



- ① SECURITY CAMERAS THROUGHOUT THE SITE
- ② CONTROLLED GATE ACCESS
- ③ LIGHTING COMPLIES WITH IESNA-G-1-2016; SOFT WHITE REDUCED GLARE
- ④ HOURS OF DAYTIME OPERATION 6 AM TO 8 PM
- ⑤ MAINTENANCE OF HEDGES - 2' - 2 1/2'
- ⑥ FACILITY & VEHICLE MAINTENANCE TEAM ON SITE NIGHTTIME FROM 8 PM TO 1 AM
- ⑦ LIMITED PEDESTRIAN ACCESS AROUND BUILDING
- ⑧ FENCE; FENCE TO BE SEE THROUGH FOR NATURAL SURVEILLANCE
- ⑨ INFORMATIONAL SIGNAGE - TRESPASS, WAYFINDING, PROPERTY RULES, OTHER SIGNAGE
- ⑩ VANDAL PROOF/ RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS
- ⑪ MAINTENANCE OF TREES AND TALL PLANTS, 8' CLEAR TRUNK
- ⑫ DENSE, LOW-PROFILE AND/ OR HARSH THORNY-LIKE NON-OBSTRUCTIVE LANDSCAPING
- ⑬ NON-REMOVABLE DOOR HINGE PINS
- ⑭ HARDWIRED BURGLAR SECURITY ALARM
- ⑮ KEY CONTROL SECURITY SYSTEM
- ⑯ LOCKED/SECURED ELECTRICAL AND WATER OUTLETS

"SEE AND BE SEEN" IS THE OVERALL GOAL WHEN IT COMES TO CPTED 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.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OR CPTED 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 CPTED PRINCIPLE IS NOT NECESSARILY TO KEEP INTRUDERS OUT, BUT TO DIRECT THE FLOW OF PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME.

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 CPTED PRINCIPLE. PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVE THIS CONTROL AND ARE THEREBY DISCOURAGED

CPTED 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 CPTED BASED MAINTENANCE PLAN WILL HELP YOU PRESERVE YOUR PROPERTY VALUE AND MAKE IT A SAFER PLACE.

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.

A.C. = ACRES
 B.C.R. = BROWARD COUNTY RECORDS
 CONC. = CONCRETE
 D.E. = DRAINAGE EASEMENT
 D.U. = DWELLING UNITS
 EX = EXISTING
 FLU = FUTURE LAND USE
 NTS = NOT TO SCALE
 O.R.B. = OFFICIAL RECORD BOOK
 P = PRIMARY ENTRANCE
 P.B. = PLAT BOOK
 P.D.P. = PROPERTY DEVELOPMENT REGULATIONS
 PG. = PAGE
 R = RADIUS
 R.A.S. = RESIDENTIAL ACCESS STREET
 REC = RECREATION
 R.O.W. = RIGHT-OF-WAY
 R/W = RIGHT-OF-WAY
 S.F. = SQUARE FEET
 S.B. = SETBACK
 S/W = SIDE WALK
 SP. = SPACE
 T.B.A. = TO BE ABANDONED
 TYP = TYPICAL
 U.E. = UTILITY EASEMENT
 V.G. = VALLEY GUTTER

