

**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 248.53

June 2, 2018

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

**Re: 225 E. Montgomery Avenue 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 Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A</b>	<b>EROSION AND SEDIMENT CONTROL</b>				
1	Construction Entrance	\$1,100.00	\$ 0.00	\$1,100.00	\$ 0.00
2	Tree Protection Fence	1,500.00	0.00	1,500.00	0.00
3	Standard Silt Fencing	1,600.00	0.00	1,600.00	0.00
4	8" Filter Soxx	2,800.00	0.00	2,800.00	0.00
5	24" Diversion Beam	4,500.00	0.00	4,500.00	0.00
6	Paved Diversion Beam	1,000.00	0.00	1,000.00	0.00
7	Erosion Control Blanket	12,300.00	0.00	12,300.00	0.00
8	Inlet Protection	300.00	0.00	300.00	0.00
9	Earthwork	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
	<b>Subtotal A</b>	<b>\$26,600.00</b>	<b>\$ 0.00</b>	<b>\$26,600.00</b>	<b>\$ 0.00</b>
<b>B</b>	<b>SANITARY SEWER</b>				
10	8" PVC	\$9,750.00	\$ 0.00	\$9,750.00	\$ 0.00
11	4" PVC Laterals	2,850.00	0.00	2,850.00	0.00
12	Manhole	6,000.00	0.00	6,000.00	0.00
13	Sanitary Sewer Testing	2,500.00	0.00	2,500.00	0.00
14	Connection to Main	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
	<b>Subtotal B</b>	<b>\$22,100.00</b>	<b>\$ 0.00</b>	<b>\$22,100.00</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>C</b>	<b>STORM SEWER</b>				
15	6" PVC	\$14,300.00	\$ 0.00	\$14,300.00	\$ 0.00
16	12" HDPE	3,850.00	0.00	3,850.00	0.00
17	Yard Drain	1,500.00	0.00	1,500.00	0.00
18	Trench Drain	3,000.00	0.00	3,000.00	0.00
19	Cleanout	2,100.00	0.00	2,100.00	0.00
20	12" Sump Box	2,000.00	0.00	2,000.00	0.00
21	Outlet Structure	9,000.00	0.00	9,000.00	0.00
22	Infiltration Basin	65,000.00	0.00	65,000.00	0.00
23	Connection to Main	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
	<b>Subtotal C</b>	<b>\$102,250.00</b>	<b>\$ 0.00</b>	<b>\$102,250.00</b>	<b>\$ 0.00</b>
<b>D</b>	<b>Landscaping</b>				
24	Deciduous Trees	\$18,850.00	\$9,425.00	\$9,425.00	\$9,425.00
25	Evergreen Trees	11,200.00	5,600.00	5,600.00	5,600.00
26	Shrubs	9,180.00	4,590.00	4,590.00	4,590.00
27	Perennials	<u>390.00</u>	<u>195.00</u>	<u>195.00</u>	<u>195.00</u>
	<b>Subtotal D</b>	<b>\$39,620.00</b>	<b>\$19,810.00</b>	<b>\$19,810.00</b>	<b>\$19,810.00</b>
<b>E</b>	<b>Miscellaneous</b>				
28	Concrete Curb	\$1,380.00	\$0.00	\$1,380.00	\$ 0.00
29	6" Concrete Sidewalk	13,500.00	0.00	13,500.00	0.00
30	Concrete Apron	2,500.00	0.00	2,500.00	0.00
31	Traffic Protection	5,000.00	0.00	5,000.00	0.00
32	Roadway Restoration	5,400.00	0.00	0.00	5,400.00
33	Post Development Traffic Study	3,500.00	0.00	0.00	3,500.00
34	Lighting	5,000.00	0.00	5,000.00	0.00
35	Striping and Signage	1,000.00	0.00	1,000.00	0.00
36	Concrete Monument	600.00	0.00	0.00	600.00
37	As Built	2,000.00	0.00	0.00	2,000.00
38	Fence	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
	<b>Subtotal E</b>	<b>\$59,880.00</b>	<b>\$0.00</b>	<b>\$48,380.00</b>	<b>\$11,500.00</b>
	<b>Subtotal A thru E</b>	<b>\$250,450.00</b>	<b>\$19,810.00</b>	<b>\$219,140.00</b>	<b>\$31,310.00</b>
	Engineering & Contingencies	<u>25,050.00</u>	<u>1,981.00</u>	<u>21,914.00</u>	<u>3,136.00</u>
	<b>Total Cost of Improvements</b>	<b>\$275,500.00</b>	<b>\$21,791.00</b>	<b>\$241,054.00</b>	<b>\$34,446.00</b>
	Plus 10%	<u>27,550.00</u>	<u>2,179.00</u>	<u>24,105.00</u>	<u>3,445.00</u>
	<b>110% of the Cost of Improvement per Section 509 of the Municipal Code</b>	<b>\$303,050.00</b>	<b>\$23,970.00</b>	<b>\$265,159.00</b>	<b>\$37,891.00</b>
	Retainage		<u>(2,397.00)</u>	<u>(26,516.00)</u>	<u>26,516.00</u>
	<b>Total</b>		<b>\$21,573.00</b>	<b>\$238,643.00</b>	<b>\$64,407.00</b>
	<b>Release to Developer</b>		<b>\$21,573.00</b>		
	<b>Balance of Funds in Escrow Account</b>				<b><u>\$64,407.00</u></b>

We recommend a release of escrow in the amount of \$21,573.00. As there is currently a balance of \$85,980.00, following this release of \$21,573.00, the balance remaining in the account will be \$64,407.00.

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 Manger  
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 248.74

May 23, 2018

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

**Re: 306 Bala Avenue Subdivision  
Escrow Release No. 2**

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</b>	<b>Site Demolition</b>				
1	Building Demolition	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
2	Pavement Removal	3,600.00	0.00	3,600.00	0.00
3	Sidewalk Removal	5,000.00	0.00	1,000.00	4,000.00
4	Area Light/Base Removal	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
	<b>Subtotal A</b>	<b>\$14,100.00</b>	<b>\$0.00</b>	<b>\$10,100.00</b>	<b>\$4,000.00</b>
<b>B</b>	<b>Erosion and Sediment Control</b>				
5	Construction Entrance	\$4,400.00	\$ 0.00	\$2,200.00	\$2,200.00
6	Tree Protection Fence	2,900.00	725.00	2,175.00	725.00
7	Silt Fencing	36,400.00	9,200.00	27,400.00	9,000.00
8	Diversion Berm	18,000.00	0.00	18,000.00	0.00
9	Paved Diversion Berm	4,000.00	0.00	4,000.00	0.00
10	Inlet Protection	2,400.00	0.00	800.00	1,600.00
11	Erosion Control Blanket	13,710.00	4,000.00	6,710.00	7,000.00
12	Sediment Basin #1	2,000.00	0.00	2,000.00	0.00
13	Sediment Basin #2	2,000.00	0.00	2,000.00	0.00
14	Sediment Basin #3	5,000.00	0.00	5,000.00	0.00
15	Grading & Stabilization	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
	<b>Subtotal B</b>	<b>\$95,810.00</b>	<b>\$13,925.00</b>	<b>\$70,285.00</b>	<b>\$25,525.00</b>

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>C</b>	<b>Storm Sewer</b>				
16	6" PVC	\$36,140.00	\$0.00	\$10,140.00	\$26,000.00
17	8" HDPE	24,696.00	0.00	3,360.00	21,336.00
18	12" HDPE	1,950.00	0.00	1,050.00	900.00
19	12" Yard Drain/Sump Boxes	6,000.00	0.00	1,500.00	4,500.00
20	24" Yard Drain/Sump Boxes	18,000.00	0.00	0.00	0.00
21	2'x2' Inlets/Sump Boxes	6,000.00	0.00	4,500.00	1,500.00
22	Cleanouts	5,250.00	0.00	1,350.00	3,900.00
23	Stormwater System #1	22,000.00	0.00	0.00	22,000.00
24	Stormwater System #2	24,000.00	0.00	0.00	24,000.00
25	Stormwater System #3	33,000.00	0.00	0.00	33,000.00
26	Stormwater System #4	10,000.00	0.00	10,000.00	0.00
27	Stormwater System #5	6,500.00	0.00	6,500.00	0.00
28	Basin Overflow Inlet Connection	1,500.00	0.00	0.00	1,500.00
29	Level Spreaders	<u>3,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>2,000.00</u>
	<b>Subtotal C</b>	<b>\$198,036.00</b>	<b>\$0.00</b>	<b>\$57,400.00</b>	<b>\$140,636.00</b>
<b>D</b>	<b>Landscaping</b>				
30	Deciduous Trees	\$16,900.00	\$ 0.00	\$ 0.00	\$16,900.00
31	Evergreen Trees	19,350.00	0.00	0.00	19,350.00
32	Shrubs	<u>8,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,040.00</u>
	<b>Subtotal D</b>	<b>\$44,290.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$44,290.00</b>
<b>E</b>	<b>Miscellaneous</b>				
33	Granite Curb	\$4,500.00	\$4,500.00	\$4,500.00	\$ 0.00
34	4" Concrete Sidewalk	560.00	0.00	0.00	560.00
35	Concrete Apron	7,500.00	0.00	0.00	7,500.00
36	Traffic Protection	10,000.00	0.00	5,000.00	5,000.00
37	Roadway Restoration	9,100.00	0.00	0.00	9,100.00
38	Concrete Monuments	2,400.00	0.00	0.00	2,400.00
39	Striping and Signage	9,000.00	0.00	0.00	9,000.00
40	Pervious Pavers	15,600.00	0.00	0.00	15,600.00
41	Sanitary Laterals @ Lot 3 & Lot 7	2,000.00	1,000.00	1,000.00	1,000.00
42	Sanitary Lateral @ Lot 5	1,500.00	0.00	1,500.00	0.00
43	Crosswalk at Concord Circle	1,500.00	0.00	0.00	1,500.00
44	Crosswalk at SR23	1,500.00	0.00	0.00	1,500.00
45	Mill and Overlay	13,500.00	0.00	0.00	13,500.00
46	Soil Amendments	4,000.00	0.00	4,000.00	0.00
47	As-Built Plan	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
	<b>Subtotal E</b>	<b>\$85,160.00</b>	<b>\$5,500.00</b>	<b>\$16,000.00</b>	<b>\$69,160.00</b>
	<b>Subtotal A thru E</b>	<b>\$437,396.00</b>	<b>\$19,425.00</b>	<b>\$153,785.00</b>	<b>\$283,611.00</b>
	Engineering & Contingencies	<u>42,604.00</u>	<u>1,942.00</u>	<u>14,242.00</u>	<u>28,362.00</u>

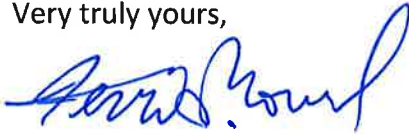
<b>Total Cost of Improvements</b>	<b>\$480,000.00</b>	<b>\$21,367.00</b>	<b>\$168,027.00</b>	<b>\$311,973.00</b>
Plus 10%	<u>48,000.00</u>	<u>2,137.00</u>	<u>16,803.00</u>	<u>31,197.00</u>
<b>110% of the Cost of Improvement per</b>				
<b>Section 509 of the Municipal Code</b>	<b>\$528,000.00</b>	<b>\$23,504.00</b>	<b>\$184,830.00</b>	<b>\$343,170.00</b>
Retainage		<u>(2,350.00)</u>	<u>(18,483.00)</u>	<u>18,483.00</u>
<b>Total</b>		<b>\$21,154.00</b>	<b>\$166,347.00</b>	<b>\$361,653.00</b>
 <b>Release to Developer</b>		 <b>\$21,154.00</b>		
 <b>Balance of Funds in Escrow Account</b>				 <b><u>\$361,653.00</u></b>

We recommend a release of escrow in the amount of \$21,154.00. As there is currently a balance of \$382,807.00, following this release of \$21,154.00, the balance remaining in the account will be \$361,653.00.

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 244.78

May 23, 2018

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

**Re: 100 St. Georges Road  
Escrow Release No. 7**

Dear Mr. Leswing:

We have received a request for release of escrow. Based upon our review of the site and discussion with township staff, we recommend a release of funds as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1. Clearing & Grubbing	\$1,500.00	\$0.00	\$1,500.00	\$ 0.00
2. Demolition	<u>35,000.00</u>	<u>0.00</u>	<u>35,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$36,500.00</b>	<b>\$0.00</b>	<b>\$36,500.00</b>	<b>\$ 0.00</b>
<b>B. Erosion and Sediment Control</b>				
3. Construction Entrance	\$1,100.00	\$0.00	\$1,100.00	\$0.00
4. Silt Fence	750.00	0.00	750.00	0.00
5. Super Silt Fence	300.00	0.00	300.00	0.00
6. Inlet Protection	2,000.00	0.00	2,000.00	0.00
7. Temporary Basin/Clean & Certify	10,000.00	0.00	10,000.00	0.00
8. Temporary Outlet Controls	2,000.00	0.00	2,000.00	0.00
9. Temporary Stabilization/Matting	<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$20,150.00</b>	<b>\$0.00</b>	<b>\$20,150.00</b>	<b>\$0.00</b>
<b>C. Site Construction</b>				
10. Roadway Restoration	\$2,500.00	\$0.00	\$ 0.00	\$2,500.00
11. Granite Curb	4,500.00	0.00	0.00	4,500.00
12. Sidewalk	7,500.00	0.00	0.00	7,500.00
13. Concrete Apron	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$19,500.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$14,500.00</b>
<b>D. Stormwater Management</b>				
14. 8" PVC	\$9,360.00	\$0.00	\$9,360.00	\$0.00
15. 12" HDPE	13,520.00	0.00	13,520.00	0.00
16. 24" HDPE	3,960.00	0.00	3,960.00	0.00
17. Connection to Existing Inlet	1,500.00	0.00	1,500.00	0.00
18. Storm Manholes	30,000.00	0.00	30,000.00	0.00
19. 2 x 2 Inlets/Sump Box	3,750.00	0.00	3,750.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
20. Type M Inlets	15,000.00	0.00	15,000.00	0.00
21. Type C Inlets	2,500.00	0.00	2,500.00	0.00
22. System No. 1 & Outlet Structure	35,000.00	0.00	35,000.00	0.00
23. System No. 2 & Outlet Structure	<u>145,000.00</u>	<u>0.00</u>	<u>145,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$259,590.00</b>	<b>\$0.00</b>	<b>\$259,590.00</b>	<b>\$0.00</b>
<b>E. Miscellaneous</b>				
24. Road Control Monuments	\$1,400.00	\$0.00	\$ 0.00	\$1,400.00
25. Lighting	5,000.00	0.00	5,000.00	0.00
26. Traffic Control Signs/Pavement Marking	2,500.00	0.00	2,500.00	0.00
27. Bicycle Racks	3,000.00	0.00	3,000.00	0.00
28. Post Development Traffic Study	2,000.00	0.00	0.00	2,000.00
29. Mechanical Equipment Screening	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$14,900.00</b>	<b>\$0.00</b>	<b>\$11,500.00</b>	<b>\$3,400.00</b>
<b>F. Landscaping</b>				
30. Landscaping	<u>\$87,000.00</u>	<u>\$ 0.00</u>	<u>\$65,250.00</u>	<u>\$21,750.00</u>
<b>Subtotal F</b>	<b>\$87,000.00</b>	<b>\$ 0.00</b>	<b>\$65,250.00</b>	<b>\$21,750.00</b>
<b>Subtotal A thru F</b>	<b>\$437,640.00</b>	<b>\$0.00</b>	<b>\$397,990.00</b>	<b>\$39,650.00</b>
Engineering & Contingencies	<u>43,764.00</u>	<u>0.00</u>	<u>39,800.00</u>	<u>3,964.00</u>
<b>Total Cost of Improvements</b>	<b>\$481,404.00</b>	<b>\$0.00</b>	<b>\$437,790.00</b>	<b>\$43,614.00</b>
Plus 10%	<u>48,140.00</u>	<u>0.00</u>	<u>43,780.00</u>	<u>4,360.00</u>
<b>Total</b>	<b>\$529,544.00</b>	<b>\$0.00</b>	<b>\$481,570.00</b>	<b>\$47,974.00</b>
Release of Retainage		<u>16,708.00</u>	<u>(20,000.00)</u>	<u>20,000.00</u>
<b>Total</b>		<b>\$16,708.00</b>	<b>\$461,570.00</b>	<b>\$67,974.00</b>
<b>Release to Developer</b>		<b>\$16,708.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$67,974.00</u></b>

We recommend a release of escrow in the amount of \$16,708.00. As there is currently a balance of \$84,682.00, following this release of \$16,708.00, the balance remaining in the account will be \$67,974.00.

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. Bowets, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager

Provco Cornerstone Ardmore, LP, 795 E. Lancaster Ave., Ste. 200, Villanova, PA 19085-1525

**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

May 23, 2018

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

**Re: Maybrook 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 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>
<b>A. Site Preparation</b>				
1. Demolition	\$15,000.00	\$0.00	\$15,000.00	\$ 0.00
2. Clearing and Earthwork	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$35,000.00</b>	<b>\$0.00</b>	<b>\$35,000.00</b>	<b>\$ 0.00</b>
<b>B. Erosion &amp; Sediment Control</b>				
3. Tree Protection Fence	\$31,500.00	\$ .00	\$31,500.00	\$ .00
4. Silt Fence	3,375.00	0.00	3,375.00	0.00
5. Super Silt Fence	8,400.00	2,100.00	8,400.00	0.00
6. Rock Construction Entrance	2,200.00	0.00	2,200.00	0.00
7. Inlet Protection	16,200.00	1,000.00	16,200.00	0.00
8. Filter Berm	6,390.00	0.00	6,390.00	0.00
9. Erosion Control Matting	630.00	0.00	630.00	0.00
10. Erosion Control Blanket	13,725.00	0.00	13,725.00	0.00
11. Temp. Gravel Surface	8,880.00	0.00	8,880.00	0.00
12. Temp Sed. Basin #1	22,500.00	0.00	22,500.00	0.00
13. Temp Sed. Trap #1	17,500.00	0.00	17,500.00	0.00
14. Temp Sed. Trap #2	17,500.00	0.00	17,500.00	0.00
15. Temp Sed. Trap #3	17,500.00	0.00	17,500.00	0.00
16. Temporary Stabilization	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$176,300.00</b>	<b>\$3,100.00</b>	<b>\$176,300.00</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>C. Sanitary Sewer Extension</b>				
17. 4" PVC	\$15,300.00	\$0.00	\$15,300.00	\$ 0.00
18. 8" DIP Main (Encased)	12,000.00	0.00	12,000.00	0.00
19. 8" PVC	139,750.00	0.00	139,750.00	0.00
20. Sanitary Sewer Manholes	30,000.00	0.00	30,000.00	0.00
21. Connections to Mains	3,000.00	0.00	3,000.00	0.00
22. Testing	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$202,550.00</b>	<b>\$0.00</b>	<b>\$202,550.00</b>	<b>\$ 0.00</b>
<b>D. Stormwater Management</b>				
23. 6" PVC	\$25,950.00	\$0.00	\$25,950.00	\$ 0.00
24. 8" PVC	69,825.00	0.00	69,825.00	0.00
25. 12" PVC	38,400.00	0.00	38,400.00	0.00
26. 15' PVC	3,375.00	0.00	3,375.00	0.00
27. 12" HDPE	43,700.00	0.00	43,700.00	0.00
28. 15" HDPE	33,200.00	0.00	31,200.00	0.00
29. 18" HDPE	37,440.00	0.00	37,440.00	0.00
30. 24" HDPE	9,625.00	0.00	6,875.00	0.00
31. 30" HDPE	18,525.00	0.00	10,725.00	0.00
32. Sump Boxes	4,500.00	0.00	3,000.00	0.00
33. Yard Drains	14,000.00	0.00	10,000.00	0.00
34. 2'x2' Inlets	4,500.00	0.00	4,500.00	0.00
35. Type M Inlets	69,000.00	0.00	57,000.00	0.00
36. Type C Inlets	42,000.00	0.00	36,000.00	0.00
37. Storm Manholes	9,000.00	0.00	6,000.00	0.00
38. Endwall	1,750.00	1,750.00	1,750.00	0.00
39. Connection to System	1,000.00	0.00	1,000.00	0.00
40. Level Spreaders	22,000.00	0.00	22,000.00	0.00
41. SWM System #1	156,000.00	0.00	156,000.00	0.00
42. SWM System #2	103,000.00	0.00	103,000.00	0.00
43. SWM System #3	316,000.00	0.00	316,000.00	0.00
44. SWM System #4	43,600.00	0.00	43,600.00	0.00
45. SWM System #5	105,300.00	0.00	105,300.00	0.00
46. Cleanouts	<u>29,400.00</u>	<u>0.00</u>	<u>24,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$1,201,090.00</b>	<b>\$1,750.00</b>	<b>\$1,201,090.00</b>	<b>\$0.00</b>
<b>E. Paving &amp; Access</b>				
47. Roadway Paving Wearing Course	\$67,680.00	\$32,000.00	\$67,680.00	\$0.00
48. Paving Base Course	135,360.00	0.00	135,360.00	0.00
49. Stone Subbase	60,160.00	0.00	60,160.00	0.00
50. Asphalt Seal	3,500.00	1,750.00	3,500.00	0.00
51. Porous Paver Walkway	77,000.00	77,000.00	77,000.00	0.00
52. Public Walkway	2,760.00	0.00	2,760.00	0.00
53. Stone Subbase	4,140.00	0.00	4,140.00	0.00
54. Emergency Vehicle Access	<u>69,900.00</u>	<u>0.00</u>	<u>0.00</u>	<u>69,900.00</u>
<b>Subtotal E</b>	<b>\$420,500.00</b>	<b>\$110,750.00</b>	<b>\$350,600.00</b>	<b>\$69,900.00</b>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>F. Miscellaneous</b>				
55. Wall Repairs	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00
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	1,000.00	4,200.00	0.00
59. Sidewalks/Concrete Aprons	68,400.00	34,200.00	68,400.00	0.00
60. Fire Hydrants	5,000.00	0.00	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	0.00	5,000.00	5,000.00
63. New Traffic Signal	190,000.00	0.00	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	0.00	14,000.00	0.00
67. Handicap Ramps	9,000.00	6,000.00	6,000.00	3,000.00
68. Speed Humps	<u>17,500.00</u>	<u>0.00</u>	<u>17,500.00</u>	<u>0.00</u>
<b>Subtotal F</b>	<b>\$384,660.00</b>	<b>\$43,700.00</b>	<b>\$312,600.00</b>	<b>\$72,060.00</b>
<b>G. Landscaping</b>				
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	6,500.00	14,000.00	1,000.00
73. Pole Mounted Lighting	185,000.00	10,000.00	185,000.00	0.00
74. Pedestrian Lighting	<u>15,000.00</u>	<u>3,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
<b>Subtotal G</b>	<b>\$433,690.00</b>	<b>\$19,500.00</b>	<b>\$214,000.00</b>	<b>\$219,690.00</b>
<b>SUBTOTAL (A - G)</b>	<b>\$2,853,790.00</b>	<b>\$178,800.00</b>	<b>\$2,492,140.00</b>	<b>\$361,650.00</b>
Engineering & Contingencies	<u>\$285,210.00</u>	<u>17,880.00</u>	<u>249,045.00</u>	<u>36,165.00</u>
<b>TOTAL</b>	<b>\$3,139,000.00</b>	<b>\$196,680.00</b>	<b>\$2,741,185.00</b>	<b>\$397,815.00</b>
Plus 10%	<u>313,900.00</u>	<u>19,668.00</u>	<u>274,118.00</u>	<u>39,782.00</u>
<b>110% Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$3,452,900.00</b>	<b>\$216,348.00</b>	<b>\$3,015,303.00</b>	<b>\$437,597.00</b>
Release of Retainage		<u>179,895.00</u>	<u>(100,000.00)</u>	<u>100,000.00</u>
<b>Total</b>		<b>\$396,243.00</b>	<b>\$2,915,303.00</b>	<b>\$537,597.00</b>
<b>Release to Developer</b>		<b>\$396,243.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$537,597.00</u></b>

We recommend a release of escrow in the amount of \$396,243.00. As there is currently a balance of \$933,840.00, following this release of \$396,243.00, the balance remaining in the account will be \$537,597.00.

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  
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 248.29

June 7, 2018

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. 3**

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:

**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	\$2,000.00	\$ 0.00
2. Pavement Removal/Stabilization	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$4,500.00</b>	<b>\$0.00</b>	<b>\$4,500.00</b>	<b>\$ 0.00</b>
<b>B. Roadway Construction</b>				
3. Granite Curb/Depressed Curb	\$1,350.00	\$0.00	\$1,350.00	\$ 0.00
4. Roadway Restoration	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$2,350.00</b>	<b>\$0.00</b>	<b>\$2,350.00</b>	<b>\$ 0.00</b>
<b>C. Miscellaneous</b>				
5. Road Control Monuments	\$1,200.00	\$ 0.00	\$ 0.00	\$1,200.00
6. Fence/Gate	<u>3,750.00</u>	<u>0.00</u>	<u>3,750.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$4,950.00</b>	<b>\$0.00</b>	<b>\$3,750.00</b>	<b>\$1,200.00</b>
<b>D. Landscaping</b>				
7. Landscaping	<u>\$25,000.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$25,000.00</u>
<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>\$10,600.00</b>	<b>\$26,200.00</b>
Engineering & Contingencies	<u>3,680.00</u>	<u>0.00</u>	<u>1,060.00</u>	<u>2,620.00</u>
<b>Total Cost of Improvements</b>	<b>\$40,480.00</b>	<b>\$0.00</b>	<b>\$11,660.00</b>	<b>\$28,820.00</b>
Plus 10%	<u>4,048.00</u>	<u>0.00</u>	<u>1,166.00</u>	<u>2,882.00</u>
<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>\$12,826.00</b>	<b>\$31,702.00</b>
<b>Release to Developer</b>		<b>\$0.00</b>		
<b>Amount to Remain in Escrow Account</b>				<b><u>\$31,702.00</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	\$ 0.00	\$200.00	\$ 0.00
2. Clearing & Grubbing	2,000.00	0.00	2,000.00	0.00
3. Demolition/Pavement Removal/Stabilization	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$9,700.00</b>	<b>\$ 0.00</b>	<b>\$9,700.00</b>	<b>\$ 0.00</b>
<b>B. Erosion and Sediment Control</b>				
4. Construction Entrance	\$1,000.00	\$ 0.00	\$1,000.00	\$ 0.00
5. Super Silt Fence	1,500.00	0.00	1,500.00	0.00
6. Temporary Basin	3,000.00	0.00	3,000.00	0.00
7. Diversion Swale/Berm	1,000.00	0.00	1,000.00	0.00
8. Outlet Control/Pipe/Spreader	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$8,000.00</b>	<b>\$ 0.00</b>	<b>\$8,000.00</b>	<b>\$ 0.00</b>
<b>C. Roadway Construction</b>				
9. Concrete Curb	\$700.00	\$ 0.00	\$700.00	\$ 0.00
10. Granite Curb	1,350.00	0.00	1,350.00	0.00
11. Roadway Restoration	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$3,550.00</b>	<b>\$ 0.00</b>	<b>\$3,550.00</b>	<b>\$ 0.00</b>
<b>D. Miscellaneous</b>				
12. Road Control Monuments	\$1,600.00	\$ 1,600.00	\$1,600.00	\$0.00
13. No Parking Signs	500.00	0.00	500.00	0.00
14. Fence/Gates	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$9,600.00</b>	<b>\$1,600.00</b>	<b>\$9,600.00</b>	<b>\$0.00</b>
<b>E. Landscaping</b>				
15. Landscaping	<u>\$44,600.00</u>	<u>\$6,700.00</u>	<u>\$44,600.00</u>	<u>\$0.00</u>
<b>Subtotal E</b>	<b>\$44,600.00</b>	<b>\$6,700.00</b>	<b>\$44,600.00</b>	<b>\$0.00</b>
<b>Lot Nos. 2, 3, and 4 Subtotal A thru E</b>	<b>\$75,450.00</b>	<b>\$8,300.00</b>	<b>\$75,450.00</b>	<b>\$0.00</b>
Engineering & Contingencies	<u>7,545.00</u>	<u>1,000.00</u>	<u>7,545.00</u>	<u>0.00</u>
<b>Total Cost of Improvements</b>	<b>\$82,995.00</b>	<b>\$9,300.00</b>	<b>\$82,995.00</b>	<b>\$0.00</b>
Plus 10%	<u>8,300.00</u>	<u>930.00</u>	<u>8,300.00</u>	<u>0.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$91,295.00</b>	<b>\$10,230.00</b>	<b>\$91,295.00</b>	<b>\$0.00</b>
Retainage		<u>0.00</u>		
<b>Total</b>		<b>\$10,230.00</b>	<b>\$91,295.00</b>	<b>\$0.00</b>
<b>Release to Developer</b>		<b>\$10,230.00</b>		
<b>Amount to Remain in Escrow Account</b>				<b><u>\$0.00</u></b>
<b>Total Lot No. 1</b>	<b>\$44,528.00</b>	<b>\$0.00</b>	<b>\$12,826.00</b>	<b>\$31,702.00</b>
<b>Total Lot Nos. 2, 3, and 4</b>	<b><u>\$91,295.00</u></b>	<b><u>\$10,230.00</u></b>	<b><u>\$91,295.00</u></b>	<b><u>\$0.00</u></b>
<b>Total</b>	<b><u>\$135,823.00</u></b>	<b><u>\$10,230.00</u></b>	<b><u>\$104,121.00</u></b>	<b><u>\$31,702.00</u></b>

0

**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 \$31,702.00.

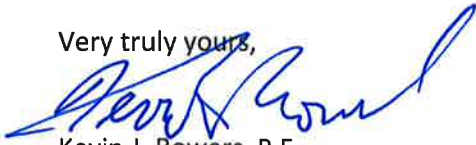
**Regarding Lot No. 2, 3, & 4**, we recommend a release of escrow in the amount of \$10,230.00. As there is currently a balance of \$62,708.00, following this release of \$10,230.00, the balance remaining in the account will be \$0.00.

**Regarding All Lots**, we recommend a release of escrow in the amount of \$10,230.00. As there is currently a balance of \$107,236.00, following this release of \$10,230.00, the balance remaining in the account will be \$31,702.00.

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