

OUTDOOR STORAGE FACILITY – HAMMONDVILLE ROAD

Crime Prevention Through Environmental Design (CPTED) Narrative

The proposed development is a private outdoor storage facility on a triangular 6,074 sq. ft. parcel fronting Hammondville Road to the north. The 3,619 sq. ft. enclosed storage area is defined by a 10-foot concrete masonry wall along the north and east boundaries, with two 12' x 10' opaque vehicular access gates served by a single driveway off Hammondville Road. The facility is not accessible to the public.

CPTED Principle #1 – Natural Surveillance

The site is bordered by Hammondville Road to the north, providing street visibility of the gate entry and driveway from the public right-of-way. Perimeter hedges on the exterior of the walls are maintained at 5 feet on the north side and 4 feet on the east side. Although these heights exceed the standard 2.5-foot guideline, the 10-foot masonry wall behind them forms the primary security boundary and the hedges do not create concealment opportunities. Hedge heights along the north elevation will not obstruct sightlines to the access gates or driveway from Hammondville Road.

Photocell-activated LED site lighting at the gate entry points and along the interior perimeter wall provides automatic dusk-to-dawn illumination. Eight internet-connected security cameras cover the gate entry, driveway approach, and interior perimeter, with a minimum 72-hour recording retention. The system is actively monitored by the property owner.

CPTED Principle #2 – Natural Access Control

The 10-foot masonry wall encloses the facility on the north and east boundaries, limiting entry to a single controlled point — a driveway off Hammondville Road leading to two manually locked opaque vehicle gates. The gates remain closed and locked when the facility is not in use. Perimeter hedges along the exterior wall face reinforce the site boundary and deter informal pedestrian approaches.

CPTED Principle #3 – Territorial Reinforcement

The masonry walls, opaque locked gates, and single entry point clearly establish the facility as private and restricted. BSO "No Trespassing" signage will be posted on all exterior-facing wall surfaces at a minimum height of 6 feet above grade. The property will be enrolled in the BSO Trespass Affidavit Program. Wayfinding and instructional signage will be posted at the point of ingress and egress.

CPTED Principle #4 – Maintenance

The property owner will implement a formal maintenance schedule covering the perimeter walls, gates, landscaping, and lighting. Any graffiti on the exterior walls or gates will be removed promptly. Perimeter hedges will be routinely trimmed to maintain the prescribed maximum heights. LED lighting fixtures will be inspected regularly and any malfunctioning units repaired or replaced without delay. Gate hardware will be kept in proper working order at all times.

CPTED Principle #5 – Activity Support

Authorized personnel periodically accessing the facility during operating hours will provide a natural presence at the site. After hours, the locked gates, perimeter wall, and photocell-activated LED lighting secure the site. The 8-camera CCTV system with 72-hour recording retention and

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owner monitoring provides continuous surveillance coverage. BSO No Trespassing signage and enrollment in the BSO Trespass Program reinforce that the property is actively managed and that unauthorized access will be enforced.