



LEGEND

Table with 2 columns: Abbreviation and Description. Includes items like AC (Asphalt to Concrete), ADT (Average Daily Traffic), ARCH (Architect or Architectural), and many others.

GENERAL NOTES

- 1. CONTRACTOR SHALL NOTIFY "NEW JERSEY ONE CALL" (1-800-272-1000) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS...

- 36. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
37. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT.
38. REMOVE STRUCTURES AND OTHER SITE IMPROVEMENTS INTACT WHEN PERMITTED BY AUTHORITIES HAVING JURISDICTION.
39. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE RECYCLED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY...

BUILDING AND SAFETY DIVISION NOTES

- 1. APPROVAL OF THIS PLAN BY THE LOCAL AGENCY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.
2. THE DESIGN CIVIL ENGINEER SHALL BE AVAILABLE DURING CONSTRUCTION FOR CONSULTATION CONCERNING COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THIS PURVIEW.
3. DUST SHALL BE CONTROLLED BY WATERING.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. THE LOCATION AND PROTECTION OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

PAVING, GRADING AND DRAINAGE NOTES

- 1. TRAFFIC CONTROL ON ALL MIDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE COVERED WITH TOPSOIL AND SEED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE PERMITS, THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

EROSION CONTROL NOTES

- 1. THE EROSION CONTROL NOTES BELOW ARE FOR GENERAL INFORMATION PURPOSES ONLY. PLEASE REFER TO THE SOIL EROSION & SEDIMENT CONTROL PLANS FOR SOIL-SPECIFIC NOTES.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL MEASURES.
3. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE.
4. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

WATER AND SEWER UTILITY NOTES

- 1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
3. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
4. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION...

GENERAL DEMOLITION NOTES

- 1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC. LOCATED WITHIN THE PROJECT SITE. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY.
3. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.
4. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
5. ANY STREET SIGNS DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER MUNICIPALITY, MUTED, OR NUDOT.
6. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
7. CONTRACTOR SHALL KEEP ALL SURROUNDING PUBLIC ROADWAYS AND DRAINAGE SYSTEMS FREE FROM DIRT, MUD, AND CONSTRUCTION DEBRIS AT ALL TIMES.

SURVEY REFERENCE NOTES

- 1. VERTICAL DATUM: ELEVATIONS ARE BASED UPON NAVD83.
2. HORIZONTAL DATUM: PER VESTING DEED (08 4568, PG 68)

PROJECT CLOSEOUT

- 1. CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, OR CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.

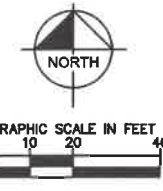
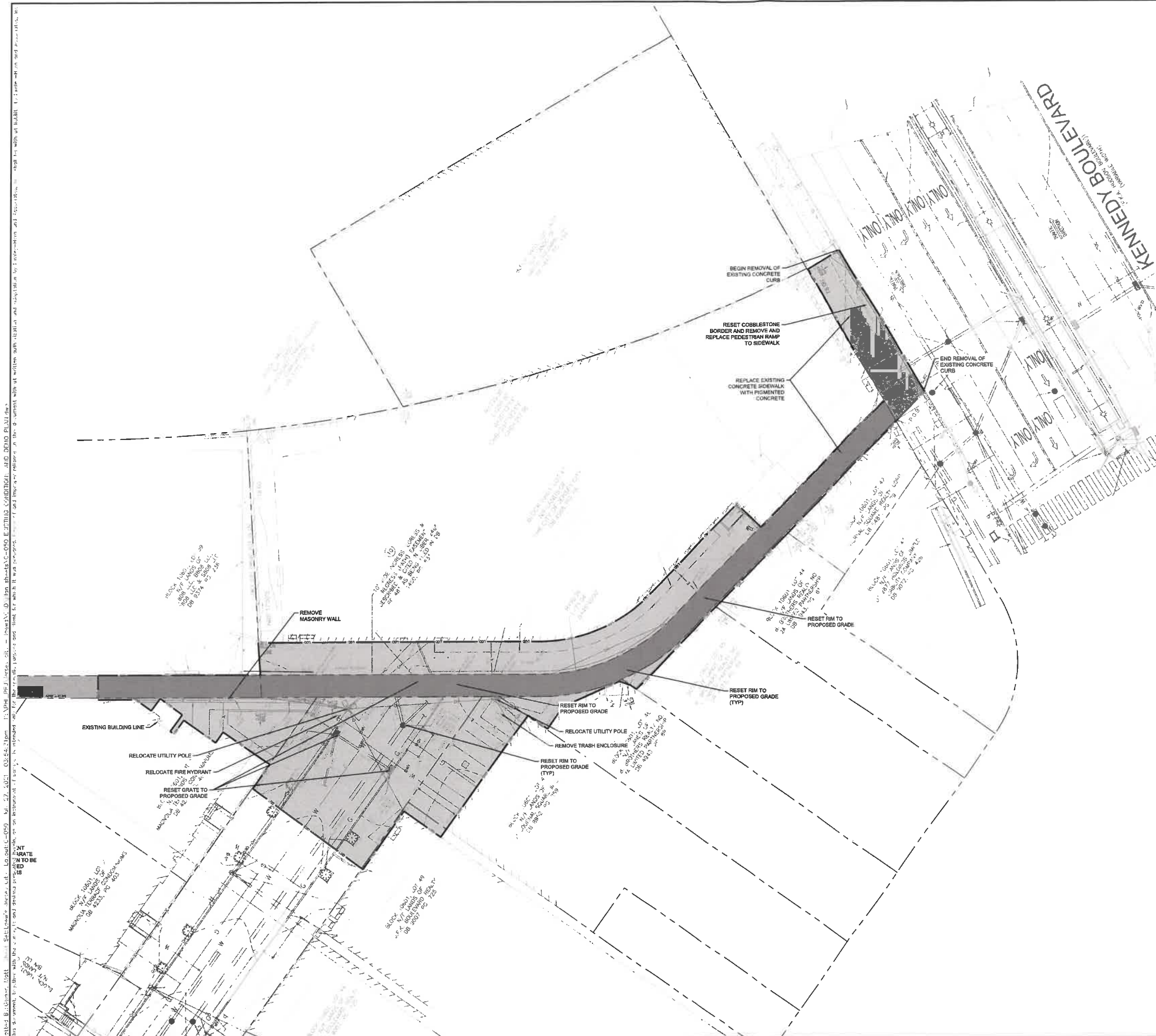
DOCUMENT USE

- 1. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS.



Know what's below. Call before you dig. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 811 OR VISIT WWW.811NJ.COM FOR LOCATION OF UNDERGROUND UTILITIES.

Project information block including: LOEWS JERSEY CITY DEVIL'S ARENA ENTERTAINMENT, LLC; SHEET NUMBER C-010; DATE 07/27/2021; SCALE AS SHOWN; DESIGNED BY NS; DRAWN BY MJC; CHECKED BY BJM; and a vertical 'NOT FOR CONSTRUCTION' stamp.



**SURVEY LEGEND**

APPROX. LOC. UNDERGROUND GAS LINE	METAL ONSIDE RAIL
APPROX. LOC. UNDERGROUND ELECT. LINE	AREA LIGHT
APPROX. LOC. UNDERGROUND CABLE LINE	AREA LAMP
APPROX. LOC. UNDERGROUND DRAINAGE LINE	CATCH BASIN OR SILET
APPROX. LOC. UNDERGROUND SANITARY LINE	DECK OVER TRUCK & TRUCK BOX
APPROX. LOC. UNDERGROUND TEL. LINE	PARKING SPACE COAT
APPROX. LOC. UNDERGROUND WATER LINE	PAVED GRADING
EXPANDED CURB	REPOSED CURB
HYDRANT	EDGE OF CONC.
SEWER CONNECTION	EDGE OF PAVEMENT
WATER VALVE	EDGE OF GRAVEL
WATER METER	LANDSCAPED AREA
UNKNOWN VEHICLE	METAL COVER
GAS VALVE	TYPICAL
GAS BOX	TRUCK WRECK LINE
GAS METER	TRUCK YELLOW LINE
ELECTRIC METER	SOLID BLUE LINE
ELECTRIC BOX	DOUBLE YELLOW LINE
DEMAGNETIZATION MANHOLE	SHADED WHITE LINE
SEWER/STORM MANHOLE	SHADED YELLOW LINE
TELEPHONE MANHOLE	METAL GUIDE RAIL
ELECTRIC MANHOLE	STOP BAR
UNKNOWN MANHOLE	PILE POINT ELEVATION
"NEW" UNKNOWN MANHOLE	COVER OF STRUCTURE AT GROUND LEVEL, RELATIVE TO PROPERTY LINE
WATER MANHOLE	U.S. SURVEY FEET
STREET LIGHT	UNKNOWN
TRAFFIC SIGNAL POLE	UNABLE TO OPEN
PAINTED ARROWS	
SEA	
WELLHEAD	

**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING CURB TO BE REMOVED
- x - x - x - x - x - x -	EXISTING FENCE TO BE REMOVED
---	PROPOSED SAW CUT
---	PROPOSED LIMITS OF DISTURBANCE
---	EXISTING FLOODPLAIN
X	EXISTING FEATURE TO BE REMOVED
X	EXISTING PAVEMENT TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS. EXISTING UTILITIES TO REMAIN AND ADJUST TERMGRADES TO PROPOSED GRADE

**DEMOLITION NOTES**

1. THE CONTRACTOR IS TO COORDINATE THE REMOVAL / ABANDONMENT OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
2. ALL DEBRIS FROM THE DEMOLISHED STRUCTURES THAT IS NOT REUSED AS FILL IS TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE STANDARDS. DEMOLISHED MATERIALS REUSED AS FILL MATERIAL SHALL BE IN PER THE DIRECTION OF THE SOILS ENGINEER.
3. CONTRACTOR TO HIRE CONSULTANT TO INSPECT ALL EXISTING UTILITIES THAT ARE TO REMAIN. FINDINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OR ORDERING SO THAT A DETERMINATION CAN BE MADE AS TO THE CONDITION OF THE EXISTING LINES. ANY UTILITIES THAT ARE IN MARGINAL CONDITION WILL NEED TO BE REPLACED.
4. ALL TEST PITS LOCATING THE EXISTING UTILITIES ARE TO BE COMPLETED PRIOR TO CONSTRUCTION OR ORDERING.
5. CONTRACTOR TO HAVE ALL UTILITIES FIELD MARKED AND THEN LOCATED BY THE SURVEYOR. ALL LOCATIONS ARE TO BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OR ORDERING.
6. ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE JERSEY CITY, HUDSON, AND NEW JERSEY AND/OR OTHER GOVERNING BODIES STANDARDS.
7. DURING DEMOLITION, ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, SHALL BE REMOVED AND REMEDIATED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) STANDARDS AND ALL OTHER APPLICABLE STANDARDS.
8. THE REMOVAL AND/OR ABANDONMENT OF ANY SUBSURFACE STRUCTURES, INCLUDING STORAGE TANKS, MANHOLES AND PIPES, SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
9. HAULING ROUTES AND DISPOSAL SITES FOR THE DISPOSAL OF THE DEMOLISHED MATERIAL SHALL BE PROVIDED TO THE JERSEY CITY PRIOR TO DEMOLITION.
10. ANY DISCREPANCY BETWEEN THIS PLAN AND SITE CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER IMMEDIATELY.
11. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
12. CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
13. ANY STREET SIGN DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER LOCAL MUNICIPALITY AND/OR PENNDOT.
14. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
15. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.
17. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO IMPACTING EXISTING UTILITIES OR CONSTRUCTION OF NEW UTILITIES.



PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL NEW JERSEY ONE CALL CENTER (STATE OF NEW JERSEY) DIAL 811 OR 1-800-272-1000 FOR LOCATION OF UNDERGROUND UTILITIES

NOT FOR CONSTRUCTION

**Kimley-Horn**  
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 PHILADELPHIA, PA 19102  
 PHONE: 267-687-0150  
 WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	07/27/2021	AS SHOWN	MS	MJC	BJM

**EXISTING CONDITIONS AND DEMOLITION PLAN**

LOEW'S JERSEY CITY PREPARED FOR DEVIL'S ARENA ENTERTAINMENT, LLC JERSEY CITY NEW JERSEY

SHEET NUMBER C-050

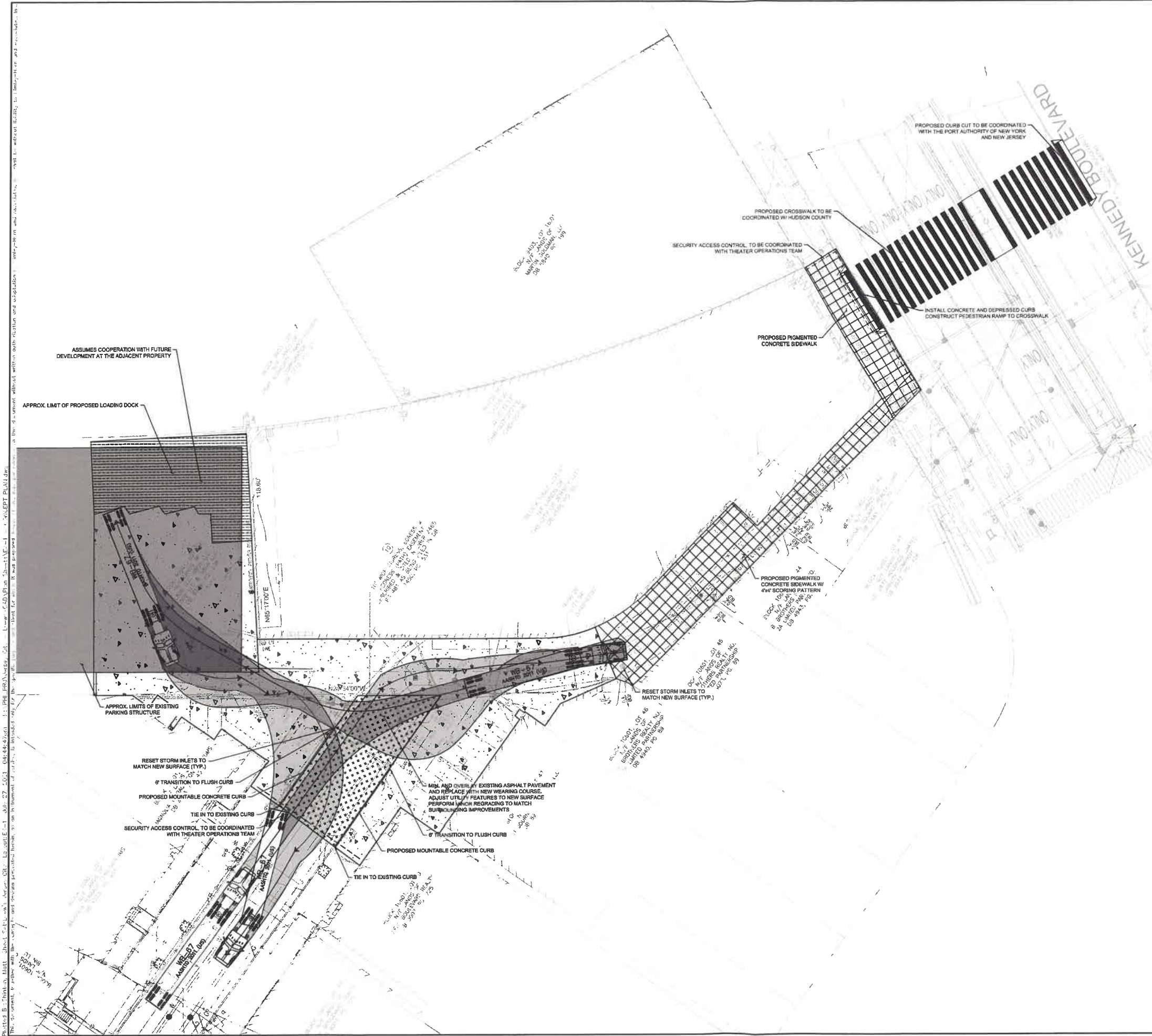
NO. REVISIONS DATE BY

Project: B. Albinson, Inc. 1000 South 18th Street, Philadelphia, PA 19102  
 Date: 07/27/2021  
 Scale: AS SHOWN  
 Designer: MS  
 Drafter: MJC  
 Checker: BJM  
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**LEGEND**

- EXISTING PROPERTY LINE
- APPROXIMATE LIMITS OF EXISTING PARKING STRUCTURE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED MILL AND OVERLAY ASPHALT
- PROPOSED CONCRETE SIDEWALK
- APPROX. LIMITS OF TRUCK DOCK EXPANSION

**SITE NOTES**

1. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADIUS GIVEN TO THE FACE OF CURB.
3. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "NEW JERSEY ONE CALL" @ 1-800-272-1000 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
6. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER NJDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.
8. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
9. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
11. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
12. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
13. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
14. THE SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS.
15. THE SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS.
16. ELEVATIONS, DIMENSIONS AND THE LOCATIONS OF LINEAR FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
17. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.



Know what's below.  
Call before you dig.  
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL  
NEW JERSEY ONE CALL CENTER  
STATE OF NEW JERSEY  
DIAL 811 OR 1-800-272-1000  
FOR LOCATION OF UNDERGROUND UTILITIES

NOT FOR CONSTRUCTION

**Kimley-Horn**  
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KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
	07/27/2021	AS SHOWN	MS	MJC

**CONCEPT SITE PLAN**

LOEW'S JERSEY CITY  
PREPARED FOR  
DEVIL'S ARENA  
ENTERTAINMENT, LLC  
NEW JERSEY

SHEET NUMBER  
**EX-1**

REVISIONS  
No. DATE BY