

MARKER 24 MARINA
SECTION 6, TOWNSHIP 25 SOUTH, RANGE 37 EAST
BREVARD COUNTY, FLORIDA

Concept Plan
20200010
Marker 24
(submitted 6/14/20)

DESCRIPTION OFFICIAL RECORDS BOOK 8217, PAGE 2464:
RIVER PARCEL:

THAT PORTION OF THE SOUTH 85 FEET TRACT 16 THAT LIES EAST OF THE EAST RIGHT-OF-WAY LINE OF SOUTH BANANA RIVER DRIVE AND THAT PORTION OF NORTH 194.99 FEET OF THE SOUTH 294.99 FEET OF TRACT 17 THAT LIES EAST OF THE EAST RIGHT-OF-WAY LINE OF SOUTH BANANA RIVER DRIVE, ALL LYING AND BEING IN BANANA RIVER DRIVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

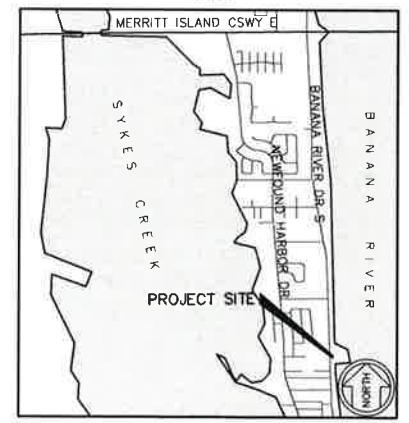
LEGEND & ABBREVIATIONS:

BMEG	BUSSEN-MAYER ENGINEERING	WOODEN POWER POLE
POR	POINT-OF-BEGINNING	LIGHT POLE
R/W	RIGHT-OF-WAY	ELECTRIC BOX
ORB	OFFICIAL RECORDS BOOK	PILING
PR	PLAT BOOK	CLEANOUT
PG	PAGE	GUYWIRE
FND	FOUND	OVERHEAD WIRES
RB/C	RE BAR WITH SURVEYOR'S CAP	TOB OF BANK
CM	CONCRETE MONUMENT	WOOD FENCE
PVC	POLYVINYL CHLORIDE PIPE	CHAIN LINK FENCE
RCP	REINFORCED CONCRETE PIPE	TOE OF DITCH
A/C	AIR CONDITIONER	WATER LINE
W/	WITH	FLOOD LINE
EL	ELEVATION	CONCRETE
INV	INVERT	DRAINAGE MANHOLE
CONC	CONCRETE	SEWER MANHOLE
CLF	CHAIN LINK FENCE	TELECOMMUNICATION BOX
DDCV	DOUBLE DETECTOR CHECK VALVE	FIRE HYDRANT
FF	FINISH FLOOR	GROUND ELEVATION
BLDG	BUILDING	GATE VALVE
(TYP)	TYPICAL	
HDPE	HIGH DENSITY POLYETHYLENE	
DI	DUCTILE IRON	
CMP	CORRUGATED METAL PIPE	
O	SET 5/8" REBAR AND CAP	
Δ	SET NAIL AND DISK	
■	FOUND CONCRETE MONUMENT	
●	FOUND REBAR	
▲	FOUND NAIL AND DISK	

TREE LEGEND:

PALM TREE	★
BUSH	●
OAK TREE	⊙

VICINITY MAP
N.T.S.

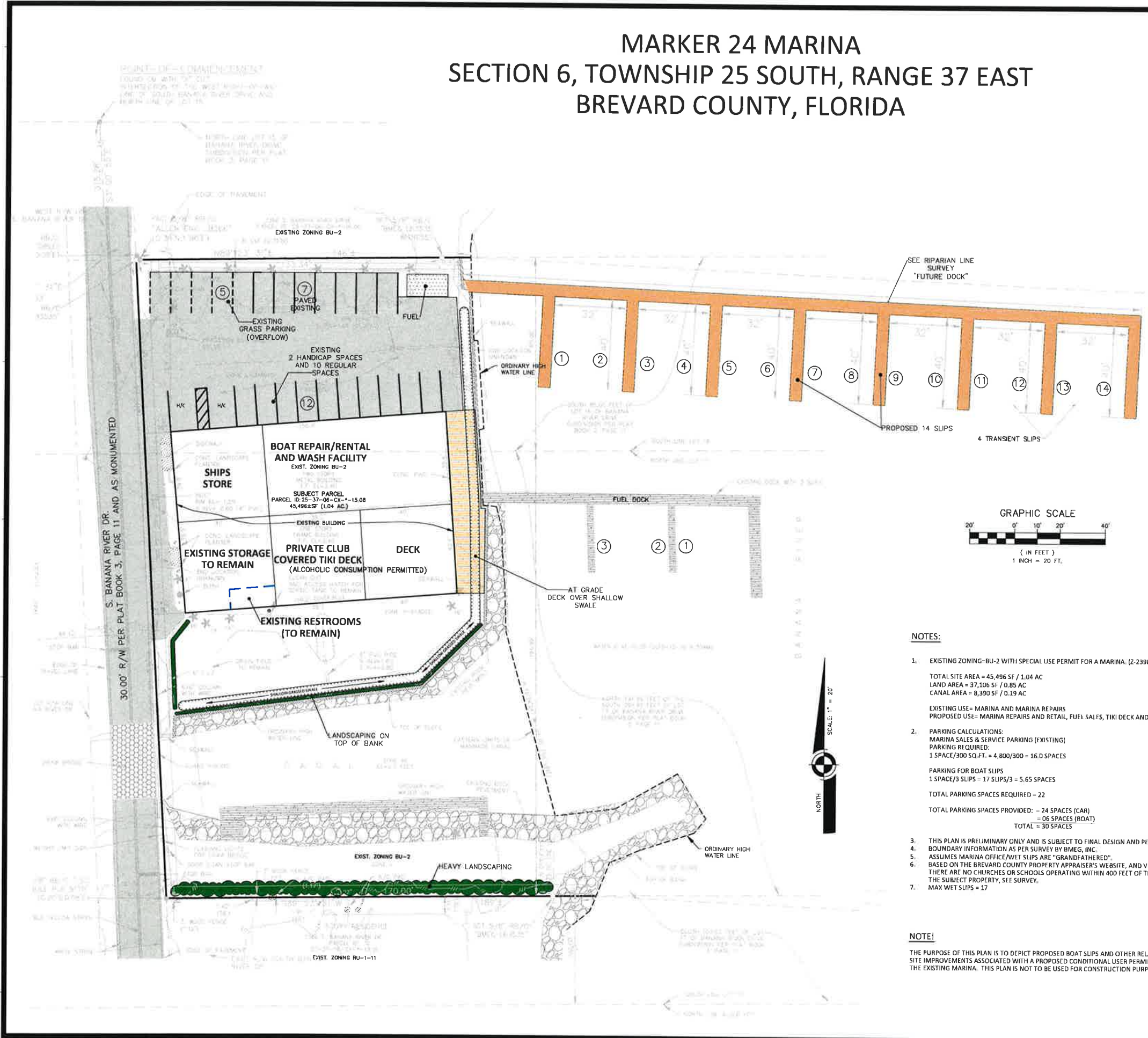


NOTES:

- EXISTING ZONING=BU-2 WITH SPECIAL USE PERMIT FOR A MARINA. (2-2398 BEVARD COUNTY)
TOTAL SITE AREA = 45,496 SF / 1.04 AC
LAND AREA = 37,106 SF / 0.85 AC
CANAL AREA = 8,390 SF / 0.19 AC
EXISTING USE= MARINA AND MARINA REPAIRS
PROPOSED USE= MARINA REPAIRS AND RETAIL, FUEL SALES, TIKI DECK AND POOL
- PARKING CALCULATIONS:
MARINA SALES & SERVICE PARKING (EXISTING)
PARKING REQUIRED:
1 SPACE/300 SQ.FT. = 4,800/300 = 16.0 SPACES
PARKING FOR BOAT SLIPS
1 SPACE/3 SLIPS = 17 SLIPS/3 = 5.65 SPACES
TOTAL PARKING SPACES REQUIRED = 22
TOTAL PARKING SPACES PROVIDED: = 24 SPACES (CAR)
= 06 SPACES (BOAT)
TOTAL = 30 SPACES
- THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO FINAL DESIGN AND PERMITTING.
- BOUNDARY INFORMATION AS PER SURVEY BY BMEG, INC.
- ASSUMES MARINA OFFICE/WET SLIPS ARE "GRANDFATHERED".
- BASED ON THE BREVARD COUNTY PROPERTY APPRAISER'S WEBSITE, AND VISUAL INSPECTION THERE ARE NO CHURCHES OR SCHOOLS OPERATING WITHIN 400 FEET OF THE FRONT DOOR OF THE SUBJECT PROPERTY, SEE SURVEY.
- MAX WET SLIPS = 17

NOTE:

THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED BOAT SLIPS AND OTHER RELATED SITE IMPROVEMENTS ASSOCIATED WITH A PROPOSED CONDITIONAL USER PERMIT FOR THE EXISTING MARINA. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



Sec. 6
Twp. 25 South
Rng. 37 East

JOSEPH W. MAYER
LICENSE
No. 36836
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Joseph W. Mayer
Reason: This item has been digitally signed and sealed by Joseph W. Mayer, P.E., 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.
Date: 2020.12.15 11:39:10 -0500
JOSEPH W. MAYER, P.E.
LICENSE NO. 36836

C.U.P. EXHIBIT
PREPARED FOR:
MARKER 24 MARINA LLC

Florida

Brevard County

Bussen - Mayer Engineering Group, Inc.
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 • CERTIFICATE NO. 3535

Date: JUNE 2020
Scale: 1" = 20'
Proj. No. 410101
Sheet Name:
C.U.P. EXHIBIT

Sheet: 1 of 1

SURVEY DEPT.

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