



CPTD SAFETY PLAN NARRATIVE

1. SECURITY CAMERAS THROUGHOUT THE SITE
2. CONTROLLED GATE ACCESS
3. LIGHTING COMPLIES WITH IESNA-G-1-2016; SOFT WHITE REDUCED GLARE
4. HOURS OF DAYTIME OPERATION 6 AM TO 8 PM
5. MAINTENANCE OF HEDGES: 2' - 2.5'
6. FACILITY & VEHICLE MAINTENANCE TEAM ON SITE NIGHTTIME FROM 8 PM TO 1 AM
7. LIMITED PEDESTRIAN ACCESS AROUND BUILDING
8. FENCE: FENCE TO BE SEE THROUGH FOR NATURAL SURVEILLANCE
9. INFORMATIONAL SIGNAGE - TRESPASS, WAYFINDING, PROPERTY RULES, OTHER SIGNAGE
10. VANDAL PROOF/ RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS
11. MAINTENANCE OF TREES AND TALL PLANTS, 8' CLEAR TRUNK
12. DENSE, LOW-PROFILE AND/ OR HARSH THORNY-LIKE NON-OBSTRUCTIVE LANDSCAPING
13. NON-REMOVABLE DOOR HINGE PINS
14. HARDWIRED BURGLAR SECURITY ALARM
15. KEY CONTROL SECURITY SYSTEM
16. LOCKED/SECURED ELECTRICAL AND WATER OUTLETS

GENERAL NOTES

- △ THERE ARE APPROXIMATELY 36 SECURITY CAMERAS THROUGHOUT THE PROPERTY. NOT ALL OF THEM ARE IDENTIFIED ON THE PLAN VIEW.
- △ A CALL TO ENTER SYSTEM SHALL BE INSTALLED FOR THE AUTOMATIC GATE. THERE IS ONE AUTOMATIC GATE LOCATED AT THE DRIVEWAY CONNECTION TO NW 22ND AVENUE.

ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
C & G	CURB & GUTTER
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CLF	CHAIN LINK FENCE
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
ECP	EQUIPMENT CONCRETE PAD
EX.	EXISTING
FF EL	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HAND HOLE
INV	INVERT
MW	MONITORING WELL
PB, PG	PLAT BOOK & PAGE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

CPTD PRINCIPLES

- CPTD PRINCIPLE #1 - NATURAL SURVEILLANCE
- SEE & BE SEEN IS THE OVERALL GOAL WHEN IT COMES TO CPTD AND NATURAL SURVEILLANCE. A PERSON IS LESS LIKELY TO COMMIT A CRIME IF THEY THINK SOMEONE WILL SEE THEM DO IT. LIGHTING AND LANDSCAPE PLAN AN IMPORTANT ROLE IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.
- CPTD PRINCIPLE #2 - NATURAL ACCESS CONTROL
- CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OR CPTD UTILIZES THE USE OF WALKWAYS, FENCES, LIGHTING, SIGNAGE & LANDSCAPE TO CLEARLY GUIDE PEOPLE & VEHICLES TO FROM THE PROPER ENTRANCES. THE GOAL WITH THE CPTD PRINCIPLE IS NOT NECESSARILY TO KEEP INTRUDERS OUT, BUT TO DIRECT THE FLOW OF PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME.
- CPTD PRINCIPLE #3 - TERRITORIAL REINFORCEMENT
- CREATING OR EXTENDING A "SPHERE OF INFLUENCE" BY UTILIZING PHYSICAL DESIGNS SUCH AS PAVEMENT TREATMENTS, LANDSCAPING, & SIGNAGE THAT ENABLE USERS OF AN AREA TO DEVELOP A SENSE OF PROPRIETORSHIP OVER IT IS THE GOAL OF THIS CPTD PRINCIPLE. PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVE THIS CONTROL AND ARE THEREBY DISCOURAGED.
- CPTD PRINCIPLE #4 - MAINTENANCE
- CPTD AND THE "BROKEN WINDOW THEORY" SUGGESTS THAT ONE "BROKEN WINDOW" OR "NUISANCE", IF ALLOWED TO EXIST, WILL LEAD TO OTHERS AND ULTIMATELY TO THE DECLINE OF AN ENTIRE NEIGHBORHOOD. NEGLECTED AND POORLY MAINTAINED PROPERTIES ARE BREEDING GROUNDS FOR CRIMINAL ACTIVITY. A FORMAL CPTD BASED MAINTENANCE PLAN WILL HELP YOU PRESERVE YOUR PROPERTY VALUE AND MAKE IT A SAFER PLACE.
- CPTD PRINCIPLE #5 - ACTIVITY SUPPORT
- INCREASE THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL & UNDESIRABLE ACTIVITIES. NATURAL SURVEILLANCE BY THE INTENDED USERS IS CASUAL AND THERE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY.

PRE-CITY APPROVAL REVISIONS		REVISIONS AFTER CITY APPROVAL	
DATE	COMMENTS	DATE	COMMENTS
2			
3			

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TITLE:
**PUBLIC SAFETY /
CPTD PLAN**

SEAL:

DATE:

03/15/25

DRAWING NO.

25-0300

SHEET NO.

1 OF 1