



**TOWNSHIP  
OF  
LOWER MERION**

MONTGOMERY COUNTY

**TOWNSHIP ENGINEER**

75 E. Lancaster Avenue  
Ardmore, PA 19003 2376  
Telephone: (610) 645-6200  
www.lowermerion.org

LOWM 248.29

October 3, 2019

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. 5 (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:

**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	\$1,200.00	\$ 0.00
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>\$4,950.00</b>	<b>\$ 0.00</b>
<b>D. Landscaping</b>				
7. Landscaping	<u>\$25,000.00</u>	<u>\$12,500.00</u>	<u>\$25,000.00</u>	<u>\$ 0.00</u>
<b>Subtotal D</b>	<b>\$25,000.00</b>	<b>\$12,500.00</b>	<b>\$12,500.00</b>	<b>\$ 0.00</b>
<b>Lot No. 1 Subtotal A thru D</b>	<b>\$36,800.00</b>	<b>\$12,500.00</b>	<b>\$36,800.00</b>	<b>\$0.00</b>
Engineering & Contingencies	<u>3,680.00</u>	<u>1,250.00</u>	<u>3,680.00</u>	<u>0.00</u>
<b>Total Cost of Improvements</b>	<b>\$40,480.00</b>	<b>\$13,750.00</b>	<b>\$40,480.00</b>	<b>\$0.00</b>
Plus 10%	<u>4,048.00</u>	<u>1,375.00</u>	<u>4,048.00</u>	<u>0.00</u>
<b>110% of the Cost of Improvement per Section 509 of the Municipal Code</b>	<b>\$44,528.00</b>	<b>\$15,125.00</b>	<b>\$44,528.00</b>	<b>\$0.00</b>
<b>Release to Developer</b>		<b>\$15,125.00</b>		

Amount to Remain in Escrow Account

\$0.00**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	7,500.00	0.00	7,500.00	0.00
<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	1,500.00	0.00	1,500.00	0.00
<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	1,500.00	0.00	1,500.00	0.00
<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	\$0.00	\$1,600.00	\$0.00
13. No Parking Signs	500.00	0.00	500.00	0.00
14. Fence/Gates	7,500.00	0.00	7,500.00	0.00
<b>Subtotal D</b>	<b>\$9,600.00</b>	<b>\$0.00</b>	<b>\$9,600.00</b>	<b>\$0.00</b>
<b>E. Landscaping</b>				
15. Landscaping	\$44,600.00	\$0.00	\$44,600.00	\$0.00
<b>Subtotal E</b>	<b>\$44,600.00</b>	<b>\$0.00</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>\$0.00</b>	<b>\$75,450.00</b>	<b>\$0.00</b>
Engineering & Contingencies	7,545.00	0.00	7,545.00	0.00
<b>Total Cost of Improvements</b>	<b>\$82,995.00</b>	<b>\$0.00</b>	<b>\$82,995.00</b>	<b>\$0.00</b>
Plus 10%	8,300.00	0.00	8,300.00	0.00
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$91,295.00</b>	<b>\$0.00</b>	<b>\$91,295.00</b>	<b>\$0.00</b>
Retainage				
<b>Total</b>		<b>\$0.00</b>	<b>\$91,295.00</b>	<b>\$0.00</b>
<b>Release to Developer</b>		<b>\$0.00</b>		
<b>Amount to Remain in Escrow Account</b>				<b><u>\$0.00</u></b>

Total Lot No. 1	\$44,528.00	\$15,125.00	\$44,528.00	\$0.00
Total Lot Nos. 2, 3, and 4	<u>\$91,295.00</u>	<u>\$ 0.00</u>	<u>\$91,295.00</u>	<u>\$0.00</u>
Total	<u>\$135,823.00</u>	<u>\$15,125.00</u>	<u>\$135,823.00</u>	<u>\$0.00</u>

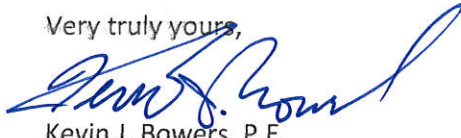
**Regarding Lot No. 1**, we recommend a release of escrow in the amount of \$15,125.00. As there is currently a balance of \$15,125.00, following this release of \$15,125.00, the balance remaining is \$0.00 and the account will be closed.

**Regarding All Lots**, we recommend a release of escrow in the amount of \$15,125.00. As there is currently a balance of \$15,125.00, following this release of \$15,125.00, the balance remaining is \$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,

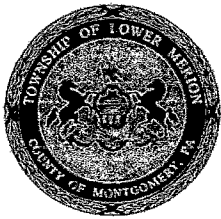


Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
Rayer Builders, 12 Church Road, Media, PA 19063  
WPS RE Mgt., LLC, 100 West Indian Lane, Norristown, PA 19403



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LOWM 248.18

October 3, 2019

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

**Re: Suburban Square  
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 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 Demolition</b>				
1. Curb Removal	\$7,647.50	\$7,647.50	\$7,647.50	\$ 0.00
2. Pavement Removal	38,550.00	38,550.00	38,550.00	0.00
3. Concrete Removal	10,626.00	10,626.00	10,626.00	0.00
4. Area Light/Base Removal	5,000.00	5,000.00	5,000.00	0.00
5. Inlet Removal	1,500.00	1,500.00	1,500.00	0.00
6. Manhole Removal	2,000.00	2,000.00	2,000.00	0.00
<b>Subtotal A</b>	<b>\$65,323.50</b>	<b>\$65,323.50</b>	<b>\$65,323.50</b>	<b>\$ 0.00</b>
<b>B. Erosion &amp; Sediment Control</b>				
7. Construction Entrance	\$4,400.00	\$3,300.00	\$3,300.00	\$1,100.00
8. Tree Protection Fence	2,500.00	1,250.00	1,250.00	0.00
9. 30" Silt Fence	1,320.00	1,320.00	1,320.00	0.00
10. 12" Compost Filter Soxx	27,800.00	22,800.00	22,800.00	5,000.00
11. Inlet Protection	2,550.00	2,500.00	2,500.00	0.00
12. Earthwork	85,000.00	85,000.00	85,000.00	0.00
<b>Subtotal B</b>	<b>\$123,570.00</b>	<b>\$117,470.00</b>	<b>\$117,470.00</b>	<b>\$6,100.00</b>
<b>C. Sanitary Sewer Extension</b>				
13. 6" PVC	\$26,600.00	\$26,600.00	\$26,600.00	\$ 0.00
14. 4" PVC Laterals	420.00	0.00	0.00	420.00
15. Manholes	9,000.00	6,000.00	6,000.00	3,000.00
16. Sanitary Sewer Testing	5,000.00	0.00	0.00	5,000.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
17.	Connections to Mains	3,000.00	2,000.00	2,000.00	1,000.00
	<b>Subtotal C</b>	<b>\$44,020.00</b>	<b>\$34,600.00</b>	<b>\$34,600.00</b>	<b>\$9,420.00</b>
	<b>D. Stormwater</b>				
18.	8" HDPE	\$4,675.00	\$4,675.00	\$4,675.00	\$ 0.00
19.	15" HDPE	65,590.00	65,590.00	65,590.00	0.00
20.	12" Yard Drain/Sump Box	3,000.00	2,250.00	2,250.00	750.00
21.	2'x4' Inlets	42,500.00	25,000.00	25,000.00	17,500.00
22.	Trench Drain	2,000.00	0.00	0.00	2,000.00
23.	Manholes	39,000.00	26,000.00	26,000.00	13,000.00
24.	Infiltration Basins	254,000.00	254,000.00	254,000.00	0.00
	<b>Subtotal D</b>	<b>\$410,765.00</b>	<b>\$377,515.00</b>	<b>\$377,515.00</b>	<b>\$33,250.00</b>
	<b>E. Landscaping</b>				
25.	Shade Trees	\$14,300.00	\$0.00	\$0.00	\$14,300.00
26.	Deciduous Trees	98,450.00	0.00	0.00	98,450.00
27.	Evergreen Trees	36,750.00	0.00	0.00	36,750.00
28.	Shrubs	44,580.00	0.00	0.00	44,580.00
	<b>Subtotal E</b>	<b>\$194,080.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$194,080.00</b>
	<b>F. Miscellaneous</b>				
29.	Concrete Curb	<del>\$90,450.00</del>	<del>\$40,450.00</del>	<del>\$40,450.00</del>	<del>\$50,000.00</del>
30.	Granite Curb	2,400.00	0.00	0.00	2,400.00
31.	Concrete Sidewalk	114,750.00	44,750.00	44,750.00	70,000.00
32.	Patterned Sidewalk	28,800.00	0.00	0.00	28,800.00
33.	Paving Restoration	35,100.00	0.00	0.00	35,100.00
34.	Mill & Overlay	18,875.00	0.00	0.00	18,875.00
35.	Concrete Aprons	2,500.00	0.00	0.00	2,500.00
36.	ADA Curb Ramps	64,000.00	16,000.00	16,000.00	48,000.00
37.	Crosswalks	10,500.00	0.00	0.00	10,500.00
38.	Raised Crosswalks	160,000.00	40,000.00	40,000.00	120,000.00
39.	Bollards	600.00	0.00	0.00	600.00
40.	6' Chain Link Fence	12,680.00	0.00	0.00	12,680.00
41.	Signal Improvements	5,000.00	0.00	0.00	5,000.00
42.	Traffic Protection	10,000.00	0.00	0.00	10,000.00
43.	Post-Development Traffic Study	3,500.00	0.00	0.00	3,500.00
44.	Lighting	50,000.00	0.00	0.00	50,000.00
45.	Striping & Signage	9,000.00	0.00	0.00	9,000.00
46.	As-Built Plan	5,000.00	0.00	0.00	5,000.00
	<b>Subtotal F</b>	<b>\$623,155.00</b>	<b>\$141,200.00</b>	<b>\$141,200.00</b>	<b>\$481,955.00</b>

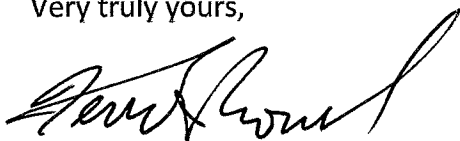
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>SUBTOTAL (A - F)</b>	<b>\$1,460,913.50</b>	<b>\$736,108.50</b>	<b>\$736,108.50</b>	<b>\$724,805.00</b>
Engineering & Contingencies	<u>\$146,086.50</u>	<u>73,606.50</u>	<u>73,606.50</u>	<u>72,480.00</u>
<b>TOTAL</b>	<b>\$1,607,000.00</b>	<b>\$809,715.00</b>	<b>\$809,715.00</b>	<b>\$797,285.00</b>
Plus 10%	<u>160,700.00</u>	<u>80,971.00</u>	<u>80,971.00</u>	<u>79,729.00</u>
<b>110% Cost of Improvements per</b>				
<b>Section 509 of the Municipal Code</b>	<b>\$1,767,700.00</b>	<b>\$890,686.00</b>	<b>\$890,686.00</b>	<b>\$877,014.00</b>
Retainage		<u>(\$89,069.00)</u>	<u>(\$89,069.00)</u>	<u>89,069.00</u>
<b>Total</b>		<b>\$801,617.00</b>	<b>\$801,617.00</b>	<b>\$966,083.00</b>
<b>Release to Developer</b>		<b>\$801,617.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$966,083.00</u></b>

We recommend a release of escrow in the amount of \$801,617.00. As there is currently a balance of \$1,767,700.00, following this release of \$801,617.00, the balance remaining in the account will be \$966,083.00.

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  
Amerishop Suburban, L.P.