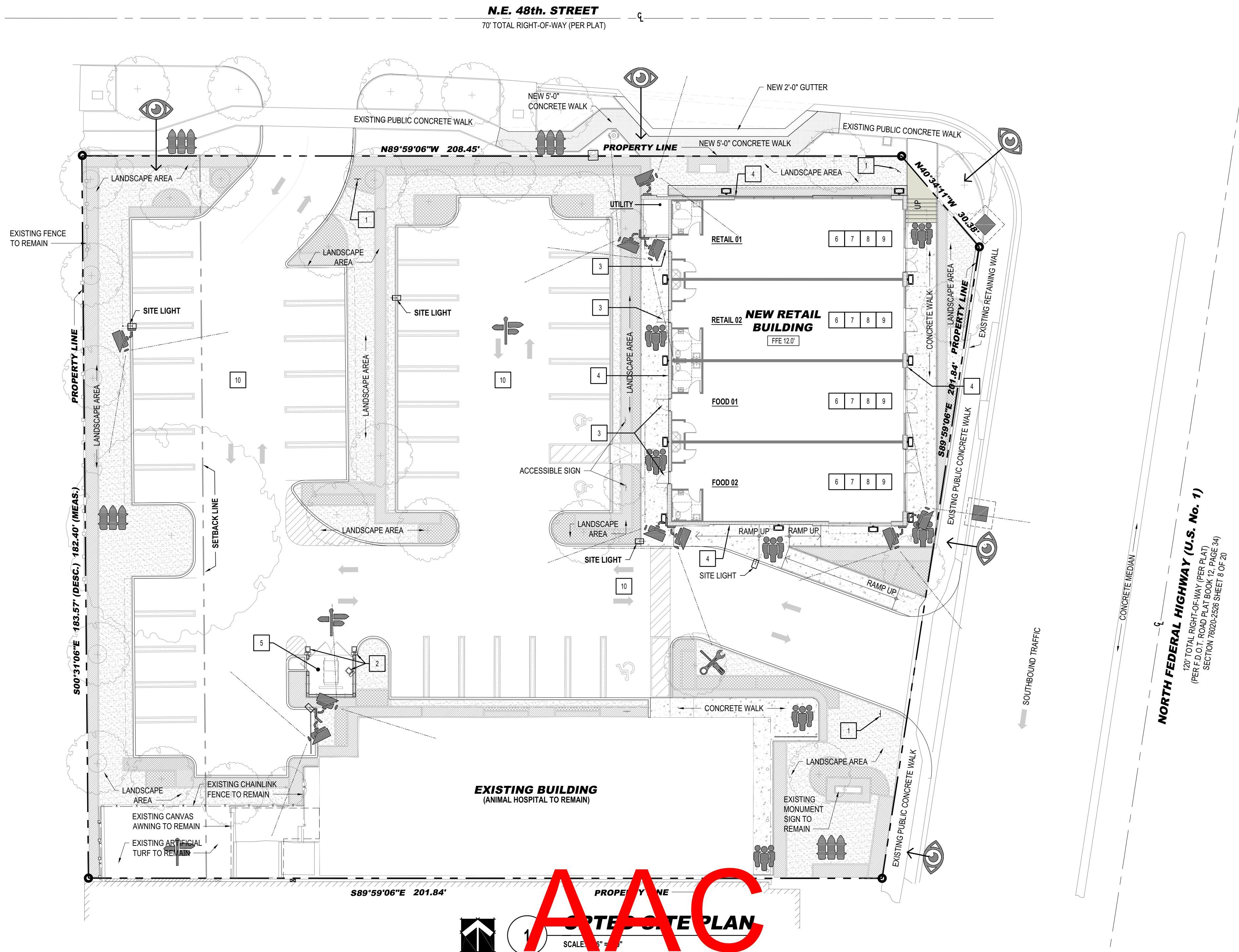
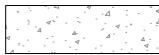
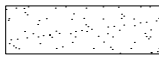
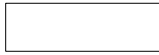
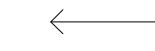
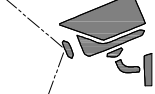




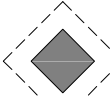




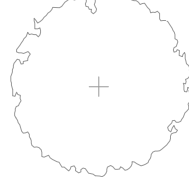
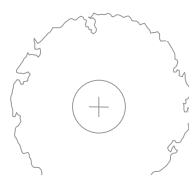


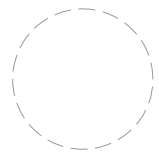


CPTED COMMENT NOTES		CPTED COMMENT NOTES (CONT'D.)	
1.1	THE SERVICES OF AN INDEPENDENT, AND HIGHLY EXPERIENCED, QUALIFIED, AND CERTIFIED SECURITY CRIME PREVENTION CPTED CONSULTANT ARE HIGHLY RECOMMENDED TO ACHIEVE AND MAINTAIN OBJECTIVE CREDIBLE SECURITY REVIEW INTEGRITY, AND TO EXPEDITE PROCESSING. OWNER INITIALS - AGENT INITIALS -	1.12	MISCELLANEOUS: CPTED & SECURITY STRENGTHENING A. COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READILY AVAILABLE IN THE EVENT OF A THEFT OR BURGLARY TO HELP LAW ENFORCEMENT INVESTIGATORS TO QUICKLY TRACK AND RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY TO DETER/ PREVENT THEFT. OWNER INITIALS - AGENT INITIALS - B. ANY EXTERIOR STORAGE TANKS UTILIZED FOR KEEPING CONTENTS UNDER PRESSURE AND /OR CONTAINING ANY FLAMMABLE OR HAZARDOUS CONTENTS MUST BE PROPERLY SECURED AGAINST ANY ACTS OF VANDALISM, THEFT OR MISUSE OF ANY KIND. ONLY USE FIRE CODE APPROVED SECURITY SYSTEMS / MECHANISMS. RESPONSE - NOT APPLICABLE C. ENSURE ANY AND ALL SEATING BENCHES HAVE SINGLE SEAT DIVIDER BARS TO DETER AND/OR PREVENT UNINTENDED USE BY PERSONS LOITERING AND LAYING DOWN SUPINE ON THE BENCHES. OWNER INITIALS - AGENT INITIALS -
1.2	SAFETY AND SECURITY REVIEWS DO NOT GUARANTEE A CRIME WILL NOT OCCUR, IT IS AN OPPORTUNITY FOR CRIME AND TO HELP AVOID ANY PRESENT AND FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, BREACHES, OR LIABILITIES THAT MIGHT OCCUR WITHOUT ANY REVIEW. OWNER INITIALS - AGENT INITIALS -		
1.3	CONDITIONS REQUIRED FOR APPROVAL, MUST EACH BE INCLUDED AND DESCRIBED IN DETAIL ON THE NARRATIVE AND DRAWING PLANS. ALSO, DEVELOPER AND/OR LEGAL AGENT MUST INITIAL EACH INDIVIDUAL LISTED ITEM REGARDING ACKNOWLEDGEMENT AND COMPLIANCE. OWNER INITIALS - AGENT INITIALS -		
1.4	155.2407 E.9, SITE PLAN REVIEW STANDARDS* COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS. * THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. OWNER INITIALS - AGENT INITIALS -		
1.5	ALL COMMENTS MADE BY THE BROWARD SHERIFF'S OFFICE REGARDING YOUR PLAN ARE PRELIMINARY ONLY, AS ADDITIONAL SECURITY STRENGTHENING AND CPTED ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES. OWNER INITIALS - AGENT INITIALS -		
1.6	THE LATE-NIGHT BUSINESS NOW OR LATER? MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE* NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS. THEREFORE ALL DEVELOPMENT PROJECTS, NEW AND RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET WHICH MAY RESULT IN MUCH MORE ADDITIONAL COSTLY AND DISRUPTIVE RETROFIT CONSTRUCTION ALTERATIONS, ETC. OPENING ANY LATE-NIGHT BUSINESS WITHOUT MEETING THE CONDITIONS IN THE LAW MAY ALSO RESULT IN ADDITIONAL STATUTORY PENALTIES. OWNER INITIALS - AGENT INITIALS - SIGN FULL NAME:		
1.7	SECURITY STRENGTHENING, NATURAL SURVEILLANCE AND ACCESS CONTROL - DOORS, WINDOWS, OVERHANGS, PERIMETER FENCES AND WALLS, ETC. A. PREVIOUS FOR COMMERCIAL & INDUSTRIAL: ALL SOLID EXTERIOR DOORS MUST HAVE EITHER A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE AND VIDEO INTERCOM PAGER CAPABLE OF MONITORING THE AREA OUTSIDE THE DOOR. THIS INCLUDES SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC. THIS FEATURE PROVIDES AN OPPORTUNITY TO MONITOR AND SURVEIL THE EXTERIOR PRIOR TO EXITING TO AVOID BEING AMBUSHED UPON ENTRY AND BECOMING A VICTIM OF ROBBERY OR OTHER CRIMES. THIS ALSO PROVIDES AN OPPORTUNITY TO VISUALLY IDENTIFY AND SCREEN VISITORS IN THE EVENT OF AN ATTEMPTED CRIMINAL RUSE ENTRY SUCH AS BY A FAKE DELIVERY DRIVER, UPS/ FEDEX, UTILITY WORKER, ETC. CRIMINAL INCIDENTS OF THEFT, BURGLARIES AND ROBBERIES CAN HAVE VERY DEADLY CONSEQUENCES, SO STRATEGICALLY PLANNING AND DESIGNING DEFENSES AHEAD OF TIME TO PREVENT OR DETER THESE INCIDENTS IS VITAL FOR SAFETY AND SECURITY. OWNER INITIALS - AGENT INITIALS -		
1.8	SECURITY STRENGTHENING - BURGLAR SECURITY ALARMS/ SAFES - PHYSICAL & MECHANICAL SECURITY STRENGTHENING A. COMMERCIAL AND INDUSTRIAL: SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS, INSTALL A FIXED CONCEALED SILENT PANIC BURESS ALARM AT MAIN ENTRANCE AND PROVIDE AN ADDITIONAL PORTABLE LANDFAR FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER SERIOUS EMERGENCY. OWNER INITIALS - AGENT INITIALS -		
1.9	DUMPSTER & ENCLOSURE (IF ANY): CPTED, NATURAL SURVEILLANCE AND SECURITY STRENGTHENING A. TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING AND/ OR A CONCEALMENT/ AMBUSH POINT FOR CRIMINALS, WHICH MAY IN ADDITION TO NON-EMPLOYEES ALSO INCLUDE EMPLOYEES WHO HAVE OFTEN CONCEALED COMPANY SUPPLIES, MATERIALS, EQUIPMENT AND/ OR TOOLS FOR LATER THEFT, DUMPSTER ENCLOSURES THAT ALSO HAVE A PEDESTRIAN ACCESS ENTRY PASSAGEWAY IN ADDITION TO SWING GATES MUST INCLUDE ALL THE FOLLOWING ON BOTH THE SWING AND PEDESTRIAN GATES: B. A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK FOR EXAMPLE RATHER THAN ONLY A VULNERABLE CHAIN AND NON-SHIELDED PADLOCK OWNER INITIALS - AGENT INITIALS - C. BOTTOM GATE CLEARANCES MUST BE 8" ABOVE THE GROUND FOR VIEWING UNDERNEATH TO DETER LOITERING AND TRESPASSING INSIDE THE ENCLOSURES, AND TO DETER/ PREVENT THE ENCLOSURE FROM BEING USED AS CONCEALMENT/ AMBUSH FOR A MORE SERIOUS CRIME SUCH AS A VIOLENT ROBBERY, SEXUAL ASSAULT/ BATTERY, ETC. OWNER INITIALS - AGENT INITIALS - D. IF THERE IS A PEDESTRIAN PASSAGEWAY INTO THE DUMPSTER ENCLOSURE IT MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED AND LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS. ENSURE THIS PASSAGEWAY IS ADA COMPLIANT. OWNER INITIALS - AGENT INITIALS - E. DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE. OWNER INITIALS - AGENT INITIALS - F. DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE. OWNER INITIALS - AGENT INITIALS -		
1.10	GRAFFITI MAINTENANCE - CPTED A. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL, INCLUDING HOTELS AND MOTELS, ETC., EXTERIOR WALL SURFACES ALONG ANY BUILDING EXTERIOR OUTSIDE A FENCED IN AREA MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN ADDITIVE UP TO 8 FEET FROM THE GROUND LEVEL TO PREVENT VANDALISM. GRAFFITI VANDALISM IS CHRONIC THESE DAYS AND THEREFORE BECOMES VERY EXPENSIVE TO REMEDIATELY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS, AND OFTEN ALSO COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY. PROOF OF PRODUCT INFORMATION MUST BE SUBMITTED WITH PLANS FOR APPROVAL. OWNER INITIALS - AGENT INITIALS -		
1.11	ELECTRONIC SURVEILLANCE - SECURITY STRENGTHENING REQUIRED TO PROTECT EMPLOYEES, RESIDENTS, GUESTS AND THE GENERAL PUBLIC FROM ROBBERY, BURGLARY, SEXUAL BATTERY, AND OTHER SERIOUS AND VIOLENT CRIMES. A. M.O. 155.2407 E AND M.O. 155.26 SITE PLAN REVIEW STANDARDS. DEVELOPMENT COMPLIES WITH CRIME PREVENTION **SECURITY STRENGTHENING- INCLUDES MECHANICAL AND ELECTRONIC SECURITY** AND CPTED STANDARDS. THIS REQUIRES BOTH TO BE ADDRESSED INCLUDING, ELECTRONIC SURVEILLANCE. SECURITY CAMERAS HELP DETER AND PROTECT PROPERTY AND PERSONS FROM THEFT, BURGLARY, ROBBERY, AND OTHER VIOLENT CRIMES. OWNER INITIALS - AGENT INITIALS - B. ENSURE ELECTRONIC SURVEILLANCE CAMERA AND MONITOR PLACEMENT IN STRATEGIC LOCATIONS TO INCREASE SURVEILLANCE AND REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS INCIDENTS. OWNER INITIALS - AGENT INITIALS - C. SHOW SIGHT "COMES" INDICATING COMPREHENSIVE COVERAGE OWNER INITIALS - AGENT INITIALS - D. ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING. OWNER INITIALS - AGENT INITIALS - E. ENSURE LIGHTING PLACEMENT WILL ENHANCE RATHER THAN CONFLICT WITH CAMERA PLACEMENT. AVOID PLACING A LIGHT THAT WOULD CONCENTRATE LIGHT DIRECTLY INTO A CAMERA LENS THEREBY CAUSING INTERFERENCE IN OPERATIONAL EFFICIENCY. OWNER INITIALS - AGENT INITIALS - F. SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, ALL EXTERIOR BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND INTO THE BUILDING PERIMETERS. OWNER INITIALS - AGENT INITIALS - G. ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING. OWNER INITIALS - AGENT INITIALS - H. ENSURE VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES. INCLUDE AN AUDIBLE/ VIDEO INTERCOM AND CALL SYSTEM FOR EXAMPLE AT MAIN ENTRANCE. OWNER INITIALS - AGENT INITIALS -		



OPTED SITE PLAN KEY NOTES		LIFE SAFETY LEGEND	
1	BROWARD SHERIFF'S OFFICE NO TRESPASS SIGNAGE WILL BE LOCATED THROUGHOUT THE SITE.		CONCRETE
2	DUMPSTER TO HAVE MOTION SENSOR LIGHTING TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE WITH VIDEO SURVEILLANCE, AND A ROBUST LOCKING MECHANISM.		PROPOSED SOD
3	SEE THROUGH REINFORCED SECURITY WINDOW AT ALL EXTERIOR DOORS. TYPICAL. (REFER TO WEST ELEVATION)		PROPOSED SHRUBS TO BE MAINTAINED AT 24" HIGH
4	GRAFFITI RESISTANT RESIN UP TO 8'-0" FROM THE GROUND. TYPICAL FOR PERIMETER OF BUILDING.		NATURAL SURVEILLANCE SIGHT VIEW
5	4 YARD DUMPSTER SPECS. <ul style="list-style-type: none"> * ROBUST LOCKING MECHANISM, THROW BOLT WITH SHIELDED PADLOCK. * BOTTOM CLEARANCE AT GATES TO BE 8" ABOVE GROUND FOR VIEWING. * VANDAL RESISTANT / PROOF MOTION SENSOR SECURITY LIGHT TO ILLUMINATE. * ACCESS CONTROL AND VIDEO SURVEILLANCE. 		SURVEILLANCE ELECTRONIC
6	SILENT PANIC ALARM. TYPICAL FOR ALL UNITS.		SURVEILLANCE - NATURAL
7	AUDIBLE / VIDEO INTERCOM AND CALL SYSTEM AT MAIN ENTRANCE - TYPICAL AT ALL UNITS.		ACCESS CONTROL - NATURAL
8	THERE WILL BE NO LATE NIGHT BUSINESS ALLOWED ON THIS PROPERTY.		ACCESS CONTROL - PHYSICAL (BUILT)
9	CLEAR LINE OF SIGHT FROM BUILDING ENTRANCE TO ADJACENT PUBLIC SIDEWALK AND PARKING AREA.		ACTIVITY SUPPORT
10	THIS SITE WILL FEATURE CLEAR PAVEMENT MARKINGS AND SIGNAGE TO DIRECT THE PUBLIC FOR SAFE AND EFFICIENT UTILIZATION OF THE SITE.		TERRITORIAL REINFORCEMENT
			MAINTENANCE
			SITE LIGHT - WALL MOUNTED
			SITE LIGHT - WALL MOUNTED
			SITE LIGHT - POLE MOUNTED
			PROPOSED TREE PLANTED HEIGHT AT 14'-0" TO ALLOW MAXIMUM VISIBILITY
			VUA PERIMETER TREE
			PROPOSED SHRUBS TO BE MAINTAINED AT 24" HEIGHT
			PROPOSED GROUNDCOVER TO BE MAINTAINED AT 18" HEIGHT AND LOWER
			15'-0" DIAMETER RADIUS AROUND LIGHT POLE

GENERAL CPTED NOTES	
1.	THIS PLAN DEPICTS THE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ELEMENTS FEATURED IN THIS PROJECT.
2.	REFER TO THE SUBMITTED CPTED NARRATIVE FOR DISCUSSION ON HOW THE (5) CPTED PRINCIPLES ARE ACHIEVED FOR THIS PROJECT.
3.	THE PROPOSED DEVELOPMENT WILL NOT FEATURE LATE NIGHT BUSINESS.
4.	THE PROJECT WILL INCORPORATE CCTV / SENSOR ALARM SECURITY SYSTEM. CAMERA LOCATIONS WILL BE DETERMINED BASED ON THE RECOMMENDATIONS OF THE SECURITY CONSULTANT AND CONSULTATION WITH THE BSO DURING BUILDING PERMIT REVIEW.
5.	SECURITY CAMERA LOCATIONS AND DIRECTION ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. BUILDING PERMIT APPLICATION WILL BE SUBMITTED FOR INSTALLATION OF SECURITY SYSTEM. DETAILED PLANS SHOWING "CONE OF COVERAGE" SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT.
6.	ELECTRONIC SURVEILLANCE WILL BE IN OPERATION AT ALL TIMES.
7.	CLEAR SIGHT VIEWS, ACTIVITY NODES, AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE AND POLICING OF THE ADJACENT AREAS, INCLUDING PUBLIC SIDEWALKS.
8.	EMERGENCY ACCESS WILL BE PROVIDED TO LAW ENFORCEMENT. THERE IS NO GATED ACCESS.
9.	REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE SPECIES QUANTITIES, AND MAINTENANCE NOTES.
10.	ALL EXTERIOR ELECTRICAL POWER OUTLETS WILL HAVE A LOCK AND/OR POWER SECURED INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE.
11.	BROWARD SHERIFF'S OFFICE NO TRESPASS SIGNAGE WILL BE LOCATED THROUGHOUT THE SITE.
12.	SIGNAGE INDICATING TOW AWAY AREA FORBIDDING VEHICLES OTHER THAN OWNERS AUTHORIZED GUEST TO PARK POSITIONED THROUGHOUT THE PARKING AREA.
13.	THE LIGHTING STRATEGY COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA IESNA G-1-2016 GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE.
14.	ALL EXTERIOR WATER OUTLET SPIGOTS WILL BE RESTRICTED WITH A LOCKING CAP TO DENY UNAUTHORIZED USE.
15.	SOLID WALLS USED AS PERIMETER / PRIVACY BOUNDARIES TO HAVE BEVELED TOP TO DETER EASY CLIMBING OVER. SITTING, LOTTERING, SKATEBOARDING, ROLLER BLADING, AND BICYCLING. CLEATS TO BE PROVIDED AT INTERMITTENT SPACING.
16.	ALL SHRUBS NEAR PEDESTRIAN CIRCULATION AND VUA AREA ARE PLANTED AND TO BE MAINTAINED BELOW 24" IN HEIGHT TO ALLOW CLEAR LINE OF SIGHT AND TO AVOID POTENTIAL HIDEOUTS.

TITLE: CPTD SITE PLAN		DATE: 05/06/2024		REVISIONS:		PROJECT:	
		DRAWN BY: BH				RETAIL DEVELOPMENT 4791 N. FEDERAL HIGHWAY POMPANO BEACH, FLORIDA	
		CHECKED BY: CJ					
		JOB No:					
SHEET: AS-102		SITE PLAN REVIEW SUBMITTAL		2304			