



B.S.E. CONSULTANTS, INC.

Consulting ~ Engineering ~ Land Surveying

Scott M. Glaubitz, P.E., P.L.S.
President

Hassan Kamal, P.E.
Vice President

February 13, 2024

Via IMS City Portal

Ms. Chandra Powell
City of Palm Bay
Land Development Division
120 Malabar Road SE
Palm Bay, FL 32907

Re: *Timbers at Everlands – Phase 3*
#FS23-00013
BSE File #10860.600

Dear Chandra:

We are in receipt of Staff's comments dated February 2, 2024, for the above project. Enclosed for your use are:

1. Revised Plat

Our responses are as follows:

PW ENGINEERING & ENVIRONMENTAL

1. Pending final bond submittal.

The final bond has been requested and is expected shortly. Once in-hand, it will be submitted to the City along with the mylar plat for signature.

2. All permits and other agency permit to remain valid till construction CC approval.

Acknowledged; all permits remain current.

PW ROW UTILITIES COMMERCIAL DRIVEWAY REVIEW

1. Pending final bond submittal.

The final bond has been requested and is expected shortly. Once in-hand, it will be submitted to the City along with the mylar plat for signature.

2. **All permits and other agency permit to remain valid till construction CC approval.**

Acknowledged; all permits remain current.

3. **Easement for parkway widening pending confirmations as correctly identified on plat.**

The plat notes have been revised as requested to identify the various drainage tracts and easements that will facilitate the Parkway drainage.

PW SURVEY REVIEW

1. **No formal comments provided, however comments received via email are provided below.**

- **Correct Sheet 2 to identify the public drainage easements.**

The labels on sheet 2 have been corrected, to match labeling on the subsequent sheets, and show the PDE (Public Drainage Easement).

- **Tract B2 needs to be deleted from Note #17.**

B2 is not referenced in Note 17.

- **Tract 'E' inclusion in the note along with the blocks may not be correct. Until the individual sheets are seen I cannot know if the easement across Tract 'E' is labeled properly.**

I agree that Tract E should not be included in Note 17, as it deals with crossing Tract Z – the internal (private) road r/w, and has been removed.

PW TRAFFIC REVIEW

1. **No comments provided.**

UTILITIES REVIEW (APPROVED)

1. **No comments provided.**

Ms. Chandra Powell
February 13, 2024
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Should you have any questions, please feel free to contact me at (321) 725-3674 or via e-mail at asaunders@bseconsult.com.

Very truly yours,

Ana Saunders P.E.

Ana Saunders, P.E.
Senior Project Engineer
B.S.E. Consultants, Inc.

AS/js/kd
10860.600.city.corr.24-as-1607.feb

cc: Greg Pettibon, Lennar Homes, LLC (*via E-Mail*)
Bojana Brown, Lennar Homes, LLC (*via E-Mail*)
Scott M. Glaubitz, P.E., P.L.S., President, B.S.E. Consultants, Inc. (*via E-mail*)

Enclosure