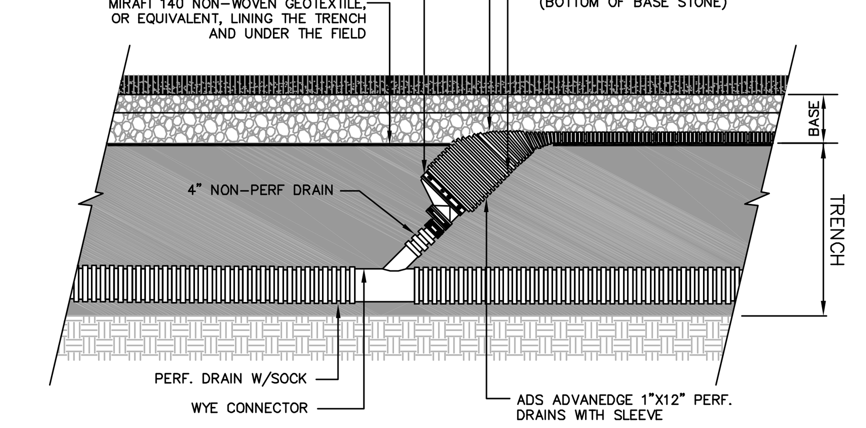
LANDSCAPE NOTES

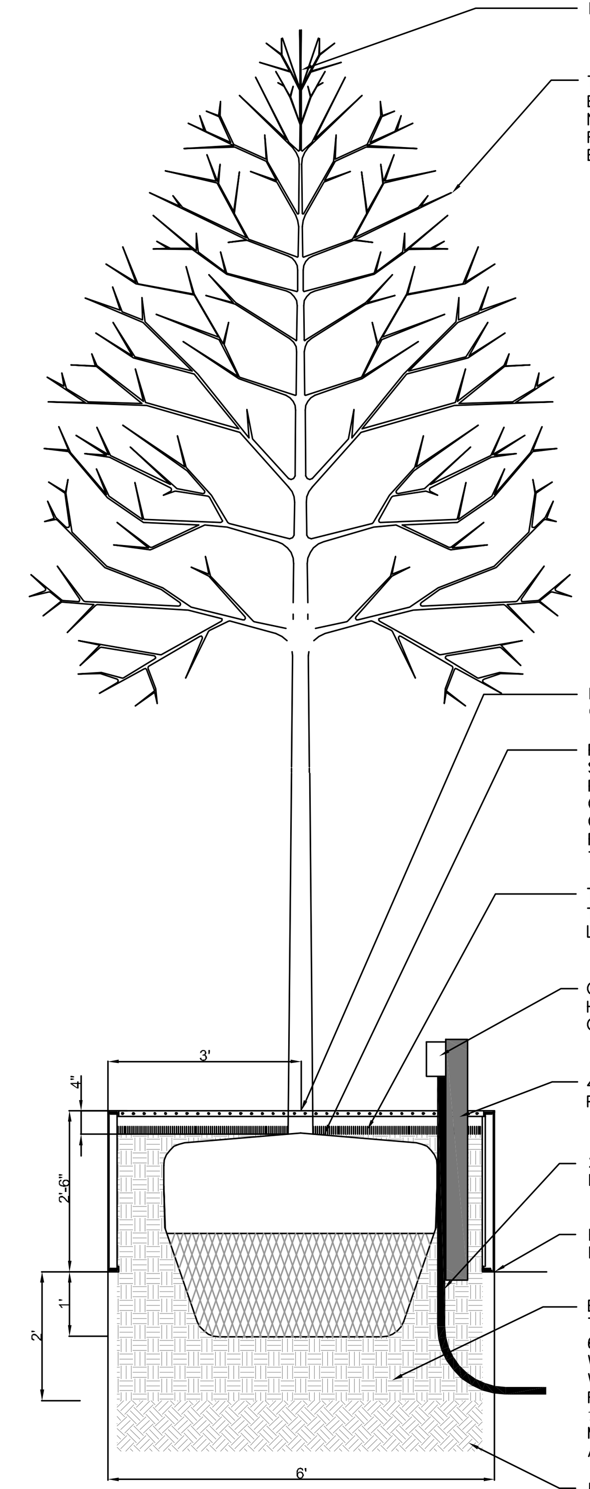
1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF HIS WORK.
3. SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR BETWEEN THE PLANTING SCHEDULE AND THE PLAN, THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. ALL LANDSCAPE MATERIALS SHALL CONFORM TO THE LATEST ADDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
5. ALL PLANT MATERIAL SHALL BE SELECTED AND APPROVED AT THE NURSERY BY THE LANDSCAPE ARCHITECT.
6. SHREDDED BARK MULCH SHALL BE APPLIED TO ALL PLANTING BEDS, GROUNDCOVER BEDS, ANNUAL AND PERENNIAL BEDS ETC. TO A MINIMUM DEPTH OF 3".
7. ALL PLANTS SHALL BARE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL BEFORE DIGGING.
8. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTIC SHALL BE REMOVED AT PLANTING.
9. AT PLANTING TIME ALL PLANTS SHALL BE PRUNED AND THINNED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
10. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
11. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH 80% SCREENED TOPSOIL, 20% PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE BE EXCAVATED AN ADDITIONAL 12" DEPTH AND FILLED WITH 12" DEPTH OF CLEAN 3/8" GRAVEL.
12. THE LANDSCAPE CONTRACTOR/IRRIGATION CONTRACTOR SHALL INCLUDE IN HIS LUMP SUM BASE BID A DESIGN BUILD IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS AS DELINEATED OR DESCRIBED ON THE PLANS. LAWN AREAS, SHRUB BEDS, GROUNDCOVER BEDS AND ANNUAL AND PERENNIAL BEDS ARE TO BE DESIGNED WITH SEPARATE ZONES.
13. TOPSOIL SHALL BE SANDY LOAM, FREE FROM SUBSOIL, STONES LARGER THAN ½ INCH OR ANY UNDESIRABLE MATERIAL, CONSTRUCTION DEBRIS. THE TOPSOIL SHALL HAVE A MINIMUM 4% ORGANIC MATERIAL AND A PH BETWEEN 5.0–6.5.
14. NEWLY INSTALLED PLANT MATERIAL SHALL RECEIVE REGULAR WATERING FROM THE TIME OF INSTALLATION THROUGH THE GUARANTEE PERIOD TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY OWNER AND/OR LANDSCAPE ARCHITECT. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OR SHRUB OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR.
16. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, STONE, CONCRETE ASPHALT, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

LANDSCAPE IRRIGATION SYSTEM–PERFORMANCE SPECIFICATIONS

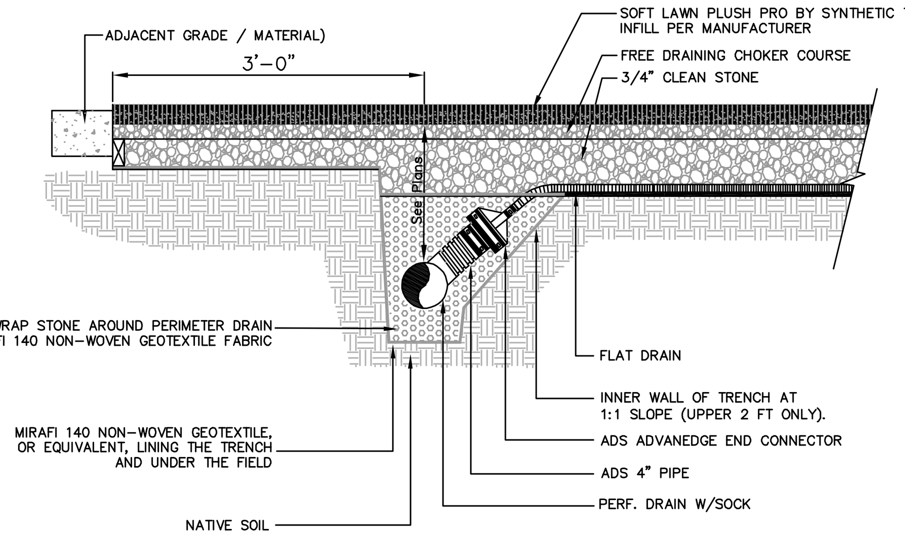
1. PROVIDE A COMPLETE AND FULLY OPERATIONAL DESIGN BUILD LANDSCAPE IRRIGATION SYSTEM FOR ALL LAWNS, GROUNDCOVER, SHRUB TREE, ANNUAL AND PERENNIAL BEDS IN AREAS AS DELINEATED OR DESCRIBED ON THE PLANS.
   A. LAWNS (NON–SYNTHETIC): ROTARY HEADS
   B. GROUNDCOVER, SHRUB, TREE, ANNUAL AND PERENNIAL BEDS: POP UP SPRAY HEADS.
   C. RAISED PLANTERS: DRIP IRRIGATION
2. CONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.
3. SUBMIT FOR APPROVAL, PRIOR TO INSTALLATION, A PLAN OF THE PROPOSED LANDSCAPE IRRIGATION SYSTEM SHOWING LOCATIONS OF ALL SYSTEM COMPONENTS, CONNECTIONS TO BUILDING PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS, SYSTEM COVERAGE, TECHNICAL SPECIFICATIONS FOR ALL PIPE, VALVES, VALVE BOXES, SPRAY HEADS, ROTARY SPRINKLERS AND CONTROLLER.
4. IRRIGATION SYSTEM TO BE INSTALLED BY A NEW JERSEY LICENSED IRRIGATION INSTALLER/CONTRACTOR.
5. FURNISH ALL WORK AND MATERIALS, APPLIANCES, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION, EXCAVATION, ELECTRICAL AND SERVICES NECESSARY FOR AND INCIDENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF A COMPLETE IRRIGATION SYSTEM.
6. GUARANTEE
   A. THE CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR ALL PARTS OF HIS WORK. IF FAILURE IN THE IRRIGATION SYSTEM DEVELOPS WITHIN 1 YEAR FROM THE DATE OF FINAL APPROVAL AND ACCEPTANCE OF HIS WORK, THE CONTRACTOR IS ADVISED TO PURCHASE MATERIALS UNDER A WARRANTY FROM THE MANUFACTURER, GUARANTEEING PROPER SERVICE UNDER CONDITIONS WHICH ARE ESTABLISHED BY THE LOCAL CONDITIONS.
   B. THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER SHALL FURNISH LABOR AND MATERIALS TO FULFILL THE REQUIREMENTS OF THIS GUARANTEE. ALL LABOR SHALL INCLUDE PREMIUM TIME TO CORRECT ANY FAULTY MATERIAL OR WORKMANSHIP.
   C. SPRING START UP AND WINTERIZING OF THE SYSTEM IS TO BE INCLUDED AS PART OF THIS GUARANTEE.
7. COORDINATE WITH WORK OF ALL OTHER TRADES.
8. MATERIALS – INCLUDING BUT NOT LIMITED TO:
   A. PLASTIC PIPE – PVC PIPE TYPE 1, GRADE 1 MATERIAL, 2000 PSI DESIGN STRESS COMPOUND DESIGNATED AS PVC–1220. PVC PIPE SHALL BE SCHEDULE 40.
   B. PLASTIC FITTINGS – TYPE 1, SCHEDULE 40.
   C. POP–UP SPRAY HEADS – FULL OR PART POP–UP SPRAY TYPE OF HEAVY–DUTY PLASTIC.
   D. ROTARY POP–UP IMPACT SPRINKLER – "IMPACT" DRIVEN, WITH HOUSING AND COVER OF ALL BRASS CONSTRUCTION.
   E. OTHER SYSTEM COMPONENTS – TO BE SPECIFIED BY INSTALLER AND APPROVED PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO PRESSURE REGULATOR, STRAINER, VALVE BOXES, SWING JOINTS, VALVES AND CONTROLLER.



SYNTHETIC TURF CONNECTION BETWEEN FLAT DRAIN AND PERIMETER DRAIN DETAIL
NOT TO SCALE



TREE PLANTING IN RAISED PLANTER DETAIL
NOT TO SCALE



SYNTHETIC TURF PERIMETER DRAIN DETAIL
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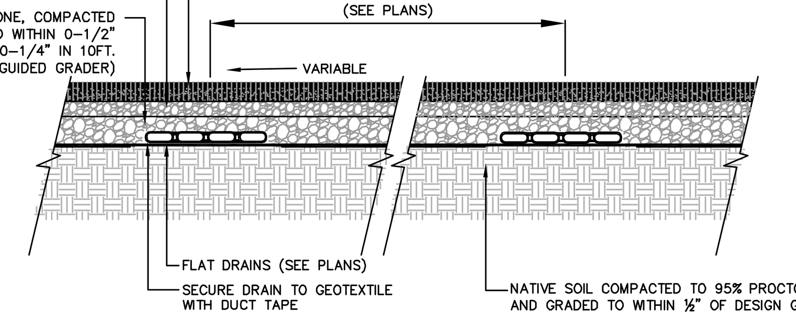
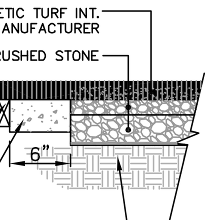
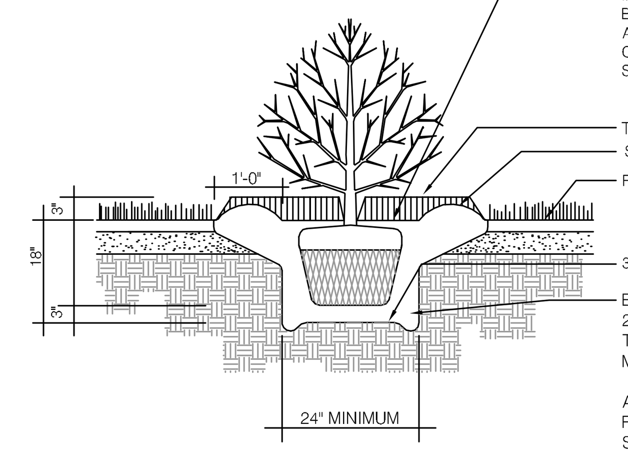


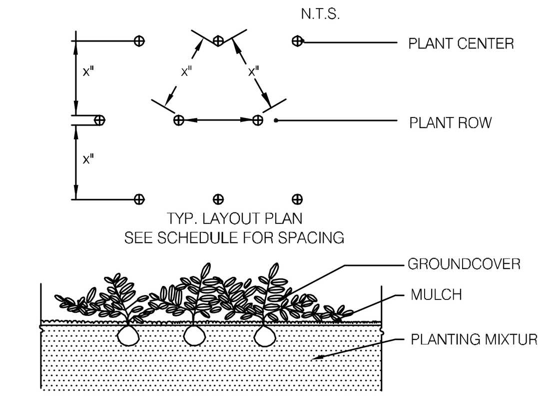
SYNTHETIC TURF BASE AND FLAT DRAIN DETAIL
NOT TO SCALE



SYNTHETIC TURF EDGE DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



GROUNDCOVER BED PREPARATION

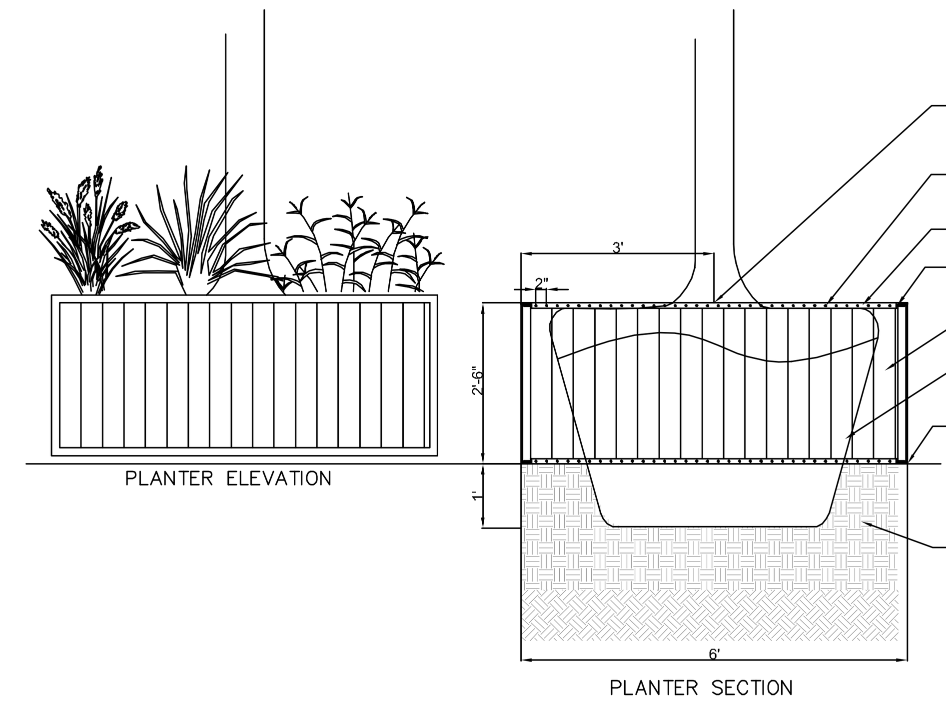
BED MIXTURE:
80% SCREENED FERTILE TOPSOIL
20% PARENT MATERIAL

PLACE 3" THICK LAYER OF BED MIXTURE THROUGHOUT BED AREAS.

ROTOTILL TO A DEPTH OF 6".

REMOVE STONES LARGER THAN 1" DIA.

GROUNDCOVER AND PERENNIAL PLANTING DETAIL
NOT TO SCALE



PLANTER DETAIL
NOT TO SCALE

REV. / ISSUE	DATE	DESCRIPTION

CONSULTANT

ORIENTATION / KEY PLAN

PAULUS, SOKOLOWSKI AND SARTOR, LLC
1909 ROUTE 70 EAST
SUITE 307
CHERRY HILL, NJ 08003
PHONE: (856) 335-6000

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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MARK HERRMANN, PE
PROFESSIONAL ENGINEER
N.J. LIC. NO 48668

SIGNATURE 12/24/2014 DATE

CLIENT

MARINA DISTRICT DEVELOPMENT COMPANY, LLC

ONE BORGATA WAY
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ

PROJECT

BORGATA CASINO
OUTDOOR EVENT AREA
BLOCK 576
LOTS 1.05, 1.07, 1.08, 1.10 & 1.12

ONE BORGATA WAY
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ

SHEET TITLE

CONSTRUCTION DETAILS

JOB NO.: 02265.0063
DATE: 12/24/2014
DRAWN: KDR
CHECK: MH
SCALE: AS SHOWN

BINDING ORDER:
SHEET OF
SHEET NO. C-11

FILE NAME: P:\02265\0063\DWGs\CAD\C-Civil\Plotdwgs\09-11DT.dwg LAST EDIT: 12/24/2014 - 01:05:41 PM LOGIN: jseybert@COMPUTER-NAME XREFS: 02265.0063-c-bd00-chl IMAGE: MH.jpg ;