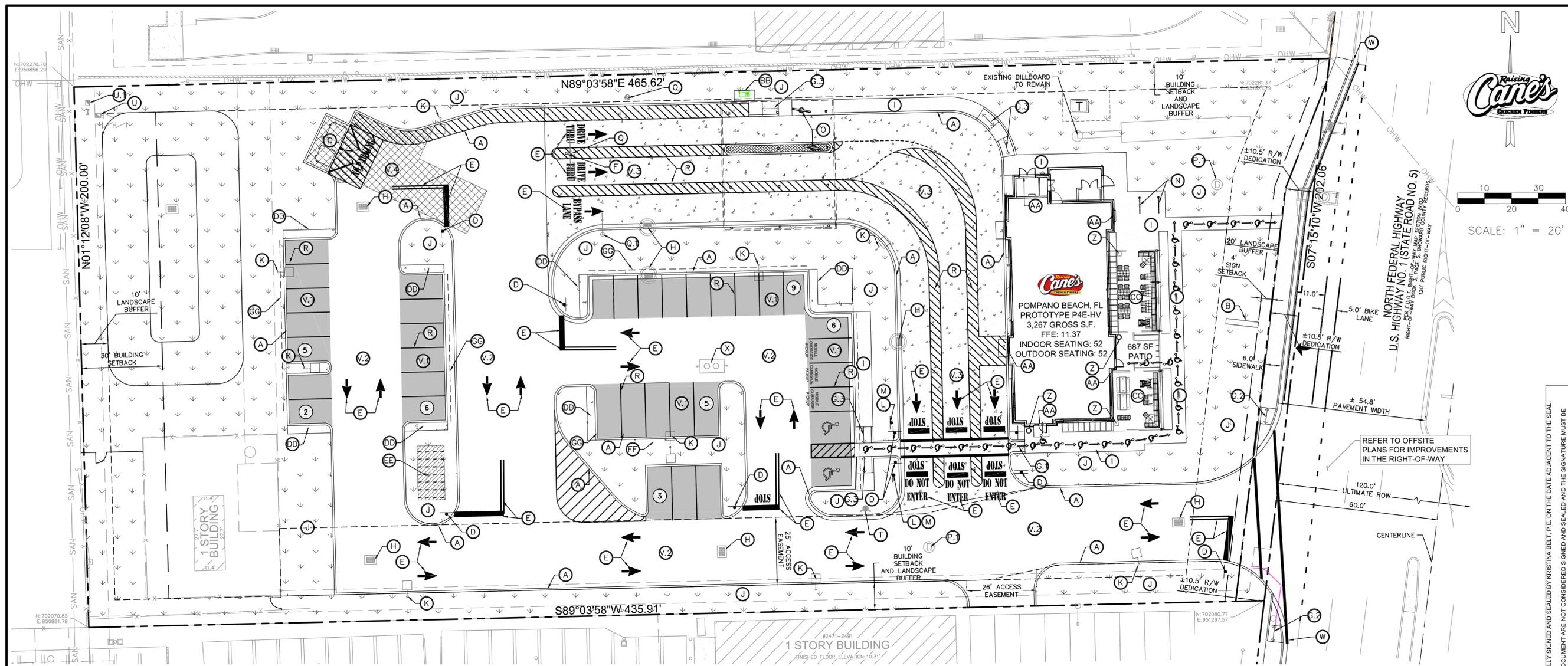


K:\VRB_LDEV\Raising Cane's\C5.0_Site\KEYNOTE PLAN.dwg
 K:\VRB_LDEV\Raising Cane's\C5.0_Site\KEYNOTE PLAN August 11, 2021 11:01:09am
 Layout:C5.0_Site KEYNOTE PLAN
 Sheet Set:RC#697 Pompano Beach
 P221-1400010
 9/22/2021



SCALE: 1" = 20'

0 10 20 30 40

Store:
 Raising Cane's
 Restaurant #0697
 2501 N. Federal Highway
 Pompano Beach, FL 33064
 P4E-HV [Scheme A]

Designer's Information:
CSRS
 6767 Perkins Road, Suite 200
 Baton Rouge, Louisiana 70808
 Telephone: 225 769-0546
 www.csrsinc.com

Prototype Phase: KITCHEN EVOLUTION
 Project Issue Date: 00-00-0000
 CSRS Project Manager: JH

SET VERSION
 00-00-0000

Kimley»Horn
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM
 REGISTRY No. 696

Sheet Revisions: (sheet specific per Designer)

#	Date	Description
1	05-12-2021	PER CITY COMMENTS

Sheet Title:
SITE KEYNOTE PLAN

Sheet Number:
C5.0

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT
	BUILDING SETBACK
	PROPOSED CONCRETE CURB
	EXISTING CURB
	PROPOSED PARKING COUNT
	LIGHT DUTY ASPHALT PAVEMENT REFERENCE PAVEMENT DETAILS.
	HEAVY DUTY ASPHALT PAVEMENT REFERENCE PAVEMENT DETAILS.
	5' LIGHT DUTY CONCRETE PAVEMENT REFERENCE PAVEMENT DETAILS.
	6' HEAVY DUTY CONCRETE PAVEMENT REFERENCE PAVEMENT DETAILS.
	PROPOSED SIDEWALK PAVEMENT. REFER TO CONSTRUCTION DETAILS.
	PROPOSED LANDSCAPE AREA.
	ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
	AREA OF R/W DEDICATION (± 0.04 AC)

KEYNOTE LEGEND

(A)	TYPE 'D' CURB. SEE DETAIL SHEET C8.0.	(R)	PAVEMENT STRIPING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
(B)	PROPOSED CANE'S SIGN LOCATION. REFER TO SIGNAGE PLAN FOR DETAILS.	(S)	BOLLARD IN CURB. REFER TO ARCHITECTURE PLANS FOR DETAILS.
(C)	RECYCLING/TRASH DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.	(T)	PROPOSED FIRE HYDRANT PER BROWARD COUNTY REQUIREMENTS.
(D)	SITE DIRECTIONAL SIGN. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN FOR TYPE.	(U)	PROPOSED WATER METER. REFER TO SHEET ##### - UTILITY PLAN.
(E)	DIRECTIONAL PAVEMENT MARKING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.	(U1)	PROPOSED IRRIGATION BACKFLOW PREVENTOR.
(F)	BOLLARD	(V1)	LIGHT DUTY ASPHALT PVMT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
(F1)	FDOT TYPE 'CR-E' CURB RAMP.	(V2)	HEAVY DUTY ASPHALT PVMT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
(F2)	FDOT TYPE 'CR-G' CURB RAMP.	(V3)	5' LIGHT DUTY CONCRETE PVMT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
(F3)	FDOT TYPE 'CR-C' CURB RAMP.	(V4)	6' HEAVY DUTY CONCRETE PVMT. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
(F4)	FDOT TYPE 'CR-D' CURB RAMP.	(W)	TIE PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER WITH SMOOTH, CONTINUOUS TRANSITION.
(H)	PROPOSED STORM INLET.	(X)	GREASE TRAP. REFER TO ARCHITECTURAL/MEP PLANS FOR DETAILS.
(I)	CONCRETE SIDEWALK. SEE DETAIL SHEET C8.0.	(Y)	SAWCUT LINE. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
(J)	LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS.	(Z)	TRASH PAD. REFER TO ARCHITECTURAL SITE DETAILS.
(K)	SITE LIGHTING. REFER TO LIGHTING PLANS FOR DETAILS.	(AA)	BUSINESS NAME TILES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
(L)	ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.	(BB)	CREW AMENITY STATION. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
(M)	VAN ACCESSIBLE PARKING SIGN REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.	(CC)	PROPOSED PATIO. REFER TO ARCHITECTURAL PLANS FOR SEATING AND SPACING LAYOUT.
(N)	BICYCLE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.	(DD)	INSTALL 3" WIDE 6" THICK CONCRETE BEHIND CURB. SEE ARMORED CURB DETAILS SHEET C8.0 - CONSTRUCTION DETAILS.
(O)	DRIVE THRU DOUBLE CLEARANCE BAR. REFERENCE ARCHITECTURE SHEET FOR DETAILS.	(EE)	RAIN GARDEN (REFER TO LANDSCAPE PLANS FOR DETAIL)
(P)	EXISTING SANITARY SEWER MANHOLE	(FF)	PROPOSED CONCRETE FLUME. SEE SHEET C8.0 - CONSTRUCTION DETAILS.
(P1)	PROPOSED STORM SEWER MANHOLE	(GG)	2' VEHICLE OVERHANG
(Q)	DRIVE THRU SINGLE CLEARANCE BAR. REFERENCE ARCHITECTURE SHEET FOR DETAILS.		
(Q1)	DRIVE THRU DOUBLE CLEARANCE BAR. REFERENCE ARCHITECTURE SHEET FOR DETAILS.		

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL JURISDICTION REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
 - REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
 - EXISTING STRUCTURES AND OR UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY PULICE LAND SURVEYORS, INC. DATED DECEMBER 03, 2020.
 - ALL PROPOSED PAVING IN FDOT R.O.W. AND EASEMENTS TO CONFORM TO FDOT STANDARDS.
 - PER FEMA PANEL NUMBER 12011C0188H, COMMUNITY NUMBER 120055 DATED AUGUST 18, 2014, THE SITE IS WITHIN FLOOD ZONE X.
 - BUILDING IS FIRE SPRINKLED.

PARKING / SITE DATA

EXISTING ZONING	B-3 - GENERAL BUSINESS
LAND USE	(C) COMMERCIAL
GROSS LOT AREA	90,153 SF / 2.07 AC
LESS R/W DEDICATION AREA	1,807 SF / 0.04 AC
NET LOT AREA	88,346 SF / 2.03 AC
BUILDING AREA	3,267 SF
FINISHED FLOOR ELEVATION	11.37 FT
IMPERVIOUS AREA	52,540 SF (59.5%)
PERVIOUS AREA	35,806 SF (40.5%)
LOT COVERAGE	59.5%
	REQUIRED PROVIDED
TOTAL PARKING	30 SPACES 36 SPACES
ACCESSIBLE	2 SPACES 2 SPACES *
PARKING CALCULATION	
RESTAURANT: 1 PER 4 OF MAXIMUM OCCUPANCY CAPACITY FOR CUSTOMER SERVICE AREA (81 OCCUPANTS) = 21 SPACES	
OUTDOOR SEATING: 1 PER 8 OF MAXIMUM OCCUPANCY OF OUTDOOR SEATING AREA (71 OCCUPANTS) = 9 SPACES	
TOTAL REQUIRED PARKING = 30 SPACES	
MAXIMUM ALLOWED: 125% OF REQUIRED PARKING = 37 SPACES	

BENCHMARKS
 ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
 BROWARD COUNTY BENCHMARK #1115, ELEVATION: 11.022 FEET.

Know what's below.
 Call before you dig.

CAUTION!!
 CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.