

PLANNING AND ZONING APPLICATION REVIEW
SOUTH LAKE SUBDIVISION – DAVID J. GESIAK APPLICANT
BOZRAH STREET & SOUTH ROAD
BOZRAH, CT
March 10, 2021

Review Comments prepared by:
Barton & Loguidice, LLC

Documents Reviewed (Prepared by Yantic River Consultants, LLC):
Application Drawings, 5 Sheets:
Dated: 1/26/21
Revision: 2/24/21
Bond Estimate Form: Dated 2/11/21
Email Correspondence from YRC to Sam Alexander: Dated 2/18/21

This review was limited to the proposed work within the town right-of-way and the associated bond estimate for this work.

We recommend adjustment to the proposed costs in the submitted Bond Estimate of the following items:

1. Clearing and Grubbing (ROW only) – Although the unit cost proposed is reasonable for larger scale site clearing, we recommend that due to several mature trees and for approximately 1,170 linear feet along the road that the total cost be increased to \$5,000.
2. Removal & Stockpile of Stone Wall - **\$15/LF**.
3. Restoration of Road Shoulder Vegetation - **\$10/SY**. Since additional topsoil material, grading as well as the seeding will be required.

The recommended adjusted prices have factored in the need for traffic control required by the companies while doing this work along the travel way of South Road.



COMMENT RESPONSE SUMMARY

FROM: Barton & Loguidice, LLC

DATE: March 10, 2021

RE: South Lake Subdivision

1. Clearing and Grubbing (ROW only) – Although the unit cost proposed is reasonable for larger scale site clearing, we recommend that due to several mature trees and for approximately 1,170 linear feet along the road that the total cost be increased to \$5,000.

Response. The area has been increased to 0.5 acre and the unit cost increased to \$10,000/acre, resulting in a total cost of \$5,000.

2. Removal & Stockpile of Stone Wall - \$15/LF.

Response. Comment Incorporated.

3. Restoration of Road Shoulder Vegetation - \$10/SY. Since additional topsoil material, grading as well as the seeding will be required.

Response. Comment incorporated and in agreement with inclusion of work/costs associated with grading, topsoil and seeding of shoulder as shown on revised plan.

4. The recommended adjusted prices have factored in the need for traffic control required by the companies while doing this work along the travel way of South Road.

Response. Need for traffic control and inclusion of costs noted.



BOND QUANTITIES FORM

Date: 2/11/2021 - Revised 3/10/21

Project Name: SOUTH LAKE SUBDIVISION
 Address: BOZRAH STREET / SOUTH ROAD
 Bond Amount: **\$23,200.00**
 Project No.: 00086-00001
 Bond Type: PUBLIC IMPROVEMENTS

Owner/Developer: DAVID J. GESIAK, LLC
 Address: 216 NORWICH AVENUE
 LEBANON, CT 06249
 Phone #: (860) 608-0555

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM AMOUNT
1	Clearing and Grubbing (ROW Only)	0.50	ACRE	\$10,000.00	\$5,000.00
2	Blank				
3	Sedimentation Control System	700.00	LF	\$3.00	\$2,100.00
4	Haybale Checkdams (Shoulder)	6.00	EA	\$100.00	\$600.00
5	Blank				
6	Removal & Stockpile of Stone Wall	500.00	LF	\$15.00	\$7,500.00
7	Restoration of Road Shoulder Vegetation	800.00	SY	\$10.00	\$8,000.00
8	Blank				
SUBTOTAL					\$23,200.00

Notes:

- Incorporated 3/10/21 comments from Barton & Loguidice, LLC