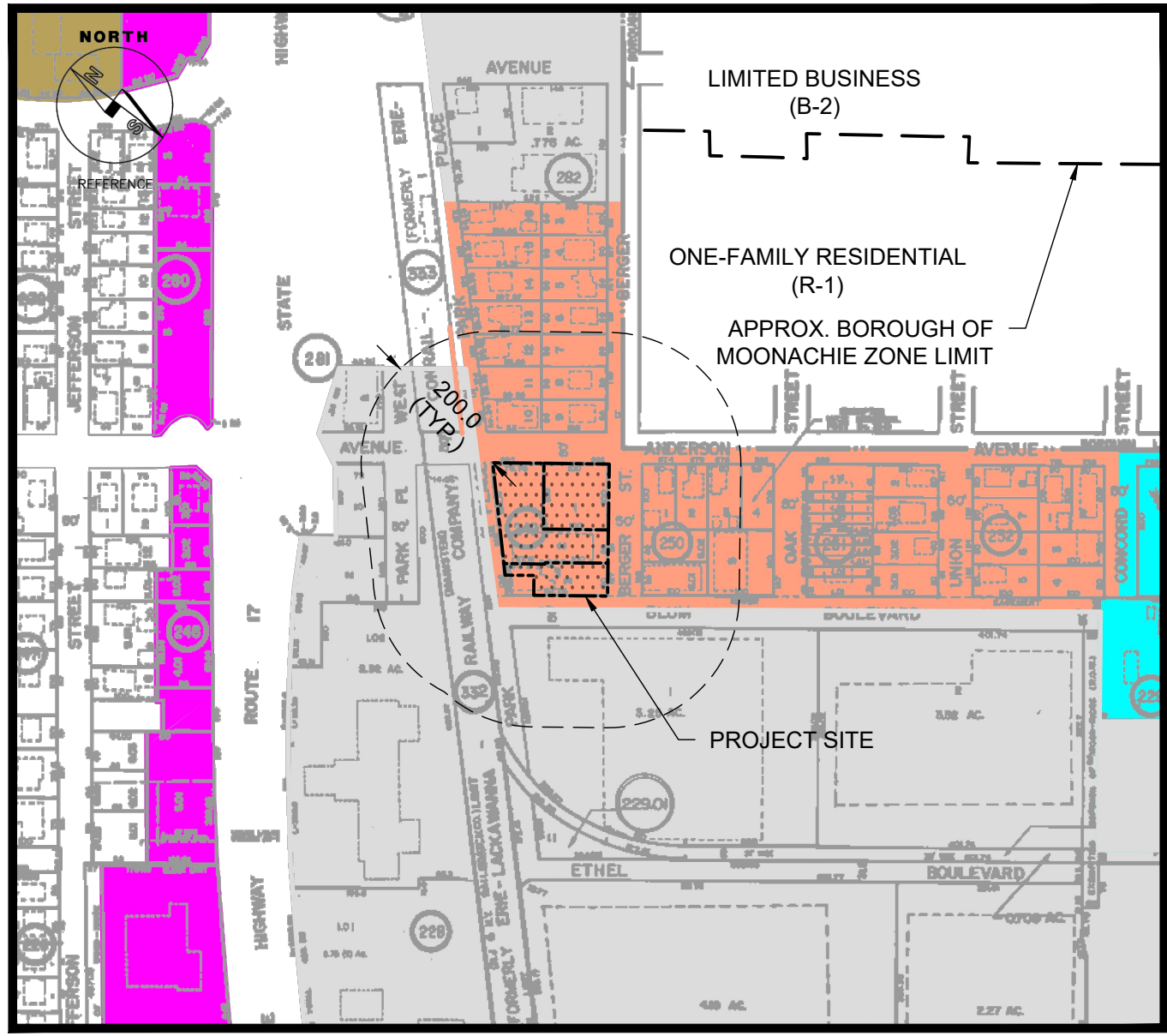




ZONING MAP

1" = 250'

- LEGEND
- R-1 SINGLE FAMILY RESIDENTIAL
 - R-2 TWO FAMILY RESIDENTIAL
 - R-3 MULTI-FAMILY RESIDENTIAL
 - RB RETAIL BUSINESS
 - GB GENERAL BUSINESS
 - LIP LIGHT INDUSTRIAL PARK
 - OLIP OVERLAY OF LIGHT INDUSTRIAL PARK
 - WSRA WESMONT STATION REDEVELOPMENT AREA
 - PP PUBLIC PURPOSE

BOROUGH OF WOOD-RIDGE - BLOCK 249, LOTS 1, 2, & 3				
TWO FAMILY RESIDENTIAL (R-2) ZONE BULK ZONING TABLE				
EXISTING USE:				
LOT 1 - BUS DEPOT; ACCESSORY PARKING FOR FLEET VEHICLES (NON-PERMITTED USE; EXISTING NON-CONFORMITY)				
LOT 2 - BUS DEPOT AND OFFICES (NON-PERMITTED USE; EXISTING NON-CONFORMITY)				
LOT 3 - VACANT LOT (PERMITTED USE)				
PROPOSED USE:				
LOT 1 - NO CHANGE				
LOT 2 - NO CHANGE				
LOT 3 - BUS DEPOT; ACCESSORY PARKING FOR FLEET VEHICLES (NON-PERMITTED USE - USE VARIANCE REQUIRED)				
DESCRIPTION	ALLOWABLE	LOT 3		COMMENTS
		EXISTING	PROPOSED	
MINIMUM LOT AREA (SQ FT)	5000	6,431	6,431	CONFORMING
MINIMUM LOT WIDTH (FEET)	50	19	19	EXISTING NON-CONFORMING (E)
MINIMUM LOT DEPTH (FEET)	100	157.39	157.39	CONFORMING
MAXIMUM BUILDING COVERAGE (%)	30	0	0	CONFORMING
MAXIMUM LOT COVERAGE (%)	60	17.5	100	NON-CONFORMING (V)
PRINCIPAL BUILDING				
MINIMUM FRONT YARD SETBACK (FEET)	25	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK (FEET)	6	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK, BOTH (FEET)	12	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK (FEET)	30	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT (FEET)	30	N/A	N/A	N/A
ACCESSORY STRUCTURES				
MINIMUM SETBACK FROM PROPERTY LINES (FEET)	3	N/A	N/A	N/A
MINIMUM SETBACK FROM BUILDINGS (FEET)	3	N/A	N/A	N/A

(E) EXISTING NON-CONFORMING CONDITION
(V) VARIANCE

REQUESTED VARIANCES / WAIVERS		
SECTION	DESCRIPTION	PROPOSED CONDITION
§530-7	PERMITTED PRINCIPAL USES IN THE R-2 TWO-FAMILY RESIDENTIAL DISTRICT.	THE PROPOSED USE IS NOT PERMITTED IN THE R-2 DISTRICT.
§530-32.C.	A WALL OR FENCE ERRECTED ALONG THE FRONT LINES OF A MAIN STRUCTURE OR ALONG THE SIDE YARD LINES FROM THE FRONT LINE OF A MAIN STRUCTURE TO THE MIDPOINT OF SUCH MAIN STRUCTURE AND WITHIN SUCH LINES SHALL NOT EXCEED FOUR FEET IN HEIGHT.	FENCE PROPOSED AT TEN FEET IN HEIGHT.
§530-32.E.	FENCES OVER FOUR FEET IN HEIGHT SHALL BE MADE OF VINYL, ALUMINUM, WROUGHT IRON AND/OR WOOD AND HAVE ARCHITECTURAL, DECORATIVE, ORNAMENTAL AND/OR OTHER STYLISTIC FEATURES.	CHAINLINK FENCE WITH PRIVACY SLATS PROPOSED.
§530-32.F.	CHAIN LINK STYLE FENCES SHALL NOT EXCEED FOUR FEET IN HEIGHT REGARDLESS OF THEIR LOCATION IN ANY YARD. SUBJECT TO OTHER CCONSIDERATIONS AS SPECIFIED HEREIN, OFF-STREET PARKING SHALL NOT BE LOCATED IN A REQUIRED FRONT YARD, EXCEPT WHERE THE REQUIRED FRONT YARD EXCEEDS 20 FEET. PARKING SHALL NOT BE PERMITTED IN AN AREA LOCATED 20 FEET OR MORE FROM THE STREET RIGHT-OF-WAY LINE.	CHAINLINK FENCE WITH PRIVACY SLATS AT TEN FEET IN HEIGHT PROPOSED. PARKING PROPOSED IN FRONT YARD.
§335-66.B.	WHERE A SITE IS LOCATED AT THE INTERSECTION OF TWO STREETS, NO DRIVEWAY ENTRANCE OR EXIT SHALL BE LOCATED 50 FEET OF THE POINT WHERE THE CURB RETURN OF THE STREET INTERSECTION AND THE CURBLINE MEET.	DRIVEWAY ENTRANCE PROPOSED WITHIN 50 FEET OF THE INTERSECTION OF PARK PLACE AND BLUM BOULEVARD.
§335-82.B.	SCREEN PLANTING OF A DENSE EVERGREEN MATERIAL NOT LESS THAN FOUR FEET IN HEIGHT SHALL BE PROVIDED AND MAINTAINED AROUND THE OUTSIDE BOUNDARY OF OFF-STREET PARKING AND LOADING AREAS FOR MORE THAN SIX VEHICLES, AND A FENCE WITH A MAXIMUM OF THREE-FOURTHS-INCH SPACING MAY BE PROVIDED, NOT LESS THAN FOUR FEET IN HEIGHT AND MAINTAINED IN A GOOD CONDITION AND WITHOUT ADVERTISING. NO PARKING OR LOADING AREA SHALL BE VISIBLE FROM THE STREET.	SCREEN PLANTING IS NOT PROPOSED.
§530-64.A.	IN ALL RESIDENTIAL ZONES, BUSES SHALL NOT BE PARKED AT ANY TIME DURING THE DAY OR NIGHT EXCEPT IN ENCLOSED GARAGES.	BUSES PARKED IN FENCED PARKING LOT.

PRELIMINARY & FINAL SITE PLAN

PROPOSED SITE IMPROVEMENTS FOR EZ RIDE

144 PARK PLACE EAST, BLOCK 249, LOTS 1,2&3

BOROUGH OF WOOD-RIDGE, BERGEN COUNTY, NEW JERSEY

OWNER/APPLICANT

MEADOWLANDS TRANSPORTATION BROKERAGE CORPORATION, d/b/a EZ RIDE
144 PARK PLACE EAST
WOOD-RIDGE, NEW JERSEY 07075

CIVIL ENGINEER

CP ENGINEERS, LLC
11 PARK LAKE ROAD
SPARTA, NEW JERSEY 07871
Tel: 973-300-9003

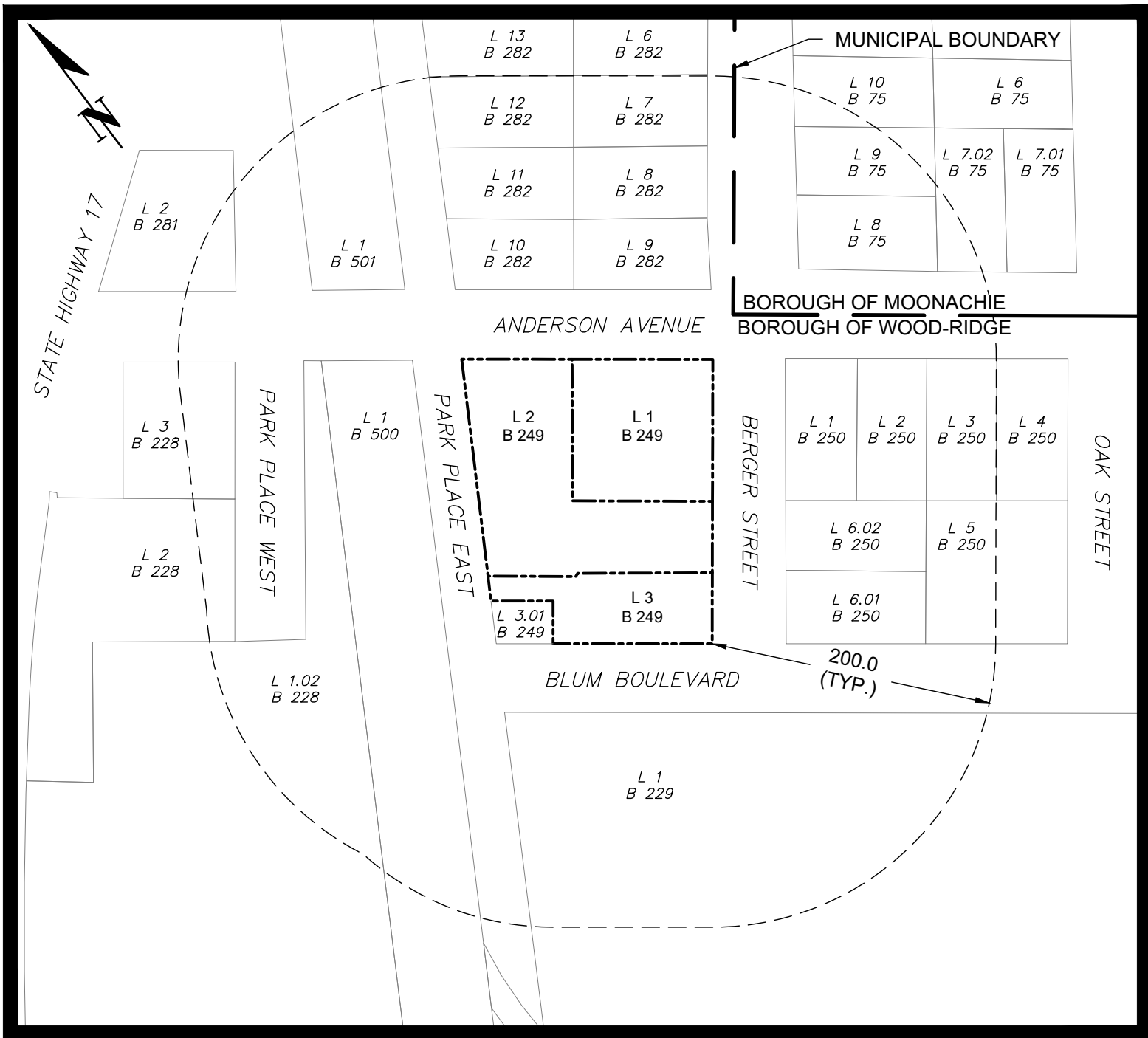


DRAWING LIST

- G-001 COVER SHEET
- G-002 GENERAL NOTES
- C-001 EXISTING CONDITIONS PLAN
- C-002 SITE & PARKING CIRCULATION PLAN
- C-003 GRADING & DRAINAGE PLAN
- C-004 LIGHTING PLAN & DETAILS
- C-005 SESC PLAN, DETAILS & NOTES
- C-006 CONSTRUCTION DETAILS
- E-001 ELECTRICAL DIAGRAMS
- E-002 ELECTRICAL SITE PLAN
- E-003 ELECTRICAL SPECIFICATIONS

REVISION

- C
- C
- C
- C
- C
- C
- C
- C
- C
- C



REFERENCES:

- BOROUGH OF WOOD-RIDGE TAX MAP SHEET 4
- BOROUGH OF MOONACHIE TAX MAP SHEET 8

KEY MAP

1" = 100'

MAY 28, 2025

FEBRUARY 13, 2025



CP ENGINEERS
COA: 24GA28324400

11 PARK LAKE ROAD
SPARTA, N.J. 07871

(973) 300-9003

CPENGINEERS.COM

PRELIMINARY & FINAL SITE PLAN FOR

PROPOSED SITE IMPROVEMENTS

BOROUGH OF WOOD-RIDGE
BERGEN COUNTY, NEW JERSEY

DAVID A. CLARK

PROFESSIONAL ENGINEER
STATE OF NEW JERSEY
LIC. NO. 24GE03980500

LAND USE BOARD APPROVAL

APPROVED BY THE LAND USE BOARD
OF THE BOROUGH OF WOOD-RIDGE

LAND USE BOARD CHAIRPERSON DATE

LAND USE BOARD SECRETARY DATE

LAND USE BOARD ENGINEER DATE

901.300
G-001 COVER SHEET

CP Engineers russell M: Clients\EZ Ride\901.300 Parking Area Design, Site Plan, Specs and Approvals\Drawings\Current\Civil\G-002 General Notes.dwg Wed, Oct 15, 2025 - 10:05am

Wood-Ridge Borough
Parcel Offset List

Target Parcels: Block-Lot: 249-2
MEADOWLANDS TRANS BROKERAGE CORP
654 ANDERSON AVE
Block-Lot: 249-3
MEADOWLANDS TRANS BROKERAGE CORP,
BERGER ST
Block-Lot: 249-4
MEADOWLANDS TRANS BROKERAGE CORP
ANDERSON AVE
17 parcels fall within 200 feet of this parcels.

Block-Lot: 282-2
FOX RIDGE REAL ESTATE LLC
627 ANDERSON AVE
WOOD-RIDGE, NJ 07075
RE: 157 ANDERSON AVE

Block-Lot: 228-3
3 PARK PLACE LLC
3 PARK PLACE WEST
WOOD-RIDGE, NJ 07075
RE: 3 PARK PL WEST

Block-Lot: 282-9
PATEL, MITUL S & TRUPATI M
147 BERGER ST
WOOD-RIDGE, NJ 07075
RE: 147 BERGER ST

Block-Lot: 282-19
THREE SONS, LLC
748 GALLOPPING HILL RD
FRANKLIN LAKES NJ 07417
RE: 180 PARK PL EAST

Block-Lot: 228-128
MONADASHVENTURE REALTY, LLC
85 ROUTE 17
WOOD-RIDGE, NJ 07075
RE: STATE HWY. 17

Block-Lot: 282-7
ACKATUPATHIL, CELINE T.
150 BERGER ST
WOOD-RIDGE, NJ 07075
RE: 153 BERGER ST

Block-Lot: 255-6-01
KMA REALTY CORP
288 RYFORTH LANE RD
SOCOTTA, NJ 07080
RE: 128 BERGER ST

Block-Lot: 288-7
FRANCOEL PROPERTIES, LLC
121 ELKRORE AVE
BRIDGEWOOD, NJ 07001
RE: 2 PARK PLACE WEST

Block-Lot: 255-6-02
KMA REALTY CORP
288 RYFORTH LANE RD
SOCOTTA, NJ 07080
RE: 128 BERGER ST

Block-Lot: 282-6
STEPHEN DARREN PROPERTIES, LLC
8514 FIRENZE CIRCLE
HAWLES, FL 34113
RE: 127 OAK ST STREET

Block-Lot: 282-11
THREE SONS, LLC
748 GALLOPPING HILL RD
FRANKLIN LAKES NJ 07417
RE: 184 PARK PL EAST

Block-Lot: 282-12
ANTONIO, ANTHONY
11 BEDEGI ST
LITTLE FERRY, NJ 07643
RE: 184 PARK PL EAST

Block-Lot: 282-8
SPINELLA, DINO
140 BERGER ST
WOOD-RIDGE, NJ 07075
RE: 148 BERGER ST

Block-Lot: 282-2
DA COSTA, LINDA & JOHN
82 MIELAND AVE
GARDLE BROOK, NJ 07065
RE: 676 ANDERSON AVE

Block-Lot: 228-1
JULIUS RUM & CO.
PO BOX 818
CARLESTADT, NJ 07032
RE: ADAMY DR & CORNWELL RD

Block-Lot: 282-3
NIKOLPROULOS, KONSTANTINOS
676 ANDERSON AVE
WOOD-RIDGE, NJ 07075
RE: 676 ANDERSON AVE

Block-Lot: 282-1
676 ANDERSON REALTY, LLC
676 ANDERSON AVE
WOOD-RIDGE, NJ 07075
RE: 676 ANDERSON AVE

Date Plotted: 07/20/2025

Page 1 of 2

Date Plotted: 07/20/2025

Page 2 of 2

WOOD-RIDGE BOROUGH
200' LIST

NAME OF APPLICANT: David Clark, CP Engineers LLC, DATE: 1/22/2025
BLOCK: 249 LOT: 1, ADDRESS: 144 Park Place East, Wood-Ridge
LIST OF UTILITIES AND TOWNS

Borough of Moonachie
70 Moonachie Road
Moonachie, NJ 07074
Department of Transportation
P.O. Box 400
Trenton, NJ 08625-0600
Verizon District Office
Right of Way Agent, 2nd Floor
1500 Tansick Road
Trenton, NJ 07066
Spectrum
200 Roosevelt Place
Palladium Park, NJ 07050
Attn: Dominick I. DiSalvo, P.E., BCEE
Director of Engineering
Bergen County Utilities Authority
Foot of Mulford Road
P.O. Box Nine
Little Ferry, NJ 07643
New Jersey Sports and Exposition Authority
New Jersey Meadowlands Commission
One Dulacore Park Plaza
Lyndhurst, NJ 07071

I certify that the above is an accurate and complete list of property owners and addresses (see attached sheets). They must be given notice pursuant to the requirements of N.J.S.A. 40:55D-12. This list has been prepared from the most recent tax records.

David A. Clark
DEPUTY BOROUGH CLERK

200' Property Owner List

Block	Lot	Owner Name	Owner Street	Owner City, St.	Owner Zip
75	7-22	CORCO GARNIN	10 ANDERSON AVE	MOONACHIE, NJ	07074
75	8	LONGUEIRA, MARY & GREGORY C	8 BERGER STREET	MOONACHIE, NJ	07074
75	9	BORCHARD, GAYTON & JOYCE M	35 CAYMAN AVENUE	TOPEKA, KS	66525
75	10	DEL ROSSO THOMAS & ANDREINE	10 BERGER ST	MOONACHIE, NJ	07074

NAME OF APPLICANT: David Clark, CP Engineers LLC, DATE: 1/22/2025
BLOCK: 249 LOT: 2, ADDRESS: 144 Park Place East, Wood-Ridge
LIST OF UTILITIES AND TOWNS

Borough of Moonachie
70 Moonachie Road
Moonachie, NJ 07074
Department of Transportation
P.O. Box 400
Trenton, NJ 08625-0600
Verizon District Office
Right of Way Agent, 2nd Floor
1500 Tansick Road
Trenton, NJ 07066
Spectrum
200 Roosevelt Place
Palladium Park, NJ 07050
Attn: Dominick I. DiSalvo, P.E., BCEE
Director of Engineering
Bergen County Utilities Authority
Foot of Mulford Road
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David A. Clark
DEPUTY BOROUGH CLERK

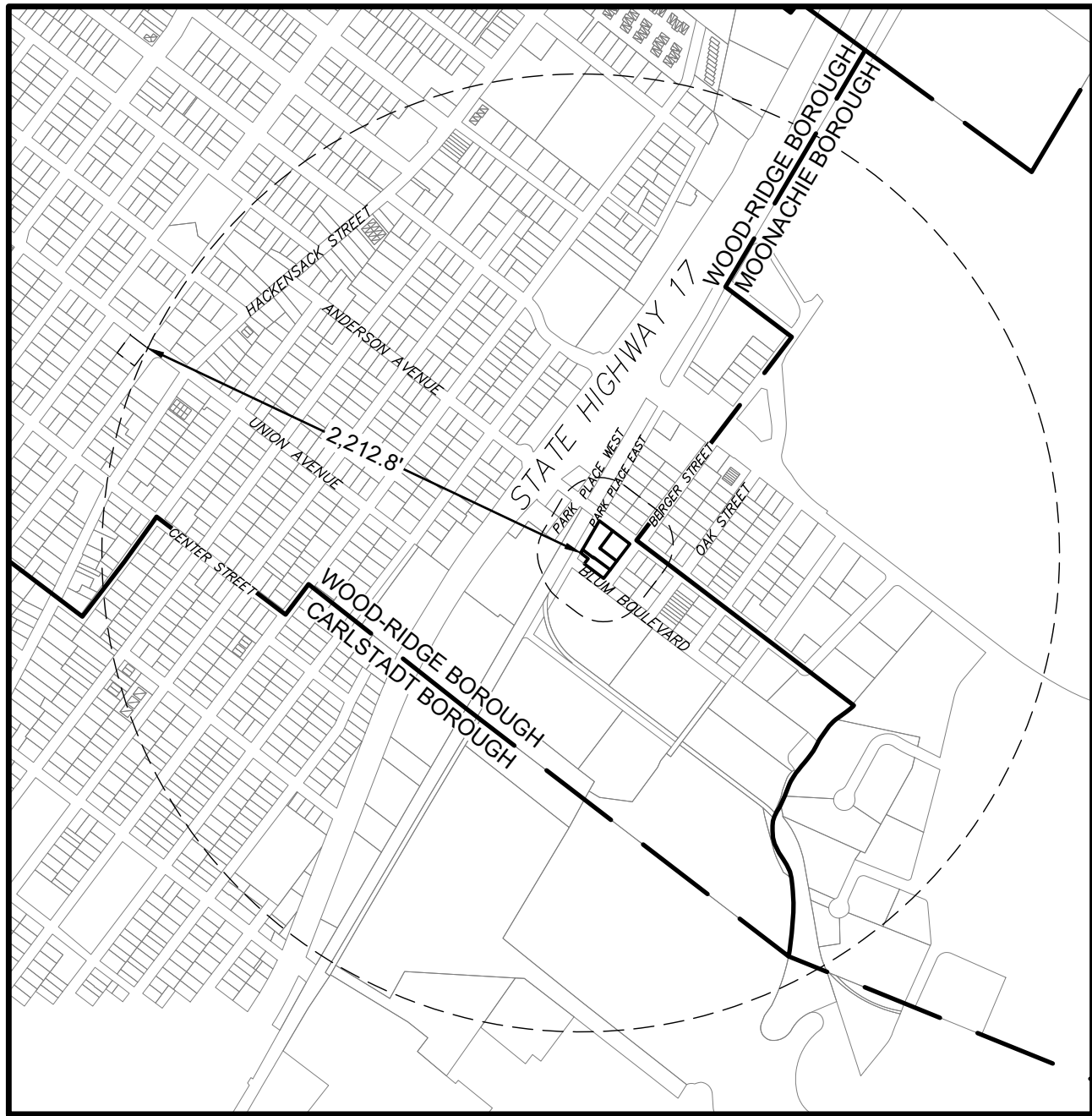
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75	9	BORCHARD, GAYTON & JOYCE M	35 CAYMAN AVENUE	TOPEKA, KS	66525

MOONACHIE BOROUGH
200' LIST

LEGEND

EXISTING		PROPOSED
	STRUCTURE, PRINCIPAL	
	STRUCTURE, ACCESSORY	
	PUBLIC RIGHT-OF-WAY	
	PROPERTY BOUNDARY, PRINCIPAL	
	PROPERTY BOUNDARY, ADJACENT	
	EASEMENT	
	EDGE OF PAVEMENT	
	CURB	
	FENCE, CHAIN-LINK	
	FENCE, WOOD	
	GUIDE RAIL, METAL	
	GUIDE RAIL, WOOD	
	WATER MAIN	
	SANITARY SEWER	
	SANITARY VACUUM SEWER	
	SANITARY FORCE MAIN	
	OVERHEAD WIRES	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND TELECOM. LINE	
	DRAINAGE PIPE	
	DRAINAGE INLETS	
	TREE LINE / EDGE OF WOODS	
	WETLAND BOUNDARY W/ FLAGS	
	TOPOGRAPHIC CONTOURS INDEX	
	INTERMEDIATE SPOT ELEVATION	
	DEMO	



RADIAL DISTANCE TO FIRE DEPARTMENT
1" = 750'

REFERENCES:

- PROPERTY BOUNDARY LIMITS AND EXISTING CONDITIONS ARE BASED ON A CERTAIN DRAWING TITLED "BOUNDARY & TOPOGRAPHIC SURVEY, LOTS 1, 2 & 3, BLOCK 249, 144 PARK PLACE EAST, BOROUGH OF WOOD-RIDGE, BERGEN COUNTY, STATE OF NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., SIGNED AND SEALED BY JAMES D. SENSE, P.L.S., DATED JANUARY 9, 2025.

GENERAL NOTES:

- BLOCK 249, LOTS 1, 2 & 3 ARE ALL OWNED BY MEADOWLANDS TRANSPORTATION BROKERAGE CORPORATION d/b/a EZ RIDE.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A SURFACE PARKING AREA FOR ADDITIONAL FLEET VEHICLE PARKING ACCESSORY TO THE EXISTING BUS DEPOT OPERATIONS ON ADJACENT LOTS 1 & 2. A PORTION OF THE NEW PARKING SPACES WILL BE EQUIPPED WITH EV CHARGING STATIONS WITH ACCOMMODATIONS FOR ADDITIONAL FUTURE EV CHARGING STATIONS.
- THE PROPERTY IN QUESTION WAS PREVIOUSLY SUBDIVIDED UNDER APPLICATION 2021-35A.
- THE APPLICANT WILL SUBMIT THE FOLLOWING APPLICATIONS CONCURRENTLY WITH THE BOROUGH OF WOOD-RIDGE LAND USE BOARD APPLICATION:
 - BERGEN SOIL CONSERVATION DISTRICT
 - FEDERAL AVIATION ADMINISTRATION - DETERMINATION OF NO HAZARD RECEIVED, DATED 1/8/2025.
- THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (FEET).
- BLOCK 249, LOTS 1, 2 & 3 ARE NOT LOCATED IN THE NEW JERSEY SPORTS AND EXPOSITION AUTHORITY (NJSEA) REGION, PREVIOUSLY KNOWN AS THE NEW JERSEY MEADOWLANDS COMMISSION.
- CP ENGINEERS DOES NOT CERTIFY AS TO THE HORIZONTAL AND VERTICAL ACCURACY OF ANY UNDERGROUND FEATURES, STRUCTURES, OR UTILITIES.
- EXISTING AND PROPOSED PLANIMETRICS AND TOPOGRAPHY SHOULD BE CONSIDERED APPROXIMATE AND ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR REVIEW AND COMMENT PRIOR TO CONSTRUCTION. PROPOSED ELEVATIONS MAY BE SUBJECT TO CHANGE, AS NECESSARY, TO MEET EXISTING SITE CONDITIONS.
- WHERE THE PLANS INDICATE THAT THE PROPOSED IMPROVEMENTS SHALL MEET OR ADJOIN EXISTING CONDITIONS, THE CONTRACTOR SHALL PROVIDE A SMOOTH UNIFORM TRANSITION BETWEEN EXISTING AND PROPOSED GRADES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE BOROUGH OF WOOD-RIDGE AND OSHA SAFETY STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE.
- ANY MATERIALS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS.
- ANY EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF FIVE INCHES OF TOPSOIL, SEED, AND MULCH.
- TOTAL EXISTING ON SITE IMPERVIOUS COVERAGE = 1,125.4 SF
TOTAL PROPOSED ON SITE IMPERVIOUS COVERAGE = 6,431.0 SF
TOTAL NET INCREASE IN IMPERVIOUS COVER = 5,305.6 SF
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE EXPENSES RELATED TO ANY RECONSTRUCTION OF PAVEMENT, CURB, SIDEWALK, STORM DRAINAGE, OR OTHER PUBLIC PROPERTY DAMAGE DURING CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE BOROUGH AND BOROUGH ENGINEER, AND PER CURRENT DESIGN STANDARDS.
- THE APPLICANT SHALL PROTECT ANY PERIMETER FENCING, CURBS, WALKWAYS, PLANTINGS, AND WALLS ON ADJACENT PROPERTIES DURING CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO NEIGHBORING PROPERTIES DURING THE INSTALLATION OF PROPOSED IMPROVEMENTS.
- THE APPLICANT SHALL ENSURE THAT STORMWATER RUNOFF DOES NOT NEGATIVELY AFFECT NEIGHBORING PROPERTIES. ANY DAMAGE CAUSED BY AN INCREASE IN RUNOFF OR IMPROPER DRAINAGE SHALL BE REPAIRED BY THE APPLICANT. THE APPLICANT SHALL ENSURE RUNOFF IS DIRECTED TOWARD STORMWATER COLLECTION STRUCTURES AND IS NOT DIRECTED TOWARD ADJACENT PROPERTIES. SHOULD A NEGATIVE IMPACT BE IDENTIFIED UPON COMPLETION OF THE PROJECT, THE IMPACT SHALL BE ADDRESSED IMMEDIATELY.
- THE APPLICANT IS RESPONSIBLE FOR ANY NEGATIVE DRAINAGE IMPACTS TO ADJACENT PROPERTIES DUE TO ON-SITE GRADING OR DRAINAGE. SHOULD A NEGATIVE IMPACT BE IDENTIFIED DURING AND/OR UPON COMPLETION OF THE PROJECT, THE IMPACT SHALL BE ADDRESSED IMMEDIATELY.
- THE APPLICANT SHALL BE RESPONSIBLE FOR ENSURING THAT ANY AND ALL SOILS IMPORTED TO THE SITE ARE CERTIFIED CLEAN SOILS IN ACCORDANCE WITH CURRENT NJDEP STANDARDS, WITH A COPY OF THE SAID CERTIFICATION PROVIDED TO THE BOROUGH OF WOOD-RIDGE AND NEGLIA PRIOR TO THE IMPORT OF ANY MATERIAL BY A PROFESSIONAL. RECYCLED MATERIAL OR DEMOLISHED MATERIALS ARE NOT PERMITTED FOR THE PURPOSES OF BACKFILLING A VACATED EXCAVATION AREA.

NJDEP FHA NOTES:

- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THE SITE LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN A FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJ.GOV/DEP/LANDUSE OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
- THE SITE IS LOCATED WITHIN ZONE AE (BASE FLOOD ELEVATION DETERMINED) PER FLOOD INSURANCE RATE MAP PANEL 254 OF 332, MAP No. 34003C0254H, DATED AUGUST 28, 2019.
- METHOD 2 (FEMA TIDAL METHOD) WAS USED TO DETERMINE THE FLOOD HAZARD AREA DESIGN ELEVATION (FHADE). THE 100-YEAR BASE FLOOD ELEVATION ACROSS THE SITE IS ELEVATION 7 FEET (NAVD88). THE FLOOD HAZARD AREA DESIGN ELEVATION SHALL BE EQUAL TO THE FEMA 100-YEAR FLOOD ELEVATION, THEREFORE, THE FHADE IS 7 FEET (NAVD88).
- THE SITE IS NOT IMPACTED BY ANY RIPARIAN BUFFERS.
- THE SITE IS NOT IMPACTED BY ANY WETLANDS PER THE NJ-GEOWEB ONLINE SERVICE PROVIDED BY THE NJDEP.
- THIS PROJECT IS ELIGIBLE FOR N.J.A.C. 7:13-7.9 PERMIT-BY-RULE 9 FOR GENERAL CONSTRUCTION ACTIVITIES IN A TIDAL FLOOD HAZARD AREA.

DESIGN

S.K.

DRAWN

M.B.

CHECKED

D.A.C.

LETTER REVISIONS ARE NOT TO BE USED FOR CONSTRUCTION

BY CKD.

DATE

DESCRIPTION

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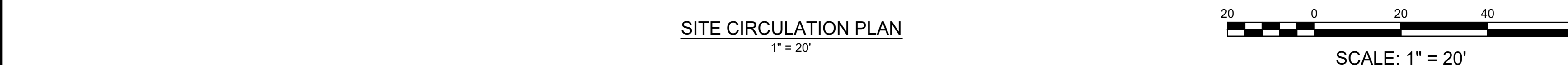
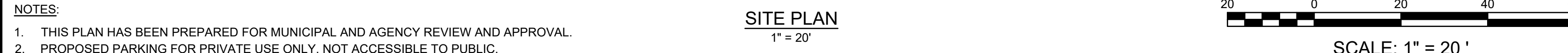
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REVISIONS ARE NOT TO BE USED FOR CONSTRUCTION

DATE

DESCRIPTION

REVISIONS ARE NOT TO BE USED FOR CONSTRUCTION



FORD ALLSTAR DESIGN VEHICLE
N.T.S.

C	10-15-25	REVISED PER CLIENT COMMENT	R.R.R.	S.K.
B	07-25-25	REVISED PER ELECTRICAL UPGRADES	R.R.R.	S.K.
A	05-28-25	RESOLUTION COMPLIANCE	M.B.	S.K.
No.	DATE	DESCRIPTION	BY	CKD.
LETTER REVISIONS ARE NOT TO BE USED FOR CONSTRUCTION				

DESIGN		
S.K.		
DRAWN		
M.B.		
CHECKED		
D.A.C.		


DAVID A. CLARK
 PROFESSIONAL ENGINEER
 STATE OF NEW JERSEY
 LIC. NO. 24GE03980500



CP ENGINEERS
COA: 24GA28324400
11 PARK LAKE ROAD
SPARTA, N.J. 07871
(973) 300-9003
CPENGINEERS.COM

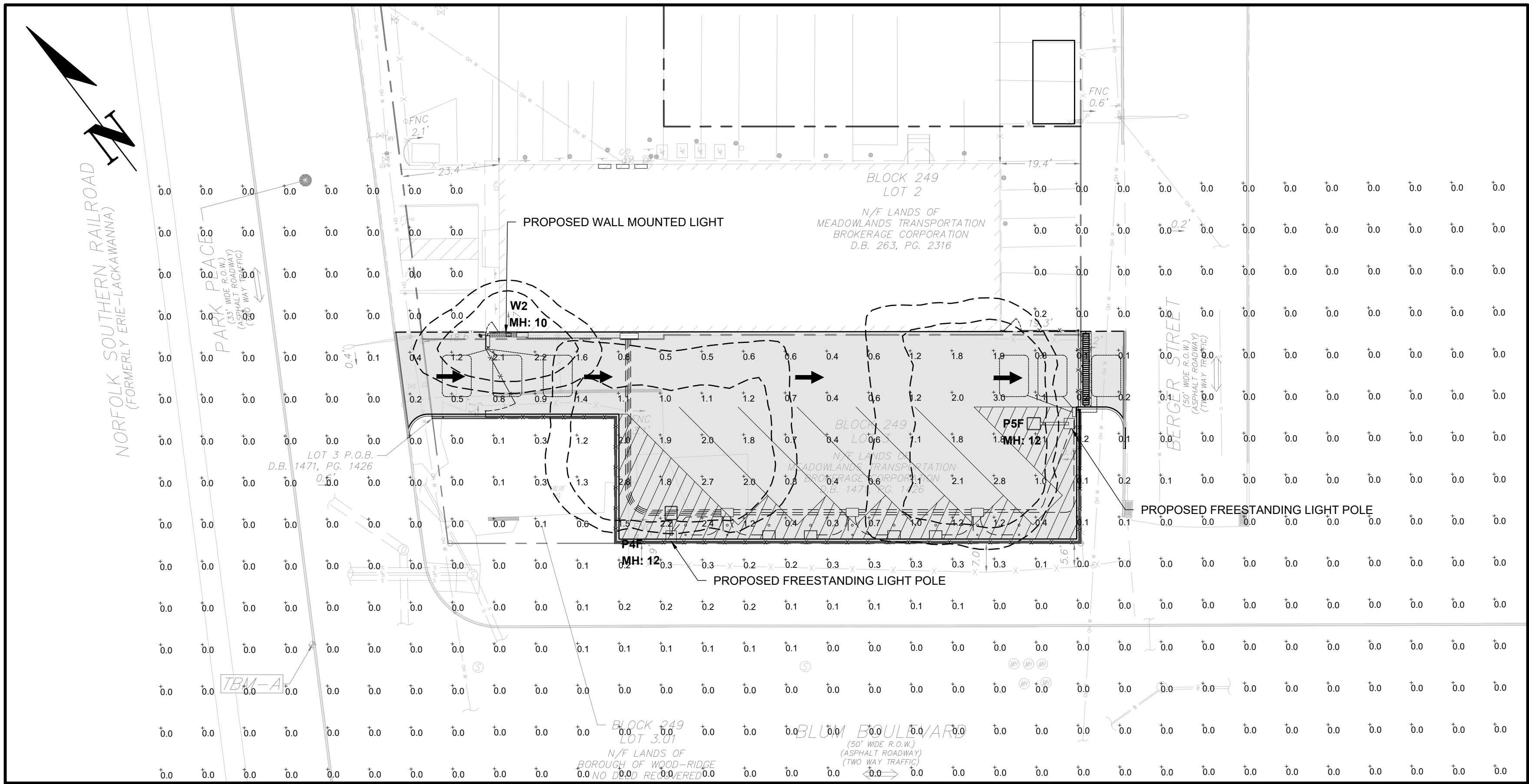
SITE & PARKING CIRCULATION PLAN

PRELIMINARY & FINAL SITE PLAN

EZ RIDE
BLOCK 249, LOTS 1, 2 & 3, BOROUGH OF WOOD-RIDGE
BERGEN COUNTY, NEW JERSEY

JOB No.: 901.300
DATE: 02-13-25
SHEET
C-002

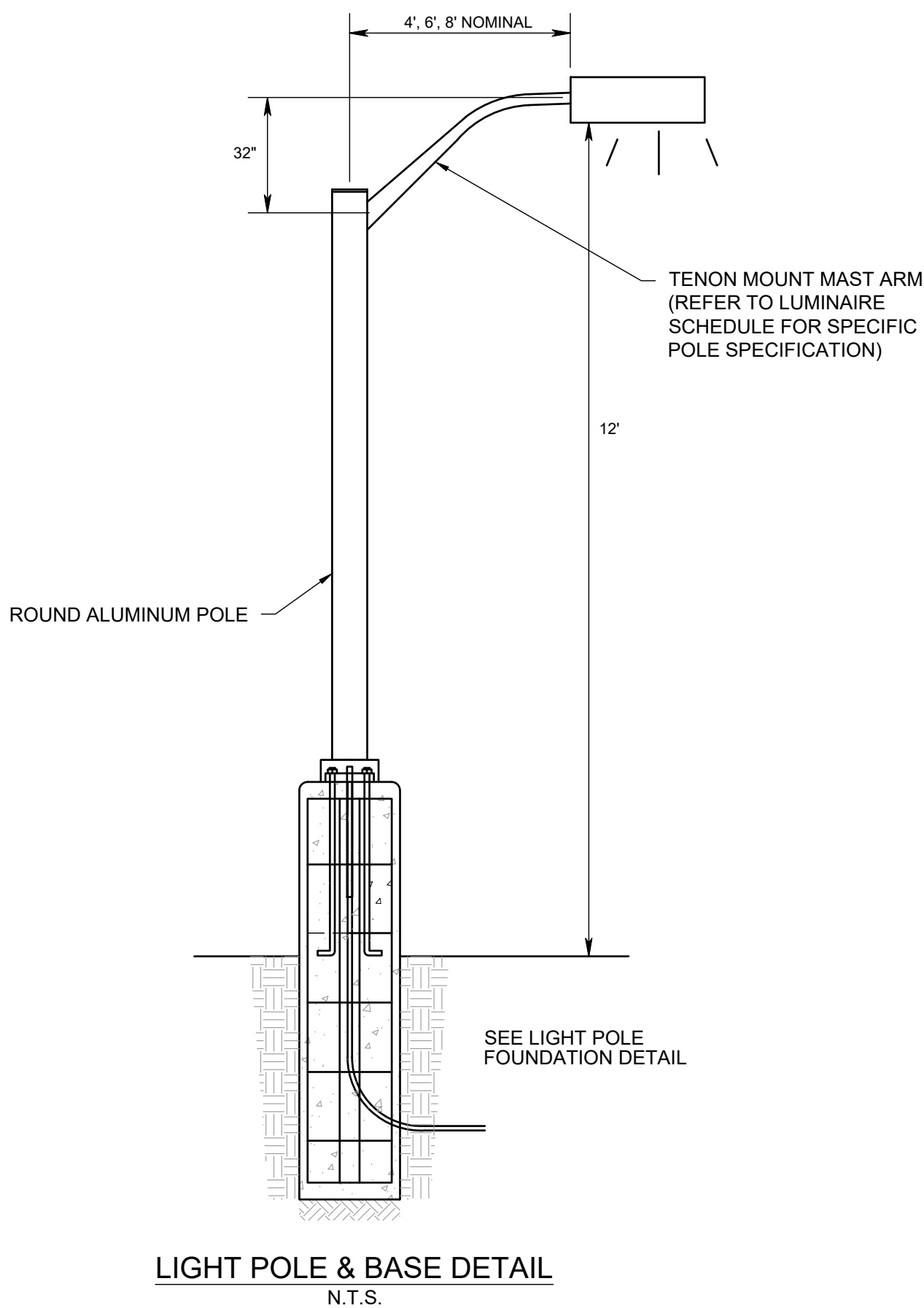
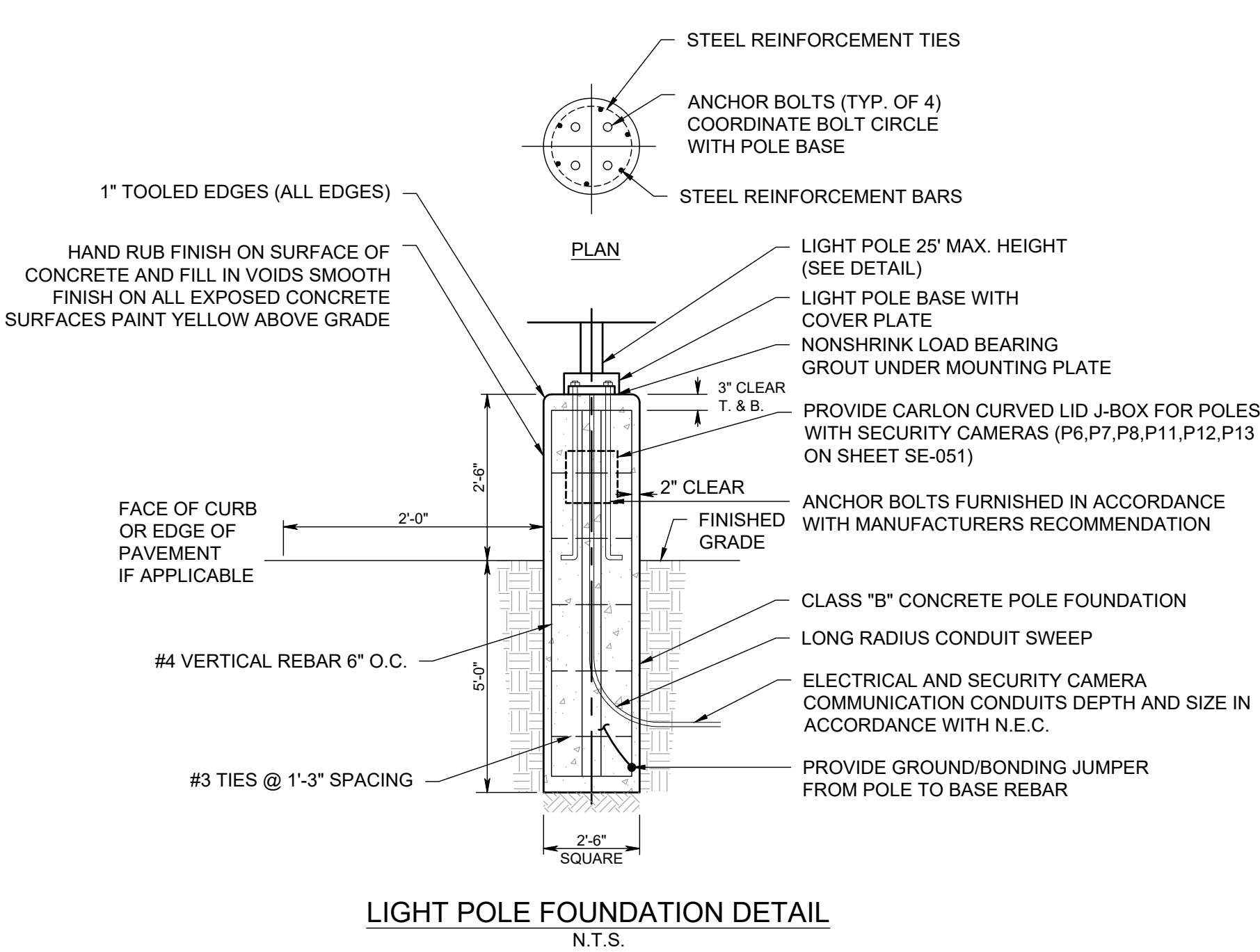
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- NOTES:**
- LIGHTING DESIGN PREPARED BY DIVERSIFIED.
 - MH: IS THE LIGHTING FIXTURE MOUNTING HEIGHT.
 - REFLECTANCES 80/50/20 ARE USED UNLESS OTHERWISE NOTED (FOR INTERIOR CALCULATIONS)
 - CALCULATION POINTS ON THE WORKPLANE ARE AT 2.5' (INTERIOR) OR GROUND AT 0.0' (EXTERIOR) UNLESS OTHERWISE NOTED.
- SCALE: 1" = 20'**

LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**											
Symbol	Qty	Fixture Type	Description	Manufacturer	Catalog Number	CCT	LLF	Total Watts	Delivered Lumens	Mounting Height	Pole Spec
	1	P4F	AREA LIGHT, TYPE 4F DISTRIBUTION, ARM MOUNTED TO POLE	LSI INDUSTRIES, INC.	VALS-6L-4F-UNV-40K7-X-SA	4000K	0.900	36	5251	12	FIXTURE MOUNTED TO 4' TENON MOUNT MAST ARM (SINGLE)
	1	P5F	AREA LIGHT, TYPE 4F DISTRIBUTION, ARM MOUNTED TO POLE	LSI INDUSTRIES, INC.	VALS-6L-4F-UNV-40K7-X-SA	4000K	0.900	36	5251	12	FIXTURE MOUNTED TO 6' TENON MOUNT MAST ARM (SINGLE)
	1	W2	WALLPACK, TYPE 2 DISTRIBUTION	LSI INDUSTRIES, INC.	XWS-LED-1L-SIL-2-UNV-DIM-40-70CRI-X	4000K	0.900	10	1524	10	4RPB5-A125-12'-S-X (OR SHORTER WITH CONCRETE BASE)

CALCULATION SUMMARY										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpCLr	PtSpCb	
CALC PTS TO ZERO_Ground	Illuminance	Fc	0.2	3.0	0.0	N.A.	N.A.	10	10	
StatArea_PARKING LOT	Illuminance	Fc	1.2	3.0	0.4	3.1	7.5			



V-Loicity Small (VALS) Outdoor LED Area Light

OVERVIEW

Lumen Package (lm)	4,000 - 8,000
Warranty Range	5 - 10
Efficiency Range (LPW)	90 - 110
Weight (lbs)	25 (H)
Control Options	PHS, A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

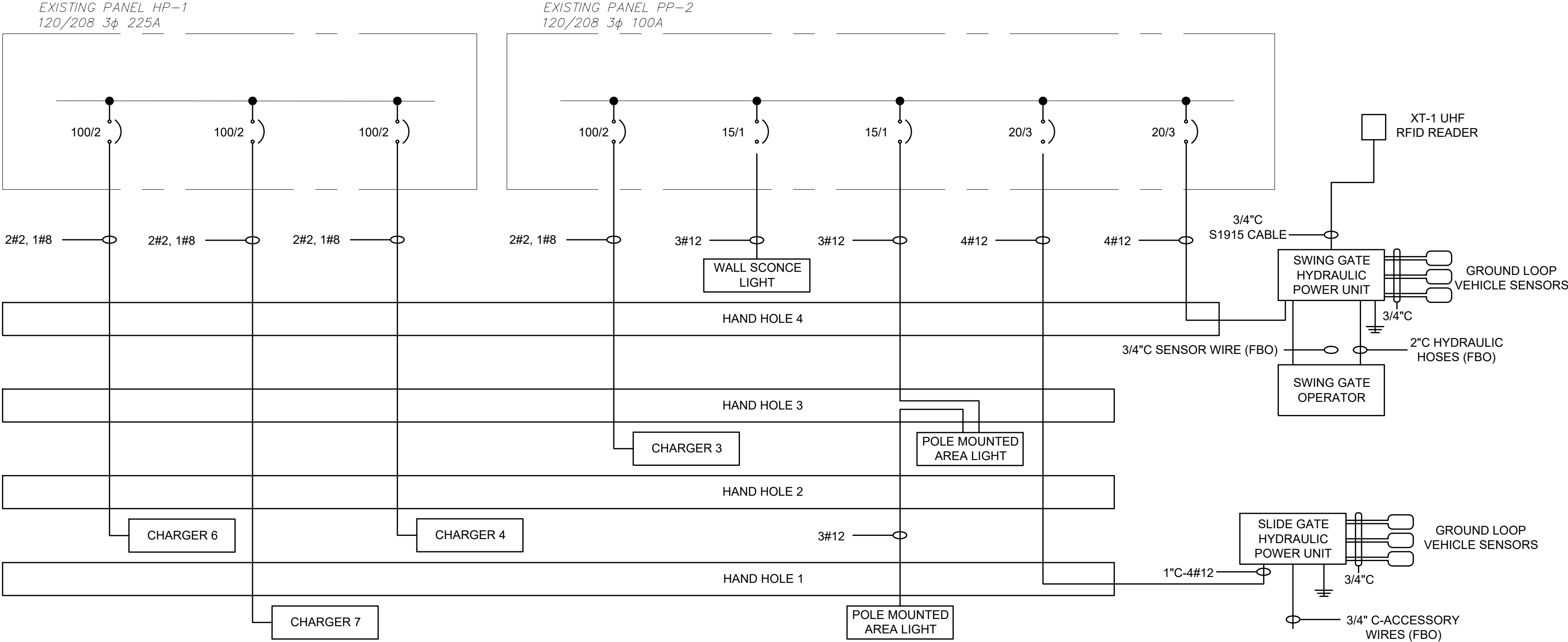
FEATURES & SPECIFICATIONS

Construction

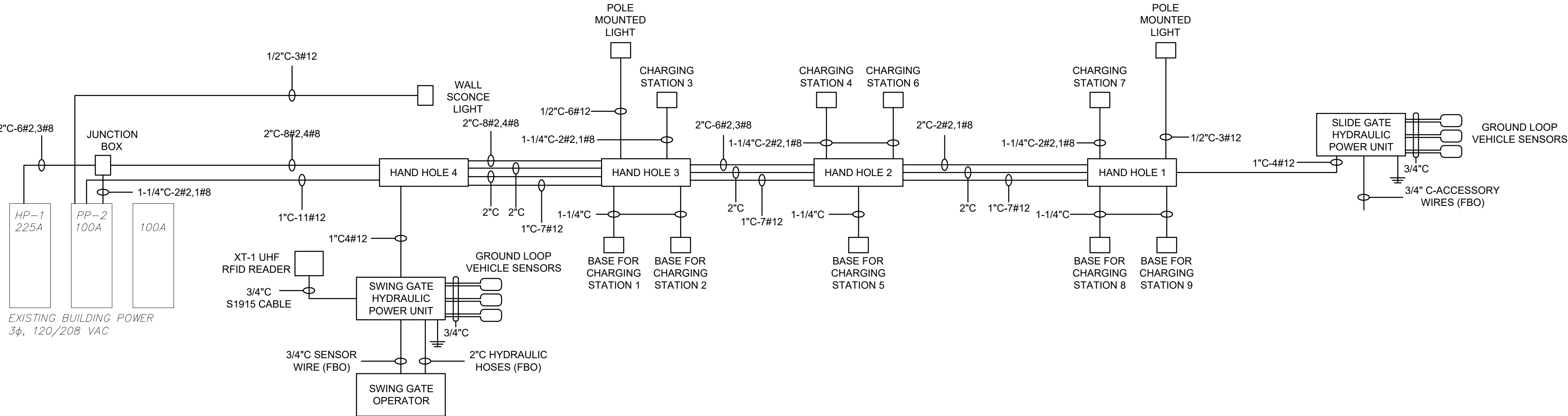
- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wing access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's Duradip® polyester powder coat finishing process. The Duradip® finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Contact factory.
- Shipping weight: TBD lbs in carton.

Optical System

- Standard die-cast aluminum housing industry leading optical control with an integrated sealed and gasketed to provide IP66 rated seal.
- Proprietary reflector optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 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ELECTRICAL SINGLE LINE DIAGRAM
N.T.S.



PHASE 1 RISER DIAGRAM
N.T.S.

C	10-15-25	REVISED PER CLIENT COMMENT	R.R.R.	S.K.	
B	07-25-25	REVISED PER ELECTRICAL UPGRADES	R.R.R.	S.K.	
A	07-25-25	REVISED PER ELECTRICAL UPGRADES	R.R.R.	S.K.	
No.	DATE	DESCRIPTION	BY	CHKD.	
LETTER REVISIONS ARE NOT TO BE USED FOR CONSTRUCTION					

DESIGN		
D.H.		
DRAWN		
R.R.R.		
CHECKED		
A.G.B.		

AMY G. BREITWIESER
PROFESSIONAL ENGINEER
STATE OF NEW JERSEY
LIC. NO. 24GE05394900



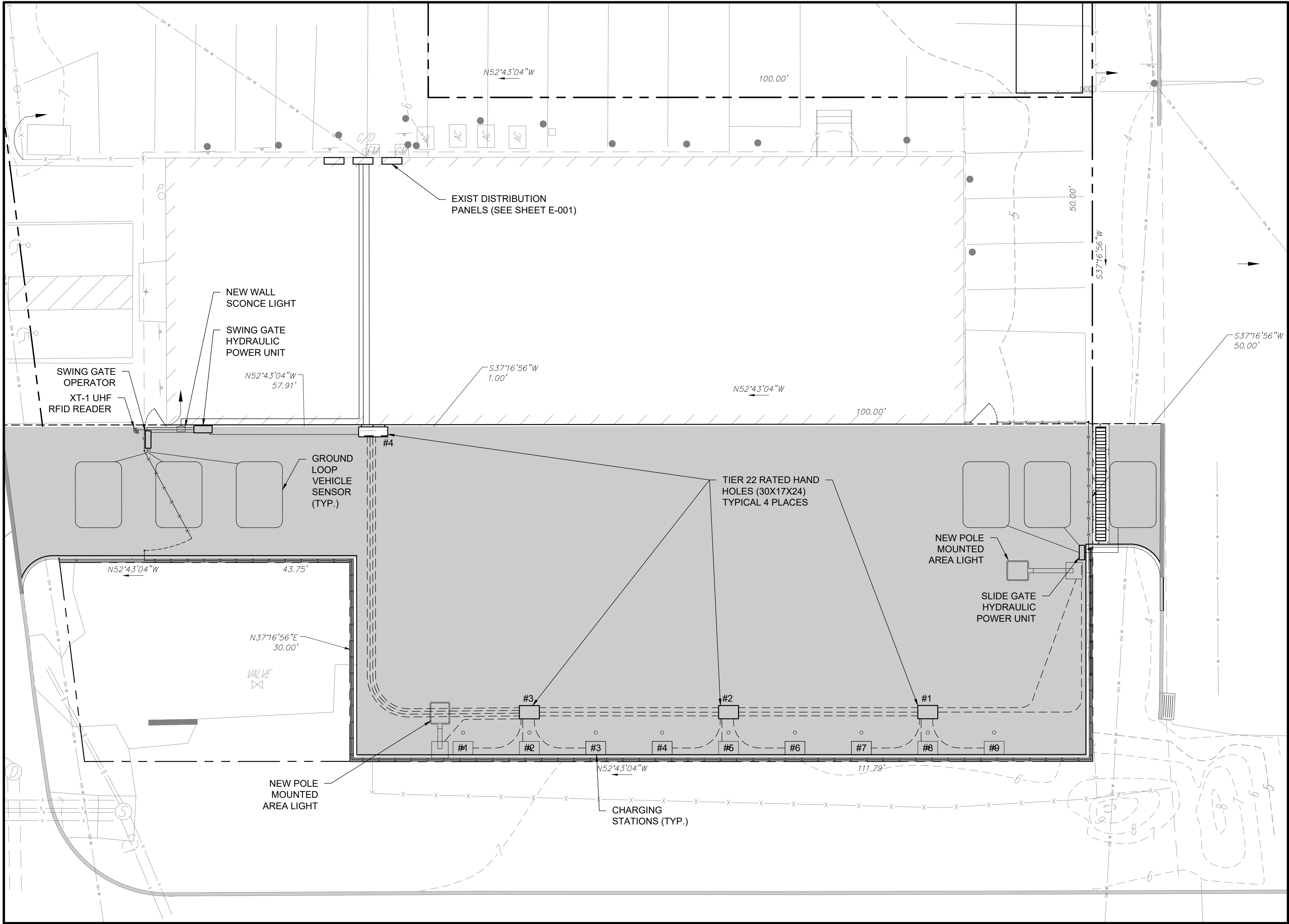
CP ENGINEERS
COA: 24GA28324400
11 PARK LAKE ROAD
SPARTA, N.J. 07871
(973) 300-9003
CPENGINEERS.COM

ELECTRICAL DIAGRAMS

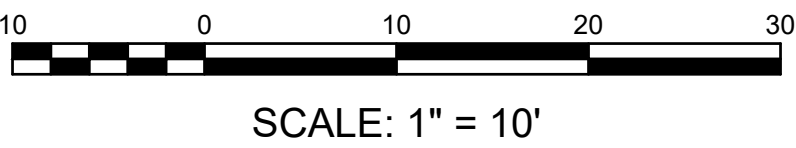
PRELIMINARY & FINAL
SITE PLAN
EZ RIDE
BLOCK 249, LOTS 1, 2 & 3, BOROUGH OF WOOD-RIDGE
BERGEN COUNTY, NEW JERSEY

JOB No.: 901.300
DATE: 05-15-25
SHEET
E-001

CP Engineers russell M: Clients\EZ Ride\901.300 Parking Area Design\Drawings\Current\MEPFE-002 ELECTRICAL SITE PLAN.dwg Wed, Oct 15, 2025 - 10:06am



ELECTRICAL SITE PLAN
SCALE: 1" = 10'



- NOTES:**
1. INSTALLATION TO INCLUDE:
 - A. ALL CONDUITS SHOWN AND HAND HOLES SHOWN
 - B. ALL NINE CHARGING STATION FOUNDATIONS
 - C. CHARGING STATIONS 3, 4, 6, & 7 DESIGN BASIS CHARGING STATION IS SHOWN ON DRAWING C-006
 - D. TWO POLE MOUNTED AREA LIGHTS AND ONE WALL SCONCE LIGHT
 - E. TWO ELECTRICALLY POWERED GATES (ONE SWING, ONE SLIDE)
 - F. ASSOCIATED WIRING FROM ONE-LINE DIAGRAM (SEE SHEET E-001)

XT-1 Reader Product Sheet

Long-Range RFID UHF reader



- KEY FEATURES:**
- Consistent read-range up to 50 ft* – Based on Tag Option
 - OSDP, Ethernet (TCP/IP), Wiegand, RS232 and RS485 serial communication
 - IP66 – no additional weather housing required
 - Isolated I/O ports
 - TCP/IP Switch for connecting multiple Readers together
 - LED and buzzer indicators
 - Squelching for close Reader operations

The XT-1 "all-in-one" RFID UHF Reader, with an integrated circular, polarized antenna and controller, is prepared for outdoor use in all weather conditions. It is ideal for applications with an existing access control solution in demanding environments that require a more cost-effective Reader and Tag solution.

Reader settings can be configured via the easy-to-use web interface, either locally or remotely.

Long-Range Identification
The XT-1 Reader can consistently read tags up to 50 feet* – Based on Tag option. The UHF Tags used are battery- and maintenance-free, allowing for quick, hands-free access. UHF Tags are customizable upon request to meet customer specifications.

LED & Buzzer Indication Control
The built-in high-intensity red and green LEDs offer visual feedback that the Tag has been read by providing a status indication. The LED and buzzer indicator also provide a better definition of the read zone, enabling quick and easy installation and configuration.

Easy Integration
All of TagMaster's systems support an extensive variety of industry standard protocols including OSDP, Ethernet (TCP/IP), RS232 and RS485 serial communication, as well as Wiegand interface.

Applications
The XT-1 Reader is designed for long-range applications such as:

- Gated communities
- Airport parking & Ground Transportation Management Systems (GTMMS)
- Universities and hospital parking
- Commercial and corporate parking areas
- Long-range personnel access control
- Commercial Vehicle Management Systems (CVM)

Part No. Information	
XT-1	152600
Ceiling Mounting Kit	51902
Universal Mounting Kit	51936
Cable	51915

TagMaster North America, Inc. | advanced RFID solutions

www.TagMasterNA.com
866-615-5299

TagMaster

North America, Inc.

XT-1 Reader

Long-Range RFID UHF Reader

SPECIFICATIONS

Technical Information		XT-1
Part No. 152600		
Read range*		Up to 50' feet with NA1800. Up to 26' feet with NA1300 Up to 25' feet with NA1000, NA1100, NA1200, NA1400, NA1500
Operating Frequency		902 to 928 MHz
Operating Temperature		-40°F (-40°C) to +140°F (+60°C)
Dimensions		11.8 in x 11.8 in x 2.4 in
Weight		5.1 lbs.
Housing		Aluminum housing with UL94 certified plastic XENO™ cover
Protection		IP66 – no additional weather housing required
Power Supply		24 VDC 1 AMP
Power Consumption		10W (max 12W)
Relay / Output / Input		1 relay output, 60V DC, 2A / 3 isolated outputs shared with Wiegand / 3 isolated inputs
Cable (Sold Separately)		Part No. 51915 25 ft. Cat5e 350 MHz, Nylon Rip Cord, for Ethernet, Wiegand, Serial RS232/Serial RS485, and Power.
Cable Conductor		18/2 AWG for Power 22/2 AWG + GND for Interfaces
Range Detection		LED and Buzzer indicators
Optional Mounting Accessories		Part No. 51902 Ceiling Mounting Kit Part No. 51936 Universal Mounting Kit
Antenna		Circular, polarized
Interfaces / Protocols		OSDP, Ethernet (TCP/IP), Wiegand, RS232 and RS485.
Added Feature		Built-in Ethernet Switch to connect multiple readers for multiline operations
Certificates & Standards		EMC: EN 301489-1, EN 301489-3 Safety: EN 60950-1, EN 60950-22 CE Certificate according to R&TTE Directive 1999/5/EC and FCC

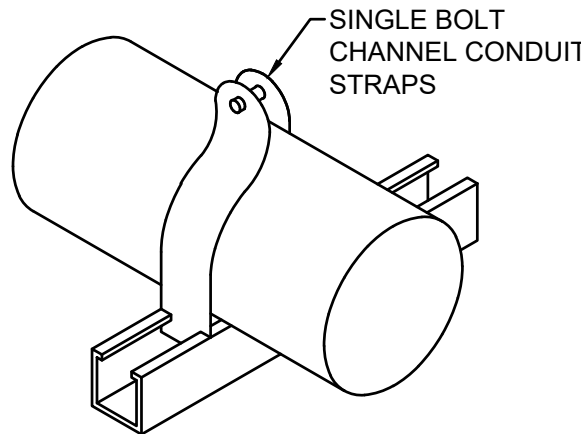
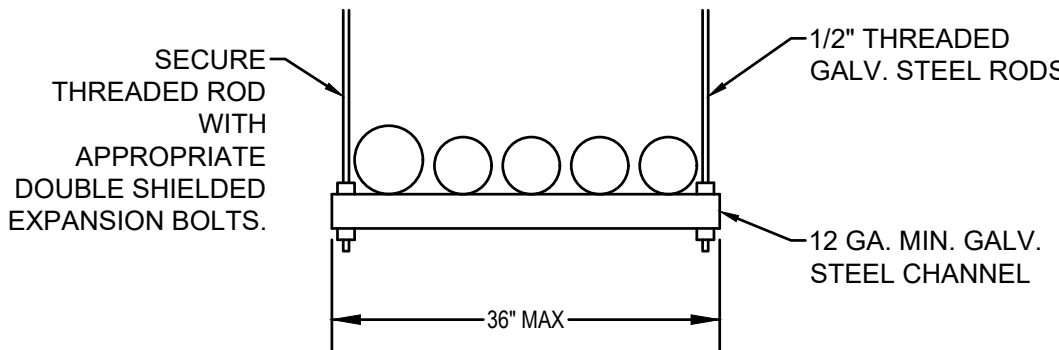
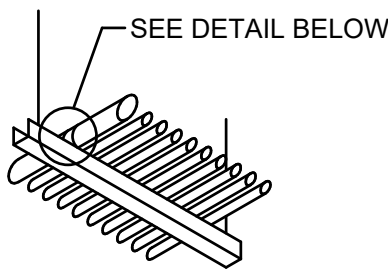
*Depends on Tag type, Reader mount & settings.
**The information in this document is subject to change without prior notice.

TagMaster North America, Inc. | advanced RFID solutions

www.TagMasterNA.com
866-615-5299

GATE READER

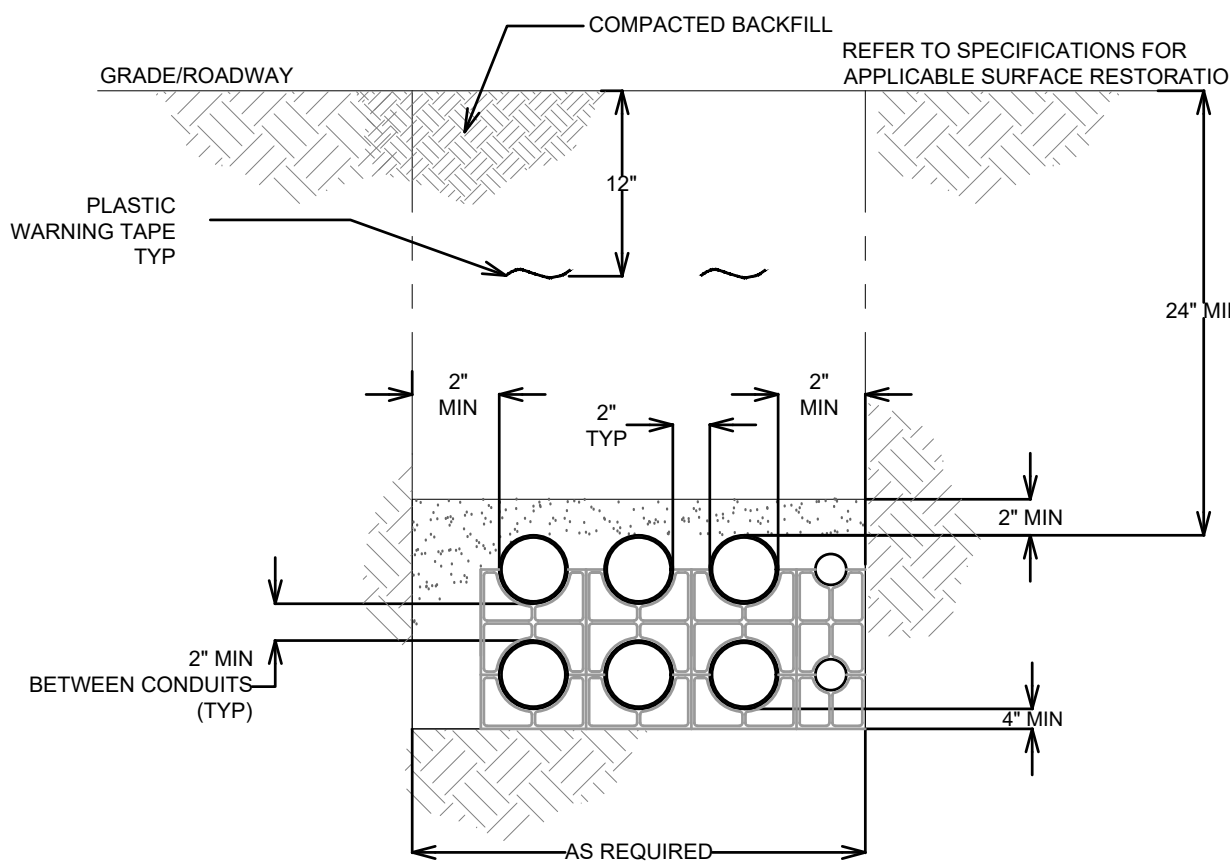
N.T.S.



- NOTES:**
1. CONTRACTOR MAY USE A CONDUIT SUSPENSION SYSTEM EQUIVALENT TO THAT WHICH IS DETAILED, HAVING THE FEATURES SHOWN AND APPROVED IN ADVANCE BY THE ENGINEER.
 2. CONDUIT SUSPENSION SYSTEM SHALL BE INDEPENDENT OF ANY OTHER SUSPENSION SYSTEM
 3. SHOP DRAWINGS DETAILING THE INSTALLATION AND LAYOUT OF CONDUIT SUPPORTING SYSTEM SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO START OF WORK.

CONDUIT HANGER DETAIL

N.T.S.



TYPICAL MULTI CONDUIT DUCT BANK
NOT TO SCALE

- BACKFILL MATERIAL SPECIFICATION**
1. SHALL BE FREE OF DEBRIS AND STONES 2" OR GREATER IN ANY DIMENSION.
 2. SHALL BE PLACED IN 8" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY.
 3. RECYCLED CONCRETE AGGREGATE (RCA) SHALL NOT BE USED.

- NOTES:**
1. REFER TO DRAWING E-001 FOR ACTUAL NUMBER OF CONDUITS.
 2. EXACT CONDUIT ARRANGEMENT TO BE DETERMINED IN FIELD BASED ON CONDITIONS AT CONTRACTOR'S OPTION.
 3. MINIMUM COVER 24" UNDER ROADWAYS, 18" UNDER NON-ROADWAYS PER NEC 300.5.

No.	DATE	DESCRIPTION	BY	CHKD.
C	10-15-25	REVISED PER CLIENT COMMENT	R.R.R.	S.K.
B	07-25-25	REVISED PER ELECTRICAL UPGRADES	R.R.R.	S.K.
A	07-25-25	REVISED PER ELECTRICAL UPGRADES	R.R.R.	S.K.
LETTER REVISIONS ARE NOT TO BE USED FOR CONSTRUCTION				

DESIGN
D.H.
DRAWN
R.R.R.
CHECKED
A.G.B.

AMY G. BREITWIESER
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STATE OF NEW JERSEY
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ELECTRICAL SITE PLAN

PRELIMINARY & FINAL
SITE PLAN
EZ RIDE
BLOCK 249, LOTS 1, 2 & 3, BOROUGH OF WOOD-RIDGE
BERGEN COUNTY, NEW JERSEY

JOB No.: 901.300
DATE: 05-15-25
SHEET
E-002

CP Engineers russell M:\Clients\EZ Ride\901.300 Parking Area Design, Site Plan, Specs and Approvals\Drawings\Current\MEPFE-003 ELECTRICAL SPECIFICATIONS.dwg Wed, Oct 15, 2025 - 10:06am

SPECIFICATIONS

SECTION 260500 - COMMON WORK FOR ELECTRICAL

SUMMARY OF WORK

1. WORK INCLUDES ALL LABOR, MATERIAL AND APPARATUS NECESSARY FOR THE COMPLETION OF ALL ELECTRICAL WORK AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, LEFT READY FOR SATISFACTORY OPERATION.
2. ANY APPLIANCE, MATERIALS, WIRING OR LABOR THAT ARE OBVIOUSLY A PART OF THE ELECTRICAL WORK AND NECESSARY TO ITS PROPER PERFORMANCE, ALTHOUGH NOT SPECIFICALLY MENTIONED HEREIN OR SHOWN ON THE DRAWINGS, SHALL BE PROVIDED AS IF CALLED FOR IN DETAIL WITHOUT ADDITIONAL COST.
3. PROVIDE ALL PERMITS, LABOR, EQUIPMENT, SUPPLIES AND MATERIALS AS WELL AS PERFORM ALL OPERATIONS REQUIRED TO COMPLETE THE ELECTRICAL WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED HEREIN, INCLUDING BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - A. EXCAVATION, TRENCHING, BACKFILL, COMPACTION, RESTORATION OF SURFACES.
4. REFER TO THE OWNER'S CONTRACTOR PROCEDURES, SAFETY RULES AND LOSS CONTROL GUIDELINES.

GENERAL REQUIREMENTS

1. ALL WORK SHALL MEET THE APPLICABLE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:

- A. N.J. UNIFORM CONSTRUCTION CODE (NUCC), INCLUDING ALL APPLICABLE SUBCODES
- B. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA)
- C. LOCAL INSPECTION AGENCY
- D. UNDERWRITER'S LABORATORIES, INC. (UL)
- E. NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)
- F. LOCAL ELECTRIC COMPANIES

2. AREA CLASSIFICATION

- A. INDOORS: GENERAL PURPOSE NEMA 1. OUTDOORS: WEATHERPROOF, NEMA 3R, UNLESS NOTED OTHERWISE
- B. DEFINITIONS: "PROVIDE" MEANS TO SUPPLY, INSTALL AND CONNECT IN COMPLETE READINESS FOR REGULAR OPERATIONS. "FURNISH" MEANS TO SUPPLY AND DELIVER TO THE JOB SITE. "CONCEALED" MEANS HIDDEN FROM SIGHT AS IN CHASES, FURRED SPACES, SHAFTS, HUNG CEILINGS, OR EMBEDDED IN CONSTRUCTION. "EXPOSED" MEANS NOT CONCEALED AS DEFINED ABOVE.

3. SUBMITTALS

- A. RECORD DRAWINGS (AS-BUILTS): MAINTAIN A SET OF "AS-BUILT" PRINTS. AT COMPLETION OF WORK, SUBMIT A CLEAN COMPLETELY MARKED-UP SET OF PRINTS WITH "AS-BUILT" INFORMATION TO THE ENGINEER.
- B. N THOSE INSTANCES WHERE THE WORK IS NOT FULLY EXPLAINED BY THE DESIGN DRAWINGS OR IF CHANGES ARE PROPOSED, THE ENGINEER SHALL HAVE THE RIGHT TO ALTER OR AMEND SUCH DETAILS AND DESCRIPTIONS, IF IN HIS OPINION, THE MATERIALS, FABRICATION AND CONSTRUCTION METHODS ARE NOT SUBSTANTIALLY TRUE DEVELOPMENTS OF THE DESIGN DRAWINGS.
- C. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, PRIOR TO ORDERING EQUIPMENT OR MATERIALS, AND AFTER CHECKING AND VERIFYING ALL FIELD MEASUREMENTS AND COMPLYING WITH APPLICABLE PROCEDURES IN THE GENERAL CONDITIONS, SUBMIT FOR ARCHITECT/ENGINEER'S REVIEW ALL REQUIRED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES. THE SUBMISSION SHALL BE IN ADEQUATE DETAIL TO DEFINE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND TO INDICATE THE ARRANGEMENT, RATINGS, SIZING AND OTHER RELATIVE INFORMATION. THE CONTRACTOR IS REQUIRED TO STAMP HIS APPROVAL ON THE SHOP DRAWINGS AND PRODUCT DATA BEFORE SUBMITTING THEM FOR REVIEW. THIS APPROVAL SHALL REPRESENT THAT THE ELECTRICAL CONTRACTOR HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS AND QUANTITIES, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS AND SIMILAR DATA, AND THAT HE HAS REVIEWED AND COORDINATED THE INFORMATION IN THE SHOP DRAWINGS WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW IS FOR THE PURPOSE OF CHECKING FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS (NOT A VERIFICATION OF QUANTITIES OR FIELD MEASUREMENTS) AND WILL NOT REPRESENT A CHANGE IN THE REQUIREMENTS OF THE CONTRACT. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE ADDRESSED AS A CHANGE IN SEPARATE WRITTEN CORRESPONDENCE BY THE ELECTRICAL CONTRACTOR AT THE TIME OF THE SUBMISSION.

4. PRODUCTS

- A. PROVIDE EQUIPMENT THAT IS THE STANDARD PRODUCT OF MANUFACTURERS REGULARLY ENGAGED IN THE MANUFACTURE OF THE PRODUCTS.
- B. PROVIDE ALL NEW MATERIALS AND EQUIPMENT UNLESS NOTED OTHERWISE.
- C. ALL MATERIAL AND EQUIPMENT SHALL BE UL LISTED AND BEAR THE UL INSPECTION LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE IS REGULARLY FURNISHED.

5. EXECUTION

- A. COORDINATE WITH SITE OPERATIONS INCLUDING MINIMIZING OBSTRUCTIONS TO ROADWAYS, OPERATIONS, ETC.
- B. COMPLY WITH ALL SITE CONTRACTOR PROCEDURES, SAFETY RULES AND LOSS CONTROL GUIDELINES THAT WILL BE DESCRIBED AT THE PRE-BID MEETING OR PROJECT KICK-OFF MEETING.
- C. PERFORM ALL WORK IN A NEAT AND WORKMANLIKE MANNER. WHERE EXACT METHODS OF INSTALLATION ARE NOT SHOWN, SPECIFIED, OR INDICATED, PERFORM WORK AND MAKE INSTALLATION AS DIRECTED OR BY COMMONLY ACCEPTED PRACTICE.
- D. THE LOCATION OF EQUIPMENT SHOWN ON THE DRAWINGS SHALL BE SUBJECT TO MINOR REVISIONS DUE TO FIELD CONDITIONS OR COORDINATION WITH OTHER TRADES.
- E. PRIOR TO ROUGHING-IN, VERIFY THE EXACT LOCATIONS FROM REVIEWED SHOP DRAWINGS, FIELD VERIFICATION AND COORDINATION WITH EQUIPMENT VENDORS.
- F. VERIFY FIELD MEASUREMENTS BEFORE ORDERING ANY MATERIALS OR EQUIPMENT AND BEFORE INSTALLATION OR DOING ANY WORK.
- G. COORDINATE ALL EQUIPMENT AND MATERIAL INSTALLATIONS WITH WORK OF ALL OTHER TRADES AND CONDITIONS OF SITE TO AVOID CONFLICTS, ERRORS, DELAYS AND UNNECESSARY INTERFERENCE WITH OPERATION OF THE FACILITY DURING CONSTRUCTION.
- H. PERMITS - GIVE ALL NECESSARY NOTICES AND FILE DOCUMENTS WITH AGENCIES HAVING JURISDICTION, OBTAIN PERMITS OR LICENSES NECESSARY FOR THIS WORK, AND PAY ALL FEES.
- I. GUARANTEE ALL WORK AND EQUIPMENT TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. DURING GUARANTEE PERIOD ANY DEFECTS IN WORKMANSHIP, MATERIAL OR EQUIPMENT WILL BE REMEDIED AT THE CONTRACTOR'S EXPENSE. ANY DAMAGE OR LOSS, EXCLUSIVE OF BUILDING CONTENTS, DUE TO SUCH DEFECTS WILL ALSO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE. DEFECTS SHALL BE REMEDIED AND DAMAGES OR LOSSES WILL BE MADE GOOD WITHIN A REASONABLE TIME, AS SPECIFIED IN NOTICE FROM THE OWNER. AFTER THE SPECIFIED TIME, THE OWNER MAY HAVE DEFECTS REMEDIED AND DAMAGES OR LOSSES MADE GOOD AT THE CONTRACTOR'S EXPENSE.

6. CONDUIT

- 1.) NOT USED.
- 2.) SCHEDULE 40 PVC FOR INDOORS, OUTDOORS, AND UNDERGROUND
- 3.) INSTALL CONDUIT NEATLY PARALLEL AND PERPENDICULAR TO BUILDING LINES. SUPPORT AS REQUIRED BY CODE.
- 4.) PENETRATIONS
- A. SEAL AROUND PENETRATIONS WITH MATERIAL TO MATCH CONSTRUCTION.

7. WIRE AND CABLE

- 1.) WIRE
- A. SINGLE CONDUCTOR, COPPER, STRANDED, 600V, INSULATION TYPE 90 DEGREE C. THHN/THWN; XHHW FOR CONDUCTORS 1/0 AND LARGER. MINIMUM SIZE: #12 FOR POWER, #14 FOR CONTROL.
- B. INSTALL ALL WIRE IN CONDUIT OR SURFACE METAL RACEWAY UNLESS NOTED OTHERWISE.
- C. INSTALL HOMERUN WIRING IN CONDUIT WITH CODE DERATING FACTORS.
- D. CONTINUITY AND INSULATION RESISTANCE TEST ALL CONDUCTORS BEFORE TERMINATING.
- 2.) SPLICES: COMPRESSION TYPE BUTT CONNECTORS WITH 3M-PST COLD SHRINK INSULATOR. SPLICING BETWEEN EQUIPMENT TERMINATIONS IS NOT PERMITTED UNLESS WRITTEN PERMISSION IS GRANTED BY THE ENGINEER OR INDICATED ON THE DRAWING. PROVIDE COMPRESSION TYPE LUGS.
- 3.) TAPS: T&B CHT. WITH HTC INSULATING COVER, OZ, GEDNEY TYPE PMX CONNECTOR WITH PMXC PHENOLIC COVER, OR ILSCO CLEAR TAP. FOR
- 4.) BRANCH CIRCUITS:
- A. MATCH WIRE SIZE TO PANELBOARD CIRCUIT BREAKER RATING UNLESS NOTED OTHERWISE.

8. IDENTIFICATION

- 1.) PROVIDE ENGRAVED LAMINATED PLASTIC NAMEPLATES FOR PANELBOARDS, TRANSFORMERS, DISCONNECT SWITCHES, CIRCUIT BREAKERS, STARTERS, ETC. WITH NAME OR FUNCTIONAL DESCRIPTION.

- 2.) PROVIDE UPDATED TYPED PANELBOARD DIRECTORIES.

9. GROUNDING

PROVIDE SYSTEM AND EQUIPMENT GROUNDING PER THE NATIONAL ELECTRICAL CODE ARTICLE 250 MINIMUM REQUIREMENTS UNLESS NOTED OTHERWISE.

TESTING

- 1.) FINAL TEST THE INSTALLED EQUIPMENT TO DEMONSTRATE THAT ALL EQUIPMENT AND WIRING WILL FUNCTION SATISFACTORILY IN THE MANNER INTENDED INCLUDING:
 - A. TESTS OF GROUNDING, 600 VOLT WIRE AND CABLE, MOTORS AND STARTERS, AND GENERAL PURPOSE TRANSFORMERS AS REQUIRED FOR THE PROGRESS OF CONSTRUCTION. REFER TO THE SPECIFIC SECTION FOR REQUIREMENTS. THESE TESTS WILL NOT NORMALLY BE WITNESSED BY THE ELECTRICAL ENGINEER.
 - B. OPERATIONAL TESTS OF LIGHTING, CONTROLS AND TRANSFORMERS SHALL BE WITNESSED BY THE OWNER OR HIS REPRESENTATIVE. TESTING SHALL BE AT TIMES MUTUALLY AGREEABLE TO ALL INVOLVED.
 - C. OPERATIONAL TESTS OF ELECTRICALLY POWERED EQUIPMENT FURNISHED BY OTHERS AND WIRED BY THE ELECTRICAL CONTRACTOR SHALL BE JOINTLY PERFORMED BY THE RESPONSIBLE CONTRACTORS AND WITNESSED BY THE OWNER AND HIS REPRESENTATIVE. TESTING SHALL BE AT TIMES MUTUALLY AGREEABLE TO ALL INVOLVED.

SECTION 260543 - UNDERGROUND ELECTRICAL WORK

1. GENERAL

- A. PROVIDE THE ELECTRICAL MATERIALS AND ALL NECESSARY EXCAVATION, COMPACTION, BACKFILL, GRADING AS REQUIRED.
- B. ALL WIRING TO BE RATED 90 DEG.
- C. REFER TO ELECTRICAL AND CIVIL DRAWINGS FOR DETAILS.

2. PRODUCTS

- A. PULLBOXES (HANDHOLES):
 - 1.) HUBBELL/QUAZITE POLYMER CONCRETE TYPE PC OR PG, TIER 22, WITH SIZES SHOWN ON THE DRAWINGS.
 - 2.) OPEN BOTTOM, TAMPER RESISTANT PENTA-HEAD BOLTS & SOCKETS, UL LISTED.
- 3.) GASKETED COVERS WITH "ELECTRIC" LOGOS.
- B. CONDUIT SUPPORTS: MANUFACTURED PLASTIC BASE AND INTERMEDIATE INTERLOCKING SPACERS BY UNDERGROUND PRODUCTS OR EQUAL.
- C. IDENTIFICATION WARNING TAPE: MANUFACTURER'S STANDARD, PERMANENT, BRIGHTLY COLORED, CONTINUOUS PRINTING, MIN. 6" WIDE X 4 MILS THICK, WITH DETECTABLE TRACER WIRE AND PRINTING WHICH MOST ACCURATELY IDENTIFIES THE TYPE OF BURIED SERVICE

3. EXCAVATION

- A. LAYOUT TRENCHES IN A STRAIGHT LINE AND REQUIRED GRADES. MARK OUT ACTUAL ROUTING WITH STAKES OR PAINT FOR APPROVAL BY OWNER PRIOR TO EXCAVATION.
- B. COORDINATE CONDUIT DUCTBANK ROUTES WITH OWNER, OTHER CONTRACTORS, AND EQUIPMENT LOCATIONS. SUBMIT COORDINATED LAYOUT DRAWINGS.
- C. FOR EXCAVATION WORK IN PAVEMENT OR CONCRETE AREAS, SAW CUT TRENCH (PERPENDICULAR TO CROSSING) PRIOR TO EXCAVATING.
- D. WHERE THE EXCAVATION INTERFERES WITH VEHICLE ACCESS AND TRAFFIC FLOW, PROVIDE MEANS TO MINIMIZE INTERRUPTIONS (I.E. METAL PLATES OVER TRENCH), COORDINATE WITH OWNER FOR SCHEDULING WORK AND MINIMIZING INTERRUPTIONS. PROVIDE BARRIERS, PROTECTION, WARNING SIGNS FOR PERSONNEL SAFETY.
- E. COORDINATE WITH UTILITY COMPANIES FOR RIGHT-OF-WAY EASEMENTS, EXCAVATION PERMITS, ETC.
- F. MAINTAIN SAFE CLEARANCES WHEN WORKING IN THE AREA OF ENERGIZED OR OPERATING EQUIPMENT.
- G. PROTECT TRENCHES BY SHORING, BRACING OR OTHER METHODS AS REQUIRED TO PREVENT CAVE-IN OR LOOSE SOIL FROM FALLING INTO EXCAVATION.
- H. PROVIDE FENCING, HAY BALES AND OTHER MEANS OF EROSION CONTROL TO PROTECT SIDEWALKS, STREETS, STORM DRAINS, ETC.
- I. DISPOSE OF (OFF SITE) ALL ASPHALT, CONCRETE, LARGE ROCKS, RELATED DEBRIS AND EXCESS EXCAVATED MATERIAL/POIL IN ACCORDANCE WITH APPLICABLE REGULATIONS.

4. UNDERGROUND CONDUITS

- A. WHERE CONDUIT DEPTHS SHOWN CANNOT BE ACHIEVED DUE TO EXISTING CONDITION OBSTRUCTIONS OR INTERFERENCES, ADJUST AS PRACTICAL WHILE MAINTAINING NEC MINIMUMS AS THE WORST CASE, INCLUDING ADDITIONAL CONCRETE COVER AS PERMITTED BY THE NEC WITH THE ENGINEER'S PERMISSION. IN CASE OF CONFLICT WITH OTHER UNDERGROUND UTILITY LINES, NOTIFY THE OWNER PRIOR TO WORK.
- B. SEAL CONDUITS STUBBED UP OR TERMINATING IN MANHOLES, HANDHOLES, CABINETS, OUTLETS, BOXES, SWITCHGEAR AND SIMILAR EQUIPMENT AGAINST ENTRANCE OF WATER AND OTHER FOREIGN MATTER INTO THE SYSTEM BY USE OF APPROPRIATE SEALS.
- C. PROTECT CONDUITS FROM ENTRANCE OF DEBRIS, SUCH AS MUD, SAND AND DIRT, BY MEANS OF SUITABLE CONDUIT PLUGS. TEST CLEARANCE OF EACH CONDUIT WITH A MANDREL ¼" LESS THAN THE CONDUIT NOMINAL DIAMETER. CLEAN EACH CONDUIT UPON COMPLETION OF DUCT BANK INSTALLATION AND PRIOR TO INSTALLING THE CABLES. SEAL ENDS OF CONDUITS IN MANHOLES, HANDHOLES AND AT EQUIPMENT AFTER INSTALLATION OF CABLES WITH A WATERPROOFING COMPOUND.
- D. PROVIDE A ¼" POLYPROPYLENE PULL ROPE FOR ALL CONDUITS. FOR CONDUITS DESIGNATED AS "SPARE" CAP OR PLUG END OF CONDUIT (THREADED) ALLOWING FOR FUTURE TERMINATION TO A BOX OR FITTING.
- E. FOR MULTIPLE CONDUITS RUNS STAGGER CONDUIT JOINTS HORIZONTALLY AND VERTICALLY FOR MAXIMUM STRENGTH AND SUPPORT WITH SPACERS AT FIVE-FOOT MAXIMUM INTERVALS.
- F. PROVIDE WARNING TAPE CONTINUOUSLY ALONG THE ENTIRE LENGTH OF TRENCH.

5. BACKFILL/GRADING

- A. EXCAVATED SOIL MAY BE USED FOR BACKFILL (WITHOUT LARGE STONES OR DEBRIS) AFTER INITIAL SAND BACKFILL. PLACE AND COMPACT BACKFILL IN CONTINUOUS LAYERS TO BRING TRENCH UP TO THE PROPER LEVEL.
- B. REFER TO DETAILS ON THE DRAWINGS.
- C. DO NOT BACKFILL UNTIL THE WORK IS INSPECTED BY THE CODE ENFORCING OFFICIAL AND OBSERVED BY THE ENGINEER.
- D. SURFACE RESTORATION
- 1.) RESTORE FINISHED SURFACE OF THE DISTURBED AREAS AND REPAIR PAVEMENT OR CONCRETE TO ORIGINAL SPECIFICATIONS INCLUDING STONE BASE. REFER TO CIVIL DRAWINGS/SPECIFICATIONS FOR RESTORATION REQUIREMENTS.
- 2.) REPAIR ANY SETTLEMENT THAT OCCURS WITHIN THE FIRST YEAR AT NO COST TO THE OWNER.
- 3.) LEAVE ALL DISTURBED AREAS, INCLUDING WHEEL TRACKS, ETC. LEVEL, CLEAN AND PROPERLY RESTORED.

C	10-15-25	REVISED PER CLIENT COMMENT	R.R.R.	S.K.	
B	07-25-25	REVISED PER ELECTRICAL UPGRADES	R.R.R.	S.K.	
A	07-25-25	ELECTRICAL UPGRADES	R.R.R.	S.K.	
No.	DATE	DESCRIPTION	BY	CKD.	
LETTER REVISIONS ARE NOT TO BE USED FOR CONSTRUCTION					

DESIGN
D.H.
DRAWN
R.R.R.
CHECKED
A.G.B.

AMY G. BREITWIESER
PROFESSIONAL ENGINEER
STATE OF NEW JERSEY
LIC. NO. 24GE05394900

	CP ENGINEERS COA: 24GA28324400 11 PARK LAKE ROAD SPARTA, N.J. 07871 (973) 300-9003 CPENGINEERS.COM
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ELECTRICAL SPECIFICATIONS

PRELIMINARY & FINAL SITE PLAN EZ RIDE BLOCK 249, LOTS 1, 2 & 3, BOROUGH OF WOOD-RIDGE BERGEN COUNTY, NEW JERSEY

JOB No.: 901.300
DATE: 05-15-25
SHEET E-003