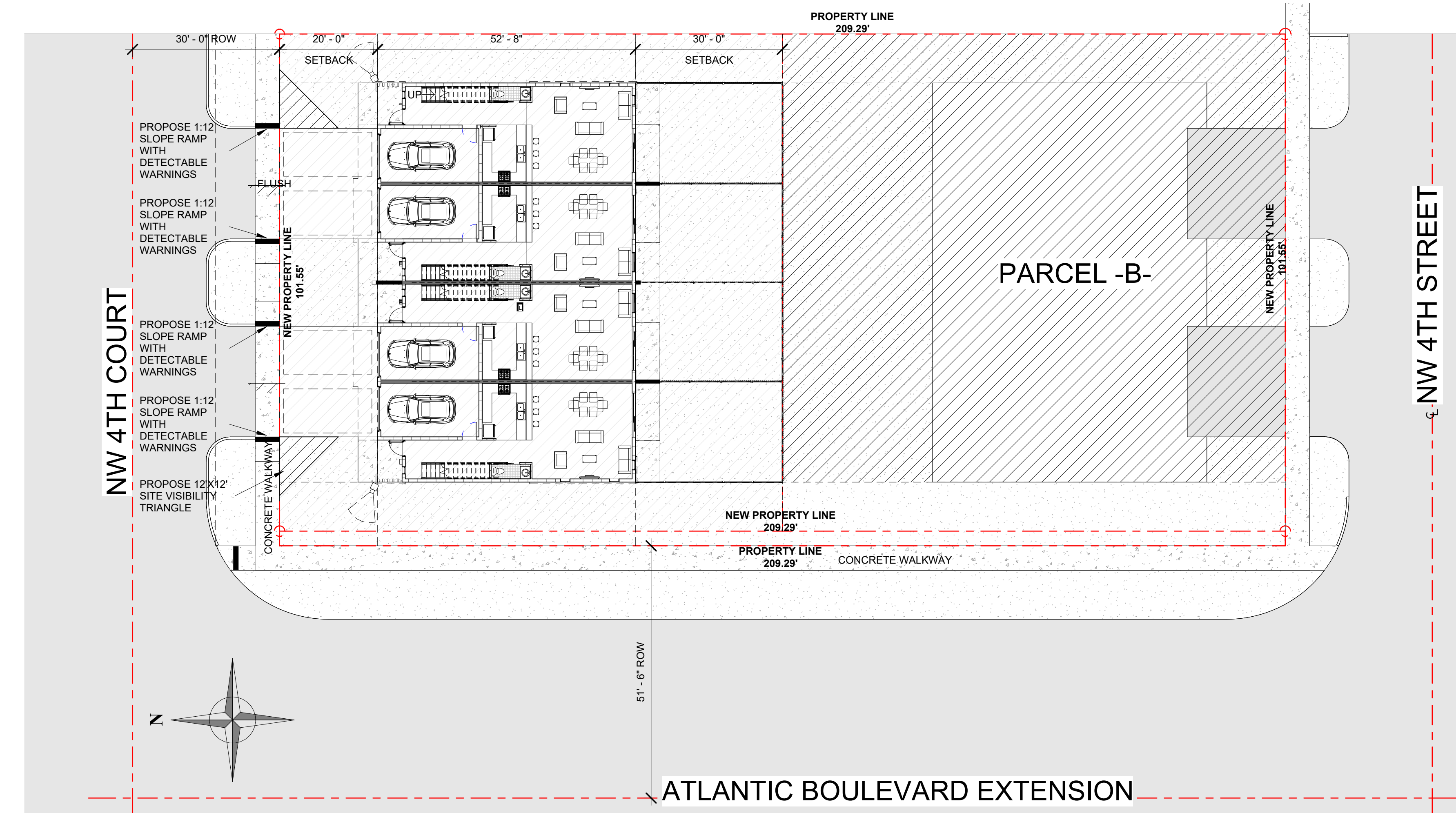


- LEGEND**
- WALL MOUNTED BOX LIGHT
  - CAMERA

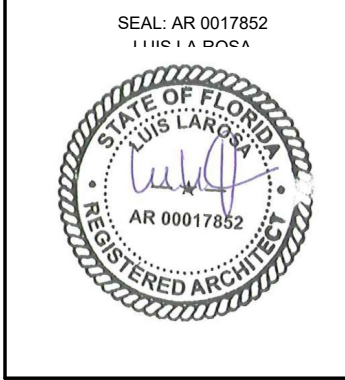


① CPTED SITE PLAN  
1/16" = 1'-0"

CPTED STRATEGIES

- Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, pavement treatment, landscaping, signs, lighting, to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. Also, clearly mark the public paths, so it will make private areas harder for non-employees to access.
- External Lighting**
- Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
    - Parking Lots 3-5 foot candles
    - Walking Surfaces 3 foot candles
    - Recreational Areas 2-3 foot candles
    - Building Entryways 5 foot candles
  - These levels may be subject to reduction in specific circumstances where after hours use is restricted.
  - Fully illuminate the exterior of the property at night.
  - A system of lighting fixture identification should be developed.
  - The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
  - Exterior lighting should be controlled by automatic devices (preferably by photocell).
  - Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
  - Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
  - If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.
  - Lighting fixtures selected must do more than just providing ample, glare-free lighting.
  - Lighting fixtures must also be reliable, easy to maintain, able to withstand the elements and protected from vandalism.
- Natural Surveillance**
- Use a single, clearly identifiable, point of entry/exit.
  - Maintain clear visibility from the interior/exterior of all areas of the property.
  - Public entrances should be clearly defined by walkways and signage.
  - Illuminate and define all entrances so that they are visible to Fire/Police Emergency Personnel and to the public.
  - Designate visitor/guest parking.
  - Loading area, (drop off/pick up), should be clearly visible and should not enable hiding places.
  - Install a "peephole" on exterior doors to allow residents/employees to verify who is trying to enter.
  - Assign parking spaces to each resident, but not marked with their unit number. This makes unauthorized parking easier to identify less likely to happen.
  - There should not be recessed areas in corridors that could be used for hiding or loitering.
  - Convex mirrors should be used in corners and in stairwells.
  - See-through fencing should be on all balconies.
  - Glass elevators are recommended so residents can see out/in.
- Natural Access Control**
- Site entrances should be easily securable.
  - Keep building entrances to a minimum and well monitored.
  - Delivery entrances should be separate, well-marked and monitored.
  - If deliveries are made, they should be made during the daytime hours.
  - Common building entrances should have locks that automatically lock when door closes.
  - Lobby should be kept locked afterhours.
  - Automatic Sliding Glass Door to the Lobby should only be activated by key card or key fob.
  - Visitor parking should be separate from residence parking.
  - Keep building entrances to a minimum and well monitored.
  - Dumpsters/Trash Chute should be enclosed and remain locked when not in use.
  - Roof access should be limited to staff only
  - Have Emergency Plan in place for residents and have training periodically to ensure they know the plan in the event of an emergency.
  - Lift station should only be operated by trained staff.
  - Mailboxes and Lobby should remain locked when not in use.
  - Stairwells should not have an open space underneath. This will prevent hiding areas.
- Landscaping:**
- Keep landscaping trimmed and well maintained.
  - Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
  - Plants/Shrubbery should not be more than 2ft in height.
  - Tree canopies should not be lower than 6ft in height.
- Building(s) Perimeter Doors**
- Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
  - Ideally, exterior doors should be equipped with electronic propped door alarms, which announce either locally and/or at the security office.
  - Perimeter doors should be designed for "heavy duty" (ANSI Grade III) applications.
- General locations**
- Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.
- CCTV**
- CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.
  - Check all CCTV systems and ensure that they provide a clearly visible facial picture.
- Fencing**
- (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.
- Non-Pedestrian Building Entry Points**
- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
  - Locations where gas and electric utilities enter buildings should be well lit.
  - Electrical service disconnects and gas valves should be equipped with locking devices.
- Signage**
- Ensure proper signage is posted throughout property.
  - Lobby should have hours of operation properly displayed for the public.

PROPOSED 4-TOWNHOUSE DEVELOPMENT FOR:  
LOT 930 (PARCEL-A) COLLIER CITY  
POMPANO BEACH, FL 33069



DRAWN:	Author
CHECKED:	Checker
DATE:	5/05/2025
SCALE:	AS NOTED
JOB. NO.:	024-021
SHEET:	
OF:	SHEETS:

.SP-1.3