



### CPTD SAFETY

- BSO "NO TRESPASSING SIGNS SHALL BE POSTED AT NORTH, SOUTH, WEST AND EAST SIDES OF PROPERTY THE AFFIDAVIT WILL BE SUBMITTED WHEN PERMITTING FOR THE SITE.
- SHRUBBERY AT FRONT OF HOUSE TO BE MAINTAINED TO 30" HIGH FOR CLEAR VISIBILITY.
- TREES CLOSEST TO HOUSE SHALL HAVE A CLEAR TRUNK OF 8' FOR VISIBILITY UNDERNEATH.
- SECURITY LIGHTING SHALL INCLUDE A CEILING MOUNTED, VANDAL PROOF FIXTURE IN THE CENTER OF FRONT AND REAR PORCH. IN ADDITION, MOTION DETECTOR SOFT BRIGHT FLOOD LIGHTING SHALL BE ON FRONT AND REAR SOFFITS OF BUILDING, TYPICAL.
- FENCING. ALL FENCING FACING THE STREET SHALL BE 5'-0" HIGH ALUMINUM PICKET FOR INCREASED VISIBILITY. THE FENCING FACING THE STREET SHALL BE TIED INTO THE FRONT CORNERS OF THE BUILDING. ALL FENCING AT SIDE YARDS AND REAR YARDS SHALL BE 4' HIGH CHAIN LINK FOR INCREASED VISIBILITY.
- FOR SECURITY MEASURES THE FOLLOWING EQUIPMENT REQUIRED FOR EACH UNIT : RING WIRELESS SECURITY SYSTEM.
- EACH UNIT WILL BE EQUIPPED WITH A RING DOOR BELL SYSTEM.

### CPTD PRINCIPLES

**CPTD PRINCIPLE #1 - NATURAL SURVEILLANCE**  
"SEE AND 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 PLAY AN IMPORTANT ROLE IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.

**CPTD PRINCIPLE #2 - NATURAL ACCESS CONTROL**  
NATURAL ACCESS CONTROL IS MORE THAN A HIGH BLOCK WALL TOPPED WITH BARBED WIRE. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OR CPTD UTILIZES THE USE OF WALKWAYS, FENCES, LIGHTING, SIGNAGE AND LANDSCAPE TO CLEARLY GUIDE PEOPLE AND VEHICLES TO AND FROM THE PROPER ENTRANCES. THE GOAL WITH THIS 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 AND 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 AND UNDESIRABLE ACTIVITIES. NATURAL SURVEILLANCE BY THE INTENDED USERS IS CASUAL AND THERE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY.

### SECURITY NOTES

- ALL LOCKS AND EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH THE RESISTANCE STANDARDS SET FORTH IN THE BUILDING CODE BOOK.
- ALL SINGLE EXTERIOR SWING DOOR SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLTS WITH INSERTS.
- HINGES ON EXTERIOR OFFSET TYPE SWING DOORS SHALL HAVE NON-REMOVABLE PINS.
- JAMBS ON ALL EXTERIOR OFFSET TYPE DOORS IN SWING DOORS SHALL BE RABETTED, OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- SINGLE SWINGING EXTERIOR DOORS IF WOOD SHALL BE OF SOLID CORE OF NO LESS THAN 1-3/8" THICK.
- EXTERIOR WINDOWS SHALL BE LOCKED WITH DEVICE IN THE INSIDE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS APPLIED IN AN OPERABLE.
- WINDOW SUB-BUCKS SHALL BE OF TREATED MATERIAL AT LEAST 2" NOMINAL THICKNESS & SECURED IN AT LEAST 6 POINTS ON EACH LEG WITH 3" OR EQUIVALENT FASTENERS.

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