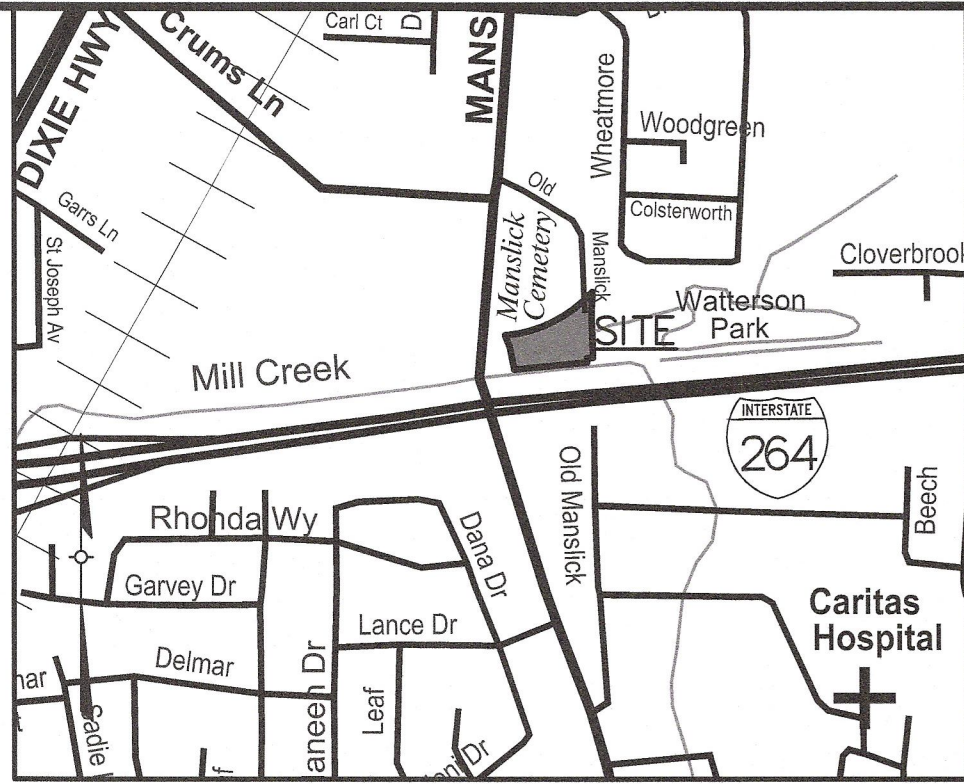


WAIVERS REQUESTED:

- A Waiver is requested from Section 5.4.1.G.1.b & 5.4.1.G.3 to allow parking in front of the building.
- A Waiver is requested from Section 10.2.10 to allow pavement to encroach into the VUA/LBA along the north property line.



LOCATION MAP
NOT TO SCALE

OVERALL PROJECT DATA

TOTAL SITE AREA	= ±2.5 Ac. (107,717 SF)
TRACT #1	= ±2.0 Ac. (89,019 SF)
TRACT #2 (FLOODPLAIN TRACT)	= ±0.4 Ac. (18,698 SF)
EXISTING ZONING	= R-7
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD

TRACT #1 PROJECT DATA

EXISTING USE	= VACANT
PROPOSED USE	= MULTIFAMILY RESIDENTIAL
BUILDING HEIGHT	= 3 STORIES (45' OR 3 STORIES MAX. ALLOWED)
BUILDING AREA	
BLDG #1	= 24,417 SF
BLDG #2	= 24,456 SF
COMMUNITY CENTER	= 1,878 SF
MAINTENANCE BLDG	= 120 SF
TOTAL BUILDING AREA	= 50,877 SF
# OF UNITS	= 48 UNITS
DENSITY	= 23.5 DU/Ac. (34.8 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED	= MIN.	MAX.
N/A	= N/A	N/A
2 SP/UNIT	=	96 SP
TOTAL PARKING REQUIRED	= N/A	96 SP

PARKING PROVIDED = 69 SPACES (6 ADA SPACES)

OPEN SPACE REQUIRED = N/A (LDC SECTION 5.11.9.A.3)

TOTAL VEHICULAR USE AREA	= 32,992 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,474 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,590 SF

EXISTING IMPERVIOUS	= 67,529 SF
PROPOSED IMPERVIOUS	= 57,712 SF (15% DECREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties.
- Benchmark and topographical information shown hereon were derived from The Kleingers Group boundary survey dated August 12th, 2025.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- A Minor Plat to create Tracts 1&2 will be recorded before building permits are issued.
- Approval of associated Street Closure Case #26-STRCLOSUREPA-0005 on file with the office of Planning is required prior to issuance of a building permit.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of Tract #1 within the 100 year flood plain per FIRM Map No. 21111 C 0073 F & 21111 C 0056 F dated February 26, 2021. A portion of Tract #2 is within the 100 year flood plain per FIRM Map No. 21111 C 0073 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.

FIRE DEPARTMENT NOTES:

- The subject property is located in the Louisville Fire District #3.
- Local Fire Authority Having Jurisdiction (AHJ) Contact information: Jim Martin (jim.martin@louisvilleky.gov).
- Hydrants: Prior to the combustible phase of construction an adequate water supply including accessible hydrants for firefighting purposes must be made available, and no utilities shall be connected to the structure until adequate supply is provided (LMCO 94.81).
- Gates: No gates shall be installed which limit or restrict access to a residential area except as approved by AHJ of the referenced Fire District.
- Emergency Responder Radio Coverage: Emergency Radio Systems are required to meet minimum signal strength criteria, to be confirmed via third party testing, prior to issuance of the Certificate of Occupancy in some buildings.
- Requirements for specification of Fire Department Connections (FDC), threads, size, location, placement of the Knox Box, or Firefighter Safety Building Marking Signage must be obtained from the AHJ of the referenced Fire District.
- Permitted projects shall comply with national fire Protection Association 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.

JUL 15 2026

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CASE #26-CAT3-0002 WM #13044

REVISIONS		DESCRIPTION	BY
NO.	1	REVISED PER AGENCY COMMENTS	JH
2	REVISED PER AGENCY COMMENTS	NK	
3	REVISED PER AGENCY COMMENTS	JH	

SURVEYOR'S SEAL

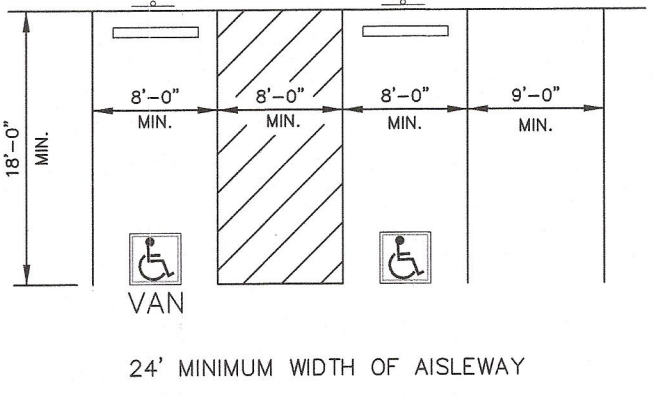
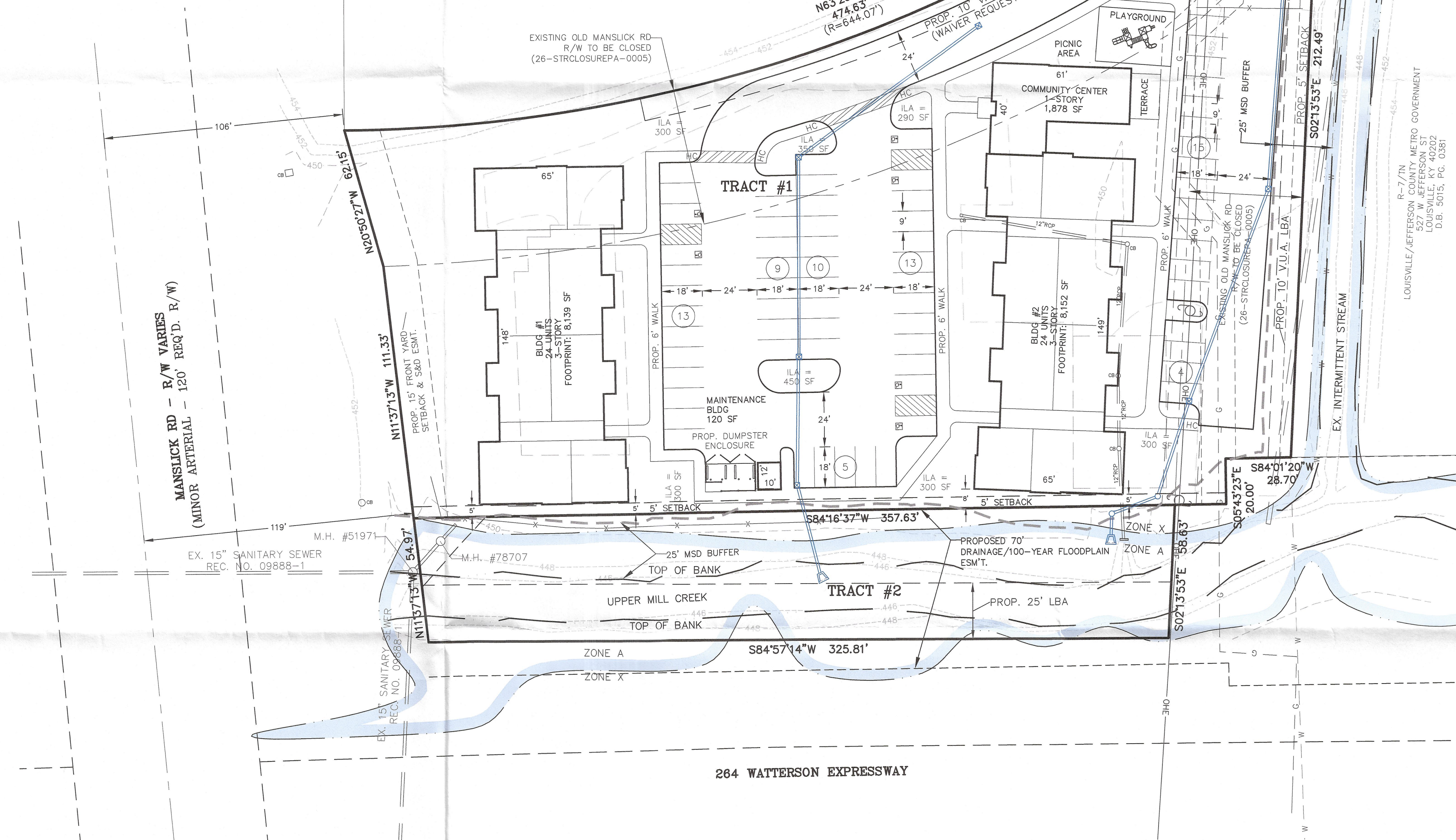
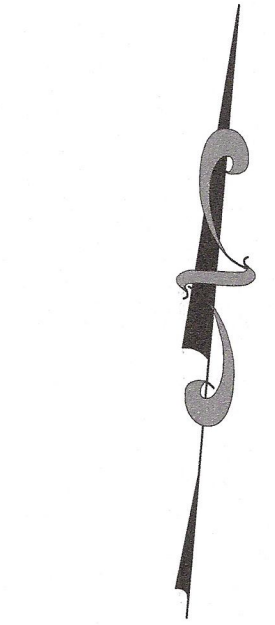
ENGINEER'S SEAL

PROJECT DATA	
FILE NAME:	26035 - DDP
DATE:	04.07.26
CHECKED BY:	MH
SCALE:	AS SHOWN
DRAWN BY:	ZS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
505 WESTERN AVENUE, SUITE 100, LOUISVILLE, KY 40202
PHONE: 502.462.9374
WEB: WWW.LD&D.COM

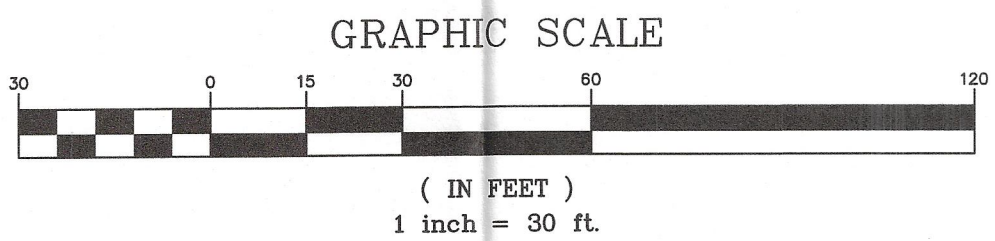
ADALYNN CROSSING
DEVELOPER
WODA COOPER COMPANIES
500 S FRONT ST 10TH FLR
COLUMBUS, OH 43215

JOB NO. **26035**
SHEET **1** OF **1**



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND	
---	= EXISTING CONTOUR
---	= EXISTING OVERHEAD ELECTRIC
---	= EXISTING UTILITY POLE
---	= PROPOSED STORM SEWER, CATCH BASIN
---	= PROPOSED SEWER AND MANHOLE
---	= FLOODPLAIN



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= ±2.0 Ac. (89,019 SF)
EXISTING TREE CANOPY AREA	= 9% (8,319 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (31,157 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (31,157 S.F.)

OWNER:
LOUISVILLE/JEFFERSON COUNTY
METRO GOVERNMENT
527 W JEFFERSON ST
LOUISVILLE, KY 40202

SITE ADDRESS:
3705 MANSLICK RD
LOUISVILLE, KY 40216
TAX BLOCK 090E, LOT 0140
D.B. N/A, PG. N/A

COUNCIL DISTRICT - 3 & 15
FIRE PROTECTION DISTRICT - LOUISVILLE #3
MUNICIPALITY - LOUISVILLE

26-CAT3-0002