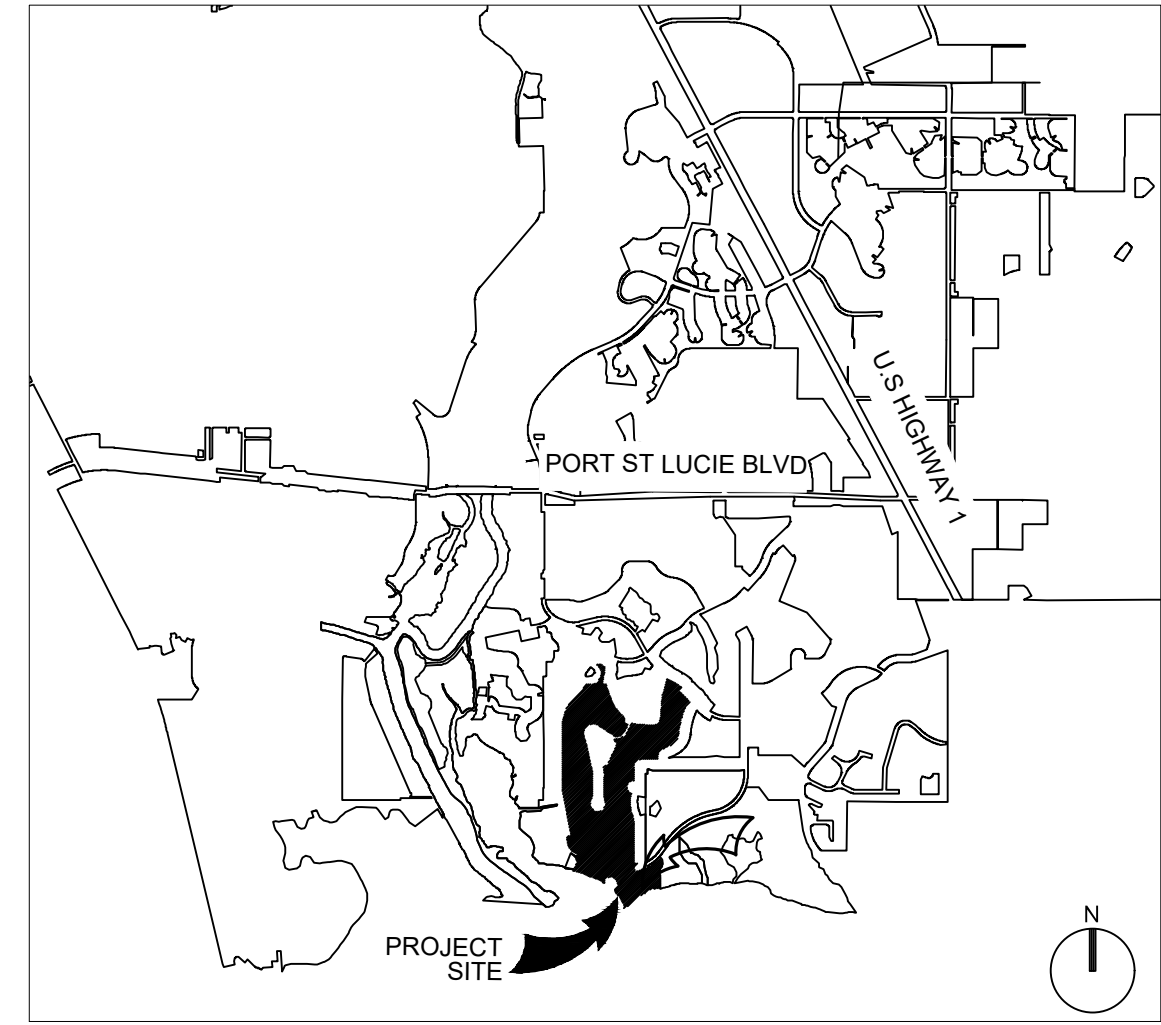
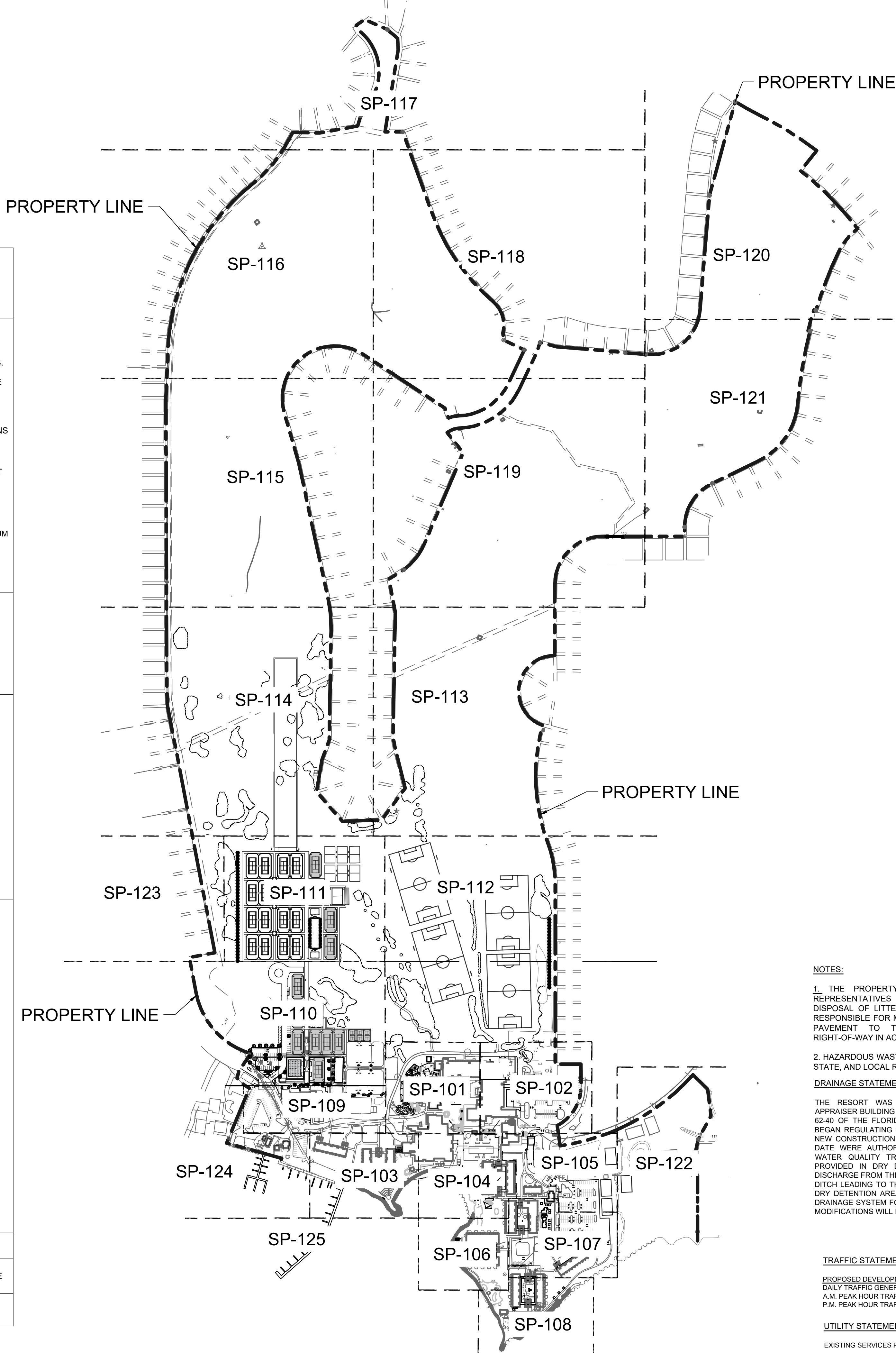


SITE DATA TABLE				
PROJECT ADDRESS: 4500 SE PINE VALLEY ST, PORT SAINT LUCIE, FL, 34952 442321000010003, 441413300020006				
PROJECT INFORMATION: LAND USE DESIGNATION: CL, CG-I, OSP, & OSR ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT) <div><div>SQ. FT.</div><div>ACREAGE</div></div> <div>GROSS SITE AREA (PER SURVEY)9,577,537219.87</div> <div>GROSS BUILDING AREA (SF)403,4749.26</div> <div>NOTES: SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA</div> <div>SERVICE PROVIDERS:<div>POTABLE WATERPORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT</div><div>SANITARY SEWERPORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT</div><div>SOLID WASTEWASTE MANAGEMENT</div></div>				
ZONING DISTRICT REQUIREMENTS:		REQUIRED	PROVIDED	NOTES
BUILDING HEIGHT		75' MAX	55'	A MAXIMUM HEIGHT OF 75 FEET IS PERMITTED IN ACCORDANCE WITH THE SANDPIPER BAY PUD
SETBACK REQUIREMENTS:		REQUIRED (MIN)	PROVIDED	
BUILDING SETBACK FROM MEAN HIGH WATER LINE PER PUD		MIN OF 25' FOR BUILDINGS < 25. WITH AN INCREASE AT 1' HORIZONTALLY FOR EVERY ADDITIONAL FOOT OF BUILDING HEIGHT OF 75'	10'	PER SANDPIPER BAY PUD SEC. IX(C) – MINIMUM BUILDING SETBACKS: SITE AMENITIES SUCH AS DECKS, GAZEBOs, POOLS AND ANCILLARY STRUCTURES MAY HAVE A ZERO (0) FOOT SETBACK FROM THE MEAN HIGH WATER LINE.
BUILDING TO BUILDING SETBACK		PER FLORIDA BUILDING / FIRE CODE WHICH EVER IS MORE STRINGENT	20'	PER SANDPIPER BAY PUD SEC. IX(C) – BUILDING TO BUILDING SETBACKS: NEW FACILITIES OR PROPOSED ADDITIONS IN PROXIMITY TO EXISTING FACILITIES THAT FEATURE A COVERED WALKWAY BETWEEN THEM SHALL HAVE A SEPARATION OF NO LESS THAN 10- FEET
WETLANDS SETBACK		THE BUFFER ZONE SHALL BE 15' MINIMUM WITH A 50' AVERAGE	118.1'	
BUILDING SETBACK TO PUD BOUNDARY		MIN OF 15' FOR BUILDINGS 25' IN HEIGHT OR LESS WITH SETBACKS INCREASING 1' FOR EVERY ADDITIONAL FOOT OF BUILDING HEIGHT ABOVE 25'	9.1'	PER SANDPIPER BAY PUD SEC. IX(E) – GUARD GATES SHALL BE SET BACK A MINIMUM OF NINE (9) FEET FROM THE EDGE OF THE ROAD RIGHT-OF-WAY
NET SITE AREA:		9,577,537 SF (219.87)		
		EXISTING	PROPOSED	
GOLF COURSE AREA		7,952,313 SF (182.5 AC)	6,989,202 SF (160.45 AC)	
RESORT AREA		1,306,800 SF (30 AC)	1,306,800 SF (30 AC)	
ACADEMY AREA		320,033 SF (7.3 AC)	1,281,535 SF (29.42 AC)	
		EXISTING S.F	PROPOSED S.F	NET CHANGE S.F
IMPERVIOUS AREA		1,143,933	1,360,431	+216,498
BUILDINGS (INCL. PERMANENT ACCESSORY FOOD STRUCTURES)		361,295	403,474	+42,179
VEHICULAR USE AREA/PAVEMENT		486,901	520,120	+ 33,219
COURTS		152,400	225,866	+ 73,466
SIDEWALKS/ PEDESTRIAN ACCESS		143,337	210,971	+ 67,634
PERVIOUS AREA TOTAL		8,433,604	8,217,106	-216,498
OPEN SPACE/ LANDSCAPE AREA		8,406,216	8,189,718	- 221,720
LAKE AREA		27,388	27,388	+ 0
PARKING CALCULATIONS: PER PUD				
TOTAL PARKING		REQUIRED	PROVIDED	
GUEST SUITES: 1 SPACE PER SUITE (335 SUITES)		335	335	
RESTAURANT DINING/SNACK BAR : 1 SPACE PER 75 SF (22,273 SF)		297	297	
CONFERENCE ROOM: 25 SPACES PER 1,000 SF (6,909 SF)		172	172	
BAR/LOUNGE: 1 SPACE PER 75 SF (3,446 SF)		46	46	
MARINA:1 SPACE PER 5 SLIPS (100 SLIPS)		20	20	
PRO SHOP: 1 SPACE PER 200 SF (736 SF)		4	4	
GOLF GRILL: 1 SPACE PER 75 SF (1,490 SF)		20	20	
PRIVATE SCHOOL: 8 SPACES PER CLASSROOM (12 CLASSROOMS)		96	96	
SPA & FITNESS CENTER: 1 SPACE PER 200 SF (8,548 SF)		43	43	
SALES CENTER: 1 SPACE PER 200 SF (1,388 SF)		7	7	
TOTAL PARKING:		1040	1040	STANDARD SPACE (9.5X18)
TOTAL ADA SPACES		14	18	ADA SPACES (12X18)
NOTE(S): PER PUD AMENDMENT P25-158- PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED PARKING MANAGEMENT PLAN (EXHIBIT 7). ANY FUTURE MODIFICATIONS TO THE PARKING LAYOUT, CONFIGURATION, OR CAPACITY SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY PRIOR TO IMPLEMENTATION.				
		REQUIRED	PROVIDED	
PAVED GOLF CART SPACES		-	14	(5X10)



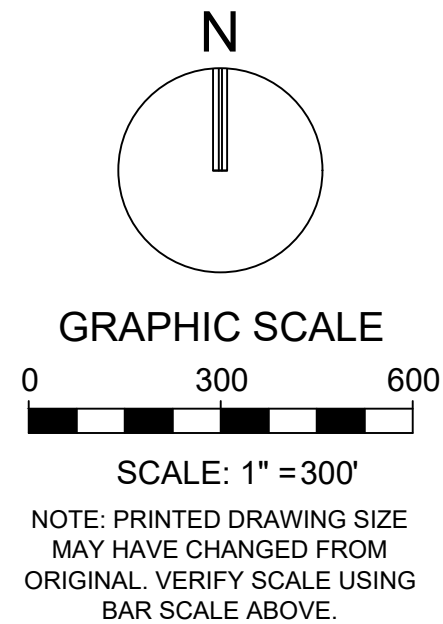
BUILDING KEY (GROSS BUILDING AREA)	
BUILDING NAME	SQ. FT.
BUILDING A	34,116
BUILDING B	34,116
BUILDING C	34,044
BUILDING D	33,945
BUILDING E	36,234
BUILDING F	16,962
BUILDING G	16,962
BUILDING H	43,998
BUILDING I	2,418
BUILDING J	449
BUILDING K	673
BUILDING M1	14,738
BUILDING M2	36,343
BUILDING M3	27,128
BUILDING N	5,803
BUILDING O	3,043
BUILDING Q	36,234
BUILDING R	5,600
BUILDING S	2,120
BUILDING T	3,032
BUILDING U	9,158
BUILDING V	1,338
GOLF CART SHED	1,800
SHEDS	1,094
CABANAS	729
GUARD HOUSES	108
SECURITY OFFICE	502
OUTDOOR BAR	307
ACCESSORY FOOD STRUCTURES	480
TOTAL SF	403474

NOTES:

1. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).

DRAINAGE STATEMENT:

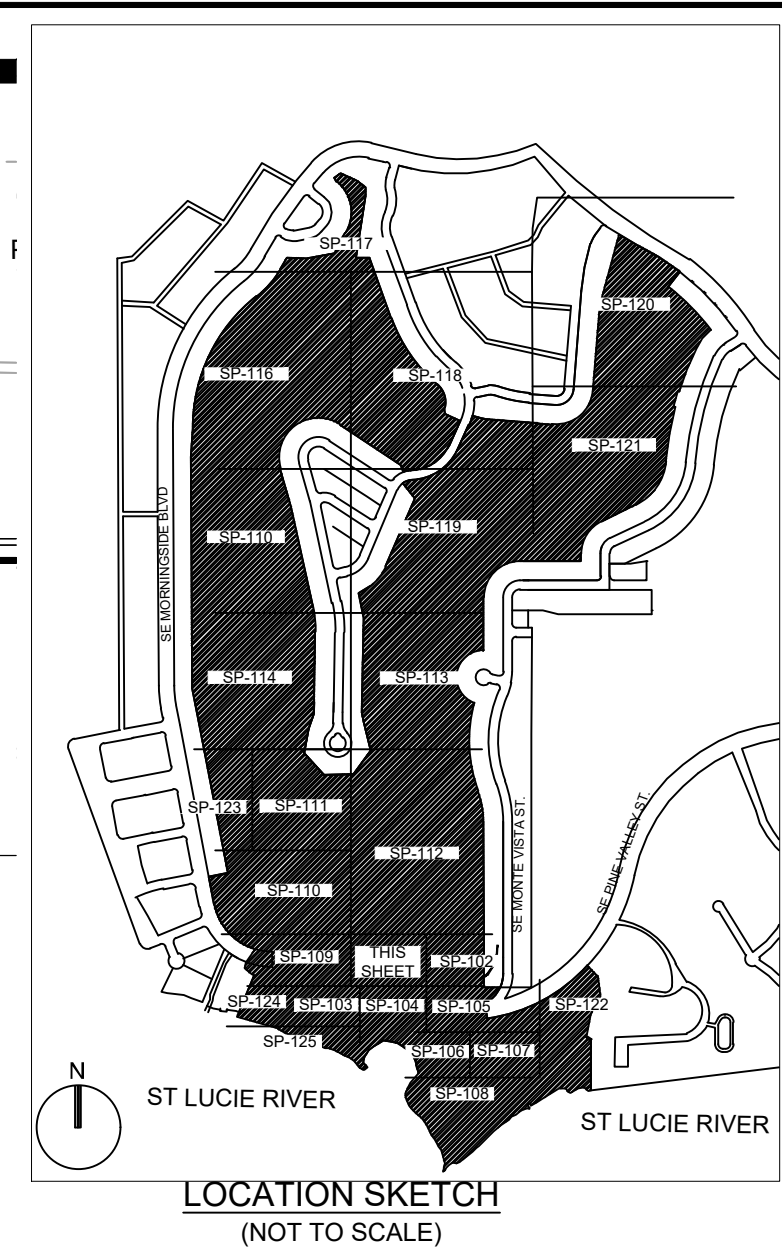
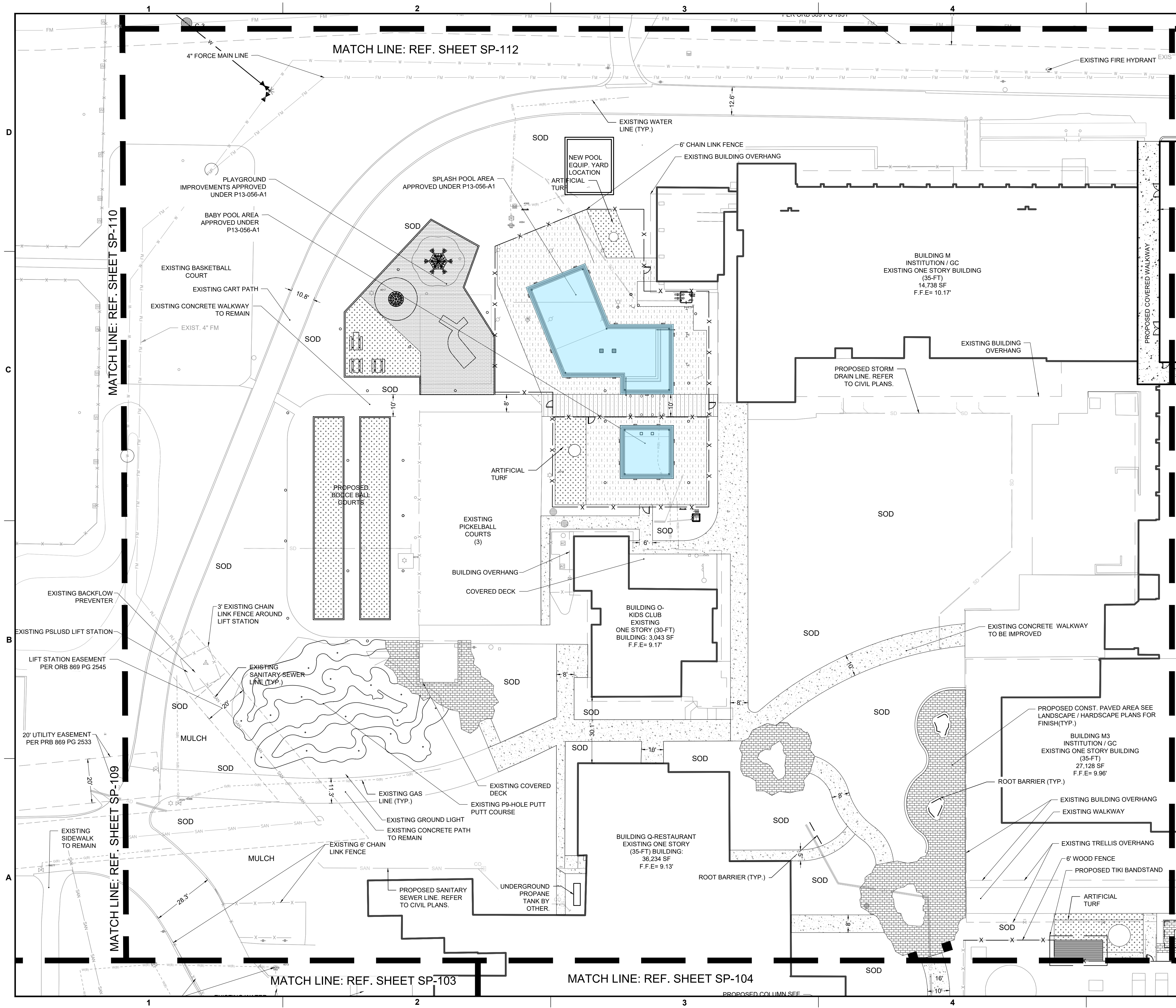
THE REPORT WAS CONSTRUCTED IN 1970 (BASED ON PROPERTY APPRAISER BUILDING DATA), PRIOR TO FEBRUARY OF 1982 WHEN CHAPTER 62-40 OF THE FLORIDA ADMINISTRATIVE CODE WENT INTO EFFECT AND BEGAN REGULATING STORMWATER POLLUTANT LOAD REDUCTIONS FROM NEW CONSTRUCTION PROJECTS. ADDITIONS CONSTRUCTED AFTER THAT DATE WERE AUTHORIZED BY SFWMD UNDER PERMIT NO. #56-01008-S-3. WATER QUALITY TREATMENT FOR THE NEW IMPERVIOUS AREAS IS PROVIDED BY TWO DETENTION BASINS WITH EXISTING TRENCHES FOR DISCHARGE FROM THE WESTERN DITCH DETENTION AREA TO THE EASTERN DITCH LEADING TO THE PRESERVE AREA. DISCHARGE FOR THE WESTERN DITCH DETENTION AREA (NEAR THE TENNIS COURTS) IS INTO THE CLOSED DRAINAGE SYSTEM FOR THE SE MORNINGSDALE BLVD. THE PROPOSED SITE MODIFICATIONS WILL INCREASE THE IMPERVIOUS AREA.

[illegible]

Plotted by: jchapa On 1/29/2026 2:39 PM

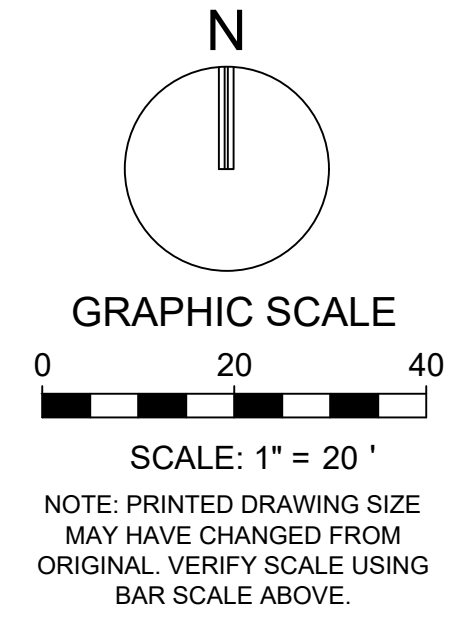
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STATUS: SPRC REVIEW



LEGEND:

[Symbol]	EXISTING WALKWAY IMPROVEMENTS
[Symbol]	EXISTING BEACH
[Symbol]	EXISTING RIP RAP
[Symbol]	PROPOSED POOL AREA SURFACE
[Symbol]	PROPOSED POOL AREA CORRIDOR SURFACE
[Symbol]	PROPOSED PLAYGROUND SURFACE



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PH: (954) 788-3400

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Florida Landscape Architecture Business License: LC26000457

REVISIONS		
NO.	DESCRIPTION	DATE
1	PER SPRC COMMENTS	10/15/2025
2	PER SPRC COMMENTS	12/09/2025
3	PER SPRC COMMENTS	01/28/2026

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	01/28/2026
DESIGNED BY:	JFW
DRAWN BY:	MJI
CHECKED BY:	JVP
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

PROJECT

SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS

SHEET TITLE

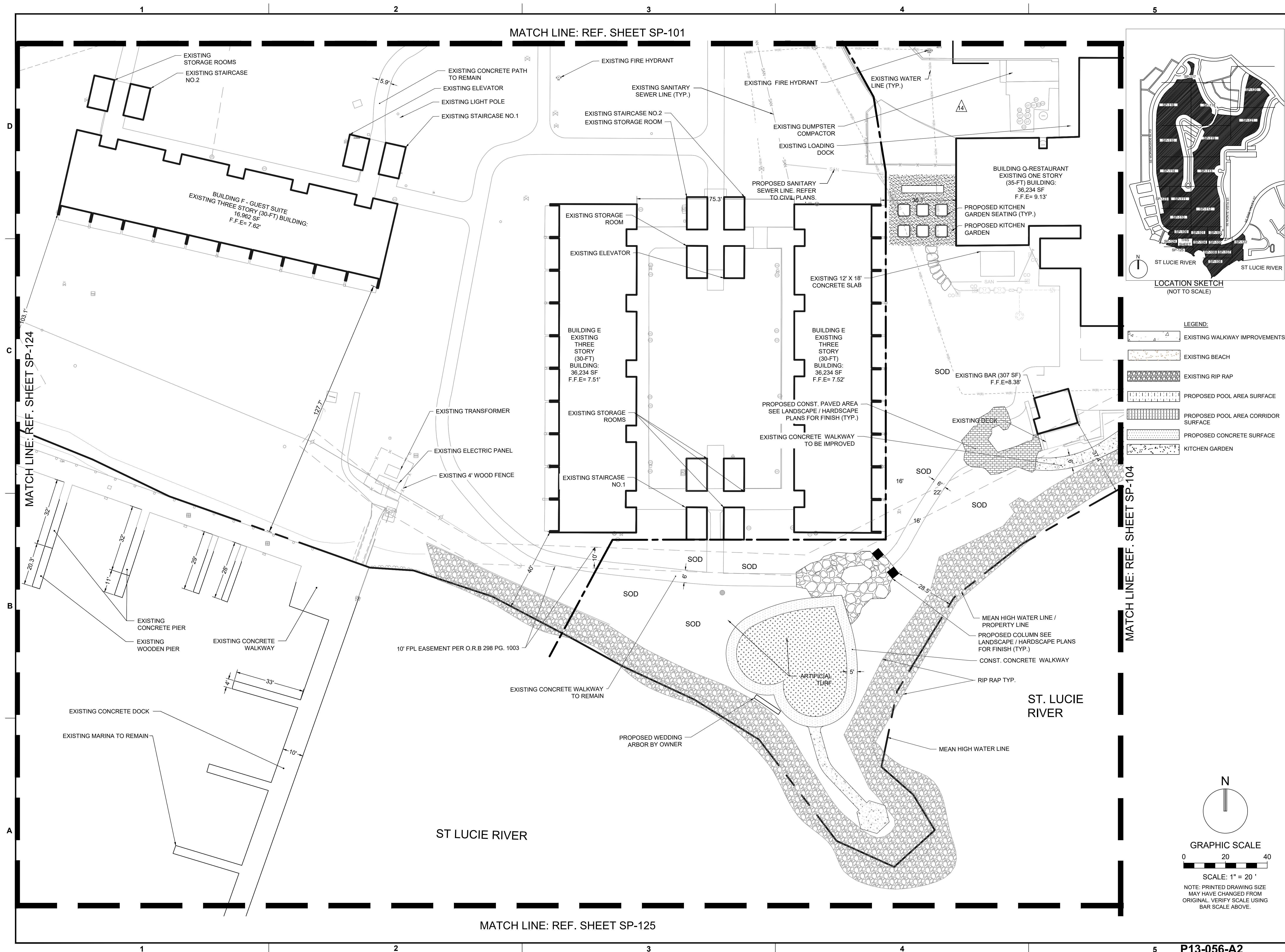
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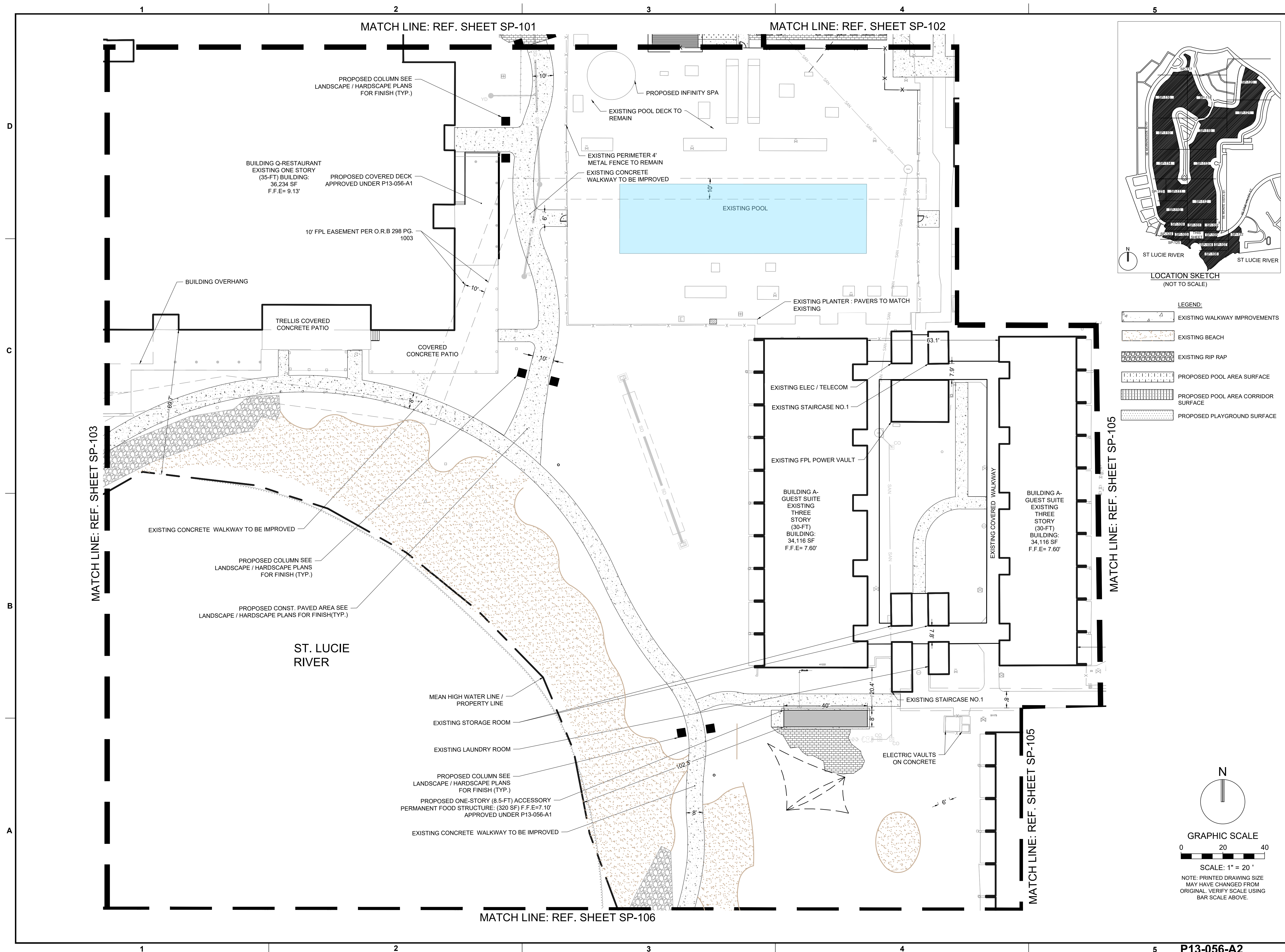
SHEET NUMBER	SP-101
PROJECT NUMBER	14097.01

P13-056-A2
PSL-USD-11-000-00

STATUS: CONSTRUCTION DOCUMENTS

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Plotted by: jchapa On 1/28/2026 10:59 PM

[illegible]



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[illegible]

**RESPONSIBILITY FOR THE USE OF THESE
LANDS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.**

ISSUE DATE: 01/28/2026

DESIGNED BY: JFW

DRAWN BY: MJI

CHECKED BY: JVP

WID-CONTRACT:

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT



PROJECT

SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS

SHEET TITLE

SITE PLAN

SHEET
NUMBER **SP-104**

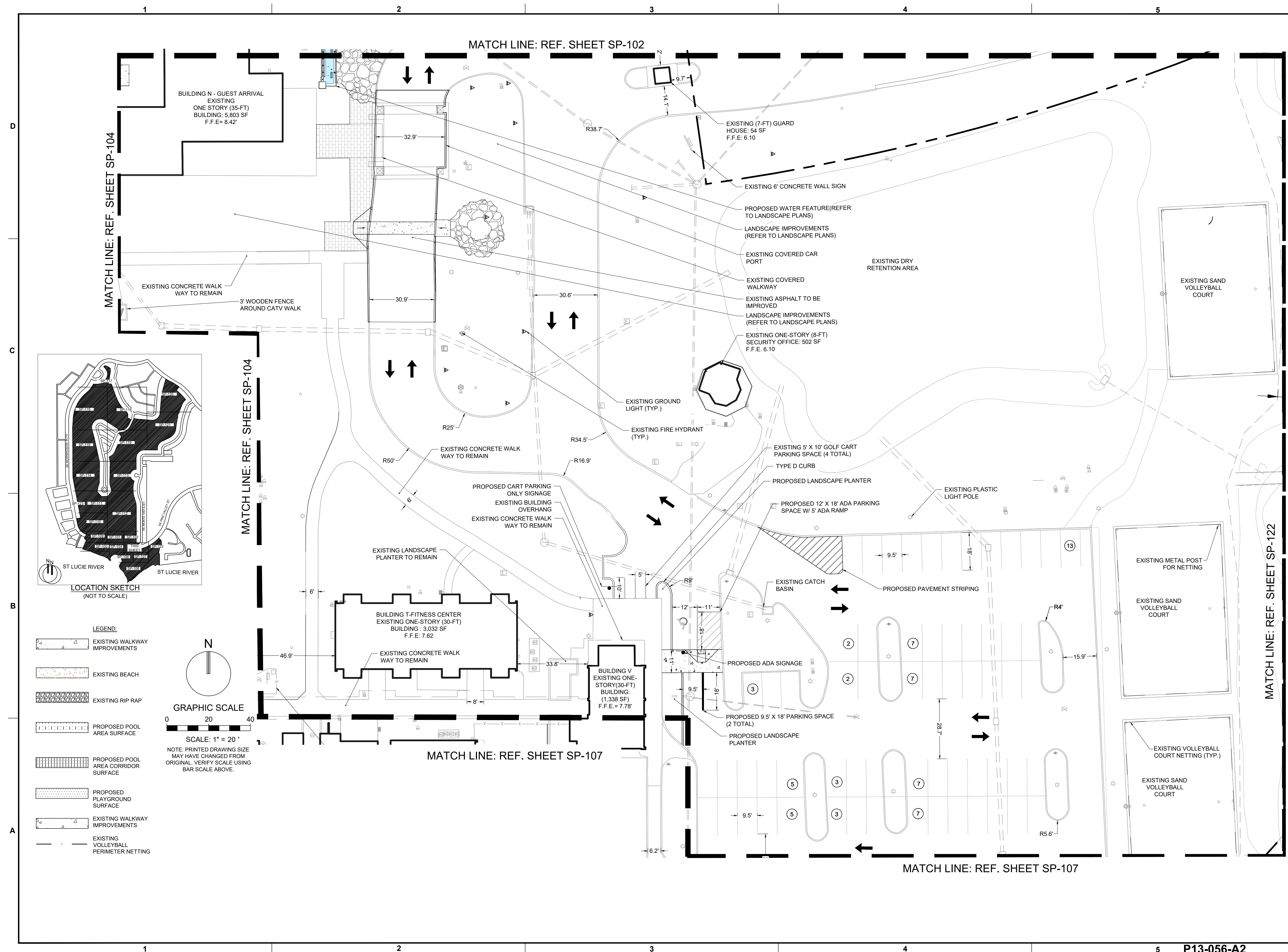
PROJECT NUMBER	14097.01
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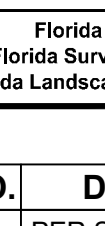

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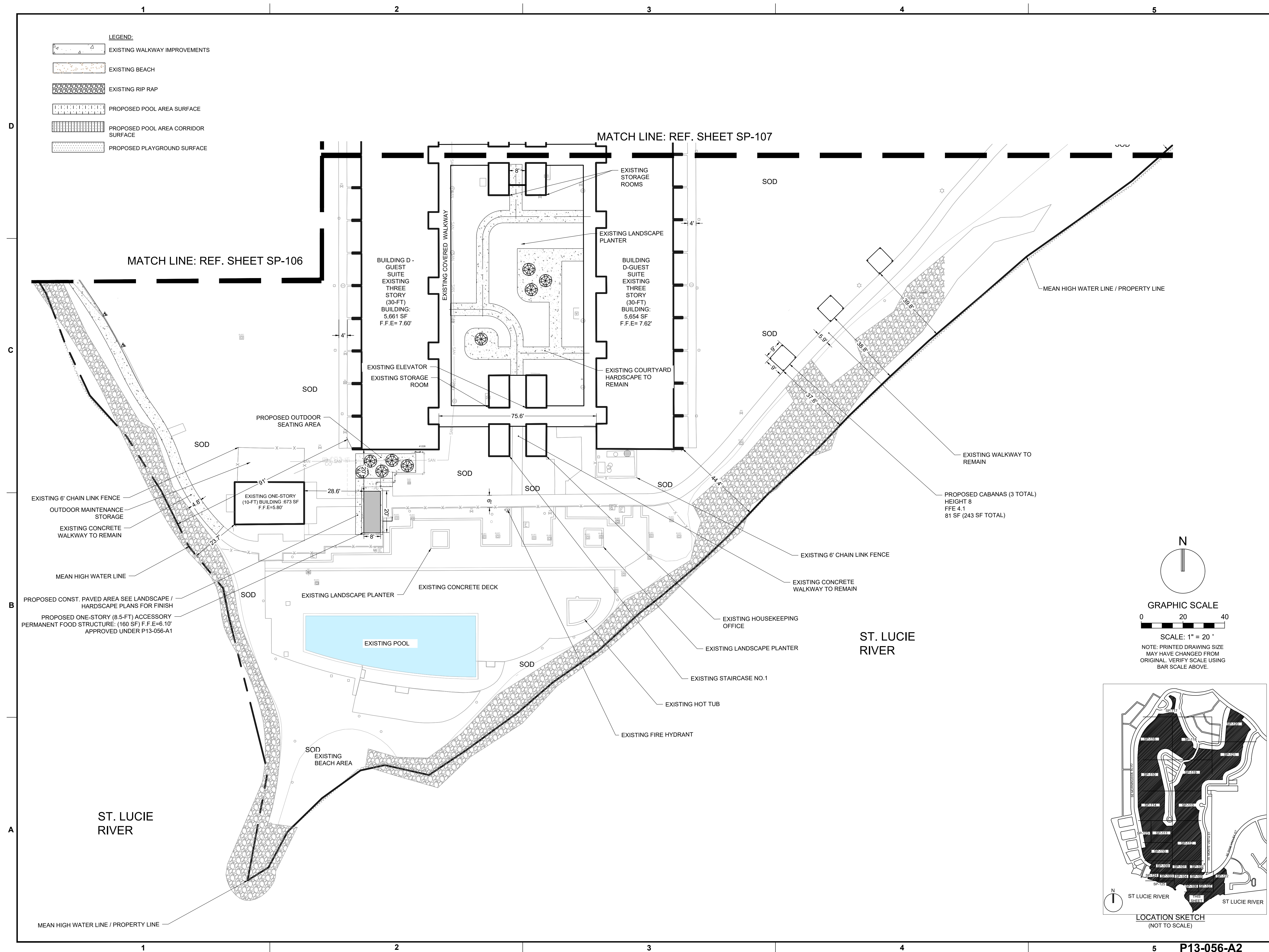
STATUS: CONSTRUCTION DOCUMENTS

P13-056-A2
PSL-USD-11-000-00



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Florida Engineering Business License: CA7928 Florida Surveyor and Mapper Business License: LB8680 Florida Landscape Architecture Business License: LC26000457		
REVISIONS		
NO.	DESCRIPTION	DATE
1	PER SPRC COMMENTS	10/15/2025
2	PER SPRC COMMENTS	12/09/2025
3	PER SPRC COMMENTS	01/28/2026
RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.		
ISSUE DATE:		01/28/2026
DESIGNED BY:		JFW
DRAWN BY:		MJI
CHECKED BY:		JVP
BID-CONTRACT:		
THOMAS F. DONAHUE, P.E. FLORIDA REG. NO. 60529 (FOR THE FIRM)		
CLIENT		
		
PROJECT		
SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS		
SHEET TITLE		
SITE PLAN		
SHEET NUMBER		SP-105
PROJECT NUMBER		14097.01

STATIS- CONSTRUCTION DOCUMENTS



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 Pompano Beach, FL 33060
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[illegible]

**RESPONSIBILITY FOR THE USE OF THESE
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ISSUE DATE:	01/28/2026
DESIGNED BY:	JFW
DRAWN BY:	MJI
CHECKED BY:	JVP
BID-CONTRACT:	

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FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT



PROJECT

SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS

SHEET TITLE

SITE PLAN

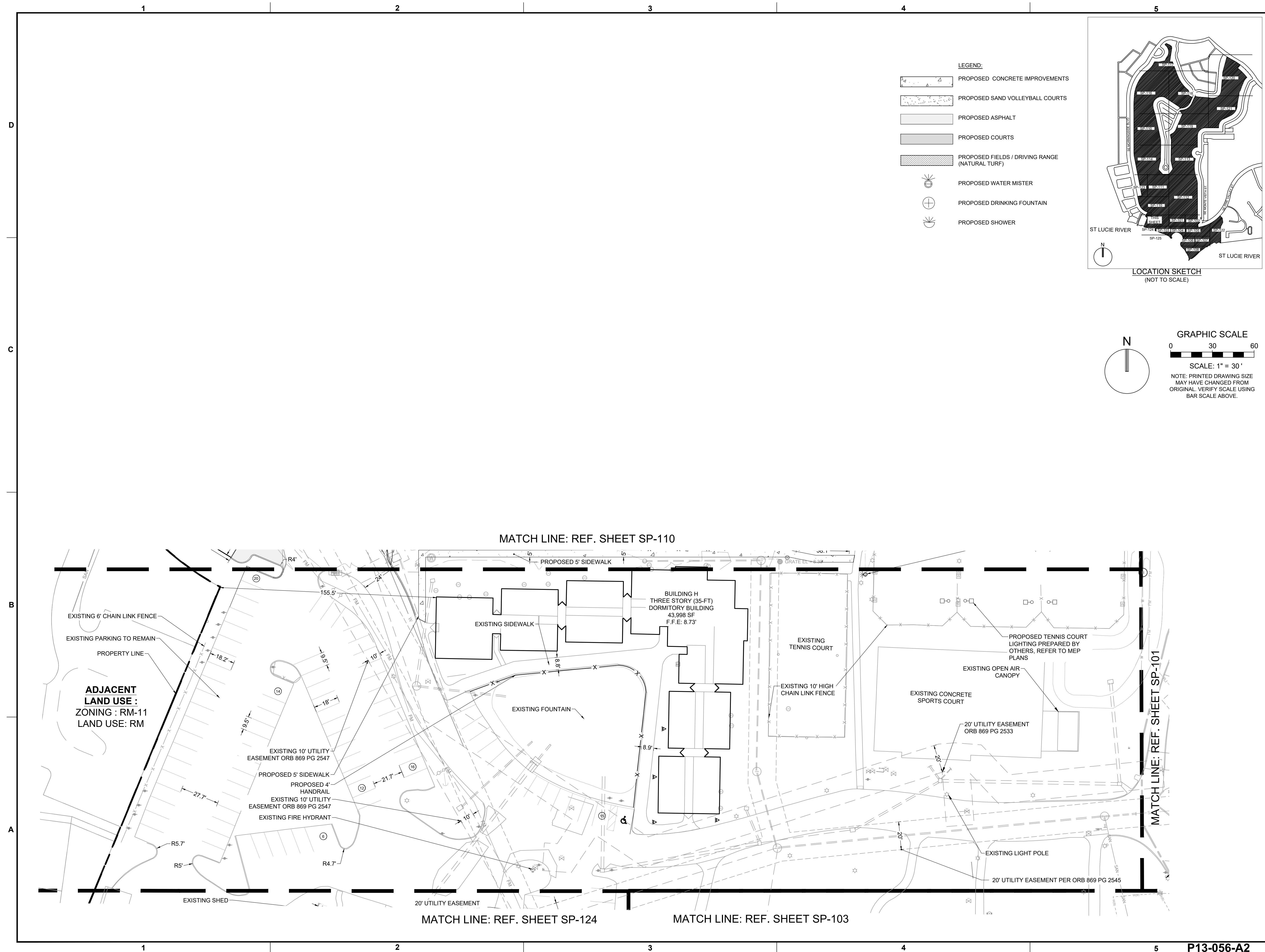
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PROJECT NUMBER	14097.01

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STATUS: CONSTRUCTION DOCUMENTS

P13-056-A2
PSL-USD-11-000-00



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 PH: (954) 788-3400

[illegible]

**RESPONSIBILITY FOR THE USE OF THESE
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USER.**

ISSUE DATE: 01/28/2026

DESIGNED BY: JFW

DRAWN BY: **MJI**

CHECKED BY: JVP

BID-CONTRACT:

JORGE VALLE PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT



PROJECT

SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS

SHEET TITLE

SITE PLAN

SHEET **SD 100**NUMBER **SF-109**

P13-056-A2
PSL-USD-11-000-00

Plotted by: jchapa On 1/29/2026 12:28 PM

Drawing name: H:\14097.01 - Sandpiper Bay Resort - RPS Academy Improvements - K2C\Engineering\Cadd\14097.01-SP-101-Site Plan.dwg

STATUS: SPRC REVIEW

MATCH LINE: REF. SHEET SP-125

MATCH LINE: REF. SHEET SP-111

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REVISIONS

NO.	DESCRIPTION	DATE
1	PER SPRC COMMENTS	10/15/2025
2	PER SPRC COMMENTS	12/9/2025
3	PER SPRC COMMENTS	1/28/2026

RESPONSIBILITY FOR THE USE OF THESE
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THE PROJECT WILL FALL SOLELY UPON THE
USER.

ISSUE DATE: 01/28/2026

DESIGNED BY: JFW

DRAWN BY: MJJ

CHECKED BY: JVP

BID-CONTRACT:

JORGE VALLE PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

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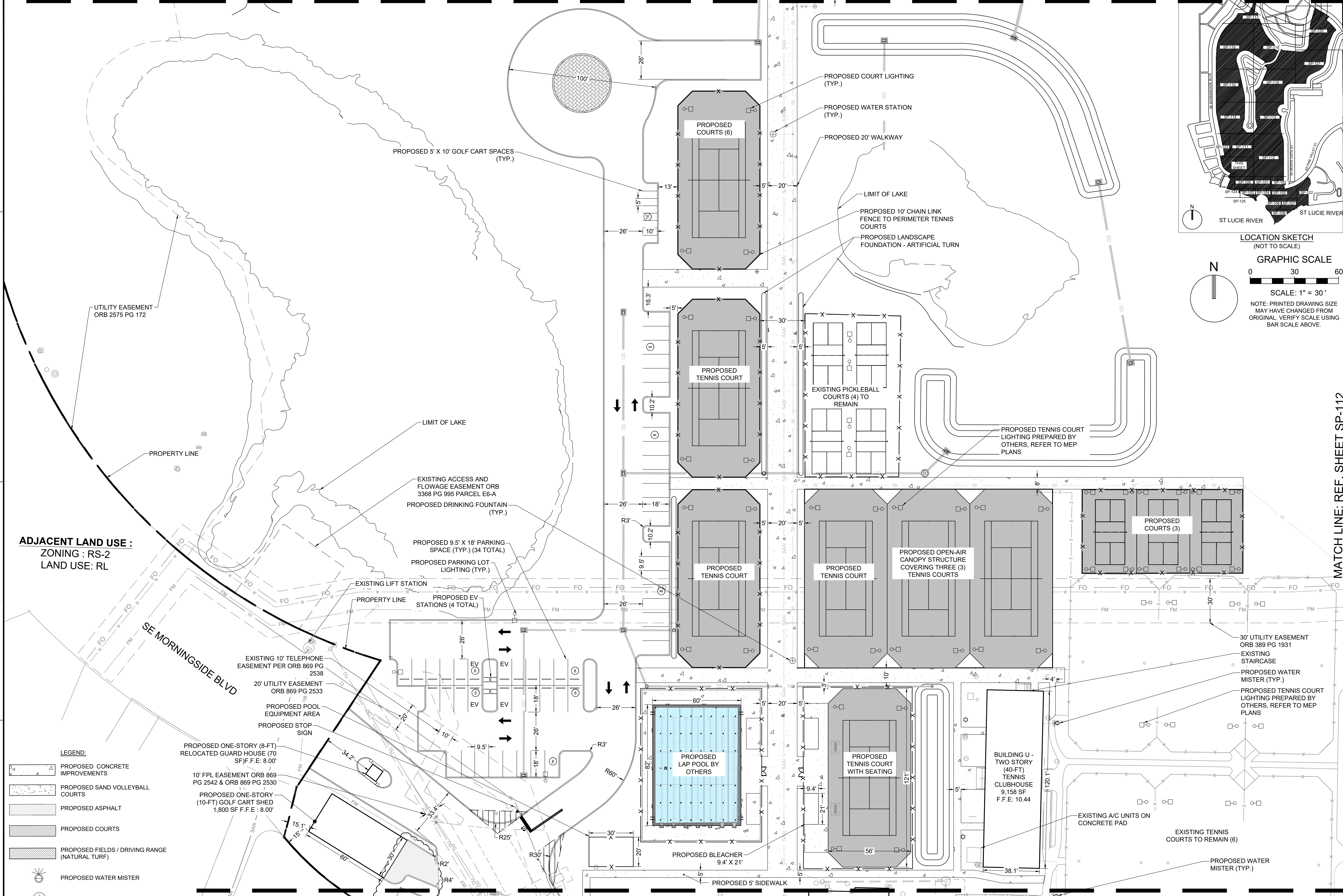
PROJECT
**SANDPIPER BAY
RESORT
& RPS ACADEMY
IMPROVEMENTS**

SHEET TITLE
SITE PLAN

SHEET
NUMBER **SP-110**
PROJECT
NUMBER **14097.01**

P13-056-A2
PSL-USD-11-000-00

STATUS: SPRC REVIEW

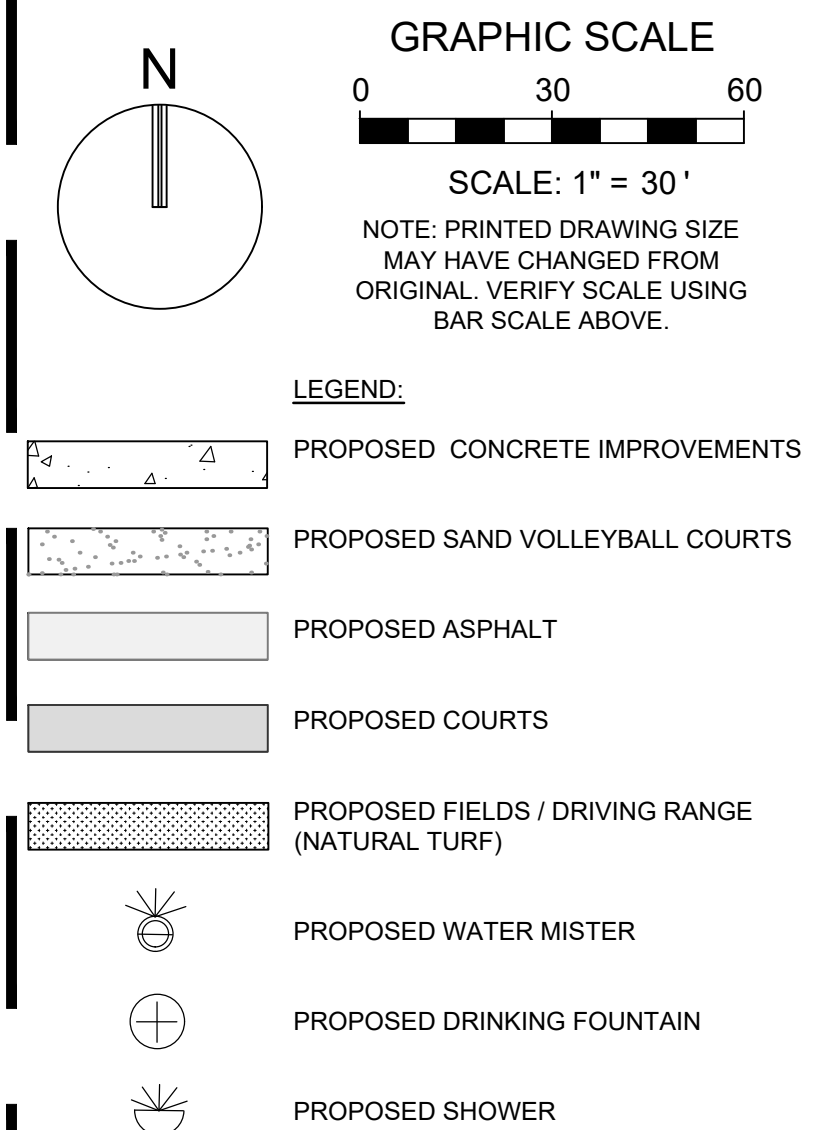
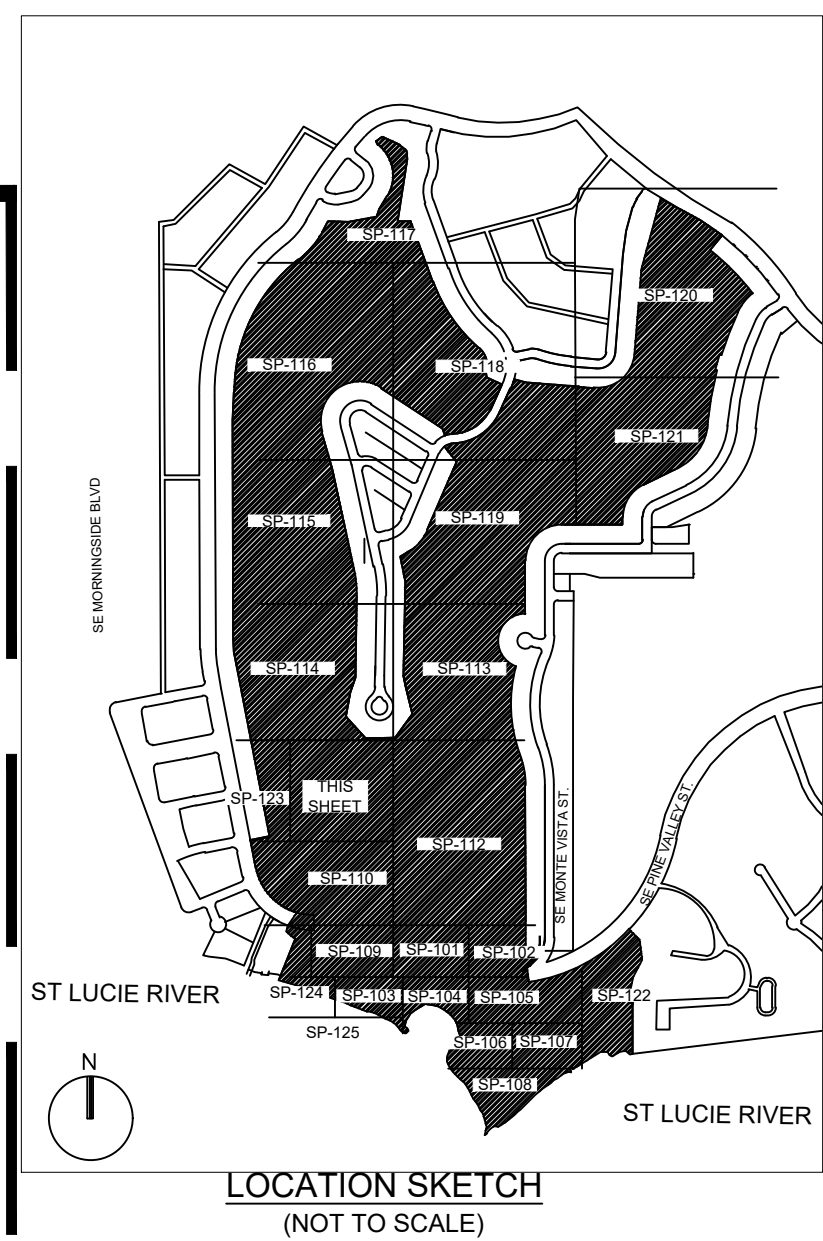
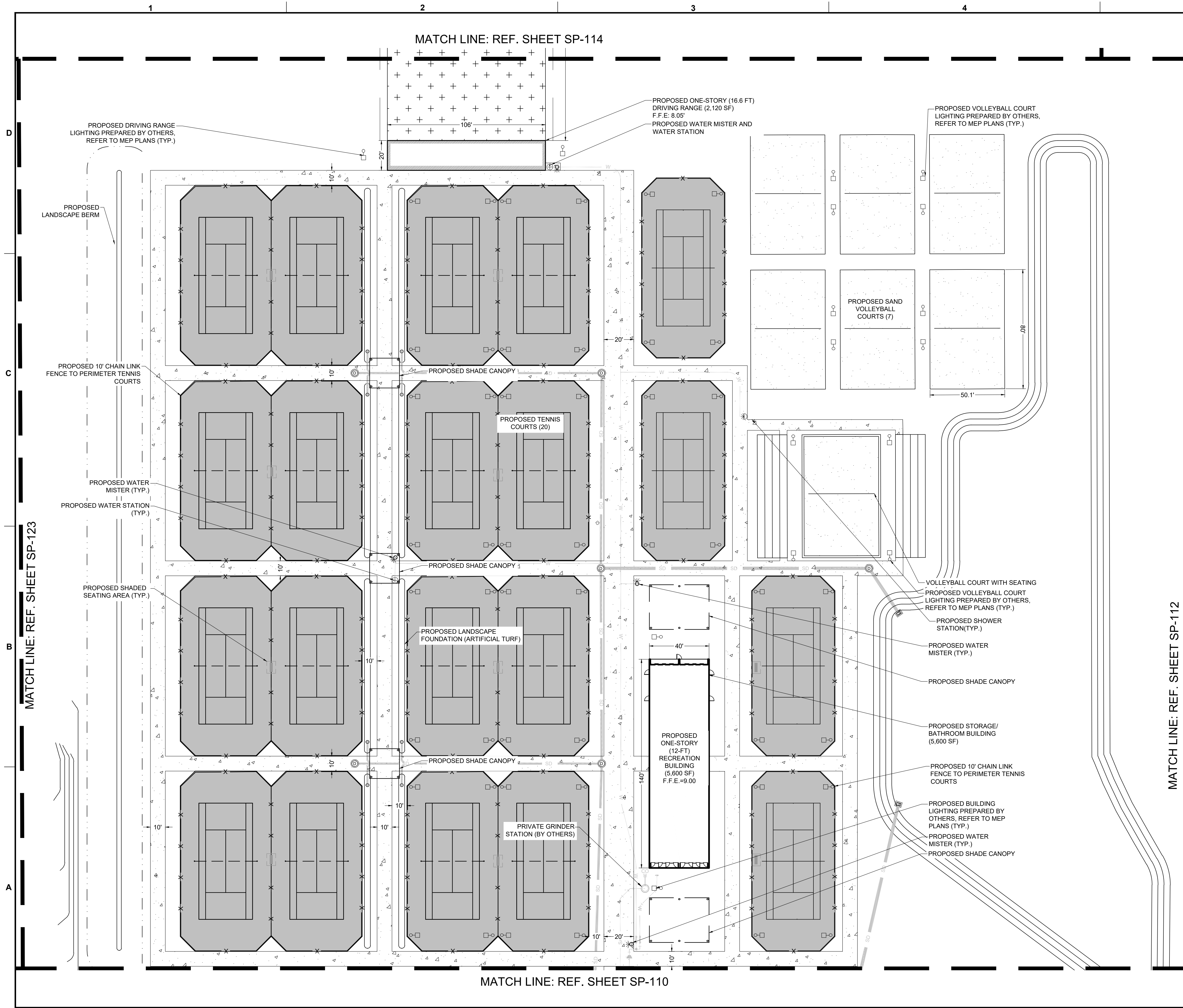


MATCH LINE: REF. SHEET SP-109

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Drawing name: H:\14097.01 - Sandpiper Bay Resort - RPS Academy Improvements - K2CEngineering\Cadd\14097.01-SP-110-Site Plan.dwg



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REVISIONS		
NO.	DESCRIPTION	DATE
1	PER SPRC COMMENTS	10/15/2025
2	PER SPRC COMMENTS	12/9/2025
3	PER SPRC COMMENTS	1/28/2026

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 01/28/2026

DESIGNED BY: JFW

DRAWN BY: MJJ

CHECKED BY: JVP

BID-CONTRACT:

JORGE VALLE PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT

MPLD CONSULTING

PROJECT

SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS

SHEET TITLE

SITE PLAN

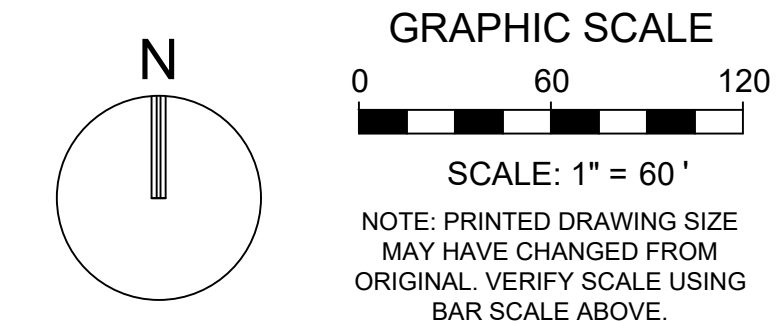
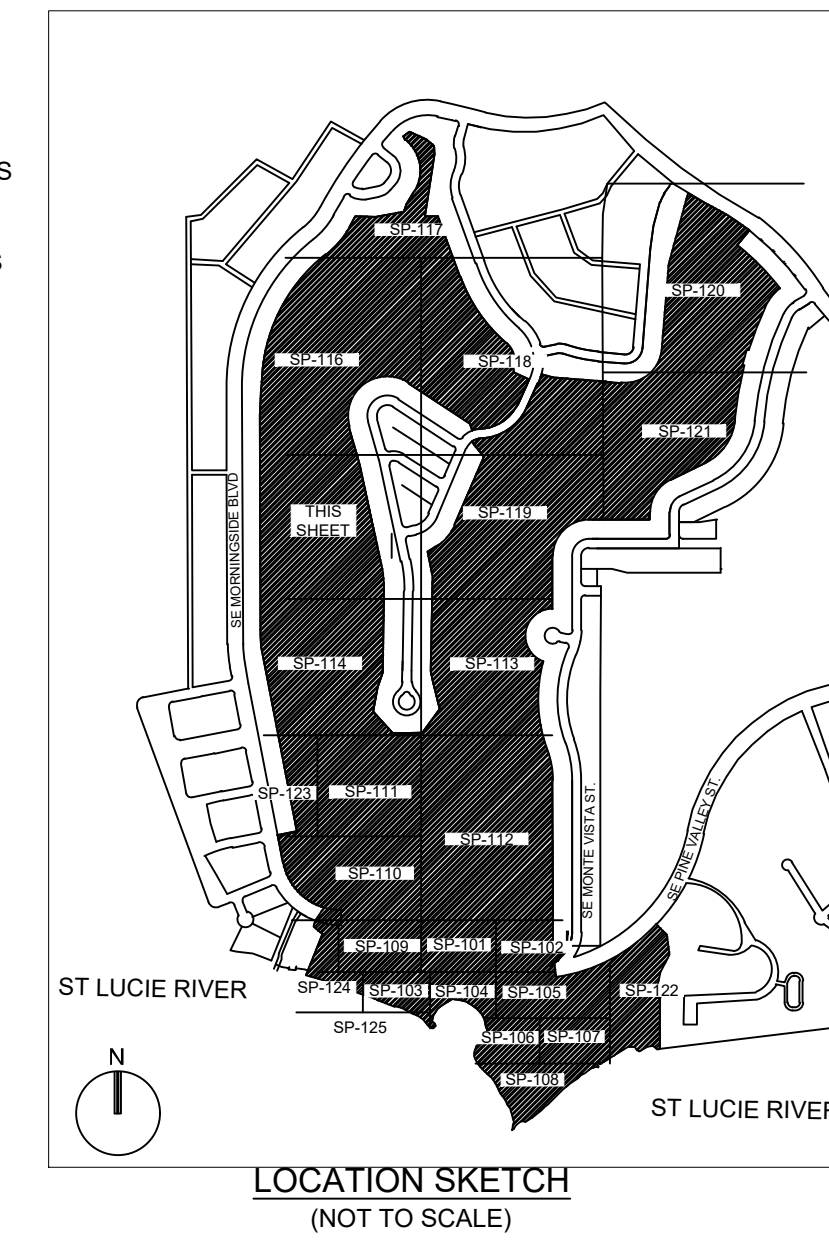
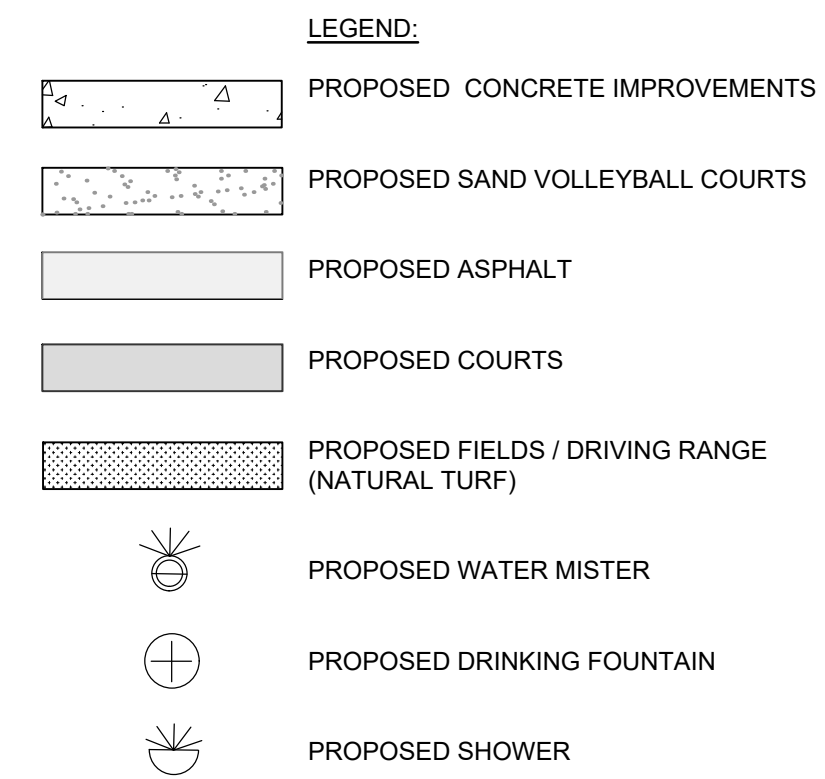
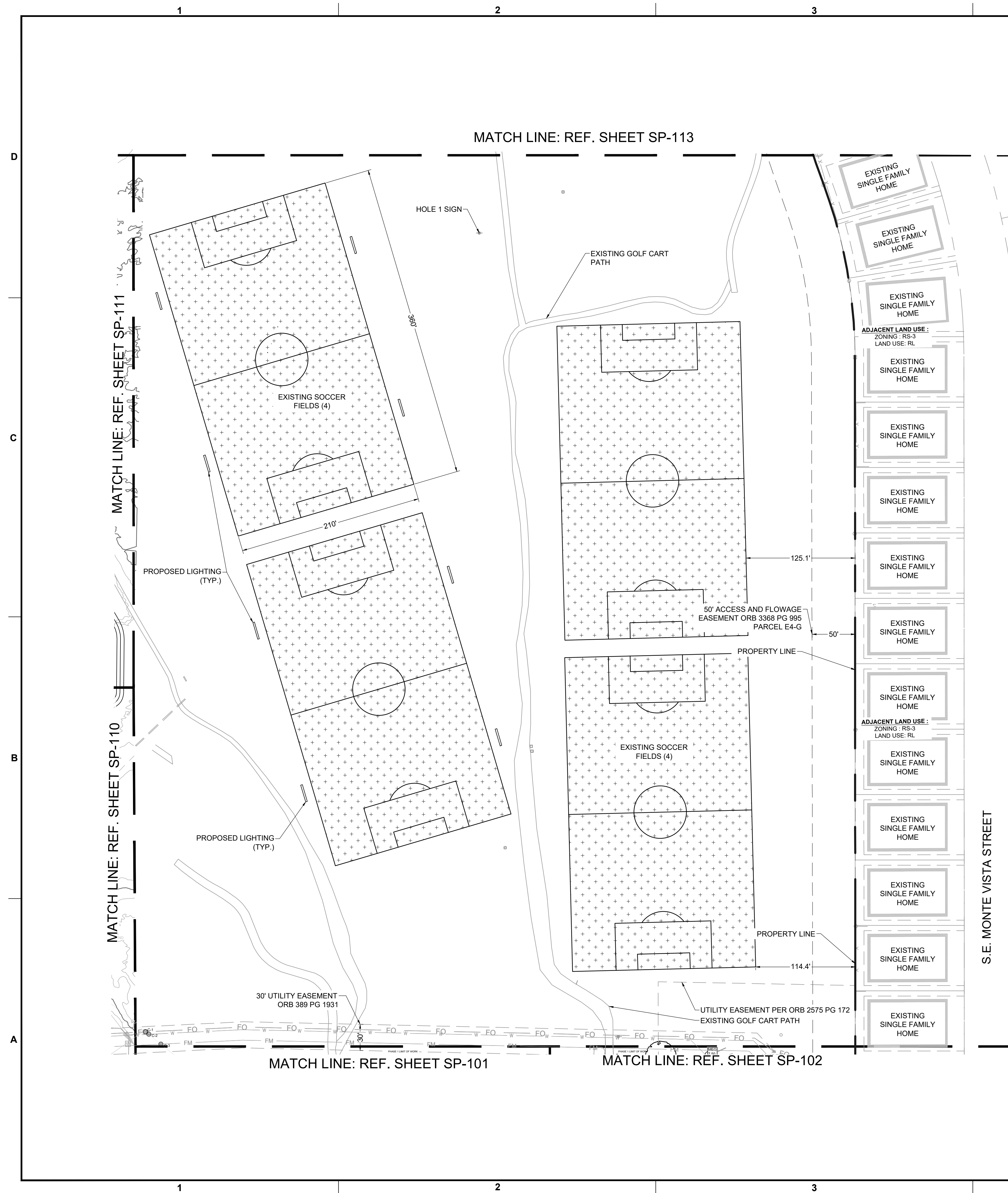
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PROJECT NUMBER **14097.01**

Plotted by: jchapa On 1/29/2026 2:19 AM

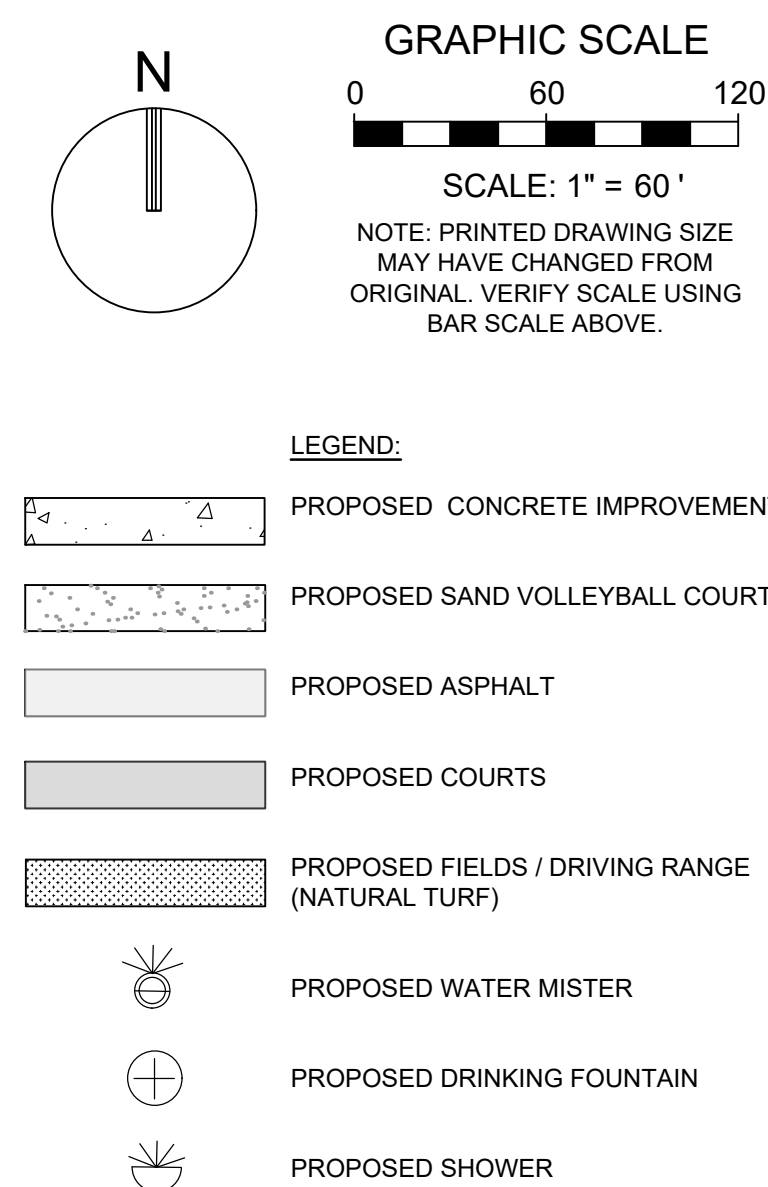
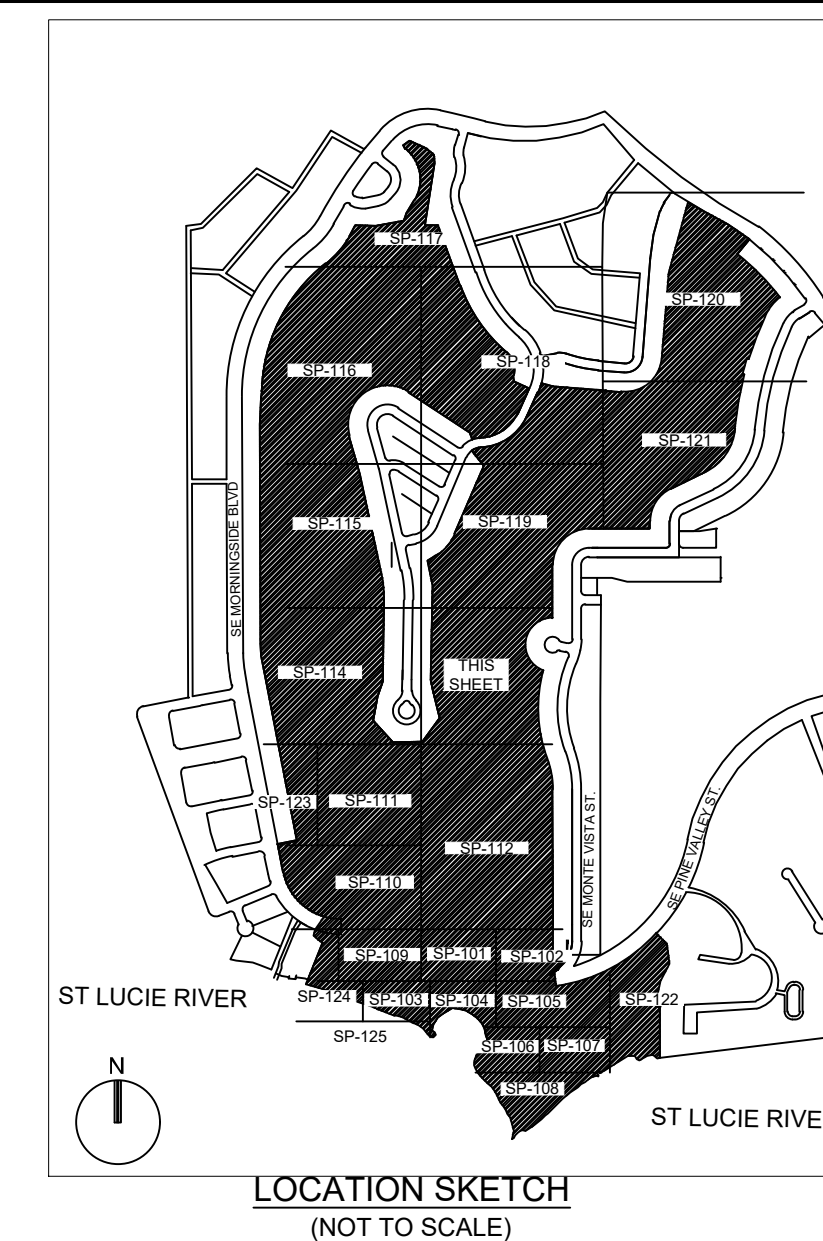
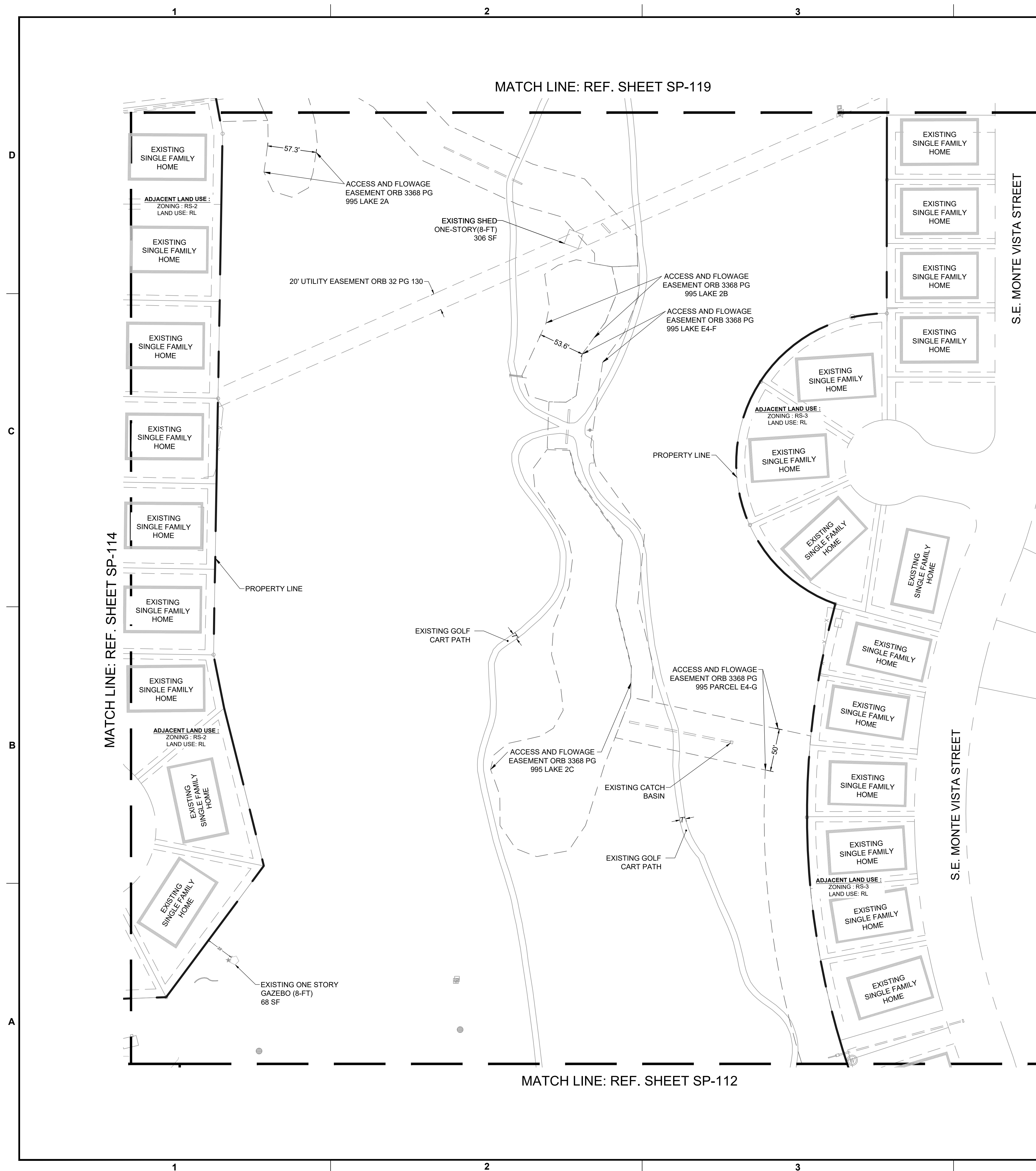
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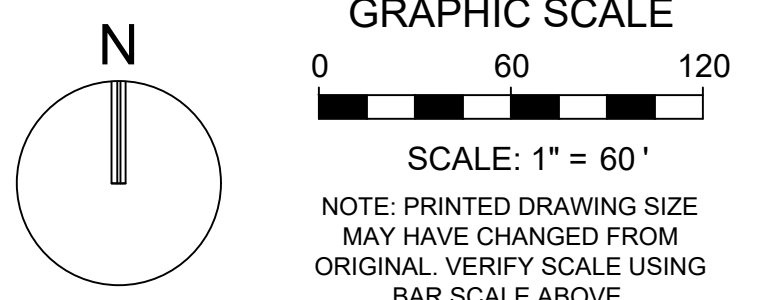
STATUS: SPRC REVIEW




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Drawing name: H:\14097_01 - Sandbliver Bay Resort - RPS Academy Improvements - K2C\Engineering\cadd\14097_01-SP-101-Site Plan.dwg

STATISTICS: CBPC REVIEW

[illegible]



- | | |
|---|----------------------------|
|  | PROPOSED WATER MISTER |
|  | PROPOSED DRINKING FOUNTAIN |
|  | PROPOSED SHOWER |

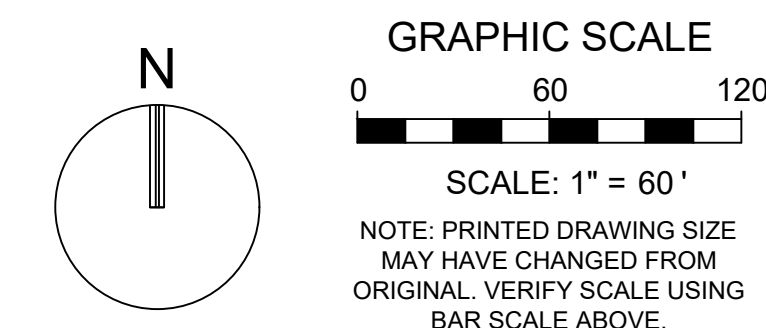
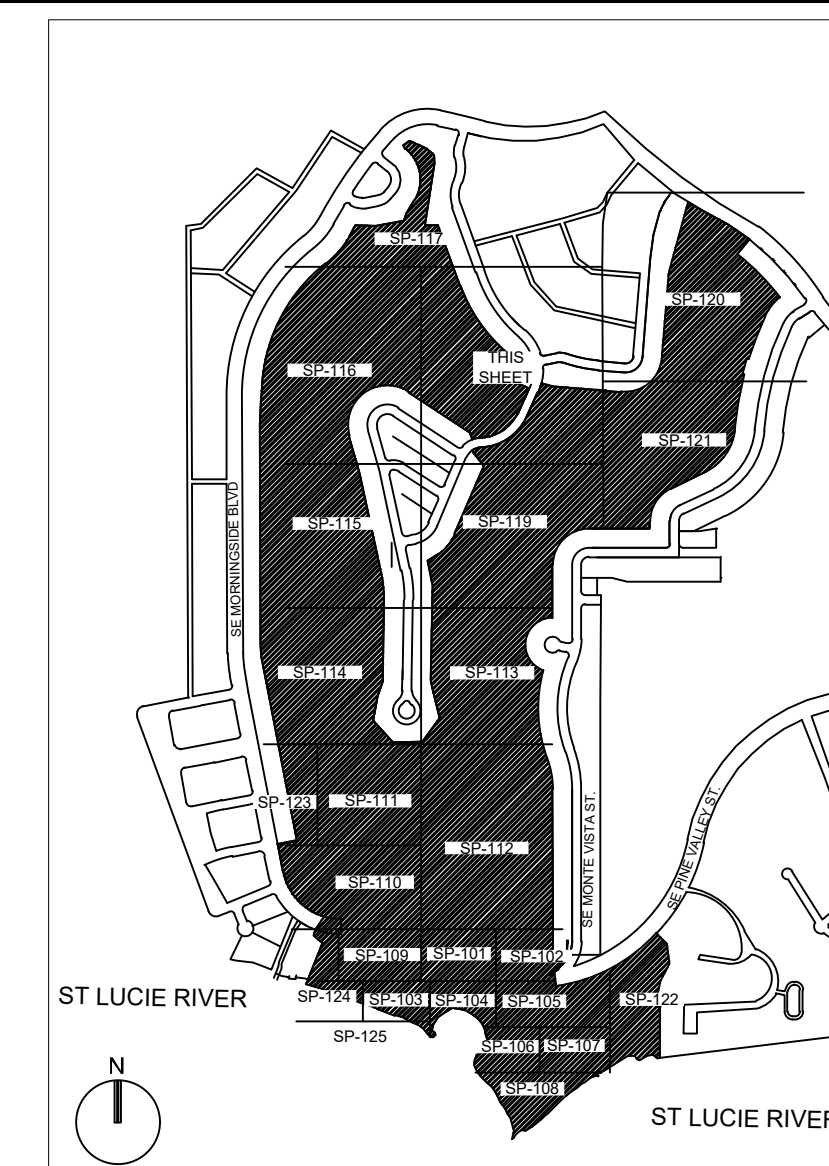
**RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.**

<div style="border: 1px solid black; height: 200px; width: 100%;"></div> <hr/> <div>JORGE VALLE PELLOT, P.E. FLORIDA REG. NO. 77039 (FOR THE FIRM)</div>
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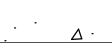
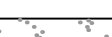






PROJECT

**SANDPIPER BAY
RESORT
& RPS ACADEMY
IMPROVEMENTS**

SHEET NUMBER	SP-114
PROJECT NUMBER	14097.01



- LEGEND:**

	PROPOSED CONCRETE IMPROVEMENTS
	PROPOSED SAND VOLLEYBALL COURTS
	PROPOSED ASPHALT
	PROPOSED COURTS
	PROPOSED FIELDS / DRIVING RANGE (NATURAL TURF)
	PROPOSED WATER MISTER
	PROPOSED DRINKING FOUNTAIN
	PROPOSED SHOWER

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[illegible]

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ISSUE DATE:	01/28/2026
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DESIGNED BY: JFW

DRAWN BY: MJ

CHECKED BY: JVP

BID-CONTRACT: _____

JORGE VALLE PELLOTT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT



PROJECT

**SANDPIPER BAY
RESORT
& RPS ACADEMY
IMPROVEMENTS**

SHEET TITLE

SITE PLAN

**SHEET
NUMBER** **SP-117**

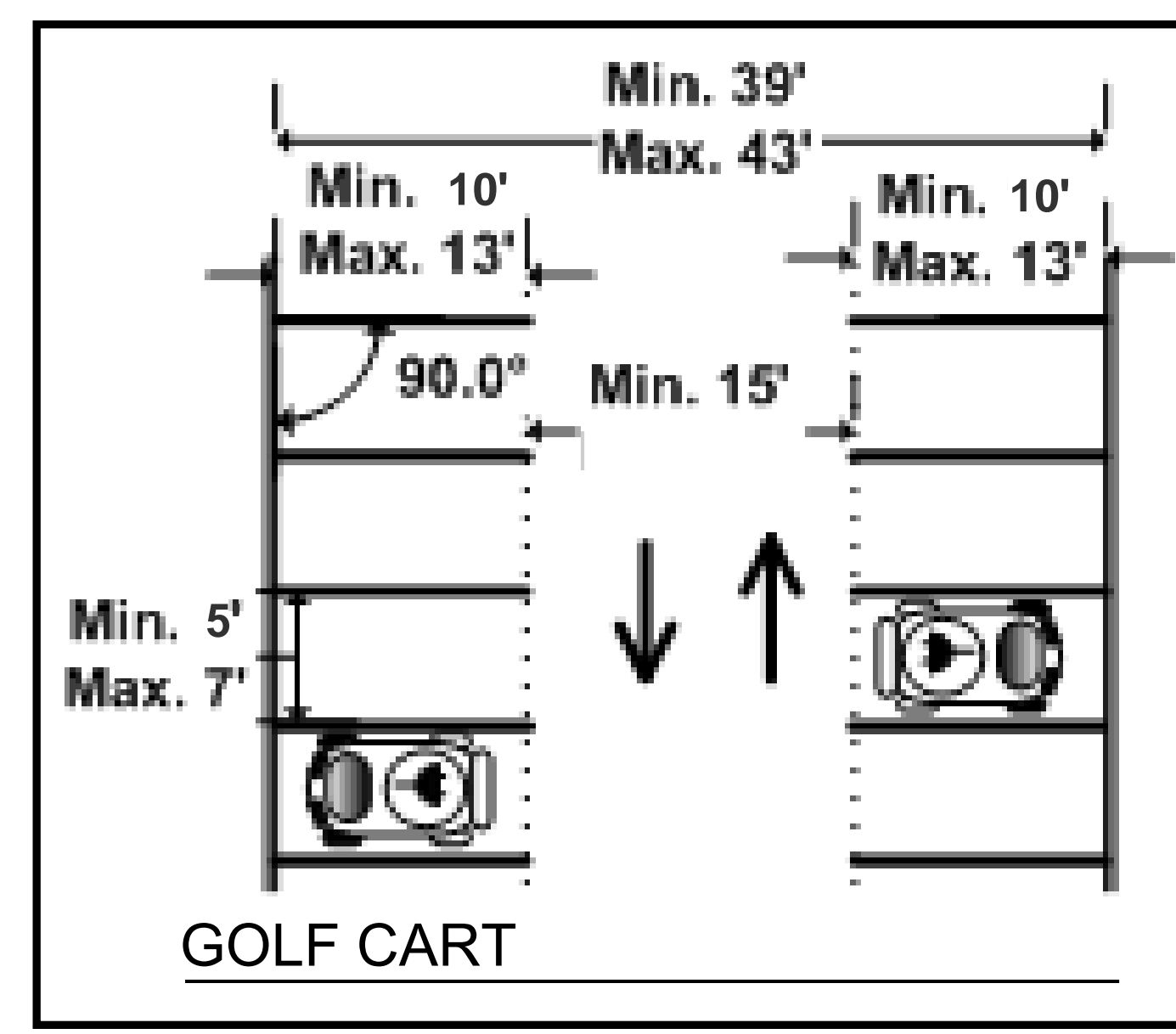
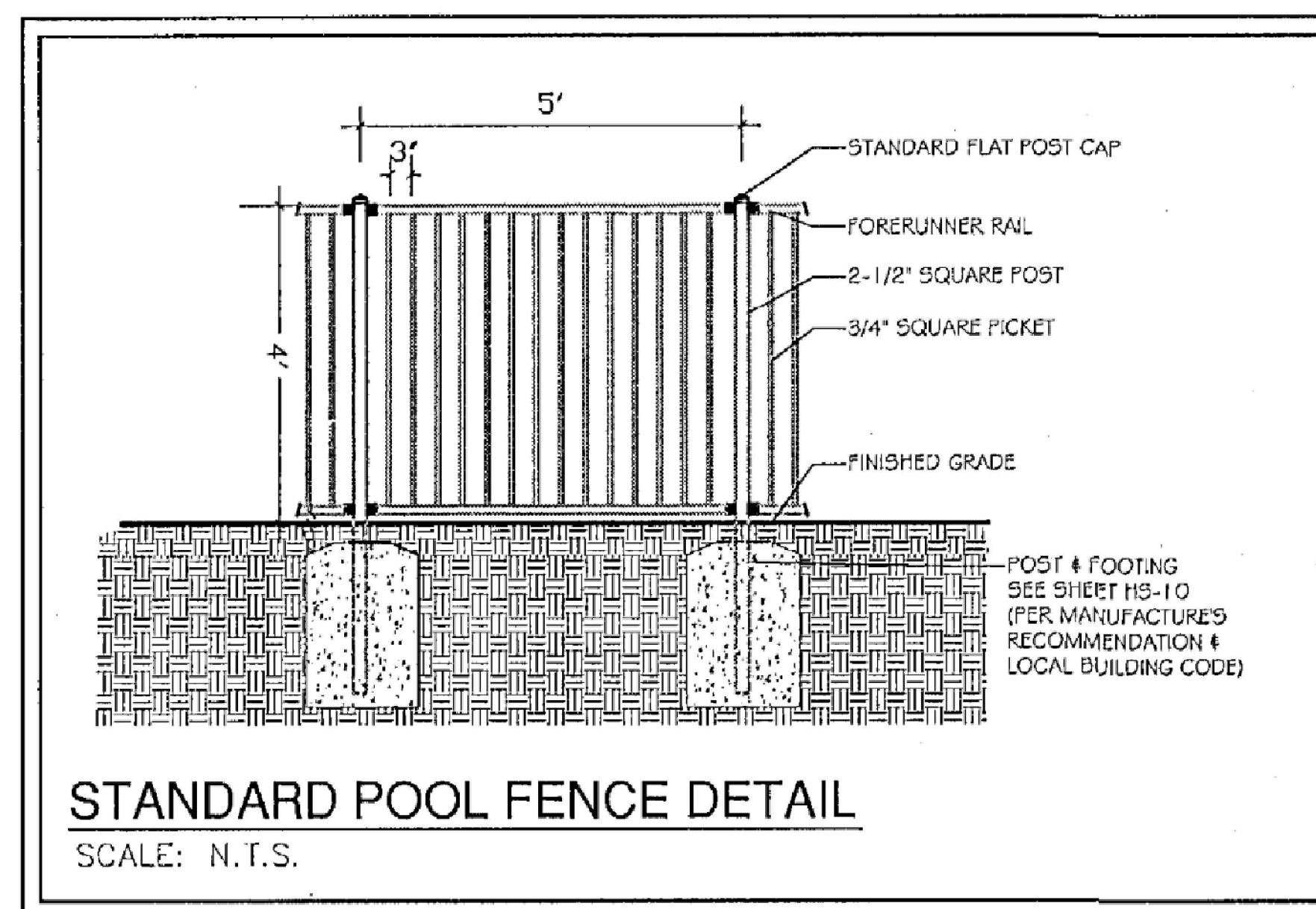
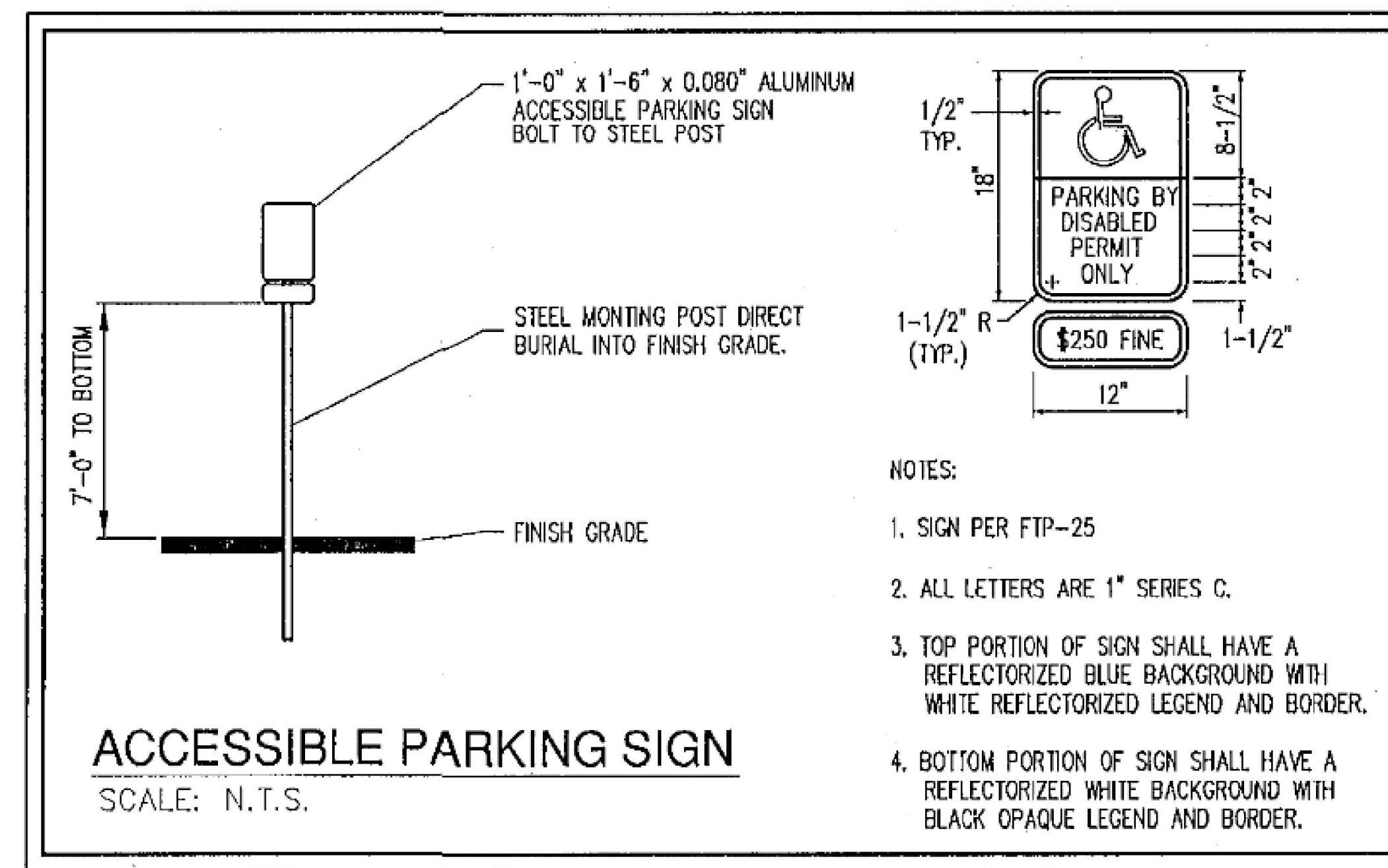
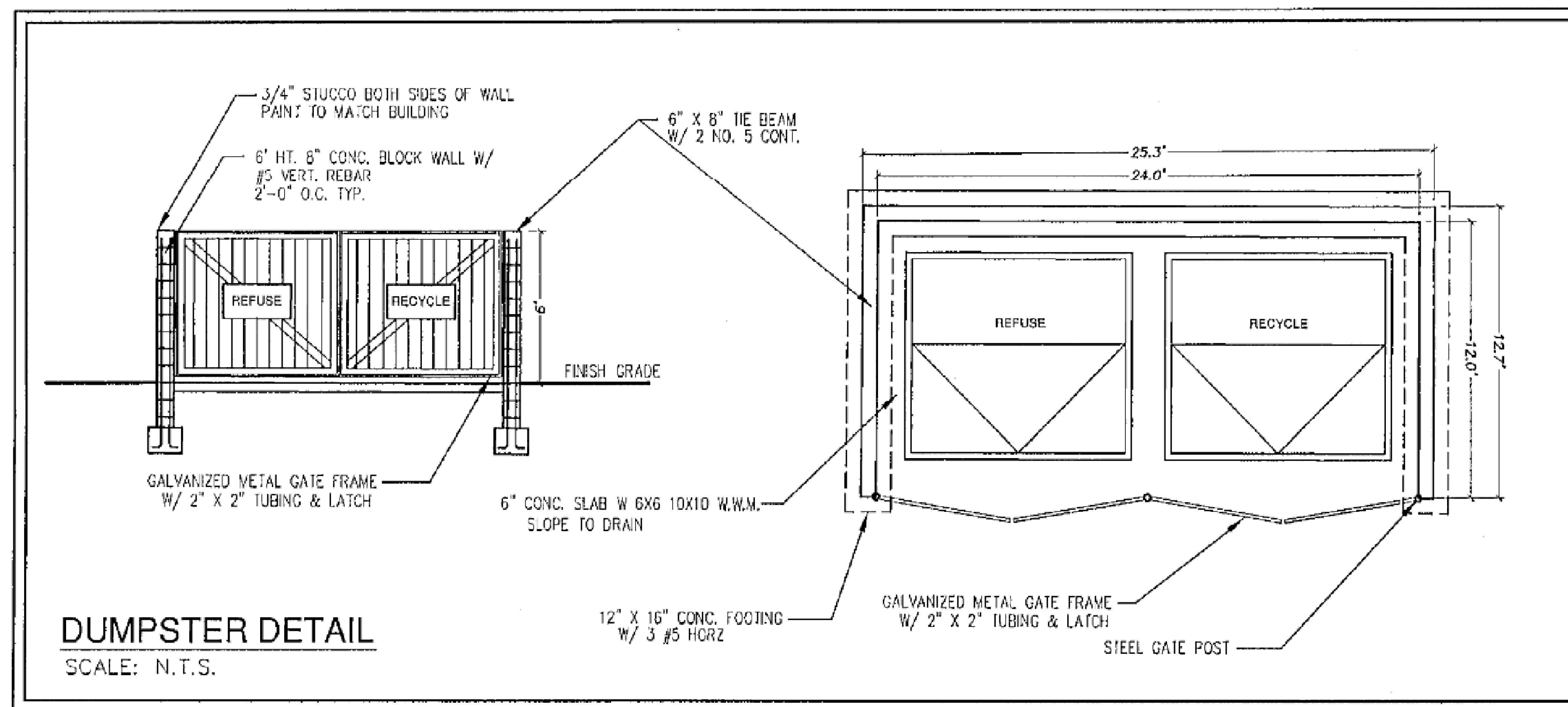
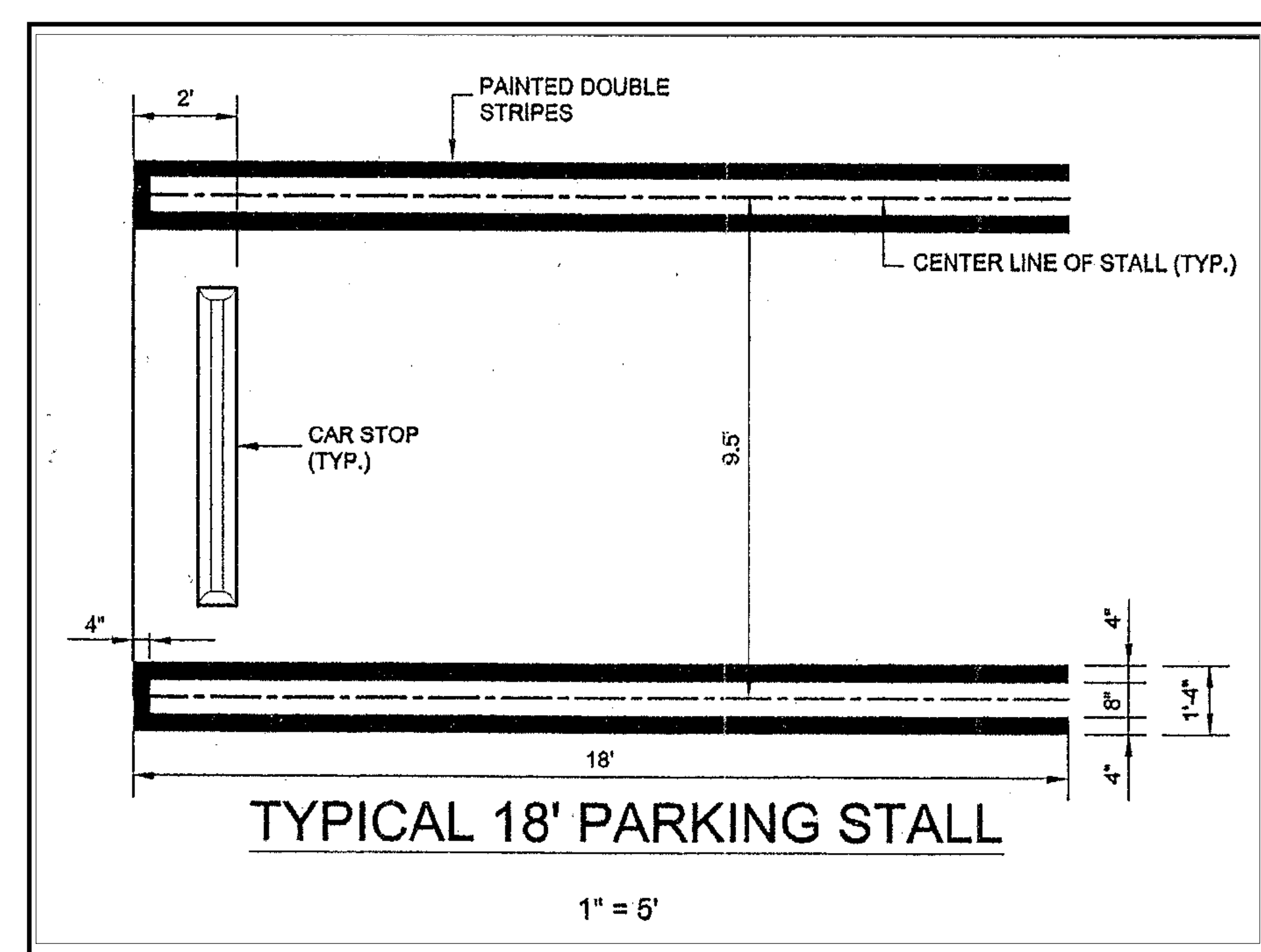
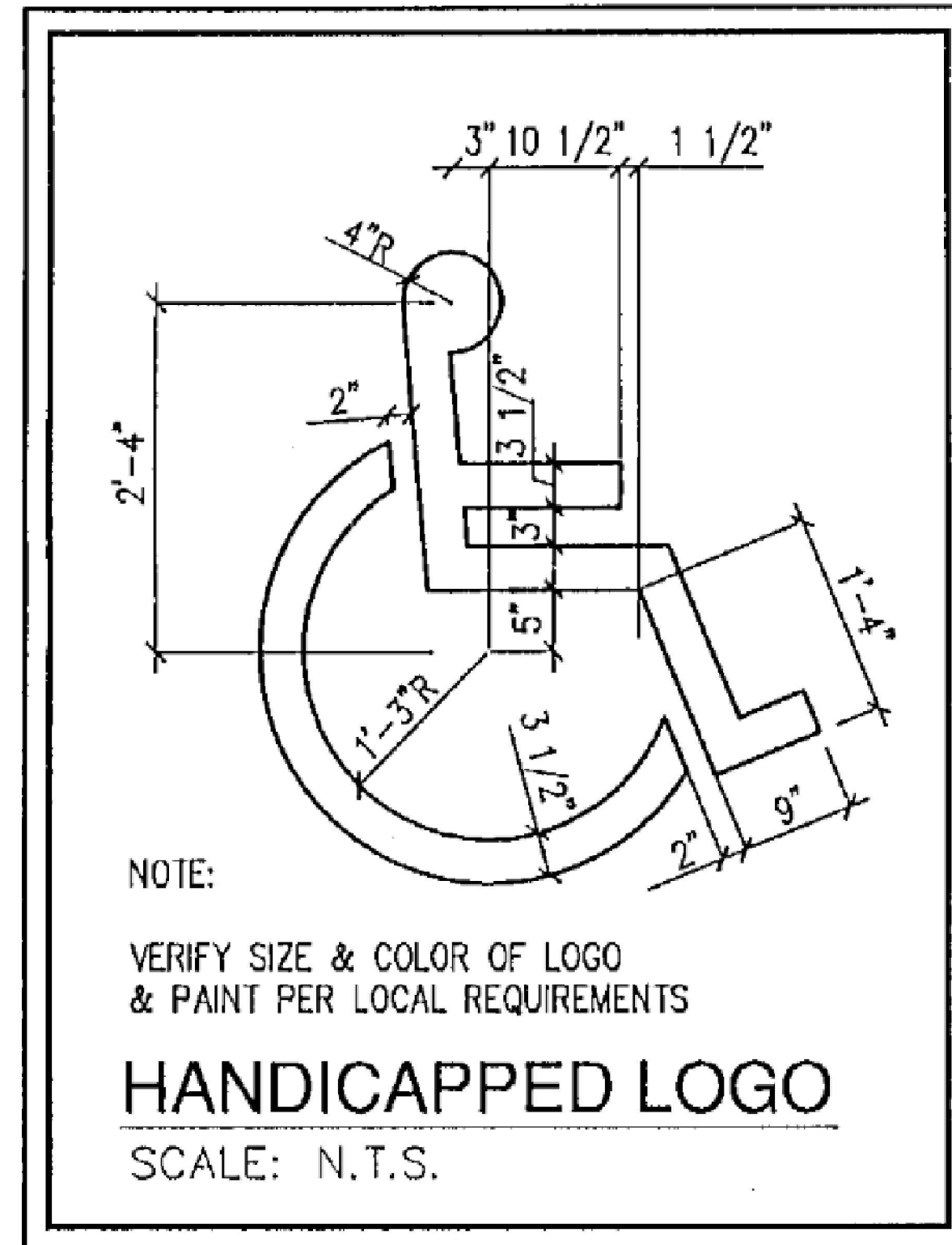
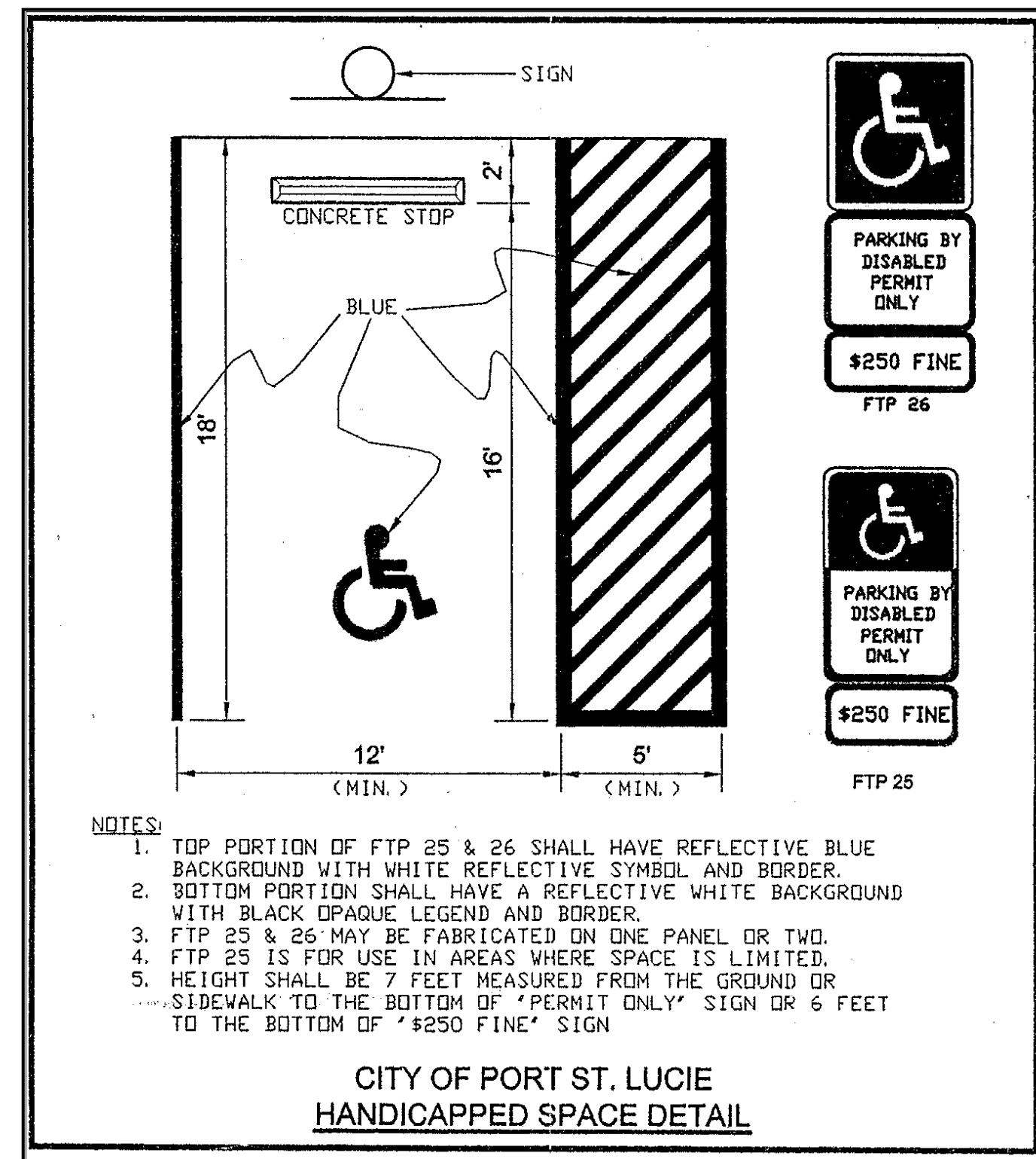
PROJECT NUMBER	14097.01
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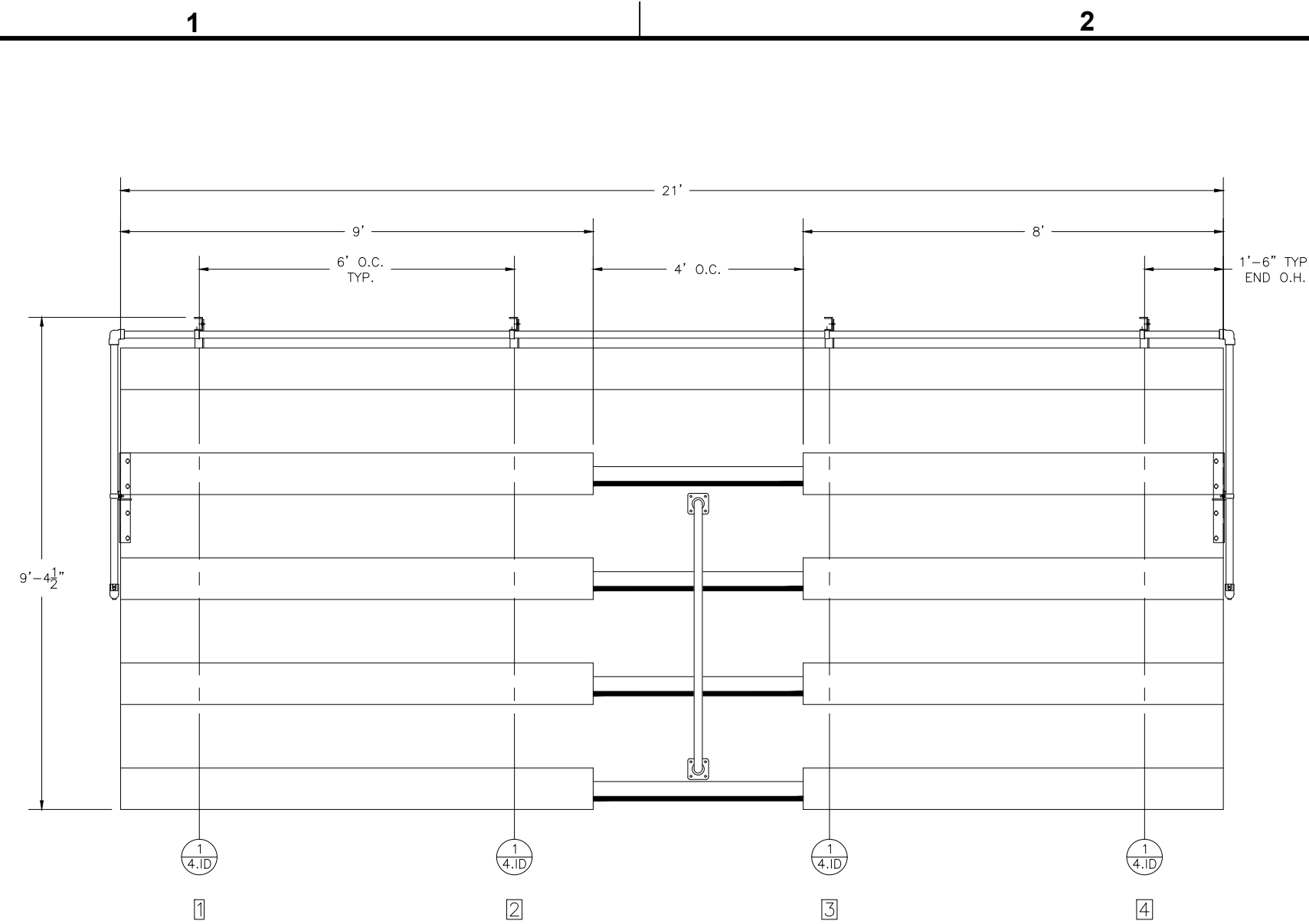
P13-056-A2
PSL-USD-11-000-00

Plotted by: ichapa On 1/29/2026 1:05 AM

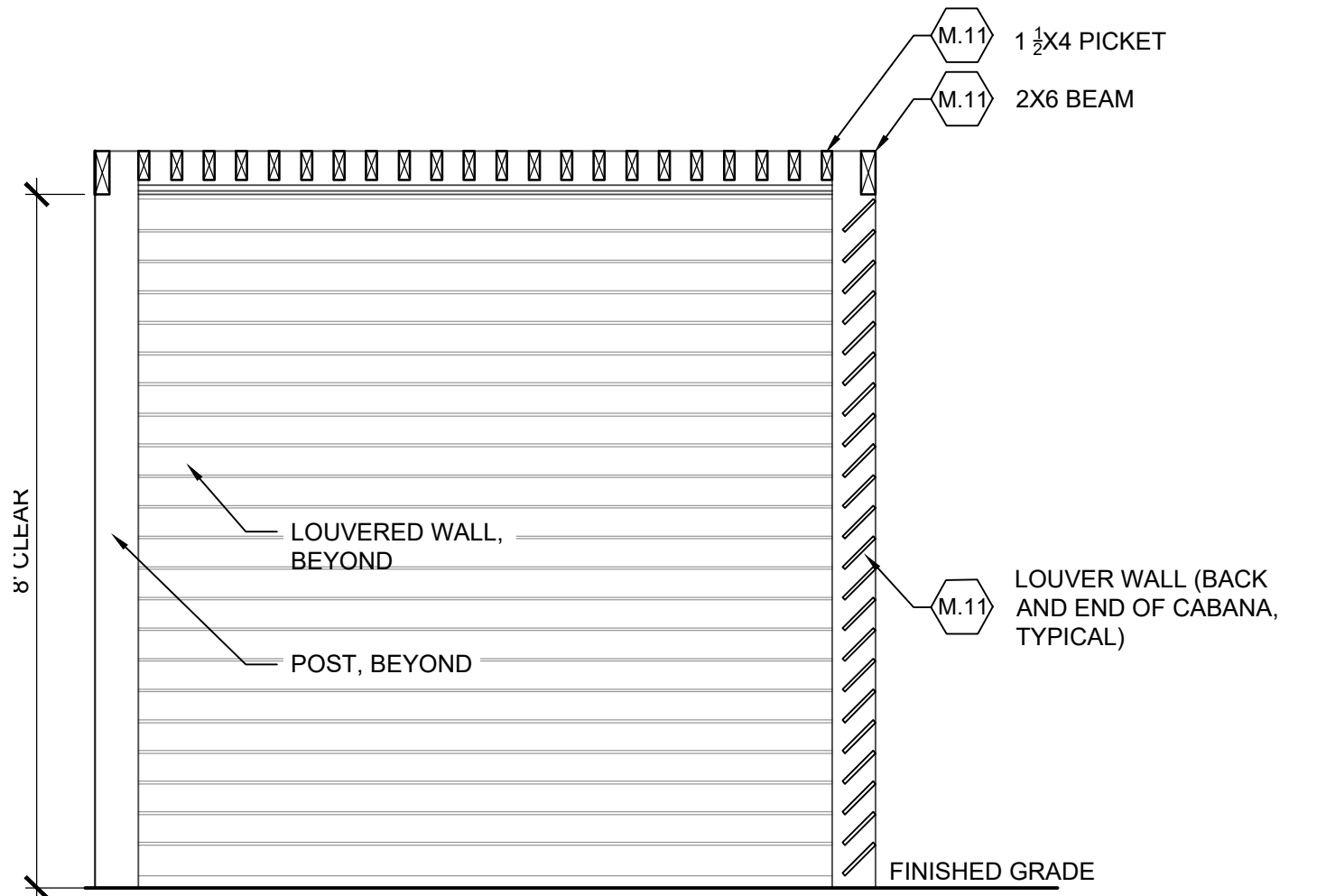
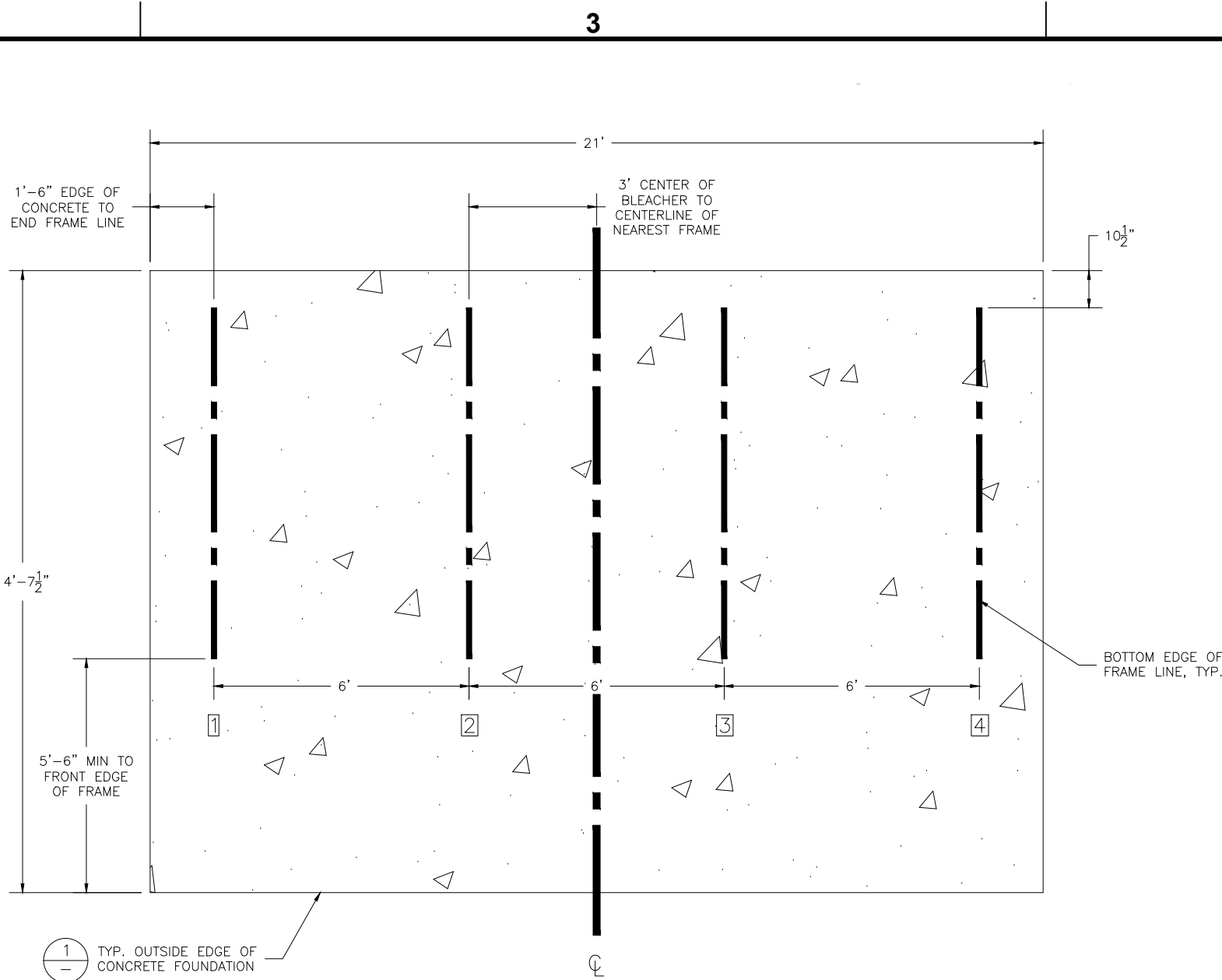
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STATISTICS: SBPC REVIEW

[illegible]



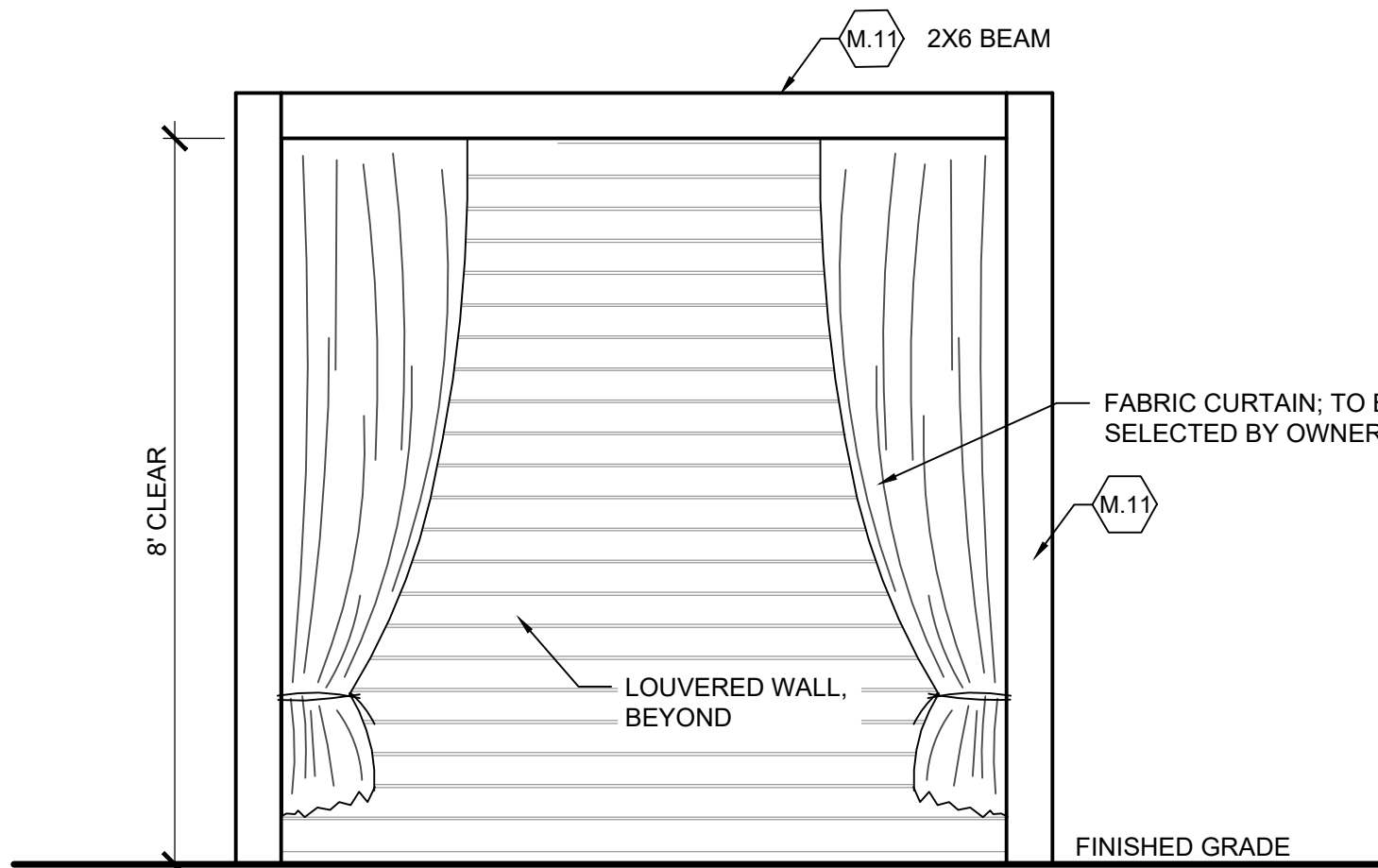
BLEACHER DETAIL



POOL CABANA

SECTION

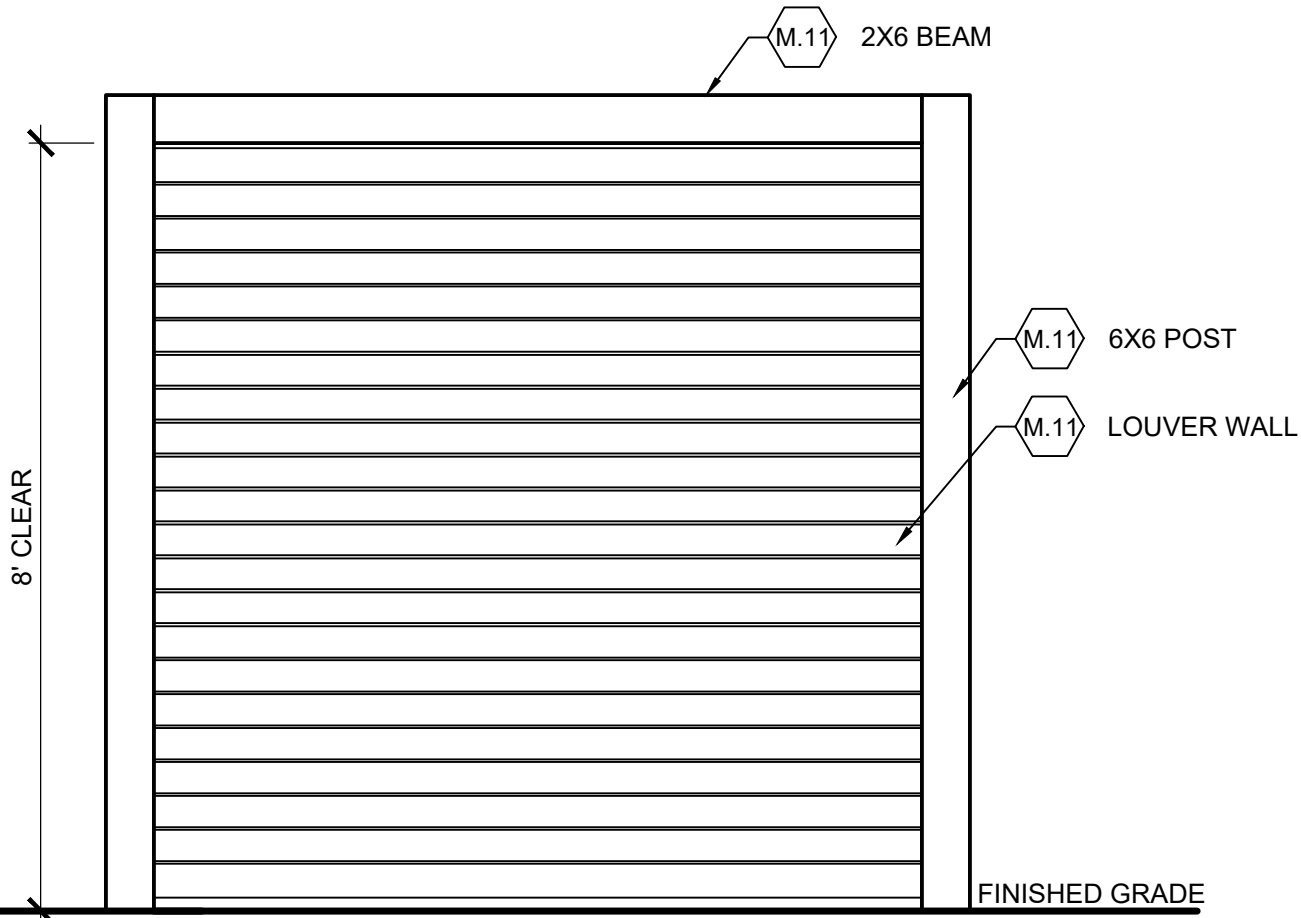
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POOL CABANA

ELEVATION

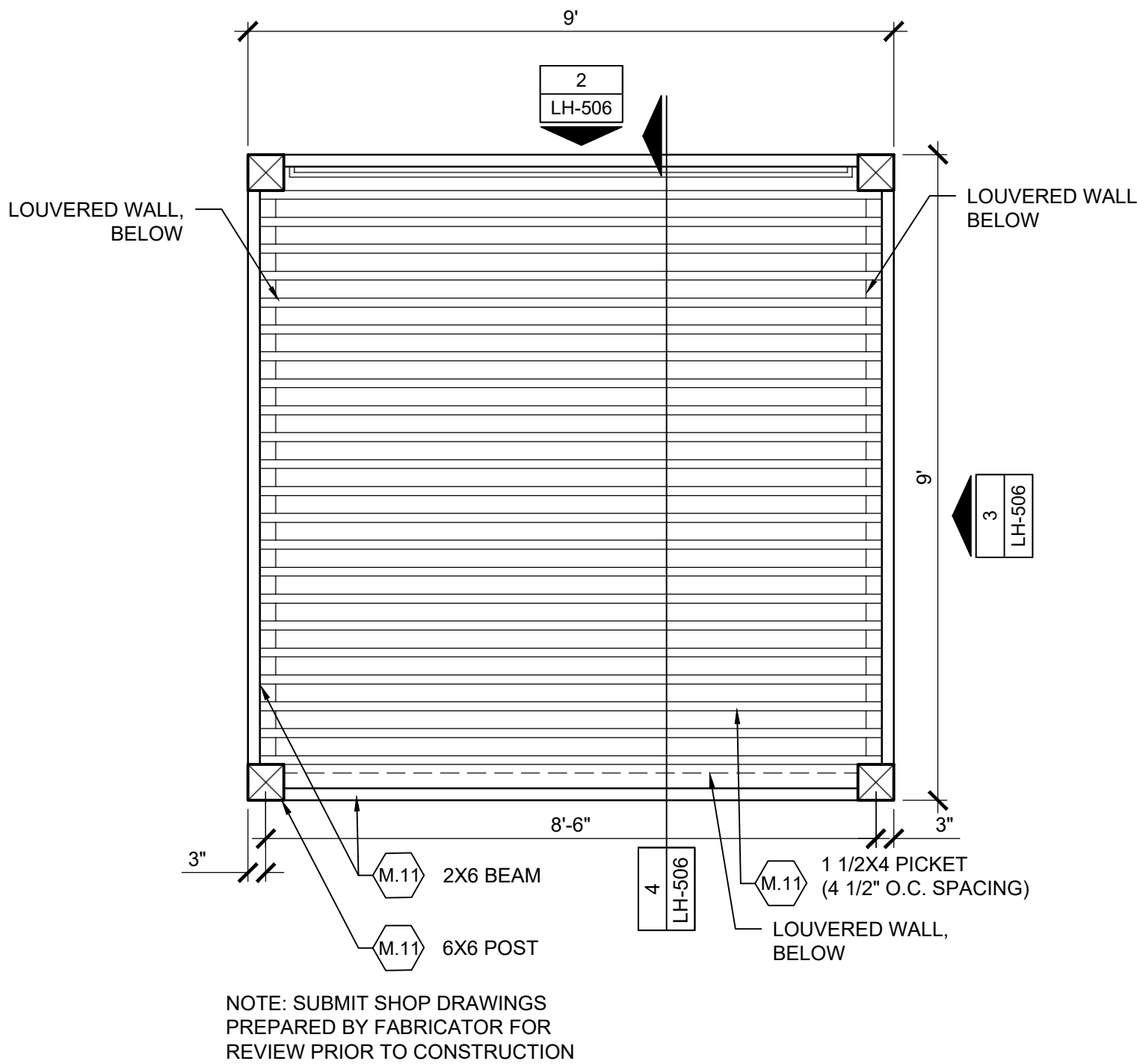
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POOL CABANA

ELEVATION

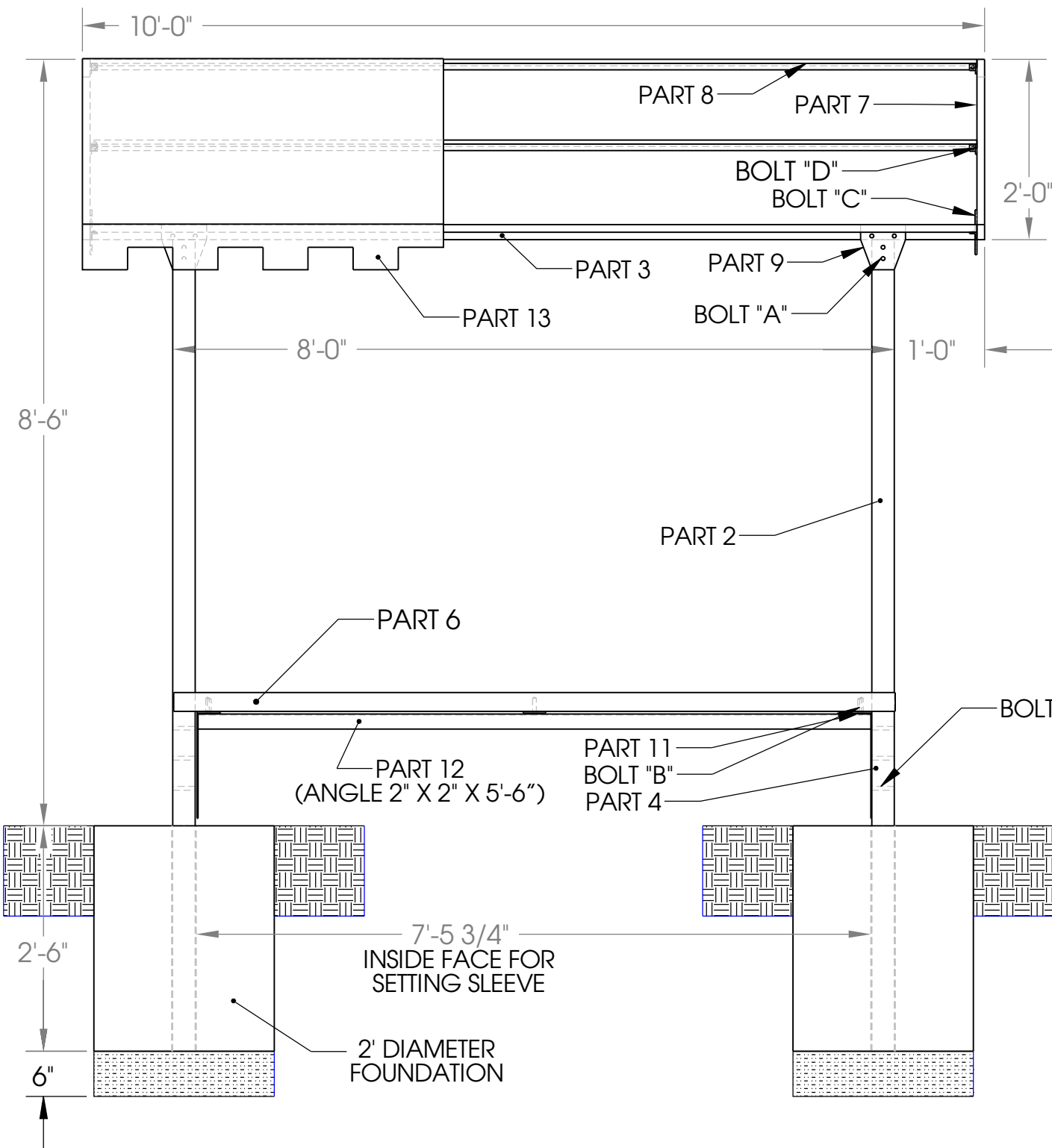
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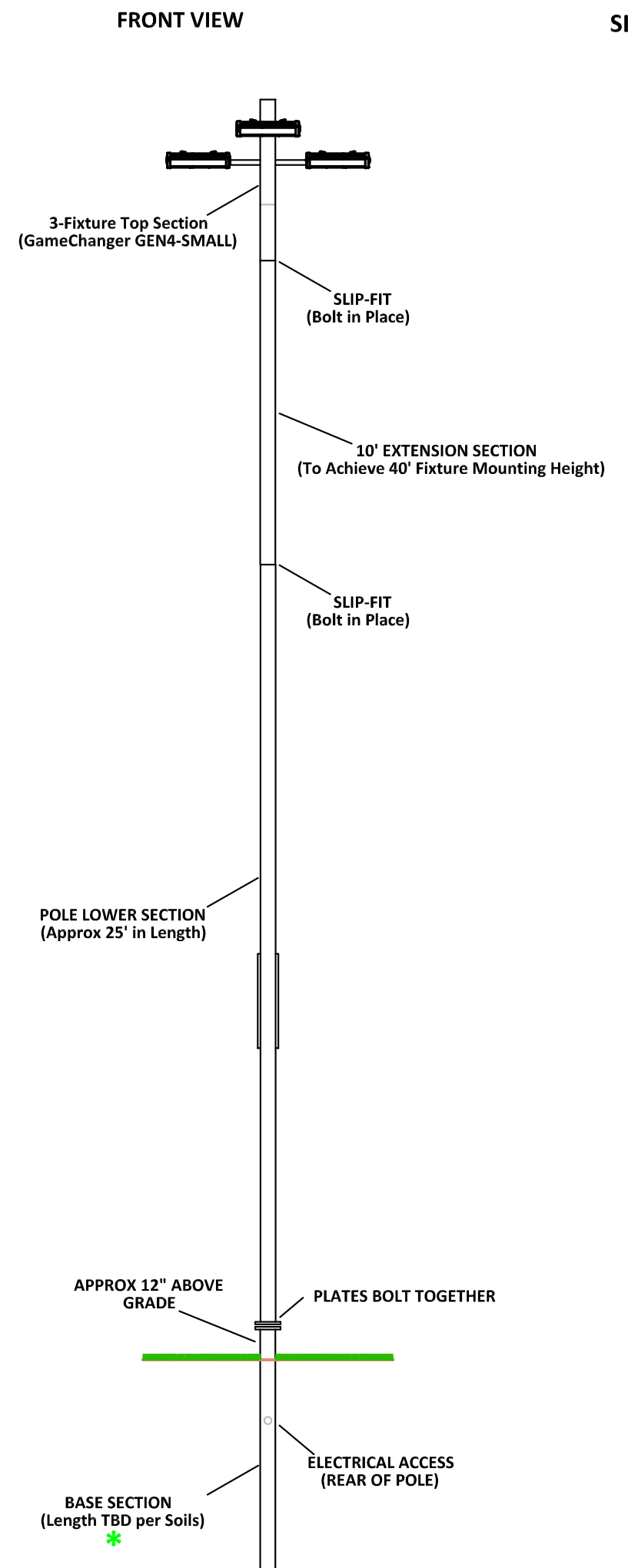
POOL CABANA

PLAN

SCALE: 1/2"=1'-0"



CABANA BENCH DETAIL



LIGHTING DETAIL



301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE
1	PER SPRC COMMENTS	10/15/2025
2	PER SPRC COMMENTS	12/9/2025
3	PER SPRC COMMENTS	1/28/2026

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.

ISSUE DATE: 12/17/2025

DESIGNED BY: JFW

DRAWN BY: MJJ

CHECKED BY: JVP

BID-CONTRACT:

JORGE VALLE PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT



PROJECT

SANDPIPER BAY
RESORT
& RPS ACADEMY
IMPROVEMENTS

SHEET TITLE

SITE PLAN
DETAILS

SHEET NUMBER

SP-502

PROJECT NUMBER

14097.01

P13-056-A2
PSL-USD-11-000-00

STATUS: SPRC REVIEW



1500W



Color Selection:

Select Material Type:

☐ 304 Stainless Steel☐ 316 Stainless Steel

– 6" Pipe

✓ 3/8" Nylon Reinforced Nylonbraid Tubing

1/2" MIP (Supply Water)

Optional External Surface Mount

4"min. Concrete Slab

Mounting Bolt Centered Under Push Button

4 Mounting Template
1 1/2" = 1'-0"

② Top View
1" = 1'-0"

Note: 3/8"x4"min. Concrete Anchor Bolts are Recommended as an Alternative to our Template if Installed on Existing Concrete.

NOTE:
ALL TYPE "D" CURB SHALL BE IN
ACCORDANCE WITH THE
STANDARD REQUIREMENTS OF
FDOT INDEX 520-001.



NOT TO SCALE



NOTE:
TOP OF FOOTING ELEVATION TO BE MIN. 12" BELOW
ADJACENT FINISHED GRADE ELEVATION, TYPICAL
SUBMIT SHOP DRAWING SIGNED BY STRUCTURAL ENGINEER
FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL

VIEW

VIEW

SCALE: 3/4"=1'-0"

**301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400**

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC2600045

Plotted by: ichapa On 11/26/2025 1:05 PM

THESE PLANS ARE NOT FULLY PERMITTED
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**RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.**

ISSUE DATE:	12/17/2025
-------------	------------

DESIGNED BY: JFW

DRAWN BY: MJI

CHECKED BY: JVP

BID-CONTRACT:

JORGE VALLE PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT



SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS

SHEET TITLE

SITE PLAN DETAILS

**SHEET
NUMBER** **SP-503**

PROJECT NUMBER	14097.01
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STATUS: SPRC REVIEW