



UNION TOWNSHIP

BOARD OF TRUSTEES | NOVEMBER 18, 2025 MEETING

# OVERLAY DISTRICT PLAN AUTOZONE

Owner / Applicant: Zarema Group, LLC  
4585 Eastgate Blvd



Department of Planning & Zoning | [www.utclermont.gov](http://www.utclermont.gov) | 513-753-2300 | 4350 Aicholtz Rd

## **STAFF REPORT: Case # 7-25-O**

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### **NATURE OF REQUEST**

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel# 413105D147. Specifically, the Applicant is seeking the re-use and redevelopment of the existing 42,000 square-foot structure on the 4.251-acre site—that is located within the Central Retail (S.R. 32) Focus Area Overlay – Commercial Corridor. The proposed building would accommodate a single retail tenant: AutoZone.

*\*Please refer to the Applicant's statements, plans, and other application enclosures.*

### **LOCATION**

The subject property, 4585 Eastgate Boulevard, is owned by Hackney Real Estate Partners—and is located immediately adjacent (NW) to the Eastgate Boulevard and the Eastgate North intersection—which is also the intersection where the Eastgate Mall access drive is located.

### **ZONING**

The subject property is zoned B-1 Business District, with all of the adjoining property (within 400 feet) also zoned as a B-1 Business District (for the underlying zoning).

## **RELATIONSHIP TO THE HORIZON 2030: COMPREHENSIVE LAND USE PLAN**

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Central (SR 32) Retail Corridor. Currently, this portion of the corridor contains a variety of commercial / business uses. As this Corridor continues to remain the primary commercial area within Union Township, new development activities (including infill development) have remained steady. Significant redevelopment is likely to occur in the future, due to the close proximity and potential of the Eastgate Mall and surrounding properties.

*Eastgate Boulevard is a Major Collector four (4)-lane roadway with a traffic volume of approximately fifteen-thousand five-hundred (15,500) average daily trips (ADT) in the area of the Eastgate North intersection. Eastgate North is a Major Collector three (3)-lane roadway with a traffic volume of approximately (eight-thousand two-hundred (8,200) average daily trips (ADT) in the area of the Eastgate Boulevard intersection.*

Among other things, the Plan calls for: architectural standards that promote cohesive and attractive design, additional investment, and an enhanced quality of life (and additional investment); sidewalks; shared driveway and parking configurations whenever practical; and site development to be conducted in a manner that focuses on maximizing land use efficiency with infill development.

For commercial development and redevelopment, adequate vegetative buffering, landscaping strategies along shared property lines, and landscaping enhancements along the corridor frontage is also required (in part to reduce impervious surface areas and / or the mass of designated parking), in accordance with the Plan.

## **RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS**

Article 13 of the Union Township Zoning Resolution identifies this corridor as a “Commercial Corridor,” and Section 1307 makes these statements with respect to these Districts:

### **1306. Focus Area Overlay–Commercial Corridor Districts**

Focus Area Overlay (FA) Commercial Corridor Districts shall be identified as FA-CC Overlay Districts.

**1. Findings and Specific Purpose**

Business districts and corridors are recognized as principal focal points of community activity providing an economic resource and a center for community identity. It is in the interest of the Township to protect and enhance the features of public interest in such business districts by:

- a. Preventing the deterioration of property and the extension of blighting conditions;
- b. To Encouraging and protecting private investment which improves and stimulates the economic vitality and social character of the area;
- c. Preventing the creation of influences adverse to the physical character of the area

**2. Characteristics**

FA-CC districts shall be limited to geographic areas included in a FA Commercial Corridor which contain or are planned to contain one (1) or more of the following characteristics:

- a. A concentration of retail and service oriented commercial establishments serving as a principal business activity center for a socio-geographic neighborhood, community, or region;
- b. An area that has received or been approved for substantial public investment;
- c. An area that is planned for unusual intensity or density of development.

**3. Designation.**

The FA-Commercial Corridor Districts which meet the characteristics are the Ohio Pike Corridor, the Central (S.R. 32) Retail Corridor...

**BACKGROUND**

The subject property has operated as a business-retail site since 1985, when the property was initially developed. The property has previously been occupied by Toys “R” Us, and Big Lots. The property is currently vacant—and has been vacant for over a year, after Big Lots closed.

There have been two (2) previous Overlay Cases associated with this property:

- Case #6-19-Q: This case allowed Big Lots to move onto the site and into the existing building, and brought about the new sidewalks and general architectural standards associated with the present structure.
- Case #7-22-O: This case permitted the creation of an out-parcel development for a new Chase Bank to be developed on the southeast corner of the property. Although this Overlay Plan was approved, it ultimately was not advanced due to conflict(s) with one of the other key Mall property owners.

## **STAFF REVIEW & ANALYSIS**

The proposed development is located on a prominent corner of the Township's Central Retail (S.R. 32) Corridor, and is plainly visible to a number of main thoroughfares—and therefore impacts a significant portion of the corridor through its re-use and redevelopment. The Overlay District regulations specifically call for applicability in areas where there is unusual intensity of development, or in areas where additional development would prevent the spread of blighting influences. The commercial corridor is specifically identified as an area where it is necessary to encourage private investment and to prevent the spread of conditions adverse to the corridor. The Horizon 2030: Union Township Comprehensive Land Use Plan identifies that the commercial corridor is an area where traditional building materials and design should be utilized.

A careful review of the Applicant's proposal indicates that the overall structure is not congruent with aesthetic requirements for the area. The traditional, high-quality building materials requirement(s) referenced in the Land Use Plan—including, but not limited to, the use of pillars, offsets, and materials such as brick and stone—has not been fully addressed; however, the Applicant is proposing to add windows, awnings, decorative lighting and other enhancements to the existing building on both the southern front of the building as well as the east-facing (Eastgate Boulevard) portion of the building. The Applicant intends to maintain the existing access points to the site, as well as the existing stormwater management system and drainage patterns on the site. Any new signage will be wall-mounted signage, as there is no new monument signage proposed (subject to the terms of the Mall Easement, Restriction, and Operating Agreement).

The Applicant has proposed the elimination of seventy-eight (78) parking spaces to provide future greenspace (possibly a pocket park type of space) to the Township, once the existing Mall Easement, Restriction, and Operating Agreement expires (in 2030)—*with the general parameters and terms currently undefined*. A 2-phase landscaping plan has also been provided, which would substantially increase the landscaping around the northern, southern, and eastern portions of the site—areas that bounded by Eastgate Boulevard and 2 private drives into the Eastgate Mall site.

No lighting plan has been submitted, nor have the location(s) of any lighting been properly identified on submitted plans. Staff has additionally noted, based on observations found on an onsite inspection, the need for potential repairs to several light-poles—as well as the need for minor repairs to be made to the existing building façade, gutter-systems, pavement markings, etc.



Finally, it is important to note that this property, like all of the ~109-acre Eastgate Mall properties, are subject to the aforementioned Mall Easement, Restriction, and Operating Agreement until 2030. As such, any significant building addition or exterior alteration, division or reconfiguration of land, significant change of use, etc. is subject to the review and approval of at least five (5) key Mall property owners. In the past couple of years, there have been at least two (2) instances where one (1) of the five (5) key Mall property owners disallowed or blocked potential development / redevelopment of the greater Mall area property. The Mall Easement, Restriction, and Operating Agreement (while in full force and effect), coupled with a vacancy on this site (for over a year) as well as other vacancies and inactivity on the ~109-acre Eastgate Mall properties, negatively impacts the property values and investment opportunities associated with this area—and should be taken into account while evaluating projects and making and use decisions.

### **ACTION REQUIRED**

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, modify, or deny the Focus Area Overlay District application as submitted, along with any further modifications deemed appropriate by the Board.

### **RECOMMENDED MODIFICATIONS**

If the Board should choose to grant favorable consideration to this proposed Overlay Plan Request, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant would be required to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) Staff recommends that the proposed building façade facing Eastgate Boulevard—particularly on the northeastern-facing side—be enhanced, so that either additional traditional building materials, architectural design features, or other enhancements (e.g. a mural, additional landscaping next to the building) are incorporated.
- 3) A signage plan—involving only wall signage—would ultimately need to be submitted, subject to administrative review and approval.

- 4) A lighting or photometric plan would ultimately need to be submitted. Details regarding the proposed lighting will need to be submitted—with any proposed lighting indicated as being “downward directed, fully shielded and dark sky compliant” and of sufficient intensity to illuminate without projecting onto the adjoining residential property (i.e. less than or equal to 1.0-foot candle at the property lines and road right-of-way). This is an item that could be addressed administratively by staff.
- 5) The Applicant would need to provide the Township with acceptable terms, with respect to the proposed timing and allowed uses, of the perpetual easement or land donation. *Staff recommends that the area involved be, at minimum, the area proposed in the Applicant’s current submittal—possibly more based on the Applicant’s proven need for parking.* As part of this process, the Applicant would also need to acknowledge responsibility for pavement removal, regrading, and reseeding the proposed green space area as well as for proposed landscaping (associated with Phase 2). The Applicant would also need to agree to a parking and access easement agreement for public access to this area and for future Township maintenance.
- 6) The Applicant would need to make appropriate repairs / updates to deteriorating building and site improvements—such as the existing building façade, gutters, pavement markings, curbs, light-poles, etc.—to properly maintain the value and life expectancy of the principal structure.
- 7) As of November 11<sup>th</sup>, 2025, there are a number of administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent (new commercial) zoning permit by the staff. This is an item that could be addressed administratively by staff.

# **ZAREMBA GROUP**

NATIONAL REAL ESTATE DEVELOPMENT

October 13, 2025

Union Township Board of Trustees  
4350 Aicholtz Road  
Cincinnati, OH 45245

RE: **Overlay District Plan Review**  
**Proposed AutoZone**  
**4585 Eastgate Blvd.**  
**Parcel 413105D147**  
**Central (SR-32) Retail Corridor Overlay District**

To the Board of Trustees:

Our Team represents AutoZone, which desires to operate a new retail store at the above referenced location near Eastgate Mall, via a lease that has been executed between AutoZone, Inc. (Tenant) and Hackney Real Estate Partners (Landlord). Our proposed plans include interior and exterior renovations and enhancements to the existing building, landscaping upgrades, and a formal offer to Union Township of a portion of the existing parking lot for future public greenspace enhancements. These plans are described in greater detail in the following paragraphs.

## **Current Building and Parcel Conditions**

The site is currently zoned B-1 Business, and AutoZone's lease comprises the entire subject property—no rezoning, lot split/consolidation, or building additions/subtractions are being contemplated, nor being requested as part of this application. The building is currently vacant, having most recently served as a Big Lots, and previously as a longtime Toys-R-Us.

The site is accessed from the two adjacent Eastgate Mall access drives, at the northern and southern frontages. The property consists of an existing single-story, block masonry building measuring approximately 42,004 square feet and approximately 30' tall. The parcel measures approximately 4.251 acres, and is bounded by Eastgate Mall access drives to the north and south, Eastgate Blvd. to the east, and general retail uses to the west. All adjacent parcels are zoned B-1, and all adjacent uses are either general retail or retail food service.

**Proposed Building Renovations and Enhancements**

In addition to a full interior renovation of the building's interior and MEP systems, we are proposing adding series of architectural enhancements to the building's exterior, including architectural awnings, faux window panels, designer lighting, a new storefront, and fresh paint. The result will not only convey AutoZone's trade dress, but the architectural enhancements will modernize and soften the building's appearance and curb appeal.

Please see Exhibit 1 for building renderings and perspectives showing our proposed exterior enhancements.

**Landscaping Upgrades**

We are proposing adding dense landscaping to both the southern and northern frontages of the parcel within the existing grass tree lawns, in order to enhance the curb appeal of the property, and to help create more welcoming entrance vistas for Eastgate Mall.

Please see Exhibit 2 for plans and renderings that show the proposed landscaping additions.

**Future Greenspace Donation**

Today, the property includes nearly 290 surface parking spaces, which we acknowledge is excessive by all interpretations and far surpasses the Township's current code requirements (approximately 210 spaces). However, the property is bounded by the terms of a Reciprocal Easement Agreement (REA) that, among other things, stipulates that parking counts may not be reduced until after the REA's expiration in 2030.

Thus, we would like to formally present to Union Township the aforementioned landscaped areas, as well as a portion of the existing parking lot, via perpetual easement, stating that upon expiration of the REA the Township will take control of this new area for the purpose of creating, operating, and maintaining future public greenspace. Our sole restriction will be that any and all improvements—landscaping or otherwise—must remain low to the ground and cannot block the building's vistas from Eastgate Blvd. We look forward to working with Township Staff on finalizing this easement, including assisting with preparation of the easement language, exhibit, and legal description, and if desired, we will assist with recording the easement with the Clermont County Recorder.

This proposed donated area would decrease the site's existing parking by approximately 78 parking spaces in the south and southeastern portions of the site—shown in green shading in the "Phase 2" plans and renderings in Exhibit 3. This will create a unique opportunity for Union Township to control a strategic portion of one of Eastgate Mall's prominent entrances, and at a time when the mall is reaching a crossroads for potential future redevelopment.

**Overlay District Plan Review**  
**Proposed AutoZone**  
**Page 3**

We appreciate the opportunity to make this submittal, and we look forward to the opportunity to make a formal presentation to the Township Trustees at the November meeting. If you have any questions or additional needs prior to the meeting, please do not hesitate to contact me at any time. I can be reached at 216-221-2136 or via email at [tmichaels@zarembagroup.com](mailto:tmichaels@zarembagroup.com).

Sincerely,



Tom Michaels  
Development Manager

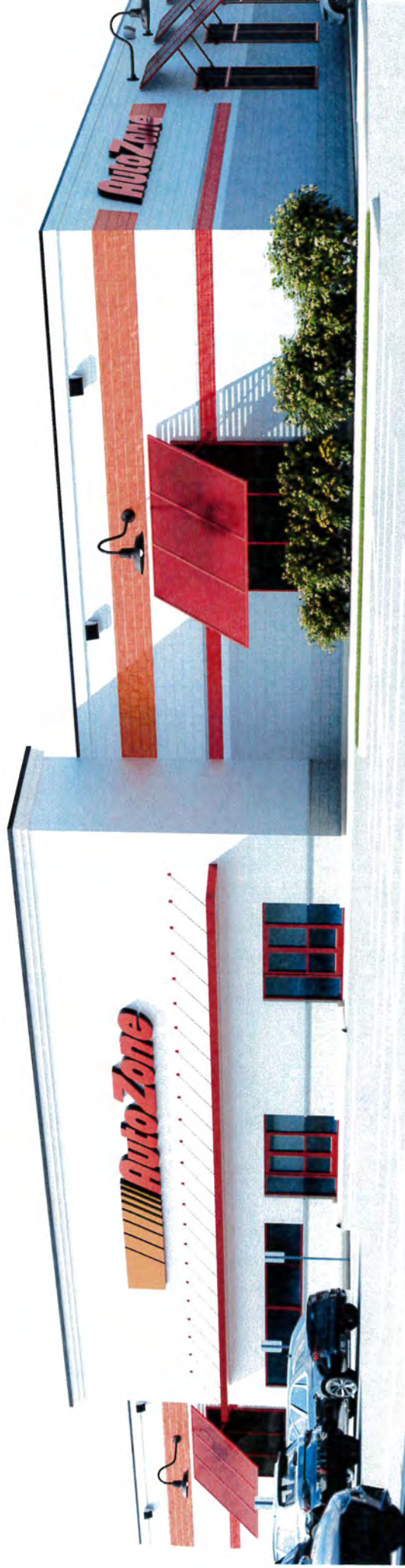
Enclosures (Exhibits)

**Exhibits:**

- Exhibit 1:** Building exterior elevation renderings and perspectives
- Exhibit 2:** Site landscaping plans and site/building renderings
- Exhibit 3:** Site plans and site/building renderings showing proposed donated area for future greenspace
- Exhibit 4:** Application for Approval of an Overlay District Plan
- Exhibit 5:** Current Site Plan and Parcel Data
  - Clermont County GIS aerial map – parcel identification
  - Clermont County GIS aerial map – zoning district overlay

**Exhibit 1**





**AutoZone**  
4585 Eastgate Blvd  
Cincinnati OH 45245

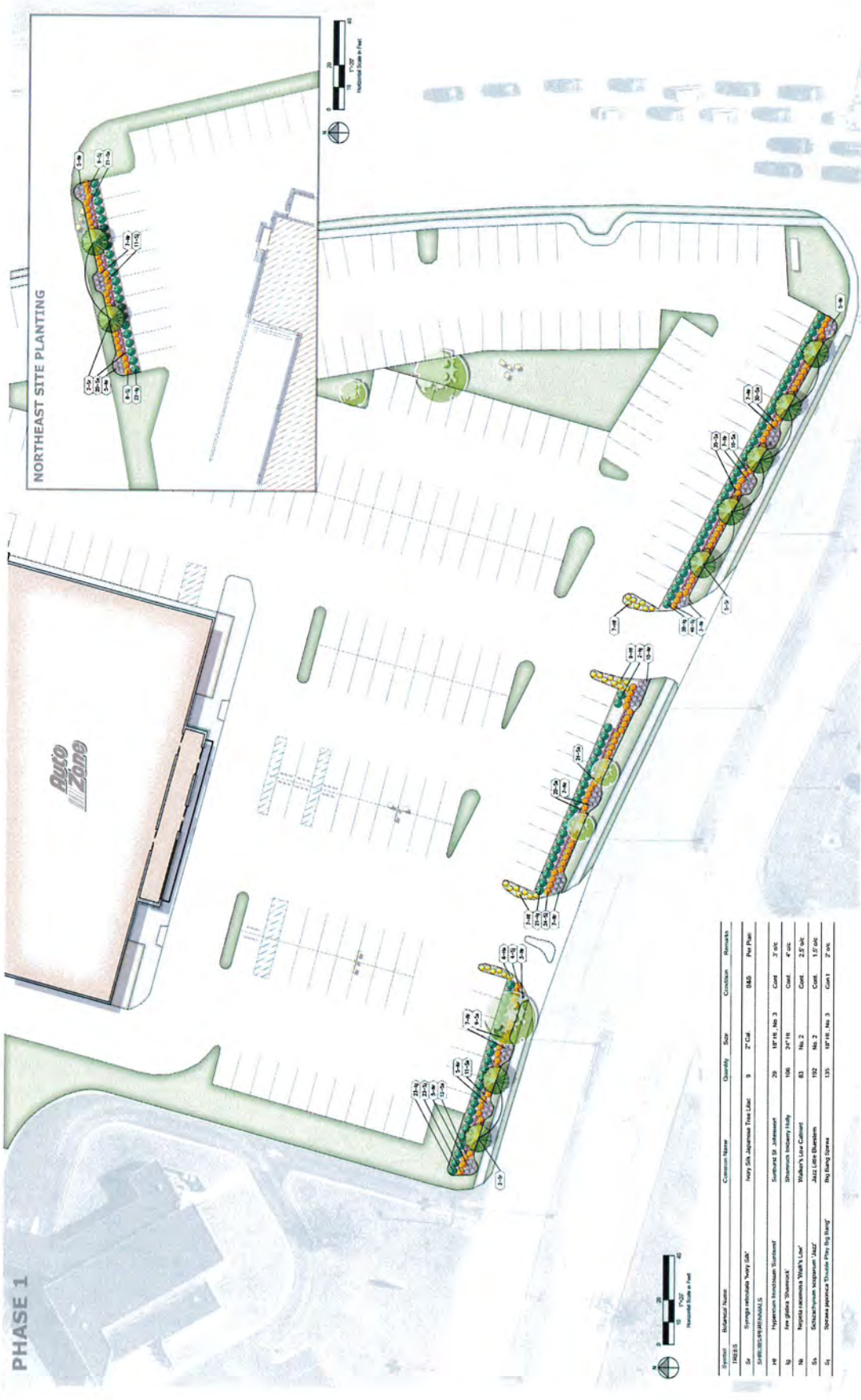
ALL COLORS AND MATERIALS REPRESENTED ARE A CLOSE APPROXIMATION AND SHOULD BE CONSIDERED VISUAL DESIGN INTENT ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BID, RELIANCE OR IMPLEMENTATION.



**AutoZone**  
4585 Eastgate Blvd  
Cincinnati OH 45245

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NORTHEAST SITE PLANTING

PHASE 1

AutoZone



Symbol	Plant Name	Common Name	Quantity	Size	Condition	Remarks
1-10	Strongylocline 'Vary Leaf'	Very Sh. Japanese Tree Lark	9	2" Cal.	BBB	Per Plan
1-11	Hypericum 'Hortensia'	Hypericum 'Hortensia'	20	18" H. No. 3	Good	2' Wx
1-12	Juniperus 'Shoreland'	Shoreland Juniper	100	3" H. No. 2	Good	4' Wx
1-13	Juniperus 'Shoreland'	Shoreland Juniper	83	No. 2	Good	2.5' Wx
1-14	Juniperus 'Shoreland'	Shoreland Juniper	152	No. 2	Good	1.5' Wx
1-15	Juniperus 'Shoreland'	Shoreland Juniper	135	18" H. No. 3	Good	2' Wx

# AUTOZONE LANDSCAPE PLAN 4585 EASTGATE BLVD CINCINNATI, OH 45245



2025363.01



THE COMPANY AND MATERIALS SHOWN IN THIS DRAWING ARE FOR INFORMATION ONLY AND NOT AN EXACT MATCH. REFERENCE TO BE OBTAINED FOR FINAL DESIGN AND CONSTRUCTION.

Architect: GPD Group - Glass, Pyle, Schmitt, Burns & Delaney, Inc. 520 S. Main Street, Suite 2531 Akron, OH 44311 TEL: 330-572-2100 FAX: (330) 572-2101 For Bidding & Contractor Information Contact: McGraw - Hill Construction Tel. 615-884-1017 www.construction.com	CINCINNATI OH 45245	AutoZone Store No. LANDSCAPE PLAN 4585 Eastgate Blvd	LANDSCAPE PLAN
1	2	3	4
2	3	4	5
3	4	5	6

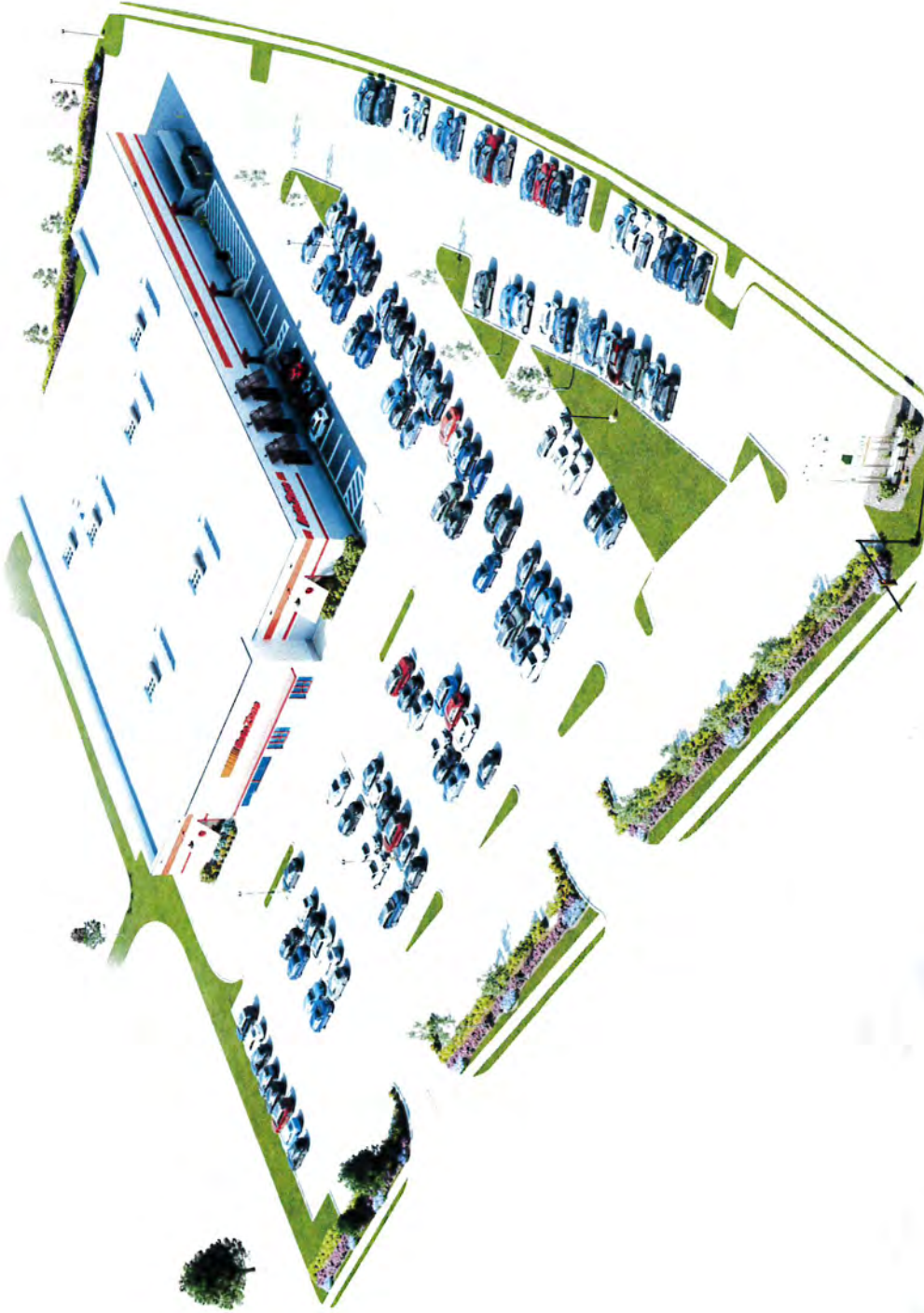


Phase 01

**AutoZone**  
4585 Eastgate Blvd  
Cincinnati OH 45245

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Phase 01

**AutoZone**  
 4585 Eastgate Blvd  
 Cincinnati OH 45245

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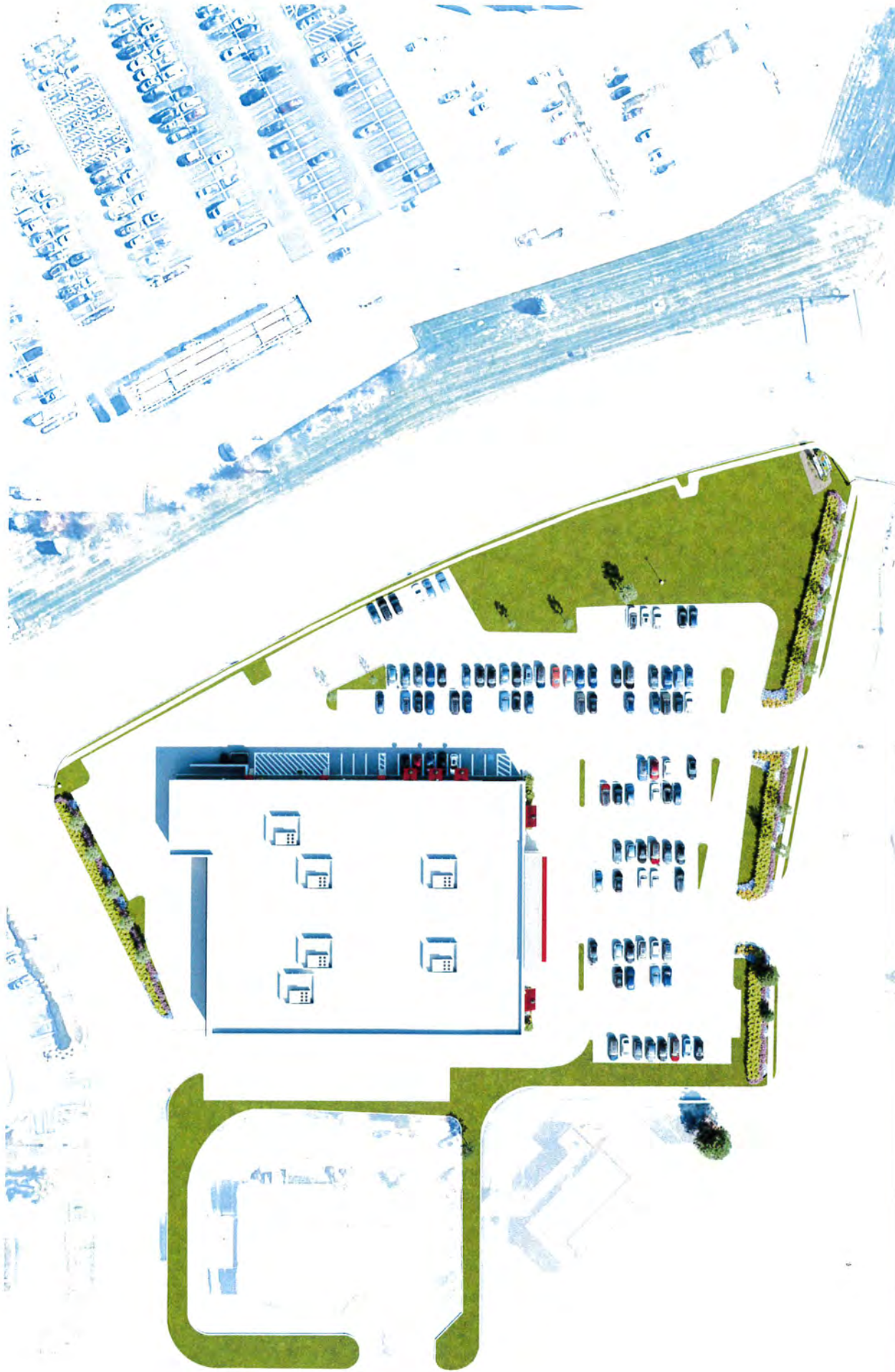
Phase 01

**AutoZone**  
4585 Eastgate Blvd  
Cincinnati OH 45245

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### **Exhibit 3**





Phase 02

**AutoZone**  
4585 Eastgate Blvd  
Cincinnati OH 45245

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Phase 02

**AutoZone**  
4585 Eastgate Blvd  
Cincinnati OH 45245

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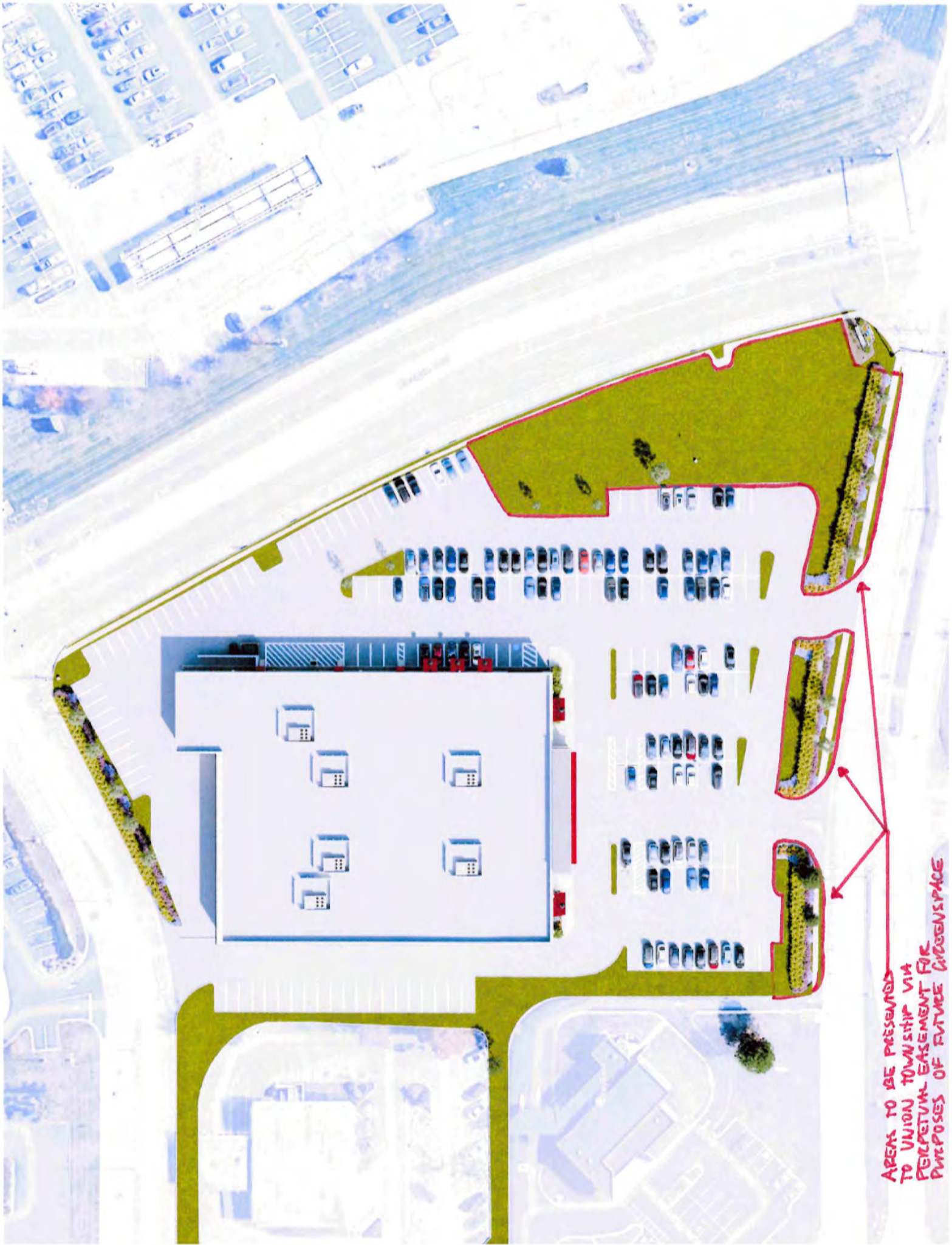


Phase 02

**AutoZone**  
4585 Eastgate Blvd  
Cincinnati OH 45245

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AREAS TO BE PRESERVED  
TO UNION TOWNSHIP VIA  
PERPETUAL EASEMENT FOR  
PURPOSES OF FUTURE GREENSPACE



APPLICATION FOR APPROVAL OF AN  
OVERLAY DISTRICT PLAN  
TO THE  
UNION TOWNSHIP  
BOARD OF TRUSTEES  
4350 Aicholtz Road  
Cincinnati, OH 45245  
(513) 753-2300

Case#	<u>7-25-0</u>
Date	<u>10-14-25</u>

**APPLICATIONS CONTAINING INCOMPLETE INFORMATION WILL BE RETURNED.  
PLEASE SUBMIT TEN COPIES OF APPLICATION & SUPPORTING DOCUMENTS (ORIGINAL SET + 9)**

**I. PROPERTY INFORMATION**

Property located at\* 4585 EASTGATE BLVD.

\*State full address if assigned, otherwise, describe location specifically.

Clermont County Auditor's Tax Parcel Number (PIN#) 413 - 105 - 0147 -

Additional parcel numbers (if applicable)\* \_\_\_\_\_

\*All parcels comprising the development must be consolidated before a zoning certificate will be issued.

**II. APPLICANT INFORMATION**

A. Name\* TOM MICHAELS, ZACHENGA GROUP, LLC Phone 216-221-2136  
Mailing Address 14600 DETROIT AVE., STE 1500  
LAKEWOOD, OH 44107

\*Applicant must be the owner or lessee of the property (O.R.C. 519.12(A)). An original affidavit contained in Section V below must be executed and submitted by least one owner or lessee of each parcel contained in this application.

B. Contact Person ROBY HACKNEY Phone 804-288-3081  
Company HACKNEY REAL ESTATE PARTNERS  
Relationship to Applicant LANDLORD  
Mailing Address 6806 PARAGON PL., STE 120  
RICHMOND, VA 23230

## V. AFFIDAVIT

I hereby depose and say that I have familiarized myself with the rules and regulations of the Union Township Zoning Resolution with respect to preparing this application. I hereby certify that I have read the foregoing document and supplements attached thereto and that I have answered all questions fully and to the best of my ability. I hereby attest to the truth and exactness of the information supplied herewith and that I am the owner or lessee of the property to be rezoned.

TL C TOM MICHAELS  
DEVELOPMENT MANAGER  
 Applicant\*

\*If the property is owned by a corporation or partnership, signatory must be an authorized officer or partner.

STATE OF Ohio

COUNTY OF Cuyahoga

Subscribed and sworn to before me this 13th day of October, of this year 2025.

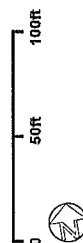
Susan K. Albers  
 Notary Public

My commission expires June 24, 2027



SUSAN K. ALBERS  
 Notary Public, State of Ohio  
 My Commission Expires  
 June 24, 2027

**Exhibit 5**



- [illegible]

# BUILDING & PAVING KEYNOTES

- LANDSCAPE  
26 EXISTING LANDSCAPE AREA
- SIGNAGE  
27 EXISTING FREE STANDING SIGN
- UTILITIES  
28 EXISTING GAS METER LOCATION  
29 EXISTING ELECTRIC METER LOCATION

/8" = 1'-0"  
CIVIL KEYNOTES

### PARCEL DATA

**DEVELOPMENT NAME**  
AutoZone #1926  
4585 Eastgate Blvd.  
Cincinnati, Ohio 45245

## PROPERTY OWNER

**RCC Eastgate, LLC**  
**PO Box 17710**  
**Richmond, Virginia 23226**

## DEVELOPER

**Zaremba Group, LLC**  
14600 Detroit Ave., Ste. 1500  
Oakwood, Ohio 44107

## ARCHITECT

GPD Group,  
5520 S. Main St. #2531  
Akron, Ohio 44311








Site Acreage: 4.251

**Site Zoning: B-1 Business**  
**Overlay District: Central (SR-21)**  
**Retail Corridor**



# 8.5x11\_Landscape

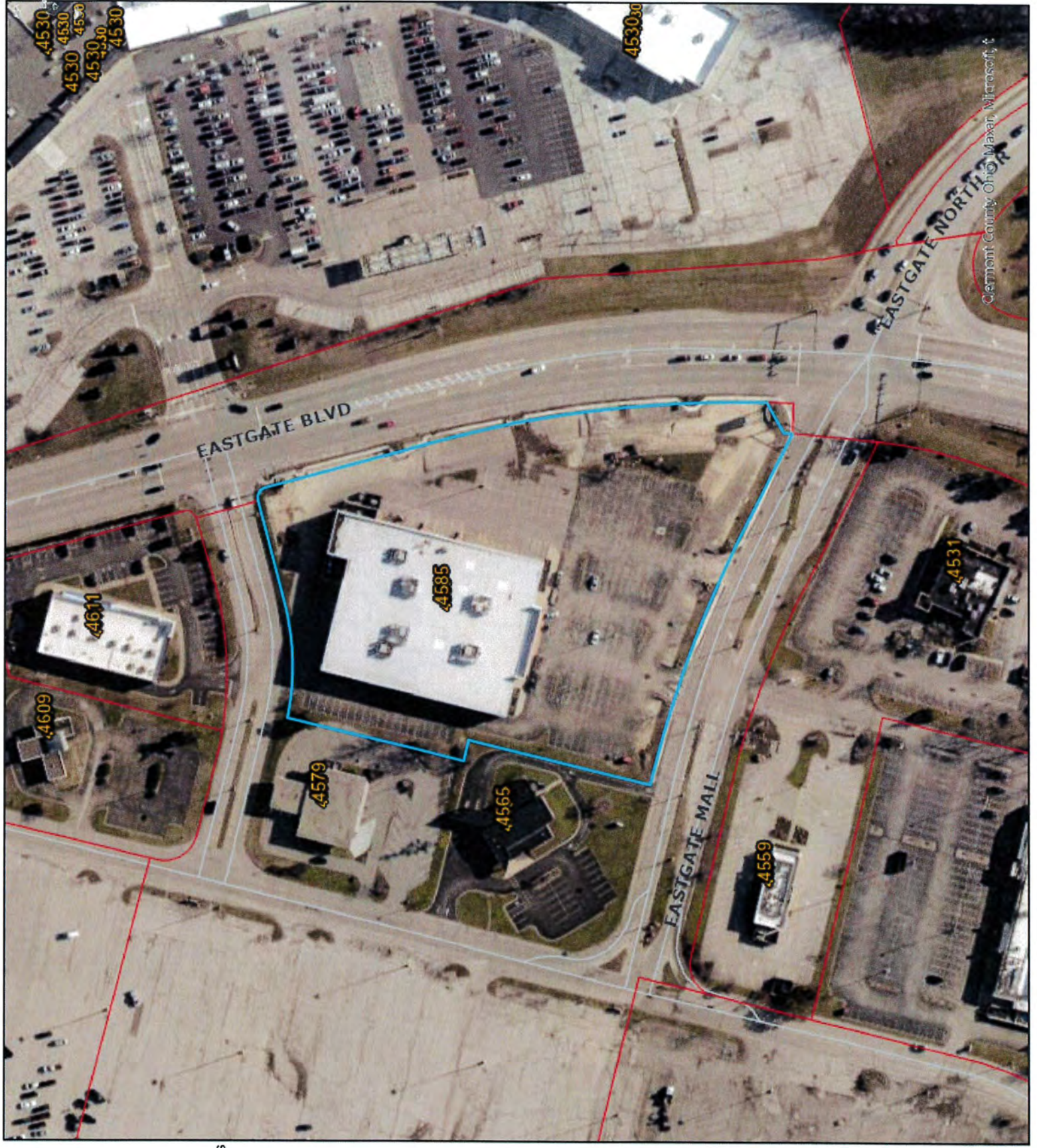
## Legend

-  Major Streams & Lakes
-  Streams
-  Parks
-  Building Outlines
-  10' Contours
-  2' Contours
-  Parcels



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Date: 10/13/2025





## 8.5x11\_Landscape

### Legend

- Major Streams & Lakes
- Streams
- Parks
- Building Outlines
- 10' Contours
- 2' Contours
- Parcels

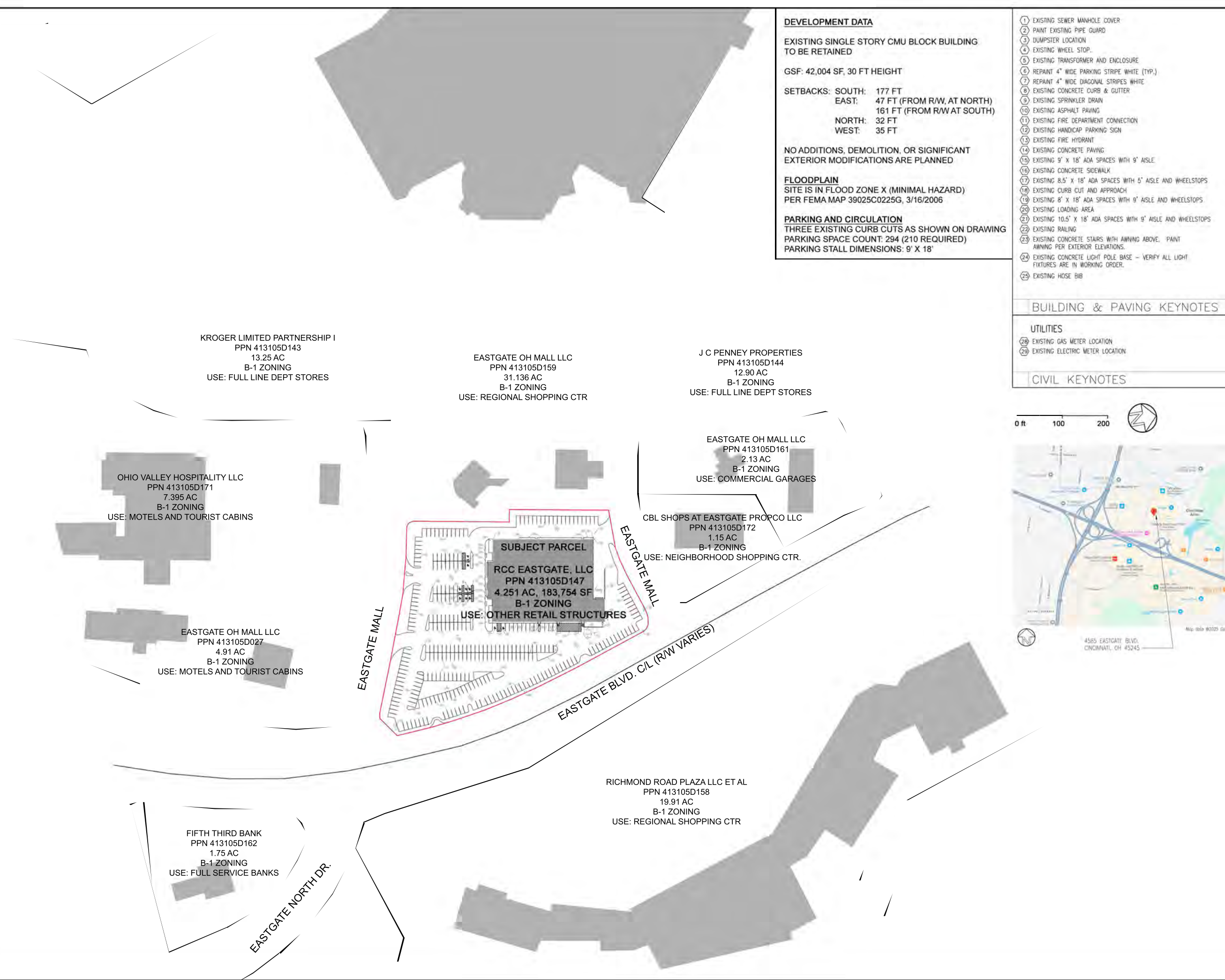


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Date: 10/13/2025







DEVELOPMENT DATA

EXISTING SINGLE STORY CMU BLOCK BUILDING  
TO BE RETAINED

GSF: 42,004 SF, 30 FT HEIGHT

SETBACKS: SOUTH: 177 FT  
EAST: 47 FT (FROM R/W, AT NORTH)  
161 FT (FROM R/W AT SOUTH)  
NORTH: 32 FT  
WEST: 35 FT

NO ADDITIONS, DEMOLITION, OR SIGNIFICANT  
EXTERIOR MODIFICATIONS ARE PLANNED

FLOODPLAIN  
SITE IS IN FLOOD ZONE X (MINIMAL HAZARD)  
PER FEMA MAP 39025C0225G, 3/16/2006

PARKING AND CIRCULATION  
THREE EXISTING CURB CUTS AS SHOWN ON DRAWING  
PARKING SPACE COUNT: 294 (210 REQUIRED)  
PARKING STALL DIMENSIONS: 9' X 18'

- 1 EXISTING SEWER MANHOLE COVER
- 2 PAINT EXISTING PIPE GUARD
- 3 DUMPSTER LOCATION
- 4 EXISTING WHEEL STOP
- 5 EXISTING TRANSFORMER AND ENCLOSURE
- 6 REPAINT 4" WIDE PARKING STRIPE WHITE (TYP.)
- 7 REPAINT 4" WIDE DIAGONAL STRIPES WHITE
- 8 EXISTING CONCRETE CURB & GUTTER
- 9 EXISTING SPRINKLER DRAIN
- 10 EXISTING ASPHALT PAVING
- 11 EXISTING FIRE DEPARTMENT CONNECTION
- 12 EXISTING HANDICAP PARKING SIGN
- 13 EXISTING FIRE HYDRANT
- 14 EXISTING CONCRETE PAVING
- 15 EXISTING 9' X 18" ADA SPACES WITH 9' AISLE
- 16 EXISTING CONCRETE SIDEWALK
- 17 EXISTING 8.5' X 18' ADA SPACES WITH 5' AISLE AND WHEELSTOPS
- 18 EXISTING CURB CUT AND APPROACH
- 19 EXISTING 8' X 18' ADA SPACES WITH 9' AISLE AND WHEELSTOPS
- 20 EXISTING LOADING AREA
- 21 EXISTING 10.5' X 18' ADA SPACES WITH 9' AISLE AND WHEELSTOPS
- 22 EXISTING RAILING
- 23 EXISTING CONCRETE STAIRS WITH AWNING ABOVE, PAINT  
AWNING PER EXTERIOR ELEVATIONS.
- 24 EXISTING CONCRETE LIGHT POLE BASE - VERIFY ALL LIGHT  
FIXTURES ARE IN WORKING ORDER.
- 25 EXISTING HOSE BIB

BUILDING & PAVING KEYNOTES

- UTILITIES
- 26 EXISTING GAS METER LOCATION
  - 29 EXISTING ELECTRIC METER LOCATION

CIVIL KEYNOTES



REVISIONS			
1	4	5	6
2			
3			

AutoZone Store No. 1926 4585 Eastgate Blvd	CINCINNATI, OH 45245
ARCHITECT GPD Group 520 S. Main St. Ste. 2531 Akron, OH 44311	

DEVELOPER Zaremba Group, LLC 14600 Detroit Ave Ste. 1500 Lakewood, OH 44107	
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FOR REFERENCE ONLY
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10/27/2025

4212-REMODEL

C-1







