

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: 2557 COBBS FORD ROAD
PRATTVILLE, ALABAMA
CSD PROJECT NUMBER: OUT-1913

CONTACT INFORMATION	
WATER:	PRATTVILLE WATER WORKS 114 E. MAIN ST PRATTVILLE, AL 36067 CONTACT: WILLIAM BRADLEY TEL: 334-365-6763
STORM DRAINAGE:	CITY OF PRATTVILLE ENGINEERING 102 W. MAIN ST PRATTVILLE, AL 36067 CONTACT: ROBBIE ANDERSON TEL: 334-595-0550
SANITARY SEWER:	CITY OF PRATTVILLE ENGINEERING 102 W. MAIN ST PRATTVILLE, AL 36067 CONTACT: ROBBIE ANDERSON TEL: 334-595-0550
GAS:	ALAGASCO CONTACT: BRIAN DAVIS TEL: 334-241-4202 / 334-365-6500
ELECTRIC:	ALABAMA POWER E. MAIN ST PRATTVILLE, AL 36067 CONTACT: CLAY McCONNELL TEL: 334-206-2801 / 800-245-2244
TELEPHONE:	AT&T CUSTOMER SERVICE TEL: 888-757-6500
PLANNING / ZONING:	CITY OF PRATTVILLE PLANNING & DEV. 102 W. MAIN ST PRATTVILLE, AL 36067 CONTACT: SCOTT STEPHENS TEL: 334-595-0501

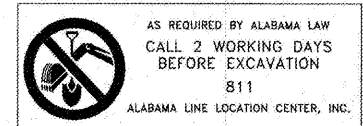
24 HOUR CONTACT
JOHN ARMFIELD
CONSTRUCTION MANAGER
TELEPHONE: (336) 279-3242

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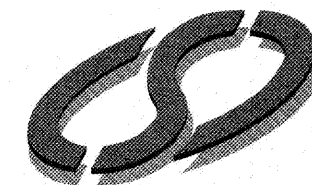
SITE INFORMATION	
SITE ADDRESS:	2557 COBBS FORD ROAD
PARCEL ID:	*2603080001031010
OWNER / DEVELOPER:	COOK OUT 15 LAURA LANE, SUITE 300 THOMASVILLE, NORTH CAROLINA 27360 PHONE: (336) 215-7025 FAX: (336) 474-1849
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121 FAX: (919) 848-3741
ZONING:	B-4 (HIGHWAY COMMERCIAL)
EXISTING USE:	RESTAURANT
PROPOSED USE:	RESTAURANT WITH DRIVE-THROUGH
BUILDING SETBACKS:	
RIGHT OF WAY:	25 FEET
SIDE:	20 FEET
REAR:	20 FEET
PARKING REQUIREMENTS:	1 SPACE PER 50 SF OF PUBLIC USE AREA 1,233 SF / 50 = 25 SPACES
PARKING PROVIDED:	46 REGULAR SPACES 2 HANDICAP SPACES 48 TOTAL SPACES
SITE AREA:	55,835 SF OR 1.28 ACRES
DISTURBED AREA:	53,812 SF OR 1.24 ACRES
EXISTING IMPERVIOUS AREA:	48,469 SF OR 1.11 ACRES
PROPOSED IMPERVIOUS AREA:	38,911 SF OR 0.89 ACRES
BUILDING AREA:	2,660 SF
NUMBER OF SEATS:	60
BUILDING HEIGHT:	25'-0" (MEASURED TO TOP OF HIGHEST PARAPET WALL)
WATER:	PRATTVILLE WATER WORKS
SEWER:	CITY OF PRATTVILLE

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REVISIONS:

NO.	DATE	DESCRIPTION	BY
△			



**COMMERCIAL
SITE DESIGN**

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RALEIGH, NORTH CAROLINA 27613

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