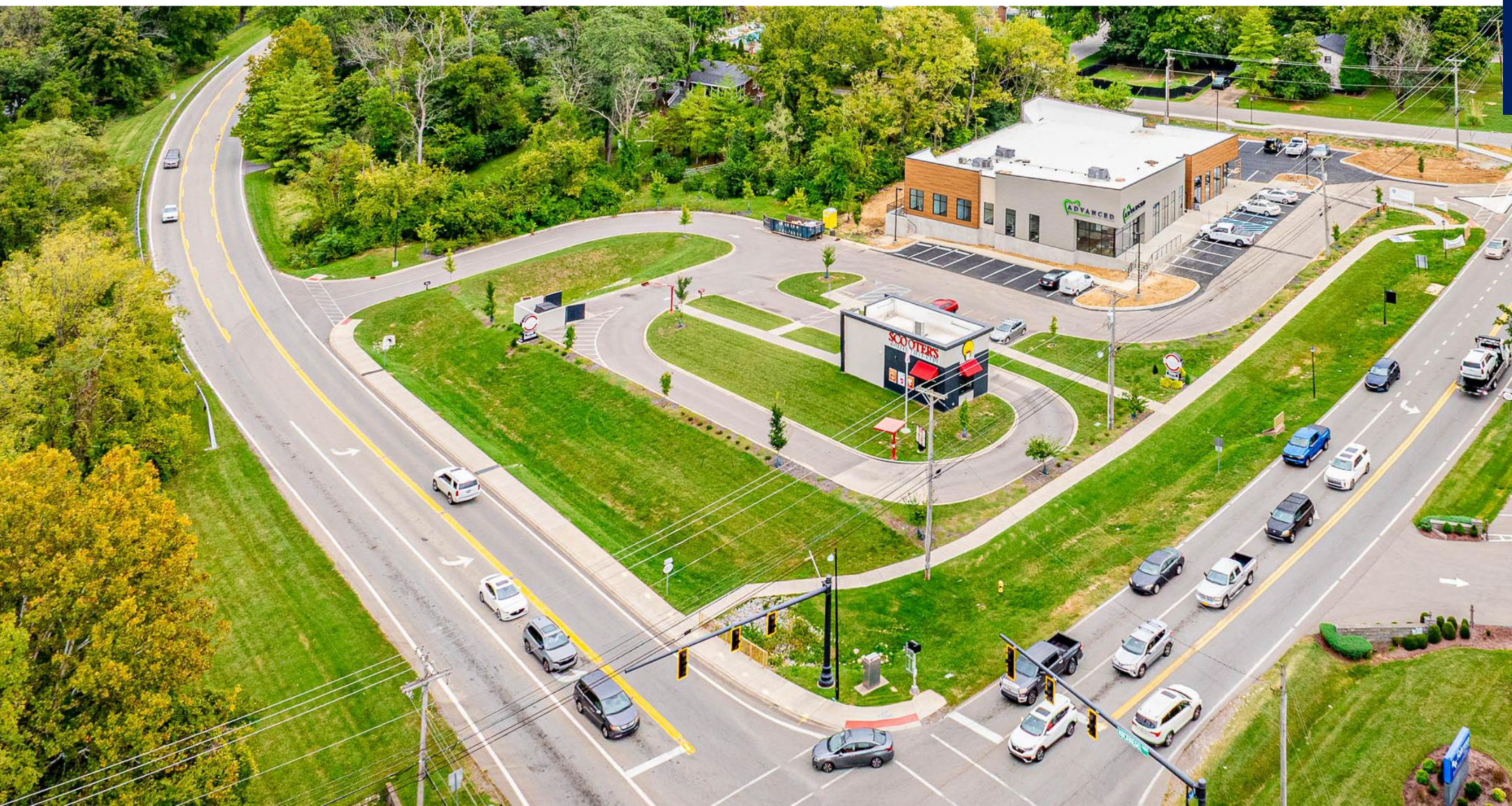
View online at colliers.com/louisville

Desmond Martin
Associate
+1 502 365 3840
Desmond.martin@colliers.com

+/-0.95 Acre Signalized Corner
Ground Lease/Sale

10515 Taylorsville Rd | Louisville, KY



Colliers Louisville
1757 Frankfort Ave, Suite 102
Louisville, Kentucky 40206
+1 502 365 3840





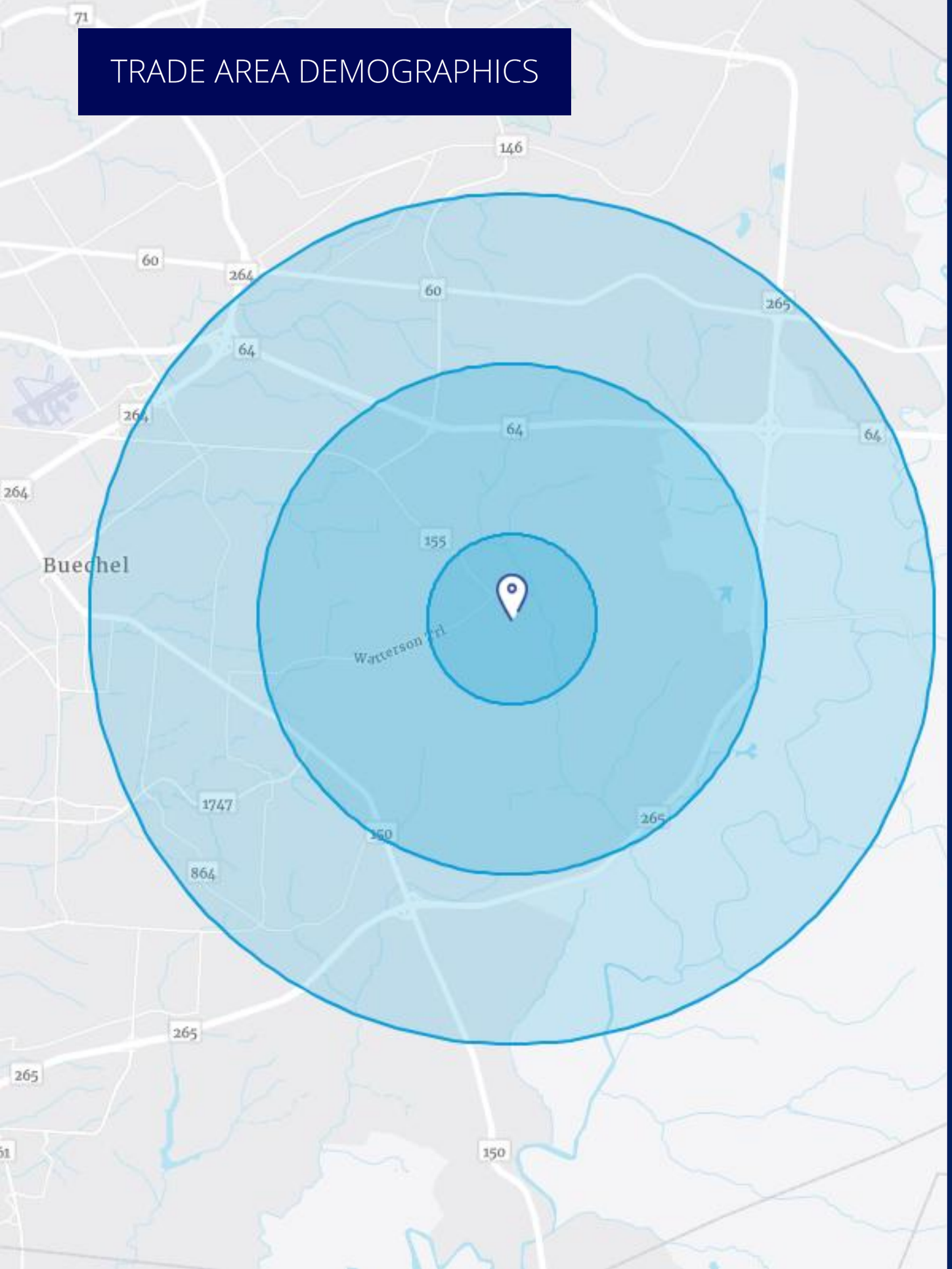
Key Features

- **Land Area:** ±0.9516 acres, ±41,452 SF
- **Availability**: Ground lease or sale
- **Existing Improvements:** Drive-thru building
- **Location:** Signalized corner at Taylorsville Road and Ruckriegel Parkway
- **Traffic Counts:** Taylorsville Road- 32,233 vehicles daily; Ruckriegel Parkway- 21,450 vehicles daily
- **Zoning**: CN- Commercial Neighborhood

Asking Price:

Negotiable

TRADE AREA DEMOGRAPHICS



POPULATION

1 MI 8,526

3 MI 67,357

5 MI 172,745

HOUSEHOLDS

1 MI 3,607

3 MI 28,440

5 MI 73,785

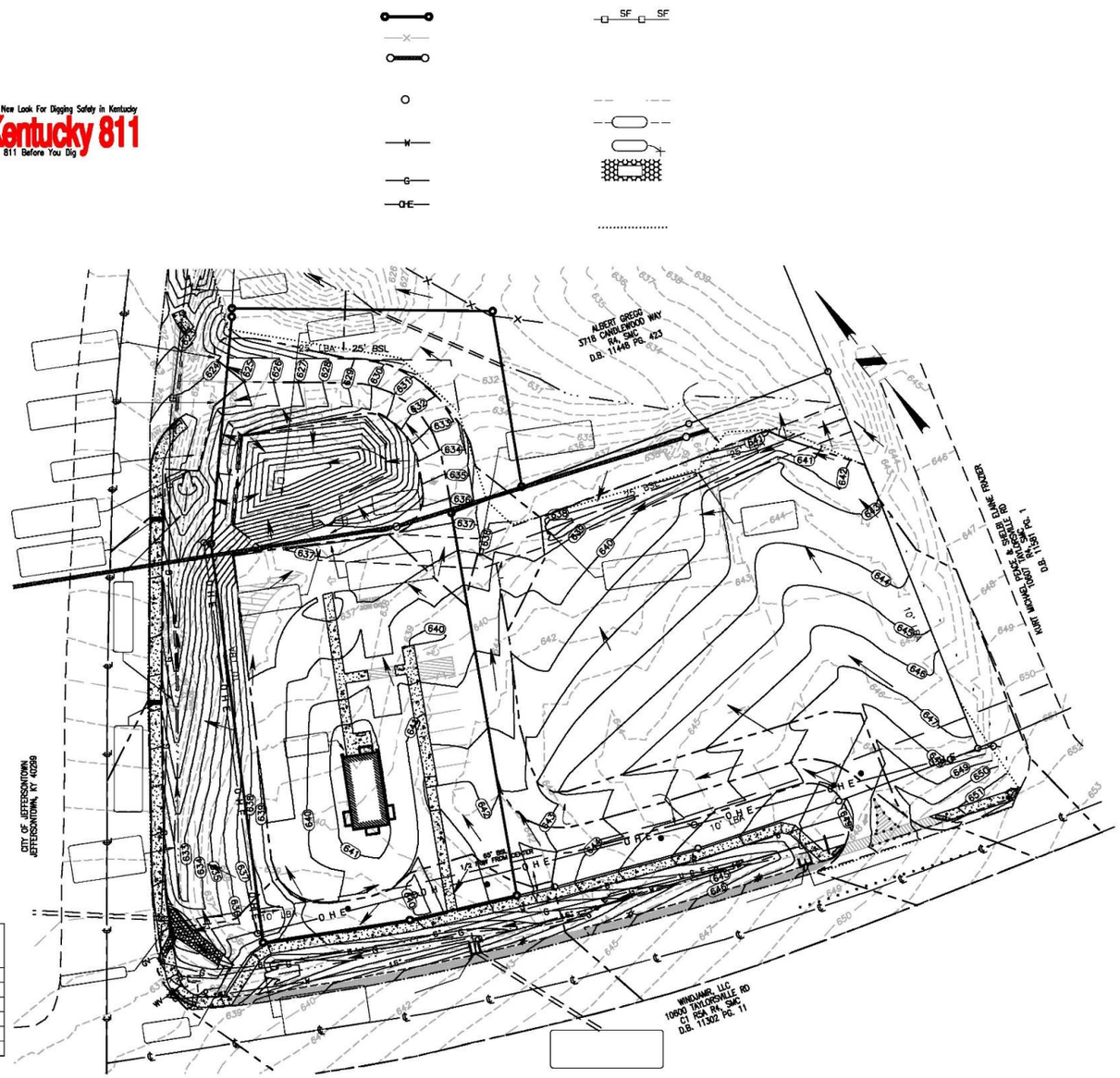
MEDIAN HH INCOME

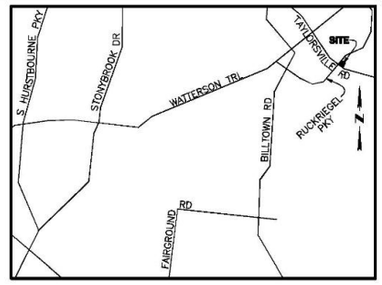
1 MI $83,741

3 MI $91,826

5 MI $88,230

SITE PLAN





VICINITY MAP
NO SCALE

Frequency (years)	Pre-Developed Allowable Q (cfs)	Post-Developed Peak Inflow Q (cfs)	Routed Outflow (c.f.s)
2	1.90	3.19	2.51
5	2.90	4.52	3.05
10	3.60	5.38	3.31
25	4.50	6.58	3.67
50	5.20	7.44	4.57
100	6.00	8.31	5.59

LINE	FROM	Type	Grate	I.E.	TO	Type	Grate	I.E.	AREA Entering Structure	TOTAL ACRES in Pipe	C	INTENSITY (IN/HR) 10	25	100	Tc (MIN)	Q enter 10 yr	25 yr	100 yr	FLOW - Q in Pipe (cfs) 10 yr	25 yr	100 yr	n	VELOCITY (ft/s)	DESIGN VELOCITY (ft/s)	CAPACITY (cfs)	PIPE SIZE (IN)	PERCENT SLOPE (%)	LENGTH (FT.)
A	A 1	Headwall	620.95	618.45	A 2	Curb inlet	624.01	619.53	0.10	2.17	0.82	5.27	5.86	7.16	10.09	0.43	0.48	0.59	5.80	6.43	8.97	0.012	11.15	9.68	19.71	18 "	3.00	35.88
	A 2	Curb inlet	624.01	619.53	A 3	Curb inlet	624.00	620.21	0.08	2.07	0.82	5.28	5.87	7.18	10.06	0.35	0.38	0.47	5.36	5.95	8.38	0.012	11.15	9.50	19.71	18 "	3.00	22.77
	A 3	Curb inlet	624.00	620.46	A 4	Junction Box	624.71	621.31	0.00	1.99	0.82	5.30	5.88	7.20	10.01	0.00	0.00	0.00	5.02	5.56	7.91	0.012	9.88	9.42	12.12	15 "	3.00	28.39
	A 4	Junction Box	624.71	622.09	A 5	Headwall	625.64	622.64	0.46	0.46	0.70	5.30	5.88	7.20	10.00	1.71	1.89	2.32	1.71	1.89	2.32	0.012	13.97	9.12	17.14	15 "	6.00	9.09
B	A 4	Junction Box	624.71	621.31	B 1	Basin Outlet	628.91	621.75	0.00	1.53	*Detention Basin Outflow.*								**3.31**	**3.67**	**5.59**	0.012	5.59	5.55	6.86	15 "	0.96	45.84
C	C 1	Headwall	636.00	633.00	C 2	Curb inlet	636.76	633.25	0.58	1.53	0.82	5.24	5.84	7.12	10.20	2.49	2.78	3.39	6.62	7.36	8.99	0.012	8.55	9.02	10.50	15 "	2.25	10.90
	C 2	Curb inlet	636.76	633.25	C 3	Curb inlet	638.02	634.93	0.14	0.95	0.82	5.29	5.87	7.18	10.05	0.61	0.67	0.82	4.13	4.58	5.61	0.012	8.55	8.04	10.50	15 "	2.25	75.01
	C 3	Curb inlet	638.02	634.93	C 4	Headwall	638.55	636.55	0.81	0.81	0.82	5.30	5.88	7.20	10.00	3.52	3.91	4.78	3.52	3.91	4.78	0.012	12.10	9.89	14.85	15 "	4.50	36.00
D	D 1	Headwall	638.50	635.50	D 2	Headwall	639.62	636.62	0.39	2.89	0.40	5.27	5.86	7.16	10.10	0.82	0.91	1.12	12.08	13.41	16.42	0.012	19.89	15.28	62.48	24 "	6.50	17.25
OFFSITE	D 3	Ex. Headwall	642.00	639.00	D 4	Ex. Headwall	643.77	640.77	2.50	2.50	0.85	5.30	5.88	7.20	10.00	11.26	12.50	15.30	11.26	12.50	15.30	0.012	12.07	10.50	37.90	24 "	2.39	74.00

GRADING NO

ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION, PREPARED BY GREENBAUM ASSOCIATES, INC. PROJECT NUMBER 23-058G, DATED FEBRUARY 22, 2023.

CONTRACTOR SHALL DETERMINE HIS OWN EARTH QUANTITIES AND BASE HIS BID ACCORDINGLY.

TOP OF CURB ELEVATION IS 0.5' ABOVE THE A.C. PAVING AND SPOT ELEVATIONS ARE TO FINISHED SURFACE (UNLESS OTHERWISE NOTED).

COMPACTION TO BE DETERMINED USING ASTM LATEST EDITION LABORATORY TEST PROCEDURE.

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESES IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN NOT ASSUME RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT ARE NOT SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED, ABOVE OR BELOW, BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.

CALL BEFORE YOU DIG! THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.

ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTRUBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

GRAPHIC SCALE 1"=30'
0 30 60 90

WM# 2380

DATE
REVISION
1
2
3
4
5

Civil Engineering & Land Development Services

2021-052
10-10-23
AMR
AMR
AMR
AMR

iHeartCoffee
A Scooters Franchise Company
Louisville, KY 40299

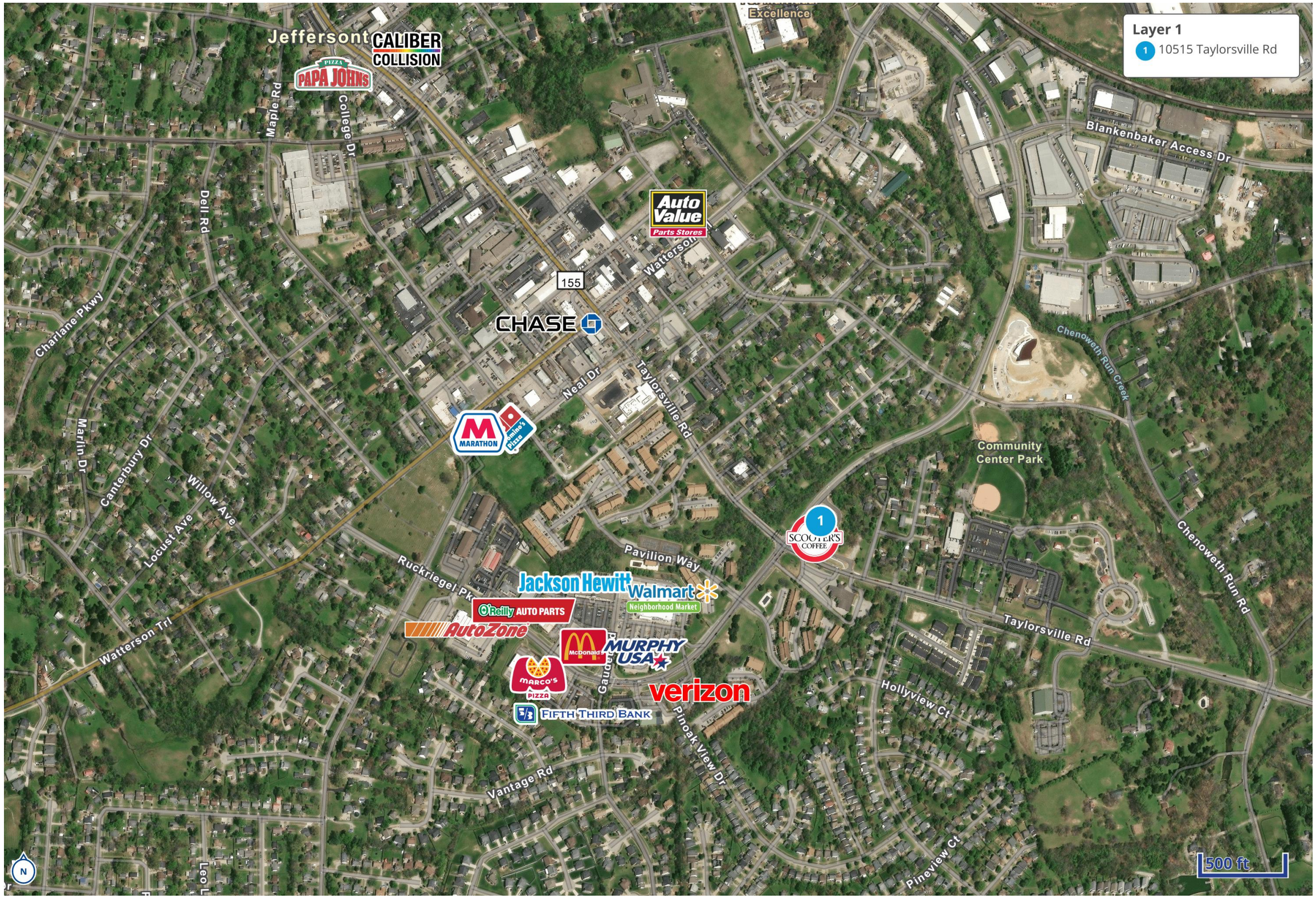
Scooter's Coffee
Store #740
10515 Taylorsville Road
Louisville, Kentucky, 40299

DRAINAGE PLAN

C-5

\\ALEX-WS\ALEX Network\ALEX Projects\2021-052 Scooter's 740_10515 Taylorsville Rd\2021-052 Scooters JFlowt CDs Taylorsville sidewalks .pro 10/10/2023 4:26:24PM AMR

AREA MAP


Layer 1
1 10515 Taylorsville Rd
Jefferson
CALIBER COLLISION
PAPA JOHN'S PIZZA
Maple Rd
College Dr
Dell Rd
Charlane Pkwy
Canterbury Dr
Willow Ave
Locust Ave
Watterson Trl
Ruckriegel Pkwy
Excellence
Blankenbaker Access Dr
Auto Value Parts Stores
Watterson
155
CHASE
Neal Dr
Taylorsville Rd
MARATHON
Chenoweth Run Creek
Community Center Park
1
SCOOTER'S COFFEE
Pavilion Way
Jackson Hewitt
Walmart Neighborhood Market
O'Reilly AUTO PARTS
AutoZone
McDonald's
MURPHY USA
MARCO'S PIZZA
verizon
FIFTH THIRD BANK
Gaudet Rd
Pinoak View Dr
Hollyview Ct
Vantage Rd
Taylorsville Rd
Chenoweth Run Rd
Pineview Ct
Leo L
N
500 ft



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