The Blue
Mixed-Use



CLIENT

circle
DEVELOPMENT OF CINCINNATI

PROJECT INFORMATION

PROJECT: THE BLUE
PHASE: CONCEPT DEVELOPMENT
DATE: 2022/06/09

SHEET TITLE & NUMBER

A - 1

reztark
REZTARK DESIGN STUDIO, LLC
601 MAIN STREET, SUITE 200
CINCINNATI, OH 45202
513-233-3333

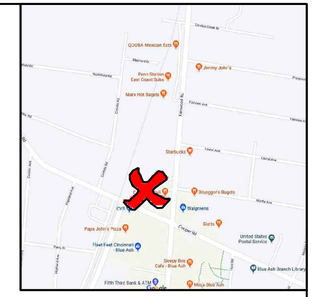
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LEGEND

	Ex. Light Pole
	Ex. Utility Pole
	Ex. Traffic Pole
	Ex. Guy Wire
E	Ex. Electric Manhole
EM	Ex. Electric Meter
E	Ex. Electric Box
T	Ex. Telephone Manhole
T	Ex. Telephone Box
TR	Ex. Traffic Box
A	Ex. A.C. Unit
	Ex. Sign
	Ex. Bollard
M	Ex. Mailbox
C	Ex. Cable Box
	Ex. Fire Hydrant
	Ex. Water Valve
WM	Ex. Water Meter
W	Ex. Water Manhole
G	Ex. Gas Box
GM	Ex. Gas Meter
GS	Ex. Gas Service
	Ex. Gas Valve
GO	Ex. Clean Out
Ex. San. MH	Ex. Sanitary Sewer Manhole
Ex. Stm. MH	Ex. Storm Sewer Manhole
Ex. C.B.	Ex. Catch Basin
	Ex. Double Gutter Inlet
	Ex. Single Gutter Inlet
OU	Ex. Overhead Utility Lines
UU	Ex. Underground Utility Lines
UE	Ex. Underground Electric
UT	Ex. Underground Telephone

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS OBTAINED BY ABERCROMBIE & ASSOCIATES INC. IN MAY 2022. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DESIGN.

ELEVATION DATUM SHOWN IS RELATIVE TO NAVD 88
BASED ON VRS GPS OBSERVATIONS.



VICINITY MAP

BLUE ASH ROAD

COOPER ROAD 60' R/W

KENWOOD ROAD

MYRTLE AVENUE

LAUREL AVENUE

ZONING DOWNTOWN DISTRICT (DT) "RETAIL STRIP CENTER"

ZONING DOWNTOWN DISTRICT (DT) BANK USE
Delta=24°35'46"
R=136.00'
L=58.38'
Chd.=57.94'
N 80°21'02" W

Auditors Parcel 612-0050-0342 City of Blue Ash D.B. 4284, Pg. 1307

Auditors Parcel 612-0050-0520 City of Blue Ash D.B. 4293, Pg. 1345

Auditors Parcel 612-0050-0513 City of Blue Ash D.B. 4377, Pg. 298

Auditors Parcel 612-0050-0505 City of Blue Ash D.B. 4293, Pg. 1345

Auditors Parcel 612-0050-0506 City of Blue Ash D.B. 4301, Pg. 875

Auditors Parcel 612-0050-0507 City Of Blue Ash D.B. 4301, Pg. 875

Auditors Parcel 612-0120-0018 Southwest Ohio Regional Transit Authority O.R. 9308, Pg. 674

Auditors Parcel 612-0050-0498 City of Blue Ash D.B. 4275, Pg. 648

Auditors Parcel 612-0050-0515 Toebben, LTD D.B. 4394, Pg. 672

Auditors Parcel 612-0050-0352 Toebben, LTD D.B. 4394, Pg. 672

Auditors Parcel 612-0050-0514 Toebben, LTD D.B. 4394, Pg. 672

N 16°35'32" E 649.99'

S 87°29'47" E 155.64'

S 87°10'00" E 115.42'

N 75°30'00" E 26.00'

N 68°03'00" W 195.29'

N 68°02'55" W 190.72'

S 5°00'28" W 103.78'

S 5°02'40" W 121.44'

S 2°30'00" W 515.13'

S 2°27'53" W 8.00'

Right-Out/Only

Right-In/Only

Right-In/ Right Out Only

Prop. Apartment Building

Prop. Parking Garage Entrance

Service Drive

Prop. Parking Garage (Level 1)

TOTAL
271,293 Sq. Ft.
6.2280 Acres

Trash/Loading Area

Prop. Retail Building

Prop. Office Building

Prop. Access Drive

Prop. Outdoor Area & Pool Deck

Prop. Pool

Prop. Parking Garage

Overlapping/Upper Floor Line, Typ.

New Parallel Parking

New Striping

New Striping; Extend SB Left Turn, Remove Left Turn Into Site

Ex. Dumpster Enclosure

Ex. Railroad Tracks

Ex. Asphalt Pavement

Ex. Conc. Walk

Ex. Cross Walk

Ex. Depressed Curb

Ex. Single White Line

Ex. Double Yellow Line

Ex. Overhead Utility Line

Ex. Water Line

Ex. Gas Line

Ex. Storm Line

Ex. Sanitary Line

Ex. Underground Telephone

Ex. Underground Electric

Ex. 12" Conc. Water Line

Delta=84°53'00"
R=25.00'
L=37.04'
Chd.=33.74'
S 44°54'10" W

ZONING DOWNTOWN DISTRICT (DT)

RETAIL

VACANT

ZONING RESIDENTIAL HIGH DENSITY (R-3)

SINGLE FAMILY RESIDENCE

Parcels Included In This Development

Owner:9617 Kenwood Road Development LLC
612-0050-0341
612-0050-0342
612-0050-0343
612-0050-0345
612-0050-0346
612-0050-0348
612-0050-0349
612-0050-0489

Owner: City Of Blue Ash
612-0050-0546

OWNER/DEVELOPER:
CIRCLE DEVELOPMENT
10988 DEERFIELD ROAD
BLUE ASH, OHIO 45242

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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Date 6-9-22
Drawn By J.C.
Checked By C.A.
Scale 1" = 40'

REVISIONS

DWG: PRLM\JC-CONCEPT

Sheet Title CONCEPT PLAN

Project Title SECTION-15, TOWN-4, E.RANGE-1
SYCAMORE TOWNSHIP, CITY OF BLUE ASH
HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
513-385-5757
www.abercrombie-associates.com

Job No. 20-0027

1 / 1

BLUE ASH ROAD

COOPER ROAD

COOPER ROAD

KENWOOD ROAD

KENWOOD ROAD

KENWOOD ROAD

ZONING DOWNTOWN DISTRICT (DT)

ZONING DOWNTOWN DISTRICT (DT)

ZONING DOWNTOWN DISTRICT (DT)

ZONING RESIDENTIAL HIGH DENSITY (R-3)

ZONING RESIDENTIAL HIGH DENSITY (R-3)

ZONING RESIDENTIAL HIGH DENSITY (R-3)

ZONING RESIDENTIAL HIGH DENSITY (R-3)

ZONING RESIDENTIAL HIGH DENSITY (R-3)

ZONING DOWNTOWN DISTRICT (DT)

SINGLE FAMILY RESIDENCE

SINGLE FAMILY RESIDENCE

SINGLE FAMILY RESIDENCE

SINGLE FAMILY RESIDENCE

Ex. Railroad Gate Arm

Ex. 12" Conc. Wall

HEDGE CONCEPT



UPRIGHT SHADE TREES

EXAMPLE:
TULIP POPLAR
ARMSTRONG GOLD MAPLE
HORNBEAM
GINKGO
HONEYLOCUST

ORNAMENTAL TREES

EXAMPLE:
REDBUD
CRABAPPLE

SPECIMEN EVERGREEN

ORNAMENTAL GRASS

EXAMPLE:
FEATHER REED
HEAVY METAL

LARGE-MED DECIDUOUS SHRUBS

EXAMPLE:
VIBURNUM
ELDERBERRY
SMOKEBUSH
HYDRANGEA

MED-SMALL DECIDUOUS SHRUBS

EXAMPLE:
KNOCK-OUT ROSE
SPIREA

TALL EVERGREEN SHRUBS

EXAMPLE:
MOUNT BATTAN JUNIPER
RWA JUNIPER
EASTERN RED CEDAR
CANAERTS JUNIPER
BURKS JUNIPER

LOW EVERGREEN SHRUBS

EXAMPLE:
GREY OWL JUNIPER
POYO JUNIPER
DENSE YEW
HICKS YEW
BIRDS NEST SPRUCE

PERENNIALS/ LOW FLOWERING SHRUBS

ARTIFICIAL TURF

BOXWOOD CLOUDING

CONCRETE

SQUARE UNIQUE BOULDERS/ STONE

BOULDERS/ STONE

GOLD GARDEN

BLUE GARDEN

VARIEGATED GARDEN

DECORATIVE PAVEMENT

LAWN

THE BLUE

LANDSCAPE CONCEPT

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
513-607-8098 GAYLE@FRAZERLOUDSPACES.COM 1317 BRIDGE POINT PASS CINCINNATI, OHIO 45245



UPRIGHT SHADE TREES
EXAMPLE: TULIP POPLAR ARMSTRONG GOLD MAPLE HORNBEAM GINKGO HONEYLOCUST

ORNAMENTAL TREES
EXAMPLE: REDBUD CRABAPPLE

SPECIMEN EVERGREEN

ORNAMENTAL GRASS
EXAMPLE: FEATHER REED HEAVY METAL

LARGE-MED DECIDUOUS SHRUBS
EXAMPLE: VIBURNUM ELDERBERRY SMOKEBUSH HYDRANGEA

MED-SMALL DECIDUOUS SHRUBS
EXAMPLE: KNOCK-OUT ROSE SPIREA

TALL EVERGREEN SHRUBS
EXAMPLE: MOUNT BATAN JUNIPER KNAP JUNIPER EASTERN RED CEDAR CANAERTI JUNIPER BURKS JUNIPER

LOW EVERGREEN SHRUBS
EXAMPLE: GREY OWL JUNIPER POND JUNIPER DENSE YEW HICKS YEW BIRDS NEST SPRUCE

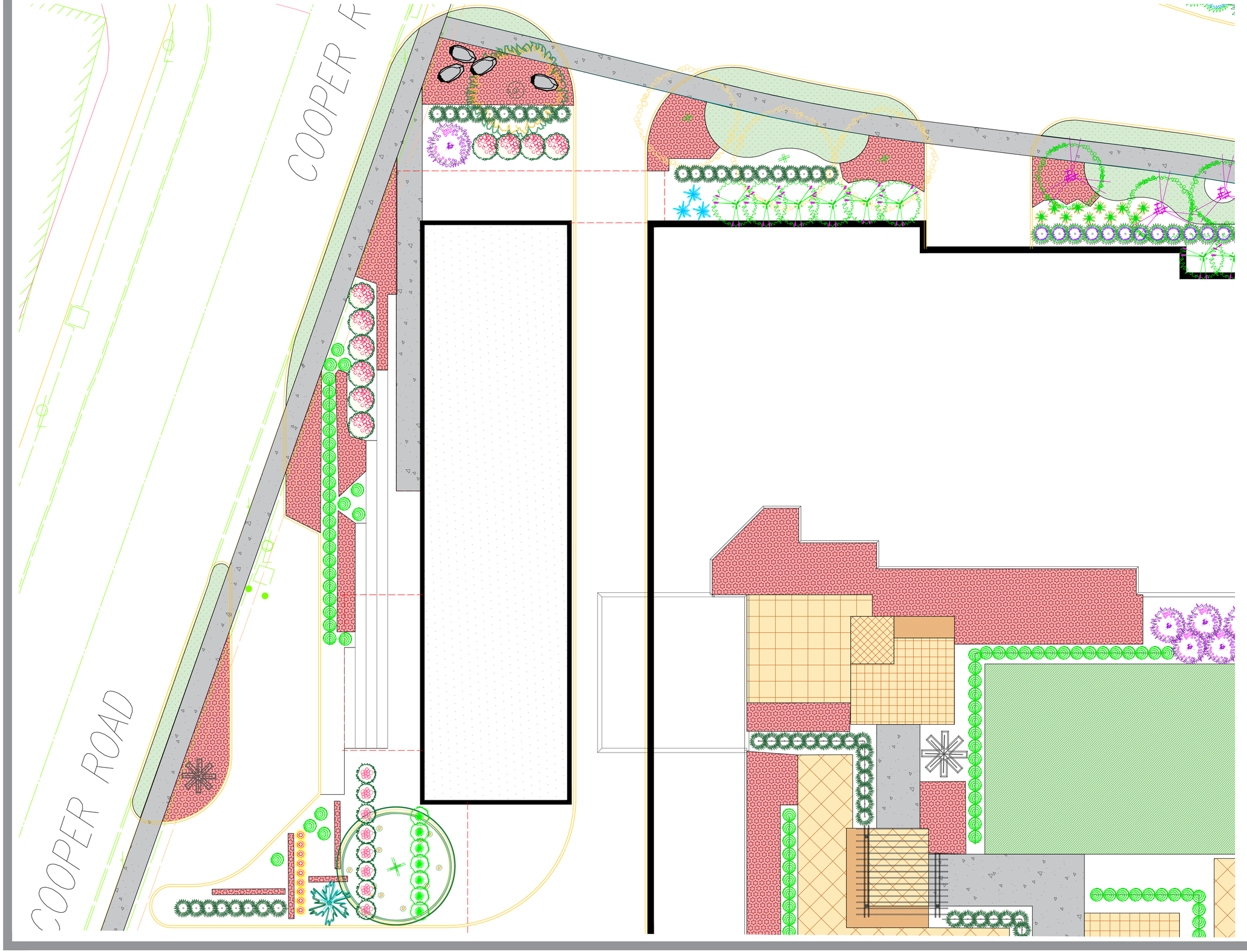
PERENNIALS/ LOW FLOWERING SHRUBS
ARTIFICIAL TURF
BOXWOOD CLOUDING
CONCRETE
SQUARE UNIQUE BOULDERS/ STONE
BOULDERS/ STONE
GOLD GARDEN
BLUE GARDEN
VARIEGATED GARDEN
DECORATIVE PAVEMENT
LAWN

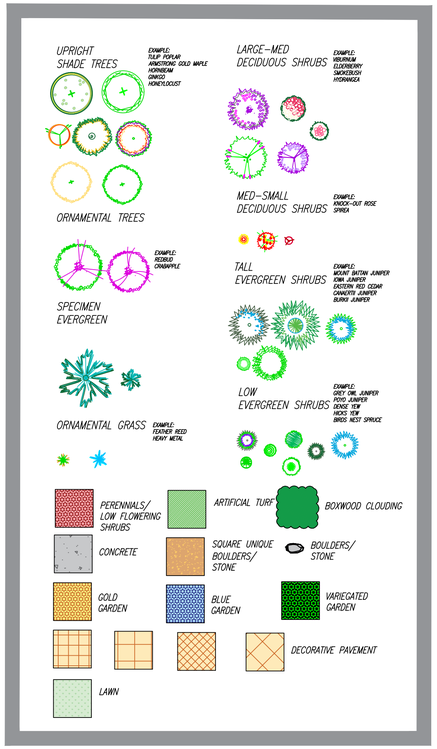
THE BLUE

LANDSCAPE CONCEPT

KENWOOD CORNER

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
513-607-8088 · GAYLE@FRAZERLTDOUTDOORSPACES.COM 7377 BRIDGE POINT PASS CINCINNATI, OHIO 45248



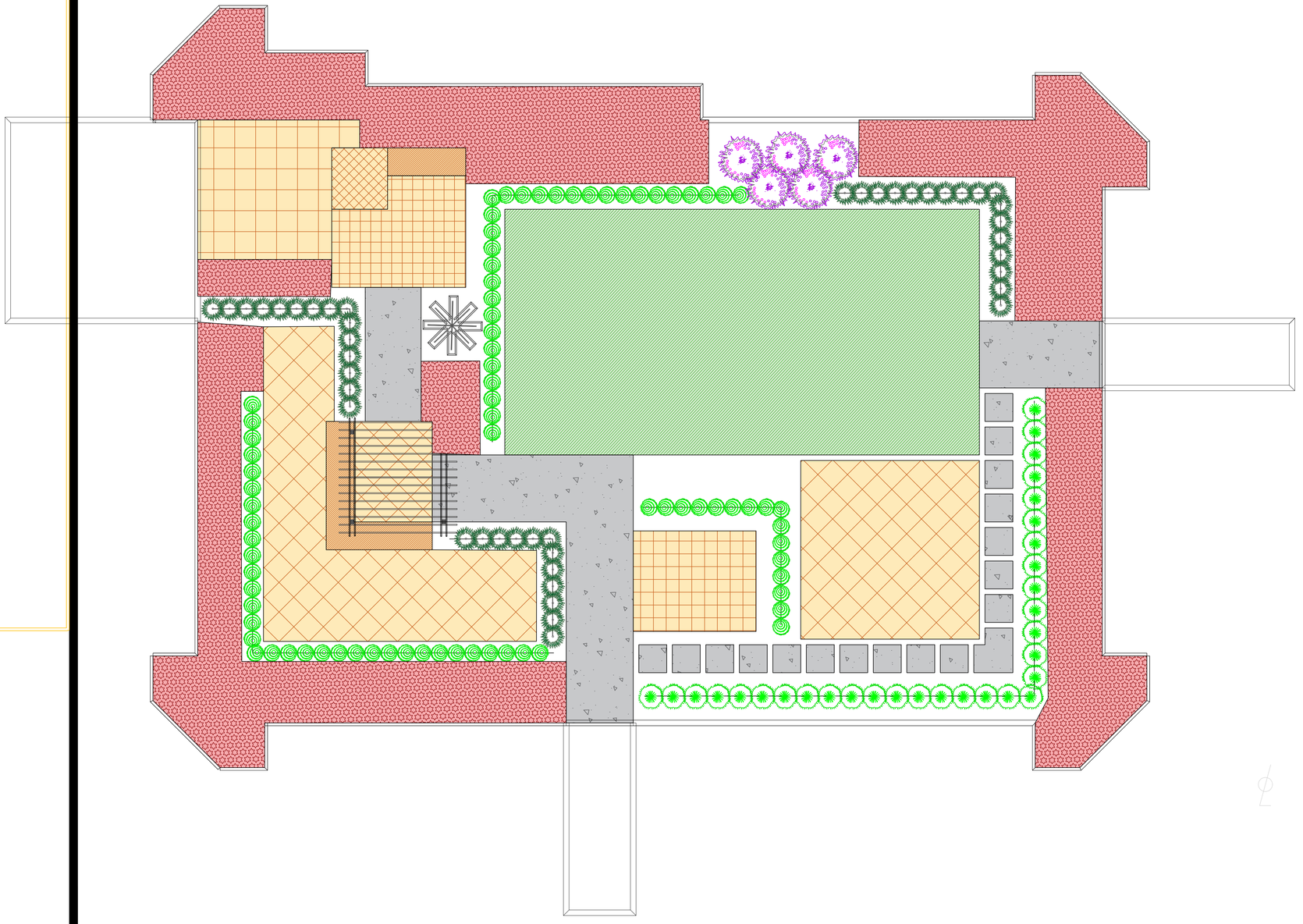


THE BLUE

LANDSCAPE CONCEPT

COOPER ROAD

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
513-607-8048 GAYLE@FRAZERLTDOORSPACES.COM 7377 BRIDGE POINT PASS CINCINNATI, OHIO 45248



UPRIGHT SHADE TREES
EXAMPLE: TULIP POPLAR ARMSTRONG GOLD MAPLE HORNBEAM GINKGO HONEYLOCUST

ORNAMENTAL TREES
EXAMPLE: REDBUD CRABAPPLE

SPECIMEN EVERGREEN

ORNAMENTAL GRASS
EXAMPLE: FEATHER REED HEAVY METAL

LARGE-MED DECIDUOUS SHRUBS
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MED-SMALL DECIDUOUS SHRUBS
EXAMPLE: KNOCK-OUT ROSE SPIREA

TALL EVERGREEN SHRUBS
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LOW EVERGREEN SHRUBS
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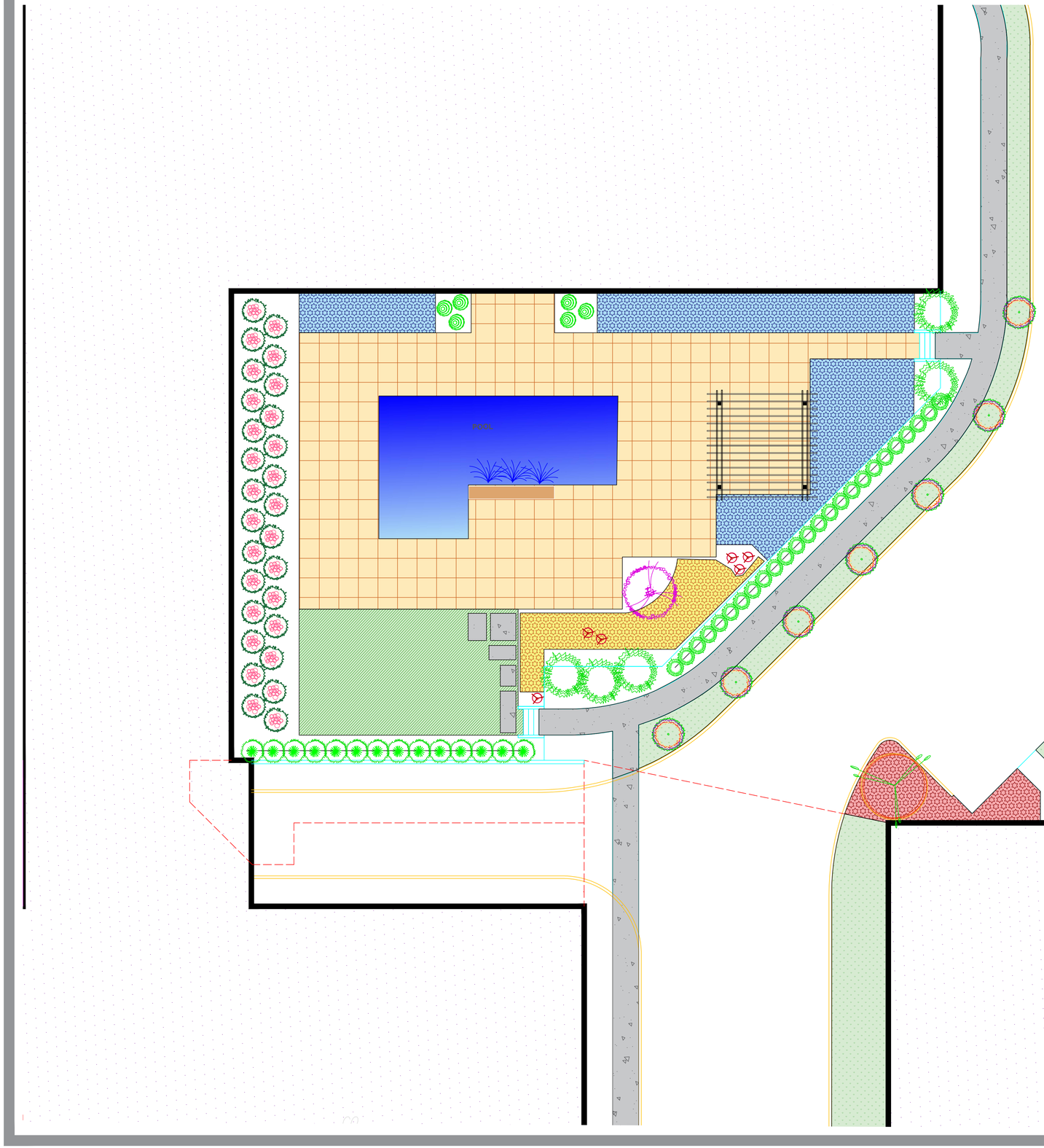
PERENNIALS/ LOW FLOWERING SHRUBS
ARTIFICIAL TURF
BOXWOOD CLOUDING
CONCRETE
SQUARE UNIQUE BOULDERS/ STONE
BOULDERS/ STONE
GOLD GARDEN
BLUE GARDEN
VARIEGATED GARDEN
DECORATIVE PAVEMENT
LAWN

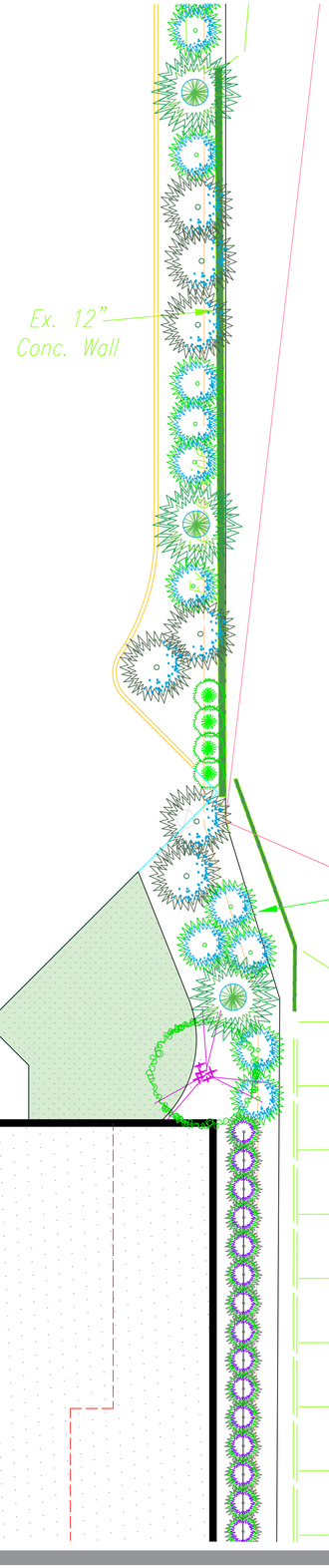
THE BLUE

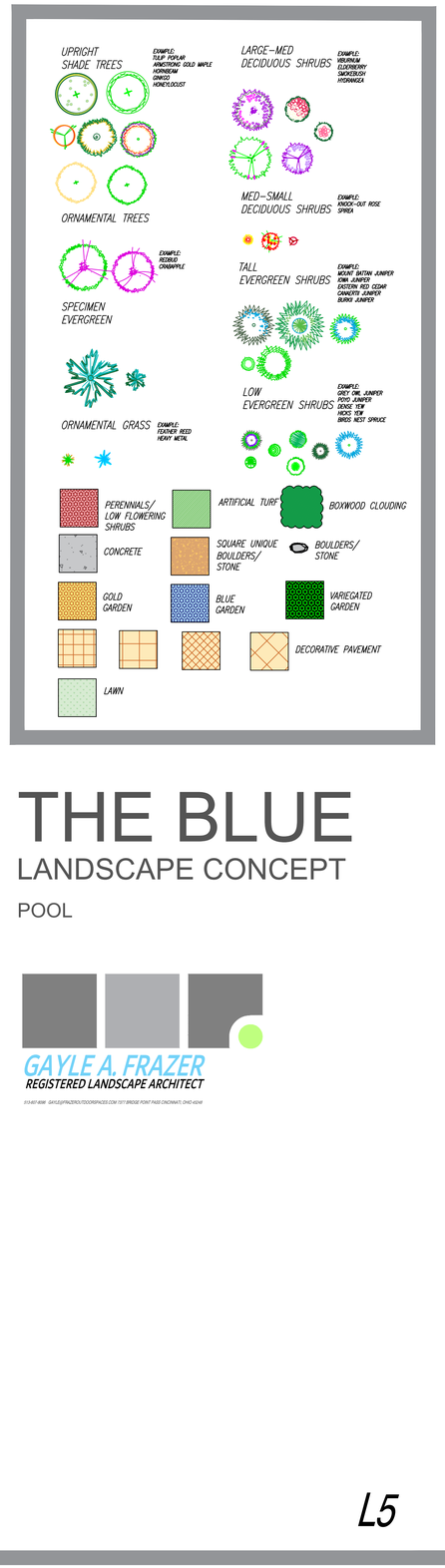
LANDSCAPE CONCEPT

COURTYARD

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
513-607-8048 GAYLE@FRAZERLTD.COM/DESIGNPLACES.COM 1571 BRIDGE POINT PASS CINCINNATI, OHIO 45246







THE BLUE

LANDSCAPE CONCEPT

POOL

GAYLE A. FRAZER
REGISTERED LANDSCAPE ARCHITECT
513-681-6868 GAYLE@FRAZERLTD.COM 7377 BRIDGE POINT PASS CINCINNATI, OHIO 45244



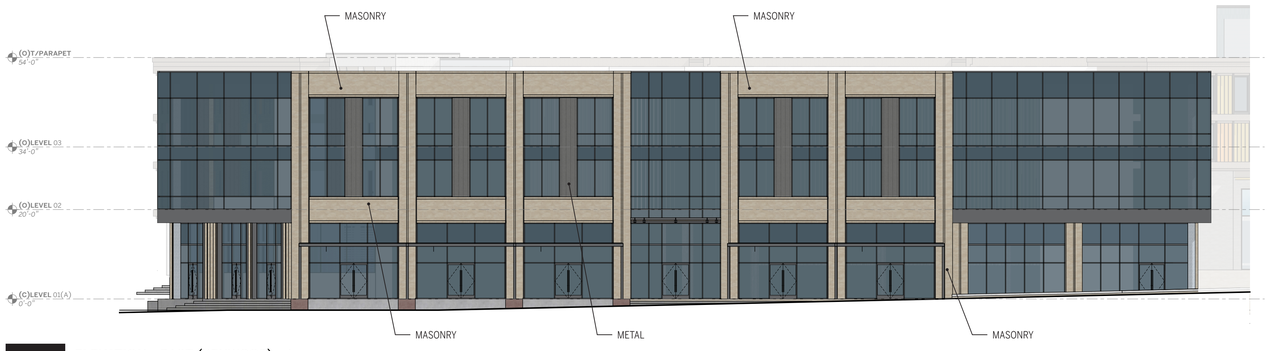
2.4 **ELEVATION -** SOUTH (COOPER)

SCALE: *1/16" = 1'-0"*



2.3 **ELEVATION -** EAST (KENWOOD) - C

SCALE: *1/16" = 1'-0"*



2.1 **ELEVATION -** EAST (KENWOOD) - A

SCALE: *1/16" = 1'-0"*



2.2 **ELEVATION -** EAST (KENWOOD) - B

SCALE: *1/16" = 1'-0"*

CLIENT

circle
DEVELOPMENT OF CINCINNATI

PROJECT INFORMATION

PROJECT: THE BLUE
PHASE: CONCEPT DEVELOPMENT
DATE: 2022/06/09

SHEET TITLE & NUMBER

A - 2

reztark
REZTARK DESIGN STUDIO, LLC
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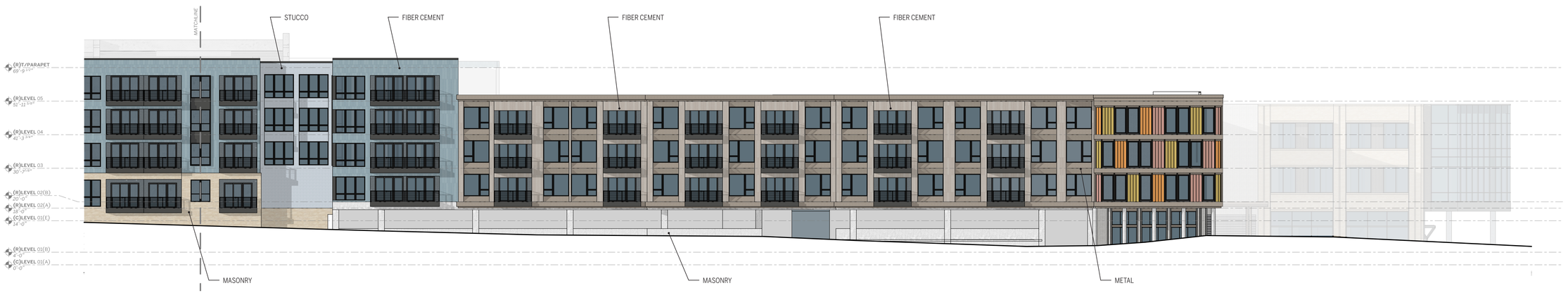
3.3 ELEVATION - NORTH

SCALE: *1/16" = 1'-0"*



3.2 ELEVATION - WEST - B

SCALE: *1/16" = 1'-0"*



3.1 ELEVATION - WEST - A

SCALE: *1/16" = 1'-0"*

CLIENT

circle
DEVELOPMENT OF CINCINNATI

PROJECT INFORMATION

PROJECT:	THE BLUE
PHASE:	CONCEPT DEVELOPMENT
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A - 3

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