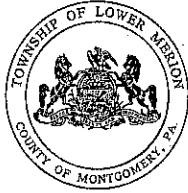


**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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

LOWM 248.23

December 5, 2017

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

**Re: 843, 847, & 859 Old Lancaster Rd
Escrow Release No. 10**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations and discussions with township staff, 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>
<u>A. Site Preparation</u>				
1. Building Demolition	\$20,000.00	\$ 0.00	\$20,000.00	\$ 0.00
2. Dust Control	2,500.00	625.00	2,500.00	0.00
3. Clearing and Grubbing	2,500.00	0.00	2,500.00	0.00
4. Site Grading	<u>5,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>2,000.00</u>
Subtotal A	\$30,000.00	\$625.00	\$28,000.00	\$2,000.00
<u>B. Roadway Paving, Walks, Curbing</u>				
5. 1.5" Wearing Course	\$14,625.00	\$ 0.00	\$4,875.00	\$9,750.00
6. 5" Binder Course	24,375.00	0.00	24,375.00	0.00
7. 6" PADOT 2A Modified Stone	9,750.00	0.00	9,750.00	0.00
8. Concrete Apron	8,280.00	0.00	0.00	8,280.00
9. Granite Curbing	5,950.00	2,950.00	2,950.00	3,000.00
10. Reinforced Sidewalk	9,950.00	0.00	5,470.00	4,480.00
11. Sidewalk	14,600.00	4,000.00	11,100.00	3,500.00
12. Porous Paver Walk	<u>9,300.00</u>	<u>0.00</u>	<u>8,300.00</u>	<u>1,000.00</u>
Subtotal B	\$96,830.00	\$6,950.00	\$66,820.00	\$30,010.00
<u>C. Stormwater Management</u>				
13. SWM System #1	\$22,000.00	\$ 0.00	\$ 0.00	\$22,000.00
14. SWM System #1	75,000.00	0.00	75,000.00	0.00
15. SWM System #2	50,000.00	0.00	50,000.00	0.00
16. Seepage Bed #4	8,500.00	0.00	8,500.00	0.00
17. Seepage Bed #5	8,500.00	0.00	8,500.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
18. Seepage Bed #6	8,500.00	0.00	8,500.00	0.00
19. Seepage Bed #7	8,500.00	0.00	8,500.00	0.00
20. 6" PVC	29,250.00	0.00	23,550.00	5,700.00
21. 8" PVC	2,860.00	0.00	2,860.00	0.00
22. 12" HDPE	5,750.00	0.00	2,875.00	2,875.00
23. 15" HDPE	3,220.00	0.00	2,660.00	560.00
24. 24" CMP	2,010.00	0.00	2,010.00	0.00
25. Anti-Seep Collar	2,030.00	0.00	2,030.00	0.00
26. Stormwater Manhole	2,500.00	0.00	0.00	2,500.00
27. 2'x2' Inlet	10,600.00	0.00	10,600.00	0.00
28. Type M Inlet	12,000.00	0.00	12,000.00	0.00
29. Sump Box	<u>17,500.00</u>	<u>0.00</u>	<u>12,500.00</u>	<u>5,000.00</u>
Subtotal C	\$268,720.00	\$ 0.00	\$230,085.00	\$38,635.00
<u>D. Erosion & Sedimentation Controls</u>				
30. Super Silt Fence	\$2,750.00	\$ 0.00	\$1,975.00	\$775.00
31. 18' Standard Silt Fence	5,760.00	0.00	4,460.00	1,300.00
32. Erosion Control Netting	1,650.00	0.00	650.00	1,000.00
33. Filter Soxx Berm	4,000.00	0.00	2,000.00	2,000.00
34. Construction Entrance	2,200.00	0.00	2,200.00	0.00
35. Inlet Protection	900.00	0.00	450.00	450.00
36. Tree Protection Fencing	1,710.00	0.00	1,710.00	0.00
37. Temp Bed A	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal D	\$23,970.00	\$0.00	\$18,445.00	\$5,525.00
<u>E. Miscellaneous</u>				
38. Traffic Signs/Pavement Markings	\$2,250.00	\$ 0.00	\$750.00	\$1,500.00
39. Concrete Monuments	1,200.00	0.00	0.00	1,200.00
40. Iron Pins	900.00	0.00	0.00	900.00
41. Crosswalk	1,000.00	0.00	0.00	1,000.00
42. ADA Ramps	15,000.00	1,500.00	9,000.00	6,000.00
43. Concrete Retaining Walls	<u>21,840.00</u>	<u>0.00</u>	<u>21,840.00</u>	<u>0.00</u>
Subtotal E	\$42,190.00	\$1,500.00	\$31,590.00	\$10,600.00
<u>F. Sanitary Sewer</u>				
44. 6" PVC Sanitary Lateral	\$28,875.00	\$ 0.00	\$27,379.00	\$1,496.00
45. 8" PVC Sanitary Main	22,100.00	0.00	22,100.00	0.00
46. Sanitary Sewer Manhole	9,000.00	0.00	9,000.00	0.00
47. Testing	<u>1,750.00</u>	<u>0.00</u>	<u>1,750.00</u>	<u>0.00</u>
Subtotal F	\$61,725.00	\$0.00	\$60,229.00	\$1,496.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<u>G. Landscaping & Lighting</u>				
48. Deciduous Trees	\$38,350.00	\$ 0.00	\$15,340.00	\$23,010.00
49. Deciduous Shrubs	3,250.00	0.00	1,625.00	1,625.00
50. Evergreen Trees	20,250.00	0.00	12,150.00	8,100.00
51. Evergreen Shrubs	4,700.00	0.00	2,350.00	2,350.00
52. Lighting	<u>15,000.00</u>	<u>3,750.00</u>	<u>11,250.00</u>	<u>3,750.00</u>
Subtotal G	\$81,550.00	\$3,750.00	\$42,715.00	\$38,835.00
 Subtotal A-G	 \$604,985.00	 \$12,825.00	 \$477,884.00	 \$127,101.00
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>1,282.00</u>	<u>14,788.00</u>	<u>12,712.00</u>
Total	\$632,485.00	\$14,107.00	\$492,672.00	\$139,813.00
Plus 10%	<u>63,248.50</u>	<u>1,410.00</u>	<u>49,265.50</u>	<u>13,983.00</u>
Total	\$695,733.50	\$15,517.00	\$541,937.50	\$153,796.00
Retainage		<u>(1,551.00)</u>	<u>(50,735.00)</u>	<u>50,735.00</u>
Total		\$13,966.00	\$491,202.50	\$204,531.00

Release to Developer **\$13,966.00**

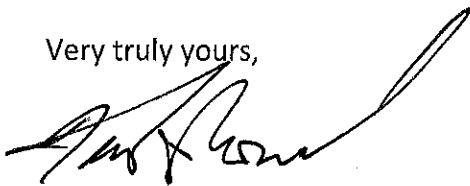
Balance of Funds in Escrow Account **\$204,531.00**

We recommend a release of escrow in the amount of \$13,966.00. As there is currently a balance of \$218,497.00, following this release of \$13,966.00, the balance remaining in the account will be \$204,531.00.

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
JLPH Associates, LP, 5 Great Valley Parkway, Malvern, PA 19355

**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 212.53

December 5, 2017

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

**Re: Maybrook 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>
A. Site Preparation				
1. Demolition	\$15,000.00	\$15,000.00	\$15,000.00	\$ 0.00
2. Clearing and Earthwork	<u>20,000.00</u>	<u>20,000.00</u>	<u>20,000.00</u>	<u>0.00</u>
Subtotal A	\$35,000.00	\$35,000.00	\$35,000.00	\$ 0.00
B. Erosion & Sediment Control				
3. Tree Protection Fence	\$31,500.00	\$15,750.00	\$15,750.00	\$15,750.00
4. Silt Fence	3,375.00	2,375.00	2,375.00	1,000.00
5. Super Silt Fence	8,400.00	4,200.00	4,200.00	4,200.00
6. Rock Construction Entrance	2,200.00	2,200.00	2,200.00	0.00
7. Inlet Protection	16,200.00	10,800.00	10,800.00	5,400.00
8. Filter Berm	6,390.00	3,390.00	3,390.00	3,000.00
9. Erosion Control Matting	630.00	630.00	630.00	0.00
10. Erosion Control Blanket	13,725.00	13,725.00	13,725.00	0.00
11. Temp. Gravel Surface	8,880.00	8,880.00	8,880.00	0.00
12. Temp Sed. Basin #1	22,500.00	22,500.00	22,500.00	0.00
13. Temp Sed. Trap #1	17,500.00	17,500.00	17,500.00	0.00
14. Temp Sed. Trap #2	17,500.00	17,500.00	17,500.00	0.00
15. Temp Sed. Trap #3	17,500.00	17,500.00	17,500.00	0.00
16. Temporary Stabilization	<u>10,000.00</u>	<u>7,500.00</u>	<u>7,500.00</u>	<u>2,500.00</u>
Subtotal B	\$176,300.00	\$144,450.00	\$144,450.00	\$31,850.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Sanitary Sewer Extension					
17.	4" PVC	\$15,300.00	\$15,300.00	\$15,300.00	\$ 0.00
18.	8" DIP Main (Encased)	12,000.00	12,000.00	12,000.00	0.00
19.	8" PVC	139,750.00	139,750.00	139,750.00	0.00
20.	Sanitary Sewer Manholes	30,000.00	30,000.00	30,000.00	0.00
21.	Connections to Mains	3,000.00	3,000.00	3,000.00	0.00
22.	Testing	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
	Subtotal C	\$202,550.00	\$202,550.00	\$202,550.00	\$ 0.00
D. Stormwater Management					
23.	6" PVC	\$25,950.00	\$25,950.00	\$25,950.00	\$ 0.00
24.	8" PVC	69,825.00	69,825.00	69,825.00	0.00
25.	12" PVC	38,400.00	38,400.00	38,400.00	0.00
26.	15' PVC	3,375.00	3,375.00	3,375.00	0.00
27.	12" HDPE	43,700.00	43,700.00	43,700.00	0.00
28.	15" HDPE	33,200.00	31,200.00	31,200.00	2,000.00
29.	18" HDPE	37,440.00	37,440.00	37,440.00	0.00
30.	24" HDPE	9,625.00	6,875.00	6,875.00	2,750.00
31.	30" HDPE	18,525.00	10,725.00	10,725.00	7,800.00
32.	Sump Boxes	4,500.00	3,000.00	3,000.00	1,500.00
33.	Yard Drains	14,000.00	10,000.00	10,000.00	4,000.00
34.	2'x2' Inlets	4,500.00	4,500.00	4,500.00	0.00
35.	Type M Inlets	69,000.00	57,000.00	57,000.00	12,000.00
36.	Type C Inlets	42,000.00	36,000.00	36,000.00	6,000.00
37.	Storm Manholes	9,000.00	6,000.00	6,000.00	3,000.00
38.	Endwall	1,750.00	0.00	0.00	1,750.00
39.	Connection to System	1,000.00	1,000.00	1,000.00	0.00
40.	Level Spreaders	22,000.00	22,000.00	22,000.00	0.00
41.	SWM System #1	156,000.00	0.00	0.00	156,000.00
42.	SWM System #2	103,000.00	103,000.00	103,000.00	0.00
43.	SWM System #3	316,000.00	0.00	0.00	316,000.00
44.	SWM System #4	43,600.00	0.00	0.00	43,600.00
45.	SWM System #5	105,300.00	105,300.00	105,300.00	0.00
46.	Cleanouts	<u>29,400.00</u>	<u>24,000.00</u>	<u>24,000.00</u>	<u>5,400.00</u>
	Subtotal D	\$1,201,090.00	\$639,290.00	\$639,290.00	\$561,800.00
E. Paving & Access					
47.	Roadway Paving Wearing Course	\$67,680.00	\$ 0.00	\$ 0.00	\$67,680.00
48.	Paving Base Course	135,360.00	135,360.00	135,360.00	0.00
49.	Stone Subbase	60,160.00	60,160.00	60,160.00	0.00
50.	Asphalt Seal	3,500.00	0.00	0.00	3,500.00
51.	Porous Paver Walkway	77,000.00	0.00	0.00	77,000.00
52.	Public Walkway	2,760.00	0.00	0.00	2,760.00
53.	Stone Subbase	4,140.00	0.00	0.00	4,140.00
54.	Emergency Vehicle Access	<u>69,900.00</u>	<u>0.00</u>	<u>0.00</u>	<u>69,900.00</u>
	Subtotal E	\$420,500.00	\$195,520.00	\$195,520.00	\$224,980.00

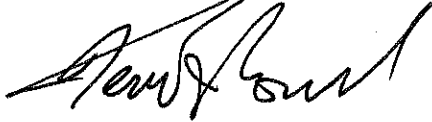
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
F. Miscellaneous				
55. Wall Repairs	\$2,500.00	\$ 0.00	\$ 0.00	\$2,500.00
56. Concrete Monuments	2,000.00	0.00	0.00	2,000.00
57. Iron Pins	3,750.00	0.00	0.00	3,750.00
58. Granite Curb	4,200.00	2,200.00	2,200.00	2,000.00
59. Sidewalks/Concrete Aprons	68,400.00	34,200.00	34,200.00	34,200.00
60. Fire Hydrants	5,000.00	5,000.00	5,000.00	0.00
61. Open Space Monuments	5,000.00	0.00	0.00	5,000.00
62. Traffic Signs/Striping	10,000.00	5,000.00	5,000.00	5,000.00
63. New Traffic Signal	190,000.00	190,000.00	190,000.00	0.00
64. Signal Improvements	45,000.00	0.00	0.00	45,000.00
65. Crosswalks External	8,310.00	0.00	0.00	8,310.00
66. Crosswalks Internal	14,000.00	10,000.00	10,000.00	4,000.00
67. Handicap Ramps	9,000.00	0.00	0.00	9,000.00
68. Speed Humps	<u>17,500.00</u>	<u>12,500.00</u>	<u>12,500.00</u>	<u>5,000.00</u>
Subtotal F	\$384,660.00	\$258,900.00	\$258,900.00	\$125,760.00
G. Landscaping				
69. Deciduous Trees	\$165,100.00	\$ 0.00	\$ 0.00	\$165,100.00
70. Evergreen Trees	44,100.00	0.00	0.00	44,100.00
71. Shrubs	9,490.00	0.00	0.00	9,490.00
72. Grass Stabilization	15,000.00	7,500.00	7,500.00	7,500.00
73. Pole Mounted Lighting	185,000.00	115,000.00	115,000.00	70,000.00
74. Pedestrian Lighting	<u>15,000.00</u>	<u>7,500.00</u>	<u>7,500.00</u>	<u>7,500.00</u>
Subtotal G	\$433,690.00	\$130,000.00	\$130,000.00	\$303,690.00
SUBTOTAL (A - G)	\$2,853,790.00	\$1,605,710.00	\$1,605,710.00	\$1,248,080.00
Engineering & Contingencies	<u>\$285,210.00</u>	<u>160,402.00</u>	<u>160,402.00</u>	<u>124,808.00</u>
TOTAL	\$3,139,000.00	\$1,766,112.00	\$1,766,112.00	\$1,372,888.00
Plus 10%	<u>313,900.00</u>	<u>176,611.00</u>	<u>176,611.00</u>	<u>137,289.00</u>
110% Cost of Improvements per				
Section 509 of the Municipal Code	\$3,452,900.00	\$1,942,723.00	\$1,942,723.00	\$1,510,177.00
Retainage		<u>(194,272.00)</u>	<u>(194,272.00)</u>	<u>194,272.00</u>
Total		\$1,748,451.00	\$1,748,451.00	\$1,704,449.00
Release to Developer		\$1,748,451.00		
Balance of Funds in Escrow Account				<u>\$1,704,449.00</u>

We recommend a release of escrow in the amount of \$1,748,451.00. As there is currently a balance of \$3,452,900.00, following this release of \$1,748,451.00, the balance remaining in the account will be \$1,704,449.00.

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", written over a horizontal line.

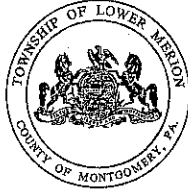
Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
Jefferson Apartment Group

**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 231.83

December 5, 2017

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

**Re: 146-156 Cricket Ave & 15 W. Spring Ave Development
Escrow Release No. 3**

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 Cost</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Erosion & Sediment Control				
1 Construction Entrance	\$1,100.00	\$ 0.00	\$550.00	\$550.00
2 Tree Protection Fence	1,050.00	0.00	525.00	525.00
3 Standard Silt Fencing	2,800.00	0.00	1,400.00	1,400.00
4 8" Filter Sox	5,400.00	0.00	2,700.00	2,700.00
5 24" Diversion Berm	11,700.00	0.00	7,800.00	3,900.00
6 Paved Diversion Berm	1,000.00	0.00	1,000.00	0.00
7 Erosion Control Blanket	13,560.00	0.00	13,560.00	0.00
8 Inlet Protection	1,650.00	850.00	850.00	800.00
9 Sediment Basin	5,000.00	0.00	5,000.00	0.00
10 Grading & Stabilization	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
Subtotal A	\$46,260.00	\$850.00	\$33,385.00	\$12,875.00
B. Sanitary Sewer				
11 8" PVC	\$26,250.00	\$ 0.00	\$26,250.00	\$ 0.00
12 4" PVC Laterals	9,000.00	0.00	9,000.00	0.00
13 Manhole	9,000.00	0.00	9,000.00	0.00
14 Sanitary Sewer Testing	2,500.00	0.00	2,500.00	0.00
15 Connection to Main	<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>0.00</u>
Subtotal B	\$50,750.00	\$ 0.00	\$50,750.00	\$ 0.00

<u>Item</u>	<u>Total Cost</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Storm Sewer				
16 6" PVC	\$27,820.00	\$ 0.00	\$13,910.00	\$13,910.00
17 8" PVC	12,040.00	0.00	12,040.00	0.00
18 12" HDPE	4,050.00	0.00	4,050.00	0.00
19 18" HDPE	3,560.00	3,560.00	3,560.00	0.00
20 12" Yard Drain / Sump Box	6,000.00	0.00	0.00	6,000.00
21 2' x 2' Inlet	3,000.00	0.00	3,000.00	0.00
22 2' x 4' Inlet	7,500.00	0.00	7,500.00	0.00
23 Trench Drain	2,000.00	2,000.00	2,000.00	0.00
24 Cleanout	4,950.00	0.00	0.00	4,950.00
25 Infiltration Basin	195,000.00	0.00	195,000.00	0.00
26 Level Spreader	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal C	\$266,920.00	\$5,560.00	\$242,060.00	\$24,860.00
D. Landscaping				
27 Deciduous Trees	\$17,550.00	\$ 0.00	\$ 0.00	\$17,550.00
28 Evergreen Trees	15,400.00	0.00	0.00	15,400.00
29 Shrubs	<u>17,820.00</u>	<u>0.00</u>	<u>0.00</u>	<u>17,820.00</u>
Subtotal D	\$50,770.00	\$ 0.00	\$ 0.00	\$50,770.00
E. Miscellaneous				
31 Concrete Curb	\$3,300.00	\$ 0.00	\$ 0.00	\$3,300.00
32 4" Concrete Sidewalk	21,150.00	0.00	0.00	21,150.00
33 Concrete Apron	2,500.00	0.00	0.00	2,500.00
34 ADA Curb Ramp	4,000.00	0.00	0.00	4,000.00
35 Crosswalks	3,000.00	0.00	0.00	3,000.00
36 Signal Improvements	2,500.00	0.00	0.00	2,500.00
37 Traffic Protection	10,000.00	0.00	0.00	10,000.00
38 Roadway Restoration	32,500.00	24,500.00	24,500.00	8,000.00
39 Post Development Traffic Study	3,500.00	0.00	0.00	3,500.00
40 Lighting	5,000.00	0.00	0.00	5,000.00
41 Striping and Signage	1,000.00	0.00	0.00	1,000.00
42 As-Built Plan	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
Subtotal E	\$90,950.00	\$24,500.00	\$24,500.00	\$66,450.00

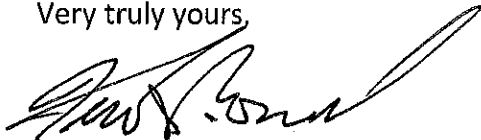
<u>Item</u>	<u>Total Cost</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal A thru E	\$505,650.00	\$30,910.00	\$350,695.00	\$154,955.00
Engineering & Contingency	<u>50,350.00</u>	<u>3,091.00</u>	<u>34,854.00</u>	<u>15,496.00</u>
Total Cost of Improvements	\$556,000.00	\$34,001.00	\$385,549.00	\$170,451.00
Plus 10%	<u>55,600.00</u>	<u>3,400.00</u>	<u>38,555.00</u>	<u>17,045.00</u>
110% of the Cost of Improvements per				
Section 509 of the Municipal Code	\$611,600.00	\$37,401.00	\$424,104.00	\$187,496.00
Retainage		<u>(3,740.00)</u>	<u>(42,410.00)</u>	<u>42,410.00</u>
Balance		\$33,661.00	\$381,694.00	\$229,906.00
 Release to Developer		 \$33,661.00		
 Amount to Remain in Escrow Account				 <u>\$229,906.00</u>

We recommend a release of escrow in the amount of \$33,661.00. As there is currently a balance of \$263,567.00, following this release of \$33,661.00, the balance remaining in the account will be \$229,906.00.

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
Ardmore TH LP, 126 East State Street, Philadelphia, PA 19063