

September 3, 2021

Town of Belleair
901 Ponce De Leon Dr
Belleair, FL 33756

Re: Belleair Country Club West Course Improvements
Major Site Development Application (Resubmittal)

Dear Sir or Madam:

This letter is provided in response to comments received for the Belleair Country Club – West Course plan review submission memorandum prepared by Calvin, Giordano & Associates, Inc dated March 30, 2020.

Comments are listed below with response in blue below.

1. Please provide a Comments Response letter with next submittal.

Comment #1 Response: This letter has been prepared in response to the March 30, 2020 Memorandum comments.

2. Please provide the name of the professional and license information on the project design plans.

Comment #2 Response: The engineering plans were prepared under the supervision of Tracey L Webb, PE. License # PE88356.

3. Please provide Paving, Grading, Drainage Plans signed and sealed by a registered Professional Engineer.

Comment #3 Response: There are no proposed roadway changes, only golf cart path modification so no detailed paving plans have been provided. Proposed grading and drainage plans have been provided.

4. Please provide drainage details, headwall details, waterway details, lake/pond/waterway cross sections, width/depth/slope for waterways, cross sections along the perimeter of the site signed and sealed by a registered Professional Engineer.

Comment #4 Response: The requested information has been added to the provided plans. See D series sheets and Sheet 06 of Golf Course Construction Plans for Entire Site Drainage Layout. Keith Bodeker from the Town of Belleair met with Andy Neiswender at the site in February 2021 to discuss concerns regarding proposed slopes greater than 4:1. The Town stated that would allow steeper slopes with the assurances that the Belleair Country Club would provide routine maintenance to address any erosion issues that may arise, see attached email dated March 3, 2021

5. Please provide drainage structures details, rim elevation, size, inverts, baffles, bottom elevation etc., signed and sealed by a registered Professional Engineer.

Comment #5 Response: Sheet D8 provides a structure data table identifying all intake and connection structures, including rim and bottom str elevations.

6. Please provide storm hydraulic calculations for each drainage conveyance network signed and sealed by a registered Professional Engineer.

Comment #6 Response: The Drainage Report prepared by Applied Sciences, signed by Matt Goolsby, PE has been provided. Additional drainage calculations as prepared by McKim & Creed for the Unnamed Creek have been provided, signed by Tracey L. Webb PE. All drainage conveyance collects flow from the golf course site and outfalls the on the existing on-site waterways which drain to Clearwater Harbor at existing outfall locations. Specific hydraulic calculation for the collection system networks were not performed, as there is no potential off-site or on-site safety or structural damage concerns.

7. Please provide flood routing model and calculations indicating basin storm stages and discharges for different design storm events. Please provide min. elevation requirement for Cart Path/Sidewalk, site perimeter grade etc.

Comment #7 Response: The Drainage Report prepared by Applied Sciences, signed by Matt Goolsby, PE has been provided. Site elevations vary greatly. Cart path elevations shall generally match surrounding proposed grading as shown on plans. Perimeter grading is to remain the same, grading shall match existing perimeter grade at right-of-way. There is no minimum cart path elevation. Site is not designed for function under flood conditions. Grading and cart path may be adjusted in the field by architect, final as-builts will reflect final locations.

8. Please provide a topographic survey with existing drainage pipe network, cross sections of waterways, outfall etc. signed and sealed by a registered surveyor.

Comment #8 Response: The signed and sealed topographic and boundary survey has been provided with this submission.

9. Please provide demolition plans for existing drainage facilities, drainage structures etc. signed and sealed by Professional Engineer.

Comment #9 Response: All existing drainage structures on site to be removed, excepting those shown to remain for connections at existing creeks. See Sheets D6.1, D6.2, D6.3 and D7.

10. Please provide proposed elevations, proposed contour elevations on Drainage Plans signed and sealed by Professional Engineer.

Comment #10 Response: See Sheets D2, D3, D4, D5, D6.1, D6.2, D6.3 and D7.

11. Please provide engineering details of proposed sidewalk/cart path, concrete pad, pavement as applicable.

Comment #11 Response: See Detail 5 on Sheet C3.1.

12. Please provide details of any bridge over waterways if proposed for the project.

Comment #12 Response: Bridges over waterways for cart paths are to be prefabricated. The selected manufacturer is to provide signed documents with the shop drawing submittals. This information is not available at this time.

13. Please provide a copy ERP permit for the proposed project.

Comment #13 Response: Copy of ERP #43019267.010 is included in this submittal package.

14. Please provide a copy of ACOE permit for the proposed project.

Comment #14 Response: Permitting agency was changed. Copy of File No. 0361752-001-SFG from FDEP provides coverage under General Permit under Rule 62-331.239 F.A.C. and notes that no wetland mitigation is required.

15. Please provide existing/proposed utilities (water/sanitary sewer) plans to demonstrate no impacts to these facilities.

Comment #15 Response: Utility locations as known are shown on the plans. Figures U1 and U2 have also been attached to this response to further identify utility locations. No known conflicts have been identified. A culvert will be provided at the sanitary force main and proposed ditch crossing to avoid any modification or cover issues. Storm drains shall be field modified to avoid conflict as needed.

The developer has met with Pinellas County and the Town of Belleair to discuss utility location and easement concerns. Minutes from both those meeting are included with this submittal. All parties acknowledge that there is recorded easements for existing utilities dated February 1976. All parties have concerns with accuracy of the easements and physical locations of the facilities in the field. The Town has requested that the developer or his Contractor collect data on all facilities unearthed or found during construction and that this information be provided as part of the As-built Record information for incorporation into their GIS. The developer has expressed that similar information will be provided to Pinellas County after construction to assist in updating their records.

16. Please provide existing drainage easement, utility easement information on topographic survey and proposed plans.

Comment #16 Response: Identified drainage easements are shown on topographic survey documents. Existing utility easement are generally located based on offset distance from centerline of existing facilities for water, sewer and gas. The Town has the original easement documents for water and sewer facilities, as identified in Figure U2 attached. A copy of easements for Clearwater gas facilities have been attached. Also, see response to Item 15.

17. Please provide Utility conflicts information on the plans as applicable.

Comment #17 Response: The proposed ditch as been enclosed with a storm culvert provided to support the existing sanitary force main crossing, as shown on Sheet D4. No other utility conflicts have been identified.

18. Please provide engineering plans with sufficient engineering details with next submittal. The Town has the right to issue additional comments based on resubmittal plans.

Comment #18 Response: Additional detail has been provided. Reviewer expressed specific concern with golf cart path reconstruction shown to be with the road right-of-way near Tee 15, see Sheet 15 of the FryStraka Golf Course Plans. An amendment to the plans is proposed that eliminate the path in this area and provide a small turn around instead, see attached sketch.

The following is a list of documents included with the permit application:

- Transmittal Letter
- Response to Plan Review Comments dated March 20, 2020 by Calvin, Giodano & Associate, Inc.
- Application for Major Site Development
- Impervious Surface Ratio Sheet
- Property Information Report by Chicago Title Company
- Sewer and Water Distribution Systems and Easement Bill of Sale Documents (Doc76046814)
- Clearwater Gas Facility Location and Easement Information
- Figure U1: Utility Locations Exhibit
- Figure U2: Sewer and Water Easement Notes
- Belleair Country Club Topographic and Boundary Survey by McKim & Creed

- Golf Course Construction Plans prepared by Fry/Straka Global Golf Course Design
- West Course Improvements Plans prepared by McKim & Creed
- Drainage Report prepared by Applied Science
- Additional Drainage Calculation by McKim & Creed
- Environmental Narrative prepared by Birkitt Environmental Services, Inc.
- Report of Geotechnical Exploration prepared by Meskel & Associates Engineering
- Copy of ERP #43019267.010 and Minor Modification
- Copy of FDEP letter of coverage under 404 General Permit (File No. 0361752.001-SFG)
- Meeting Minutes for Utility Coordination with Pinellas County
- Meeting Minutes for Utility Coordination with Town of Belleair
- Field meeting notes regarding slopes (email correspondence dated March 3, 2021)
- Sketch of Cart Path Relocation

We are open to all correspondence and communication that would assist in your review of the application and expedite the permit approval. Please do not hesitate to contact me at 309.235.7138 or by email at twebb@mckimcreed.com.

Sincerely,

McKim & Creed



Tracey L. Webb, PE
Senior Project Manager