LEGEND

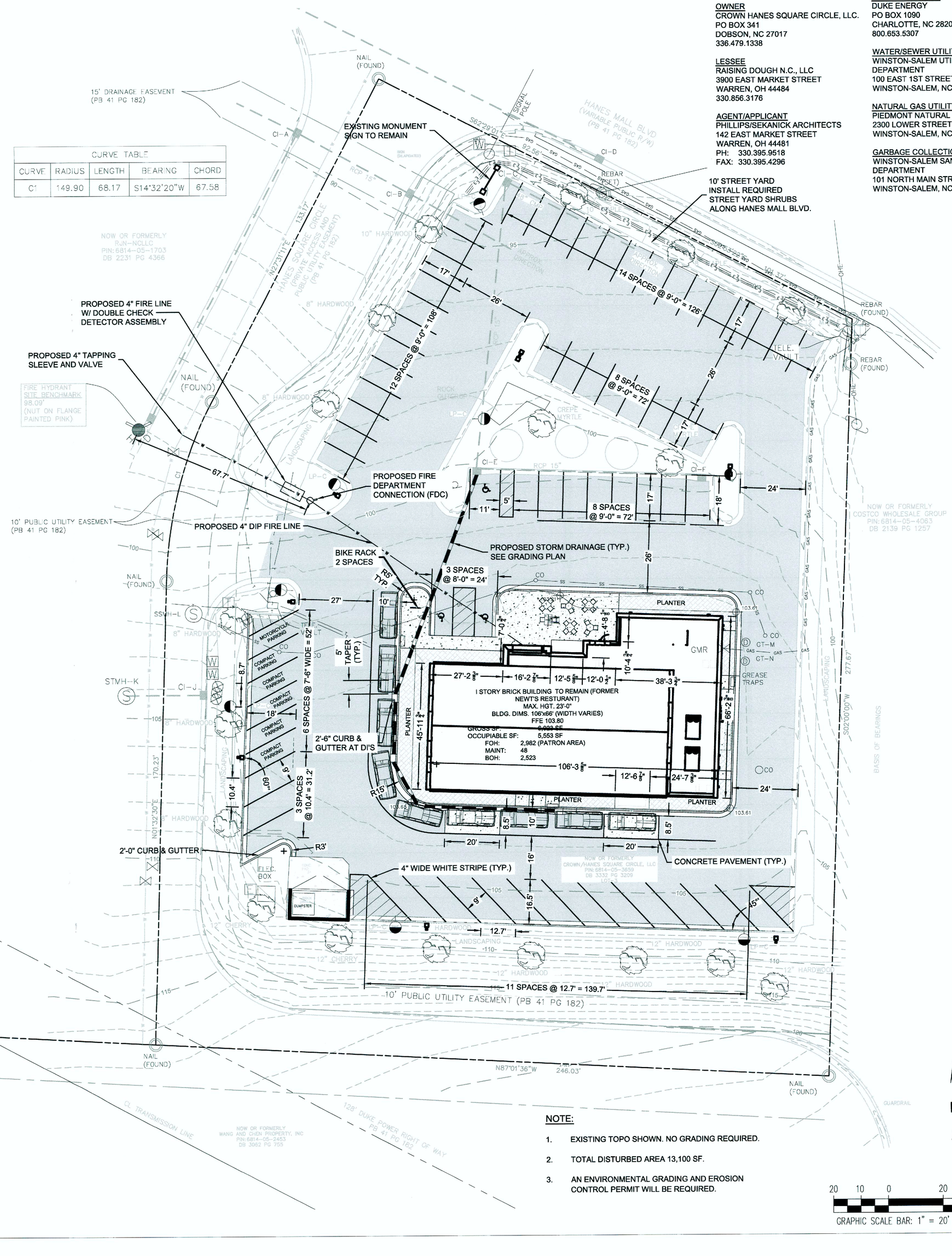
- BC — BACK OF CURB
- CO — CLEAN OUT
- E — ELECTRIC METER
- EP — EDGE OF PAVEMENT
- GMR — GAS METER
- HCP — HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- LP -C — LIGHT POLE
- OHE — OVERHEAD POWER
- POWER POLE
- PROPERTY CORNER (FOUND)
- SIGN POST
- SSMH — SANITARY SEWER MANHOLE
- STMH — SANITARY STORM MANHOLE
- TREE
- TELEPHONE PEDESTAL
- W — WATER METER
- WATER VALVE
- EXISTING STORM DRAINAGE STRUCTURE
- EXISTING STORM DRAINAGE PIPE
- PROPERTY LINE (SURVEYED)
- PROPERTY LINE (NOT SURVEYED)
- RW — RIGHT OF WAY
- 105 — EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING AREA
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE STRUCTURE
- PROPOSED CURB AND GUTTER

NOTES

1. BASIS OF BEARINGS DB 41 PG 182
2. AREA BY COORDINATE METHOD.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF THE OPINION OF AN ATTORNEY AT LAW AND REPRESENTS THE CURRENT DEED ON FILE. ANY ISSUES THAT MAY BE REVEALED BY THIS SURVEY SHOULD BE BROUGHT TO THE ATTENTION OF AN ATTORNEY AT LAW.
4. NO SUBSURFACE UTILITY INVESTIGATION WAS PERFORMED DURING THIS SURVEY. ANY UTILITIES SHOWN WERE DERIVED BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY IN CORRELATION WITH NC-811 AND NO GUARANTEE IS MADE AS TO THE EXISTENCE OR LOCATION OF SUCH UTILITIES.
5. ALL LINES SURVEYED ON THIS PLAT ARE SHOWN AS SOLID LINES.
6. ALL LINES NOT SURVEYED ON THIS PLAT ARE SHOWN AS DASHED OR BROKEN LINES FROM REFERENCES SHOWN.
7. THIS PROPERTY IS ZONED "GB-S".
8. SOURCE OF TITLE DB 3332 PG 3209
9. EASEMENTS, AS SHOWN, WERE SCALED FROM PB 41 PG 182, THERE IS INSUFFICIENT INFORMATION TO ACCURATELY ESTABLISH.
10. NO NCGS MONUMENT WITHIN 2000' OF THIS SITE.
11. THIS SURVEY IS BASED ON "ASSUMED" COORDINATES AND ELEVATIONS.
12. SITE BENCHMARK IS A NUT ON THE BOTTOM FLANGE OF A FIRE HYDRANT AND SHOWN ON THIS SURVEY. BENCHMARK IS FLAGGED AND PAINTED FOR EASY IDENTIFICATION.
13. LIGHT POLES "LP-C" REST ON A 2' DIAMETER CONCRETE BASE.
14. FFE BASED ON CONCRETE ELEVATIONS AT THE OUTSIDE FACE OF BRICK OF THE BUILDING. UNABLE TO ACCESS INSIDE OF BUILDING SO THERE IS NO GUARANTEE TO THE ACCURACY OF THE ACTUAL FFE.

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	149.90	68.17	S14°32'20"W	67.58

STRUCTURE	RIM	TBC	INV. IN	INV. OUT
CI-A	89.65'	90.10'	82.73'	
CI-B	89.70'	90.17'	84.76'	83.35' TO CI-A
CI-C	94.10'	94.54'	89.72' FROM CI-E	84.85' TO UNKNOWN
CI-D	90.10'	90.64'		86.15'
CI-E	99.74'	100.15'	95.81' FROM DI-G	95.48' TO CI-C
			95.68' FROM CI-F	
CI-F	99.63'	100.10'		96.55' TO CI-E
DI-G	103.10'		99.20' FROM DI-H	99.10' TO CI-E
DI-H	103.25'		99.96' FROM DI-I	99.85' TO DI-G
DI-I	103.30'			100.46' TO DI-H
CI-J	104.06'	104.42'		100.53' TO STMH-K
STMH-K	104.19'		100.25' FROM CI-J	
SSMH-L	101.62'		93.52' FROM BLDG.	93.35'
GT-M	102.90'		100.10' TOP PVC	
GT-N	103.00'		100.50' TOP PVC	



NOTE:

1. EXISTING TOPO SHOWN. NO GRADING REQUIRED.
2. TOTAL DISTURBED AREA 13,100 SF.
3. AN ENVIRONMENTAL GRADING AND EROSION CONTROL PERMIT WILL BE REQUIRED.

GRAPHIC SCALE BAR: 1" = 20'

INFORMATION TABLE

OWNER
CROWN HANES SQUARE CIRCLE, LLC.
PO BOX 341
DOBSON, NC 27017
336.479.1338

LESSEE
RAISING DOUGH N.C., LLC
3900 EAST MARKET STREET
WARREN, OH 44484
330.856.3176

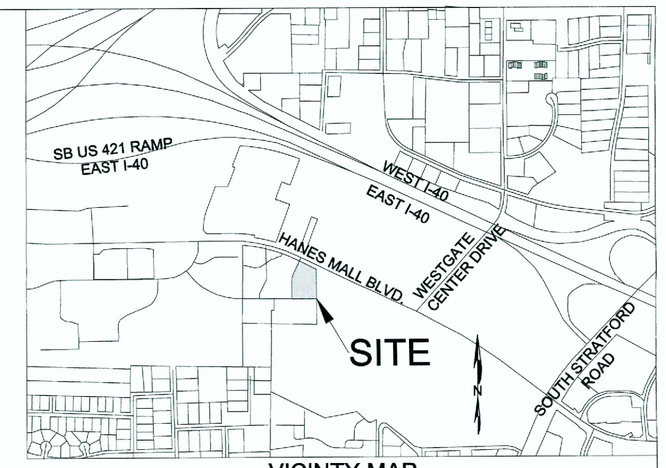
AGENT/APPLICANT
PHILLIPS/SEKANICK ARCHITECTS
142 EAST MARKET STREET
WARREN, OH 44481
PH: 330.395.9518
FAX: 330.395.4296

ELECTRIC UTILITY
DUKE ENERGY
PO BOX 1090
CHARLOTTE, NC 28201
800.653.5307

WATER/SEWER UTILITY
WINSTON-SALEM UTILITIES DEPARTMENT
100 EAST 1ST STREET #131
WINSTON-SALEM, NC 27101

NATURAL GAS UTILITY
PIEDMONT NATURAL GAS
2300 LOWER STREET
WINSTON-SALEM, NC 27101

GARBAGE COLLECTION
WINSTON-SALEM SANITATION DEPARTMENT
101 NORTH MAIN STREET, SUITE 19
WINSTON-SALEM, NC 27101



VICINITY MAP
NOT TO SCALE

SITE INFORMATION

PURPOSE TO REQUEST A SITE PLAN AMENDMENT TO ALLOW FOR RESTAURANT WITH DRIVE THROUGH SERVICE

JURISDICTION:	CITY OF WINSTON-SALEM
PIN:	6814-05-3659
DEED BOOK:	3332
PAGE NUMBER:	3209
ACREAGE:	1.73
CURRENT ZONING:	GB-S
SETBACKS:	NONE
EXISTING USE:	FORMER RESTAURANT
PROPOSED USE:	RESTAURANT WITH DRIVE THROUGH SERVICE

EXISTING LANDSCAPING TO REMAIN

EXISTING BUILT UPON AREA:

BUILDING:	0.07%
PAVEMENT:	0.66%
OPEN SPACE:	0.27%
TOTAL IMPERVIOUS:	0.73%

PROPOSED BUILT UPON AREA:

BUILDING:	0.07%
PAVEMENT:	0.66%
OPEN SPACE:	0.27%
TOTAL IMPERVIOUS:	0.73%

PARKING REQUIRED:

1 SPACE PER 100 SF GFA: OCCUPIABLE BLDG SF:	5,551 SF (5,551 SF/100 SF) 56 SPACES REQUIRED
2 BICYCLE SPACE PER 5,000SF GFA:	2 SPACES
DRIVE THROUGH STACKING 1 DRIVE THROUGH LANE:	5 SPACES
HANDICAPPED VAN ASSESSABLE	2 SPACES 1 SPACE

PARKING PROVIDED:

9'-0" SPACES	56 SPACES
7'-6" COMPACT PARKING	5 SPACES
MOTORCYCLE PARKING	1 SPACE
DRIVE THROUGH STACKING	8 SPACES
HANDICAPPED SPACES VAN ASSESSABLE	3 SPACES
TOTAL SPACES PROVIDED:	73 SPACES
BICYCLE PARKING	2 SPACES
WATER SHED DESIGNATION:	NOT IN WATERSHED

PRELIMINARY NOT FOR CONSTRUCTION

Bakery-Cafe: #4991

Project Team:

KENNERLY ENGINEERING & DESIGN, INC.

12133 N. HWY 150, STE. F
Winston-Salem, NC 27127
PH: 336.775.2118 FAX: 336.764.0797
NORTH CAROLINA LICENSE NO. C-3900
timothy.kennerly@kennerlyengineering.com

Professional Seal:

NORTH CAROLINA PROFESSIONAL SEAL 29317 ENGINEER TIMOTHY S. KENNERLY

Digitally signed by Timothy S. Kennerly, PE
Date: 2017.08.01 16:44:39 -04'00'

Project Title:

Bakery Cafe #4991
100 HANES SQUARE SHOP CIR
WINSTON-SALEM, NC 27103
FORSYTH COUNTY
PIN #6814-05-3659

Ops Approval

Panera BREAD

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WE CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED IN OUR OFFICE AND UNDER OUR SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF COMPLY WITH APPLICABLE LAWS, REGULATIONS AND ORDINANCES OF THE JURISDICTION RELATING TO THE STRUCTURE AND THE BUILDING.

No.	Description	Date

SITE PLAN

Project Number: 17-010
Drawn By: TSK
Issue Date: 6/29/2017
Sheet Number: C-200

DPM:	DM:	CPM:
DPM	DM	CPM

W-3339 file copy (revised)

Path: P:\2017 Projects\17-010 - Panera Bread 100 Hanes Square Circle\Plansheets\17-010 - SITE PLAN.dwg
Saved: Aug 01, 2017 - 4:41pm by Tim | Plotted: Aug 01, 2017 - 4:41pm