

1.0) GENERAL

- 1.1) ALL CONSTRUCTION MATERIALS SHALL MEET THE STANDARDS OF THE CITY OF WILDER AND SANITATION DISTRICT NO. 1.
- 1.2) NOTES ON PLAN SHEETS SUPERSEDE ANY NOTES ON THE GENERAL NOTES SHEET.
- 1.3) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES.
- 1.4) THE CONTRACTOR SHALL CONTACT THE KENTUCKY UNDERGROUND PROTECTIONS, INC. A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION AT 4-800-752-6007.
- 1.5) THE CONTRACTOR SHALL NOTIFY JASON BURLAKE AT SANITATION DISTRICT NO. 1 (869-578-6892) AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 1.6) ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED UPON COMPLETION OF CONSTRUCTION. SEE BEST MANAGEMENT PRACTICES (BMP).

2.0) WATER MAIN

- 2.1) ALL WATER MAIN CONSTRUCTION MATERIAL SHALL BE PER THE SPECIFICATIONS OF THE NORTHERN KENTUCKY WATER DISTRICT (NKWD).
- 2.2) ALL WATER MAINS SHALL BE PVC 8000 DRI14 OR DI CLASS 50. SEE PLANS FOR SIZE & TYPE.
- 2.3) ALL WATER MAINS SHALL BE LAID 2.5 FEET BEHIND THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- 2.4) ALL WATER MAIN TRENCHES SHALL BE RECOMPACTED PER NKWD STANDARDS.
- 2.5) ALL FIRE HYDRANTS SHALL BE PER THE REQUIREMENTS OF NKWD SPECIFICATIONS. ALL FIRE HYDRANT VALVES SHALL BE PER THE REQUIREMENTS OF NKWD SPECIFICATIONS.
- 2.6) ALL WATER MAIN BENDS SHALL BE INCIDENTAL TO THE PRICE OF THE WATER MAIN, UNLESS NOTED OTHERWISE.
- 2.7) CONTRACTOR SHALL NOTIFY THE NKWD AT LEAST 72 HOURS BEFORE BEGINNING CONSTRUCTION.
- 2.8) ALL WATER MAIN LAID WITHIN ROCK SHALL HAVE A 4" PVC CROSSOVER PROVIDED. 4" CROSSOVER SHALL BE INSTALLED BY THE ENGINEER. THE CROSSOVER TRENCH SHALL BE BACKFILLED PER EXCAVATION NOTE 3.4.
- 2.9) ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF NKWD.
- 2.10) ALL WATER MAIN EASEMENTS SHALL BE 20 FEET.
- 2.11) SEE WATER MAIN DETAIL SHEET.

3.0) EXCAVATION

- 3.1) ALL TREES AND BRUSH REMOVED SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER.
- 3.2) EMBANKMENTS SHALL BE CONSTRUCTED IN SHALLOW LAYERS, 6 TO 8 INCHES, WITHIN 3% OF OPTIMUM MOISTURE CONTENT ON THE DRY SIDE OF THE CURVE OR WITHIN 4% OF OPTIMUM MOISTURE CONTENT ON THE WET SIDE OF THE CURVE. THE MOISTURE DENSITY SHALL BE DETERMINED BY THE STANDARD PROCTOR MOISTURE DENSITY TEST (ASTM D88-78 OR AASHTO T 99) OR 87% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR MOISTURE DENSITY TEST (ASTM D1557/78 OR AASHTO T 109).
- 3.3) BACKFILL OF UTILITY TRENCHES TWO FEET OR LESS FROM THE TOP OF THE PROPER BEDDING SHALL BE COMPACTED TO THE PROPER DENSITY PER CURRENT KYCS STANDARD SPECIFICATIONS TO THE TOP OF SUBGRADE.
- 3.4) BACKFILL OF UTILITY TRENCHES GREATER THAN TWO FEET FROM THE TOP OF PROPER BEDDING SHALL BE BACKFILLED WITH CLSM, OR WITH CLAYEY OR GRANULAR SOILS COMPACTED TO THE DENSITIES STATED IN EXCAVATION NOTE 3.3. ALL INDIVIDUAL LIFTS OF COMPACTED SOILS SHALL BE TESTED BY A FIELD TEST.
- 3.5) SEE ALSO THE EROSION & SEDIMENT CONTROL PLAN AND BEST MANAGEMENT PRACTICE (BMP) PLAN.
- 3.6) ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED PER THE BMP.

4.0) STORM SEWER

- 4.1) ALL STORM SEWERS SHALL BE PER THE SPECIFICATIONS OF THE SANITATION DISTRICT NO. 1 RULES AND REGULATIONS.
- 4.2) ALL STORM SEWER TRENCHES SHALL BE MECHANICALLY RECOMPACTED. DENSITY TEST SHALL NOT BE REQUIRED OUTSIDE PUBLIC RIGHT-OF-WAY, UNLESS DIRECTED BY THE ENGINEER.
- 4.3) ALL RFP RAP SHALL BE CLASS II CHANNEL LINE PER THE SPECIFICATIONS OF KENTUCKY DEPARTMENT OF TRANSPORTATION (KDOT). SEE KDOT STANDARD SPECIFICATIONS SECTION 705.03.022A AND 805.13.04.
- 4.4) ALL STORM SEWER MANHOLES SHALL BE CAST "STORM SEWER".
- 4.5) ALL STORM SEWER MANHOLES SHALL BE 20 FEET, UNLESS NOTED OTHERWISE.
- 4.6) THE CONTRACTOR SHALL NOTIFY SANITATION DISTRICT NO. 1 72 HOURS PRIOR TO THE INSTALLATION OF PUBLIC STORM SEWERS (869-578-6749).
- 4.7) HIGH DENSITY POLYETHYLENE CORRUGATED PIPE (HDPE) SHALL BE FORMED SMOOTH INTERIOR AND EXTERIOR SURFACES.
- 4.8) CORRUGATED METAL PIPE (COM) ULTRA FLO SHALL MEET THE REQUIREMENTS OF AASHTO M 36.
- 4.9) ALL DITCH BOX INLETS (DBI) SHALL BE 3'X3' BOXES WITH 4 WINDOWS, UNLESS NOTED OTHERWISE.
- 4.10) AFTER TPO SOIL HAS BEEN STRIPPED AND BEFORE PLACEMENT OF FILL MATERIAL, THE CONTRACTOR SHALL PLACE A 2" THICK LAYER OF 1/2" CRUSHED STONE WRAPPED IN A NON-WOVEN GEOTEXTILE FABRIC, AS SHOWN ON THE PLAN AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE TYPICAL UNDER-DRAIN DETAIL ON SHEET C004.
- 4.11) SEE STORM SEWER DETAIL SHEET.

GENERAL PROJECT NOTES

- 1) TOTAL AREA: 2.40 ACRES
- 2) EXISTING ZONE: PUD

OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) IT SHALL BE THE FULL AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO MEET AND COMPLY WITH SAFETY REQUIREMENTS AND REGULATIONS AS ESTABLISHED BY OSHA OR ANY OTHER REGULATORY BODY. THE OWNER AND ENGINEER WILL NOT PERFORM ANY SAFETY COMPLIANCE INSPECTIONS AS THE CONTRACTOR HAS ACCEPTED FULL AND COMPLETE RESPONSIBILITY FOR PERFORMING SUCH INSPECTIONS FOR COMPLIANCE TO THE REGULATIONS. THE CONTRACTOR SHALL INDEMNIFY AND PROTECT AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY LOSS, EXPENSE, FINE, DAMAGE OR SUIT, INCLUDING ATTORNEY'S FEES, ARISING OUT OF ANY SAFETY VIOLATION SUITS BROUGHT BY INJURED PERSONS AND/OR FINES LEVIED BY OSHA OR ANY OTHER REGULATORY BODY, AS A RESULT OF THE CONTRACTOR'S WORK.

FOR REVIEW

DEVELOPER: OHIO VALLEY
 GOODWILL INDUSTRIES
 10600 SPRINGFIELD PIKE
 CINCINNATI, OH 45215

ECE Engineers, Inc.
 690 S. 272nd Ave.
 Suite 100
 Kent, OH 44240
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ECE Engineers, Inc.
 4205 Dixie Hwy • Elmira, KY 41018

INDEPENDENCE, KENTON COUNTY, KENTUCKY

GOODWILL INDUSTRIES

PHASE 40

GENERAL NOTES

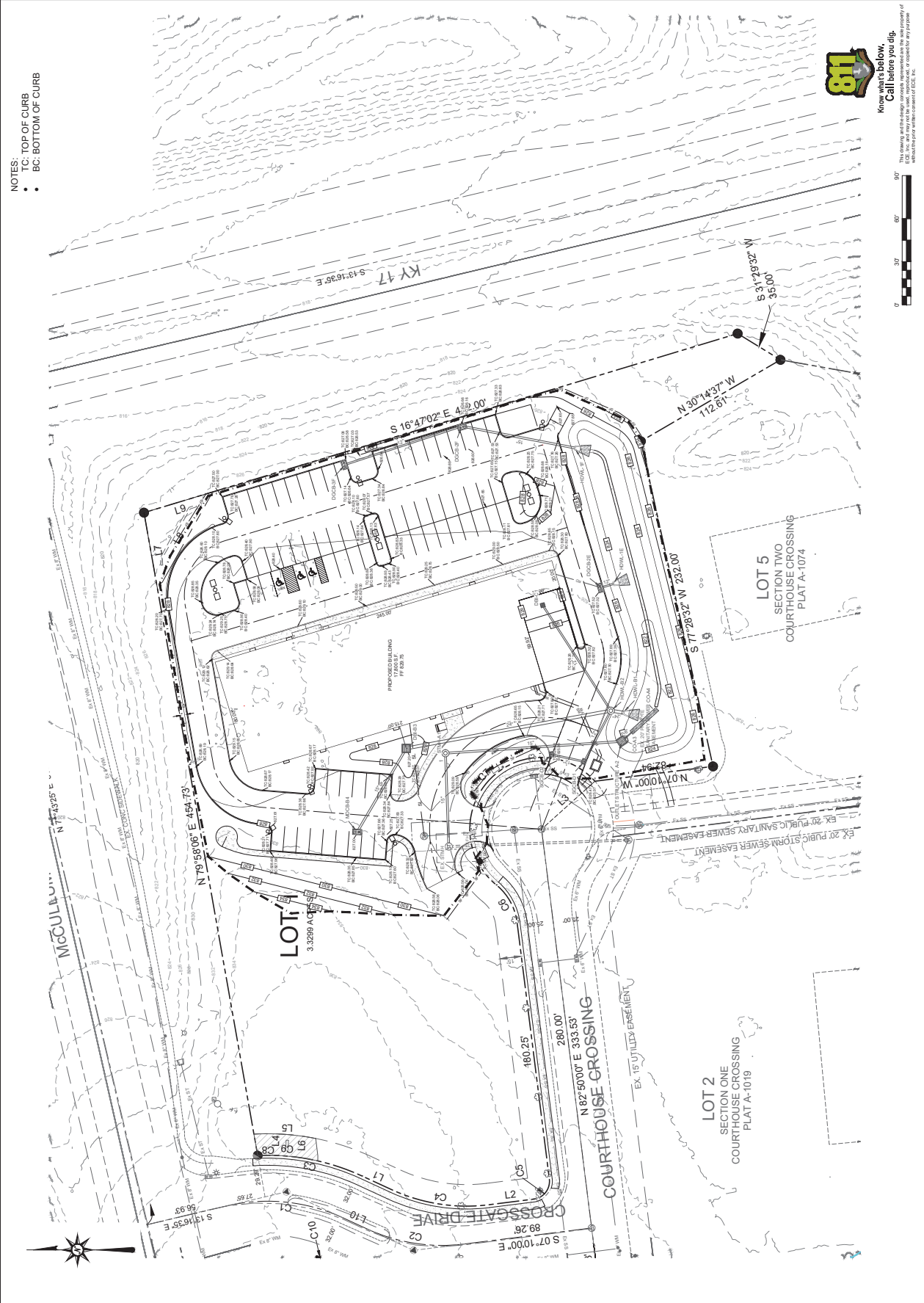
NO.	DATE	BY	DESCRIPTION	PER POS COMMENTS
1	03/19/26	RWE		
DESIGN BY: CHECK BY:				
SCALE: DATE:				
SHEET NUMBER:				

PROJECT NUMBER:
 2025-0855



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NOTES:
 • TC: TOP OF CURB
 • BC: BOTTOM OF CURB



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NO.	DATE	BY	DESCRIPTION
1	03/18/26	RWE	PER POS COMMENTS

DESIGN BY:	RWE	CHECK BY:	KFB
SCALE:	1" = 30'	DATE:	MAR 2026
SHEET NUMBER:	5		

GRADING PLAN
 PHASE 40
 GOODWILL INDUSTRIES
 INDEPENDENCE, KENTON COUNTY, KENTUCKY

DEVELOPER: OHIO VALLEY
 GOODWILL INDUSTRIES
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DEVELOPER: OHIO VALLEY
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 10800 SPRINGFIELD PIKE
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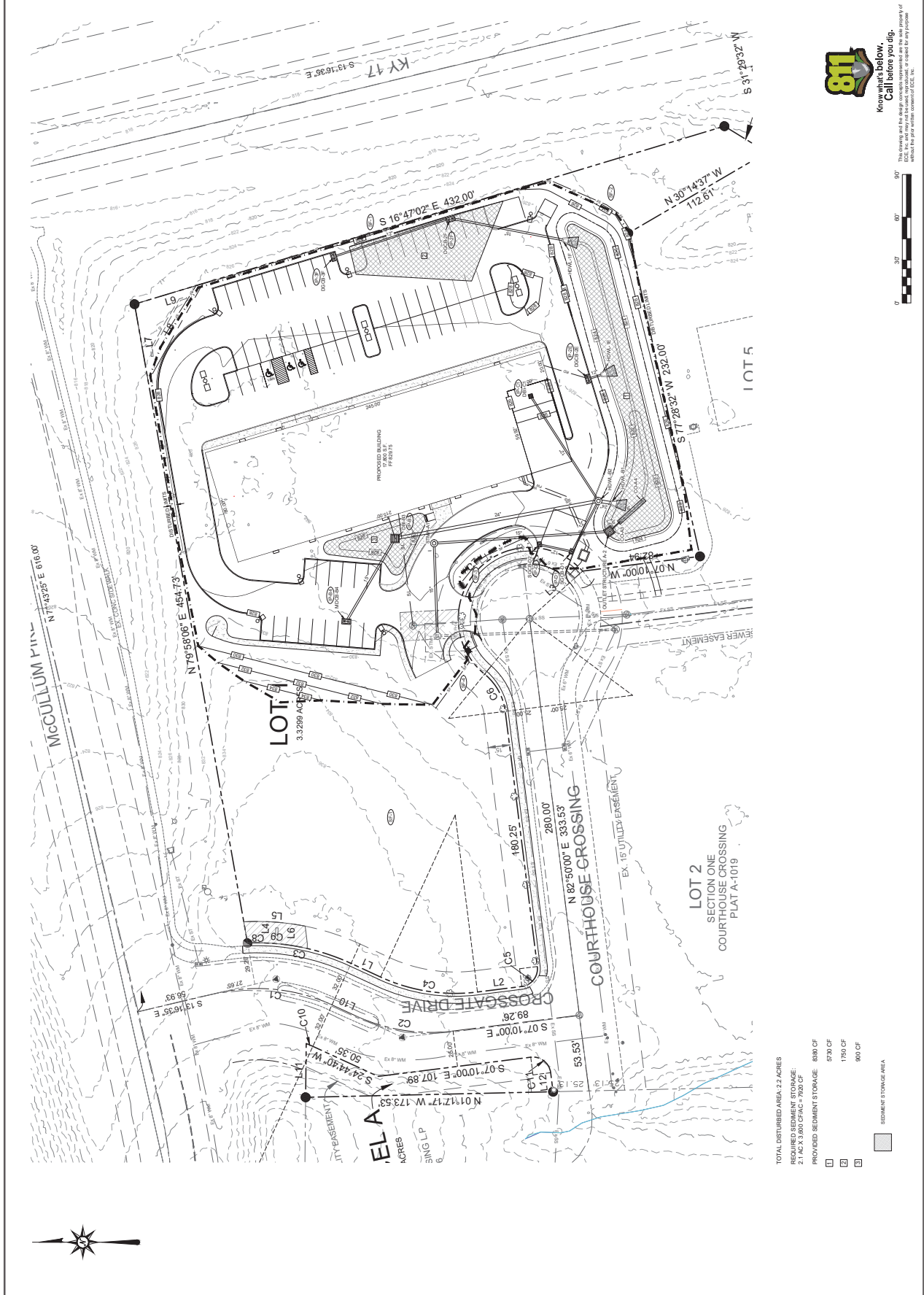
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EROSION CONTROL PLAN
 PHASE 40
 GOODWILL INDUSTRIES
 INDEPENDENCE, KENTON COUNTY, KENTUCKY

NO.	DATE	BY	DESCRIPTION
1	09/16/20	RWE	PER PDS COMMENTS

DESIGN BY: RWE
 CHECK BY: KPB
 SCALE: 1" = 30'
 DATE: MAR 2026
 SHEET NUMBER: 6

PROJECT NUMBER:
 2025-0855



- TOTAL DISTURBED AREA: 2.2 ACRES
- PROVIDED SEDIMENT STORAGE: 880 CF
- SEDIMENT STORAGE AREA: 1750 CF
- SEDIMENT STORAGE AREA: 900 CF



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NOTES:

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- OTHER SIDE OF ROAD: 1 PER 300 SQFT. RETAIL SPACE
- PARKING REQUIRED: 17,600/300 = 59 PARKING SPACES
- PARKING PROVIDED: 3 HANDICAP PARKING SPACES
- THESE SHALL BE NO COLLECTION BINS OR AFTER HOURS DUMP CANS
- 75 TOTAL PARKING SPACES
- SIGNS WILL BE BY SEPARATE PERMIT.
- THERE SHALL BE NO OUTSIDE STORAGE.

DEVELOPER: OHIO VALLEY
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 LAND SURVEYORS

INDEPENDENCE, KENTON COUNTY, KENTUCKY

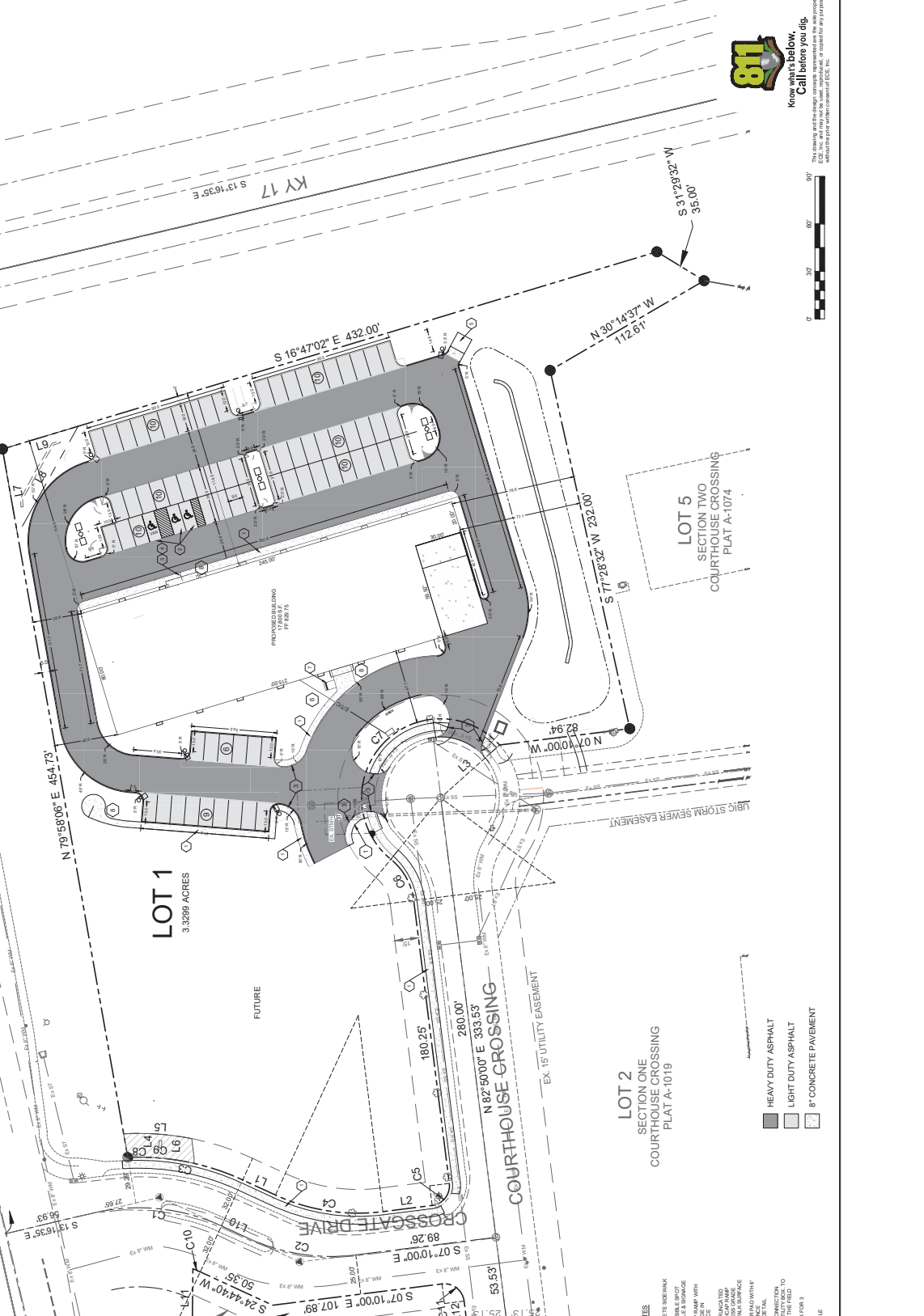
PHASE 40
 SITE PLAN

DESIGN BY: RWE
 DATE: 03/18/26
 PER POS COMMENTS

CHECK BY: KFB
 DATE: MAR 2026

PROJECT NUMBER:
 2025-0855

SHEET NUMBER:
 7

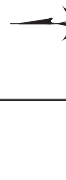


- COBENOTES**
1. CONST # CONCRETE SIDEWALK
 2. HANDICAP ACCESSIBLE SPOT
 3. WITH ACCESS PALE & BOWKUP
 4. CONST # CONCRETE SIDEWALK WITH BOWKUP SURFACE
 5. CONST # CONCRETE SIDEWALK WITH BOWKUP SURFACE
 6. CONST # CONCRETE SIDEWALK WITH BOWKUP SURFACE
 7. CONST # CONCRETE SIDEWALK WITH BOWKUP SURFACE
 8. TRASH RECEPTACLE

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- 8" CONCRETE PAVEMENT



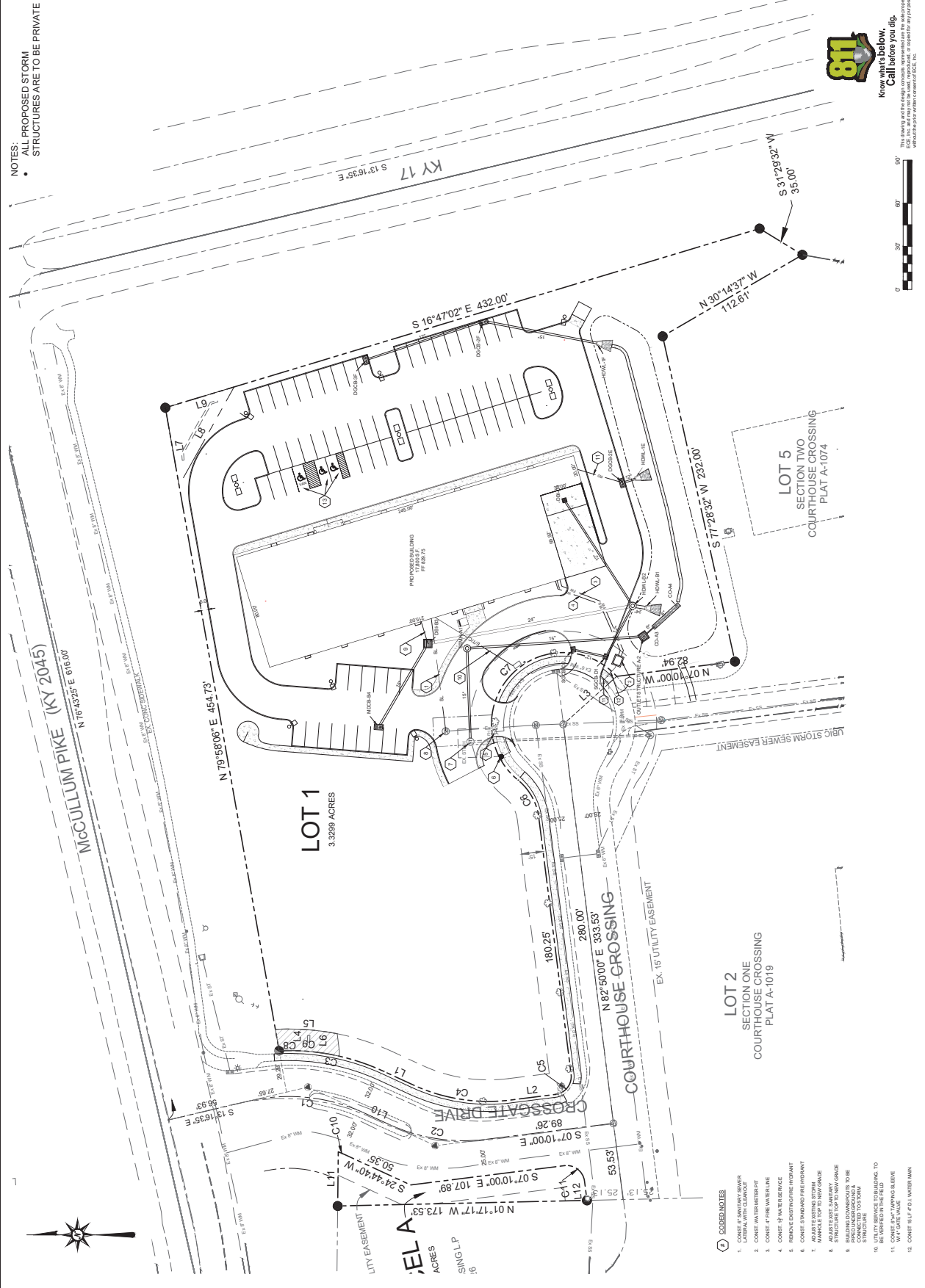
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FOR REVIEW

NOTES:
 • ALL PROPOSED STORM STRUCTURES ARE TO BE PRIVATE



SCALE: 1" = 30'

DATE: MAR 2028

CHECK BY: KFB

DESIGNER: RWE

NO. 1

DATE: 03/18/28

DESCRIPTION: PER POS COMMENTS

REVISIONS

PROJECT NUMBER: 2025-0855

SHEET NUMBER: 8

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LOT 1
 3.3289 ACRES

LOT 2
 SECTION ONE
 COURTHOUSE CROSSING
 PLAT A-1019

LOT 5
 SECTION TWO
 COURTHOUSE CROSSING
 PLAT A-1074

PHASE 40
 GOODWILL INDUSTRIES
 INDEPENDENCE, KENTON COUNTY, KENTUCKY

UTILITY PLAN

DEVELOPER: OHIO VALLEY
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FOR REVIEW

FOR REVIEW

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 DEVELOPER: OHIO VALLEY
 GOODWILL INDUSTRIES

STORM PROFILES
 PHASE 40
 GOODWILL INDUSTRIES
 INDEPENDENCE, KENTON COUNTY, KENTUCKY

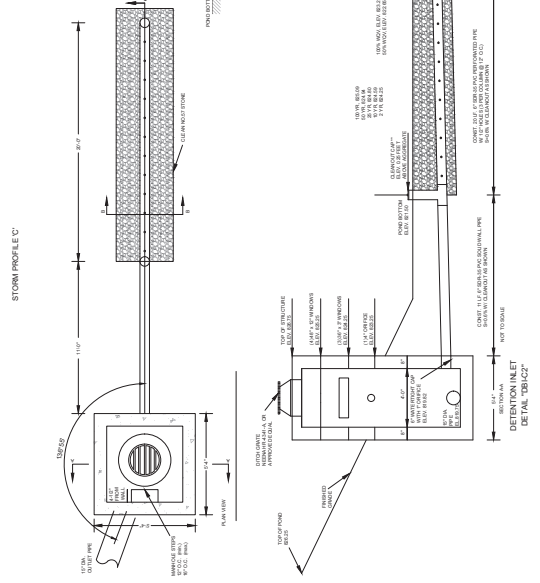
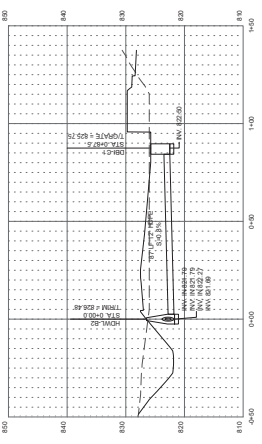
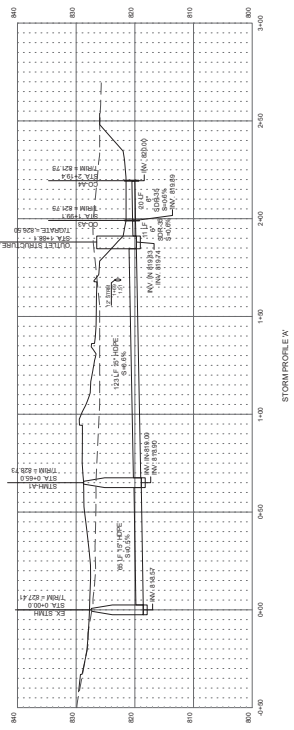
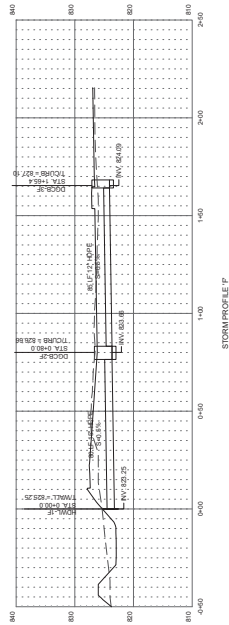
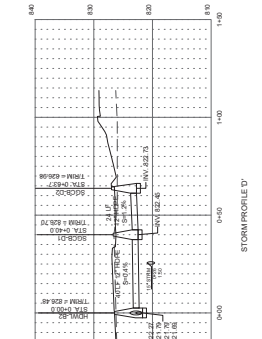
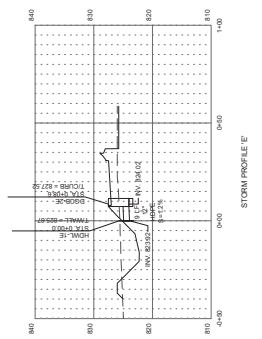
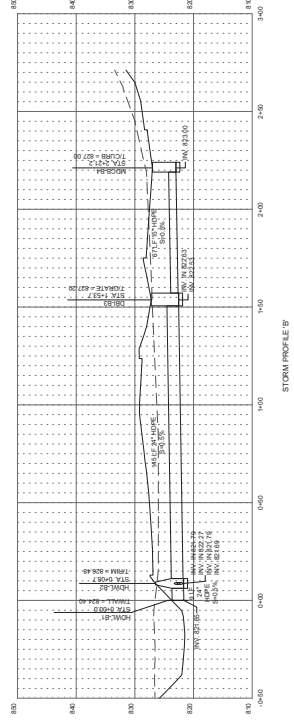
NO.	DATE	BY	DESCRIPTION	RWE	CHECK BY:
1	03/19/26	RWE	PER POS COMMENTS		KFB

DESIGNER: RWE
 SCALE: 1" = 10'
 DATE: MAR 2026
 SHEET NUMBER: 9

PROJECT NUMBER: 2025-0855



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NOTES:
 1. CLEAR, UNBARRICADED ACCESS TO ALL MANHOLES SHALL BE MAINTAINED AT ALL TIMES.
 2. ALL MANHOLES SHALL BE CONSTRUCTED AS PER THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 205.
 3. ALL PIPE SHALL BE CONSTRUCTED AS PER THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 205.
 4. ALL PIPE SHALL BE CONSTRUCTED AS PER THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 205.
 5. ALL PIPE SHALL BE CONSTRUCTED AS PER THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 205.

DETAIL 'B' (C)'
 12' x 12' COVER
 4' x 4' OPENING
 12' DEPTH
 4' WIDTH
 12' x 12' TOP COVER
 4' x 4' OPENING
 12' DEPTH
 4' WIDTH

DATE: 2-25-26

REVISIONS :

REV #
DESCR #

GOODWILL INDUSTRIES
McCULLUM PARK
INDEPENDENCE, KY

PROJECT NAME :

ARCHITECT :
JLS ARCHITECTURE
INCORPORATED
11094 MAIN STREET
SUITE B
SHARONVILLE, OHIO
4524
513.916.9222
jls@jlsarchitecture.com



STAFF

PROJECT NO. :
26-

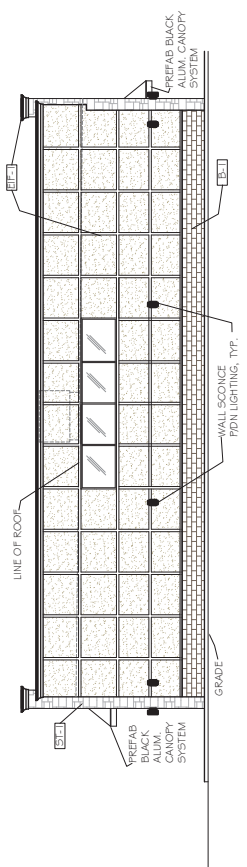
SHEET :

A2.0

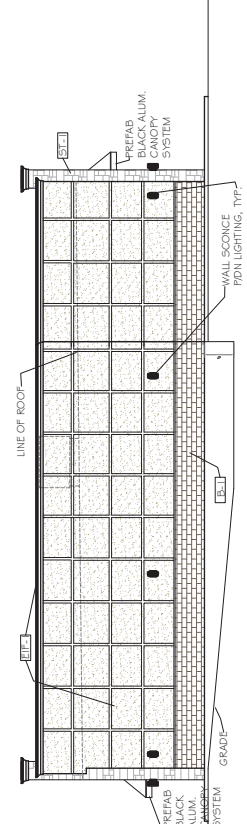
- BF-1 STO. - FINE SAND COLOR-4" I.O.VANDYKE
- ST-1 CULTURED STONE- SKYLINE COUNTRY LEDGESTONE
- B-1 4"x8"x1/2" COLORED SMOOTH FACE CMU - COLOR MEDIUM BROWN SPLIT FACE CMU
- AWNING SYSTEMS BLACK ALUM. FINISH
- AWNING SYSTEMS BLACK ALUM. FINISH
- 6" @ UP/DOWN LED WALL SCONCE BLACK IN COLOR BY CONTECH OR EQ.

TOTAL S.F. OF ENTRY FRONTSAGE = 5,623 S.F. x 40%
= 2,250 S.F. OF GLAZING REQ.

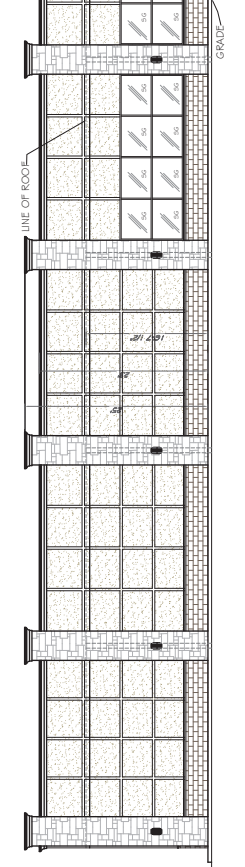
S.F. OF GLAZING ON:
NORTH ELEVATION = 113 S.F. 7%
WEST ELEVATION = 1,010 S.F. 19%
TOTAL S.F. OF GLAZING = 2,150 S.F. ENTIRE BLD.



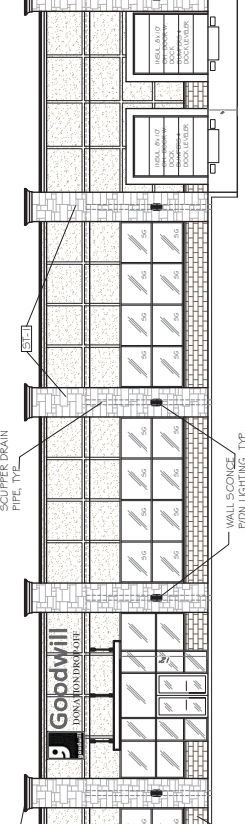
E2.3 NORTH ELEVATION
1/8" = 1'-0"



E2.4 SOUTH ELEVATION
1/8" = 1'-0"



E2.2 WEST ELEVATION
1/8" = 1'-0"



E2.1 EAST ELEVATION
1/8" = 1'-0"



