMP DETAIL
NTS

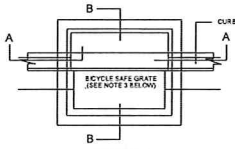


Provide 6" (min.) of 1-1/2" to 2-1/2" clean crushed stone to prevent off-site tracking of mud, debris, etc.

STABILIZED CONSTRUCTION ENTRANCE

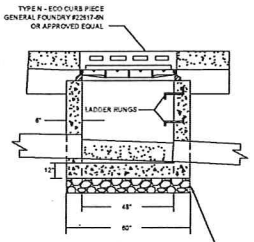
SEQUENCE OF CONSTRUCTION

1. Install construction entrance. (Day 1)
2. Remove asphalt, curb & concrete at Franklin Avenue ROW line and install silt fence along edge of Franklin Avenue sidewalk to remain. (Day 1 - Day 3).
3. Remove all remaining improvements within the limit of disturbance which are not to remain. (Day 4 - Day 14).
4. Regrade site. (Day 15).
5. Begin construction of addition & proposed improvements. (Day 16).
6. Stabilize all areas that are not to be used for construction within 30 days. (As soon as appropriate).
7. Remove all soil erosion measures as final item.

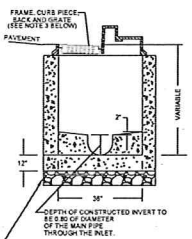


PLAN VIEW

NOTES:
1. PRECAST MANHOLE SECTION TO BE IN ACCORDANCE WITH A.S.T.M. DESIGNATION C-478 MIN. COMPRESS. STRENGTH TO BE 4,000 P.S.I.
2. A SHOP DRAWING STAMPED APPROVED BY THE ENGINEER OF RECORD FOR THE INLET FRAME, GRATE AND CURB PIECES SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
3. A TYPE N - ECO CURB PIECE GENERAL FOUNDRY #22617-6N OR APPROVED EQUAL SHALL BE INSTALLED.



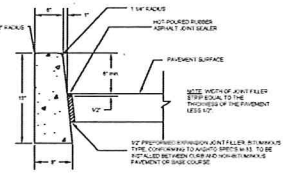
SECTION A-A



SECTION B-B

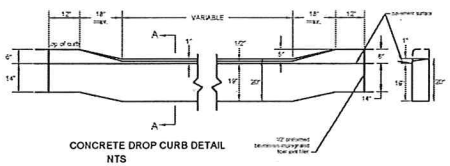
TYPE "B" INLET DETAIL

Provide 6" of 3/4" clean stone under all drainage structures



NOTES
1. CONCRETE TO BE ADJUST CLASS "B" AIR ENTRAINED.
2. TRANSVERSE JOINTS NOT HEREIN SHALL BE INSTALLED IN THE CURB AT 10'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINTS OF TYPE COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, EXCEPT AS TO SIZE, WHERE PRINTED AND LOCATED ON THE PLANS.
3. DUMMY JOINTS (NOTHING) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE VERTICAL CURB
NTS



CONCRETE DROP CURB DETAIL
NTS

5-28-26	Per Zoning Officer Denial Letter	DF
Date	Item(s)	By

Revisions

Preliminary & Final Site Plan
Grading, Utility and Soil Erosion & Sediment Control Plan
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	File	Sheet
1" = 20'	3/26/2026	Nutley Shoprite.dwg	4 of 4

David E Fantina
Digitally signed by David E Fantina
Date: 2026.07.23 14:37:46 -04'00'

NJPE Lic#32395