

POCONO TOWNSHIP COMMISSIONERS
REGULAR MEETING AGENDA
December 5, 2016
7:00 p.m.

1) Pledge of Allegiance

2) Roll Call

3) Announcements:

- a. Executive Session was held on 11/21/2016 to discuss personnel matters.
- b. The Summit Health Conditional Use application hearing was concluded on December 1, 2016.

4) Public Comments on matters not on the agenda

Comments are for any item NOT on the agenda. Comments on agenda items will be taken after each item is discussed by the Board of Commissioners, but before formal action is taken. (Please limit individual comments to 3 minutes to allow time for others wishing to speak and direct all questions and comments to the President)

5) Approval of Minutes:

- a. Regular meeting of November 21, 2016
- b. Work Session meeting of December 1, 2016
- c. Conditional Use Hearing of December 1, 2016

6) Approval of Bills and Transfers

- a. Recurring Vendor Payment Policy
- b. Check listing dated December 5, 2016
- c. Transfers list dated December 5, 2016
- d. Appropriation dated December 5, 2016

7) Report of the President

8) Commissioners Comments

Bob DeYoung, Vice President

Jerry Lastowski, Commissioner

Judi Coover, Commissioner

Ellen Gnandt, Commissioner

9) Reports:

- a. Administration – Manager's Report

- i. Camp Lindenmere request for detour during construction of walkway under 715 in July-August 2017
 - ii. Northridge at Camelback Bond Release #23 request and Escrow Deficiency.
 - iii. Monroe County Planning Commission Review of Brookdale Petition for Zoning Amendment (Overlay District).
- b. Public Works Report
- c. Finance Committee
- d. Township Solicitor Report
 - i. Kleyman Zoning Hearing
 - ii. Intermunicipal Transfer of Liquor License for Corona Deli
- e. Township Engineer Report

10) Presentations:

11) Resolutions:

12) Executive Session (If Necessary)

13) Adjournment

POCONO TOWNSHIP BOARD OF COMMISSIONERS
WORK SESSION MINUTES

DATE: December 1, 2016

TIME: 9:00am

PLACE: Township Building

PRESIDING COMMISSIONER: Bob DeYoung, Vice President

ROLL CALL: Ellen Gnandt, Present
Bob DeYoung, Present
Harold Werkheiser, Absent
Jerry Lastowski, Present
Judi Coover, Present
Charlie Vogt, Manager, Present

NO CITIZENS APPEARED OFFICIALLY AND TESTIFIED.

NO OFFICIAL ACTIONS OR ROLL CALL VOTES WERE TAKEN.

THE WORK SESSION WAS ADJOURNED AT: 1:15pm

POCONO TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
NOVEMBER 21st, 2016 7:00 P.M.

DRAFT

The Regular meeting of the Pocono Township Commissioners was held on 11/21/2016 at the Pocono Township Municipal Building, Tannersville, PA, and was opened by Vice President Bob DeYoung at 7:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL: Ellen Gnandt, present; Bob DeYoung, present; Harold Werkheiser, absent; Jerry Lastowski, present; and Judi Coover, present.

Leo DeVito, Twp. Solicitor, Broughal & DeVito; Jon Tresslar, Twp. Engineer; Charles Vogt, Twp. Manager; and Pamela Finkbeiner, Township Secretary, were present.

ANNOUNCEMENTS:

B. DeYoung requested a moment of silence in memory of George Royle.

Executive Sessions were held on 11/07/2016, 11/09/2016 and 11/21/2016 to discuss personnel matters.

Summit Health Conditional Use Hearing was adjourned until December 1st, 2016 at 6:00 p.m.

Hearing on the proposed SALDO will be held on November 9, 2016.

Ribbon Cutting Ceremony for the Pocono Heritage Center and Bicentennial Celebration was held on November 20th, 2016.

PUBLIC COMMENT:

ORDINANCES:

SALDO Ordinance 2016-04

L. DeVito, Twp. Solicitor, opened the hearing to public comment. Debbi Lawrence, Twp. resident, questioned if the ordinance would impact current businesses. Hearing no other comments, L. DeVito closed the hearing.

J. Coover made a motion, seconded by E. Gnandt, to adopt Ordinance 2016-04 - SALDO (Subdivision and Land Development Ordinance) Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes.
Motion carried.

Township Manager's Ordinance

L. DeVito, Twp. Solicitor, opened the hearing to public comment. Maxine Turbolski, questioned the change. Discussion followed. Hearing no other public comment, L. DeVito closed the hearing.

J. Coover made a motion, seconded by E. Gnandt, to adopt Ordinance 2016-05 - Township Manager's ordinance. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

PUBLIC COMMENT:

Maxine Turbolski, Twp. resident, and Edward Sarubbi, Twp. resident, questioned the Brookdale treatment center status. Discussion followed.

POCONO TOWNSHIP COMMISSIONERS' REGULAR MEETING, 11/21/2016**MINUTES:**

J. Lastowski made a motion, seconded by E. Gnandt, to approve the Regular Meeting minutes of 11/07/2016. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

E. Gnandt made a motion, seconded by J. Coover, to approve the work session Meeting minutes of 11/09/2016. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

J. Lastowski made a motion, seconded by B. DeYoung, to approve the Conditional Use hearing minutes of 11/09/2016. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

BILLS AND TRANSFERS:

J. Lastowski made a motion, seconded by B. DeYoung, to approve the Bill's list of 11/21/2016. Discussion followed. J. Lastowski amended his motion to exclude Check # 55118, 55106, and 55114, B. DeYoung seconded.

Roll call vote: E. Gnandt, no; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, no. Motion failed.

Joe Folsom, Twp. resident, questioned the failure to approve the bills.

J. Coover made a motion, seconded by E. Gnandt, to transfer the funds for the Bill's list and payroll dated 11/21/2016. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

PRESIDENTS' REPORT: absent.

COMMISSIONERS' REPORT:

Bob DeYoung, Vice President, none.

Jerry Lastowski, Commissioner, commented on paying of bills. He thanked the staff of St. Luke's ambulance for their service during a recent accident.

Judi Coover, Commissioner, acknowledge a letter from a family concerned with a shooting range in Henryville. Discussion followed.

Ellen Gnandt, Commissioner, None.

REPORTS:

- a) Pocono Township Police Report - Pocono Township Police Chief Kent Werkheiser was absent.
- b) Pocono Township Volunteer Fire Company - Joe Folsom thanked the emergency services that assisted in the Rt. 80 traffic accident on 08/18/2016.
- c) St. Luke's Ambulance - Rodney Wolfe reported.

B. DeYoung made a motion, seconded by J. Lastowski, to convene into executive session at 8:05 p.m. to discuss personnel issues. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

The Board reconvened at 8:49 p.m.

- 1) Extension of Part-Time Employment of Christine Brodsky through the end of 2106 J. Lastowski made a motion, seconded by J. Coover, to extend part-time employee, Christine Brodsky through the end of 2016 at the rate of \$14.00 per hour. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.
- 2) Management of Public Works (Roads, Parks, Facilities and Sewer) No action taken.

PUBLIC WORKS REPORT: No report

FINANCE COMMITTEE: E. Gnandt noted a meeting with PFM for quarterly report.

E. Gnandt made a motion, seconded by J. Lastowski, to approve the Bill's list of 11/21/2016 excluding Checks # 55118 - Hanson Aggregate in the amount of \$2,601.16, #55106 - 209 Enterprises in the amount of \$91.88, and #55114 - E. R. Linde in the amount of \$1,162.00. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, no. Motion carried.

TOWNSHIP SOLICITOR'S REPORT:

Marchenko Appeal - L. DeVito requested direction from the Board. Discussion followed. J. Coover made a motion, seconded by J. Lastowski, authorize the Township Solicitor not to proceed with Marchenko appeal. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

Kleyman Appeal - Discussion only.

L. DeVito acknowledged the Heritage Center Event.

TOWNSHIP ENGINEER'S REPORT: Jon Tresslar updated the board on the paving project review.

PUBLIC COMMENT: None.

ADJOURNMENT INTO EXECUTIVE SESSION: J. Coover made a motion, seconded by J. Lastowski, to adjourn the meeting at 9:00 p.m. Roll call vote: E. Gnandt, yes; B. DeYoung, yes; J. Lastowski, yes; and J. Coover, yes. Motion carried.

Pocono Township Check Listing
December 5, 2016

General Fund	Date	Check	Vendor	Memo	Amount
11/17/2016 55016			209 Enterprises	Stone	1,162.00
11/17/2016 55118			Hanson Aggregate	Stone	2,601.16
11/30/2016 55151			Nationwide - 457	Voluntary supplemental 457 plan	5,434.76
11/30/2016 55152			US BANK - Lockbox CM9722	November Police Pension	4,851.54
11/30/2016 55153			MetLife - 457	November Non uniform pension	3,648.73
11/30/2016 55154			AFLAC	Voluntary supplemental insurance	396.08
11/30/2016 55155			209 Enterprises	Stone	2,027.57
11/30/2016 55156			Anglemeyer, Aaron	VOID	0.00
11/30/2016 55157			Anglemeyer, Austin	Uniform Allowance	65.00
11/30/2016 55158			Anglemeyer, Inc.	SEOIZO Services	2,867.50
11/30/2016 55159			Boucher & James, Inc.	Engineering General/Planning	1,701.50
11/30/2016 55160			Cardmember Service	Comware/Supplies/Midway	654.37
11/30/2016 55161			Chemung Supply Corporation	Parts - Snow plow/Tire chains	4,169.62
11/30/2016 55162			D.G. Nichols Co.	Parts/Supplies	210.44
11/30/2016 55163			Davidheiser's Inc.	Calibration/Speed Test	
11/30/2016 55164			DeAngelo Brothers, LLC	Fish Hill & Oak Hill - Line Striping	1,220.70
11/30/2016 55165			DeHaven's Trucking & Excavating	Top Soil - Heritage Center	175.00
11/30/2016 55166			Diesel Express, Inc.	Truck repair - Silver truck	3,750.74
11/30/2016 55167			Gotta Go Potties, Inc.	Portable Toilet - Mt. View	300.00
11/30/2016 55168			Goucher, Shawn	Uniform Allowance	65.00
11/30/2016 55169			Hanson Aggregates Pennsylvania LLC	#1 Stone	1,278.66
11/30/2016 55170			J & B Auto	Johanna Distributions	243.62
11/30/2016 55171			Keystone Business Products	Coffee Supplies	87.00
11/30/2016 55172			Kresge, Scott	Copier - Township	983.02
11/30/2016 55173			Lackawanna College	Uniform Allowance	454.93
11/30/2016 55174			Lawson Products	Mandatory Updates 17 Officer Training	1,020.00
11/30/2016 55175			Leddy Telecom Services	Supplies/Drill bits	289.07
11/30/2016 55176			Leon Clapper, Inc.	Trouble shoot phone lines	70.00
11/30/2016 55177			Linex Stripping Company	Maintenance Building - repair	602.50
11/30/2016 55178			Loyson, Jim	Mt. View Park - Parking lot striping	400.00
11/30/2016 55179			Manual, Jack	Workboot Allowance	140.00
11/30/2016 55180			Medico Industries, Inc.	Uniform Allowance	75.00
11/30/2016 55181			Milham	Parts - Roller	102.71
11/30/2016 55182			Mountain Road Feed Store	Police Vehicle Repairs	514.54
11/30/2016 55183			Otto, Carol	Straw - Mt. View Park	12.00
11/30/2016 55184			Parke, Reporting	Cleaning	550.00
11/30/2016 55185			PAPCO, Inc.	ZHB - Covello	280.00
11/30/2016 55186			PSATS	Diesel	347.14
11/30/2016 55187			Royal Security Services, Inc	CLE Credit- Open Records Course	15.00
11/30/2016 55188			Sciutella, Michael	Camera & Emergency button - front door (Police)	743.41
11/30/2016 55189			SPW Cleaning Services	Uniform Allowance	636.08
11/30/2016 55190			Royal Security Services, Inc.	Floor Maintenance Police	100.00
11/30/2016 55191			Staples Advantage	Pocono Heritage Center	384.00
11/30/2016 55192			Staples Credit Plan	Office Supplies - Two	547.37
11/30/2016 55193			Steele's Hardware	Office Supplies - Police	327.45
11/30/2016 55194			STTC Service Tire Truck Centers, INC.	Supplies/Drill bits	144.63
11/30/2016 55195			Sundance Networks, Inc.	Riding Mower-Park	105.58
11/30/2016 55196			UNIFIRST Corporation	Licence Fee - Defender	4.00
11/30/2016 55197			Verizon Wireless	Carpet/Uniforms	302.46
11/30/2016 55198			Verizon Wireless	Twp. Phones	247.80
11/30/2016 55199			Wagner, James	Phones - Police	574.93
11/30/2016 55200			Verizon Wireless	Uniform Allowance	617.06
11/30/2016 55201			Sargent, Robert	iPADs	75.86
11/30/2016 55202			Anglemeyer, Aaron	Work boots allowance	150.00
12/02/2016 55203			USDEPTHSIMS	Uniform Allowance	52.00
				ACA Transitional Reinsurance Fee 2016	1,766.34
				TOTAL General Fund	\$49,657.87

Pocono Township Check Listing
December 5, 2016

Charles Vogt

From: David S. Horton <DHorton@Pennoni.com>
Sent: Tuesday, November 22, 2016 4:02 PM
To: Charles Vogt; 'jtresslar@bjengineers.com' (jtresslar@bjengineers.com)
Cc: Craig Odiorne; john@camplindenmere.com; Stephen Valenti; Earl W. Armitage; Robert Naugle, Jr.
Subject: Camp Lindenmere - Underpass on SR715
Attachments: Traffic Impact Study Scoping Application - Camp Lindenmere.pdf

Hi Charlie and Jon,

I hope that this email finds you both doing well.

I wanted to inquire if it would possible to have some initial dialogue with you regarding the attached Scoping Meeting Application that we have submitted to PennDOT on behalf of Camp Lindenmere?

The Camp would like to construct an underpass on 715 to allow for safe child pedestrian access across SR715.

The Camp is especially interested in performing this work under detour, as opposed to constructing run arounds at the underpass location.

The Camp knows that it needs the underpass for the safety of the children due to the increasing number and speed of vehicles passing the camp. However, the camp is extremely concerned that the project may become financially infeasible if the run around option is required by PennDOT.

We would like to meet with you to discuss this project and to learn if the Township would be willing to be support construction of the underpass under a detour.

The detour route would utilize Shine Hill Road as shown within the Application Document, Option 1 – Off Site Detour.

Please let us know if a meeting can be arranged in the next couple weeks to discuss this request.

I am very appreciative of your time and attention to this matter.

Sincerely,

David S. Horton, PE

Pennoni

2041 Avenue C, Suite 100 | Bethlehem, PA 18017

Direct: 610-422-2410 | Mobile: 610-216-5520

www.pennoni.com | DHorton@Pennoni.com



PARTNERS FOR WHAT'S POSSIBLE

TRANSPORTATION IMPACT STUDY (TIS)
SCOPING MEETING CHECKLIST

Scoping Meeting Date:

Applicant: Camp Lindenmere

Applicant's Consultant: Pennoni

Applicant's Primary Contact: Craig Odiorne, Owner/Director

(Attach a list of meeting attendees along with phone numbers and email addresses)

(1) LOCATION OF PROPOSED DEVELOPMENT: (Attach location map if available)

PennDOT Engineering Dist.: 5 - 0 County: Monroe

Municipality: Pocono Township

State Route(s) (SR): 0715

Segment(s): 0270 Offset(s): 1990

(2) DESCRIPTION OF PROPOSED DEVELOPMENT: (Attach site plan if available)

Proposed site access: Install a culvert/pedestrian underpass to connect both sides of the camp of SR 0715

Existing land uses: Overnight Summer Camp

Community linkages (*access to neighboring properties, cross easements, pedestrian and transit accommodations*): The campers currently walk across SR 0715 to get to the other side of the camp. The culvert will allow the campers to walk under SR 0715.

(3) DEVELOPMENT SCHEDULE AND STAGING:

Anticipated Opening Date: 7/2017

Full Buildout Date: 7/2017

Describe Proposed Development Schedule/Staging:

(4) TRIP GENERATION: (Use the most recent edition of "Institute of Transportation Engineers (ITE) Trip Generation," unless the Department approves another source. Non-ITE methods must be fully justified based on surveys of multiple sites of the same land use type and size.)

The project will not generate any additional traffic to the existing Camp but just connect one side of the camp with the other.

Trip generation for the proposed development will be based on:

ITE Trip Generation Manual.
(*List proposed development land uses and associated ITE Land Use Codes*)

Other independent surveys.
(*Attach justification for non-ITE methods*)

List land development and trip generation information, as appropriate. If necessary, attach additional sheets to indicate additional land uses or development phases.

Land Use	Size	Daily Trips	Peak Hour Trips		Peak Hour Trips	
			Entering	Exiting	Entering	Exiting
(1)						
(2)						
(3)						
(4)						
(5)						
(6)						
Totals						

(5) ESTIMATED DAILY TRIP GENERATION/DRIVEWAY CLASSIFICATION:

(a) Estimated Daily Trip Generation of Proposed Development -- Assuming One Access Point and Full Buildout/Occupancy of Entire Tract: trips/day

(b) Driveway Classification Based on Trip Generation and One Access Point:

Minimum Use: _____ Medium Volume: _____

Low Volume: _____ High Volume: _____

(6) TRANSPORTATION IMPACT STUDY REQUIRED?

 X No

 Yes, based on: 3,000 or more vehicle trips/day generated

 During any one-hour time period, 100 or more new (added) vehicle trips generated entering or 100 or more new (added) vehicle trips generated exiting development

 Other considerations as described below:

(7) TRANSPORTATION IMPACT ASSESSMENT REQUIRED? X No Yes

(If a TIS is required, the following sections of this checklist will be discussed at the TIS Scoping Meeting. The applicant may provide preliminary information.)

(8) TIS STUDY AREA: (Describe; attach map and/or diagram)

Roadway and Study Intersections

Land use context (Refer to Smart Transportation Handbook)

Known Congestion Areas

Known Safety Concerns

Known Environmental Constraints

Pedestrian/Bike Review (Community Centers, Parks, Schools, etc.)

Transit Review (Current routes/stops)

(9) STUDY AREA TYPE: Urban _____ Rural _____

(10) TIS ANALYSIS PERIODS AND TIMES:

(List periods and times. Normal analysis periods are existing conditions, 5 years in the future without development, and 5 years in the future with development. Normal analysis times for each period are the AM peak hour, the PM peak hour, and the peak hour of site-generated traffic.)

(11) TRAFFIC ADJUSTMENT FACTORS:

(a) Seasonal Adjustment: (*Identify counts requiring adjustment and methodology*)

(b) Annual Base Traffic Growth: _____ %/yr. Source: _____

(c) Pass-By Trips: (*Attach justification where required*)

<u>Land Use</u>	<u>%</u>	<u>Source</u>
-----------------	----------	---------------

(d) Captured Trips for Multi-Use Sites:

(List % and manner of application. Attach justification where required.)

(e) Modal Split Reductions:

(f) Other Reductions:

(12) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:

(Identify proposed developments with issued permits that need to be included.)

(13) TRIP DISTRIBUTION AND ASSIGNMENT:

(Describe; explain/justify; attach diagram and related information.)

(14) Approval of Data Collection Elements and Methodologies:

<u>Location</u>	<u>Period</u>	<u>Type</u>
-----------------	---------------	-------------

(15) CAPACITY/LOS ANALYSES:

<u>Location</u>	<u>Period</u>	<u>Type</u>
-----------------	---------------	-------------

(16) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:

(Projects programmed for construction or other developments with issued permits.)

(17) OTHER NEEDED ANALYSES:**(a) Sight Distance Analyses:**

(Required for all site access driveways; identify other locations)

(b) Signal Warrant Analysis:

(Identify locations)

(c) Required Signal Phasing/Timing Modifications:

(Determine for all signalized intersections; specify methodology.)

(d) Traffic Signal Corridor/Network Analyses:

(Identify locations/methodology)

(e) Analyses of the Need for Turning Lanes:

(Identify locations/methodology)

(f) Turning Lane Lengths:

(Identify methodology to be used)

(g) Left Turn Signal Phasing Analyses:
(Identify locations/methodology)

(h) Queuing Analyses:
(Identify locations/methodology)

(i) Gap Studies:
(Identify locations/methodology)

(j) Crash Analysis:
(Identify locations)

(k) Weaving Analysis:
(Identify locations)

(l) Other Required Studies:
(Specify locations/methodology)

(18) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THE TIS:

Signature of Applicant's Engineer _____ Date: _____

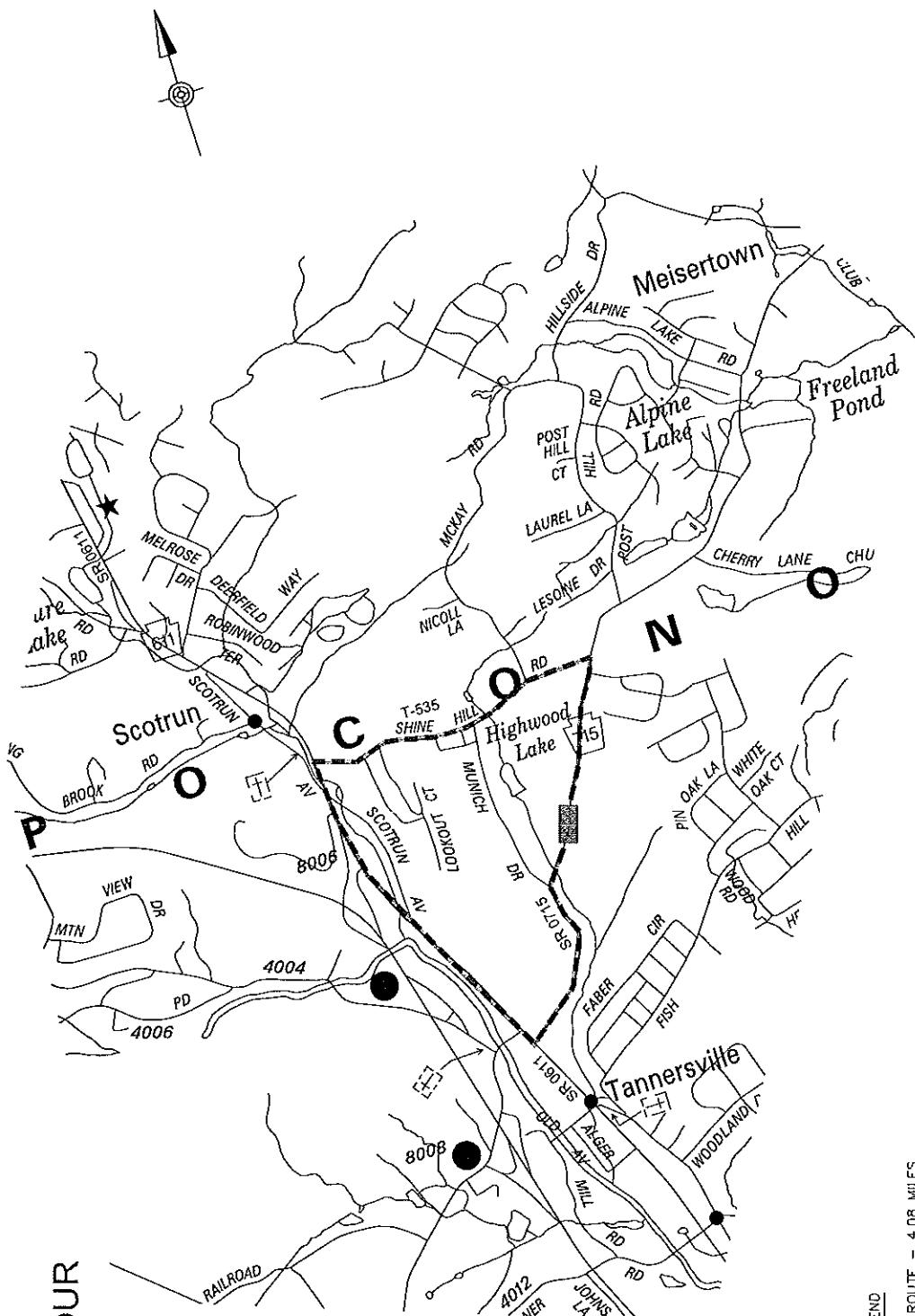
Signature of District Traffic PennDOT Representative _____ Date: _____

Signature of District Permit PennDOT Representative (if present) _____ Date: _____

Signature of Municipal Traffic Representative _____ Date: _____

DISTRICT	COUNTY	ROUTE	SECTION
50	MORRICE	615	—
	POCONO TOWNSHIP		2 OF 6

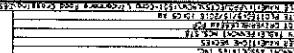
OPTION 1:
OFF-SITE DETOUR



LEGEND

- DETOUR ROUTE — 4.08 MILES
- PROJECT LOCATION

SCALE
0 0.2 0.4 MILES
HORIZONTAL



**OPTION 2:
PARTIAL WIDTH STAGED
CONSTRUCTION (2 STAGES)**

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
Co.	MONROE	076	...	3 OF 5

POCONO, TOWNSHIP

CULVERT LOCATION
OPTION 2

CONSTRUCT TEMPORARY
LANE IN EASTERN HALF
OF CULVERT IN STAGE 1

STAGE 1

CULVERT LOCATION
OPTION 2

CONSTRUCT WESTERN HALF
OF CULVERT IN STAGE 2

STAGE 2

LEGEND

- LEGAL RIGHT-OF-WAY
- EDGE OF GRAVEL
- DOUBLE YELLOW LINE
- EDGE OF PAVE LINE
- CHAIN LINK FENCE LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- STORM SEWER LINES
- HEDGES
- BRUSHWOODS BOUNDARY
- ABOVE GROUND PLASTIC WATER LINE
- OVERHEAD WIRES
- SANITARY LINE
- UTILITY POLE
- WOOD POST
- INLET
- DECIDUOUS TREE
- WORK AREA

GENERAL NOTES:

1. SURVEY DATUM IS ASSUMED.
2. ACCORDING TO AN INQUIRY TO PENN DOT DISTRICT 1 SP.
3. THIS SURVEY INFORMATION WAS PROVIDED FOR SURVEY.
4. PENN DOT ASSOCIATES INC. DOES NOT GUARANTEE THE LOCATION OF SUBSURFACE STRUCTURES OR SURFACE STRUCTURES THAT ARE NOT VISIBLE AT THE TIME OF THE SURVEY.

SCALE
0 40 80 FEET
HORIZONTAL

OPTION 3: PARTIAL WIDTH STAGED CONSTRUCTION WITH TEMPORARY SIGNAL (2 STAGES)

CULVERT LOCATION

TEMPORARY TRAFFIC SIGNAL

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
5-9	MONROE	0715	—	4 OF 6

STAGE 1

CULVERT LOCATION
OPTION 2

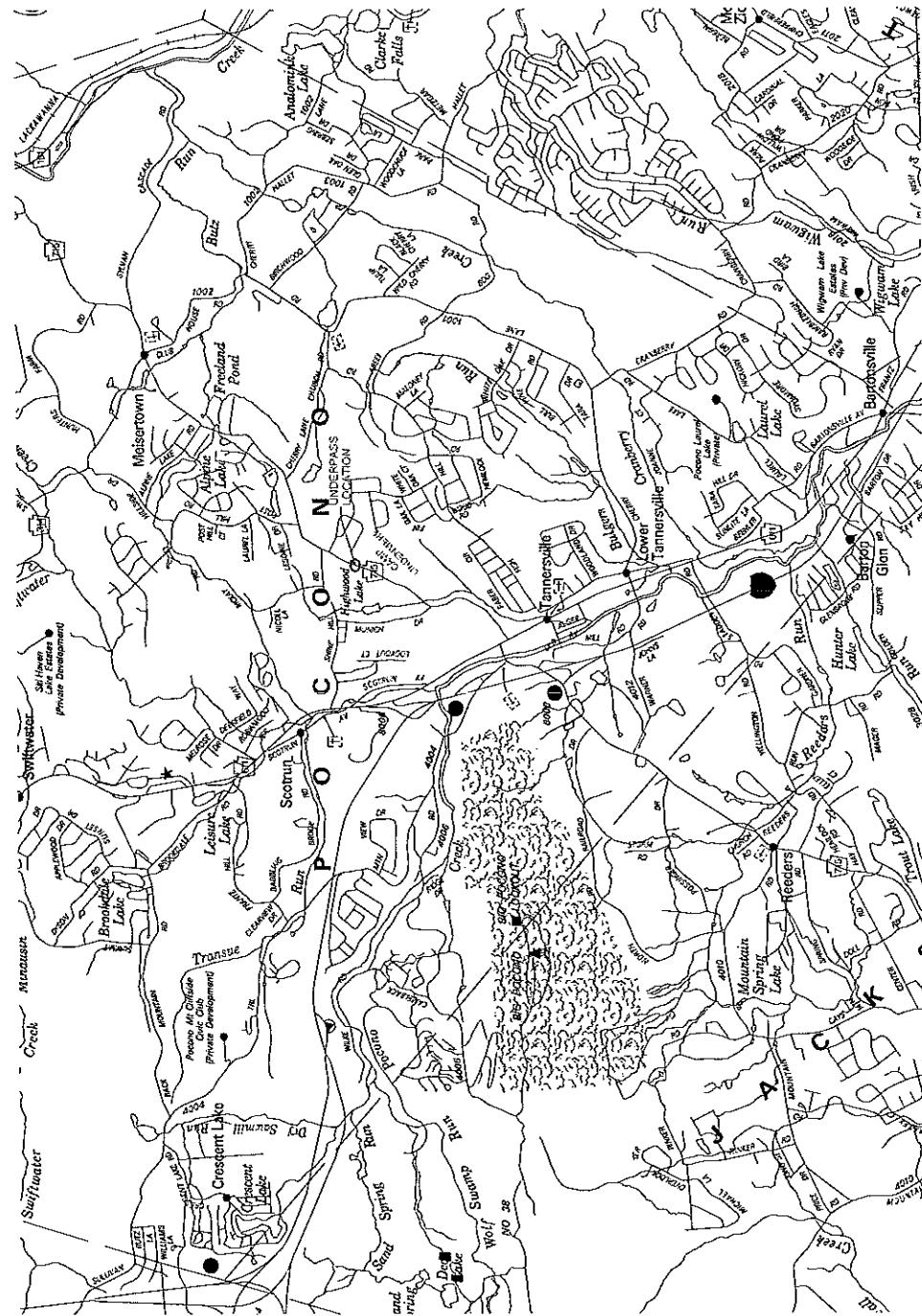
CONSTRUCT THE CULVERT ONE SIDE AT A TIME
USING TEMPORARY TRAFFIC SIGNALS AND
SINGLE LANE TRAFFIC WITH CONCRETE
BARRIER DOWN THE DOUBLE YELLOW LINE

TEMPORARY TRAFFIC SIGNAL

STAGE 2

SCALE
0 40 80 FEET
HORIZONTAL

100-33212-55147-1





FOUR SEASONS AT CAMELBACK, L.P.
700 SOUTH HENDERSON ROAD, SUITE 202
KING OF PRUSSIA, PA 19406
(610) 945-1655

December 2, 2016

VIA ELECTRONIC MAIL

Regina Zuvich
Pocono Township
PO Box 197
Tannersville, PA 18372

Subject: Northridge at Camelback, Phases 11-16
Northridge at Camelback
Pocono Township, Monroe County, Pennsylvania

Dear Ms. Zuvich:

Four Seasons at Camelback, L.P. (the "Owner") is in receipt of your correspondence dated November 8, 2016 wherein you provided copies of invoices from the Pocono Township (the "Township") Engineer totaling \$13,163.61.

In accordance with the Pennsylvania Municipalities Planning Code §510(g)(1), the Owner hereby notifies the Township and the Township Engineer that it disputes the Township Engineer's invoices as unreasonable and excessive given the level of activity at the subject property during the period covered by said invoices. Accordingly, the Owner requests detailed information from the Township and the Township Engineer justifying the expenses incurred by the Township Engineer.

Should you have any further questions, please do not hesitate to contact us at the address listed above or by telephone at (610) 812-7937.

Sincerely,

FOUR SEASONS AT CAMELBACK, L.P.


Richard P. Almquist, Jr.
Vice President of Land Development

cc. Michael K. Grigoruk, P.E.
Kevin H. Fruck, P.E.
Charles C. Jefferson

POCONO TOWNSHIP

www.poconopa.gov

November 29, 2016

Four Seasons at Camelback
Attn: Richard Almquist
700 South Henderson Road Ste 202
King of Prussia, PA 19406

Re: Land Development Plan

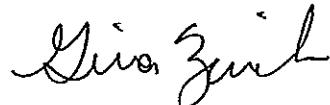
Enclosed is the current escrow statement for your land development plan. The remaining balance after disbursing funds for November invoices on your behalf is \$4,046.79.

As per Pocono Township's Fee Schedule Resolution #550 – Professional Escrow – adopted 05/28/2009, a minimum escrow amount must be maintained per plan submission, until completion of the project. As per your professional services agreement, if your escrow balance falls below half the original amount, it must be replenished. In addition, the Township has adopted the policy to suspend all plan reviews and inspections on projects if the escrow account becomes delinquent.

We are in receipt of invoices from T&M Associates in the amount of \$6,803.00, \$6,360.61 and \$6,841.10 dated 8/29/2016, 9/27/16 and 11/18/16. At this time we are asking for \$25,957.92 so that this invoice may be paid and your escrow account will be replenished to its original amount.

If you have any questions, please do not hesitate to call me at 570-629-1922, Ext. 221.

Sincerely,



Gina Zuvich
Treasurer
Pocono Township

POCONO TOWNSHIP

www.poconopa.gov

October 28, 2016

Four Seasons at Camelback
Attn: Richard Almquist
700 South Henderson Road Ste 202
King of Prussia, PA 19406

Re: Land Development Plan

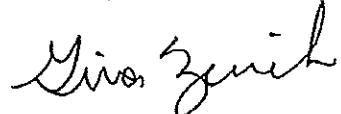
Enclosed is the current escrow statement for your land development plan. The remaining balance after disbursing funds for October invoices on your behalf is \$4,072.64.

As per Pocono Township's Fee Schedule Resolution #550 – Professional Escrow – adopted 05/28/2009, a minimum escrow amount must be maintained per plan submission, until completion of the project. As per your professional services agreement, if your escrow balance falls below half the original amount, it must be replenished. In addition, the Township has adopted the policy to suspend all plan reviews and inspections on projects if the escrow account becomes delinquent.

We are in receipt of an invoice from T&M Associates in the amount of \$6,803.00 and \$6,360.61 dated 8/29/2016 and 9/27/16. At this time we are asking for \$18,413.72 so that this invoice may be paid and your escrow account will be replenished to its original amount.

If you have any questions, please do not hesitate to call me at 570-629-1922, Ext. 221.

Sincerely,



Gina Zuvich
Treasurer
Pocono Township

Pocono Township

www.poconopa.gov

September 22, 2016

Four Seasons at Camelback
Attn: Richard Almquist
700 South Henderson Road Ste 202
King of Prussia, PA 19406

Re: Land Development Plan

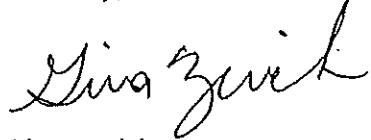
Enclosed is the current escrow statement for your land development plan. The remaining balance after disbursing funds for September invoices on your behalf is \$4,749.35.

As per Pocono Township's Fee Schedule Resolution #550 – Professional Escrow – adopted 05/28/2009, a minimum escrow amount must be maintained per plan submission, until completion of the project. As per your professional services agreement, if your escrow balance falls below half the original amount, it must be replenished. In addition, the Township has adopted the policy to suspend all plan reviews and inspections on projects if the escrow account becomes delinquent.

We are in receipt of an invoice from T&M Associates in the amount of \$6,803.00 dated 8/29/2016. At this time we are asking for \$9,553.65 so that this invoice may be paid and your escrow account will be replenished to its original amount.

If you have any questions, please do not hesitate to call me at 570-629-1922, Ext. 221.

Sincerely,



Gina Zuvich
Treasurer
Pocono Township



T&M Associates
P.O. BOX 828
RED BANK, NJ 07701
732-671-6400

INVOICE

Page : 1
Invoice No : DAC312048
Invoice Date : 11/18/2016

POCONO TOWNSHIP
PO BOX 197
TANNERSVILLE, PA. 18372

Attention: PAM FINKBEINER

For Professional Services Processed through: 11/4/2016

RE : POCO-I0170 NORTHRIDGE RESIDENTIAL DEVELOPMENT

ALL SERVICES

LABOR

Profsl III - Staff Designer 1	Hours	Rate	Amount
	35.00	76.00	2,660.00
Profsl V - Supv Inspector		98.00	441.00
Supv Profsl - Supv Engineer	34.50	107.00	3,691.50

Total 6,792.50

Direct Expenses

DE - Project Travel & Subsistence	Amount
	48.60

Total Direct Expenses 48.60

Total ALL SERVICES 6,841.10

Amount Due This Invoice <=====> 6,841.10

ALL SERVICES

STAFF CHARGES: LABOR

Title Person	Date of Service	Time Charged	Service Description
Profsl III - Staff Designer 1			
HARLEMAN, MATTHEW D.	10/13/2016	6.00	Field Inspection/Site Visits Field Inspection at Northridge Residential Development
HARLEMAN, MATTHEW D.	10/17/2016	2.00	Office Support Activities Correspondence and scheduling of Inspection activities
HARLEMAN, MATTHEW D.	10/20/2016	8.00	Field Inspection/Site Visits Site Inspection on Hunter Circle Roadway
HARLEMAN, MATTHEW D.	10/21/2016	5.00	Field Inspection/Site Visits Site Inspection and meeting on Hunter Circle Roadway
HARLEMAN, MATTHEW D.	10/25/2016	8.00	Field Inspection/Site Visits Site Inspection. Perform proof-roll on Hunter Circle and Ash Lane.
HARLEMAN, MATTHEW D.	10/27/2016	2.00	GENERAL ADMINISTRATION Prepare documents containing cross slope readings taken in the field on Hunter Circle and Ash Lane.
HARLEMAN, MATTHEW D.	10/28/2016	4.00	Field Inspection/Site Visits Site inspection. Review cross-slope grades on Hunter Circle.
Total HARLEMAN, MATTHEW D.		35.00	
Total Profsl III - Staff Designer 1		35.00	
Profsl V - Supv Inspector			
GRIGORUK, MICHAEL K.	10/14/2016	4.50	Field Inspection/Site Visits rvw current curb and road layouts at Hunter Circle; site meeting for required inspection; schedules; complete punch list.
Total Profsl V - Supv Inspector		4.50	
Supv Profsl - Supv Engineer			
AMBROSE, MARK J.	10/3/2016	4.00	Field Inspection/Site Visits Inspection for re-start of construction in the area of Ash Lane and Holly Court in preparation for water and sewer line installations.
AMBROSE, MARK J.	10/4/2016	7.50	Field Inspection/Site Visits Site Inspection of water service installations on Ash Lane, confirm water main and lateral depths.
AMBROSE, MARK J.	10/5/2016	3.00	Field Inspection/Site Visits Inspection and static test of water services on Ash Lane
AMBROSE, MARK J.	10/10/2016	3.50	Field Inspection/Site Visits Resolve water service lateral issues on Ash Lane and stone grading on Ash Lane.
AMBROSE, MARK J.	10/11/2016	3.50	Field Inspection/Site Visits Installation of water services on Holly Court.
AMBROSE, MARK J.	10/14/2016	2.50	Field Inspection/Site Visits Provide punchlist items to Mike Grigoruk to be included in overall punchlist to be provided to contractor.
AMBROSE, MARK J.	10/17/2016	1.25	Construction Observation Activities

ALL SERVICES
STAFF CHARGES: LABOR

(Continued)

Title Person	Date of Service	Time Charged	Service Description
Supv Profsl - Supv Engineer			Correspondence regarding punchlist items and review of concrete testing requirements in preparation for curb placement.
AMBROSE, MARK J.	10/18/2016	6.75	Construction Observation Activities Inspection of curb placement
AMBROSE, MARK J.	10/20/2016	2.50	Construction Observation Activities Upload Inspection pictures and identify curbing inspection observations with design engineer.
Total AMBROSE, MARK J.		34.50	
Total Supv Profsl - Supv Engineer		34.50	

Direct Expenses

Category	Vendor	Date	Amount	Billing Amount
DE - Project Travel & Subsistence				
AMBROSE, MARK J. 8/31/2016		8/5/2016	24.30	
AMBROSE, MARK J. 8/31/2016		8/10/2016	24.30	
				48.60
	Total Direct Expenses			48.60



T&M Associates
P.O. BOX 828
RED BANK, NJ 07701
732-671-6400

INVOICE

Page : 1
Invoice No : DAC308316
Invoice Date : 09/27/2016

POCONO TOWNSHIP
PO BOX 197
TANNERSVILLE, PA. 18372

Attention: PAM FINKBEINER
For Professional Services Processed through: 9/2/2016

RE: POCO-10170 NORTHRIDGE RESIDENTIAL DEVELOPMENT

ALL SERVICES

LABOR	Hours	Rate	Amount
Profani V - Prin Engineer	0.50	107.00	53.50
Profani V - Supv Inspector	37.50	98.00	3,675.00
Supv Profani - Supv Engineer	24.50	107.00	2,621.50
Total			6,350.00
Direct Expenses		Amount	
DE - Project Reproduction/Printing		10.61	
Total Direct Expenses			10.61
Total ALL SERVICES			6,360.61

Amount Due This Invoice <=====> **6,360.61**

ALL SERVICES

STAFF CHARGES: LABOR

Title Person	Date of Service	Time Charged	Service Description
Profesi V - Prin Engineer WALL, MONICA L.	8/17/2016	0.50	REVIEW ESCROW RELEASE REQUEST review and issue escrow release 22
Total Profesi V - Prin Engineer		0.50	
Profesi V - Supv Inspector GRIGORUK, MICHAEL K.	8/8/2016	2.00	Field Inspection/Site Visits continue water services on Hunter Circle today - units 598/599, 600/601; also install service at 602/603 Holly Ct. for access to test Holly Ct. main.
GRIGORUK, MICHAEL K.	8/9/2016	4.00	Field Inspection/Site Visits crew repairs broken 8" PVC sanitary main between MH's 18-1 to 18-2; Also, visual inspection of Hunter Circle water services under full line pressure @: 698/601, 596/595. Lines are blown off with air/water.
GRIGORUK, MICHAEL K.	8/10/2016	1.00	Field Inspection/Site Visits discuss hydrostatic testing of water mains today at Holly Ct. and Ash Ln.; Mark A. on site for T&M - Holly Ct. passes, Ash Ln. fails; consult via phone numerous times today with Mark A. regarding tests. Randy of RKR Hess on site.
GRIGORUK, MICHAEL K.	8/11/2016	0.50	Field Inspection/Site Visits on way to site 6:30am - Bob of SRI calls and cancels Ash Ct. water repair work due to lack of manpower.
GRIGORUK, MICHAEL K.	8/12/2016	2.00	Field Inspection/Site Visits site check regarding recent E&S comments by MCCD, rvw basin sediment levels and swales. Some matting to be replaced - rvw with John M.; Also rvw pay App. #22 per R. Almquist request.
GRIGORUK, MICHAEL K.	8/16/2016	5.00	Field Inspection/Site Visits Site inspection regarding PS materials (consult with Mark A. of T&M); add CL2 to Holly Ct. water main due to NEG test results; Leakage test access ports installed - HDPE storm damage/repair; Rvw layout problems in Holly Ct.; begin working punch list.
GRIGORUK, MICHAEL K.	8/17/2016	2.00	Field Inspection/Site Visits SRI installs water services on Hunter Circle @ 596/597, 598/599, 590/591; excavate water main joints on Ash Ln. - cracked bell joint found adjacent to unit #637.
GRIGORUK, MICHAEL K.	8/17/2016	2.00	REVIEW ESCROW RELEASE REQUEST rvw #22 pay release; process rvw letter and new spreadsheets in file.
GRIGORUK, MICHAEL K.	8/18/2016	5.00	Field Inspection/Site Visits Rvw new water services on Hunter Circle - blow air/water, check compression fittings at 596/597, 598/599, 590/591; repair cracked water bell; 2nd hydrostatic test on Ash Ln. water main - Test PASSES (2hours, 3psi loss); test water includes additional CL2 injection.
GRIGORUK, MICHAEL K.	8/19/2016	2.00	Meetings - Prep/Attend/Follow-up progress meeting

ALL SERVICES
STAFF CHARGES: LABOR

(Continued)

Title Person	Date of Service	Time Charged	Service Description
Profesi V - Supv Inspector GRIGORUK, MICHAEL K.	8/19/2016	2.00	Field Inspection/Site Visits rvw Holly Ct. layout changes; water main sampling on Holly Ct. - 2nd time due to NEG test results.
GRIGORUK, MICHAEL K.	8/23/2016	3.00	Field Inspection/Site Visits general site check and review of current E&S; discuss bacteria test results from samples taken at Ash Ln. by SRI; A. Crawford states services to be installed per test results today; however, SRI does not begin service installations; continue punch list.
GRIGORUK, MICHAEL K.	8/24/2016	0.50	Field Inspection/Site Visits rvw Ash Ln. water test results; confirm remaining escrow balances and utility testing requirements throughout LDV and UDV roads.
GRIGORUK, MICHAEL K.	8/25/2016	1.50	Field Inspection/Site Visits site inspection for Ash Ln. service installations this morning; however, SRI has pulled off site...
GRIGORUK, MICHAEL K.	8/31/2016	1.00	GENERAL ADMINISTRATION review outstanding improvement items on escrow; also MCCD issues.
GRIGORUK, MICHAEL K.	9/1/2016	1.50	GENERAL ADMINISTRATION review Holly Ct. design changes.
GRIGORUK, MICHAEL K.	9/2/2016	2.50	GENERAL ADMINISTRATION site meeting with Kevin F. and Rich A. to discuss remaining work items.
Total GRIGORUK, MICHAEL K.		37.60	
Total Profesi V - Supv Inspector		37.60	
Supv Profesi - Supv Engineer			
AMBROSE, MARK J.	8/10/2016	8.00	Construction Observation Activities Site inspection and pressure testing of water mains on Holly Court and Ash Lane.
AMBROSE, MARK J.	8/11/2016	0.75	Construction Observation Activities Discuss pending pumping station with Mike Grigoruk at T&M and William Leland at Cornerstone Consulting. request copy of pumping station submittal package.
AMBROSE, MARK J.	8/12/2016	4.50	Construction Observation Activities review pumping station submittal, complete inspection reports and upload inspection pictures.
AMBROSE, MARK J.	8/16/2016	5.75	Field Inspection/Site Visits Site inspection and verify pumping station materials were consistent with contract plans and shop drawing submittal. provide comments to SRI foreman and T&M Inspector.
AMBROSE, MARK J.	8/31/2016	1.00	Review & Checking Designs - QA/QC Discusses pending design changes to reflect survey data with Riley associates and Mike Grigoruk
AMBROSE, MARK J.	9/1/2016	4.50	Review & Checking Designs - QA/QC

Project No: POCO10170

INVOICE SUPPORTING DETAIL
Project Name: NORTHRIDGE RESIDENTIAL DEVELOPMENT

Page 3
Inv No: DAC308316

ALL SERVICES

(Continued)

STAFF CHARGES: LABOR

Title Person	Date of Service	Time Charged	Service Description
Supv Professl - Supv Engineer			Review revised site layout drawings based on updated survey data, discuss revisions with Mike Grigoruk based on current field conditions.
Total AMBROSE, MARK J.		24.50	
Total Supv Professl - Supv Engineer		24.50	

Direct Expenses

Category	Vendor	Date	Amount	Billing Amount
DE - Project Reproduction/Printing	ARC DBA HUDSON REPROGRAPHICS 8/18/2016	8/18/2016	10.61	
				10.61
	Total Direct Expenses			10.61



T&M Associates
P.O. BOX 828
RED BANK, NJ 07701
732-671-6400

INVOICE

Page : 1
Invoice No : DAC306637
Invoice Date : 08/29/2016

POCONO TOWNSHIP
PO BOX 197
TANNERSVILLE, PA. 18372

Attention: PAM FINKBEINER
For Professional Services Processed through: 8/5/2016

RE : POCO-J0170 NORTHRIDGE RESIDENTIAL DEVELOPMENT

ALL SERVICES

LABOR

Admin Support - Secretary	Hours	Rate	Amount
Profsl V - Prin Engineer	0.25	65.00	13.75
Profsl V - Supv Inspector	0.50	107.00	53.50
Supv Profsl - Supv Engineer	63.00	88.00	5,574.00
	5.25	107.00	561.75
Total			6,803.00
Total ALL SERVICES			6,803.00

Amount Due This Invoice <=====> ===== 6,803.00

R E C E I V E D
SEP 02 2016

POCONO TOWNSHIP

ALL SERVICES

STAFF CHARGES: LABOR

Title Person	Date of Service	Time Charged	Service Description
Admin Support - Secretary WEINER, CHRISTINA H.	8/2/2016	0.25	Office Support Activities Prep label and package to be mailed to Four Seasons at Camelback.
Total Admin Support - Secretary		0.25	
Profesnl V - Prin Engineer WALL, MONICA L.	7/29/2016	0.50	REVIEW ESCROW RELEASE REQUEST finalize and issue request 21 to Township
Total Profesnl V - Prin Engineer		0.50	
Profesnl V - Supv Inspector GRIGORUK, MICHAEL K.	7/13/2016	3.00	Field Inspection/Site Visits full site check of E&S controls; no blasting yet at Holly Ct.; road grading work at entrance to Hunter Circle; check rough subbase placement in HC; rvw schedules.
GRIGORUK, MICHAEL K.	7/14/2016	1.00	Field Inspection/Site Visits continued subgrade/subbase work at Hunter Circle; Holly Ct. walling for blasting work.
GRIGORUK, MICHAEL K.	7/14/2016	0.50	GENERAL ADMINISTRATION discuss site status, Issues, concerns with John M. of MCCD in detail.
GRIGORUK, MICHAEL K.	7/19/2016	2.00	Field Inspection/Site Visits rvw site E&S controls noting diversion berms to basins (Hunter Circle); blasting scheduled for tomorrow (2PM) in Holly Ct.; Rvw water hydrostatic testing/sampling with Contr. and K. Fruck today - scheduled for 7/21.
GRIGORUK, MICHAEL K.	7/20/2016	1.50	Field Inspection/Site Visits blasting at Holly Ct. - pipe work to resume 7/22; continue earth work and cut/fill operations at Holly Ct. and Hunter Circle.
GRIGORUK, MICHAEL K.	7/21/2016	8.00	Field Inspection/Site Visits hydrostatic test of Hunter Circle water main.
GRIGORUK, MICHAEL K.	7/22/2016	8.00	Field Inspection/Site Visits Holly Ct. 4" pvc water installations; testing documentation; sample water for Hunter Circle; reports; photo filing.
GRIGORUK, MICHAEL K.	7/25/2016	2.60	Field Inspection/Site Visits continue plastic C-900 water installations in Holly Ct.; road subbase work.
GRIGORUK, MICHAEL K.	7/26/2016	1.50	Field Inspection/Site Visits continue 4" C-900 water in Holly Ct.; road subbase work at Hunter Circle.
GRIGORUK, MICHAEL K.	7/27/2016	6.50	Field Inspection/Site Visits 8" gravity sewer installations in Holly Ct. (cross 4" water); attempt 8" PVC mainline air-testing in Hunter Circle (gauge is incorrect); evaluate water test sample lab report for Hunter Circle - talk with Shanna Nish at Microbac.
GRIGORUK, MICHAEL K.	7/28/2016	8.60	Field Inspection/Site Visits 8" gravity sewer installations in Holly Ct.; 8" gravity sewer testing in Hunter Circle/Holly Ct.; concrete encasement of 4" PVC water in Holly Ct. at 8" PVC sewer crossing.

ALL SERVICES

(Continued)

STAFF CHARGES: LABOR

Title Person	Date of Service	Time Charged	Service Description
Profsl V - Supv Inspector GRIGORUK, MICHAEL K.	7/29/2016	2.50	Field Inspection/Site Visits progress site meeting; rvw E&S in Holly Ct. (heavy rains last evening); site check of concrete encasement work - still exposed.
GRIGORUK, MICHAEL K.	7/29/2016	1.50	REVIEW ESCROW RELEASE REQUEST rvw and process #21 release for Twsp. meeting on Monday...
GRIGORUK, MICHAEL K.	8/1/2016	2.00	Field Inspection/Site Visits review moving of 4" FM within Holly Ct. to separate from 8" gravity line; Rvw separation of 8" gravity to PS with 4" PVC water at crossing. Rvw water service installations; E&S check with MCCD; update escrow quantities for E&S.
GRIGORUK, MICHAEL K.	8/2/2016	1.50	Field Inspection/Site Visits continue moving spilis from Holly Ct. to lots 626-629; rvw water service installations scheduled to begin tomorrow; gravity installations to resume toward PS.
GRIGORUK, MICHAEL K.	8/3/2016	6.50	Field Inspection/Site Visits begin water service installations on Holly Ct.; rvw E&S maintenance; discuss PS shop drawings for T&M rvw.
GRIGORUK, MICHAEL K.	8/4/2016	6.00	Field Inspection/Site Visits continue water service installations today; rvw visual testing of all fittings under line pressure (scheduled for tomorrow); continue moving debris from Holly Ct. to lots 626-629. Create adequate clearance separation between 4" water and 8" sewer at rear of Holly Ct.
Total GRIGORUK, MICHAEL K.		63.00	
Total Profsl V - Supv Inspector		63.00	
Supv Profsl - Supv Engineer			
AMBROSE, MARK J.	8/6/2016	5.25	Field Inspection/Site Visits Site inspection for water tapping saddle installation and testing.
Total Supv Profsl - Supv Engineer		5.25	



YOUR GOALS. OUR MISSION.

November 28, 2016

Board of Commissioners
Pocono Township
P.O. Box 197
Tannersville, PA 18372

**RE: Northridge at Camelback, Phases 11-16
Bond Release #23
Pocono Township, Monroe County, PA
Project Number # POCO I0170**

Dear Commissioners:

We are in receipt of an escrow request reduction letter, dated November 2, 2016, from Richard P. Almquist, Jr. regarding the referenced project. We have performed a review of Request #23 in the amount of \$168,264.00 including associated documents that represent roadway base course installations.

Our field observations have verified the work performed pursuant to this request. **At this time, we recommend release of \$168,264.00** from the escrow. Subsequent to the release of the #23 request in the amount of \$168,264.00, the new Bond Balance of \$662,671.80 will remain as security.

Please contact me with any comments or questions regarding this matter.

Very truly yours,
T&M Associates

Russell G. Benner, Jr., P.E.
Township Engineer

Cc:

Pam Finkbeiner, Pocono Township
Leo DeVito, Solicitor
Richard Almquist, Four Seasons at Camelback
Kevin Fruck, Cornerstone Engineering
Mike Grigoruk, T&M

R:\POCO\I0170\Construction\Payment\NorthridgeBondRelease23LtrtoComm11-28-16.docx

FOUR SEASONS AT CAMELBACK, L.P.
700 SOUTH HENDERSON ROAD, SUITE 202
KING OF PRUSSIA, PA 19406
(610) 945-1655

November 2, 2016

VIA ELECTRONIC MAIL

Mr. Harold Werkheiser
President
Pocono Township Commissioners
P.O. Box 197
112 Municipal Drive
Tannersville, PA 18372

Subject: Request for Reduction of Escrow #23
Northridge at Camelback Phases 11-16
Pocono Township, Monroe County, Pennsylvania

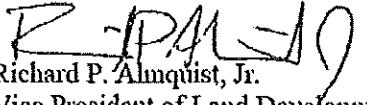
Dear Mr. Werkheiser:

In accordance with the provisions of the Pocono Township (the "Township") Subdivision and Land Development Ordinance, Four Seasons at Camelback, L.P. hereby requests an inspection of the development improvements itemized on the attached schedule. All of the itemized improvements are complete, performed in accordance with the approved plans, and are prepared for the Township's inspection. Upon verification by the Township Engineer, please give favorable consideration to the release of \$168,264.00 from the escrowed funds.

Should you have any questions, please do not hesitate to contact us at the address listed above or by telephone at (610) 812-7937.

Sincerely,

FOUR SEASONS AT CAMELBACK, L.P.


Richard P. Almquist, Jr.
Vice President of Land Development

Enclosure

cc. Ms. Pamela Finkbeiner – Pocono Township
Mr. Russell G. Benner, P.E. – T&M Associates (*via electronic mail*)
Mr. Kevin Frick, P.E. – Comerstone (*via electronic mail*)

FOUR SEASONS AT CAMELBACK, L.P.
NORTHRIDGE PHASES 11-16

ESCROW REDUCTION BOND TRACKING SUMMARY

REQUEST #23

BOND TRACKING - ALL PRIOR RELEASES	
ORIGINAL TOWNSHIP ESTIMATE	\$ 3,887,183.51
10% CONTINGENCY	\$ 388,718.35
TOTAL ORIGINAL BOND AMOUNT	\$ 4,275,901.86
ALL PRIOR BOND AMOUNTS RELEASED	\$ 3,444,966.06
REMAINING BOND AMOUNT - PRIOR RELEASES	\$ 830,935.80

BOND TRACKING - AFTER CURRENT RELEASE REQUEST	
ORIGINAL TOWNSHIP ESTIMATE	\$ 3,887,183.51
10% CONTINGENCY	\$ 388,718.35
TOTAL ORIGINAL BOND AMOUNT	\$ 4,275,901.86
TOTAL RELEASES (INCL. CURRENT REQUEST)	\$ 3,613,230.06
REMAINING BOND AMOUNT - AFTER CURRENT REQUEST	\$ 662,671.80

NORTHRIDGE AT CAMELBACK

PAY APPLICATION 23

A ITEM NO.	B DESCRIPTION OF WORK Initial Construction Separate Camelback	C UNITS	D UOM	E INT'L PRICE	F SCHEDULED VALUE	G WORK COMPUTED FROM PREVIOUS APPLICATION (D+E)			H TOTAL UNITS TO DATE	I TOTAL COMPLETED AND STORED TO DATE	J % (G+I) TO FINISH (C-G)	K BALANCE TO PAY (C-I)
						PREVIOUS UNITS	WORK COMPUTED THIS PERIOD UNITS	TOTAL PERIOD UNITS				
A1	Mobilization	1.0	LS	\$ 4,000.00	\$6,000.00	1.00	\$6,000.00	0	1.00	\$6,000.00	100.0%	\$0.00
A2	Surveying	1.0	LS	\$ 7,000.00	\$7,000.00	1.00	\$7,000.00	0	1.00	\$7,000.00	100.0%	\$0.00
A3	Cleaning and Grubbing	5.0	AC	\$ 3,750.00	\$18,750.00	5.00	\$18,750.00	0	5.00	\$18,750.00	100.0%	\$0.00
A4	Construction Barriers	3.0	EA	\$ 2,000.00	\$6,000.00	3.00	\$6,000.00	0	3.00	\$6,000.00	100.0%	\$0.00
A5	16" Filter Fabric Fence	315.0	LF	\$ 3.00	\$945.00	315.00	\$945.00	0	315.00	\$945.00	100.0%	\$0.00
A6	30" Filter Fabric Fence	2935.0	LF	\$ 4.25	\$12,473.75	2935.00	\$12,473.75	0	2935.00	\$12,473.75	100.0%	\$0.00
A7	Super Filter Fabric Fence	1390.0	LF	\$ 7.00	\$9,730.00	1390.00	\$9,730.00	0	1390.00	\$9,730.00	100.0%	\$0.00
A8	Fence Protection	22.0	EA	\$ 135.00	\$2,970.00	22.00	\$2,970.00	0	22.00	\$2,970.00	100.0%	\$0.00
A9	Cart to Hill	752.0	CY	\$ 6.25	\$4,700.00	752.00	\$4,700.00	0	752.00	\$4,700.00	100.0%	\$0.00
A10	Excav. Cut to Site Fill	3216.0	CY	\$ 9.00	\$28,944.00	3216.00	\$28,944.00	0	3216.00	\$28,944.00	100.0%	\$0.00
A11	Site Grading	3774.0	SY	\$ 2.00	\$7,548.00	3774.00	\$7,548.00	0	3774.00	\$7,548.00	100.0%	\$0.00
A12	Excav. Control	19238.0	ST	\$ 2.25	\$23,035.50	19238.00	\$23,035.50	0	19238.00	\$23,035.50	100.0%	\$0.00
A13	Landscap. Erosion Control Material	4374.0	SP	\$ 12.00	\$52,488.00	4374.00	\$52,488.00	0	4374.00	\$52,488.00	100.0%	\$0.00
A14	Temporary Seeding	5774.0	ST	\$ 0.50	\$1,887.00	5774.00	\$1,887.00	0	5774.00	\$1,887.00	100.0%	\$0.00
A15	Repair Sediment Trap/Remove Sed	5560.0	ST	\$ 3.50	\$19,250.00	5560.00	\$19,250.00	0	5560.00	\$19,250.00	100.0%	\$0.00
A16	LSFEDPE Pipe	210.0	LF	\$ 40.00	\$8,400.00	210.00	\$8,400.00	0	210.00	\$8,400.00	100.0%	\$0.00
A17	Catch Basin Structures	20	EA	\$ 3,900.00	\$3,800.00	2.00	\$3,800.00	0	2.00	\$3,800.00	100.0%	\$0.00
A18	End Wall	1.0	EA	\$ 1,900.00	\$1,900.00	1.00	\$1,900.00	0	1.00	\$1,900.00	100.0%	\$0.00
A19	Setting Basin	110.0	SY	\$ 50.00	\$5,500.00	110.00	\$5,500.00	0	110.00	\$5,500.00	100.0%	\$0.00
A20	24" HDPE Pipe	342.0	LF	\$ 53.00	\$18,156.00	342.00	\$18,156.00	0	342.00	\$18,156.00	100.0%	\$0.00
A21	Manhole Structures	1.0	EA	\$ 2,600.00	\$2,600.00	1.00	\$2,600.00	0	1.00	\$2,600.00	100.0%	\$0.00
A22	Catch Basin Structures	3.0	EA	\$ 2,900.00	\$8,700.00	3.00	\$8,700.00	0	3.00	\$8,700.00	100.0%	\$0.00
A23	End Wall	1.0	EA	\$ 1,900.00	\$1,900.00	1.00	\$1,900.00	0	1.00	\$1,900.00	100.0%	\$0.00
A24	24" HDPE Pipe	10.0	SY	\$ 40.00	\$400.00	10.00	\$400.00	0	10.00	\$400.00	100.0%	\$0.00
A25	18" HDPE Pipe	222.0	LF	\$ 44.00	\$9,768.00	222.00	\$9,768.00	0	222.00	\$9,768.00	100.0%	\$0.00
SUB-TOTALS PG. 1					\$264,815.25				\$0.00			\$0.00

NORTHRIDGE AT CAMELBACK

PAY APPLICATION 23

ITEM NO.	DESCRIPTION OF WORK	UNITS	UNIT PRICE	SCHEDULED VALUE	D WORK COMPLETED		THIS PERIOD UNITS	TOTAL UNITS TO DATE	TOTAL COMPLETED AND STORED TO DATE	% (D+E) (G+H)	% (G+C) (C-G)	BALANCE TO FINISH (C-G)
					PREVIOUS UNITS	FROM PREVIOUS APPLICATION (D+E)						
A26	24"HDPE Pipe	622.0	LF \$ 21.00	\$32,966.00	622.0	\$32,966.00	0.0	\$0.00	622.0	\$32,966.00	100.00%	\$0.00
A27	30"HDPE Pipe	235.0	LF \$ 60.00	\$14,100.00	235.0	\$14,100.00	0.0	\$0.00	235.0	\$14,100.00	100.00%	\$0.00
A28	Manhole Structures	4.0	EA \$ 2,600.00	\$10,400.00	4.0	\$10,400.00	0.0	\$0.00	4.0	\$10,400.00	100.00%	\$0.00
A29	Catch Basin Structures	11.0	EA \$ 2,900.00	\$31,900.00	11.0	\$31,900.00	0.0	\$0.00	11.0	\$31,900.00	100.00%	\$0.00
A30	End Wall	1.0	EA \$ 1,900.00	\$1,900.00	1.0	\$1,900.00	0.0	\$0.00	1.0	\$1,900.00	100.00%	\$0.00
A31	Rip Rap Overall Apron	10.0	SY \$ 40.00	\$400.00	10.0	\$400.00	0.0	\$0.00	10.0	\$400.00	100.00%	\$0.00
A32	Excav Cut to Site Fill	512.0	SY \$ 9.00	\$3,780.00	312.0	\$2,808.00	0.0	\$0.00	312.0	\$2,808.00	100.00%	\$0.00
A33	Ground/Rip Rap Swale	298.0	SY \$ 60.00	\$17,880.00	298.0	\$17,880.00	0.0	\$0.00	298.0	\$17,880.00	100.00%	\$0.00
A34	30"HDPE Pipe	114.0	LF \$ 60.00	\$6,840.00	114.0	\$6,840.00	0.0	\$0.00	114.0	\$6,840.00	100.00%	\$0.00
A35	Underground Irrigation System	40.0	LF \$ 82.00	\$3,280.00	40.0	\$3,280.00	0.0	\$0.00	40.0	\$3,280.00	100.00%	\$0.00
A36	48"Septage Vault	1.0	EA \$ 4,000.00	\$4,000.00	1.0	\$4,000.00	0.0	\$0.00	1.0	\$4,000.00	100.00%	\$0.00
A37	Overall Structure	1.0	EA \$ 5,000.00	\$5,000.00	1.0	\$5,000.00	0.0	\$0.00	1.0	\$5,000.00	100.00%	\$0.00
A38	End Wall	1.0	EA \$ 1,900.00	\$1,900.00	1.0	\$1,900.00	0.0	\$0.00	1.0	\$1,900.00	100.00%	\$0.00
A39	18"HDPE Pipe	140.0	LF \$ 44.00	\$5,160.00	140.0	\$5,160.00	0.0	\$0.00	140.0	\$5,160.00	100.00%	\$0.00
A40	End Wall/Head Wall	2.0	EA \$ 1,900.00	\$3,800.00	2.0	\$3,800.00	0.0	\$0.00	2.0	\$3,800.00	100.00%	\$0.00
A41	Rip Rap Overall Apron	14.0	SY \$ 40.00	\$560.00	14.0	\$560.00	0.0	\$0.00	14.0	\$560.00	100.00%	\$0.00
A42	Temporary Seeding	3200.0	SY \$ 0.50	\$1,600.00	3200.0	\$0.80	0.0	\$0.00	3200.0	\$1,600.00	100.00%	\$0.00
SUB-TOTALS PG. 2				\$145,494.00		\$145,494.00		\$0.00				\$0.00

NORTHRIDGE AT CAMELBACK

PAY APPLICATION 23

ITEM NO.	DESCRIPTION OF WORK General Construction Sequence Deer Valley	UNITS	UOM	UNIT PRICE	SCHEDULED VALUE		P WORK COMPLETED FROM PREVIOUS APPLICATION (D+E)		E THIS PERIOD		TOTAL UNITS TO DATE		G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H % (G+C) TO FINISH (C-G)		
					PREVIOUS UNITS	THIS PERIOD	UNITS	PERIOD	UNITS	PERIOD	UNITS	PERIOD	UNITS	PERIOD	UNITS	PERIOD	
B1	15" HDPE Pipe	759.0	LF	\$ 40.00	\$30,360.00	739.0	\$30,360.00	0.00	\$0.00	755.00		\$30,360.00		100.00%	\$0.00		
B2	18" HDPE Pipe	97.0	LF	\$ 44.00	\$4,268.00	97.0	\$4,268.00	0.00	\$0.00	97.00		\$4,268.00		100.00%	\$0.00		
B3	Manhole	3.0	EA	\$ 2,600.00	\$7,800.00	3.0	\$7,800.00	0.00	\$0.00	3.00		\$7,800.00		100.00%	\$0.00		
B4	Catch Basin Structures	8.0	EA	\$ 2,500.00	\$20,000.00	8.0	\$20,000.00	0.00	\$0.00	8.00		\$20,000.00		100.00%	\$0.00		
B5	18" HDPE Pipe	68.0	LF	\$ 44.00	\$2,992.00	68.0	\$2,992.00	0.00	\$0.00	68.00		\$2,992.00		100.00%	\$0.00		
B6	Catch Basin Structures	1.0	EA	\$ 2,900.00	\$2,900.00	1.0	\$2,900.00	0.00	\$0.00	1.00		\$2,900.00		100.00%	\$0.00		
B7	Head Wall	1.0	EA	\$ 1,900.00	\$1,900.00	1.0	\$1,900.00	0.00	\$0.00	1.00		\$1,900.00		100.00%	\$0.00		
B8	Rock Filter	1.0	EA	\$ 1,200.00	\$1,200.00	1.0	\$1,200.00	0.00	\$0.00	1.00		\$1,200.00		100.00%	\$0.00		
B9	36" HDPE Pipe	18.0	LF	\$ 75.00	\$1,350.00	18.0	\$1,350.00	0.00	\$0.00	18.00		\$1,350.00		100.00%	\$0.00		
B10	Type M Outlet Structure	1.0	EA	\$ 2,900.00	\$2,900.00	1.0	\$2,900.00	0.00	\$0.00	1.00		\$2,900.00		100.00%	\$0.00		
B11	Cut to Fill	156.0	CY	\$ 6.25	\$975.00	156.0	\$975.00	0.00	\$0.00	156.00		\$975.00		100.00%	\$0.00		
B12	Excess to Site fill	347.0	CY	\$ 9.00	\$3,123.00	347.0	\$3,123.00	0.00	\$0.00	347.00		\$3,123.00		100.00%	\$0.00		
B13	Temporary Seeding	1790.0	SY	\$ 0.50	\$895.00	1790.0	\$895.00	0.00	\$0.00	1790.00		\$895.00		100.00%	\$0.00		
B14	Underground Infiltration System	100.0	LF	\$ 82.00	\$8,200.00	100.0	\$8,200.00	0.00	\$0.00	100.00		\$8,200.00		100.00%	\$0.00		
B15	48" Seepage Inlet	2.0	EA	\$ 4,000.00	\$8,000.00	2.0	\$8,000.00	0.00	\$0.00	2.00		\$8,000.00		100.00%	\$0.00		
B16	Temporary Seeding	1600.0	SY	\$ 0.50	\$800.00	1600.0	\$800.00	0.00	\$0.00	1600.00		\$800.00		100.00%	\$0.00		
SUB-TOTALS PG. 3					\$101,862.00								\$100,843.00				\$0.00

NORTHRIDGE AT CAMELBACK

PAY APPLICATION 23

NORTHRIDGE AT CAMELBACK

PAY APPLICATION '23

ITEM NO.	DESCRIPTION OF WORK	UNITS	UOM	UNIT PRICE	SCHEDULED VALUE		WORK COMPLETED FROM PREVIOUS APPLICATION (D+E)		THIS PERIOD UNITS		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G+C)	BALANCE TO FINISH (C-G)
					PREVIOUS UNITS	THIS PERIOD UNITS	PERIOD	TO DATE					
	Sanitary Sewer/Watermain												
D1	Mobilization	1.0	LS	\$ 5,000.00	\$5,000.00	1.0	\$5,000.00	0.0	50.00	1.0	\$5,000.00	100.00%	\$0.00
D2	Survey	1.0	LS	\$ 4,000.00	\$4,000.00	1.0	\$4,000.00	0.0	50.00	1.0	\$4,000.00	100.00%	\$0.00
D3	Cleaning and Grubbing	1.0	LS	\$ 7,500.00	\$7,500.00	1.0	\$7,500.00	0.0	50.00	1.0	\$7,500.00	100.00%	\$0.00
D4	Connect to Existing M.	1.0	EA	\$ 3,000.00	\$3,000.00	1.0	\$3,000.00	0.0	50.00	1.0	\$3,000.00	100.00%	\$0.00
D5	3"PVC SDR-35	24.950	LF	\$ 44.00	\$109,780.00	345.0	\$109,780.00	0.0	50.00	345.0	\$25,760.00	100.00%	\$0.00
D6	4"PVC SDR-35	64.0	LF	\$ 40.00	\$25,760.00	64.0	\$25,760.00	0.0	50.00	64.0	\$25,760.00	100.00%	\$0.00
D7	Sanitary Manholes	16.0	EA	\$ 3,400.00	\$54,400.00	16.0	\$54,400.00	0.0	50.00	16.0	\$54,400.00	100.00%	\$0.00
D8	2"Sch.40 Force Main	90.0	LF	\$ 28.00	\$25,200.00	90.0	\$25,200.00	0.0	50.00	90.0	\$25,200.00	100.00%	\$0.00
D9	1.5" Sch.40 Force Main	120.0	LF	\$ 26.00	\$31,200.00	120.0	\$31,200.00	0.0	50.00	120.0	\$31,200.00	100.00%	\$0.00
D10	Testing	1.0	LS	\$ 7,500.00	\$7,500.00	0.3	\$2,250.00	0.0	50.00	0.3	\$2,250.00	100.00%	\$0.00
D11	Connect to Existing 12"	2.0	EA	\$ 2,500.00	\$5,000.00	2.0	\$5,000.00	0.0	50.00	2.0	\$5,000.00	100.00%	\$0.00
D12	12"DR 30 Pipe	342.0	LF	\$ 50.00	\$171,000.00	342.0	\$171,000.00	0.0	50.00	342.0	\$171,000.00	100.00%	\$0.00
D13	6"DR18 Pipe	140.0	LF	\$ 42.00	\$58,800.00	140.0	\$58,800.00	0.0	50.00	140.0	\$58,800.00	100.00%	\$0.00
D14	12"Gate valve	5.0	EA	\$ 3,500.00	\$17,500.00	5.0	\$17,500.00	0.0	50.00	5.0	\$17,500.00	100.00%	\$0.00
D15	5"Gate Valve	5.0	EA	\$ 2,400.00	\$12,000.00	5.0	\$12,000.00	0.0	50.00	5.0	\$12,000.00	100.00%	\$0.00
D16	Fire Hydrants	5.0	EA	\$ 2,250.00	\$11,250.00	5.0	\$11,250.00	0.0	50.00	5.0	\$11,250.00	100.00%	\$0.00
D17	Pressure Reducing valve	1.0	EA	\$ 14,800.00	\$14,800.00	1.0	\$14,800.00	0.0	50.00	1.0	\$14,800.00	100.00%	\$0.00
D18	Fitings	1.0	LS	\$ 36,500.00	\$36,500.00	1.0	\$36,500.00	0.0	50.00	1.0	\$36,500.00	100.00%	\$0.00
D19	Water Service	1.0	LF	\$ 28.00	\$42,326.00	1512.0	\$42,326.00	0.0	50.00	1512.0	\$42,326.00	100.00%	\$0.00
D20	Testing and Disinfection	1.0	LS	\$ 9,381.00	\$9,381.00	1.0	\$9,381.00	0.0	50.00	1.0	\$9,381.00	100.00%	\$0.00
	SUB-TOTALS PG. 5				\$586,207.00				\$50.00		\$580,957.00		\$2,250.00

NORTHRIDGE AT CAMELBACK

PAY APPLICATION 23

NORTHRIDGE AT CAMELBACK

PAY APPLICATIONS

ITEM NO.	DESCRIPTION OF WORK	UNITS	JOB UNIT	UNIT PRICE	SCHEDULED VALUE	D			E			TOTAL COMPLETED AND STORED (D+E-F)	G %	BALANCE TO FINISH (G-C)	
						PREVIOUS UNITS	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	THIS PERIOD	UNITS TO DATE					
E223	4" PVC SDR-35 Earthwork/Plasterwork/ Sanitary/Watermain/ Asphalt Continued	1256.0	LF	\$44.00	\$55,264.00	1221.00	\$	54,164.00	0.00	\$	1231.00	\$	54,164.00	98.00935%	\$1,030.00
E230		1200.0	LF	\$40.00	\$48,000.00	860.00	\$	54,400.00	0.00	\$	34,600.00	\$	34,600.00	71.67%	\$13,600.00
E240	Sanitary Manhole 3" x 3" 40" x 40" x 30"	12.0	EA	\$3,400.00	\$40,800.00	10.04	\$	34,136.00	0.00	\$	10.04	\$	34,136.00	83.57%	\$6,664.00
E250	1.5" Sch 40 Force Main	1220.0	LF	\$20.00	\$38,400.00	222.80	\$	24,684.00	0.00	\$	222.80	\$	24,684.00	64.22%	\$13,716.00
E270	Teaming	600.0	LF	\$226.00	\$15,300.00	0.00	\$	0.00	0.00	\$	0.00	\$	0.00	0.00%	\$15,600.00
E280	Connect to Existing 12"	1.0	LS	\$8,000.00	\$8,000.00	0.00	\$	0.00	0.00	\$	0.00	\$	0.00	0.00%	\$8,000.00
E290	3" Dr 18 Pipe	2.0	EA	\$1,700.00	\$3,400.00	1.00	\$	1,700.00	0.00	\$	1.00	\$	1,700.00	50.00%	\$1,700.00
E310	4" DR 18 Pipe	1980.0	LF	\$13.20	\$26,136.00	1980.00	\$	26,136.00	0.00	\$	1980.00	\$	1980.00	100.00%	\$0.00
E320	6" DR 18 Pipe	1980.0	LF	\$20.80	\$6,584.00	1980.00	\$	60,954.00	0.00	\$	1980.00	\$	1980.00	100.00%	\$0.00
E330	8" Gage Valve	340.0	LF	\$12.60	\$4,284.00	340.00	\$	4,284.00	0.00	\$	340.00	\$	4,284.00	100.00%	\$0.00
E340	Flange	780.0	LF	\$12.00	\$9,360.00	780.00	\$	9,360.00	0.00	\$	780.00	\$	9,360.00	100.00%	\$0.00
E350	5" Gate Valve	3.0	EA	\$2,080.00	\$22,000.00	21,840.00	\$	625.70	0.00	\$	17,519.60	\$	17,519.60	80.22%	\$4,320.40
E360	Flange	3.0	EA	\$1,575.00	\$2,610.00	2,610.00	\$	2,610.00	0.00	\$	3.00	\$	2,610.00	100.00%	\$0.00
E370	Material	3.0	EA	\$2,080.00	\$6,080.00	3.00	\$	6,080.00	0.00	\$	3.00	\$	6,080.00	100.00%	\$0.00
E380	Material	4.0	EA	\$5720.00	\$2,380.00	4.00	\$	2,380.00	0.00	\$	4.00	\$	2,380.00	100.00%	\$0.00
E390	Material	4.0	EA	\$1,680.00	\$6,720.00	4.00	\$	6,720.00	0.00	\$	4.00	\$	6,720.00	100.00%	\$0.00
E400	Flange	3.0	EA	\$1,575.00	\$4,725.00	3.00	\$	4,725.00	0.00	\$	3.00	\$	4,725.00	100.00%	\$0.00
E410	Blow off Assembly	3.0	EA	\$2,400.00	\$1,620.00	3.00	\$	1,620.00	0.00	\$	3.00	\$	1,620.00	100.00%	\$0.00
E420	Flange	3.0	EA	\$1,260.00	\$3,780.00	1.00	\$	1,260.00	0.00	\$	1.00	\$	1,260.00	33.33%	\$2,520.00
E430	Flange	1.0	LS	\$9,000.00	\$9,000.00	1.00	\$	9,000.00	0.00	\$	1.00	\$	9,000.00	100.00%	\$0.00
E440	Water Service Testing and Disinfection	1200.0	LF	\$28.00	\$33,600.00	0.00	\$	0.00	0.00	\$	13,181.50	\$	13,181.50	39.53%	\$2,813.20
E450	Concrete Curb 1" Asphalt Paving Course	1.0	LS	\$9,000.00	\$9,000.00	0.00	\$	0.00	0.00	\$	0.00	\$	0.00	0.00%	\$33,600.00
E460	1.5" Asphalt Base Course	995.0	LF	\$26.00	\$26,161.50	0.00	\$	0.00	0.00	\$	0.00	\$	0.00	0.00%	\$26,161.50
E470	6" R2A Stone Base	8670.0	LS	\$7.00	\$57,500.00	0.00	\$	0.00	0.00	\$	70,081.00	\$	70,081.00	46.40%	\$17,160.00
E480	Stone Shoulder	1665.0	SY	\$3.00	\$64,725.00	5193.00	\$	38,947.50	4,000.00	\$	50,000.00	\$	50,000.00	83.43%	\$25,777.50
	TOTAL CONTRACT PG 7				\$ 754,126.50								\$ 86,400.00	\$470,822.50	\$760,303.60

Contingency Cost - Additional Paving Section used from 1.5 inches base to 4 inches base

Total Amount Sheet 7

\$ 168,264.00

