



**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 231.79

November 7, 2018

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

**Re: 330 Spring Mill Road – Stoneleigh
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. General Construction Items				
1. Super Silt Fence	\$3,464.00	\$3,464.00	\$3,464.00	\$0.00
2. Silt Fencing (30")	7,650.00	7,650.00	7,650.00	0.00
3. Silt Fence (18")	1,375.00	1,375.00	1,375.00	0.00
4. Tree Protection	5,400.00	5,400.00	5,400.00	0.00
5. Construction Entrance	2,200.00	2,200.00	2,200.00	0.00
6. Inlet Protection	250.00	250.00	250.00	0.00
7. Level Spreader	1,500.00	1,500.00	1,500.00	0.00
8. Outlet Structure	1,500.00	1,500.00	1,500.00	0.00
9. Yard Inlets	3,000.00	3,000.00	3,000.00	0.00
10. 8" HDPE Underdrain	23,400.00	23,400.00	23,400.00	0.00
11. 15" HDPE	17,000.00	17,000.00	17,000.00	0.00
12. Initial Grading & Clearing	3,000.00	3,000.00	3,000.00	0.00
13. Final Grading & Stabilization	20,000.00	20,000.00	20,000.00	0.00
14. Rain Garden	5,000.00	0.00	0.00	5,000.00
15. Parking Lot Paving	78,500.00	78,500.00	78,500.00	0.00
16. Line Striping	<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
Subtotal A	\$176,239.00	\$171,239.00	\$171,239.00	\$5,000.00
B. Landscaping				
17. Evergreen Trees	\$9,000.00	\$0.00	\$0.00	\$9,000.00
18. Evergreen Shrubs	2,340.00	0.00	0.00	2,340.00
19. Deciduous Trees	25,350.00	0.00	0.00	25,350.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
20. Deciduous Shurbs	6,955.00	0.00	0.00	6,955.00
21. Perennials	5,400.00	0.00	0.00	5,400.00
22. Site Lighting Wiring	675.00	675.00	675.00	0.00
23. Site Lighting Controller	3,000.00	3,000.00	3,000.00	0.00
24. Site Lighting Fixture	<u>21,000.00</u>	<u>21,000.00</u>	<u>21,000.00</u>	<u>0.00</u>
Subtotal B	\$73,720.00	\$24,675.00	\$24,675.00	\$49,045.00
C. Right-of-Way Improvements				
25. ADA Ramp	\$3,000.00	\$3,000.00	\$3,000.00	\$ 0.00
26. Walkway	750.00	750.00	750.00	0.00
27. Concrete Curb Restoration	540.00	540.00	540.00	0.00
28. Granite Curb Restoration	400.00	400.00	400.00	0.00
29. Pavement Restoration	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal C	\$5,690.00	\$5,690.00	\$5,690.00	\$0.00
Subtotal A thru D	\$255,649.00	\$201,604.00	\$201,604.00	\$54,045.00
Engineering & Contingencies	<u>25,351.00</u>	<u>20,160.00</u>	<u>20,160.00</u>	<u>5,191.00</u>
Total Cost of Improvements	\$281,000.00	\$221,764.00	\$221,764.00	\$59,236.00
Plus 10%	<u>28,100.00</u>	<u>22,176.00</u>	<u>22,176.00</u>	<u>5,924.00</u>
110% of the Cost of Improvement per Section 509 of the Municipal Code	\$309,100.00	\$243,940.00	\$243,940.00	\$65,160.00
Retainage		<u>(6,516.00)</u>	<u>(6,516.00)</u>	<u>6,516.00</u>
Total		\$237,424.00	\$237,424.00	\$71,676.00
Release to Developer		\$237,424.00		
Balance of Funds in Escrow Account				<u>\$71,676.00</u>

We recommend a release of escrow in the amount of \$237,424.00. As there is currently a balance of \$309,100.00, following this release of \$237,424.00, the balance remaining in the account will be \$71,676.00.

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 blue ink, appearing to read "Kevin J. Bowers", with a stylized flourish at the end.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager

Molly Morrison, Natural Lands Trust, 1031 Palmers Mill Road, Media, PA 19063

Denise Yarnoff, Riper, Riley, Hollin & Colagraco, 717 Constitution Drive, Exton, PA 19341



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LOWM 248.49

November 7, 2018

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

**Re: Bryn Mawr College Science Center
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. Construction Entrance	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
2. Silt Fence	1,040.00	1,040.00	1,040.00	0.00
3. Tree Protection Fence	4,000.00	4,000.00	4,000.00	0.00
4. Inlet Protection	2,400.00	2,400.00	2,400.00	0.00
5. Grading & Stabilization	5,000.00	5,000.00	5,000.00	0.00
6. Paving Demolition	8,000.00	8,000.00	8,000.00	0.00
7. Clearing & Grubbing	<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
Subtotal A	\$23,940.00	\$23,940.00	\$23,940.00	\$0.00
B. Storm Sewer				
8. 8" HDPE	\$6,500.00	\$6,500.00	\$6,500.00	\$0.00
9. 15" HDPE	15,575.00	15,575.00	15,575.00	0.00
10. 2'x2' Inlets/Sump Boxes	10,500.00	10,500.00	10,500.00	0.00
11. Type M Inlet	2,000.00	2,000.00	2,000.00	0.00
12. Cleanouts	1,500.00	1,500.00	1,500.00	0.00
13. Rainwater Harvest System	10,000.00	10,000.00	10,000.00	0.00
14. Seepage Bed	15,000.00	15,000.00	15,000.00	0.00
15. Connection to Existing Storm Structure	<u>300.00</u>	<u>300.00</u>	<u>300.00</u>	<u>0.00</u>
Subtotal B	\$61,375.00	\$61,375.00	\$61,375.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Landscaping				
16. Deciduous Shrubs	\$960.00	\$ 0.00	\$ 0.00	\$960.00
17. Evergreen Shrubs	960.00	0.00	0.00	960.00
18. Deciduous Trees	5,200.00	0.00	0.00	5,200.00
19. Evergreen Trees	<u>900.00</u>	<u>0.00</u>	<u>0.00</u>	<u>900.00</u>
Subtotal D	\$8,020.00	\$ 0.00	\$ 0.00	\$8,020.00
D. Miscellaneous				
20. Site Lights	\$18,000.00	\$18,000.00	\$18,000.00	\$0.00
21. Site Bollards	2,500.00	2,500.00	2,500.00	0.00
22. Bike Racks	5,000.00	0.00	0.00	5,000.00
23. As-Built Plan	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
Subtotal E	\$28,000.00	\$20,500.00	\$20,500.00	\$7,500.00
Subtotal A thru D	\$121,335.00	\$105,815.00	\$105,815.00	\$15,520.00
Engineering & Contingencies	<u>12,134.00</u>	<u>10,582.00</u>	<u>10,582.00</u>	<u>1,552.00</u>
Total Cost of Improvements	\$133,469.00	\$116,397.00	\$116,397.00	\$17,072.00
Plus 10%	<u>13,347.00</u>	<u>11,639.00</u>	<u>11,639.00</u>	<u>1,708.00</u>
110% of the Cost of Improvement per Section 509 of the Municipal Code	\$146,816.00	\$128,036.00	\$128,036.00	\$18,780.00
Retainage		<u>(5,000.00)</u>	<u>(5,000.00)</u>	<u>5,000.00</u>
Total		\$123,036.00	\$123,036.00	\$23,780.00
Release to Developer		\$123,036.00		
Balance of Funds in Escrow Account				<u>\$23,780.00</u>

We recommend a release of escrow in the amount of \$123,036.00. As there is currently a balance of \$146,816.00, following this release of \$123,036.00, the balance remaining in the account will be \$23,708.00.

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
Bryn Mawr College, 101 North Merion Avenue, Bryn Mawr, PA 19010



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LOWM 248.69

November 7, 2018

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

**Re: 601 North Ithan Avenue – Beaumont at Bryn Mawr
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. Tire, Curb, and Paving Removal	\$4,000.00	\$4,000.00	\$4,000.00	\$0.00
2. Demolition/Dust Control, Storm Pipe Seal/Removal	<u>4,000.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>0.00</u>
Subtotal A	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00
B. Erosion and Sediment Control				
3. Construction Entrance	\$3,300.00	\$3,300.00	\$3,300.00	\$0.00
4. Tree Protection	3,500.00	3,500.00	3,500.00	0.00
5. Inlet Protection	750.00	750.00	750.00	0.00
6. Filter Soxx	2,400.00	2,400.00	2,400.00	0.00
7. Temporary Stabilization	2,500.00	2,500.00	2,500.00	0.00
8. Temporary Basin	16,000.00	16,000.00	16,000.00	0.00
9. Final Grading & Stabilization	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal B	\$38,450.00	\$38,450.00	\$38,450.00	\$0.00
C. Site Construction				
10. Paving (Stone, BCBC, Wearing Course)	\$28,125.00	\$28,125.00	\$28,125.00	\$ 0.00
11. Sidewalk	3,000.00	3,000.00	3,000.00	0.00
12. ADA Ramps	2,000.00	2,000.00	2,000.00	0.00
13. Concrete Curb	15,000.00	15,000.00	15,000.00	0.00
14. Pavement Marking/Signage	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal C	\$50,625.00	\$50,625.00	\$50,625.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Stormwater Management				
15. 6" HDPE	\$3,000.00	\$3,000.00	\$3,000.00	\$ 0.00
16. 12" RCP	5,500.00	5,500.00	5,500.00	0.00
17. 15" RCP	1,100.00	1,100.00	1,100.00	0.00
18. 24" RCP	2,800.00	2,800.00	2,800.00	0.00
19. Storm Manhole	32,000.00	32,000.00	32,000.00	0.00
20. Inlets	10,000.00	10,000.00	10,000.00	0.00
21. System No. S1	25,000.00	25,000.00	25,000.00	0.00
22. System No. N1	16,500.00	16,500.00	16,500.00	0.00
23. System No. N2	<u>6,000.00</u>	<u>6,000.00</u>	<u>6,000.00</u>	<u>0.00</u>
Subtotal D	\$101,900.00	\$101,900.00	\$101,900.00	\$0.00
E. Landscaping				
24. Landscaping	<u>20,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$20,000.00</u>
Subtotal C	\$20,000.00	\$0.00	\$0.00	\$20,000.00
Subtotal A thru C	\$218,975.00	\$198,975.00	\$198,975.00	\$20,000.00
Engineering & Contingencies	<u>21,898.00</u>	<u>19,898.00</u>	<u>19,898.00</u>	<u>2,000.00</u>
Total Cost of Improvements	\$240,873.00	\$218,873.00	\$218,873.00	\$22,000.00
Plus 10%	<u>24,087.00</u>	<u>21,887.00</u>	<u>21,887.00</u>	<u>2,200.00</u>
110% of the Cost of Improvement per Section 509 of the Municipal Code	\$264,960.00	\$240,760.00	\$240,760.00	\$24,200.00
Retainage		<u>(2,420.00)</u>	<u>(2,420.00)</u>	<u>2,420.00</u>
Total		\$238,340.00	\$238,340.00	\$26,620.00
Release to Developer		\$238,340.00		
Balance of Funds in Escrow Account				<u>\$26,620.00</u>

We recommend a release of escrow in the amount of \$238,340.00. As there is currently a balance of \$264,960.00, following this release of \$238,340.00, the balance remaining in the account will be \$26,620.00.

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 blue ink, appearing to read "Kevin J. Bowers", is written over the typed name.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
Beaumont at Bryn Mawr, 601 North Ithan Avenue, Bryn Mawr, PA 19010



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LOWM 231.80

November 7, 2018

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

**Re: 717, 719 Conshohocken State Road
Escrow Release No. 3 (Final)**

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. Common Elements				
1. House Demolition	\$10,000.00	\$ 0.00	\$10,000.00	\$ 0.00
2. Clearing & Grubbing	5,000.00	0.00	5,000.00	0.00
3. Silt Fencing (18")	3,360.00	0.00	3,360.00	0.00
4. Tree Protection Fencing	2,210.00	0.00	2,210.00	0.00
5. Construction Entrance	2,200.00	0.00	2,200.00	0.00
6. Inlet Protection	2,000.00	0.00	2,000.00	0.00
7. Diversion Berm	5,500.00	0.00	5,500.00	0.00
8. Concrete Monument	1,500.00	1,500.00	1,500.00	0.00
9. Granite Curb	<u>10,400.00</u>	<u>0.00</u>	<u>10,400.00</u>	<u>0.00</u>
Subtotal A	\$42,170.00	\$1,500.00	\$42,170.00	\$0.00
B. Lot 1 Improvements				
10. Storm Sewer (8" PVC)	\$4,060.00	\$ 0.00	\$4,060.00	\$ 0.00
11. Storm Sewer (10" HDPE)	2,100.00	0.00	2,100.00	0.00
12. Storm Sewer (6" RWC)	4,125.00	0.00	4,125.00	0.00
13. Storm Sewer (4" RWC)	675.00	0.00	675.00	0.00
14. Storm Sewer Cleanout	450.00	0.00	450.00	0.00
15. Sanitary Lateral (4" PVC)	2,700.00	0.00	2,700.00	0.00
16. Sanitary Lateral Cleanout	150.00	0.00	150.00	0.00
17. 2' x 2' Yard Drain	4,500.00	0.00	4,500.00	0.00
18. Temporary Basin	5,000.00	0.00	5,000.00	0.00
19. Slope Stabilization	3,000.00	0.00	3,000.00	0.00
20. Underground Basin	30,000.00	0.00	30,000.00	0.00
21. Level Spreader	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal B	\$57,760.00	\$0.00	\$57,760.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Lot 2 Improvements				
22. Storm Sewer (8" PVC)	\$4,340.00	\$ 0.00	\$4,340.00	\$ 0.00
23. Storm Sewer (10" PVC)	330.00	0.00	330.00	0.00
24. Storm Sewer (10" HDPE)	2,040.00	0.00	2,040.00	0.00
25. Storm Sewer (6" RWC)	4,375.00	0.00	4,375.00	0.00
26. Storm Sewer Cleanout	450.00	0.00	450.00	0.00
27. Sanitary Lateral (4" PVC)	2,625.00	0.00	2,625.00	0.00
28. Sanitary Lateral Cleanout	150.00	0.00	150.00	0.00
29. 2' x 2' Yard Drain	4,500.00	0.00	4,500.00	0.00
30. 12" Nyloplast Drain	1,500.00	0.00	1,500.00	0.00
31. Temporary Basin	5,000.00	0.00	5,000.00	0.00
32. Slope Stabilization	3,625.00	0.00	3,625.00	0.00
33. Underground Basin	29,325.00	0.00	29,325.00	0.00
34. Level Spreader	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal C	\$59,260.00	\$0.00	\$59,260.00	\$0.00
D. Landscaping				
35. Landscaping	<u>\$28,000.00</u>	<u>\$28,000.00</u>	<u>\$28,000.00</u>	<u>\$0.00</u>
Subtotal D	\$28,000.00	\$28,000.00	\$28,000.00	\$0.00
Total A thru D	\$187,190.00	\$29,500.00	\$187,190.00	\$0.00
Engineering Fees & Contingencies	<u>18,710.00</u>	<u>2,950.00</u>	<u>18,710.00</u>	<u>0.00</u>
Total	\$205,900.00	\$32,450.00	\$205,900.00	\$0.00
Plus 10%	<u>20,590.00</u>	<u>3,245.00</u>	<u>20,590.00</u>	<u>0.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$226,490.00	\$35,695.00	\$226,490.00	\$0.00
Retainage		<u>15,612.00</u>	<u>0.00</u>	<u>0.00</u>
Total		\$51,307.00	\$226,490.00	\$0.00
Release to Developer		\$51,307.00		
Amount to Remain in Escrow Account				\$0.00

We recommend a release of escrow in the amount of \$51,307.00. As there is currently a balance of \$51,307.00, following this release of \$51,307.00, 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,

A handwritten signature in blue ink, appearing to read "Kevin J. Bowers", is written over the closing "yours".

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
James Winters, 414 Pawlings Road, Phoenixville, PA 19460



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LOWM 248.23

November 7, 2018

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. 14**

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	0.00	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>5,000.00</u>	<u>0.00</u>
Subtotal A	\$30,000.00	\$0.00	\$30,000.00	\$0.00
<u>B. Roadway Paving, Walks, Curbing</u>				
5. 1.5" Wearing Course	\$14,625.00	\$9,750.00	\$14,625.00	\$0.00
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	8,280.00	0.00
9. Granite Curbing	5,950.00	0.00	5,950.00	0.00
10. Reinforced Sidewalk	9,950.00	0.00	9,950.00	0.00
11. Sidewalk	14,600.00	2,000.00	14,600.00	0.00
12. Porous Paver Walk	<u>9,300.00</u>	<u>0.00</u>	<u>9,300.00</u>	<u>0.00</u>
Subtotal B	\$96,830.00	\$11,750.00	\$96,830.00	\$0.00
<u>C. Stormwater Management</u>				
13. SWM System #1	\$22,000.00	\$0.00	\$22,000.00	\$0.00
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	29,250.00	0.00
21. 8" PVC	2,860.00	0.00	2,860.00	0.00
22. 12" HDPE	5,750.00	0.00	5,750.00	0.00
23. 15" HDPE	3,220.00	0.00	3,220.00	0.00
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	2,500.00	0.00
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>17,500.00</u>	<u>0.00</u>
Subtotal C	\$268,720.00	\$0.00	\$268,720.00	\$0.00
<u>D. Erosion & Sedimentation Controls</u>				
30. Super Silt Fence	\$2,750.00	\$0.00	\$2,750.00	\$0.00
31. 18' Standard Silt Fence	5,760.00	0.00	5,760.00	0.00
32. Erosion Control Netting	1,650.00	0.00	1,650.00	0.00
33. Filter Soxx Berm	4,000.00	0.00	4,000.00	0.00
34. Construction Entrance	2,200.00	0.00	2,200.00	0.00
35. Inlet Protection	900.00	0.00	900.00	0.00
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	\$23,970.00	\$0.00
<u>E. Miscellaneous</u>				
38. Traffic Signs/Pavement Markings	\$2,250.00	\$1,500.00	\$2,250.00	\$0.00
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	1,000.00	1,000.00	0.00
42. ADA Ramps	15,000.00	3,000.00	15,000.00	0.00
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	\$5,500.00	\$40,090.00	\$2,100.00
<u>F. Sanitary Sewer</u>				
44. 6" PVC Sanitary Lateral	\$28,875.00	\$0.00	\$28,875.00	\$0.00
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	\$61,725.00	\$0.00

<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	\$32,598.00	\$5,752.00
49. Deciduous Shrubs	3,250.00	0.00	2,762.00	488.00
50. Evergreen Trees	20,250.00	0.00	17,210.00	3,040.00
51. Evergreen Shrubs	4,700.00	0.00	4,000.00	700.00
52. Lighting	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal G	\$81,550.00	\$0.00	\$71,570.00	\$9,980.00
 Subtotal A-G	 \$604,985.00	 \$17,250.00	 \$592,905.00	 \$12,080.00
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>1,725.00</u>	<u>26,290.00</u>	<u>1,210.00</u>
Total	\$632,485.00	\$18,975.00	\$619,195.00	\$13,290.00
Plus 10%	<u>63,248.50</u>	<u>1,897.00</u>	<u>61,917.50</u>	<u>1,331.00</u>
Total	\$695,733.50	\$20,872.00	\$681,112.50	\$14,621.00
Retainage		<u>25,000.00</u>	<u>(10,000.00)</u>	<u>10,000.00</u>
Total		\$45,872.00	\$671,112.50	\$24,621.00
 Release to Developer		 \$45,872.00		
 Balance of Funds in Escrow Account				 <u>\$24,621.00</u>

We recommend a release of escrow in the amount of \$45,872.00. As there is currently a balance of \$70,493.00, following this release of \$45,872.00, the balance remaining in the account will be \$24,621.00.

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