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RIGHT-OF-WAY FOLIO: 48433000980

STATE ROAD NO. 5
NORTH FEDERAL HIGHWAY
U.S. HIGHWAY NO. 1

N08°32'22"E 20.00'
N08°27'40"W 2.00'
N08°32'20"E 40.00'
S08°27'40"E 2.00'
N08°32'22"E 12.32'

A PORTION OF
LOT 9, BLOCK 13
"HILLSBORO HARBOR UNIT C"
P.B. 34, PG. 4
FOLIO: 48433010310
INSTRUMENT #17102965

EXISTING CHICK-FIL-A
3,878 SF
FINISHED FLOOR ELEVATION: 10.33'

PARCEL "A"
"WELLENS FAMILY TRUST PROPERTY
POMPAHO BEACH"
PLAT BOOK 178, PAGE 150

FOLIO: 484330450010
O.R.B. 47327, PG. 774

N08°32'23"E 61.32'

10' INGRESS, EGRESS EASEMENT (NOT PUBLIC)
O.R.B. 5083 PG. 420

N08°55'51"W 329.31'

ONE STORY BUILDING

PARCEL "A"
"COLOR TILE PLAT"
PLAT BOOK 107, PAGE 38
FOLIO: 484330300010
INSTRUMENT #110095541

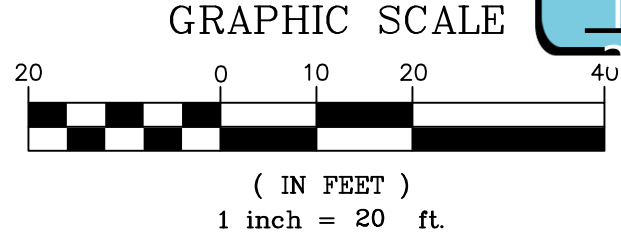
25' INGRESS, EGRESS EASEMENT (NOT PUBLIC)
O.R.B. 5083 PG. 420

10' INGRESS, EGRESS EASEMENT (NOT PUBLIC)
O.R.B. 5083 PG. 420

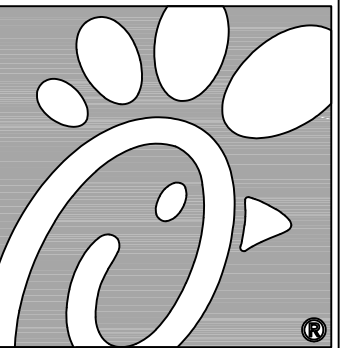
ONE STORY BUILDING

A PORTION OF
LOT 9, BLOCK 13
"HILLSBORO HARBOR UNIT C"
PLAT BOOK 34, PAGE 4
FOLIO: 48433010311
O.R.B. 31532, PG. 857

ONE STORY BUILDING
A PORTION OF
LOT 9, BLOCK 13
"HILLSBORO HARBOR UNIT C"
P.B. 34, PG. 4
INSTRUMENT #17102965



Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.
11/15/2022



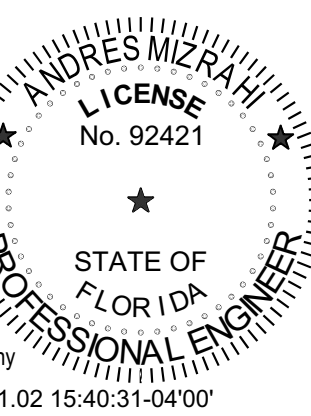
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Mizrahi, P.E.
on the date
adjacent to this
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ANDRES MIZRAHI, P.E.
FLORIDA REG. NO. 92421
(FOR THE FIRM)

CHICK-FIL-A
POMPAHO BEACH
2250 NORTH FEDERAL HIGHWAY
POMPAHO BEACH, FL 33062

FSU# 2483

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
△	3/9/22	PAVEMENT & SIDEWALK SPECS
△	7/19/22	REVISED INLET RIM EL.
△	9/21/22	REVISED MENU ISLAND & STRIPING
△	10/6/22	REVISED ORDER CANOPY
△	10/26/22	EXFILTRATION TRENCH
△	12/08/22	ADA RAMP GRADING
△	12/13/22	PARKING ISLAND GRADING
△	12/13/22	SIDEWALK REVISION

CURRENT DESIGN NOTE APPLIED	2021-005
PROJECT #	010014-01-138
PRINTED FOR	PERMIT
DATE	11/2/2023
DRAWN BY	ST

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SHEET
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PLAN
SHEET NUMBER

FOR PERMIT

C-2.1

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN NOTES

- 1 MAINTENANCE ROOM - TO CONTAIN RESOURCES FOR ROUTINE ON-SITE MAINTENANCE
- 2 ACCESS CONTROL - NATURAL (REFER TO LANDSCAPING PLAN FOR ADDITIONAL DETAILS)
- 3 ACCESS CONTROL - ACTIVITY SUPPORT (ON-SITE ACTIVITIES PROVIDE A PASSIVE AND ACTIVE SURVEILLANCE)
- 4 SURVEILLANCE - NATURAL (SIGHT VIEWS FROM DINING AREA OVERLOOKING ROW AND SURROUNDINGS)
- 5 SURVEILLANCE - ELECTRONIC (SECURITY CAMERA LOCATIONS ARE APPROXIMATE)
- 6 SCREENED DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 7 6' CHAIN LINK FENCE - ACTIVITY SUPPORT (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 8 EMPLOYEE ORDER PAD
- 9 CONCRETE BOLLARD

NOTES:

- THIS SAFETY AND SECURITY REVIEW DOES NOT GUARANTEE A CRIME WILL NEVER OCCUR; IT IS AN EFFORT TO MITIGATE OPPORTUNITIES FOR CRIME AND TO HELP AVOID ANY PRESENT AND FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, BREACHES, OR LIABILITIES THAT MIGHT OCCUR WITHOUT ANY REVIEW.
- POST SUFFICIENT "BROWARD SHERIFF'S OFFICE NO TRESPASS" SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL ENTRANCES AND ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST, AND WEST.
- POST BSO TRESPASS SIGNS PROMINENTLY WITH BOTTOM EDGE OF SIGN AT APPROXIMATELY A MINIMUM OF 6' FOOT HEIGHT FROM GROUND LEVEL FOR CLEAR UNOBSTRUCTED VIEWING THROUGHOUT PROPERTY AND FROM THE SITE PERIMETER LINES. SECURE ROBUSTLY USING STURDY FASTENERS AT ALL CORNERS TO HELP PREVENT VANDALISM.
- PROPERTY RULE SIGNAGE LANGUAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS LISTING CLEAR POLICIES AND REGULATIONS REGARDING AUTHORIZED LEGITIMATE ACTIVITIES AND/OR UNAUTHORIZED PROHIBITED ACTIVITIES ON THE PROPERTY. THIS HELPS TO PREVENT, DETER AND/OR REDUCE DISTURBANCES AND/OR VIOLATIONS THAT WOULD OTHERWISE OCCUR AND LEAD TO AVOIDABLE AND UNNECESSARY CALLS FOR POLICE RESPONSE.
- ENSURE TO DESIGN OUT ALL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE WHICH FREQUENTLY OCCURS DUE TO A LACK OF OPTED/ SECURITY STRENGTHENING PLANNING AND DESIGN EXPERIENCE IN THIS SPECIALIZED FIELD.
- MAINTAIN AN 8'- FEET CLEAR TREE TRUNK FOR CANOPY TREES AND TALL PLANTS WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN BELOW 8' FEET THAT WOULD IN THE PRESENT OR FUTURE OBSTRUCT NATURAL &/ OR ELECTRONIC SURVEILLANCE.
- ALL SOLID EXTERIOR DOORS MUST HAVE EITHER A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE AND VIDEO INTERCOM PAGER CAPABLE OF MONITORING THE AREA OUTSIDE THE DOOR. THIS INCLUDES SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC. THIS FEATURE PROVIDES AN OPPORTUNITY TO MONITOR AND SURVEIL THE EXTERIOR PRIOR TO EXITING TO AVOID BEING AMBUSHED UPON EXITING AND BECOMING A VICTIM OF ROBBERY OR OTHER CRIMES. THIS ALSO PROVIDES AN OPPORTUNITY TO VISUALLY IDENTIFY AND SCREEN VISITORS IN THE EVENT OF AN ATTEMPTED CRIMINAL RUSE ENTRY SUCH AS BY A FAKE DELIVERY DRIVER, UPS/ FEDEX, UTILITY WORKER, ETC. CRIMINAL INCIDENTS OF THEFT, BURGLARIES AND ROBBERIES CAN HAVE VERY DEADLY CONSEQUENCES. SO STRATEGICALLY PLANNING AND DESIGNING DEFENSES AHEAD OF TIME TO PREVENT OR DETER THESE INCIDENTS IS VITAL FOR SAFETY AND SECURITY.
- A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK FOR EXAMPLE RATHER THAN ONLY A VULNERABLE CHAIN AND NON-SHIELDED PADLOCK.
- DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.
- STAFF IS TYPICALLY DEPLOYED IN DRIVE-THROUGH AND PARKING LOT TO DIRECT VEHICLES IN THE DRIVE-THROUGH.
- CONTRACTOR TO POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN OWNER'S/ AUTHORIZED GUESTS TO PARK AND LOITER IN PRIVATE PARKING LOT.
- CONTRACTOR TO POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.
- COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READILY AVAILABLE IN THE EVENT OF A THEFT OR BURGLARY TO HELP LAW ENFORCEMENT INVESTIGATORS TO QUICKLY TRACK AND RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY TO DETER/ PREVENT THEFT.