



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 212.53

December 5, 2019

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

**Re: Maybrook Development
Escrow Release No. 6**

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>
A. Site Preparation				
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>
Subtotal A	\$35,000.00	\$0.00	\$35,000.00	\$ 0.00
B. Erosion & Sediment Control				
3. Tree Protection Fence	\$31,500.00	\$0.00	\$31,500.00	\$0.00
4. Silt Fence	3,375.00	0.00	3,375.00	0.00
5. Super Silt Fence	8,400.00	0.00	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	0.00	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>
Subtotal B	\$176,300.00	\$0.00	\$176,300.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Sanitary Sewer Extension				
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>
Subtotal C	\$202,550.00	\$0.00	\$202,550.00	\$ 0.00
D. Stormwater Management				
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	0.00	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>
Subtotal D	\$1,201,090.00	\$0.00	\$1,201,090.00	\$0.00
E. Paving & Access				
47. Roadway Paving Wearing Course	\$67,680.00	\$0.00	\$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	0.00	3,500.00	0.00
51. Porous Paver Walkway	77,000.00	0.00	77,000.00	0.00
52. Public Walkway	2,760.00	0.00	2,760.00	0.00

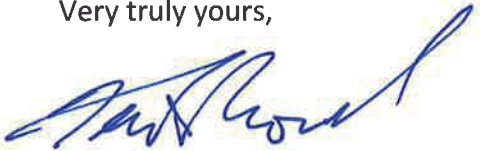
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
53. Stone Subbase	4,140.00	0.00	4,140.00	0.00
54. Emergency Vehicle Access	<u>69,900.00</u>	<u>0.00</u>	<u>69,900.00</u>	<u>0.00</u>
Subtotal E	\$420,500.00	\$0.00	\$420,500.00	\$0.00
F. Miscellaneous				
55. Wall Repairs	\$2,500.00	\$0.00	\$2,500.00	\$0.00
56. Concrete Monuments	2,000.00	2,000.00	2,000.00	0.00
57. Iron Pins	3,750.00	3,750.00	3,750.00	0.00
58. Granite Curb	4,200.00	0.00	4,200.00	0.00
59. Sidewalks/Concrete Aprons	68,400.00	0.00	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	500.00	10,000.00	0.00
63. New Traffic Signal	190,000.00	0.00	190,000.00	0.00
64. Signal Improvements	45,000.00	45,000.00	45,000.00	0.00
65. Crosswalks External	8,310.00	0.00	8,310.00	0.00
66. Crosswalks Internal	14,000.00	0.00	14,000.00	0.00
67. Handicap Ramps	9,000.00	0.00	9,000.00	0.00
68. Speed Humps	<u>17,500.00</u>	<u>0.00</u>	<u>17,500.00</u>	<u>0.00</u>
Subtotal F	\$384,660.00	\$51,250.00	\$379,660.00	\$5,000.00
G. Landscaping				
69. Deciduous Trees	\$165,100.00	\$0.00	\$123,825.00	\$41,275.00
70. Evergreen Trees	44,100.00	0.00	33,075.00	11,025.00
71. Shrubs	9,490.00	0.00	7,118.00	2,372.00
72. Grass Stabilization	15,000.00	0.00	14,000.00	1,000.00
73. Pole Mounted Lighting	185,000.00	0.00	185,000.00	0.00
74. Pedestrian Lighting	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal G	\$433,690.00	\$0.00	\$378,018.00	\$55,672.00
SUBTOTAL (A - G)	\$2,853,790.00	\$51,250.00	\$2,793,118.00	\$60,672.00
Engineering & Contingencies	<u>\$285,210.00</u>	<u>5,125.00</u>	<u>279,142.00</u>	<u>6,068.00</u>
TOTAL	\$3,139,000.00	\$56,375.00	\$3,072,260.00	\$66,740.00
Plus 10%	<u>313,900.00</u>	<u>5,640.00</u>	<u>307,228.00</u>	<u>6,672.00</u>
110% Cost of Improvements per Section 509 of the Municipal Code	\$3,452,900.00	\$62,015.00	\$3,379,488.00	\$73,412.00
Release of Retainage		<u>75,000.00</u>	<u>(25,000.00)</u>	<u>25,000.00</u>
Total		\$137,015.00	\$3,354,488.00	\$98,412.00
Release to Developer		\$137,015.00		
Balance of Funds in Escrow Account				<u>\$98,412.00</u>

We recommend a release of escrow in the amount of \$137,015.00. As there is currently a balance of \$235,427.00, following this release of \$137,015.00, the balance remaining in the account will be \$98,412.00.

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 a light blue circular background.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
Jefferson Apartment Group



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LOWM 248.26

November 25, 2019

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

**Re: The Cynwyd Club
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. Site Preparation				
1. Curb, Walks, & Paving Removal	\$1,500.00	\$ 0.00	\$1,500.00	\$ 0.00
2. Demolition/Seal Inlets	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal A	\$2,500.00	\$ 0.00	\$2,500.00	\$ 0.00
B. Erosion and Sediment Control				
3. Construction Entrance	\$1,100.00	\$ 0.00	\$1,100.00	\$ 0.00
4. Tree Protection	1,000.00	0.00	1,000.00	0.00
5. Silt Fence	1,600.00	0.00	1,600.00	0.00
6. Inlet Protection	450.00	0.00	450.00	0.00
7. Final Grading & Stabilization	<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>0.00</u>
Subtotal B	\$8,150.00	\$ 0.00	\$8,150.00	\$ 0.00
C. Site Construction				
8. Paving	\$1,000.00	\$ 0.00	\$1,000.00	\$ 0.00
9. Granite Curb	3,825.00	0.00	3,825.00	0.00
10. Sidewalk (Repair/Replace)	1,000.00	0.00	1,000.00	0.00
11. Concrete Apron	3,000.00	0.00	3,000.00	0.00
12. Concrete Curb	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal C	\$11,825.00	\$ 0.00	\$11,825.00	\$ 0.00

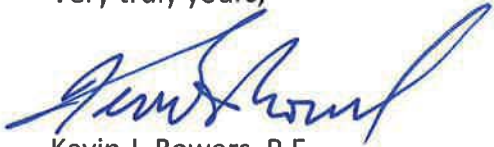
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Stormwater Management				
13. Storm Manhole	\$2,500.00	\$ 0.00	\$2,500.00	\$ 0.00
14. Stormwater System	25,000.00	0.00	25,000.00	0.00
15. 6" PVC and Cleanout	4,600.00	0.00	4,600.00	0.00
16. Trench Drains	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
Subtotal D	\$52,100.00	\$ 0.00	\$52,100.00	\$ 0.00
E. Miscellaneous				
17. Road Control Monuments	\$1,200.00	\$0.00	\$1,200.00	\$0.00
18. Lighting/Glare Control	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
19. Traffic Control Signs	500.00	0.00	500.00	0.00
20. Pavement Marking	2,500.00	0.00	2,500.00	0.00
21. Screening of Dumpster	1,000.00	0.00	1,000.00	0.00
22. Relocate Shed	1,500.00	0.00	1,500.00	0.00
23. Bike Racks	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
Subtotal D	\$10,200.00	\$0.00	\$10,200.00	\$0.00
E. Landscaping				
38. Landscaping/Tree Remove /Replace	<u>\$61,000.00</u>	<u>\$18,300.00</u>	<u>\$61,000.00</u>	<u>\$0.00</u>
Subtotal E	\$61,000.00	\$18,300.00	\$61,000.00	\$0.00
Subtotal A thru E	\$145,775.00	\$18,300.00	\$145,775.00	\$0.00
Engineering & Contingencies	<u>14,578.00</u>	<u>1,830.00</u>	<u>14,578.00</u>	<u>0.00</u>
Total Cost of Improvements	\$160,353.00	\$20,130.00	\$160,353.00	\$0.00
Plus 10%	<u>16,035.00</u>	<u>2,013.00</u>	<u>16,035.00</u>	<u>0.00</u>
110% of the Cost of Improvement per				
Section 509 of the Municipal Code	\$176,388.00	\$22,143.00	\$176,388.00	\$0.00
Release of Retainage		<u>5,000.00</u>	<u>(0.00)</u>	<u>0.00</u>
Total		\$27,143.00	\$176,388.00	\$0.00
Release to Developer		\$27,143.00		
Balance of Funds in Escrow Account				\$0.00

We recommend a release of escrow in the amount of \$27,143.00. As there is currently a balance of \$27,143.00, following this release of \$27,143.00, the balance remaining in the account will be \$0.00.

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 a horizontal line.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
Cynwyd Club, 322 Trevor Lane, Bala Cynwyd, PA 19004



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LOWM 254.13

December 6, 2019

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

**Re: 11 Union Avenue
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. Demolition/Clearing	\$15,000.00	\$15,000.00	\$15,000.00	\$ 0.00
2. Dust Control	5,000.00	5,000.00	5,000.00	0.00
3. Pavement /Sidewalk Removal	10,000.00	10,000.00	10,000.00	0.00
Subtotal A	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
B. Erosion and Sediment Control				
4. Construction Entrance	\$1,100.00	\$550.00	\$550.00	\$550.00
5. Tree Protection Fence	2,150.00	1,150.00	1,150.00	1,000.00
6. 12" Compost Filter Sock	8,150.00	4,050.00	4,050.00	4,100.00
7. Filtrexx Diversion Berms	3,800.00	1,900.00	1,900.00	1,900.00
8. Erosion Control Blanket	1,320.00	0.00	0.00	1,320.00
9. Inlet Protection	1,600.00	0.00	0.00	1,600.00
10. Concrete Washout	2,500.00	1,250.00	1,250.00	1,250.00
11. Paved Diversion Berm	1,000.00	0.00	0.00	1,000.00
12. Temp Basin, Diversion Berms & Outlet Pipe	4,000.00	4,000.00	4,000.00	0.00
13. Final Grading & Stabilization	10,000.00	0.00	0.00	10,000.00
Subtotal B	\$35,620.00	\$12,900.00	\$12,900.00	\$22,720.00
C. Stormwater Management				
14. 6" Perforated Flat Drain	\$7,800.00	\$0.00	\$0.00	\$7,800.00
15. 10" PVC	3,000.00	0.00	0.00	3,000.00
16. 12" HDPE	12,800.00	0.00	0.00	12,800.00
17. 15" HDPE	12,775.00	0.00	0.00	12,775.00
18. 2'x2' Sump Box	4,500.00	0.00	0.00	4,500.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
19. Type C Inlets	\$10,000.00	\$0.00	\$0.00	\$10,000.00
20. Type M Inlets	10,000.00	0.00	0.00	10,000.00
21. Cleanout/Junction	1,250.00	0.00	0.00	1,250.00
22. Stormwater System #1	75,000.00	0.00	0.00	75,000.00
23. Stormwater System #2	35,000.00	0.00	0.00	35,000.00
24. Raingarden D	2,500.00	0.00	0.00	2,500.00
25. Connect to Storm System/Repair/Replace	2,500.00	2,500.00	2,500.00	0.00
Subtotal C	\$177,125.00	\$2,500.00	\$2,500.00	\$174,625.00
D. Miscellaneous				
26. Concrete Curb	\$4,500.00	\$0.00	\$0.00	\$4,500.00
27. Crosswalks	7,500.00	0.00	0.00	7,500.00
28. Bike Rack	2,500.00	0.00	0.00	2,500.00
29. Sidewalk	9,540.00	0.00	0.00	9,540.00
30. Permeable Pavers	10,450.00	0.00	0.00	10,450.00
31. Concrete Road Control Monuments	2,000.00	0.00	0.00	2,000.00
32. Bench	7,000.00	0.00	0.00	7,000.00
33. Flashing Beacon	40,000.00	0.00	0.00	40,000.00
34. Roughing of Pavement	15,000.00	0.00	0.00	15,000.00
35. Bus Shelter	15,000.00	0.00	0.00	15,000.00
36. ADA Curb Ramp	20,000.00	0.00	0.00	20,000.00
37. Concrete Apron	2,500.00	0.00	0.00	2,500.00
38. Traffic Control Signs/Wayfinding Signs	2,500.00	0.00	0.00	2,500.00
39. Roadway Restoration	12,000.00	0.00	0.00	12,000.00
40. Pavement Marking	2,500.00	0.00	0.00	2,500.00
41. Maintenance/Protection of Traffic	5,000.00	0.00	0.00	5,000.00
42. Meter Posts	2,200.00	0.00	0.00	2,200.00
Subtotal D	\$160,190.00	\$0.00	\$0.00	\$160,190.00
E. Landscaping & Lighting				
43. Evergreen Shrubs	\$3,600.00	\$0.00	\$0.00	\$3,600.00
44. Deciduous Shrubs	2,700.00	0.00	0.00	2,700.00
45. Deciduous Trees	28,600.00	0.00	0.00	28,600.00
46. Lighting/Glare Control	24,000.00	0.00	0.00	24,000.00
Subtotal E	\$65,650.00	\$0.00	\$0.00	\$65,650.00
Subtotal A thru E	\$468,585.00	\$45,400.00	\$45,400.00	\$423,185.00
Engineering & Contingencies	46,860.00	4,540.00	4,540.00	42,320.00
Total Cost of Improvements	\$515,445.00	\$49,940.00	\$49,940.00	\$465,505.00
Plus 10%	51,545.00	4,990.00	4,990.00	46,555.00
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$566,990.00	\$54,930.00	\$54,930.00	\$512,060.00
Retainage		(5,490.00)	(5,490.00)	5,490.00
		\$49,440.00	\$49,440.00	\$517,550.00

Release to Developer

\$49,440.00

Balance remaining in Escrow Account

\$517,550.00

We recommend a release of escrow in the amount of \$49,440.00. As there is currently a balance of \$566,990.00, following this release of \$49,440.00, the balance remaining in the account will be \$517,550.00.

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

CP Acquisitions 50, LLC, 18 East Lancaster Avenue, Wynnewood, PA 19096

First Commonwealth Bank, Philadelphia and Sixth Streets, PO Box 400, Indiana, PA 15701-0400



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LOWM 248.34

December 3, 2019

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

Re: 111 Union Avenue
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 and discussion 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>
A. Site Preparation				
1. Construction Entrance	\$1,100.00	\$0.00	\$1,100.00	\$ 0.00
2. Silt Fence	600.00	0.00	600.00	0.00
3. Tree Protection Fence	120.00	0.00	120.00	0.00
Subtotal A	\$1,820.00	\$0.00	\$1,820.00	\$ 0.00
B. Stormwater Management				
4. 12" HDPE Storm Pipe	\$216.00	\$0.00	\$216.00	\$ 0.00
5. Connection to Inlet	1,000.00	0.00	1,000.00	0.00
6. Small Inlet	750.00	0.00	750.00	0.00
7. Inlet Protection	150.00	0.00	150.00	0.00
Subtotal B	\$2,116.00	\$0.00	\$2,116.00	\$ 0.00
C. Sidewalk/Curb				
8. Driveway Apron	\$1,500.00	\$ 0.00	\$1,500.00	\$ 0.00
9. Concrete Sidewalk	1,180.00	0.00	1,180.00	0.00
10. Concrete Monument	600.00	600.00	600.00	0.00
11. Curb	2,520.00	0.00	2,520.00	0.00
Subtotal C	\$5,800.00	\$600.00	\$5,800.00	\$ 0.00
D. Landscaping				
12. Shrubs	\$1,690.00	\$253.00	\$1,690.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
13. Trees	7,800.00	1,170.00	7,800.00	0.00
14. Final Grading & Stabilization	1,500.00	0.00	1,500.00	0.00
Subtotal D	\$10,990.00	\$1,423.00	\$10,990.00	\$ 0.00
Subtotal	\$20,726.00	\$2,023.00	\$20,726.00	\$0.00
Engineering & Contingencies	2,074.00	500.00	2,074.00	0.00
Total Cost of Improvements	\$22,800.00	\$2,523.00	\$22,800.00	\$0.00
Plus 10%	2,280.00	250.00	2,280.00	0.00
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$25,080.00	\$2,773.00	\$25,080.00	\$0.00
Release to Developer		\$2,773.00		
Balance remaining in Escrow Account				<u>\$0.00</u>

We recommend a release of escrow in the amount of \$2,773.00. As there is currently a balance of \$2,773.00, following this release of \$2,773.00, 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

Stuart Rudoler, Lower Merion Synagogue, 123 Old Lancaster Road, Bala Cynwyd, PA 19004



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 231.67

December 5, 2019

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

**Re: 475 Warick 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:

<u>ITEM</u>	<u>TOTAL AMOUNT</u>	<u>AMOUNT THIS RELEASE</u>	<u>TOTAL RELEASED</u>	<u>AMOUNT TO REMAIN</u>
1. Paving/Impervious Removal	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
2. Sidewalk	9,000.00	0.00	9,000.00	0.00
3. Crosswalk	1,000.00	0.00	1,000.00	0.00
4. Handicap Ramps	5,000.00	0.00	5,000.00	0.00
5. Concrete Road Control Monuments	2,400.00	0.00	2,400.00	0.00
6. Landscaping (Lot No. 1)	5,400.00	1,000.00	5,400.00	0.00
7. Street Trees (Lot Nos. 2, 3, & 4)	4,800.00	1,000.00	4,800.00	0.00
Subtotal	\$32,600.00	\$2,000.00	\$32,600.00	\$0.00
Engineering & Contingencies	3,260.00	500.00	3,260.00	0.00
Total Cost of Improvements	\$35,860.00	\$2,500.00	\$35,860.00	\$0.00
Plus 10%	3,590.00	250.00	3,590.00	0.00
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$39,450.00	\$2,750.00	\$39,450.00	\$0.00
 Release to Developer		\$2,750.00		
 Balance to Remain in Escrow Account				<u>\$0.00</u>

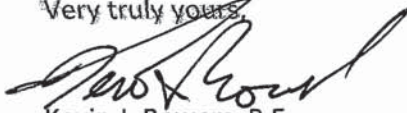
December 5, 2019

We recommend a release of escrow in the amount of \$2,750.00. As there is currently a balance of \$2,750.00, following this release of \$2,750.00, 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 Duncan, Assistant Township Manager
475 Warick LLC, 711 Mt. Moro Road, Villanova, PA 19085



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.49

December 5, 2019

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. 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>
A. Site Preparation				
1. Construction Entrance	\$1,500.00	\$0.00	\$1,500.00	\$0.00
2. Silt Fence	1,040.00	0.00	1,040.00	0.00
3. Tree Protection Fence	4,000.00	0.00	4,000.00	0.00
4. Inlet Protection	2,400.00	0.00	2,400.00	0.00
5. Grading & Stabilization	5,000.00	0.00	5,000.00	0.00
6. Paving Demolition	8,000.00	0.00	8,000.00	0.00
7. Clearing & Grubbing	2,000.00	0.00	2,000.00	0.00
Subtotal A	\$23,940.00	\$0.00	\$23,940.00	\$0.00
B. Storm Sewer				
8. 8" HDPE	\$6,500.00	\$0.00	\$6,500.00	\$0.00
9. 15" HDPE	15,575.00	0.00	15,575.00	0.00
10. 2'x2' Inlets/Sump Boxes	10,500.00	0.00	10,500.00	0.00
11. Type M Inlet	2,000.00	0.00	2,000.00	0.00
12. Cleanouts	1,500.00	0.00	1,500.00	0.00
13. Rainwater Harvest System	10,000.00	0.00	10,000.00	0.00
14. Seepage Bed	15,000.00	0.00	15,000.00	0.00
15. Connection to Existing Storm Structure	300.00	0.00	300.00	0.00
Subtotal B	\$61,375.00	\$0.00	\$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	\$816.00	\$144.00
17. Evergreen Shrubs	960.00	0.00	816.00	144.00
18. Deciduous Trees	5,200.00	0.00	4,420.00	780.00
19. Evergreen Trees	<u>900.00</u>	<u>0.00</u>	<u>765.00</u>	<u>135.00</u>
Subtotal D	\$8,020.00	\$0.00	\$6,817.00	\$1,203.00
D. Miscellaneous				
20. Site Lights	\$18,000.00	\$0.00	\$18,000.00	\$0.00
21. Site Bollards	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
22. Bike Racks	5,000.00	5,000.00	5,000.00	0.00
23. As-Built Plan	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal E	\$28,000.00	\$7,500.00	\$28,000.00	\$0.00
Subtotal A thru D	\$121,335.00	\$7,500.00	\$120,132.00	\$1,203.00
Engineering & Contingencies	<u>12,134.00</u>	<u>0.00</u>	<u>11,134.00</u>	<u>1,000.00</u>
Total Cost of Improvements	\$133,469.00	\$7,500.00	\$131,266.00	\$2,203.00
Plus 10%	<u>13,347.00</u>	<u>750.00</u>	<u>13,125.00</u>	<u>222.00</u>
110% of the Cost of Improvement per Section 509 of the Municipal Code	\$146,816.00	\$8,250.00	\$144,391.00	\$2,425.00
Retainage		<u>4,000.00</u>	<u>(1,000.00)</u>	<u>1,000.00</u>
Total		\$12,250.00	\$143,391.00	\$3,425.00
Release to Developer		\$12,250.00		
Balance of Funds in Escrow Account				<u>\$3,425.00</u>

December 5, 2019

We recommend a release of escrow in the amount of \$12,250.00. As there is currently a balance of \$15,675.00, following this release of \$12,250.00, the balance remaining in the account will be \$3,425.00.

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



**TOWNSHIP
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MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.12

December 6, 2019

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

**Re: 234 Montgomery Avenue Development
Escrow Release #8**

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. Demolition	\$8,500.00	\$ 0.00	\$8,500.00	\$ 0.00
Subtotal A	\$8,500.00	\$ 0.00	\$8,500.00	\$ 0.00
B. Erosion and Sediment Control				
2. Silt Fence	\$1,200.00	\$600.00	\$1,200.00	\$0.00
3. Grading & Stabilization	4,000.00	2,000.00	4,000.00	0.00
4. Construction Entrance	1,000.00	0.00	1,000.00	0.00
5. Inlet Protection	2,100.00	900.00	2,100.00	0.00
6. Diversion Swale/Berms	3,000.00	0.00	3,000.00	0.00
Subtotal B	\$11,300.00	\$3,500.00	\$11,300.00	\$0.00
C. Site Construction				
7. Roadway Restoration	\$1,000.00	\$0.00	\$1,000.00	\$0.00
8. Depressed/Full Reveal Curb	2,000.00	0.00	2,000.00	0.00
9. Sidewalk	2,500.00	0.00	2,500.00	0.00
10. Concrete Apron	1,500.00	0.00	1,500.00	0.00
11. Driveway	15,000.00	7,500.00	15,000.00	0.00
Subtotal C	\$22,000.00	\$7,500.00	\$22,000.00	\$0.00
D. Temporary Basins				
12. Grading/Stabilization	\$2,000.00	\$ 0.00	\$2,000.00	\$ 0.00
13. Temporary Risers/Control Device	1,000.00	0.00	1,000.00	0.00

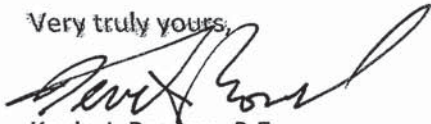
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
14. Temporary 12" HDPE Pipe	750.00	0.00	750.00	0.00
Subtotal D	\$3,750.00	\$ 0.00	\$3,750.00	\$ 0.00
E. Sanitary Sewer				
15. 8" Gravity Line	\$2,875.00	\$0.00	\$2,875.00	\$ 0.00
16. Manholes	5,000.00	0.00	5,000.00	0.00
17. Trench Restoration	2,500.00	0.00	2,500.00	0.00
Subtotal E	\$10,375.00	\$0.00	\$10,375.00	\$ 0.00
F. Stormwater Management				
18. 6" PVC Pipe	\$6,300.00	\$0.00	\$6,300.00	\$ 0.00
19. 12" HDPE Pipe	8,160.00	0.00	8,160.00	0.00
20. 15" HDPE Pipe	2,080.00	0.00	2,080.00	0.00
21. Connection to Existing System	500.00	0.00	500.00	0.00
22. 2 x 2 Inlets	7,500.00	0.00	7,500.00	0.00
23. Type M Inlets	2,000.00	0.00	2,000.00	0.00
24. Type C Inlets	2,000.00	0.00	2,000.00	0.00
25. Stormwater Management System And Control Structure	33,850.00	0.00	33,850.00	0.00
26. Roadway Restoration	2,500.00	0.00	2,500.00	0.00
Subtotal F	\$64,890.00	\$0.00	\$64,890.00	\$0.00
G. Miscellaneous				
27. Road Control Monuments	\$400.00	\$0.00	\$0.00	\$400.00
28. Lighting (Glare Control)	5,000.00	5,000.00	5,000.00	0.00
29. Pavement Markings	500.00	500.00	500.00	0.00
Subtotal G	\$5,900.00	\$5,500.00	\$5,500.00	\$400.00
H. Landscaping				
30. Landscaping/Street Trees	\$25,000.00	\$10,000.00	\$17,500.00	\$7,500.00
Subtotal H	\$25,000.00	\$10,000.00	\$17,500.00	\$7,500.00
Subtotal A thru H	\$151,715.00	\$26,500.00	\$143,815.00	\$7,900.00
Engineering & Contingencies	15,172.00	2,440.00	14,172.00	1,000.00
Total Cost of Improvements	\$166,887.00	\$28,940.00	\$157,987.00	\$8,900.00
Plus 10%	16,689.00	2,893.00	15,799.00	890.00
Total	\$183,576.00	\$31,833.00	\$173,786.00	\$9,790.00
Retainage		10,196.00	(4,000.00)	4,000.00
Total		\$42,029.00	\$169,786.00	\$13,790.00
Release to Developer		\$42,029.00		
Balance to Remain in Escrow Account				\$13,790.00

We recommend a release of escrow in the amount of \$42,029.00. As there is currently a balance of \$55,819.00, following this release of \$42,029.00, the balance remaining in the account will be \$13,790.00.

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

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

KJB/ace

cc: Robert E. Duncan, Assistant Township Manager
Equinox Management & Construction, 1535 North Sydenham Street, Philadelphia, PA 19121



**TOWNSHIP
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LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.23

December 5, 2019

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. 16 (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 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	5,000.00	0.00	5,000.00	0.00
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	\$0.00	\$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	0.00	14,600.00	0.00
12. Porous Paver Walk	9,300.00	0.00	9,300.00	0.00
Subtotal B	\$96,830.00	\$0.00	\$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	17,500.00	0.00	17,500.00	0.00
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	5,000.00	0.00	5,000.00	0.00
Subtotal D	\$23,970.00	\$0.00	\$23,970.00	\$0.00
<u>E. Miscellaneous</u>				
38. Traffic Signs/Pavement Markings	\$2,250.00	\$0.00	\$2,250.00	\$0.00
39. Concrete Monuments	1,200.00	1,200.00	1,200.00	0.00
40. Iron Pins	900.00	900.00	900.00	0.00
41. Crosswalk	1,000.00	0.00	1,000.00	0.00
42. ADA Ramps	15,000.00	0.00	15,000.00	0.00
43. Concrete Retaining Walls	21,840.00	0.00	21,840.00	0.00
Subtotal E	\$42,190.00	\$2,100.00	\$42,190.00	\$0.00
<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	1,750.00	0.00	1,750.00	0.00
Subtotal F	\$61,725.00	\$0.00	\$61,725.00	\$0.00

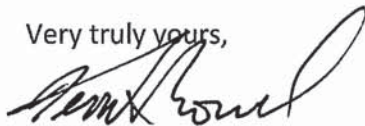
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
G. Landscaping & Lighting				
48. Deciduous Trees	\$38,350.00	\$5,752.00	\$38,350.00	\$0.00
49. Deciduous Shrubs	3,250.00	488.00	3,250.00	0.00
50. Evergreen Trees	20,250.00	3,040.00	20,250.00	0.00
51. Evergreen Shrubs	4,700.00	700.00	4,700.00	0.00
52. Lighting	15,000.00	0.00	15,000.00	0.00
Subtotal G	\$81,550.00	\$9,980.00	\$81,550.00	\$0.00
Subtotal A-G	\$604,985.00	\$9,980.00	\$604,985.00	\$0.00
Engineering Fees & Contingencies	27,500.00	1,000.00	27,500.00	0.00
Total	\$632,485.00	\$10,980.00	\$632,485.00	\$0.00
Plus 10%	63,248.50	1,100.00	63,248.50	0.00
Total	\$695,733.50	\$12,080.00	\$695,733.50	\$0.00
Retainage		2,500.00	0.00	0.00
Total		\$14,580.00	\$695,733.50	\$0.00
Release to Developer		\$14,580.00		
Balance of Funds in Escrow Account				<u>\$0.00</u>

We recommend a release of escrow in the amount of \$14,580.00. As there is currently a balance of \$14,580.00, following this release of \$14,580.00, 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
JLPH Associates, LP, 5 Great Valley Parkway, Malvern, PA 19355