DRC
PZ25-12000022
11/05/2025

CONFIDENTIAL

TERRITORIAL REINFORCEMENT: PROPOSED ARM GATE EGRESS ONLY DEFINE PRIVATE VS PUBLIC PROPERTY AND DETER UNAUTHORIZED CRIMINAL INTRUSION

TERRITORIAL REINFORCEMENT: CLICK TO ENTER FEATURE FOR EMERGENCY INGRESS/EGRESS FOR FIRE RESCUE, PARAMEDICS AND POLICE.

ACCESS CONTROL: A SINGLE POINT OF EGRESS

ADJACENT LAND USE : ZONING - I-1/PCI LAND USE - I

NATURAL ACCESS CONTROL: PARKING LOT SPACES ARE CLEARLY IDENTIFIED WITH PAVEMENT MARKING AND SIGNAGE

ACCESS CONTROL: BSO "NO TRESSPASS SIGNAGE TO BE DISPLAYED AT MAIN ENTRANCES TO THE SITE. REFER TO NOTE #10.

ELECTRONIC SURVEILLANCE: ANY ROOF ACCESS DOOR MUST BE CAPTURED BY VIDEO SURVEILLANCE AND HAVE POSITION SWITCHES WHICH WILL NOTIFY THE SECURITY STATION OR FRONT DESK IF THE DOOR IS OPENED SO THAT IT CAN BE INVESTIGATED.

ELECTRONIC SURVEILLANCE: SECURITY CAMERA LOCATIONS TO BE COORDINATED BY SECURITY CONSULTANT AT TIME OF BUILDING PERMIT

NATURAL SURVEILLANCE: SIGHT VIEWS FROM MULTI-STORY WINDOWS OVERLOOKING THE ADJACENT PROPERTY AND IMMEDIATE SURROUNDINGS

ACTIVITY SUPPORT: THE SITE WILL FEATURE MULTIPLE RECREATIONAL ACTIVITY AREAS WHICH WILL PROVIDE A NATURAL SURVEILLANCE AND SENSE OF PLACE.

ACCESS CONTROL: DUMPSTER AREAS WILL BE INTERNAL TO THE BUILDING, SECURED WITH ACCESS CONTROL.

ACCESS CONTROL: ENCLOSED TRASH ROOMS & DESIGNATED MULTIFAMILY UNIT OWNER STORAGE ROOMS TO BE EQUIPPED WITH EITHER CONSTANT LIGHTING OR AT A MINIMUM A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

ADJACENT LAND USE : ZONING - CF LAND USE - C

NATURAL SURVEILLANCE: CLEAR LINE OF SIGHT FROM BUILDINGS FRONT AND REAR ENTRANCE AREAS TO ADJACENT PUBLIC SPACES

MAINTENANCE: MAINTENANCE STAFF WILL TAKE NOTICE OF ANY DAMAGE OR HAZARDS WITHIN THE MAINTAINED AREAS.

ACCESS CONTROL: A SINGLE POINT OF INGRESS/ EGRESS FOR VEHICLE ENTRANCE/EXIT MONITORING

ACCESS CONTROL: A STOP-AND-GO GATE SYSTEM WILL PREVENT UNAUTHORIZED TAILGATING BY ALLOWING ONE VEHICLE PER ENTRY CYCLE, WITH ADDITIONAL NIGHTTIME SURVEILLANCE MEASURES TO BE COORDINATED WITH LOCAL AGENCIES FOR ENHANCED SECURITY.

TERRITORIAL REINFORCEMENT: EXISTING FENCE DEFINE PRIVATE VS PUBLIC PROPERTY AND DETER UNAUTHORIZED CRIMINAL INTRUSION

ADJACENT LAND USE : ZONING - I-1/PCI LAND USE - I

TERRITORIAL REINFORCEMENT(TYP): WAY-FINDING SIGNAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS INDICATING SAFE DIRECTIONAL TRAVEL ROUTES TO WARN AND AVOID USERS FROM GETTING CONFUSED AND WANDERING INTO POTENTIALLY UNSAFE AND DANGEROUS AREAS THAT MIGHT EXPOSE THEM TO INCREASED SAFETY AND SECURITY RISKS.

NATURAL SURVEILLANCE: INTERNAL UNITS LOCATED ON THE GROUND FLOOR LEVEL GIVE SENSE OF PLACE AND PROVIDE PASSIVE MONITORING OF SITE

ACCESS CONTROL (TYP.): TOWING SIGNAGE WILL BE DISPLAYED TO PREVENT UNAUTHORIZED PARKING OR ABANDONMENT OF VEHICLES

NATURAL SURVEILLANCE: ALL SOLID EXTERIOR DOORS AND INTERIOR STAIRWELL DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW.

ACCESS CONTROL (TYP.): ANTI-VEHICULAR TRAFFIC SAFETY BOLLARDS WILL BE SECURED TO THE GROUND ALONG STREET FRONT PEDESTRIAN ENTRANCE AND EXIT AREAS TO PREVENT SERIOUS VEHICLE INTRUSION ACCIDENTS/ INCIDENTS.

MAINTENANCE (TYP): LANDSCAPE MAINTAINED WITH CLEAR VIEW BETWEEN 2.5' AND 8' FOR CLEAR LINE OF SIGHT FROM BUILDING TO ADJACENT DRIVEWAY AND PARKING LOT TO PREVENT CONCEALMENT OR AMBUSH POINTS

NATURAL SURVEILLANCE: CLEAR LINE OF SIGHT FROM BUILDINGS FRONT AND REAR ENTRANCE AREAS TO ADJACENT PUBLIC SPACES

MAINTENANCE (TYP): THE SITE WILL BE MAINTAINED CLEAR OF DEBRIS AND MONITORED BY RESIDENCE AND SITE SECURITY

ADJACENT LAND USE : ZONING - I-1/PCI LAND USE - I

ACCESS CONTROL: BSO "NO TRESSPASS SIGNAGE TO BE DISPLAYED AT MAIN ENTRANCES TO THE SITE. REFER TO NOTE #10.

NATURAL SURVEILLANCE (TYP.): SITE LIGHT POLES LOCATED AROUND PERIMETER OF THE SITE ILLUMINATING PARKING AREAS AND WALKWAYS

TERRITORIAL REINFORCEMENT: EXISTING 6' METAL FENCE DEFINE PRIVATE VS PUBLIC PROPERTY AND DETER UNAUTHORIZED CRIMINAL INTRUSION

PROPOSED BUILDING 10,237 SF F.F.E. = 14.00 (NAVD)

PROPOSED OUTDOOR AMENITIES

PROPOSED LOADING AREA

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

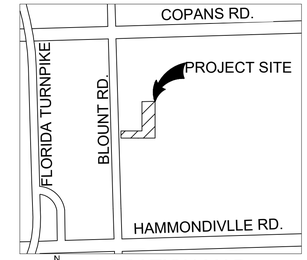
FUTURE DEVELOPMENT SITE TO BE SODDED

BLOUNT RD

N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION MAP
N.T.S.

LEGEND:

M: MAINTENANCE

ACN: ACCESS CONTROL- NATURAL

TR: TERRITORIAL REINFORCEMENT

SE: SURVEILLANCE- NATURAL

SE: SURVEILLANCE- ELECTRONIC

AS: ACTIVITY SUPPORT

ACP: ACCESS CONTROL - PHYSICAL

TR: TERRITORIAL REINFORCEMENT

PLAN PURPOSE:

THIS PLAN DEPICTS THE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ELEMENTS FEATURED WITHIN THIS PROJECT.

CPTED PLAN GENERAL NOTES:

1. EACH AND ALL OF THE CPTED SECURITY STRENGTHENING NARRATIVE PLAN CONDITIONS ARE PART OF AND INTEGRAL TO THE APPROVED DEVELOPMENT PLANS AND MUST BE COMPLETED FOR PROJECT APPROVAL.
2. THE SERVICES OF AN INDEPENDENT, AND HIGHLY EXPERIENCED, QUALIFIED, AND CERTIFIED SECURITY CRIME PREVENTION/ CPTED CONSULTANT ARE HIGHLY RECOMMENDED TO ACHIEVE AND MAINTAIN OBJECTIVE CREDIBLE SECURITY REVIEW INTEGRITY, AND TO EXPEDITE PROCESSING.
3. 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.
4. IF THESE SECURITY STRENGTHENING AND CPTED DRAWING AND NARRATIVE PLANS ARE A RESUBMITTAL, YOU MAY INCLUDE 'COMMENT RESPONSES' TO CONDITIONS, BUT YOU MUST ABSOLUTELY INCLUDE YOUR RESPONSES ONTO BOTH THE ACTUAL DRAWING AND NARRATIVE PLANS.
5. PLEASE NOTE THAT ALL COMMENTS MADE BY THE BROWARD SHERIFF'S OFFICE REGARDING YOUR PLAN ARE PRELIMINARY ONLY, AS ADDITIONAL SECURITY STRENGTHENING AND CPTED ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES.
6. SITE PLAN REVIEW STANDARDS ALSO REQUIRES COMPLIANCE WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS.
7. AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	08/26/2025
DESIGNED BY:	BB
DRAWN BY:	DJE
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by **Thomas F. Donahue**, P.E. on the date adjacent to the seal.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2025.10.14 16:49:48-04'00'

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT
GREEN MILLS GROUP

PROJECT
ASPIRE 1650

SHEET TITLE
CPTED PLAN

SHEET NUMBER	SP-201
PROJECT NUMBER	16500.00

STATUS: PRELIMINARY

Plotted by: jchapa On 10/10/2025 2:46 PM

Drawing name: H:\16500.00 - Aspire 1650 - Green Mills Group\Engineering\Cadd\16500.00-SP-22X.dwg