

MG ENTERTAINMENT

Development Review Committee

July 29th, 2020

20-DDP-0028

7021 Global Dr.

Developer:

MG Entertainment, LLC

Prepared By: Derek Triplett, RLA



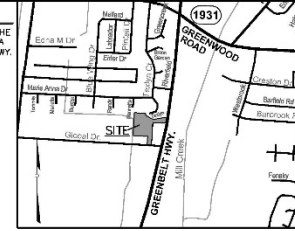
LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

PLAN

SIDEWALK WAIVER REQUEST

A SIDEWALK WAIVER IS REQUESTED FROM SECTION 6.2.B.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK ALONG THE PROPERTY'S FRONTAGE ON GREENBELT HWY.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 3.64 Ac. (155,021 SF)
EXISTING ZONING	= EZ-1
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= VEHICLE OUTDOOR STORAGE
TOTAL VEHICULAR USE AREA	= 86,981 SF
INTERIOR LANDSCAPE AREA REQUIRED	= N/A
EXISTING IMPERVIOUS	= 17,239 SF
PROPOSED IMPERVIOUS	= 89,981 SF (421% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- 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.
- Wheel stops or 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. Wheel stops shall be located at least (3) feet from an adjacent wall, fence, property line, woody vegetation, walkway or structure.

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.
- No portion of the site is within the 100 year Flood plain per FIRM Map No. 21111 C 0087 E dated December 5, 2005.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage on easement plot will be required prior to MSD granting construction plan approval.
- Site will be subject to MSD Regional Facilities Fee.
- All drainage, EPCO 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 MSD and MSD Design Manual requirements.
- Field verification of the existing sewer will be required. If the sewer is not contained within the existing easement, a 15' sewer and drainage easement shall be granted prior to MSD construction plan approval.

REVISIONS	
NO.	DATE
1	5-22-20
2	5-8-20

PROJECT DATA
 (L.S. No. 2005-1000-1000)
 DATE: 4/7/2020
 CADD BY: DT
 CHECKED BY: JT

PROJECT DATA
 (L.S. No. 2005-1000-1000)
 DATE: 4/7/2020
 CADD BY: DT
 CHECKED BY: JT

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 DATE: 4/7/2020
 CADD BY: DT
 CHECKED BY: JT

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 40 W. MARKET ST., SUITE 200, LOUISVILLE, KY 40202
 PHONE: 502.625.1234
 FAX: 502.625.1235
 WWW.LDANDD.COM

REVISOR DETAILED DISTRICT DEVELOPMENT PLAN
MG ENTERTAINMENT
 7021 GLOBAL DRIVE
 LOUISVILLE, KY 40258
MG ENTERTAINMENT LLC
 7017 GLOBAL DRIVE, STE. 5
 LOUISVILLE, KY 40258

PROJECT NO. 20074
 SHEET 1 OF 1



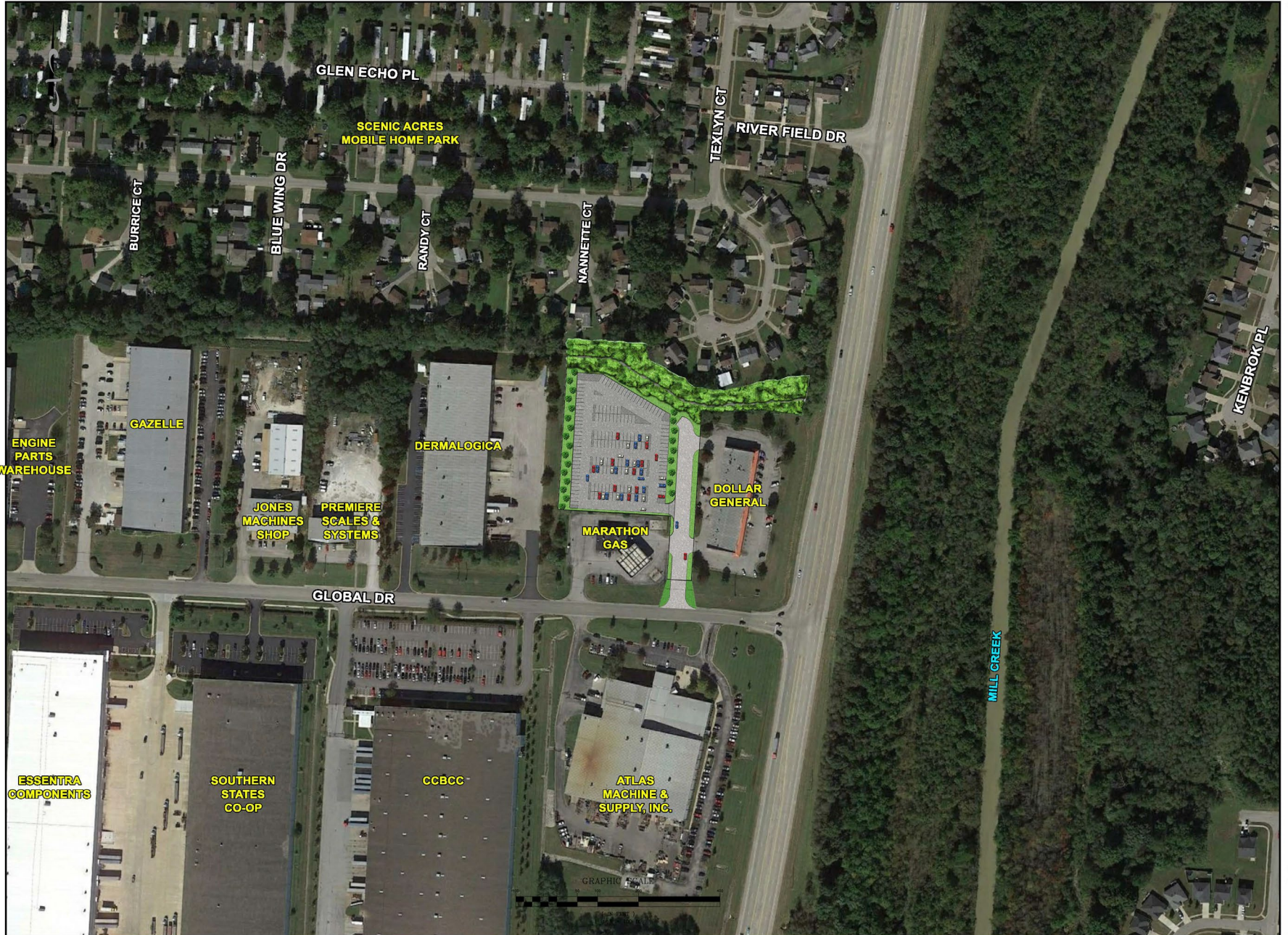
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 155,021 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 30% (46,506 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 30% (46,506 S.F.)



SITE ADDRESS:
 7021 GLOBAL DRIVE
 TAX BLOCK 2011, LOT 0147
 D.B. 11576, P.C. 0247
 COUNCIL DISTRICT - 12
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
 MUNICIPALITY - LOUISVILLE
 RELATED CASE: 09-011-98
 WM# 7369

AERIAL



SUB NO. 20074

SHEET 1 OF 1

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

MG ENTERTAINMENT
7021 GLOBAL DRIVE
 OWNER/DEVELOPER
MG ENTERTAINMENT LLC
 7017 GLOBAL DRIVE STE. 5
 LOUISVILLE, KY 40238

L&D
LAND DESIGN & DEVELOPMENT, INC.
 PROFESSIONAL LAND SURVEYING - LANDSCAPE ARCHITECTURE
 407 HENDRICKS AVE. SUITE 200
 FAYETTEVILLE, KY 40424
 TEL: 502.338.4444 FAX: 502.338.4444
 WWW.LANDDESIGNINC.COM

PROJECT DATA
 P.L. NAME: 20074-1800P
 DATE: 1/7/2020
 CADD BY: DT
 SCALE: AS SHOWN
 DRAWN BY: AH

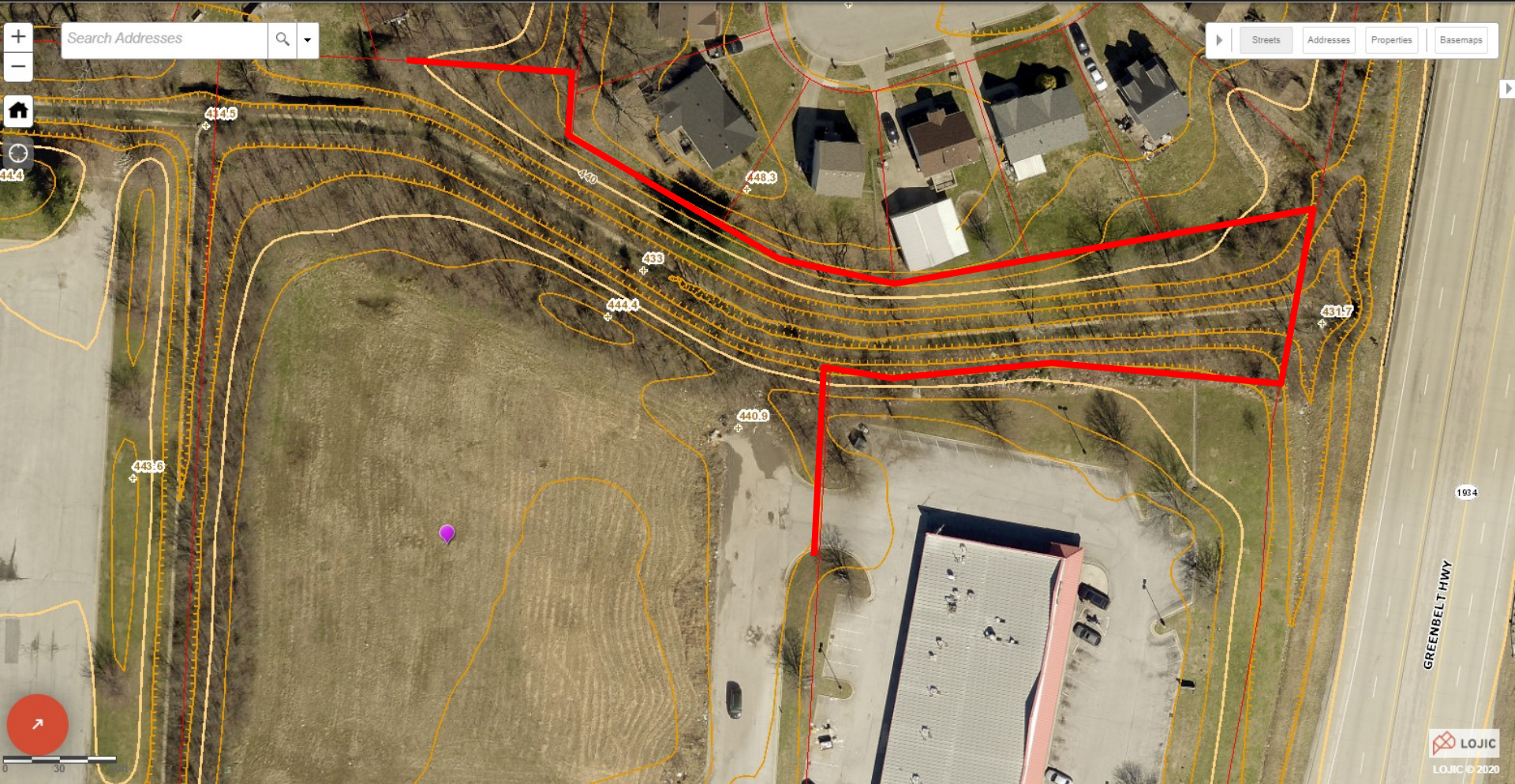
ENGINEER'S SEAL
SURVEYOR'S SEAL

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5-22-20	SIDEWALK WALKER	DT
2	6-9-20	MSD NOTE #7	DT

SIDEWALK FEE-IN-LIEU

LOJIC Online

A GIS Partnership to Meet the Growing Needs of Louisville, KY



SIDEWALK FEE-IN-LIEU

KY-1934

Exit Street View



© 2020 Google

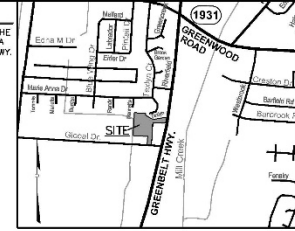
Google Earth

Report a problem

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REVISIONS	
BY	DT
DESCRIPTION	MSD NOTE #
DATE	
1	10-18-20
2	

PROJECT DATA

DATE: 10/18/2020
SCALE: AS SHOWN
CROSS BY DT

PROJECT DATA

DATE: 10/18/2020
SCALE: AS SHOWN
CROSS BY DT

PROJECT DATA

DATE: 10/18/2020
SCALE: AS SHOWN
CROSS BY DT

LD&D
LAND DESIGN & DEVELOPMENT, INC.
LANDSCAPE ARCHITECTURE
PLANNING • LAND ACQUISITION • LANDMARK RECONSTRUCTION
407 W. MARKET STREET, SUITE 200
LOUISVILLE, KY 40202
TEL: 502.636.1111 FAX: 502.636.1112

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

MG ENTERTAINMENT
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D.B. 11576, PG. 0247
COUNCIL DISTRICT - 12
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

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SHEET 1 OF 1



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