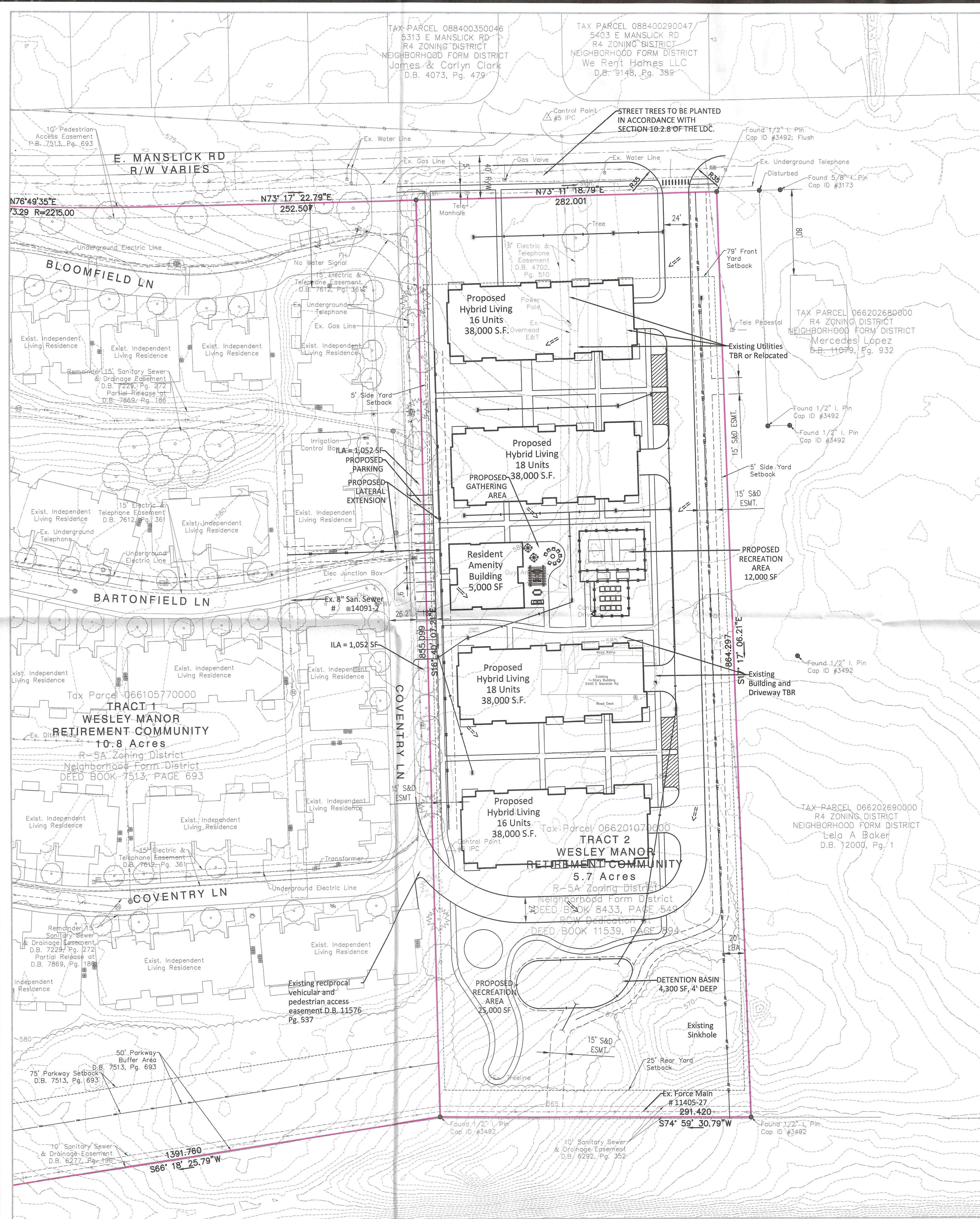


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VARIANCE REQUESTED

5.3.1 TO ALLOW THE PROPOSED BUILDING TO EXCEED THE 35' MAXIMUM BUILDING HEIGHT BY UP TO 4'.

LEGEND

EXISTING	PROPOSED
— EXISTING TOPO	— S — STORM SEWER
— LANDSCAPE BUFFER AREA	— STORM STRUCTURE
— UGE — UNDERGROUND ELECTRIC	— <== — DRAINAGE ARROW
— SD — STORM DRAINAGE	— SS — SANITARY SEWER
— W — WATER	
— OHU — OVERHEAD UTILITY	
— G — GAS	
— X — FENCE	
— FORM DISTRICT	
— SANITARY SEWER	

AGENCY NOTES

- FIRE**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE OKOLONA FIRE DISTRICT. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: FRANKIE NALLEY (frankie.nalley@okolonafire.org)
 - HYDRANTS: PRIOR TO 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 THE 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 USAGE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
 - REQUIREMENTS FOR SPECIFICATIONS OF THE 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 (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATIONS, AND DEMOLITION OPERATIONS.

SITE DATA

LAND USE: SITE ADDRESS: 5400 E MANSLICK RD T.B. 0662; T.L. 0107
 TAX BLOCK & LOT: R-5A
 EXISTING ZONING DISTRICT: R-5A
 PROPOSED ZONING DISTRICT: R-5A
 EXISTING/PROPOSED FORM DISTRICT: NEIGHBORHOOD CLUBHOUSE
 EXISTING USE: MULTI-FAMILY
 PROPOSED USE: 5.66 ACRES
 EXISTING PARCEL AREA: 11539x894
 DEED BOOK & PAGE:

BUILDING DATA/OPEN SPACE

BUILDING HEIGHT: 38'-7"
 BUILDING FOOTPRINT: 51,516 S.F.
 GROSS FLOOR AREA: 121,200 S.F.
 FLOOR TO AREA RATIO: 0.49
 PROPOSED IL UNITS: 68 UNITS
 PROPOSED DENSITY: 11.95 UNITS PER ACRE
 PERMITTED DENSITY: 12.01 UNITS PER ACRE (68.3 UNITS)
 OPEN SPACE REQUIRED (15%): 36,961 S.F.
 RECREATIONAL OPEN SPACE REQUIRED: 18,481 S.F.
 OPEN SPACE PROVIDED (100% RECREATIONAL): 37,000 S.F.

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED (1 SPACE/1 UNIT): 68 SPACES
 MAXIMUM PARKING PERMITTED (2 SPACES/1 UNIT): 136 SPACES
 PARKING PROVIDED: 68 SPACES INDOORS + 17 SURFACE
 ACCESSIBLE PARKING PROVIDED: 3 STANDARD ADA SPACES, 1 VAN SPACE
 BIKE PARKING REQUIRED/PROVIDED: N/A

TREE CANOPY CALCULATIONS

SITE AREA: 246,406 S.F.
 EXISTING TREE COVERAGE: APPROXIMATELY 15% (39,961 S.F.)
 PRESERVED TREE CANOPY: 51% (466,090 S.F.)
 TREE CANOPY REQUIRED: 35% (86,242 S.F.)
 TREE CANOPY PROVIDED:

ILAVUA CALCULATIONS

VEHICULAR USE AREA: 28,054 S.F.
 INTERIOR LANDSCAPE AREA (7.5%): 2,104 S.F.
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 9 TREES

EPSC DATA (IN DISTURBED AREA)

EXISTING IMPERVIOUS AREA: 11,793 S.F.
 PROPOSED IMPERVIOUS AREA: 94,682 S.F.
 SENSITIVE FEATURES: Brb, Crb, Cr, UaKf
 SOIL TYPE: Brb: C/D, Crb/Crc: B
 HYDROLOGIC SOIL GROUP:

PRELIMINARY DETENTION CALCULATION

EXISTING C: 0.38
 PROPOSED C: 0.58
 AC: 0.20
 0.20 x 2.8 x 5.66 / 12 = 0.26 ACRE-FEET

BUILDING SETBACKS

FRONT/STREET SIDE: 79' PER INFILL REQUIREMENTS
 SIDE: 5'
 REAR: 25'

AGENCY NOTES

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
 - SANITARY SEWER WILL UTILIZE NEW LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
 - ON SITE DETENTION TO BE PROVIDED. 100-YEAR POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO 10-YEAR PRE-DEVELOPED PEAK FLOWS.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - KYTC APPROVAL REQUIRED.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.

APCD

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

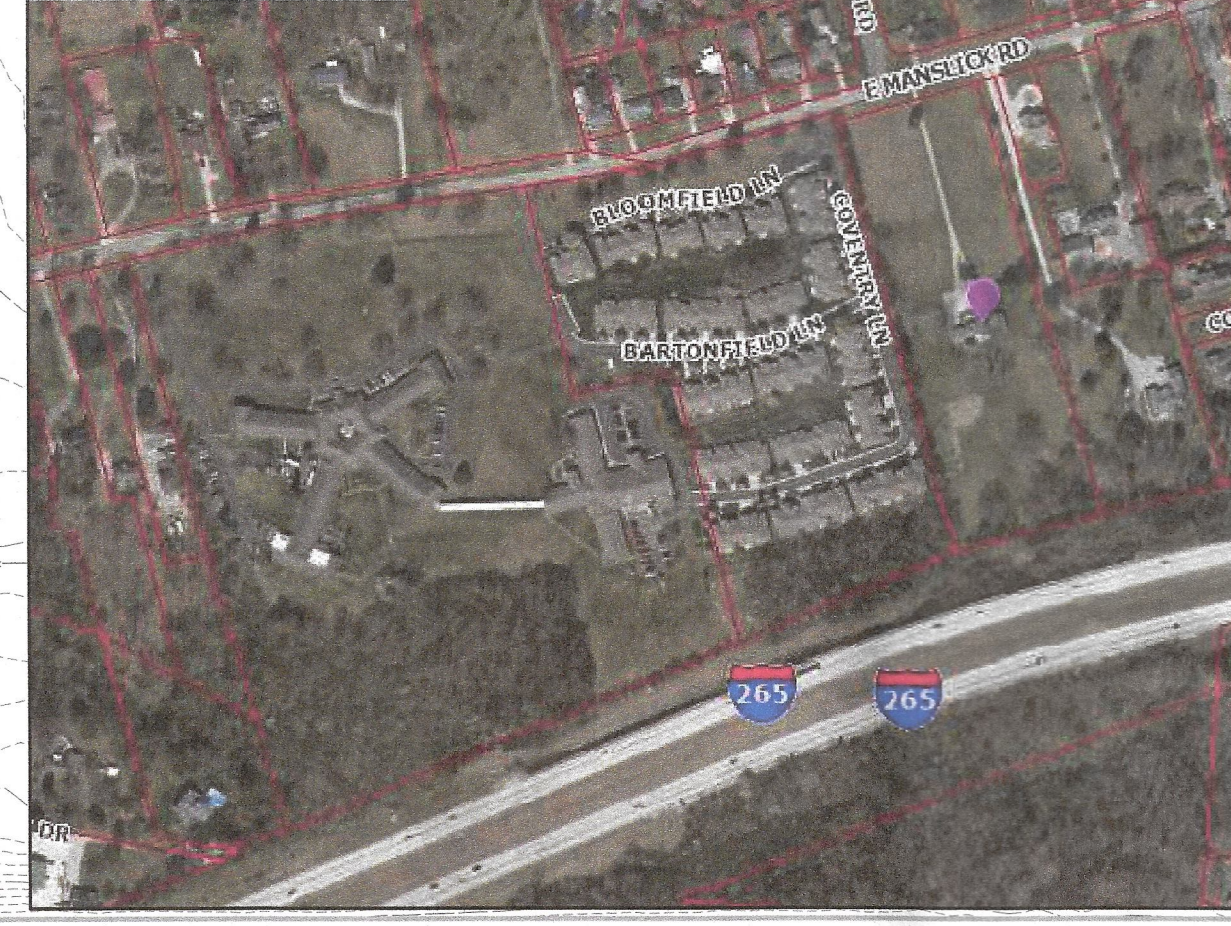
PDS

- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
- A GENERAL CROSSOVER AGREEMENT WILL NEED TO BE RECORDED PRIOR TO OBTAINING BUILDING PERMITS TO HAVE THE PARKING OUTSIDE OF THE PROPERTY LINES. THIS AGREEMENT CAN ALSO COVER THE ACCESS FURTHER DOWN COVENTRY WAY.
- KARST SURVEY WAS COMPLETED BY LOGAN YOUNG P.E. ON 4/15/26 AND SEVERAL SINKHOLES/DEPRESSIONS WERE IDENTIFIED ON SITE AND ARE PROVIDED IN THE KARST SURVEY EXHIBIT THAT WAS SUBMITTED WITH THIS APPLICATION.
- STREET TREES TO BE PLANTED IN ACCORDANCE WITH SECTION 10.2.8 OF THE LDC.

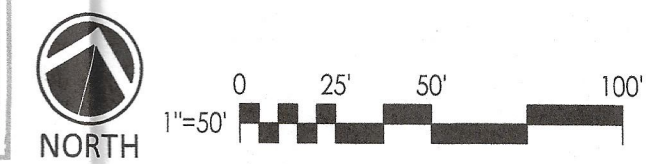
MPW

- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- KYTC APPROVAL REQUIRED.

VICINITY MAP



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26-DDP-0021, WM# 3958

Engineering Planning

Wesley Manor
 5400 E Manslick Rd
 Louisville, KY 40219
 Owner:
 Wesley Manor Retirement Community
 5012 E Manslick Rd
 Louisville, KY 40219

REV #	DATE	DESCRIPTION
1	08/22/2026	Agency Comments
2	06/09/2026	Agency Comments
3	06/22/2026	Agency Comments

RD00P

Job No: 23617.000
 Date: April 27, 2026
 Scale: 1"=50'
 Drawn By: CMM
 Checked By: AWB
 Drawing Title: Wesley Manor
 Revised Detailed District Development Plan
 Drawing No: 1 of 1