

March 31, 2022

EBWT 1012

Luke Reven, Township Manager  
East Brandywine Township  
1214 Horseshoe Pike  
Downingtown, PA 19335-1153

**RE: Hide A Way Farms – Phase I  
Escrow Release No. 21 (Final)**

Dear Luke,

We have received a request for a reduction of the secured funds for the referenced project. Based upon field observations by our office, we recommend that \$121,590.29 of the requested \$121,590.29 be released at this time.

If the Township agrees to release the amount recommended above, this will complete Phase I and close out this phase of the project.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

**PENNONI**



Nathan M. Cline, PE  
Township Engineer

cc: Tim Townes (via e-mail)

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

**East Brandywine Township**

Date: 3/16/2022

Release #21

**Phase 1**

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>I. Construction Survey</b>									
Construction Stakeout	L.S.	1	\$ 69,630.06	\$ 69,630.06	\$69,630.06	\$0.00	\$69,630.06	\$ -	
<b>Subtotal</b>				<b>\$ 69,630.06</b>	<b>\$69,630.06</b>	<b>\$0.00</b>	<b>\$69,630.06</b>	<b>\$ -</b>	
<b>II. Clear and Grubb</b>									
Clear & Grubb	Acre	5.2	\$ 6,323.65	\$ 32,882.98	\$32,882.98	\$0.00	\$32,882.98	\$ -	
<b>Subtotal</b>				<b>\$ 32,882.98</b>	<b>\$32,882.98</b>	<b>\$0.00</b>	<b>\$32,882.98</b>	<b>\$ -</b>	
<b>III. Sediment &amp; Erosion Control</b>									
Silt Fence - 18"	L.F.	4,217	\$ 1.40	\$ 5,903.80	\$5,903.80	\$0.00	\$5,903.80	\$ -	
Reinforced Silt Fence - 30"	L.F.	6,340	\$ 2.15	\$ 13,631.00	\$13,631.00	\$0.00	\$13,631.00	\$ -	
Super Silt Fence - 30"	L.F.	11,996	\$ 7.90	\$ 94,768.40	\$94,768.40	\$0.00	\$94,768.40	\$ -	
Stone Filters	Each	30	\$ 137.57	\$ 4,127.10	\$4,127.10	\$0.00	\$4,127.10	\$ -	
Construction Entrance	Each	4	\$ 1,791.03	\$ 7,164.12	\$7,164.12	\$0.00	\$7,164.12	\$ -	
Inlet Protection	Each	90	\$ 86.00	\$ 7,740.00	\$7,740.00	\$0.00	\$7,740.00	\$ -	
Temporary Swales 4-T 5-T & Lot 88,89	S.Y.	5,416	\$ 1.72	\$ 9,315.52	\$9,315.52	\$0.00	\$9,315.52	\$ -	
Construction Fence (Sanitary Beds)	L.F.	2,410	\$ 2.40	\$ 5,784.00	\$5,784.00	\$0.00	\$5,784.00	\$ -	
Construction Fence (Sanitary Easements)	L.F.	5,905	\$ 2.40	\$ 14,172.00	\$14,172.00	\$0.00	\$14,172.00	\$ -	
Seed & Straw Mulch	S.F.	116,200	\$ 0.05	\$ 5,810.00	\$5,810.00	\$0.00	\$5,810.00	\$ -	
<b>Subtotal</b>				<b>\$ 168,415.94</b>	<b>\$168,415.94</b>	<b>\$0.00</b>	<b>\$168,415.94</b>	<b>\$ -</b>	
<b>IV. Basin # 1</b>									
Strip Topsoil	C.Y.	2,419	\$ 1.31	\$ 3,168.89	\$3,168.89	\$0.00	\$3,168.89	\$ -	
Cut	C.Y.	9,940	\$ 1.79	\$ 17,792.60	\$17,792.60	\$0.00	\$17,792.60	\$ -	
Fill	C.Y.	10,067	\$ 0.88	\$ 8,858.96	\$8,858.96	\$0.00	\$8,858.96	\$ -	
Core Cut & Fill	C.Y.	356	\$ 5.71	\$ 2,032.76	\$2,032.76	\$0.00	\$2,032.76	\$ -	
Grade	S.Y.	10,833	\$ 0.22	\$ 2,383.26	\$2,383.26	\$0.00	\$2,383.26	\$ -	
Permanent Riser	Each	1	\$ 4,153.14	\$ 4,153.14	\$4,153.14	\$0.00	\$4,153.14	\$ -	
Temporary Riser	Each	1	\$ 2,313.30	\$ 2,313.30	\$2,313.30	\$0.00	\$2,313.30	\$ -	
36" RCP Outflow Pipe	L.F.	56	\$ 69.47	\$ 3,890.32	\$3,890.32	\$0.00	\$3,890.32	\$ -	
36" Anti Seep Collars	Each	3	\$ 951.94	\$ 2,855.82	\$2,855.82	\$0.00	\$2,855.82	\$ -	
36" DW Endwall	Each	1	\$ 1,912.21	\$ 1,912.21	\$1,912.21	\$0.00	\$1,912.21	\$ -	

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

Release #21

**East Brandywine Township**

Date: 3/16/2022

**Phase 1**

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>IV. Basin # 1 - Continued</b>									
Temporary Spillway	S.Y.	219	\$ 5.54	\$ 1,213.26	\$1,213.26	\$0.00	\$1,213.26	\$ -	
Permanent Spillway	Ton	168	\$ 25.00	\$ 4,200.00	\$4,200.00	\$0.00	\$4,200.00	\$ -	
Baffle Wall	L.F.	170	\$ 24.80	\$ 4,216.00	\$4,216.00	\$0.00	\$4,216.00	\$ -	
Rip Rap	Ton	112	\$ 31.22	\$ 3,496.64	\$3,496.64	\$0.00	\$3,496.64	\$ -	
Respread Topsoil	S.Y.	10,833	\$ 0.58	\$ 6,283.14	\$6,283.14	\$0.00	\$6,283.14	\$ -	
Seed & Straw Mulch	S.F.	97,494	\$ 0.06	\$ 5,849.64	\$5,849.64	\$0.00	\$5,849.64	\$ -	
Erosion Control Blanket (Nag S-75)	S.F.	90,255	\$ 0.13	\$ 11,733.15	\$11,733.15	\$0.00	\$11,733.15	\$ -	
<b>Subtotal</b>				<b>\$ 86,353.09</b>	<b>\$86,353.09</b>	<b>\$0.00</b>	<b>\$86,353.09</b>	<b>\$ -</b>	
<b>V. Basin # 1 - Permanent</b>									
DeSilt, Remove Skimmer & Baffle Wall	L.S.	1	\$ 6,300.37	\$ 6,300.37	\$6,300.37	\$0.00	\$6,300.37	\$ -	
Fill	C.Y.	6,608	\$ 2.10	\$ 13,876.80	\$13,876.80	\$0.00	\$13,876.80	\$ -	
Spillway Infiltration - Rip Rap	Ton	122	\$ 25.00	\$ 3,050.00	\$3,050.00	\$0.00	\$3,050.00	\$ -	
Respread Topsoil	S.Y.	8,246	\$ 1.25	\$ 10,307.50	\$10,307.50	\$0.00	\$10,307.50	\$ -	
Seed & Straw Mulch	S.F.	74,214	\$ 0.06	\$ 4,452.84	\$4,452.84	\$0.00	\$4,452.84	\$ -	
<b>Subtotal</b>				<b>\$ 37,987.51</b>	<b>\$37,987.51</b>	<b>\$0.00</b>	<b>\$37,987.51</b>	<b>\$ -</b>	
<b>VI. Basin # 5</b>									
Strip Topsoil	C.Y.	919	\$ 1.31	\$ 1,203.89	\$1,203.89	\$0.00	\$1,203.89	\$ -	
Cut	C.Y.	8,031	\$ 1.79	\$ 14,375.49	\$14,375.49	\$0.00	\$14,375.49	\$ -	
Fill	C.Y.	66	\$ 0.88	\$ 58.08	\$58.08	\$0.00	\$58.08	\$ -	
Core Cut & Fill	C.Y.	148	\$ 5.10	\$ 754.80	\$754.80	\$0.00	\$754.80	\$ -	
Grade	S.Y.	4,118	\$ 0.22	\$ 905.96	\$905.96	\$0.00	\$905.96	\$ -	
Permanent Riser	Each	1	\$ 3,080.47	\$ 3,080.47	\$3,080.47	\$0.00	\$3,080.47	\$ -	
Temporary Riser	Each	1	\$ 1,284.60	\$ 1,284.60	\$1,284.60	\$0.00	\$1,284.60	\$ -	
15" RCP Outflow Pipe	L.F.	108	\$ 31.45	\$ 3,396.60	\$3,396.60	\$0.00	\$3,396.60	\$ -	
15" DW Endwall	Each	1	\$ 1,315.00	\$ 1,315.00	\$1,315.00	\$0.00	\$1,315.00	\$ -	
15" Anti Seep Collars	Each	2	\$ 742.00	\$ 1,484.00	\$1,484.00	\$0.00	\$1,484.00	\$ -	
Temporary Spillway	S.Y.	129	\$ 5.54	\$ 714.66	\$714.66	\$0.00	\$714.66	\$ -	
Permanent Spillway	Ton	73	\$ 25.00	\$ 1,825.00	\$1,825.00	\$0.00	\$1,825.00	\$ -	
Baffle Wall	L.F.	200	\$ 24.80	\$ 4,960.00	\$4,960.00	\$0.00	\$4,960.00	\$ -	

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

**East Brandywine Township**

Date: 3/16/2022

Release #21

**Phase 1**

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>VI. Basin # 5 - Continued</b>									
Rip Rap	Ton	35	\$ 31.22	\$ 1,092.70	\$1,092.70	\$0.00	\$1,092.70	\$ -	
Respread Topsoil	S.Y.	4,118	\$ 0.58	\$ 2,388.44	\$2,388.44	\$0.00	\$2,388.44	\$ -	
Seed & Straw Mulch	S.F.	37,054	\$ 0.06	\$ 2,223.24	\$2,223.24	\$0.00	\$2,223.24	\$ -	
Erosion Control Blanket (Nag S-75)	S.F.	20,154	\$ 0.13	\$ 2,620.02	\$2,620.02	\$0.00	\$2,620.02	\$ -	
<b>Subtotal</b>				<b>\$ 43,682.95</b>	<b>\$43,682.95</b>	<b>\$0.00</b>	<b>\$43,682.95</b>	<b>\$ -</b>	
<b>VII. Basin # 5 - Permanent</b>									
DeSilt, Remove Skimmer & Baffle Wall	L.S.	1	\$ 3,786.82	\$ 3,786.82	\$3,786.82	\$0.00	\$3,786.82	\$ -	
Fill	C.Y.	155	\$ 2.10	\$ 325.50	\$325.50	\$0.00	\$325.50	\$ -	
Spillway Infiltration - Rip Rap	Ton	82	\$ 25.00	\$ 2,050.00	\$2,050.00	\$0.00	\$2,050.00	\$ -	
Respread Topsoil	S.Y.	1,897	\$ 1.25	\$ 2,371.25	\$2,371.25	\$0.00	\$2,371.25	\$ -	
Seed & Straw Mulch	S.F.	17,073	\$ 0.06	\$ 1,024.38	\$1,024.38	\$0.00	\$1,024.38	\$ -	
<b>Subtotal</b>				<b>\$ 9,557.95</b>	<b>\$9,557.95</b>	<b>\$0.00</b>	<b>\$9,557.95</b>	<b>\$ -</b>	
<b>VIII. Basin # 6</b>									
Strip Topsoil	C.Y.	1,118	\$ 1.31	\$ 1,464.58	\$1,464.58	\$0.00	\$1,464.58	\$ -	
Cut	C.Y.	11,728	\$ 1.79	\$ 20,993.12	\$20,993.12	\$0.00	\$20,993.12	\$ -	
Fill	C.Y.	210	\$ 0.88	\$ 184.80	\$184.80	\$0.00	\$184.80	\$ -	
Core Cut & Fill	C.Y.	178	\$ 5.71	\$ 1,016.38	\$1,016.38	\$0.00	\$1,016.38	\$ -	
Grade	S.Y.	5,007	\$ 0.22	\$ 1,101.54	\$1,101.54	\$0.00	\$1,101.54	\$ -	
Permanent Riser	Each	1	\$ 4,148.68	\$ 4,148.68	\$4,148.68	\$0.00	\$4,148.68	\$ -	
Temporary Riser	Each	1	\$ 1,717.74	\$ 1,717.74	\$1,717.74	\$0.00	\$1,717.74	\$ -	
18" RCP Outflow Pipe	L.F.	120	\$ 32.58	\$ 3,909.60	\$3,909.60	\$0.00	\$3,909.60	\$ -	
18" DW Endwall	Each	1	\$ 1,315.00	\$ 1,315.00	\$1,315.00	\$0.00	\$1,315.00	\$ -	
18" Anti Seep Collars	Each	2	\$ 742.00	\$ 1,484.00	\$1,484.00	\$0.00	\$1,484.00	\$ -	
Temporary Spillway	S.Y.	132	\$ 5.54	\$ 731.28	\$731.28	\$0.00	\$731.28	\$ -	
Spillway	Ton	74	\$ 25.00	\$ 1,850.00	\$1,850.00	\$0.00	\$1,850.00	\$ -	
Spillway Infiltration	Ton	99	\$ 25.00	\$ 2,475.00	\$2,475.00	\$0.00	\$2,475.00	\$ -	
Baffle Wall	L.F.	185	\$ 24.80	\$ 4,588.00	\$4,588.00	\$0.00	\$4,588.00	\$ -	
Rip Rap	Ton	45	\$ 30.22	\$ 1,359.90	\$1,359.90	\$0.00	\$1,359.90	\$ -	
Respread Topsoil	S.Y.	5,007	\$ 0.58	\$ 2,904.06	\$2,904.06	\$0.00	\$2,904.06	\$ -	

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

Release #21

**East Brandywine Township**

Date: 3/16/2022

**Phase 1**

Description	Unit	Quantity	Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>VIII. Basin # 6 - Continued</b>									
Seed & Straw Mulch	S.F.	45,055	\$ 0.06	\$ 2,703.30	\$2,703.30	\$0.00	\$2,703.30	\$ -	
Erosion Control Blanket (Nag S-75)	S.F.	5,000	\$ 0.13	\$ 650.00	\$650.00	\$0.00	\$650.00	\$ -	
<b>Subtotal</b>				<b>\$ 54,596.98</b>	<b>\$54,596.98</b>	<b>\$0.00</b>	<b>\$54,596.98</b>	<b>\$ -</b>	
<b>IX. Basin # 6 - Permanent</b>									
DeSilt, Remove Skimmer & Baffle Wall	L.S.	1	\$ 3,786.82	\$ 3,786.82	\$3,786.82	\$0.00	\$3,786.82	\$ -	
Fill	C.Y.	899	\$ 2.10	\$ 1,887.90	\$1,887.90	\$0.00	\$1,887.90	\$ -	
Respread Topsoil	S.Y.	1,998	\$ 1.25	\$ 2,497.50	\$2,497.50	\$0.00	\$2,497.50	\$ -	
Seed & Straw Mulch	S.F.	17,982	\$ 0.06	\$ 1,078.92	\$1,078.92	\$0.00	\$1,078.92	\$ -	
<b>Subtotal</b>				<b>\$ 9,251.14</b>	<b>\$9,251.14</b>	<b>\$0.00</b>	<b>\$9,251.14</b>	<b>\$ -</b>	
<b>X. Basin # 7</b>									
Strip Topsoil	C.Y.	1,028	\$ 1.31	\$ 1,346.68	\$1,346.68	\$0.00	\$1,346.68	\$ -	
Cut	C.Y.	4,645	\$ 1.79	\$ 8,314.55	\$8,314.55	\$0.00	\$8,314.55	\$ -	
Fill	C.Y.	800	\$ 0.88	\$ 704.00	\$704.00	\$0.00	\$704.00	\$ -	
Core Cut & Fill	C.Y.	296	\$ 5.71	\$ 1,690.16	\$1,690.16	\$0.00	\$1,690.16	\$ -	
Grade	S.Y.	4,604	\$ 0.22	\$ 1,012.88	\$1,012.88	\$0.00	\$1,012.88	\$ -	
Permanent Riser	Each	1	\$ 4,148.68	\$ 4,148.68	\$4,148.68	\$0.00	\$4,148.68	\$ -	
Temporary Riser	Each	1	\$ 1,284.60	\$ 1,284.60	\$1,284.60	\$0.00	\$1,284.60	\$ -	
18" RCP Outflow Pipe	L.F.	87	\$ 32.58	\$ 2,834.46	\$2,834.46	\$0.00	\$2,834.46	\$ -	
18" DW Endwall	Each	1	\$ 1,315.00	\$ 1,315.00	\$1,315.00	\$0.00	\$1,315.00	\$ -	
18" Anti Seep Collars	Each	2	\$ 742.00	\$ 1,484.00	\$1,484.00	\$0.00	\$1,484.00	\$ -	
Temporary Spillway	S.Y.	110	\$ 5.54	\$ 609.40	\$609.40	\$0.00	\$609.40	\$ -	
Permanent Spillway	Ton	77	\$ 25.00	\$ 1,925.00	\$1,925.00	\$0.00	\$1,925.00	\$ -	
Permanent Spillway Infiltration	Ton	80	\$ 25.00	\$ 2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$ -	
Rip Rap	Ton	20	\$ 25.00	\$ 500.00	\$500.00	\$0.00	\$500.00	\$ -	
Respread Topsoil	S.Y.	4,604	\$ 0.58	\$ 2,670.32	\$2,670.32	\$0.00	\$2,670.32	\$ -	
Seed & Straw Mulch	S.F.	41,435	\$ 0.06	\$ 2,486.10	\$2,486.10	\$0.00	\$2,486.10	\$ -	
Erosion Control Blanket (Nag S-75)	S.F.	26,287	\$ 0.13	\$ 3,417.31	\$3,417.31	\$0.00	\$3,417.31	\$ -	
<b>Subtotal</b>				<b>\$ 37,743.14</b>	<b>\$37,743.14</b>	<b>\$0.00</b>	<b>\$37,743.14</b>	<b>\$ -</b>	

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

**East Brandywine Township**

Date: 3/16/2022

Release #21

**Phase 1**

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>XI. Basin # 7 - Permanent</b>									
DeSilt, Remove Skimmer & Baffle Wall	L.S.	1	\$ 3,786.82	\$ 3,786.82	\$3,786.82	\$0.00	\$3,786.82	\$ -	
Respread Topsoil	S.Y.	1,600	\$ 1.25	\$ 2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$ -	
Seed & Straw Mulch	S.F.	14,400	\$ 0.06	\$ 864.00	\$864.00	\$0.00	\$864.00	\$ -	
<b>Subtotal</b>				<b>\$ 6,650.82</b>	<b>\$6,650.82</b>	<b>\$0.00</b>	<b>\$6,650.82</b>	<b>\$ -</b>	
<b>XII. Basin # 9</b>									
Strip Topsoil	C.Y.	874	\$ 1.31	\$ 1,144.94	\$1,144.94	\$0.00	\$1,144.94	\$ -	
Cut	C.Y.	704	\$ 1.79	\$ 1,260.16	\$1,260.16	\$0.00	\$1,260.16	\$ -	
Cut (Export)	C.Y.	4,037	\$ 2.30	\$ 9,285.10	\$9,285.10	\$0.00	\$9,285.10	\$ -	
Fill	C.Y.	704	\$ 0.88	\$ 619.52	\$619.52	\$0.00	\$619.52	\$ -	
Core Cut & Fill	C.Y.	326	\$ 5.71	\$ 1,861.46	\$1,861.46	\$0.00	\$1,861.46	\$ -	
Grade	S.Y.	3,912	\$ 0.22	\$ 860.64	\$860.64	\$0.00	\$860.64	\$ -	
Permanent Riser	Each	1	\$ 3,153.10	\$ 3,153.10	\$3,153.10	\$0.00	\$3,153.10	\$ -	
Temporary Riser	Each	1	\$ 1,284.60	\$ 1,284.60	\$1,284.60	\$0.00	\$1,284.60	\$ -	
24" RCP Outflow Pipe	L.F.	133	\$ 40.75	\$ 5,419.75	\$5,419.75	\$0.00	\$5,419.75	\$ -	
24" Anti Seep Collars	Each	2	\$ 868.93	\$ 1,737.86	\$1,737.86	\$0.00	\$1,737.86	\$ -	
Spillway	Ton	65	\$ 25.00	\$ 1,625.00	\$1,625.00	\$0.00	\$1,625.00	\$ -	
Baffle Wall	L.F.	90	\$ 24.80	\$ 2,232.00	\$2,232.00	\$0.00	\$2,232.00	\$ -	
Respread Topsoil	S.Y.	3,912	\$ 0.58	\$ 2,268.96	\$2,268.96	\$0.00	\$2,268.96	\$ -	
Seed & Straw Mulch	S.F.	35,201	\$ 0.06	\$ 2,112.06	\$2,112.06	\$0.00	\$2,112.06	\$ -	
Erosion Control Blanket (Nag S-75)	S.F.	28,920	\$ 0.13	\$ 3,759.60	\$3,759.60	\$0.00	\$3,759.60	\$ -	
<b>Subtotal</b>				<b>\$ 38,624.75</b>	<b>\$38,624.75</b>	<b>\$0.00</b>	<b>\$38,624.75</b>	<b>\$ -</b>	
<b>XIII. Basin # 9 - Permanent</b>									
DeSilt, Remove Skimmer & Baffle Wall	L.S.	1	\$ 3,786.82	\$ 3,786.82	\$3,786.82	\$0.00	\$3,786.82	\$ -	
Fill	C.Y.	588	\$ 2.10	\$ 1,234.80	\$1,234.80	\$0.00	\$1,234.80	\$ -	
Spillway Infiltration - Rip Rap	Ton	34	\$ 25.00	\$ 850.00	\$850.00	\$0.00	\$850.00	\$ -	
Respread Topsoil	S.Y.	1,220	\$ 1.25	\$ 1,525.00	\$1,525.00	\$0.00	\$1,525.00	\$ -	
Seed & Straw Mulch	S.F.	10,980	\$ 0.06	\$ 658.80	\$658.80	\$0.00	\$658.80	\$ -	
<b>Subtotal</b>				<b>\$ 8,055.42</b>	<b>\$8,055.42</b>	<b>\$0.00</b>	<b>\$8,055.42</b>	<b>\$ -</b>	

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

**East Brandywine Township**

Date: 3/16/2022

Release #21

**Phase 1**

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>XIV. Temporary Sediment Trap # 3</b>									
Strip Topsoil	C.Y.	697	\$ 1.31	\$ 913.07	\$913.07	\$0.00	\$913.07	\$ -	
Cut	C.Y.	1,204	\$ 1.79	\$ 2,155.16	\$2,155.16	\$0.00	\$2,155.16	\$ -	
Fill	C.Y.	1,690	\$ 0.88	\$ 1,487.20	\$1,487.20	\$0.00	\$1,487.20	\$ -	
Grade	S.Y.	3,122	\$ 0.22	\$ 686.84	\$686.84	\$0.00	\$686.84	\$ -	
Temporary Riser	Each	1	\$ 1,386.30	\$ 1,386.30	\$1,386.30	\$0.00	\$1,386.30	\$ -	
15" CMP Outflow Pipe	L.F.	40	\$ 26.99	\$ 1,079.60	\$1,079.60	\$0.00	\$1,079.60	\$ -	
15" Anti Seep Collars	Each	2	\$ 868.93	\$ 1,737.86	\$1,737.86	\$0.00	\$1,737.86	\$ -	
Rip Rap	Ton	12	\$ 25.00	\$ 300.00	\$300.00	\$0.00	\$300.00	\$ -	
Spillway	S.Y.	42	\$ 5.54	\$ 232.68	\$232.68	\$0.00	\$232.68	\$ -	
Respread Topsoil	S.Y.	3,122	\$ 0.58	\$ 1,810.76	\$1,810.76	\$0.00	\$1,810.76	\$ -	
Seed & Straw Mulch - Temporary	S.F.	28,093	\$ 0.06	\$ 1,685.58	\$1,685.58	\$0.00	\$1,685.58	\$ -	
Erosion Control Blanket (Nag S-75)	S.F.	18,848	\$ 0.13	\$ 2,450.24	\$2,450.24	\$0.00	\$2,450.24	\$ -	
<b>Subtotal</b>				<b>\$ 15,925.29</b>	<b>\$15,925.29</b>	<b>\$0.00</b>	<b>\$15,925.29</b>	<b>\$ -</b>	
<b>XV. Sediment Trap # 3 - Removal</b>									
DeSilt, Remove Skimmer & Baffle Wall	L.S.	1	\$ 2,520.15	\$ 2,520.15	\$2,520.15	\$0.00	\$2,520.15	\$ -	
Fill	C.Y.	5,568	\$ 2.10	\$ 11,692.80	\$11,692.80	\$0.00	\$11,692.80	\$ -	
Respread Topsoil	S.Y.	2,947	\$ 1.25	\$ 3,683.75	\$3,683.75	\$0.00	\$3,683.75	\$ -	
Seed & Straw Mulch	S.F.	26,518	\$ 0.05	\$ 1,325.90	\$1,325.90	\$0.00	\$1,325.90	\$ -	
<b>Subtotal</b>				<b>\$ 19,222.60</b>	<b>\$19,222.60</b>	<b>\$0.00</b>	<b>\$19,222.60</b>	<b>\$ -</b>	
<b>XVI. Wetland Mitigation Area 2</b>									
Strip Topsoil	C.Y.	651	\$ 1.31	\$ 852.81	\$852.81	\$0.00	\$852.81	\$ -	
Cut	C.Y.	1,667	\$ 1.79	\$ 2,983.93	\$2,983.93	\$0.00	\$2,983.93	\$ -	
Grade	S.Y.	2,915	\$ 0.22	\$ 641.30	\$641.30	\$0.00	\$641.30	\$ -	
Spillway	S.Y.	416	\$ 0.96	\$ 399.36	\$399.36	\$0.00	\$399.36	\$ -	
Respread Topsoil	S.Y.	2,915	\$ 0.58	\$ 1,690.70	\$1,690.70	\$0.00	\$1,690.70	\$ -	
Seed & Wetland Plants	S.F.	26,233	\$ 0.69	\$ 18,100.77	\$18,100.77	\$0.00	\$18,100.77	\$ -	
Erosion Control Blanket (Nag S-75)	S.F.	4,488	\$ 0.13	\$ 583.44	\$583.44	\$0.00	\$583.44	\$ -	
<b>Subtotal</b>				<b>\$ 25,252.31</b>	<b>\$25,252.31</b>	<b>\$0.00</b>	<b>\$25,252.31</b>	<b>\$ -</b>	

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

**East Brandywine Township**

Date: 3/16/2022

Release #21

**Phase 1**

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>XVII. Wetland Mitigation Area 3</b>									
Strip Topsoil	C.Y.	703	\$ 1.31	\$ 920.93	\$920.93	\$0.00	\$920.93	\$ -	
Cut	C.Y.	430	\$ 1.79	\$ 769.70	\$769.70	\$0.00	\$769.70	\$ -	
Fill	C.Y.	201	\$ 0.88	\$ 176.88	\$176.88	\$0.00	\$176.88	\$ -	
Grade	S.Y.	3,149	\$ 0.22	\$ 692.78	\$692.78	\$0.00	\$692.78	\$ -	
Respread Topsoil	S.Y.	3,149	\$ 0.58	\$ 1,826.42	\$1,826.42	\$0.00	\$1,826.42	\$ -	
Seed & Wetland Plants	S.F.	28,338	\$ 0.69	\$ 19,553.22	\$19,553.22	\$0.00	\$19,553.22	\$ -	
<b>Subtotal</b>				<b>\$ 23,939.93</b>	<b>\$23,939.93</b>	<b>\$0.00</b>	<b>\$23,939.93</b>	<b>\$ -</b>	
<b>XVIII. Wetland Mitigation Area 5</b>									
Strip Topsoil	C.Y.	362	\$ 1.31	\$ 474.22	\$474.22	\$0.00	\$474.22	\$ -	
Cut	C.Y.	1,149	\$ 1.79	\$ 2,056.71	\$2,056.71	\$0.00	\$2,056.71	\$ -	
Grade	S.Y.	1,620	\$ 0.22	\$ 356.40	\$356.40	\$0.00	\$356.40	\$ -	
Respread Topsoil	S.Y.	1,620	\$ 0.58	\$ 939.60	\$939.60	\$0.00	\$939.60	\$ -	
Seed & Wetland Plants	S.F.	14,580	\$ 0.69	\$ 10,060.20	\$7,545.15	\$2,515.05	\$10,060.20	\$ -	
<b>Subtotal</b>				<b>\$ 13,887.13</b>	<b>\$11,372.08</b>	<b>\$2,515.05</b>	<b>\$13,887.13</b>	<b>\$ -</b>	
<b>XIX. Earthwork</b>									
Strip Topsoil	C.Y.	20,910	\$ 1.31	\$ 27,392.10	\$27,392.10	\$0.00	\$27,392.10	\$ -	
Cut	C.Y.	28,570	\$ 1.79	\$ 51,140.30	\$51,140.30	\$0.00	\$51,140.30	\$ -	
Cut - Export	C.Y.	5,468	\$ 2.30	\$ 12,576.40	\$12,576.40	\$0.00	\$12,576.40	\$ -	
Fill & Compact	C.Y.	63,304	\$ 0.88	\$ 55,707.52	\$55,707.52	\$0.00	\$55,707.52	\$ -	
Grade	S.Y.	94,629	\$ 0.22	\$ 20,818.38	\$20,818.38	\$0.00	\$20,818.38	\$ -	
Repsread Topsoil	S.Y.	66,197	\$ 1.01	\$ 66,858.97	\$66,858.97	\$0.00	\$66,858.97	\$ -	
Seed & Straw Mulch	S.F.	595,763	\$ 0.06	\$ 35,745.78	\$35,745.78	\$0.00	\$35,745.78	\$ -	
Erosion Control Blanket (Nag P-300)	S.F.	206,856	\$ 0.65	\$ 134,456.40	\$134,456.40	\$0.00	\$134,456.40	\$ -	
Erosion Control Blanket - Slope (Nag S-75)	S.F.	76,178	\$ 0.13	\$ 9,903.14	\$9,903.14	\$0.00	\$9,903.14	\$ -	
<b>Subtotal</b>				<b>\$ 414,598.99</b>	<b>\$414,598.99</b>	<b>\$0.00</b>	<b>\$414,598.99</b>	<b>\$ -</b>	



**Hideaway Farms - Site Improvement Escrow Release Worksheet**

**East Brandywine Township**

Date: 3/16/2022

Release #21

**Phase 1**

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>XX. Storm Sewer</b>									
15" RCP	L.F.	4,091	\$ 31.45	\$ 128,661.95	\$128,661.95	\$0.00	\$128,661.95	\$ -	
18" RCP	L.F.	2,017	\$ 32.58	\$ 65,713.86	\$65,713.86	\$0.00	\$65,713.86	\$ -	
18" RCP (Temporary)	L.F.	84	\$ 32.58	\$ 2,736.72	\$2,736.72	\$0.00	\$2,736.72	\$ -	
24" RCP	L.F.	2,595	\$ 40.75	\$ 105,746.25	\$105,746.25	\$0.00	\$105,746.25	\$ -	
30" RCP	L.F.	324	\$ 53.81	\$ 17,434.44	\$17,434.44	\$0.00	\$17,434.44	\$ -	
36" RCP	L.F.	609	\$ 69.47	\$ 42,307.23	\$42,307.23	\$0.00	\$42,307.23	\$ -	
Type "C" Inlet	Each	15	\$ 1,191.99	\$ 17,879.85	\$17,879.85	\$0.00	\$17,879.85	\$ -	
Type "M" Inlets	Each	54	\$ 1,228.28	\$ 66,327.12	\$66,327.12	\$0.00	\$66,327.12	\$ -	
Type "M" Inlets (Modified)	Each	21	\$ 1,889.79	\$ 39,685.59	\$39,685.59	\$0.00	\$39,685.59	\$ -	
Storm Manholes	Each	8	\$ 1,806.51	\$ 14,452.08	\$14,452.08	\$0.00	\$14,452.08	\$ -	
DW Endwalls	Each	10	\$ 1,433.53	\$ 14,335.30	\$14,335.30	\$0.00	\$14,335.30	\$ -	
DW Endwall (Temporary)	Each	1	\$ 1,269.25	\$ 1,269.25	\$1,269.25	\$0.00	\$1,269.25	\$ -	
Rip - Rap	Ton	439	\$ 29.95	\$ 13,148.05	\$13,148.05	\$0.00	\$13,148.05	\$ -	
Stone Bedding	Ton	6,962	\$ 12.68	\$ 88,278.16	\$88,278.16	\$0.00	\$88,278.16	\$ -	
Stone Backfill	Ton	92	\$ 10.68	\$ 982.56	\$982.56	\$0.00	\$982.56	\$ -	
Sawcut	L.F.	80	\$ 3.01	\$ 240.80	\$240.80	\$0.00	\$240.80	\$ -	
Paving Restoration	S.Y.	32	\$ 77.21	\$ 2,470.72	\$2,470.72	\$0.00	\$2,470.72	\$ -	
Remove Existing Pipe	L.S.	1	\$ 2,504.26	\$ 2,504.26	\$2,504.26	\$0.00	\$2,504.26	\$ -	
Traffic Control	Days	3	\$ 660.19	\$ 1,980.57	\$1,980.57	\$0.00	\$1,980.57	\$ -	
<b>Subtotal</b>				<b>\$ 626,154.76</b>	<b>\$626,154.76</b>	<b>\$0.00</b>	<b>\$626,154.76</b>	<b>\$ -</b>	
<b>XXI. Willow Oak Way Box Culvert</b>									
Demolition Existing Bridge - Willow Oak	L.S.	1	\$ 6,879.13	\$ 6,879.13	\$6,879.13	\$0.00	\$6,879.13	\$ -	
Triple Arch	L.F.	198	\$ 2,040.66	\$ 404,050.68	\$404,050.68	\$0.00	\$404,050.68	\$ -	
Triple Arch Foundation	L.F.	506	\$ 167.86	\$ 84,937.16	\$84,937.16	\$0.00	\$84,937.16	\$ -	
De-Water	L.S.	1	\$ 13,325.65	\$ 13,325.65	\$13,325.65	\$0.00	\$13,325.65	\$ -	
Excavate Foundation	L.F.	506	\$ 25.38	\$ 12,842.28	\$12,842.28	\$0.00	\$12,842.28	\$ -	
Backfill Arch	L.S.	1	\$ 22,392.28	\$ 22,392.28	\$22,392.28	\$0.00	\$22,392.28	\$ -	
Rip Rap - Scour Protection	Ton	557	\$ 29.03	\$ 16,169.71	\$16,169.71	\$0.00	\$16,169.71	\$ -	
<b>Subtotal</b>				<b>\$ 560,596.89</b>	<b>\$560,596.89</b>	<b>\$0.00</b>	<b>\$560,596.89</b>	<b>\$ -</b>	

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

**East Brandywine Township**

Date: 3/16/2022

Release #21

**Phase 1**

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>XXII. Randolph Drive Box Culvert</b>									
Double Arch	L.F.	126	\$ 1,985.24	\$ 250,140.24	\$250,140.24	\$0.00	\$250,140.24	\$ -	
Double Arch Foundation	L.F.	400	\$ 169.92	\$ 67,968.00	\$67,968.00	\$0.00	\$67,968.00	\$ -	
De-Water	L.S.	1	\$ 10,548.09	\$ 10,548.09	\$10,548.09	\$0.00	\$10,548.09	\$ -	
Excavate Foundation	L.F.	400	\$ 25.38	\$ 10,152.00	\$10,152.00	\$0.00	\$10,152.00	\$ -	
Backfill Arch	L.S.	1	\$ 18,660.23	\$ 18,660.23	\$18,660.23	\$0.00	\$18,660.23	\$ -	
Rip Rap - Scour Protection	Ton	440	\$ 29.03	\$ 12,773.20	\$12,773.20	\$0.00	\$12,773.20	\$ -	
<b>Subtotal</b>				<b>\$ 370,241.76</b>	<b>\$370,241.76</b>	<b>\$0.00</b>	<b>\$370,241.76</b>	<b>\$ -</b>	
<b>XXIII. Patriot Lane Box Culvert</b>									
Segmental Block Retaining Wall	S.F.	1,737	\$ 20.18	\$ 35,052.66	\$35,052.66	\$0.00	\$35,052.66	\$ -	
Excavate Retaining Wall	S.F.	1,737	\$ 2.47	\$ 4,290.39	\$4,290.39	\$0.00	\$4,290.39	\$ -	
Single Arch	L.F.	72	\$ 2,513.86	\$ 180,997.92	\$180,997.92	\$0.00	\$180,997.92	\$ -	
Single Arch Foundation	L.F.	272	\$ 166.68	\$ 45,336.96	\$45,336.96	\$0.00	\$45,336.96	\$ -	
De-Water	L.S.	1	\$ 7,171.56	\$ 7,171.56	\$7,171.56	\$0.00	\$7,171.56	\$ -	
Excavate Foundation	L.F.	272	\$ 25.38	\$ 6,903.36	\$6,903.36	\$0.00	\$6,903.36	\$ -	
Backfill Arch	L.S.	1	\$ 14,928.18	\$ 14,928.18	\$14,928.18	\$0.00	\$14,928.18	\$ -	
Rip Rap - Scour Protection	Ton	299	\$ 29.03	\$ 8,679.97	\$8,679.97	\$0.00	\$8,679.97	\$ -	
<b>Subtotal</b>				<b>\$ 303,361.00</b>	<b>\$303,361.00</b>	<b>\$0.00</b>	<b>\$303,361.00</b>	<b>\$ -</b>	
<b>XXIV. Emma Court Box Culvert</b>									
Single Arch Foundation	L.F.	193	\$ 161.05	\$ 31,082.65	\$31,082.65	\$0.00	\$31,082.65	\$ -	
Single Arch	L.F.	48	\$ 1,684.89	\$ 80,874.72	\$80,874.72	\$0.00	\$80,874.72	\$ -	
De-Water	L.S.	1	\$ 5,970.11	\$ 5,970.11	\$5,970.11	\$0.00	\$5,970.11	\$ -	
Excavate Foundation	L.F.	193	\$ 22.92	\$ 4,423.56	\$4,423.56	\$0.00	\$4,423.56	\$ -	
Backfill Arch	L.S.	1	\$ 14,928.18	\$ 14,928.18	\$14,928.18	\$0.00	\$14,928.18	\$ -	
Rip Rap - Scour Protection	Ton	213	\$ 29.03	\$ 6,183.39	\$6,183.39	\$0.00	\$6,183.39	\$ -	
<b>Subtotal</b>				<b>\$ 143,462.61</b>	<b>\$143,462.61</b>	<b>\$0.00</b>	<b>\$143,462.61</b>	<b>\$ -</b>	

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

**East Brandywine Township**

Date: 3/16/2022

Release #21

**Phase 1**

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining	
<b>XXV. Roadway</b>									
Grade for Curb	L.F.	2,470	\$ 1.02	\$ 2,519.40	\$2,519.40	\$0.00	\$2,519.40	\$ -	
Roll Curb	L.F.	2,470	\$ 14.49	\$ 35,790.30	\$35,790.30	\$0.00	\$35,790.30	\$ -	
Fine Grade & Compact	S.Y.	41,959	\$ 0.90	\$ 37,763.10	\$37,763.10	\$0.00	\$37,763.10	\$ -	
6" 2A Mod. Stone Base	S.Y.	37,766	\$ 5.22	\$ 197,138.52	\$197,138.52	\$0.00	\$197,138.52	\$ -	
4" 2A Mod. Stone Base	S.Y.	4,193	\$ 3.83	\$ 16,059.19	\$16,059.19	\$0.00	\$16,059.19	\$ -	
2 1/2" BCBC	S.Y.	28,566	\$ 5.85	\$ 167,111.10	\$167,111.10	\$0.00	\$167,111.10	\$ -	
2 1/2" BCBC	S.Y.	24,395	\$ 5.85	\$ 142,710.75	\$142,710.75	\$0.00	\$142,710.75	\$ -	
2" ID-2 Wearing	S.Y.	21,396	\$ 5.55	\$ 118,747.80	\$118,747.80	\$0.00	\$118,747.80	\$ -	
9 1/2" BCBC	S.Y.	3,644	\$ 21.69	\$ 79,038.36	\$79,038.36	\$0.00	\$79,038.36	\$ -	
1 1/2" ID-2 Wearing	S.Y.	3,644	\$ 4.72	\$ 17,199.68	\$17,199.68	\$0.00	\$17,199.68	\$ -	
Tac Coat	S.Y.	27,290	\$ 0.25	\$ 6,822.50	\$6,822.50	\$0.00	\$6,822.50	\$ -	
Guide Rail	L.F.	1,210	\$ 33.32	\$ 40,317.20	\$40,317.20	\$0.00	\$40,317.20	\$ -	
<b>Subtotal</b>				<b>\$ 861,217.90</b>	<b>\$861,217.90</b>	<b>\$0.00</b>	<b>\$861,217.90</b>	<b>\$ -</b>	
<b>XXVI. Bike Trails / Bridge</b>									
Fine Grade & Compact	S.Y.	8,113	\$ 2.68	\$ 21,742.84	\$21,742.84	\$0.00	\$21,742.84	\$ -	
4" 2A Mod Stone Base	S.Y.	8,113	\$ 7.35	\$ 59,630.55	\$59,630.55	\$0.00	\$59,630.55	\$ -	
2" ID-2 Wearing - 6' Bike Trail	S.Y.	6,085	\$ 11.34	\$ 69,003.90	\$69,003.90	\$0.00	\$69,003.90	\$ -	
2" ID-2 Wearing - 4' Bike Trail	S.Y.	2,250	\$ 5.55	\$ 12,487.50	\$12,487.50	\$0.00	\$12,487.50	\$ -	
Line Painting	L.S.	1	\$ 1,855.26	\$ 1,855.26	\$1,855.26	\$0.00	\$1,855.26	\$ -	
Respread Topsoil - Bike Path	S.Y.	19,455	\$ 0.71	\$ 13,813.05	\$13,813.05	\$0.00	\$13,813.05	\$ -	
Seed & Straw Mulch - Bike Path	S.F.	175,100	\$ 0.06	\$ 10,506.00	\$10,506.00	\$0.00	\$10,506.00	\$ -	
Pedestrian / Bike Bridge	Each	1	\$ 18,924.00	\$ 18,924.00	\$18,924.00	\$0.00	\$18,924.00	\$ -	
<b>Subtotal</b>				<b>\$ 207,963.10</b>	<b>\$207,963.10</b>	<b>\$0.00</b>	<b>\$207,963.10</b>	<b>\$ -</b>	
<b>XXVII. Landscaping</b>									
Deciduous Trees - 2" minimum	Each	961	\$ 265.00	\$ 254,665.00	\$242,538.10	\$12,126.90	\$254,665.00	\$ -	
Evergreen Trees - 6' minimum	Each	938	\$ 190.00	\$ 178,220.00	\$169,733.33	\$8,486.67	\$178,220.00	\$ -	
Evergreen Shrubs - 3 gallon	Each	1,776	\$ 38.00	\$ 67,488.00	\$64,274.29	\$3,213.71	\$67,488.00	\$ -	
Deciduous Shrubs - 24" minimum	Each	2,238	\$ 38.00	\$ 85,044.00	\$80,994.29	\$4,049.71	\$85,044.00	\$ -	
<b>Subtotal</b>				<b>\$ 585,417.00</b>	<b>\$557,540.01</b>	<b>\$27,876.99</b>	<b>\$585,417.00</b>	<b>\$ -</b>	

**Hideaway Farms - Site Improvement Escrow Release Worksheet**

Release #21

**East Brandywine Township**

Date: 3/16/2022

**Phase 1**

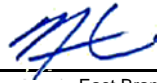
Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining
<b>XXVIII. Miscellaneous</b>								
As - Builts	L.S.	1	\$ 15,000.00	\$ 15,000.00	\$0.00	\$15,000.00	\$15,000.00	\$ -
Monuments	Each	129	\$ 125.00	\$ 16,125.00	\$16,125.00	\$0.00	\$16,125.00	\$ -
Lot Pins	Each	79	\$ 150.00	\$ 11,850.00	\$11,850.00	\$0.00	\$11,850.00	\$ -
Street Signs	L.S.	1	\$ 10,000.00	\$ 10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$ -
<b>Subtotal</b>				<b>\$ 52,975.00</b>	<b>\$37,975.00</b>	<b>\$15,000.00</b>	<b>\$52,975.00</b>	<b>\$ -</b>
<b>Construction Subtotal</b>				<b>\$ 4,827,649.00</b>	<b>\$4,782,256.96</b>	<b>\$45,392.04</b>	<b>\$4,827,649.00</b>	<b>\$ -</b>
Inspections - 2.5%				\$ 120,691.23	\$106,347.23	\$14,344.00	\$120,691.23	\$ (0.00)
<b>Subtotal</b>				<b>\$ 4,948,340.23</b>	<b>\$4,888,604.19</b>	<b>\$59,736.04</b>	<b>\$4,948,340.23</b>	<b>\$ (0.00)</b>
10% Contingency				\$ 494,834.02	\$432,979.77	\$61,854.25	\$494,834.02	\$ 0.00
<b>Total Site Improvement Escrow</b>				<b>\$ 5,443,174.25</b>	<b>\$5,321,583.96</b>	<b>\$121,590.29</b>	<b>\$5,443,174.25</b>	<b>\$ (0.00)</b>

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Approvals:

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Southdown Homes, L.P.



03/31/22

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East Brandywine Township Engineer

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East Brandywine Township