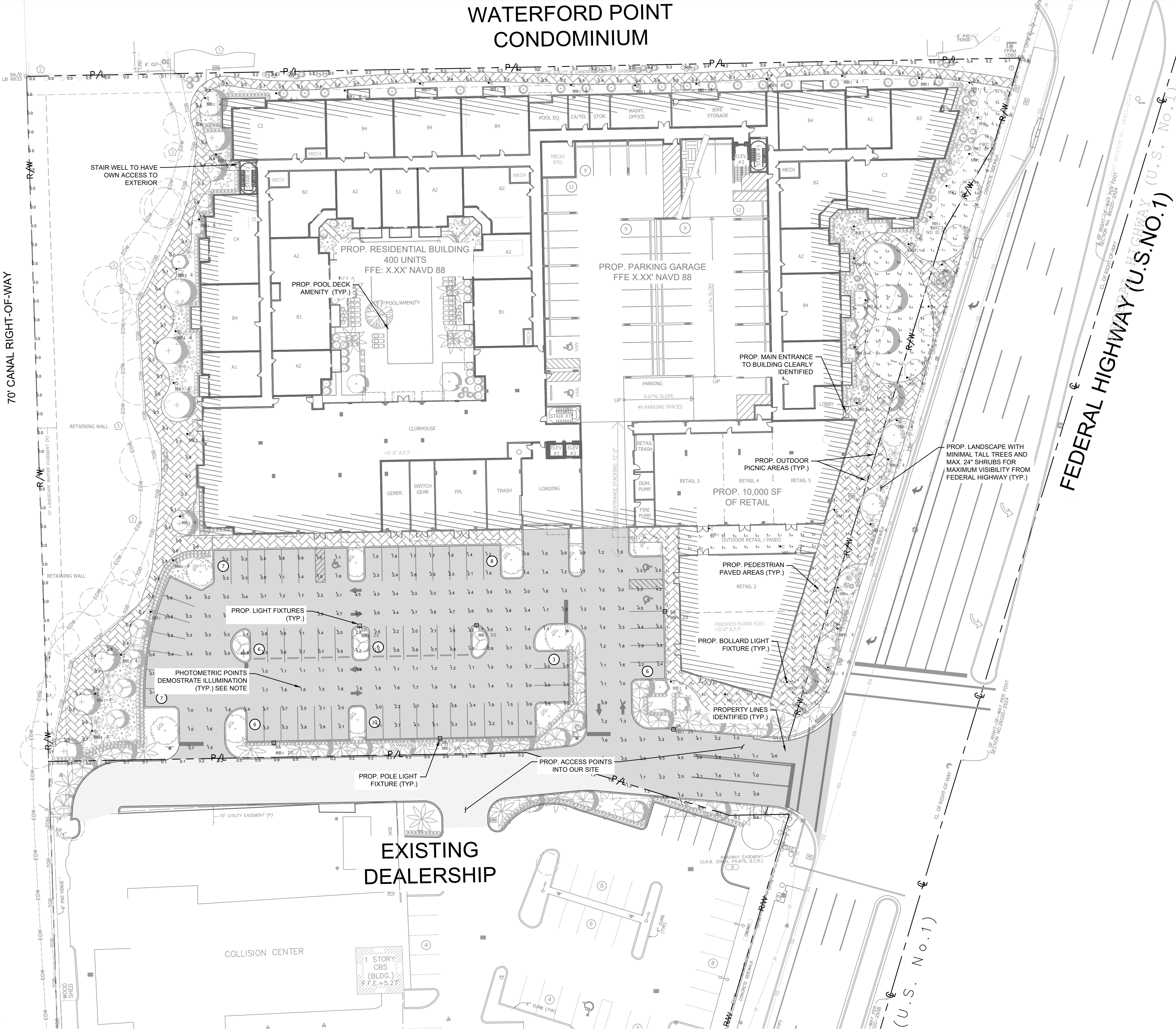


Plotted By:Abilad, Emmanuel Sheet:Mill Creek POMPANO Layout(C-700) CPTED PLAN September 09, 2025 05:39:42pm K:\FTL\_Civil\043 jobs\04375014 Mill Creek POMPANO Design\CADD\PlanSheets\CPTED.dwg  
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NANCY WATERWAY  
70' CANAL RIGHT-OF-WAY

R W A Y

## WATERFORD POINT CONDOMINIUM



### LEGEND:

- P/L — R/W — PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROPOSED LIGHT POLE
- 2.6 CALCULATION POINT

### CPTED NOTES:

- THESE NOTES DEMONSTRATE HOW PROPOSED WORK ACHIEVES THE 5 CPTED PRINCIPLES.
- THE LIMITED TWO ACCESS POINTS FOR OUR SITE ARE THE DRIVEWAY CONNECTION FROM FEDERAL HIGHWAY AND THE FROM THE EXISTING DEALERSHIP PROPERTY BORDERING THE SITE ON THE SOUTH.
- PEDESTRIAN PAVED AREAS ARE PATTERNED TO CLEARLY DISTINCT BETWEEN PRIVATE AND PUBLIC PROPERTY ON THE EAST SIDE ON S FEDERAL HIGHWAY.
- ALL AMENITY AREAS ARE VISIBLE BY A VAST MAJORITY OF THE UNITS WINDOWS AND DOORS.
- VISITOR PARKING HAS BEEN DESIGNATED ON THE PROPOSED PARKING LOT OUTSIDE OF THE BUILDING, RESIDENT PARKING HAS BEEN DESIGNATED IN A PROPOSED PARKING GARAGE WITHIN THE BUILDING OUTLINE.
- OUTDOOR PICNIC AREAS HAVE BEEN PROVIDED TO PROMOTE SAFE ACTIVITIES AND ACHIEVE ACTIVITY SUPPORT.
- DEAD-END SPACE ON THE SOUTH WEST PART OF THE PROPERTY IS BLOCKED OFF WITH CURBING AND AN EXIST. FENCE TO REMAIN.
- ALL SHRUBBERY TO BE A MAXIMUM OF 24" HIGH FOR CLEAR VISIBILITY.
- DUMPSTERS ARE CONCEALED WITHIN THE BUILDING OUTLINE, BUT LOADING ZONE IS CLEARLY DEFINED AND ACCESSIBLE.
- ALL EXTERIOR DOORS ARE CLEARLY IDENTIFIED AND VISIBLE TO PARKING LOT AND NEIGHBORING SITES AT WHICH THEY ARE FACING.
- ALL ENTRANCES TO THE SITE AND PARKING LOT WITH LANDSCAPING ARE DEFINED.
- ELECTRONIC SURVEILLANCE SECURITY CAMERAS AND SECURITY SYSTEM COVERING INTERIOR AND EXTERIOR OF BUILDING TO BE A PRIORITY AND PROPOSED BY OTHERS.
- ALL COMMON AREAS, LANDSCAPE, AND LIGHTING TO BE MAINTAINED TO VERY HIGH STANDARDS.
- PROPOSED WORK ADJACENT TO PUBLIC SIDEWALK ON FEDERAL HWY IS CLEARLY DISTINCT TO BE PERCEIVED AS PRIVATE PROPERTY BY HAVING PATTERNED PAVERS AND ARCHITECTURAL DESIGNS.
- CALCULATED LIGHTING VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURER THROUGH IES FILES.
- ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THESE CALCULATIONS.
- ALL ILLUMINATION ON-SITE ALLOWS FOR CLEAR VISIBILITY AND ACHIEVES CPTED PRINCIPLES. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL PROPOSED OFF-SITE STREET LIGHTING, PROPOSED LANDSCAPE LIGHTING, AND EXISTING OFF-SITE LIGHTING.
- ALL LUMINAIRE SYMBOLS ARE DIAGRAMMATIC ONLY. CONTRACTOR TO FIELD COORDINATE EXACT LOCATIONS AND SETBACKS AGAINST UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS.
- CONTRACTOR TO FIELD VERIFY FIXTURE VOLTAGE AND FINISH WITH OWNER AND ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
- LIGHT FIXTURES SHALL BE FULLY INTEGRATED WITH INTERIOR LIGHTING SYSTEM. PROVIDE FULLY COMPATIBLE SYSTEM THAT INCLUDES TIMECLOCK OPERATION, INTEGRAL OCCUPANCY SENSING, REMOTE ACCESS AND CONTROL FOR ADJUSTMENT OF HIGH/LOW TRIMMING, ZONING, ETC.

### Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.83	5.9	0.2	9.15	29.50
Plaza	Illuminance	Fc	0.77	3.2	0.1	7.70	32.00
Property Line	Illuminance	Fc	0.33	0.6	0.0	N.A.	N.A.
Walkway	Illuminance	Fc	0.56	0.9	0.3	1.87	3.00

Luminaire Schedule				Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement					
⊙	49	C	Single	CLB0LED P10 27K xxxxx GL5 ACS	1.000	1215	12	588
□	6	SA	Single	Xtra Light VN7S-18000L-XX-DIM-4M-N-XX-XX-HSS	0.900	12006	129	774

MODERA POMPANO  
BEACH  
PREPARED FOR  
MCRIT INVESTMENTS LLC  
POMPANO BEACH  
FLORIDA

SHEET NUMBER  
C-700

CPTED PLAN

CPTED PLAN

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

KHA PROJECT  
043175014  
DATE  
9/4/2025  
SCALE  
AS SHOWN  
DESIGNED BY  
GVF  
DRAWN BY  
EA  
CHECKED BY  
GVF  
DATE:

REVISIONS

BY  
DATE

DRC

PZ25-12000028

10/15/2025