



# Arnold Consulting Engineering Services, Inc.

P.O. Box 1338  
Bowling Green, KY 42101

1136 South Park Drive, Suite 201  
Bowling Green, KY 42103

Phone (270)780-9445  
Fax (270)780-9873

Symmes Township Zoning Commission  
9323 Union Cemetery Road  
Symmes Township, OH 45140-9386

RECEIVED

JAN 17 2025

RE: Letter Of Request — Take 5 Oil Change

To Whom It May Concern,

We respectfully submit the attached Modification to Final Development Plan Application to construct a Take 5 Oil Change at the property located at 10558 Loveland Madeira Road, a portion of Parcel ID: 620-0090-0021 (the "Property"). The Final Development Plan originally established a Burger King on the Property. While a Take 5 Oil Change requires modification to this plan, the change is minor and will only serve to improve the Property.

To start, like a Burger King, the proposed Take 5 Oil Change will operate as a drive through. This similarity in operations means that only minor changes to the parking lot are required. Additionally, because the Burger King was recently demolished, approving the modification will result in a high-functioning business on what is currently an empty lot. The modification will also improve the appearance of the lot by installing landscaped areas. Finally, a Take 5 Oil Change is a permitted use in the EE Zoning District and is therefore consistent with the Township's intended use of the Property.<sup>1</sup>

The attached Site Plans and Application serve as our request to be placed on the February 19, 2025 STZC Regular Meeting Agenda. Please contact us with any questions or comments.

Respectfully,

Brandy Zackery, PE  
Project Manager  
Arnold Consulting  
Engineering Services, Inc.

0141460.0717421 4929-3954-1519v1

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<sup>1</sup> Symmes Township Zoning Resolution § 137.1; *Id.* at § 102.2(32).



RECEIVED

JAN 17 2025

DEVELOPMENT PLAN  
FOR  
TAKE 5 OIL CHANGE  
10558 LOVELAND MADEIRA ROAD  
LOVELAND, OH 45140  
JANUARY 9, 2025



- SHEET**
- COVER SHEET
  - ALTA SURVEY
  - C1 SITE LOCATION
  - C2 SITE LAYOUT
  - C3 GRADING AND DRAINAGE
  - C4 EROSION CONTROL
  - C5 SANITARY SEWER & WATER
  - C6 ELECTRIC, PHONE & GAS
  - C7 DETAILS
  - C8 LANDSCAPE
  - L1 LANDSCAPE
  - SL1 SITE LIGHTING



**SURVEYOR:**  
NORTH COAST GEOMATICS  
887 SUNNIDGE ROAD  
CANTON, OH 44705  
CONTACT: ERIC JACKSON  
(614) 515-3811

**ARCHITECT:**  
CORE3 DESIGN, LLC  
25 RHETT SUITE 101  
CANTON, OH 44705  
CONTACT: MICAH SMITH  
(884) 451-5288

**ENGINEER:**  
ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
BOWLING GREEN, KY 42102  
CONTACT: BRANDY ZACKERY  
(270) 760-9445

**DEVELOPER/APPLICANT:**  
DRIVEN BRANDS  
440 SOUTH CHURCH ST.  
CANTON, OH 44705  
CONTACT: BERNARD PYBURN  
(240) 294-5944

**UTILITY COMPANIES/ GOVERNMENT OFFICIALS**

**SEWER:**  
HAMILTON COUNTY PLANNING & ZONING  
DEPARTMENT  
CINCINNATI, OH 45202  
CONTACT: JEFFREY W. HARRIS  
TELEPHONE: (513) 394-4864

**WATER:**  
CITY OF LOVELAND  
LOVELAND, OH 45140  
CONTACT: MICHAEL SMITH  
TELEPHONE: (513) 244-1300

**GAS & ELECTRICITY:**  
DUKE ENERGY CO.  
FAIRFIELD, OH 45914  
CONTACT: MICHAEL SMITH  
TELEPHONE: (513) 421-9580

**ENGINEERING:**  
HAMILTON COUNTY  
STRUCTURE  
134 COURT STREET  
CANTON, OH 44705  
CONTACT: MOHAMMED ISLAM  
TELEPHONE: (513) 746-4737



**ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42102**















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**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL UTILITY COMPANIES AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL UTILITY COMPANIES AND THE LOCAL HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL UTILITY COMPANIES AND THE LOCAL HEALTH DEPARTMENT.

**UNDERGROUND PRIMARY ELECTRIC REQUIREMENTS**

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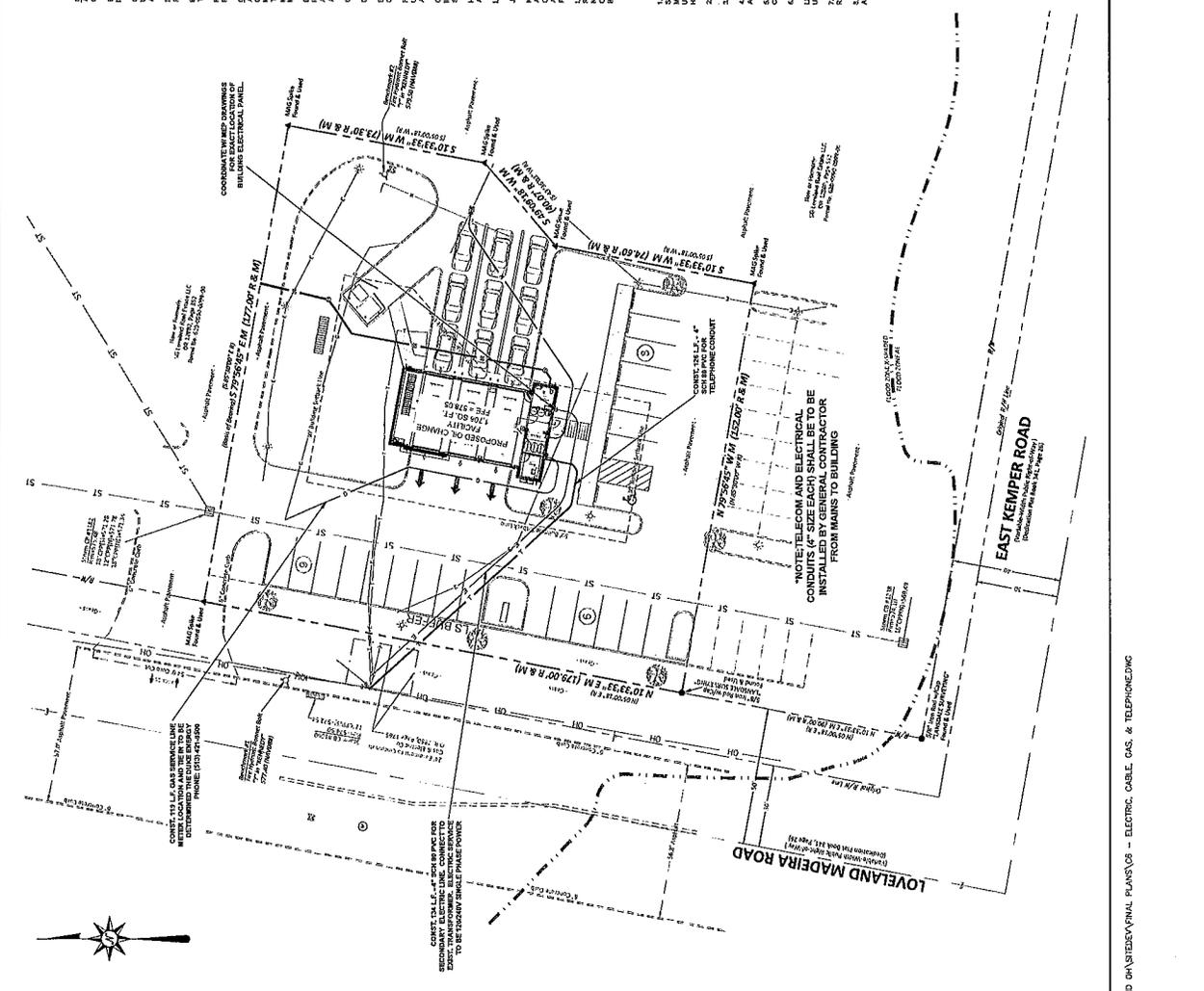
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REVISIONS

**TAKE 5 OIL CHANGE**  
 10558 LOVELAND MADIRA ROAD  
 LOVELAND, OH 45140



DATE: 07/05/2025  
 SCALE: 1" = 20'  
 DRAWN BY: MCDANIEL  
 CHECKED BY: ZACKERY  
 APPROVED BY: ZACKERY



**C6**  
 ELECTRIC, GAS & TELEPHONE

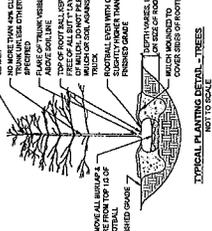




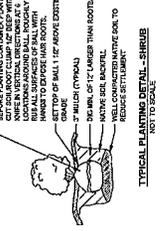


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**TYPICAL PLANTING DETAIL - TREES**  
 NOT TO SCALE



**TYPICAL PLANTING DETAIL - SHRUBS**  
 NOT TO SCALE

**LANDSCAPE NOTES**  
 1. PLANTING SHALL BE ACCORDING TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION, AS APPLICABLE TO THE PROJECT. PLANT MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE SUPPLIED BY THE LANDSCAPE CONTRACTOR. PLANT MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE SUPPLIED BY THE LANDSCAPE CONTRACTOR. PLANT MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE SUPPLIED BY THE LANDSCAPE CONTRACTOR.

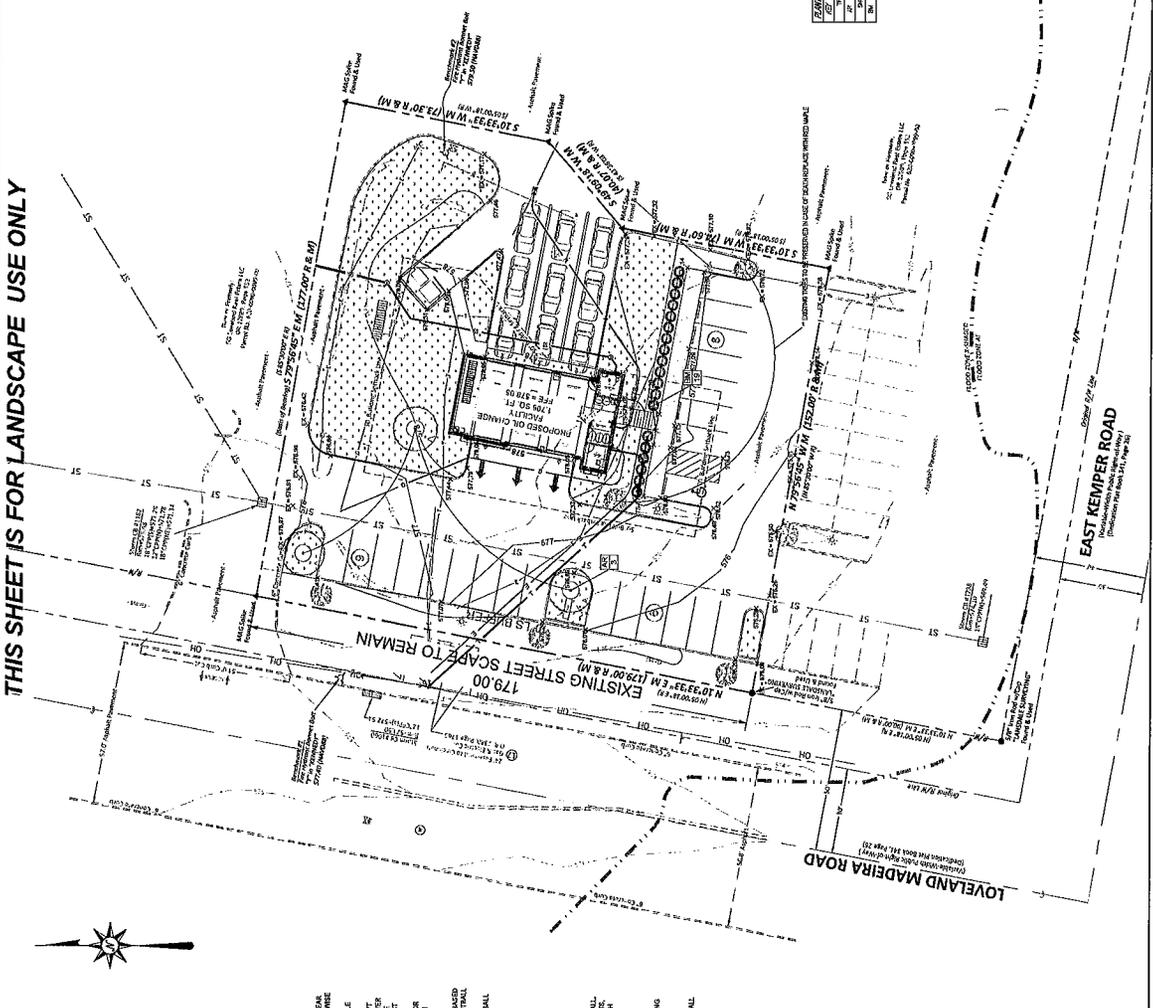
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**PLANTING SCHEDULE**  
 DATE: 01/01/2024  
 SCALE: 1" = 20'  
 DRAWN: M. BIRNELL  
 CHECKED: B. ZACKER  
 APPROVED: B. ZACKER

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	01/01/2024
2	REVISED PER COMMENTS	01/01/2024
3	REVISED PER COMMENTS	01/01/2024



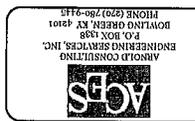
**AREA OF 500 TO 750 SQUARE YARDS**  
 TO BE PLANTED WITH 24 HOURS OF HARVEST.  
 REQUIRED INTERIOR LANDSCAPING: 500 SF OF SPOT PARKING SPOT PROVIDED INTERIOR LANDSCAPING.



**REVISIONS**

NO.	REVISION	DATE

**TAKE 5 OIL CHANGE**  
 10558 LOVELAND, OH 45140



ARNOLD CONSULTING ENGINEERS AND ARCHITECTS, INC.  
 10558 LOVELAND, OH 45140  
 PHONE: (513) 786-9445



**L1**  
 LANDSCAPE PLAN

