

GENERAL CPTED PRINCIPLES

Principle #1 Natural surveillance.

Site has been arranged with numerous light poles, wall packs, task lighting at Vacuum arches and tiered landscaping so that patrons can always maintain visibility of their surrounding.

Principle #2. Natural access control.

Perimeter estate fence is proposed along north property line to direct pedestrian point of entry toward the east side. Refer to Landscape plan for shrubbery.

Building has been placed along southern property line to eliminate pedestrian traffic from service access aisle of neighboring gas station building backside and promote access from east side only.

Principle #3. Territorial. Reinforcement.

West Property. Line on 18th Terrace shall be secured by means of an eight foot high precast concrete wall panel system with a rolling gate to secure property in the evenings and prevent through traffic and pedestrian loitering during non operational hours.

Principle #4 Maintenance.

El Car Wash and Nation Express Car Wash II have very high maintenance standard and each facility manager as protocol to request repairs and services.

Principle #5. Activity support.

The property is very well lit with an abundance of light poles as well as task lighting at each vacuum Arch to create a very safe and welcoming atmosphere at all times.

Additionally, site will be equipped with 32 surveillance cameras. Cameras are used to monitor operation of the site, tunnel equipment and personnel as well as assist in the verification of any vehicular damage claims that may result from mechanical washing. Cameras cover all areas of site for loss prevention and accountability. Operator maintains min 7 days of recording data.