TOWNSHIP ENGINEER

TOWNSHIP OF LOWER MERION



MONTGOMERY COUNTY

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

LOWM 244.28 October 4, 2017

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

Re: 110 Montgomery Avenue Subdivision Escrow Release No. 5

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>ltem</u>	Total	Amount This	<u>Total</u>	Amount to
	<u>Amount</u>	<u>Release</u>	<u>Released</u>	<u>Remain</u>
A. Site Preparation				
1. Tree Protection	\$1,200.00	\$ 0.00	\$1,200.00	\$ 0.00
Clearing, Grubbing & Demolition	10,000.00	0.00	10,000.00	0.00
Subtotal A	\$11,200.00	\$ 0.00	\$11,200.00	\$ 0.00
B. Erosion and Sediment Control				
3. Silt Fence	\$1,440.00	\$480.00	\$1,440.00	\$0.00
4. Construction Entrance	1,000.00	0.00	1,000.00	0.00
5. Inlet Protection	500.00	0.00	500.00	0.00
Temporary Stabilization	<u>750.00</u>	0.00	<u>750.00</u>	0.00
Subtotal B	\$3,690.00	\$480.00	\$3,690.00	\$0.00
C. ROW Construction				
7. Roadway Restoration	\$1,000.00	\$0.00	\$1,000.00	\$ 0.00
8. Concrete Curb	1,000.00	0.00	1,000.00	0.00
9. Sidewalk	3,000.00	0.00	3,000.00	0.00
10. Concrete Apron (New)	1,500.00	0.00	1,500.00	0.00
11. Concrete Apron (Demo)	1,000.00	0.00	1,000.00	0.00
Subtotal C	\$7,500.00	\$0.00	\$7,500.00	\$ 0.00
D. Temporary Basins				
12. Grading/Spreader & Outflow Pipe	\$3,000.00	<u>\$ 0.00</u>	\$3,000.00	\$ 0.00
Subtotal D	\$3,000.00	\$ 0.00	\$3,000.00	\$ 0.00
E. Site Construction				
13. Final Grading/Stabilization	\$4,000.00	\$2,000.00	\$4,000.00	\$0.00
14. Common Drive Paving (6" 2A	<u> 10,000.00</u>	2,500.00	10,000.00	0.00
Stone, 5" BCBC, 1 ½" ID-2 Wearing				
Course)				
Subtotal E	\$14,000.00	\$4,500.00	\$14,000.00	\$0.00

OWM 244.28 <u>Item</u>	Page 2 <u>Total</u> Amount	Amount This Release	<u>Total</u> Released	October 4, 2017 <u>Amount to</u> <u>Remain</u>
F. Stormwater Management		<u> </u>		
15. 12" HDPE	\$2,300.00	\$ 0.00	\$2,300.00	\$ 0.00
16. Bubble-Up Spreader	750.00	0.00	750.00	0.00
17. Storm Manholes	1,500.00	0.00	1,500.00	0.00
18. Yard Inlets	5,000.00	0.00	5,000.00	0.00
19. Seepage Bed B (Pipe, Stone &	•		,	
Geotextile Material)	7,500.00	0.00	7,500.00	0.00
20. Seepage Bed A (Pipe, Stone &	•		,	
Geotextile Material)	40,000.00	0.00	40,000.00	0.00
Subtotal F	\$57,050.00	\$ 0.00	\$57,050.00	\$ 0.00
G. Miscellaneous		·	. ,	,
21. Road Control Monuments	\$800.00	\$ 0.00	\$ 0.00	\$800.00
Subtotal G	\$800.00	\$ 0.00	\$ 0.00	\$800.00
H. Landscaping		·	·	•
22. Landscaping/Fence	\$20,000.00	\$ 0.00	\$ 0.00	\$20,000.00
Subtotal H	\$20,000.00	\$ 0.00	\$ 0.00	\$20,000.00
Subtotal A thru H	\$117,240.00	\$4,980.00	\$96,440.00	\$20,800.00
Engineering & Contingencies	11,724.00	498.00	9,644.00	2,080.00
Total Cost of Improvements	\$128,964.00	\$5,478.00	\$106,084.00	\$22,880.00
Plus 10%	12,896.00	<u>547.00</u>	10,608.00	2,288.00
110% of the Cost of Improvements per				
Section 509 of the Municipal Code	\$141,860.00	\$6,025.00	\$116,692.00	\$25,168.00
Retainage		(602.00)	(11,271.00)	11,271.00
		\$5,423.00	\$105,421.00	\$36,439.00
Release to Developer		\$5,423.00	,	
Balance remaining in Escrow Account				\$36,43 <u>9.00</u>

We recommend a release of escrow in the amount of \$5,423.00. As there is currently a balance of \$41,862.00, following this release of \$5,423.00, the balance remaining in the account will be \$36,439.00.

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
DeLuca Smith, LLC, 623 Argyle Road, Wynnewood, PA 19096

TOWNSHIP ENGINEER

TOWNSHIP OF LOWER MERION



MONTGOMERY COUNTY

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

LOWM 244.70

January 5, 2018

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

Re: BMW Development

Escrow Release No. 4 (Final)

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</u>	Amount This	<u>Total</u>	Amount to
	<u>Amount</u>	<u>Release</u>	Released	<u>Remain</u>
A. Site Preparation				
 Tree Protection/Tree Treatment 	\$500.00	\$ 0.00	\$500.00	\$ 0.00
2. Curb, Sidewalk, Pavement Removal	2,500.00	0.00	2,500.00	0.00
3. Demolition	25,000.00	0.00	25,000.00	0.00
Subtotal A	\$28,000.00	\$ 0.00	\$28,000.00	\$ 0.00
B. Erosion and Sediment Control				
4. Silt Soxx	\$8,000.00	\$ 0.00	\$8,000.00	\$ 0.00
5. Grading & Stabilization	25,000.00	0.00	25,000.00	0.00
6. Construction Entrance	1,250.00	0.00	1,250.00	0.00
7. Inlet Protection	4,500.00	0.00	4,500.00	0.00
8. Temporary Stabilization	2,500.00	0.00	<u>2,500.00</u>	0.00
Subtotal B	\$41,250.00	\$ 0.00	\$41,250.00	\$ 0.00
C. Site Construction				
Roadway Restoration	\$2,500.00	\$ 0.00	\$2,500.00	\$ 0.00
10. Concrete Curb	50,000.00	0.00	50,000.00	0.00
11. Sidewalk	25,000.00	0.00	25,000.00	0.00
12. Concrete Apron	500.00	0.00	500.00	0.00
13. Porous Paving Walk	10,000.00	0,00	10,000.00	0.00
14. Patterned Concrete for Pocket Park	50,000.00	0.00	50,000.00	0.00
15. Paving/Meter Installation	70,000.00	0.00	70,000.00	0.00
Subtotal C	\$208,000.00	\$ 0.00	\$208,000.00	\$ 0.00

D. Santlary Sewer 16.8" DIP with DIP Sleeve \$25,000.00 \$0.00 \$15,000.00 \$15,000	<u>ltem</u>	<u>Total</u> <u>Amount</u>	Amount This Release	<u>Total</u> <u>Released</u>	Amount to Remain
17. Manholes	D. Sanitary Sewer				
Subtotal D S40,000.00 \$ 0.00 \$40,000.00 \$ 0.00	16. 8" DIP with DIP Sleeve	\$25,000.00	\$ 0.00	\$25,000.00	\$ 0.00
E. Stormwater Management 18. 15" HDPE \$10,400.00 \$0.00 \$10,400.00 \$0.00 19. 18" HDPE \$5,250.00 0.00 5,250.00 0.00 20. 24" HDPE 1,350.00 0.00 13,530.00 0.00 21. 30" HDPE 13,530.00 0.00 13,530.00 0.00 22. 36" HDPE 14,400.00 0.00 14,400.00 0.00 23. City No. 1 Inlets 7,500.00 0.00 16,000.00 0.00 24. Manholes 16,000.00 0.00 16,000.00 0.00 25. Type M Inlets 2,500.00 0.00 12,500.00 0.00 26. Type C Inlets 12,500.00 0.00 12,500.00 0.00 27. Mechanical BMP Unit 50,000.00 0.00 12,500.00 0.00 28. Amended Soil/Stone 10,000.00 0.00 \$10,000.00 0.00 28. Amended Soil/Stone 10,000.00 0.00 \$143,380.00 \$0.00 F. Miscellaneous 29. Benches/Trash Receptacles \$5,000.00 0.00 \$143,380.00 \$0.00 31. Road Control/Monuments 1,000.00 0.00 \$5,000.00 0.00 32. Crosswalk/HC Ramps 15,000.00 0.00 15,000.00 0.00 33. Lighting 12,000.00 0.00 15,000.00 0.00 34. Pavement Markings 7,500.00 0.00 12,000.00 0.00 35. Traffic Control/Directional Signs 2,500.00 0.00 2,500.00 0.00 36. As-Built Plan 4,500.00 0.00 2,500.00 0.00 37. Post Development Traffic Study 50,000 \$0.00 \$5,000.00 \$0.00 38. Landscaping/Guarantee \$23,600.00 \$0.00 \$23,600.00 \$0.00 39. Off-Site Landscaping & Delivery Cost Subtotal G \$577,640.00 \$0.00 \$61,510.00 \$0.00 Subtotal A thru G \$57,640.00 \$0.00 \$57,640.00 \$0.00 Subtotal A thru G \$57,640.00 \$0.00 \$57,640.00 \$0.00 Figineering & Contingencies \$77,640.00 \$1,580.00 \$638,944.00 \$0.00 Plus 10% of the Cost of Improvements per Section 509 of the Municipal Code \$698,944.00 \$1,580.00 \$698,944.00 \$0.00 Release to Developer	17. Manholes	15,000.00	0.00	15,000.00	0.00
18. 15" HDPE	Subtotal D	\$40,000.00		\$40,000.00	
18. 15" HDPE	F Stormwater Management				
19. 18" HDPE	_	\$10,400,00	\$ 0.00	\$10,400,00	\$ 0.00
20. 24" HDPE			•	•	•
21. 30" HDPE		·		•	
22. 36" HDPE		•			
23. City No. 1 Inlets 7,500.00 0.00 7,500.00 0.00 24. Manholes 16,000.00 0.00 16,000.00 0.00 25. Type M Inlets 2,500.00 0.00 12,500.00 0.00 26. Type C Inlets 12,500.00 0.00 12,500.00 0.00 27. Mechanical BMP Unit 50,000.00 0.00 50,000.00 0.00 28. Amended Soil/Stone 10,000.00 0.00 \$10,000.00 \$0.00 \$143,380.00 \$0.00 \$143,000.00 \$143,000.00 \$143,000.00 \$143,000.00 \$143,000.00 \$143,000.00 \$143,000.00 \$143,000.00 \$143,000.00 \$143,000.00 \$143,000.00 \$143,000.00 \$14		•			
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29. Benches/Trash Receptacles \$5,000.00 \$0.00 \$5,000.00 \$0.00 30. Bicycle Racks 5,000.00 0.00 5,000.00 0.00 31. Road Control/Monuments 1,000.00 0.00 1,000.00 0.00 32. Crosswelk/HC Ramps 15,000.00 0.00 15,000.00 0.00 33. Lighting 12,000.00 0.00 15,000.00 0.00 34. Pavement Markings 7,500.00 0.00 7,500.00 0.00 35. Traffic Control/Directional Signs 2,500.00 0.00 2,500.00 0.00 36. As-Built Plan 4,500.00 0.00 4,500.00 0.00 37. Post Development Traffic Study 3,000.00 3,000.00 3,000.00 0.00 Subtotal F \$55,500.00 \$ 0.00 \$23,600.00 \$ 0.00 39. Off-Site Landscaping & Delivery Cost 37,910.00 0.00 \$37,910.00 \$ 0.00 Subtotal G \$577,640.00 \$ 0.00 \$577,640.00 \$ 0.00 \$578,764.00 \$ 0.00 Subtotal A thru G \$577,640.00 \$ 1,580.00 \$583,404.00 \$ 0.00 Total Cost of Improvements	Subtotal E	\$145,56U.UU	\$ 0.00	\$143,380.00	\$ 0.00
30. Bicycle Racks 5,000.00 0.00 5,000.00 0.00 31. Road Control/Monuments 1,000.00 0.00 1,000.00 0.00 32. Crosswalk/HC Ramps 15,000.00 0.00 15,000.00 0.00 33. Lighting 12,000.00 0.00 12,000.00 0.00 34. Pavement Markings 7,500.00 0.00 7,500.00 0.00 35. Traffic Control/Directional Signs 2,500.00 0.00 2,500.00 0.00 36. As-Built Plan 4,500.00 0.00 4,500.00 0.00 37. Post Development Traffic Study 3,000.00 3,000.00 3,000.00 0.00 Subtotal F \$55,500.00 \$0.00 \$55,500.00 \$0.00 G. Landscaping 38. Landscaping/Guarantee \$23,600.00 \$0.00 \$55,500.00 \$0.00 39. Off-Site Landscaping & Delivery Cost 37,910.00 0.00 37,910.00 0.00 Subtotal G \$61,510.00 \$0.00 \$577,640.00 \$0.00 Subtotal A thru G \$577,640.00 \$0.00 \$577,640.00 \$0.00 Engineering & Contingencies 57,764.00 \$1,580.00 \$78,764.00 \$0.00 Total Cost of Improvements \$635,404.00 \$1,580.00 \$635,404.00 \$0.00 I10% of the Cost of Improvements per Section 509 of the Municipal Code \$698,944.00 \$1,580.00 \$698,944.00 \$0.00 Release of Retainage 10,220.00 Total Developer \$11,800.00 \$698,944.00 \$0.00	F. Miscellaneous				
31. Road Control/Monuments 1,000.00 0.00 1,000.00 0.00 32. Crosswalk/HC Ramps 15,000.00 0.00 15,000.00 0.00 33. Lighting 12,000.00 0.00 12,000.00 0.00 34. Pavement Markings 7,500.00 0.00 7,500.00 0.00 35. Traffic Control/Directional Signs 2,500.00 0.00 2,500.00 0.00 36. As-Built Plan 4,500.00 0.00 4,500.00 0.00 37. Post Development Traffic Study 3,000.00 3,000.00 3,000.00 0.00 Subtotal F \$55,500.00 \$0.00 \$55,500.00 \$0.00 G. Landscaping 38. Landscaping/Guarantee \$23,600.00 \$0.00 \$55,500.00 \$0.00 Subtotal G \$577,640.00 \$0.00 \$7,910.00 0.00 Subtotal A thru G \$577,640.00 \$0.00 \$577,640.00 \$0.00 Engineering & Contingencies 57,764.00 \$1,580.00 \$78,764.00 \$0.00 Total Cost of Improvements \$635,404.00 \$1,580.00 \$635,404.00 \$0.00 Total Cost of Improvements per Section 509 of the Municipal Code \$698,944.00 \$1,580.00 \$698,944.00 \$0.00 Release of Retainage 10,220.00 Release to Developer \$11,800.00	29. Benches/Trash Receptacles	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
32. Crosswalk/HC Ramps 15,000.00 0.00 15,000.00 0.00 33. Lighting 12,000.00 0.00 12,000.00 0.00 34. Pavement Markings 7,500.00 0.00 7,500.00 0.00 35. Traffic Control/Directional Signs 2,500.00 0.00 2,500.00 0.00 36. As-Built Plan 4,500.00 0.00 3,000.00 3,000.00 3.000.00 37. Post Development Traffic Study 3,000.00 3,000.00 3,000.00 0.00 \$25,500.00 0.00 \$20.00 \$3.000.00 \$3.000.00 \$3.000.00 \$3.000.00 \$3.000.00 \$3.000.00 \$0.00 \$55,500.00 \$0.00 \$3.000.00 \$0	30. Bicycle Racks	5,000.00	0.00	5,000.00	0.00
33. Lighting 12,000.00 0.00 12,000.00 0.00 34. Pavement Markings 7,500.00 0.00 7,500.00 0.00 35. Traffic Control/Directional Signs 2,500.00 0.00 2,500.00 0.00 36. As-Built Plan 4,500.00 0.00 4,500.00 0.00 37. Post Development Traffic Study 3,000.00 3,000.00 3,000.00 3,000.00 0.00	31. Road Control/Monuments	1,000.00	0.00	1,000.00	0.00
34. Pavement Markings 7,500.00 0.00 7,500.00 0.00 35. Traffic Control/Directional Signs 2,500.00 0.00 2,500.00 0.00 36. As-Built Plan 4,500.00 0.00 4,500.00 0.00 37. Post Development Traffic Study 3,000.00 3,000.00 3,000.00 0.00 Subtotal F \$55,500.00 \$ 0.00 \$55,500.00 \$ 0.00 G. Landscaping \$38. Landscaping/Guarantee \$23,600.00 \$ 0.00 \$23,600.00 \$ 0.00 39. Off-Site Landscaping & Delivery Cost 37,910.00 0.00 37,910.00 0.00 Subtotal A thru G \$577,640.00 \$ 0.00 \$577,640.00 \$ 0.00 Engineering & Contingencies 57,764.00 1,580.00 \$78,764.00 \$ 0.00 Total Cost of Improvements \$635,404.00 \$1,580.00 \$635,404.00 \$ 0.00 110% of the Cost of Improvements per \$698,944.00 \$ 1,580.00 \$698,944.00 \$ 0.00 Release of Retainage 10,220.00 \$ 0.00 \$ 698,944.00 \$ 0.00 \$ 0.00 Release to Developer \$11,800.00 \$ 698,944.00 \$ 0.00 <td>32. Crosswalk/HC Ramps</td> <td>15,000.00</td> <td>0.00</td> <td>15,000.00</td> <td>0.00</td>	32. Crosswalk/HC Ramps	15,000.00	0.00	15,000.00	0.00
35. Traffic Control/Directional Signs 2,500.00 0.00 2,500.00 0.00 36. As-Built Plan 4,500.00 0.00 4,500.00 0.00 37. Post Development Traffic Study 3,000.00 3,000.00 3,000.00 3,000.00 0.00	33. Lighting	12,000.00	0.00	12,000.00	0.00
36. As-Built Plan 4,500.00 0.00 4,500.00 0.00 37. Post Development Traffic Study 3,000.00 3,000.00 3,000.00 0.00 Subtotal F \$55,500.00 \$0.00 \$55,500.00 \$0.0	34. Pavement Markings	7,500.00	0.00	7,500.00	0.00
37. Post Development Traffic Study Subtotal F \$55,500.00 \$55,500.00 \$55,500.00 \$50.00	35. Traffic Control/Directional Signs	2,500.00	0.00	2,500.00	0.00
Subtotal F \$55,500.00 \$ 0.00 \$55,500.00 \$ 0.00 G. Landscaping 38. Landscaping/Guarantee \$23,600.00 \$ 0.00 \$23,600.00 \$ 0.00 39. Off-Site Landscaping & Delivery Cost 37,910.00 0.00 37,910.00 0.00 Subtotal G \$61,510.00 \$ 0.00 \$61,510.00 \$ 0.00 Subtotal A thru G \$577,640.00 \$ 0.00 \$577,640.00 \$ 0.00 Engineering & Contingencies 57,764.00 1,580.00 578,764.00 0.00 Total Cost of Improvements \$635,404.00 \$ 1,580.00 \$635,404.00 \$ 0.00 10% of the Cost of Improvements per \$698,944.00 \$ 1,580.00 \$698,944.00 \$ 0.00 Release of Retainage 10,220.00 \$ 0.00 \$ 0.00 \$ 0.00 Release to Developer \$ 11,800.00 \$ 698,944.00 \$ 0.00	36. As-Built Plan	4,500.00	0.00	4,500.00	0.00
G. Landscaping 38. Landscaping/Guarantee \$23,600.00 \$0.00 \$23,600.00 \$0.00 39. Off-Site Landscaping & Delivery Cost 37,910.00 \$0.00 \$37,910.00 \$0.00 Subtotal G \$577,640.00 \$0.00 \$577,640.00 \$0.00 Engineering & Contingencies 57,764.00 \$1,580.00 \$78,764.00 \$0.00 Total Cost of Improvements \$635,404.00 \$1,580.00 \$635,404.00 \$0.00 Plus 10% 63,540.00 \$0.00 \$37,540.00 \$0.00 10% of the Cost of Improvements per Section 509 of the Municipal Code \$698,944.00 \$1,580.00 \$698,944.00 \$0.00 Release of Retainage 10,220.00 Total Release to Developer \$11,800.00	37. Post Development Traffic Study	3,000.00	3,000.00	3,000.00	0.00
38. Landscaping/Guarantee \$23,600.00 \$0.00 \$23,600.00 \$0.00 39. Off-Site Landscaping & Delivery Cost 37,910.00 0.00 37,910.00 0.00 Subtotal G \$61,510.00 \$0.00 \$61,510.00 \$0.0	Subtotal F	\$55,500.00	\$ 0.00	\$55,500.00	\$ 0.00
38. Landscaping/Guarantee \$23,600.00 \$0.00 \$23,600.00 \$0.00 39. Off-Site Landscaping & Delivery Cost 37,910.00 0.00 37,910.00 0.00 Subtotal G \$61,510.00 \$0.00 \$61,510.00 \$0.0	G. Landscaping				
39. Off-Site Landscaping & Delivery Cost 37,910.00 0.00 37,910.00 0.00 Subtotal G \$61,510.00 \$0.00 \$61,510.00 \$0.0		\$23,600.00	\$ 0.00	\$23,600,00	\$ 0.00
Subtotal G \$61,510.00 \$ 0.00 \$61,510.00 \$ 0.00 Subtotal A thru G \$577,640.00 \$ 0.00 \$577,640.00 \$ 0.00 Engineering & Contingencies 57,764.00 1,580.00 578,764.00 0.00 Total Cost of Improvements \$635,404.00 \$ 1,580.00 \$635,404.00 \$ 0.00 Plus 10% 63,540.00 0.00 63,540.00 0.00 110% of the Cost of Improvements per 5 5 5698,944.00 \$ 1,580.00 \$698,944.00 \$ 0.00 Release of Retainage 10,220.00 \$ 11,800.00 \$ 0.00 Release to Developer \$ 11,800.00 \$ 698,944.00 \$ 0.00			·		•
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Engineering & Contingencies 57,764.00 1,580.00 578,764.00 0.00 Total Cost of Improvements \$635,404.00 \$1,580.00 \$635,404.00 \$0.00 Plus 10% 63,540.00 0.00 63,540.00 0.00 110% of the Cost of Improvements per Section 509 of the Municipal Code \$698,944.00 \$1,580.00 \$698,944.00 \$0.00 Release of Retainage 10,220.00 Total \$11,800.00 \$698,944.00 \$0.00		401 ,510100	4 0.00	φο ι ,οιο.οο	Ģ 0.00
Total Cost of Improvements \$635,404.00 \$1,580.00 \$635,404.00 \$ 0.00 Plus 10% 63,540.00 0.00 63,540.00 0.00 110% of the Cost of Improvements per Section 509 of the Municipal Code \$698,944.00 \$1,580.00 \$698,944.00 \$ 0.00 Release of Retainage 10,220.00 Total \$11,800.00 \$698,944.00 \$ 0.00 Release to Developer			•	\$577,640.00	\$ 0.00
Plus 10% 63,540.00 0.00 63,540.00 0.00 110% of the Cost of Improvements per Section 509 of the Municipal Code \$698,944.00 \$1,580.00 \$698,944.00 \$ 0.00 Release of Retainage 10,220.00 \$698,944.00 \$ 0.00 Total \$11,800.00 \$698,944.00 \$ 0.00	· ·		1,580.00	578,764.00	0.00
110% of the Cost of Improvements per Section 509 of the Municipal Code \$698,944.00 \$1,580.00 \$698,944.00 \$ 0.00 Release of Retainage 10,220.00 \$ 0.00 Total \$11,800.00 \$698,944.00 \$ 0.00 Release to Developer \$11,800.00	•	\$635,404.00	\$1,580.00	\$635,404.00	\$ 0.00
Section 509 of the Municipal Code \$698,944.00 \$1,580.00 \$698,944.00 \$ 0.00 Release of Retainage 10,220.00 \$ 11,800.00 \$ 0.00 Release to Developer \$11,800.00 \$ 698,944.00 \$ 0.00		63,540.00	0.00	63,540.00	0.00
Release of Retainage 10,220.00 Total \$11,800.00 \$698,944.00 \$ 0.00 Release to Developer \$11,800.00	•				
Total \$11,800.00 \$698,944.00 \$ 0.00 Release to Developer \$11,800.00	•	\$698,944.00	\$1,580.00	\$698,944.00	\$ 0.00
Release to Developer \$11,800.00	-		10,220.00		
	Total		\$11,800.00	\$698,944.00	\$ 0.00
	Release to Developer		\$11.800.00		
	•		,		<u>\$ 0.00</u>

We recommend a release of escrow in the amount of \$11,800.00. As there is currently a balance of \$11,800.00, following this release of \$11,800.00, the balance remaining in the account will be \$0.00 and the account will be closed.

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

BMW of the Main Line