



LOWER PAXTON TOWNSHIP

Department of Community Development

Amanda Zerbe, *Director*

MEMO TO: Board of Supervisors

FROM: Amanda Zerbe, Community Development Director

DATE: January 5, 2026

SUBJECT: Improvement Guarantees for 12/31/25 Board of Supervisors Meeting

The following Improvement Guarantees are being presented for approval.

- **1532 Crums Mill Road** – Requesting an extension, they are hoping to close out the SWMP by next year. They are currently working on the Stormwater pit with weather permitting and their concrete work is halfway done.
- **Shiny Shell Car Wash** – Requesting a release as their Improvement Guarantee is complete and all items with HRG have been satisfied.

425 PRINCE STREET, HARRISBURG, PA 17109
717-657-5600 / FAX 717-724-8311
www.lowerpaxton-pa.gov

IMPROVEMENT GUARANTEES

January 5, 2026

1532 Crums Mill Road – Extension

Shiny Shell Car Wash - Release

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **1532 Crums Mill Road**

Name of Owner/Developer: **Lori Zimmerman**

Type of Request: ☐ Reduction ☒ Extension ☐ Increase
 ☐ Release ☐ New

Type of Guarantee: ☐ Letter of Credit ☐ Bond ☒ Escrow

Bank, Bonding Co., Escrow Agreement: **Lower Paxton Township**

Original Guarantee Amount: **\$4,960.00**

Established at \$4,960.00	on January 18, 2022
Retained to \$4,960.00	on January 17, 2023
Retained to \$4,960.00	on January 16, 2024

Current Amount in Force: **\$4,960.00**

Upon inspection by the Township Engineer, it is recommended that the current amount of this guarantee be:

☐ Decreased ☐ Increased ☐ Established ☐ Released ☒ Retained
 At / To **\$4,960.00**

New improvement guarantee expiration date: January 18, 2027

Date of Board of Supervisors meeting: January 5, 2025

Action taken by Board of Supervisors: _____



369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

FINANCIAL SECURITY ESTIMATE

Lower Paxton Township
Attn: Amanda Zerbe, Zoning Officer

1532 Crums Mill Road – Zimmerman SWM

JANUARY 4, 2022

As requested, Herbert, Rowland & Grubic, Inc. has reviewed the following information for the above-referenced project in order to establish a recommended amount for the Financial Security:

Submission:	Dated:	Last Revised:
Opinion of Probable Construction Cost	July 09, 2021	---
Stormwater Management Plan	July 05, 2021	August 11, 2021

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$4,960, as shown on the attached tabulation.

We request that a copy of the Financial Security be provided to HRG for our internal records. Please feel free to contact our office if you need additional information regarding this matter.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.

Please note that the future Financial Security recommendations will continue to include the initial 10% contingency in full until final release per PAMPC 509(j), and may include a 10% annual increase for each one-year period from the establishment of said security per PAMPC 509(h); this may lead to increases in security totals from previous adjustment recommendations if sufficient project progress has not been achieved.

HERBERT, ROWLAND & GRUBIC, INC.

Jason R. Hinz

Jason R. Hinz, P.E.
Group Manager | Civil

ILU/JRH/LB

R000184.0002 (Phase 4723)

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Enclosures: Financial Security Estimate

c: Nick Gehret (ngehret@lowerpaxton-pa.gov)
Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
Randy Allen (rallen@lowerpaxton-pa.gov)
Sally Burget (sburget@burgetassociatesinc.com)

LOWER PAXTON TOWNSHIP
FINANCIAL SECURITY (FS) ESTIMATE
1532 Crums Mill Road - Zimmerman SWM



ORIGINAL FS DATE: 01/04/22
PREVIOUS FS REDUCTION DATE:
CURRENT FS REDUCTION DATE:

HRG NO.: R000184.0002 PH 4722
PLAN DATE: 06/05/21
LAST PLAN REVISION DATE: 08/11/21

Description	Units	Standard Quantity	Dedicated Quantity	Unit Cost	Item Total	Financial Security Reduction			Financial Security Remaining After Reduction			Notes	
						Previous Quantity Reduced	Current Quantity Reduced	Total (\$)	Standard	Dedicated	Total (\$)		Standard
SITE WORK													
Permanent Seed/Mulch	SY	500		\$ 0.25	\$ 125			\$ -		500	\$ 125		
Bulk Earthwork (all necessary work to bring site to final grade)	LS			\$ 800	\$ -			\$ -			\$ -		
								\$ -			\$ 125		
Site Work Total:					\$ 125			\$ -			\$ 125		
EROSION & SEDIMENTATION CONTROL													
Stabilized Construction Entrance (INSTALLED)	EA	1		\$ 500	\$ 500			\$ -		1	\$ 500		
Stabilized Construction Entrance (REMOVED)	EA	1		\$ 500	\$ 500			\$ -		1	\$ 500		
12" Silt Sock (INSTALLED)	LF	96		\$ 2	\$ 192			\$ -		96	\$ 192		
12" Silt Sock (REMOVED)	LF	96		\$ 2	\$ 192			\$ -		96	\$ 192		
								\$ -			\$ 1,384		
Erosion & Sedimentation Control Total:					\$ 1,384			\$ -			\$ 1,384		
STORMWATER MANAGEMENT													
Infiltration Basin (Inclusive of excavation, underdrains, cleanouts, piping, spillway matting, etc.)	LS	1		\$ 3,000	\$ 3,000			\$ -		1	\$ 3,000		
								\$ -			\$ 3,000		
Stormwater Management Total:					\$ 3,000			\$ -			\$ 3,000		
Past FS Reductions						Current FS Reduction						Items Proposed for Dedication Total	
												No Items Proposed for Dedication	
Sub-Total:						Sub-Total:						\$ 4,509	
10% Contingency:						10% Contingency:						\$ 451	
10% Annual Increase:						10% Annual Increase:						\$ -	
Total:						Total:						\$ 4,960	
Note: All table (item, sub, final, etc.) rounded to nearest dollar.													
Note: 15% of original estimate (for contingency) to be held until financial security released in full.													
Note: For every year beyond the establishment of the initial financial security, the required amount of financial security will be increased by 15%.													
Note: For every year beyond the establishment of the initial financial security, the required amount of financial security will be increased by 15%.													

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **SHINY SHELL-LINGLESTOWN, LLC**

Name of Owner/Developer: **SHINY SHELL CAR WASH-BLUE RIDGE VILLAGE**

Type of Request: ☐ Reduction ☐ Extension ☐ Increase
☒ Release ☐ New

Type of Guarantee: ☐ Letter of Credit ☐ Bond ☒ Escrow

Bank, Bonding Co., Escrow Agreement: **LOWER PAXTON TOWNSHIP**

Original Guarantee Amount: **\$79,316.00**

Established: **May 2, 2023**

Reduced to \$21,962.00	on April 16, 2024
Reduced to \$4,260.00	on September 25, 2024
Retained to \$4,260.00	on April 15, 2025

Current Amount in Force: **\$4,260.00**

Upon inspection by the Township Engineer, it is recommended that the current amount of this guarantee be:

☐ Decreased ☐ Increased ☐ Established ☒ Released ☐ Retained
At / To **\$0.00**

New improvement guarantee expiration date:

Date of Board of Supervisors meeting: **January 5, 2026**

Action taken by Board of Supervisors: _____



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Harrisburg, PA 17111
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FINANCIAL SECURITY ADJUSTMENT #3

LOWER PAXTON TOWNSHIP

Attn: Amanda Zerbe, Zoning Officer

Shiny Shell Car Wash – Blue Ridge Village Lot #2

December 23, 2024

As requested by Nick Ord of Coldwater Capital on December 19, 2025, Herbert, Rowland & Grubic, Inc. has performed a site inspection on December 22, 2025, for the above-referenced project in order to determine the extent of completion of items covered by the Financial Security.

Based upon our observations of work completed, we recommend that the Financial Security be released in full, as shown on the attached tabulation.

REMAINING BALANCE	
Original Financial Security Amount	\$79,316.00
Financial Security Adjustment #1	\$21,962.00
Financial Security Adjustment #2	\$4,260.00
Financial Security Adjustment #3	\$0.00

We request that a copy of the updated Financial Security be provided to HRG for our internal records. Please feel free to contact our office if you need additional information regarding this matter.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.

Please note that the adjusted Financial Security recommendation may include a 10% annual increase for each one-year period from the establishment of said security per PAMPC 509(h); this may lead to increases in security totals from previous adjustment recommendations if sufficient project progress has not been achieved.

Herbert, Rowland & Grubic, Inc.

Jason R. Hinz, P.E.
Group Manager | Civil

JRH/JW

R000184.0002 (Phase 4761)

P:\0001\000184_0002\Admin\4761 - Blue Ridge Village Lot #2 - Shiny Shell Carwash F LD\VC - FINANCIAL SECURITY\FSA#3 - PH 4761.Docx

Enclosures: Financial Security Adjustment #3

LOWER PAXTON TOWNSHIP FINANCIAL SECURITY (FS) ADJUSTMENT #3 Blue Ridge Village Lot #2 - Shiny Shell Car Wash														
INITIAL FS RECOMMENDATION DATE: 11/01/22 PREVIOUS FS REDUCTION DATE: 09/23/24 CURRENT FS REDUCTION DATE: 12/23/24					HRG NO.: R000184.0002 PH 4761 PLAN DATE: 08/10/22 LAST PLAN REVISION DATE: 10/03/22					 HRG <small>Hatch Mott MacDonald & Consulting, Inc.</small> <small>Engineering & Related Services</small> <small>AN EMPLOYEE-OWNED COMPANY</small>				
Description	Units	Standard Quantity	Dedicated Quantity	Unit Cost	Item Total	Financial Security Reduction			Financial Security Remaining After Reduction			Notes		
						Previous Quantity Reduced	Current Quantity Reduced	Remaining Quantity	Standard	Dedicated	Total (\$)			
SITE WORK														
Topsoil/Seed/Mulch	SY	2000		\$ 2	\$ 4,000	500		\$ 1,000	1500		\$ 3,000			
Bulk Earthwork (all necessary work to bring site to final grade)	LC	1		\$ 5,210	\$ 5,210	0.9		\$ 4,659	0.1		\$ 521			
Topsoil Removal/Stockpiling	LS	1		\$ 4,050	\$ 4,050	1		\$ 4,050			\$ -			
Site Work Total:								\$ 9,739			\$ 3,521			
EROSION & SEDIMENTATION CONTROL														
Stabilized Construction Entrance (INSTALLED)	EA	1		\$ 805	\$ 805	1		\$ 805			\$ -			
Stabilized Construction Entrance (REMOVED)	EA	1		\$ 805	\$ 805	1		\$ 805			\$ -			
Concrete Washout Area (INSTALLED)	EA	1		\$ 284	\$ 284	1		\$ 284			\$ -			
Concrete Washout Area (REMOVED)	EA	1		\$ 284	\$ 284	1		\$ 284			\$ -			
24" Silt Sock (INSTALLED)	LF	428		\$ 5	\$ 2,140	428		\$ 2,140			\$ -			
24" Silt Sock (REMOVED)	LF	428		\$ 5	\$ 2,140	428		\$ 2,140			\$ -			
Inlet Protection (INSTALLED)	EA	5		\$ 80	\$ 400	5		\$ 400			\$ -			
Inlet Protection (REMOVED)	EA	5		\$ 80	\$ 400	5		\$ 400			\$ -			
North American Green (SG-150)	SY	312		\$ 14	\$ 4,368	312		\$ 4,368			\$ -			
Erosion & Sedimentation Control Total:								\$ 11,626			\$ -			
STORMWATER MANAGEMENT														
Type C Top Unit	EA	3		\$ 200	\$ 600	3		\$ 600			\$ -			
Standard Inlet Box	EA	3		\$ 2,100	\$ 6,300	3		\$ 6,300			\$ -			
Tie-in to Existing System	EA	2		\$ 1,500	\$ 3,000	2		\$ 3,000			\$ -			
Storm Manhole	EA	1		\$ 3,300	\$ 3,300	1		\$ 3,300			\$ -			
15" NDPEP (includes excavation and backfill)	LF	264		\$ 66	\$ 17,444	264		\$ 17,444			\$ -			
Stormwater Management Total:								\$ 33,744			\$ -			
PAVING AND CONCRETE														
Curb Ramp	EA	1		\$ 4,500	\$ 4,500	1		\$ 4,500			\$ -			
Paving and Concrete Total:								\$ 4,500			\$ -			
MISCELLANEOUS														
Deciduous Trees (2-1/2" - 3" Caliper)	EA	23		\$ 375	\$ 8,625	23		\$ 8,625			\$ -			
Shrubs	EA	41		\$ 50	\$ 2,050	41		\$ 2,050			\$ -			
Evergreen Trees	EA	3		\$ 200	\$ 600	3		\$ 600			\$ -			
Miscellaneous Total:								\$ 8,975			\$ -			
						Past FS Reductions			Current FS Reduction					
Sub-Total:								\$ 68,584			\$ 3,521			
10% Contingency:								\$ 7,211			\$ -			
10% Annual Increase:								\$ -			\$ -			
Total:								\$ 79,316			\$ -			
<small>Note: All totals (item, sub, final, etc.) rounded to nearest dollar.</small> <small>Note: 10% of remaining estimate as of 02/01/2022.</small> <small>Note: For every year beyond the establishment of the initial financial security, the required amount of financial security will be increased by 10%.</small>												Items Proposed for Dedication Total No Items Proposed for Dedication 15% for Post-Dedication Security N/A		