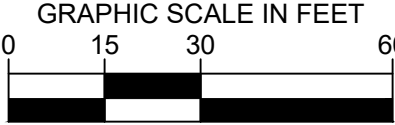
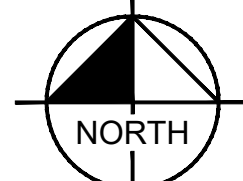
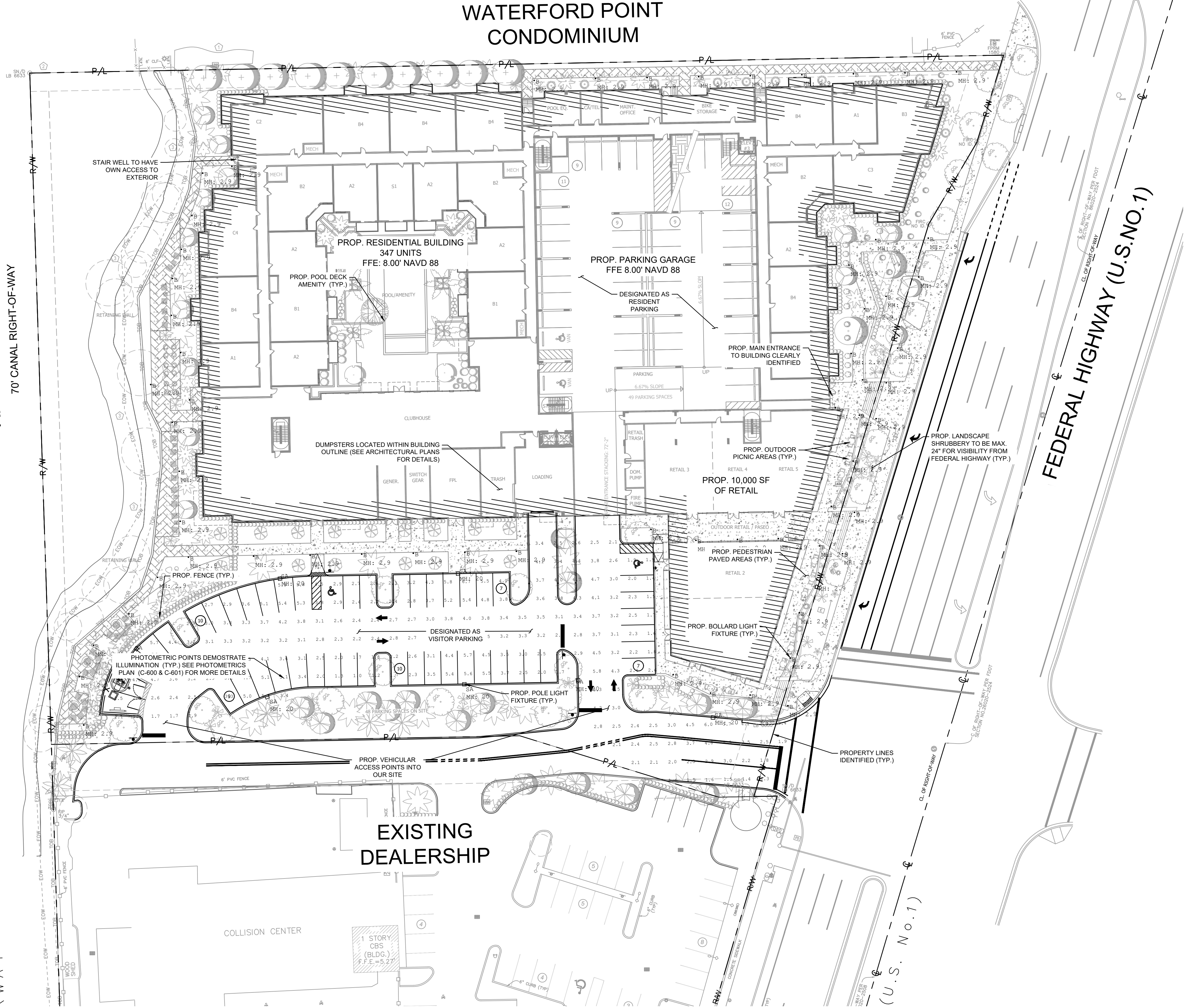


Plotted By: Fernandez, Gioxanni Sheet: S01.MILLCREEK POMPANO Layout: C-700 CPTD PLAN November 21, 2025 04:11:43pm K:\FTL_Civil\043_jbs\043175014 Mill Creek Pompano\Design\CADD\PlanSheets\CPTD.dwg
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NANCY WATERWAY
70' CANAL RIGHT-OF-WAY

R W A Y

WATERFORD POINT CONDOMINIUM



LEGEND:

- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROPOSED LIGHT POLE
- CALCULATION POINT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PEDESTRIAN PAVERS

CPTD NOTES:

- THIS CPTD SECURITY PLAN ACTS ONLY AS AN EFFORT TO MITIGATE OPPORTUNITIES FOR CRIME AND TO HELP AVOID FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, OR BREAKTHROUGHS. 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 CPTD PRINCIPLES.
- SEE CORRESPONDING CPTD NARRATIVE DOCUMENT FOR MORE DETAIL ON HOW THE 5 CPTD PRINCIPLES ARE SATISFIED.

NATURAL SURVEILLANCE:

- 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.
- ALL SHRUBBERY TO BE A MAXIMUM OF 24" HIGH FOR CLEAR VISIBILITY.
- LANDSCAPE WILL NOT CONFLICT WITH SITE LIGHTING.
- ALL EXTERIOR DOORS ARE CLEARLY IDENTIFIED AND VISIBLE TO PARKING LOT AND NEIGHBORING SITES AT WHICH THEY ARE FACING.
- ELECTRONIC SURVEILLANCE SECURITY CAMERAS AND SECURITY SYSTEM COVERING INTERIOR AND EXTERIOR OF BUILDING TO BE A PRIORITY AND PROPOSED BY OTHERS.
- 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 CPTD 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.

NATURAL ACCESS CONTROL:

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

TERRITORIAL REINFORCEMENT:

- PEDESTRIAN PAVED AREAS ARE PATTERNED TO CLEARLY DISTINCT BETWEEN PRIVATE AND PUBLIC PROPERTY ON THE EAST SIDE ON S FEDERAL HIGHWAY.
- PROPOSED PILLAR-LIKE FURNITURE BORDERING PEDESTRIAN PATHWAY ALONG FEDERAL HIGHWAY TO CLEARLY DISTINGUISH PRIVATE VS. PUBLIC PROPERTY.
- 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.
- 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.
- TREES ARE PROVIDED IN PEDESTRIAN AREAS (ALL PEDESTRIAN PAVED AREAS HAVE LANDSCAPE WITHIN CLOSE PROXIMITY).

MAINTENANCE:

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

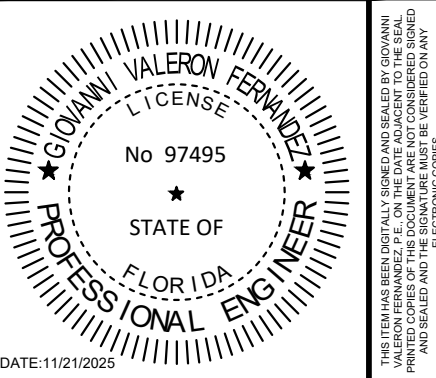
ACTIVITY SUPPORT:

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



Kimley»Horn

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KHA PROJECT	043175014
DATE	11/02/2025
SCALE	AS SHOWN
DESIGNED BY	GVF
DRAWN BY	EA
CHECKED BY	GVF

CPTD PLAN

MODERA POMPANO
BEACH
PREPARED FOR
MCRT INVESTMENTS LLC
FLORIDA
POMPANO BEACH

SHEET NUMBER
C-700

NO.	REVISIONS	DATE	BY