

# MG ENTERTAINMENT

## Development Review Committee

July 29<sup>th</sup>, 2020

20-DDP-0028

7021 Global Dr.

Developer:

MG Entertainment, LLC

Prepared By: Derek Triplett, RLA



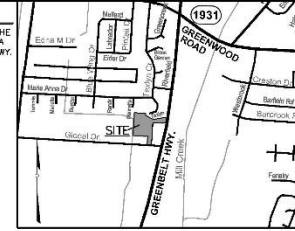
**LAND DESIGN & DEVELOPMENT INC**

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

# PLAN

## SIDEWALK WAIVER REQUEST

A SIDEWALK WAIVER IS REQUESTED FROM SECTION 6.2.6.B 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 any 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, FPSO 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	
BY	DT
DESCRIPTION	MSD NOTE #
DATE	
1	10-18-20
2	
NO.	
1	
2	

PROJECT DATA

DATE: 10/18/2020  
SCALE: AS SHOWN  
CREATED BY: DT  
DRAWN BY: JT

PROJECT DATA

DATE: 10/18/2020  
SCALE: AS SHOWN  
CREATED BY: DT  
DRAWN BY: JT

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SCALE: AS SHOWN  
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SCALE: AS SHOWN  
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DRAWN BY: JT

PROJECT DATA

DATE: 10/18/2020  
SCALE: AS SHOWN  
CREATED BY: DT  
DRAWN BY: JT



### 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 2811, LOT 0147  
D.B. 11576, P.C. 0247

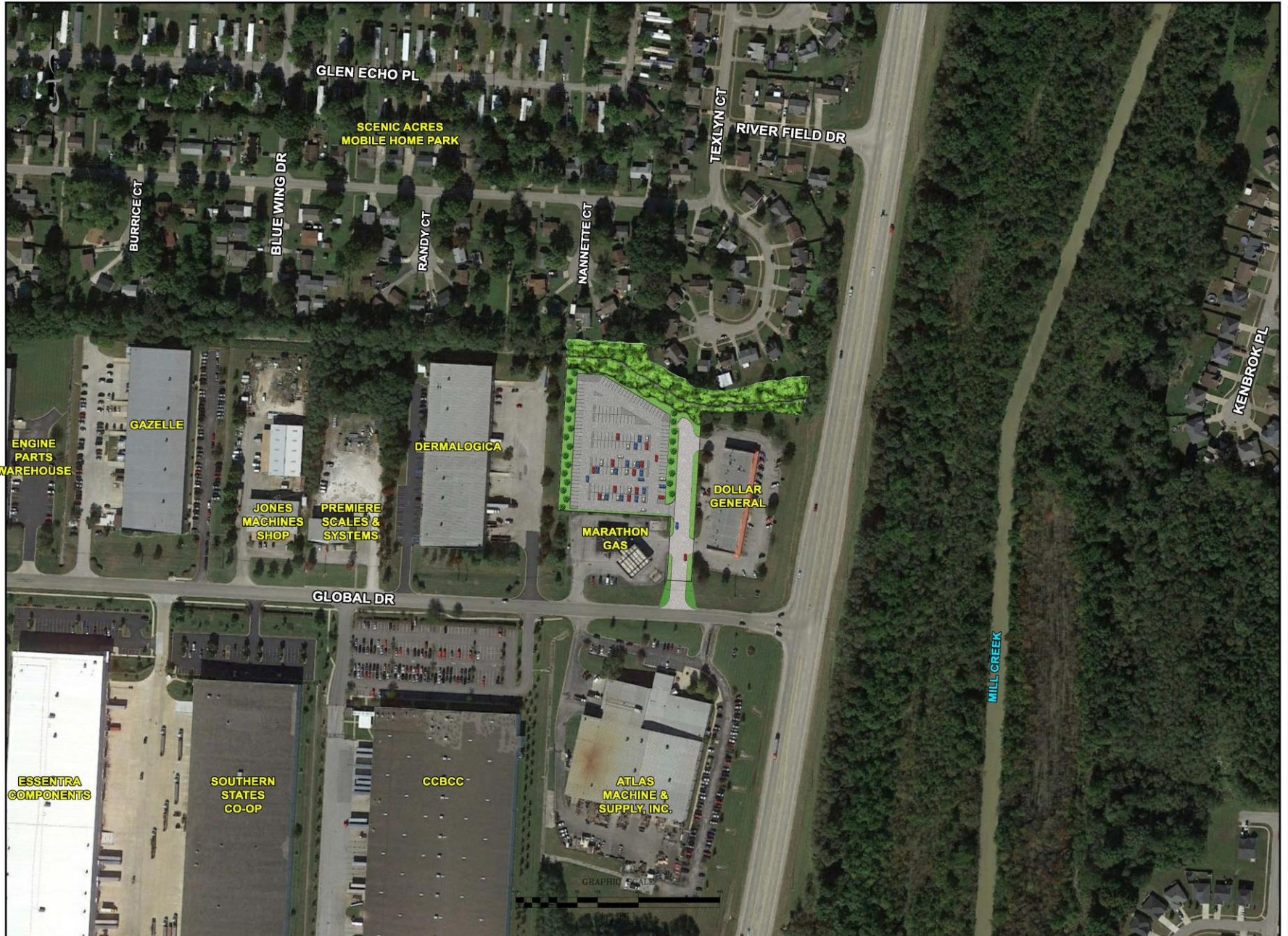
COUNCIL DISTRICT - 12  
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK  
MUNICIPALITY - LOUISVILLE

RELATED CASE: 09-011-98  
WM# 7369

PROJECT DATA

DATE: 10/18/2020  
SCALE: AS SHOWN  
CREATED BY: DT  
DRAWN BY: JT

# AERIAL



JOB NO.  
20074

SHEET  
1  
OF 1

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

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

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 LICENSED LAND DESIGNER - LANDSCAPE ARCHITECTURE  
 407 HENDERSON LANE, SUITE 100  
 FARMINGTON, MISSISSIPPI 38625  
 TEL: 662.893.4444 FAX: 662.893.4444  
 WWW.LDANDD.COM

PROJECT DATA  
 PL. NAME: 20074-0000P  
 DATE: 1/7/2008  
 SCALE: AS SHOWN  
 DRAWN BY: JH  
 CHECKED BY: DT

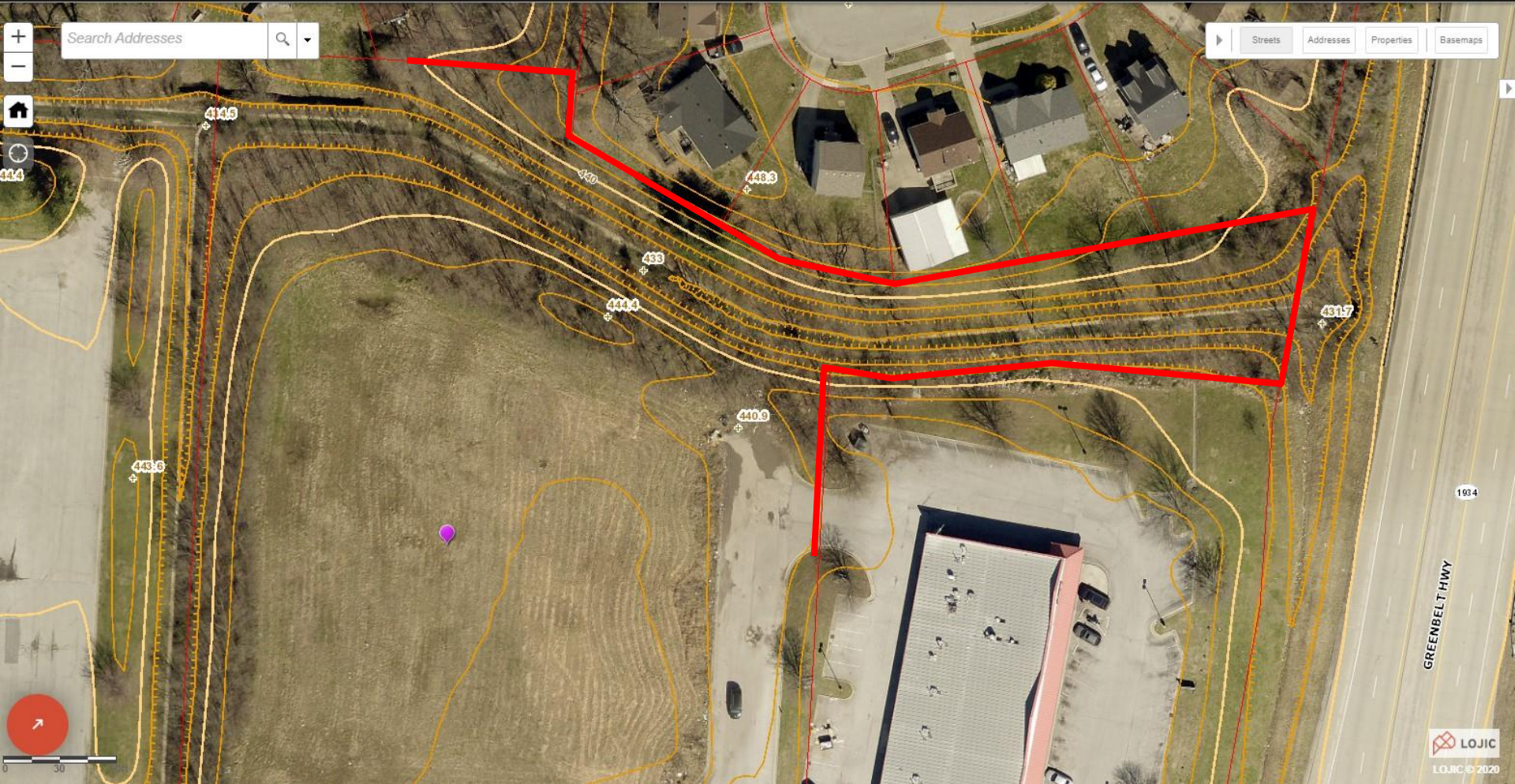
ENGINEER'S SEAL  
 SURVEYOR'S SEAL

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5-22-05	SIDEWALK WALKER	DT
2	5-9-05	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

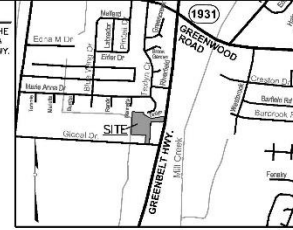
Google Earth

Report a problem

# PLAN

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NOT TO SCALE

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

PROJECT DATA  
 (L.S. No. 2005-1000-1000)  
 DATE: 4/7/2020  
 COUNCIL DISTRICT: DT  
 COUNCIL DISTRICT: DT

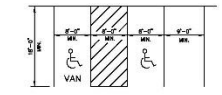
REVISIONS  
 DESCRIPTION  
 SIDEWALK WAIVER  
 MSD NOTE #

PROJECT DATA  
 (L.S. No. 2005-1000-1000)  
 DATE: 4/7/2020  
 COUNCIL DISTRICT: DT  
 COUNCIL DISTRICT: DT

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ARCHITECTURE • LAND ACQUISITION • LANDSCAPE ARCHITECTURE  
 407 W. MARKET STREET, SUITE 200  
 LOUISVILLE, KY 40202  
 TEL: 502.625.1234 FAX: 502.625.1235

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
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 7021 GLOBAL DRIVE  
 GINN/BLVD/SPHR  
**MG ENTERTAINMENT LLC**  
 7017 GLOBAL DRIVE, STE. 5  
 LOUISVILLE, KY 40238

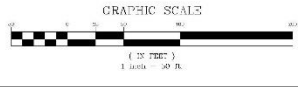
SHEET  
**1**  
 OF 1



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

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20074