

RECEIVED

MAR 13 2023

SYCAMORE TOWNSHIP, OH
DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236
513.792.7250 PHONE 513.792.8571 FAX

SYCAMORE TWP.

ZONING COMMISSION APPLICATION

FEES:

ZONE CHANGE \$1,000 MINOR ADJUSTMENT TO A PUD \$200
PUD I \$1,000 MAJOR ADJUSTMENT TO A PUD \$1,000
PUD II \$1,200 MINOR ADJUSTMENT TO LASR \$200
LASR \$1,000 MAJOR ADJUSTMENT TO LASR \$1,000

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

APPLICATION NUMBER

2023-03MA

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8099 Cornell Road

ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER Reconstructive Orthopaedics Properties, LLC	8099 Cornell Road	Cincinnati	OH	45249	513-530-3500
CONTRACTOR TBD					
DESIGNER Abercrombie & Associates, Inc.	8111 Cheviot Road, #200	Cincinnati	OH	45247	513-385-5757
APPLICANT Abercrombie & Associates, Inc.	8111 Cheviot Road, #200	Cincinnati	OH	45247	513-385-5757
APPLICANTS E-MAIL ADDRESS craiga@abercrombie- associates.com					

3. ZONING COMMISSION ACTION REQUESTED:

ZONE CHANGE FROM ZONE _____ TO ZONE _____

PUD I PUD II LASR

MAJOR ADJUSTMENT TO A PUD MINOR ADJUSTMENT TO A PUD

MAJOR ADJUSTMENT TO A LASR MINOR ADJUSTMENT TO A LASR

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

Existing Medical Office Building & Parking Area - 12 new spaces to be added.


5. SQUARE FEET: 26,930 SF 6. USE: Medical Office 7. HEIGHT: One-Story

8. EST. START DATE: 06/01/23 9. EST. FINISH DATE: 07/01/2023 10. # OF SIGNS: 1 (Ex)

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.


APPLICANT'S SIGNATURE DATE 3/13/23


PROPERTY OWNER'S SIGNATURE DATE 3/13/23



Abercrombie
& Associates, Inc.

Civil Engineering + Surveying

March 13, 2023

Sycamore Township
8099 Cornell Road
Cincinnati, Ohio 45249

Attn: Jeff Uckotter
Planning & Zoning, Administrator

Re: Beacon Orthopaedics & Sports Medicine
PUD Major Modification
Our Job No.: 23-0039

Mr. Uckotter:

On behalf of Beacon Orthopaedics & Sports Medicine, please see attached submittal materials to request consideration of a PUD Major Modification for the above-referenced property. The reason for this request is that Beacon, based on the continued success of the facility, needs additional parking & if approved, twelve (12) new spaces will be able to be accommodated on-site. The area of new construction, including boundary buffer, is 3,600 s.f. & the total site area is 2.3576 acres. The surrounding land uses are very compatible to medical office use as the north side of Cornell is education, the site to the east is office, southeast is office/retail & southwest is Interstate 275. The property continues to be utilized under its proposed use under the previous PUD approval & addition of this small parking area will not have an adverse effect on the community objectives/plans, character of the immediate area, adjacent property or public facilities & services.

Please review the attached documents & place this project on the April 10 agenda of the Sycamore Twp. Zoning Commission. Feel free to contact me with any questions or comments.

Sincerely,

ABERCROMBIE & ASSOCIATES, INC.

Craig T. Abercrombie, P.S./LEED AP
Vice President of Business Operations/Project Manager

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McGill Smith Punshon, Inc.

SYCAMORE TWP.



DESCRIPTION FOR: Reconstructive Orthopaedics & Sports Medicine, Inc.

LOCATION: Cornell Road
2.3576 Acres

Situate in Section 6, Town 4, Entire Range 1, Miami Purchase, Sycamore Township, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a point in the south line of said Section 6, said point being witnessed by an existing iron pin lying 1.8 feet south and 0.2 feet east and lies South 83°09'00" West, 785.84 feet from an existing spike at the southeast corner of said Section;

Thence, continuing with said south line, South 83°09'00" West, 213.56 feet to an existing iron pin in the northeasterly limited access right-of-way line of Interstate 275;

Thence, with said limited access right-of-way, the following three (3) courses and distances:

- 1.) North 55°32'21" West, 102.57 feet to an existing iron pin;
- 2.) North 49°39'38" West, 212.99 feet to an existing iron pin;
- 3.) North 58°43'02" West, 55.77 feet to an existing iron pin in the south line of Cornell Road;

Thence, leaving said limited access right-of-way, with said south line, North 79°27'44" East, 466.43 feet to an existing iron pin and North 83°09'00" East, 53.77 feet to an existing iron pin, said pin also being at the northwest corner of Cornell Road Office Condominiums, Phase One, as recorded in P.B. 406, Pgs. 26-28, Hamilton County, Ohio Recorder's Office;

Thence, leaving said south line, with the west line of said Condominium, South 01°03'00" West, 291.16 feet to the POINT OF BEGINNING.

Containing 2.3576 acres of land.

Subject to all legal highways, easements and restrictions of record.

Being part of the same premises conveyed to CKDC Group Northpointe, LLC by deed recorded in Official Record Book 10484, Page 780, Hamilton County, Ohio Recorder's Office.

The above description was prepared by McGill Smith Punshon, Inc., under the direction of Jerry L. Keller, P.S., Ohio Registration No. 7584. The bearings in the above description are based on deed to Tomiko Wheeler as recorded in D.B. 5552, Pg. 912, Hamilton County, Ohio Recorder's Office.

Prepared by: McGill Smith Punshon, Inc.

Date: July 8, 2008

MSP No.: 00477.12

00477123-CLJ-EG-2_3576ac.doc

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 7/14/08 Q1

CAGIS - 7-15-08 RT

Engineers ■ Architects ■ Surveyors ■ Planners ■ Landscape Architects

3700 Park 42 Drive ■ Suite 190B

Cincinnati, Ohio ■ 45241-2097

513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunshon.com

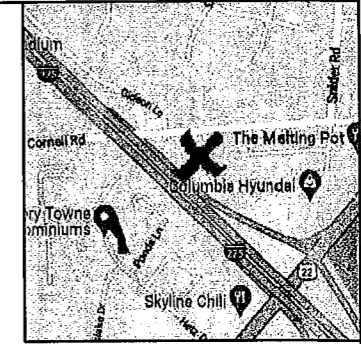
*Correct
600-23-35
PLAT
ST. EASEMENT.
PAR. 41*

*S.S.
Correct plat
to read
2.3576 Ac.
Cornell Rd.
ST. EASE.
(35; 41)
600-23-*

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SYCAMORE TWP.



VICINITY MAP



PUD MAJOR MODIFICATION FOR
NORTHPOINTE OFFICE PARK

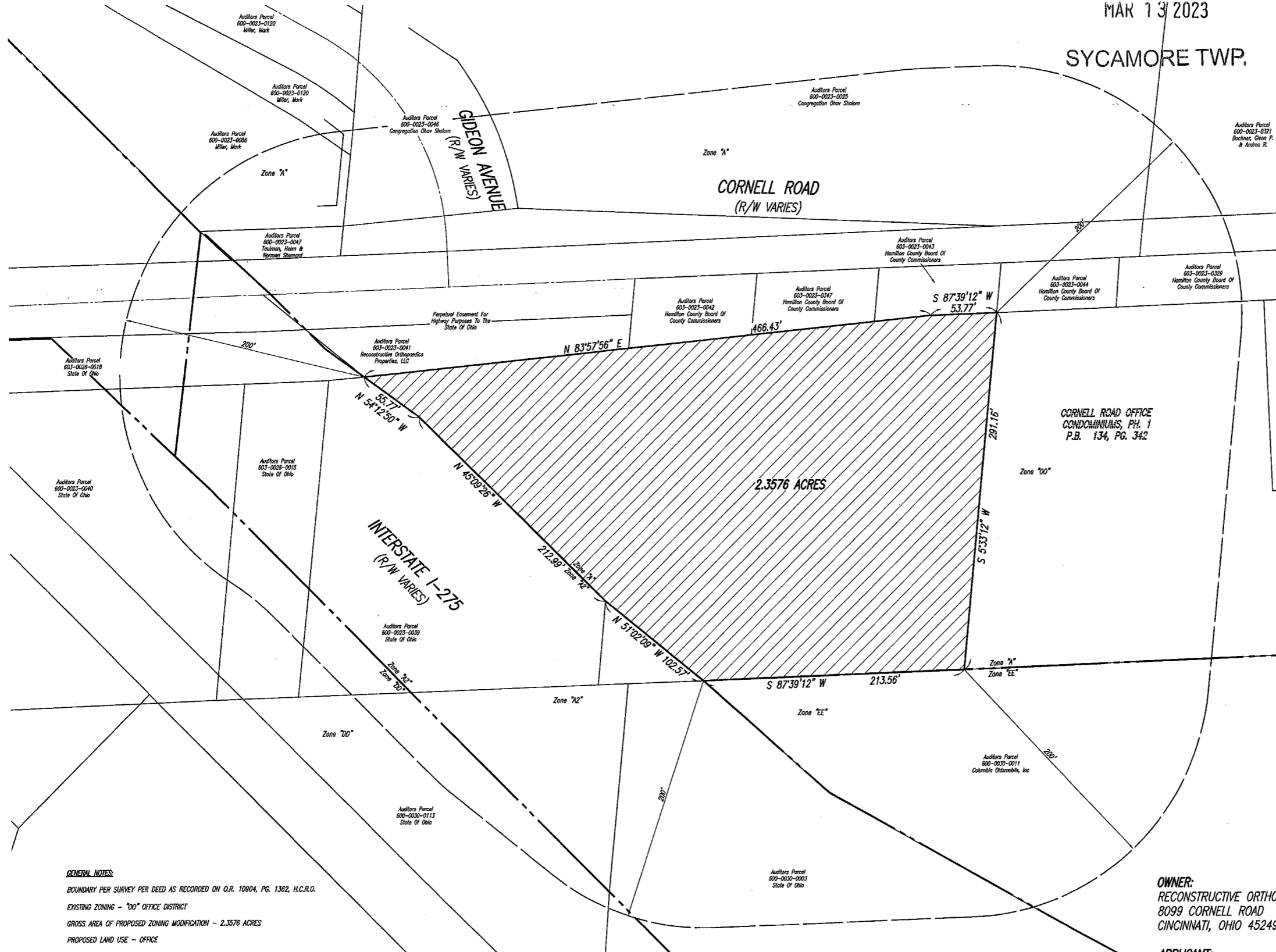
DATE	3-13-23
DRAWN BY	G.R.
CHECKED BY	C.A.
SCALE	1" = 40'
REVISIONS	
FILE	DATA\OR-PUD-NORTHPOINTE

ZONING PLAT
 NORTHPOINTE OFFICE PARK
 SECTION-16, TOWN-4, RANGE-1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

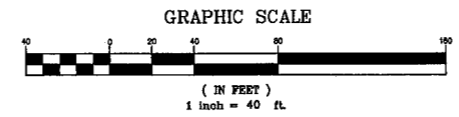
Abernombie & Associates, Inc.
 Civil Engineering & Surveying
 8111 Chevrolet Road, Suite 200
 Cincinnati, Ohio 45247
 513-388-5727
 www.abernombie-associates.com

1-800-362-2764

Job No. 23-0039 1 1



GENERAL NOTES:
 BOUNDARY PER SURVEY PER DEED AS RECORDED ON O.R. 10804, PG. 1362, H.C.R.O.
 EXISTING ZONING - "OO" OFFICE DISTRICT
 GROSS AREA OF PROPOSED ZONING MODIFICATION - 2.3576 ACRES
 PROPOSED LAND USE - OFFICE

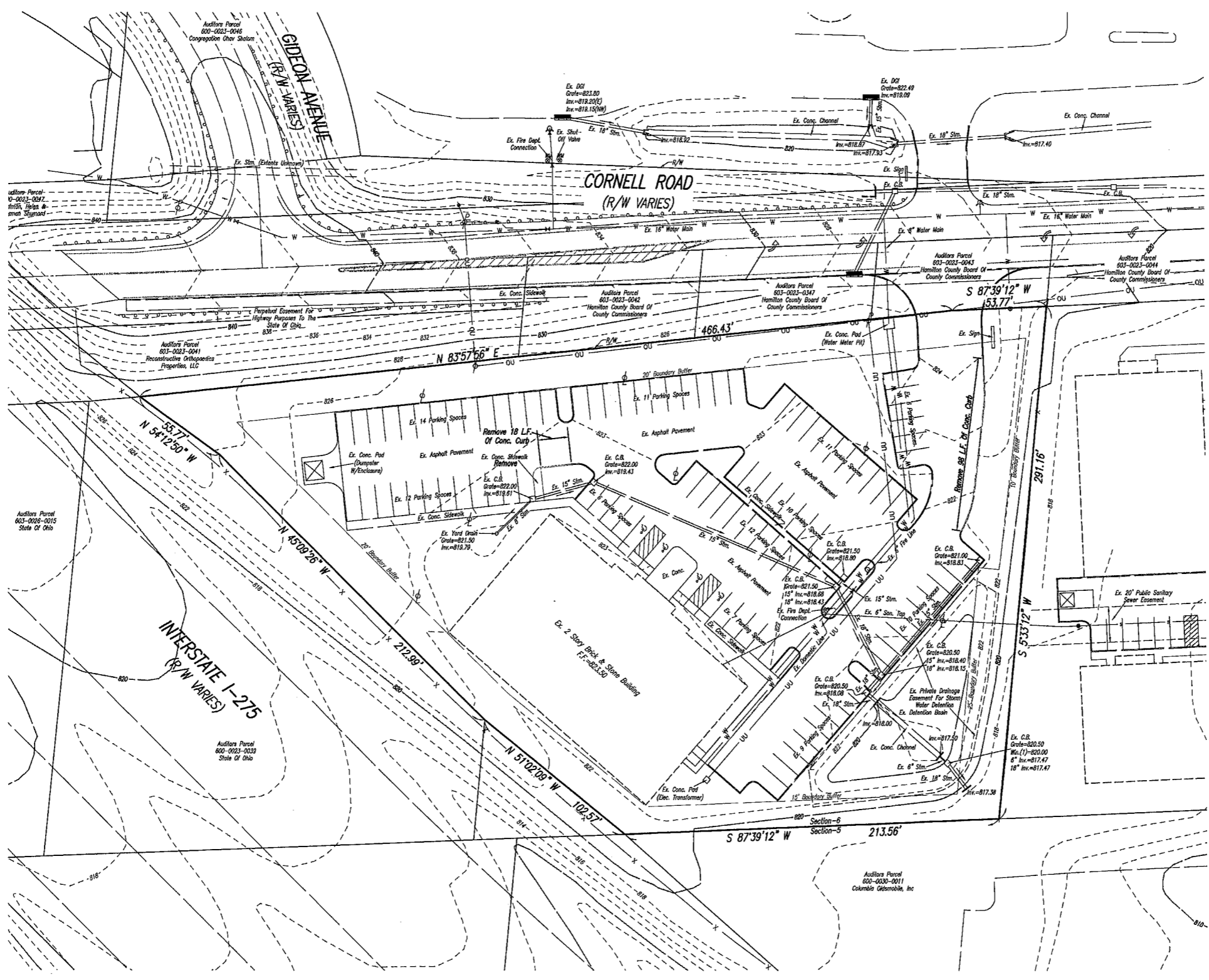
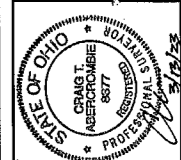


OWNER:
 RECONSTRUCTIVE ORTHOPAEDICS PROPERTIES, LLC
 8099 CORNELL ROAD
 CINCINNATI, OHIO 45249

APPLICANT:
 BEACON ORTHOPAEDICS & SPORTS MEDICINE
 8099 CORNELL ROAD
 CINCINNATI, OHIO 45249
 (513) 530-3500



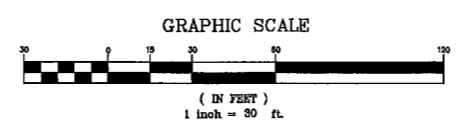
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LEGEND

	Ex. Light Pole
	Ex. Utility Pole
	Ex. Guy Wire
	Ex. Electric Box
	Ex. Sign
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Water Meter
	Ex. Clean Out
	Ex. Catch Basin
	Ex. Double Gutter Inlet
	Ex. Overhead Utility Lines
	Ex. Underground Utility Lines
	Ex. Guardrail

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DESIGN.



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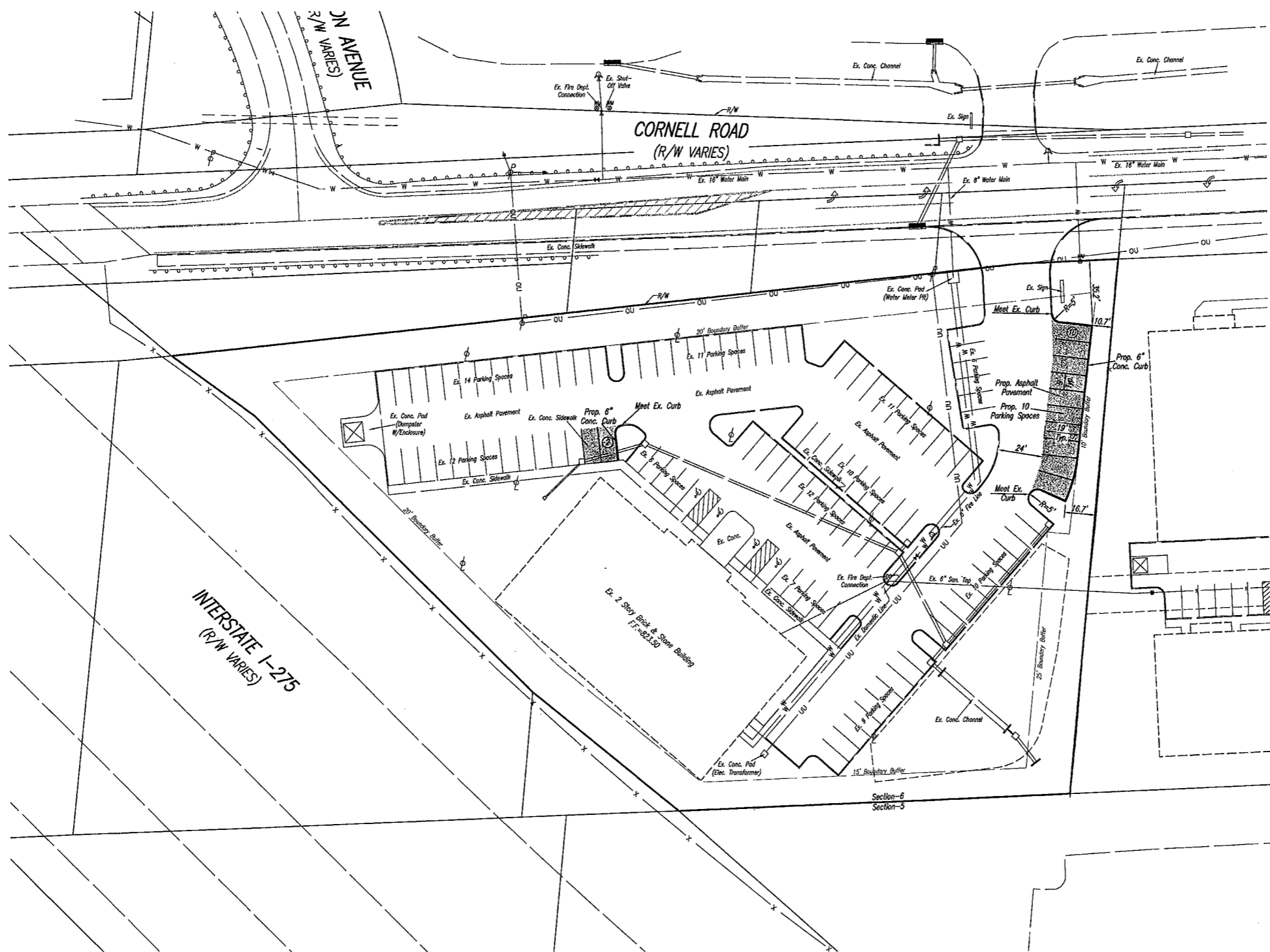
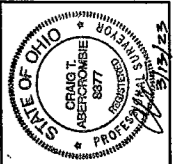
**PUD MAJOR MODIFICATION FOR
NORTHPOINTE OFFICE PARK**

Date	3-13-23
Drawn By	G.R.
Checked By	C.A.
Scale	1" = 30'

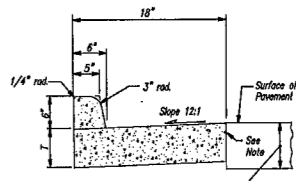
EXISTING CONDITIONS PLAN
NORTHPOINTE OFFICE PARK
SECTION-16, TOWN-4, RANGE-1
STAMMERE TOWNSHIP
HAMILTON COUNTY, OHIO

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Civil Engineering + Surveying
8111 Chevrolet Road, Suite 200
Cincinnati, OH 45247
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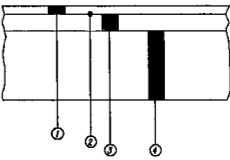


TYPE 2 CURB & GUTTER



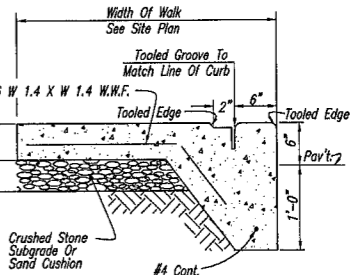
As Shown on Typical Sections in Plans
 Ditch joints shall be provided between combined curb-and-gutter and new or existing rigid pavements, with the bars or hook bolts provided at intervals of 5'. See SDP-2.1 for details of the bars and hook bolts.
 If the combined curb-and-gutter adjoins a new rigid base or an existing rigid base on pavement that is to be surfaced with bituminous material, a butt joint shall also be provided. However, the bars or hook bolts shall be omitted when the vertical overlap (V) in detail below between the curb-and-gutter and rigid pavement is less than 7'.

MEDIUM DUTY PAVEMENT DETAIL



- ① Item 404 1 1/2" Surface Course
- ② Item 407 Tack Coat
- ③ Item 301 2" Base Course
- ④ Item 304 6" Base Course

SIDEWALK DETAIL

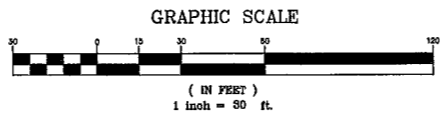


NOTE: EXISTING LIGHTING TO REMAIN UNCHANGED

- GENERAL LAYOUT NOTES:**
1. TOTAL SITE ACREAGE: 2.3576 ACRES
 2. ZONING: "OO" OFFICE
 3. PARKING SPACES:
 EXISTING PARKING SPACES = 108 SPACES
 PROP. PARKING SPACES = 12 SPACES
 TOTAL = 120 SPACES
 4. PROPOSED LAND COVERAGE:

	AREA (Sq. Ft.)
BUILDING FOOTPRINT	13,464
PARKING & DRIVE AREAS:	42,737
WALKWAYS	1,574
OTHER	384
TOTAL	58,159

 IMPERVIOUS SURFACE RATIO (ISR) 56.6%



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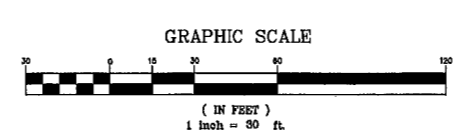
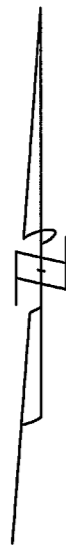
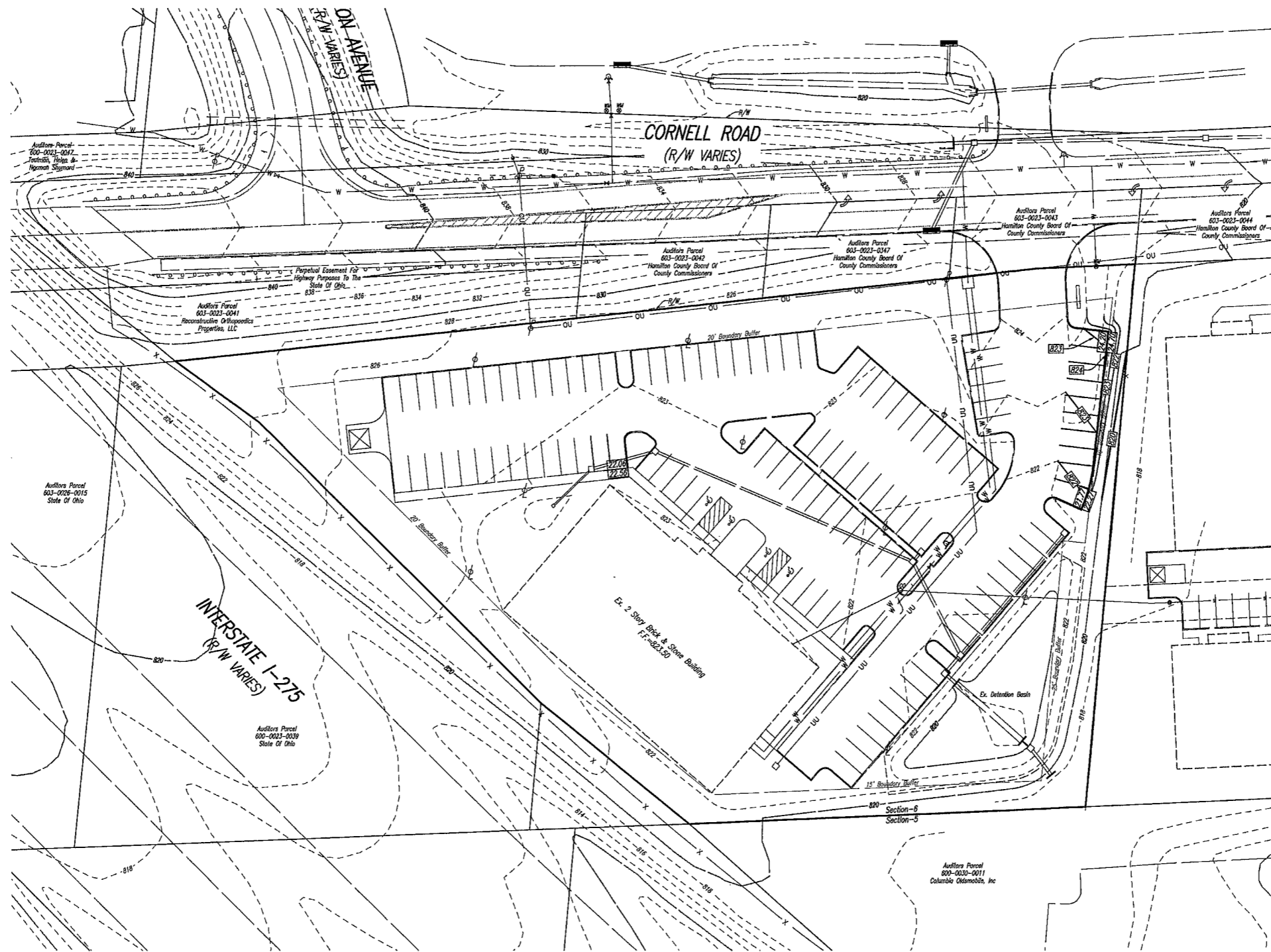
**PUD MAJOR MODIFICATION FOR
 NORTHPOINTE OFFICE PARK**

DATE	3-13-23
DRAWN BY	G.R.
CHECKED BY	C.A.
SCALE	1" = 30'
REVISIONS	
DATE	DATE/DR-PROJ-PUD

SITE LAYOUT PLAN
NORTHPOINTE OFFICE PARK
 SECTION-16, TOWN-4, FRANGE-1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

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**PUD MAJOR MODIFICATION FOR
NORTHPOINTE OFFICE PARK**

Date	3-13-23
Drawn By	G.R.
Checked By	C.A.
Scale	1" = 30'
REVISIONS	
	DATE: 03-13-23 BY: G.R./C.A.

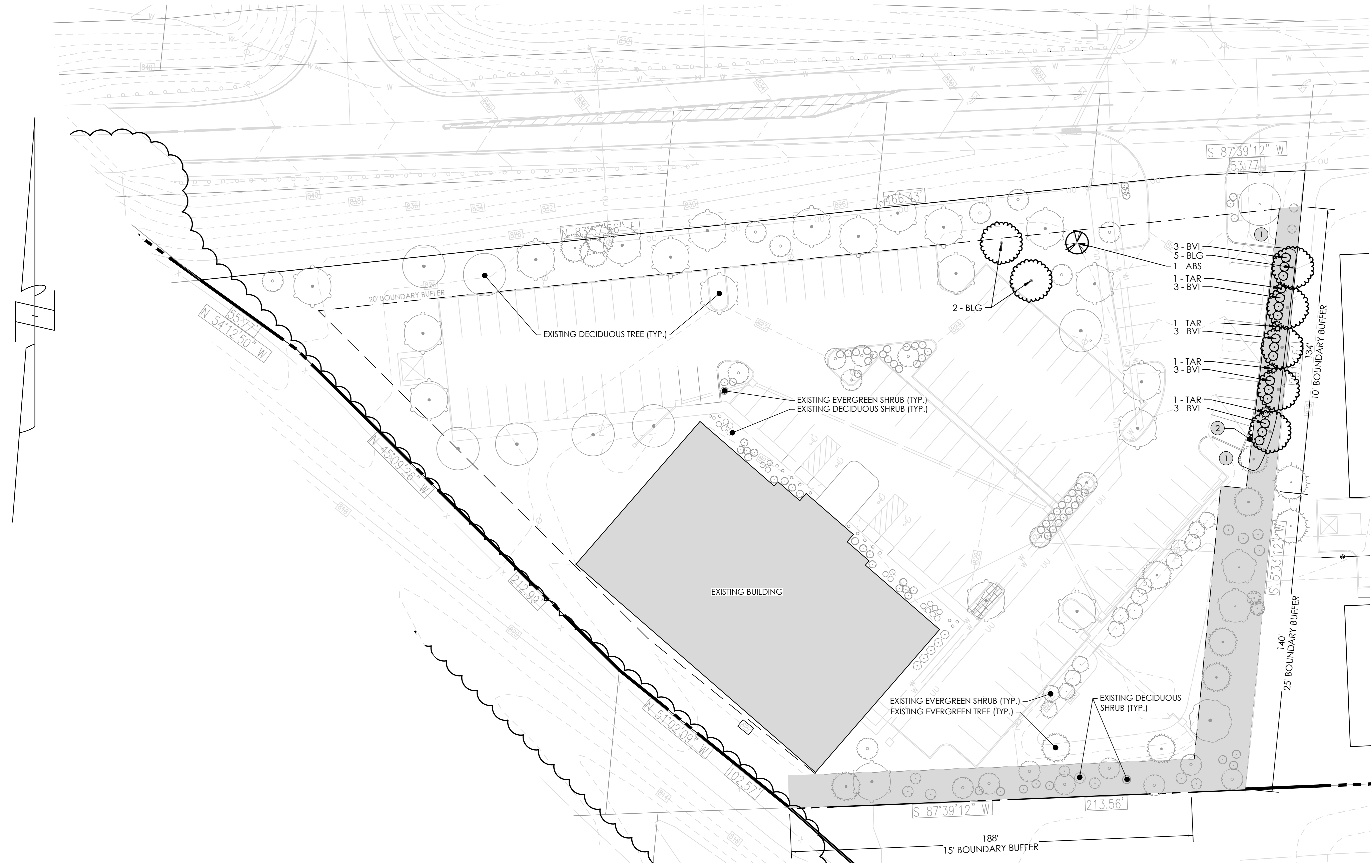
GRADING PLAN
NORTHPOINTE OFFICE PARK
 SECTION-16, TOWN-4, RANGE-1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

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23-0039

Sheet
3 of **5**



SYCAMORE TOWNSHIP ZONING RESOLUTION, HAMILTON COUNTY OHIO - ZONE 'OO' PLANNED OFFICE DISTRICT

	REQUIRED	PROPOSED		
14-7 BOUNDARY BUFFER - LAND USE CLASS OF DEVELOPMENT PARCEL - III; ADJOINING LAND USE - II; A				
EAST BUFFER (10')	10' WIDE BUFFER - 5 TREES AND 15 SHRUBS PER 100 LF.; 134/100 = 1.34 x 5 = 7 TREES; 1.34 x 15 = 21 SHRUBS	1 EXISTING 4"-12" TREES = 2 TREES 5 PROPOSED TREES 2 EXISTING SHRUBS & 19 SHRUBS PROPOSED		
EAST BUFFER (25')	25' WIDE BUFFER - 2 TREES AND 7 SHRUBS PER 100 LF.; 140/100 = 1.40 x 2 = 3 TREES; 1.40 x 7 = 10 SHRUBS	7 EXISTING 4"-12" TREES = 14 TREES 10 EXISTING SHRUBS		
SOUTH BUFFER (15')	15' WIDE BUFFER - 4.5 TREES AND 10 SHRUBS PER 100 LF.; 188/100 = 1.88 x 4.5 = 9 TREES; 1.88 x 10 = 19 SHRUBS	9 EXISTING 4"-12" TREES = 18 TREES 14 EXISTING SHRUBS 5 PROPOSED SHRUBS		
15-6.1 TREES (CREDIT)				
MINIMUM CALIPER	MINIMUM SURROUNDING LANDSCAPE AREA	MINIMUM WIDTH OF LANDSCAPE AREA	NUMBER OF TREES CREDITED	TOTAL EX. TREES
EAST BUFFER (10') 4" - 12"	150 SF	5 FT	1	2
EAST BUFFER (25')	150SF	5 FT	7	14
SOUTH BUFFER (15')	150SF	5 FT	9	18

CODED NOTES

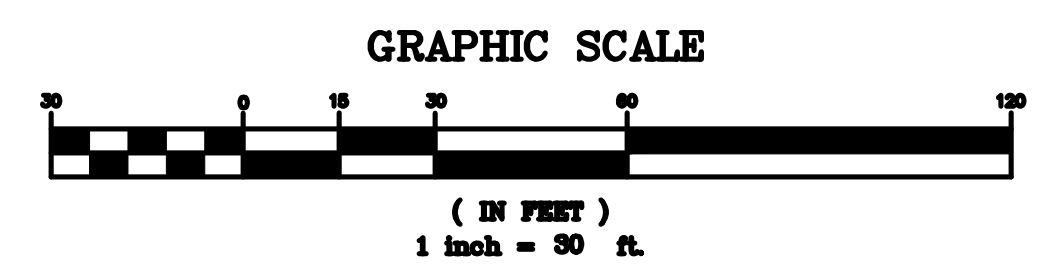
- ① SEEDED LAWN
- ② LANDSCAPE BED

PLANT SCHEDULE BUFFER

SHADE TREES	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE
BLG	5	Nyssa sylvatica / Black Gum	2' - 2 1/2" CAL. B&B	30'-50" x 20'-30'
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE
BVI	15	Viburnum nudum 'Bulk' TM / Brandywine Viburnum Min. 18" ht. or 24" sp. at installation	#5 CONT.	5'-6" x 5'-6"
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE
TAR	4	Thuja occidentalis 'Techny' / Techny Arborvitae	4'-5" B&B	10'-15" x 6'-10"

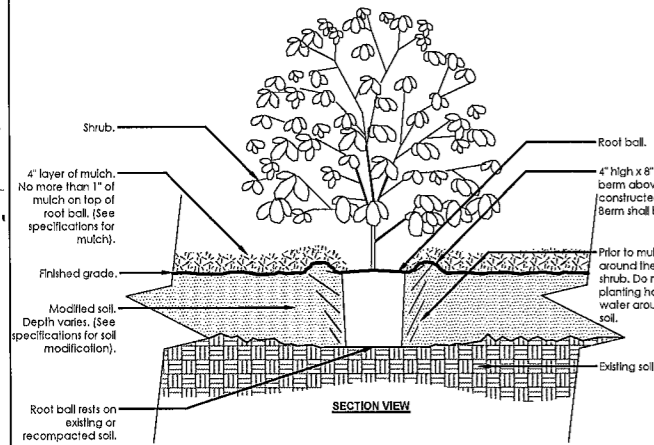
PLANT SCHEDULE INTERIOR

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE
ABS	1	Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	6'-7" B&B	15'-25" x 15'-25"
SHADE TREES	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE
BLG	2	Nyssa sylvatica / Black Gum	2' - 2 1/2" CAL. B&B	30'-50" x 20'-30'



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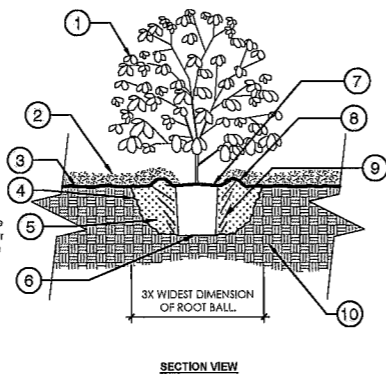




Notes:
 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 2- See specifications for further requirements related to this detail.

1 SHRUB - MODIFIED SOIL
 3/4" = 1'-0"

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 P-CO-ALT-05

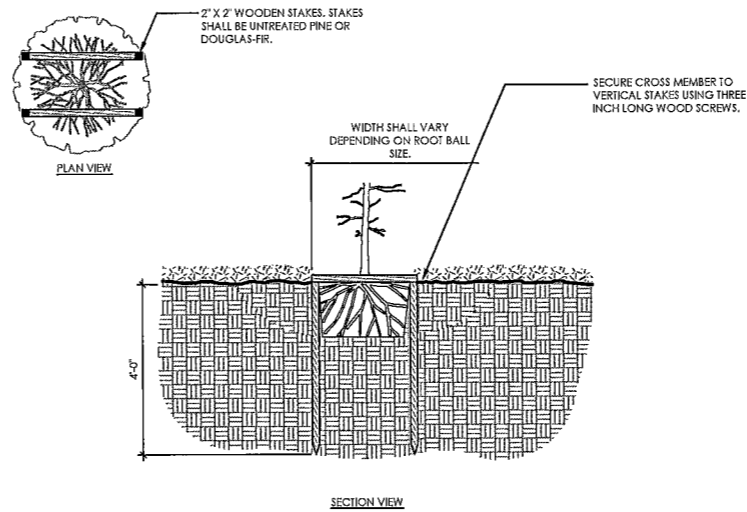


NOTES:
 1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

2 SHRUB - UNMODIFIED SOIL
 1/2" = 1'-0"

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 P-CO-ALT-02

- 1 SHRUB.
- 2 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
- 3 FINISHED GRADE.
- 4 SLOPE SIDES OF LOOSENESED SOIL.
- 5 LOOSENESED SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
- 6 4" HIGH X 8" WIDE ROUND-TOPPED SOIL BERM ABOVE ROOT BALL. BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL PERIPHERY.
- 7 PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LITS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 8 4" HIGH X 9" WIDE ROUND-TOPPED SOIL BERM ABOVE ROOT BALL. SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- 9 PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LITS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 10 EXISTING SOIL.



3 TREE STAKING - STAPLE
 1/2" = 1'-0"

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 P-CO-ALT-03

General Planting Notes

1. The landscape contractor is to verify locations of all utilities with the owner, owner's representative, general contractor, construction manager or design builder and utility companies prior to beginning construction. The landscape contractor is responsible for determining in the field actual locations and elevations of existing utilities; whether indicated on plans or not. The landscape contractor must call the utilities protection service a minimum of two (2) full days prior to construction. The landscape contractor shall be fully responsible for damage to any utility lines which is caused by their actions or the actions of their consultants.
2. The landscape contractor shall examine the finished surface, grade accuracy and topsoil for depth and quality; refer to specifications (if applicable); if conditions are unsatisfactory, notify owner, owner's representative, general contractor, construction manager or design builder and do not begin work until conditions have been corrected.
3. After the landscape installation, repair all damages made to existing conditions to owner's, owner's representative's, general contractor's, construction manager's or design builder's satisfaction.
4. All plant materials shall conform to the standards of the American Nursery and Landscape Association and shall have passed inspection required under state regulations. Call (202)-789-2900 to obtain a copy of the American Standard for Nursery Stock booklet.
5. All nursery stock identification tags shall not be removed from any planting prior to inspection and approval of installation by the owner's representative.
6. All plantings to be contained within bark mulched edged bed. All trees located within lawn areas are to be contained with a 5' mulch ring. Bark mulch shall be finely shredded hardwood, dark in color or approved by the owner/owner's representative.
7. Seed all disturbed lawn areas that are not landscaped unless specifically called out for sod.
8. The landscape contractor, is responsible for maintaining positive drainage in lawn areas. The landscape contractor is responsible for plants livability. Refer to front and specifications if applicable.
9. Any landscape contractor recommended substitutions must be approved by EDRK Design and Sycamore Township Planning & Zoning Department prior to installation. Unapproved substitutions shall be removed and replaced with appropriate plants, at contractor's expense.
10. A complete list of plants, including a schedule of sizes, quantities, and other comments is shown on the drawings (if required). In the event that quantity discrepancies or material omissions occur in the plant schedule, the planting plans shall govern.
11. The landscape contractor is responsible for compliance with all federal, state and local ordinances and shall make consultants aware of these ordinances.
12. The landscape contractor to coordinate construction staging and material stockpiling with the owner or owner's representative.
13. During all phases of construction activities, if contractor encounters any "solid waste material" (excluding clean hard fill) the general contractor, construction manager, design builder, owner or owner's representative shall be contacted immediately for further direction.
14. The landscape contractor shall clean streets of mud and debris generated by their construction activities or their subcontractor's construction activities; pursuant with local code requirements.
15. The landscape contractor shall coordinate with the owner or owner's representative to provide for appropriate care of existing plant material and newly landscaped and seeded/sodded areas during construction.
16. All street tree locations (when applicable shall be coordinated with driveway, fire hydrant, and street light locations as well as other utilities as required.

Plant Mix - Landscape Beds - General Notes

- Topsoil: fertile, agricultural soil, typical for locality, capable of sustaining vigorous plant growth, taken from drained site; free of subsoil, clay or impurities, plants, weeds and roots; minimum ph value of 6.0 and a maximum 6.8; organic matter to exceed 1.5%, magnesium to exceed 100 units; phosphorus to exceed 150 units; potassium to exceed 120 units; soluble salts/conductivity not to exceed 900 ppm/0.9 mmhos/cm in soil.
- A. Identify source location of topsoil proposed for use on the project.
 B. Provide topsoil free of substances harmful to the plants, which will be grown in the soil.
- Loam soil: composed of 40% sand, 40% silt, and 20% clay
- Peat moss: shredded, loose, sphagnum moss; free of lumps, roots, inorganic material or acidic materials; minimum of (85) eighty-five percent organic material measured by oven dry weight, a ph range of (4 to 5) four to five; and a moisture content of (30) thirty percent.
- Bone meal: raw, finely ground, commercial grade, minimum 3% nitrogen, 20% phosphorous.
- Compostaged leaf compost
- Lime: ground limestone, dolomite type, minimum 95% carbonates.
- Water: clean, fresh, and free of substances or matter capable of inhibiting vigorous growth of plants.
- Fertilizer: commercially approved 12-12-12 (12% nitrogen, 12% phosphoric acid, and 12% potash by weight), 1/4 of nitrogen in the form of nitrates; 1/4 in the form of ammonia salt, and 1/2 in the form of organic nitrogen.
- Provide pre-mixed planting mixture for use around the root ball/roots of the plants consisting of 5 parts topsoil, 1-part peat moss, 1 part lime, 10 lbs. fertilizer (per cubic yard) and 2 1/3 lbs. of bone meal (per cubic yard) or approved equal.
- Provide pre-mixed planting mixture for use around seasonal flowers planted in non-raised landscape beds consisting of equal parts topsoil, compost, and peat moss.

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Date	3-13-23
Drawn by	D.J.F.
Checked by	D.J.F.
Scale	AS SHOWN

Sheet Title	LANDSCAPE NOTES & DETAILS
Project Title	NORTHPOINTE OFFICE PARK SECTION-16, TOWN-4, RANGE-1 SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
 Civil Engineering + Surveying
 11110 Chillicothe Blvd., Suite 200
 Cincinnati, OH 45245
 513-385-8767
 www.abercrombie-associates.com



1-800-362-2764

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