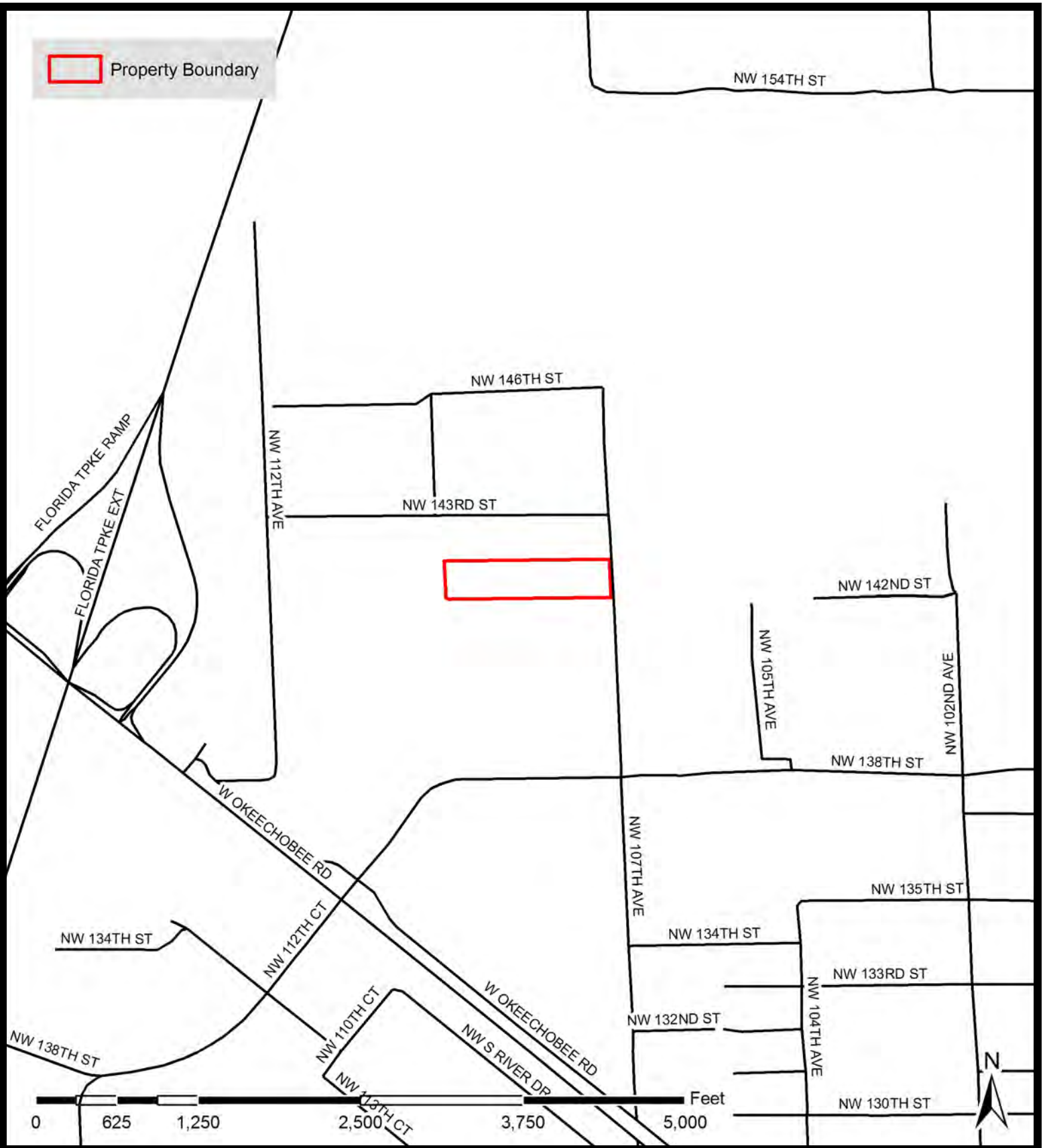
 Property Boundary



**Seagull Development  
Holdings, LLC**

**MIAMI-DADE COUNTY, FLORIDA**



**RS Environmental  
Consulting Inc.**  
P.O. Box 161158  
Miami FL, 33116  
Phone: 305-383-3404  
[www.rs-env.com](http://www.rs-env.com)

2014 Aerial


**Vicinity Map**  
**T-52S, R-40E, S-19**

**DRAWN BY: LVK**

**DATE: 3-22-2017**

**CHECKED BY: RWS**

**SCALE: NTS**

 Property Boundary

NW 109TH AVE

NW 143RD ST

NW 107TH AVE



0 125 250 500 750 1,000 Feet



**Seagull Development  
Holdings, LLC**

**MIAMI-DADE COUNTY, FLORIDA**



**RS Environmental  
Consulting Inc.**  
P.O. Box 161158  
Miami FL, 33116  
Phone: 305-383-3404  
[www.rs-env.com](http://www.rs-env.com)

2014 Aerial

**Location Map**  
T-52S, R-40E, S-19

**DRAWN BY: LVK**

**DATE: 3-22-2017**

**CHECKED BY: RWS**

**SCALE: NTS**



Property Boundary

Water

Udorthents-water complex

Lauderhill muck-depressional

Water

Water

Water

Dania muck, depressional

Water

Urban land

Udorthents-limestone substratum-Urban land complex

0 500 1,000 2,000 3,000 4,000 Feet



2014 Aerial

**Seagull Development Holdings, LLC**

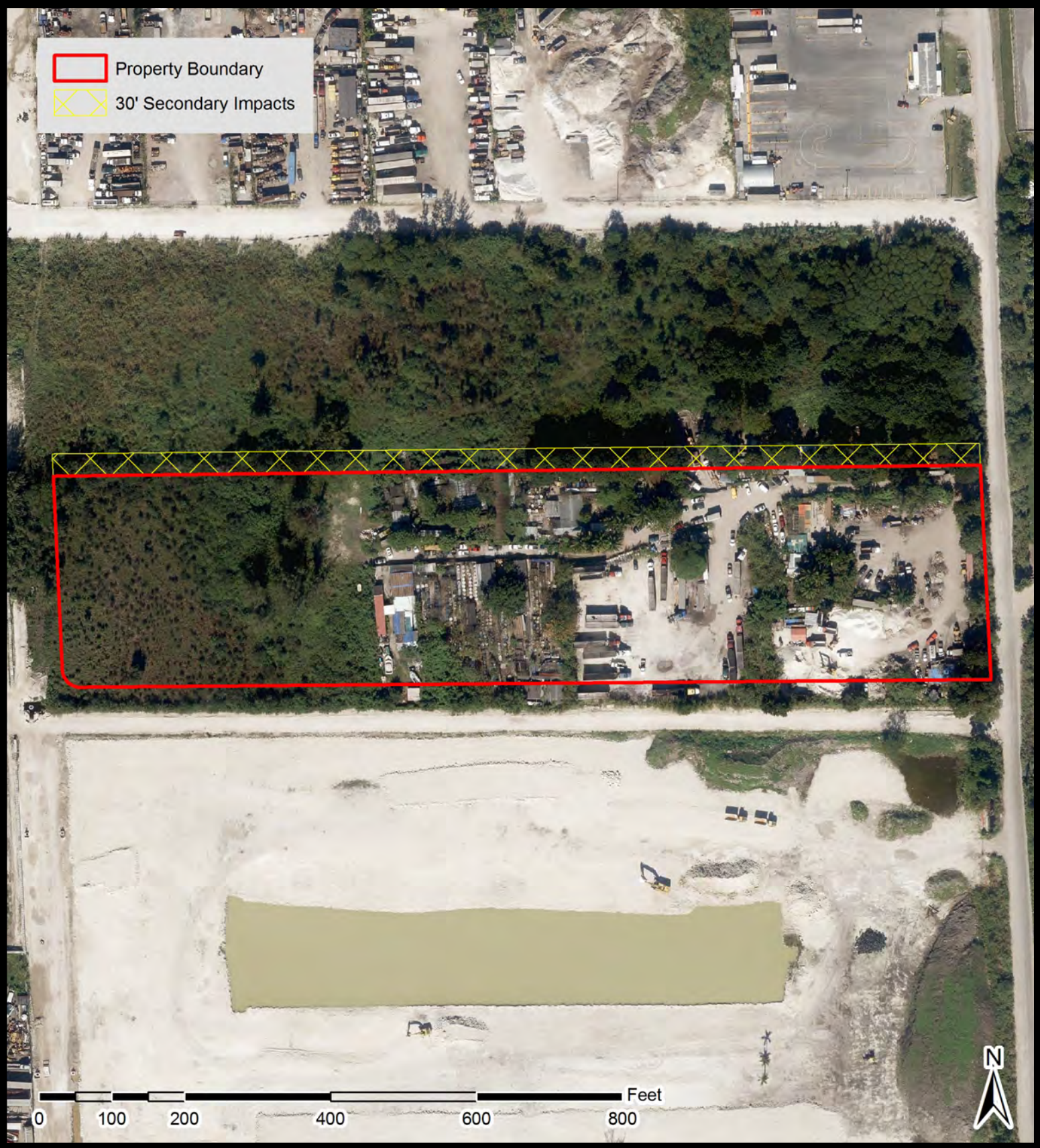




RS Environmental Consulting Inc.  
 P.O. Box 161158  
 Miami FL, 33116  
 Phone: 305-383-3404  
[www.rs-env.com](http://www.rs-env.com)

**Soils Map**  
 T-52S, R-40E, S-19

MIAMI-DADE COUNTY, FLORIDA

DRAWN BY: LVK	DATE: 3-22-2017
CHECKED BY: RWS	SCALE: NTS



 Property Boundary  
 30' Secondary Impacts

0 100 200 400 600 800 Feet

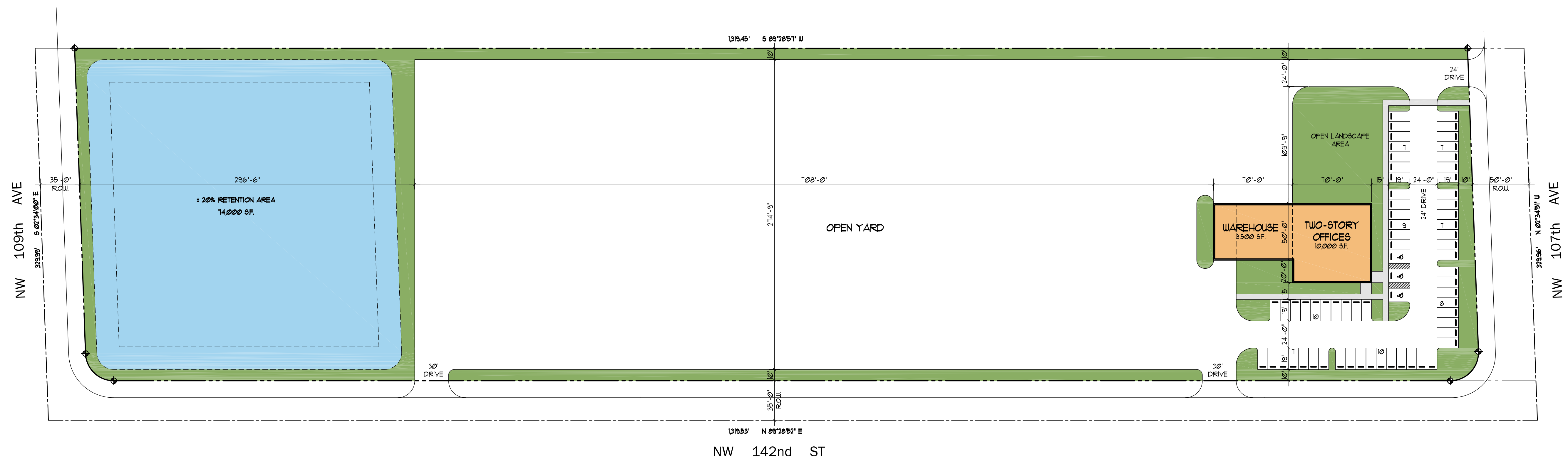


**Seagull Development Holdings, LLC**  
 MIAMI-DADE COUNTY, FLORIDA

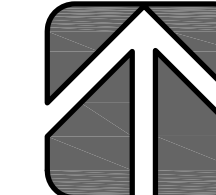

**RS Environmental Consulting Inc.**  
 P.O. Box 161158  
 Miami FL, 33116  
 Phone: 305-383-3404  
[www.rs-env.com](http://www.rs-env.com)

2014 Aerial  
**Secondary Impacts Map**  
 T-52S, R-40E, S-19

DRAWN BY: LVK	DATE: 5-2-2017
CHECKED BY: RWS	SCALE: NTS

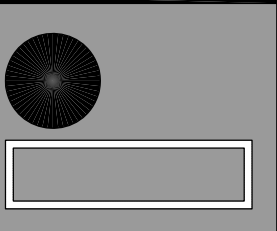


Proposed Site Plan 1"=50' NORTH



- NOTES:**
1. SITE PLAN HAS BEEN PREPARED WITHOUT THE USE OF A CERTIFIED LAND SURVEY.
  2. ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE.
  3. THE DESIGN/LAYOUT OF SITE PLAN IS THE PROPERTY OF RODRIGUEZ PEREIRA ARCHITECTS, INC. ANY USE OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF RODRIGUEZ PEREIRA ARCHITECTS, INC. IS STRICTLY PROHIBITED.
  4. SITE PLAN REQUIRES THE REVIEW AND APPROVAL OF THE CITY HIALEAH GARDENS ZONING AND PUBLIC WORKS DEPARTMENT.

SITE GENERAL INFORMATION	
ZONING	IN-2
LAND AREA	363595 SF. (NET) 8.34 ACRES
BUILDING AREA	
TOTAL OFFICE	10,000 SF.
TOTAL WAREHOUSE	3,500 SF.
TOTAL BUILDING AREA	13,500 SF.
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	49 SPACES
TOTAL PARKING PROVIDED	65 SPACES
LANDSCAPE REQUIRED (15%)	54540 SF.



REVISIONS	BY

NOT VALID FOR CONSTRUCTION  
UNLESS SIGNED & SEALED IN THIS BOX BY  
ALL BUILDING DEPARTMENT APPROVALS  
ARE OBTAINED AND COMMENTS  
INCORPORATED INTO THESE DWGS.