



7 December 2021

Mr. Robert D. Adams – Chairman  
Town of Lisbon Planning & Zoning Commission  
1 Newent Road  
Lisbon, Connecticut 06351

RECEIVED  
JUL - 5 2022  
BY: *myu*

**Subject: Site Construction Cost Estimate – Today’s Realty, LLC – 240 Paper Mill Road – Lisbon, Connecticut**

Chairman Adams:

Following is the project cost estimate for site work for the proposed industrial improvements at 240 Paper Mill Road being developed by Today’s Realty, LLC. This estimate reveals a total site cost of \$64,000.00 for non-building related or otherwise permitted improvements. The site improvement estimate was prepared by Keith Mackin at Today’s Construction, LLC who will be self-performing all associated works.

The net area of site work associated with the proposed development is approximately 2.75 acres. As you are aware the majority of the site does not require extensive tree clearing or grading preparation for the construction of the proposed improvements. The retaining wall, commercial building and septic system are all permitted separately by the Lisbon Building Department and Uncas Health District respectively. The estimated cost of the proposed site improvements is determined as follows:

|  |                    |
|--|--------------------|
| Erosion & Sedimentation Control Measures               | \$ 1,800.00        |
| Site Earthwork (grading & retaining wall construction) | \$ 20,500.00       |
| Concrete Curbing & Sidewalks                           | \$ 8,500.00        |
| Paved Parking  | \$ 28,200.00       |
| Landscaping & Turf Establishment                       | <u>\$ 5,000.00</u> |
| <b>Site Improvement Estimate</b>                       | <b>\$64,000.00</b> |

Should have any questions, or require any further information, please feel free to contact us.

Respectfully Submitted,  
**Stadia Engineering Associates, Inc.**

James V. Rossman, P.L.S.  
President – Professional Land Surveyor

Cc: Michael J. Murphy, AICP, Lisbon Town Planner