



**STEPHEN COOPER, P.E.
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~CONSULTING ENGINEER~

• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

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FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

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**City of Ft. Piece
Proposed Office/Retail Center
1415 S. 25th Street**

PROJECT DESCRIPTION

The proposed commercial development consists of a 2 Story Building. The first floor is proposed to include 4,938 sf of Retail Use and the second floor is proposed to include 4,938 sf of Office Use for a total of 9,876 sf.

The project intends to meet all City Zoning criteria with no variances requested. The proposed commercial development will provide parking and loading per City criteria, including landscaping and Tree preservation as best as possible.

Water and Wastewater service to the site will be from Ft Pierce Utility Authority (FPUA) via existing water mains and gravity sewer apparently available along the perimeter of the site.

Stormwater retention is proposed per SFWMD and City of Ft Pierce criteria via incorporation of a dry retention system. Presently, based on preliminary design the SWM System will be 100% onsite retention via open and possibly underground exfiltration.

The project will access 25th Street (FDOT) and 26th Street, as shown on the site plan. A FDOT access management pre-app was conducted and the access on 25th St has been adjusted to comply with their requirements.

The project is proposed to meet ADA access requirements. The project includes a double dumpster configuration to handle solid waste. The project will include a Monument sign per City criteria off 25th St as depicted on the site plan. Finally, landscaping will be provided per City criteria as demonstrated on the site plan submitted for review.