

From: KCPC
To: Betsy Janes; Brian Dunham; Debbie Vaughn; Doug Armbruster; Gabriella DeAngelis; Gailen Bridges; Greg Sketch; Jeff Bethell; Kareem Simpson; Kenneth Heidrich; Margo Baumgardner; Matthew Martin; Matthew Smith; Maura Snyder; Paul Darpel; Paul Darpel (work); Phil Ryan; Quin Wichmann; Sean Pharr; Todd Berling; Todd Herrmann; Tom France
Cc: Andy Videkovich; Patrick Denbow; Cody Sheets; Brian Dehner - Edgewood - City Administrator; Mark Collier - Erlanger - City Manager
Bcc: darmbruster@c5ip.com; margo.baumgardner@gmail.com; todd@hmb-a.com; gailenbridges@yahoo.com; Pamela Bushelman; pdarpel@darpellaw.com; Gabriella@livingwithhellagance.com; thomasb.france@outlook.com; ken.heidrich@me.com; taherrmann4@gmail.com; betsyjanes@ymail.com; matthewmartin10@gmail.com; Sean Pharr; par3ryan@aol.com; gregsketch73@gmail.com; msmith@zslaw.com; Maura Snyder; debbievaughn@twc.com; gwichmann@agi-us.com
Subject: FW: PC-25-0015-MA 3410 Turkeyfoot Rd., Erlanger, KY - Wawa - Supplementary Map Amendment Materials
Date: Tuesday, November 25, 2025 9:10:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[Preliminary Development Plans_Rev. 2025-11-24.pdf](#)
[C-06753 Erlanger, KY Elevation.pdf](#)
[C-06753 Erlanger, KY Perspective.pdf](#)
[C-06753 Erlanger, KY Fuel+Canopy+&+Trash+Enclosure.pdf](#)
[image003.png](#)
[image004.png](#)

Good morning, everyone!

We received the below email, attachments, and link from the applicant yesterday afternoon after packets were mailed.

You are receiving this email to provide you with the opportunity to review them prior to next week's meeting. I will also create a link to these documents in the Meeting Materials section of the Now Pending page on the KCPC website.

Please let me know if you have any questions.

Kind Regards –



Pamela Bushelman
Senior Secretary Planning & Zoning

P: 859.331.8980
E: pbushelman@pdskc.org

1840 Simon Kenton Way, Suite 3400
Covington, KY 41011-3693

Please [share](#) your experience with us.

From: Kirk Farrelly <kfarrelly@cgpri.com>
Sent: Monday, November 24, 2025 3:14 PM
To: KCPC <kpc@pdskc.org>; Patrick Denbow <pdenbow@pdskc.org>; Cody Sheets <csheets@pdskc.org>
Cc: Mark Collier - Erlanger - City Manager <mark.collier@cityoferlanger.com>; Warnement, Patrick <patrick.warnement@wawa.com>; Corpus, Lisa <lisa.corpus@wawa.com>; Porter, Morgan, <mporter@dbllaw.com>; Wolff, Loren, V. <lwolff@dbllaw.com>; Eric Boyd <eric.boyd@cesoinc.com>; Christian Damico <cdamico@cgpri.com>
Subject: PC-25-0015-MA 3410 Turkeyfoot Rd., Erlanger, KY - Wawa - Supplementary Map Amendment Materials

County Team,

Good afternoon. In advance of this afternoon's submittal deadline for supplementary Materials in support of our Map Amendment Application, please see attached the following items for your records/use:

- Civil Development Plans (Please replace Pages 19-24 of the initially submitted Map Amendment Package with this revised set)
- Color Building Elevations (For Illustration)
- Color Perspectives/Renderings (For Illustration)
- Fuel Canopy & Dumpster Enclosure Elevations/Renderings
- Due to file size, here is a link to the Signage Package for reference (Note, this will also be included in our forthcoming Variance submittal): [PDF AD-WAW-124378-Erlanger-REV1.pdf](#)

Due to file size of the above attachments, please confirm receipt and if there are any questions or if any further information is needed as Staff continues review of our Application and preps its Staff Report.

Thank you.

Kirk Farrelly, P.E.

D) 205.263.4589 **C)** 504.258.8770 **F)** 205.968.9229

361 Summit Blvd, Suite 110, Birmingham AL 35243

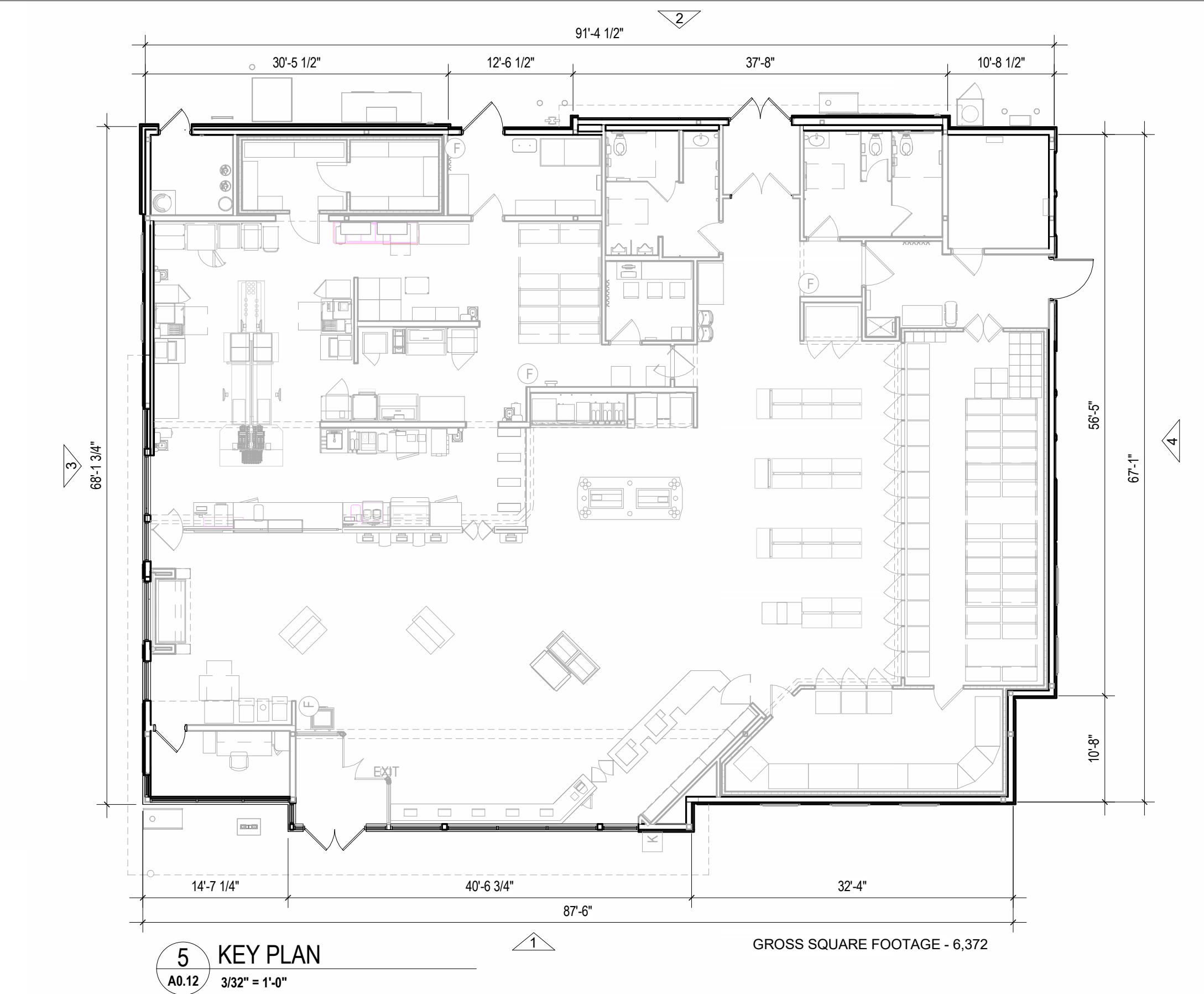
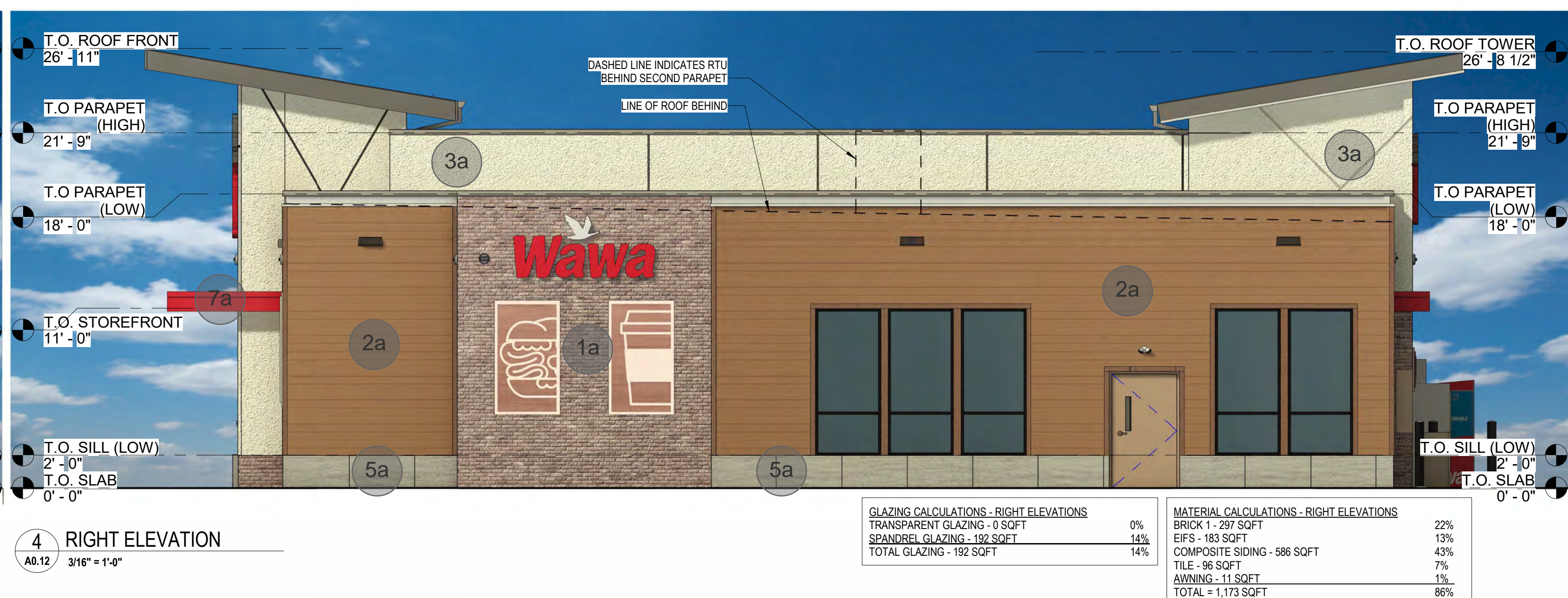
E-mail: kfarrelly@cgppe.com

www.cgbuchalter.com



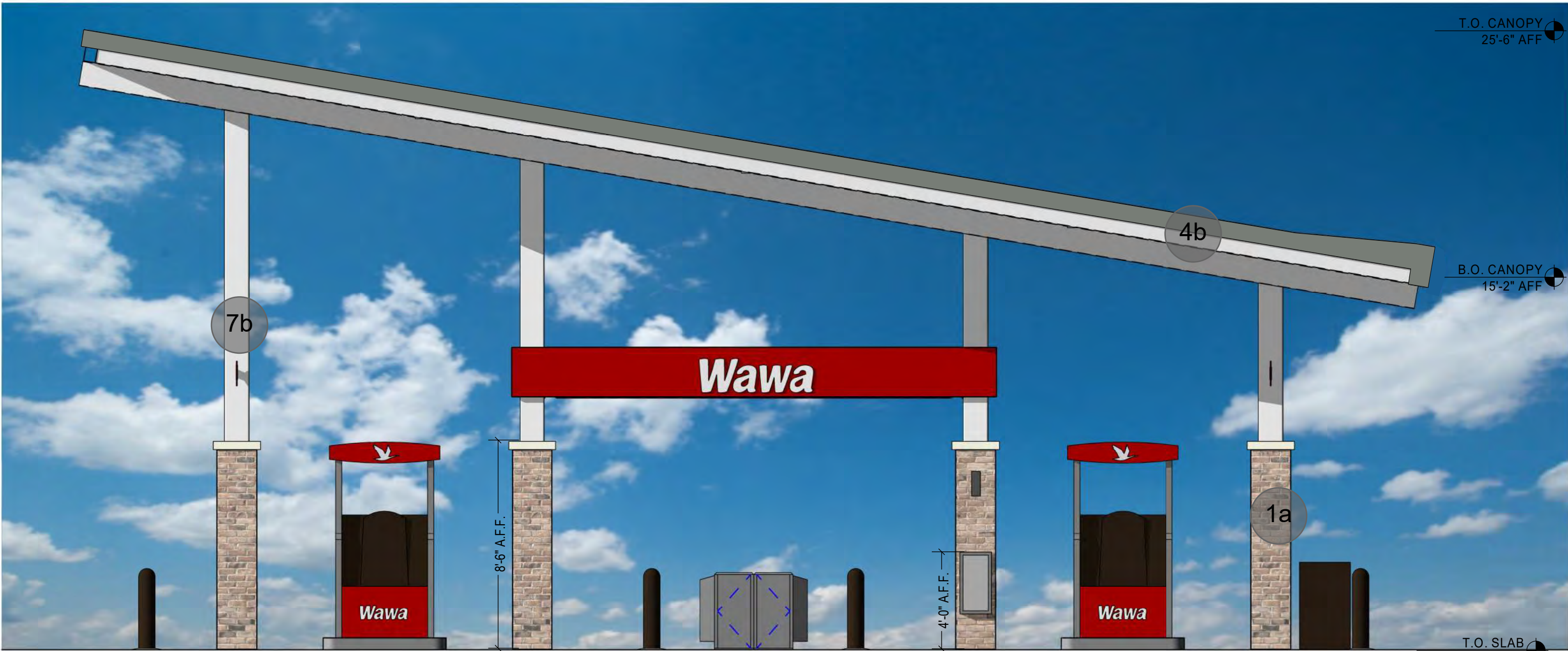
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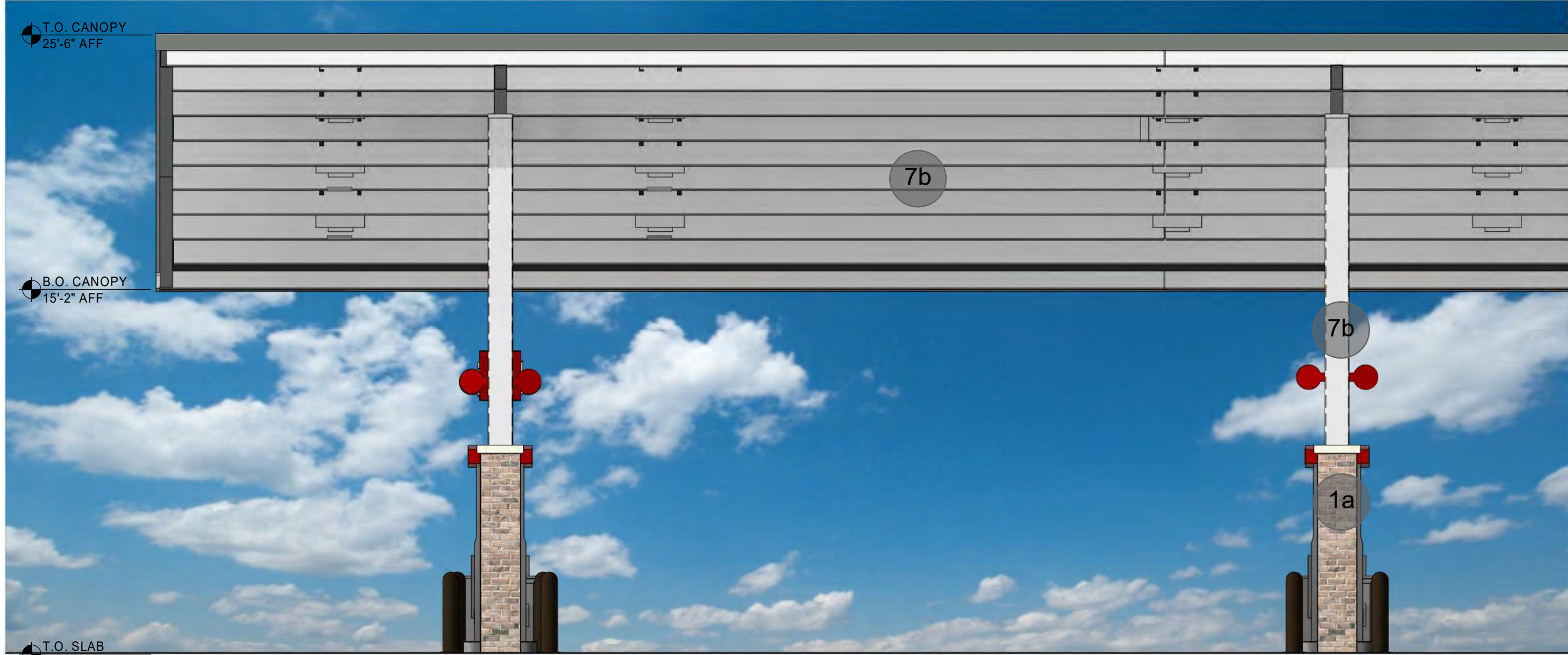


MATERIALS:





③ FUEL CANOPY ELEVATION
1/4" = 1'-0"

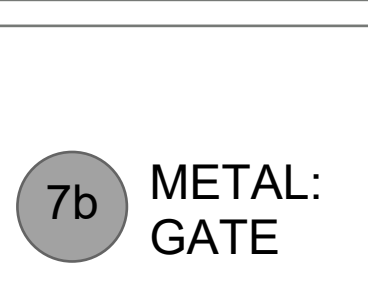
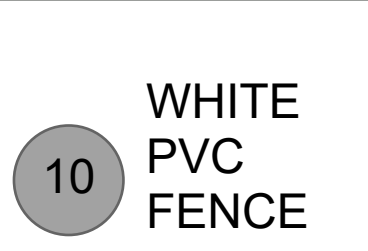


② FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"

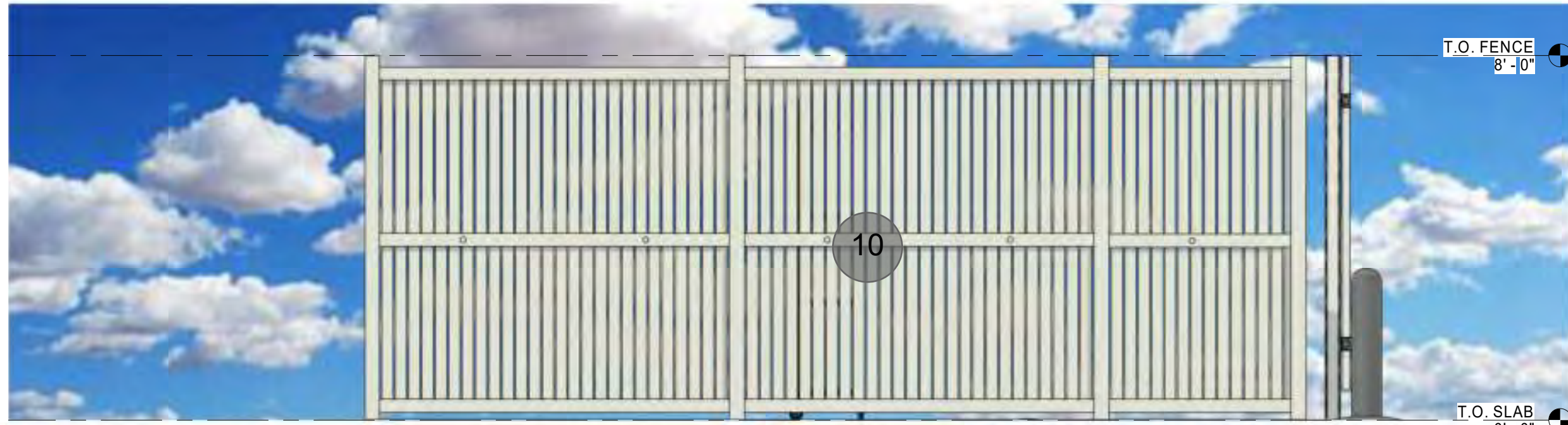


① FUEL CANOPY PERSPECTIVE

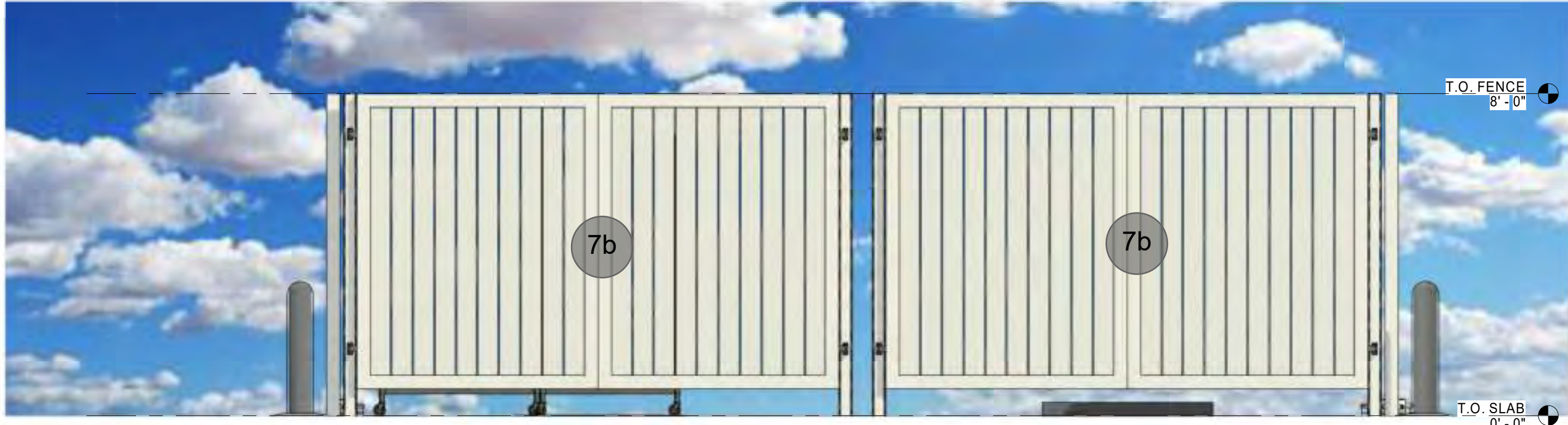
MATERIALS:



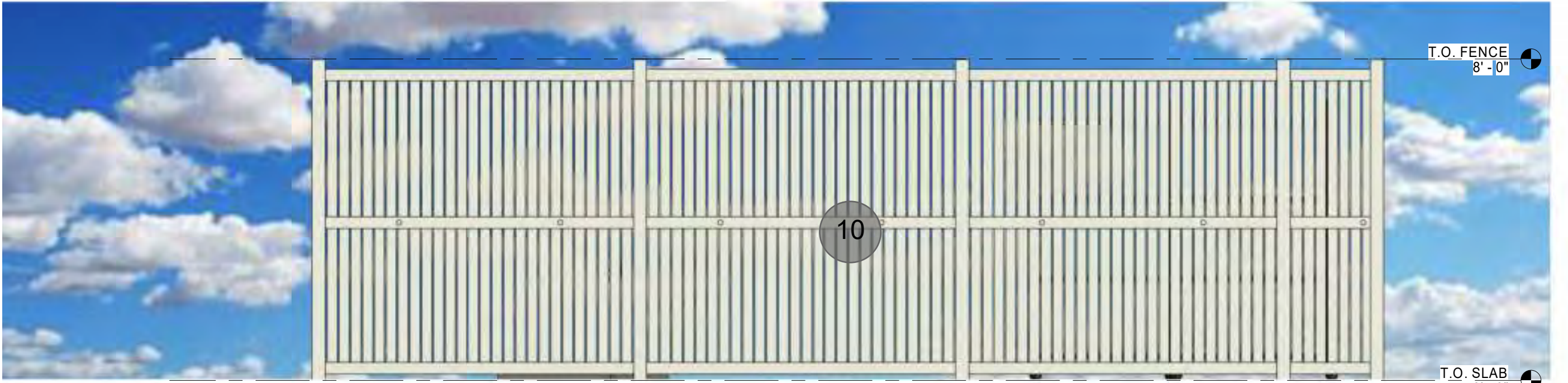
⑦ TRASH COMPOUND - SIDE ELEVATION
3/8" = 1'-0"



⑥ TRASH COMPOUND - SIDE ELEVATION
3/8" = 1'-0"



⑤ TRASH COMPOUND - FRONT ELEVATION
3/8" = 1'-0"



④ TRASH COMPOUND - REAR ELEVATION
3/8" = 1'-0"



1 FRONT RIGHT VIEW



2 FRONT LEFT VIEW

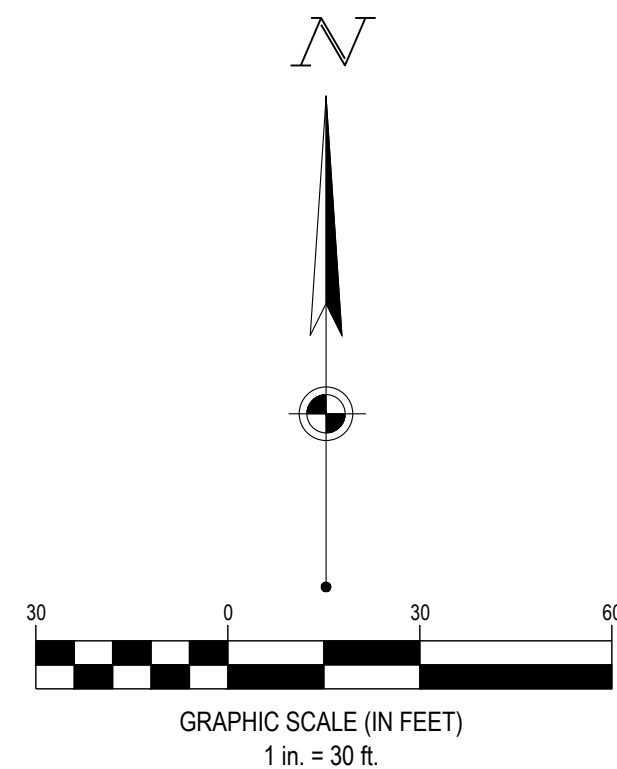


3 REAR LEFT VIEW



4 REAR RIGHT VIEW

C:\ID\AC\Docs\CESO\Wawa 7629 CGB Turkeyfoot Erlanger KY\Project Files\CESO\03-CIVIL\PLAN\CONSTRUCTION\Preliminary Development Plans\765024_GRADING PLAN.dwg - 11/24/2025 - Francesca Rapposelli



GRADING LEGEND	
EXISTING	
REFER TO ALT/ANSPS TOPOGRAPHIC SURVEY	
PROPOSED	
	RW RIGHT-OF-WAY
	PL PROPERTY LINE
	SETBACK
	EASEMENT
	BUILDING
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE BREAK
	SWALE
	STM STORM SEWER
	FINISHED GRADE ELEVATION
	RIM ELEVATION
	TOP OF CURB ELEVATION FINISHED GRADE ELEVATION
	MATCH EXISTING ELEVATION
	SLOPE ARROW
	CURB INLET
	CATCH BASIN
	STM CLEANOUT
	STM MANHOLE
	HEADWALL

CODED NOTES:

- WYE CONNECTION
- REFER TO ARCHITECTURAL PLANS FOR BUILDING AND CANOPY LEADERS AND LATERALS

EARTHWORK QUANTITIES	
RAW CUT (CY)	RAW FILL (CY)
9262	3380
*ESTIMATED QUANTITIES NOT FOR BIDDING	

BENCHMARK (DATUM NAVD 88)	
	DESCRIPTION
BM "A":	CHISELED "X" IN THE CONCRETE CURB 38.2' WEST OF THE CENTERLINE OF TURKEYFOOT ROAD, AND 56.7' SOUTH OF THE PROPERTY'S SOUTHEASTERN CONCRETE ENTRANCE. ELEVATION: 866.41'
BM "B":	CHISELED "X" IN THE CONCRETE BASE OF THE TRAFFIC SIGNAL POLE 73.5' WEST OF THE CENTERLINE OF TURKEYFOOT ROAD, AND 63.2' NOTH OF STEVENSON ROAD. ELEVATION: 870.06'
BM "C":	TOP BOLT OF FIRE HYDRANT 316.1' WEST OF THE CENTERLINE OF TURKEYFOOT ROAD, ADN 45.5' NORTH OF THE CENTERLINE ON STEVENSON ROAD. ELEVATION: 855.28'



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: KENTUCKY UTILITIES PROTECTION SERVICE AT 811 OR 800-752-6007 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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ERLANGER, KY

3410 TURKEYFOOT ROAD
ERLANGER, KY 41018

Revisions / Submissions		
ID	Description	Date

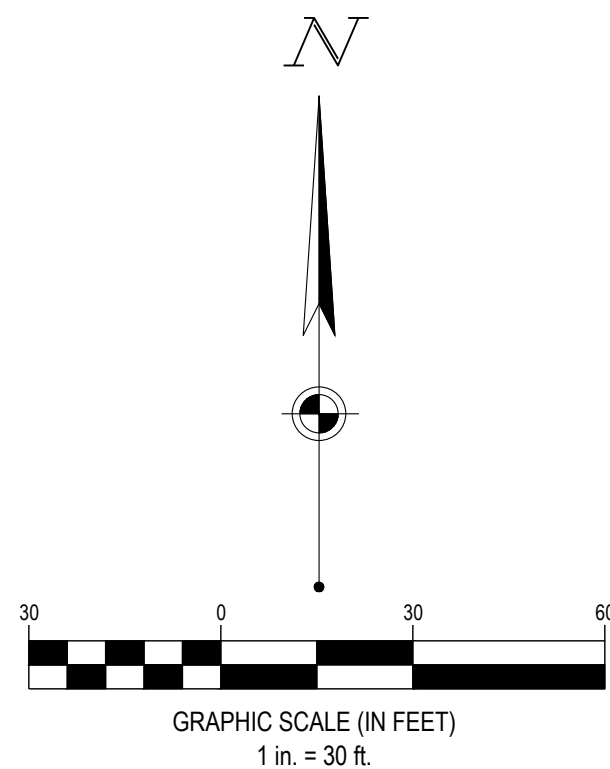
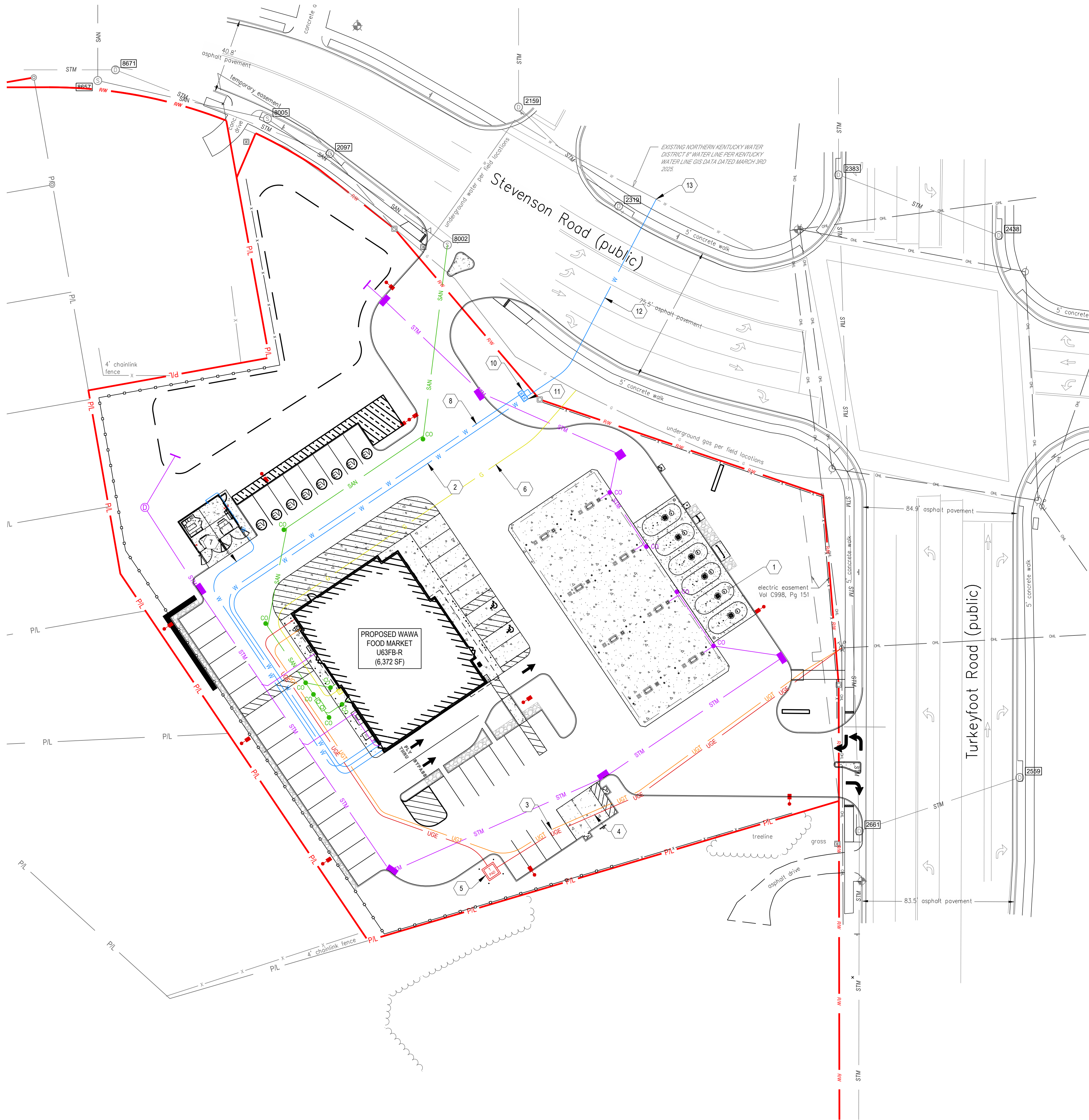
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Project Number:	765024
Scale:	1"=30'
Drawn By:	FAR
Checked By:	JS
Date:	10/21/2025
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

GRADING PLAN

C:\ID\AC\Drawings\Wawa 7629 CGB Turkeyfoot Erlanger KY\Project Files\CESO\03-CIVIL\PLAN\CONSTRUCTION\Preliminary Development Plans\765024_UTILITY PLAN.dwg - 11/24/2025 - Francesca Rapposelli



UTILITY LEGEND

EXISTING	
REFER TO XXX FOR EXISTING FEATURES LEGEND	
PROPOSED	
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	STORM SEWER LINE
	SANITARY SEWER LINE
	DOMESTIC WATER SERVICE LINE
	GAS SERVICE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	SANITARY CLEANOUT
	CURB INLET
	CLEANOUT
	ENDWALL
	ELECTRICAL TRANSFORMER PAD
	WATER VALVE
	LIGHT POLE

CODED NOTES:

1. UNDERGROUND STORAGE TANKS. REFER TO ARCHITECTURAL PLANS AND FUELING PLANS
2. PROPOSED 2" BLACK POLY DOMESTIC WATER SERVICE. CONTRACTOR TO COORDINATE METER WIT UTILITY COMPANY.
3. PROPOSED UNDERGROUND TELEPHONE SERVICE. COORDINATE FINAL LOCATION WITH TELEPHONE COMPANY.
4. PROPOSED UNDERGROUND ELECTRIC SERVICE. COORDINATE FINAL LOCATION WITH ELECTRIC COMPANY.
5. PROPOSED TRANSFORMER PAD WITH BOLLARD PROTECTION PER POWER COMPANY.
6. PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH GAS PROVIDER FOR FINAL LOCATION TO THE GAS METER AND CONNECTION TO MAIN.
7. PROPOSED 3/4" POWER WASH SUPPLY TO REMOTE TRASH COMPOUND. FROST FREE YARD HYDRANT TO BE INSTALLED AT COMPOUND.
8. PROPOSED 1" BLACK POLY IRRIGATION LINE TO BFP LOCATED IN BUILDING UTILITY ROOM.
9. CONNECTION TO EXISTING WATER MAIN
10. PROPOSED 1" IRRIGATION METER.
11. PROPOSED 2" WATER METER.
12. WATERLINE CROSSING UNDER STEVENSON ROAD SHALL BE INSTALLED BY DIRECTIONAL DRILL. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
13. PROPOSED 2" WATERLINE TO CONNECT TO EXISTING 8" WATERLINE WITH 2" TAPPING SLEEVE AND VALVE AND CORP STOP. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.

BENCHMARK (DATUM NAVD 88)	
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FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: KENTUCKY UTILITIES PROTECTION SERVICE AT 811 OR 800-752-6007 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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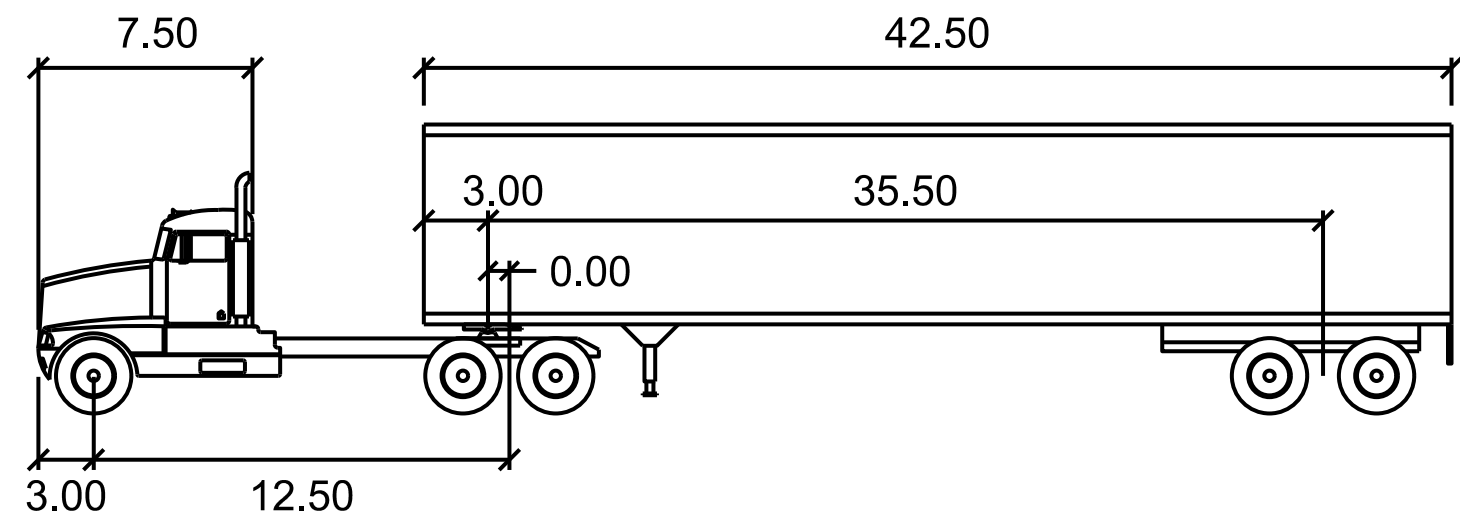
3410 TURKEYFOOT ROAD
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Revisions / Submissions		
ID	Description	Date

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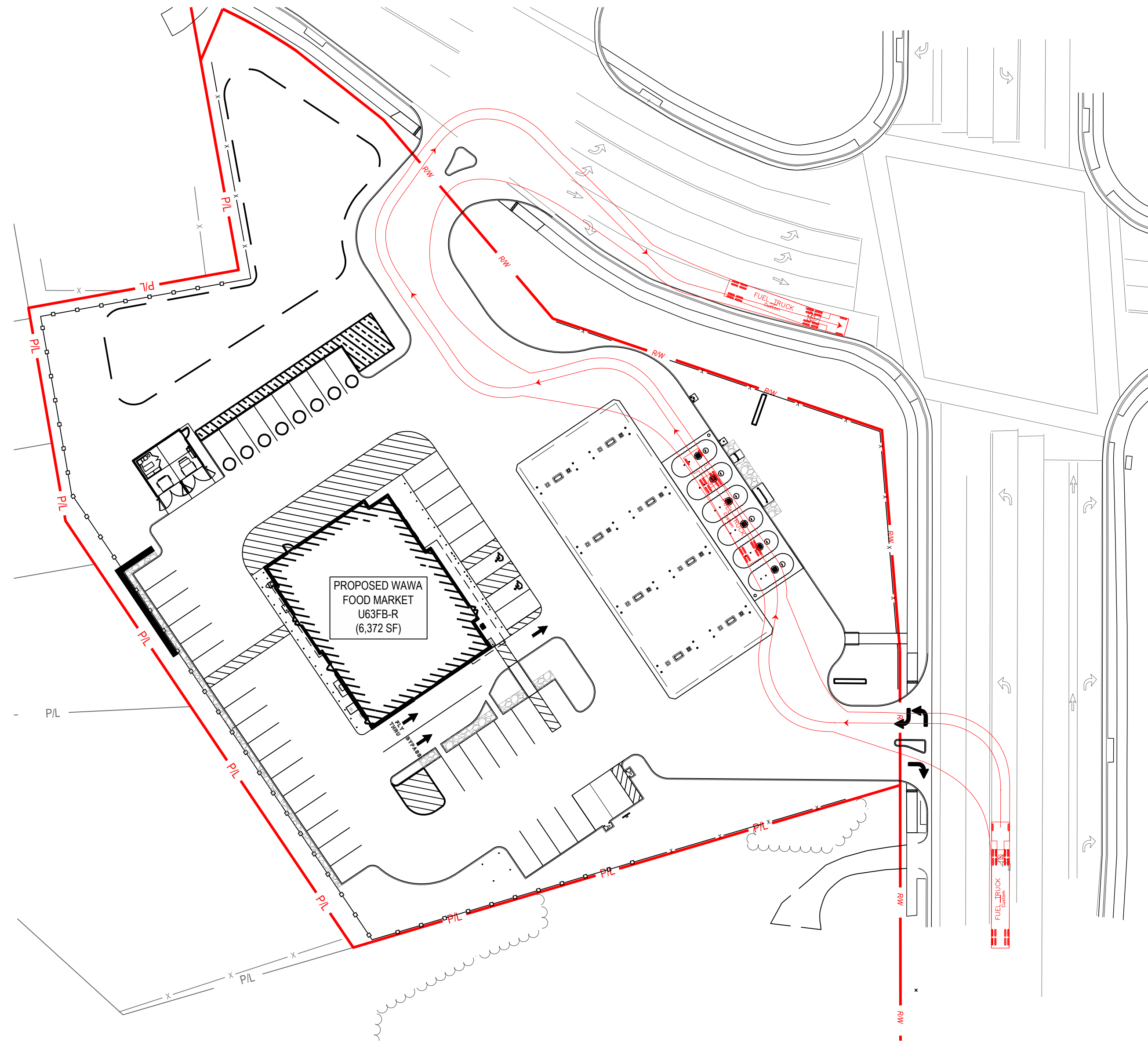
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UTILITY PLAN

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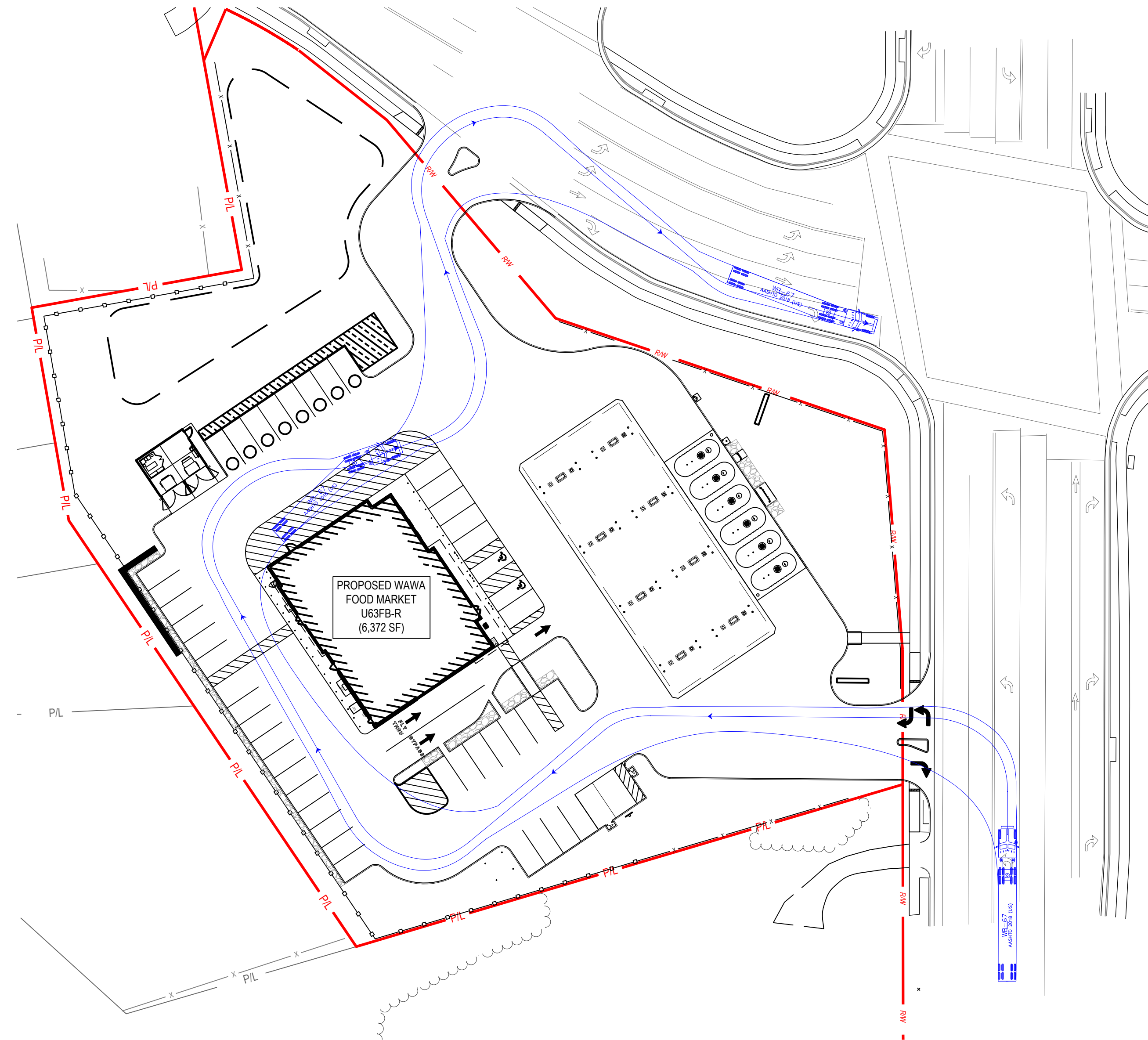


WB-50

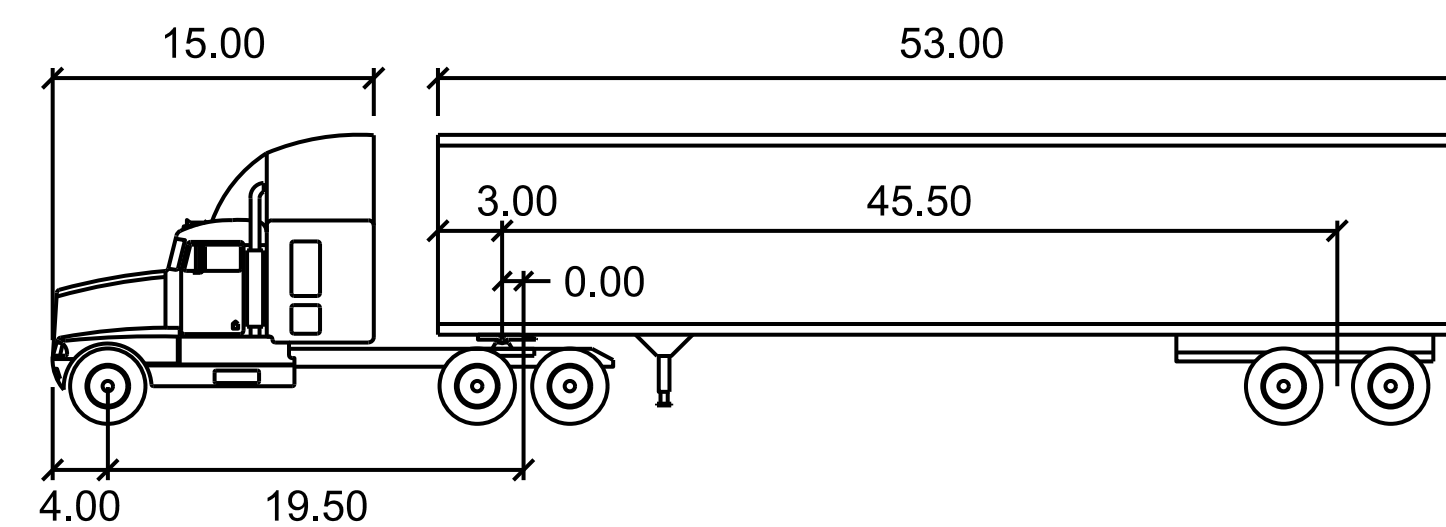
	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



VEHICLE CIRCULATION (WB-50/ FUEL TRUCK)
1"=40'

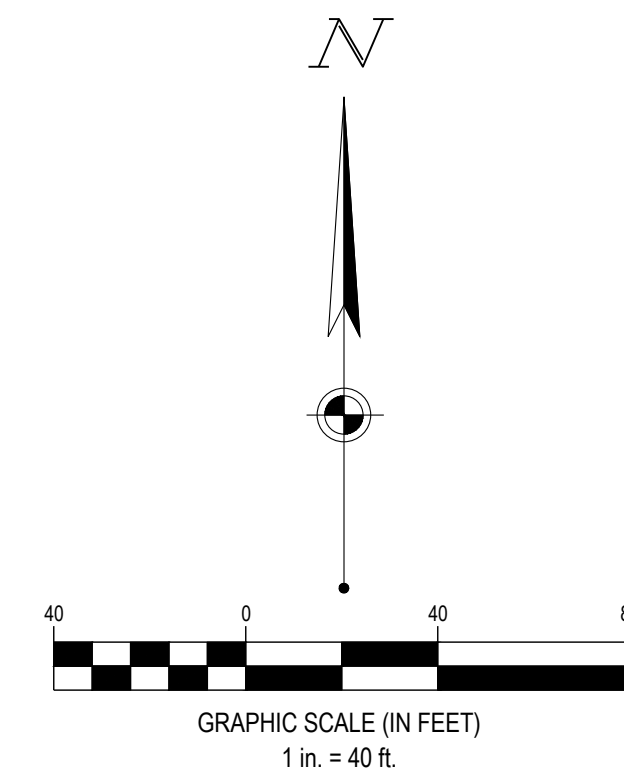


VEHICLE CIRCULATION (WB-67)
1"=40'

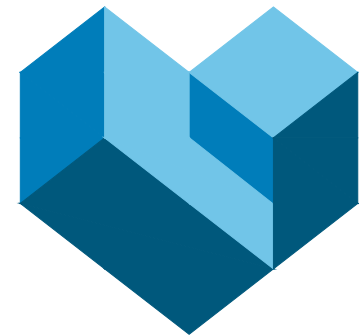


WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: KENTUCKY UTILITIES PROTECTION SERVICE AT 811 OR 800-752-6007 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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ID	Description	Date
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Project Number: 765024

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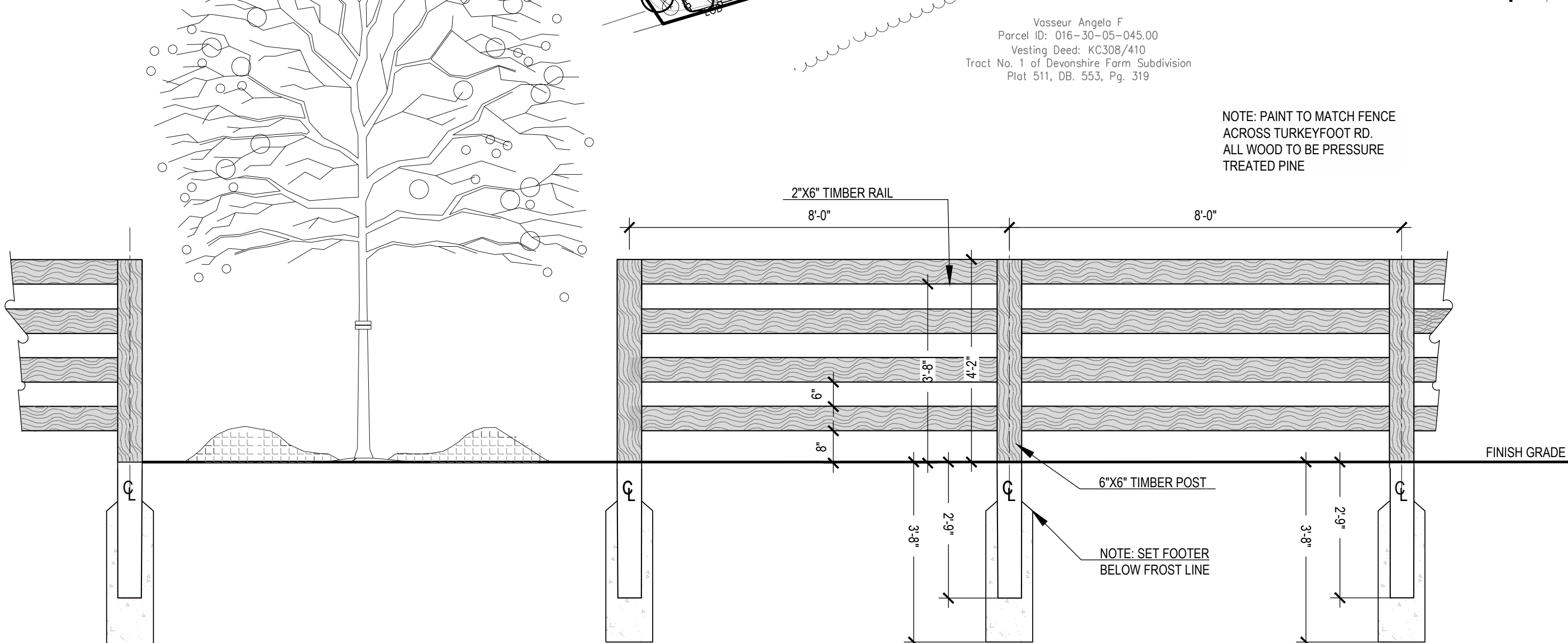
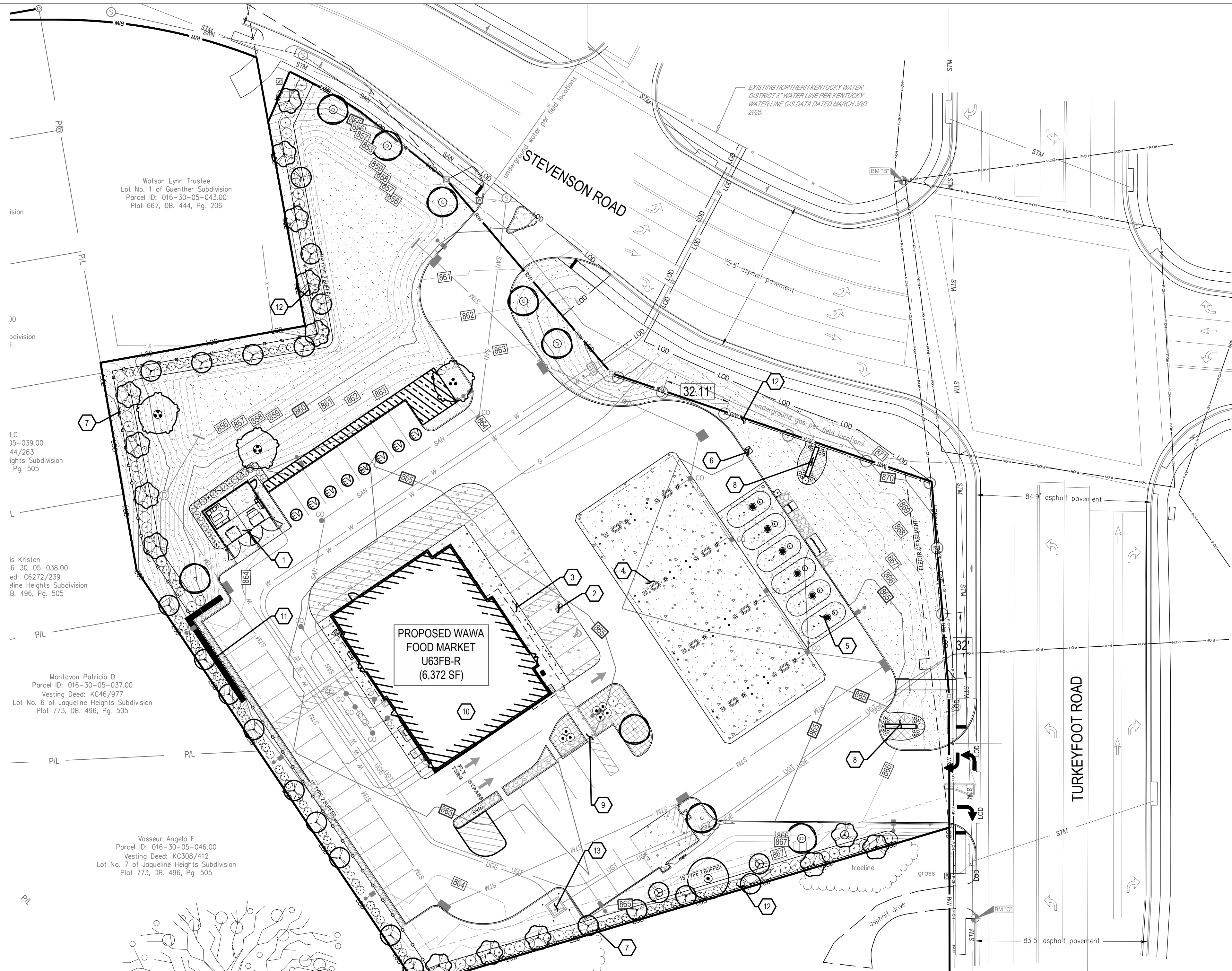
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CIRCULATION PLAN



SITE LEGEND

EXISTING

REFER TO ALTA/SPS TOPOGRAPHIC SURVEY

PROPOSED

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	PROPOSED MAJOR ENG. CONTOUR
	PROPOSED MINOR ENG. CONTOUR
	SIGN
	BOLLARD
	CURB INLET
	CATCH BASIN
	STORM CLEANOUT
	STORM MANHOLE

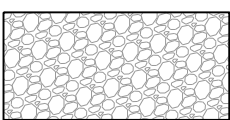
GROUND COVERS

	376	JUNIPERUS HORIZONTALIS 'BLUE RUG' BLUE RUG JUNIPER	1 GAL	1'-6" OC
	225	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	1 GAL	1'-6" OC
	27,496 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD	

FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: KENTUCKY UTILITIES PROTECTION SERVICE AT 811 OR 800-752-6007 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

MULCH

ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF DOUBLE HAMMERED, BROWN HARDWOOD MULCH FROM A SUSTAINABLE SOURCE CONTRACTOR TO PLACE A 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN



ALL FOUNDATION PLANT BEDS NEAR THE THE STORE SHALL CONTAIN A 3" LAYER OF RIVER ROCK MULCH, 1-2" JACKS, LOCALLY SOURCED AND INSTALLED OVER A WEED BARRIER. ALSO INSTALL BETWEEN VENT RISERS AS SHOWN.

PROVIDE AN EVEN LAYER TO PROVIDE FULL COVERAGE.

LANDSCAPE REQUIREMENTS

INTERIOR SITE LANDSCAPING:
REQUIRED LANDSCAPED AREA (10% OF 111,078 SF SITE): 11,078 SF
PROVIDED LANDSCAPED AREA: 11,078+ SF
REQUIRED LANDSCAPING AROUND ENTRYWAYS: YES (SEE PLANTING PLAN)
PROVIDED LANDSCAPING AROUND ENTRYWAYS: YES (SEE PLANTING PLAN)
REQUIRED INTERIOR SITE TREES: 10 (5 + 1 PER 15,000 SF OVER 45,000 SF LOT)
PROVIDED INTERIOR SITE TREES: 10

FOUNDATION AND FENCEWALL LANDSCAPING:
REQUIRED LANDSCAPING: 1 SMALL TREE AND 4 LARGE SHRUBS PER 25 LF OF FENCE OR FOUNDATION
REQUIRED TREES: 32 SMALL TREES
PROVIDED TREES: 32 SMALL TREES
REQUIRED SHRUBS: 128 LARGE SHRUBS
PROVIDED SHRUBS: 132 LARGE SHRUBS

PERIMETER LANDSCAPING:
REQUIRED LANDSCAPING: 1 MED. TREE AND 2 LG. SHRUBS PER 50 LF
PROVIDED LANDSCAPING: (CRITERIA MET FROM FENCE/WALL LANDSCAPE REQUIREMENT)

PARKING LOT LANDSCAPING:
PERIMETER PARKING LOT LANDSCAPING:
REQUIRED WIDTH: 15' MIN.
PROPOSED WIDTH: 15'
REQUIRED SHRUBS: 15 LARGE SHRUBS PER 50 LF (W/ FENCE)
PROVIDED SHRUBS: (CRITERIA MET THROUGH FENCE/WALL LANDSCAPE REQUIREMENT)

PARKING LOT PENINSULA AND ISLAND LANDSCAPING:
REQUIRED LANDSCAPING: 1 MEDIUM TREE AND 2 LARGE SHRUBS WITH GROUND COVER PER ISLAND
PROVIDED LANDSCAPING: 1 MEDIUM TREE AND 2 LARGE SHRUBS WITH GROUND COVER PER ISLAND

BUFFER YARDS:
REQUIRED BUFFER YARD: TYPE 2 (COMMERCIAL ADJACENT TO RESIDENTIAL)
CRITERIA MET WITH FENCE/ WALL LANDSCAPE REQUIREMENT

SITE ELEMENTS LANDSCAPING:
REQUIRED: SCREENING AROUND TRASH ENCLOSURE AREA
REQUIRED SHRUBS: 21 (3 SM. OR MED. EVERGREEN SHRUBS PER 10 LF)
PROVIDED SHRUBS: 21

STREET TREES:
REQUIRED TREES: 9 (1 MED. STREET TREE PER 50 LF OF 432 LF, NOT INCLUDING DRIVES)
PROVIDED TREES: 9

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
--------	-----	-------------------------	------	--------------	---------

TREES

	1	BETULA NIGRA RIVER BIRCH	2.5" CAL	12' HT	AS SHOWN
	3	BETULA NIGRA 'BNMTF' TM DURA HEAT RIVER BIRCH	2" CAL	10' HT	AS SHOWN
	9	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM	2" CAL	10' HT	AS SHOWN
	22	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	2" CAL	5' HT	10'-0" OC
	8	MALUS X 'LOLIZAM' LOLLIPOP® CRABAPPLE	2" CAL	6' HT	AS SHOWN
	15	PRUNUS SERRULATA 'FIRST BLUSH' FIRST BLUSH FLOWERING CHERRY (TYPE C)	2" CAL	6' HT	AS SHOWN

SHRUBS

	72	ILEX GLABRA INKBERRY HOLLY	---	30" HT	4'-0" OC
	7	RHODODENDRON X 'P.J.M.' PJM RHODODENDRON	---	24" HT	4'-0" OC
	28	SPIRAEA X BUMALDA 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA	---	18" HT	2'-0" OC
	21	TAXUS CUSPIDATA JAPANESE YEW	---	18" HT	3'-6" OC
	2	THUJA OCCIDENTALIS 'YELLOW RIBBON' YELLOW RIBBON ARBORVITAE	---	5' HT	4'-0" OC
	8	VIBURNUM DENTATUM 'ARROWWOOD' ARROWWOOD VIBURNUM	---	3' HT	5'-0" OC
	58	VIBURNUM RHYTIDOPHYLLUM LEATHERLEAF VIBURNUM	---	3' HT	5'-0" OC

GROUND COVERS

	376	JUNIPERUS HORIZONTALIS 'BLUE RUG' BLUE RUG JUNIPER	1 GAL	1'-6" OC
	225	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	1 GAL	1'-6" OC
	27,496 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD	



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Revisions / Submissions

ID	Description	Date
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Project Number: 765024

Scale: 1"=30'

Drawn By: JC

Checked By: EAB

Date: 10/21/2025

Issue: NOT FOR CONSTRUCTION

Drawing Title:

PLANTING PLAN

