



March 13, 2026

EBWTP 01026

East Brandywine Township

Attn: Luke Reven, Township Manager
1214 Horseshoe Pike
Downingtown, PA 19335-1153

**RE: Stonemill Village, 1130 Horseshoe Pike
Financial Security Release No. 3**

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 the following release in accordance with the attached documents:

Original Escrow Amount	\$ 2,951,830.47
Released to Date	<u>\$ 1,333,169.15</u>
Balance Prior to This Release.....	\$ 1,618,661.32
Recommended by This Release	<u>\$ 518,089.71</u>
Balance After This Release.....	\$ 1,100,571.61

Included in this release are the following items: *Mobilization, Clearing/Erosion and Sediment Control, Basin #1 Conversion, Basin #2 Conversion, Earthwork (R/W) & Retaining Walls, Sidewalk and Curbing, Road Paving, Landscaping, Miscellaneous, and Engineering Inspection.*

Based on field inspection, we hereby certify that portions of the work for Stonemill Village have been completed per PA Municipalities Code (MPC) Section 509(j). Work has been completed in the amount of **\$518,089.71**.

Should you have any questions or comments, please contact the undersigned.

Sincerely,
PENNONI ASSOCIATES INC.

Nathan M. Cline, PE
Township Engineer

Attn: Luke Reven
 Re: Stonemill Village

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled Value	Previously Approved	This Period	Total Completed	Balance to Finish
1	<u>Mobilization</u>					
a.	Mobilization	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -
b.	Demobilization	\$ 10,000.00	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	Subtotal	\$ 20,000.00	\$ 10,000.00	\$ 5,000.00	\$ 15,000.00	\$ 5,000.00
	Combined Mobilization This Period- Subtotal			\$ 5,000.00		
2	<u>Clearing/Erosion and Sediment Control</u>					
a.	Clearing and Grubbing	\$ 75,000.00	\$ 75,000.00	\$ -	\$ 75,000.00	\$ -
b.	Construction Entrance	\$ 3,500.00	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -
c.	12" Compost Filter Sock	\$ 5,200.00	\$ 5,200.00	\$ -	\$ 5,200.00	\$ -
d.	18" Compost Filter Sock	\$ 4,725.00	\$ 4,725.00	\$ -	\$ 4,725.00	\$ -
e.	24" Compost Filter Sock	\$ 20,900.00	\$ 20,900.00	\$ -	\$ 20,900.00	\$ -
f.	Rock Filters	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -
g.	Inlet Protection	\$ 5,550.00	\$ -	\$ -	\$ -	\$ 5,550.00
h.	Tree Protection Fence	\$ 13,919.60	\$ 13,919.60	\$ -	\$ 13,919.60	\$ -
i.	Temp Seed Stockpiles	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
j.	Permanent Seed and Mulch R/W	\$ 7,000.00	\$ -	\$ -	\$ -	\$ 7,000.00
k.	Temp Seed and Mulch	\$ 2,800.00	\$ 700.00	\$ 1,400.00	\$ 2,100.00	\$ 700.00
l.	Staging Area	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -
m.	E&S Removal and Maintenance	\$ 15,000.00	\$ -	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
	Subtotal	\$ 162,594.60	\$ 132,944.60	\$ 8,900.00	\$ 141,844.60	\$ 20,750.00
	Combined Clearing/Erosion and Sediment Control This Period- Subtotal			\$ 8,900.00		
3	<u>Detention Basin #1</u>					
a.	Strip Topsoil	\$ 420.00	\$ 420.00	\$ -	\$ 420.00	\$ -
b.	Key Trench	\$ 1,068.00	\$ 1,068.00	\$ -	\$ 1,068.00	\$ -
c.	Cut to Fill	\$ 4,500.00	\$ 4,500.00	\$ -	\$ 4,500.00	\$ -
d.	Return Topsoil	\$ 700.00	\$ 700.00	\$ -	\$ 700.00	\$ -
e.	Outlet Structure	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -
f.	18" RCP Discharge Pipe	\$ 7,050.00	\$ 7,050.00	\$ -	\$ 7,050.00	\$ -
g.	Anti-Seep Collars	\$ 2,700.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ -
h.	DW Endwall	\$ 2,950.00	\$ 2,950.00	\$ -	\$ 2,950.00	\$ -
i.	Emergency Spillway	\$ 412.50	\$ 412.50	\$ -	\$ 412.50	\$ -
j.	Rip-Rap Apron	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ -
k.	Rake, Seed and Mat	\$ 1,265.00	\$ 1,265.00	\$ -	\$ 1,265.00	\$ -
	Subtotal	\$ 25,465.50	\$ 25,465.50	\$ -	\$ 25,465.50	\$ -
	Combined Detention Basin #1 This Period - Subtotal			\$ -		
4	<u>Detention Basin #2</u>					
a.	Strip Topsoil	\$ 552.00	\$ 552.00	\$ -	\$ 552.00	\$ -
b.	Key Trench	\$ 1,800.00	\$ 1,800.00	\$ -	\$ 1,800.00	\$ -
c.	Cut to Fill	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
d.	Return Topsoil	\$ 920.00	\$ 920.00	\$ -	\$ 920.00	\$ -
e.	Outlet Structure	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00	\$ -
f.	18" RCP Discharge Pipe	\$ 1,725.00	\$ 1,725.00	\$ -	\$ 1,725.00	\$ -
g.	Anti-Seep Collars	\$ 2,700.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ -
h.	DW Endwall	\$ 2,950.00	\$ 2,950.00	\$ -	\$ 2,950.00	\$ -
i.	Emergency Spillway	\$ 431.25	\$ 431.25	\$ -	\$ 431.25	\$ -
j.	Rip-Rap Apron	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ -
k.	Rake, Seed and Mat	\$ 1,840.00	\$ 1,840.00	\$ -	\$ 1,840.00	\$ -
	Subtotal	\$ 20,318.25	\$ 20,318.25	\$ -	\$ 20,318.25	\$ -
	Combined Detention Basin #2 This Period - Subtotal			\$ -		
5	<u>Sediment Basin #3</u>					
a.	Strip Topsoil	\$ 1,920.00	\$ 1,920.00	\$ -	\$ 1,920.00	\$ -
b.	Key Trench	\$ 2,760.00	\$ 2,760.00	\$ -	\$ 2,760.00	\$ -
c.	Cut to Fill	\$ 13,125.00	\$ 13,125.00	\$ -	\$ 13,125.00	\$ -
d.	Return Topsoil	\$ 3,200.00	\$ 3,200.00	\$ -	\$ 3,200.00	\$ -
e.	Skimmer	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -
f.	Outlet Structure	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -
g.	18" RCP Discharge Pipe	\$ 3,300.00	\$ 3,300.00	\$ -	\$ 3,300.00	\$ -
h.	Anti-Seep Collars	\$ 2,700.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ -
i.	DW Endwall	\$ 2,950.00	\$ 2,950.00	\$ -	\$ 2,950.00	\$ -
j.	Baffle Wall	\$ 379.50	\$ 379.50	\$ -	\$ 379.50	\$ -
k.	Emergency Spillway	\$ 2,081.25	\$ 2,081.25	\$ -	\$ 2,081.25	\$ -
l.	Rip-Rap Apron	\$ 650.00	\$ 650.00	\$ -	\$ 650.00	\$ -
m.	Rake, Seed and Mat	\$ 6,440.00	\$ 6,440.00	\$ -	\$ 6,440.00	\$ -
n.	Horseshoe Berm	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
	Subtotal	\$ 49,005.75	\$ 49,005.75	\$ -	\$ 49,005.75	\$ -
	Combined Sediment Basin #3 This Period - Subtotal			\$ -		

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 Re: Stonemill Village

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled Value	Previously Approved	This Period	Total Completed	Balance to Finish
6	Sediment Basin #4					
a.	Strip Topsoil	\$ 840.00	\$ 840.00	\$ -	\$ 840.00	\$ -
b.	Key Trench	\$ 3,540.00	\$ 3,540.00	\$ -	\$ 3,540.00	\$ -
c.	Cut to Fill	\$ 8,250.00	\$ 8,250.00	\$ -	\$ 8,250.00	\$ -
d.	Return Topsoil	\$ 1,400.00	\$ 1,400.00	\$ -	\$ 1,400.00	\$ -
e.	Skimmer	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -
f.	Outlet Structure	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -
h.	18" RCP Discharge Pipe	\$ 2,850.00	\$ 2,850.00	\$ -	\$ 2,850.00	\$ -
i.	Anti-Seep Collars	\$ 2,700.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ -
j.	DW Endwall	\$ 2,950.00	\$ 2,950.00	\$ -	\$ 2,950.00	\$ -
k.	Baffle Wall	\$ 1,980.00	\$ 1,980.00	\$ -	\$ 1,980.00	\$ -
l.	Emergency Spillway	\$ 1,327.50	\$ 1,327.50	\$ -	\$ 1,327.50	\$ -
m.	Rip-Rap Apron	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ -
n.	Rake, Seed and Mat	\$ 4,600.00	\$ 4,600.00	\$ -	\$ 4,600.00	\$ -
o.	Horseshoe Berm	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
	Subtotal	\$ 40,337.50	\$ 40,337.50	\$ -	\$ 40,337.50	\$ -
	Combined Sediment Basin #4 This Period - Subtotal			\$ -		
7	Sediment Basin #5					
a.	Strip Topsoil	\$ 1,872.00	\$ 1,872.00	\$ -	\$ 1,872.00	\$ -
b.	Key Trench	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -
c.	Cut to Fill	\$ 8,062.50	\$ 8,062.50	\$ -	\$ 8,062.50	\$ -
d.	Return Topsoil	\$ 3,120.00	\$ 3,120.00	\$ -	\$ 3,120.00	\$ -
e.	Skimmer	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -
f.	Outlet Structure	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -
g.	18" RCP Discharge Pipe	\$ 4,050.00	\$ 4,050.00	\$ -	\$ 4,050.00	\$ -
h.	Anti-Seep Collars	\$ 2,700.00	\$ 2,700.00	\$ -	\$ 2,700.00	\$ -
i.	DW Endwall	\$ 2,950.00	\$ 2,950.00	\$ -	\$ 2,950.00	\$ -
j.	Baffle Wall	\$ 2,128.50	\$ 2,128.50	\$ -	\$ 2,128.50	\$ -
k.	Emergency Spillway	\$ 2,137.50	\$ 2,137.50	\$ -	\$ 2,137.50	\$ -
l.	Rip-Rap Apron	\$ 400.00	\$ 400.00	\$ -	\$ 400.00	\$ -
m.	Rake, Seed and Mat	\$ 6,325.00	\$ 6,325.00	\$ -	\$ 6,325.00	\$ -
n.	Horseshoe Berm	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
	Subtotal	\$ 46,245.50	\$ 46,245.50	\$ -	\$ 46,245.50	\$ -
	Combined Sediment Basin #5 This Period - Subtotal			\$ -		
8	Basin #1 Conversion					
a.	Dewater	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -
b.	Remove Silt	\$ 3,710.00	\$ -	\$ 3,710.00	\$ 3,710.00	\$ -
c.	Excavate for Soil	\$ 12,600.00	\$ -	\$ 12,600.00	\$ 12,600.00	\$ -
d.	Amended Soil	\$ 15,050.00	\$ -	\$ 15,050.00	\$ 15,050.00	\$ -
e.	Rake, Seed and Mat	\$ 2,575.00	\$ -	\$ 2,575.00	\$ 2,575.00	\$ -
	Subtotal	\$ 35,935.00	\$ -	\$ 35,935.00	\$ 35,935.00	\$ -
	Combined Basin #1 Conversion This Period - Subtotal			\$ 35,935.00		
9	Basin #2 Conversion					
a.	Dewater	\$ 2,000.00	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
b.	Remove Silt	\$ 3,710.00	\$ -	\$ 1,855.00	\$ 1,855.00	\$ 1,855.00
c.	Excavate for Soil	\$ 12,600.00	\$ -	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00
d.	Amended Soil	\$ 15,050.00	\$ -	\$ 7,525.00	\$ 7,525.00	\$ 7,525.00
e.	Rake, Seed and Mat	\$ 2,575.00	\$ -	\$ 1,287.50	\$ 1,287.50	\$ 1,287.50
	Subtotal	\$ 35,935.00	\$ -	\$ 17,967.50	\$ 17,967.50	\$ 17,967.50
	Combined Basin #2 Conversion This Period - Subtotal			\$ 17,967.50		
10	Basin #3 Conversion					
a.	Dewater	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
b.	Remove Baffle Wall	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
c.	Remove Silt	\$ 3,710.00	\$ -	\$ -	\$ -	\$ 3,710.00
d.	Excavate for Soil	\$ 12,600.00	\$ -	\$ -	\$ -	\$ 12,600.00
e.	Amended Soil	\$ 15,050.00	\$ -	\$ -	\$ -	\$ 15,050.00
f.	Rake, Seed and Mat	\$ 2,575.00	\$ -	\$ -	\$ -	\$ 2,575.00
	Subtotal	\$ 38,435.00	\$ -	\$ -	\$ -	\$ 38,435.00
	Combined Basin #3 Conversion This Period - Subtotal			\$ -		
11	Basin #4 Conversion					
a.	Dewater	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
b.	Remove Baffle Wall	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
c.	Remove Silt	\$ 3,710.00	\$ -	\$ -	\$ -	\$ 3,710.00
d.	Excavate for Soil	\$ 12,600.00	\$ -	\$ -	\$ -	\$ 12,600.00
e.	Amended Soil	\$ 15,050.00	\$ -	\$ -	\$ -	\$ 15,050.00
f.	Rake, Seed and Mat	\$ 2,575.00	\$ -	\$ -	\$ -	\$ 2,575.00
	Subtotal	\$ 38,435.00	\$ -	\$ -	\$ -	\$ 38,435.00
	Combined Basin #4 Conversion This Period - Subtotal			\$ -		
12	Basin #5 Conversion					
a.	Dewater	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
b.	Remove Baffle Wall	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
c.	Remove Silt	\$ 3,710.00	\$ -	\$ -	\$ -	\$ 3,710.00
d.	Excavate for Soil	\$ 12,600.00	\$ -	\$ -	\$ -	\$ 12,600.00
e.	4" PVC Siphone Pipe	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00

Attn: Luke Reven
 Re: Stonemill Village

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled Value	Previously Approved	This Period	Total Completed	Balance to Finish
f.	Amended Soil	\$ 15,050.00	\$ -	\$ -	\$ -	\$ 15,050.00
g.	Rake, Seed and Mat	\$ 2,575.00	\$ -	\$ -	\$ -	\$ 2,575.00
	Subtotal	\$ 43,435.00	\$ -	\$ -	\$ -	\$ 43,435.00
Combined Basin #5 Conversion This Period - Subtotal				\$ -		
13	Earthwork (R/W) & Retaining Walls					
a.	Strip Topsoil	\$ 14,400.00	\$ 14,400.00	\$ -	\$ 14,400.00	\$ -
b.	Cut to Fill	\$ 31,875.00	\$ 31,875.00	\$ -	\$ 31,875.00	\$ -
c.	Re-spread Topsoil	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00
d.	Rough Grade Site	\$ 4,200.00	\$ 4,200.00	\$ -	\$ 4,200.00	\$ -
e.	Retaining Walls	\$ 71,400.00	\$ 71,400.00	\$ -	\$ 71,400.00	\$ -
f.	Fine Grade Pads	\$ 21,000.00	\$ 15,750.00	\$ 5,250.00	\$ 21,000.00	\$ -
	Subtotal	\$ 154,875.00	\$ 137,625.00	\$ 5,250.00	\$ 142,875.00	\$ 12,000.00
Combined Earthwork (R/W) & Retaining Walls This Period - Subtotal				\$ 5,250.00		
14	Storm Sewer					
a.	18" HDPE	\$ 147,801.00	\$ 147,801.00	\$ -	\$ 147,801.00	\$ -
b.	24" HDPE	\$ 19,992.00	\$ 19,992.00	\$ -	\$ 19,992.00	\$ -
c.	30" HDPE	\$ 15,792.00	\$ 15,792.00	\$ -	\$ 15,792.00	\$ -
d.	Manholes	\$ 3,500.00	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -
e.	Type C Inlet	\$ 30,800.00	\$ 30,800.00	\$ -	\$ 30,800.00	\$ -
f.	Type M Inlet/Yard Drains	\$ 85,000.00	\$ 85,000.00	\$ -	\$ 85,000.00	\$ -
g.	Endwalls	\$ 19,600.00	\$ 19,600.00	\$ -	\$ 19,600.00	\$ -
h.	Rip-Rap Aprons	\$ 9,000.00	\$ 9,000.00	\$ -	\$ 9,000.00	\$ -
i.	Infiltration Bed	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -
j.	Anti-Clogging Child Protection Grates	\$ 10,500.00	\$ -	\$ -	\$ -	\$ 10,500.00
k.	Semi-Circular HDPE Debris Filters	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00
l.	Flush and Televisé	\$ 6,006.00	\$ -	\$ -	\$ -	\$ 6,006.00
	Subtotal	\$ 367,991.00	\$ 341,485.00	\$ -	\$ 341,485.00	\$ 26,506.00
Combined Storm Sewer This Period - Subtotal				\$ -		
15	Sidewalk and Curbing					
a.	Concrete Curb	\$ 111,500.00	\$ 111,500.00	\$ -	\$ 111,500.00	\$ -
b.	Sidewalk	\$ 44,250.00	\$ 16,000.00	\$ 21,876.40	\$ 37,876.40	\$ 6,373.60
c.	Handicap Ramps	\$ 14,250.00	\$ 3,000.00	\$ 6,000.00	\$ 9,000.00	\$ 5,250.00
	Subtotal	\$ 170,000.00	\$ 130,500.00	\$ 27,876.40	\$ 158,376.40	\$ 11,623.60
Combined Sidewalk and Curbing This Period - Subtotal				\$ 27,876.40		
16	Road Paving					
a.	Fine Grade	\$ 12,450.00	\$ 12,450.00	\$ -	\$ 12,450.00	\$ -
b.	10" 3A Modified	\$ 99,600.00	\$ 99,600.00	\$ -	\$ 99,600.00	\$ -
c.	2" 19MM	\$ 107,900.00	\$ 97,110.00	\$ 10,790.00	\$ 107,900.00	\$ -
d.	1.5" 9.5MM	\$ 74,700.00	\$ -	\$ -	\$ -	\$ 74,700.00
e.	Emergency Access	\$ 60,000.00	\$ -	\$ 57,000.00	\$ 57,000.00	\$ 3,000.00
f.	Line Striping	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
	Clean and Tack Prior to 9.5mm	\$ 4,150.00	\$ -	\$ -	\$ -	\$ 4,150.00
	Joint Sealant (AC-20)	\$ 5,575.00	\$ -	\$ -	\$ -	\$ 5,575.00
	Subtotal	\$ 369,375.00	\$ 209,160.00	\$ 67,790.00	\$ 276,950.00	\$ 92,425.00
Combined Road Paving This Period - Subtotal				\$ 67,790.00		
17	Trails					
a.	Gravel Walking Trail - FG, Fabric, 4" Stone	\$ 45,250.00	\$ 45,250.00	\$ -	\$ 45,250.00	\$ -
b.	Wood Chip Trail	\$ 25,800.00	\$ -	\$ -	\$ -	\$ 25,800.00
	Subtotal	\$ 71,050.00	\$ 45,250.00	\$ -	\$ 45,250.00	\$ 25,800.00
Combined Trails This Period - Subtotal				\$ -		
18	Landscaping					
a.	Shade Trees - 2.5-3" Caliper	\$ 97,600.00	\$ 9,600.00	\$ 26,400.00	\$ 36,000.00	\$ 61,600.00
b.	Evergreen Trees - 6' Min Height	\$ 40,500.00	\$ 4,200.00	\$ 8,250.00	\$ 12,450.00	\$ 28,050.00
c.	Ornamental Trees - 2.5" Caliper	\$ 60,550.00	\$ 5,950.00	\$ 16,100.00	\$ 22,050.00	\$ 38,500.00
d.	Shrubs - 24-30"	\$ 30,880.00	\$ 3,080.00	\$ 5,600.00	\$ 8,680.00	\$ 22,200.00
e.	Perennials	\$ 8,896.00	\$ 888.00	\$ 4,004.00	\$ 4,892.00	\$ 4,004.00
f.	50ft Wide Riparian Corridor	\$ 234,500.00	\$ -	\$ -	\$ -	\$ 234,500.00
	Subtotal	\$ 472,926.00	\$ 23,718.00	\$ 60,354.00	\$ 84,072.00	\$ 388,854.00
Combined Landscaping This Period - Subtotal				\$ 60,354.00		
19	Miscellaneous					
a.	Survey / As-builts	\$ 30,000.00	\$ 15,000.00	\$ 7,500.00	\$ 22,500.00	\$ 7,500.00
b.	Street/Traffic Signs	\$ 5,000.00	\$ 2,500.00	\$ 2,000.00	\$ 4,500.00	\$ 500.00
c.	Concrete Monuments	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00
d.	Lot Pinning	\$ 22,250.00	\$ -	\$ -	\$ -	\$ 22,250.00
e.	Amenity Area A	\$ 20,000.00	\$ 2,000.00	\$ 18,000.00	\$ 20,000.00	\$ -
f.	Amenity Area B	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
g.	Amenity - fitness	\$ 10,000.00	\$ 1,000.00	\$ 9,000.00	\$ 10,000.00	\$ -
h.	Amenity - tot lot	\$ 25,000.00	\$ 2,500.00	\$ 22,500.00	\$ 25,000.00	\$ -
i.	Grass Pavement System	\$ 70,000.00	\$ -	\$ 70,000.00	\$ 70,000.00	\$ -
j.	Guide Rail and Posts	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -
k.	Street Lighting	\$ 110,000.00	\$ 27,500.00	\$ 82,500.00	\$ 110,000.00	\$ -
l.	Construction Stakeout	\$ 70,200.00	\$ 3,943.82	\$ 31,550.56	\$ 35,494.38	\$ 34,705.62

EAST BRANDYWINE TOWNSHIP
 1214 Horseshoe Pike
 Downingtown, PA 19335

EBWTP 01026
 Financial Security Release No. 3
 March 13, 2026

Attn: Luke Reven
 Re: Stonemill Village

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled Value	Previously Approved	This Period	Total Completed	Balance to Finish
m.	Concrete Washout	\$ 5,000.00	\$ 2,500.00	\$ -	\$ 2,500.00	\$ 2,500.00
n.	NDPES NOT Engineer Prep and Inspection	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
	Subtotal	\$ 404,450.00	\$ 56,943.82	\$ 263,050.56	\$ 319,994.38	\$ 84,455.62
	Combined Miscellaneous This Period - Subtotal			\$ 263,050.56		
	SUBTOTAL (Items 1 Through 19)	\$ 2,566,809.10	\$ 1,268,998.92	\$ 492,123.46	\$ 1,761,122.38	\$ 805,686.72
	CONTINGENCY (10%)	\$ 256,680.91	\$ -	\$ -	\$ -	\$ 256,680.91
	ENGINEERING INSPECTION (5%)	\$ 128,340.46	\$ 64,170.23	\$ 25,966.25	\$ 90,136.48	\$ 38,203.98
	TOTAL	\$ 2,951,830.47	\$ 1,333,169.15	\$ 518,089.71	\$ 1,851,258.86	\$ 1,100,571.61
	APPROVED THIS RELEASE			\$ 518,089.71		