

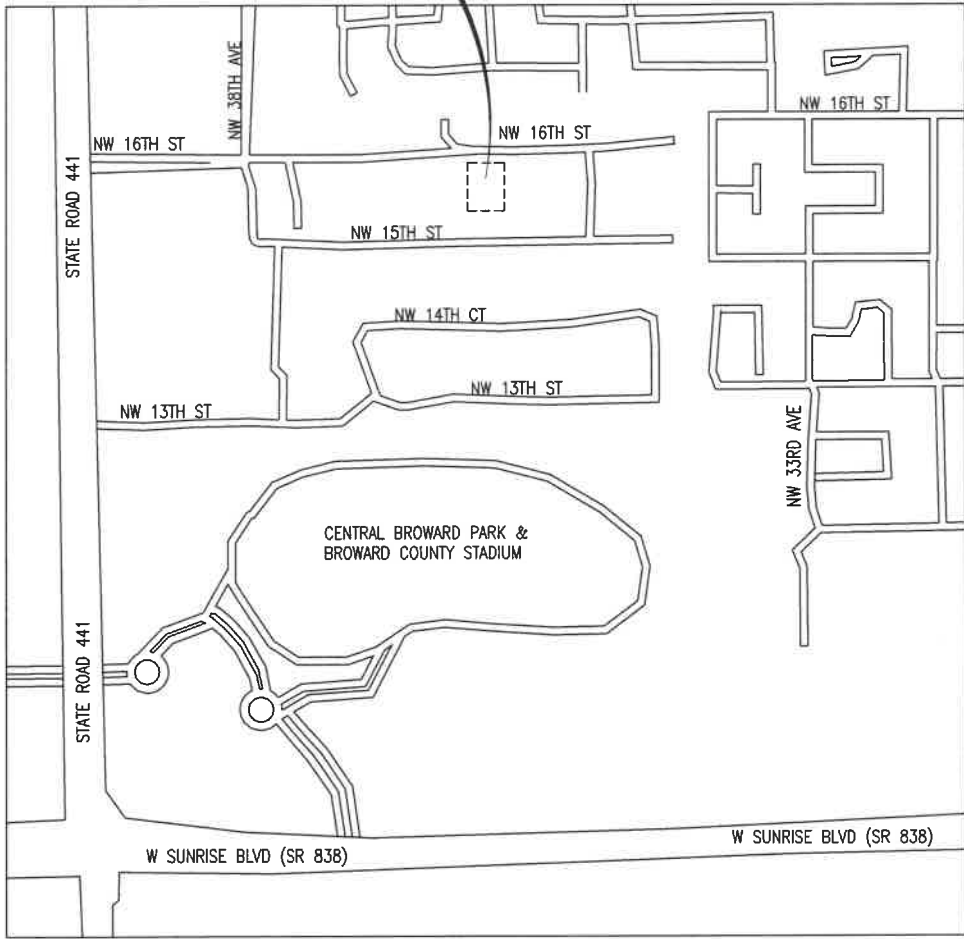


APPLICANT:
SHARP ENERGY
520 COMMERCE STREET
SALISBURY, MD 21804
(302) 841-3156
WWW.SHARPEENERGY.COM

Attachment 'D'

SHARP ENERGY / BOYE'S GAS SERVICE INC
LAUDERHILL PROPANE BULK STORAGE YARD
3622 NW 16TH ST LAUDERHILL, FL33311

PROJECT LOCATION:
3622 NW 16TH ST
LAUDERHILL, FL, 33311
LAT: 26° 8' 45.49"
LONG: 80° 11' 45.27"



VICINITY MAP

Scale: 1" = 500 FT

Scale: 1" = 500'-0"



PREPARED BY THE OFFICE OF:
R.J. RUIZ AND ASSOCIATES, INC. dba RUIZ
ENGINEERS || INSPECTORS || SURVEYORS
10101 SW 56TH STREET
MIAMI, FLORIDA 33165
800-559-RUIZ
WWW.RUIZUSA.COM

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY R.J. RUIZ AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO R.J. RUIZ AND ASSOCIATES, INC.
COPYRIGHT R.J. RUIZ AND ASSOCIATES, INC. DBA RUIZ 2025

2
REV.

INDEX OF DRAWINGS		
SHEET NO.	DESCRIPTION	REVISION
G-0001	COVER SHEET	2
G-0002	CONCEPTUAL RENDERINGS	
V-1001	EXISTING SITE CONDITIONS	
A-1001	SITE PLAN	2
A-1002	DETAILS	2
A-1003	DETAILS	2
A-1004	LAYOUT AND EXTERIOR ELEVATIONS-24'X24' SHED	
C-2001	CIVIL GRADING AND DRAINAGE PLAN	2
C-2002	FENCE DETAILS	
C-2003	FENCE DETAILS	
C-2004	CIVIL DETAILS	
C-3001	WATER & SEWER PLAN	
C-4001	CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN	
C-4002	EROSION AND SEDIMENT CONTROL NOTES	
E-1001	ELECTRICAL SITE PLAN	
E-1002	LIGHTING PHOTOMETRIC PLAN	
L-1001	LANDSCAPE PLAN	2
L-1002	TYPICAL PLANTING DETAILS	
LS-1001	LIFE SAFETY PLAN	2

ISSUED FOR PERMITTING
Monday, November 10, 2025

PLANNING & ZONING DIVISION
NOV 12 2025
RECEIVED

Roland J Ruiz
Digitally signed by
Roland J Ruiz
Date: 2025.11.10
14:29:26 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROLAND JESUS RUIZ ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



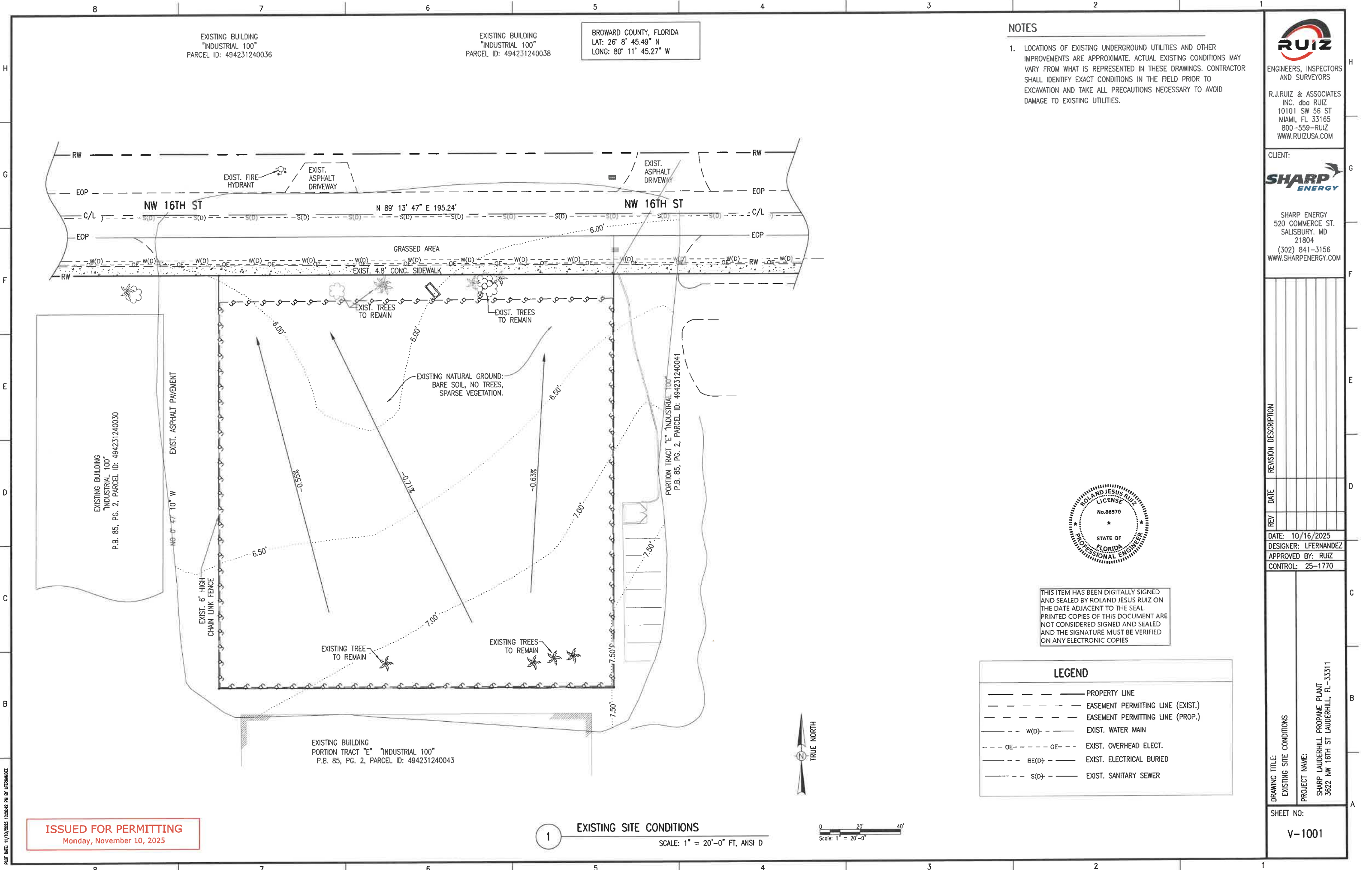
RUIZ
ENGINEERS, INSPECTORS
AND SURVEYORS
R.J. RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:
SHARP ENERGY
SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV	DATE	REVISION DESCRIPTION
2	11-10-25	UPDATED INDEX.
DATE: 10/16/2025		
DESIGNER: LFERNANDEZ		
APPROVED BY: RUIZ		
CONTROL: 25-1770		

DRAWING TITLE:
COVER SHEET
PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

SHEET NO:
G-0001



NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND OTHER IMPROVEMENTS ARE APPROXIMATE. ACTUAL EXISTING CONDITIONS MAY VARY FROM WHAT IS REPRESENTED IN THESE DRAWINGS. CONTRACTOR SHALL IDENTIFY EXACT CONDITIONS IN THE FIELD PRIOR TO EXCAVATION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO EXISTING UTILITIES.



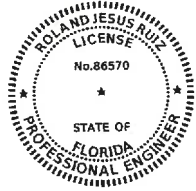
ENGINEERS, INSPECTORS
AND SURVEYORS

R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:



SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ROLAND JESUS RUIZ ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES

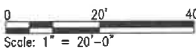
LEGEND

- PROPERTY LINE
- EASEMENT PERMITTING LINE (EXIST.)
- EASEMENT PERMITTING LINE (PROP.)
- EXIST. WATER MAIN
- EXIST. OVERHEAD ELECT.
- EXIST. ELECTRICAL BURIED
- EXIST. SANITARY SEWER

ISSUED FOR PERMITTING
Monday, November 10, 2025

EXISTING SITE CONDITIONS

SCALE: 1" = 20'-0" FT, ANSI D

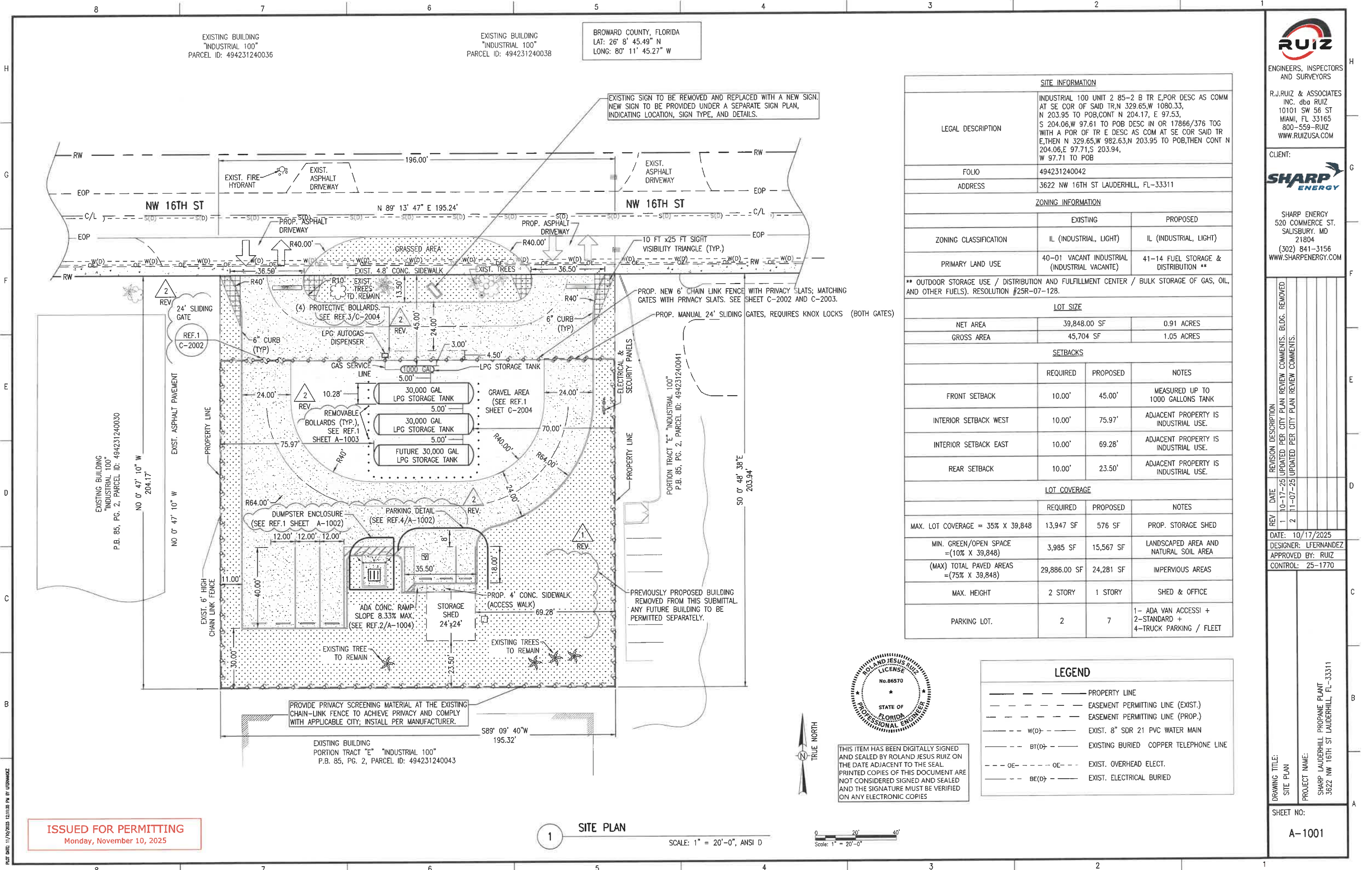


DRAWING TITLE:
EXISTING SITE CONDITIONS

PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

SHEET NO:

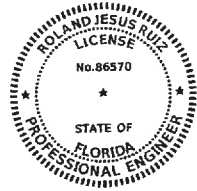
V-1001



BROWARD COUNTY, FLORIDA
LAT: 26° 8' 45.49" N
LONG: 80° 11' 45.27" W

SITE INFORMATION			
LEGAL DESCRIPTION	INDUSTRIAL 100 UNIT 2 85-2 B TR E,POR DESC AS COMM AT SE COR OF SAID TR,N 329.65,W 1080.33, N 203.95 TO POB,CONT N 204.17, E 97.53, S 204.06,W 97.61 TO POB DESC IN OR 17866/376 TOG WITH A POR OF TR E DESC AS COM AT SE COR SAID TR E,THEN N 329.65,W 982.63,N 203.95 TO POB,THEN CONT N 204.06,E 97.71,S 203.94, W 97.71 TO POB		
FOLIO	494231240042		
ADDRESS	3622 NW 16TH ST LAUDERHILL, FL-33311		
ZONING INFORMATION			
	EXISTING	PROPOSED	
ZONING CLASSIFICATION	IL (INDUSTRIAL, LIGHT)	IL (INDUSTRIAL, LIGHT)	
PRIMARY LAND USE	40-01 VACANT INDUSTRIAL (INDUSTRIAL VACANTE)	41-14 FUEL STORAGE & DISTRIBUTION **	
** OUTDOOR STORAGE USE / DISTRIBUTION AND FULFILLMENT CENTER / BULK STORAGE OF GAS, OIL, AND OTHER FUELS). RESOLUTION #25R-07-128.			
LOT SIZE			
NET AREA	39,848.00 SF	0.91 ACRES	
GROSS AREA	45,704 SF	1.05 ACRES	
SETBACKS			
	REQUIRED	PROPOSED	NOTES
FRONT SETBACK	10.00'	45.00'	MEASURED UP TO 1000 GALLONS TANK
INTERIOR SETBACK WEST	10.00'	75.97'	ADJACENT PROPERTY IS INDUSTRIAL USE.
INTERIOR SETBACK EAST	10.00'	69.28'	ADJACENT PROPERTY IS INDUSTRIAL USE.
REAR SETBACK	10.00'	23.50'	ADJACENT PROPERTY IS INDUSTRIAL USE.
LOT COVERAGE			
	REQUIRED	PROPOSED	NOTES
MAX. LOT COVERAGE = 35% X 39,848	13,947 SF	576 SF	PROP. STORAGE SHED
MIN. GREEN/OPEN SPACE =(10% X 39,848)	3,985 SF	15,567 SF	LANDSCAPED AREA AND NATURAL SOIL AREA
(MAX) TOTAL PAVED AREAS =(75% X 39,848)	29,886.00 SF	24,281 SF	IMPERVIOUS AREAS
MAX. HEIGHT	2 STORY	1 STORY	SHED & OFFICE
PARKING LOT.	2	7	1- ADA VAN ACCESSI + 2-STANDARD + 4-TRUCK PARKING / FLEET

LEGEND	
---	PROPERTY LINE
- - - - -	EASEMENT PERMITTING LINE (EXIST.)
- - - - -	EASEMENT PERMITTING LINE (PROP.)
--- w(D) ---	EXIST. 8" SDR 21 PVC WATER MAIN
--- BT(D) ---	EXISTING BURIED COPPER TELEPHONE LINE
--- OE ---	EXIST. OVERHEAD ELECT.
--- BE(D) ---	EXIST. ELECTRICAL BURIED



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROLAND JESUS RUIZ ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

ENGINEERS, INSPECTORS AND SURVEYORS

R.J. RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:

SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV	DATE	REVISION DESCRIPTION
1	10-17-25	UPDATED PER CITY PLAN REVIEW COMMENTS. BLDG. REMOVED
2	11-07-25	UPDATED PER CITY PLAN REVIEW COMMENTS.

DATE: 10/17/2025
DESIGNER: LFERNADEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

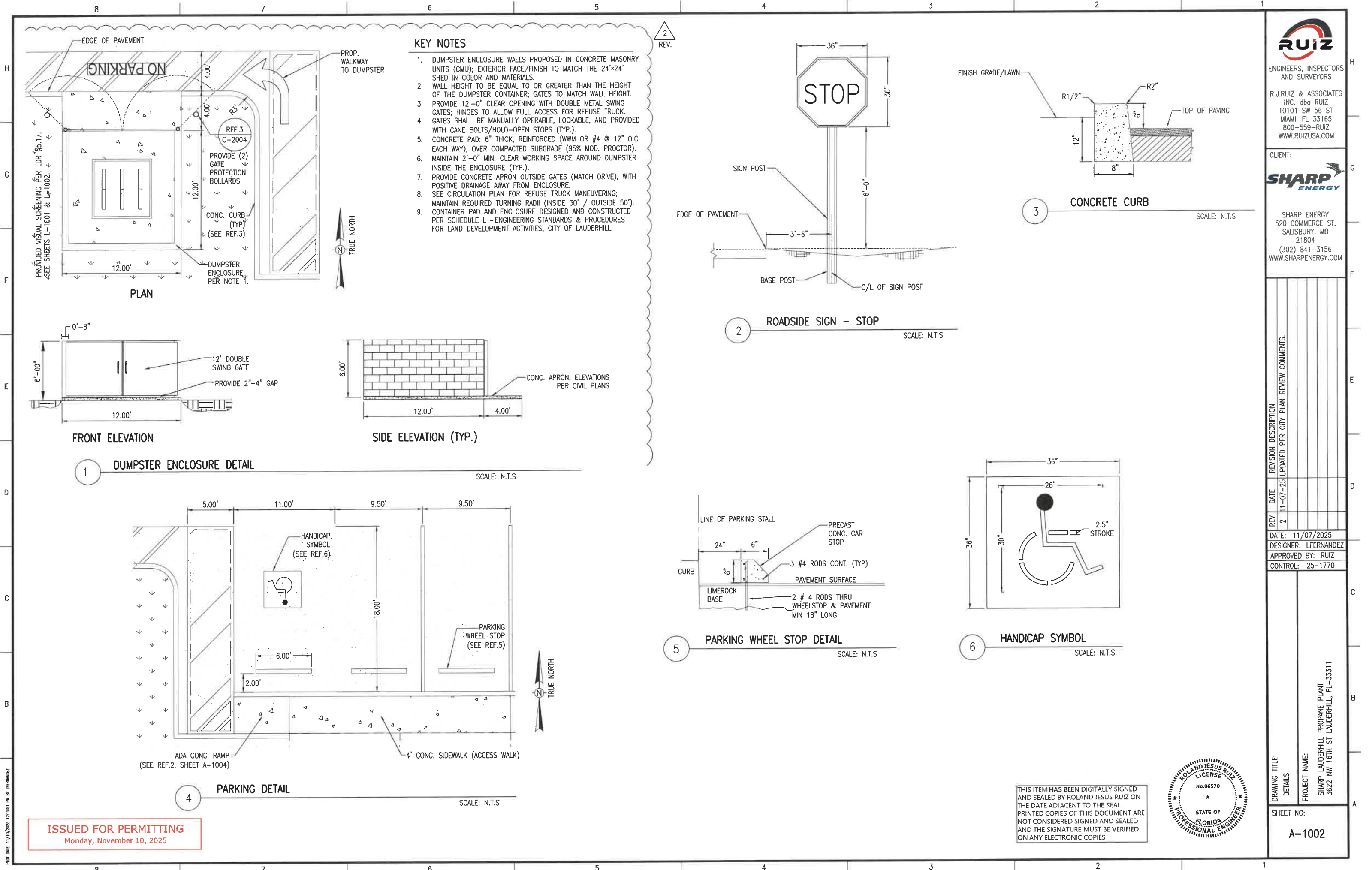
DRAWING TITLE:
SITE PLAN

PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

SHEET NO:
A-1001

ISSUED FOR PERMITTING
Monday, November 10, 2025

1 SITE PLAN
SCALE: 1" = 20'-0", ANSI D



KEY NOTES

- 1. DUMPSTER ENCLOSURE WALLS PROPOSED IN CONCRETE MASONRY UNITS (CMU); EXTERIOR FACE/FINISH TO MATCH THE 24'x24' SHED IN COLOR AND MATERIALS.
- 2. WALL HEIGHT TO BE EQUAL TO OR GREATER THAN THE HEIGHT OF THE DUMPSTER CONTAINER; GATES TO MATCH WALL HEIGHT.
- 3. PROVIDE 12'-0" CLEAR OPENING WITH DOUBLE METAL SWING GATES; HINGES TO ALLOW FULL ACCESS FOR REFUSE TRUCK. GATES SHALL BE MANUALLY OPERABLE, LOCKABLE, AND PROVIDED WITH CANE BOLTS/HOLD-OPEN STOPS (TYP.).
- 4. CONCRETE PAD: 6" THICK, REINFORCED (WWM OR #4 @ 12" O.C. EACH WAY), OVER COMPACTED SUBGRADE (95% MOD. PROCTOR).
- 5. MAINTAIN 2'-0" MIN. CLEAR WORKING SPACE AROUND DUMPSTER INSIDE THE ENCLOSURE (TYP.).
- 6. PROVIDE CONCRETE APRON OUTSIDE GATES (MATCH DRIVE), WITH POSITIVE DRAINAGE AWAY FROM ENCLOSURE.
- 7. SEE CIRCULATION PLAN FOR REFUSE TRUCK MANEUVERING; MAINTAIN REQUIRED TURNING RADII (INSIDE 30' / OUTSIDE 50').
- 8. CONTAINER PAD AND ENCLOSURE DESIGNED AND CONSTRUCTED PER SCHEDULE L -ENGINEERING STANDARDS & PROCEDURES FOR LAND DEVELOPMENT ACTIVITIES, CITY OF LAUDERHILL.

2
REV.

3

2

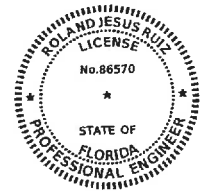
1

5

6

4

ISSUED FOR PERMITTING
Monday, November 10, 2025



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROLAND JESUS RUIZ ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

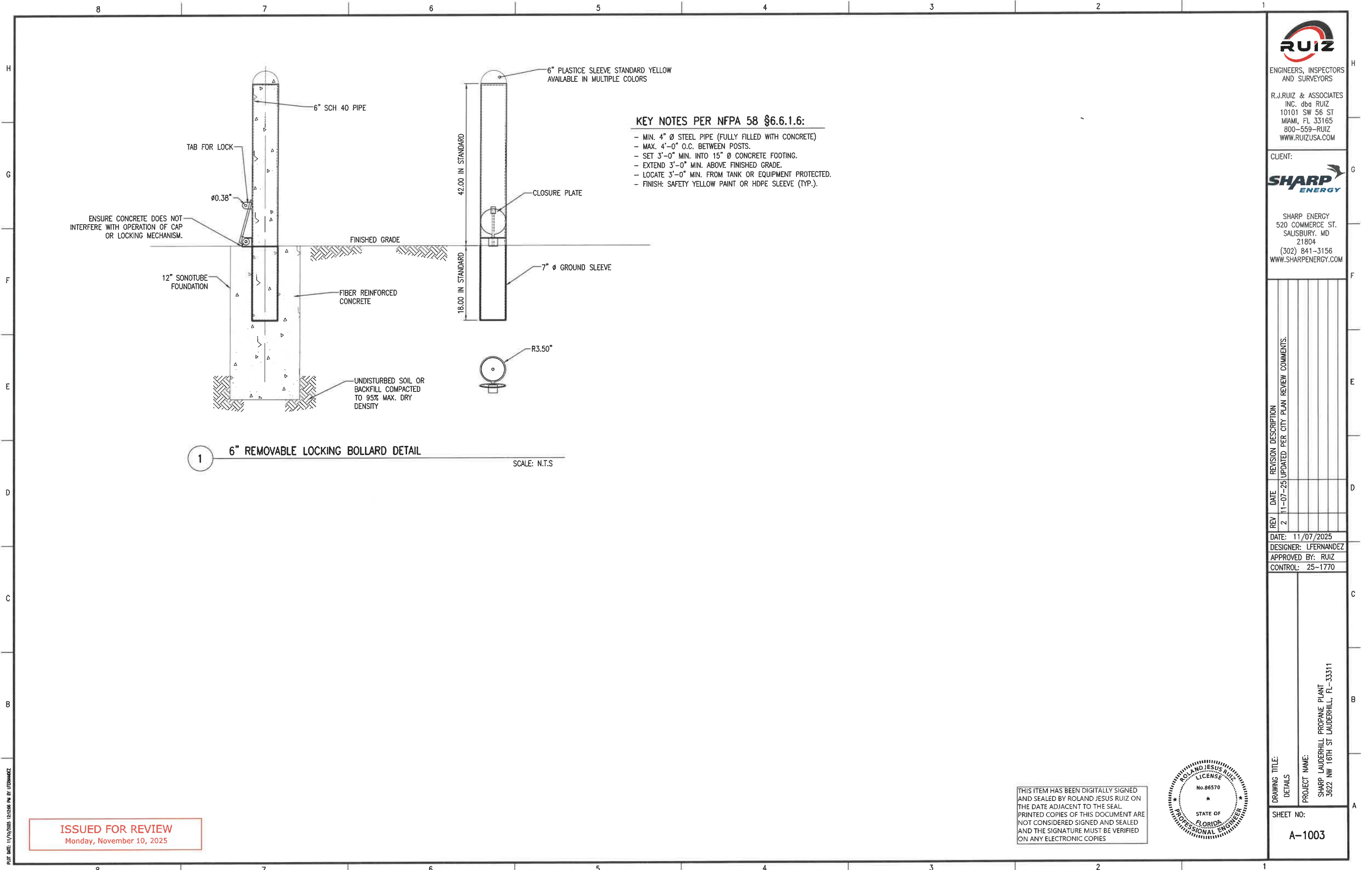
RUIZ
ENGINEERS, INSPECTORS
AND SURVEYORS
R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:
SHARP ENERGY
SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV	DATE	REVISION DESCRIPTION
1	11-07-25	UPDATED PER CITY PLAN REVIEW COMMENTS.
2		

DATE: 11/07/2025
DESIGNER: L.FERNANDEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

DRAWING TITLE:
DETAILS
PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311
SHEET NO:
A-1002



KEY NOTES PER NFPA 58 §6.6.1.6:

- MIN. 4" Ø STEEL PIPE (FULLY FILLED WITH CONCRETE)
- MAX. 4'-0" O.C. BETWEEN POSTS.
- SET 3'-0" MIN. INTO 15" Ø CONCRETE FOOTING.
- EXTEND 3'-0" MIN. ABOVE FINISHED GRADE.
- LOCATE 3'-0" MIN. FROM TANK OR EQUIPMENT PROTECTED.
- FINISH: SAFETY YELLOW PAINT OR HDPE SLEEVE (TYP.).

1 6" REMOVABLE LOCKING BOLLARD DETAIL


SCALE: N.T.S



ENGINEERS, INSPECTORS
AND SURVEYORS

R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:



SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV	DATE	REVISION DESCRIPTION
2	11-07-25	UPDATED PER CITY PLAN REVIEW COMMENTS.

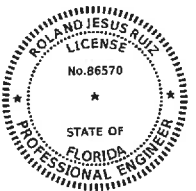
DATE: 11/07/2025
DESIGNER: LFERMANDEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

DRAWING TITLE:
DETAILS

PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

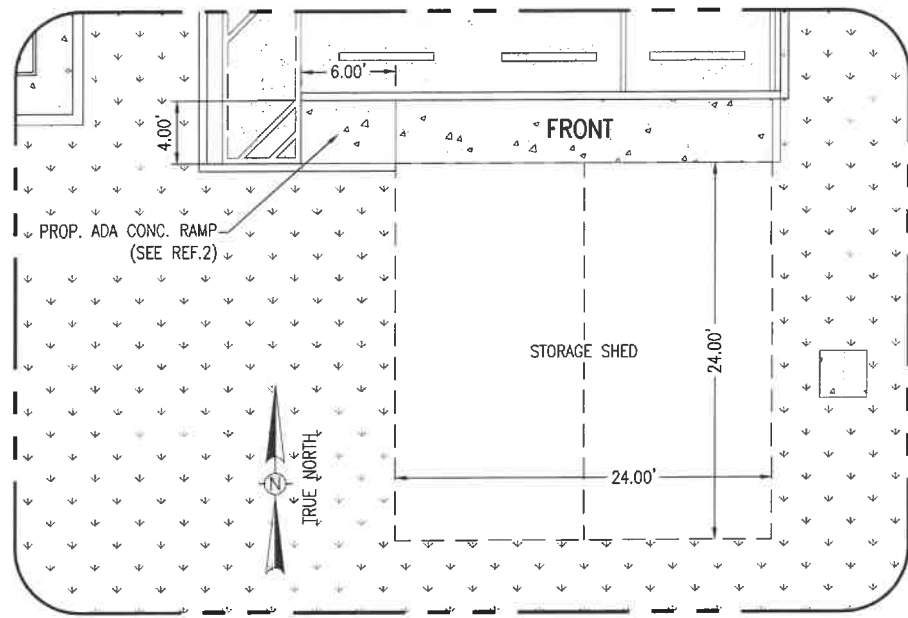
SHEET NO:
A-1003

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ROLAND JESUS RUIZ ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES



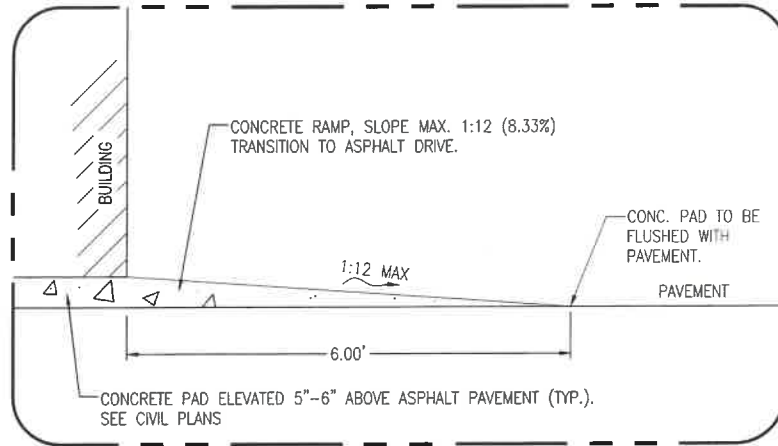
ISSUED FOR REVIEW
Monday, November 10, 2025

PLOT DATE: 11/07/2025 12:12:06 PM BY: LFERMANDEZ



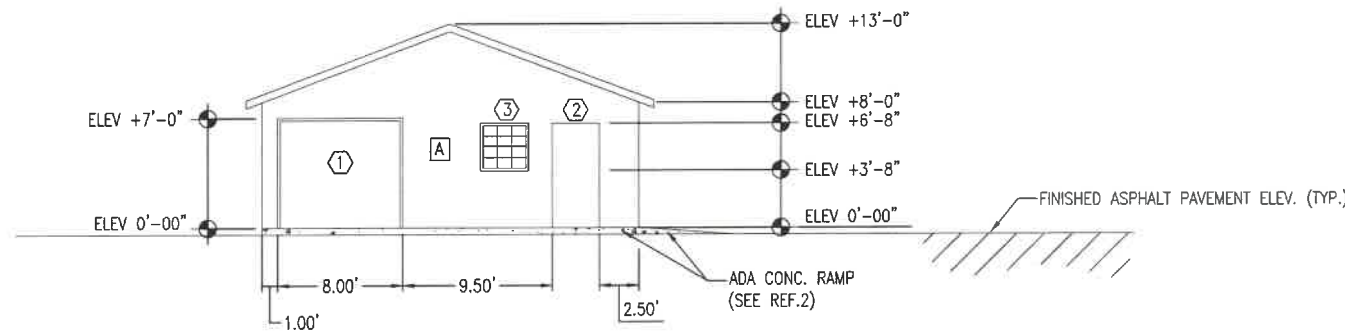
1 ENLARGED SHED LAYOUT DETAILS

SCALE: N.T.S.



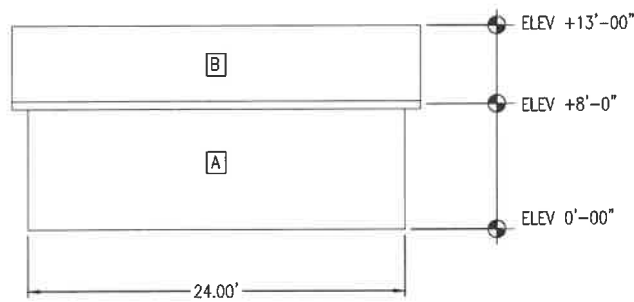
2 ENLARGED ADA CONCRETE RAMP DETAILS

SCALE: N.T.S.



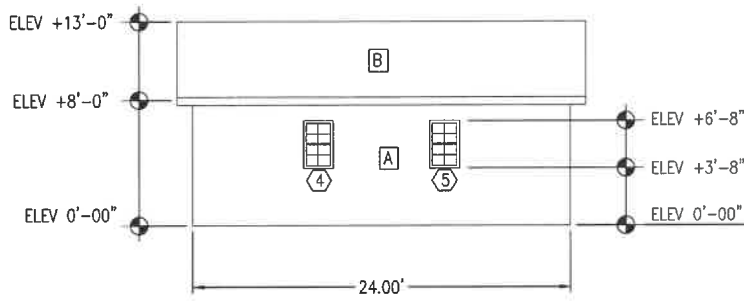
3 FRONT ELEVATION

SCALE: N.T.S.



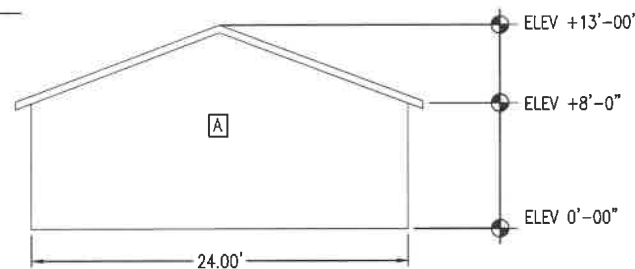
4 LEFT SIDE ELEVATION

SCALE: N.T.S.



5 RIGHT SIDE ELEVATION

SCALE: N.T.S.



6 REAR ELEVATION

SCALE: N.T.S.

GENERAL NOTES – EXTERIOR ELEVATIONS & BUILDING SHELL

SHED MANUFACTURER: PREFABRICATED STORAGE BUILDING BY SUNCREST SHEDS, SUPPLIED AND INSTALLED BY BYD SHEDS / BACKYARD DEPOT INC., OR APPROVED EQUAL. BUILDING RATED FOR 180 MPH HVHZ PER FLORIDA BUILDING CODE.

STRUCTURE: FACTORY-BUILT WOOD-FRAME USING PREMIUM SOUTHERN YELLOW PINE STUDS @ 16" O.C., WITH 3/4" PRESSURE-TREATED PLYWOOD FLOOR (VEHICLE-LOAD CAPABLE) AND CONTINUOUS PERIMETER SKIRTING/FOUNDATION PER MANUFACTURER.

WALLS: MIN. 8'-0" HEIGHT. EXTERIOR FINISH: IMPACT-RESISTANT VINYL SIDING OVER WEATHER-RESISTANT BARRIER AND SHEATHING. COLOR PER OWNER.

ROOF: ASPHALT SHINGLES OVER R-11 INSULATED DECK, 15 LB FELT, AND WOOD TRUSSES @ 24" O.C. PROVIDE RIDGE VENT OR EQUIVALENT VENTILATION PER FBC R806.

FOUNDATION / ANCHORING: ANCHOR PER FLORIDA PRODUCT APPROVAL AND MANUFACTURER'S ENGINEERED TIE-DOWN PLAN MEETING ASCE 7-16 WIND LOADS, EXPOSURE CATEGORY D.

INSULATION: WALLS AND ROOF TO INCLUDE R-11 THERMAL INSULATION OR EQUIVALENT PER FACTORY SPECIFICATIONS.

ELECTRICAL: BASIC ELECTRICAL PACKAGE INCLUDING LIGHTING OUTLET, SWITCH, AND RECEPTACLES PER NEC ARTICLE 550. FINAL CONNECTION BY LICENSED ELECTRICAL CONTRACTOR.

VENTILATION: PROVIDE GABLE VENTS OR RIDGE VENT SYSTEM TO MAINTAIN ATTIC VENTILATION PER FBC R806.

FINISH & COLOR: ALL EXTERIOR FINISHES, TRIM, AND ROOFING TO BE FACTORY-FINISHED; COLORS PER OWNER OR TO MATCH EXISTING SITE STRUCTURES.

DELIVERY & SETUP: BUILDING DELIVERED FULLY ASSEMBLED OR IN MODULAR SECTIONS; INSTALL ON LEVEL PAD BY BYD SHEDS.

INSPECTION & COMPLIANCE: ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE (8TH ED.), NFPA 241, AND LOCAL JURISDICTION REQUIREMENTS. SITE INSPECTION REQUIRED PRIOR TO INSTALLATION.

APPROVALS: CONTRACTOR SHALL SUBMIT FLORIDA PRODUCT APPROVAL NUMBER AND MANUFACTURER'S ANCHORING/TIE-DOWN DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.

EXTERIOR FINISH LEGEND

SYMBOL	MATERIAL	NOTES
[A]	IMPACT-RESISTANT VINYL SIDING	PANELS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS OVER WEATHER-RESISTIVE BARRIER. COLOR PER OWNER.
[B]	ASPHALT SHINGLE ROOF	INSTALL PER MANUFACTURER'S INSTRUCTIONS OVER R-11 INSULATED DECK WITH WOOD TRUSSES @ 24" O.C.

OPENING SCHEDULE

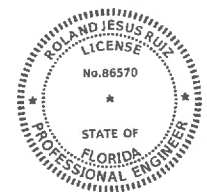
OPENING	WIDTH (IN)	HEIGHT (IN)	LOCATION	REMARKS
①	96	84	FRONT ELEVATION	ROLL UP DOOR
②	36	80	FRONT ELEVATION	DOOR
③	36	36	FRONT ELEVATION	WINDOW
④	22	36	RIGHT SIDE ELEVATION	WINDOW
⑤	22	36	RIGHT SIDE ELEVATION	WINDOW

FENESTRATION ENERGY REQUIREMENTS NOTES

CLIMATE ZONE 1A-LAUDERHILL (BROWARD COUNTY)

ALL FENESTRATION (WINDOWS AND GLAZED DOORS) SHALL BE NFRC-LABELED AND COMPLY WITH FBC-EC 2023 (CLIMATE ZONE 1A): VERTICAL FENESTRATION $U \leq 0.50$ AND SHGC ≤ 0.25 . REFER TO ENERGY COMPLIANCE DOCUMENTATION FOR VERIFIED VALUES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROLAND JESUS RUIZ ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



ENGINEERS, INSPECTORS AND SURVEYORS

R.J. RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:



SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV DATE DESCRIPTION

DATE: 10/16/2025
DESIGNER: L.FERNANDEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

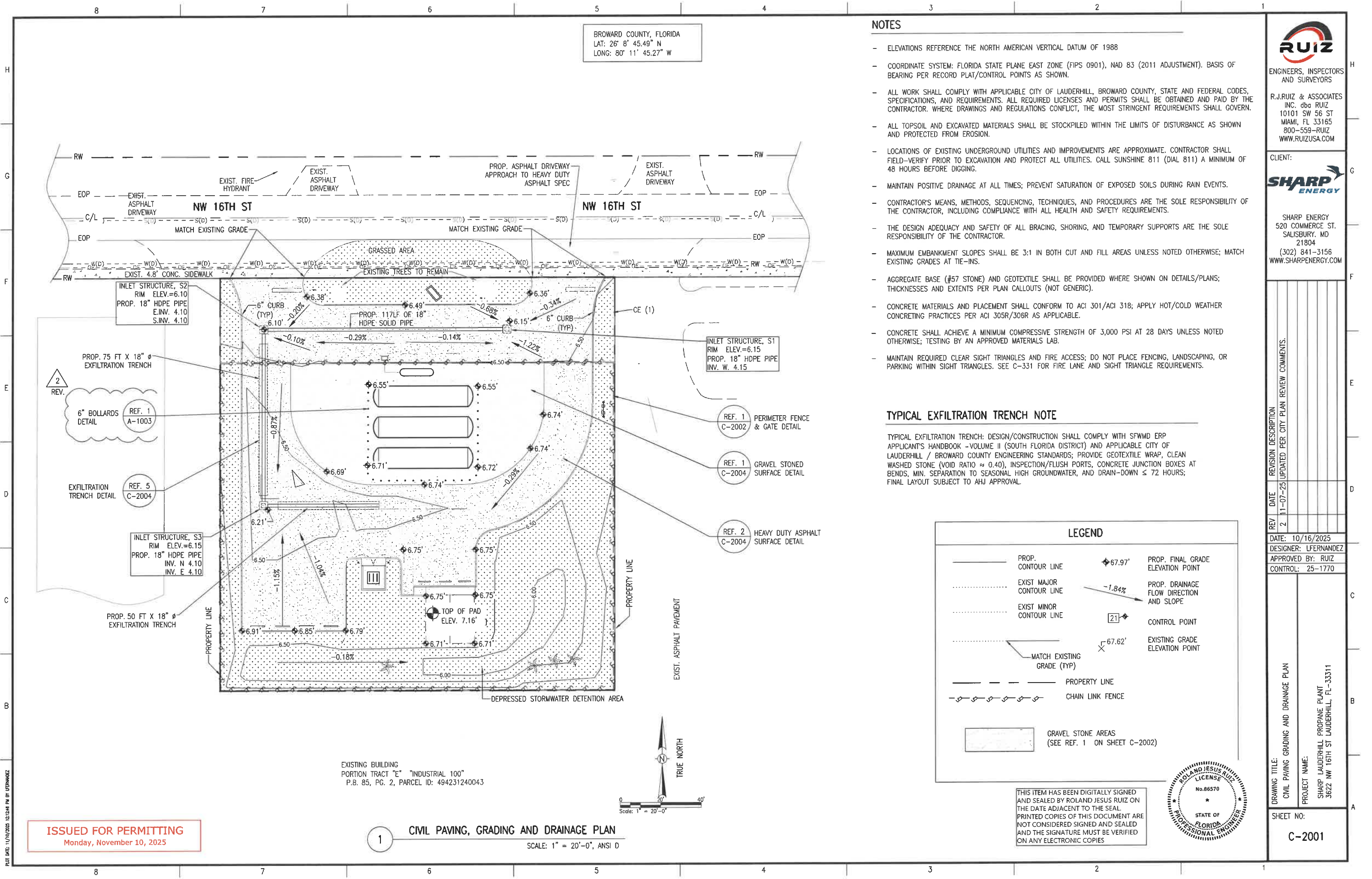
DRAWING TITLE:
LAYOUT AND EXTERIOR ELEVATIONS-24'x24' SHED

PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

SHEET NO:

A-1004

ISSUED FOR PERMITTING
Monday, November 10, 2025



BROWARD COUNTY, FLORIDA
LAT: 26° 8' 45.49" N
LONG: 80° 11' 45.27" W

NOTES

- ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988
- COORDINATE SYSTEM: FLORIDA STATE PLANE EAST ZONE (FIPS 0901), NAD 83 (2011 ADJUSTMENT). BASIS OF BEARING PER RECORD PLAT/CONTROL POINTS AS SHOWN.
- ALL WORK SHALL COMPLY WITH APPLICABLE CITY OF LAUDERHILL, BROWARD COUNTY, STATE AND FEDERAL CODES, SPECIFICATIONS, AND REQUIREMENTS. ALL REQUIRED LICENSES AND PERMITS SHALL BE OBTAINED AND PAID BY THE CONTRACTOR. WHERE DRAWINGS AND REGULATIONS CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- ALL TOPSOIL AND EXCAVATED MATERIALS SHALL BE STOCKPILED WITHIN THE LIMITS OF DISTURBANCE AS SHOWN AND PROTECTED FROM EROSION.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE APPROXIMATE. CONTRACTOR SHALL FIELD-VERIFY PRIOR TO EXCAVATION AND PROTECT ALL UTILITIES. CALL SUNSHINE 811 (DIAL 811) A MINIMUM OF 48 HOURS BEFORE DIGGING.
- MAINTAIN POSITIVE DRAINAGE AT ALL TIMES; PREVENT SATURATION OF EXPOSED SOILS DURING RAIN EVENTS.
- CONTRACTOR'S MEANS, METHODS, SEQUENCING, TECHNIQUES, AND PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING COMPLIANCE WITH ALL HEALTH AND SAFETY REQUIREMENTS.
- THE DESIGN ADEQUACY AND SAFETY OF ALL BRACING, SHORING, AND TEMPORARY SUPPORTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- MAXIMUM EMBANKMENT SLOPES SHALL BE 3:1 IN BOTH CUT AND FILL AREAS UNLESS NOTED OTHERWISE; MATCH EXISTING GRADES AT TIE-INS.
- AGGREGATE BASE (#57 STONE) AND GEOTEXTILE SHALL BE PROVIDED WHERE SHOWN ON DETAILS/PLANS; THICKNESSES AND EXTENTS PER PLAN CALLOUTS (NOT GENERIC).
- CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM TO ACI 301/ACI 318; APPLY HOT/COLD WEATHER CONCRETING PRACTICES PER ACI 305R/306R AS APPLICABLE.
- CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE; TESTING BY AN APPROVED MATERIALS LAB.
- MAINTAIN REQUIRED CLEAR SIGHT TRIANGLES AND FIRE ACCESS; DO NOT PLACE FENCING, LANDSCAPING, OR PARKING WITHIN SIGHT TRIANGLES. SEE C-331 FOR FIRE LANE AND SIGHT TRIANGLE REQUIREMENTS.

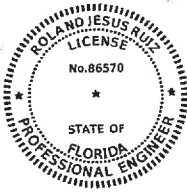
TYPICAL EXFILTRATION TRENCH NOTE

TYPICAL EXFILTRATION TRENCH: DESIGN/CONSTRUCTION SHALL COMPLY WITH SFWMD ERP APPLICANT'S HANDBOOK - VOLUME II (SOUTH FLORIDA DISTRICT) AND APPLICABLE CITY OF LAUDERHILL / BROWARD COUNTY ENGINEERING STANDARDS; PROVIDE GEOTEXTILE WRAP, CLEAN WASHED STONE (VOID RATIO ≈ 0.40), INSPECTION/FLUSH PORTS, CONCRETE JUNCTION BOXES AT BENDS, MIN. SEPARATION TO SEASONAL HIGH GROUNDWATER, AND DRAIN-DOWN ≤ 72 HOURS; FINAL LAYOUT SUBJECT TO AHJ APPROVAL

LEGEND

- PROP. CONTOUR LINE
- EXIST MAJOR CONTOUR LINE
- EXIST MINOR CONTOUR LINE
- MATCH EXISTING GRADE (TYP)
- PROPERTY LINE
- CHAIN LINK FENCE
- PROP. FINAL GRADE ELEVATION POINT
- PROP. DRAINAGE FLOW DIRECTION AND SLOPE
- CONTROL POINT
- EXISTING GRADE ELEVATION POINT
- GRAVEL STONE AREAS (SEE REF. 1 ON SHEET C-2002)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROLAND JESUS RUIZ ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



RUIZ
ENGINEERS, INSPECTORS AND SURVEYORS
R.J.RUIZ & ASSOCIATES INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

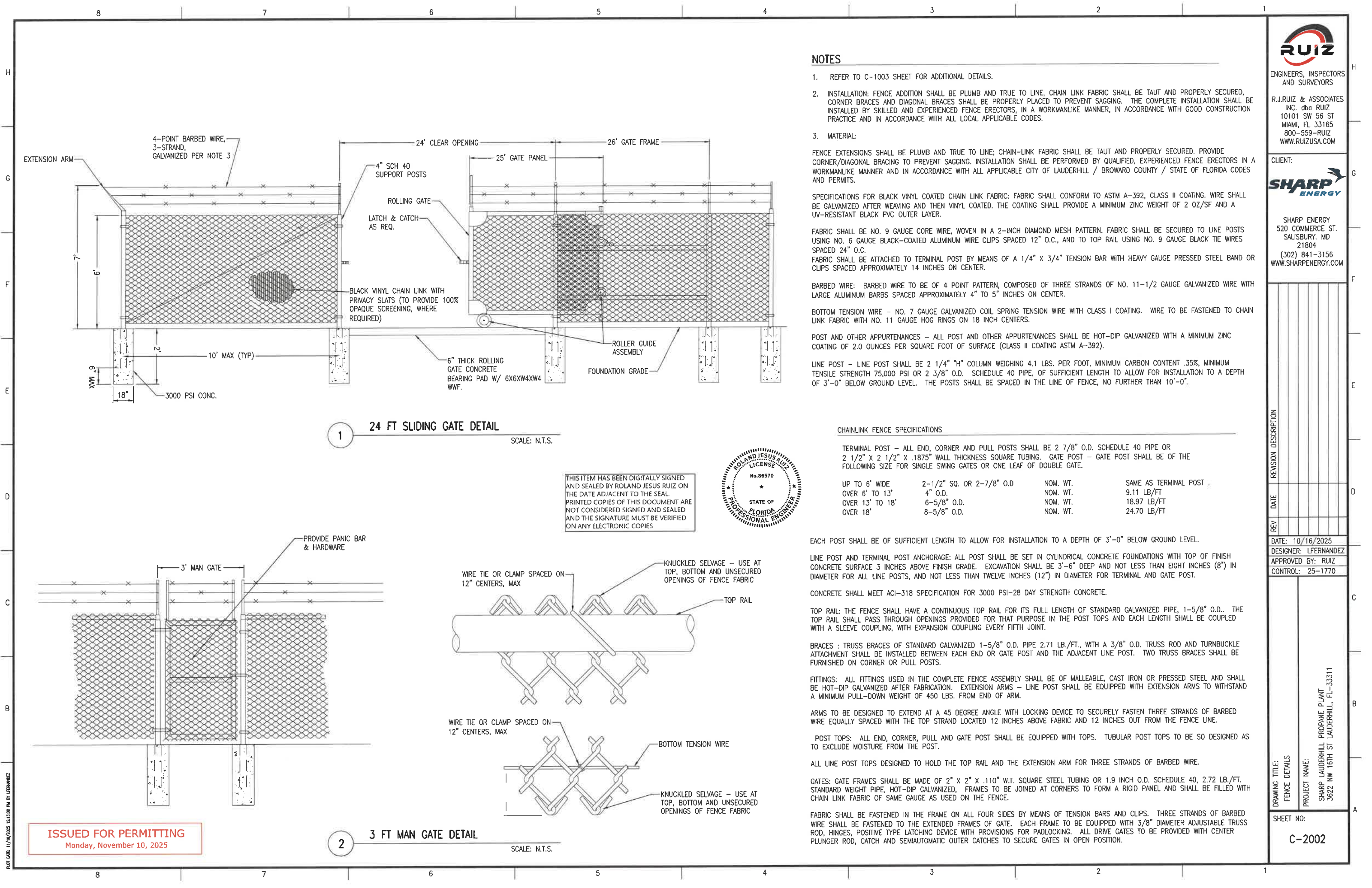
CLIENT:
SHARP ENERGY
SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD 21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV	DATE	REVISION DESCRIPTION
2	11-07-25	UPDATED PER CITY PLAN REVIEW COMMENTS.
DATE: 10/16/2025		
DESIGNER: LFERNANDEZ		
APPROVED BY: RUIZ		
CONTROL: 25-1770		

DRAWING TITLE:
CIVIL PAVING GRADING AND DRAINAGE PLAN
PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311
SHEET NO:
C-2001

ISSUED FOR PERMITTING
Monday, November 10, 2025

1 CIVIL PAVING, GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'-0", ANSI D



NOTES

1. REFER TO C-1003 SHEET FOR ADDITIONAL DETAILS.
2. INSTALLATION: FENCE ADDITION SHALL BE PLUMB AND TRUE TO LINE, CHAIN LINK FABRIC SHALL BE TAUT AND PROPERLY SECURED, CORNER BRACES AND DIAGONAL BRACES SHALL BE PROPERLY PLACED TO PREVENT SAGGING. THE COMPLETE INSTALLATION SHALL BE INSTALLED BY SKILLED AND EXPERIENCED FENCE ERECTORS, IN A WORKMANLIKE MANNER, IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND IN ACCORDANCE WITH ALL LOCAL APPLICABLE CODES.

3. MATERIAL:

FENCE EXTENSIONS SHALL BE PLUMB AND TRUE TO LINE; CHAIN-LINK FABRIC SHALL BE TAUT AND PROPERLY SECURED. PROVIDE CORNER/DIAGONAL BRACING TO PREVENT SAGGING. INSTALLATION SHALL BE PERFORMED BY QUALIFIED, EXPERIENCED FENCE ERECTORS IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CITY OF LAUDERHILL / BROWARD COUNTY / STATE OF FLORIDA CODES AND PERMITS.

SPECIFICATIONS FOR BLACK VINYL COATED CHAIN LINK FABRIC: FABRIC SHALL CONFORM TO ASTM A-392, CLASS II COATING. WIRE SHALL BE GALVANIZED AFTER WEAVING AND THEN VINYL COATED. THE COATING SHALL PROVIDE A MINIMUM ZINC WEIGHT OF 2 OZ/SF AND A UV-RESISTANT BLACK PVC OUTER LAYER.

FABRIC SHALL BE NO. 9 GAUGE CORE WIRE, WOVEN IN A 2-INCH DIAMOND MESH PATTERN. FABRIC SHALL BE SECURED TO LINE POSTS USING NO. 6 GAUGE BLACK-COATED ALUMINUM WIRE CLIPS SPACED 12" O.C., AND TO TOP RAIL USING NO. 9 GAUGE BLACK TIE WIRES SPACED 24" O.C. FABRIC SHALL BE ATTACHED TO TERMINAL POST BY MEANS OF A 1/4" X 3/4" TENSION BAR WITH HEAVY GAUGE PRESSED STEEL BAND OR CLIPS SPACED APPROXIMATELY 14 INCHES ON CENTER.

BARBED WIRE: BARBED WIRE TO BE OF 4 POINT PATTERN, COMPOSED OF THREE STRANDS OF NO. 11-1/2 GAUGE GALVANIZED WIRE WITH LARGE ALUMINUM BARBS SPACED APPROXIMATELY 4" TO 5" INCHES ON CENTER.

BOTTOM TENSION WIRE - NO. 7 GAUGE GALVANIZED COIL SPRING TENSION WIRE WITH CLASS I COATING. WIRE TO BE FASTENED TO CHAIN LINK FABRIC WITH NO. 11 GAUGE HOG RINGS ON 18 INCH CENTERS.

POST AND OTHER APPURTENANCES - ALL POST AND OTHER APPURTENANCES SHALL BE HOT-DIP GALVANIZED WITH A MINIMUM ZINC COATING OF 2.0 OUNCES PER SQUARE FOOT OF SURFACE (CLASS II COATING ASTM A-392).

LINE POST - LINE POST SHALL BE 2 1/4" "H" COLUMN WEIGHING 4.1 LBS. PER FOOT, MINIMUM CARBON CONTENT .35%, MINIMUM TENSILE STRENGTH 75,000 PSI OR 2 3/8" O.D. SCHEDULE 40 PIPE, OF SUFFICIENT LENGTH TO ALLOW FOR INSTALLATION TO A DEPTH OF 3'-0" BELOW GROUND LEVEL. THE POSTS SHALL BE SPACED IN THE LINE OF FENCE, NO FURTHER THAN 10'-0".

CHAINLINK FENCE SPECIFICATIONS

TERMINAL POST - ALL END, CORNER AND PULL POSTS SHALL BE 2 7/8" O.D. SCHEDULE 40 PIPE OR 2 1/2" X 2 1/2" X .1875" WALL THICKNESS SQUARE TUBING. GATE POST - GATE POST SHALL BE OF THE FOLLOWING SIZE FOR SINGLE SWING GATES OR ONE LEAF OF DOUBLE GATE.

UP TO 6' WIDE	2-1/2" SQ. OR 2-7/8" O.D.	NOM. WT.	SAME AS TERMINAL POST
OVER 6' TO 13'	4" O.D.	NOM. WT.	9.11 LB/FT
OVER 13' TO 18'	6-5/8" O.D.	NOM. WT.	18.97 LB/FT
OVER 18'	8-5/8" O.D.	NOM. WT.	24.70 LB/FT

EACH POST SHALL BE OF SUFFICIENT LENGTH TO ALLOW FOR INSTALLATION TO A DEPTH OF 3'-0" BELOW GROUND LEVEL.

LINE POST AND TERMINAL POST ANCHORAGE: ALL POST SHALL BE SET IN CYLINDRICAL CONCRETE FOUNDATIONS WITH TOP OF FINISH CONCRETE SURFACE 3 INCHES ABOVE FINISH GRADE. EXCAVATION SHALL BE 3'-6" DEEP AND NOT LESS THAN EIGHT INCHES (8") IN DIAMETER FOR ALL LINE POSTS, AND NOT LESS THAN TWELVE INCHES (12") IN DIAMETER FOR TERMINAL AND GATE POST.

CONCRETE SHALL MEET ACI-318 SPECIFICATION FOR 3000 PSI-28 DAY STRENGTH CONCRETE.

TOP RAIL: THE FENCE SHALL HAVE A CONTINUOUS TOP RAIL FOR ITS FULL LENGTH OF STANDARD GALVANIZED PIPE, 1-5/8" O.D.. THE TOP RAIL SHALL PASS THROUGH OPENINGS PROVIDED FOR THAT PURPOSE IN THE POST TOPS AND EACH LENGTH SHALL BE COUPLED WITH A SLEEVE COUPLING, WITH EXPANSION COUPLING EVERY FIFTH JOINT.

BRACES : TRUSS BRACES OF STANDARD GALVANIZED 1-5/8" O.D. PIPE 2.71 LB./FT., WITH A 3/8" O.D. TRUSS ROD AND TURNBUCKLE ATTACHMENT SHALL BE INSTALLED BETWEEN EACH END OR GATE POST AND THE ADJACENT LINE POST. TWO TRUSS BRACES SHALL BE FURNISHED ON CORNER OR PULL POSTS.

FITTINGS: ALL FITTINGS USED IN THE COMPLETE FENCE ASSEMBLY SHALL BE OF MALLEABLE, CAST IRON OR PRESSED STEEL AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. EXTENSION ARMS - LINE POST SHALL BE EQUIPPED WITH EXTENSION ARMS TO WITHSTAND A MINIMUM PULL-DOWN WEIGHT OF 450 LBS. FROM END OF ARM.

ARMS TO BE DESIGNED TO EXTEND AT A 45 DEGREE ANGLE WITH LOCKING DEVICE TO SECURELY FASTEN THREE STRANDS OF BARBED WIRE EQUALLY SPACED WITH THE TOP STRAND LOCATED 12 INCHES ABOVE FABRIC AND 12 INCHES OUT FROM THE FENCE LINE.

POST TOPS: ALL END, CORNER, PULL AND GATE POST SHALL BE EQUIPPED WITH TOPS. TUBULAR POST TOPS TO BE SO DESIGNED AS TO EXCLUDE MOISTURE FROM THE POST.

ALL LINE POST TOPS DESIGNED TO HOLD THE TOP RAIL AND THE EXTENSION ARM FOR THREE STRANDS OF BARBED WIRE.

GATES: GATE FRAMES SHALL BE MADE OF 2" X 2" X .110" W.T. SQUARE STEEL TUBING OR 1.9 INCH O.D. SCHEDULE 40, 2.72 LB./FT. STANDARD WEIGHT PIPE, HOT-DIP GALVANIZED, FRAMES TO BE JOINED AT CORNERS TO FORM A RIGID PANEL AND SHALL BE FILLED WITH CHAIN LINK FABRIC OF SAME GAUGE AS USED ON THE FENCE.

FABRIC SHALL BE FASTENED IN THE FRAME ON ALL FOUR SIDES BY MEANS OF TENSION BARS AND CLIPS. THREE STRANDS OF BARBED WIRE SHALL BE FASTENED TO THE EXTENDED FRAMES OF GATE. EACH FRAME TO BE EQUIPPED WITH 3/8" DIAMETER ADJUSTABLE TRUSS ROD, HINGES, POSITIVE TYPE LATCHING DEVICE WITH PROVISIONS FOR PADLOCKING. ALL DRIVE GATES TO BE PROVIDED WITH CENTER PLUNGER ROD, CATCH AND SEMIAUTOMATIC OUTER CATCHES TO SECURE GATES IN OPEN POSITION.



ENGINEERS, INSPECTORS
AND SURVEYORS

R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:



SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REVISION DESCRIPTION

DATE

REV

DATE: 10/16/2025
DESIGNER: L.FERNANDEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

DRAWING TITLE:

FENCE DETAILS

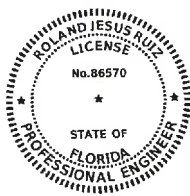
PROJECT NAME:

SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

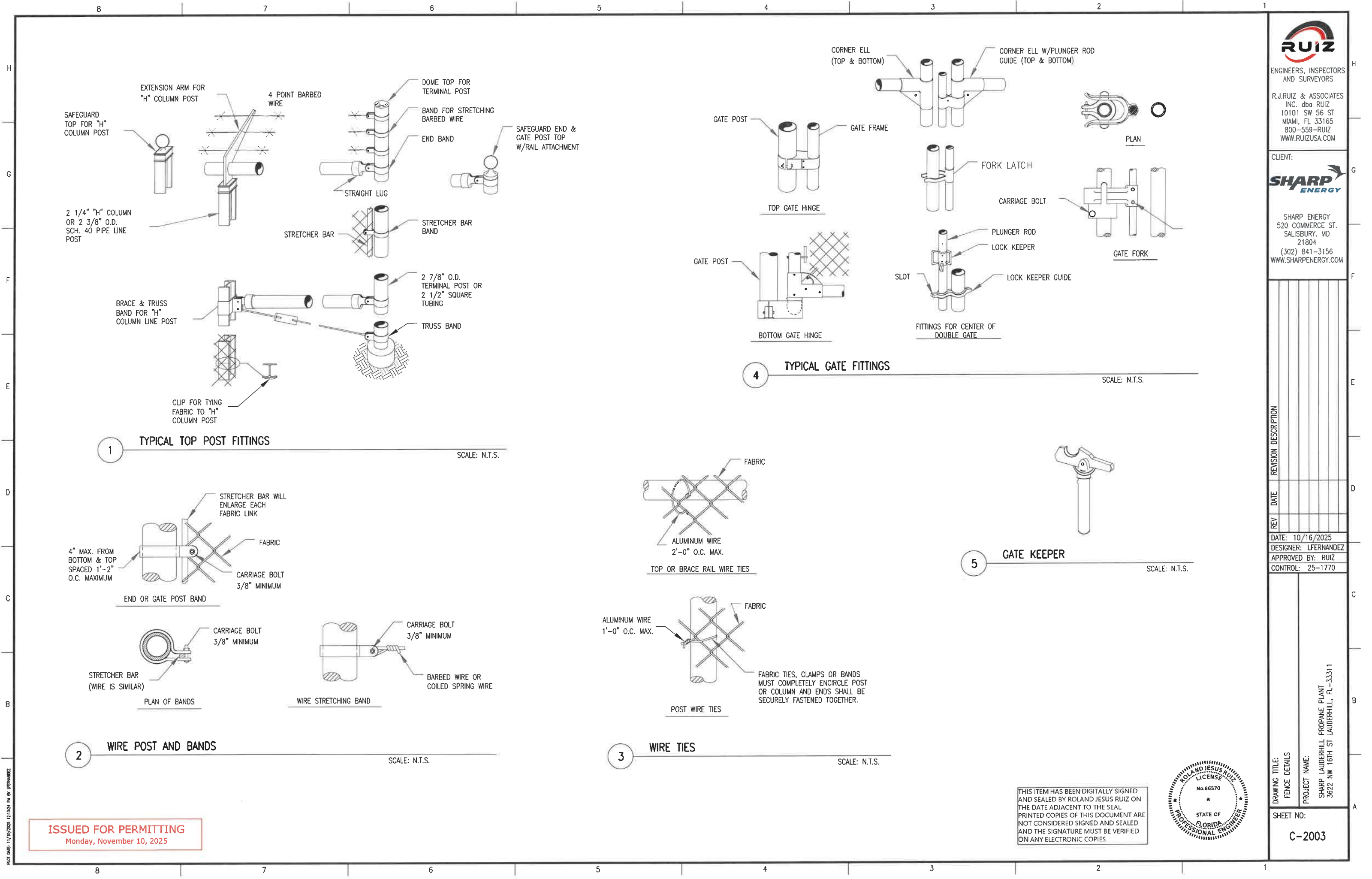
SHEET NO:

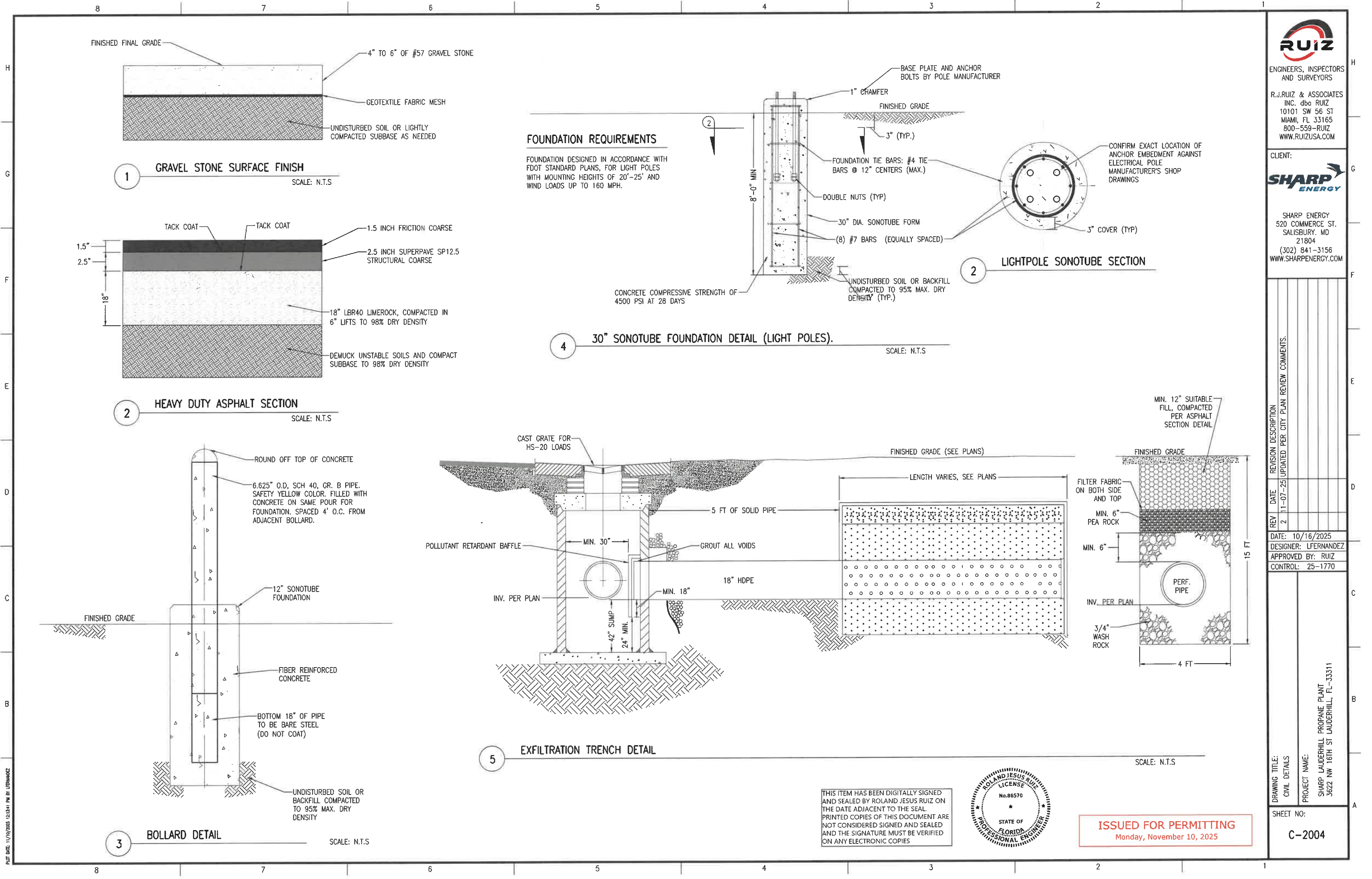
C-2002

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ROLAND JESUS RUIZ ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES



ISSUED FOR PERMITTING
Monday, November 10, 2025





RUIZ
ENGINEERS, INSPECTORS
AND SURVEYORS
R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

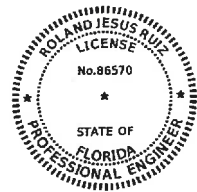
CLIENT:
SHARP ENERGY
SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV	DATE	REVISION DESCRIPTION
1	11-07-25	UPDATED PER CITY PLAN REVIEW COMMENTS.
2		

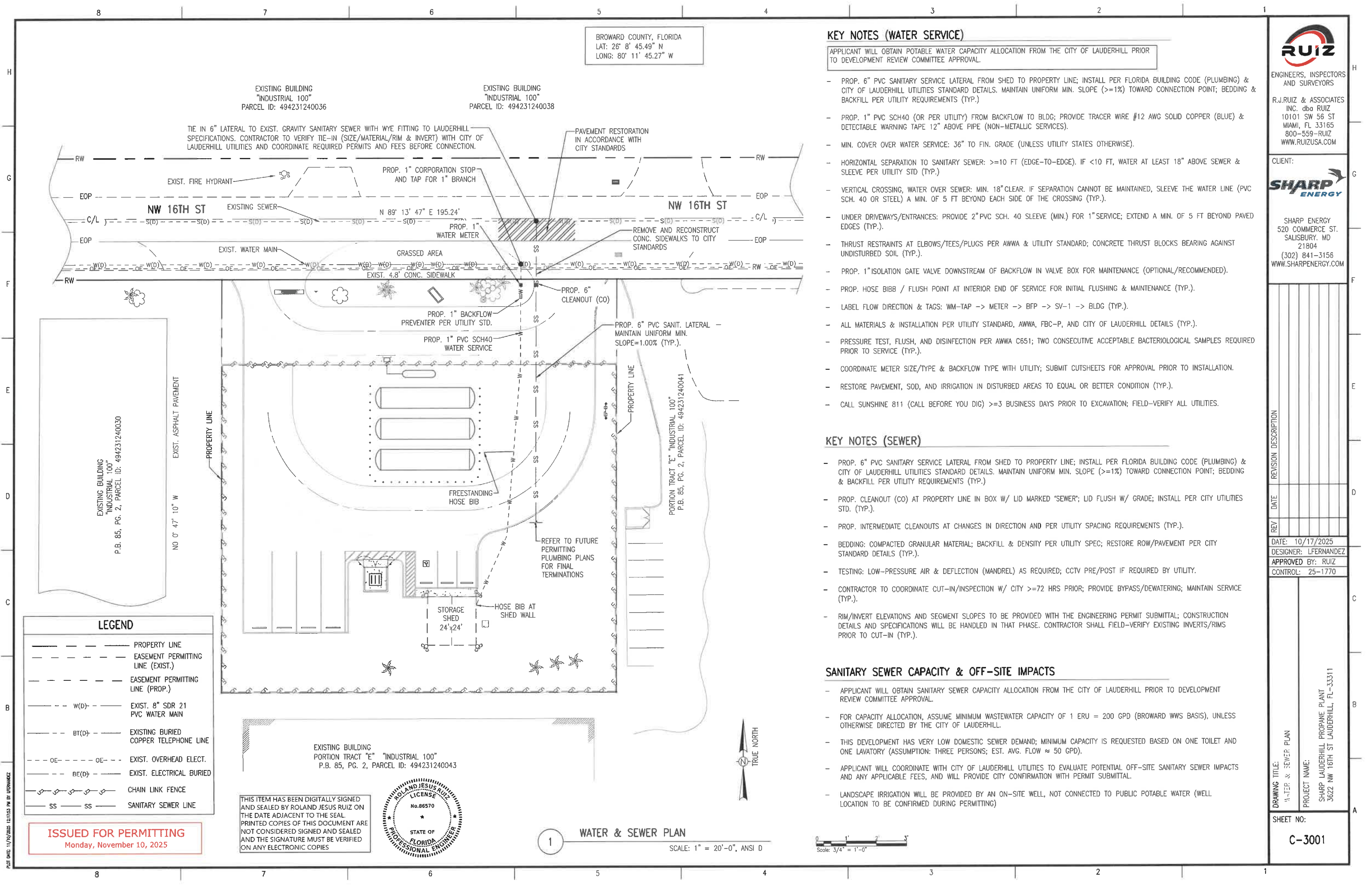
DATE: 10/16/2025
DESIGNER: LFERNADEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

DRAWING TITLE:
CIVIL DETAILS
PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311
SHEET NO:
C-2004

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ROLAND JESUS RUIZ ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES



ISSUED FOR PERMITTING
Monday, November 10, 2025



BROWARD COUNTY, FLORIDA
LAT: 26° 8' 45.49" N
LONG: 80° 11' 45.27" W

EXISTING BUILDING
"INDUSTRIAL 100"
PARCEL ID: 494231240036

EXISTING BUILDING
"INDUSTRIAL 100"
PARCEL ID: 494231240038

TIE IN 6" LATERAL TO EXIST. GRAVITY SANITARY SEWER WITH WYE FITTING TO LAUDERHILL SPECIFICATIONS. CONTRACTOR TO VERIFY TIE-IN (SIZE/MATERIAL/RIM & INVERT) WITH CITY OF LAUDERHILL UTILITIES AND COORDINATE REQUIRED PERMITS AND FEES BEFORE CONNECTION.

PAVEMENT RESTORATION
IN ACCORDANCE WITH
CITY STANDARDS

PROP. 1" CORPORATION STOP
AND TAP FOR 1" BRANCH

EXIST. FIRE HYDRANT

NW 16TH ST

NW 16TH ST

N 89° 13' 47" E 195.24'

PROP. 1" WATER METER

REMOVE AND RECONSTRUCT
CONC. SIDEWALKS TO CITY
STANDARDS

EXIST. WATER MAIN

GRASSED AREA

EXIST. 4.8' CONC. SIDEWALK

PROP. 6" CLEANOUT (CO)

PROP. 1" BACKFLOW
PREVENTER PER UTILITY STD.

PROP. 1" PVC SCH40
WATER SERVICE

PROP. 6" PVC SANIT. LATERAL -
MAINTAIN UNIFORM MIN.
SLOPE=1.00% (TYP.).

FREESTANDING
HOSE BIB

REFER TO FUTURE
PERMITTING
PLUMBING PLANS
FOR FINAL
TERMINATIONS

STORAGE
SHED
24'x24'

HOSE BIB AT
SHED WALL

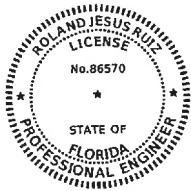
PORTION TRACT "E" "INDUSTRIAL 100"
P.B. 85, PG. 2, PARCEL ID: 494231240041

LEGEND

- PROPERTY LINE
- EASEMENT PERMITTING LINE (EXIST.)
- EASEMENT PERMITTING LINE (PROP.)
- W(D) - EXIST. 8" SDR 21 PVC WATER MAIN
- BT(D) - EXISTING BURIED COPPER TELEPHONE LINE
- OE - EXIST. OVERHEAD ELECT.
- BE(D) - EXIST. ELECTRICAL BURIED
- CHAIN LINK FENCE
- SS - SANITARY SEWER LINE

ISSUED FOR PERMITTING
Monday, November 10, 2025

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ROLAND JESUS RUIZ ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES



WATER & SEWER PLAN

SCALE: 1" = 20'-0", ANSI D

KEY NOTES (WATER SERVICE)

APPLICANT WILL OBTAIN POTABLE WATER CAPACITY ALLOCATION FROM THE CITY OF LAUDERHILL PRIOR TO DEVELOPMENT REVIEW COMMITTEE APPROVAL.

- PROP. 6" PVC SANITARY SERVICE LATERAL FROM SHED TO PROPERTY LINE; INSTALL PER FLORIDA BUILDING CODE (PLUMBING) & CITY OF LAUDERHILL UTILITIES STANDARD DETAILS. MAINTAIN UNIFORM MIN. SLOPE ($\geq 1\%$) TOWARD CONNECTION POINT; BEDDING & BACKFILL PER UTILITY REQUIREMENTS (TYP.).
- PROP. 1" PVC SCH40 (OR PER UTILITY) FROM BACKFLOW TO BLDG; PROVIDE TRACER WIRE #12 AWG SOLID COPPER (BLUE) & DETECTABLE WARNING TAPE 12" ABOVE PIPE (NON-METALLIC SERVICES).
- MIN. COVER OVER WATER SERVICE: 36" TO FIN. GRADE (UNLESS UTILITY STATES OTHERWISE).
- HORIZONTAL SEPARATION TO SANITARY SEWER: ≥ 10 FT (EDGE-TO-EDGE). IF < 10 FT, WATER AT LEAST 18" ABOVE SEWER & SLEEVE PER UTILITY STD (TYP.).
- VERTICAL CROSSING, WATER OVER SEWER: MIN. 18" CLEAR. IF SEPARATION CANNOT BE MAINTAINED, SLEEVE THE WATER LINE (PVC SCH. 40 OR STEEL) A MIN. OF 5 FT BEYOND EACH SIDE OF THE CROSSING (TYP.).
- UNDER DRIVEWAYS/ENTRANCES: PROVIDE 2" PVC SCH. 40 SLEEVE (MIN.) FOR 1" SERVICE; EXTEND A MIN. OF 5 FT BEYOND PAVED EDGES (TYP.).
- THRUST RESTRAINTS AT ELBOWS/TEES/PLUGS PER AWWA & UTILITY STANDARD; CONCRETE THRUST BLOCKS BEARING AGAINST UNDISTURBED SOIL (TYP.).
- PROP. 1" ISOLATION GATE VALVE DOWNSTREAM OF BACKFLOW IN VALVE BOX FOR MAINTENANCE (OPTIONAL/RECOMMENDED).
- PROP. HOSE BIB / FLUSH POINT AT INTERIOR END OF SERVICE FOR INITIAL FLUSHING & MAINTENANCE (TYP.).
- LABEL FLOW DIRECTION & TAGS: WM-TAP -> METER -> BFP -> SV-1 -> BLDG (TYP.).
- ALL MATERIALS & INSTALLATION PER UTILITY STANDARD, AWWA, FBC-P, AND CITY OF LAUDERHILL DETAILS (TYP.).
- PRESSURE TEST, FLUSH, AND DISINFECTION PER AWWA C651; TWO CONSECUTIVE ACCEPTABLE BACTERIOLOGICAL SAMPLES REQUIRED PRIOR TO SERVICE (TYP.).
- COORDINATE METER SIZE/TYPE & BACKFLOW TYPE WITH UTILITY; SUBMIT CUTSHEETS FOR APPROVAL PRIOR TO INSTALLATION.
- RESTORE PAVEMENT, SOD, AND IRRIGATION IN DISTURBED AREAS TO EQUAL OR BETTER CONDITION (TYP.).
- CALL SUNSHINE 811 (CALL BEFORE YOU DIG) ≥ 3 BUSINESS DAYS PRIOR TO EXCAVATION; FIELD-VERIFY ALL UTILITIES.

KEY NOTES (SEWER)

- PROP. 6" PVC SANITARY SERVICE LATERAL FROM SHED TO PROPERTY LINE; INSTALL PER FLORIDA BUILDING CODE (PLUMBING) & CITY OF LAUDERHILL UTILITIES STANDARD DETAILS. MAINTAIN UNIFORM MIN. SLOPE ($\geq 1\%$) TOWARD CONNECTION POINT; BEDDING & BACKFILL PER UTILITY REQUIREMENTS (TYP.).
- PROP. CLEANOUT (CO) AT PROPERTY LINE IN BOX W/ LID MARKED "SEWER"; LID FLUSH W/ GRADE; INSTALL PER CITY UTILITIES STD. (TYP.).
- PROP. INTERMEDIATE CLEANOUTS AT CHANGES IN DIRECTION AND PER UTILITY SPACING REQUIREMENTS (TYP.).
- BEDDING: COMPACTED GRANULAR MATERIAL; BACKFILL & DENSITY PER UTILITY SPEC; RESTORE ROW/PAVEMENT PER CITY STANDARD DETAILS (TYP.).
- TESTING: LOW-PRESSURE AIR & DEFLECTION (MANDREL) AS REQUIRED; CCTV PRE/POST IF REQUIRED BY UTILITY.
- CONTRACTOR TO COORDINATE CUT-IN/INSPECTION W/ CITY ≥ 72 HRS PRIOR; PROVIDE BYPASS/DEWATERING; MAINTAIN SERVICE (TYP.).
- RIM/INVERT ELEVATIONS AND SEGMENT SLOPES TO BE PROVIDED WITH THE ENGINEERING PERMIT SUBMITTAL; CONSTRUCTION DETAILS AND SPECIFICATIONS WILL BE HANDLED IN THAT PHASE. CONTRACTOR SHALL FIELD-VERIFY EXISTING INVERTS/RIMS PRIOR TO CUT-IN (TYP.).

SANITARY SEWER CAPACITY & OFF-SITE IMPACTS

- APPLICANT WILL OBTAIN SANITARY SEWER CAPACITY ALLOCATION FROM THE CITY OF LAUDERHILL PRIOR TO DEVELOPMENT REVIEW COMMITTEE APPROVAL.
- FOR CAPACITY ALLOCATION, ASSUME MINIMUM WASTEWATER CAPACITY OF 1 ERU = 200 GPD (BROWARD WWS BASIS), UNLESS OTHERWISE DIRECTED BY THE CITY OF LAUDERHILL.
- THIS DEVELOPMENT HAS VERY LOW DOMESTIC SEWER DEMAND; MINIMUM CAPACITY IS REQUESTED BASED ON ONE TOILET AND ONE LAVATORY (ASSUMPTION: THREE PERSONS; EST. AVG. FLOW ≈ 50 GPD).
- APPLICANT WILL COORDINATE WITH CITY OF LAUDERHILL UTILITIES TO EVALUATE POTENTIAL OFF-SITE SANITARY SEWER IMPACTS AND ANY APPLICABLE FEES, AND WILL PROVIDE CITY CONFIRMATION WITH PERMIT SUBMITTAL.
- LANDSCAPE IRRIGATION WILL BE PROVIDED BY AN ON-SITE WELL, NOT CONNECTED TO PUBLIC POTABLE WATER (WELL LOCATION TO BE CONFIRMED DURING PERMITTING)



ENGINEERS, INSPECTORS
AND SURVEYORS

R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:



SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REVISION DESCRIPTION

DATE: 10/17/2025
DESIGNER: LFERNADEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

DRAWING TITLE:
WATER & SEWER PLAN

PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

SHEET NO:

C-3001

BROWARD COUNTY, FLORIDA
LAT: 26° 8' 45.49" N
LONG: 80° 11' 45.27" W

EXISTING BUILDING
"INDUSTRIAL 100"
PARCEL ID: 494231240036

EXISTING BUILDING
"INDUSTRIAL 100"
PARCEL ID: 494231240038

LOD COVERS UTILITY CONNECTIONS AND ROAD RESTORATION

AVOID MUD TRACKING ONT
HIGHWAY. PROVIDE TRUC
TIRE WASH AREA AS NEEDE

-PROVIDE TEMPORARY ACCESS
SECURITY GATES AS NEEDED

NW 16TH S

N 89° 13' 47" E 195.24

NW 16TH S

GRASSED ARE

ST. 4.8' CONC. SIDEWALK

PROVIDE 20FT WIDE X 80FT
LONG STONED CONSTRUCTION
ENTRANCE OVER FILTER
FABRIC IN ACCORDANCE WITH
FLORIDA DEP SPECS

PROPOSED CONSTRUCTION, TEMPORARY
PARKING, MATERIAL STAGING, AND LIMIT
OF DISTURBANCE AREAS
TOTAL = 37948 SF (.87 AC)

PERIMETER SIL FENCE DETAIL

LEGEND

— SF — PERIMETER SILT FENCING IN
ACCORDANCE WITH DETAILS
ON SHEET C-4002

EXISTING BUILDING
PORTION TRACT "E" "INDUSTRIAL 100"
P.B. 85, PG. 2, PARCEL ID: 49423124004

ISSUED FOR PERMITTING
Monday, November 10, 2025

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'-0", ANSI

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ROLAND JESUS RUIZ ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



RUIZ
ENGINEERS, INSPECTOR
AND SURVEYORS
R.J.RUIZ & ASSOCIATE
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:

SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEnergy.com

REVISION	DESCRIPTION
1	Initial release
2	Added new features
3	Fixed bugs
4	Updated documentation
5	Added new features
6	Fixed bugs
7	Updated documentation
8	Added new features
9	Fixed bugs
10	Updated documentation
11	Added new features
12	Fixed bugs
13	Updated documentation
14	Added new features
15	Fixed bugs
16	Updated documentation
17	Added new features
18	Fixed bugs
19	Updated documentation
20	Added new features
21	Fixed bugs
22	Updated documentation
23	Added new features
24	Fixed bugs
25	Updated documentation
26	Added new features
27	Fixed bugs
28	Updated documentation
29	Added new features
30	Fixed bugs
31	Updated documentation
32	Added new features
33	Fixed bugs
34	Updated documentation
35	Added new features
36	Fixed bugs
37	Updated documentation
38	Added new features
39	Fixed bugs
40	Updated documentation
41	Added new features
42	Fixed bugs
43	Updated documentation
44	Added new features
45	Fixed bugs
46	Updated documentation
47	Added new features
48	Fixed bugs
49	Updated documentation
50	Added new features
51	Fixed bugs
52	Updated documentation
53	Added new features
54	Fixed bugs
55	Updated documentation
56	Added new features
57	Fixed bugs
58	Updated documentation
59	Added new features
60	Fixed bugs
61	Updated documentation
62	Added new features
63	Fixed bugs
64	Updated documentation
65	Added new features
66	Fixed bugs
67	Updated documentation
68	Added new features
69	Fixed bugs
70	Updated documentation
71	Added new features
72	Fixed bugs
73	Updated documentation
74	Added new features
75	Fixed bugs
76	Updated documentation
77	Added new features
78	Fixed bugs
79	Updated documentation
80	Added new features
81	Fixed bugs
82	Updated documentation
83	Added new features
84	Fixed bugs
85	Updated documentation
86	Added new features
87	Fixed bugs
88	Updated documentation
89	Added new features
90	Fixed bugs
91	Updated documentation
92	Added new features
93	Fixed bugs
94	Updated documentation
95	Added new features
96	Fixed bugs
97	Updated documentation
98	Added new features
99	Fixed bugs
100	Updated documentation

REV	DATE
-----	------

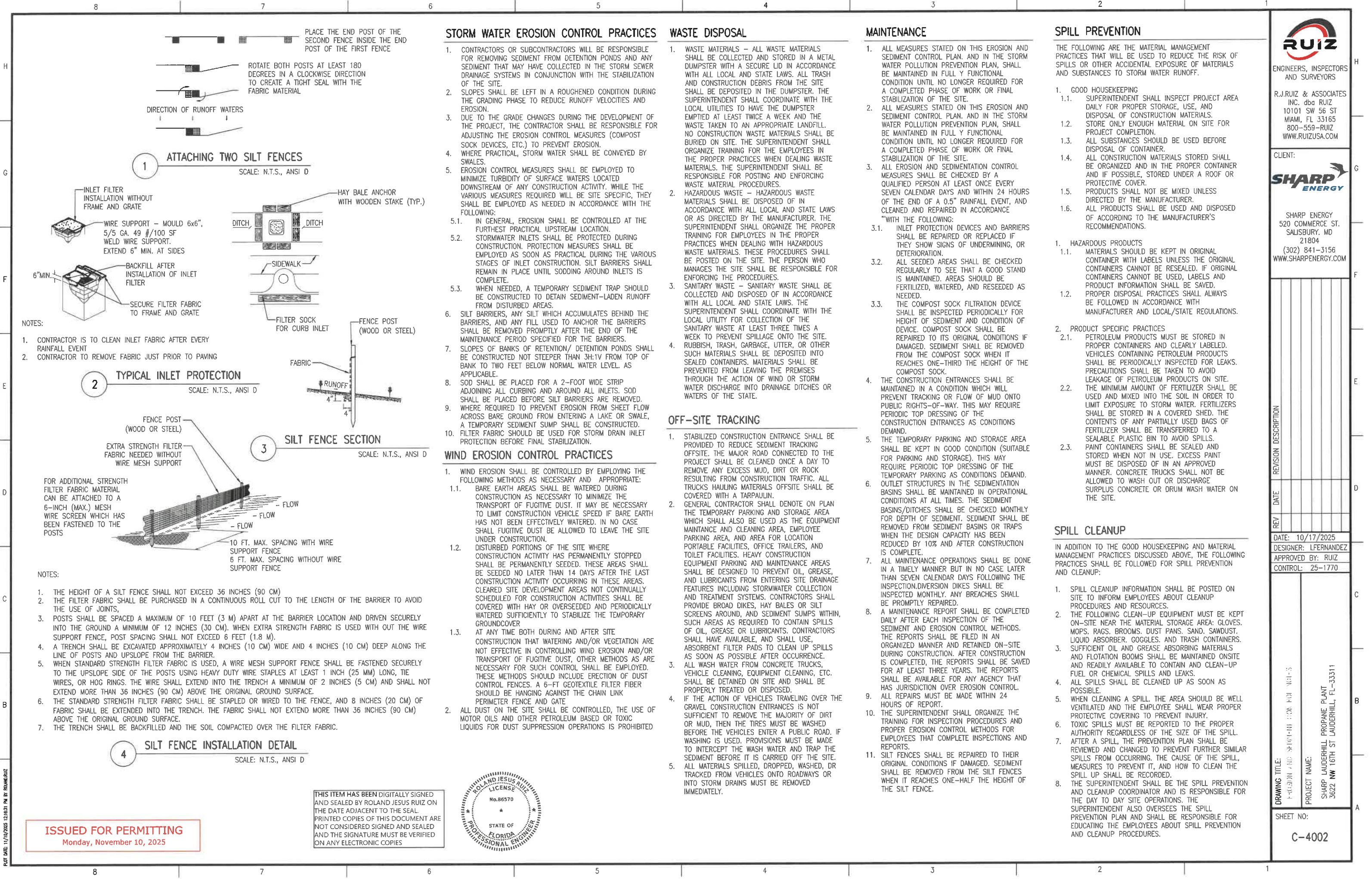
DATE: 10/17/2025
DESIGNER: LFERNANDE
APPROVED BY: RUIZ
CONTROL: 25-1770

DRAWING TITLE:
EROSION AND SEDIMENT CONTROL PLAN

PROJECT NAME: SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

SHEET NO:

C-4001



ALL EXTERIOR LIGHTING FIXTURES HAVE BEEN STRATEGICALLY DISTRIBUTED THROUGHOUT THE SITE TO ENSURE THAT THE DISTANCE BETWEEN ANY TWO POLES DOES NOT EXCEED 80 FEET, IN ACCORDANCE WITH THE APPROVED PHOTOMETRIC LAYOUT AND SPACING CRITERIA.

MODEL: HGX LED 2RH ALO SWW2 120 PIR WH
(CATALOG ID - LITHONIA LIGHTING)

1. APPLICATION
DUAL-HEAD LED FLOODLIGHT FOR WALL-MOUNTED SECURITY LIGHTING. IDEAL FOR INSTALLATION ON BUILDING CORNERS, PEDESTRIAN ENTRANCES, AND SERVICE AREAS. PROVIDES MOTION-ACTIVATED AND DUSK-TO-DAWN LIGHTING.
2. TECHNICAL SPECIFICATIONS
POWER CONSUMPTION: 26 WATTS TOTAL (DUAL HEADS)
LIGHT OUTPUT: 2,150-2600 LUMENS (SELECTABLE)
COLOR TEMPERATURE: 3000K (SELECTABLE)
MOUNTING: WALL-MOUNTED
FIXTURE FINISH: WHITE
VOLTAGE: 120V
ELECTRICAL LOAD PER FIXTURE: ~0.22 AMPS @ 120V
SENSOR: DETECTED MOTION SENSOR AND DUSK-TO-DAWN PHOTOCELL
DETECTION RANGE: UP TO 40 FT MOTION SENSING DISTANCE
LIGHT COVERAGE: WIDE-AREA DUAL ADJUSTABLE HEADS
OPERATING TEMP: SUITABLE FOR OUTDOOR USE
INGRESS PROTECTION: WET LOCATION RATED
CERTIFICATIONS: UL LISTED
TOTAL REQUIRED: 4 DUAL HEADS
3. MOUNTING METHOD & HEIGHTS:
- MOUNTS TO STANDARD WALL BOX OR SURFACE
 - SUGGESTED MOUNTING HEIGHT IS 10 FT (FROM FINISHED GRADE TO FIXTURE LENS)
4. DIMENSIONS & MATERIALS
DIMENSIONS: APPROX. 7.56" W x 4.96" L x 4.53" H
HOUSING: CAST-ALUMINUM
5. INSTALLATION & MAINTENANCE
- ADJUSTABLE LAMP HEADS FOR DIRECTIONAL AIMING
 - AUTOMATIC OPERATION WITH NO MANUAL SWITCH REQUIRED
 - LOW-MAINTENANCE, LONG-LIFE LED SOURCE
 - FOR EXTERIOR USE ONLY
 - RECOMMENDED FOR SECURITY AND GENERAL BUILDING PERIMETER LIGHTING
 - SENSOR SETTINGS MAY BE CUSTOMIZED PER LOCATION NEEDS

FOR ADDITIONAL TECHNICAL INFORMATION, REFER TO
"LITHONIA_HGX_LED_2RH_ALO_SWW2_120_PIR_WH.PDF" LOCATED IN
THE REFERENCE DOCUMENTS ATTACHED.

MODEL: TBD
(CATALOG ID - TBD)

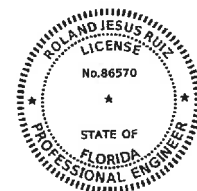
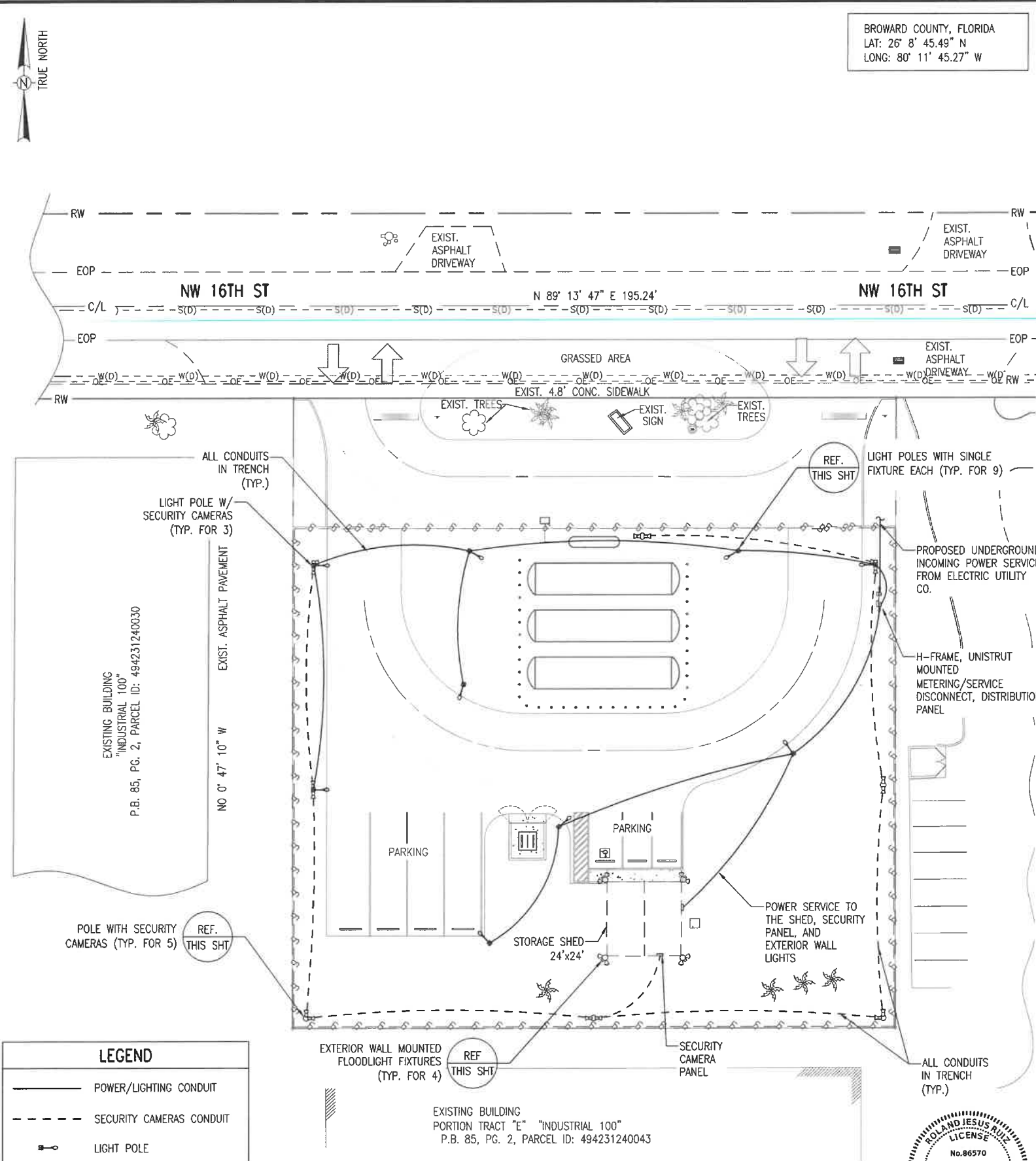
1. APPLICATION
SITE SECURITY AROUND THE PERIMETER OF THE PROPERTY,
MONITORED 24/7.
2. TECHNICAL SPECIFICATIONS
IR HIGH VISION FOR LOW LIGHT CONDITIONS
RANGE: ~100 FT
VOLTAGE: 24VDC POE
COMMUNICATION TO SECURITY PANEL: CAT6
WIRING: UNDERGROUND CONDUIT TO EACH POLE WITH
JUNCTION BOX
METHOD: SEE NOTE 5
TOTAL REQUIRED: 16
3. MOUNTING METHOD & HEIGHTS:
- ARM-MOUNTED ON STEEL OR ALUMINUM POLES EITHER
ON LIGHT POLES OR SEPARATE POLES AS INDICATED
ON PLAN
 - SUSPENDED MOUNTING HEIGHT: 15 FT (FROM FINISHED
GRADE)

MODEL: ATB0 P201 R3 3K
(CATALOG ID - AMERICAN ELECTRIC LIGHTING)

1. APPLICATION
LIGHT FOR MOUNTING ON POLES. IDEAL FOR INSTALLATION ON ROADWAYS, PARKING LOTS, AND GENERAL YARD AREAS. PROVIDES PHOTOCONTROL LIGHTING.
2. TECHNICAL SPECIFICATIONS
LED ROADWAY LUMINAIRE – FULL CUTOFF (DARK-SKY COMPLIANT)
DISTRIBUTION: TYPE III
GLARE SHIELD: INTEGRATED FULL-CUTOFF OPTIC (0 UPLIGHT)
LAMP & WATTAGE: INTEGRAL LED MODULE, NOMINAL 36-40 WATTS
COLOR TEMPERATURE: 3000K (WARM WHITE)
LIGHT OUTPUT: ~5,400-6,000 LUMENS
VOLTAGE: 120-277V (MVOLT), 0-10V DIMMABLE DRIVER
ELECTRICAL LOAD PER FIXTURE: ~0.33 AMPS @120V
WIRING: UNDERGROUND CONDUIT TO EACH POLE WITH JUNCTION BOX
METHOD: SEE NOTE 5
TOTAL REQUIRED: 9
3. MOUNTING METHOD & HEIGHTS:
- ARM-MOUNTED ON STEEL OR ALUMINUM POLES
 - SUGGESTED MOUNTING HEIGHT: 25 FT (FROM FINISHED GRADE TO FIXTURE LENS)
4. DIMENSIONS & MATERIALS
HOUSING: DIE-CAST ALUMINUM
LENS: UV-STABILIZED ACRYLIC OR POLYCARBONATE
FINISH: POWDER-COATED, CORROSION-RESISTANT
EPA: ~0.76 FT²
WEIGHT: ~14 LBS
5. INSTALLATION & MAINTENANCE
- TOOL-LESS ENTRY HOUSING FOR FAST MAINTENANCE
 - LEVELING DEVICE INCLUDED FOR ACCURATE INSTALLATION
 - MOUNTING ARM NOT INCLUDED (ORDER SEPARATELY IF NEEDED)
 - STANDARD 3-PIN RECEPTACLE FOR PHOTOCONTROL COMPATIBILITY

FOR ADDITIONAL TECHNICAL INFORMATION, REFER TO "AUTOBAHN
SERIES ATBO.PDF" LOCATED IN THE REFERENCE DOCUMENTS
ATTACHED.

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ROLAND JESUS RUIZ ON
THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES



ISSUED FOR PERMITTING
Wednesday, October 15, 2025

ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0", ANSI D



RUIZ
ENGINEERS, INSPECTORS
AND SURVEYORS
R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:



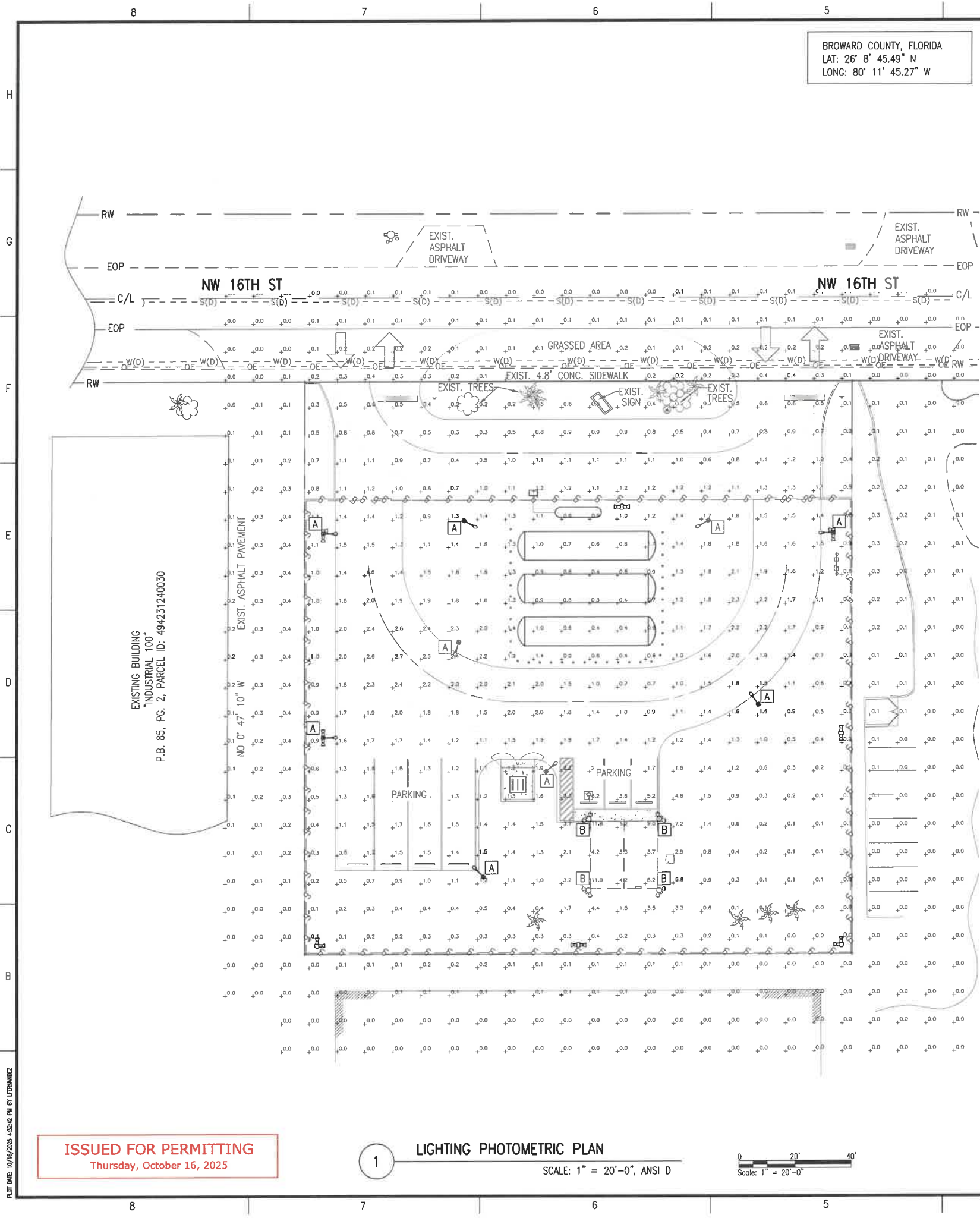
SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

DATE:	10/16/2025
DESIGNER:	LFERNANDEZ
APPROVED BY:	RUIZ
CONTROL:	25-1770

PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

SHEET NO:

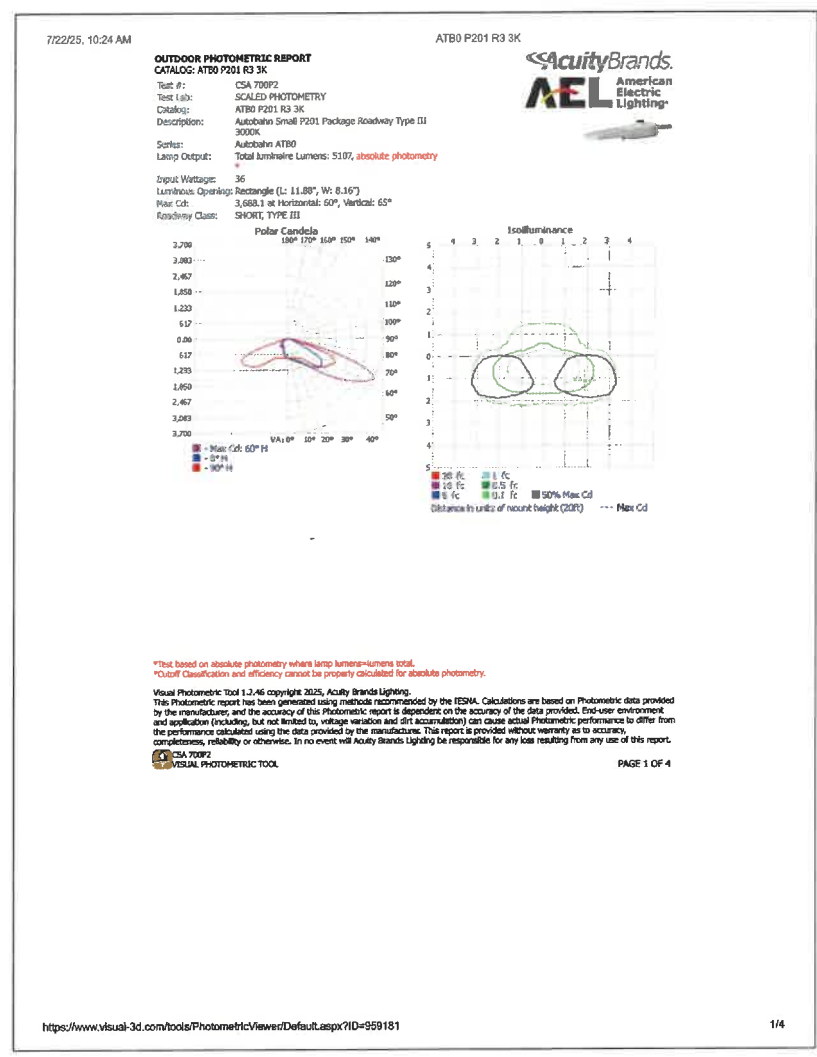
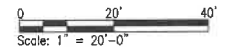
-1001



BROWARD COUNTY, FLORIDA
LAT: 26° 8' 45.49" N
LONG: 80° 11' 45.27" W

ISSUED FOR PERMITTING
Thursday, October 16, 2025

1 LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 20'-0", ANSI D



2 OUTDOOR PHOTOMETRIC REPORT
SCALE: N.T.S.

PHOTOMETRIC CALCULATION STATEMENT:

SOFTWARE: VISUAL LIGHTING (ACUITY BRANDS), VER. (2.11.0164)

INPUT DATA: IES FILES AS PROVIDED BY MANUFACTURER. MOUNTING HEIGHTS: TYPE A = 25 FT; TYPE B = 10 FT.
NUMBER OF HEADS PER POLE = 1 (TYP. UNLESS NOTED). TILT = 0° UNLESS NOTED.
NUMBER OF HEADS PER WALL MOUNTED FLOOD LIGHT = 2 (TYP. UNLESS NOTED).

METHOD: POINT-BY-POINT HORIZONTAL ILLUMINANCE AT GRADE; GRID SPACING 10FT x 10FT; UNITS FC.

THIS PHOTOMETRIC PLAN COMPLIES WITH THE CITY/BROWARD LIGHT TRESPASS LIMITS. IT CONFIRMS THAT:

- ILLUMINATION LEVELS DO NOT EXCEED 0.5 FOOTCANDLE AT ANY PROPERTY LINE.
- PARKING LOTS AND WALKING SURFACES MEET MINIMUM 0.5 FOOTCANDLE.

CONTRACTOR SHALL AIM AND ADJUST LUMINAIRES PER APPROVED SUBMITTALS.

EXTERIOR LIGHTING FIXTURE SCHEDULE		
FIXTURE TYPE	SPEC/DETAIL REFERENCE	QUANTITY
A	LIGHT POLE LED FIXTURE, SHEET E-1001	9
B	WALL MOUNT LED FIXTURE, SHEET E-1001	4

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ROLAND JESUS RUIZ ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES



ENGINEERS, INSPECTORS
AND SURVEYORS

R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:

SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV	DATE	REVISION DESCRIPTION

DATE: 10/16/2025
DESIGNER: L.FERNANDEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

DRAWING TITLE:
LIGHTING PHOTOMETRIC PLAN

PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

SHEET NO:
E-1002

NO TREE SHALL BE REMOVED, RELOCATED, OR DAMAGED WITHOUT A VALID TREE REMOVAL PERMIT ISSUED BY THE CITY OF LAUDERHILL. CONTRACTOR SHALL COORDINATE WITH PLANNING & ZONING FOR INSPECTION AND APPROVAL PRIOR TO ANY TREE WORK.

EXISTING SIGN TO BE REMOVED AND REPLACED WITH A NEW SIGN.
NEW SIGN TO BE PROVIDED UNDER A SEPARATE SIGN PLAN,
INDICATING LOCATION, SIGN TYPE, AND DETAILS.





**ENGINEERS, INSPECTORS
AND SURVEYORS**

**R.J.RUIZ & ASSOCIATES
INC. dba RUIZ**
10101 SW 56 ST
MIAMI, FL 33185
800-559-RUIZ
WWW.RUIZUSA.COM



SHARP
ENERGY

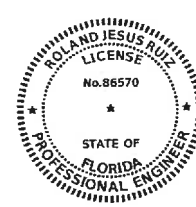
SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

PLANT SCHEDULE						
SYMBOL		QTY	SCIENTIFIC NAME (COMMON NAME)	INSTALLATION REQUIREMENTS	NATURAL HEIGHT RANGE	
TREE		CE	17	<u>CONOCARPUS ERECTUS</u> (GREEN BUTTWOOD)	12' HT. X 5' SPR. 2" CAL. F.G.	10'-25'
SHRUB		GI	53	<u>FICUS 'GREEN ISLAND'</u> (GREEN ISLAND FIG)	18" HT X 30" SPR. 3 GAL	3'-6'

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER PER "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS," FDACS (2022) (TYP.)
- LANDSCAPE DESIGN/INSTALLATION/IRRIGATION/MAINTENANCE PER CITY OF LAUDERHILL LDR, INCLUDING SCHEDULE G & SCHEDULE J (TYP.)
- NO SPECIES SUBSTITUTIONS WITHOUT LANDSCAPE ARCHITECT/OWNER & CITY APPROVAL (TYP.)
- NO INVASIVE SPECIES ALLOWED (FLEPPC CAT. I/II PROHIBITED) (TYP.)
- PROVIDE NATIVE SPECIES PERCENTAGE AS REQUIRED BY CITY.
- PROTECT EXISTING TREES; INSTALL TREE PROTECTION FENCE AT DRIPLINE; NO GRADING, STORAGE, OR WASHOUT INSIDE FENCED AREA (TYP.)
- SEE TYPICAL TREE/SHRUB/PALM PLANTING DETAILS & NOTES ON SHEET L-1002.
- SET TREE ROOT FLARE AT SLIGHTLY ABOVE FINISH GRADE; REMOVE ALL BURLAP/WIRE FROM TOP/SIDES OF ROOT BALL.
- STAKE/GUY TREES & PALMS PER DETAIL; REMOVE GUYS AFTER ESTABLISHMENT (APPROX. 6-12 MONTHS) OR AS DIRECTED BY LA/OWNER (TYP.)
- INSTALL IN CONTINUOUS ROWS PER PLAN; MAINTAIN HEDGE HEIGHT/OPACITY AS REQUIRED FOR SCREENING (TYP.)
- PROVIDE SOD OR GROUNDCOVER WHERE INDICATED; PREP SOIL, FINE GRADE, AND ROLL FOR UNIFORM SURFACE (TYP.)
- CONTRACTOR TO WATER/MAINTAIN UNTIL ACCEPTANCE; PROVIDE ESTABLISHMENT PERIOD AS SPECIFIED; REPLACE DEAD/DECLINING MATERIAL AT NO COST (TYP.)
- NO PLANT MATERIAL OVER ALLOWED HEIGHT WITHIN SIGHT TRIANGLES; SEE CITY/FDOT STANDARDS (TYP.)
- FIELD-LOCATE ALL UTILITIES PRIOR TO PLANTING; MAINTAIN CLEARANCES FROM VALVES, HYDRANTS, TRANSFORMERS, AND METER BOXES (TYP.)
- PROVIDE ISLANDS/MEDIAN LANDSCAPE IN VEHICULAR USE AREAS PER CITY STANDARDS; MAINTAIN TREE CLEARANCES FROM LIGHT POLES & SIGHTLINES (TYP.)
- CITY INSPECTION REQUIRED; RE-STOCK/RE-SET ANY MATERIAL NOT MEETING SPEC/GRADES/STANDARDS PRIOR TO FINAL (TYP.)

IRRIGATION PLANS TO BE SUBMITTED AT PERMITTING:

LANDSCAPE IRRIGATION WILL BE PROVIDED BY AN ON-SITE WELL, NOT CONNECTED TO PUBLIC POTABLE WATER.
(WELL LOCATION TO BE CONFIRMED DURING PERMITTING)



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY ROLAND JESUS RUIZ ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES

SCALE: 1" = 20'-0", ANSI D

DATE: 10/11/2011	DATE	11-07-25	REVISION DESCRIPTION
DESIGNER	2		UPDATED PER CITY PLAN REVIEW COMMENTS.
APPROVER			
CONTROL			

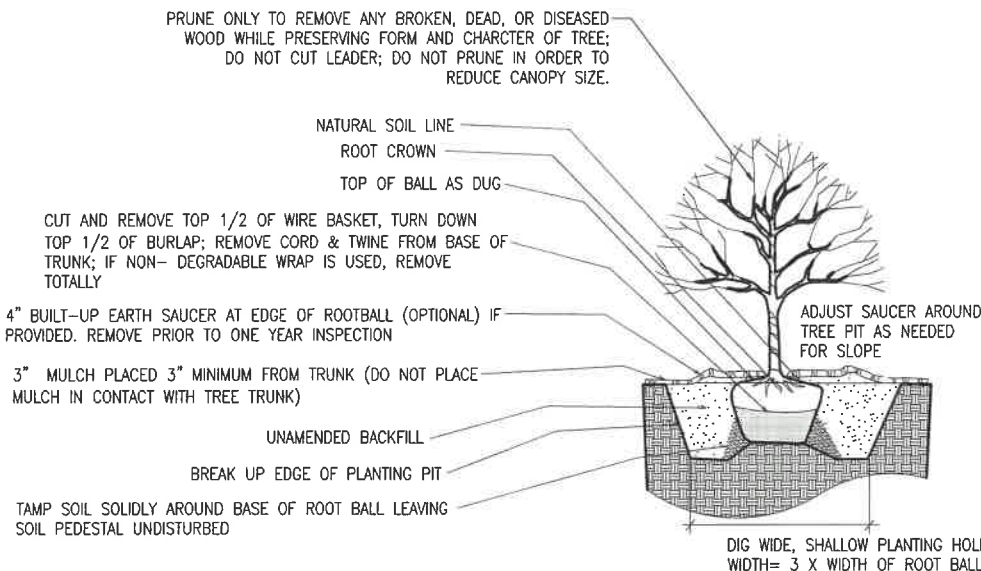
DATE: 10/16/2025
DESIGNER: LFERNANDEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

DRAWING TITLE:
LANDSCAPING PLAN

PROJECT NAME:
SHARP LAUDER
3622 NW 16TH

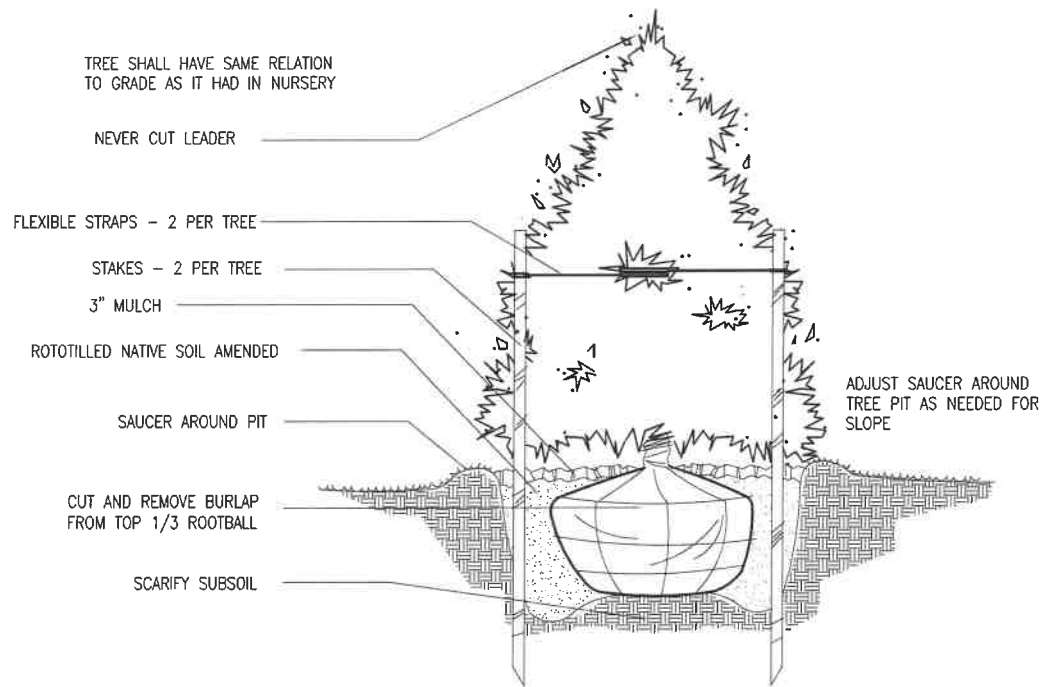
SHEET NO:

L-1001

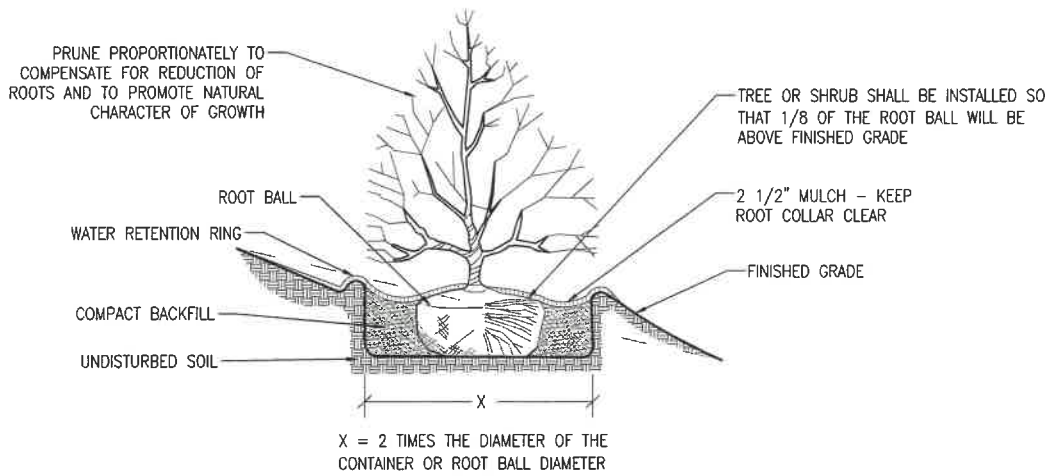


1 TREE PLANTING DETAIL N.T.S.

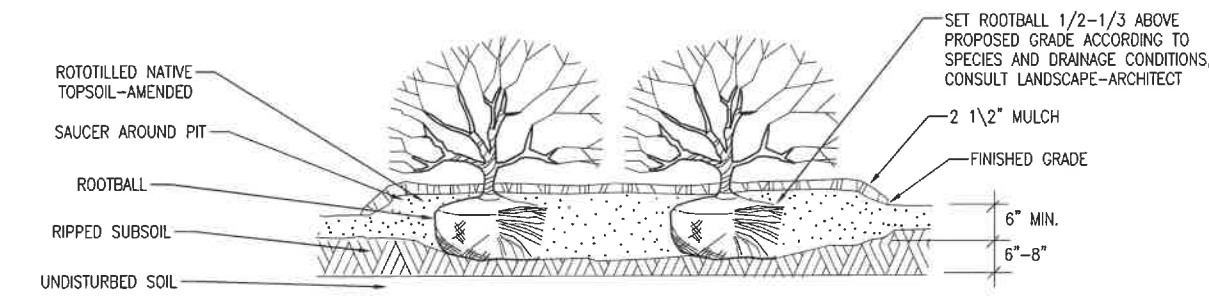
- NOTES:
- CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
 - DO NOT WRAP TRUNK OF TREE.
 - STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS- NOT HOSE AND WIRE- SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED AND DAMAGED TREES.
 - ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERYMEN.



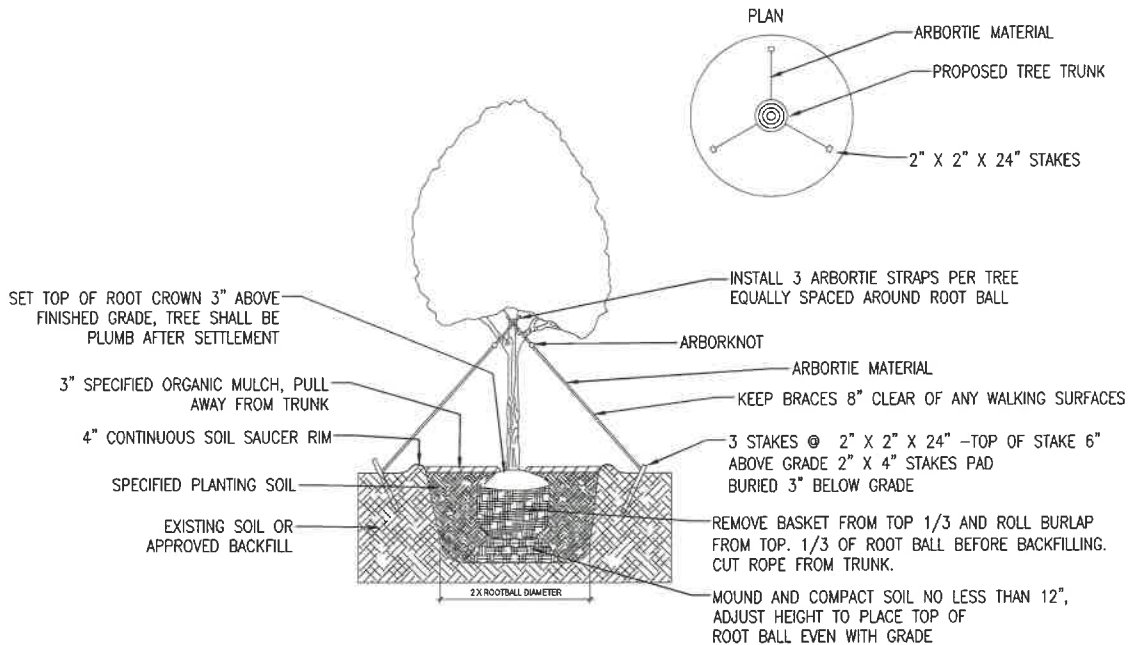
4 EVERGREEN TREE PLANTING DETAIL N.T.S.



2 TREE OR SHRUB PLANTING ON SLOPE N.T.S.



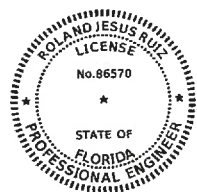
3 RAISED SHRUB PLANTING DETAIL N.T.S.



5 TREE GUYING N.T.S.

ISSUED FOR PERMITTING
Monday, November 10, 2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROLAND JESUS RUIZ ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



RUIZ
ENGINEERS, INSPECTORS
AND SURVEYORS
R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

CLIENT:
SHARP ENERGY
SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

REV	DATE	REVISION DESCRIPTION

DATE: 10/16/2025
DESIGNER: LFERNADEZ
APPROVED BY: RUIZ
CONTROL: 25-1770

DRAWING TITLE:
TYPICAL PLANTING DETAILS
PROJECT NAME:
SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311

SHEET NO:
L-1002

BROWARD COUNTY, FLORIDA
LAT: 26° 8' 45.49" N
LONG: 80° 11' 45.27" W

LIFE SAFETY / FIRE NOTES

1. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS (FFPC 10.11.1.1).
2. STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS (FFPC 16.1.1).
3. FIRE DEPARTMENT ACCESS ROADS PROVIDED IN ACCORDANCE WITH 18.2.3 SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. PERMANENT FIRE DEPARTMENT ACCESS ROAD MARKINGS SHALL NOT BE REQUIRED UNTIL THE BUILDING IS COMPLETE OR OCCUPIED FOR USE (FFPC 16.1.4).
4. ACCESS BOX(ES). THE AHJ SHALL HAVE THE AUTHORITY TO REQUIRE AN ACCESS BOX(ES) TO BE INSTALLED IN AN ACCESSIBLE LOCATION WHERE ACCESS TO OR WITHIN A STRUCTURE OR AREA IS DIFFICULT BECAUSE OF SECURITY. PROVIDE "THE KNOX COMPANY" FOR LOCKING DEVICES IN ACCORDANCE WITH THE CITY OF LAUDERHILL REQUIREMENTS (FFPC 18.2.2.1). KNOX LOCKS MAY BE NECESSARY FOR GATE ACCESS.
5. THE TURNING RADIUS OF A FIRE DEPARTMENT ACCESS ROAD SHALL BE APPROVED BY THE AHJ (FFPC 18.2.3.5.3) A FIRE RESCUE EMERGENCY ACCESS ROAD SHALL HAVE A MINIMUM INSIDE TURNING RADIUS OF FORTY (40) FEET WITH A TWELVE (12) FOOT CLEAR SWEEP AND AN OUTSIDE TURNING RADIUS OF FIFTY-TWO (52) FEET. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN THIRTEEN (13) FEET SIX INCHES (6) (4.1 M) (FFPC 18.2.3.5.1.2).
6. DRIVING LANES SHALL HAVE A MINIMUM CLEAR WIDTH OF TWENTY-FOUR (24) FEET FOR TWO-WAY TRAFFIC, FIFTEEN (15) FEET FOR ONE-WAY TRAFFIC AND TWELVE (12) FEET FOR DRIVE-THRU/DROP-OFF TRAFFIC. WHEN PARKING SPACES ARE PROVIDED AT SIXTY (6) DEGREES ANGLE, THE ONE-WAY DRIVING LANE SHALL BE A MINIMUM EIGHTEEN (18) FEET CLEAR. A 24-INCH WIDE WHITE STOP BAR, ALONG WITH TWENTY-FIVE (25) FEET OF DOUBLE YELLOW LINES, SHALL BE PROVIDED AT THE END OF EACH DRIVING LANE (LDR SCHEDULE L 3.03 A 1 E).
7. WHERE A GATE IS INSTALLED FOR VEHICULAR ACCESS CONTROL AND AN ELECTRIC OPENER IS IN USE, FIRE DEPARTMENT ACCESS IS REQUIRED THROUGH THE USAGE OF A KNOX KEY SWITCH AND CLICK-2-ENTER SYSTEM. (BROWARD COUNTY AMENDMENTS F-109.9.3).

CPTED PRINCIPLES NARRATIVE

1. NATURAL SURVEILLANCE:
SITE DESIGN PROMOTES VISIBILITY AND OPEN SIGHT LINES. LED LIGHTING IS PROVIDED AROUND DRIVE AISLES, DUMPSTER ENCLOSURE, AND LPG TANK STORAGE AREA TO ELIMINATE CONCEALED SPACES. ALL FENCING AND LANDSCAPING ARE DESIGNED AND MAINTAINED TO PRESERVE CLEAR VIEWS BETWEEN PUBLIC AREAS, DRIVEWAYS, AND BUILDING ACCESS POINTS.
 2. NATURAL ACCESS CONTROL:
PUBLIC ACCESS TO THE FRONT DISPENSER AREA IS OPEN AND CLEARLY DEFINED FOR VEHICLE ENTRY AND EXIT ALONG NW 16TH STREET, ALLOWING SAFE TWO-WAY CIRCULATION THROUGH THE SITE. SEPARATE FENCING AND GATED ACCESS BEHIND THE DISPENSER RESTRICT ENTRY TO THE BULK STORAGE AREA WITH THE THREE (3) 30,000-GALLON LPG TANKS. BOLLARDS ARE PROVIDED AROUND THE DISPENSER AND TANKS TO PREVENT VEHICLE IMPACT AND TO GUIDE TRAFFIC FLOW AWAY FROM RESTRICTED AREAS.
 3. TERRITORIAL REINFORCEMENT:
FENCING, BOLLARDS, SIGNAGE, AND LANDSCAPE BUFFERS CLEARLY DEFINE THE LIMITS OF THE PROPERTY AND CONVEY OWNERSHIP. THE OPERATIONAL ZONES (LPG YARD AND DUMPSTER ENCLOSURE) ARE VISIBLY DISTINGUISHED FROM PUBLIC AREAS SUCH AS THE ACCESS DRIVE AND PARKING SPACES. ALL IDENTIFICATION AND SAFETY SIGNS ARE POSTED PER CODE TO REINFORCE AUTHORIZED USE.
 4. MAINTENANCE:
A CONTINUOUS MAINTENANCE PROGRAM WILL ENSURE THAT LIGHTING, SIGNAGE, FENCING, AND LANDSCAPE ARE KEPT IN GOOD CONDITION. THE PROPERTY OWNER / FACILITY OPERATOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL SITE SAFETY AND CLEANLINESS MEASURES. VEGETATION WILL BE TRIMMED REGULARLY TO PRESERVE VISIBILITY AND REMOVE VISUAL OBSTRUCTIONS. DAMAGED EQUIPMENT, LIGHTS, OR DEBRIS WILL BE REPAIRED OR REMOVED PROMPTLY TO MAINTAIN A SAFE AND ORDERLY APPEARANCE.
 5. ACTIVITY SUPPORT:
THE SITE'S 24-HOUR OPERATION AND REGULAR DELIVERIES PROVIDE CONSISTENT LEGITIMATE ACTIVITY AND OBSERVATION. EMPLOYEE PRESENCE, FUELING OPERATIONS, AND VEHICLE MOVEMENT SUPPORT NATURAL SURVEILLANCE AND DISCOURAGE ILLICIT BEHAVIOR. THE PROPERTY'S FUNCTION AS AN ACTIVE COMMERCIAL FACILITY PROMOTES SAFETY AND OVERSIGHT THROUGH DAILY USE.
- NOTE: SEE LANDSCAPE PLAN AND LIGHTING PLAN FOR ADDITIONAL SECURITY FEATURES AND MAINTENANCE COORDINATION.



R.J.RUIZ & ASSOCIATES
INC. dba RUIZ
10101 SW 56 ST
MIAMI, FL 33165
800-559-RUIZ
WWW.RUIZUSA.COM

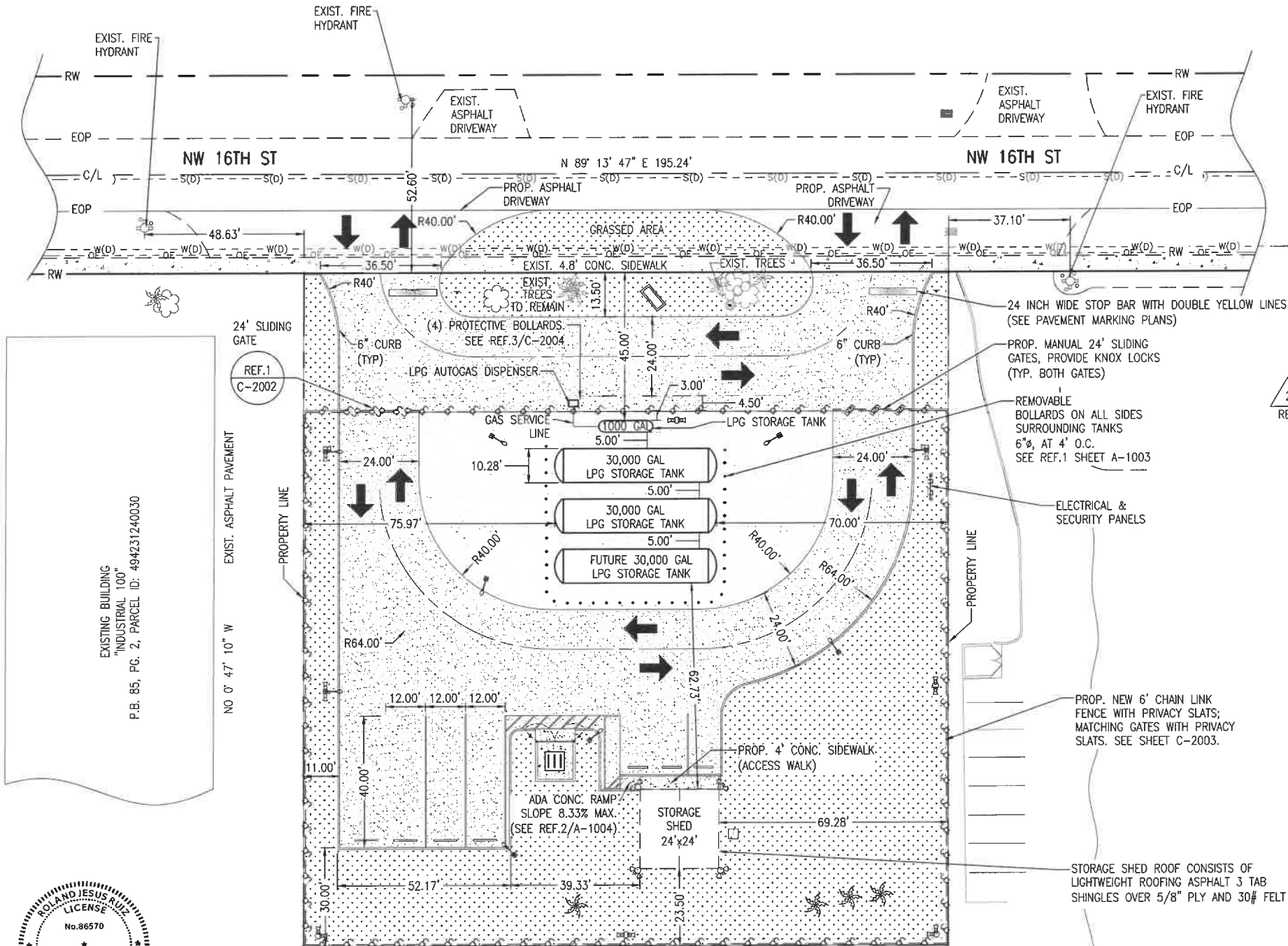
CLIENT:



SHARP ENERGY
520 COMMERCE ST.
SALISBURY, MD
21804
(302) 841-3156
WWW.SHARPEENERGY.COM

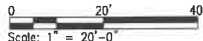
REV	DATE	REVISION DESCRIPTION
1	10-17-25	UPDATED PER CITY PLAN REVIEW COMMENTS. BLDG. REMOVED
DATE: 10/17/2025		
DESIGNER: LFERNANDEZ		
APPROVED BY: RUIZ		
CONTROL: 25-1770		

DRAWING TITLE: LIFE SAFETY PLAN
PROJECT NAME: SHARP LAUDERHILL PROPANE PLANT
3622 NW 16TH ST LAUDERHILL, FL-33311
SHEET NO: LS-1001



LIFE SAFETY PLAN

SCALE: 1" = 20'-0", ANSI D

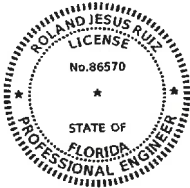


LEGEND

---	PROPERTY LINE
→	GENERAL DIRECTION OF CIRCULATION
--- W(D) ---	EXIST. 8" SDR 21 PVC WATER MAIN
--- BT(D) ---	EXISTING BURIED COPPER TELEPHONE LINE
--- OE ---	EXIST. OVERHEAD ELECT.
--- BE(D) ---	EXIST. ELECTRICAL BURIED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROLAND JESUS RUIZ ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

ISSUED FOR PERMITTING
Monday, November 10, 2025



EXISTING BUILDING
PORTION TRACT "E" "INDUSTRIAL 100"
P.B. 85, PG. 2, PARCEL ID: 494231240043