



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 260.05

July 15, 2025

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

**Re: 27 W. City Ave - Autozone
Escrow Release No. 4 (FINAL)**

Dear Mr. Leswing:

We have received a request for release of escrow funds for the referenced permit. Based on our field investigations and discussions with township staff, we recommend a 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. Erosion and Sediment Control | | | | |
| 1. Construction Entrance | \$1,500.00 | \$0.00 | \$1,500.00 | \$0.00 |
| 2. Inlet Protection | 500.00 | 0.00 | 500.00 | 0.00 |
| 3. Tree Protection Fence | 375.00 | 0.00 | 375.00 | 0.00 |
| 4. Erosion Control Matting | 127.50 | 0.00 | 127.50 | 0.00 |
| 5. Compost Filter Sock | 2,080.00 | 0.00 | 2,080.00 | 0.00 |
| 6. Final Grading and Stabilization | <u>7,000.00</u> | <u>0.00</u> | <u>7,000.00</u> | <u>0.00</u> |
| Subtotal A | \$11,582.50 | \$0.00 | \$11,582.50 | \$0.00 |
| B. Sanitary Sewer | | | | |
| 7. 4" SDR-35 | \$5,750.00 | \$0.00 | \$5,750.00 | \$0.00 |
| 8. Cleanouts | 1,400.00 | 0.00 | 1,400.00 | 0.00 |
| 9. Connect to Existing Lateral | <u>1,000.00</u> | <u>0.00</u> | <u>1,000.00</u> | <u>0.00</u> |
| Subtotal B | \$8,150.00 | \$0.00 | \$8,150.00 | \$0.00 |
| C. Storm Sewer | | | | |
| 10. 15" CMP | \$800.00 | \$0.00 | \$800.00 | \$0.00 |
| 11. 18" CMP | 600.00 | 0.00 | 600.00 | 0.00 |
| 12. Type M Inlets | 5,000.00 | 0.00 | 5,000.00 | 0.00 |
| 13. Stormwater Basin | 125,000.00 | 0.00 | 125,000.00 | 0.00 |
| 14. Sediment Structure | <u>5,000.00</u> | <u>0.00</u> | <u>5,000.00</u> | <u>0.00</u> |
| Subtotal C | \$136,400.00 | \$0.00 | \$136,400.00 | \$0.00 |

| <u>Item</u> | <u>Total Amount</u> | <u>Amount This Release</u> | <u>Total Released</u> | <u>Amount to Remain</u> |
|--|---------------------|----------------------------|-----------------------|-------------------------|
| D. Miscellaneous | | | | |
| 15. Concrete Curb | \$12,750.00 | \$0.00 | \$12,750.00 | \$0.00 |
| 16. Building Sidewalk/ADA Ramp | 8,250.00 | 0.00 | 8,250.00 | 0.00 |
| 17. Concrete Pad/Pavement | 26,860.00 | 0.00 | 26,860.00 | 0.00 |
| 18. Concrete Monuments | 1,600.00 | 0.00 | 1,600.00 | 0.00 |
| 19. Concrete Apron | 5,000.00 | 0.00 | 5,000.00 | 0.00 |
| 20. Detectable Warning Surface | 1,500.00 | 0.00 | 1,500.00 | 0.00 |
| 21. Depressed Curb & Street Restoration | 5,000.00 | 0.00 | 5,000.00 | 0.00 |
| 22. Curb Ramps | 10,000.00 | 0.00 | 10,000.00 | 0.00 |
| 23. 2" Wearing Course | 8,925.00 | 0.00 | 8,925.00 | 0.00 |
| 24. 3" BCBC | 18,700.00 | 0.00 | 18,700.00 | 0.00 |
| 25. 6" Base Course | 12,750.00 | 0.00 | 12,750.00 | 0.00 |
| 26. Brick Band | 2,000.00 | 0.00 | 2,000.00 | 0.00 |
| 27. As-Built Plan | 1,500.00 | 0.00 | 1,500.00 | 0.00 |
| 28. Post Development Traffic Study | 3,000.00 | 0.00 | 3,000.00 | 0.00 |
| 29. Striping/Signage | <u>3,000.00</u> | <u>0.00</u> | <u>3,000.00</u> | <u>0.00</u> |
| Subtotal D | \$120,835.00 | \$0.00 | \$120,835.00 | \$0.00 |
| E. Miscellaneous | | | | |
| 30. Site Lights | \$9,000.00 | \$0.00 | \$9,000.00 | \$0.00 |
| 31. Street/Shade Trees | 14,300.00 | 3,300.00 | 14,300.00 | 0.00 |
| 32. Planters | 15,000.00 | 2,250.00 | 15,000.00 | 0.00 |
| 33. Evergreen Trees | 9,900.00 | 1,485.00 | 9,900.00 | 0.00 |
| 34. Shrubs | 7,345.00 | 1,100.00 | 7,345.00 | 0.00 |
| 35. Perennials/Grasses | 1,000.00 | 0.00 | 1,000.00 | 0.00 |
| 36. Seed and Mulch | <u>1,500.00</u> | <u>0.00</u> | <u>1,500.00</u> | <u>0.00</u> |
| Subtotal E | \$58,045.00 | \$8,135.00 | \$58,045.00 | \$0.00 |
| SUBTOTAL (A - E) | \$335,012.50 | \$8,135.00 | \$335,012.50 | \$0.00 |
| Engineering & Contingencies | <u>33,501.25</u> | <u>1,000.00</u> | <u>33,501.25</u> | <u>0.00</u> |
| TOTAL | \$368,513.75 | \$9,135.00 | \$368,513.75 | \$0.00 |
| Plus 10% | <u>36,851.25</u> | <u>1,000.00</u> | <u>36,851.25</u> | <u>0.00</u> |
| 110% Cost of Improvements per Section 509 of the Municipal Code | \$405,365.00 | \$10,135.00 | \$405,365.00 | \$0.00 |
| Retainage | | <u>4,000.00</u> | <u>0.00</u> | <u>0.00</u> |
| | | \$14,135.00 | \$405,365.00 | \$0.00 |
| Release to Developer | | \$14,135.00 | | |
| Balance of Funds in Escrow Account | | | | <u>\$0.00</u> |

We recommend a release of escrow in the amount of \$14,135.00. As there is currently a balance of \$14,135.00, following this release of \$14,135.00, the balance remaining in the account will be \$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.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Mastronardo", written in a cursive style.

Joseph A. Mastronardo, PE

PENNONI ASSOCIATES

Township Engineer

cc: Brandon Ford, Assistant Township Manager
Nave Newell



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 231.37

July 23, 2025

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

**Re: Inwood Farm
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>Total Amount</u> | <u>Amount This Release</u> | <u>Total Released</u> | <u>Amount to Remain</u> |
|--|-------------------------|--------------------------------|---------------------------|-----------------------------|
| A. Site Preparation | | | | |
| 1 Demolition | \$18,500.00 | \$ 0.00 | \$18,500.00 | \$ 0.00 |
| 2 Clearing and Grubbing | <u>10,000.00</u> | <u>0.00</u> | <u>10,000.00</u> | <u>0.00</u> |
| Subtotal A | \$28,500.00 | \$ 0.00 | \$28,500.00 | \$ 0.00 |
| B. Erosion & Sediment Control | | | | |
| 3 Tree Protection Fence | \$7,000.00 | \$3,500.00 | \$7,000.00 | \$0.00 |
| 4 Construction Fencing | 3,000.00 | 1,000.00 | 3,000.00 | 0.00 |
| 5 Silt Fence – 18” | 4,500.00 | 2,250.00 | 4,500.00 | 0.00 |
| 6 Super Silt Fence | 1,840.00 | 1,000.00 | 1,840.00 | 0.00 |
| 7 Rock Construction Entrance | 2,200.00 | 0.00 | 2,200.00 | 0.00 |
| 8 Diversion Berm | 8,520.00 | 4,260.00 | 8,520.00 | 0.00 |
| 9 18” HDPE Temp Pipe | 1,216.00 | 0.00 | 1,216.00 | 0.00 |
| 10 Temporary Basins | 25,000.00 | 0.00 | 25,000.00 | 0.00 |
| 11 Inlet Protection | 1,500.00 | 1,200.00 | 1,500.00 | 0.00 |
| 12 Temporary Stabilization | 5,000.00 | 0.00 | 5,000.00 | 0.00 |
| 13 Erosion Control Matting | <u>8,050.00</u> | <u>0.00</u> | <u>8,050.00</u> | <u>0.00</u> |
| Subtotal B | \$67,826.00 | \$13,210.00 | \$67,826.00 | \$0.00 |
| C. Stormwater Management | | | | |
| 14 Level Spreader | \$5,000.00 | \$0.00 | \$5,000.00 | \$0.00 |
| 15 8” PVC Storm Drain | 1,560.00 | 0.00 | 1,560.00 | 0.00 |
| 16 12” HDPE Storm Drain | 10,260.00 | 0.00 | 10,260.00 | 0.00 |
| 17 Type M Inlets | 5,000.00 | 0.00 | 5,000.00 | 0.00 |
| 18 2’x2’ Inlet Box with Grate | 3,750.00 | 0.00 | 3,750.00 | 0.00 |
| 19 Graded Diversion Berm | 3,300.00 | 0.00 | 3,300.00 | 0.00 |
| 20 Common Storm System | <u>125,000.00</u> | <u>0.00</u> | <u>125,000.00</u> | <u>0.00</u> |
| Subtotal C | \$153,870.00 | \$0.00 | \$153,370.00 | \$0.00 |

| | <u>Total</u> | <u>Amount This</u> | <u>Total</u> | <u>Amount to</u> |
|--|---------------------|--------------------|---------------------|----------------------------|
| <u>Item</u> | <u>Amount</u> | <u>Release</u> | <u>Released</u> | <u>Remain</u> |
| D. Utilities | | | | |
| 21 8" PVC Sanitary | \$4,800.00 | \$1,600.00 | \$4,800.00 | \$0.00 |
| 22 Sanitary Manholes | 6,000.00 | 0.00 | 6,000.00 | 0.00 |
| 23 Connection to Sanitary Main | 500.00 | 0.00 | 500.00 | 0.00 |
| 24 Roadway Restoration | 2,500.00 | 2,500.00 | 2,500.00 | 0.00 |
| 25 8" DIP Water Line | 9,500.00 | 0.00 | 9,500.00 | 0.00 |
| 26 Blowoff Valve | 1,000.00 | 0.00 | 1,000.00 | 0.00 |
| 27 Fire Hydrant | 2,500.00 | 0.00 | 2,500.00 | 0.00 |
| 28 Connection to Water Main | <u>1,000.00</u> | <u>0.00</u> | <u>1,000.00</u> | <u>0.00</u> |
| Subtotal D | \$27,800.00 | \$4,100.00 | \$27,800.00 | \$0.00 |
| E. Site Construction | | | | |
| 29 Paving | \$69,900.00 | \$27,960.00 | \$69,900.00 | \$0.00 |
| 30 Bollards | 4,400.00 | 0.00 | 4,400.00 | 0.00 |
| 31 Granite Curb | 32,175.00 | 7,000.00 | 32,175.00 | 0.00 |
| 32 Road Monuments | 6,000.00 | 0.00 | 0.00 | 6,000.00 |
| 33 Street Signs and Striping | <u>500.00</u> | <u>500.00</u> | <u>500.00</u> | <u>0.00</u> |
| Subtotal E | \$112,975.00 | \$35,460.00 | \$106,975.00 | \$6,000.00 |
| F. Landscaping | | | | |
| 34 Landscaping/Tree Guarantee | <u>\$150,000.00</u> | <u>\$ 0.00</u> | <u>\$ 0.00</u> | <u>\$150,000.00</u> |
| Subtotal F | \$150,000.00 | \$ 0.00 | \$ 0.00 | \$150,000.00 |
| SUBTOTAL (A - F) | \$540,971.00 | \$52,770.00 | \$384,971.00 | \$156,000.00 |
| Engineering & Contingencies | <u>54,099.00</u> | <u>5,277.00</u> | <u>38,497.00</u> | <u>15,602.00</u> |
| TOTAL | \$595,070.00 | \$58,047.00 | \$423,468.00 | \$171,602.00 |
| Plus 10% | <u>59,507.00</u> | <u>5,805.00</u> | <u>42,346.00</u> | <u>17,161.00</u> |
| Total | \$654,577.00 | \$63,852.00 | \$465,814.00 | \$188,763.00 |
| Retainage | | <u>12,442.00</u> | <u>(9,438.00)</u> | <u>9,438.00</u> |
| Total | | \$76,294.00 | \$456,376.00 | \$198,201.00 |
| Release to Developer | | \$76,294.00 | | |
| Balance to Remain in Escrow Account | | | | <u>\$198,201.00</u> |

We recommend a release of escrow in the amount of \$76,294.00. As there is currently a balance of \$274,495.00, following this release of \$76,294.00, the balance remaining in the account will be \$198,201.00.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Mastronardo".

Joseph A. Mastronardo, PE

PENNONI ASSOCIATES

Township Engineer

JAM/ace

cc: Colleen Hall, Senior Planner
Brandon Ford, Assistant Township Manager
Cunningham Family Trust