

SHELTON ACADEMY - DORAL CAMPUS

PROJECT ADDRESS: 9455 NW 40th ST ROAD, DORAL, FL 33178

APPLICANT:
VALGRAT, LLC
416 GARLEDA AVE
CORAL GABLES, FL 33146

DATE: September 2025 / March 2026
SUBMITTAL: SITE PLAN APPROVAL
CIVICA PROJECT No: 250212

CIVICA

ARCHITECTURE AND URBAN DESIGN

8323 NW 12th STREET
Suite 106
DORAL, FL 33126
PH. 305.593.9959
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GARDNER + SEMLER LANDSCAPE
ARCHITECTURE

17670 NW 78th Avenue, Suite 214
Miami, FL 33015
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email: kiehl@gsladesign.com
website: www.gsladesign.com

FLOOD DIVISION NOTE:

PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY
OF DORAL FLOOD PLAIN MANAGEMENT ORDINANCE



SCOPE OR WORK UNDER THIS APPLICATION:

EXISTING SCHOOL CAMPUS APPROVED UNDER RESOLUTION No. 21-31.

PREVIOUS APPROVAL:

- *APPROVED PROJECT SHELTON ACADEMY
- *APPROVED GRADES PreK-12th GRADES
- *APPROVED NUMBER OF STUDENTS 600 STUDENTS MAX.

SCOPE OF WORK UNDER THIS APPLICATION:

- 1) UNDER THIS APPLICATION, THE SCHOOL SHALL BE EXPANDED TO 1,000 STUDENTS MAXIMUM.
- 2) APPROVED GRADES LEVELS PreK-12th SHALL REMAIN.
- 3) PARKING SHALL BE INCREASED FROM 63 TO A MINIMUM OF 103 PKG SPACES.

RECEIVED
By puglias at 10:31 am, Mar 31, 2026

No.	DATE	REVISION	BY
1	03.09.26	ZONING COMMENTS	IP/MS

DRAWN BY:
IAF

APPROVED BY:
RL
DATE:
09-2025
SCALE:
AS SHOWN

KEY PLAN

SEAL/SIGNATURE

THIS DRAWING IS THE PROPERTY OF CIVICA AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

SHEET TITLE
FUTURE SITE PLAN
PH-I EXPANSION:

800 STUDENTS

SHEET NUMBER
A-1.0

DRESSELS CANAL
80' RIGHT-OF-WAY

80' CANAL RIGHT-OF-WAY AS
PER O.R. BOOK 5176, PAGE 40

PROPOSED 800 STUDENT PHASE

SHADED AREA INDICATES FOOTPRINT EXISTING BUILDING
CONVERTED TO AN EDUCATIONAL FACILITY UNDER APPROVED
RESOLUTION No.21-31

AS PER APPROVED RESOLUTION No. 21-31, THIS FACILITY IS
APPROVED FOR 600 STUDENTS MAXIMUM (Prk-12th GRADES)

UNDER THIS NEW APPLICATION, THIS FACILITY SHALL BE EXPANDED
UP TO 1,000 STUDENTS MAX. (WITH AN OPTIONAL INTERIM PHASE
OF 800 STUDENTS)

FLOOR FINISH ELEVATION+11.20 NGVD
(EXISTING TO REMAIN)

PROPERTY INFORMATION

LOT:	35-3028-015-0010, 35-3028-015-0020
PROPERTY ADDRESS:	9455 NW 40th STREET ROAD, DORAL, FL 33178-2377
ZONING DESIGNATION:	OFFICE - O1
EXISTING LAND USE:	WAREHOUSE TERMINAL/STORAGE
FUTURE LAND USE:	OFFICE AND RESIDENTIAL
NET LOT AREA:	173,958 sq. ft. 3.99 Ac.
EXISTING USE & PROJECT DESCRIPTION:	SHELTON ACADEMY, 600 STDN'TS, Prk-12 GRADES APPROVED UNDER RESOLUTION No.21-31. THIS PROCESS FOR INCREASE TO 800 & 1,000 STDN'TS.

GENERAL ZONING DATA - 800 STUDENT PHASE

	PROPOSED	ALLOWED
LOT COVERAGE (BUILDINGS):	63,650 sq. ft.	86,979 sq. ft. 50% max.
LOT COVERAGE (CANOPIES):	6,292 sq. ft.	86,979 sq. ft. 50% max.
OPEN SPACE:	104,016 sq. ft. 59.8%	34,792 sq. ft. 20% min.
FLOOR AREA RATIO (F.A.R.):	1st FLOOR: 62,917 sq. ft. 36.16% 2nd FLOOR: 28,060 sq. ft. 16.13%	86,979 sq. ft. 50% max. 34,792 sq. ft. 20% max.

BUILDING SETBACKS

FRONT Setback:	76'-6" (Existing)	20'-0"
REAR Setback:	20'-0" (Existing)	5'-0"
REAR Setback:	10'-0" (Existing)	5'-0"
INTERIOR SIDE Setback:	203'-4" (Existing)	5'-0"

BUILDING HEIGHTS

2-STORY MAIN SCHOOL BUILDING:	42' (2-stories) Existing	(4-stories)
1-ACCESSORY GUARDHOUSE:	N/A	
3-STORY PARKING GARAGE: (not shown included)	N/A	

*EXCLUDED FROM F.A.R. AND BUILDING COVERAGE AS PER SEC.53-127 (C)

CHILD-CARE CHECK LIST FOR DAY NURSERY, DAY CARE CENTER,
KINDERGARTEN AND PRIVATE SCHOOL (FOR 800 STUDENTS)

SCHOOL NAME:	SHELTON ACADEMY
SCHOOL ADDRESS:	9455 NW 40th STREET ROAD, DORAL, FL 33178-2377
TAX FOLIO # (S)	35-3028-015-0010, 35-3028-015-0020
IS THIS AN EXPANSION TO AN EXISTING SCHOOL?	YES
IF YES, INDICATE # OF STUDENTS, AGE AND GRADE RANGES APPROVED:	600 STUDENTS AGES: 4 to 18 Years Old GRADES: PreK-12th
TOTAL SIZE OF SITE (SF):	173,958 sq. ft.
TOTAL SIZE OF SITE (AC):	3.99
NUMBER OF STUDENTS / CHILDREN REQUESTED:	200 STUDENTS INCREASE (800 STUDENTS IN TOTAL)
AGES:	AGES: 4 to 18 Years Old
NUMBER OF TEACHERS:	43
NUMBER OF ADMINISTRATIVE AND CLERICAL PERSONNEL:	6
NUMBER OF CLASSROOMS:	39
TOTAL CLASSROOM AREA (NET SF):	25,030 sq. ft.
TOTAL NON-CLASSROOM AREA (GROSS SF), (OFFICES, BATHROOMS, KITCHENS, ETC.):	65,947 sq. ft.
TOTAL OUTDOOR RECREATION/PLAY AREA (SF):	52,669 sq. ft.
NUMBER AND TYPE OF VEHICLES THAT WILL BE USED IN CONJUNCTION WITH THE OPERATION OF THE FACILITY	0
NUMBER OF PARKING SPACES PROVIDED FOR STAFF, VISITORS AND TRANSPORTATION VEHICLES:	REQUIRED: 73 PROVIDED: 76
INDICATE THE NUMBER OF AUTO STACKING SPACES:	REQUIRED: 35 PROVIDED: 61
PROPOSED HEIGHT OF STRUCTURE(S):	42' (EXISTING TO REMAIN)
SIZE OF IDENTIFICATION SIGN:	20 sq. ft.
DAYS AND HOURS OF OPERATION:	MONDAY - FRIDAY, FROM 6:00 AM - 8:00 PM (EVENING & WEEKEND) HOURS / USES ARE SUBJECT TO ZONING CONDITIONS.
DOES THE SUBJECT FACILITY SHARE THE SITE WITH OTHER FACILITIES?	NO
WILL THE SCHOOL INCLUDE RESIDENTIAL USES?	NO

CLASSROOM SPACE: CALCULATED BY GRADE LEVEL (800 STUDENTS)

A. DAY NURSERY/KINDERGARTEN, PRESCHOOL, AND AFTER-SCHOOL CARE:	35 sq. ft. x 60 (No. OF CHILDREN) =	2,100 sq. ft.
B. ELEMENTARY: (GRADES 1-6)	30 sq. ft. x 368 (No. OF CHILDREN) =	11,040 sq. ft.
C. JUNIOR HIGH AND SENIOR HIGH SCHOOLS: (GRADES 7-12)	25 sq. ft. x 372 (No. OF CHILDREN) =	9,300 sq. ft.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED:		22,440 sq. ft.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED:		25,030 sq. ft.

OUTDOOR RECREATION SPACE (800 STUDENTS)

A. DAY NURSERY/KINDERGARTEN, PRESCHOOL, AND AFTER-SCHOOL CARE:	45 sq. ft. x 30 (1/2 of children) =	1,350 sq. ft.
B. GRADES 1-6:	250 sq. ft. x 30 (first 30 children) = 7,500 50 sq. ft. x 338 (remaining children) = 16,900	24,400 sq. ft.
C. GRADES 7-12:	400 sq. ft. x 30 (first 30 children) = 12,000 50 sq. ft. x 342 = 17,100	29,100 sq. ft.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED:		54,850 sq. ft.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED:		64,525 sq. ft.

TREES

A. 15 TREES ARE REQUIRED PER NET ACRE + (10 STREET TREES)	REQUIRED: (15 Lot Trees + 10 Street Trees) = 70 TREES PROVIDED (15 Lot Trees + 10 Street Trees) = 70 TREES
B. TEN (10) SHRUBS ARE REQUIRED PER E.A. TREE PROVIDED	REQUIRED: 700 SHRUBS PROVIDED: 736 SHRUBS
C. GRASS AREAS PROVIDED FOR ORGANIZED SPORTS / PLAY AREA (SF)	(N/A) Only Artificial Turf Provided 16,350 sq. ft.
D. LAWN AREA EXCLUSIVE OF ORGANIZED SPORTS & PLAY AREA (SF)	29,300 sq. ft.

SITE PLAN NOTES

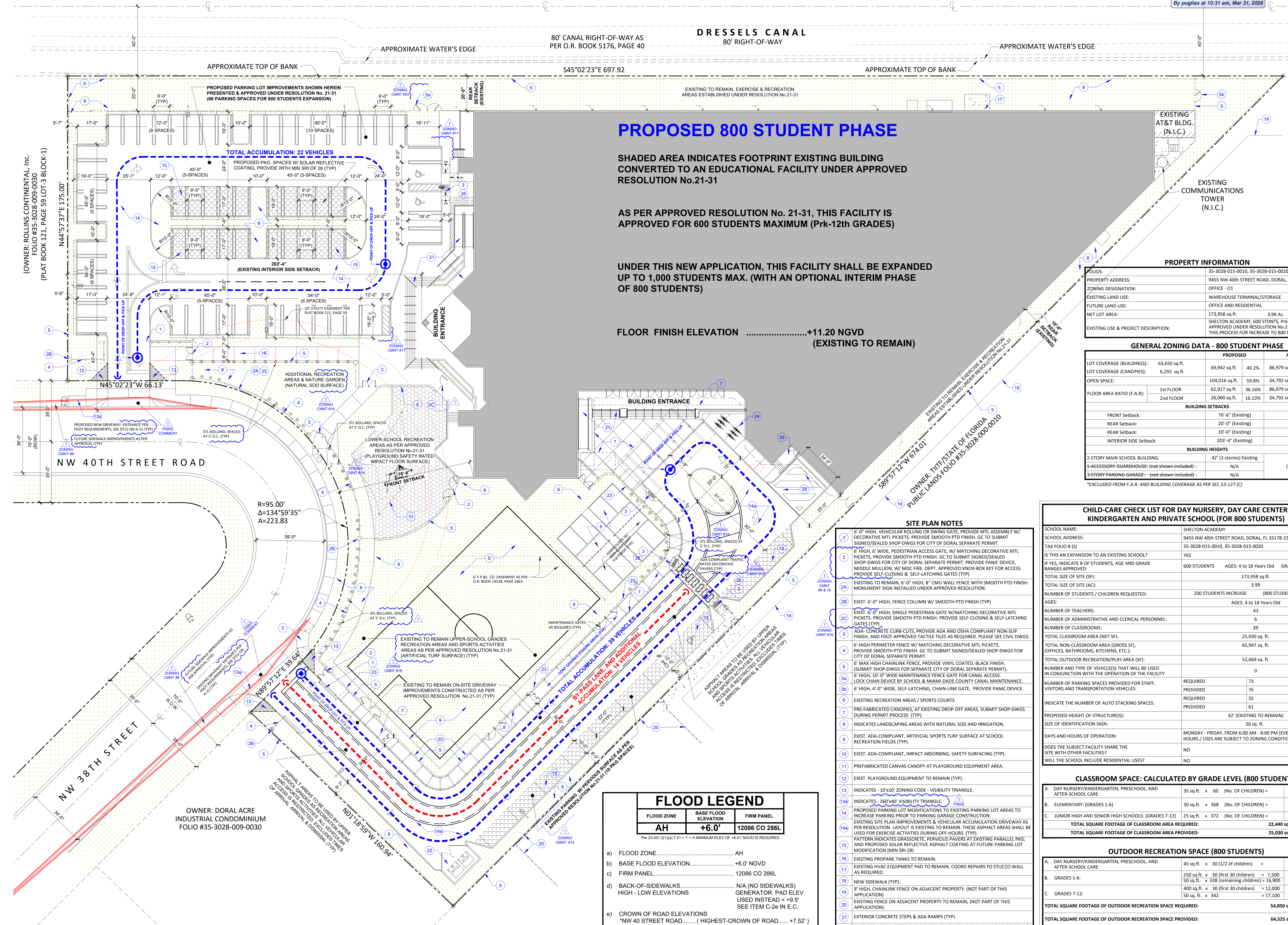
- 6'-0" HIGH, VEHICULAR ROLLING OR SWING GATE, PROVIDE MTL ASSEMBLY W/ DECORATIVE MTL PICKETS. PROVIDE SMOOTH PTD FINISH. GC TO SUBMIT SIGNED/SEALED SHOP-DWG'S FOR CITY OF DORAL SEPARATE PERMIT.
- 6' HIGH, 6' WIDE, PEDESTRIAN ACCESS GATE, W/ MATCHING DECORATIVE MTL PICKETS. PROVIDE SMOOTH PTD FINISH. GC TO SUBMIT SIGNED/SEALED SHOP-DWG'S FOR CITY OF DORAL SEPARATE PERMIT. PROVIDE PANIC DEVICE, MIDDLE MULLION, W/ MOC FIRE, DEPT. APPROVED KNOX-BOX KEY FOR ACCESS. PROVIDE SELF-CLOSING & SELF-LATCHING GATES (TYP)
- EXISTING TO REMAIN, 6'-0" HIGH, 8" CMU WALL FENCE WITH SMOOTH PTD FINISH. MONUMENT SIGN INSTALLED UNDER APPROVED RESOLUTION.
- EXIST. 6'-0" HIGH, FENCE COLUMN W/ SMOOTH PTD FINISH (TYP)
- EXIST. 6'-0" HIGH, SINGLE PEDESTRIAN GATE W/MATCHING DECORATIVE MTL PICKETS. PROVIDE SMOOTH PTD FINISH. PROVIDE SELF-CLOSING & SELF-LATCHING GATES (TYP)
- ADA- CONCRETE CURB-CUTS, PROVIDE ADA AND OSHA COMPLIANT NON-SLIP FINISH, AND FOOT APPROVED TACTILE TILES AS REQUIRED. PLEASE SEE CIVIL DWGS.
- 6'-HIGH PERIMETER FENCE W/ MATCHING DECORATIVE MTL PICKETS. PROVIDE SMOOTH PTD FINISH. GC TO SUBMIT SIGNED/SEALED SHOP-DWG'S FOR CITY OF DORAL SEPARATE PERMIT.
- 6' MAX HIGH CHAINLINK FENCE, PROVIDE VINYL COATED, BLACK FINISH. (SUBMIT SHOP-DWG'S FOR SEPARATE CITY OF DORAL SEPARATE PERMIT.)
- 6' HIGH, 10'-0" WIDE MAINTENANCE FENCE GATE FOR CANAL ACCESS.
- LOCK CHAIN DEVICE BY SCHOOL & MIAMI-DADE COUNTY CANAL MAINTENANCE.
- 6' HIGH, 4'-0" WIDE, SELF-LATCHING, CHAIN-LINK GATE, PROVIDE PANIC DEVICE.
- EXISTING RECREATION AREAS / SPORTS COURTS
- PRE-FABRICATED CANOPIES, AT EXISTING DROP-OFF AREAS, SUBMIT SHOP-DWG'S DURING PERMIT PROCESS (TYP)
- INDICATES LANDSCAPING AREAS WITH NATURAL SOD AND IRRIGATION.
- EXIST. ADA-COMPLIANT, ARTIFICIAL SPORTS TURF SURFACE AT SCHOOL RECREATION FIELDS (TYP).
- EXIST. ADA-COMPLIANT, IMPACT ABSORBING, SAFETY SURFACING (TYP).
- PREFABRICATED CANVAS CANOPY AT PLAYGROUND EQUIPMENT AREA.
- EXIST. PLAYGROUND EQUIPMENT TO REMAIN (TYP).
- INDICATES -10'x10' ZONING CODE - VISIBILITY TRIANGLE.
- INDICATES -260'x40' VISIBILITY TRIANGLE.
- PROPOSED PARKING LOT MODIFICATIONS TO EXISTING PARKING LOT AREAS TO INCREASE PARKING PRIOR TO PARKING GARAGE CONSTRUCTION.
- EXISTING SITE PLAN IMPROVEMENTS & VEHICULAR ACCUMULATION DRIVEWAY AS PER RESOLUTION. LAYOUT IS EXISTING TO REMAIN. THESE ASPHALT AREAS SHALL BE USED FOR EXERCISE ACTIVITIES DURING OFF-HOURS (TYP).
- PATTERN INDICATES GRASSCRETE, PERVIOUS PAVERS AT EXISTING PARALLEL PKGS. AND PROPOSED SOLAR REFLECTIVE ASPHALT COATING AT FUTURE PARKING LOT MODIFICATION (MIN SRI-28)
- EXISTING PROPANE TANKS TO REMAIN.
- EXISTING HVAC EQUIPMENT PAD TO REMAIN. COORD REPAIRS TO STUCCO WALL AS REQUIRED.
- NEW SIDEWALK (TYP).
- 8' HIGH, CHAINLINK FENCE ON ADJACENT PROPERTY. (NOT PART OF THIS APPLICATION)
- EXISTING FENCE ON ADJACENT PROPERTY TO REMAIN, (NOT PART OF THIS APPLICATION).
- EXTERIOR CONCRETE STEPS & ADA RAMPS (TYP)
- EXIST. 22'x11' DUMPSTER ENCLOSURE WITH 6' HIGH, 8-CMU WALL ENCLOSURE W/ SMOOTH PTD FINISH, CONSTRUCTED AS PER APPROVED RESOLUTION (SEE A-8.0)
- 20' HIGH MAX. INTERNAL SPORTS FENCE - NETTING AROUND SPORTS FIELD. SUBMIT SHOP-DWG'S FOR CITY OF DORAL SEPARATE PERMIT. (TYP)
- EXISTING BICYCLE RACKS, FOR 12 BICYCLES UNITS.
- EXISTING MONUMENT SIGN INSTALLED UNDER APPROVED RESOLUTION TO REMAIN.
- PATTERN INDICATES FOOT APPROVED, TACTILE TILE FOR THE BLIND, PROVIDE ADA-COMPLIANT DOMES RAISED 1/4" MAX AND YELLOW COLOR.
- PATTERN INDICATES PARALLEL PARKING AREAS WITH PERVIOUS GRASS-CRETE PAVERS (TYP)
- 25'x24' SPACE RESERVED FOR LOADING AREAS. (2) LOADING SPACES SIZE 25'x12' REQUIRED AND PROVIDED (TYP)

FLOOD LEGEND

FLOOD ZONE	BASE FLOOD ELEVATION	FIRM PANEL
AH	+6.0'	12086 CO 286L

- FLOOD ZONE..... AH
- BASE FLOOD ELEVATION..... +6.0' NGVD
- FIRM PANEL..... 12086 CO 286L
- BACK-OF-SIDEWALKS..... N/A (NO SIDEWALKS)
HIGH - LOW ELEVATIONS..... GENERATOR, PAD ELEV USED INSTEAD = +9.5' SEE ITEM C-2e IN E.C.
- CROWN OF ROAD ELEVATIONS (HIGHEST-CROWN OF ROAD..... +7.52')
(LOWEST-CROWN OF ROAD..... +7.02')
- *NW 40 STREET..... (HIGHEST-CROWN OF ROAD..... +8.09')
(LOWEST-CROWN OF ROAD..... +7.00')
- *NW 38 STREET..... (HIGHEST-CROWN OF ROAD..... +8.09')
(LOWEST-CROWN OF ROAD..... +7.00')
- PROPOSED LOWEST FLOOR ELEV..... + 11.20' (1st FLOOR)
- PROPOSED GARAGE FLOOR ELEV..... N/A (NO GARAGE)
- PROPOSED LOWEST MACHINERY ELEV..... + 9.5' (ELEC RM FLR)
SEE ITEM C-2e IN E.C.
- FEMA LETTER OF MAP CHANGE..... N/A

PROPOSED SITE PLAN - 800 STDNT PHASE



(OWNER: ROLLINS CONTINENTAL, Inc.
FOLIO #35-3028-009-0030
(PLAT BOOK 121, PAGE 59 LOT-3 BLOCK-1)

APPROXIMATE TOP OF BANK

APPROXIMATE WATER'S EDGE

APPROXIMATE WATER'S EDGE

APPROXIMATE TOP OF BANK

EXISTING TO REMAIN, EXERCISE & RECREATION AREAS ESTABLISHED UNDER RESOLUTION No.21-31

PROPOSED PARKING LOT IMPROVEMENTS SHOWN HEREIN PRESENTED & APPROVED UNDER RESOLUTION No. 21-31 (66 PARKING SPACES FOR 800 STUDENTS EXPANSION)

TOTAL ACCUMULATION: 22 VEHICLES

PROPOSED PKG SPACES W/ SOLAR REFLECTIVE COATING, PROVIDE WITH MIN SRI OF 28 (TYP)

EXISTING INTERIOR SIDE SETBACK

ADDITIONAL RECREATION AREAS & NATURE GARDEN (NATURAL SOD SURFACE)

LOWER-SCHOOL RECREATION AREAS AS PER APPROVED RESOLUTION No.21-31 (PLAYGROUND SAFETY RATED IMPACT FLOOR SURFACE)

NW 40TH STREET ROAD

NW 38TH STREET

OWNER: DORAL ACRE INDUSTRIAL CONDOMINIUM FOLIO #35-3028-009-0030

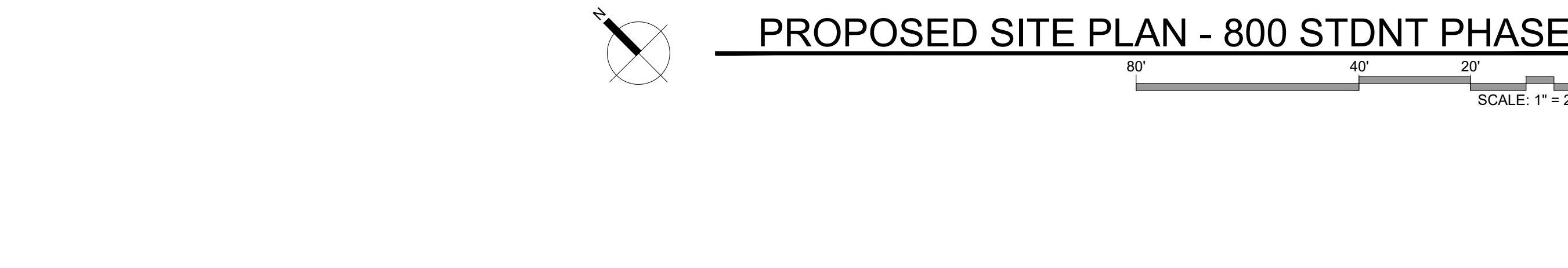


Table with 4 columns: No., DATE, REVISION, BY. Row 1: 03.09.26, ZONING COMMENTS, IFMS

Table with 2 columns: DRAWN BY, APPROVED BY. Row 1: IAF, RL

Table with 2 columns: DATE, SCALE. Row 1: 09-2025, AS SHOWN

KEY PLAN

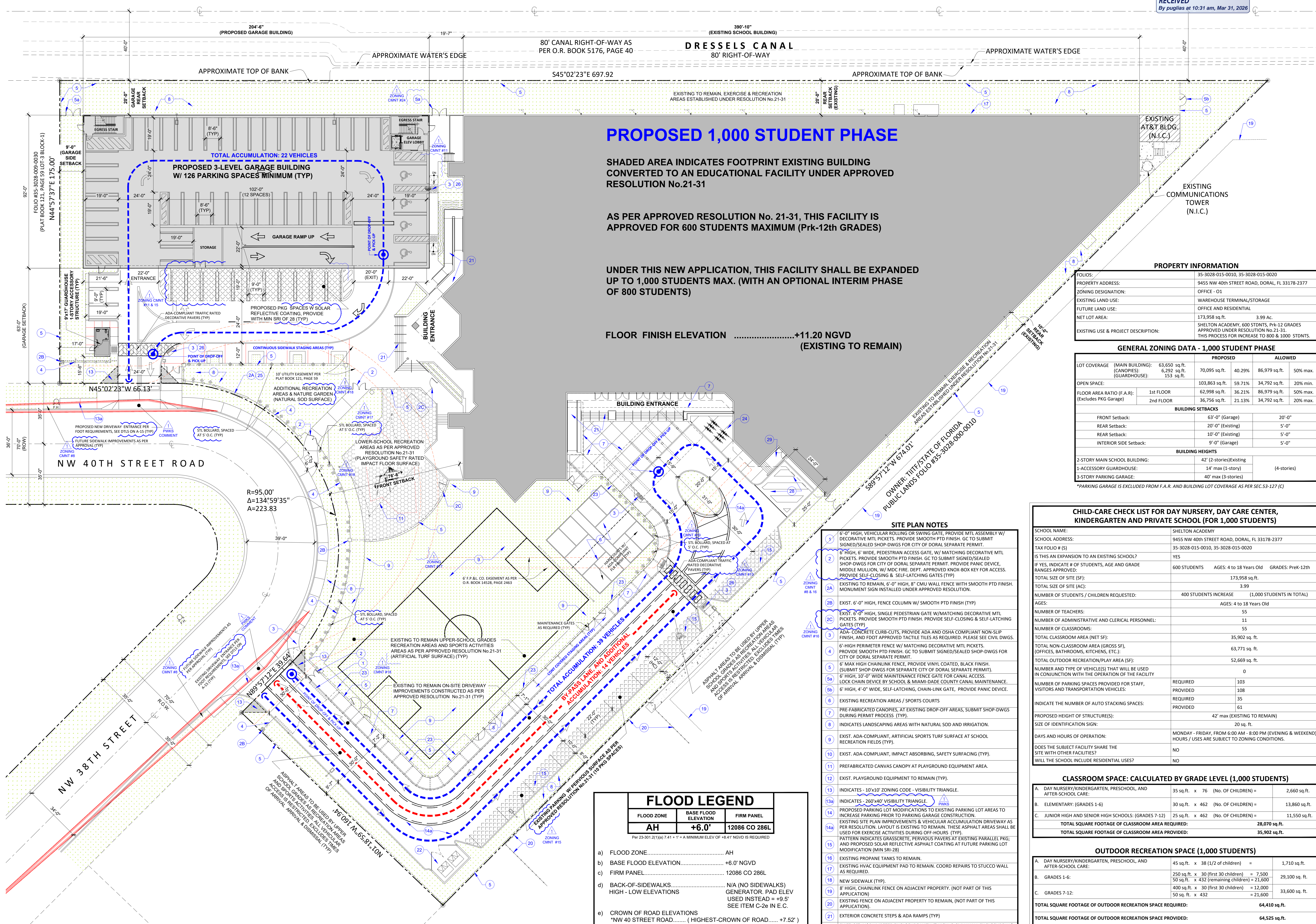
SEAL/SIGNATURE

Table with 2 columns: CLASSROOM SPACE, CALCULATED BY GRADE LEVEL (1,000 STUDENTS). Rows A-C showing calculations for Day Nursery, Elementary, and Junior High/Senior High schools.

Table with 2 columns: OUTDOOR RECREATION SPACE (1,000 STUDENTS). Rows A-C showing calculations for Day Nursery, Grades 1-6, and Grades 7-12.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 64,525 sq.ft.

Table with 2 columns: TREES. Rows A-D showing requirements and provided quantities for trees and shrubs.



PROPOSED 1,000 STUDENT PHASE

SHADED AREA INDICATES FOOTPRINT EXISTING BUILDING CONVERTED TO AN EDUCATIONAL FACILITY UNDER APPROVED RESOLUTION No.21-31

AS PER APPROVED RESOLUTION No. 21-31, THIS FACILITY IS APPROVED FOR 600 STUDENTS MAXIMUM (Prk-12th GRADES)

UNDER THIS NEW APPLICATION, THIS FACILITY SHALL BE EXPANDED UP TO 1,000 STUDENTS MAX. (WITH AN OPTIONAL INTERIM PHASE OF 800 STUDENTS)

FLOOR FINISH ELEVATION+11.20 NGVD (EXISTING TO REMAIN)

OWNER: TITF STATE OF FLORIDA
PUBLIC LANDS FOLIO R55-3028-000-0010

PROPERTY INFORMATION table with fields: FOLIOS, PROPERTY ADDRESS, ZONING DESIGNATION, EXISTING LAND USE, FUTURE LAND USE, NET LOT AREA, EXISTING USE & PROJECT DESCRIPTION.

GENERAL ZONING DATA - 1,000 STUDENT PHASE table with columns: LOT COVERAGE, OPEN SPACE, FLOOR AREA RATIO, BUILDING SETBACKS, BUILDING HEIGHTS.

Table with 4 columns: No., DATE, REVISION, BY. Row 1: 03.09.26, ZONING COMMENTS, IFMS

CHILD-CARE CHECK LIST FOR DAY NURSERY, DAY CARE CENTER, KINDERGARTEN AND PRIVATE SCHOOL (FOR 1,000 STUDENTS)

Table with 2 columns: SCHOOL NAME, ADDRESS, TAX FOLIO # (S), IS THIS AN EXPANSION TO AN EXISTING SCHOOL?, IF YES, INDICATE # OF STUDENTS, AGE AND GRADE RANGES APPROVED, TOTAL SIZE OF SITE (SF), TOTAL SIZE OF SITE (AC), NUMBER OF STUDENTS / CHILDREN REQUESTED, AGES, NUMBER OF TEACHERS, NUMBER OF ADMINISTRATIVE AND CLERICAL PERSONNEL, NUMBER OF CLASSROOMS, TOTAL CLASSROOM AREA (NET SF), TOTAL NON-CLASSROOM AREA (GROSS SF), TOTAL OUTDOOR RECREATION/PLAY AREA (SF), NUMBER AND TYPE OF VEHICLES THAT WILL BE USED IN CONJUNCTION WITH THE OPERATION OF THE FACILITY, NUMBER OF PARKING SPACES PROVIDED FOR STAFF, VISITORS AND TRANSPORTATION VEHICLES, INDICATE THE NUMBER OF AUTO STACKING SPACES, PROPOSED HEIGHT OF STRUCTURE(S), SIZE OF IDENTIFICATION SIGN, DAYS AND HOURS OF OPERATION, DOES THE SUBJECT FACILITY SHARE THE SITE WITH OTHER FACILITIES?, WILL THE SCHOOL INCLUDE RESIDENTIAL USES?

CLASSROOM SPACE: CALCULATED BY GRADE LEVEL (1,000 STUDENTS)

Table with 2 columns: A. DAY NURSERY/KINDERGARTEN, PRESCHOOL, AND AFTER-SCHOOL CARE; B. ELEMENTARY (GRADES 1-6); C. JUNIOR HIGH AND SENIOR HIGH SCHOOLS (GRADES 7-12).

OUTDOOR RECREATION SPACE (1,000 STUDENTS)

Table with 2 columns: A. DAY NURSERY/KINDERGARTEN, PRESCHOOL, AND AFTER-SCHOOL CARE; B. GRADES 1-6; C. GRADES 7-12.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 64,525 sq.ft.

TREES

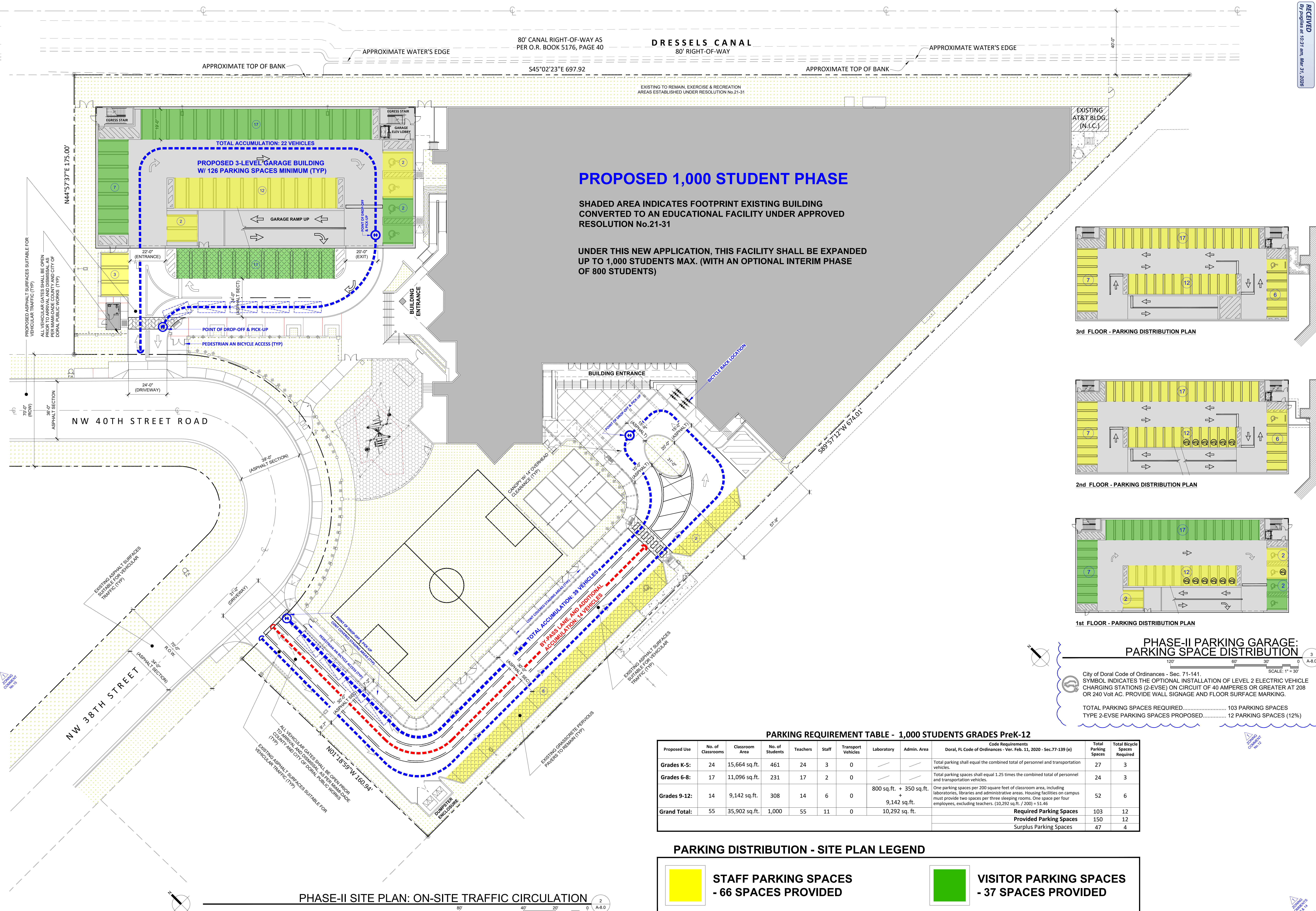
Table with 2 columns: A. 15 TREES ARE REQUIRED PER NET ACRE + (10 STREET TREES); B. TEN (10) SHRUBS ARE REQUIRED PER E.A. TREE PROVIDED; C. GRASS AREAS PROVIDED FOR ORGANIZED SPORTS / PLAY AREA (SF); D. LAWN AREA EXCLUSIVE OF ORGANIZED SPORTS & PLAY AREA (SF).

FLOOD LEGEND table with columns: FLOOD ZONE, BASE FLOOD ELEVATION, FIRM PANEL. Row 1: AH, +6.0', 12086 CO 286L

- a) FLOOD ZONE..... AH
b) BASE FLOOD ELEVATION..... +6.0' NGVD
c) FIRM PANEL 12086 CO 286L
d) BACK-OF-SIDEWALKS..... N/A (NO SIDEWALKS)
HIGH - LOW ELEVATIONS GENERATOR, PAD ELEV USED INSTEAD = +9.5' SEE ITEM C-2e IN E.C.
e) CROWN OF ROAD ELEVATIONS *NW 40 STREET ROAD..... (HIGHEST-CROWN OF ROAD..... +7.52') (LOWEST-CROWN OF ROAD..... +7.02') *NW 38 STREET..... (HIGHEST-CROWN OF ROAD..... +8.09') (LOWEST-CROWN OF ROAD..... +7.00')
f) PROPOSED LOWEST FLOOR ELEV..... + 11.20' (1st FLOOR)
g) PROPOSED GARAGE FLOOR ELEV..... N/A (NO GARAGE)
h) PROPOSED LOWEST MACHINERY ELEV..... + 9.5' (ELEC RM FLR) SEE ITEM C-2e IN E.C.
i) FEMA LETTER OF MAP CHANGE..... N/A

- 1 6'-0" HIGH, VEHICULAR ROLLING OR SWING GATE, PROVIDE MTL ASSEMBLY W/ DECORATIVE MTL PICKETS. PROVIDE SMOOTH PTD FINISH. GC TO SUBMIT SIGNED/SEALED SHOP-DWGS FOR CITY OF DORAL SEPARATE PERMIT.
2 6' HIGH, 6' WIDE, PEDESTRIAN ACCESS GATE, W/ MATCHING DECORATIVE MTL PICKETS. PROVIDE SMOOTH PTD FINISH. GC TO SUBMIT SIGNED/SEALED SHOP-DWGS FOR CITY OF DORAL SEPARATE PERMIT. PROVIDE PANIC DEVICE, MIDDLE MULLION, W/ MDC FIRE. DEPT. APPROVED KNOX-BOX KEY FOR ACCESS. PROVIDE SELF-CLOSING & SELF-LATCHING GATES (TYP)
2A EXISTING TO REMAIN, 6'-0" HIGH, 8" CMU WALL FENCE WITH SMOOTH PTD FINISH. MONUMENT SIGN INSTALLED UNDER APPROVED RESOLUTION.
2B EXIST. 6'-0" HIGH, FENCE COLUMN W/ SMOOTH PTD FINISH (TYP)
2C EXIST. 6'-0" HIGH, SINGLE PEDESTRIAN GATE W/ MATCHING DECORATIVE MTL PICKETS. PROVIDE SMOOTH PTD FINISH. PROVIDE SELF-CLOSING & SELF-LATCHING GATES (TYP)
3 ADA-CONCRETE CURB-CUTS, PROVIDE ADA AND OSHA COMPLIANT NON-SLIP FINISH, AND FOOT APPROVED TACTILE TILES AS REQUIRED. PLEASE SEE CIVIL DWGS.
4 6'-HIGH PERIMETER FENCE W/ MATCHING DECORATIVE MTL PICKETS. PROVIDE SMOOTH PTD FINISH. GC TO SUBMIT SIGNED/SEALED SHOP-DWGS FOR CITY OF DORAL SEPARATE PERMIT.
5 6' MAX HIGH CHAINLINK FENCE, PROVIDE VINYL COATED, BLACK FINISH. (SUBMIT SHOP-DWGS FOR SEPARATE CITY OF DORAL SEPARATE PERMIT.)
5A 6' HIGH, 10'-0" WIDE MAINTENANCE FENCE GATE FOR CANAL ACCESS.
5B LOCK CHAIN DEVICE BY SCHOOL & MIAMI-DADE COUNTY CANAL MAINTENANCE.
5C 6' HIGH, 4'-0" WIDE, SELF-LATCHING, CHAIN-LINK GATE, PROVIDE PANIC DEVICE.
6 EXISTING RECREATION AREAS / SPORTS COURTS
7 PRE-FABRICATED CANOPIES, AT EXISTING DROP-OFF AREAS, SUBMIT SHOP-DWGS DURING PERMIT PROCESS (TYP).
8 INDICATES LANDSCAPING AREAS WITH NATURAL SOD AND IRRIGATION.
9 EXIST. ADA-COMPLIANT, ARTIFICIAL SPORTS TURF SURFACE AT SCHOOL RECREATION FIELDS (TYP).
10 EXIST. ADA-COMPLIANT, IMPACT ABSORBING, SAFETY SURFACING (TYP).
11 PREFABRICATED CANVAS CANOPY AT PLAYGROUND EQUIPMENT AREA.
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14B PATTERN INDICATES GRASSCRETE, PERVIOUS PAVERS AT EXISTING PARALLEL PKG; AND PROPOSED SOLAR REFLECTIVE ASPHALT COATING AT FUTURE PARKING LOT MODIFICATION (MIN SRI-28)
15 EXISTING PROPRANE TANKS TO REMAIN.
16 EXISTING HVAC EQUIPMENT PAD TO REMAIN. COORD REPAIRS TO STUCCO WALL AS REQUIRED.
17 NEW SIDEWALK (TYP).
18 8' HIGH, CHAINLINK FENCE ON ADJACENT PROPERTY. (NOT PART OF THIS APPLICATION)
19 EXISTING FENCE ON ADJACENT PROPERTY TO REMAIN, (NOT PART OF THIS APPLICATION).
20 EXTERIOR CONCRETE STEPS & ADA RAMPS (TYP)
21 EXIST. 32'x11' DUMPSTER ENCLOSURE WITH 6' HIGH, 8" CMU WALL ENCLOSURE W/ SMOOTH PTD FINISH. CONSTRUCTED AS PER APPROVED RESOLUTION (SEE A-8.0)
22 20' HIGH MAX. INTERNAL SPORTS FENCE - NETTING AROUND SPORTS FIELD. SUBMIT SHOP-DWGS FOR CITY OF DORAL SEPARATE PERMIT. (TYP)
23 EXISTING BICYCLE RACKS, FOR 12 BICYCLES UNITS.
24 EXISTING MONUMENT SIGN INSTALLED UNDER APPROVED RESOLUTION TO REMAIN.
25 PATTERN INDICATES FOOT APPROVED, TACTILE TILE FOR THE BLIND, PROVIDE ADA-COMPLIANT DOMES BASED 1/4" MAX AND YELLOW COLOR.
26 PATTERN INDICATES PARALLEL PARKING AREAS WITH PERVIOUS GRASS-CRETE PAVERS (TYP)
27 25'x24' SPACE RESERVED FOR LOADING AREAS. (2) LOADING SPACES SIZE 25'x 12' REQUIRED AND PROVIDED (TYP)

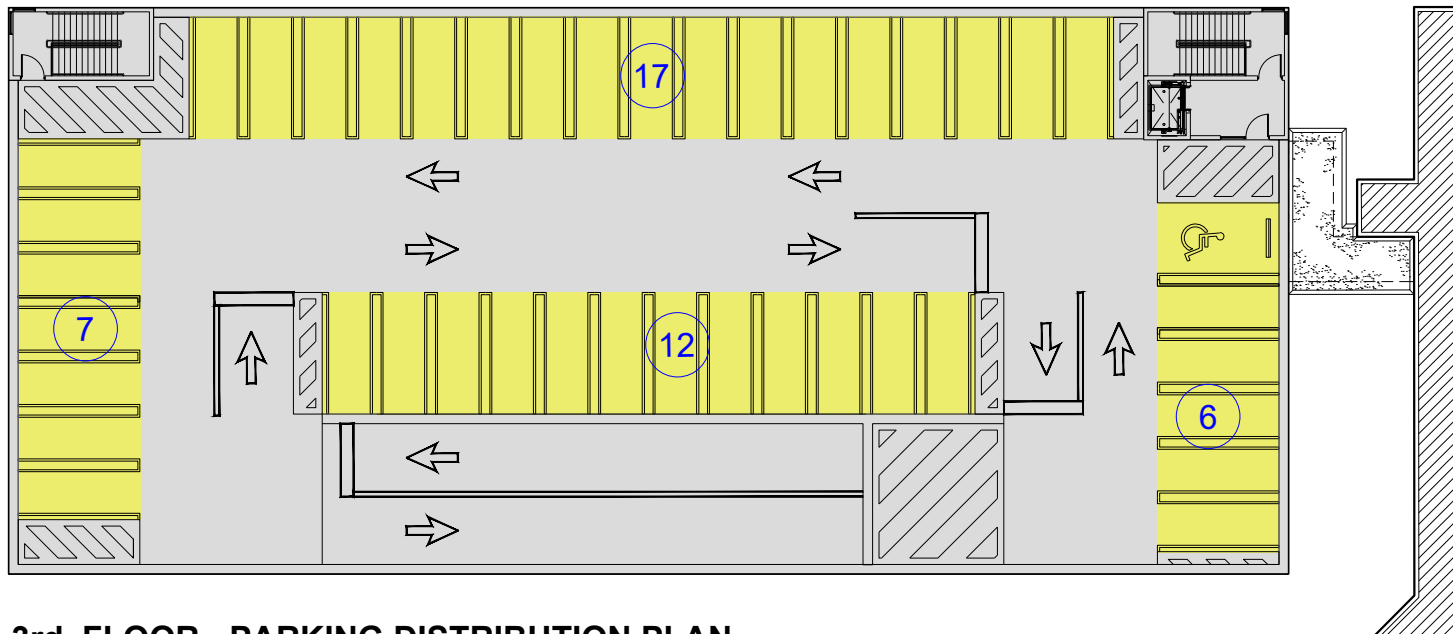
PROPOSED SITE PLAN - 1,000 STDNT PHASE
SCALE: 1" = 20'



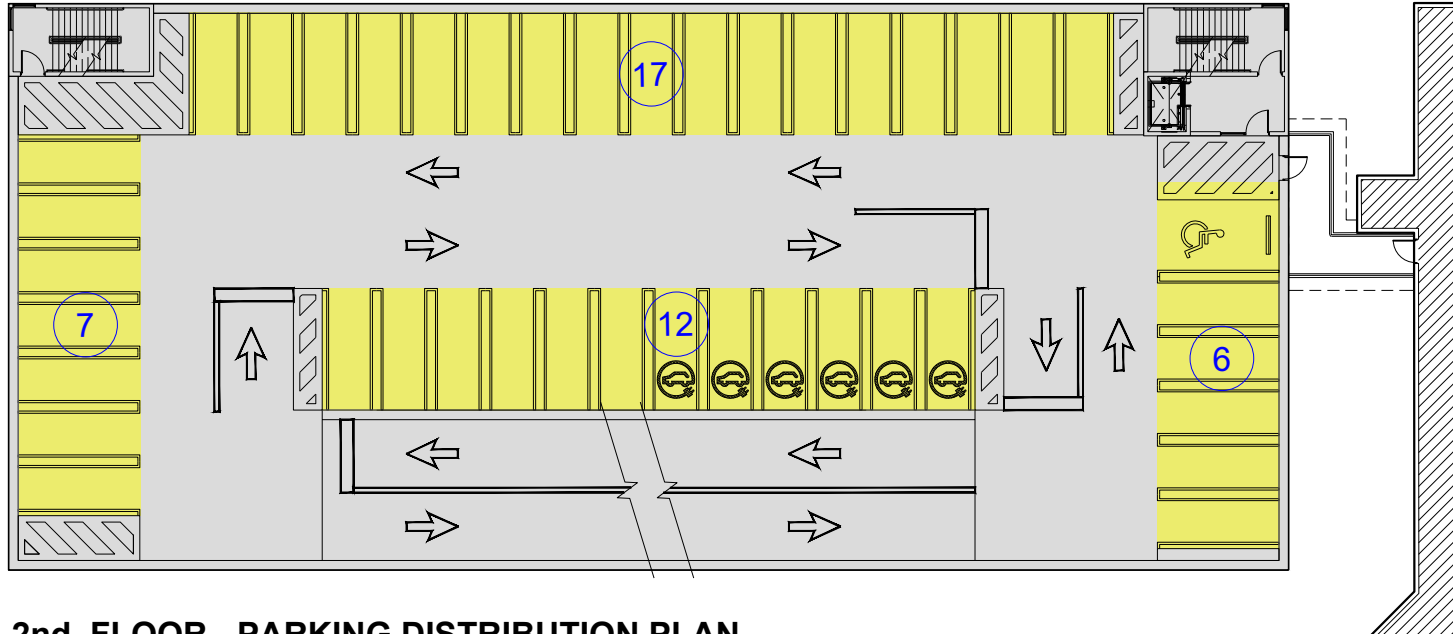
PROPOSED 1,000 STUDENT PHASE

SHADED AREA INDICATES FOOTPRINT EXISTING BUILDING CONVERTED TO AN EDUCATIONAL FACILITY UNDER APPROVED RESOLUTION No.21-31

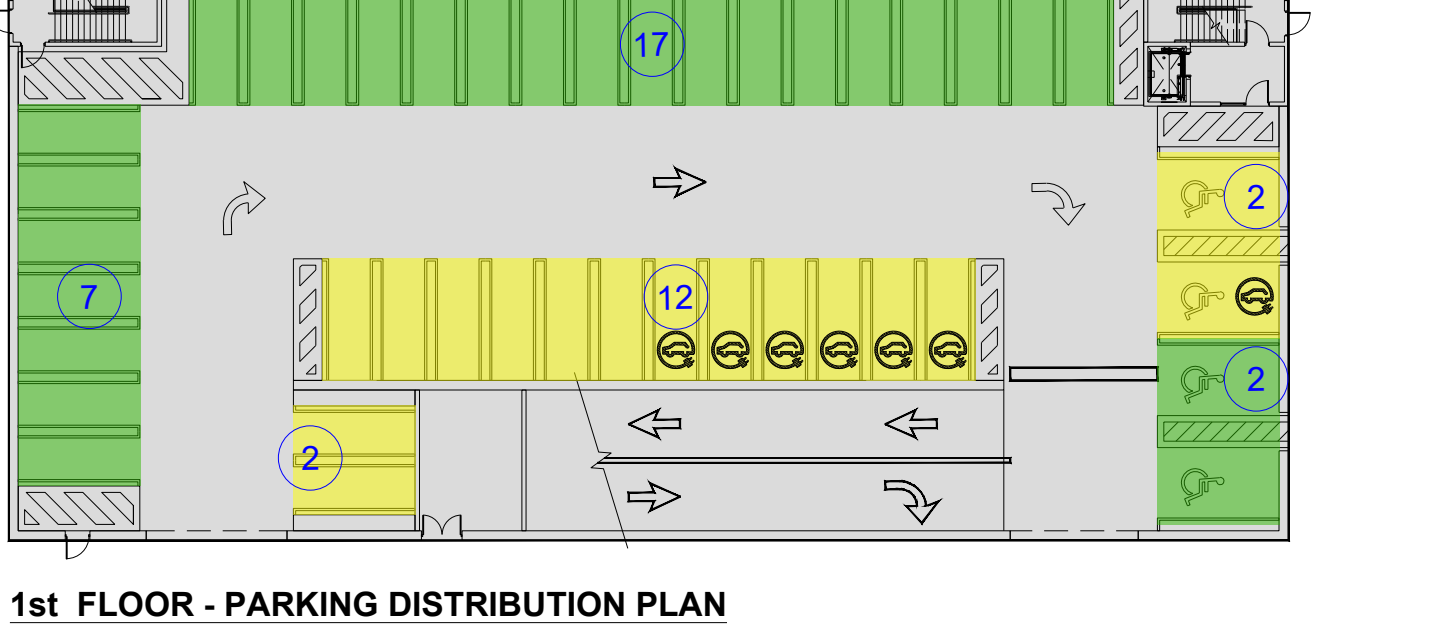
UNDER THIS NEW APPLICATION, THIS FACILITY SHALL BE EXPANDED UP TO 1,000 STUDENTS MAX. (WITH AN OPTIONAL INTERIM PHASE OF 800 STUDENTS)



3rd FLOOR - PARKING DISTRIBUTION PLAN



2nd FLOOR - PARKING DISTRIBUTION PLAN



1st FLOOR - PARKING DISTRIBUTION PLAN

PHASE-II PARKING GARAGE: PARKING SPACE DISTRIBUTION

City of Doral Code of Ordinances - Sec. 71-141. SYMBOL INDICATES THE OPTIONAL INSTALLATION OF LEVEL 2 ELECTRIC VEHICLE CHARGING STATIONS (2-EVSE) ON CIRCUIT OF 40 AMPERES OR GREATER AT 208 OR 240 Volt AC. PROVIDE WALL SIGNAGE AND FLOOR SURFACE MARKING.

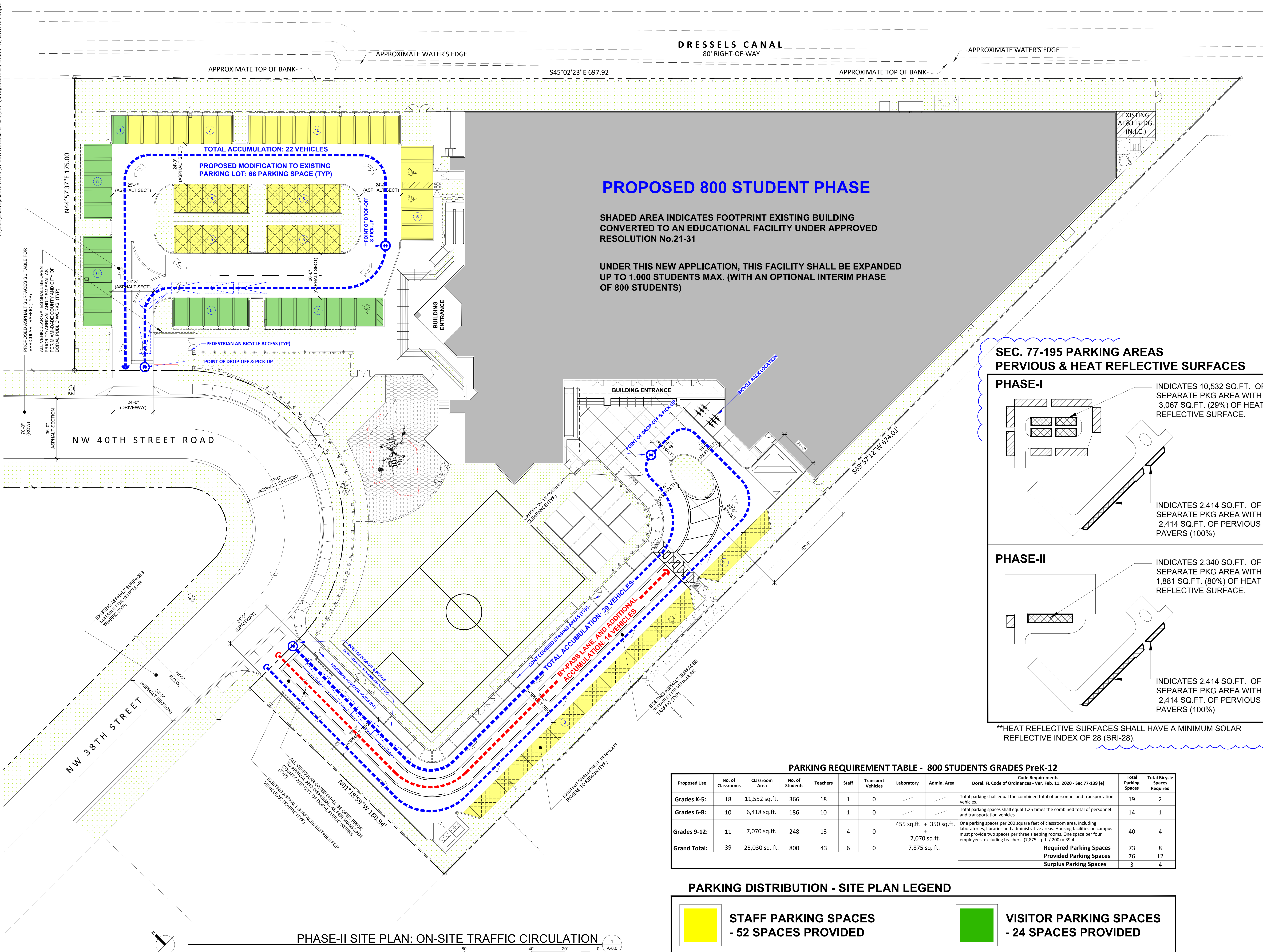
TOTAL PARKING SPACES REQUIRED..... 103 PARKING SPACES
TYPE 2-EVSE SPACES PROPOSED..... 12 PARKING SPACES (12%)

PARKING REQUIREMENT TABLE - 1,000 STUDENTS GRADES PreK-12												
Proposed Use	No. of Classrooms	Classroom Area	No. of Students	Teachers	Staff	Transport Vehicles	Laboratory	Admin. Area	Doral, FL Code of Ordinances - Ver. Feb. 11, 2020 - Sec.77-139 (a)	Total Parking Spaces	Total Bicycle Spaces Required	
Grades K-5:	24	15,664 sq. ft.	461	24	3	0			Total parking spaces shall equal the combined total of personnel and transportation vehicles.	19	2	
Grades 6-8:	17	11,096 sq. ft.	231	17	2	0			Total parking spaces shall equal 1.25 times the combined total of personnel and transportation vehicles.	14	1	
Grades 9-12:	14	9,142 sq. ft.	308	14	6	0	800 sq. ft. + 350 sq. ft.		One parking spaces per 200 square feet of classroom area, including laboratories, libraries and administrative areas. Storage facilities on campus must provide two spaces per three sleeping rooms. One space per four employee, excluding teachers. (17,875 sq. ft. / 200) = 89.4	40	4	
Grand Total:	55	35,902 sq. ft.	1,000	55	11	0	10,292 sq. ft.			73	8	
										Required Parking Spaces	103	12
										Provided Parking Spaces	150	12
										Surplus Parking Spaces	47	4

PARKING DISTRIBUTION - SITE PLAN LEGEND

- STAFF PARKING SPACES - 66 SPACES PROVIDED
- VISITOR PARKING SPACES - 37 SPACES PROVIDED

PHASE-II SITE PLAN: ON-SITE TRAFFIC CIRCULATION



PROPOSED 800 STUDENT PHASE

SHADED AREA INDICATES FOOTPRINT EXISTING BUILDING CONVERTED TO AN EDUCATIONAL FACILITY UNDER APPROVED RESOLUTION No.21-31

UNDER THIS NEW APPLICATION, THIS FACILITY SHALL BE EXPANDED UP TO 1,000 STUDENTS MAX. (WITH AN OPTIONAL INTERIM PHASE OF 800 STUDENTS)

SEC. 77-195 PARKING AREAS PERVIOUS & HEAT REFLECTIVE SURFACES

PHASE-I
INDICATES 10,532 SQ. FT. OF SEPARATE PKG AREA WITH 3,067 SQ. FT. (29%) OF HEAT REFLECTIVE SURFACE.

INDICATES 2,414 SQ. FT. OF SEPARATE PKG AREA WITH 2,414 SQ. FT. OF PERVIOUS PAVERS (100%)

PHASE-II
INDICATES 2,340 SQ. FT. OF SEPARATE PKG AREA WITH 1,881 SQ. FT. (80%) OF HEAT REFLECTIVE SURFACE.

INDICATES 2,414 SQ. FT. OF SEPARATE PKG AREA WITH 2,414 SQ. FT. OF PERVIOUS PAVERS (100%)

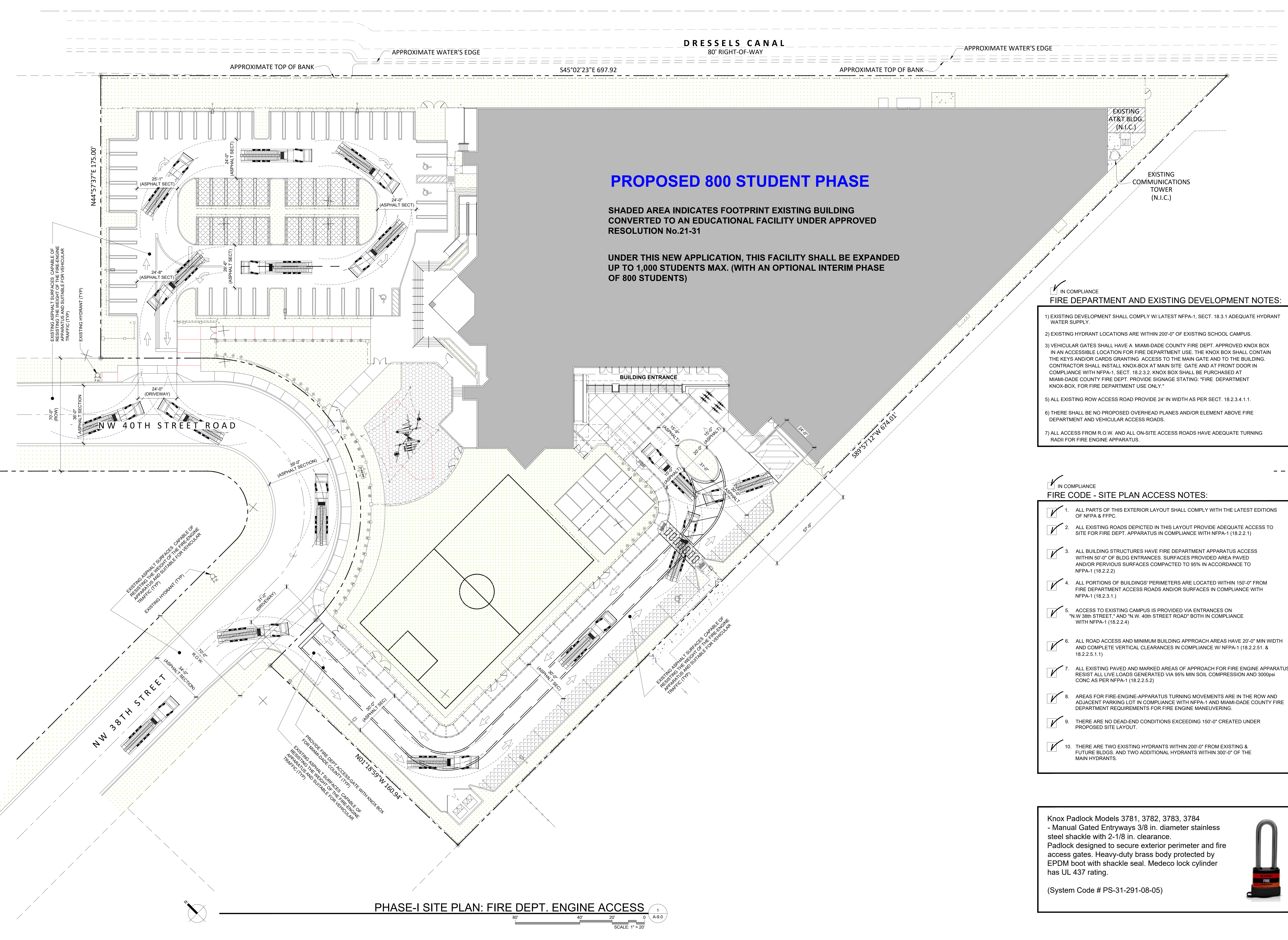
**HEAT REFLECTIVE SURFACES SHALL HAVE A MINIMUM SOLAR REFLECTIVE INDEX OF 28 (SRI-28).

PARKING REQUIREMENT TABLE - 800 STUDENTS GRADES PreK-12												
Proposed Use	No. of Classrooms	Classroom Area	No. of Students	Teachers	Staff	Transport Vehicles	Laboratory	Admin. Area	Doral, FL Code of Ordinances - Ver. Feb. 11, 2020 - Sec.77-139 (a)	Total Parking Spaces	Total Bicycle Spaces Required	
Grades K-5:	18	11,552 sq. ft.	366	18	1	0			Total parking spaces shall equal the combined total of personnel and transportation vehicles.	19	2	
Grades 6-8:	10	6,418 sq. ft.	186	10	1	0			Total parking spaces shall equal 1.25 times the combined total of personnel and transportation vehicles.	14	1	
Grades 9-12:	11	7,070 sq. ft.	248	13	4	0	455 sq. ft. + 350 sq. ft.		One parking spaces per 200 square feet of classroom area, including laboratories, libraries and administrative areas. Storage facilities on campus must provide two spaces per three sleeping rooms. One space per four employee, excluding teachers. (7,875 sq. ft. / 200) = 39.4	40	4	
Grand Total:	39	25,030 sq. ft.	800	43	6	0	7,875 sq. ft.			73	8	
										Required Parking Spaces	103	12
										Provided Parking Spaces	76	12
										Surplus Parking Spaces	3	4

PARKING DISTRIBUTION - SITE PLAN LEGEND

- STAFF PARKING SPACES - 52 SPACES PROVIDED
- VISITOR PARKING SPACES - 24 SPACES PROVIDED

PHASE-II SITE PLAN: ON-SITE TRAFFIC CIRCULATION



PROPOSED 800 STUDENT PHASE

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UNDER THIS NEW APPLICATION, THIS FACILITY SHALL BE EXPANDED UP TO 1,000 STUDENTS MAX. (WITH AN OPTIONAL INTERIM PHASE OF 800 STUDENTS)

IN COMPLIANCE FIRE DEPARTMENT AND EXISTING DEVELOPMENT NOTES:

- EXISTING DEVELOPMENT SHALL COMPLY W/ LATEST NFPA-1, SECT. 18.3.1 ADEQUATE HYDRANT WATER SUPPLY.
- EXISTING HYDRANT LOCATIONS ARE WITHIN 200'-0" OF EXISTING SCHOOL CAMPUS.
- VEHICULAR GATES SHALL HAVE A MIAMI-DADE COUNTY FIRE DEPT. APPROVED KNOX BOX IN AN ACCESSIBLE LOCATION FOR FIRE DEPARTMENT USE. THE KNOX BOX SHALL CONTAIN THE KEYS AND/OR CARDS GRANTING ACCESS TO THE MAIN GATE AND TO THE BUILDING. CONTRACTOR SHALL INSTALL KNOX-BOX AT MAIN SITE GATE AND AT FRONT DOOR IN COMPLIANCE WITH NFPA-1, SECT. 18.2.3.2. KNOX BOX SHALL BE PURCHASED AT MIAMI-DADE COUNTY FIRE DEPT. PROVIDE SIGNAGE STATING: "FIRE DEPARTMENT KNOX-BOX, FOR FIRE DEPARTMENT USE ONLY."
- ALL EXISTING ROW ACCESS ROAD PROVIDE 24" IN WIDTH AS PER SECT. 18.2.3.4.1.1.
- THERE SHALL BE NO PROPOSED OVERHEAD PLANS AND/OR ELEMENT ABOVE FIRE DEPARTMENT AND VEHICULAR ACCESS ROADS.
- ALL ACCESS FROM R.O.W. AND ALL ON-SITE ACCESS ROADS HAVE ADEQUATE TURNING RADIUS FOR FIRE ENGINE APPARATUS.

IN COMPLIANCE FIRE CODE - SITE PLAN ACCESS NOTES:

- ALL PARTS OF THIS EXTERIOR LAYOUT SHALL COMPLY WITH THE LATEST EDITIONS OF NFPA & FIRE.
- ALL EXISTING ROADS DEPICTED IN THIS LAYOUT PROVIDE ADEQUATE ACCESS TO SITE FOR FIRE DEPT. APPARATUS IN COMPLIANCE WITH NFPA-1 (18.2.2.1)
- ALL BUILDING STRUCTURES HAVE FIRE DEPARTMENT APPARATUS ACCESS WITHIN 50'-0" OF BLDG ENTRANCES. SURFACES PROVIDED ASFA PAVED AND/OR PERVIOUS SURFACES COMPACTED TO 90% IN ACCORDANCE TO NFPA-1 (18.2.2.2)
- ALL PORTIONS OF BUILDINGS' PERIMETERS ARE LOCATED WITHIN 150'-0" FROM FIRE DEPARTMENT ACCESS ROADS AND/OR SURFACES IN COMPLIANCE WITH NFPA-1 (18.2.3.1)
- ACCESS TO EXISTING CAMPUS IS PROVIDED VIA ENTRANCES ON "N.W. 38th STREET" AND "N.W. 40th STREET ROAD" BOTH IN COMPLIANCE WITH NFPA-1 (18.2.2.4)
- ALL ROAD ACCESS AND MINIMUM BUILDING APPROACH AREAS HAVE 20'-0" MIN WIDTH AND COMPLETE VERTICAL CLEARANCES IN COMPLIANCE WITH NFPA-1 (18.2.2.5.1 & 18.2.2.5.1.1)
- ALL EXISTING PAVED AND MARKED AREAS OF APPROACH FOR FIRE ENGINE APPARATUS RESIST ALL LIVE LOADS GENERATED VIA 90% MIN SOIL COMPRESSION AND 3000psi CONC AS PER NFPA-1 (18.2.2.5.2)
- AREAS FOR FIRE ENGINE APPARATUS TURNING MOVEMENTS ARE IN THE ROW AND ADJACENT PARKING LOT IN COMPLIANCE WITH NFPA-1 AND MIAMI-DADE COUNTY FIRE DEPARTMENT REQUIREMENTS FOR FIRE ENGINE MANEUVERING.
- THERE ARE NO DEAD-END CONDITIONS EXCEEDING 150'-0" CREATED UNDER PROPOSED SITE LAYOUT.
- THERE ARE TWO EXISTING HYDRANTS WITHIN 200'-0" FROM EXISTING & FUTURE BLDGS. AND TWO ADDITIONAL HYDRANTS WITHIN 300'-0" OF THE MAIN HYDRANTS.

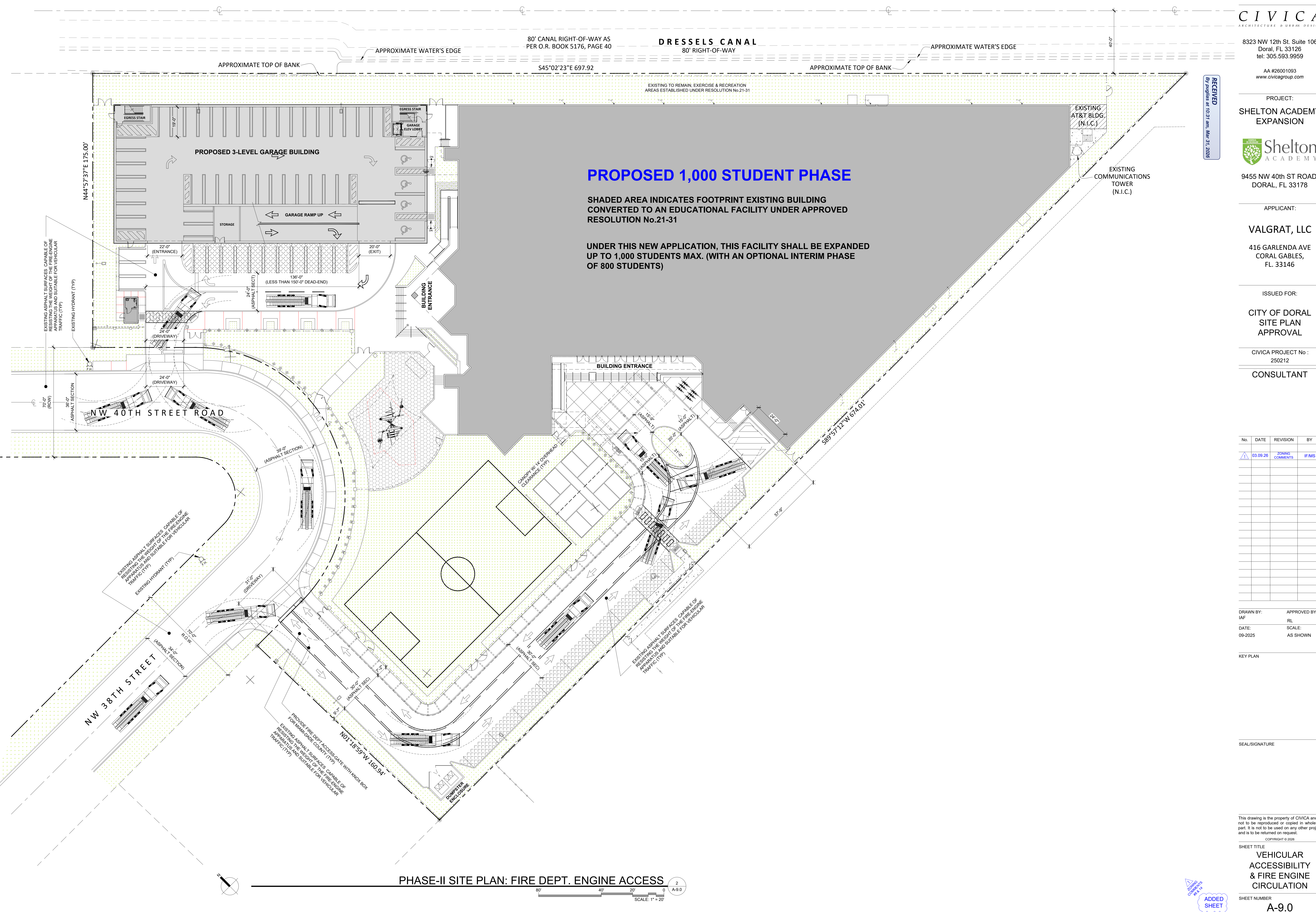
Knox Padlock Models 3781, 3782, 3783, 3784
- Manual Gated Entryways 3/8 in. diameter stainless steel shackle with 2-1/8 in. clearance.
Padlock designed to secure exterior perimeter and fire access gates. Heavy-duty brass body protected by EPDM boot with shackle seal. Medeco lock cylinder has UL 437 rating.

(System Code # PS-31-291-08-05)



PHASE-I SITE PLAN: FIRE DEPT. ENGINE ACCESS

SCALE: 1" = 20'



PROPOSED 1,000 STUDENT PHASE

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- ALL BUILDING STRUCTURES HAVE FIRE DEPARTMENT APPARATUS ACCESS WITHIN 50'-0" OF BLDG ENTRANCES. SURFACES PROVIDED ASFA PAVED AND/OR PERVIOUS SURFACES COMPACTED TO 90% IN ACCORDANCE TO NFPA-1 (18.2.2.2)
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Knox Padlock Models 3781, 3782, 3783, 3784
- Manual Gated Entryways 3/8 in. diameter stainless steel shackle with 2-1/8 in. clearance.
Padlock designed to secure exterior perimeter and fire access gates. Heavy-duty brass body protected by EPDM boot with shackle seal. Medeco lock cylinder has UL 437 rating.

(System Code # PS-31-291-08-05)



PHASE-II SITE PLAN: FIRE DEPT. ENGINE ACCESS

SCALE: 1" = 20'

ADDED SHEET

No.	DATE	REVISION	BY
1	03.09.25	ISSUE FOR COMMENTS	IF/MS

DRAWN BY:	APPROVED BY:
IAF	RL
DATE:	SCALE:
09-2025	AS SHOWN

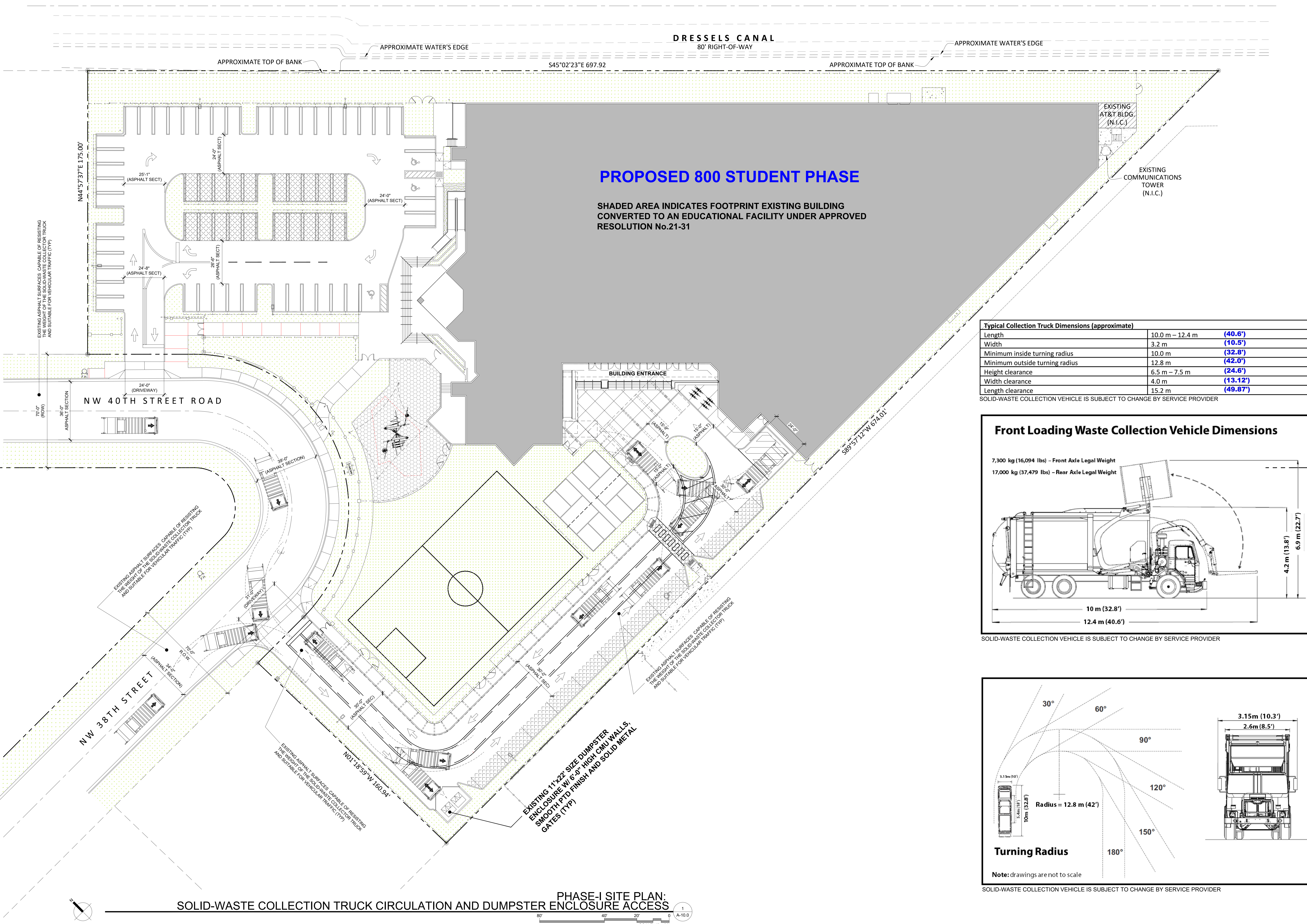
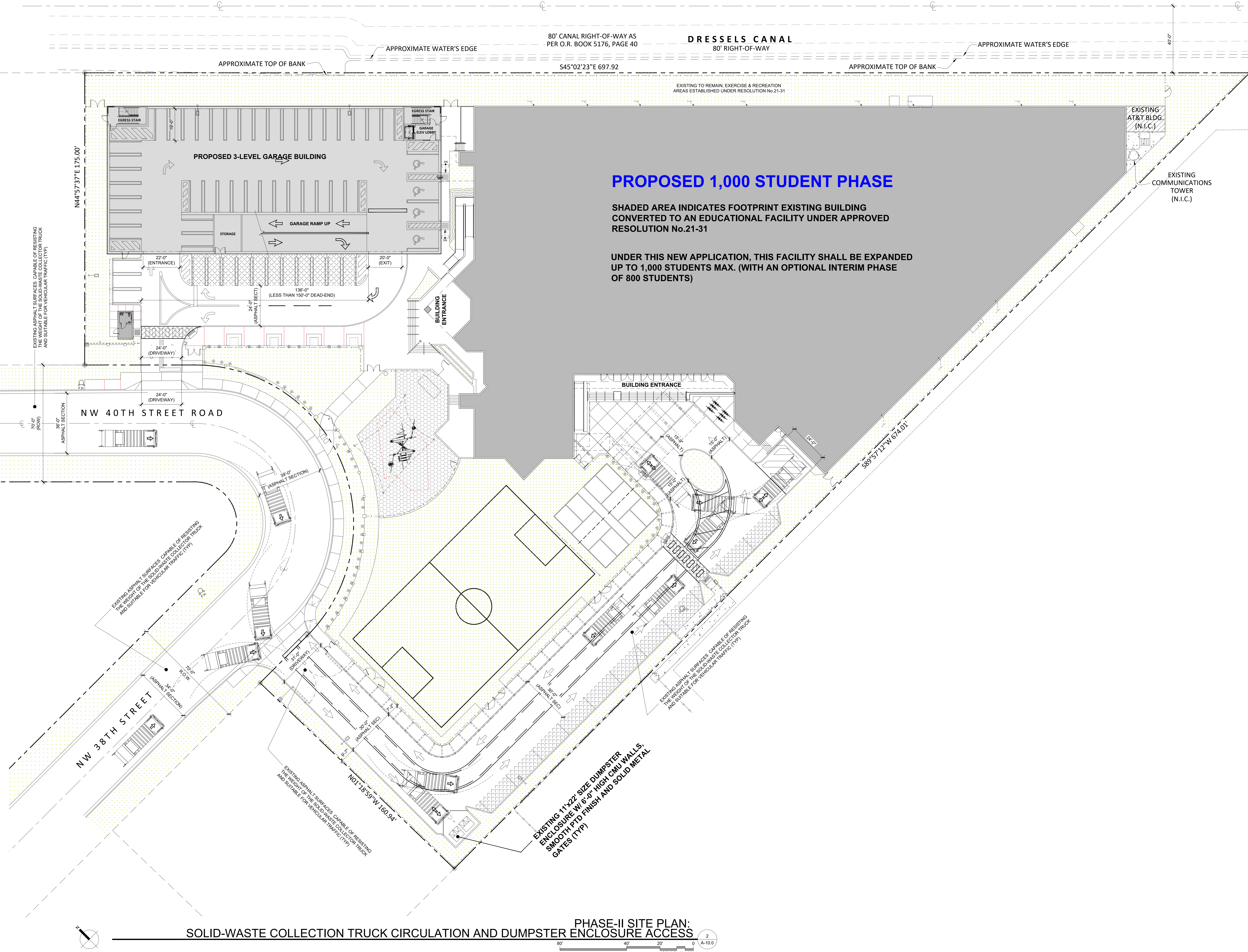
KEY PLAN

SEAL/SIGNATURE

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SHEET TITLE
SOLID-WASTE COLLECTION VEHICLE CIRCULATION

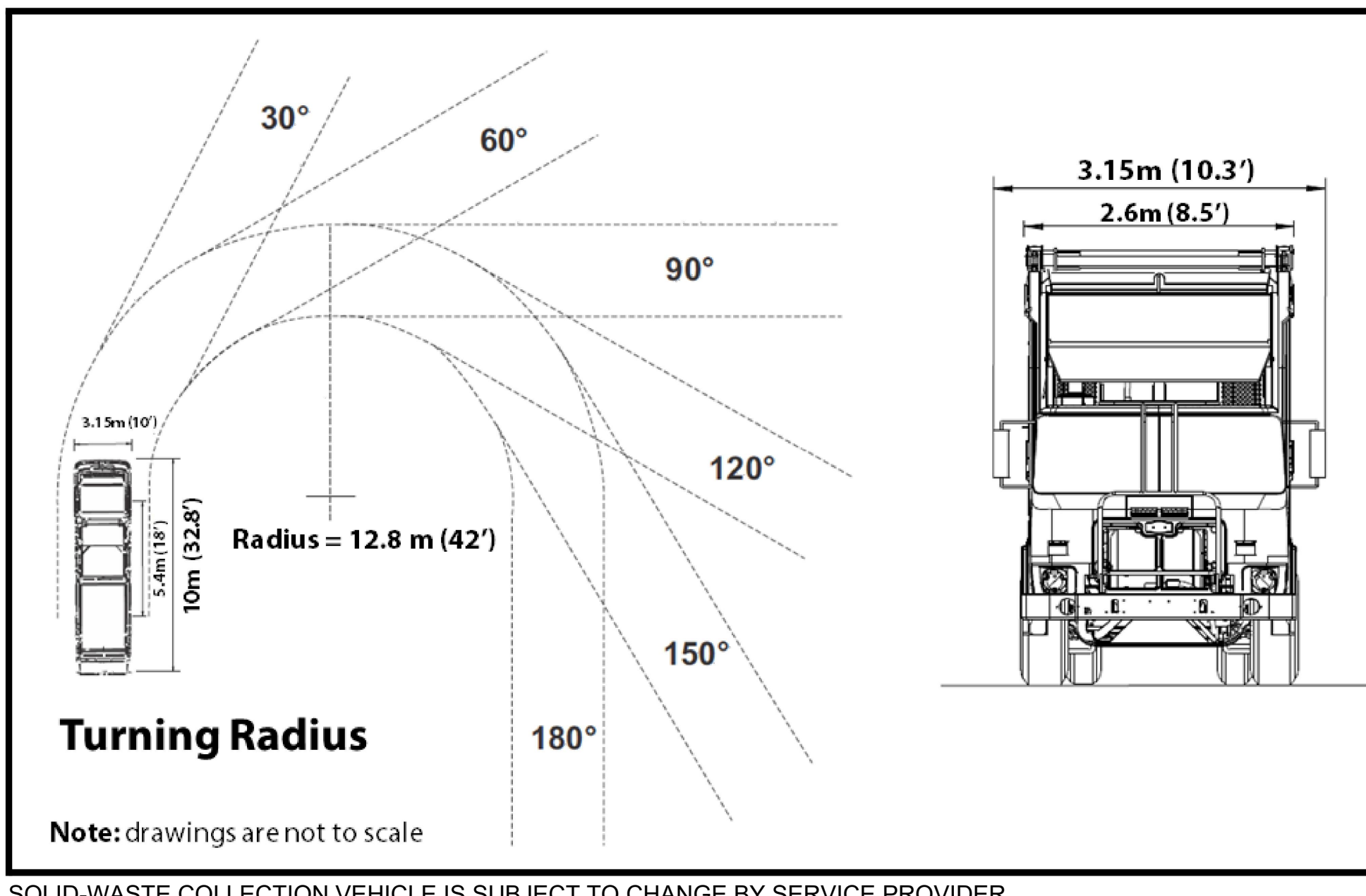
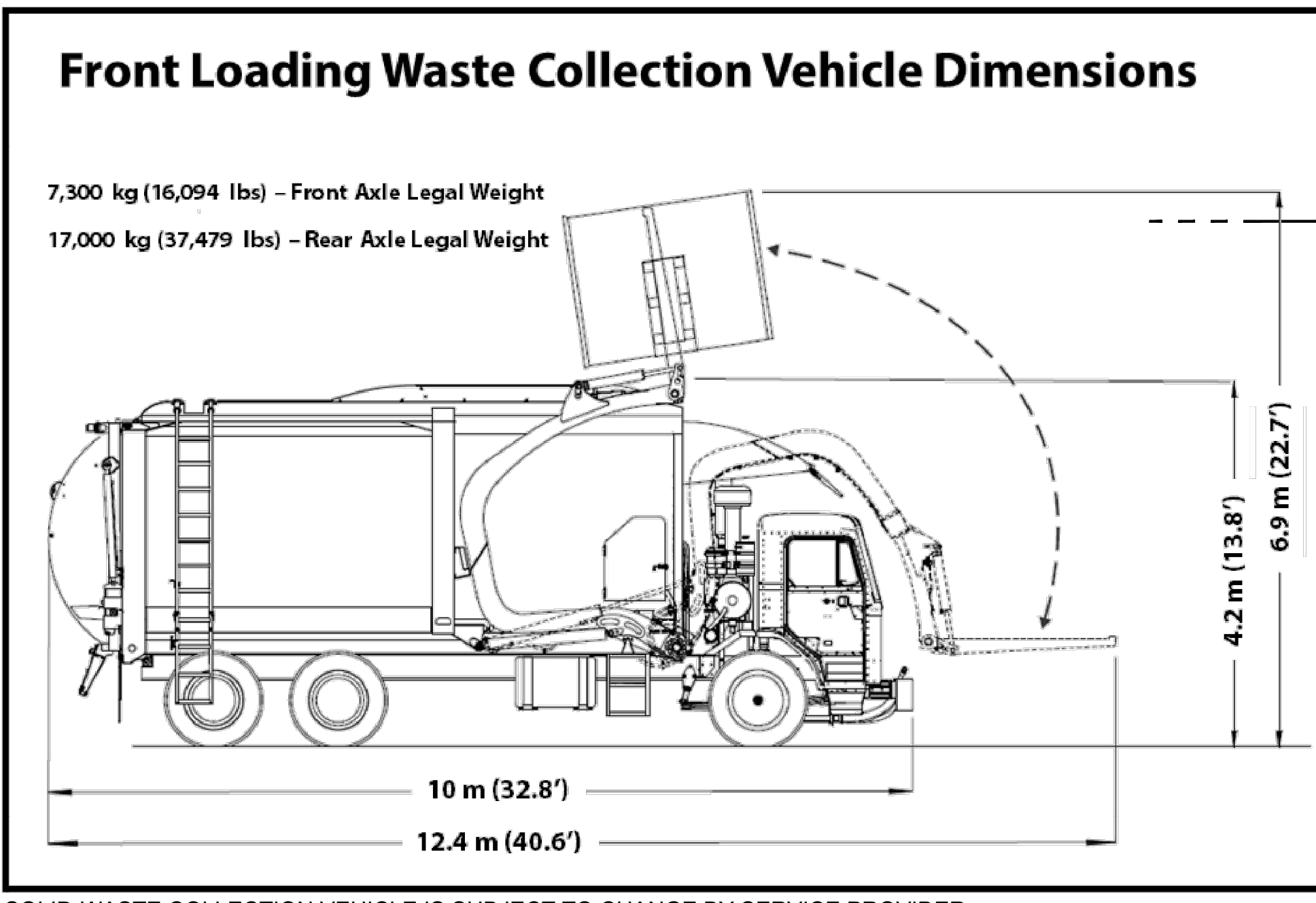
SHEET NUMBER
A-10.0



Typical Collection Truck Dimensions (approximate)

Length	10.0 m – 12.4 m	(40.6')
Width	3.2 m	(10.5')
Minimum inside turning radius	10.0 m	(32.8')
Minimum outside turning radius	12.8 m	(42.0')
Height clearance	6.5 m – 7.5 m	(24.6')
Width clearance	4.0 m	(13.12')
Length clearance	15.2 m	(49.87')

SOLID-WASTE COLLECTION VEHICLE IS SUBJECT TO CHANGE BY SERVICE PROVIDER



No.	DATE	REVISION	BY
1	03.09.26	ZONING COMMENTS	IFM/S

DRAWN BY:
IAF

APPROVED BY:
RL

DATE:
09-2025

SCALE:
AS SHOWN

KEY PLAN

SEAL/SIGNATURE

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SHEET TITLE
LOW IMPACT
DEVELOPMENT
CHECK LIST

SHEET NUMBER
A-12.0

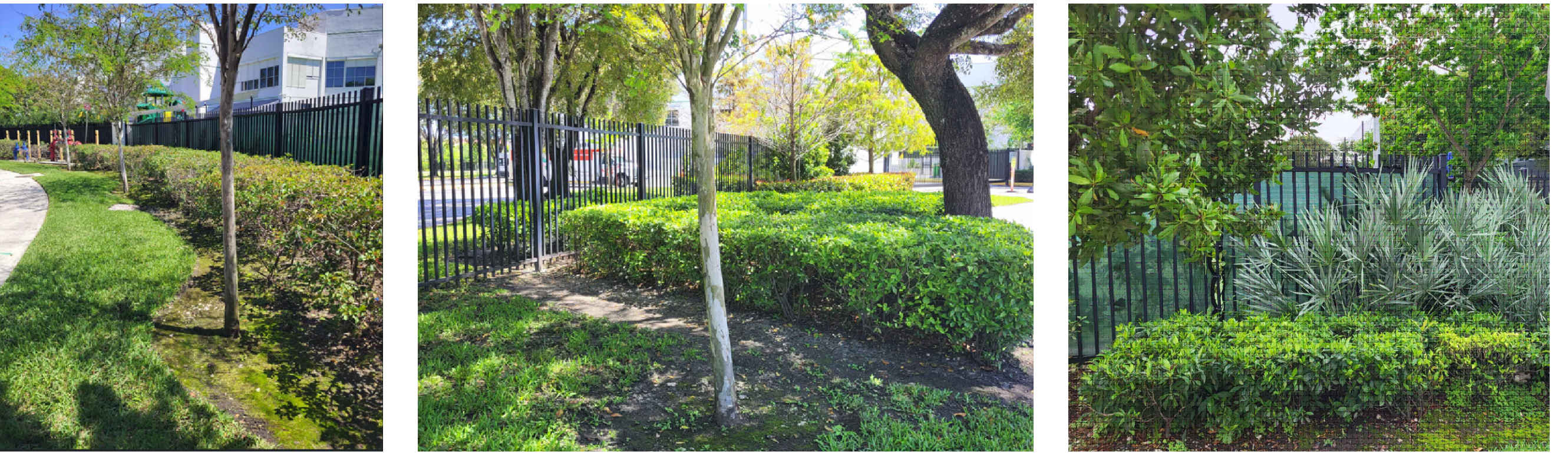


LOW IMPACT DEVELOPMENT (LID) PRACTICE COMPLIANCE TABLE (SECT 74-881)

IN COMPLIANCE	SECTION 74-881.-LOW IMPACT DEVELOPMENT (LID) PRACTICE GOALS	SECTION 74-881.-LOW IMPACT DEVELOPMENT (LID) PRACTICE GOALS
IN COMPLIANCE	<p>a IDENTIFY AND PRESERVE SENSITIVE AREAS THAT AFFECT SITE HYDROLOGY:</p> <p>THE SITE IS EXISTING, AND WITHOUT ANY TOPOGRAPHIC CHANGES THAT WILL PRODUCE WATER STREAMS OR PLUVIAL DISCHARGE, THE SITE DOES NOT CONTAIN ANY SENSITIVE HYDROLOGICAL COMPONENTS.</p> <p>THIS SITE IS ADJACENT TO (OFF-SITE) CANAL WATERWAY LOCATED (TO THE EAST), AND IS ADJACENT TO A WET RETENTION AREA ON THE ADJACENT PROPERTY (TO THE SOUTH).</p> <p>BOTH OF THESE ELEMENTS ARE OFF-SITE, AND SHALL NOT BE AFFECTED UNDER THIS APPLICATION.</p> <p>THE AFOREMENTIONED ELEMENTS SHALL BE PROTECTED BY THE EROSION CONTROL METHODOLOGY REQUIRED TO BE APPLIED TO THE LIMITED AREA OF WORK. ALL EROSION CONTROLS SHALL FOLLOW THE MIAMI-DADE COUNTY DERM WATER CONTROL, AND SOUTH FLORIDA WATER MANAGEMENT REQUIREMENTS AND SHALL BE INCLUDED IN THE CIVIL ENGINEERING PERMIT DRAWINGS FOR PAVING AND DRAINAGE.</p>	<p>f LIMIT CLEARING AND GRADE SELECTIVELY TO MINIMIZE HYDROLOGIC IMPACTS ON EXISTING SITE LAND COVER.</p> <p>THE SITE IMPACTS ARE LIMITED TO AREAS THAT ALREADY IMPERVIOUS, AND THE PROPOSED MODIFICATIONS RESULT IN NET GAINS FOR LANDSCAPING AREAS AND RECREATION AREAS THAT ENHANCE THE PROJECT.</p>
IN COMPLIANCE	<p>b EVALUATE POTENTIAL SITE DEVELOPMENT OPTIONS TO REDUCE, MINIMIZE AND DISCONNECT TOTAL IMPERVIOUS AREA:</p> <p>THE PROPOSED SITE DEVELOPMENT HAS BEEN CONCEPTUALIZED IN SEPARATE PHASES THAT TAKE ADVANTAGE OF THE EXISTING CONDITIONS, AND THUS, LIMITING THE SCOPE OF WORK, AND LIMITING THE IMPACTS TO THE SUBJECT AREAS:</p> <p>1.0) UNDER PHASE-I, THE SCOPE OF WORK FOR EXISTING PARKING LOT RENOVATION REDUCES THE ASPHALT SURFACE AREA BY 400SF.</p> <p>2.0) THE PROPOSED PHASE-II PARKING GARAGE HAS BEEN STRATEGICALLY PLACED WITHIN THE SAME FOOTPRINT AS THE EXISTING PARKING LOT, THUS, RESULTING IN NO INCREASE TO IMPERVIOUS AREAS.</p> <p>BOTH OF THESE STRATEGIES HAVE BEEN IMPLEMENTED SO AS TO REDUCE IMPERVIOUS SURFACES, AND AMELIORATE ANY IMPACTS TO THE EXISTING PERVIOUS.</p>	<p>g USE SITE DRAINAGE AND HYDROLOGY AS A DESIGN ELEMENT:</p> <p>THE PROPOSED SITE DEVELOPMENT WILL HAVE VEGETATED SWALES THAT WILL KEEP WATER ON-SITE WHILE CREATING A CONTROL RATE OF DISTRIBUTION:</p> <p>THE MULTI-LAYERED LANDSCAPING STRATEGY ALLOWS FOR A STREET CROSS-SECTION WHICH CAN RESPOND TO THE SEPARATE SCALES OF PEDESTRIANS AND PASSENGERS WITHIN A VEHICLE.</p> <p>h MODIFY AND INCREASE DRAINAGE FLOW PATH.</p> <p>THE PROPOSED SITE DEVELOPMENT IMPLEMENTS 2,414 SQ.FT. OF GRASS-CRETE PERVIOUS SURFACE WHICH PROVIDES LANDSCAPING COVER AT LOCATIONS OTHERWISE COVERED WITH IMPERVIOUS ASPHALTS OR BRICK PAVERS.</p> <p>GRASS-CRETE ELEMENT ALLOWS FOR PASIVE, AND ENVIRONMENTALLY FRIENDLY DRAINAGE FLOW-PATH.</p>
IN COMPLIANCE	<p>c EMPLOY INTEGRATED MANAGEMENT PRACTICES (IMPs) TO ALLOW FOR DISTRIBUTED CONTROL OF STORMWATER THROUGHOUT ENTIRE SITE</p> <p>PLEASE NOTE THAT THIS IS AN EXISTING DEVELOPMENT WITH GREEN AREAS, SURFACE PARKING, AND INTERIOR VEHICULAR CIRCULATION AREAS ENGINEERED AND CONSTRUCTED IN 2021, AS PER SOUTH FLORIDA WATER MANAGEMENT REQUIREMENTS AND MIAMI-DADE COUNTY WATER-CONTROL SECTION UNDER ERP APPROVAL No. 13-80102-P:</p> <p>imp-1) ALL RECREATION AND GREEN AREAS HAVE SURFACE COVERING MATERIAL THAT ALLOWS PERCOLATION TO THE AQUIFER. THESE AREAS ARE FLAT IN NATURE AND DO NOT CONCENTRATE ANY DISCHARGE INTO LOCALIZED AREAS.</p> <p>imp-2) ALL IMPERVIOUS ASPHALT SURFACES AND BUILDING FOOTPRINT AREAS ARE SERVED BY UNDERGROUND EXFILTRATION TRENCHES THAT GRADUALLY DISSIPATE WATER DISCHARGE FROM MULTI-POINT CATCH BASINS AND/OR GRATES. THIS SLOWS DOWN THE RATE OF WATER VOLUME TRANSFERRED TO THE GROUND.</p> <p>imp-3) PLEASE NOTE THAT ALL SUBTERRANEAN DRAINAGE IS INTERCONNECTED AND PROPORTIONAL TO THE SURFACE AREAS SERVED. IN COMPLIANCE WITH SOUTH FLORIDA WATER MANAGEMENT AND DERM.</p>	<p>i ENSURE THE WATER QUALITY AND THE QUANTITY REQUIREMENTS ARE MET, PER SECTION 11.0 OF THE 2021 LID MASTER PLAN UPDATE AND THE SFWMD ERP APPLICANT'S HANDBOOK VOLUME II.</p> <p>PLEASE NOTE THAT THIS IS AN EXISTING DEVELOPMENT WITH GREEN AREAS, SURFACE PARKING, AND INTERIOR VEHICULAR CIRCULATION AREAS ENGINEERED AND CONSTRUCTED IN 2021, AS PER SOUTH FLORIDA WATER MANAGEMENT REQUIREMENTS AND MIAMI-DADE COUNTY WATER-CONTROL SECTION UNDER ERP APPROVAL No. 13-80102-P:</p> <p>ALL CONSTRUCTION REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS HAVE BEEN IMPLEMENTED AND WILL BE IMPLEMENTED.</p> <p>j ENSURE THE POST-DEVELOPMENT ANNUAL RUNOFF VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF VOLUME, PER SECTION 11.0 OF THE 2021 LID MASTER PLAN UPDATE AND THE SFWMD ERP APPLICANT'S HANDBOOK VOLUME II.</p> <p>AS PER APPROVED ERP APPROVAL No. 13-80102-P, WHICH WILL BE MODIFIED UNDER THE FUTURE BUILDING PERMITS, THE REQUIRED DRAINAGE PROVIDED FOR 360 L.F. OF EXFILTRATION TRENCH, WHICH WILL ALLOW A VOLUME RETENTION OF 0.778 ac-ft. WHILE THE VOLUME REQUIRED IS 0.525 ac-ft.</p> <p>THUS, THE POST-DEVELOPMENT RUNOFF SHALL NOT EXCEED THE PRE-DEVELOPMENT VOLUMES FOR THE FUTURE DEVELOPMENT.</p>
IN COMPLIANCE	<p>d FIRST MINIMIZE AND THEN MITIGATE THE HYDROLOGIC IMPACTS OF LAND USE ACTIVITIES AT OR CLOSE TO THE SOURCE OF GENERATION.</p> <p>1.1) MINIMIZATION OF "USE" IMPACTS: PARKING ACTIVITIES ARE KEPT AT EXISTING PARKING AREAS. IN ADDITION, THE INCREASE IN PARKING IS ACHIEVED BY THE INTRODUCTION OF VERTICAL CONSTRUCTION (PARKING GARAGE), AND NOT HORIZONTAL BY EXPANDING HORIZONTALLY.</p> <p>THE LIMITED SCOPE OF WORK PROPOSED AND DESCRIBED ON ITEM 'b' OF THIS OUTLINE, REDUCES THE AREA OF SURFACE ASPHALT BY REDUCING THE EXISTING DRIVEWAY WIDTH. THIS ADJUSTMENT MINIMIZES ANY IMPACTS TO THE EXISTING DEVELOPMENT.</p> <p>SECOND, THE PROPOSED PHASE-II UNDER THIS APPLICATION REQUIRES THE CONSTRUCTION OF A PARKING GARAGE. THE LOCATION OF THIS PROPOSED STRUCTURE MITIGATES ANY IMPACTS TO THE SITE BY PLACING IT OVER THE EXISTING PARKING LOT.</p> <p>IN CONCLUSION, THE PROPOSED PHASED ACTIVITIES COINCIDES AND SHARES THE SAME POINT OF ORIGIN.</p> <p>1.2) MINIMIZATION OF "USE" IMPACTS: RECREATIONAL ACTIVITIES AREAS ARE KEPT AT SAME LOCATION AND AT EXISTING SIZES. THE EXISTING OPEN AREAS OF THE SCHOOL CAN SUSTAIN THE LIMITED STUDENT POPULATION AS PER THE CODE PHYSICAL REQUIREMENTS.</p>	<p>k IMPLEMENT EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES DURING AND AFTER CONSTRUCTION.</p> <p>AS PER THE APPROVED ERP, ALL CONSTRUCTION REQUIREMENTS FOR EROSION AND SEDIMENT CONTROLS HAVE BEEN IMPLEMENTED AND WILL BE IMPLEMENTED.</p> <p>PLEASE SEE SAMPLE DETAIL DRAWINGS FROM THE PERMIT. PLEASE SEE ALSO CONDITION NO. 6 & 7 OF THE ERP, THESE REQUIRE EROSION AND SEDIMENT CONTROLS.</p> <p>l ENCOURAGE A MAINTENANCE PROGRAM AND A FIVE-YEAR PERMIT RECTIFICATION PROCESS TO BE INCLUDED IN THE APPROVAL CONDITIONS, WHERE THE CITY HAS THE AUTHORITY TO REQUEST MAINTENANCE RECORDS OF THE SITE'S LID PRACTICES EVERY FIVE YEARS.</p> <p>PLEASE NOTE THAT THE APPLICANT HAS NO OBJECTIONS, HOWEVER, PLEASE NOTE THAT MIAMI-DADE COUNTY DERM IS ALSO STARTING TO REQUIRE A 5-YEAR INSPECTION CYCLE FOR DRAINAGE SYSTEMS AND STRATEGIES.</p>
IN COMPLIANCE	<p>e INTEGRATE STORMWATER CONTROLS INTO MULTIFUNCTIONAL LANDSCAPE FEATURES SUCH AS BIORETENTION CELLS WHERE RUNOFF CAN BE MICROMANAGED AND CONTROLLED AT THE SOURCE.</p> <p>THIS LANDSCAPING WATER-CONTROL FEATURE IS ALREADY IMPLEMENTED IN THIS DEVELOPMENT AS PER PREVIOUS APPROVAL. PERIPHERAL AREAS OF LANDSCAPING SHALL PROVIDE BUFFERS OF NOISE CONTROL, VISUAL SCREENED, AND BIORETENTION ATMOSPHERES.</p> <p>FOR PROPOSED DEVELOPMENT PLEASE REFER TO LANDSCAPING CLUSTER / LANDSCAPING BUFFER WITHIN PROPOSED RELOCATION OF DRIVEWAY TREES UNDER PHASE-I. PLEASE SEE LANDSCAPING SHEET L-1.0.</p> <p>PROPOSED ROOT SYSTEMS AND TREE CANOPIES WILL DISSIPATE AND SPREAD RUNOFF AT APPLICABLE LOCATIONS.</p>	<p>m PROPOSED NON-STRUCTURAL LOW-IMPACT-DEVELOPMENT (LID) PRACTICE (SECT 74-881)</p> <p>BASED ON THE AFOREMENTIONED LOW IMPACT COMPLIANCE OUTLINE, THIS DEVELOPMENT COMPLIES WITH THE FOLLOWING NON-STRUCTURAL LID PRACTICES:</p> <p>(a) Preservation of site topography and soil profile. (b) Preservation and use of native and local vegetation. (c) Open space design and conservation. (drainage w/ vegetation design) (d) Minimization of total impervious areas. (e) Reduction of directly connected impervious areas.</p>

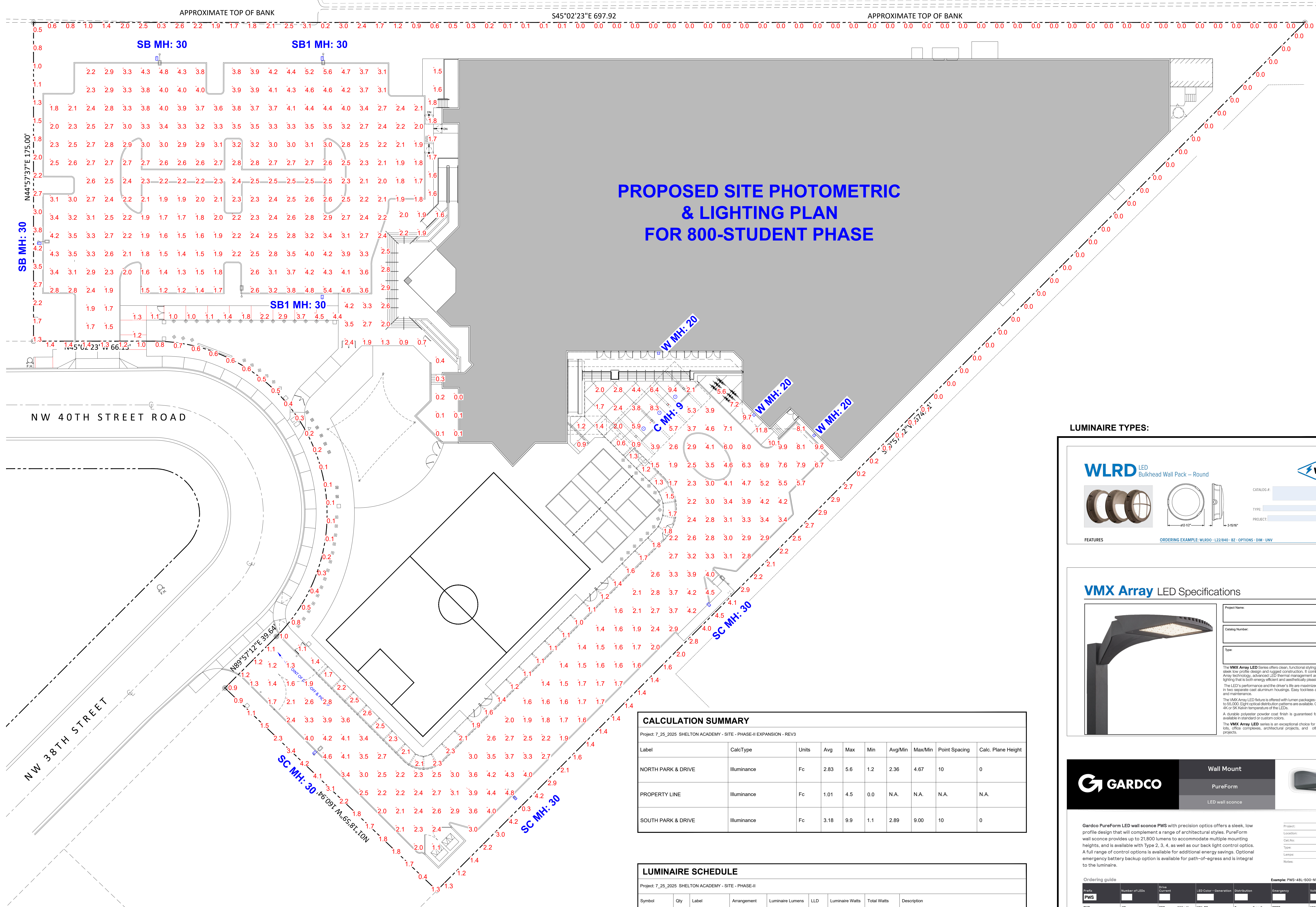
LOW IMPACT DEVELOPMENT (LID) PRACTICE COMPLIANCE TABLE (SECT 74-881)

IN COMPLIANCE	SECTION 74-881.-LOW IMPACT DEVELOPMENT (LID) PRACTICE GOALS	SECTION 74-881.-LOW IMPACT DEVELOPMENT (LID) PRACTICE GOALS
IN COMPLIANCE	<p>a IDENTIFY AND PRESERVE SENSITIVE AREAS THAT AFFECT SITE HYDROLOGY:</p> <p>THE SITE IS EXISTING, AND WITHOUT ANY TOPOGRAPHIC CHANGES THAT WILL PRODUCE WATER STREAMS OR PLUVIAL DISCHARGE, THE SITE DOES NOT CONTAIN ANY SENSITIVE HYDROLOGICAL COMPONENTS.</p> <p>THIS SITE IS ADJACENT TO (OFF-SITE) CANAL WATERWAY LOCATED (TO THE EAST), AND IS ADJACENT TO A WET RETENTION AREA ON THE ADJACENT PROPERTY (TO THE SOUTH).</p> <p>BOTH OF THESE ELEMENTS ARE OFF-SITE, AND SHALL NOT BE AFFECTED UNDER THIS APPLICATION.</p> <p>THE AFOREMENTIONED ELEMENTS SHALL BE PROTECTED BY THE EROSION CONTROL METHODOLOGY REQUIRED TO BE APPLIED TO THE LIMITED AREA OF WORK. ALL EROSION CONTROLS SHALL FOLLOW THE MIAMI-DADE COUNTY DERM WATER CONTROL, AND SOUTH FLORIDA WATER MANAGEMENT REQUIREMENTS AND SHALL BE INCLUDED IN THE CIVIL ENGINEERING PERMIT DRAWINGS FOR PAVING AND DRAINAGE.</p>	<p>EXISTING HYDROLOGICAL ELEMENTS</p> <p>EXISTING OFF-SITE CANAL</p> <p>EXISTING ADJACENT PROPERTY WATER RETENTION AREA.</p>
IN COMPLIANCE	<p>b EVALUATE POTENTIAL SITE DEVELOPMENT OPTIONS TO REDUCE, MINIMIZE AND DISCONNECT TOTAL IMPERVIOUS AREA:</p> <p>THE PROPOSED SITE DEVELOPMENT HAS BEEN CONCEPTUALIZED IN SEPARATE PHASES THAT TAKE ADVANTAGE OF THE EXISTING CONDITIONS, AND THUS, LIMITING THE SCOPE OF WORK, AND LIMITING THE IMPACTS TO THE SUBJECT AREAS:</p> <p>1.0) UNDER PHASE-I, THE SCOPE OF WORK FOR EXISTING PARKING LOT RENOVATION REDUCES THE ASPHALT SURFACE AREA BY 400SF.</p> <p>2.0) THE PROPOSED PHASE-II PARKING GARAGE HAS BEEN STRATEGICALLY PLACED WITHIN THE SAME FOOTPRINT AS THE EXISTING PARKING LOT, THUS, RESULTING IN NO INCREASE TO IMPERVIOUS AREAS.</p> <p>BOTH OF THESE STRATEGIES HAVE BEEN IMPLEMENTED SO AS TO REDUCE IMPERVIOUS SURFACES, AND AMELIORATE ANY IMPACTS TO THE EXISTING PERVIOUS.</p>	<p>IMPERVIOUS AREA MINIMIZATION AND DISCONNECTION</p> <p>EXISTING PARKING</p> <p>PHASE-I: MINOR MODIFICATION</p> <p>PHASE-II: PARKING GARAGE ADDITION</p>
IN COMPLIANCE	<p>c EMPLOY INTEGRATED MANAGEMENT PRACTICES (IMPs) TO ALLOW FOR DISTRIBUTED CONTROL OF STORMWATER THROUGHOUT ENTIRE SITE</p> <p>PLEASE NOTE THAT THIS IS AN EXISTING DEVELOPMENT WITH GREEN AREAS, SURFACE PARKING, AND INTERIOR VEHICULAR CIRCULATION AREAS ENGINEERED AND CONSTRUCTED IN 2021, AS PER SOUTH FLORIDA WATER MANAGEMENT REQUIREMENTS AND MIAMI-DADE COUNTY WATER-CONTROL SECTION UNDER ERP APPROVAL No. 13-80102-P:</p> <p>imp-1) ALL RECREATION AND GREEN AREAS HAVE SURFACE COVERING MATERIAL THAT ALLOWS PERCOLATION TO THE AQUIFER. THESE AREAS ARE FLAT IN NATURE AND DO NOT CONCENTRATE ANY DISCHARGE INTO LOCALIZED AREAS.</p> <p>imp-2) ALL IMPERVIOUS ASPHALT SURFACES AND BUILDING FOOTPRINT AREAS ARE SERVED BY UNDERGROUND EXFILTRATION TRENCHES THAT GRADUALLY DISSIPATE WATER DISCHARGE FROM MULTI-POINT CATCH BASINS AND/OR GRATES. THIS SLOWS DOWN THE RATE OF WATER VOLUME TRANSFERRED TO THE GROUND.</p> <p>imp-3) PLEASE NOTE THAT ALL SUBTERRANEAN DRAINAGE IS INTERCONNECTED AND PROPORTIONAL TO THE SURFACE AREAS SERVED. IN COMPLIANCE WITH SOUTH FLORIDA WATER MANAGEMENT AND DERM.</p>	<p>STORM WATER DISTRIBUTION AS PER SOUTH FLORIDA WATER-MANAGEMENT & DERM WATER-CONTROL ERP APPROVAL No. 13-80102-P</p> <p>CATCH BASIN & DRAINS DISTRIBUTION</p> <p>DRAINAGE AREAS PLANS</p> <p>EXFILTRATION TRENCH DETAIL</p>
IN COMPLIANCE	<p>d FIRST MINIMIZE AND THEN MITIGATE THE HYDROLOGIC IMPACTS OF LAND USE ACTIVITIES AT OR CLOSE TO THE SOURCE OF GENERATION.</p> <p>1.1) MINIMIZATION OF "USE" IMPACTS: PARKING ACTIVITIES ARE KEPT AT EXISTING PARKING AREAS. IN ADDITION, THE INCREASE IN PARKING IS ACHIEVED BY THE INTRODUCTION OF VERTICAL CONSTRUCTION (PARKING GARAGE), AND NOT HORIZONTAL BY EXPANDING HORIZONTALLY.</p> <p>THE LIMITED SCOPE OF WORK PROPOSED AND DESCRIBED ON ITEM 'b' OF THIS OUTLINE, REDUCES THE AREA OF SURFACE ASPHALT BY REDUCING THE EXISTING DRIVEWAY WIDTH. THIS ADJUSTMENT MINIMIZES ANY IMPACTS TO THE EXISTING DEVELOPMENT.</p> <p>SECOND, THE PROPOSED PHASE-II UNDER THIS APPLICATION REQUIRES THE CONSTRUCTION OF A PARKING GARAGE. THE LOCATION OF THIS PROPOSED STRUCTURE MITIGATES ANY IMPACTS TO THE SITE BY PLACING IT OVER THE EXISTING PARKING LOT.</p> <p>IN CONCLUSION, THE PROPOSED PHASED ACTIVITIES COINCIDES AND SHARES THE SAME POINT OF ORIGIN.</p> <p>1.2) MINIMIZATION OF "USE" IMPACTS: RECREATIONAL ACTIVITIES AREAS ARE KEPT AT SAME LOCATION AND AT EXISTING SIZES. THE EXISTING OPEN AREAS OF THE SCHOOL CAN SUSTAIN THE LIMITED STUDENT POPULATION AS PER THE CODE PHYSICAL REQUIREMENTS.</p>	<p>2.1) MITIGATION OF "USE" IMPACTS: SURFACE AREAS OF EXISTING PARKING LOT WERE REDUCED BY 400 SQ.FT. AND NEW GEOMETRY RESULTED ON ADDITIONAL GARDEN AREAS OF PERVIOUS AND LANDSCAPING VALUE.</p> <p>2.2) MITIGATION OF "USE" IMPACTS: THE AREAS OF USE THAT WOULD INCREASE WATER CONSUMPTION IN THE FORM OF ADDITIONAL IRRIGATION HAS BEEN MITIGATED BY THE IMPLEMENTATION OF THE ARTIFICIAL TURF FIELDS, IN LIEU OF NATURAL SOD. THIS SHALL RESULT IN SAVINGS OF IRRIGATION AND DAMAGE TO GRASS AREAS. IN ADDITION, LOWER LEVELS OF EROSION ARE PRODUCED.</p>
IN COMPLIANCE	<p>e INTEGRATE STORMWATER CONTROLS INTO MULTIFUNCTIONAL LANDSCAPE FEATURES SUCH AS BIORETENTION CELLS WHERE RUNOFF CAN BE MICROMANAGED AND CONTROLLED AT THE SOURCE.</p> <p>THIS LANDSCAPING WATER-CONTROL FEATURE IS ALREADY IMPLEMENTED IN THIS DEVELOPMENT AS PER PREVIOUS APPROVAL. PERIPHERAL AREAS OF LANDSCAPING SHALL PROVIDE BUFFERS OF NOISE CONTROL, VISUAL SCREENED, AND BIORETENTION ATMOSPHERES.</p> <p>FOR PROPOSED DEVELOPMENT PLEASE REFER TO LANDSCAPING CLUSTER / LANDSCAPING BUFFER WITHIN PROPOSED RELOCATION OF DRIVEWAY TREES UNDER PHASE-I. PLEASE SEE LANDSCAPING SHEET L-1.0.</p> <p>PROPOSED ROOT SYSTEMS AND TREE CANOPIES WILL DISSIPATE AND SPREAD RUNOFF AT APPLICABLE LOCATIONS.</p>	<p>(a) Bioretention basins or rain gardens</p> <p>(b) Tree box filters or infiltration planters</p> <p>(c) Vegetated swales</p> <p>(d) Filter strips or vegetated buffers</p> <p>(e) Infiltration trenches</p> <p>(f) Exfiltration trenches or french drains</p> <p>(g) Green roof or rain barrels/cisterns</p> <p>(h) Permeable pavement</p> <p>(i) Retention pond.</p> <p>(j) Detention pond</p> <p>(k) Wet detention or retention pond with aquatic vegetation</p> <p>(l) Parking stormwater chambers.</p>



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PROPOSED SITE PHOTOMETRIC
& LIGHTING PLAN
FOR 800-STUDENT PHASE



LUMINAIRE TYPES:

WLRD LED Bulkhead Wall Pack - Round

Project Name: _____
Catalog #: _____
Type: _____
Project: _____

FEATURES: _____
ORDERING EXAMPLE: WLRD0 - L22840 - BZ - OPTIONS - DIM - UNV

VMX Array LED Specifications

Project Name: _____
Catalog Number: _____
Type: _____

The VMX Array LED Series offers clean, functional styling that is defined by its sleek, low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing. The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy access for mounting and maintenance.

The VMX Array LED luminaire is offered with lumen packages ranging from 25,000 to 50,000. Eight optical distribution patterns are available. Choose between 3K, 4K or 5K Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years, and is available in standard or custom colors.

The VMX Array LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

CALCULATION SUMMARY

Project: 7_25_2025 SHELTON ACADEMY - SITE - PHASE-II EXPANSION - REV3

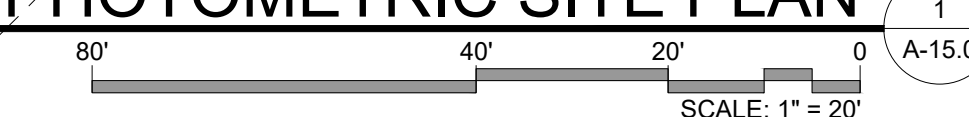
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Point Spacing	Calc. Plane Height
NORTH PARK & DRIVE	Illuminance	Fc	2.83	5.6	1.2	2.36	4.67	10	0
PROPERTY LINE	Illuminance	Fc	1.01	4.5	0.0	N.A.	N.A.	N.A.	N.A.
SOUTH PARK & DRIVE	Illuminance	Fc	3.18	9.9	1.1	2.89	9.00	10	0

LUMINAIRE SCHEDULE

Project: 7_25_2025 SHELTON ACADEMY - SITE - PHASE-II

Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLD	Luminaire Watts	Total Watts	Description
⊙	3	C	SINGLE	2230	0.900	20	60	HE WILLIAMS WLRD0-L22-840-BZ
⊞	2	SB	SINGLE	34358	1.000	272	544	VISIONAIRE VMX-1-T4L-35L-4K POLE MOUNT 30' AFG
⊞	2	SB1	SINGLE	43117	0.900	339	678	VISIONAIRE VMX-1-T4L-45L-4K POLE MOUNT 30' AFG
⊞	3	SC	SINGLE	34720	1.000	272	816	VISIONAIRE VMX-1-T3L-35L-4K POLE MOUNT 30' AFG
⊞	3	W	SINGLE	20913	0.900	179.1	537.3	GARDCO PWS-64L-900-NW-G2-4

PHASE-II - 800 STDNT PHASE - PHOTOMETRIC SITE PLAN



No.	DATE	REVISION	BY
1	03.09.26	ZONING COMMENTS	IF/MS

DRAWN BY: IAF
DATE: 09-2025

APPROVED BY: RL
SCALE: AS SHOWN

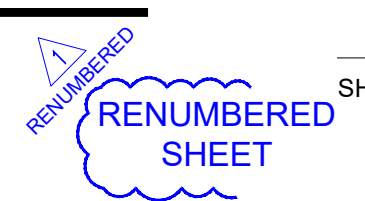
KEY PLAN

SEAL/SIGNATURE

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SHEET TITLE
PHOTOMETRIC
SITE PLAN:
PHASE-II
800 STUDENTS

SHEET NUMBER
A-15.0



DRESSELS CANAL
80' RIGHT-OF-WAY

No.	DATE	REVISION	BY
1	03.09.26	ZONING COMMENTS	IF/MS

DRAWN BY: IAF
DATE: 09-2025

APPROVED BY: RL
SCALE: AS SHOWN

KEY PLAN

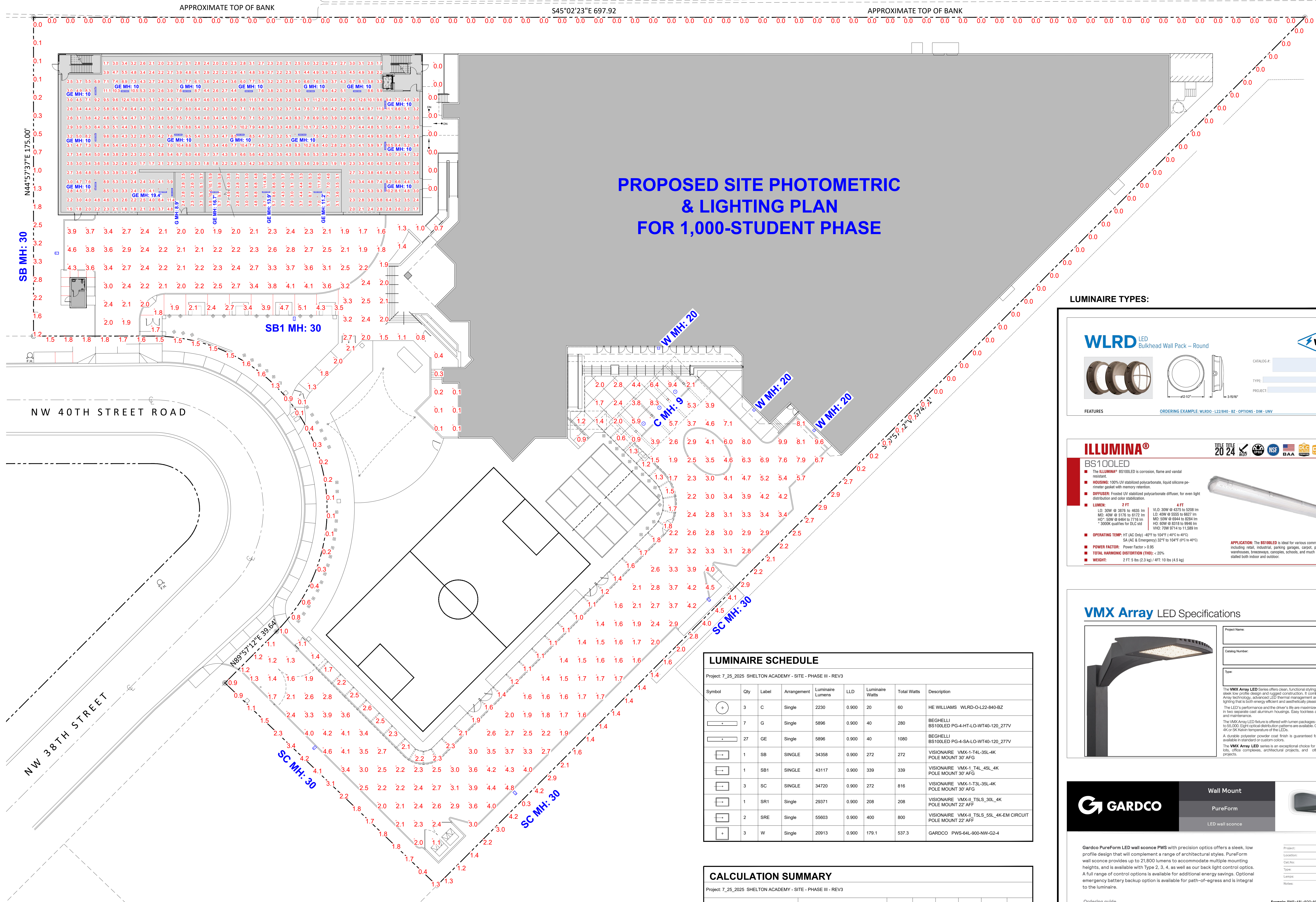
SEAL/SIGNATURE

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SHEET TITLE
PHOTOMETRIC
SITE PLAN:
PHASE-III
1,000 STUDENTS

SHEET NUMBER
A-16.0

PROPOSED SITE PHOTOMETRIC
& LIGHTING PLAN
FOR 1,000-STUDENT PHASE



LUMINAIRE TYPES:

WLRD LED Bulkhead Wall Pack - Round

Williams

FEATURES: ORDERING EXAMPLE: WLRD-122-840-8Z - OPTIONS - DIM - UNV

ILLUMINA BS100LED

BS100LED

- The ILLUMINA® BS100LED is corrosion, flame and vandal resistant.
- HOUSING: 100% UV stabilized polycarbonate, liquid silicone perimeter gasket with memory retention.
- DIFFUSER: Frosted UV stabilized polycarbonate diffuser, for even light distribution and color stabilization.
- LUMENS: 2 FT LUM: 30W @ 3078 to 4635 lm; 4 FT LUM: 40W @ 5178 to 8172 lm; 6 FT LUM: 50W @ 6464 to 9748 lm; 8 FT LUM: 60W @ 8318 to 12480 lm
- OPERATING TEMP: HT (AC Only) -40°F to 104°F (-40°C to 40°C); SA (AC & Emergency) 32°F to 104°F (0°C to 40°C)
- POWER FACTOR: Power Factor > 0.95
- TOTAL HARMING DISTORTION (THD): < 20%
- WEIGHT: 2 FT: 5 lbs (2.3 kg) / 4 FT: 10 lbs (4.5 kg)

APPLICATION: The BS100LED is ideal for various commercial applications including retail, industrial, parking garages, carport, parking structures, warehouses, breakrooms, canopies, schools, and much more. It can be installed both indoor and outdoor.

VMX Array LED Specifications

Project Name: _____
Drawing Number: _____
Type: _____

The VMX Array LED Series offers clean, functional styling that is defined by its sleek, low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy toolless access for mounting and maintenance.

The VMX Array LED fixture is offered with lumen packages ranging from 25,000 to 95,000. Eight optical distribution patterns are available. Choose between 3K, 4K or 5K Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years, and is available in standard or custom colors.

The VMX Array LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

GARDCO PureForm LED wall sconce

Project: _____
Location: _____
Cat.No: _____
Type: _____
Lamp: _____
Notes: _____

Gardco PureForm LED wall sconce PWS with precision optics offers a sleek, low profile design that will complement a range of architectural styles. PureForm wall sconce provides up to 21,900 lumens to accommodate multiple mounting heights, and is available with Type 2, 3, 4, as well as our back light control optics. A full range of control options is available for additional energy savings. Optional emergency battery backup option is available for path-of-egress and is integral to the luminaire.

Ordering guide

Label	Quantity	Units	Avg	Max	Min	Avg/Min	Max/Min
NORTH PARK & DRIVE	ILLUMINANCE	Fc	2.63	4.6	1.6	1.64	2.88
PROPERTY LINE	ILLUMINANCE	Fc	0.80	4.5	0.0	N.A.	N.A.
SOUTH PARK & DRIVE	ILLUMINANCE	Fc	3.18	9.9	1.1	2.89	9.00
PARKING GARAGE - 1ST FLR	ILLUMINANCE	Fc	4.96	13.1	1.5	3.31	8.73
PARKING GARAGE - 2ND FLR	ILLUMINANCE	Fc	4.87	14.7	1.4	3.48	10.50
PARKING GARAGE - 3RD FLR	ILLUMINANCE	Fc	5.32	9.8	1.0	5.32	9.80

LUMINAIRE SCHEDULE

Project: 7_25_2025 SHELTON ACADEMY - SITE - PHASE III - REV3

Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLD	Luminaire Watts	Total Watts	Description
(Symbol)	3	C	Single	2230	0.900	20	60	HE WILLIAMS WLRD-O-122-840-8Z
(Symbol)	7	G	Single	5896	0.900	40	280	BEGHELLI BS100LED PG-4-HT-LO-WT40-120_277V
(Symbol)	27	GE	Single	5896	0.900	40	1080	BEGHELLI BS100LED PG-4-SA-LO-WT40-120_277V
(Symbol)	1	SB	SINGLE	34358	0.900	272	272	VISIONAIRE VMX-1-T4L-35L-4K POLE MOUNT 30' AFG
(Symbol)	1	SB1	SINGLE	43117	0.900	339	339	VISIONAIRE VMX-1-T4L-45L-4K POLE MOUNT 30' AFG
(Symbol)	3	SC	SINGLE	34720	0.900	272	816	VISIONAIRE VMX-1-T3L-35L-4K POLE MOUNT 30' AFG
(Symbol)	1	SRI	Single	29371	0.900	208	208	VISIONAIRE VMX-II-T5LS_30L_4K POLE MOUNT 22' AFF
(Symbol)	2	SRE	Single	55603	0.900	400	800	VISIONAIRE VMX-II-T5LS_55L_4K-EM CIRCUIT POLE MOUNT 22' AFF
(Symbol)	3	W	Single	20913	0.900	179.1	537.3	GARDCO PWS-64L-800-NW-G2-4

CALCULATION SUMMARY

Project: 7_25_2025 SHELTON ACADEMY - SITE - PHASE III - REV3

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NORTH PARK & DRIVE	ILLUMINANCE	Fc	2.63	4.6	1.6	1.64	2.88
PROPERTY LINE	ILLUMINANCE	Fc	0.80	4.5	0.0	N.A.	N.A.
SOUTH PARK & DRIVE	ILLUMINANCE	Fc	3.18	9.9	1.1	2.89	9.00
PARKING GARAGE - 1ST FLR	ILLUMINANCE	Fc	4.96	13.1	1.5	3.31	8.73
PARKING GARAGE - 2ND FLR	ILLUMINANCE	Fc	4.87	14.7	1.4	3.48	10.50
PARKING GARAGE - 3RD FLR	ILLUMINANCE	Fc	5.32	9.8	1.0	5.32	9.80

PHASE-III - 1,000 STDNT PHASE - PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'

