

**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 248.29

July 20, 2016

Christopher Leswing, Assistant Director of Building and Planning  
Township of Lower Merion  
75 East Lancaster Avenue  
Ardmore, PA 19003

**Re: 533 Lancaster Avenue & 1024 Cedar Grove Road Subdivision  
Escrow Release No. 1**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations, we recommend release as follows:

**Lot No. 1**

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1. Clearing & Grubbing	\$2,000.00	\$ 0.00	\$ 0.00	\$2,000.00
2. Pavement Removal/Stabilization	2,500.00	0.00	0.00	2,500.00
<b>Subtotal A</b>	<b>\$4,500.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$4,500.00</b>
<b>B. Roadway Construction</b>				
3. Granite Curb/Depressed Curb	\$1,350.00	\$ 0.00	\$ 0.00	\$1,350.00
4. Roadway Restoration	1,000.00	0.00	0.00	1,000.00
<b>Subtotal B</b>	<b>\$2,350.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$2,350.00</b>
<b>C. Miscellaneous</b>				
5. Road Control Monuments	\$1,200.00	\$ 0.00	\$ 0.00	\$1,200.00
6. Fence/Gate	3,750.00	0.00	0.00	3,750.00
<b>Subtotal C</b>	<b>\$4,950.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$4,950.00</b>
<b>D. Landscaping</b>				
7. Landscaping	\$25,000.00	\$ 0.00	\$ 0.00	\$25,000.00
<b>Subtotal D</b>	<b>\$25,000.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$25,000.00</b>
<b>Lot No. 1 Subtotal A thru D</b>	<b>\$36,800.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$36,800.00</b>
Engineering & Contingencies	3,680.00	0.00	0.00	3,680.00
<b>Total Cost of Improvements</b>	<b>\$40,480.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$40,480.00</b>
Plus 10%	4,048.00	0.00	0.00	4,048.00
<b>110% of the Cost of Improvement per Section 509 of the Municipal Code</b>	<b>\$44,528.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$44,528.00</b>
<b>Release to Developer</b>		<b>\$ 0.00</b>		
<b>Amount to Remain in Escrow Account</b>				<b><u>\$44,528.00</u></b>

**Lot Nos. 2, 3, and 4**

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1. Tree Protection	\$200.00	\$200.00	\$200.00	\$ 0.00
2. Clearing & Grubbing	2,000.00	2,000.00	2,000.00	0.00
3. Demolition/Pavement Removal/Stabilization	<u>7,500.00</u>	<u>7,500.00</u>	<u>7,500.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$9,700.00</b>	<b>\$9,700.00</b>	<b>\$9,700.00</b>	<b>\$ 0.00</b>
<b>B. Erosion and Sediment Control</b>				
4. Construction Entrance	\$1,000.00	\$1,000.00	\$1,000.00	\$ 0.00
5. Super Silt Fence	1,500.00	1,500.00	1,500.00	0.00
6. Temporary Basin	3,000.00	3,000.00	3,000.00	0.00
7. Diversion Swale/Berm	1,000.00	1,000.00	1,000.00	0.00
8. Outlet Control/Pipe/Spreader	<u>1,500.00</u>	<u>1,500.00</u>	<u>1,500.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$8,000.00</b>	<b>\$8,000.00</b>	<b>\$8,000.00</b>	<b>\$ 0.00</b>
<b>C. Roadway Construction</b>				
9. Concrete Curb	\$700.00	\$700.00	\$700.00	\$ 0.00
10. Granite Curb	1,350.00	1,350.00	1,350.00	0.00
11. Roadway Restoration	<u>1,500.00</u>	<u>1,500.00</u>	<u>1,500.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$3,550.00</b>	<b>\$3,550.00</b>	<b>\$3,550.00</b>	<b>\$ 0.00</b>
<b>D. Miscellaneous</b>				
12. Road Control Monuments	\$1,600.00	\$ 0.00	\$ 0.00	\$1,600.00
13. No Parking Signs	500.00	500.00	500.00	0.00
14. Fence/Gates	<u>7,500.00</u>	<u>4,500.00</u>	<u>4,500.00</u>	<u>3,000.00</u>
<b>Subtotal D</b>	<b>\$9,600.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$4,600.00</b>
<b>E. Landscaping</b>				
15. Landscaping	<u>\$44,600.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$44,600.00</u>
<b>Subtotal E</b>	<b>\$44,600.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$44,600.00</b>
<b>Lot Nos. 2, 3, and 4 Subtotal A thru E</b>	<b>\$75,450.00</b>	<b>\$26,250.00</b>	<b>\$26,250.00</b>	<b>\$49,200.00</b>
Engineering & Contingencies	<u>7,545.00</u>	<u>2,625.00</u>	<u>2,625.00</u>	<u>4,920.00</u>
<b>Total Cost of Improvements</b>	<b>\$82,995.00</b>	<b>\$28,875.00</b>	<b>\$28,875.00</b>	<b>\$54,120.00</b>
Plus 10%	<u>8,300.00</u>	<u>2,888.00</u>	<u>2,888.00</u>	<u>5,412.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$91,295.00</b>	<b>\$31,763.00</b>	<b>\$31,763.00</b>	<b>\$59,532.00</b>
Retainage		<u>(3,176.00)</u>	<u>(3,176.00)</u>	<u>3,176.00</u>
<b>Total</b>		<b>\$28,587.00</b>	<b>\$28,587.00</b>	<b>\$62,708.00</b>
<b>Release to Developer</b>		<b>\$28,587.00</b>		
<b>Amount to Remain in Escrow Account</b>				<b>\$62,708.00</b>
<b>Total Lot No. 1</b>	<b>\$44,528.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$44,528.00</b>
<b>Total Lot Nos. 2, 3, and 4</b>	<b>\$91,295.00</b>	<b>\$28,587.00</b>	<b>\$28,587.00</b>	<b>\$62,708.00</b>
<b>Total</b>	<b>\$135,823.00</b>	<b>\$28,587.00</b>	<b>\$28,587.00</b>	<b>\$107,236.00</b>

**Regarding Lot No. 1**, we recommend a release of escrow in the amount of \$0.00. As there is currently a balance of \$44,528.00, following this release of \$0.00, the balance remaining in the account will be \$44,528.00.

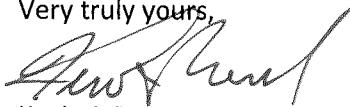
**Regarding Lot No. 2, 3, & 4**, we recommend a release of escrow in the amount of \$28,587.00. As there is currently a balance of \$91,295.00, following this release of \$28,587.00, the balance remaining in the account will be \$62,708.00.

**Regarding All Lots**, we recommend a release of escrow in the amount of \$28,587.00. As there is currently a balance of \$135,823.00, following this release of \$28,587.00, the balance remaining in the account will be \$107,236.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,



Kevin J. Bowers, P.E.

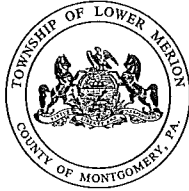
**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
Rayer Builders, 12 Church Road, Media, PA 19063

**TOWNSHIP  
OF  
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 244.70

July 20, 2016

Christopher Leswing, Assistant Director of Building and Planning  
Township of Lower Merion  
75 East Lancaster Avenue  
Ardmore, PA 19003

**Re: BMW Development  
Escrow Release No. 1**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations, we recommend release as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1. Tree Protection/Tree Treatment	\$500.00	\$500.00	\$500.00	\$ 0.00
2. Curb, Sidewalk, Pavement Removal	2,500.00	2,500.00	2,500.00	0.00
3. Demolition	<u>25,000.00</u>	<u>25,000.00</u>	<u>25,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$28,000.00</b>	<b>\$28,000.00</b>	<b>\$28,000.00</b>	<b>\$ 0.00</b>
<b>B. Erosion and Sediment Control</b>				
4. Silt Soxx	\$8,000.00	\$8,000.00	\$8,000.00	\$ 0.00
5. Grading & Stabilization	25,000.00	25,000.00	25,000.00	0.00
6. Construction Entrance	1,250.00	1,250.00	1,250.00	0.00
7. Inlet Protection	4,500.00	4,500.00	4,500.00	0.00
8. Temporary Stabilization	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$41,250.00</b>	<b>\$41,250.00</b>	<b>\$41,250.00</b>	<b>\$ 0.00</b>
<b>C. Site Construction</b>				
9. Roadway Restoration	\$2,500.00	\$2,500.00	\$2,500.00	\$ 0.00
10. Concrete Curb	50,000.00	50,000.00	50,000.00	0.00
11. Sidewalk	25,000.00	25,000.00	25,000.00	0.00
12. Concrete Apron	500.00	500.00	500.00	0.00
13. Porous Paving Walk	10,000.00	10,000.00	10,000.00	0.00
14. Patterned Concrete for Pocket Park	50,000.00	50,000.00	50,000.00	0.00
15. Paving/Meter Installation	<u>70,000.00</u>	<u>70,000.00</u>	<u>70,000.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$208,000.00</b>	<b>\$208,000.00</b>	<b>\$208,000.00</b>	<b>\$ 0.00</b>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>D. Sanitary Sewer</b>				
16. 8" DIP with DIP Sleeve	\$25,000.00	\$25,000.00	\$25,000.00	\$ 0.00
17. Manholes	<u>15,000.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$40,000.00</b>	<b>\$40,000.00</b>	<b>\$40,000.00</b>	<b>\$ 0.00</b>
<b>E. Stormwater Management</b>				
18. 15" HDPE	\$10,400.00	\$10,400.00	\$10,400.00	\$ 0.00
19. 18" HDPE	5,250.00	5,250.00	5,250.00	0.00
20. 24" HDPE	1,300.00	1,300.00	1,300.00	0.00
21. 30" HDPE	13,530.00	13,530.00	13,530.00	0.00
22. 36" HDPE	14,400.00	14,400.00	14,400.00	0.00
23. City No. 1 Inlets	7,500.00	7,500.00	7,500.00	0.00
24. Manholes	16,000.00	16,000.00	16,000.00	0.00
25. Type M Inlets	2,500.00	2,500.00	2,500.00	0.00
26. Type C Inlets	12,500.00	12,500.00	12,500.00	0.00
27. Mechanical BMP Unit	50,000.00	50,000.00	50,000.00	0.00
28. Amended Soil/Stone	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$143,380.00</b>	<b>\$143,380.00</b>	<b>\$143,380.00</b>	<b>\$ 0.00</b>
<b>F. Miscellaneous</b>				
29. Benches/Trash Receptacles	\$5,000.00	\$5,000.00	\$5,000.00	\$ 0.00
30. Bicycle Racks	5,000.00	5,000.00	5,000.00	0.00
31. Road Control/Monuments	1,000.00	0.00	0.00	1,000.00
32. Crosswalk/HC Ramps	15,000.00	15,000.00	15,000.00	0.00
33. Lighting	12,000.00	12,000.00	12,000.00	0.00
34. Pavement Markings	7,500.00	7,500.00	7,500.00	0.00
35. Traffic Control/Directional Signs	2,500.00	2,500.00	2,500.00	0.00
36. As-Built Plan	4,500.00	4,500.00	4,500.00	0.00
37. Post Development Traffic Study	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
<b>Subtotal F</b>	<b>\$55,500.00</b>	<b>\$51,500.00</b>	<b>\$51,500.00</b>	<b>\$4,000.00</b>
<b>G. Landscaping</b>				
38. Landscaping/Guarantee	\$23,600.00	\$11,800.00	\$11,800.00	\$11,800.00
39. Off-Site Landscaping & Delivery Cost	<u>37,910.00</u>	<u>0.00</u>	<u>0.00</u>	<u>37,910.00</u>
<b>Subtotal G</b>	<b>\$61,510.00</b>	<b>\$11,800.00</b>	<b>\$11,800.00</b>	<b>\$49,710.00</b>
<b>Subtotal A thru G</b>	<b>\$577,640.00</b>	<b>\$523,930.00</b>	<b>\$523,930.00</b>	<b>\$53,710.00</b>
Engineering & Contingencies	<u>57,764.00</u>	<u>52,393.00</u>	<u>52,393.00</u>	<u>5,371.00</u>
<b>Total Cost of Improvements</b>	<b>\$635,404.00</b>	<b>\$576,323.00</b>	<b>\$576,323.00</b>	<b>\$59,081.00</b>
Plus 10%	<u>63,540.00</u>	<u>57,632.00</u>	<u>57,632.00</u>	<u>5,908.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$698,944.00</b>	<b>\$633,955.00</b>	<b>\$633,955.00</b>	<b>\$64,989.00</b>
Retainage		<u>(63,396.00)</u>	<u>(63,396.00)</u>	<u>63,396.00</u>
<b>Total</b>		<b>\$570,559.00</b>	<b>\$570,559.00</b>	<b>\$128,385.00</b>
<b>Release to Developer</b>		<b>\$570,559.00</b>		
<b>Amount to Remain in Escrow Account</b>				<b><u>\$128,385.00</u></b>

We recommend a release of escrow in the amount of \$570,559.00. As there is currently a balance of \$698,944.00, following this release of \$570,559.00, the balance remaining in the account will be \$128,385.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin J. Bowers", is written over the typed name.

Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
BMW of the Main Line