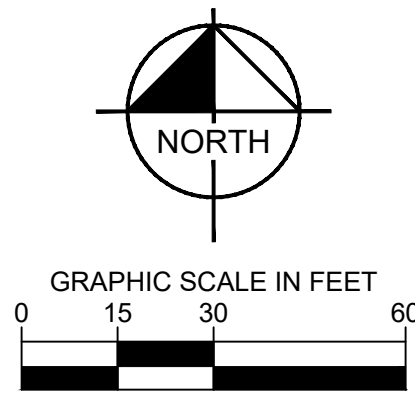


RWAY



	PROPERTY LINE AND/OR RIGHT-OF-WAY
	PROPOSED ASPHALT PAVEMENT
	PROPOSED PEDESTRIAN PAVERS

1. THIS CPTED SECURITY PLAN ACTS ONLY AS AN EFFORT TO MITIGATE OPPORTUNITIES FOR CRIME AND TO HELP AVOID FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, OR BREACHES; THE PLAN DOES NOT GUARANTEE THAT A CRIME WILL NEVER OCCUR. THE NOTES ON THIS PLAN SERVE TO DEMONSTRATE HOW THE PROPOSED DEVELOPMENT ACHIEVES THE 5 CPTED PRINCIPLES.
2. ALL COMMON RESIDENT AREAS, PARKING, AND STAFF AREAS (OFFICES, TRASH, GENERATOR, LOBBY) TO BE COMPREHENSIVELY COVERED BY SURVEILLANCE AT ALL TIMES.
3. SEE CORRESPONDING CPTED NARRATIVE DOCUMENT FOR IN-DEPTH DETAIL ON HOW THE 5 CPTED PRINCIPLES ARE SATISFIED.

1. ALL AMENITY AREAS ARE VISIBLE BY A VAST MAJORITY OF THE UNITS WINDOWS AND DOORS.
2. 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.
3. ALL SHRUBBERY TO BE A MAXIMUM OF 24" HIGH FOR CLEAR VISIBILITY.
4. LANDSCAPE WILL NOT CONFLICT WITH SITE LIGHTING.
5. ALL EXTERIOR DOORS ARE CLEARLY IDENTIFIED AND VISIBLE TO PARKING LOT AND NEIGHBORING SITES AT WHICH THEY ARE FACING.
6. ELECTRONIC SURVEILLANCE SECURITY CAMERAS AND SECURITY SYSTEM COVERING INTERIOR AND EXTERIOR OF BUILDING TO BE A PRIORITY AND PROPOSED BY OTHERS.
7. CALCULATED LIGHTING VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURER THROUGH IES FILES. SEE SHEET C-600 PHOTOMETRICS PLAN FOR MORE DETAIL.
8. 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.
9. LIGHT FIXTURES SHALL BE FULLY INTEGRATED WITH INTERIOR LIGHTING SYSTEM. PROVIDE FULLY COMPATIBLE SYSTEM THAT INCLUDES TIME/CLOCK OPERATION, INTEGRAL OCCUPANCY SENSING, REMOTE ACCESS AND CONTROL, FOR ADJUSTMENT OF HIGH/LOW TRIMMING, ZONING, ETC.

1. 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.
2. DEAD-END SPACE ON THE SOUTH WEST PART OF THE PROPERTY IS BLOCKED OFF WITH CURBING AND AN EXIST. FENCE TO REMAIN.
3. DUMPSTERS ARE CONCEALED WITHIN THE BUILDING OUTLINE, BUT LOADING ZONE IS CLEARLY DEFINED AND ACCESSIBLE.
4. ALL ENTRANCES TO THE SITE AND PARKING LOT WITH LANDSCAPING ARE DEFINED.
5. THERE ARE NO STACKED ITEMS THAT WOULD ALLOW ANY ACCESS TO THE ROOF.

1. PEDESTRIAN PAVED AREAS ARE PATTERNED TO CLEARLY DISTINCT BETWEEN PRIVATE AND PUBLIC PROPERTY ON THE EAST SIDE ON S FEDERAL HIGHWAY.
2. VISITOR PARKING HAS BEEN DESIGNATED ON THE PROPOSED PARKING LOT OUTSIDE OF THE BUILDING. RESIDENT PARKING HAS BEEN DESIGNATED IN A PROPOSED PARKING SPACE WITHIN THE BUILDING OUTLINE.
3. PROPOSED WORK ADJACENT TO PUBLIC SIDEWALK ON FEDERAL HWY IS CLEARLY DISTINCT TO BE PERCEIVED AS PRIVATE PROPERTY BY HAVING PATTERNED PAVES AND ARCHITECTURAL DESIGNS.
4. TREES ARE PROVIDED IN PEDESTRIAN AREAS (ALL PEDESTRIAN PAVED AREAS HAVE LANDSCAPE WITHIN CLOSE PROXIMITY).

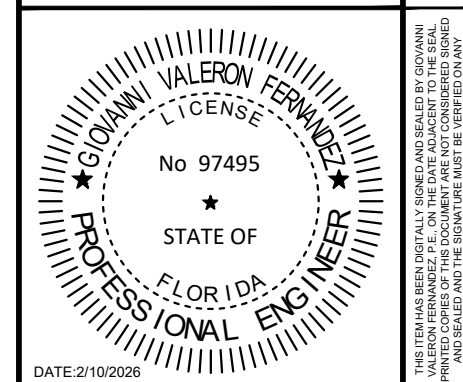
1. ALL COMMON AREAS, LANDSCAPE, AND LIGHTING TO BE MAINTAINED TO VERY HIGH STANDARDS.
2. ENTRANCES AND WALKWAYS TO RESIDENTIAL AND RETAIL DEVELOPMENT TO MAINTAIN CLEANLINESS
3. ANTI-GRAFFITI PAINT FOR EXTERIOR WALLS IS RECOMMENDED.

1. ALL AMENITY AREAS ARE WITHIN THE BUILDING ENVELOPE, PROMOTING SAFE ACTIVITIES FOR RESIDENTS AND THEIR GUESTS.
2. OUTDOOR PICNIC AREAS AND OTHER FORMS OF GATHERING AREAS HAVE BEEN PROVIDED TO PROMOTE POSITIVE ACTIVITY AND ACHIEVE ACTIVITY SUPPORT.
3. ALL COMMON AREAS AND AMENITY AREAS TO BE MAINTAINED TO VERY HIGH STANDARDS.
4. INCOMPATIBLE ACTIVITIES SUCH AS PARKING, PEDESTRIAN WALKWAYS, AND AMENITIES ARE SEPARATE.

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Kimley»»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
01 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



KHA PROJECT 043175014	DATE 12/1/2025	SCALE AS SHOWN	DESIGNED BY GVFR	EAC	GVFR
			DRAWN BY		CHECKED BY

CPTED PLAN

**MODERA POMPANO
BEACH
PREPARED FOR
MCRT INVESTMENTS LLC
POMPANO BEACH
FLORIDA**

SHEET NUMBER
C-700



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03/18/2026