

LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION

The West 300 feet of Lot 20 of the East Coast Finance Corporation's Subdivision of Government Lot 3, according to the plat thereof, as recorded in Plat Book 1, Page 25, of the Public records of Broward County, Florida, in the Southwest quarter of Section 29, Township 48 South, Range 41 East.

NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, BICYCLE STORAGE, AND UNIT FLOOR LAYOUT

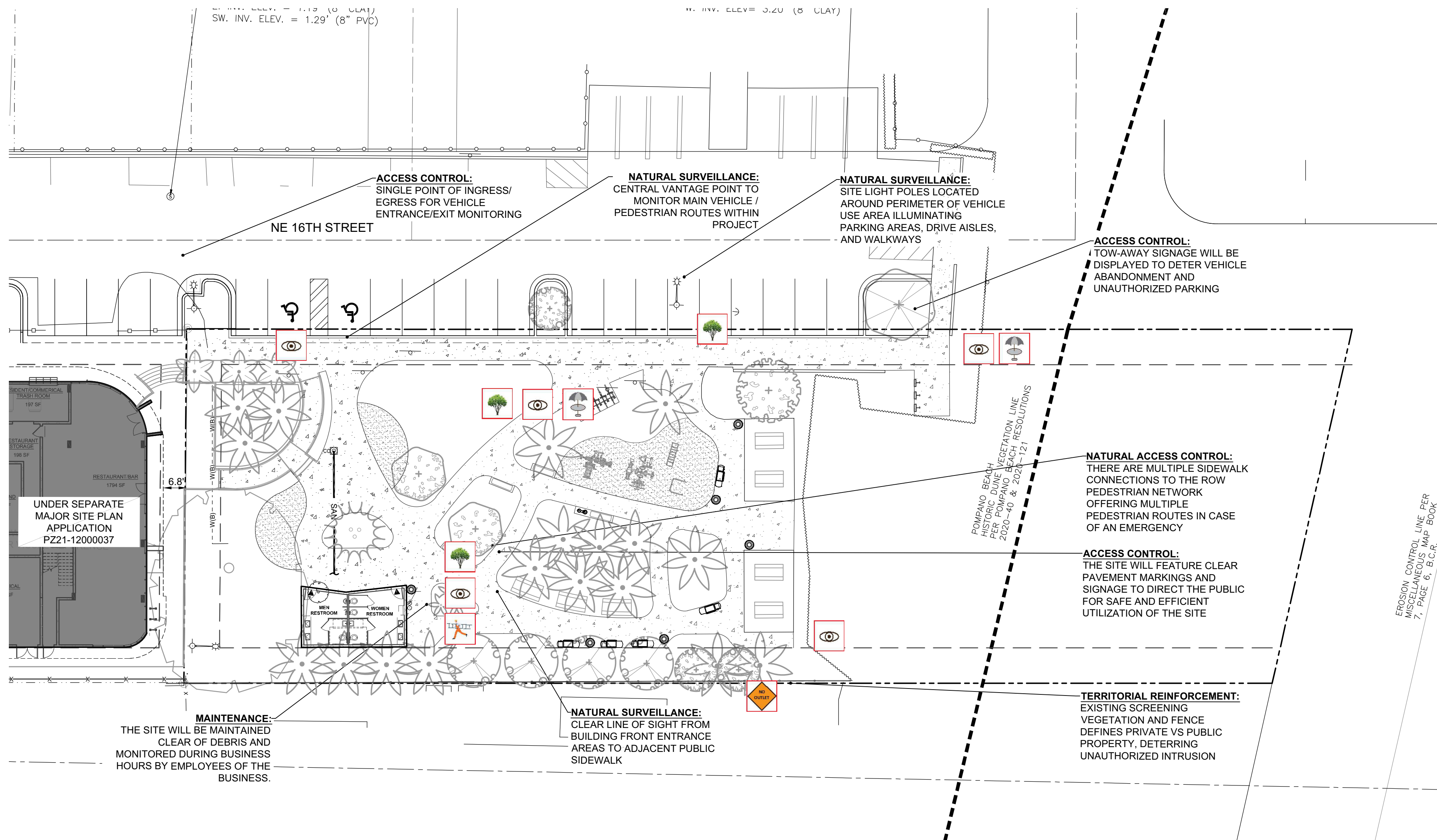
LEGEND:



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

NOTES:

1. REFER TO SUBMITTED OPTED NARRATIVE FOR DISCUSSION ON HOW THE (5) OPTED PRINCIPLES ARE ACHIEVED FOR THIS PROJECT.
2. THE PROJECT WILL INCORPORATE CCTV SECURITY SYSTEM. CAMERA LOCATIONS WILL BE DETERMINED BASED ON THE RECOMMENDATIONS OF THE SECURITY CONSULTANT AND CONSULTATION WITH THE BSO DURING BUILDING PERMIT REVIEW.
3. SECURITY CAMERA LOCATIONS AND DIRECTION ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. BUILDING PERMIT APPLICATION WILL BE SUBMITTED FOR INSTALLATION OF SECURITY SYSTEM. DETAILED PLANS SHOWING "CONE OF COVERAGE" SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.
4. ALL EXTERIOR ELECTRICAL POWER OUTLETS WHICH ARE LOCATED IN UNSECURED PUBLIC ACCESS AREAS WILL HAVE A LOCK AND/OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
5. CLEAR SIGHT VIEWS, ACTIVITY NODES, AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE AND POLICING OF THE ADJACENT AREAS, INCLUDING THE PUBLIC SIDEWALKS. STOREFRONT WINDOWS WILL NOT BE OBSTRUCTED, AND CLEAR VIEWS WILL BE MAINTAINED TO THE EXTERIOR AT ALL TIMES.
6. EMERGENCY ACCESS WILL BE PROVIDED TO LAW ENFORCEMENT. THERE IS NO GATED ENTRY TO THE MAIN ENTRANCE, HOWEVER THERE ARE SECURITY GATES TO THE 1ST AND 2ND LEVEL OF THE PARKING GARAGE.
7. REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPE, NAMES, QUANTITIES, AND MAINTENANCE NOTES.
8. ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER SHALL BE MAINTAINED A A MAXIMUM 30" HEIGHT (REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND MAINTENANCE NOTES).
9. CANOPY TREES AND PALMS SHALL ME MAINTAINED WITH AN 8" CLEAR TRUNK (REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND MAINTENANCE NOTES).
10. BROWARD COUNTY "NO TRESPASS" SIGNAGE, PER BROWARD COUNTY NO TRESPASS PROGRAM, SHALL BE PLACED AT THE MAIN ENTRANCE AND AROUND THE COMMON AREAS OF THE SITE. SIGNS SHALL BE POSTED IN CLEAR VIEW AND FASTENED SECURELY AT ALL CORNERS



EROSION CONTROL LINE PER
MISCELLANEOUS MAP BOOK
7, PAGE 6, B.C.R.



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

[illegible]

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.**

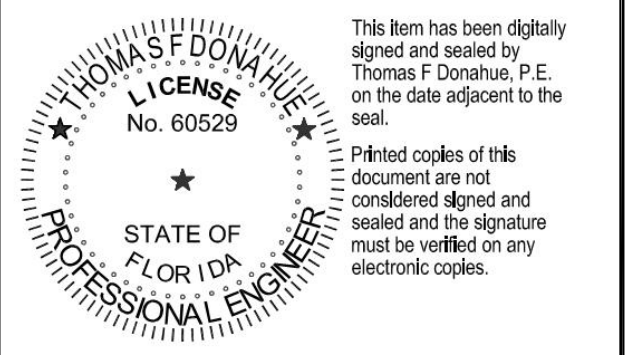
ISSUE DATE:

DESIGNED BY: MG

DRAWN BY:	KC
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CHECKED BY:	TD
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BID-CONTRACT:



Date: 2022.06.03 15:52:16-04'00'

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

CLIENT

**MOUNT VERNON
PROPERTY
HOLDINGS, LLC**

PROJECT

**NORTH OCEAN PARK
3424 NE. 16TH ST
POMPANO BEACH,
FL 33064**

SHEET TITLE

CPTED PLAN

SHEET NUMBER **SP102**

PROJECT NUMBER 09520102

PZ22-12000012
07/06/2022