



WARRINGTON TOWNSHIP BOARD OF SUPERVISORS MINUTES FOR AUGUST 13, 2013

The regular meeting of the Warrington Township Board of Supervisors was held on August 13, 2013, 7:30 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976. The members present were as follows:

ATTENDANCE:

Gerald B. Anderson, Chairperson; John R. Paul, Vice Chairperson; Marianne Achenbach, Secretary/Treasurer; Matthew W. Hollowell, Sr., and Shirley A. Yannich, members. Staff present was Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Thomas A. Gockowski, Township Engineer; Barry Lubert, Chief Financial Officer and Barbara Livrone, Executive Assistant to the Township Manager.

MOMENT OF SILENCE

Mr. Anderson asked for a moment of silence.

PLEDGE OF ALLEGIANCE

The meeting opened with a pledge to the flag.

PRESENTATION BY GIRL SCOUT GOLD AWARD RECIPIENT KAITEY-ARYN HALLOWELL

Mr. Anderson commented this meeting was the first to recognize a Girl Scout Gold Award Recipient. On behalf of the Board, Mr. Anderson recognized and complimented Ms. Hollowell for her achievements. Mrs. Ivy Ross, representing the Environmental Advisory Council along with Mrs. Gwyn Walton, Chairperson for the Historic Commission, introduced Ms. Hollowell and commented on her accomplishments. Ms. Hollowell presented her Gold project to the Board which was to permanently preserve, propagate, maintain and sustain the William Penn Oak Tree located at 10 Folly Road (The Old Schoolhouse). Mrs. Achenbach read the Citation of Commendation and presented it to Ms. Hollowell. The Board congratulated Ms. Hollowell for achieving the Girl Scout Gold Award and wished her the best in her future endeavors.

EXECUTIVE SESSION REPORT

Mr. Anderson reported that the Board met in executive session prior to the regular meeting to discuss real estate issues.

APPROVAL OF BILL LIST:

1. **July 23, 2013 – August 13, 2013** **\$911,064.23**

Mrs. Achenbach motioned, seconded by Mr. Paul, to approve the bill list from July 23, 2013 through August 13, 2013 totaling \$911,064.23. The motion passed unanimously.

APPROVAL OF MINUTES:**2. July 9, 2013**

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the July 9, 2013 Meeting Minutes. The motion passed unanimously.

MINUTES FOR POSTING:**3. July 23, 2013**

Mr. Paul motioned, seconded by Mrs. Achenbach to approve the posting of the July 23, 2013 Meeting Minutes. The motion passed unanimously.

PUBLIC COMMENT:

Mrs. Mary Doyle (2532 Pickertown Road) commented that the Township should consider purchasing 850 Easton Road for open space and additional parking.

Mr. Gene Renz (2274 Oakfield Road) updated the board on the flooding condition of Oakfield Road. He asked the Board to investigate the underground pipes for structural integrity.

Mr. Frank Ace (1067 Folly Road) raised a number of issues, include the timeline for resurfacing Turk Road, the removal of the flashing red light at Folly Road in favor of a push button activation light and land preservation.

Mr. Wayne Bullock (1525 Turk Road) stated Warrington Township has an intermunicipal agreement with Doylestown Township to maintain Turk Road.

Mr. Anderson closed the meeting at 8:00 PM for a public hearing on a liquor license transfer.

PUBLIC HEARING:**4. Consider request by Red Robin International, Inc. for an Intermunicipal Transfer of Restaurant Liquor License No. R-16546.**

Stan Wolowski, Esq., representing the applicant, Red Robin International, Inc. He testified that the proposed liquor license transfer comes from Michael C. Caputo, Inc., Morrisville, PA to Red Robin Gourmet Burgers and Brews, which will be located at the new Valley Gate Center of off Route 611. Also sworn in were Mr. Jake Schleuter, Senior Licensing Manger of Red Robin International, Inc. and William Benner, Esq., representing the property owner, Warrington P. II, LP.

Mr. Benner stated on behalf of the property owner that they support the applicant's request for an intermunicipal transfer of a restaurant liquor license.

There being no further comment, Mr. Anderson asked for a roll call vote. All Board members voted unanimously to approve the liquor license transfer. Mr. Anderson noted that Red Robin must still apply and obtain approval from the Pennsylvania Liquor Control Board. *(See Attachment 1)*

Mr. Anderson reconvened the meeting at 8:25 PM.

OLD BUSINESS:**5. Consider adoption of Resolution for 2371 Lower Barness Road (Pisechko) Preliminary/Final Minor Subdivision.**

The applicants, Mr. Ron Pisechko and Nick T. Rose, P.E. of ProTract Engineering presented their minor subdivision plan to the Board. Mr. Pisechko requested a waiver from paying the open space fee. Mr. Anderson denied his request stating this would set a precedent for future development and that this fee is set by Ordinance. The existing dwelling will be removed and two new dwellings will be built on two lots. Mr. Casey read Resolution 2013-R-36 and the associated conditions to which the applicant agreed. *(See Attachment 2)*

Mr. Anderson asked for public comment. Mr. Bradley Smith (2385 Lower Barness Road) commented on stormwater and existing sidewalks. The Board stated that Central Bucks School District is responsible for the maintenance of sidewalks along Lower Barness Road.

Mr. Paul motioned, seconded by Mr. Hallowell to approve the Preliminary/Final Minor Subdivision Plan for 2371 Lower Barness Road. The motion passed unanimously.

6. Consider authorizing change order for the crushing of excess rock at the site of the Public Works Facility.

Mr. Paul motioned, seconded by Mrs. Yannich, to authorize Change Order 001 for the Twining Construction Company in the amount of \$44,945.94 for a crusher to process the material at the Public Works Facility. The motion passed unanimously. *(See Attachment 3)*

NEW BUSINESS (ACTION/DISCUSSION ITEMS):**7. Consider adoption of Resolution approving Wagner Lot Line Change (532 Kansas Road & 2134 Maple Avenue).**

Mr. Paul motioned, seconded by Mrs. Yannich, to approve the Wagner Lot Line Change located at 532 Kansas Road and 2134 Maple Road. The applicant agreed to the Resolution as read by Mr. Casey. The motion passed unanimously 5-0. *(See Attachment 4)*

8. Consider adoption of Resolution approving final subdivision plan for Illg Tract.

Mr. Paul motioned, seconded by Mr. Hallowell, to approve the final subdivision plan for the Illg Tract with the recommended changes. The additional changes to the resolution are to include the preservation of all the buildings until the final phase (Phase III) of the development.

Mr. Anderson asked for public comment. Eric Thompson (291 Folly Road) objected to the plan due to insufficient notice to arrange for his experts to attend the meeting.

Mr. Casey read the resolution and Richard McBride, attorney for the applicant agreed to the resolution. The motion passed unanimously 5-0. *(See Attachment 5)*

9. Consider approval of Pulte Homes Development Agreement.

The Board unanimously agreed to table the Pulte Homes Development Agreement until a future meeting.

10. MANAGER'S REPORT:**Consent Items****a. Approval of Palomino Basin Gabion Wall Repair Project.**

Mr. John motioned, seconded by Mrs. Yannich, to approval the Palomino Basin Gabion Wall Repair Project. The contract was awarded to Stonewood Contracting, LLC in the amount of \$14,450.00. The motioned passed unanimously 5-0. *(See Attachment 6)*

b. Ordinance Advertisement Authorization: Wireless Facilities Ordinance.

The Board agreed to place this Ordinance on hold pending further review.

c. Ordinance Advertisement Authorization: Right-of-Way Ordinance.

The Board agreed to place this Ordinance on hold pending further review.

11. CHAIRMAN'S REPORT

Mr. Anderson suggested for the Board to email Barbara Livrone a list of volunteer candidates to interview. He also requested the township manager to contact the Environmental Advisory Council to receive their recommendation for alternates. The Board decided that the EAC ordinance needed to be amended to include alternate members.

Mr. Anderson is working with the Chief of Police to actively seek security measures to protect the Board members and public during meetings.

Mr. Anderson noted the speed limit is being enforced on the 202 Parkway and that in the near future there maybe impending speed restrictions.

12. ENGINEER'S REPORT**a. Lower Nike Pedestrian Bridge Project**

Mr. Gockowski is waiting for a schedule from PECO to de-energize the power lines which should take place sometime in September. Once the lines are shut down, the Contractor will complete the bridge within a two week time frame.

b. 2013 Road Project Update

Mr. Gockowski reported this project is out to bid. On August 15th, the bids are due and the awarding of the project will be presented at the August 27th meeting.

13. SOLICITOR'S REPORT**a. Malcolm's**

Mr. Casey reported the deposition has been scheduled for August 15, 2013. A letter was submitted by Bucks County Vet's expressing the hazardous and unattractive situation at the property. Mr. Anderson will include this letter as part of the deposition.

b. Meridian

Mr. Casey reported another developer has expressed interest in the Meridian development. The Township finally received payment for the contracted code repairs. He requested the Township Engineer update the punchlist on all outstanding items order to finish the project. Mr. Anderson invited the Meridian Homeowners Association and Meridian residents at the next Board meeting to obtain more information from the bank, Wells Fargo. The bank will be notified to attend the meeting.

c. Historical Society Lease

Mr. Paul motioned, seconded by Mrs. Yannich, to enter into a lease with the Warrington Historical Society. The motioned passed unanimously 5-0. (*See Attachment 7*)

d. Egenolf

Mr. Casey reported the court ordered a stipulation of settlement on July 29, 2013.

14. ESCROW AND MAINTENANCE BOND RELEASES:**a. Warrington Glen (Phase I) – Escrow Release # 3 (\$269,249.00)**

Mr. Anderson motioned, seconded by Mr. Paul, to approve the escrow release # 3 in the amount of \$269,249.00 for the Warrington Glen Phase I development. The motion passed unanimously 5-0. (*See Attachment 8*)

b. Penrose Walk – Escrow Release # 1 (\$243,751.39)

Mr. Anderson motioned, seconded by Mr. Paul, to approve the escrow release # 1 in the amount of \$243,751.39 for the Penrose Walk development. (*See Attachment 9*). The motion passed unanimously 5-0.

c. Whisper Ridge South Maintenance Bond Release

Mr. Anderson motioned, seconded by Mr. Paul, to approve the 18-Month Maintenance Bond in amount of \$122,169.00 for the Whisper Ridge South development. The motion passed unanimously 5-0. (*See Attachment 10*)

15. EXTENSION REQUESTS: None**16. DEDICATION REQUESTS: None**

SUPERVISOR COMMENTS:

Mrs. Achenbach stated that the Pension Advisory Board recommended a site visit to InR's headquarters as part of a performance evaluation on the company.

Mrs. Achenbach met with Staff to discuss the 2014 proposed budget timeline. The anticipated date for completion is November 12, 2013.

ADJOURNMENT

Mr. Paul motioned, seconded by Mrs. Achenbach, to adjourn the meeting at 9:55 p.m. The motion passed unanimously.

Respectfully Submitted By:



Timothy J. Tieperman, Township Manager

ATTACHMENT “1”



RESOLUTION 2013-R- 37

INTER-MUNICIPAL LIQUOR LICENSE TRANSFER

RED ROBIN INTERNATIONAL, INC. t/a RED ROBIN

WHEREAS, the Warrington Township Board of Supervisors is authorized, pursuant to Act 141 of 2000 to approve the inter-municipal transfer of liquor licenses; and

WHEREAS, applicant RED ROBIN INTERNATIONAL, INC. t/a REDROBIN has requested that the Board of Supervisors approve the transfer of License R-16546 from Morrisville Borough, Bucks County, to a location known as Valley Gate Center, Easton Road, Warrington, Warrington Township, Pennsylvania.

WHEREAS, a public hearing was held on the applicant's request on August 13, 2013, pursuant to advertisement and notice; and

WHEREAS, at the August 13, 2013 hearing the Warrington Township Board of Supervisors determined that the applicant is the lessee of the aforesaid Valley Gate Center location, where it will operate a restaurant and bar with a liquor license if permitted by the Pennsylvania Liquor License Control Board; and

WHEREAS, after considering all of the testimony and evidence presented at the hearing, the Board found that the requested transfer will not adversely affect the welfare, health, peace or morals of Warrington Township or its residents.

NOW, THEREFORE, upon motion and by unanimous vote, it is hereby RESOLVED by the Board of Supervisors, as follows:


The Warrington Township Board of Supervisors, Bucks County, Pennsylvania hereby approves the transfer of the aforesaid liquor license # 16546 by the Applicant to Valley Gate Center, Easton Road, Warrington, Warrington Township, Bucks County, Pennsylvania.

BE IT FURTHER RESOLVED that the liquor license transfer is subject to approval by the Pennsylvania Liquor Control Board.

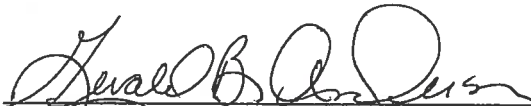
RESOLVED this 13th day of August, 2013.

BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP


ATTEST:



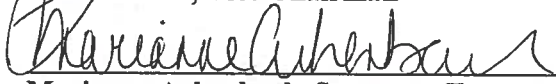
Timothy J. Tieperman
Township Manager



Gerald B. Anderson, Chairperson



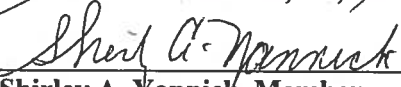
John R. Paul, Vice Chairman



Marianne Achenbach, Secretary-Treasurer



Matthew W. Hallowell, Sr., Member



Shirley A. Yannich, Member

ATTACHMENT “2”



RESOLUTION 2013-R- 36

PRELIMINARY / FINAL PLAN APPROVAL

PISECHKO MINOR SUBDIVISION

WHEREAS, Regina and Donald Pisechko and WGB Properties LP (hereinafter the "Applicant") has submitted final plans for a minor subdivision consisting of 1 sheet prepared by Pro Tract Engineering, Inc., dated March 30, 2013, (collectively "Plans") to subdivide Tax Parcel No: 50-24-41, which is approximately 40,864 square feet in size located on Lower Barness Road, within the "R-2-Medium Density Residential Zoning District", proposing to subdivide the parcel to create two separate lots, lot 1 to be 20,000 square feet and lot 2 to be 20,864 square feet, and associated public and site improvements including public water and sewer (collectively "Project"); and

WHEREAS, the Project is referenced in a letter, dated June 14, 2013, last revised July 25, 2013, from Carroll Engineering Corp., the consulting engineers for Warrington Township, Bucks County, Pennsylvania ("Engineer's Letter") for this project, which is attached hereto as Exhibit "A" and incorporated herein by reference.

NOW, THEREFORE, be it, and it is hereby RESOLVED by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania, that the Plans are hereby approved as Preliminary / Final Plans, subject to the following conditions with which the Applicant agrees:

1. Prior to the signing of the final plans and their being recorded, Applicant shall comply with the requirements in the Engineer's letter, dated June 14, 2013, last revised July 25, 2013.

2. Prior to the signing of the final plans and their being recorded, Applicant shall document all approvals, permits, certificates and the like necessary to complete the Project, and to make all required submittals to any State and Federal agency that must issue such approvals, permits, certificates and the like related to the Project.

3. Prior to the recordation of the final plans, all necessary documents shall have been prepared and executed by the appropriate parties as are referenced in the Engineer's Letter.

4. The Applicant shall comply with the recommended conditions of approval as outlined within the Warrington Township Planning Commission approval of June 20, 2013 and August 1, 2013 as reported in the memo dated August 8, 2013, which is attached hereto as Exhibit "B" and incorporated herein by reference.

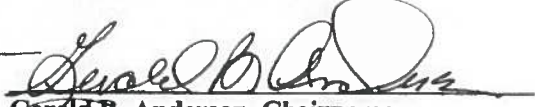
5. The Board of Supervisors has received a review of the Plan from the Bucks County Planning Commission, dated June 5, 2013.

RESOLVED, this 13th day of August, 2013.

BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP

ATTEST:


Timothy J. Tieperman
Township Manager


Gerald B. Anderson, Chairperson


John R. Paul, Vice Chairperson


Marianne Achenbach, Secretary-Treasurer


Matthew W. Hallowell, Sr., Member


Shirley A. Yannich, Member

Exhibit "A"



Carroll Engineering Corporation

June 14, 2013

Timothy J. Tieperman, Township Manager
Warrington Township
852 Easton Road
Warrington, PA 18976

Subject: 2371 Lower Barnes Road – Final Minor Subdivision Plan (TMP 50-24-41)

Dear Mr. Tieperman:

We have reviewed the minor subdivision plan for the above referenced project and offer the following comments for consideration by the Warrington Township Board of Supervisors:

I. SUBMISSION

Plan of Minor Subdivision, as prepared by ProTract Engineering, Inc. consisting of one (1) sheet dated March 30, 2013.

II. GENERAL

The plan application proposes the subdivision of tax parcel 50-24-41 into two (2) separate lots (1 & 2). The existing lot area for tax parcel 50-24-41 is 40,864 square feet. The proposed lot area for Lot 1 is 20,000 square feet and the proposed lot area for Lot 2 is 20,864 square feet. The site currently contains an existing single family dwelling and driveway and has frontage on Lower Barnes Road which is classified as a secondary street. The plan notes that no construction is proposed for either lot at this time. Both lots are to be served by public water and sewer. The site is located in the R-2 – Medium Density Residential District.

The plan indicates that the existing dwelling and driveway are to be removed however, it should be noted that Lot 1 will become a non-conforming lot with regard to the minimum required side yard until the time that the existing dwelling is removed. The existing lot impervious area is not provided so it is not possible to tell whether the proposed Lot 1 will be non-conforming with regard to allowable impervious area until the time that the existing dwelling and driveway area are removed.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 208
Hillsborough, NJ 08844
908.874.7500

III. REVIEW COMMENTS

A. Zoning Ordinance Varlance Granted

At a hearing on April 22, 2013 the Warrington Township Zoning Hearing Board granted the following variance:

1. Section 806.2 – The applicant was granted relief from the required thirty (30) foot wide planting buffer along one side of each of the proposed lots.

B. Zoning Ordinance Comments

This application satisfies all requirements and provisions of the current Warrington Township Zoning Ordinance with the following exception:

1. Section 307 – A copy of the current version of the required Form 307 (Calculating Gross Buildable Site Area) for the overall site is to be filled out and provided on the record plan. Any line items that are not applicable should be indicated with a N/A.
2. Section 806.1.A – The minimum open space requirement for all residential uses shall be one (1) to three hundred (300) dwelling units, twelve (12) acres per one hundred (100) dwelling units. The site contains one (1) existing dwelling unit and one (1) new dwelling unit would be constructed on the remaining lot. The open space area requirement is based on the new dwelling unit only which would require 0.12 acres of open space for the subdivision.
3. Section 806.1.C – If it determined that open space land as represented on the subdivision plan is not suitable with regard to size, shape, location, access or provisions of maintenance, the Township may, at the discretion of the Board of Supervisors, require that open space be provided through payment of a fee in lieu of land. This fee is based on the fair market value of the acreage as stated in the adopted Fee Schedule that would otherwise be dedicated. The fair market value stated in the Fee Schedule is \$140,000 per acre. Therefore, the required open space area of 0.12 acres times \$140,000 per acre equals a fee in lieu of in the amount of \$16,800 if open space is not proposed by the applicant or deemed not suitable by the Board of Supervisors.
4. Section 806.2 – Requires that a buffer planting not less than thirty (30) feet in depth shall be provided along the rear property line. In addition, along each street line a fifteen (15) foot buffer planting shall be provided.

C. Subdivision and Land Development Ordinance Waiver Requested

This applicant is requesting a waiver from all requirements and provisions of the current Warrington Township Subdivision and Land Development Ordinance for the following:

1. Section 319.1.A & 319.2.A – Requiring the submission of a stormwater management plan or report as no new construction is proposed. The applicant proposes to submit the required stormwater management plan and report at the time of building permit applications.

D. Subdivision and Land Development Ordinance Comments

This application satisfies all requirements and provisions of the current Warrington Township Subdivision and Land Development Ordinance with the following exceptions:

1. Section 406.1 – Requires that monuments shall be placed at each change in direction of boundary.
2. Section 502.5.B (4) – The present zoning classification of all adjacent properties is to be provided on the plan.

E. General Comments

1. General note 10 states that 'No construction is proposed on either of the lots at this time.' However, the plan shows a proposed dwelling and driveway on each lot. In addition, the zoning requirements table lists impervious areas and setback distances for both of the proposed lots. If no construction is proposed, any depiction or reference to proposed structures should be removed from the plan.
2. General note 3 states that the boundary and topographic information shown was taken from plans by others. The note should specify the plan information such as title, date prepared, last revision date and who prepared the plan.
3. As there isn't any construction proposed with this application any reference to existing trees to be removed should be eliminated from the plan. The determination of the exact trees to be removed should be reserved for the building permit plan submission and be in accordance with applicable ordinance regulations.

Timothy J. Tieperman, Township Manager
Page Four
June 14, 2013

IV. RECOMMENDATION

Carroll Engineering Corporation recommends this application be revised to address the above comments to the satisfaction of the Warrington Township Board of Supervisors.

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in black ink, appearing to read "Thomas A. Gockowski".

Thomas A. Gockowski, P.E.
Executive Vice President

TAG:cam

cc: William. Casey, Esquire
Roy Rieder, Director of Planning
Nick T. Rose, P.E., ProTract Engineering, Inc.
Regina & Donald E. Pisechko
WBG Properties, L.P.

Exhibit "A"



Carroll Engineering Corporation

July 25, 2013

Timothy J. Tieperman, Township Manager
Warrington Township
852 Easton Road
Warrington, PA 18976

Dear Mr. Tieperman

Subject: 2371 Lower Barness Road – Stormwater Management Report

We have reviewed the Stormwater Management Report for 2371 Lower Barness Road, dated July 16, 2013, prepared by ProTract Engineering, Inc. This report was submitted on a conceptual basis to show that stormwater management could be provided for these lots meeting the requirements of the Warrington Township Stormwater Management Ordinance for water quality and peak rate requirements. The actual stormwater management designs for each lot will be submitted with the Building Permit applications.

The overall concept of the stormwater management for the lots will redirect the runoff around the house on each lot with a swale on each side. The swale on the western side of the house will direct flow to a seepage pit. In addition, the roof drainage from the house will be directed to the seepage pit. The runoff directed to the seepage bed or rain garden will be allowed to infiltrate with an overflow pipe for larger storms directed to the swale for Lot 2 and connected to an inlet along the road for Lot 1. Infiltration rates from an adjacent property indicate that the soils should be adequate for infiltration.

The concept for the stormwater management for the lots appears satisfactory. However, we have the following comments:

1. If the seepage bed option is used, it should be determined how the flow from the swale on the western side of each lot is to enter the seepage bed; for example, provide a yard drain.
2. The existing trees on the western side of Lot 2 may interfere with the proposed swale in this location.
3. When actual design plans and calculations are submitted for the individual lots additional information will be needed showing the time of concentration flow path and calculations, drainage area, C factors and soil types using Table B-7 in the ordinance, percolation test results for actual locations and additional calculations for water quality and peak rate.
4. The use of the Best Management Practice (BMP) of minimum soil compaction should be further evaluated. The BMP for minimum soil compaction is provided in order to maintain areas of natural undisturbed soil or areas of minimal disturbance. It should be delineated where the 8,000 sf of minimum soil compaction is located on each lot.

Today's Commitment to Tomorrow's Challenges

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101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 208
Hillsborough, NJ 08844
908.874.7500

13-6314.00 (1363140002)

www.carrollengineering.com

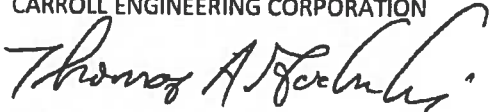
Timothy J. Tieperman, Township Manager
Page Two
July 25, 2013

When a more detailed design analysis is performed along with the Building Permit Plan, the size of the proposed seepage bed or rain garden may need to be modified. Additional details and calculations will also be required. However, based on the calculations and the schematic drawings submitted, we agree that the stormwater management requirements can be met for these two lots.

Should you have any questions or require additional information, please contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in black ink, appearing to read "Thomas A. Gockowski".

Thomas A. Gockowski, P.E.
Executive Vice President

TAG:cam

cc: William Casey, Esquire

Roy Reider, P.E., Director of Planning, Warrington Twp.

Nick Rose, P.E., ProTract Engineering

WBG Properties, LP

Mary Stover, P.E., CEC

Memorandum

To: Warrington Board of Supervisors
From: Warrington Township Planning Commission
cc: Tim Tieperman, Roy Rieder
Date: August 8, 2013
RE: 2371 Lower Barness Road

Please be advised the Planning Commission, by a vote of 5-0, recommends preliminary and final approval for the Pisechko Minor Subdivision with the following condition(s):

1. Comply with the comments contained in the Carroll Engineering Review Letters dated June 14, 2013 and July 25, 2013.

ATTACHMENT “3”



CHANGE ORDER

PROJECT: Warrington Township
Department of Public Works Facility
Pre-Engineered Steel Building - Phase I

CHANGE ORDER NUMBER: 001 - TCC's 3 REV
DATE: 08-12-2013

ARCHITECTS PROJECT NUMBER: E11.005

OWNER ARCHITECT ☐
CONTRACTOR FIELD ☐
OTHER ☐

CONTRACTOR:
Twining Construction Co., Inc.
532 Durham Rd
Suite 200
Newton, PA 18940
Tel: 215-579-9080
Fax: 215-579-9083

CONTRACT DATE: April 22, 2013
CONTRACT FOR: Warrington Township Department of Public Works Facility
General Construction Phase I

The Contract is changed as follows:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
To rent crusher and crush existing shale that has been extracted from the basin. Crushed material (3,000 cu. yds) will then be used as fill to bring up the site. A 5 day @ 8 hours duration has been figured in this quote. (Attached to this CO, please find Twining's PCO 3 REV for reference.

The original (Contract Sum) (Guaranteed Maximum Price) was	\$	796,000.00
The net change by previously authorized Change Orders	\$	(0)
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Orders	\$	796,000.00
The (Contract Sum) (Guaranteed Maximum Price) will be (Increased) (decreased) (unchanged) By this Change Order in the amount of	\$	44,945.94
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be	\$	840,945.90
The Contract Time will be (increased) (decreased) (unchanged) by zero days	(0)	days

The date of Substantial Completion as of the date of this Change Order therefore is Dec 6, 2013.

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directives until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directives.)

NOT VALID UNTIL SIGNED BY ARCHITECT, CONTRACT AND OWNER.

ARCHITECT
Buckl Architects
4001 Freemansburg Ave
Easton, PA 18045

CONTRACTOR
Twining Construction Co., Inc.
532 Durham Rd, Suite 200
Newton, PA 18940

OWNER
Warrington Township
852 Easton Road
P.O. Box 507
Warrington, PA 18914

BY (Signature)

Joseph A. Fiorello
(Typed name)

DATE:

8/21/2013

BY (Signature)

Dennis Fralick
(Typed name)

DATE:

8/21/2013

BY (Signature)

Timothy J. Tieperman
(Typed name)

DATE:

8/13/2013

ATTACHMENT “4”



RESOLUTION 2013-R- 35

PRELIMINARY - FINAL PLAN APPROVAL

WAGNER MINOR SUBDIVISION

WHEREAS, Michael and Thomas Wagner ("Applicant") have submitted preliminary final plans pertaining to a subdivision consisting of two parcels, located on Kansas Road and Elm Avenue, within the R2- I Residential Infill District proposing to subdivide so that Tax Parcel 50-32-24-1 (Lot 1) area will be 64,000 square feet and Tax Parcel 50-32-24 (Lot 2) area will be 31,301 square feet. This is a lot line change; and

WHEREAS, the preliminary final plan pertaining to the Project consists of one (1) sheet prepared by Charles E. Shoemaker, Inc., dated March 1, 2013, revised June 13, 2013 and last revised July 8, 2013 (the "Plan").

NOW, THEREFORE, be it, and it is hereby **RESOLVED** by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania, that the Plan is hereby approved as a preliminary final plan, subject to the following conditions with which the Applicant agrees:

1. The Plan has been reviewed by Carroll Engineering Corporation, the Township Engineer, by review letter dated June 25, 2013, a copy of which is attached hereto as Exhibit "A" and will be complied with by Applicant.
2. The Plan has been reviewed and recommended for approval by the Warrington Township Planning Commission on July 18, 2013 as noted in a memo dated July 19, 2013, a copy of which is attached as Exhibit "B".
3. Prior to the signing of the preliminary final plan and it being recorded, Applicant shall document all approvals, permits, certificates and the like necessary to complete the Project, and to make all required submittals to any State and Federal agency that must issue such approvals, permits, certificates and the like related to the Project.


4. Prior to the recordation of the preliminary final plan, all necessary documents shall have been prepared and executed by the appropriate parties. The Township has a review by the Bucks County Planning Commission, dated May 14, 2013.

RESOLVED, this 13th day of August, 2013.

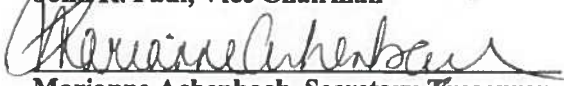
BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP

ATTEST:


Timothy J. Tieperman
Township Manager


Gerald B. Anderson, Chairperson


John R. Paul, Vice Chairman


Marianne Achenbach, Secretary-Treasurer


Matthew W. Hallowell, Sr., Member


Shirley A. Yannich, Member

Exhibit "A"



Carroll Engineering Corporation

SCANNED

June 25, 2013

Timothy J. Tieperman, Township Manager
Warrington Township
852 Easton Road
Warrington, PA 18976

Dear Mr. Tieperman:

Subject: Wagner - 532 Kansas Road & 2134 Maple Avenue
Plan of Lot Line Adjustment (TMPs 50-32-24 & 50-32-24-1)

We have reviewed the revised lot line adjustment plan for the above referenced project and offer the following comments for consideration by Warrington Township:

I. SUBMISSION

- A. Subdivision Plan (Plan of Lot Line Adjustment), as prepared by Charles E. Shoemaker, Inc., consisting of one (1) sheet dated March 1, 2013 and last revised June 13, 2013.

II. GENERAL

This revised plan application proposes an adjustment to the common lot line between tax parcels 50-32-24 and 50-32-24-1. The existing lot area for tax parcel 50-32-24-1 (Lot 1) is 32,000 square feet and the proposed lot area will be 64,000 square feet and tax parcel 50-32-24 (Lot 2) existing lot area is 63,301 square feet and the proposed lot area is 31,301 square feet. Tax parcel 50-32-24-1 has frontage along Maple Avenue (paper street), Greenwood Avenue (vacated) and Elm Avenue (cul-de-sac) and tax parcel 50-32-24 has frontage on Elm Avenue and Kansas Road (collector street). A two-story frame dwelling with driveway and two (2) masonry garages are currently located on tax parcel 50-32-24. Several small concrete pads, a utility shed, a small portion of the larger masonry garage, and large one-story frame and masonry garage are currently located on tax parcel 50-32-24-1. Both parcels are served by public water and sewer. The site is located in the R2-I, Residential Infill District.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

13-6311.00 (1363110002)

www.carrollengineering.com

It should be noted that tax parcel 50-32-24-1 is an existing non-conformity regarding impervious coverage and front yard setback and tax parcel 50-32-24 is an existing non-conformity regarding impervious coverage. The proposed lot line change would make Lot 1 a non-conformity regarding impervious coverage and front yard setback. The front yard setback from the Elm Avenue ultimate right-of-way line will be only 0.2 feet for the existing frame and masonry garage on Lot 1. Lot 2 will be in compliance with applicable zoning area requirements. Note that the lot line change does not make any non-conformity worse than existing.

We note that the lots in question are part of the previously approved Samuel Katz Subdivision of 1924. As such, the Lot Line change may occur without approval of a minor subdivision plan under Section 701.3 of the Warrington Township Subdivision and Land Development Ordinance.

III. REVIEW COMMENTS

A. Zoning Ordinance Comments

This application satisfies all requirements and provisions of the current Warrington Township Zoning Ordinance, with the following exception:

1. Section 865.1.F – The lot impervious cover percentage for both proposed lots listed in the zoning data table should be revised to reflect the existing lot impervious areas per the lot line change. Even though the plan notes that some of existing impervious areas are to be removed in the future the impervious areas on the lots at the time of plan submission are to be accounted for.

B. Subdivision and Land Development Ordinance Comments

This application satisfies all requirements and provisions of the current Warrington Township Subdivision and Land Development Ordinance.

C. General Comments

1. The lot areas for the two (2) proposed lots listed in Note 8 are not consistent with the lot areas listed in the zoning data table. In addition, based on the metes and bounds provided for Lot 1 the lot area should be 62,500 square feet instead of the 62,502 square feet listed.
2. We recommend that a note be added to plan stating that demolition of the existing dilapidated two-story dwelling and driveway must be completed prior to issuance of a building permit for Lot 2.

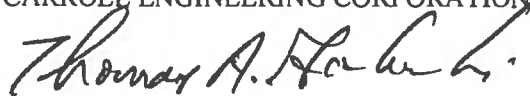
Timothy J. Tieperman, Township Manager
Page Three
June 25, 2013

IV. RECOMMENDATION

Carroll Engineering Corporation recommends this application be revised to address the above comments to the satisfaction of Warrington Township.

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in black ink, appearing to read "Thomas A. Gockowski". The signature is fluid and cursive, with the first name "Thomas" being the most prominent.

Thomas A. Gockowski, P.E.
Executive Vice President

TAG:cam

cc: William H. R. Casey, Esquire
John T. Reilley, P.L.S., Charles E. Shoemaker, Inc.
Michael and Thomas Wagner
Roy Rieder, P.E., Director of Planning & Development, Warrington Township

Exhibit "B"

Warrington



Township

852 EASTON ROAD, WARRINGTON, PA 18976

215-343-9350 ■ FAX 215-343-5944

www.warringtontownship.org



BOARD OF SUPERVISORS

GERALD B. ANDERSON, Chairperson
JOHN R. PAUL, Vice Chairperson
MARIANNE ACHENBACH, Secretary-Treasurer
MATTHEW W. HALLOWELL, SR., Member
SHIRLEY A. YANNICH, Member

TOWNSHIP MANAGER
TIMOTHY J. TIEPERMAN

MEMO TO: Board of Supervisors

ATTN: Tim Tieperman

FROM: Roy Rieder *RR*

DATE: July 19, 2013

RE: WAGNER LOT LINE CHANGE

Background

This application proposes to revise two existing non-conforming lots (Tax Parcel Nos. 50-032-024 and 50-032-024-001) by moving the existing line dividing the two separate lots. Section 701 of the SALDO permits a lot line change without approval provided that the township engineer prepares a letter stating that the newly revised lots conform to the zoning ordinance.

If the plan is approved, the lots will still not be in total compliance with the zoning ordinance, but the magnitude of the non-conformities will be reduced. After approval, there will still be two non-conformities. The impervious cover on Lot 1 will be 56.3 percent; maximum allowable impervious area is 25 percent. Previously the impervious cover on the existing parcel had been 78.8 percent. There is a reduction of 6,661 sf of impervious area.

The other non-conformity is the front yard setback on Elm Avenue. Previously, it had been shown as 5.2 feet from the *existing* right of way line, or 25.2 feet from the centerline of Elm Avenue. The building still is 25.2 feet from the centerline, but now is being measured from the *ultimate* right of way line of Elm Avenue rather than the existing right of way line, so the dimension is 0.2 ft, although physically, there is no change whatsoever.

The Board requested the Warrington Township Planning Commission to review this application. This was done at the meeting scheduled for July 18, 2013. After reviewing and discussing the plan, Dennis Gordon made a motion to recommend approval of the lot line change on the condition that the applicant complies with the requirements set forth in the township engineer's review letter. The motion was seconded by Fred Gaines and approved by a vote of 7-0.

Recommendation

The staff respectfully recommends that the Board of Supervisors consider approval of the plan with the condition that the applicant conforms to the requirements and recommendations contained in the township engineer's review letter dated June 25, 2013.

Warrington . . . gateway to Bucks County

ATTACHMENT “5”



RESOLUTION 2013-R- 34

FINAL PLAN APPROVAL

ILLG TRACT

WHEREAS, The Cutler Group, Inc. (hereinafter the "Applicant") has submitted final plans to subdivide an 74.94 acre parcel located on the eastern side of Folly Road in the RA Residential Agricultural District, into ninety five (95) single family detached dwelling lots as a Subdivision with fifty nine (59) Transferable Development Rights (TDR's) Plan. An existing complex of dwellings, including barn and retail store will be removed in Phase III and approximately 15.3 acres of open space will be provided. Public water and sewer will serve the lots; and

WHEREAS, the submission includes:

- A. Preliminary Plans of Subdivision, as prepared by S.T.A. Engineering, Inc., consisting of fifty three (53) sheets dated January 30, 2007 and last revised June 3, 2013.
- B. Post-Construction Stormwater Management & Plan Narrative, as prepared by S.T.A. Engineering, Inc., dated January 2007 and last revised June 3, 2013.
- C. 100-Year Floodwater Profile HEC-RAS Analysis of an Unnamed Tributary to the Little Neshaminy, as prepared by S.T.A. Engineering, Inc., dated January, 2007 and revised January 21, 2013 and last revised March 18, 2013.

NOW THEREFORE, be it and it is hereby Resolved by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania, that the Plans are hereby approved as Final Plans, subject to the following conditions with which the Applicant agrees:

- 1. Prior to the signing of the final plans and their being recorded, Applicant shall comply with the requirements of the review letter from Carroll Engineering Corporation, dated July 26, 2013, a copy of which is incorporated herein as Exhibit "A", except for paragraph G.5, which the Board of Supervisors has addressed and will be resolved during development.
- 2. Prior to the signing of the final plans and their being recorded, Applicant shall comply with the requirements of the Warrington Township Planning Commission report dated August 8, 2013. A copy of which is attached as Exhibit "B".


3. Prior to the signing of the final plans and their being recorded, Applicant shall document all approvals, permits, certificates and the like necessary to complete the Project, and to make all required submittals to any State and Federal agencies that issue such approvals, permits, certificates and the like relate to the Project.
4. Prior to the recordation of the final plans, all necessary documents shall have been prepared and executed by the appropriate parties as are referenced in the engineer's letter and Applicant agrees to execute a development agreement with escrow as determined by the Township engineer, to provide financial security for the installation of necessary improvements.
5. The Applicant shall prepare residential disclosure statements in a form satisfactory to the Township solicitor to be given to prospective buyers prior to the execution of an agreement of sale for any residence.

RESOLVED, this 13th day of August, 2013.

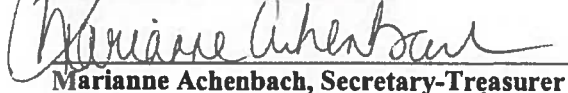
BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP

ATTEST:


Timothy J. Tieperman
Township Manager


Gerald B. Anderson, Chairperson


John R. Paul, Vice Chairman


Marianne Achenbach, Secretary-Treasurer


Matthew W. Hallowell, Sr., Member



Shirley A. Yannick, Member

Exhibit "A"



Carroll Engineering Corporation



July 26, 2013

Timothy J. Tieperman, Township Manager
Warrington Township
852 Easton Road
Warrington, PA 18976

Subject: Illg Tract – Final Plan (TMP 50-10-12, 50-10-13 & 50-10-13-1)

Dear Mr. Tieperman:

We have reviewed the final plans of land development for the above referenced project and offer the following comments for consideration by the Warrington Township Board of Supervisors:

I. SUBMISSION

- A. Final Subdivision Plans, as prepared by S.T.A. Engineering, Inc., consisting of fifty six (56) sheets dated January 30, 2007, and last revised June 3, 2013.
- B. Post-Construction Stormwater Management Plan Narrative, as prepared by S.T.A. Engineering, Inc., dated January, 2007, and last revised June 3, 2013.
- C. Letter from the Pennsylvania Department of Environmental Protection dated May 10, 2013 granting an exemption from a Planning Module.
- D. Traffic Signal Permit Plans – (County Line Road (S.R.2038) & Folly Road and Street Road (S.R.3001) & Folly Road), prepared by Orth-Rodgers & Associates, Inc., received June 27, 2013.

II. GENERAL

This final plan application proposes the subdivision that contains three (3) tax parcels totaling 74.94 acres ±. The site is located on the eastern side of Folly Road, approximately 1,300 feet south of Street Road. The site currently contains a retail meat store, farm fields, brush, meadow and wooded areas. In addition, the site contains wetland areas and a Type 1 stream which flows through the western portion of the site. The applicant proposes to develop the site as a subdivision with TDRs, in accordance with the provisions of Section 411 of the Warrington Township Zoning Ordinance and the Stipulation and Agreement signed on February 18, 1997. The proposed subdivision is to consist of ninety five (95) single family detached building lots with associated roadways. The subdivision will take access from Folly Road (a collector street) by means of two (2) access roads. The site is located in the RA, Residential Agricultural Zoning District and will utilize fifty nine (59) TDR's to obtain the proposed ninety five building lots. Stormwater management is to be controlled by means of three (3) proposed detention basins located within open space areas. The site is to be served by public water and sanitary sewer.

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
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215.343.5700

630 Freedom Business Center
Third Floor
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105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

12-6299.00 (1262990008)

www.carrollengineering.com

Per the Stipulation Agreement governing the use of TDR's on this property, the dimensional requirements contained in that Agreement and the ordinance in effect at the time of the Agreement are the basis for this review. The plans as submitted are in compliance with the zoning criteria, subdivision and land development criteria and other provisions outlined in the above referenced Stipulation and Agreement of 1997.

III. REVIEW COMMENTS

A. Zoning Ordinance Comments

This application satisfied all requirements and provisions of the applicable Warrington Township Zoning Ordinances in effect at the time of original preliminary plan submission with the following exceptions:

1. Section 305.3 – The wetland area on Lot 22 is to be considered totally unusable land and shall be one hundred (100) percent restricted and designated as common open space. For clarity the plans should be revised to delineate with metes and bounds and label this required deed restricted area of Lot 22 and the deed restricted area should be removed from the gross lot area to establish the net lot area. The plans list a net area for this lot but it subtracts the entire drainage easement rather than just the wetland or deed restricted area. The difficulty with this is that the wetland area location is not defined by bearings and distances. Therefore, it will be difficult to locate the 25 foot setback from this area in the field. According to Note 26, no alteration of grade, excavation, placement of impervious coverage, or erection of any form of building or structure shall be permitted within the wetland area or its 25 foot structure setback as depicted on Lot 22. Without defining the location of the wetlands, the homeowner will not be able to determine the limits of the 25 foot structure setback since this area is partially outside of the drainage easement.
2. Section 411.G.(2) – The applicant should submit documentation to the Township verifying the possession of the 59 TDRs that are to be utilized in conjunction with the development of this site.

B. Subdivision and Land Development Ordinance Waivers Requested

1. The waivers listed on the plan should indicate that they were granted by the Board of Supervisors in their Preliminary Plan approval dated May 28, 2013. The heading states "Waivers Granted", but each waiver listed states this waiver is "requested". The text should be changed.

C. Subdivision and Land Development Ordinance Comments

This application satisfies all requirements and provisions of the applicable Warrington Township Subdivision and Land Development Ordinance in effect at the time of the original preliminary plan submission.

D. Stormwater Management Ordinance Comments

The site is located in the 100% Stormwater Runoff Peak Rate District which requires the post-development stormwater peak runoff rate from the site to be equal to or less than the pre-development peak runoff rate. In order to comply with this requirement the applicant proposes the construction of three (3) detention basins that negate the effects of increased flows from the proposed development, redirecting all or a portion of an existing drainage watershed into another watershed area so that the portion of the area which remains tributary to the point of influence generates no more runoff after development than the entire original area did in its pre-development condition and by capturing and controlling routed outflows from offsite, upstream areas.

This application satisfies all requirements and provisions of the applicable Warrington Township Stormwater Management Ordinance in effect at the time of original preliminary plan submission.

E. Traffic

1. The following CS-4401 forms should be revised to match the values indicated in the Intersection / Curb Ramp Detail Plans: Ramps 1, 3, 17, 19-21, 31, and 37.
2. The back of landing slope of Ramp 1 should be corrected.
3. The crosswalk and stop bar on Delmonico Street (Ramps 35 and 36) should be shown at the intersection of Pamela Street and Delmonico Street.
4. The sidewalk slope adjacent to Ramp 32 (at the intersection of Pamela Street and Jonathan Drive) should be revised to be less than 5.0%.
5. Revise all gutter line slopes to be a minimum of 0.50%, as indicated in the Township Ordinance (§306.7 Ord. 77-1).
6. The Traffic Signal Plans have been reviewed and found to be satisfactory.

F. Water and Sanitary Sewer

1. The phase lines should be shown on all Utility and Plan & Profile sheets. In addition, at the phase boundaries, it should be clearly identified and/or noted which utilities are to be installed with which phase. Utilities should be constructed so they can be tested by phase.
2. Both the water and sanitary sewer service alignments for Lot 22 should be revised to keep them within Lot 22. The services should be kept a minimum 5 feet from the property line to allow the homeowner to perform any future repairs without encroaching on the neighboring property.

3. The existing 6" sanitary lateral serving the Illg property should be plugged and abandoned. It should be noted on the drawings that the 6" lateral pipe ends within the manhole at the property line and the next downstream manhole should be plugged and the manhole at the property line should have its top slab removed, the remaining sections perforated, and backfilled with stone.
4. New 12" valves should be placed on each end of the proposed realigned water main along Folly Road from approximate Stations 3+40 to 11+30.
5. The locations of the relocated utility poles along Folly Road should be revised; the pole around Station 12+40 is shown directly over the existing sewer main and the pole at approximate Station 15+30 is right against the sewer main.
6. On Sheet 46, Manholes A5 and A8, in the C2 – A5 and B1 – A8 profiles, should be shown as existing (screened).

G. General Comments

1. The sediment basin emergency spillway elevations for top elevation and crest elevation listed in the table for Standard Construction Detail #7-13 on Sheet 29 are not consistent with the information listed for the sediment basin on the E & S plans for Sediment Basin A.
2. General Construction Note 7 on Sheets 8 through 11 and Sheets 13 through 16 were revised to state that any water from sump pumps and roof drains are to be collected and discharge to the rear of the dwelling. However, Storm Sewer Note 7 still states that roof drains and sump pumps shall discharge into natural watercourses or graded swales or connect to a storm drainage structure. As before rooftop disconnection is being proposed as a Best Management Practice (BMP#4) for the site. Storm Sewer Note 7 should be revised.
3. The plans have proposed construction of this project in three phases. The phasing should be shown on all plans including the Utility Plans, the Landscape Plans, the Erosion & Sediment Control Plans, Plan & Profiles sheets, Post Construction Stormwater Management Plans, and any other plans where the phasing will impact the construction. The limits of construction for each must be clearly defined and any temporary construction for piping or grading at the limits of a phase must be shown. In addition it should be indicated which phase will include the path to Lower Nike Park and any improvements on Folly Road.

4. It should be noted that there will be a Homeowners Association developed in accordance with 1.b of the Special Conditions of the WTPC recommendations that the HOA will be responsible for the maintenance of the bridge serving lots 21 and 22. The note on the plan states the HOA will be responsible for the pipe crossing at this location. This should be clarified to also state that the HOA will be responsible for the retaining walls associated with the stream crossing in addition to the pipe. The easement in this area should be revised to include the portion of the retaining wall currently shown on Lot 22.
5. Folly Road Drainage - The inlets and piping along Folly Road in the vicinity of the existing 60 inch CMP stream culvert crossing are shown by the calculations to fail in the 100 year storm since they are proposed to tie into the existing 36 inch pipe along Folly Road. This existing 36 inch pipe is at or over capacity and cannot accept additional stormwater. We recommend that the drainage along Folly Road be redesigned in this area. In addition, the existing 30 inch and 60 inch pipe under Folly Road at the stream crossing has inadequate capacity to pass existing upstream (off-site) drainage during larger storms. There is existing flooding in this area. The applicant is providing three inlets on the western side of Folly Road south of these culverts, adjacent to the IPW fields to remove some of the flow to these culverts, but this will not alleviate all of the flooding at this location. Consideration should be given to safely conveying the larger storms without creating additional flooding on the eastern side of the road as a result of the construction of curb and sidewalk. We recommend a meeting between this office and the developer/developer's engineer to discuss potential solutions.
6. The design of the pipe run from Inlet C19.4 to Inlet C19.3 should be re-evaluated to assure that the runoff is directed to the appropriate basin. The design of the pipe (G2 to G1) under the walking trail between Lots 19 and 20 should also be re-evaluated.
7. Additional right-of-way should be provided on Folly Road to accommodate the proposed extension of the stream crossing culverts at Station 11+75. The right-of-way should extend a minimum of 10' beyond the face and ends of the end wall.
8. Additional right-of-way should be provided at Ernst Drive (Station 4+04) to provide access to the culvert head and end walls for maintenance purposes. The right-of-way should extend a minimum of 10' beyond the face and ends of the walls. The proposed utility easement on the north side should be changed to right-of-way.
9. Guiderail or other protection should be shown on the plan for the Folly Road Stream Crossing headwall, the Ernst Drive Culvert and at the shared access drive/retaining walls at Lots 21 and 22.

Timothy J. Tieperman, Township Manager
Page Six
July 26, 2013

10. Details of the proposed culvert and headwalls on Ernst Drive should be provided. We note that the culvert should be designed in accordance with PennDOT standards. The potential for scour shall be evaluated in determining footing depths. Standard Drawings BD-632M, BC-788M and BC-798M will apply. The entire top of the box culvert shall be waterproofed. Precast sections should be connected by post-tensioning; strapping will not be permitted. Design calculations and details may be submitted to the Township Engineer for review and approval prior to construction. A typical plan, profile and cross section should be shown on the plans at this time.

IV. OTHER APPROVALS

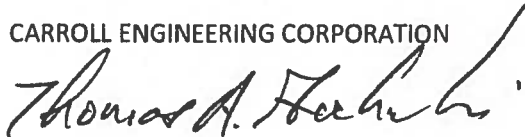
- A. Bucks County Conservation District
- B. Township Fire Marshal
- C. DEP – NPDES
- D. Township Lighting Consultant

V. RECOMMENDATION

Carroll Engineering Corporation recommends this application be revised to address the above comments to the satisfaction of the Warrington Township Board of Supervisors.

Very truly yours,

CARROLL ENGINEERING CORPORATION



Thomas A. Gockowski, P.E.
Executive Vice President

TAG:cam

cc: William H. R. Casey, Esquire
K. Frederick Achenbach Jr., Warrington Township Water & Sewer Department
Roy Rieder, P.E., Warrington Township
The Cutler Group
Richard P. McBride, Esquire, McBride & Murphy
Susan A Rice, P.E., S.T.A. Engineering, Inc.
Andrew Brown, P.E., CEC
Kenneth R. Yerger Jr., P.E., P.L.S., CEC
Martin L. Kepner, P.E., CEC

Exhibit "B"

Memorandum

To: Warrington Board of Supervisors
From: Warrington Township Planning Commission
cc: Tim Tieperman, Roy Rieder
Date: August 8, 2013
RE: Illg Subdivision

Please be advised the Planning Commission, by a vote of 5-0, recommends preliminary and final approval for the Illg Subdivision with the following condition(s):

1. Comply with the comments contained in the Carroll Engineering Review Letter dated July 26, 2013.
2. Attempt to locate the driveway on Lot 95 as far away from the entrance to the Lower Nike Park as possible.

ATTACHMENT “6”



Carroll Engineering Corporation

August 15, 2013

CERTIFIED MAIL

Richard B. Rachor, Jr., President
Stonewood Contracting, LLC
P.O. Box 36
Palm, PA 18070

Dear Mr. Rachor:

Subject: Palomino Basin Gabion Wall Repair - Notice of Award

This is to inform you that at a public meeting held at Warrington Township on August 13, 2013, the Board of Supervisors for Warrington Township voted to award the contract for the Palomino Basin Gabion Wall Repair to your firm for the lump sum bid in the amount of Fourteen Thousand Four Hundred and Fifty Dollars and Zero Cents (\$14,450.00).

Upon execution of the Contract, please forward all documents and certificates to this office. We will review the forms and, if acceptable, forward them to Warrington Township for execution. A fully executed copy of the Agreement will be returned to you for your records. A Notice to Proceed will be issued after receipt and review of the Performance and Payment Bonds Maintenance Bond and Insurance Certificates.

Please call me at (215) 343-5700, ext. 310 if you have any questions.

Very truly yours,

CARROLL ENGINEERING CORPORATION

Kenneth R. Yerger, Jr., P.E., P.L.S.

KRY:cam

Enclosures

cc: Timothy J. Tieperman, Manager, Warrington Township
Roy W. Rieder, P.E., Director of Planning & Development, Warrington Township
Thomas A. Gockowski, P.E., Executive Vice President, CEC

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Third Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

DOCUMENT 00 5100

NOTICE OF AWARD

Dated: August 15, 2013

TO: Richard Rachor, Jr., President, Stonewood Contracting, LLC (BIDDER)

ADDRESS: P.O. Box 36

Palm, PA 18070

OWNER'S PROJECT NO. 11-6290.00

OWNER'S CONTRACT NO. _____

CONTRACT FOR: Palomino Basin Gabion Wall Repair

You are notified that your Bid dated July 25, 2013, for the above Contract has been considered. You are the apparent successful bidder and have been awarded the above-referenced contract for Palomino Basin Gabion Wall Repair.

The Contract Price of your Contract is Fourteen Thousand Four Hundred and Fifty Dollars (\$14,450.00).

Five (5) copies of each of the proposed Contract Documents that need your signature accompany this Notice of Award. Please be advised that all five (5) copies of each of the enclosed Contract Documents must be properly executed, and require original signatures, and seal (where applicable).

You must comply with the following conditions precedent within fifteen (15) days of the date of this Notice of Award that is by August 30, 2013.

1. You must deliver to the ENGINEER five (5) fully executed counterparts of the Agreement and all relevant cover sheets of each Contract Document. These counterparts shall be delivered via certified mail.
2. You must deliver with the executed Contract Documents the Contract Security (Bonds) as specified in the Instructions to Bidders, and the General Conditions (paragraph 5.1). Blank copies of bond forms are included for your convenience.
3. Other conditions precedent:
 - a. See Document 00700, Article 1 for meaning of Notice of Award.
 - b. Execution of the Agreement by the OWNER is subject to the CONTRACTOR'S compliance with the applicable parts of the Contract Documents.
 - c. Commencement of Work by the CONTRACTOR is governed by issuance of a Notice to Proceed. See Document 00700, Article 1 and Article 2, Preliminary Matters.


d. The General Conditions, and Sections 01 3300, and 01 3233 of the General Requirements provide that the CONTRACTOR submits the following items within certain times following the Notice of Award:

- 1) Preliminary schedule of values to be submitted within 30 days of the Notice of Award.
- 2) Submittal review schedule to be submitted within 30 days of the Notice of Award.
- 3) Preconstruction photography to be submitted within 30 days of the Notice of Award all for ENGINEER's review and acceptance.
- 4) Listing of any proposed Subcontractor(s) to be submitted within ten (10) days of the Notice of Award.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

Within ten days after you comply with these conditions, OWNER will return to you one fully signed counterpart of the Agreement with the Contract Documents.

Warrington Township
(OWNER)


(AUTHORIZED SIGNATURE)

Agent for OWNER
(TITLE)

END OF DOCUMENT

ATTACHMENT “7”

LEASE AGREEMENT

Warrington Township and Warrington Historical Society

THIS AGREEMENT WITNESSETH, THAT TOWNSHIP OF WARRINGTON, a Political Subdivision of the Commonwealth of Pennsylvania, 852 Easton Road, Warrington, Pennsylvania (hereinafter call the Township), doth hereby let unto the **WARRINGTON HISTORICAL SOCIETY**, a 501(c)(3) organization as designated by the Internal Revenue Service, PO Box 706, Warrington, Pennsylvania 18976 (hereinafter called the Society),

ALL THAT CERTAIN tract of real property located in Warrington Township consisting of tax parcel No. 50-010-001 as described in the listing attached hereto and incorporated herein by reference as Exhibit "A" for a term of twenty-five (25) years from the date this lease agreement is approved, yielding and paying therefore unto the Township the rental of one (\$1.00) dollar, payable in one (1) payment of One (\$1.00) Dollar in advance, at the Township Administration Building, Warrington, Pennsylvania.

AND it is hereby covenanted between the Township and the Society as follows:

1. The Society agrees to restore the lease premises, into a living schoolhouse museum and Society meeting headquarters available without discrimination to all Township residents, students and visitors alike. Development plans for the leased premises are subject to review and approval by the Township, which approval shall not be unreasonably withheld.
2. In accordance with the conceptual restoration plan for the rehabilitation project, which the Township has approved, the Society agrees to restore 10 Folly Road in a manner respectful of the property's heritage. A copy of the restoration conceptual plan is attached hereto, incorporated herein by reference as Exhibit "B".
3. The Society shall keep the demised premises in good condition during the continuance of this lease and at the termination of this lease deliver up the said premises to the Township in as good order. Any improvement or additions made by the Society shall not be detached from the property but shall remain for the benefit of all residents and visitors.
4. In the sole and complete discretion of the Society, this Lease may be extended for an additional twenty-five (25) year period at the expiration of the first term and may be extended for an additional twenty-five (25) year terms in perpetuity unless said extension are considered a violation of Shelly's Rule in which event this Lease shall terminate at the expiration of ninety-nine (99) years.
5. It shall be a further condition of the agreement that Society shall maintain insurance coverage in the amount of at least One Million Dollars (1,000,000.00), which said insurance shall name the Township of Warrington as additional insured which said certificate of insurance shall be delivered to the Township upon request.
6. It is further understood and agreed should any part of this land be needed by the Township for any governmental purpose whatsoever, the Lease may be amended and/or terminated, but only that land needed for governmental purposes, upon one (1) year's notice to the Society.
7. It is further understood and agreed that, on the lease premises, is located the "William Penn Oak" which shall be protected during the leasehold period and maintained by the Township.

8. The Society shall give access to the leased premises, at reasonable hours, to the Township, its agents for any reasonable and lawful purpose. Township will give Society at least 24-hour notice of intention to enter or come on, the date and approximate time at which Township will arrive, and the reason Township wants access except in emergency. When access has been made by the Township or its representative in an emergency and the Society is not present, the Township will notify the Society within twenty-four (24) hours that it has occurred, who entered, for what purposes and at what time.
9. The Society and the Township will cooperate on later decisions regarding the electricity hookup, water hookup, sewer, hookup, gas hookup, well capping, septic tank filling, oil tank removal, furnace removal and any other issue that may arise in a timely and reasonable manner.
10. Upon completion of restoration and opening to the public, the Society will assume sole responsibility for all utility costs. The Society shall be permitted, with Township approval, to charge a reasonable admittance fee to members of the visiting public.
11. The parties warrant and represent that this Lease has been executed by the authorized officers of the parties and was approved at a properly advertised meeting.
12. This Agreement constitutes the entire Agreement between the parties and cannot be assigned or amended except in writing signed by the parties.
13. In the unlikely scenario the Township would ever consider selling the property, the Township agrees to give the Society first right of refusal to purchase it. If the Society refuses and the building has been restored, then the Township agrees to sell it only to a non-profit organization.

Witness:

Kenneth R. Doe
8/22/2013

Warrington Historical Society

By: Mary Doyle Roth
8/22/2013

Attest:

Marianne Achenbach
Marianne Achenbach, Secretary

Township of Warrington

By: Gerald B. Anderson
Gerald B. Anderson, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION FOR TAX PARCEL # 50-010-001

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the township of Warrington, described as follows:

BEGINNING at a corner of Lewis Thompsons land (now Andrew Blichasz land) in the middle of County Line Road between Bucks and Montgomery Counties and extending thence along said road and by land of Henry Hamilton (now Charles Hamilton) North $47\frac{3}{4}$ degrees West 16 perches to a corner of Henry McKinstry's land (now Daniel Baird Estate) thence by the same North $40\frac{1}{2}$ degrees East 10 perches to a corner and South $47\frac{3}{4}$ degrees East 16 perches to a corner in a line of said Lewis Thompson's land (now Andrew Blichasz land) and thence by the same South $40\frac{1}{2}$ degrees West 10 perches to the place of beginning.

CONTAINING one acre.

COUNTY PARCEL NUMBER 50-010-001.

EXHIBIT "B"

County Line School House Restoration Plan

PHASE I – MAIN STRUCTURE

- Locate and install 15 roof joists.
- Repair if needed, any damaged to roof structure from fire.
- Remove second floor windows and fill openings with area rock and mortar.
- Remove first floor windows (kitchen & bathroom) and fill openings with area rock and mortar.

PHASE II - EXTERIOR SHELL

- Remove chimney located in back northwest corner.
- Remove second floor and all interior walls.
- Repair and repaint metal roof red.
- Install proper gutters.
- Construct and install proper belfry.

PHASE III – INTERIOR

- Locate and install historic and proper six (count) 6 light over 6 light double hung widows.
- Locate and install historic and proper front and back doors.
- Locate and install historic and proper flooring materials.
- Repair porch covering as needed.

PHASE IV – BEATIFICATION

- Restore plaster to entire interior.
- Paint interior walls / trim.
- Restore white pebble dashed stucco to entire exterior.
- Paint exterior walls / trim.

PHASE V (TBD)

- Locate and install historic and proper school bell.
- Construct and install teacher's elevated platform at front of classroom.
- Construct and install partition and cloak cubbies that divides front door from class room.
- Locate and install historic and proper stove for center of class room.
- Locate and install historic and proper desks, chalk boards, teaching material.....

PHASE VI (TBD)

- Bathroom/ Kitchenette addition to back of structure.

ATTACHMENT “8”

CERTIFICATE OF COMPLETION NO. 3

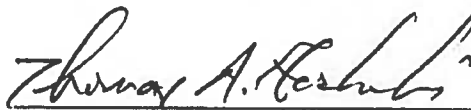
Warrington Glen

Original Escrow Amount:	\$2,625,543.66	(Construction)
	\$262,554.37	(Contingency)
	\$2,888,098.03	(Escrow)

"We, the undersigned, hereby certify that the work provided for in a certain Agreement between the Township of Warrington and Toll PA XIV LP, dated September 11, 2012, relative to the construction and installation of certain improvements in a development known as the Warrington Glen has been completed to the extent of **Two Hundred Sixty Nine Thousand Two Hundred Forty Nine Dollars (\$269,249.00)**. This Certificate authorizes Western Surety Company to reduce to the extent of **Two Hundred Sixty Nine Thousand Two Hundred Forty Nine Dollars (\$269,249.00)** of the Escrow held by Western Surety Company pursuant to the Agreement dated September 11, 2012. It is agreed that the release of said mount hereby authorized shall not be construed as acceptance of the work by said Township, nor shall this Certificate act or constitute any waiver by said Township, and said Township hereby reserves the right to reinspect the said work and to require the Developer referred to in said Agreement to correct any and all defects and deficiencies.

For the following work: See attached letter & Status Report

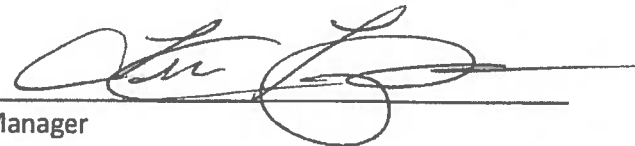
Amount of this Release:	\$269,249.00
Amount of Previous Releases:	\$2,016,686.46
Amount of Retainage:	\$262,554.37
Amount Available for Release:	\$339,608.20



Township Engineer
CARROLL ENGINEERING CORPORATION

7/30/13

(Date)



Manager
WARRINGTON TOWNSHIP

8/14/2013

(Date)

ESCROW STATUS REPORT

CARROLL ENGINEERING CORPORATION
TOWNSHIP ENGINEERS

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Warrington Glen - Phase 1
PROJECT NO: 12-6296.00
PROJECT OWNER:

MUNICIPALITY: Warrington Township
ESCROW AGENT: Western Surety Company
TYPE OF SECURITY: Bond
AGREEMENT DATE: September 11, 2012

AMOUNT OF CURRENT ESCROW RELEASE: \$269,249.00
AMOUNT OF PREVIOUS ESCROW RELEASES: \$2,016,686.46
TOTAL ESCROW RELEASED TO DATE: \$2,285,935.46

TOTAL CONSTRUCTION = \$2,625,543.66
TOTAL RETAINAGE = \$262,554.37
TOTAL ESCROW POSTED = \$2,888,098.03

RELEASE NO.: 3
RELEASE DATE: July 30, 2013

TOTAL ESCROW REMAINING: \$602,162.57
TOTAL RETAINAGE ESCROW: \$262,554.37
TOTAL ESCROW AVAILABLE FOR RELEASE: \$339,608.20

ESCROW TABULATION

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REC #4
DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QUANTITY
A. EROSION AND SEDIMENT CONTROL											
1. Tree Protection	lf	1,960	\$1.75	\$3,430.00		\$0.00	1,960	\$3,430.00	0	\$0.00	
2. Super silt fence	lf	5,780	\$6.25	\$36,125.00		\$0.00	5,780	\$36,125.00	0	\$0.00	
3. Construction entrance	ea	1	\$2,500.00	\$2,500.00		\$0.00	1	\$2,500.00	0	\$0.00	
4. Inlet protection	ea	14	\$100.00	\$1,400.00		\$0.00	12	\$1,200.00	2	\$200.00	
5. R-5 riprap outlet protection	cy	7	\$1,200.00	\$8,400.00		\$0.00	7	\$8,400.00	0	\$0.00	
6. Swale A fabric lining	sy	36,350	\$0.15	\$5,452.50		\$0.00	36,350	\$5,452.50	0	\$0.00	
7. Sediment Basin B	ls	1	\$1,788.00	\$1,788.00		\$0.00	1	\$1,788.00	0	\$0.00	
8. Temporary Riser	sy	109	\$2.50	\$272.50		\$0.00	109	\$272.50	0	\$0.00	
9. Spillway lining SC 150-BN	sf	31,500	\$0.15	\$4,725.00		\$0.00	31,500	\$4,725.00	0	\$0.00	
10. Sediment trap slopes	cy	2,625	\$2.10	\$5,512.50		\$0.00	2,625	\$5,512.50	0	\$0.00	
11. Topsoil stockpiles	ls	1	\$1,788.00	\$1,788.00		\$0.00	1	\$1,788.00	0	\$0.00	
Sediment Basin D	sy	257	\$2.50	\$642.50		\$0.00	257	\$642.50	0	\$0.00	
12. Temporary Riser	sf	13,000	\$0.15	\$1,950.00		\$0.00	13,000	\$1,950.00	0	\$0.00	
13. Spillway lining SC 150-BN	cy	1,678	\$2.10	\$3,523.80		\$0.00	1,678	\$3,523.80	0	\$0.00	
Sediment Basin E	ls	1	\$1,788.00	\$1,788.00		\$0.00	1	\$1,788.00	0	\$0.00	
14. Temporary Riser	sy	604	\$2.50	\$1,510.00		\$0.00	604	\$1,510.00	0	\$0.00	
15. Spillway lining SC 150-BN	sf	24,900	\$0.15	\$3,735.00		\$0.00	24,900	\$3,735.00	0	\$0.00	
16. Sediment trap slopes	cy	1,762	\$2.10	\$3,700.20		\$0.00	1,762	\$3,700.20	0	\$0.00	
17. Topsoil stockpiles											
B. EARTHWORK											
1. Clearing	ac	15	\$5,000.00	\$75,000.00		\$0.00	15	\$75,000.00	0	\$0.00	
2. Light Clearing/Mowing	ac	18	\$300.00	\$5,400.00		\$0.00	18	\$5,400.00	0	\$0.00	
Basin B	cy	5,305	\$2.75	\$14,588.75		\$0.00	5,305	\$14,588.75	0	\$0.00	
3. Cut	cy	476	\$1.00	\$476.00		\$0.00	476	\$476.00	0	\$0.00	
4. Fill											
Basin D	cy	5,352	\$2.75	\$14,718.00		\$0.00	5,352	\$14,718.00	0	\$0.00	
5. Cut	cy	111	\$1.00	\$111.00		\$0.00	111	\$111.00	0	\$0.00	
6. Fill											
Basin E	cy	713	\$2.75	\$1,960.75		\$0.00	713	\$1,960.75	0	\$0.00	
7. Cut	cy	370	\$1.00	\$370.00		\$0.00	370	\$370.00	0	\$0.00	
8. Fill											

ESCROW STATUS REPORT

CARROLL ENGINEERING CORPORATION
TOWNSHIP ENGINEERS

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Warrington Glen - Phase 1
PROJECT NO: 12-6296.00
PROJECT OWNER:

MUNICIPALITY: Warrington Township
ESCROW AGENT: Western Surety Company
TYPE OF SECURITY: Bond
AGREEMENT DATE: September 11, 2012

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AMOUNT OF PREVIOUS ESCROW RELEASES: \$2,016,686.46
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TOTAL ESCROW REMAINING: \$602,162.57
TOTAL RETAINAGE ESCROW: \$262,554.37
TOTAL ESCROW AVAILABLE FOR RELEASE: \$339,608.20

RELEASE NO.: 3
RELEASE DATE: July 30, 2013

ESCROW TABULATION				CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ
DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	#4
<u>Right-of-way</u>										
9. Cut	cy	1,927	\$2.20	\$4,239.40		\$0.00	1,927	\$4,239.40	0	
10. Fill	cy	10,857	\$1.00	\$10,857.00		\$0.00	10,857	\$10,857.00	0	
<u>G. STORMWATER MANAGEMENT</u>										
<u>Sediment Basin B</u>										
1. Baffle Wall	If	135	\$18.00	\$2,430.00		\$0.00	135	\$2,430.00	0	
2. Topsoil basin bottom only	cy	1,759	\$3.25	\$5,716.75		\$0.00	1,319	\$4,286.75	440	
3. 30-inch RCP	If	52	\$59.55	\$3,096.60		\$0.00	52	\$3,096.60	0	
4. 30-inch anti-seep collar	ea	2	\$800.00	\$1,600.00		\$0.00	2	\$1,600.00	0	
5. Outlet structure w/ trash Rack	ea	1	\$4,500.00	\$4,500.00		\$0.00	1	\$4,500.00	0	
6. 30-inch Type DW endwall	ea	1	\$1,600.00	\$1,600.00		\$0.00	1	\$1,600.00	0	
7. Perimeter Fence	If	780	\$12.00	\$9,360.00		\$0.00	0	\$0.00	780	
<u>Sediment Basin D</u>										
8. Baffle Wall	If	105	\$18.00	\$1,890.00		\$0.00	105	\$1,890.00	0	
9. Topsoil basin bottom only	cy	1,124	\$3.25	\$3,653.00		\$0.00	843	\$2,739.75	281	
10. 36-inch RCP	If	95	\$63.00	\$5,985.00		\$0.00	95	\$5,985.00	0	
11. 36-inch anti-seep collar	ea	2	\$800.00	\$1,600.00		\$0.00	2	\$1,600.00	0	
12. Outlet structure w/ trash Rack	ea	1	\$4,500.00	\$4,500.00		\$0.00	1	\$4,500.00	0	
13. 36-inch Type DW endwall	ea	1	\$1,600.00	\$1,600.00		\$0.00	1	\$1,600.00	0	
14. Perimeter Fence	If	700	\$12.00	\$8,400.00		\$0.00	0	\$0.00	700	
<u>Sediment Basin E</u>										
15. Baffle Wall	If	100	\$18.00	\$1,800.00		\$0.00	100	\$1,800.00	0	
16. Topsoil basin bottom only	cy	1,180	\$3.25	\$3,835.00		\$0.00	885	\$2,876.25	295	
17. 24-inch RCP	If	26	\$42.60	\$1,107.60		\$0.00	26	\$1,107.60	0	
18. 24-inch anti-seep collar	ea	2	\$800.00	\$1,600.00		\$0.00	2	\$1,600.00	0	
19. Outlet structure w/ trash Rack	ea	1	\$4,500.00	\$4,500.00		\$0.00	1	\$4,500.00	0	
20. 24-inch Type DW endwall	ea	1	\$1,500.00	\$1,500.00		\$0.00	1	\$1,500.00	0	
21. Perimeter Fence	If	900	\$12.00	\$10,800.00		\$0.00	0	\$0.00	900	
<u>Bio Retention Pond 116</u>										
22. Bio Retention pond	ls	1	\$10,000.00	\$10,000.00		\$0.00	0	\$0.00	1	
23. 18-inch RCP	If	3,582	\$32.90	\$117,847.80		\$0.00	3,582	\$117,847.80	0	
25. 24-inch RCP	If	1,364	\$42.60	\$58,106.40		\$0.00	1,364	\$58,106.40	0	
26. 30-inch RCP	If	1,023	\$59.55	\$60,919.65		\$0.00	1,023	\$60,919.65	0	
27. 36-inch RCP	If	307	\$63.00	\$19,341.00		\$0.00	307	\$19,341.00	0	

ESCROW STATUS REPORT

CARROLL ENGINEERING CORPORATION
TOWNSHIP ENGINEERS

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Warrington Glen - Phase 1
PROJECT NO: 12-6296.00
PROJECT OWNER:

MUNICIPALITY: Warrington Township
ESCROW AGENT: Western Surety Company
TYPE OF SECURITY: Bond
AGREEMENT DATE: September 11, 2012

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TOTAL RETAINAGE ESCROW: \$262,554.37
TOTAL ESCROW AVAILABLE FOR RELEASE: \$339,608.20

TOTAL CONSTRUCTION = \$2,625,543.66
TOTAL RETAINAGE = \$262,554.37
TOTAL ESCROW POSTED = \$2,888,098.03

RELEASE NO.: 3
RELEASE DATE: July 30, 2013

ESCROW TABULATION				CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ
DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	#4
Bio Retention Pond 116 (continued)										
28. 48-inch RCP	If	90	\$95.00	\$8,550.00		\$0.00	90	\$8,550.00	0	\$0.00
29. 14X23-inch RCP	If	109	\$54.00	\$5,886.00		\$0.00	109	\$5,886.00	0	\$0.00
31. 19X30-inch RCP	If	17	\$76.00	\$1,292.00		\$0.00	17	\$1,292.00	0	\$0.00
32. 24X38-inch RCP	If	40	\$85.00	\$3,400.00		\$0.00	40	\$3,400.00	0	\$0.00
33. 29X45-inch RCP	If	13	\$100.00	\$1,300.00		\$0.00	13	\$1,300.00	0	\$0.00
34. Endwall 18"	ea	4	\$1,500.00	\$6,000.00		\$0.00	4	\$6,000.00	0	\$0.00
35. Endwall 19"x30"	ea	1	\$1,800.00	\$1,800.00		\$0.00	1	\$1,800.00	0	\$0.00
36. Endwall 30"	ea	2	\$2,000.00	\$4,000.00		\$0.00	2	\$4,000.00	0	\$0.00
37. Endwall 36"	ea	2	\$2,500.00	\$5,000.00		\$0.00	2	\$5,000.00	0	\$0.00
38. Endwall 48"	ea	2	\$3,550.00	\$7,100.00		\$0.00	2	\$7,100.00	0	\$0.00
39. Endwall 14"x23"	ea	1	\$1,650.00	\$1,650.00		\$0.00	1	\$1,650.00	0	\$0.00
40. Storm inlet Type 'C'	ea	62	\$1,500.00	\$93,000.00		\$0.00	62	\$93,000.00	0	\$0.00
41. Storm inlet Type 'M'	ea	7	\$1,500.00	\$10,500.00		\$0.00	7	\$10,500.00	0	\$0.00
42. Storm manhole	ea	4	\$2,500.00	\$10,000.00		\$0.00	4	\$10,000.00	0	\$0.00
D. SANITARY SEWER										
1. 8-inch SDR 35 PVC	If	3,165	\$26.00	\$82,290.00		\$0.00	3,165	\$82,290.00	0	\$0.00
2. 8-inch CL50 DIP	If	2,038	\$44.00	\$89,672.00		\$0.00	2,038	\$89,672.00	0	\$0.00
3. 4-inch SDR 35 to ROW	If	1,680	\$23.50	\$39,480.00		\$0.00	1,680	\$39,480.00	0	\$0.00
4. Lateral connection	ea	53	\$125.00	\$6,625.00		\$0.00	53	\$6,625.00	0	\$0.00
5. 8-inch end plug	ea	5	\$125.00	\$625.00		\$0.00	5	\$625.00	0	\$0.00
6. 4-foot diameter sanitary manhole	ea	31	\$2,665.00	\$82,615.00		\$0.00	31	\$82,615.00	0	\$0.00
7. Concrete encasement	If	20	\$50.00	\$1,000.00		\$0.00	20	\$1,000.00	0	\$0.00
Offsite										
8. Drop connection with concrete collars	If	1	\$800.00	\$800.00		\$0.00	1	\$800.00	0	\$0.00
9. 8-inch SDR 35 PVC	If	3,957	\$27.00	\$106,839.00		\$0.00	3,957	\$106,839.00	0	\$0.00
10. 4-inch SDR 35 to ROW	If	120	\$23.50	\$2,820.00		\$0.00	120	\$2,820.00	0	\$0.00
11. Lateral connection	ea	5	\$125.00	\$625.00		\$0.00	5	\$625.00	0	\$0.00
12. 8-inch end plug	ea	2	\$125.00	\$250.00		\$0.00	2	\$250.00	0	\$0.00
13. Concrete encasement	If	76	\$50.00	\$3,800.00		\$0.00	76	\$3,800.00	0	\$0.00
14. 4-foot diameter sanitary manhole	ea	22	\$4,253.00	\$93,566.00		\$0.00	22	\$93,566.00	0	\$0.00
16. Stream crossing	ls	2	\$1,800.00	\$3,600.00		\$0.00	2	\$3,600.00	0	\$0.00

ESCROW STATUS REPORT

CARROLL ENGINEERING CORPORATION
TOWNSHIP ENGINEERS

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Warrington Glen - Phase 1
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ESCROW TABULATION

DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL AMOUNT	CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #4
					QTY	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	TOTAL AMOUNT	
Anna Street											
17. Tree clearing sanitary easement	ls	1	\$6,500.00	\$6,500.00	1	\$6,500.00	1	\$6,500.00	0	\$0.00	
18. 18" Silt fence	lf	510	\$1.40	\$714.00	510	\$714.00	510	\$714.00	0	\$0.00	
19. Temp Cofferdam (Wetland Crossing)	ea	1	\$900.00	\$900.00	1	\$900.00	1	\$900.00	0	\$0.00	
20. 8" PVC SDR-26 (Onsite) 0-8' Depth	lf	450	\$52.30	\$23,535.00	450	\$23,535.00	450	\$23,535.00	0	\$0.00	
21. 48" Diameter Manholes	ea	3	\$2,130.00	\$6,390.00	3	\$6,390.00	3	\$6,390.00	0	\$0.00	
22. 4" PVC SDR-26 Laterals (Onsite)	ea	4	\$900.00	\$3,600.00	4	\$3,600.00	4	\$3,600.00	0	\$0.00	
23. Testing (includes TV)	ls	1	\$1,500.00	\$1,500.00	0.667	\$1,000.00	0.67	\$1,000.00	0.33	\$500.00	
24. Prep Easement Before Seeding	ls	1	\$3,000.00	\$3,000.00	1	\$3,000.00	1	\$3,000.00	0	\$0.00	
25. Perm Seeding	sf	10,500	\$0.10	\$1,050.00	10,500	\$1,050.00	10,500	\$1,050.00	0	\$0.00	
E. WATER											
1. 8-inch CL 52 DIP	lf	5,080	\$39.00	\$198,120.00		\$0.00	5,080	\$198,120.00	0	\$0.00	
2. 8-inch gate valve	ea	18	\$1,394.00	\$25,092.00		\$0.00	18	\$25,092.00	0	\$0.00	
3. 8-inch bend	ea	47	\$283.00	\$13,301.00		\$0.00	47	\$13,301.00	0	\$0.00	
4. 8-inch end cap	ea	4	\$283.00	\$1,132.00		\$0.00	4	\$1,132.00	0	\$0.00	
5. 8-inch tee	ea	5	\$469.00	\$2,345.00		\$0.00	5	\$2,345.00	0	\$0.00	
6. 8-inch by 6-inch hydrant tee	ea	10	\$446.00	\$4,460.00		\$0.00	10	\$4,460.00	0	\$0.00	
7. Fire hydrant	ea	10	\$2,742.00	\$27,420.00		\$0.00	10	\$27,420.00	0	\$0.00	
8. Water services	ea	53	\$310.00	\$16,430.00		\$0.00	53	\$16,430.00	0	\$0.00	
9. 1-inch Type K copper	lf	1,750	\$22.45	\$39,287.50		\$0.00	1,750	\$39,287.50	0	\$0.00	
Offsite											
10. 12-inch CL 52 DIP	lf	2,110	\$70.00	\$147,700.00		\$0.00	2,110	\$147,700.00	0	\$0.00	
11. 12-inch gate valve	ea	3	\$2,850.00	\$8,550.00		\$0.00	3	\$8,550.00	0	\$0.00	
12. 12-inch bend	ea	2	\$450.00	\$900.00		\$0.00	2	\$900.00	0	\$0.00	
13. 12-inch end cap	ea	1	\$450.00	\$450.00		\$0.00	1	\$450.00	0	\$0.00	
14. 12-inch tee	ea	1	\$500.00	\$500.00		\$0.00	1	\$500.00	0	\$0.00	
15. 12-inch by 6-inch hydrant tee	ea	1	\$500.00	\$500.00		\$0.00	1	\$500.00	0	\$0.00	
16. Fire hydrant	ea	1	\$2,742.00	\$2,742.00		\$0.00	1	\$2,742.00	0	\$0.00	
17. Connect to Existing	ea	3	\$1,000.00	\$3,000.00		\$0.00	3	\$3,000.00	0	\$0.00	
18. Water services	ea	5	\$310.00	\$1,550.00		\$0.00	5	\$1,550.00	0	\$0.00	
19. 1-inch Type K copper	lf	120	\$22.45	\$2,694.00		\$0.00	120	\$2,694.00	0	\$0.00	

ESCROW STATUS REPORT

**CARROLL ENGINEERING CORPORATION
TOWNSHIP ENGINEERS**

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Warrington Glen - Phase 1
PROJECT NO: 12-6296.00
PROJECT OWNER:

MUNICIPALITY: Warrington Township
ESCROW AGENT: Western Surety Company
TYPE OF SECURITY: Bond
AGREEMENT DATE: September 11, 2012

AMOUNT OF CURRENT ESCROW RELEASE: \$289,249.00
AMOUNT OF PREVIOUS ESCROW RELEASES: \$2,016,686.46
TOTAL ESCROW RELEASED TO DATE: \$2,285,935.46

TOTAL ESCROW REMAINING: \$602,162.57
TOTAL RETAINAGE ESCROW: \$282,554.37
TOTAL ESCROW AVAILABLE FOR RELEASE: \$339,608.20

TOTAL CONSTRUCTION = \$2,625,543.66
TOTAL RETAINAGE = \$282,554.37
TOTAL ESCROW POSTED = \$2,888,098.03

RELEASE NO.: 3
RELEASE DATE: July 30, 2013

ESCROW TABULATION

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #4
DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QUANTITY
E. SITE WORK											
1. 2A (modified) 6 inches deep	sy	15,500	\$5.00	\$77,500.00	10,400	\$52,000.00	15,500	\$77,500.00	0	\$0.00	
2. 25 mm Superpave base, 4.5" thick	sy	15,500	\$16.40	\$254,200.00	10,400	\$170,560.00	15,500	\$254,200.00	0	\$0.00	
3. Remove inlet protection	ls	1	\$2,610.00	\$2,610.00		\$0.00	0	\$0.00	1	\$2,610.00	
4. Tack coat	sy	15,500	\$0.20	\$3,100.00		\$0.00	0	\$0.00	15,500	\$3,100.00	
5. 9.5 mm Superpave wearing, 1.5" thick	sy	15,500	\$7.15	\$110,825.00		\$0.00	0	\$0.00	15,500	\$110,825.00	
6. Sidewalk, 4" stone, 4" 4000 psi conc.	sf	8,784	\$3.05	\$26,791.20		\$0.00	0	\$0.00	8,784	\$26,791.20	
7. Aprons, 4" stone, 6" 4000 psi concrete with #9	sf	2,600	\$3.05	\$7,930.00		\$0.00	0	\$0.00	2,600	\$7,930.00	
8. Fine grade for curbing	lf	9,100	\$0.50	\$4,550.00		\$0.00	9,100	\$4,550.00	0	\$0.00	
9. Granite block curb	lf	9,100	\$13.50	\$122,850.00		\$0.00	9,100	\$122,850.00	0	\$0.00	
10. Backfill curb	lf	9,100	\$0.50	\$4,550.00		\$0.00	9,100	\$4,550.00	0	\$0.00	
11. Segmental Block Retaining Walls	sf	1,914	\$27.59	\$52,807.26		\$0.00	1,914	\$52,807.26	0	\$0.00	
G. LANDSCAPING AND LIGHTING											
1. Street lights, complete	ea	18	\$1,425.00	\$25,650.00		\$0.00	4	\$5,700.00	14	\$19,950.00	
Street trees and buffer plantings											
2. October Glory Maple, 2.5-3" caliper	ea	37	\$300.00	\$11,100.00		\$0.00	0	\$0.00	37	\$11,100.00	
3. Green Mountain Sugar Maple, 2.5-3" caliper	ea	20	\$300.00	\$6,000.00		\$0.00	0	\$0.00	20	\$6,000.00	
4. London Planetree Bloodgood, 2.5-3" caliper	ea	13	\$300.00	\$3,900.00		\$0.00	0	\$0.00	13	\$3,900.00	
5. Honey Locust, 2.5-3" caliper	ea	18	\$300.00	\$5,400.00		\$0.00	0	\$0.00	18	\$5,400.00	
6. Japanese Zelkova, 2.5-3" caliper	ea	15	\$300.00	\$4,500.00		\$0.00	0	\$0.00	15	\$4,500.00	
7. Willow Oak, 2.5-3" caliper	ea	35	\$300.00	\$10,500.00		\$0.00	0	\$0.00	35	\$10,500.00	
8. Little Leaf Linden, 2.5-3" caliper	ea	7	\$300.00	\$2,100.00		\$0.00	0	\$0.00	7	\$2,100.00	
Buffer Plantings											
9. Norway Spruce, 6' height	ea	30	\$145.00	\$4,350.00		\$0.00	0	\$0.00	30	\$4,350.00	
10. Serviceberry, 2" caliper	ea	6	\$145.00	\$870.00		\$0.00	0	\$0.00	6	\$870.00	
Basin B plantings											
11. Canopy Trees	ea	4	\$300.00	\$1,200.00		\$0.00	0	\$0.00	4	\$1,200.00	
12. Ornamental Trees	ea	8	\$250.00	\$2,000.00		\$0.00	0	\$0.00	8	\$2,000.00	
13. Evergreen Trees	ea	5	\$300.00	\$1,500.00		\$0.00	0	\$0.00	5	\$1,500.00	
14. Shrubs	ea	29	\$60.00	\$1,740.00		\$0.00	0	\$0.00	29	\$1,740.00	
Basin D plantings											
15. Canopy Trees	ea	10	\$300.00	\$3,000.00		\$0.00	0	\$0.00	10	\$3,000.00	
16. Ornamental Trees	ea	12	\$250.00	\$3,000.00		\$0.00	0	\$0.00	12	\$3,000.00	
17. Evergreen Trees	ea	5	\$300.00	\$1,500.00		\$0.00	0	\$0.00	5	\$1,500.00	
18. Shrubs	ea	18	\$60.00	\$1,080.00		\$0.00	0	\$0.00	18	\$1,080.00	

ESCROW STATUS REPORT

Warrington Glen - Phase 1
12-6296.00

PROJECT OWNER:

Warrington Township
Western Surety Company

TYPE OF SECURITY: Bond

AGREEMENT DATE: September 11, 2012

SUMMARY OF ESCROW ACCOUNT

AMOUNT OF CURRENT ESCROW RELEASE : \$269,249.00
AMOUNT OF PREVIOUS ESCROW RELEASES: \$2,016,686.46
TOTAL ESCROW RELEASED TO DATE: \$2,285,935.46

TOTAL ESCROW REMAINING: \$602,162.57
TOTAL RETAINAGE ESCROW: \$262,554.37
TOTAL ESCROW AVAILABLE FOR RELEASE: \$339,608.20

TOTAL CONSTRUCTION = \$2,625,543.66
TOTAL RETAINAGE = \$262,554.37
TOTAL ESCROW POSTED = \$2,888,098.03

RELEASE NO.: 3
RELEASE DATE: July 30, 2013

CARROLL ENGINEERING CORPORATION
TOWNSHIP ENGINEERS

ESCROW TABULATION				CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #4
DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	TOTAL AMOUNT	QTY	QUANTITY
Basin E plantings										
19. Canopy Trees	ea	13	\$300.00	\$3,900.00	0	\$0.00	0	\$0.00	13	\$3,900.00
20. Ornamental Trees	ea	10	\$250.00	\$2,500.00	0	\$0.00	0	\$0.00	10	\$2,500.00
21. Evergreen Trees	ea	5	\$300.00	\$1,500.00	0	\$0.00	0	\$0.00	5	\$1,500.00
22. Shrubs	ea	22	\$60.00	\$1,320.00	0	\$0.00	0	\$0.00	22	\$1,320.00
H. MISCELLANEOUS										
1. Signage	ea	22	\$160.00	\$3,520.00	4	\$0.00	4	\$640.00	18	\$2,880.00
2. Construction layout	ls	1	\$25,000.00	\$25,000.00	1	\$0.00	1	\$25,000.00	0	\$0.00
3. Concrete monuments	ls	1	\$15,000.00	\$15,000.00	0	\$0.00	0	\$0.00	1	\$15,000.00
4. Iron pins	ea	1	\$15,000.00	\$15,000.00	0	\$0.00	0	\$0.00	1	\$15,000.00
5. As-built plans	ls	1	\$20,000.00	\$20,000.00	0	\$0.00	0	\$0.00	1	\$20,000.00
TOTAL PROJECT				\$2,625,543.66		\$269,249.00		\$2,285,935.46		\$339,608.20

ATTACHMENT “9”

CERTIFICATE OF COMPLETION NO. 1

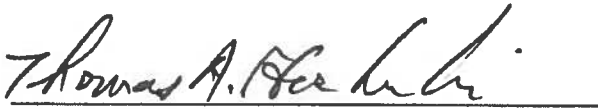
Penrose Walk

Original Escrow Amount:	\$592,418.46	(Construction)
	\$163,294.09	(Contingency)
	\$755,712.55	(Escrow)

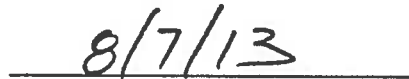
"We, the undersigned, hereby certify that the work provided for in a certain Agreement between the Township of Warrington and Phillips Ave Realty, L.P., dated January 8, 2013, relative to the construction and installation of certain improvements in a development known as Penrose Walk has been completed to the extent of **Two Hundred Forty Three Thousand Seven Hundred Fifty One Dollars and Thirty Nine Cents (\$243,751.39)**. This Certificate authorizes Companion Property and Casualty Insurance Company to reduce to the extent of **Two Hundred Forty Three Thousand Seven Hundred Fifty One Dollars and Thirty Nine Cents (\$243,751.39)** of the Escrow held by Companion Property and Casualty Insurance Company pursuant to the Agreement dated January 8, 2013. It is agreed that the release of said amount hereby authorized shall not be construed as acceptance of the work by said Township, nor shall this Certificate act or constitute any waiver by said Township, and said Township hereby reserves the right to reinspect the said work and to require the Developer referred to in said Agreement to correct any and all defects and deficiencies.

For the following work: See attached letter & Status Report

Amount of this Release:	\$243,751.39
Amount of Previous Releases:	\$0.00
Amount of Retainage:	\$163,294.09
Amount Available for Release:	\$348,667.07




Township Engineer
CARROLL ENGINEERING CORPORATION


(Date)



Manager
WARRINGTON TOWNSHIP


(Date)

ESCROW STATUS REPORT

CARROLL ENGINEERING CORPORATION
TOWNSHIP ENGINEERS

PROJECT NAME: Penrose Walk
PROJECT NO: 10-6267.00
PROJECT OWNER: Philips Ave Realty, LP
MUNICIPALITY: Warrington Township
ESCROW AGENT: Bond
TYPE OF SECURITY: January 8, 2013
AGREEMENT DATE:

SUMMARY OF ESCROW ACCOUNT

AMOUNT OF CURRENT ESCROW RELEASE : \$243,751.39
AMOUNT OF PREVIOUS ESCROW RELEASES: \$243,751.39
TOTAL ESCROW RELEASED TO DATE:
TOTAL ESCROW REMAINING: \$511,981.16
TOTAL RETAINAGE ESCROW: \$163,294.09
TOTAL ESCROW AVAILABLE FOR RELEASE: \$348,687.07

ESCROW TABULATION

DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #	
					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	2	QUANTITY
A. EROSION CONTROL												
1. Construction Entrance	EA	1	\$1,050.00	\$1,050.00	1	\$1,050.00	1	\$1,050.00				
2. Maintenance of Soil Erosion	LS	0.50	\$4,060.00	\$2,030.00	0.25	\$1,015.00	0.25	\$1,015.00	0.25	\$1,015.00		
B. SEDIMENT BASIN 1												
1. Desilt and Restore Basin	LS	1	\$15,260.00	\$15,260.00					1	\$15,260.00		
C. SEDIMENT BASIN 2												
1. Basin Cuts	CY	992	\$1.75	\$1,738.00					992	\$1,738.00		
2. Temp Trash Rack @ Outlet Structure	EA	1	\$525.00	\$525.00					1	\$525.00		
3. Outlet Structure w/Office Plate & Trash Rack	EA	1	\$3,500.00	\$3,500.00					1	\$3,500.00		
4. 18" RCP	LF	19	\$30.63	\$581.97					19	\$581.97		
5. 18" EW	EA	1	\$1,242.50	\$1,242.50					1	\$1,242.50		
6. 18" Anti Seep Collar	EA	1	\$1,050.00	\$1,050.00					1	\$1,050.00		
7. 4" Perf HDPE	LF	15	\$17.50	\$262.50					15	\$262.50		
8. Subgrade Basin	SF	17,175	\$0.07	\$1,202.25					17,175	\$1,202.25		
9. Erosion Control Matting - SC-150	SF	700	\$0.28	\$196.00					700	\$196.00		
10. Erosion Control Matting - S75	SF	4,400	\$0.14	\$616.00					4,400	\$616.00		
11. Replace Topsoil @ 6"	CY	318	\$2.10	\$667.80					318	\$667.80		
12. Permanent Rake, Seed, & Mulch	SF	17,175	\$0.05	\$858.75					17,175	\$858.75		
13. Desilt and Restore Basin	LS	1	\$4,550.00	\$4,550.00					1	\$4,550.00		
D. MASS EARTHWORK												
1. Snp Topsoil @ 12"	CY	4,241	\$1.75	\$7,421.75	4,241	\$7,421.75	4,241	\$7,421.75				
2. Site Cuts	CY	4,316	\$1.75	\$7,553.00	4,316	\$7,553.00	4,316	\$7,553.00				
3. Subgrade Roads	SY	2,309	\$0.63	\$1,454.67	2,309	\$1,454.67	2,309	\$1,454.67				
E. SANITARY SEWER												
1. Flush & TV Main	LF	2,167	\$1.75	\$3,792.25					2,167	\$3,792.25		
F. STORM DRAINAGE												
1. 18" HDPE Pipe 0-8'	LF	480	\$20.30	\$9,338.00	480	\$9,338.00	480	\$9,338.00				
2. 18" HDPE Pipe 6-8'	LF	46	\$22.05	\$1,014.30	46	\$1,014.30	46	\$1,014.30				
3. 24" HDPE Pipe 0-8'	LF	73	\$26.78	\$1,954.94	73	\$1,954.94	73	\$1,954.94				
4. Inlet Type "C"	EA	4	\$1,750.00	\$7,000.00	4	\$7,000.00	4	\$7,000.00				
5. Inlet Extra Vertical Footage	VF	2	\$115.50	\$231.00	2	\$231.00	2	\$231.00				
6. 18" Flared End Section	EA	2	\$750.00	\$1,500.00	2	\$1,500.00	2	\$1,500.00				
7. 36" Endwall	EA	1	\$1,872.00	\$1,872.00	1	\$1,872.00	1	\$1,872.00				
8. 18" EW	EA	1	\$1,242.50	\$1,242.50	1	\$1,242.50	1	\$1,242.50				
G. WATER SYSTEM												
1. 1" Copper Service	EA	8	\$945.00	\$7,560.00	8	\$7,560.00	8	\$7,560.00				
2. Trust Blocks	EA	2	\$136.50	\$273.00	2	\$273.00	2	\$273.00				
3. Bends	EA	2	\$300.00	\$600.00	2	\$600.00	2	\$600.00				
4. Testing	LF	344	\$0.88	\$302.72	344	\$302.72	344	\$302.72				

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Penrose Walk	AMOUNT OF CURRENT ESCROW RELEASE:	\$243,751.39
PROJECT NO:	10-6267.00	AMOUNT OF PREVIOUS ESCROW RELEASES:	\$243,751.39
PROJECT OWNER:	Philips Ave Realty, LP	TOTAL ESCROW RELEASED TO DATE:	\$511,961.16
MUNICIPALITY:	Warrington Township	TOTAL ESCROW REMAINING:	\$163,294.09
ESCROW AGENT:	Bond	TOTAL RETAINAGE ESCROW:	\$348,667.07
TYPE OF SECURITY:	Bond	TOTAL ESCROW AVAILABLE FOR RELEASE:	
AGREEMENT DATE:	January 8, 2013	RELEASE NO.:	1
		RELEASE DATE:	8/6/13
		TOTAL CONSTRUCTION	\$592,416.48
		TOTAL RETAINAGE	\$163,294.09
		TOTAL ESCROW POSTED	\$755,712.55

ESCROW TABULATION				CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #	
DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
H. LOT 49 WATER & SEWER											
1. Asphalt Removal & Temp Restoration	LS	1	\$875.00	\$875.00					1	\$875.00	
2. Manhole Tie-in	EA	1	\$875.00	\$875.00					1	\$875.00	
3. 1.5" Low Pressure San. Force Main	LF	335	\$25.00	\$8,375.00					335	\$8,375.00	
4. 1.5" Valve and Valve Box	EA	2	\$150.00	\$300.00					2	\$300.00	
5. 1.5" End Cap	EA	2	\$50.00	\$100.00					2	\$100.00	
6. Grinder Pump Connection Pit	EA	1	\$500.00	\$500.00					1	\$500.00	
7. 8" DIP CL 52 Waterline	EA	390	\$31.50	\$12,285.00					390	\$12,285.00	
8. 12" Gate Valve w/Valve Box	EA	1	\$950.00	\$950.00					1	\$950.00	
9. 12"x8" Reducer	EA	1	\$395.00	\$395.00					1	\$395.00	
10. 8"-45" Bend	EA	2	\$300.00	\$600.00					2	\$600.00	
11. 8" End Cap	EA	1	\$150.00	\$150.00					1	\$150.00	
12. Fire Hydrant Assembly	EA	1	\$3,080.00	\$3,080.00					1	\$3,080.00	
13. Thrust Block	EA	2	\$136.50	\$273.00					2	\$273.00	
14. 1" Copper Service	EA	1	\$845.00	\$845.00					1	\$845.00	
15. Grass Restoration Only	LS	1	\$805.00	\$805.00					1	\$805.00	
I. CONCRETE WORK											
1. 12" Belgian Block	LF	682	\$10.85	\$7,399.70	682	\$7,399.70	682	\$7,399.70			
2. Seal Curb	LF	4,582	\$0.46	\$2,107.72					4,582	\$2,107.72	
3. Sidewalk	SF	17,395	\$3.50	\$60,882.50	4,720	\$16,520.00	4,720	\$16,520.00	12,675	\$44,362.50	
4. Concrete Driveway Aprons	SF	8,640	\$5.50	\$47,520.00	2,100	\$11,550.00	2,100	\$11,550.00	6,540	\$35,970.00	
5. Concrete Handicap Ramps	EA	11	\$600.00	\$6,600.00					11	\$6,600.00	
J. BASE PAVING INTERIOR A.C. INDEX \$593.00											
1. Fine Grade	SY	1,133	\$0.53	\$600.49	1,133	\$600.49	1,133	\$600.49			
2. 3" Subbase (Crushed Concrete)	SY	1,133	\$2.29	\$2,594.57	1,133	\$2,594.57	1,133	\$2,594.57			
3. 8" C.A.B.C.	SY	1,133	\$6.00	\$6,798.00	1,133	\$6,798.00	1,133	\$6,798.00			
4. 1-1/2" ID-2 Binder	SY	1,133	\$6.50	\$7,364.50	1,133	\$7,364.50	1,133	\$7,364.50			
5. Sweep & Tack	SY	7,733	\$0.53	\$4,098.49					7,733	\$4,098.49	
6. 1" ID-2A Surface Course	SY	7,733	\$5.50	\$42,531.50					7,733	\$42,531.50	
7. Winterize Manholes & Inlets	EA	8	\$87.50	\$700.00	8	\$700.00	8	\$700.00			
8. Winterize Valve Boxes	EA	2	\$35.00	\$70.00	2	\$70.00	2	\$70.00			
K. BRADFORD AVENUE SANITARY SEWER											
1. Flush & TV Main	LF	630	\$1.75	\$1,102.50					630	\$1,102.50	
L. BRADFORD AVENUE ROAD WIDENING (A.C. INDEX \$693.00)											
1. Seal Curb	LF	805	\$0.46	\$370.30					805	\$370.30	
2. Sweep & Tack	SY	1,956	\$0.48	\$939.76					1,956	\$939.76	
3. 1" ID-2A Surface Course	SY	1,956	\$6.50	\$12,714.00					1,956	\$12,714.00	
4. Pavement Markings	LS	1	\$1,295.00	\$1,295.00					1	\$1,295.00	
5. Return Topsoil R.O.W. @ 6"	LS	1	\$875.00	\$875.00					1	\$875.00	
6. Grade & Seed	LS	1	\$350.00	\$350.00					1	\$350.00	

CARROLL ENGINEERING CORPORATION
TOWNSHIP ENGINEERS

10-0267 00 (1062870021)

ESCROW STATUS REPORT

CARROLL ENGINEERING CORPORATION
TOWNSHIP ENGINEERS

PROJECT NAME: Penrose Walk
PROJECT NO: 10-6267.00
PROJECT OWNER: Phillips Ave Realty, LP
MUNICIPALITY: Warrington Township
ESCROW AGENT: Bond
TYPE OF SECURITY: Bond
AGREEMENT DATE: January 8, 2013

SUMMARY OF ESCROW ACCOUNT

AMOUNT OF CURRENT ESCROW RELEASE : \$243,751.39
AMOUNT OF PREVIOUS ESCROW RELEASES: \$243,751.39
TOTAL ESCROW RELEASED TO DATE:
TOTAL ESCROW REMAINING: \$511,981.16
TOTAL RETAINAGE ESCROW: \$163,294.09
TOTAL ESCROW AVAILABLE FOR RELEASE: \$348,687.07

TOTAL CONSTRUCTION \$592,418.46
TOTAL RETAINAGE \$163,294.09
TOTAL ESCROW POSTED \$755,712.55

RELEASE NO.: 1
RELEASE DATE: 8/8/13

ESCROW TABULATION

DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #
					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	
Q. Mass Earthwork											
1. Strip Topsoil @ 12"	CY	1,473	\$2.50	\$3,682.50	1,473	\$3,682.50	1,473	\$3,682.50			
2. Site Cuts	CY	766	\$2.50	\$1,915.00	766	\$1,915.00	766	\$1,915.00			
3. Load & Truck Import Fill (Across Phillips Ave.)	CY	5,000	\$2.60	\$13,000.00	5,000	\$13,000.00	5,000	\$13,000.00			
4. Place & Compact Import Fill	CY	5,000	\$0.90	\$4,500.00	5,000	\$4,500.00	5,000	\$4,500.00			
5. Subgrade Roads	SY	524	\$0.90	\$471.60	524	\$471.60	524	\$471.60			
6. Establish Building Pads	EA	6	\$600.00	\$3,600.00	6	\$3,600.00	6	\$3,600.00			
R. Sanitary Sewer											
1. Low Pressure Testing	LF	151	\$1.00	\$151.00					151	\$151.00	
2. Flush & TV Main	LF	151	\$2.50	\$377.50					151	\$377.50	
S. Water System											
1. 1" Copper Service	EA	6	\$1,350.00	\$8,100.00					6	\$8,100.00	
2. Testing	LF	160	\$1.25	\$200.00					160	\$200.00	
T. Belgian Block Curb											
1. 12" Belgian Block	LF	324	\$15.50	\$5,022.00	324	\$5,022.00	324	\$5,022.00			
2. Seal Curb	LF	324	\$0.65	\$210.60					324	\$210.60	
U. Base Paving Interior (AC Index \$593.00)											
1. Fine Grade	SY	524	\$0.70	\$366.80	524	\$366.80	524	\$366.80			
2. 6" 2A Stone	SY	524	\$5.00	\$2,620.00	524	\$2,620.00	524	\$2,620.00			
3. 4-1/2" ID-2 Binder	SY	524	\$14.95	\$7,833.80	524	\$7,833.80	524	\$7,833.80			
4. Sweep & Tack	SY	524	\$0.75	\$393.00	524	\$393.00	524	\$393.00			
5. 1-1/2" ID-2 Surface Course	SY	524	\$6.95	\$3,641.80	524	\$3,641.80	524	\$3,641.80			
6. Winterize Manholes & Inlets	EA	2	\$125.00	\$250.00					2	\$250.00	
V. Layout - 50% Complete	LS	0.50	\$5,500.00	\$2,750.00	0.50	\$2,750.00	1	\$2,750.00			
W. As-Builts	LS	1	\$800.00	\$800.00			1	\$800.00			

ATTACHMENT “10”



Carroll Engineering Corporation

August 7, 2013

Timothy J. Tieperman, Township Manager
Warrington Township
852 Easton Road
Warrington, PA 18976

Dear Mr. Tieperman:

Subject: Whisper Ridge South Subdivision – 18-Month Maintenance Period

On June 7, 2010, the Developer of Whisper Ridge South (Katz) was provided a punch list of repairs which took place at the conclusion of 18-month maintenance period (letter and punch list attached). These punch list items have now been completed and confirmed by our office.

Therefore, it is our recommendation that this project be released from its obligations under the maintenance bond period, and that Maintenance Bond W0120-0024 be released as well.

Very truly yours,

CARROLL ENGINEERING CORPORATION

Thomas A. Gockowski, P.E.
Executive Vice President

TAG:sw
enclosure

cc: William H. R. Casey, Esquire
Barbara Livrone, Warrington Twp.
Katz Builders and Developers
Martin L. Kepner, P.E., CEC

Today's Commitment to Tomorrow's Challenges

Corporate Office:
949 Easton Road
Warrington, PA 18976
215.343.5700

630 Freedom Business Center
Thlrd Floor
King of Prussia, PA 19406
610.489.5100

101 Lindenwood Drive
Suite 225
Malvern, PA 19355
484.875.3075

105 Raider Boulevard
Suite 206
Hillsborough, NJ 08844
908.874.7500

END OF MAINTENANCE PUNCH LIST
WHISPER RIDGE SOUTH

Storm Sewer

1. Clean out inlet #1 Summer Ridge Circle
2. Patch C top inlet #42 Upper State Road

Sidewalk

1. 105 Breezy Hollow Drive, replace 3 sidewalk sections spalled
2. 111 Breezy Hollow Drive, replace driveway apron spalled
3. Upper State/Breezy Hollow, vertical displacement @ control joint

Trees

1. 115 Breezy Hollow - Approximately 6 pine trees missing at rear of yard adjacent to basin in vicinity of large shed.

Water

No comments

Sewer

1. Manhole No. 205 cover gasket needs to be reaffixed back to manhole cover.
2. Station 15+10 flush pit - one flush pit cover reads "water" instead of "sewer"
3. Station 16+65 Terminal/flush manhole cover reads "HTMUA Sewer" and is vented. Replace with proper cover.



Pickertown Hickory Associates,LP

272 Titus Avenue, Suite 216

Warrington, PA 18976

(215) 491 6900

Mr Timothy J. Tieperman, Township Manager
Warrington Township
852 Easton Road
Warrington, PA 18976

August 4, 2013

RE: Maintenance Bond - No. W0120-0024
Whisper Ridge South Subdivision

Dear Mr Tieperman:

In accordance with the provisions of Section 510 of Act 247 of the Pennsylvania Municipalities Planning Code, this letter will serve to advise that all work at the Whisper Ridge South Subdivision has been properly completed. We are requesting the Board of Supervisors to authorize the release and return of the original Bond To Secure Obligations - Number W0120-0024.

Very Truly Yours
Pickertown Hickory Associates,LP


By Marvin Katz, Manager

CC; Thomas A. Gockowski, P.E. Executive V.P., CEC
Via E-mail and Regular Mail