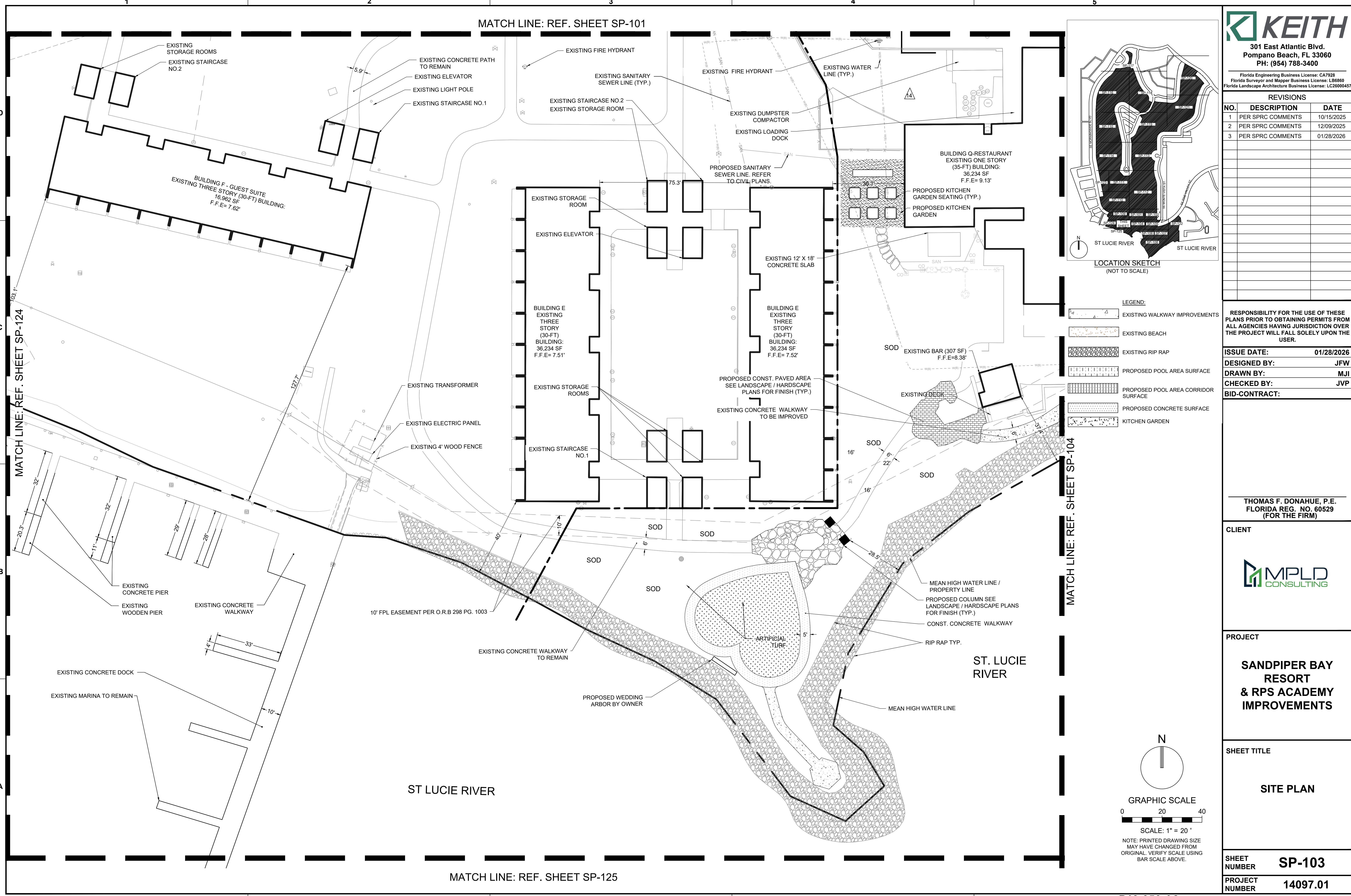
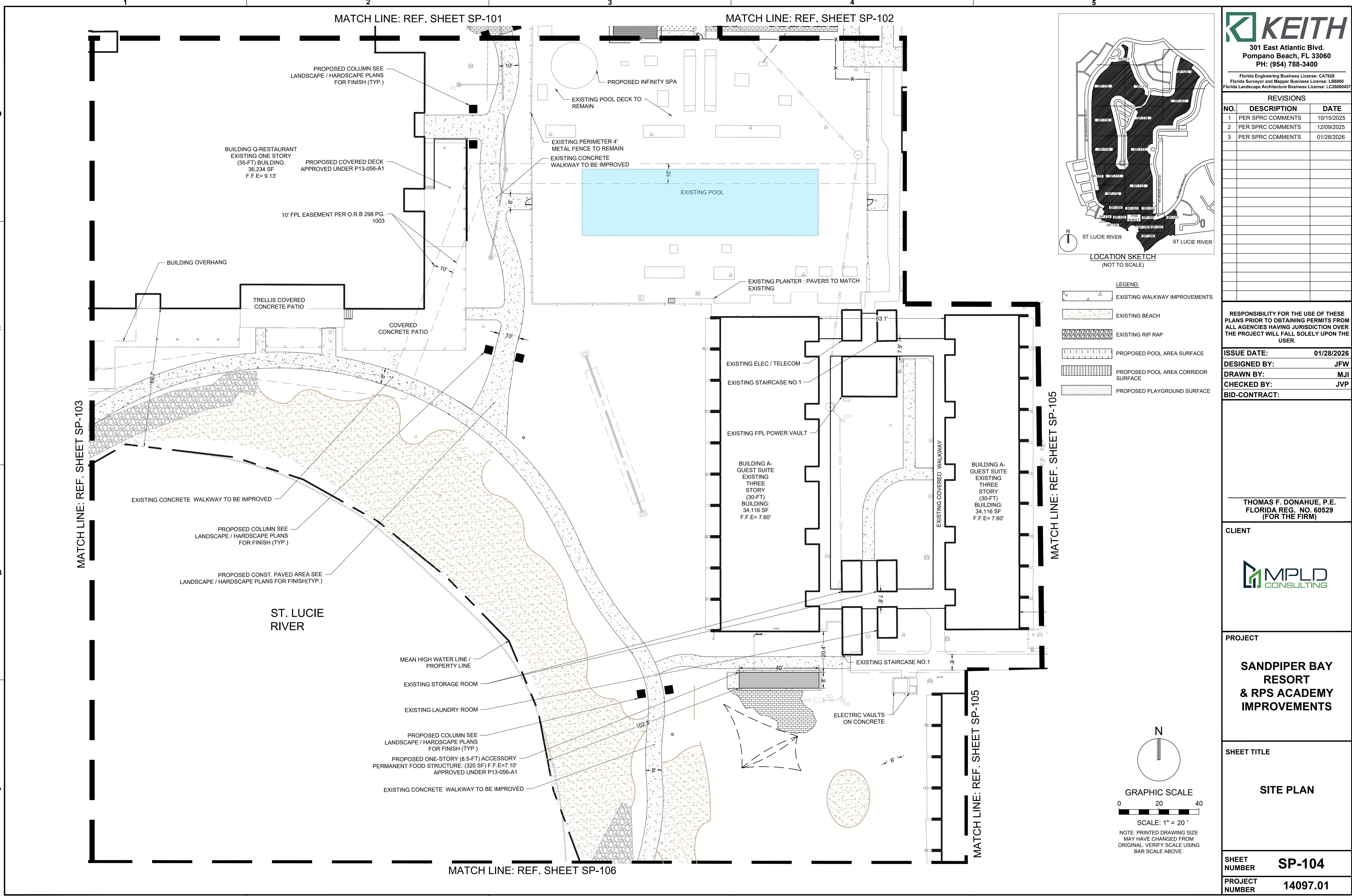


Plotted by: jchapa On 1/28/2026 10:59 PM



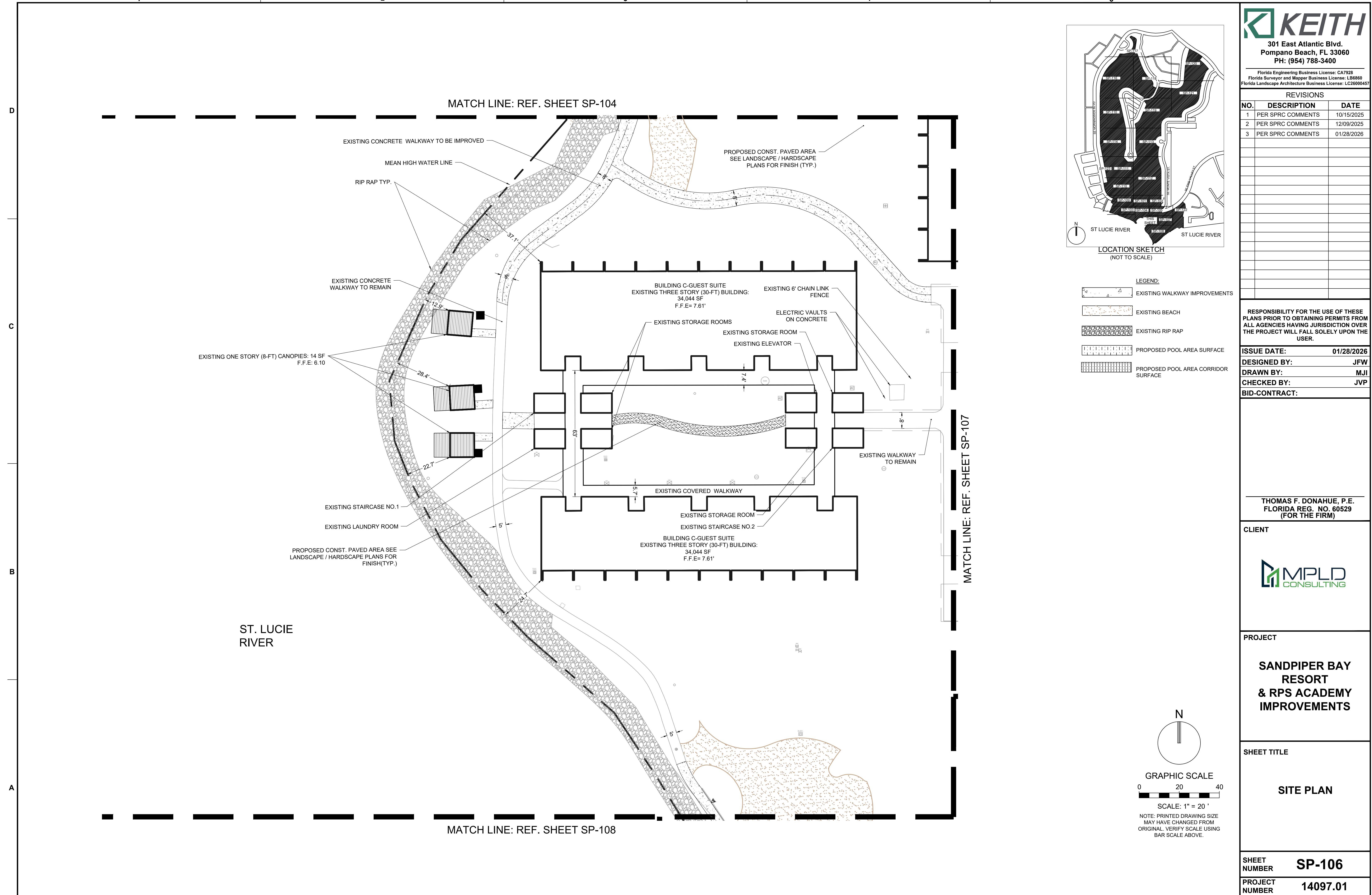
KEITH 301 East Atlantic Blvd. Pompano Beach, FL 33060 PH: (954) 788-3400 Florida Engineering Business License: CA7928 Florida Surveyor and Mapper Business License: LB6860 Florida Landscape Architecture Business License: LC26000457													
REVISIONS													
<table border="1"> <thead> <tr> <th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> </thead> <tbody> <tr> <td>1</td><td>PER SPRC COMMENTS</td><td>10/15/2025</td></tr> <tr> <td>2</td><td>PER SPRC COMMENTS</td><td>12/09/2025</td></tr> <tr> <td>3</td><td>PER SPRC COMMENTS</td><td>01/28/2026</td></tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	PER SPRC COMMENTS	10/15/2025	2	PER SPRC COMMENTS	12/09/2025	3	PER SPRC COMMENTS	01/28/2026
NO.	DESCRIPTION	DATE											
1	PER SPRC COMMENTS	10/15/2025											
2	PER SPRC COMMENTS	12/09/2025											
3	PER SPRC COMMENTS	01/28/2026											
Plotted by: dgurfei On 1/28/2026 4:16 PM													
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													
MPLD CONSULTING													
PROJECT													
SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS													
SHEET TITLE													
SITE PLAN													
GRAPHIC SCALE													
SCALE: 1" = 20'													
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.													
SHEET NUMBER SP-103													
PROJECT NUMBER 14097.01													
STATUS: CONSTRUCTION DOCUMENTS													
Drawing name: H:\\14097.00\\Sandpiper Bay Resort - MPLD Engineering\\Cdr\\14097.00-SP-103.dwg													

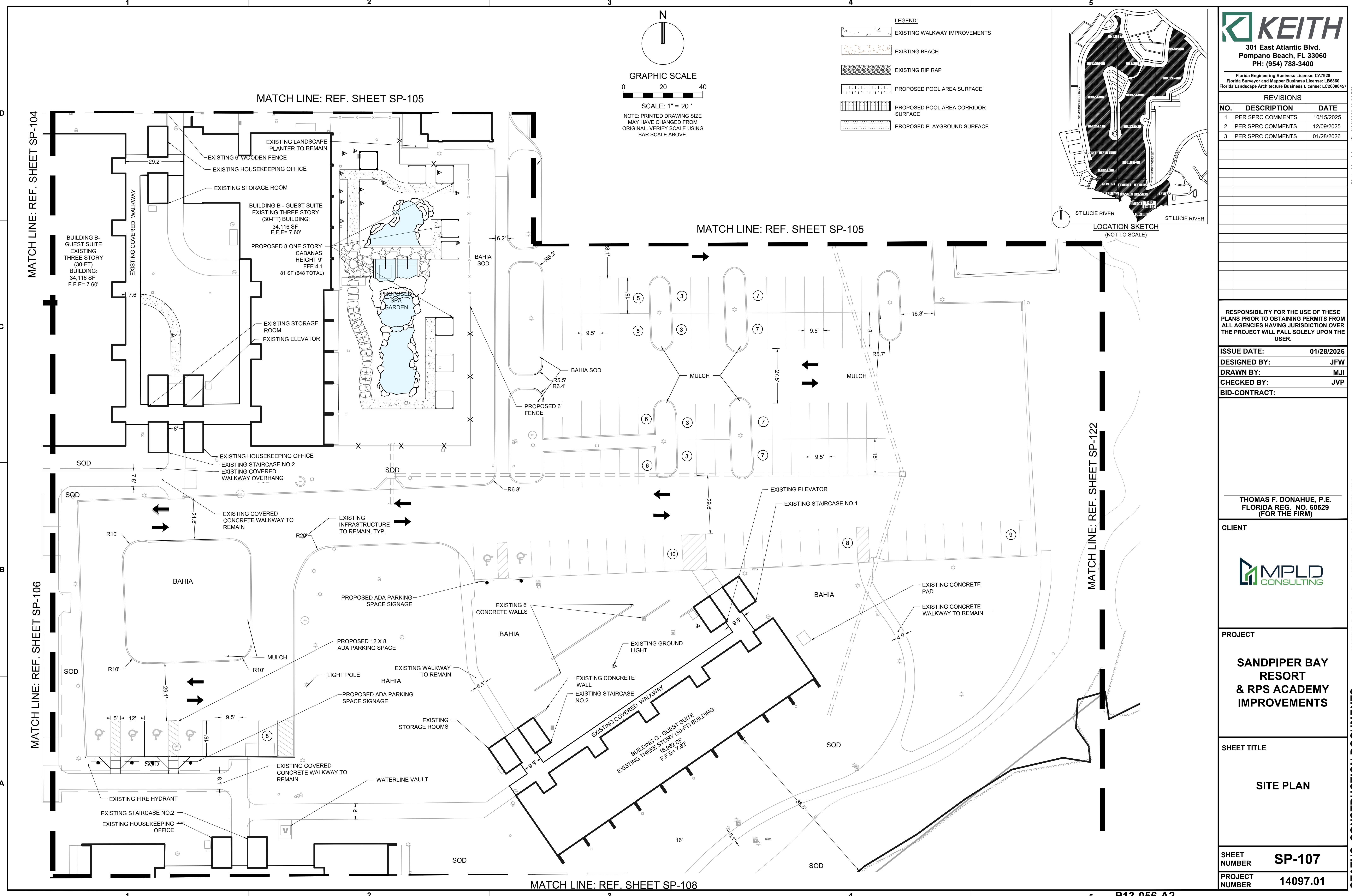


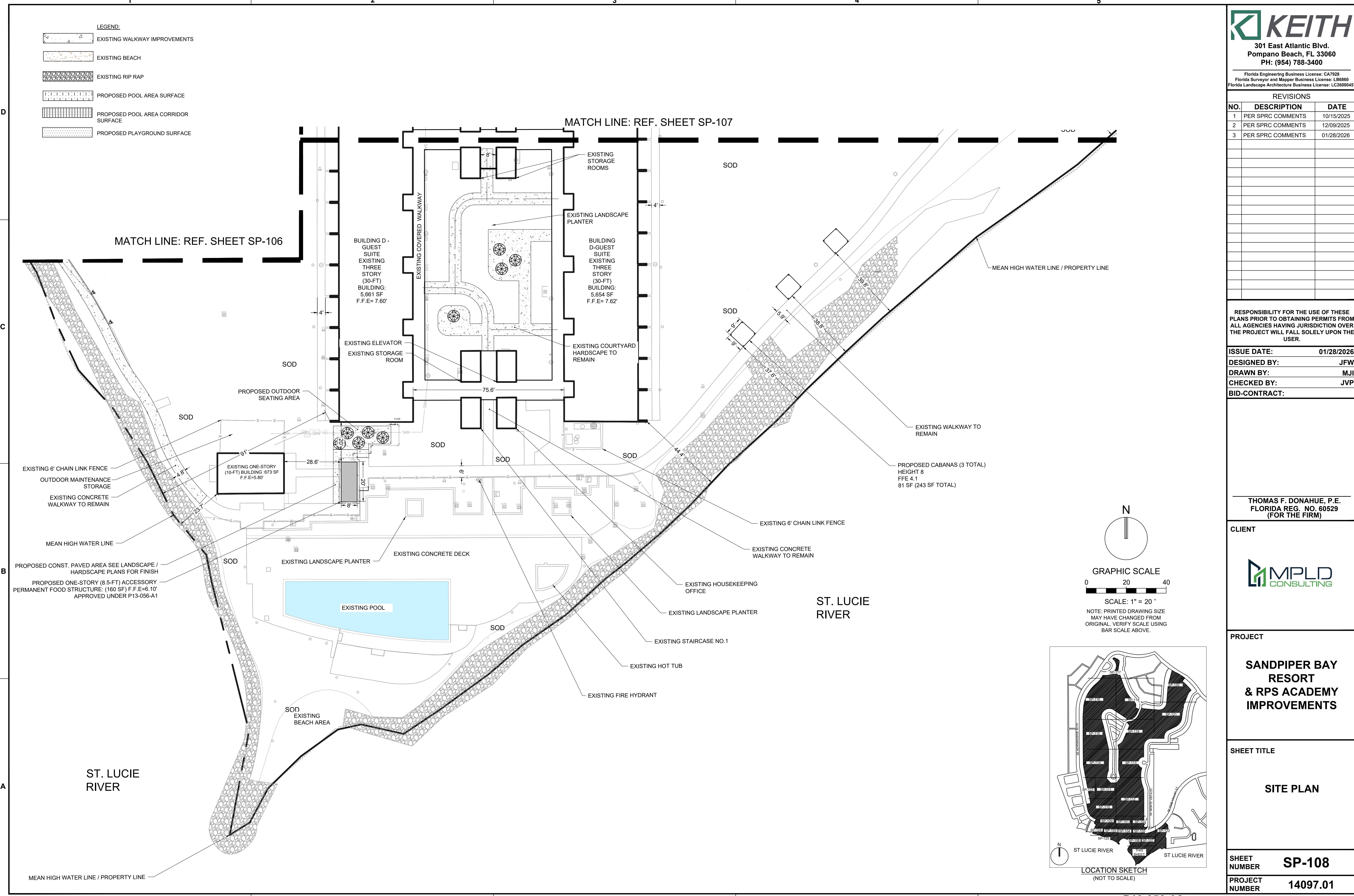
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

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

Printed on 1/28/2026 4:20 PM







MATCH LINE: REF. SHEET SP-114

MATCH LINE: REF. SHEET SP-119

This site plan illustrates the layout of S.E. MONTE VISTA STREET, showing property boundaries, easements, and various structures. The plan includes the following key features and labels:

- PROPERTY LINES:** Solid black lines indicate the boundaries of individual lots.
- ADJACENT LAND USE:** ZONING: RS-2, LAND USE: RL.
- EXISTING SINGLE FAMILY HOME:** Shaded gray rectangles representing existing residential buildings.
- ACCESS AND FLOWAGE EASEMENT ORB 3368 PG 995 LAKE 2A:** A 57.3' wide easement running diagonally across the property.
- 20' UTILITY EASEMENT ORB 32 PG 130:** A 20' wide utility easement running diagonally across the property.
- EXISTING SHED ONE-STORY(8-FT) 306 SF:** A small, one-story shed located in the center of the property.
- ACCESS AND FLOWAGE EASEMENT ORB 3368 PG 995 LAKE 2B:** A 53.6' wide easement running diagonally across the property.
- ACCESS AND FLOWAGE EASEMENT ORB 3368 PG 995 LAKE E4-F:** A 50' wide easement running diagonally across the property.
- PROPERTY LINE:** A label for the boundary line between adjacent lots.
- EXISTING GOLF CART PATH:** A path leading from the property towards the street.
- ACCESS AND FLOWAGE EASEMENT ORB 3368 PG 995 PARCEL E4-G:** A 7' wide easement running diagonally across the property.
- EXISTING CATCH BASIN:** A small circular feature located near the bottom center of the property.
- EXISTING ONE STORY GAZEBO (8-FT) 68 SF:** A small, one-story gazebo located in the bottom left corner of the property.
- ADJACENT LAND USE:** ZONING: RS-3, LAND USE: RL.
- EXISTING SINGLE FAMILY HOME:** Shaded gray rectangles representing existing residential buildings.
- S.E. MONTE VISTA STREET:** The name of the street running along the right side of the property.

MATCH LINE: REF. SHEET SP-112

S.E. MONTE VISTA STREET

This location sketch map illustrates a coastal property boundary, likely a dredge spoil island, situated between the St. Lucie River and the Pine Valley Inlet. The property is divided into several labeled sections, including:

- SP-117 (top left)
- SP-116 (top center)
- SP-115 (center left)
- SP-114 (center)
- SP-113 (bottom left)
- SP-111 (bottom left)
- SP-110 (bottom center)
- SP-109 (bottom center)
- SP-101 (bottom center)
- SP-102 (bottom center)
- SP-104 (bottom center)
- SP-105 (bottom center)
- SP-106 (bottom right)
- SP-107 (bottom right)
- SP-108 (bottom right)
- SP-120 (top right)
- SP-121 (right side)
- SP-122 (right side)
- SP-123 (bottom left)
- SP-124 (bottom left)
- SP-125 (bottom center)

Key locations and boundaries are marked with lines and labels:

- SE MORNINGSIDE BLVD (vertical line on the left)
- SE MONTE VISTA ST. (vertical line on the right)
- SE PINE VALLEY ST. (arc on the right)
- ST LUCIE RIVER (labeled at the bottom left and bottom right)
- THIS SHEET (text inside a small rectangle)
- N (North arrow symbol)

The map also shows a grid overlay with a 100-foot scale bar.

(NOT TO SCALE)

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:	

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

CLIENT

PROJECT

SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS

SHEET TITLE

SHEET NUMBER	SP-113
PROJECT NUMBER	14097.01

1

2

3

4

5

S.E. MORNINGSIDE BOULEVARD

MATCH LINE: REF. SHEET SP-115

MATCH LINE: REF. SHEET SP-117

S.E. MORNINGSIDE BOULEVARD

MATCH LINE: REF. SHEET SP-118

3

4

5

1

2

3

4

5

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

D

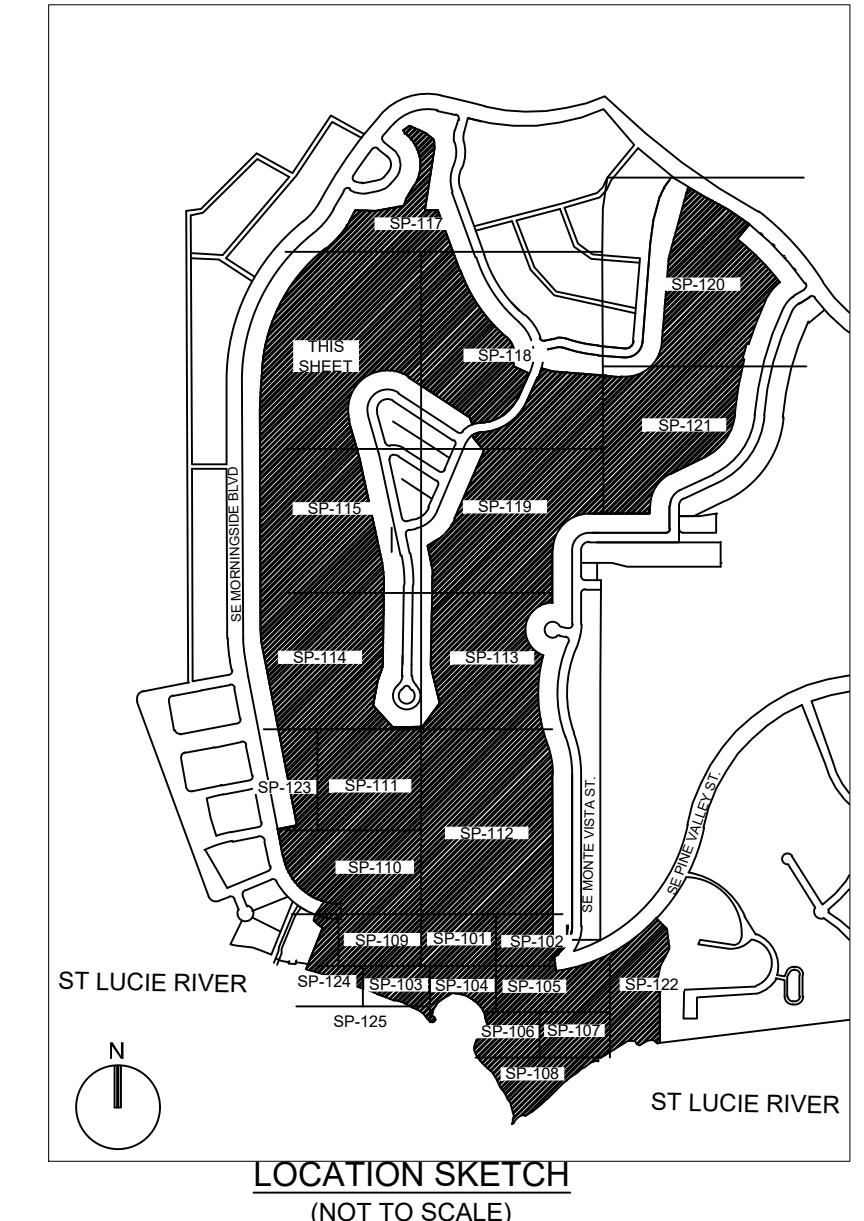
C

B

A

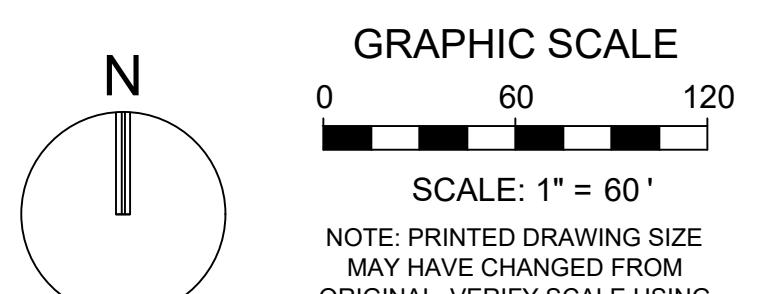
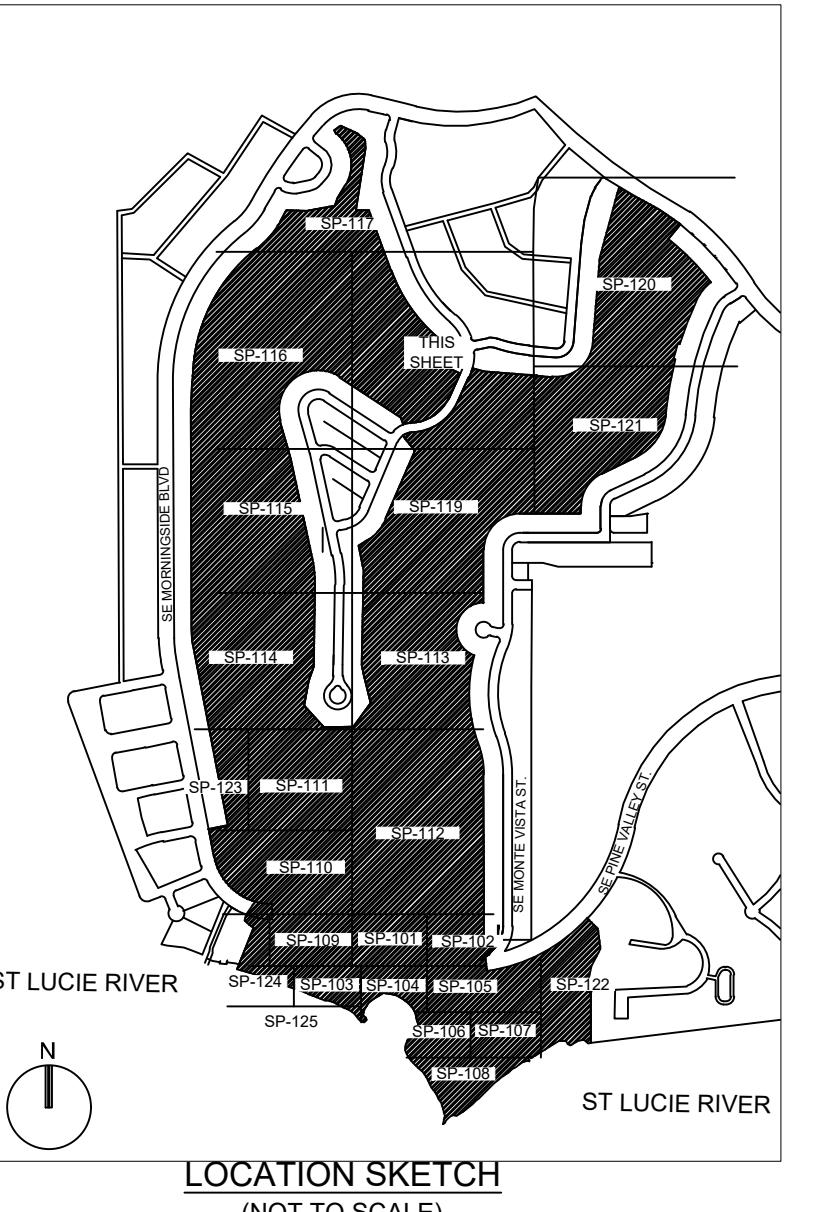
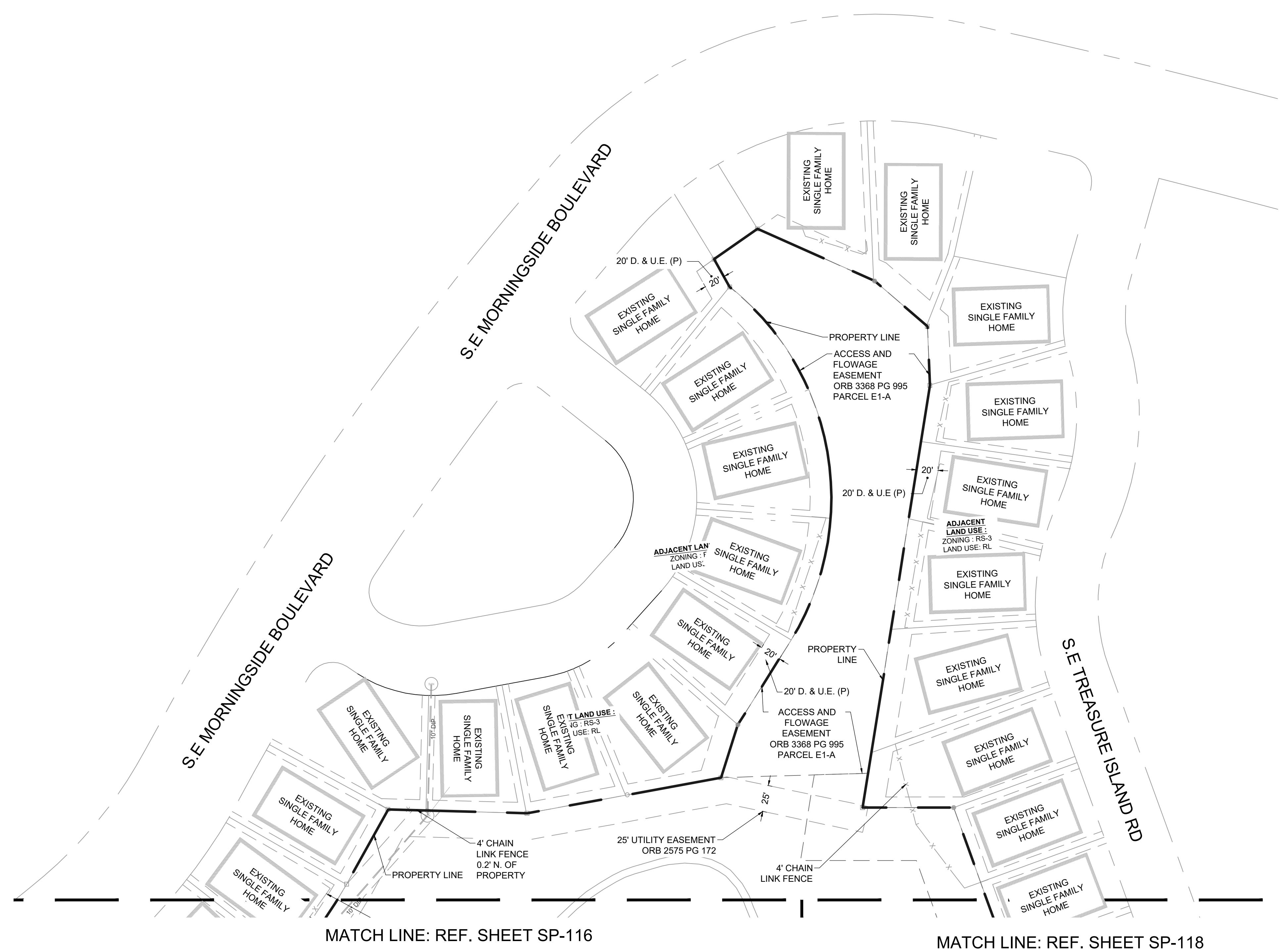
HOME

EXISTING HOME

6' WOOD FENCE
3' WOOD FENCE
4' CHAIN LINK FENCE
7' CART PATH
7' CART PATHPROPERTY LINE
20' UTILITY EASEMENT PER ORB 32 PG 129
4' CHAIN LINK FENCEEXISTING ONE-STORY (8-FT) SHED
301 SF
144.9'-0"EXISTING HOLE 13 SIGN
IRRIGATION VALVE (TYP.)
IRRIGATION BOX (TYP.)
ANTENNA
UTILITY RISER ON CONCRETEEXISTING HOLE 16 SIGN
EXISTING GOLF CART PATHPROPERTY LINE
AT&T RISER
5' METAL FENCE
ADJACENT LAND USE:
ZONING: RS-2
LAND USE: RLPROPERTY LINE
AT&T RISER
4' CHAIN LINK FENCE
ADJACENT LAND USE:
ZONING: RS-3
LAND USE: RL

KEITH 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														
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3	PER SPRC COMMENTS	1/28/2026												
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GRAPHIC SCALE 0 60 120 SCALE: 1" = 60' NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.														
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 NUMBER SP-116 PROJECT NUMBER 14097.01														
STATUS: SPRC REVIEW														

Drawing name: H:\14097.01\Sandpiper Bay Resort - RPS Academy improvements\423Engineering\Cad\d14097.01-SP-101-Site Plan.dwg



LEGEND:	PROPOSED CONCRETE IMPROVEMENTS
	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

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:

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

CLIENT

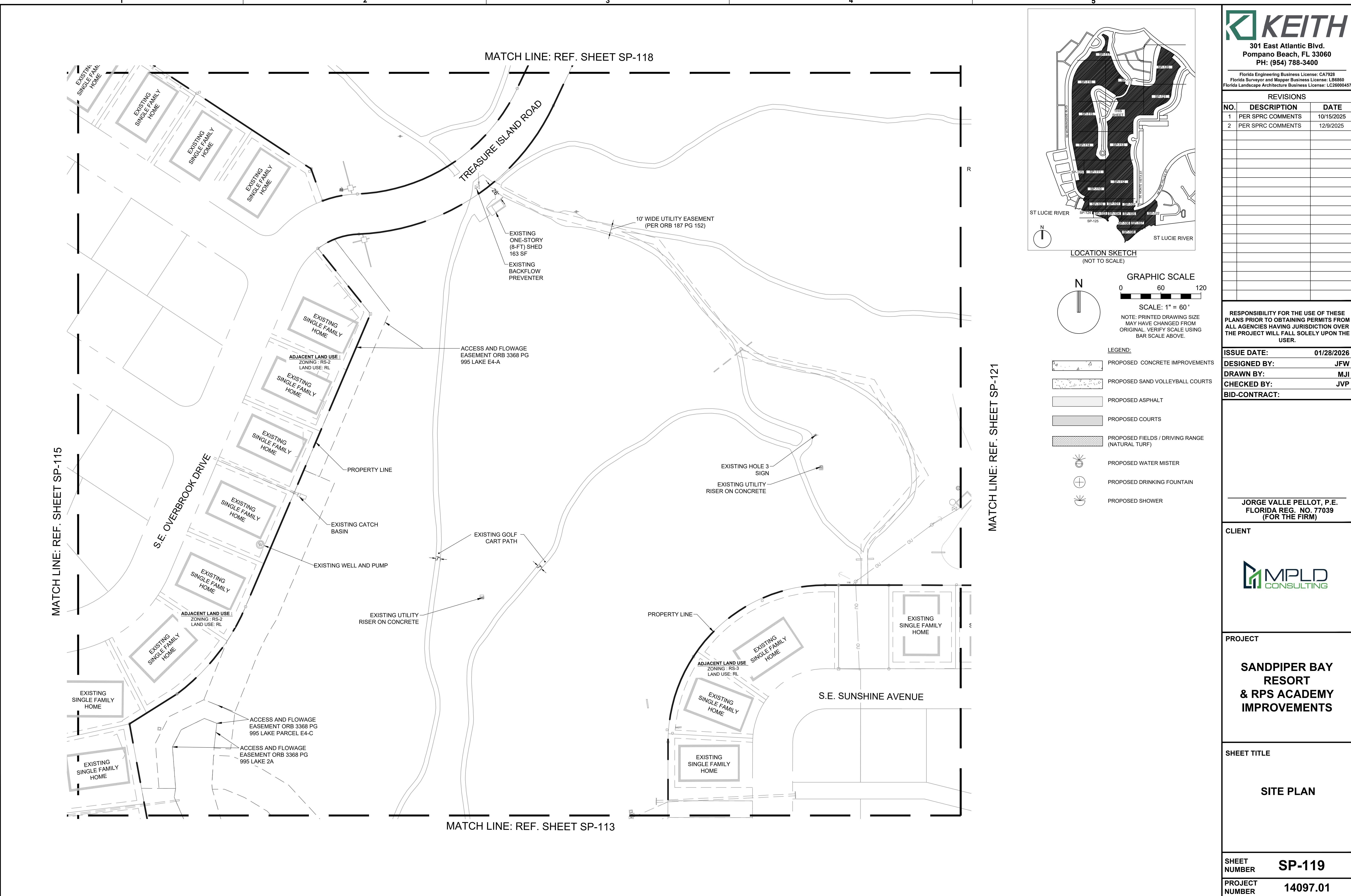
PROJECT
**SANDPIPER BAY
RESORT
& RPS ACADEMY
IMPROVEMENTS**

SHEET TITLE
SITE PLAN
SHEET NUMBER **SP-117**
PROJECT NUMBER **14097.01**
STATUS: SPRC REVIEW

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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

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

Drawing name: H:\\14097.01\\Sandpiper Bay Resort - RPS Academy Improvements\\Cadd14097.01-SP-101-Site Plan.dwg



KEITH
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

LOCATION SKETCH (NOT TO SCALE)

N

GRAPHIC SCALE

0 60 120

SCALE: 1" = 60'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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

CLIENT

MPLD CONSULTING

PROJECT

SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS

SHEET TITLE

SITE PLAN

SP-119

PROJECT NUMBER 14097.01

STATUS: SPRC REVIEW

MATCH LINE: REF. SHEET SP-117

MATCH LINE: REF. SHEET SP-118

S.E. SAN JERONIMO

MATCH LINE: REF. SHEET SP-121

THIS SHEET

SE MORNINGSIDE BLVD

SE MONTE VISTA ST.

SE PINE VALLEY ST.

N

ST LUCIE RIVER

SP-117

SP-116

SP-118

SP-121

SP-115

SP-119

SP-114

SP-113

SP-123

SP-111

SP-112

SP-110

SP-109

SP-101

SP-102

SP-124

SP-103

SP-104

SP-105

SP-122

SP-125

SP-106

SP-107

SP-108

ST LUCIE RIVER

LOCATION SKETCH

A graphic scale and a north arrow. The north arrow is a circle with a vertical line and the letter 'N' at the top. The graphic scale is a horizontal line with tick marks and numerical labels 0, 30, and 60. Below the scale is the text 'SCALE 1" = 20'.

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

SCALE: 1" = 30'

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.

<u>LEGEND:</u>	
	PROPOSED CONCRETE IMPROVEMENTS
	PROPOSED SAND VOLLEYBALL COURTS
	PROPOSED GRASSY AREAS

-  PROPOSED ASPHALT
-  PROPOSED COURTS
-  PROPOSED FIELDS / DRIVING RANGE
(NATURAL TURF)
-  PROPOSED WATER MISTER
-  PROPOSED DRINKING FOUNTAIN
-  PROPOSED SHOWER

ORGE VALLE FELLOT, P.L.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT

PROJECT

SANDPIPER BAY RESORT & RPS ACADEMY IMPROVEMENTS

IMPROVEMENTS

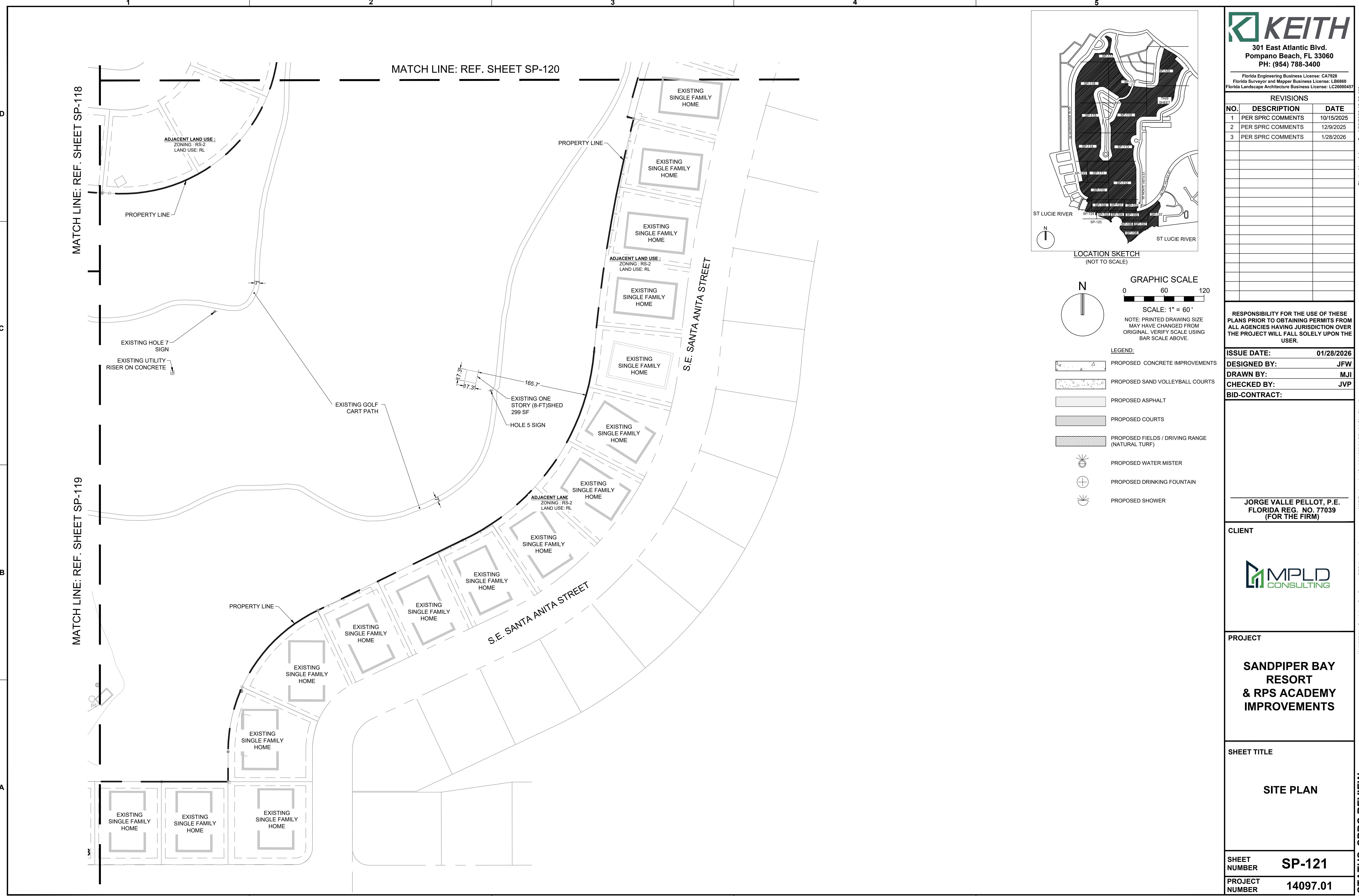
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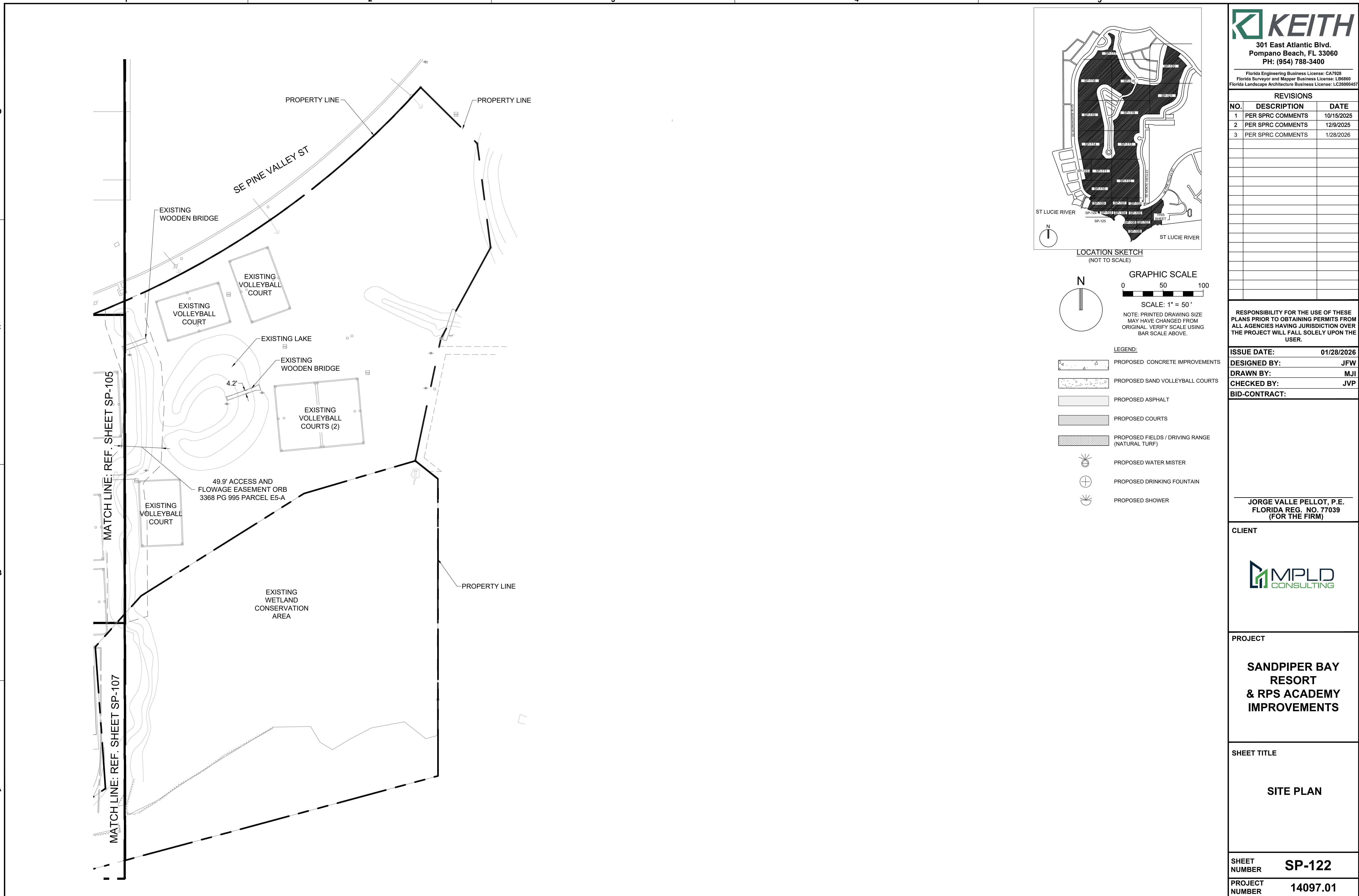
SITE PLAN

RC REVIEW

SHEET NUMBER	SP-120
PROJECT NUMBER	14097.01

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





1 2 3 4 5

MATCH LINE: REF. SHEET SP-114

EXISTING
SINGLE FAMILY
HOME

EXISTING
SINGLE FAMILY
HOME

ADJACENT LAND USE:
ZONING: RS-2
LAND USE: RL

EXISTING
SINGLE FAMILY
HOME

EXISTING
SINGLE FAMILY
HOME

EXISTING
SINGLE FAMILY
HOME

EXISTING
SINGLE FAMILY
HOME

S.E. MORNINGSIDE
BOULEVARD

MATCH LINE: REF. SHEET SP-109

ADJACENT LAND USE:
ZONING: RS-2
LAND USE: RL

25' UTILITY
EASEMENT ORB
2575 PG 172

TELECOMMUNICATIONS
RISER ON CONCRETE

PROPERTY LINE

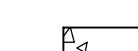
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(NOT TO SCALE)

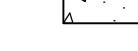
GRAPHIC SCALE
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SCALE: 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

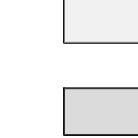
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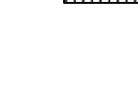
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 PROPOSED SAND VOLLEYBALL COURTS

 PROPOSED ASPHALT

 PROPOSED COURTS

 PROPOSED FIELDS / DRIVING RANGE
(NATURAL TURF)

 PROPOSED WATER MISTER

 PROPOSED DRINKING FOUNTAIN

 PROPOSED SHOWER

REASONABILITY 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:

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
NUMBER SP-123

PROJECT
NUMBER 14097.01

KEITH
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

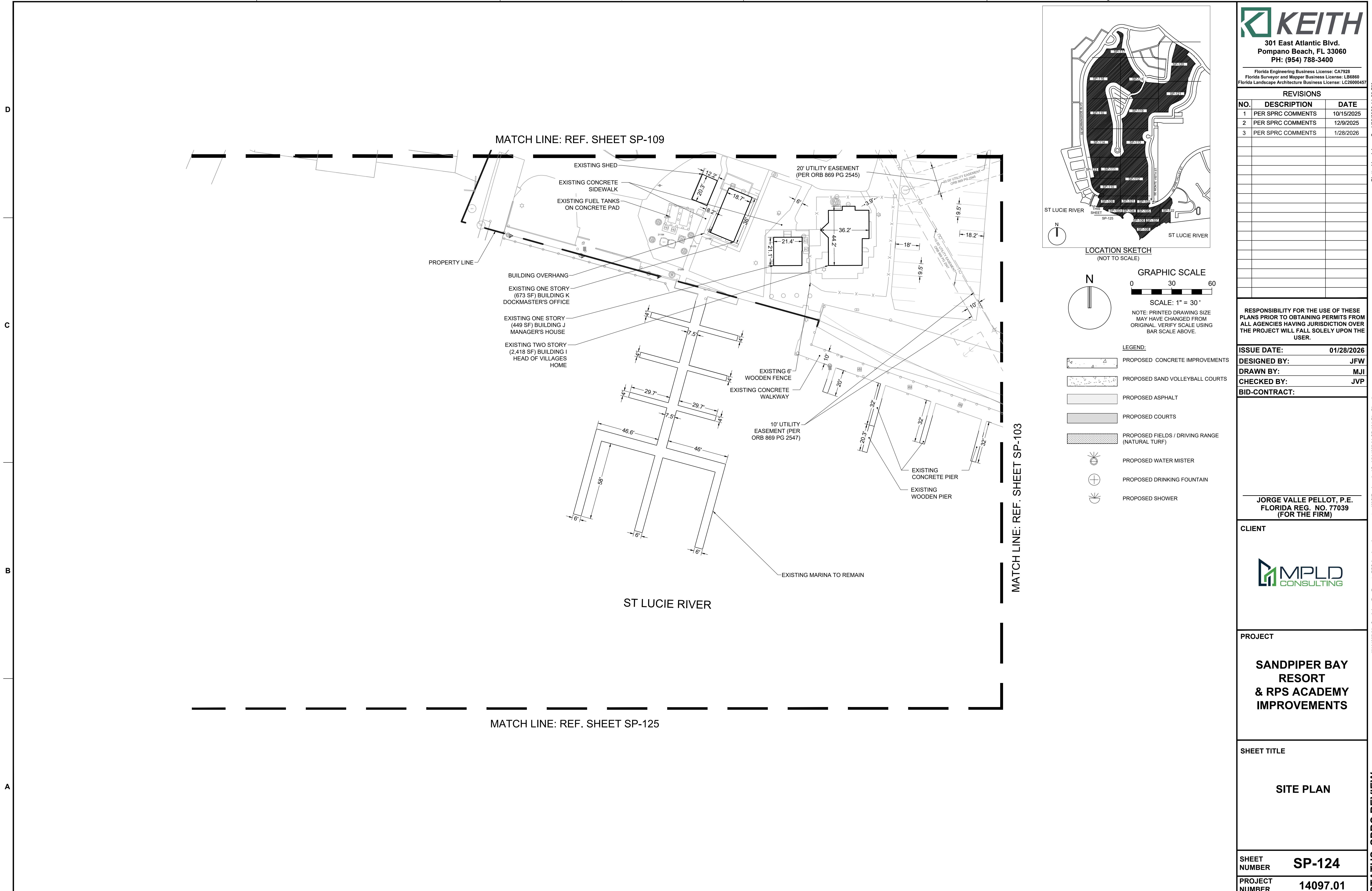
Plotted by: jchapa On 1/28/2026 12:27 AM

Drawing name: H:\\14097.01\\Sandpiper Bay Resort - RPS Academy improvements\\K2CEngineering\\Cadd14097.01-SP-101-Site Plan.dwg

14097.01-Sandpiper Bay Resort - RPS Academy improvements

STATUS: SPRC REVIEW

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



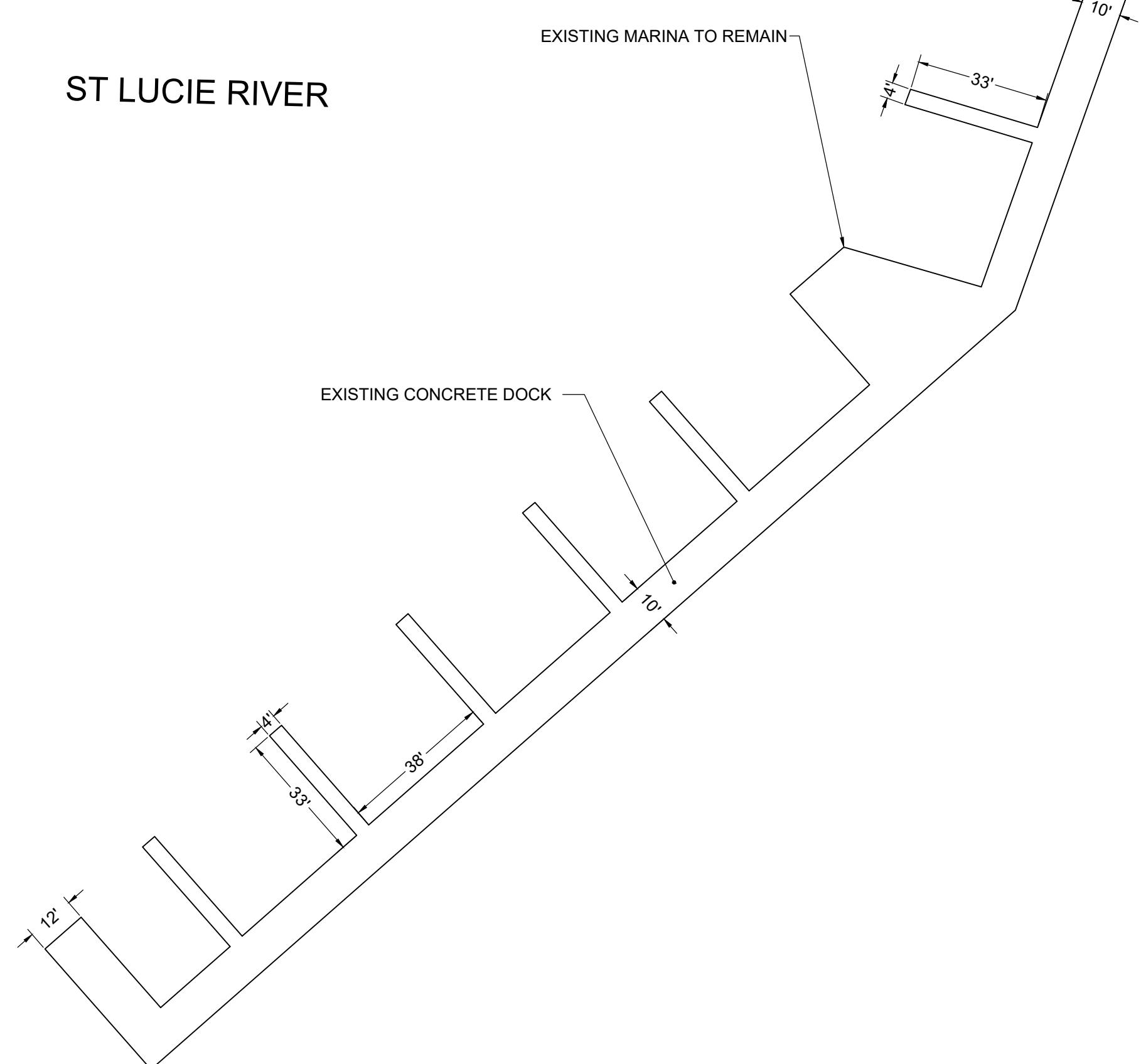
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MATCH LINE: REF. SHEET SP-124

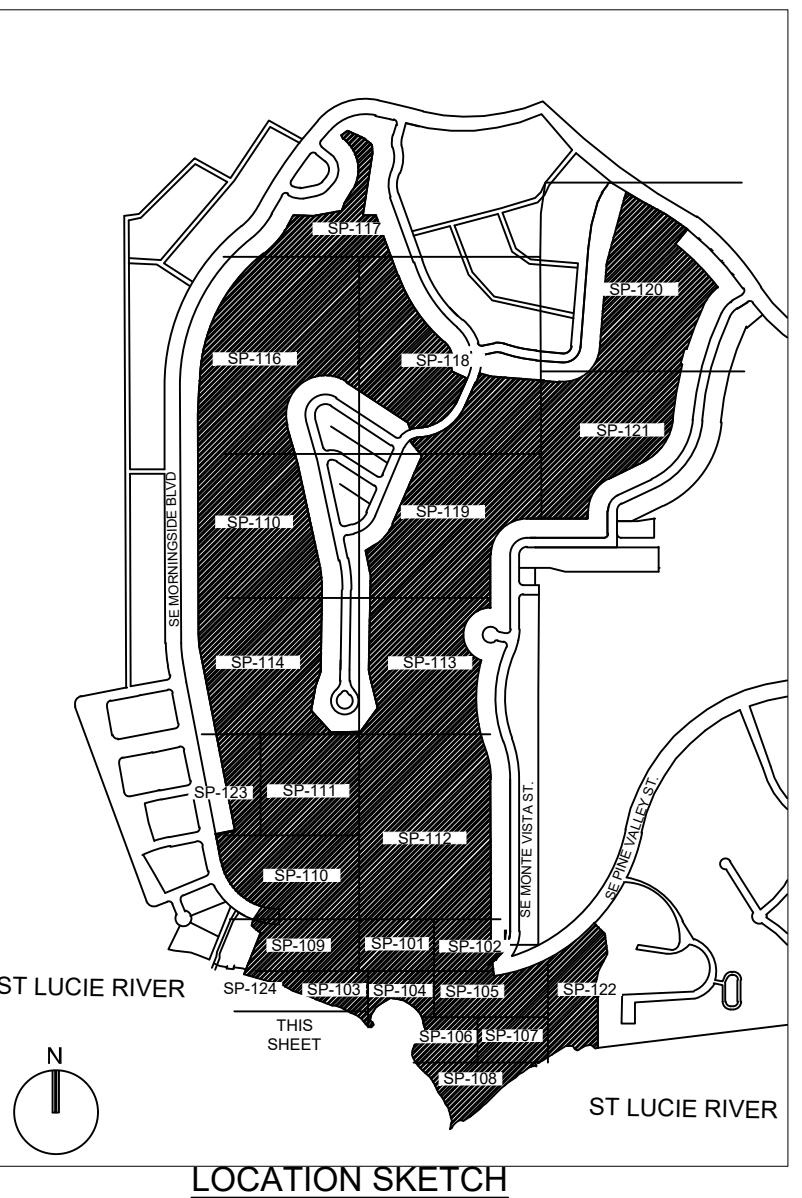
MATCH LINE: REF. SHEET SP-103

ST LUCIE RIVER

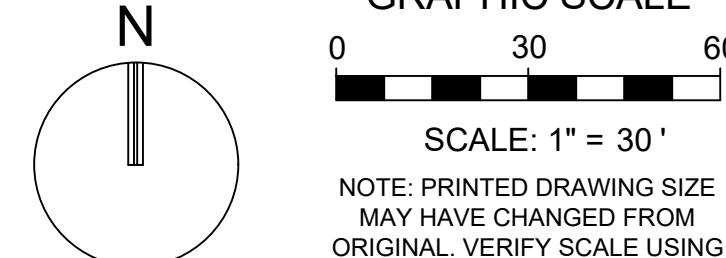
ST LUCIE RIVER



MATCH LINE: REF. SHEET SP-109



LOCATION SKETCH
(NOT TO SCALE)



SCALE: 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

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

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:

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
NUMBER** SP-125

**PROJECT
NUMBER** 14097.01

STATUS: SPRC REVIEW

Drawing name: H:\\14097.01\\Sandpiper Bay Resort - RPS Academy improvements\\42CEngineering\\Cadd14097.01-SP-101-Site Plan.dwg

Plotted by: dgurfei On 1/28/2026 5:12 PM

KEITH

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

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