

- GENERAL NOTES - PLANTING**
1. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OF PLANT PITS.
  2. VERIFY LAYOUT OF ALL WORK WITH EXISTING CONDITIONS. IMMEDIATELY REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
  3. PROVIDE STAKED LAYOUT OF ALL WORK FOR APPROVAL BY LANDSCAPE ARCHITECT.
  4. MULCH ALL PLANT BEDS TO A DEPTH OF 2". SHALL BE KEPT 1" MIN. AWAY FROM TRUNK OF ALL TREES, SHRUBS, AND FOLIAGE OF ALL PERENNIALS.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENT
<b>TREES</b>						
AP	63	AESCULUS PAVIA	RED BUCKEYE	6'-8" HT	AS SHOWN	
CS	34	CATALPA SPECIOSA	NORTHERN CATALPA	2 1/2"-3" CAL.	AS SHOWN	
CC	87	CERCIS CANADENSIS	REDBUD	6'-8" HT	AS SHOWN	MULTI-STEM, 3-5 CANES
CV	44	CHIONANTHUS VIRGINICUS	FRINGETREE	6'-8" HT	AS SHOWN	
CA	51	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	6'-8" HT	AS SHOWN	
CF	29	CORNUS FLORIDA	FLOWERING DOGWOOD	6'-8" HT	AS SHOWN	
HC	59	HALESIA CAROLINA	SILVERBELL	6'-8" HT.	AS SHOWN	
IO	80	ILEX OPACA	AMERICAN HOLLY	6'-8" HT.	AS SHOWN	
JV	39	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6'-8" HT.	AS SHOWN	
MV	28	MAGNOLIA VIRGINIANA 'MOONGLOW'	MOONGLOW SWEETBAY MAGNOLIA	6'-8" HT.	AS SHOWN	MULTI-STEM, 3-5 CANES
NS	27	NYSSA SYLVATICA	BLACK GUM	2 1/2"-3" CAL.	AS SHOWN	
PS	60	PINUS STROBUS	WHITE PINE	6'-8" HT.	AS SHOWN	
PV	32	PINUS VIRGINIANA	VIRGINIA PINE	6'-8" HT.	AS SHOWN	
PO	22	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2"-3" CAL.	AS SHOWN	
QA	15	QUERCUS ALBA	WHITE OAK	2 1/2"-3" CAL.	AS SHOWN	
QB	17	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2"-3" CAL.	AS SHOWN	
QI	18	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2"-3" CAL.	AS SHOWN	
QM	23	QUERCUS MONTANA	CHESTNUT OAK	2 1/2"-3" CAL.	AS SHOWN	
QP	37	QUERCUS PALUSTRIS	PIN OAK	2 1/2"-3" CAL.	AS SHOWN	
SA	27	SALIX AMYGDALOIDES	PEACHLEAF WILLOW	6'-8" HT.	AS SHOWN	
TD	20	TAXODIUM DISTICHUM	BALD CYPRESS	6'-8" HT.	AS SHOWN	
TO	21	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	2 1/2"-3" CAL.	AS SHOWN	
<b>SHRUBS</b>						
CO	19	CEPHALANTHUS OCCIDENTALIS	BUTTONWOOD	36" HT.	CONT.	AS SHOWN
IG	40	ILEX GLABRA	INKBERRY HOLLY	36" HT.	CONT.	AS SHOWN
MC	10	MORELLA (MYRICA) CERIFERA	SOUTHERN WAX MYRTLE	36" HT.	CONT.	AS SHOWN
MP	30	MORELLA (MYRICA) PENNSYLVANICA	NORTHERN BAYBERRY	36" HT.	CONT.	AS SHOWN
RC	16	ROSA CAROLINA	CAROLINA ROSE	36" HT.	CONT.	AS SHOWN
RP	24	ROSA PALUSTRIS	SWAMP ROSE	36" HT.	CONT.	AS SHOWN

**BUFFER AND LANDSCAPE REQUIREMENTS**

A. BUFFER ZONE AREA NOT LESS THAN 50 FEET IN WIDTH AND CONSISTING OF MASS EVERGREEN PLANTINGS AND A SOLID 6-FOOT HIGH FENCE SHALL BE REQUIRED ALONG AND ADJUTING ALL RESIDENTIAL ZONE BOUNDARIES, INCLUDING THE PAC, SCV, CMMR AND C-R ZONES, EXCEPT THAT NO BUFFER SHALL BE REQUIRED WITHIN AN ARTERIAL STREET OR HIGHWAY AS SHOWN ON THE ADOPTED MASTER PLAN OF THE TOWNSHIP OF FRANKLIN LOCATED BETWEEN THE B-1 ZONE AND SUCH RESIDENTIAL ZONE. SUCH BUFFER AREA SHALL INCREASE TO 75 FEET FOR SITES CONTAINING A BUILDING TALLER THAN 50 FEET IN BUILDING HEIGHT. REFER TO SCHEDULE 2, LOT AND YARD REQUIREMENTS, FOR APPLICABLE BUILDING SETBACKS, WITH THE EXCEPTION OF NECESSARY ACCESS DRIVE(S) AND FENCING OR OTHER SCREENING APPROVED AS PART OF DEVELOPMENT APPLICATION. NO IMPROVEMENTS (E.G., STORMWATER BASIN, PARKING LOTS, ETC.) MAY BE PERMITTED WITHIN SUCH BUFFER AREAS. (§112 ATTACHMENT 6)

B. EVERGREEN AND DECIDUOUS TREES SHALL BE REQUIRED IN ALL SIDE AND/OR REAR YARD AREAS WHICH ABUT RESIDENTIAL ZONE BOUNDARY LINES. ONE TREE SHALL BE REQUIRED FOR EACH FIVE-FOOT LENGTH OF SIDE AND/OR REAR YARD AREA. EVERGREEN TREES SHALL BE AT LEAST SIX FEET IN HEIGHT AT THE TIME OF PLANTING, AND DECIDUOUS TREES SHALL BE AT LEAST 2 1/2" INCHES CALIPER. (§112 ATTACHMENT 6)

C. THE APPROVING AUTHORITY MAY WAIVE ALL OR A PORTION OF THE REQUIRED LANDSCAPING IF ADEQUATE NUMBERS OF TREES EXIST OR FOR REASON OF TOPOGRAPHICAL CHANGE. (§112 ATTACHMENT 6)

D. LANDSCAPING ON SITE SHALL INCLUDE ONE TREE (DECIDUOUS TREES AT LEAST 2 1/2" CALIPER AND EVERGREENS AT LEAST 6 FEET IN HEIGHT FOR EACH 2000 SQUARE FEET OF PAVED AREA. (§112 ATTACHMENT 6)

CLIENT:  
 LINK  
 LINK LOGISTICS  
 1 FAYETTE STREET, SUITE 280  
 CONSHOHOCKEN, PA 19048  
 PHONE: (287) 705-6222

LANDSCAPE ARCHITECT:  
 STUDIO BRYAN HANES  
 340 N. 12TH STREET, SUITE 415  
 PHILADELPHIA, PA 19107  
 PHONE: 215-923-2858

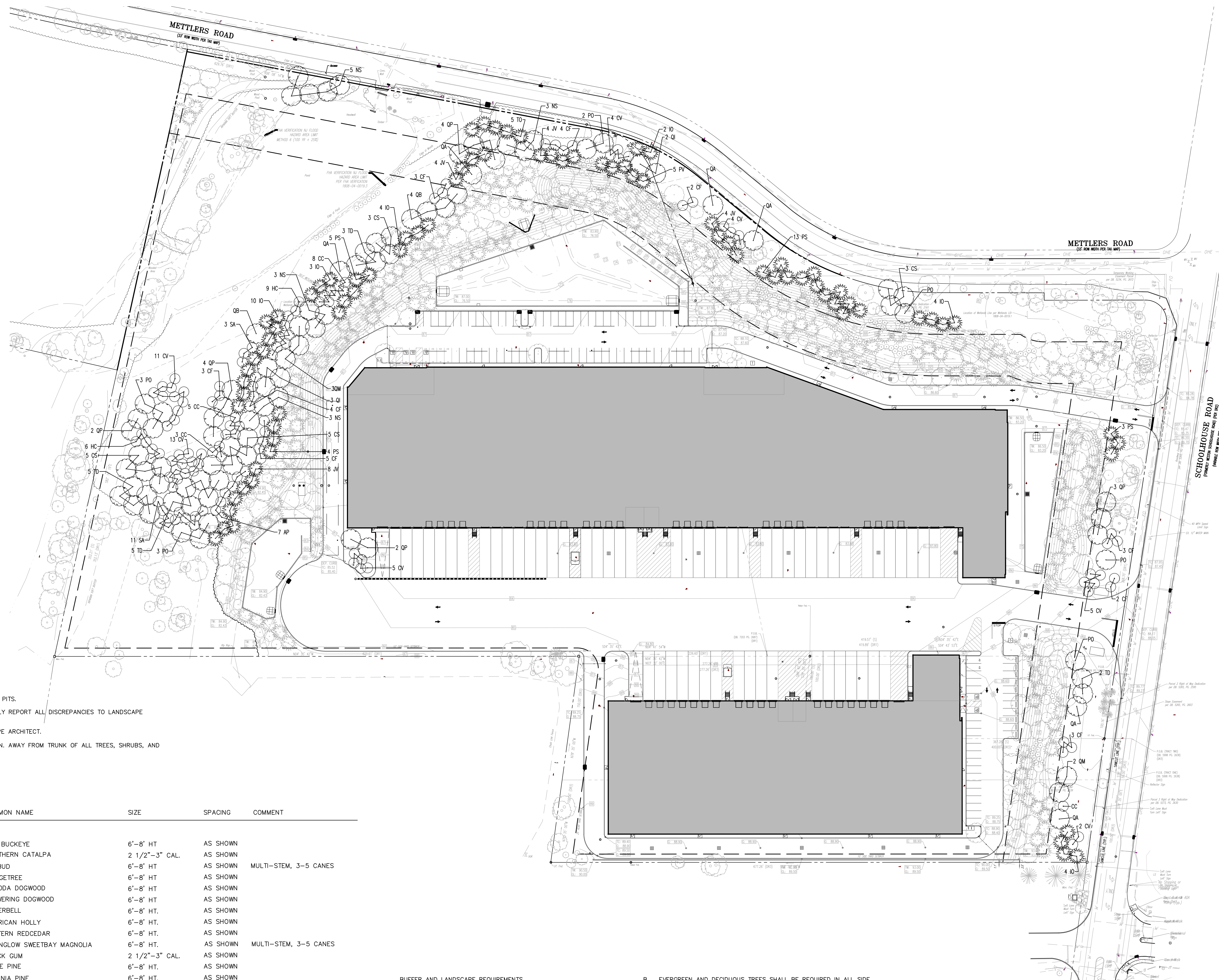
104  
 SCHOOLHOUSE  
 SOMERSET, NJ

**PLANTING  
 PLAN**

SCALE: 1" = 50'-0"  
 DRAWN BY: BH  
 CHECKED BY: BH  
 CAD FILE:  
 DATE: 11/22/2022  
 PROJECT NO.: 2209 (SBH)

REVISIONS	DATE	DESCRIPTION
	11/22/2022	TOWNSHIP REVIEW

L1.00  
 NOT FOR CONSTRUCTION



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**PLANT SCHEDULE**

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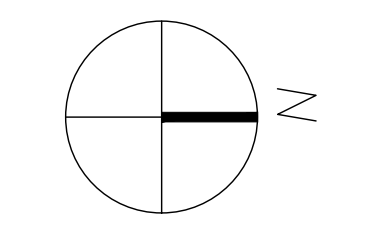
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