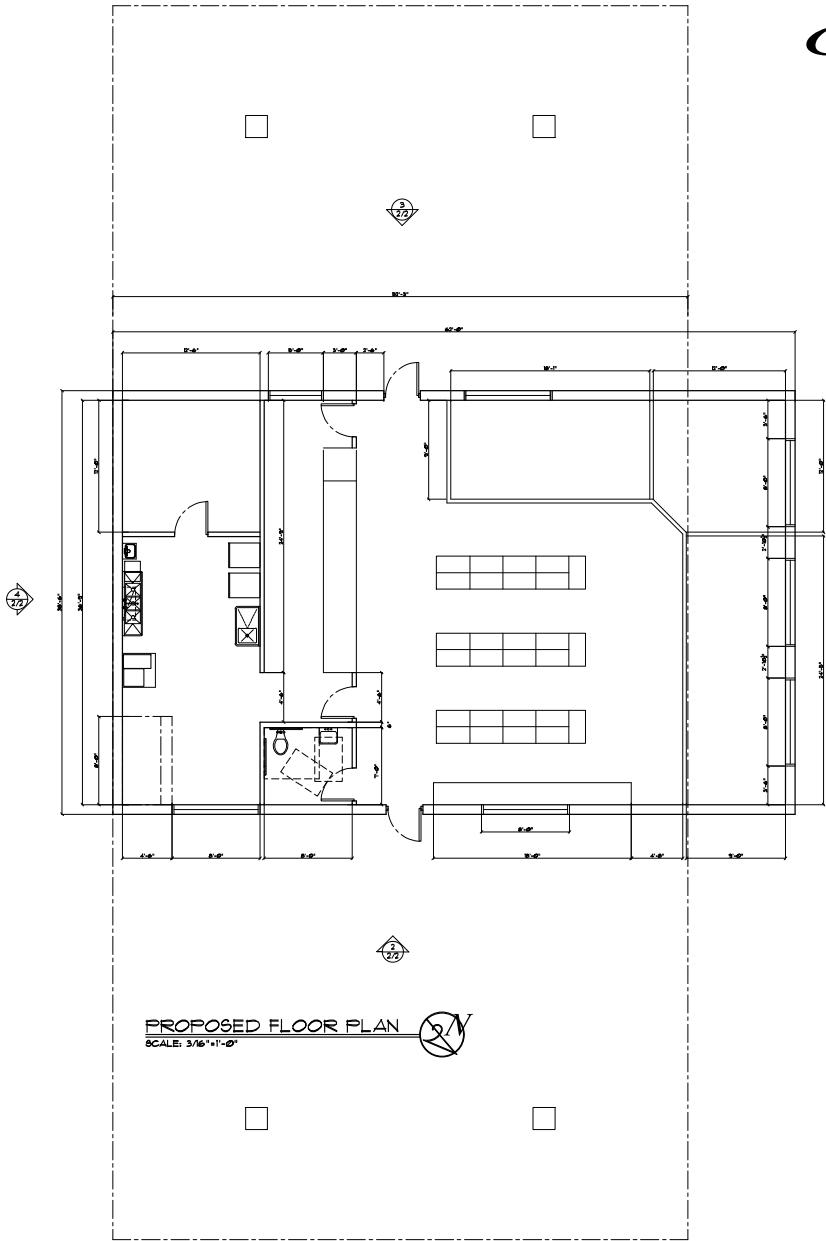


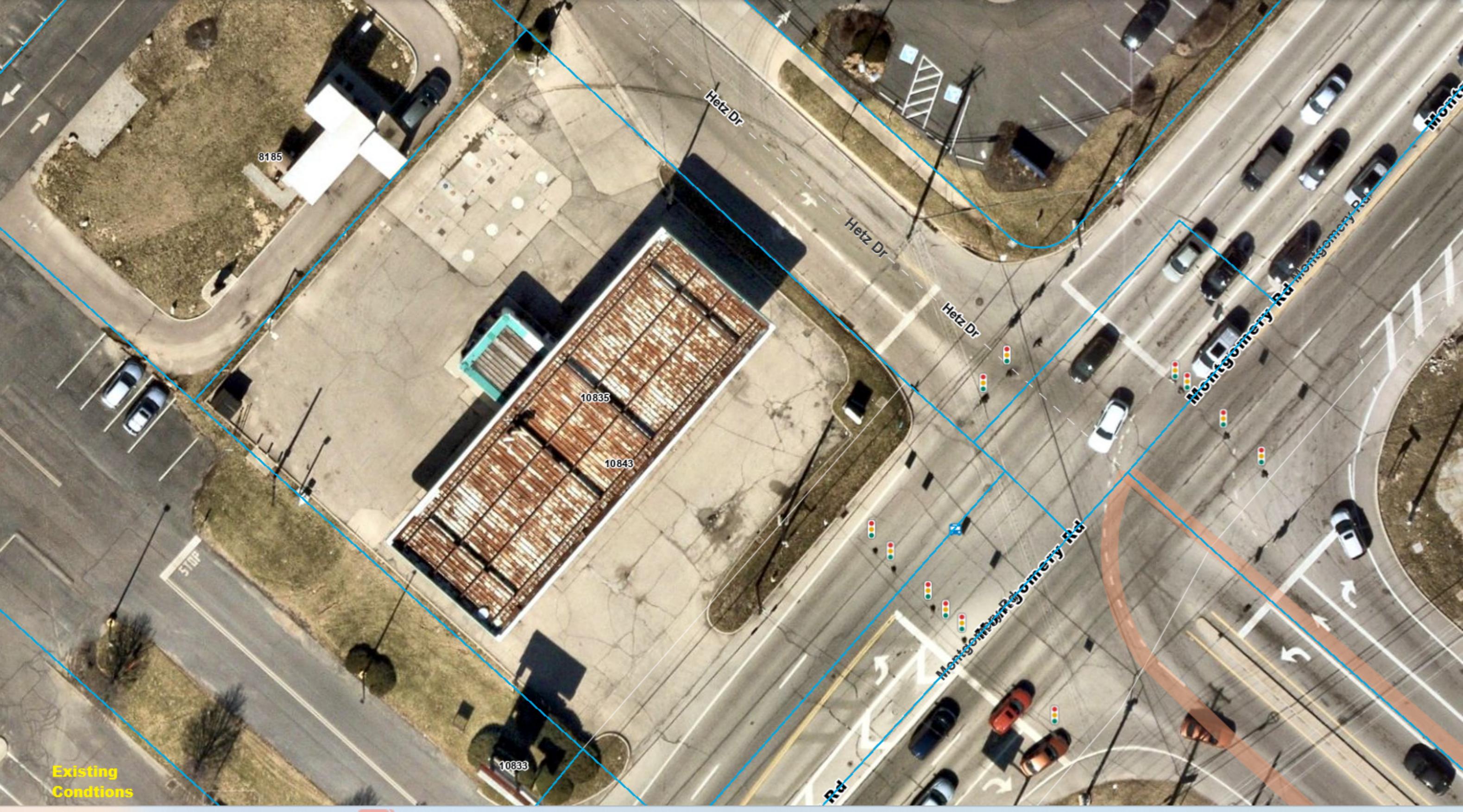
CONVENIENCE STORE

10843 MONTGOMERY RD
CINCINNATI, OH 45242

Proposal: Existing convenience store building under canopy to be removed. Larger convenience store building proposed in its place, plus, other new site improvements. Canopy location to remain.



REFERENCE PLAN
NOT TO SCALE



Existing
Conditions

N&G Takhar Oil / N&G Montgomery Petroleum LLC

10843 Montgomery Road

Cincinnati, OH 45242

Phone: 937-925-2300

Email: JOHN.BRANDT@PAPOILCOMPANY.COM

December 23, 2025

Sycamore Township Administration

8540 Kenwood Road

Sycamore Township, OH 45236

Re: Letter of Intent - N&G Takhar Oil / N&G Montgomery Petroleum LLC

To Whom It May Concern,

On behalf of **N&G Takhar Oil / N&G Montgomery Petroleum LLC**, this Letter of Intent serves to formally notify Sycamore Township of our proposed improvements to the property located at **10843 Montgomery Road, Cincinnati, Ohio.**

Our intent is to proceed with the following site upgrades and enhancements:

- Rebrand the existing fuel canopy and dispensers to the new **Marathon Endurance** theme
- Construct a new monument sign base and price sign
- Construct a new building
- Enclose the dumpster area with brick construction
- Install new landscaping
- Upgrade the parking lot and add new curbing where applicable

All work associated with this project will comply with applicable Sycamore Township zoning regulations, design standards, and permitting requirements. We intend to work closely with Township staff throughout the review and approval process to ensure full compliance and a successful project outcome.

At this time, we respectfully request:

- Review and approval of the proposed improvements, and
- Confirmation of any additional requirements, documentation, or next steps needed to proceed

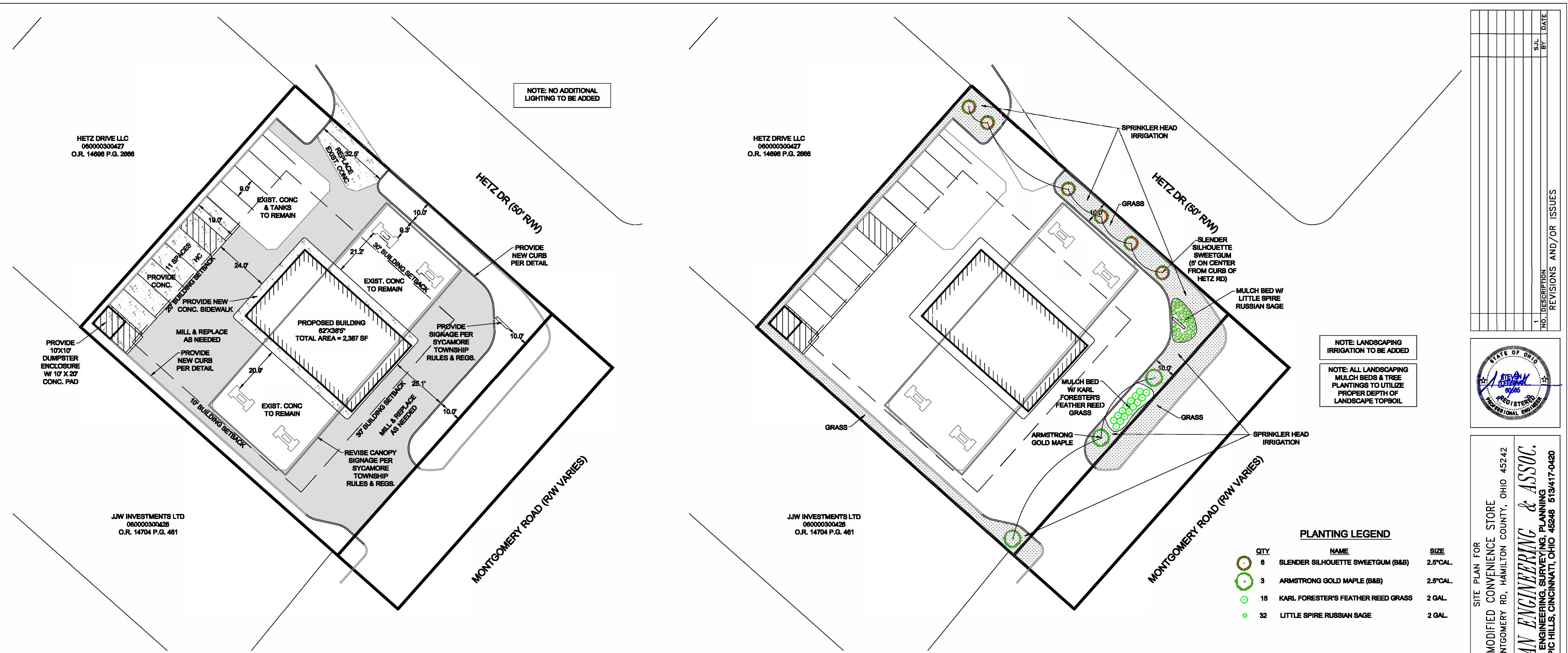
We appreciate your time and consideration and look forward to working collaboratively with Sycamore Township on this project. Should you require any additional information, please feel free to contact me at **937-925-2300** or **JOHN.BRANDT@PAPOILCOMPANY.COM**.

Sincerely,

John Brandt

Chief Marketing Officer

PAP Oil Company LLC

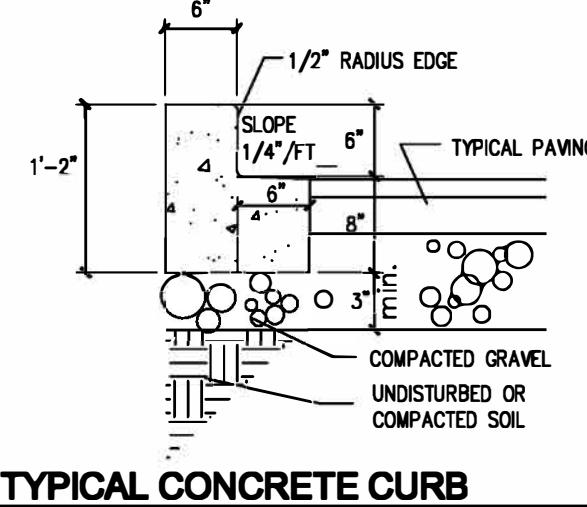


OWNER

FREEDOM MEDICAL LLC
1816 E 34TH ST
SCOTTSBLUFF NE 69361

FLOOD DATA

COMMUNITY PANEL NO: 01101C0093J
ZONE X
EFFECTIVE DATE: 1/7/2015



SITE DATA

LOT AREA = 0.5914 ACRES
SECTION 5, TOWN 4, ENTIRE RANGE 1,
MIAMI PURCHASE, SYCAMORE TOWNSHIP,
HAMILTON COUNTY, STATE OF OHIO
PID: 060000300107

ZONING REQUIREMENTS
ZONE E - RETAIL BUSINESS

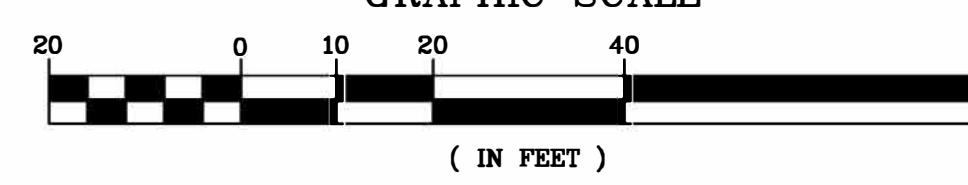
PARKING REQUIREMENTS

CONVENIENCE STORE (W/ GAS PUMPS): ONE SPACE
PER 200 SQ. FT. OF NET FLOOR AREA + ONE SPACE
PER PUMP + ONE SPACE PER EMPLOYEE

REQUIRED SPACES:
NET FLOOR AREA = 2200SF/200SF = 11 SPACES
2 EMPLOYEES = 2 SPACES
8 PUMPS = 8 SPACES
TOTAL = 21 SPACES
PROVIDED SPACES: 19 SPACES

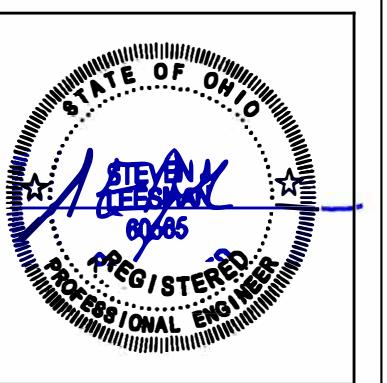


GRAPHIC SCALE

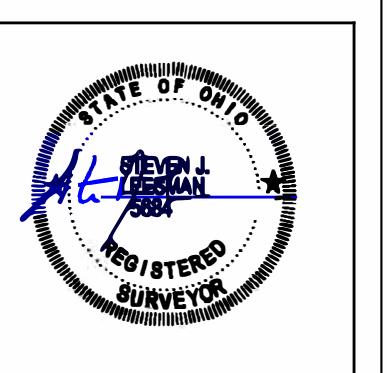


SCALE 1"=20'

1	DESCRIPTION	REVISIONS AND/OR ISSUES
S.J.L.	BY	DATE



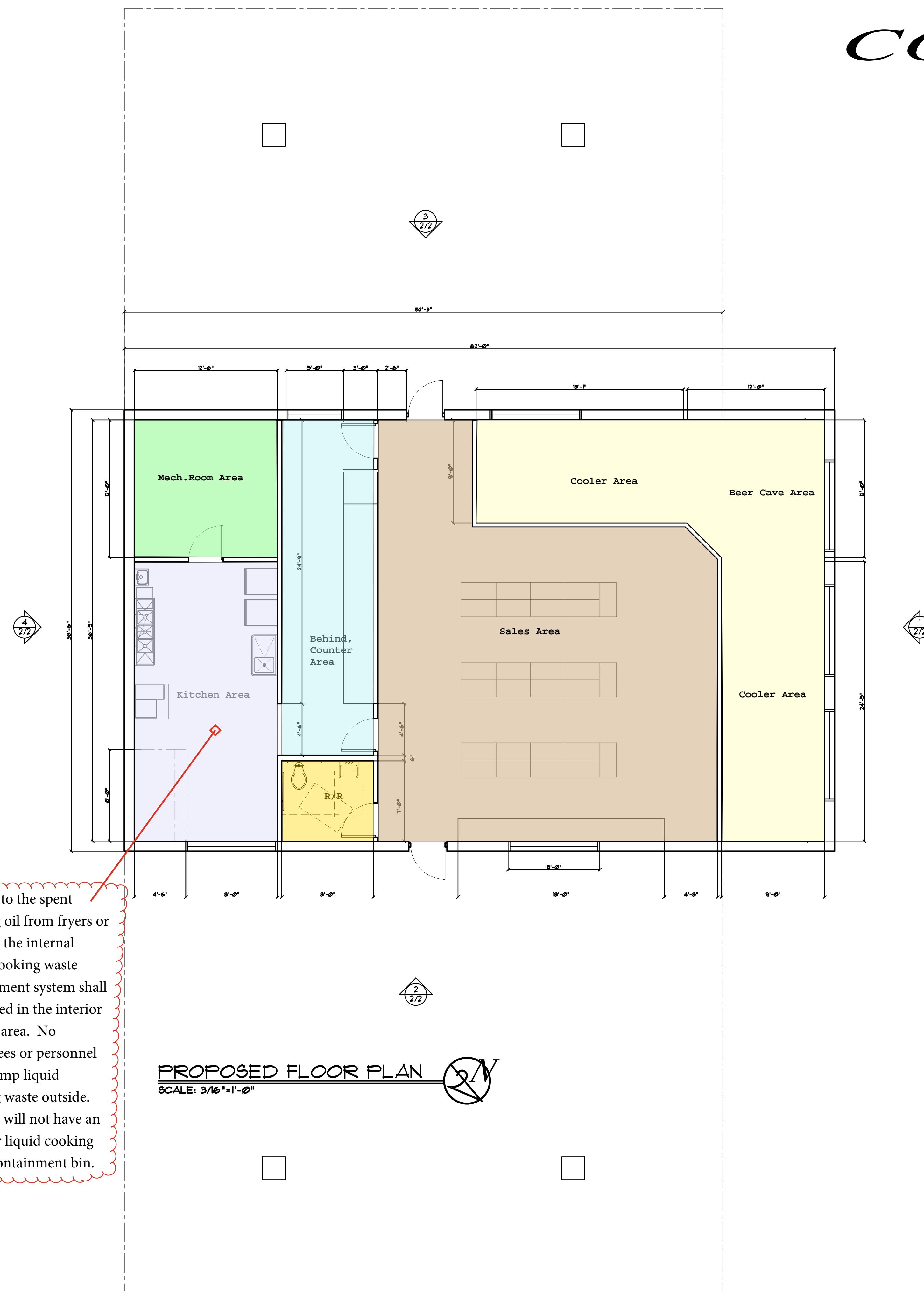
SITE PLAN FOR MODIFIED CONVENIENCE STORE 10843 MONTGOMERY RD, HAMILTON COUNTY, OHIO 45242
LEESMAN ENGINEERING & ASSOC. 2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



DRAWING TITLE
SITE PLAN
PROJ. NO. 10843MONT DATE 12/1/25 DRAWN JER CHECKED S.J.L.
DRAWING NO. C1

CONVENIENCE STORE

*10843 MONTGOMERY RD
CINCINNATI, OH 45242*

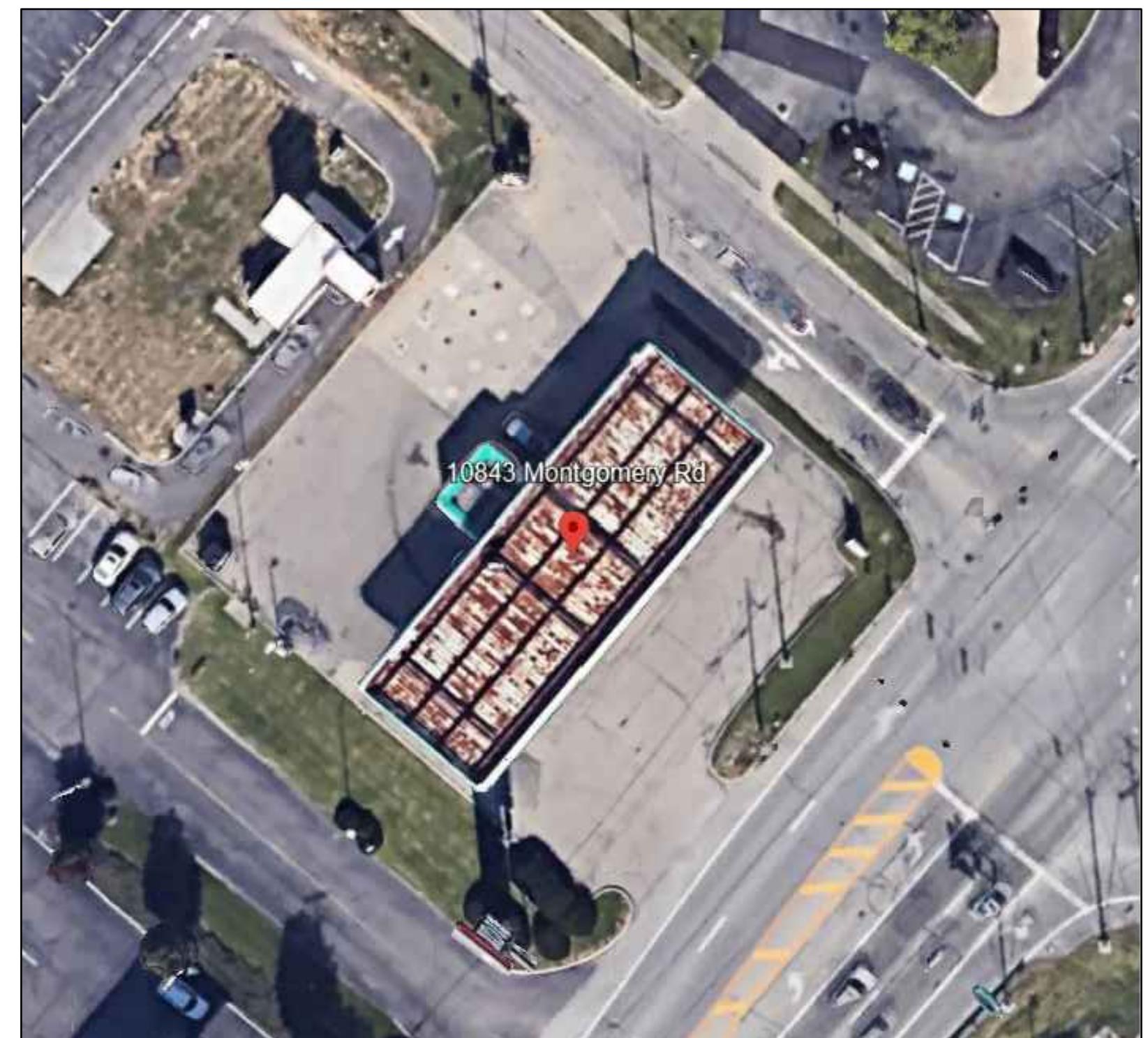


Related to the spent cooking oil from fryers or the like, the internal liquid cooking waste containment system shall be located in the interior kitchen area. No employees or personnel shall dump liquid cooking waste outside. The site will not have an outdoor liquid cooking waste containment bin.

PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

	Cooler Area 522 SF
	Sales Area 888 SF
	Behind Counter Area 234 SF
	R/R Area 56 SF
	Kitchen Area 310 SF
	Mech. Room area 150 SF
	Total 2,160 SF



REFERENCE PLAN

NOT TO SCALE

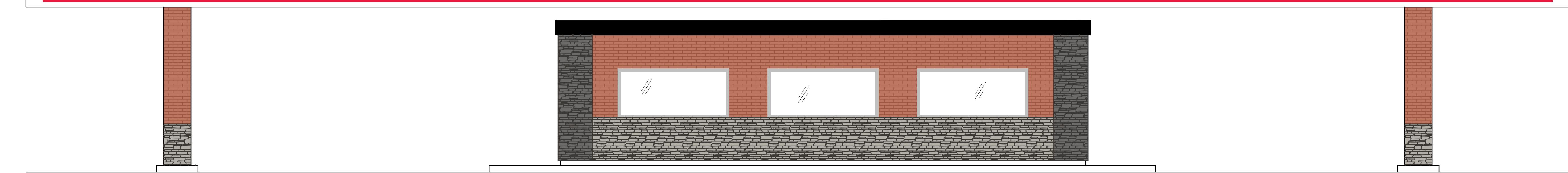
D.Y.E. Designs

LIBERTY TOWER
W. SECOND STREET, SUITE #401
DAYTON, OH 45402
PHONE (937) 299-3213

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<h1>D.A.E.</h1> <h1>Designs</h1>	
DATE:	12/15/25
SCALE:	SHOWN
DRAWN BY:	DAE
CHECKED BY: DAE	

MARATHON



FRONT (EAST) - FACING MONTGOMERY RD.
EXTERIOR ELEVATION

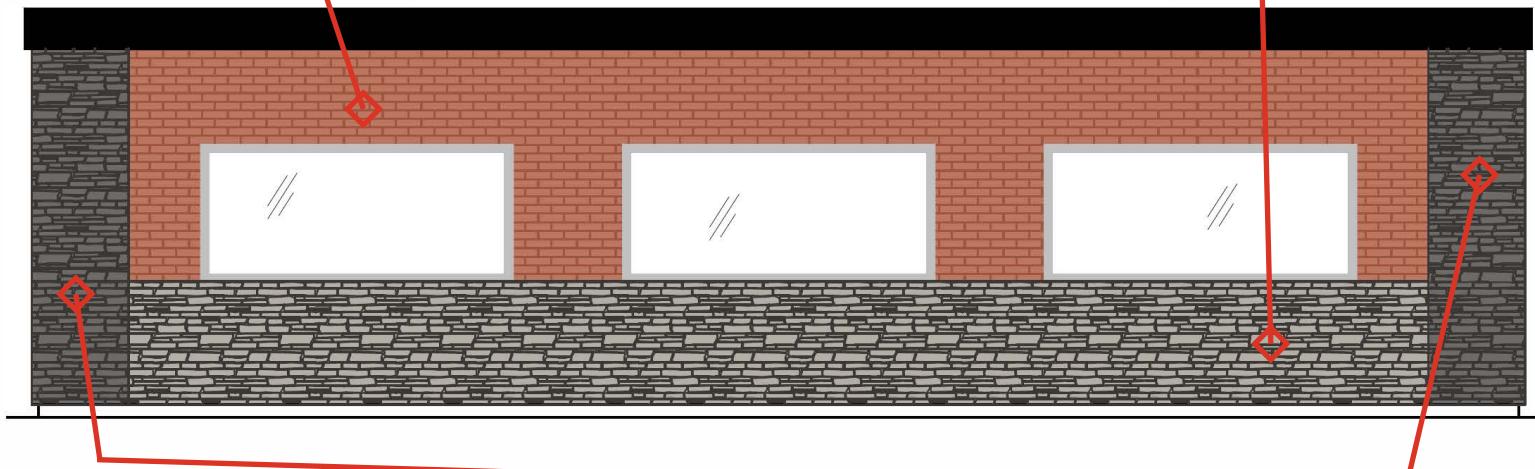
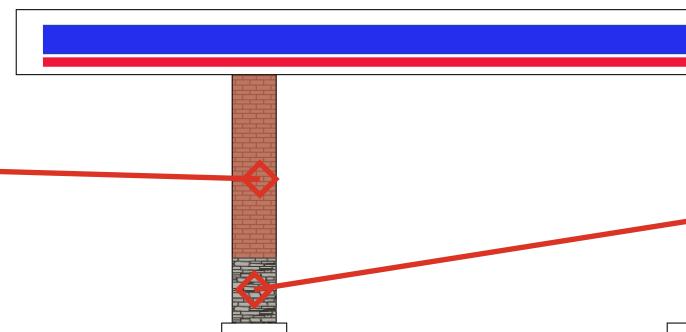
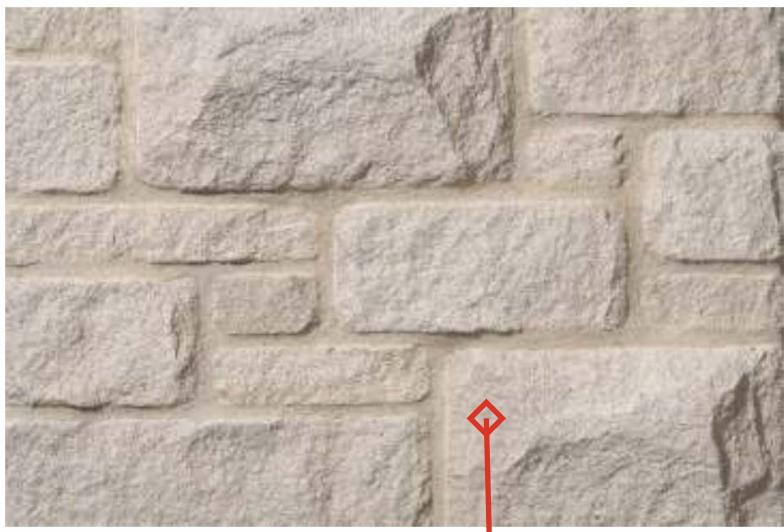


SIDE (SOUTH)
EXTERIOR ELEVATION



SIDE (NORTH) - FACING HETZ DR.
EXTERIOR ELEVATION





FULL DEPTH STONE OR BRICK ON
ALL ELEVATIONS. NO LICK AND
STICK VANEER MATERIAL
PROPOSED.

DATE:	12/12/2015
SCALE:	1/4"=1'-0"
DRAWN BY:	DAE
CHECKED BY:	DAE
DAE	

CONVENIENCE STORE
10243 MONTGOMERY RD
DUMPSTER ENCLOSURE

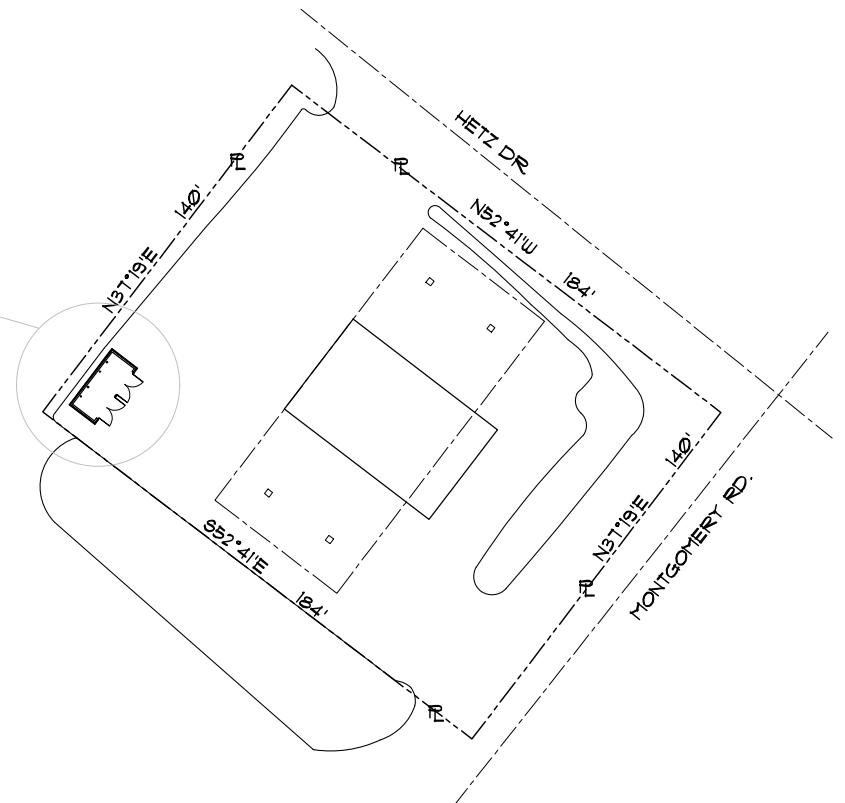
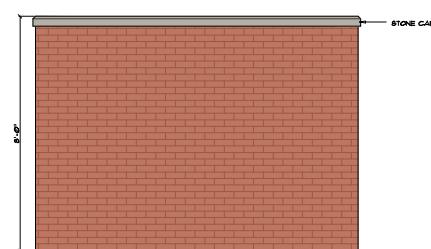
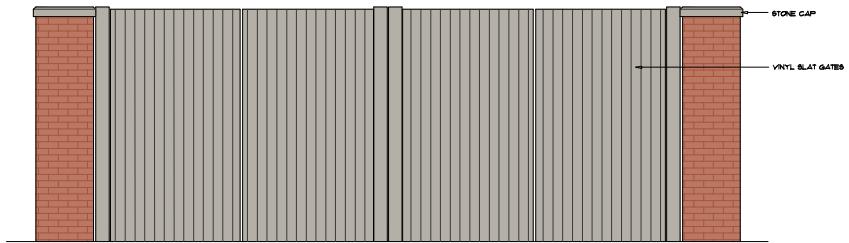
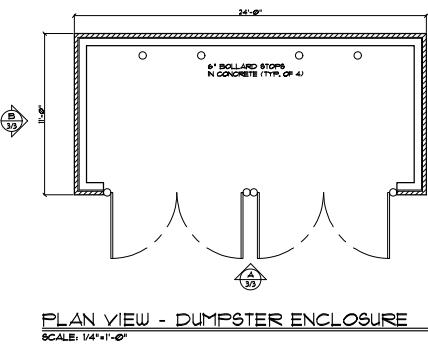
REVISIONS:

DAVID A. EATON
ARCHITECT #824
EXPL. DATE: 12/31/2015

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3 of 3



Zoning Commission

Board of Zoning Appeals

Property Owner Form



Planning & Zoning Department

8540 Kenwood Road

Sycamore Township, Ohio 45236

Phone: (513) 792-7250

www.sycamoretownship.org

PROJECT ADDRESS: 10843 MONTGOMERY RD CINCINNATI, OHIO

ZIP CODE: 45242

APPLICANT NAME: N&G TAKHAR OIL/AMARJIT TAKHAR

OWNER NAME	STREET ADDRESS	ZIP	TAX MAILING STREET ADDRESS	ZIP
AMARJIT TAKHAR	4301 WILLOW CREEK CIR, BELLBROOK, OHIO	45305	4365 Lisa Dr, Tipp City,	45371

OWNER EMAIL	OWNER PHONE NUMBER
TAKHAROIL@GMAIL.COM	937-604-0012

The owner of this project address and undersigned do hereby certify awareness that an applicant is applying for a Zoning Commission Case or a Board of Zoning Appeals Case. The owner of the real property agrees to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission/ Board of Zoning Appeals application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission or Board of Zoning Appeals public notice has been given.

Amarjit Takhar

12/24/2025

PROPERTY OWNER'S SIGNATURE

DATE