

**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 231.48

April 5, 2017

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

**Re: 440 Conshohocken State Road  
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>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
1 Demolition	\$12,500.00	\$ 0.00	\$12,500.00	\$ 0.00
2 Clearing and Grubbing	2,000.00	0.00	2,000.00	0.00
3 Concrete Monuments	1,500.00	0.00	0.00	1,500.00
4 Sidewalk	6,120.00	0.00	6,120.00	0.00
5 Granite Curb	2,500.00	0.00	2,500.00	0.00
6 Driveway Apron	5,000.00	2,500.00	5,000.00	0.00
7 Cut and Cap Utilities	1,500.00	0.00	1,500.00	0.00
8 Landscaping	<u>11,500.00</u>	<u>8,625.00</u>	<u>11,500.00</u>	<u>0.00</u>
<b>Subtotal</b>	<b>\$42,620.00</b>	<b>\$11,125.00</b>	<b>\$41,120.00</b>	<b>\$1,500.00</b>
Engineering & Contingencies	<u>4,262.00</u>	<u>762.00</u>	<u>3,762.00</u>	<u>500.00</u>
<b>Total Cost of Improvements</b>	<b>\$46,882.00</b>	<b>\$11,887.00</b>	<b>\$44,882.00</b>	<b>\$2,000.00</b>
Plus 10%	<u>4,688.20</u>	<u>1,188.00</u>	<u>4,488.20</u>	<u>200.00</u>
<b>110% of Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$51,570.20</b>	<b>\$13,075.00</b>	<b>\$49,370.20</b>	<b>\$2,200.00</b>
Release of Retainage		<u>3,630.00</u>		
<b>Total</b>		<b>\$16,705.00</b>	<b>\$49,370.20</b>	<b>\$2,200.00</b>
<b>Release to Developer</b>		<b>\$16,705.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$2,200.00</u></b>

We recommend a release of escrow in the amount of \$16,705.00. As there is currently a balance of \$18,905.00, following this release of \$16,705.00, the balance remaining in the account will be \$2,200.00.

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  
Emma Builders and Developers, 109 Woodledge Lane, Exton, PA 19341

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TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
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LOWM 231.87

April 5, 2017

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

**Re: 708 Pennstone 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:

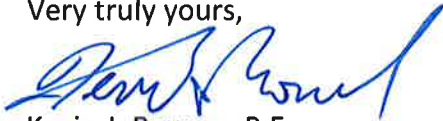
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
1. Concrete Monuments	\$1,200.00	\$1,200.00	\$1,200.00	\$ 0.00
2. Street Trees Lot No. 1	2,400.00	600.00	600.00	1,800.00
3. Riparian Buffer Lot No. 1	3,000.00	0.00	0.00	3,000.00
4. Demolition of Gazebo	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
<b>Subtotal</b>	<b>\$9,100.00</b>	<b>\$1,800.00</b>	<b>\$1,800.00</b>	<b>\$7,300.00</b>
Engineering & Contingencies	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
<b>Total Cost of Improvements</b>	<b>\$10,100.00</b>	<b>\$1,800.00</b>	<b>\$1,800.00</b>	<b>\$8,300.00</b>
Plus 10%	<u>1,010.00</u>	<u>180.00</u>	<u>180.00</u>	<u>830.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$11,110.00</b>	<b>\$1,980.00</b>	<b>\$1,980.00</b>	<b>\$9,130.00</b>
<b>Release to Developer</b>		<b>\$1,980.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$9,130.00</u></b>

We recommend a release of escrow in the amount of \$1,980.00. As there is currently a balance of \$11,110.00, following this release of \$1,980.00, the balance remaining in the account will be \$9,130.00.

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

Kevin Steckel & Robin Riess, 326 Conshohocken State Road, Unit 116, Gladwyne, PA 19035

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TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
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Telephone: (610) 649-4000  
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LOWM 231.83

April 3, 2017

Christopher Leswing, Assistant 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. 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 Cost</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Erosion &amp; Sediment Control</b>				
1 Construction Entrance	\$1,100.00	\$550.00	\$550.00	\$550.00
2 Tree Protection Fence	1,050.00	525.00	525.00	525.00
3 Standard Silt Fencing	2,800.00	1,400.00	1,400.00	1,400.00
4 8" Filter Sox	5,400.00	0.00	0.00	5,400.00
5 24" Diversion Berm	11,700.00	3,900.00	3,900.00	7,800.00
6 Paved Diversion Berm	1,000.00	0.00	0.00	1,000.00
7 Erosion Control Blanket	13,560.00	13,560.00	13,560.00	0.00
8 Inlet Protection	1,650.00	0.00	0.00	1,650.00
9 Sediment Basin	5,000.00	5,000.00	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>
<b>Subtotal A</b>	<b>\$46,260.00</b>	<b>\$24,935.00</b>	<b>\$24,935.00</b>	<b>\$21,325.00</b>
<b>B. Sanitary Sewer</b>				
11 8" PVC	\$26,250.00	\$0.00	\$0.00	\$26,250.00
12 4" PVC Laterals	9,000.00	0.00	0.00	9,000.00
13 Manhole	9,000.00	0.00	0.00	9,000.00
14 Sanitary Sewer Testing	2,500.00	0.00	0.00	2,500.00
15 Connection to Main	<u>4,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>
<b>Subtotal B</b>	<b>\$50,750.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,750.00</b>

	<u>Item</u>	<u>Total Cost</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	\$27,820.00	\$0.00	\$0.00	\$27,820.00
17	8" PVC	12,040.00	0.00	0.00	12,040.00
18	12" HDPE	4,050.00	0.00	0.00	4,050.00
19	18" HDPE	3,560.00	0.00	0.00	3,560.00
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	0.00	3,000.00
22	2' x 4' Inlet	7,500.00	0.00	0.00	7,500.00
23	Trench Drain	2,000.00	0.00	0.00	2,000.00
24	Cleanout	4,950.00	0.00	0.00	4,950.00
25	Infiltration Basin	195,000.00	35,000.00	35,000.00	160,000.00
26	Level Spreader	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
	<b>Subtotal C</b>	<b>\$266,920.00</b>	<b>\$35,000.00</b>	<b>\$35,000.00</b>	<b>\$231,920.00</b>
<b>D.</b>	<b>Landscaping</b>				
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>
	<b>Subtotal D</b>	<b>\$50,770.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,770.00</b>
<b>E.</b>	<b>Miscellaneous</b>				
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	0.00	0.00	32,500.00
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>
	<b>Subtotal E</b>	<b>\$90,950.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$90,950.00</b>

<u>Item</u>	<u>Total Cost</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>Subtotal A thru E</b>	<b>\$505,650.00</b>	<b>\$59,935.00</b>	<b>\$59,935.00</b>	<b>\$445,715.00</b>
Engineering & Contingency	<u>50,350.00</u>	<u>5,778.00</u>	<u>5,778.00</u>	<u>44,572.00</u>
<b>Total Cost of Improvements</b>	<b>\$556,000.00</b>	<b>\$65,713.00</b>	<b>\$65,713.00</b>	<b>\$490,287.00</b>
Plus 10%	<u>55,600.00</u>	<u>6,571.00</u>	<u>6,571.00</u>	<u>49,029.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$611,600.00</b>	<b>\$72,284.00</b>	<b>\$72,284.00</b>	<b>\$539,316.00</b>
Retainage		<u>(7,228.00)</u>	<u>(7,228.00)</u>	<u>7,228.00</u>
<b>Balance</b>		<b>\$65,056.00</b>	<b>\$65,056.00</b>	<b>\$546,544.00</b>
<b>Release to Developer</b>		<b>\$65,056.00</b>		
<b>Amount to Remain in Escrow Account</b>				<b><u>\$546,544.00</u></b>

We recommend a release of escrow in the amount of \$65,056.00. As there is currently a balance of \$611,600.00, following this release of \$65,056.00, the balance remaining in the account will be \$546,544.00.

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  
Yohn Engineering, LLC  
Ardmore TH LP, 126 East State Street, Philadelphia, PA 19063