

Kimley»»Horn

May 21st, 2026

Mr. Hermes Diaz, P.E.
Public Works Director
City of Coral Gables
2800 SW 72nd
Miami, FL 33155

RE: **St. Theresa School Expansion**
2701 Indian Mound Trail, Coral Gables, FL 33134

Dear Mr. Diaz, P.E.,

Kimley-Horn and Associates is writing, on behalf of Archdiocese of Miami, to request the City of Coral Gables Public Works Department to provide sewer service and accept the property for the proposed St. Theresa School Expansion (located at 2701 Indian Mound Trail, Coral Gables, FL 33134) into the city of Coral Gables Public Works Department sewer service area.

From communications with Miami-Dade County Department of Regulatory and Environmental Resources Management (DERM), the school is within a feasible distance to gravity sanitary sewer and cannot remain on a septic tank system. To accommodate the sewer flow to the City of Coral Gables Public Works Department, St. Theresa School proposes to construct a sewer main extension along Valencia Avenue comprised of 1766 LF of proposed 8" pipe, 6 proposed manholes, and interconnection to an existing manhole at the intersection of Valencia Avenue and Granada Boulevard.

In accordance with the Miami-Dade County Water and Sewer Department's Schedule of Daily Rated Gallonage for various Occupancies, the project site falls under the category of regular school with 58,321 sq. ft. at 12 gpd/ 100 sq ft. and 361 seats of sporting facilities and auditoriums at 3 gpd/seat.


Total Average Daily Flow: 8,082 GPD

Peak Hour Flow: 8,082 GPD x 4.27 (per Ten State Standard) = 1,438 GPH

Should you have any additional questions or concerns, please feel free to contact the undersigned via telephone at 305.535.7742 or via email alberto.herrera@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alberto Herrera, P.E.
Sr. Project Manager

Peak Flow = 34,510 GPD

Connection Fee: \$72,471.29

Schedule of Daily Gallonage

ST THERESA EXPANSION

Schedule of Daily Rated Gallonages - Proposed Uses

Types of Land Uses Proposed	Units	Gallons Per Day (GPD)	Projected Flow Demand (GPD)
Residential Land Uses			
Single Family Residence	Units	210 gpd/unit (under 3001 sq. ft.)	-
	Units	310 gpd/unit (3001 - 5000 sq. ft.)	-
	Units	510 gpd/unit (over 5000 sq. ft.)	-
	Units	165 gpd/unit	-
	Units	135 gpd/unit	-
	Units	160 gpd/unit	-
Duplex or Twin Home Residence	Units	150 gpd/unit	-
Commercial Land Uses			
Bank	SF	10 gpd /100 sq. ft.	-
Barber Shop	SF	10 gpd /100 sq. ft.	-
Beauty Shop	SF	25 gpd/100 sq. ft.	-
Big Box Retail	SF	2.5 gpd/100 sq. ft.	-
Bowling Alley	LANES	100 gpd/lane	-
Dentist's Office	SF	20 gpd/ 100 sq. ft.	-
Physician's Office	SF	20 gpd/100 sq. ft.	-
Bar, Cocktail Lounge, Nightclub or Adult Entertainment	SF	20 gpd/100 sq. ft.	-
Restaurant			
a) Fast Food	SF	65 gpd/ 100 sq. ft.	-
b) Full Service	SF	100 gpd/ 100 sq. ft.	-
c) Take-Out	SF	100 gpd/ 100 sq. ft.	-
Hotel or Motel	ROOMS	115 gpd/room	-
Office Building (County)	SF	5 gpd/ 100 sq. ft.	-
Office Building (Other)	SF	5 gpd/ 100 sq. ft.	-
Shopping Center/ Mall			
a) Shell/ Common Area	SF	10 gpd/ 100 sq. ft.	-
Spa	SF	20 gpd/ 100 sq. ft.	-
Sporting Facilities and Auditorium	361.00 SEATS	3 gpd/seat	1,083.00
Retail/Store	- SF	10 gpd/ 100 sq. ft.	-
Theater			
a) Indoor Auditorium	SEATS	1 gpd/seat	-
b) Outdoor/ Drive-in	SPACE	5 gpd/space	-
Camper or R.V. Trailer Park	SPACE	150 gpd/space	-
Banquet Hall (with or without kitchen)	SF	10 gpd/ 100 sq. ft.	-
Car Wash			
a) Manual Washing	BAY	350 gpd/bay	-
b) Automated (drive through)	BAY	5,500 gpd/bay	-
Coin Landary	WASHER	110 gpd/washer	-
Country Club (with or without kitchen)	SF	20 gpd/ 100 sq. ft.	-
Funeral Home	SF	10 gpd/ 100 sq. ft.	-
Gas Station Convenience Store/ Mini-Mart			
a) w/o car Wash	UNITS	450 gpd/unit	-
b) w/ Single Automated Car Wash	UNITS	1,750 gpd/unit	-
Fitness Center or Gym	SF	10 gpd/ 100 sq. ft.	-
Veterinarian Office	SF	20 gpd/ 100 sq. ft.	-
Warehouse/ Speculation Building	SF	2 gpd/ 100 sq. ft.	-
Wholesale Food Preparation (including but not limited to meat markets and commissaries)	SF	35 gpd/ 100 sq. ft.	-
Kennel	SF	15 gpd/100 sq. ft.	-
Marina	SLIPS	60 gpd/slip	-
Nail salon	SF	30 gpd/100 sq. ft.	-

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ST THERESA EXPANSION

Schedule of Daily Rated Gallonages - Proposed Uses

Types of Land Uses Proposed	Units	Gallons Per Day (GPD)	Projected Flow Demand (GPD)
Pet Grooming	SF	20 gpd/ 100 sq. ft.	-
Industrial Land Uses			
Airport			
a) Retail	SF	10 gpd/ 100 sq. ft.	-
b) Food Service		see restaurant use	
House of Worship	SF	10 gpd/ 100 sq. ft.	-
Hospital	BEDS	250 gpd/bed	-
Nursing / Convalescent Home	BEDS	125 gpd/bed	-
Public Park			
a) With toilets only	PEOPLE	5 gpd/ person	-
b) With toilets and showers	PEOPLE	20 gpd/ person	-
Recreational vehicle (RV) Park (seasonal use)	SPACE	150 gpd/space	-
Other Residential Institution/Facility			
a) CLF	BEDS	75 gpd/bed	-
b) Apartment Dormitory	UNIT	100 gpd/unit	-
c) Fire Station	SF	10 gpd/100 sq. ft.	-
d) Jail	PEOPLE	150 gpd/ person	-
e) Other	PEOPLE	100 gpd/ person	-
School			
a) Day care/ Nursery	SF	10 gpd/ 100 sq. ft.	-
b) Regular School (with or without cafeteria)	58,321.00 SF	12 gpd/ 100 sq. ft.	6,998.52
Self-service storage units	SF	1.5 gpd/ 100 sq. ft.	-
Public Swimming Pool Facility	PEOPLE	30 gpd/ person	-
Industrial use not discharging wastewater and not utilizing potable water for an industrial process (including but no limited to automotive repair, boat repair, carpentry, factory, machine shop, welding)	SF	4 gpd/ 100 sq. ft.	-
Industrial discharging wastewater or utilizing potable water for an industrial process (including but no limited to automotive repair, boat repair, carpentry, factory, machine shop, welding)	SF	15 gpd/ 100 sq. ft.	-
			-
			-
			-
			-

Total Proposed Flow: 8,081.52 GPD

Total Previous Flow: - GPD

Net Projected Flow: 8,081.52 GPD

Sanitary Sewer Peaking Factor Calculation

By: Matthew Moro, P.E.

Date: 5/19/2026

DERM Sanitary Sewer Peaking Factor Calculation

Per 10 States Standard Chapter 10

AGREEMENT ID #33031

$$\text{Peaking Factor} = \frac{Q \text{ Peak Hourly}}{Q \text{ Design Ave}} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}}$$

Where P = Q Design Ave / 100,000

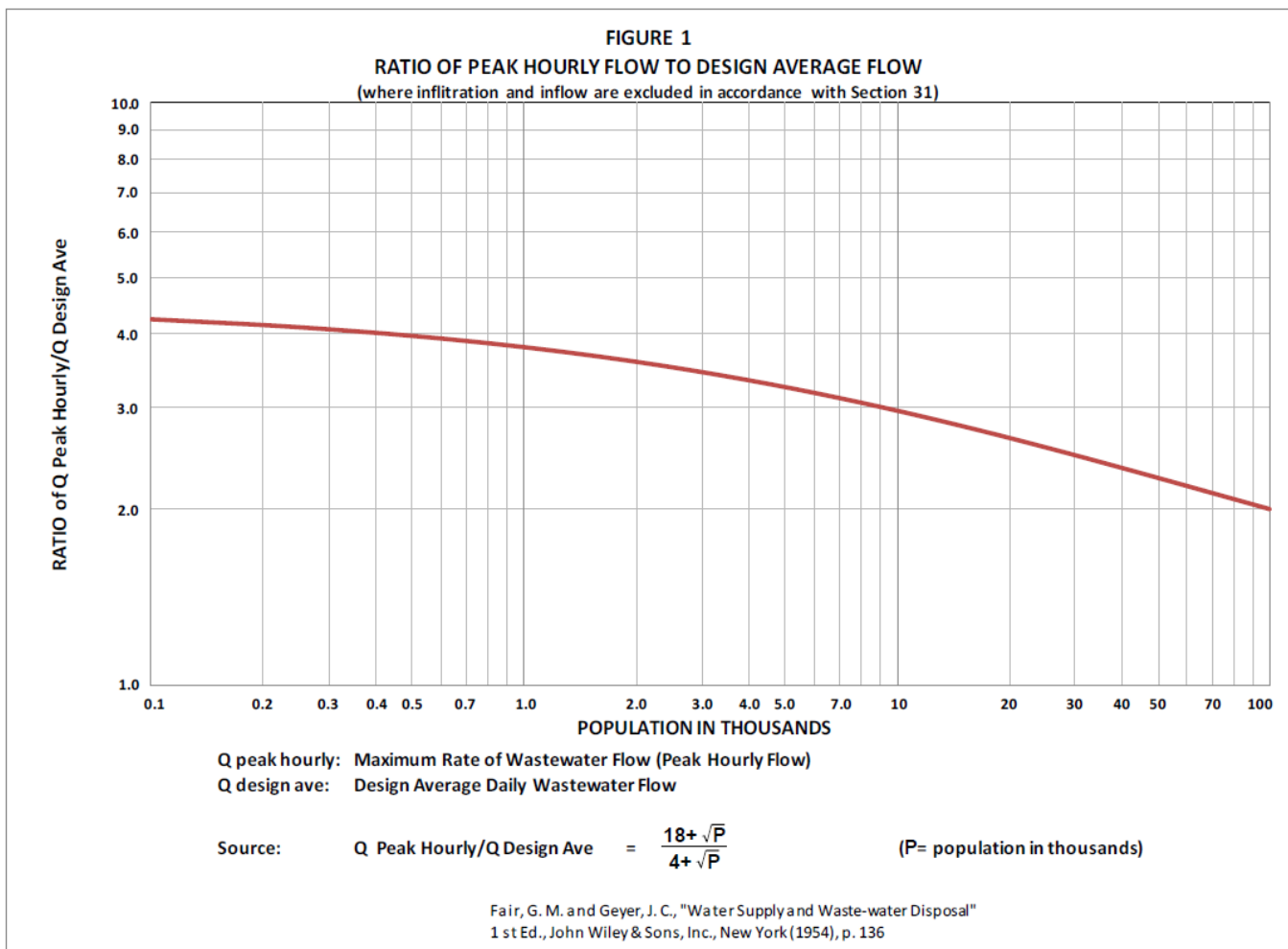
Q Design Ave = **8,082** GPD

Peaking Factor = **4.27**

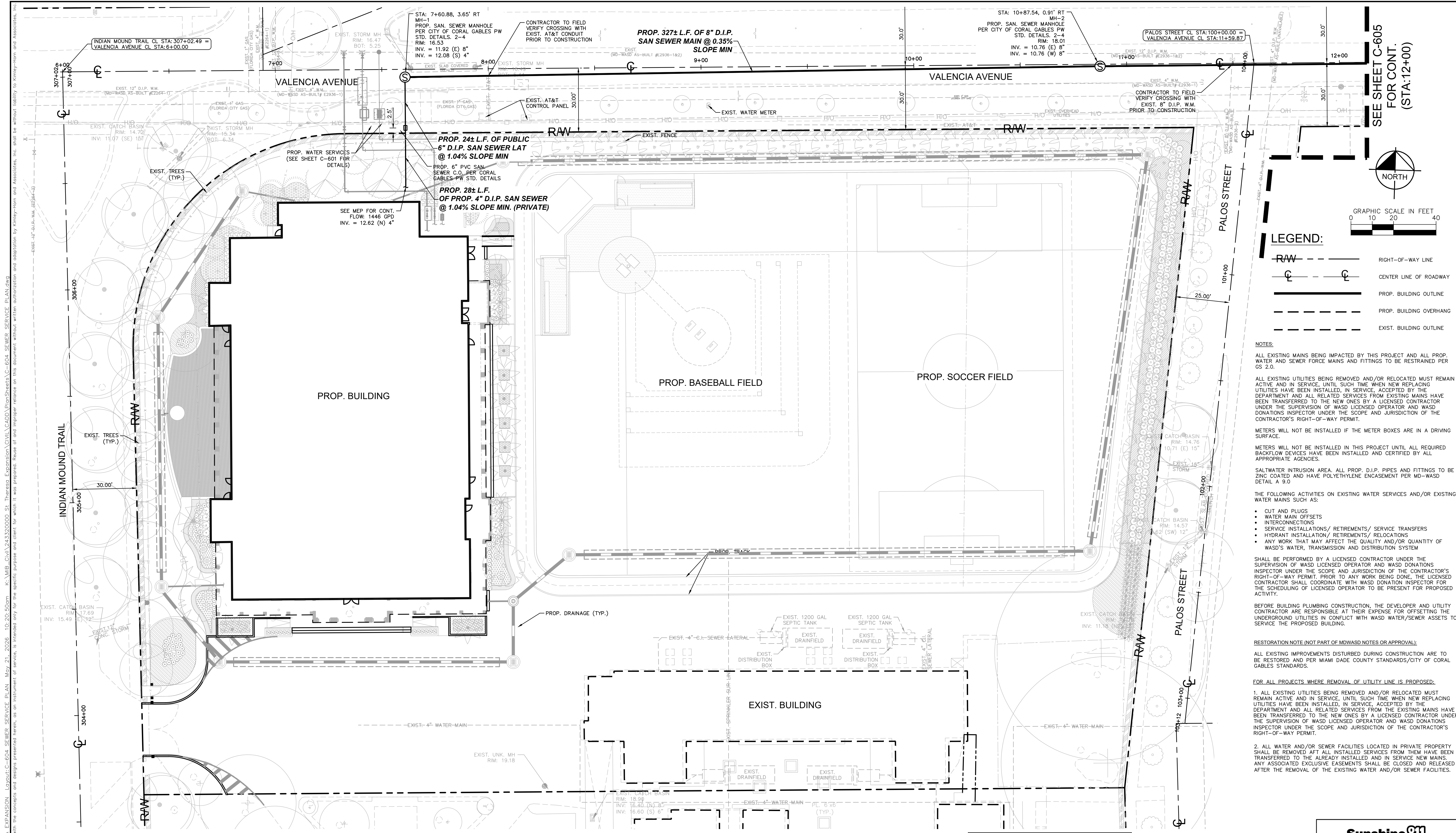
Q Peak Hourly = **1,438** GPH
24 GPM

11.243 Hydraulic Capacity for Wastewater Facilities to Serve New Collection Systems

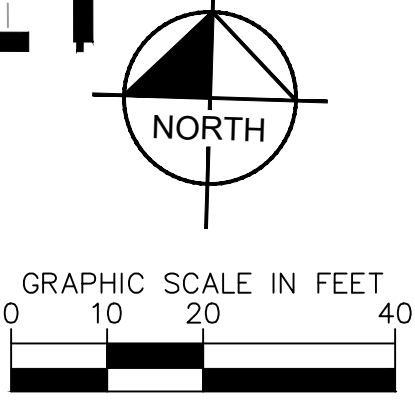
- The sizing of wastewater facilities receiving flows from new wastewater collection systems shall be based on an average daily flow of 100 gallons (380 L) per capita plus wastewater flow from industrial plants and major institutional and commercial facilities unless water use data or other justification upon which to better estimate flow is provided.
- The 100 gal/cap/d [380 L/(capita·d)] value shall be used in conjunction with a peaking factor from Figure 1 to cover normal infiltration for systems built with modern construction techniques. Refer to Section 31. However, an additional allowance should be made where conditions are unfavorable.
- If the new collection system is to serve existing development the likelihood of I/I contributions from existing service lines and non-wastewater connections to those service lines shall be evaluated and wastewater facilities designed accordingly.



St. Theresa School Expansion Sewer Plans and Profiles



SEE SHEET C-605
FOR CONT.
(STA:12+00)



LEGEND:

	RIGHT-OF-WAY LINE
	CENTER LINE OF ROADWAY
	PROP. BUILDING OUTLINE
	PROP. BUILDING OVERHANG
	EXIST. BUILDING OUTLINE

NOTES:

ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP. WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.

ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASH LICENSED OPERATOR AND WASH DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT.

METERS WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACE.

METERS WILL NOT BE INSTALLED IN THIS PROJECT UNTIL ALL REQUIRED BACKFLOW DEVICES HAVE BEEN INSTALLED AND CERTIFIED BY ALL APPROPRIATE AGENCIES.

SALTWATER INTRUSION AREA. ALL PROP. D.I.P. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLYETHYLENE ENCASUREMENT PER MD-WASD DETAIL A 9.0.

- THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:
- CUT AND PLUGS
 - WATER MAIN OFFSETS
 - INTERCONNECTIONS
 - SERVICE INSTALLATIONS/ RETIREMENTS/ SERVICE TRANSFERS
 - HYDRANT INSTALLATION/ RETIREMENTS/ RELOCATIONS
 - ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASH'S WATER, TRANSMISSION AND DISTRIBUTION SYSTEM

SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASH LICENSED OPERATOR AND WASH DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT. PRIOR TO ANY WORK BEING DONE, THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASH DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY.

BEFORE BUILDING PLUMBING CONSTRUCTION, THE DEVELOPER AND UTILITY CONTRACTOR ARE RESPONSIBLE AT THEIR EXPENSE FOR OFFSETTING THE UNDERGROUND UTILITIES IN CONFLICT WITH WASH WATER/SEWER ASSETS TO SERVICE THE PROPOSED BUILDING.

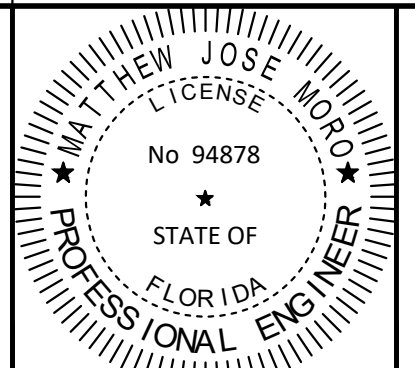
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 - ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFT ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

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Plotted By: Moro, Matthew Sheet: ST. THERESA EXPANSION Layout: C-604 SEWER SERVICE PLAN May 21, 2026 10:20:50am K:\MIB-Civil\243320000-ST. Theresa Expansion\CIVIL\CADD\PlanSheets\C-604 SEWER SERVICE PLAN.dwg
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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

KHA PROJECT	243320000
DATE	10.10.2025
SCALE	AS SHOWN
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DRAWN BY	---
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ST. THERESA EXPANSION
PREPARED FOR
ARCHDIOCESE OF MIAMI

CORAL GABLES

SEWER SERVICE PLAN

SHEET NUMBER
C-604

No.	REVISIONS	DATE	BY

Plotted By: Miro, Matthew
 Sheet: ST-THERESA EXPANSION-Layout-C-605 SEWER EXTENSION PLAN- May 21, 2026 10:21:02am
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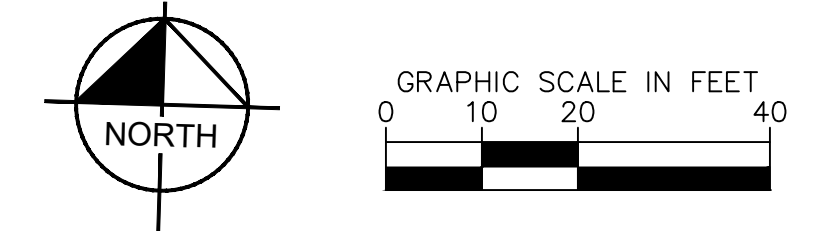
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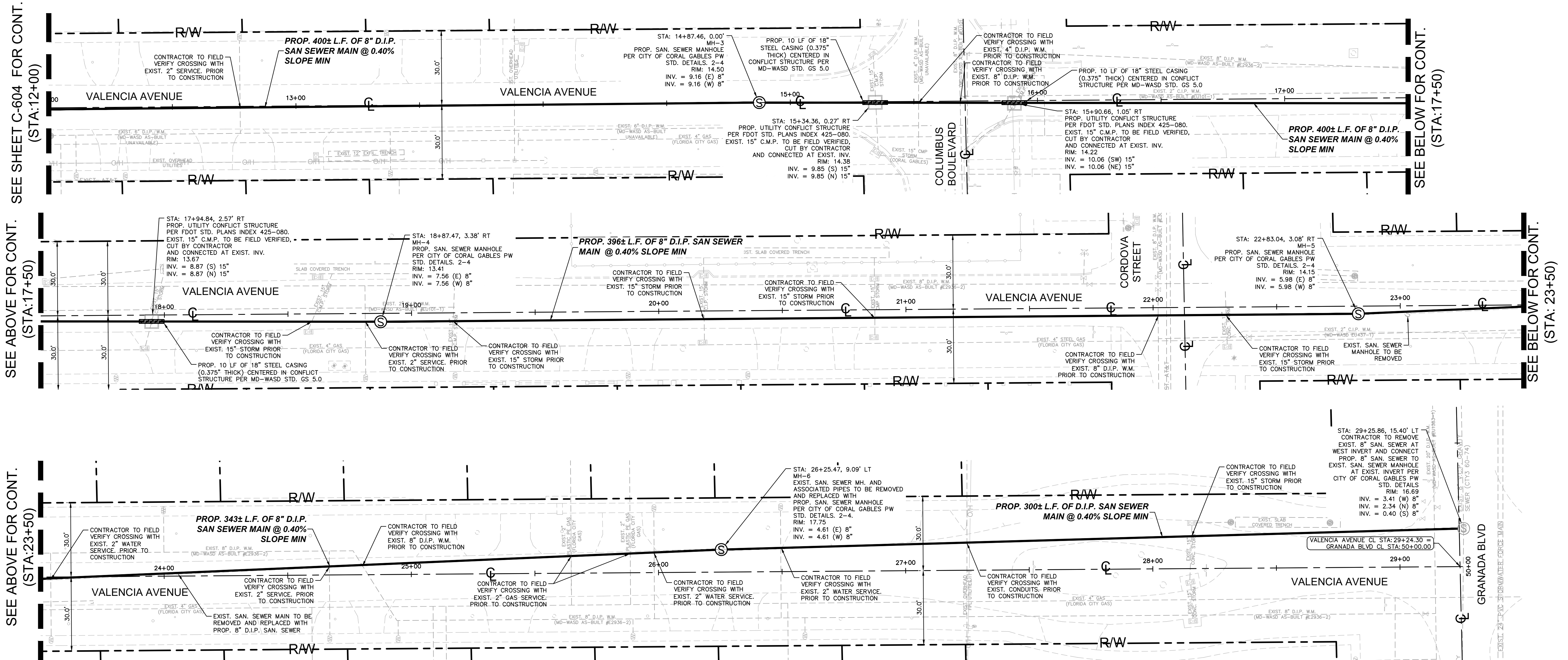
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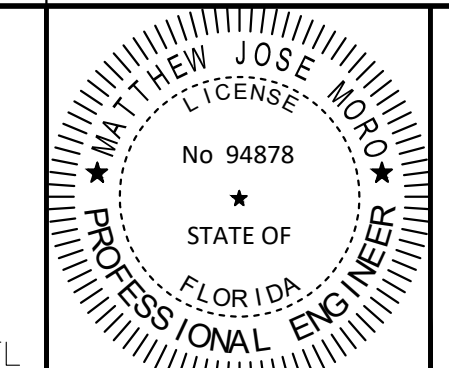
LEGEND:

- RIGHT-OF-WAY LINE
- CENTER LINE OF ROADWAY
- PROP. BUILDING OUTLINE
- PROP. BUILDING OVERHANG
- EXIST. BUILDING OUTLINE



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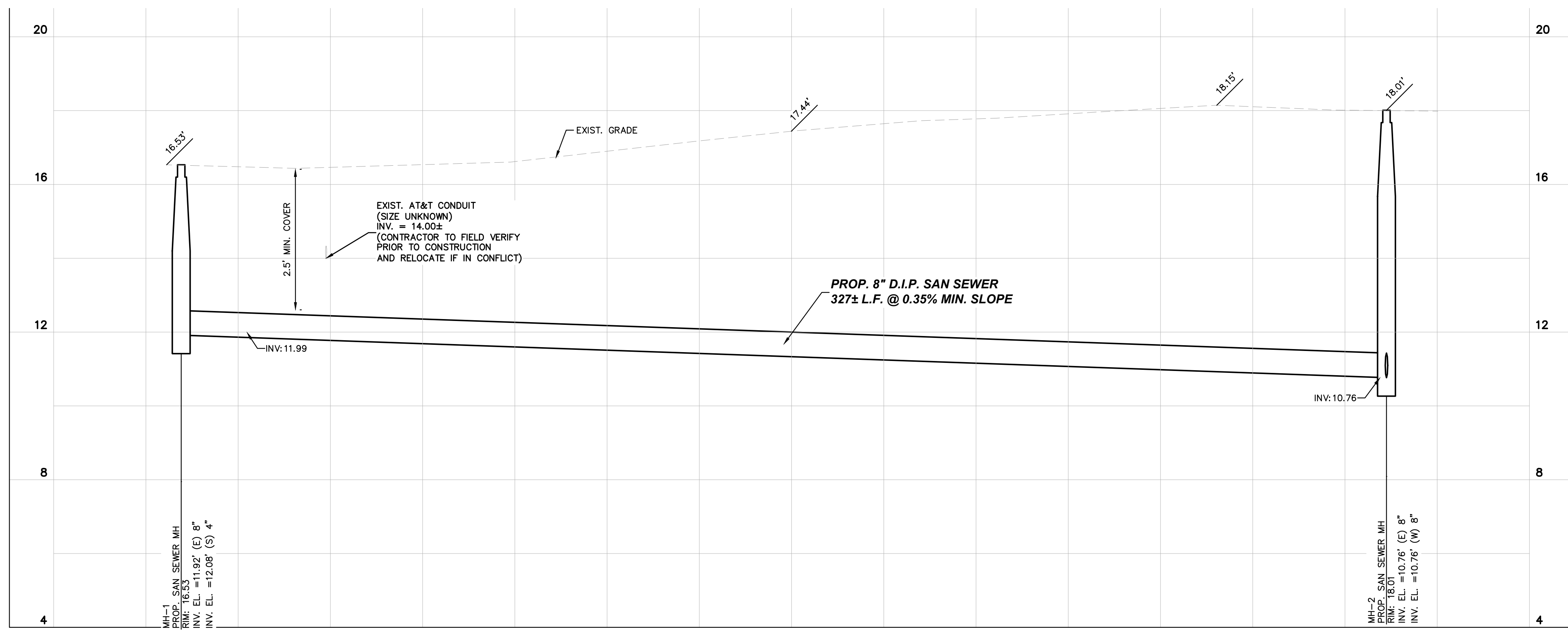
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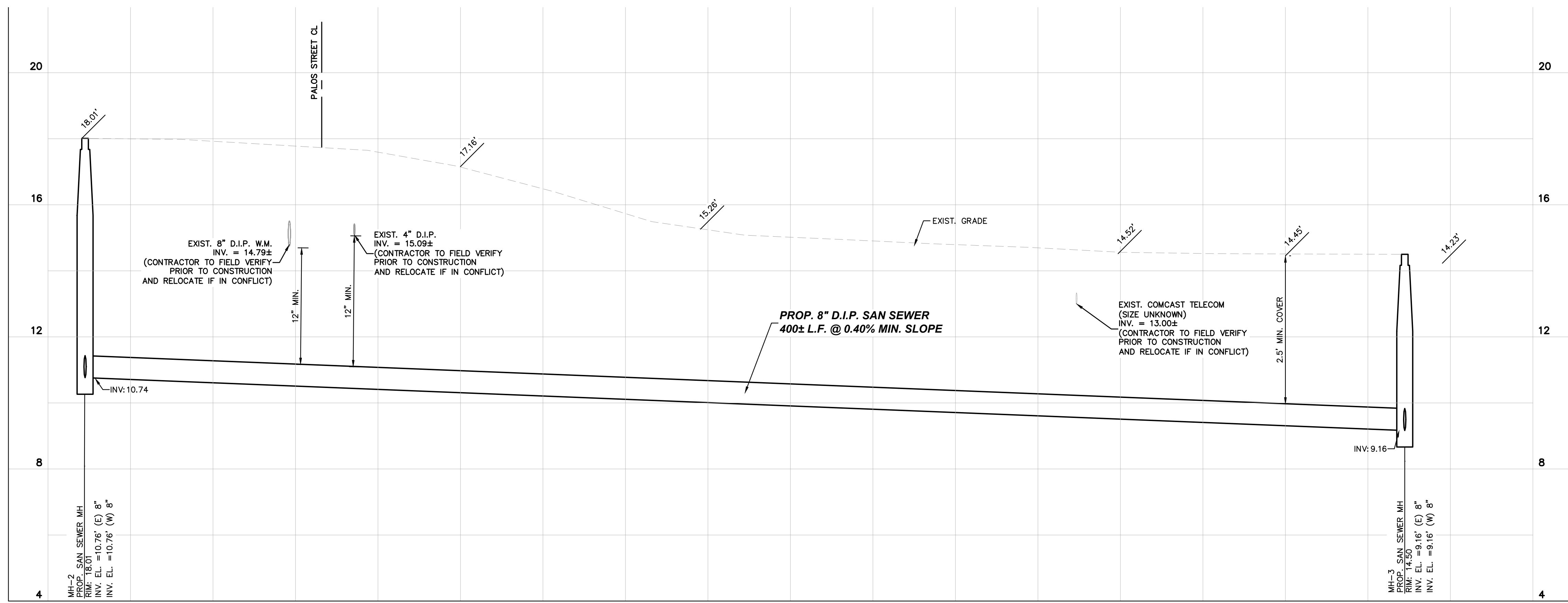
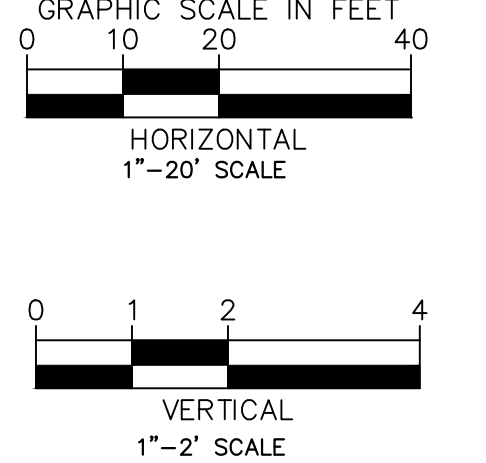
SEWER EXTENSION PLAN

SHEET NUMBER
C-605

Plotted By: M. Moro, Matthew Sheet: St. Theresa Expansion Layout: C-606 Sewer Extension Profile May 21, 2026 10:21:12am K:\MIB_Civil\243320000 St. Theresa Expansion\Civil\CADD\PlanSheets\C-606 Sewer Extension Profile.dwg
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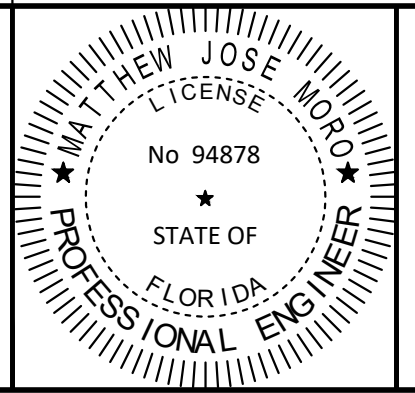
MH-1 TO MH-2
 PROP. 8" D.I.P. SAN SEWER MAIN EXTENSION
 VALENCIA AVENUE



MH-2 TO MH-3
 PROP. 8" D.I.P. SAN SEWER MAIN EXTENSION
 VALENCIA AVENUE

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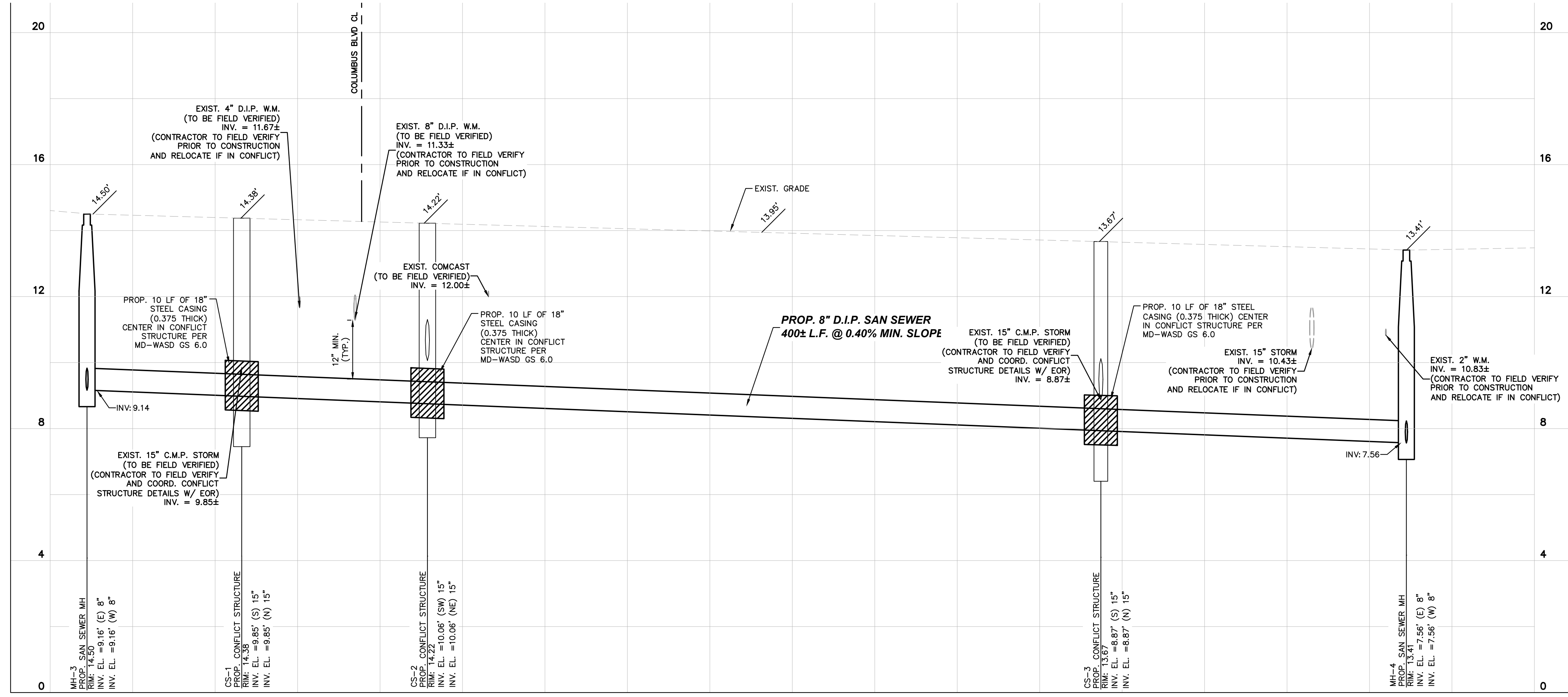
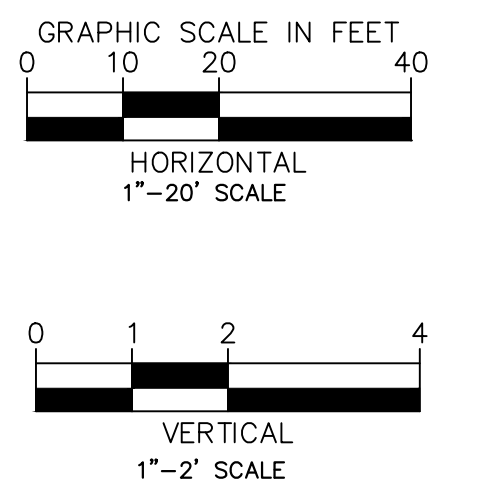
CORAL GABLES

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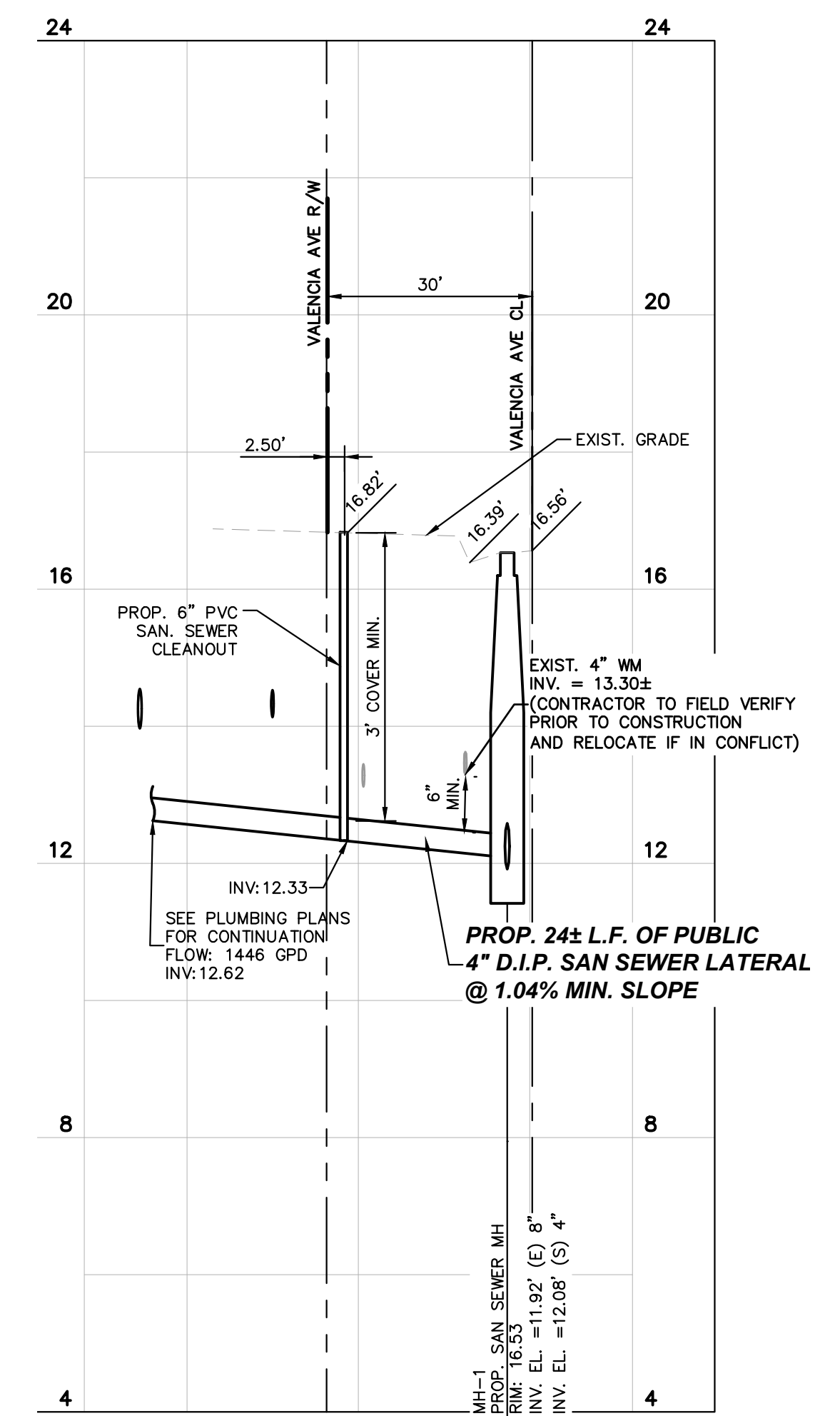
SEWER EXTENSION PROFILE

SHEET NUMBER
C-606

Plotted By: Mero, Matthew Sheet: ST. THERESA EXPANSION Layout: C-607 SEWER EXTENSION PROFILE May 21, 2026 10:21:17am K:\MIB_Civil\243320000 ST. Theresa Expansion\Civil\CADD\PlanSheets\C-606 SEWER EXTENSION PROFILE.dwg
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MH-3 TO MH-4
 PROP. 8" D.I.P. SAN SEWER MAIN EXTENSION
 VALENCIA AVENUE



PROP. 4" D.I.P. SAN SEWER LATERAL
 VALENCIA AVENUE

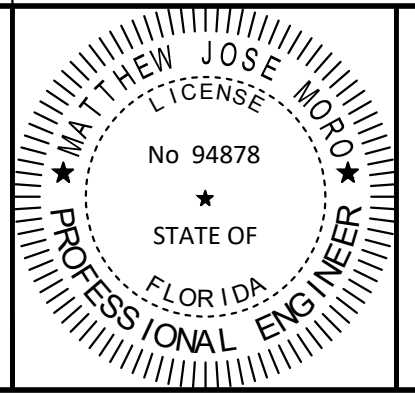
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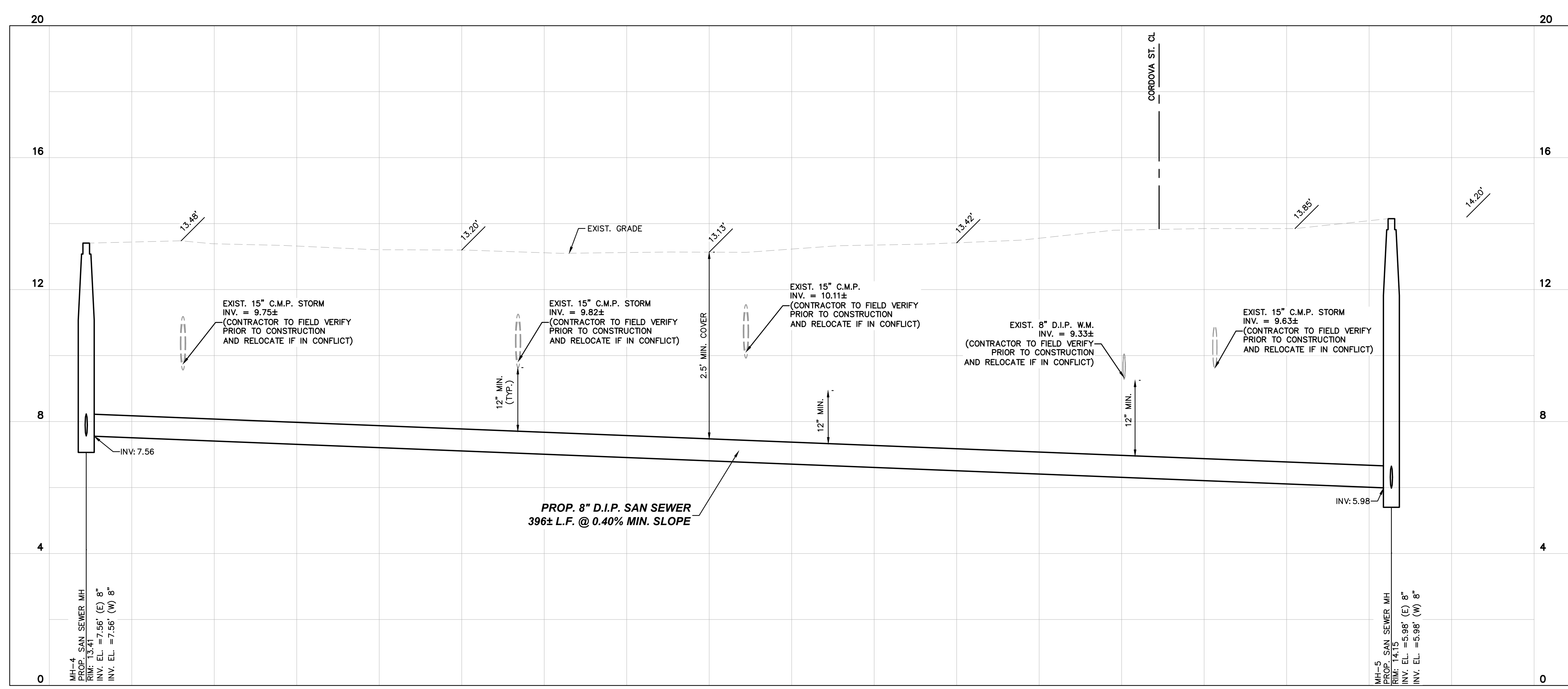
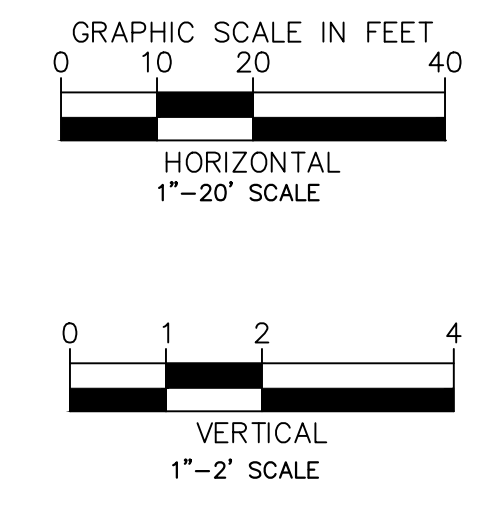
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SHEET NUMBER
C-607

Plotted By: Moro, Matthew Sheet: St. Theresa Expansion Layout: C-608 Sewer Extension Profile May 21, 2026 10:21:21am K:\MIB_Civil\243320000 St. Theresa Expansion\CADD\PlanSheets\C-608 Sewer Extension Profile.dwg
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**MH-4 TO MH-5
 PROP. 8" D.I.P. SAN SEWER MAIN EXTENSION
 VALENCIA AVENUE**

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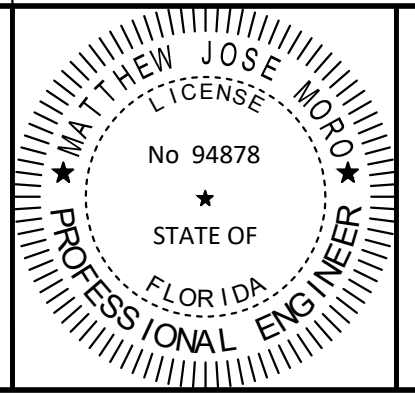
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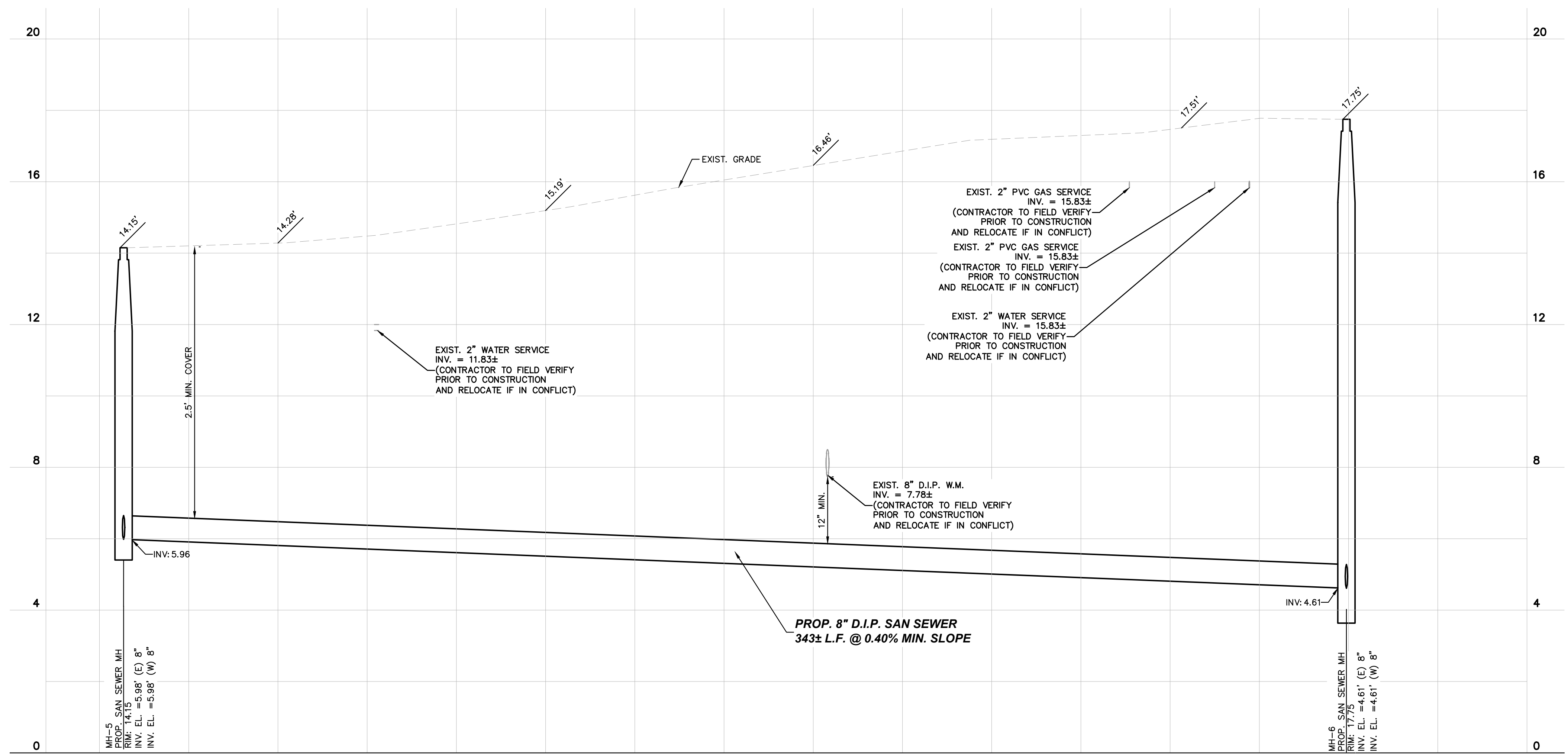
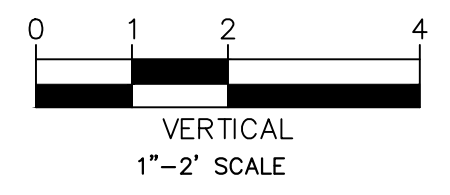
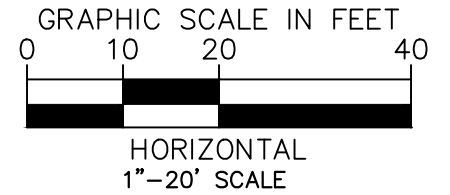
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**SEWER EXTENSION
 PROFILE**

SHEET NUMBER
C-608

Plotted By: Mero, Matthew Sheet: ST. THERESA EXPANSION Layout: C-609 SEWER EXTENSION PROFILE May 21, 2025 10:21:26am K:\MIB_Civil\243320000 ST. Theresa Expansion\CADD\PlanSheets\C-609 SEWER EXTENSION PROFILE.dwg
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MH-5 TO MH-6
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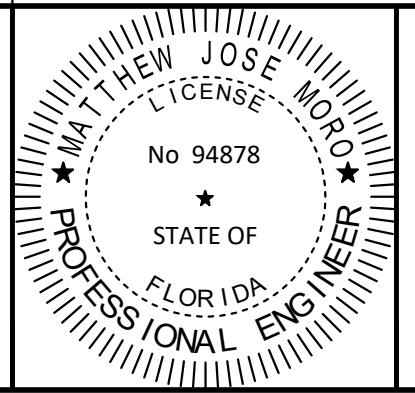
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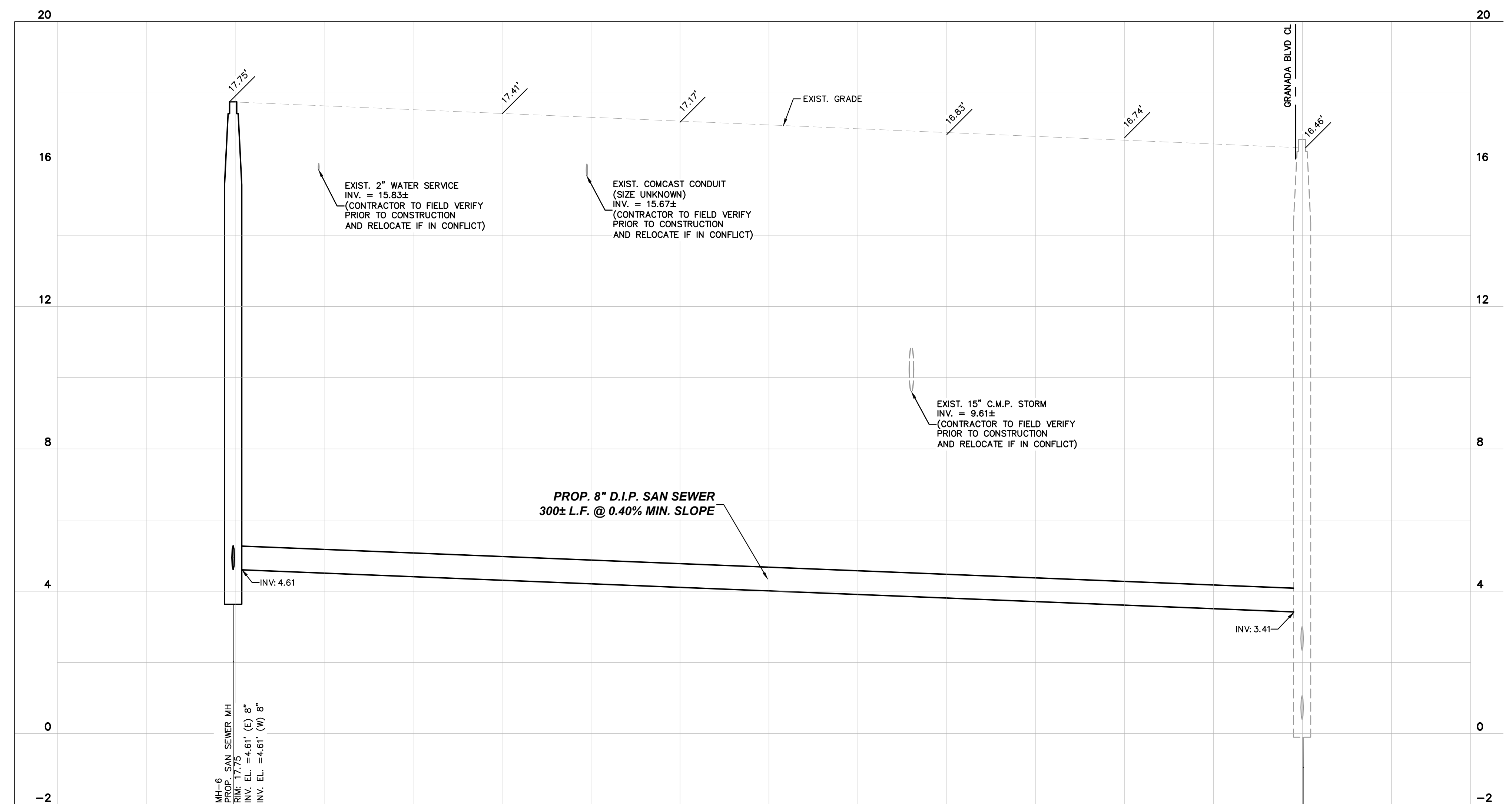
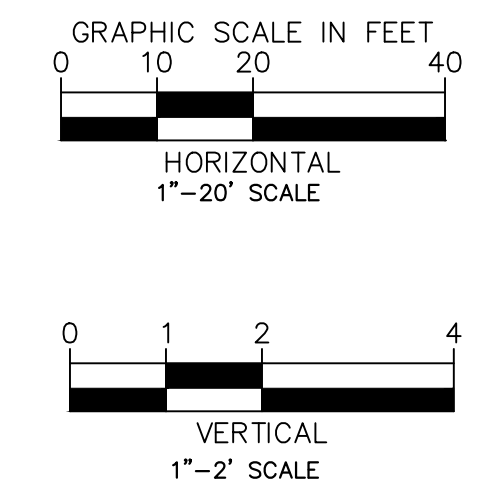
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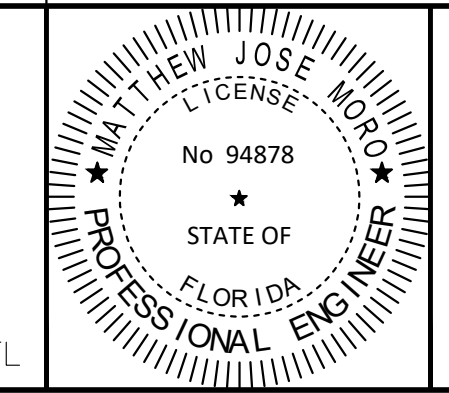
SHEET NUMBER
C-609

Plotted By: Mero, Matthew Sheet: St. Theresa Expansion Layout: C-610 Sewer Extension Profile Mdy: 21, 2026 10:21:31am K:\MIB_Civil\243320000_S1_Theresa_Expansion\CADD\PlanSheets\C-610 Sewer Extension Profile.dwg
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MH-6 TO MHCTY30075
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SHEET NUMBER
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