



VICINITY MAP
NTS

COOK OUT

FRESH HAMBURGERS

COOK OUT
15 LAURA LANE, SUITE 300
THOMASVILLE, NORTH CAROLINA 27360
TELEPHONE: (336) 215-7025
FAX: (336) 474-1849

SITE ADDRESS: 2546 CHIMNEY ROCK ROAD
HENDERSONVILLE, NORTH CAROLINA
CSD PROJECT NUMBER: OUT-1615

CONTACT INFORMATION	
WATER:	CITY OF HENDERSONVILLE WATER & SEWER DEPT. 305 WILLIAMS STREET HENDERSONVILLE, NORTH CAROLINA 28792 CONTACT: ALVIN FULLER PHONE: (828) 697-3073
STORM DRAINAGE:	CITY OF HENDERSONVILLE STORMWATER MANAGEMENT DEPT. 145 FIFTH AVENUE E. HENDERSONVILLE, NORTH CAROLINA 28792 CONTACT: BRENT DETWILER PHONE: (828) 697-3000
SANITARY SEWER:	CITY OF HENDERSONVILLE WATER & SEWER DEPT. 305 WILLIAMS STREET HENDERSONVILLE, NORTH CAROLINA 28792 CONTACT: ALVIN FULLER PHONE: (828) 697-3073
GAS:	PS&C ENERGY PHONE: (877) 776-2427
ELECTRIC:	DUKE ENERGY CONTACT: DUKE ENERGY BUSINESS PHONE: (800) 653-5307
TELEPHONE:	AT&T CONTACT: BUSINESS SERVICES PHONE: (888) 944-0947
PLANNING / ZONING:	CITY OF HENDERSONVILLE DEVELOPMENT ASSISTANCE DEPT. 100 N. KING STREET HENDERSONVILLE, NORTH CAROLINA 28792 CONTACT: SUSAN FREDY PHONE: (828) 697-3010

24 HOUR CONTACT
JEREMY REAVES
CONSTRUCTION MANAGER
TELEPHONE: (336) 215-7025

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SITE INFORMATION	
SITE ADDRESS:	2546 CHIMNEY ROCK ROAD
OWNER:	BOYD L. HYDER 163 PUNCHEON CREEK ROAD HENDERSONVILLE, NORTH CAROLINA 28792
DEVELOPER:	COOK OUT 15 LAURA LANE, SUITE 300 THOMASVILLE, NORTH CAROLINA 27360 PHONE: (336) 215-7025 FAX: (336) 474-1849
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121 FAX: (919) 848-3741
ZONING:	C3 (WITH ENTRY CORRIDOR OVERLAY)
EXISTING USE:	CAR WASH, STORAGE BUILDINGS
PROPOSED USE:	RESTAURANT WITH DRIVE-THROUGH
BUILDING SETBACKS:	FRONT 35 FEET SIDE 15 FEET REAR 20 FEET
PARKING REQUIREMENTS:	PARKING REQUIREMENTS (RESTAURANT): 1 SPACE PER 3 SEATS PLUS 1 SPACE PER 2 EMPLOYEES ON MAXIMUM SHIFT = 70 / 3 + 10 / 2 = 29 SPACES
PARKING PROVIDED:	33 REGULAR SPACES 2 HANDICAP SPACES 35 TOTAL SPACES
SITE AREA:	40,496 SF OR 0.93 ACRES
OFF-SITE ACCESS ROAD AREA:	8,989 SF OR 0.20 ACRES
TOTAL DISTURBED AREA:	59,915 SF OR 1.37 ACRES
SITE EXISTING IMPERVIOUS AREA:	39,452 SF OR 0.91 ACRES OR 97.4%
SITE PROPOSED IMPERVIOUS AREA:	31,131 SF OR 0.71 ACRES OR 76.9%
SITE COVERAGE - BUILDINGS:	3,639 SF OR 0.08 ACRES OR 9.0%
SITE COVERAGE - STREET / PARKING:	25,176 SF OR 0.58 ACRES OR 62.2%
SITE COVERAGE - COMMON OPEN SPACE:	9,365 SF OR 0.21 ACRES OR 23.1%
OFF-SITE ACCESS ROAD EXISTING IMPERVIOUS AREA:	7,579 SF OR 0.17 ACRES OR 85.5%
OFF-SITE ACCESS ROAD PROPOSED IMPERVIOUS AREA:	6,619 SF OR 0.15 ACRES OR 74.6%
BUILDING AREA:	3,659 SF
NUMBER OF SEATS:	70
BUILDING HEIGHT:	25' - 0" (MEASURED TO TOP OF HIGHEST PARAPET WALL)
WATER:	CITY OF HENDERSONVILLE WATER & SEWER DEPT.
SEWER:	CITY OF HENDERSONVILLE WATER & SEWER DEPT.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	06-23-2016	REVISION FOR NEW PLAN	JDF
2	07-18-2016	REVISION FOR CITY COMMENT	DFS



**COMMERCIAL
SITE DESIGN**

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RALEIGH, NORTH CAROLINA 27613

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