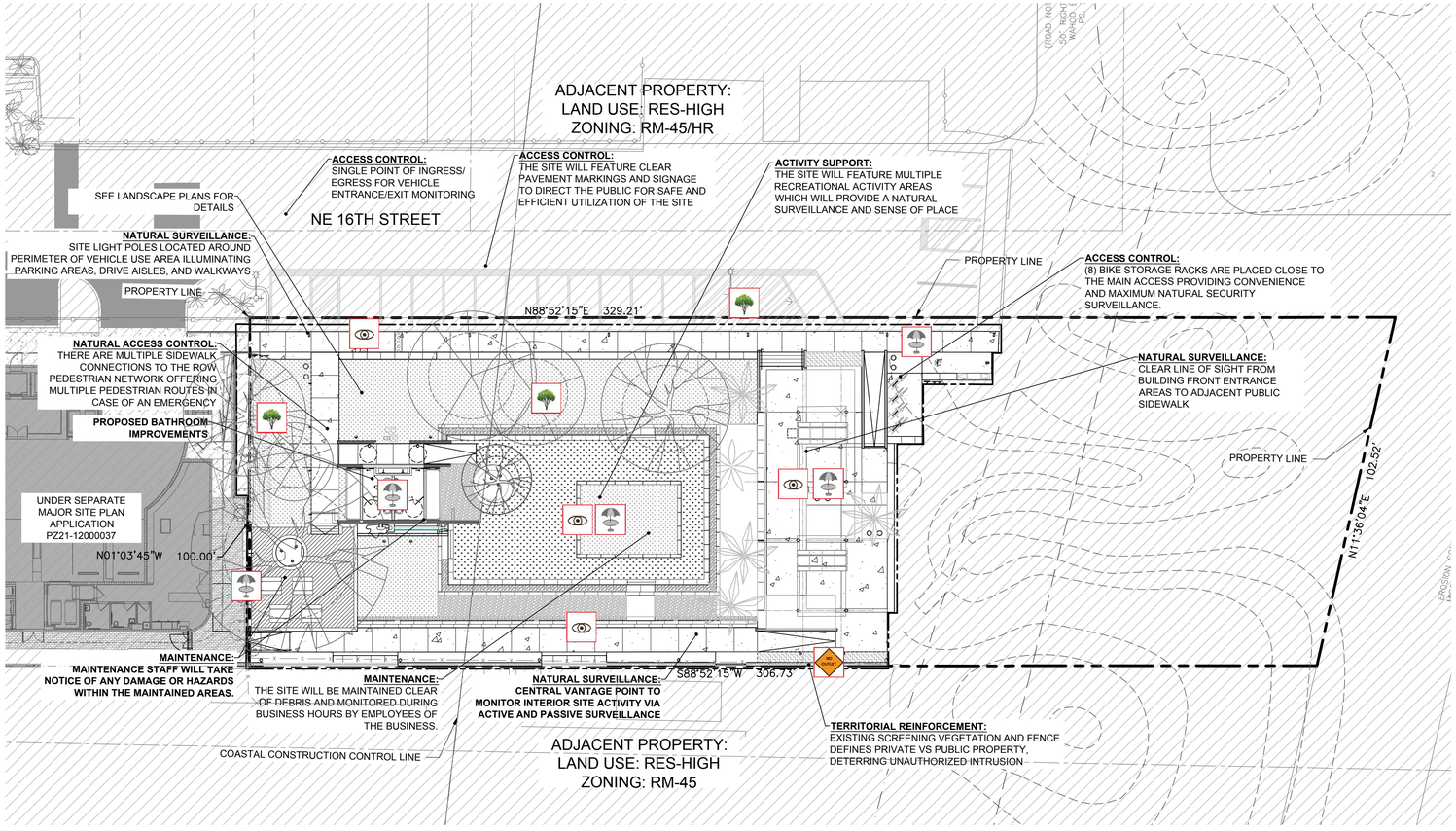


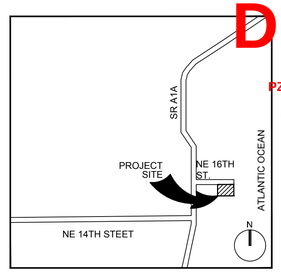
N

GRAPHIC SCALE

0 20 40

SCALE: 1" = 20 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE WEST 300' THEREOF.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA.

NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT.
3. PLEASE REFER TO FURNISHING PLANS FOR SITE FURNISHING.

LEGEND:

- M: MAINTENANCE
- ACN: ACCESS CONTROL- NATURAL
- TR: TERRITORIAL REINFORCEMENT
- SE: SURVEILLANCE- NATURAL
- SE: SURVEILLANCE- ELECTRONIC
- AS: ACTIVITY SUPPORT

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

NOTES:

1. REFER TO SUBMITTED CPTED NARRATIVE FOR DISCUSSION ON HOW THE (5) CPTED PRINCIPLES ARE ACHIEVED FOR THIS PROJECT.
2. 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 TIME OF BUILDING PERMIT.
3. ALL EXTERIOR ELECTRICAL POWER OUTLETS WHICH ARE LOCATED IN UNSECURED PUBIC ACCESS AREAS WILL HAVE A LOCK AND/OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
4. CLEAR SIGHT VIEWS, ACTIVITY NODES, AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE AND POLICING OF THE ADJACENT AREAS, INCLUDING THE PUBLIC SIDEWALKS. STOREFRONT WINDOWS WILL NOT BE OBSTRUCTED, AND CLEAR VIEWS WILL BE MAINTAINED TO THE EXTERIOR AT ALL TIMES.
5. EMERGENCY ACCESS WILL BE PROVIDED TO LAW ENFORCEMENT. THERE IS NO GATED ENTRY TO THE MAIN ENTRANCE, HOWEVER THERE ARE SECURITY GATES TO THE 1ST AND 2ND LEVEL OF THE PARKING GARAGE.
6. REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPE, NAMES, QUANTITIES, AND MAINTENANCE NOTES.
7. ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER SHALL BE MAINTAINED A A MAXIMUM 30" HEIGHT (REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND MAINTENANCE NOTES).
8. CANOPY TREES AND PALMS SHALL ME MAINTAINED WITH AN 8" CLEAR TRUNK (REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND MAINTENANCE NOTES).
9. BROWARD COUNTY "NO TRESPASS" SIGNAGE, PER BROWARD COUNTY NO TRESPASS PROGRAM, SHALL BE PLACED AT THE MAIN ENTRANCE AND AROUND THE COMMON AREAS OF THE SITE. SIGNS SHALL BE POSTED IN CLEAR VIEW AND FASTENED SECURELY AT ALL CORNERS

DRC

PZ22-12000037

03/19/2025

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

Plotted by: jchapa On 2/12/2025 2:34 PM

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC APPLICATION	06/11/2024
2	DRC APPLICATION REV 1	11/13/2024
3	DRC APPLICATION REV 2	02/12/2025

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	**02/12/2025**
DESIGNED BY:	**NW**
DRAWN BY:	**FA**
CHECKED BY:	**NW**
BID-CONTRACT:	

This item has been digitally signed and sealed by **NILES T. WARRICK, P.E.** on the date adjacent to the seal.

NILES T. WARRICK LICENSE No. 94320 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2025.02.12 15:24:36-05'00'

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)

CLIENT

DUET PROPERTY DEVELOPMENT, LLC

PROJECT

NORTH OCEAN PARK
3424 NE 16th STREET
POMPANO BEACH
FL, 33062

SHEET TITLE

CPTED PLAN

SHEET NUMBER	SP-102
PROJECT NUMBER	**09520.05**

STATUS: PRELIMINARY

Drawing name: P:\09520.05 - The Duet - Ocean Park - PARK - Duet Property Holdings\Engineering\Cadd\09520.05-SP-103.dwg