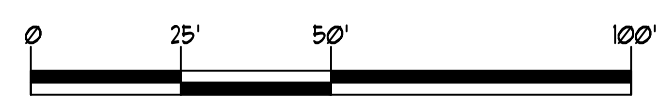


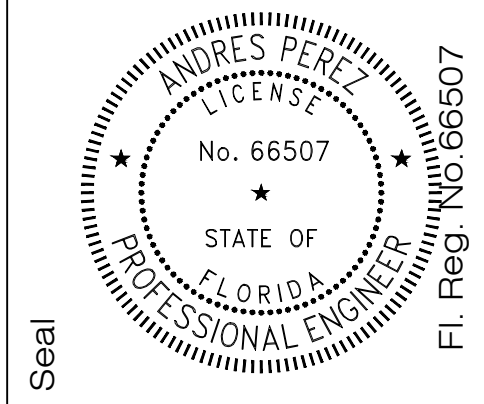
ZONING DATA		TYP. OF CONSTRUCTION	UPLAND	SUBMERGED	ENVIRONMENTALLY SENSITIVE
ZONING: UR1	USE: BFR		21.60 ACRES	1.93 ACRES	1.63 ACRES
GROSS PROJECT AREA	10793214 SQ. FT. = 252416 ACRES				
TOTAL NUMBER OF UNITS	785				
GROSS DENSITY	13.20 UNITS PER NET ACRE				
BUILDING HEIGHT	30'-0" MAXIMUM FROM ADJACENT COR OR FOLLOW MONROE COUNTY RULES & REGULATIONS (WHICHEVER IS GREATER)				
OPEN LANDSCAPE AREA REQUIRED	101,000 SQUARE FEET				
OPEN LANDSCAPE AREA PROVIDED	158,240 SQUARE FEET				
PARKING SPACES PROVIDED PER UNIT	2 SPACES PER UNIT				
ADDITIONAL PARKING SPACES PROVIDED	65 SPACES (1 HC 12' X 18', 53 STD 8' X 18')				
MINIMUM SETBACKS PROVIDED PER UNIT: (TO DRIP EDGE)					
FRONT: 5'-0"					
REAR: 5'-0"					
INTERIOR SIDE: 5'-0"					
SIDE STREET: 5'-0"					
OVERALL PROPERTY SETBACKS:					
OVERSEAS HIGHWAY LANDSCAPE BUFFER: 20'-0"					
WEST LANDSCAPE BUFFER: 20'-0"					
ALTERED SHORELINE SETBACK: 20'-0"					
INTERIOR NE: 12'-0"					



**PROPOSED SITE PLAN**  
**INFRASTRUCTURE PERMIT ONLY**  
 Scale: 1" = 50'

Lighting Designers	Acoustic Engineers	Coastal Systems
Low voltage Consultants	Acoustic Consultants	
Structural Engineers	M/E/P Engineers	
Civil Consultant	Landscape Consultant	

CIVILTECH SOLUTIONS  
 Licence No. 34820  
 Project  
**KEY LARGO OCEAN RESORTS**  
 94825 OVERSEAS HIGHWAY  
 KEY LARGO, FLORIDA 33037



THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Rev	Date	Note
1	0-06-2023	AS PER CITY COMMENTS

**SUBMITTAL SET**

**SITE PLAN**

PROJ NO NOV. 8, 2023

**SHEET**