



LOWER PAXTON TOWNSHIP

Department of Community Development

Amanda Zerbe, *Director*

MEMO TO: Board of Supervisors

FROM: Amanda Zerbe, Community Development Director

DATE: January 15, 2026

SUBJECT: Improvement Guarantees for 01/20/2026 Board of Supervisors Meeting

The following Improvement Guarantees are being presented for approval.

- **Wilshire Estates Phase 2C** – Requesting an extension, there is still work to be completed. They did request HRG to perform an inspection for a partial release but were unable to have it scheduled before the Board of Supervisors meeting. There are still items to be completed like erosion and sedimentation control, sidewalks, iron pins and streetlights. This development was established last year in January 2025.
- **Parkway Farms Phase 1** – Requesting an extension, they did request HRG to preform an inspection but was unable to have it completed before the Board of Supervisors meeting. There are still some Erosion and Sedimentation control items that need to be completed along with paving and concrete work. They received a reduction on July 11, 2025.
- **6760 Cornell Road** – Establishment of new stormwater management plan for a detached garage and driveway expansion.

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

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **WILSHIRE ESTATES 2C**

Name of Owner/Developer: **The McNaughton Company**

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

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

Bank, Bonding Co., Escrow Agreement: **Harco National Insurance Company**
Original Guarantee Amount: **\$ 196,722.00**

Established at \$196,722.00 on January 21, 2025

Current Amount in Force: **\$196,722.00**

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

() Decreased () Increased () Established () Released (X) Retained
 At / To **\$196,722.00**

New improvement guarantee expiration date: January 21, 2027

Date of Board of Supervisors meeting: January 20, 2026

Action taken by Board of Supervisors: _____



Herbert, Rowland & Grubic, Inc.
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

Wilshire Estates – Phase 2C

November 26, 2024

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

Submission:	Dated:	Last Revised:
Opinion of Probable Construction Cost	May 2, 2023	---
Land Development Plan	May 10, 2023	August 22, 2023

Based upon our review of the submitted information, we recommend the Financial Security be required in the amount of \$196,722.00, 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 future Financial Security recommendations 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

JW/LB

R000184.0002 (Phase 4791)

P:\0001\000184_0002\Admin\4791 - Wilshire Estates 2C\C - FINANCIAL SECURITY\FS Revised - PH 4791.Docx

Enclosures: Revised Financial Security Estimate

c: Randy Allen (rallen@lowerpaxton-pa.gov)
Nikki Drescher (ndrescher@lowerpaxton-pa.gov)
Nick Gehret (ngerhret@lowerpaxton-pa.gov)
Bill Weaver (wweaver@lowerpaxton-pa.gov)
Larry Stepansky (lstepansky@lowerpaxton-pa.gov)
Jackie Wilbern (jwilbern@hrg-inc.com)
Amanda Hobby (ahobby@mcnaughtonco.com)

LOWER PAXTON TOWNSHIP
FINANCIAL SECURITY (FS) ESTIMATE - REVISED
 Wilshire Estates - Phase 2C

INITIAL FS RECOMMENDATION DATE: 9/5/2023 (Revised 11/18/24)
 PREVIOUS FS REDUCTION DATE: _____
 CURRENT FS REDUCTION DATE: _____

HRG NO.: R000184.0002 PH 4791
 PLAN DATE: 05/10/23
 LAST PLAN REVISION DATE: 08/22/23



Description	Units	Standard		Unit Cost	Item Total	Financial Security Reduction			Financial Security Remaining After Reduction			Notes	
		Quantity	Quantity			Previous Quantity	Reduced	Total (\$)	Standard	Dedicated	Total (\$)		Standard
SITE WORK													
Bulk Earthwork (all necessary work to bring site to final)	LS	1		\$ 105,000	\$ 105,000			\$ -	1		\$ 105,000		\$ -
Topsoil Removal/Stockpiling	LS	1		\$ 25,000	\$ 25,000			\$ -	1		\$ 25,000		\$ -
Topsoil/Seed/Mulch	LS	1		\$ 4,500	\$ 4,500			\$ -	1		\$ 4,500		\$ -
Site Work Total:					\$ 134,500			\$ -			\$ 134,500		\$ -
EROSION & SEDIMENTATION CONTROL													
Stabilized Construction Entrance (INSTALLED)	EA	2		\$ 1,150	\$ 2,300			\$ -	2		\$ 2,300		\$ -
Stabilized Construction Entrance (REMOVED)	EA	2		\$ 1,150	\$ 2,300			\$ -	2		\$ 2,300		\$ -
Concrete Washout Area (INSTALLED)	EA	2		\$ 405	\$ 810			\$ -	2		\$ 810		\$ -
Concrete Washout Area (REMOVED)	EA	2		\$ 405	\$ 810			\$ -			\$ -	2	\$ 810
12" Silt Sock (INSTALLED)	LF	158		\$ 4	\$ 632			\$ -	158		\$ 632		\$ -
12" Silt Sock (REMOVED)	LF	158		\$ 4	\$ 632			\$ -			\$ -	158	\$ 632
18" Silt Sock (INSTALLED)	LF	278		\$ 5	\$ 1,390			\$ -	278		\$ 1,390		\$ -
18" Silt Sock (REMOVED)	LF	278		\$ 5	\$ 1,390			\$ -			\$ -	278	\$ 1,390
Rock Apron (Rip-Rap) (PERMANENT)	SY	49		\$ 120	\$ 5,880			\$ -			\$ -	49	\$ 5,880
Baffle Wall (INSTALLED)	LF	122		\$ 22	\$ 2,684			\$ -	122		\$ 2,684		\$ -
Baffle Wall (REMOVED)	LF	122		\$ 22	\$ 2,684			\$ -			\$ -	122	\$ 2,684
Inlet Protection (INSTALLED)	EA	7		\$ 113	\$ 791			\$ -			\$ -	7	\$ 791
Inlet Protection (REMOVED)	EA	7		\$ 113	\$ 791			\$ -			\$ -	7	\$ 791
Skimmer (INSTALLED)	EA	1		\$ 500	\$ 500			\$ -	1		\$ 500		\$ -
Skimmer (REMOVED)	EA	1		\$ 500	\$ 500			\$ -			\$ -	1	\$ 500
Erosion Control Mat	SY	6831		\$ 2	\$ 13,662			\$ -			\$ -	6831	\$ 13,662
32" Silt Sock (INSTALLED)	LF	1014		\$ 9	\$ 9,126			\$ -	1014		\$ 9,126		\$ -
32" Silt Sock (REMOVED)	LF	1014		\$ 9	\$ 9,126			\$ -			\$ -	1014	\$ 9,126
Erosion & Sedimentation Control Total:					\$ 56,008			\$ -			\$ 19,742		\$ 36,266
STORMWATER MANAGEMENT													
Type C Top Unit	EA		2	\$ 900	\$ 1,600			\$ -	2		\$ 1,600		\$ -
Standard Inlet Box	EA		2	\$ 2,100	\$ 4,200			\$ -	2		\$ 4,200		\$ -
Storm Manhole	EA		3	\$ 3,000	\$ 9,000			\$ -	3		\$ 9,900		\$ -
15" HDPEP (includes excavation and backfill)	LF		28	\$ 66	\$ 1,848			\$ -		28	\$ 1,848		\$ -
18" HDPEP (includes excavation and backfill)	LF		264	\$ 68	\$ 17,952			\$ -		264	\$ 17,952		\$ -
24" RCP (includes excavation and backfill)	LF		53	\$ 120	\$ 6,360			\$ -		53	\$ 6,360		\$ -
DW Head/Endwall	EA		2	\$ 3,500	\$ 7,000			\$ -		2	\$ 7,000		\$ -
Outlet Structure	EA		1	\$ 5,000	\$ 5,000			\$ -		1	\$ 5,000		\$ -
Detention Basin Seeding (Ermox-183)	SY		302	\$ 5	\$ 1,359			\$ -		302	\$ 1,359		\$ -
Detention Basin (excavation, clay core, conversion to PCSM)	LS		1	\$ 15,000	\$ 15,000			\$ -	0.5		\$ 7,500	0.5	\$ 7,500
Stormwater Management Total:					\$ 70,219			\$ -			\$ 62,719		\$ 7,500
PAVING AND CONCRETE													
Concrete Curb, 18"	LF		2055	\$ 30	\$ 61,650			\$ -		2055	\$ 61,650		\$ -
Sidewalk	SY		932	\$ 50	\$ 46,600			\$ -			\$ -	932	\$ 46,600
Superpave Asphalt, HMA Wearing (12.5mm, 2" depth)	SY		4267	\$ 16	\$ 68,272			\$ -			\$ -	4267	\$ 68,272
Superpave Asphalt, HMA Base (25mm, 6" depth)	SY		4267	\$ 24	\$ 102,408			\$ -		4267	\$ 102,408		\$ -
Superpave Asphalt, HMA Binder (19mm, 2.5" depth)	SY		4267	\$ 14	\$ 59,738			\$ -		4267	\$ 59,738		\$ -
Stone Subbase, 9" Depth	SY		4267	\$ 14	\$ 59,738			\$ -		4267	\$ 59,738		\$ -
Paving and Concrete Total:					\$ 398,406			\$ -			\$ 283,534		\$ 114,872
MISCELLANEOUS													
Iron Pins	EA	42		\$ 100	\$ 4,200			\$ -			\$ -	42	\$ 4,200

LOWER PAXTON TOWNSHIP FINANCIAL SECURITY (FS) ESTIMATE - REVISED Wilshire Estates - Phase 2C																	
INITIAL FS RECOMMENDATION DATE: 9/5/2023 (Revised 11/18/24)					HRG NO.: R000184.0002 PH 4791												
PREVIOUS FS REDUCTION DATE:					PLAN DATE: 05/10/23												
CURRENT FS REDUCTION DATE:					LAST PLAN REVISION DATE: 08/22/23												
Description	Units	Standard		Dedicated	Unit Cost	Item Total	Financial Security Reduction			Financial Security Remaining After Reduction			Notes				
		Quantity	Quantity				Previous Quantity	Standard	Dedicated	Total (\$)	Current Quantity	Standard		Dedicated	Total (\$)	Remaining Quantity	
Concrete Monuments	EA	1			\$ 250	\$ 250							1		\$ 250		
Street Lights	EA	2			\$ 2,000	\$ 4,000							2		\$ 4,000		
Post-mounted Signs	EA	2			\$ 200	\$ 400							2		\$ 400		
Fire Hydrants	EA	2			\$ 2,750	\$ 5,500			2			\$ 5,500					
Deciduous Trees (2-1/2" - 3" Caliper)	EA	34			\$ 275	\$ 9,350							34		\$ 9,350		
As-Built Plan	LS	1			\$ 2,000	\$ 2,000							1		\$ 2,000		
Retaining Wall	LS	1			\$ 42,000	\$ 42,000			1			\$ 42,000					
Miscellaneous Total:						\$ 67,700						\$ 47,500			\$ 20,200		
						Past FS Reductions			Current FS Reduction								
Note: All totals (item, sub, final, etc.) rounded to nearest dollar.						Sub-Total:			\$ 726,833							Items Proposed for Dedication Total	
Note: 10% of remaining estimate as of 02.01.2022						10% Contingency:			\$ 72,683							\$ 468,625	
Note: For every year beyond the establishment of the initial financial security, the required amount of financial security will be increased by 10%						10% Annual Increase:			>>							15% for Post-Dedication Security	
						Total:			\$ 799,516							\$ 70,294	

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **Parkway Farms Phase 1**

Name of Owner/Developer: **McNaughton Company**

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

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

Bank, Bonding Co., Escrow Agreement: **Harco National Insurance Company**

Original Guarantee Amount: **\$515,104.00**

Established: **February 6, 2024**

Reduced to \$430,448.00	on September 6, 2024
Reduced to \$426,063.00	on January 30, 2025
Retained to \$426,063.00	on February 4, 2025
Reduced to \$364,891.00	on July 14, 2025

Current Amount in Force: **\$364,891.00**

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

☒ Decreased ☐ Increased ☐ Established ☐ Released ☒ Retained

At / To **\$364,891.00**

New improvement guarantee expiration date: February 6, 2027

Date of Board of Supervisors meeting: January 20, 2026

Action taken by Board of Supervisors: _____



Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

FINANCIAL SECURITY ADJUSTMENT #3

LOWER PAXTON TOWNSHIP

Attn: Amanda Zerbe, Zoning Officer

Parkway Farms Phase 1

July 11, 2025

As requested by Amanda Hobby of McNaughton Homes, Herbert, Rowland & Grubic, Inc. has performed a site inspection on July 9, 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 adjusted to \$364,891.00, as shown on the attached tabulation.

REMAINING BALANCE	
Original Financial Security Amount	\$515,104.00
Financial Security Adjustment #1	\$430,448.00
Financial Security Adjustment #2	\$426,063.00
Financial Security Adjustment #3	\$364,891.00

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 | Municipal & Water Resources

JW/LB
\\192.168.0.34\Project\0001\000184_0002\Admin\4790 - Parkway Farms Final Phase 1\C - FINANCIAL SECURITY\FSA#3 - PH 4790.Docx

Enclosures: Financial Security Adjustment #3

LOWER PAXTON TOWNSHIP
FINANCIAL SECURITY (FSA) ADJUSTMENT #3
PARKWAY FARMS PHASE I

INITIAL FS RECOMMENDATION DATE: 12/18/23
PREVIOUS FS REDUCTION DATE: 01/30/25
CURRENT FS REDUCTION DATE: 07/09/25

HRG NO.: R000184.0002
PLAN DATE: 05/10/23
LAST PLAN REVISION DATE: 07/05/23



Description	Units	Standard Quantity	Dedicated Quantity	Unit Cost	Item Total	Financial Security Reduction			Financial Security Remaining After Reduction			Notes
						Previous Quantity Standard	Reduced Quantity Dedicated	Total (\$)	Current Quantity Standard	Reduced Quantity Dedicated	Total (\$)	
SITE WORK												
Topsoil Removal/Stockpiling	CY	21990		\$ 2	\$ 43,980	21990	0	\$ 43,980			\$ 0	\$ -
Bulk Earthwork (all necessary work to bring site to final)	LS	1		\$ 45,000	\$ 45,000	1	0	\$ 45,000			\$ 0	\$ -
Permanent Seed/Mulch (no topsoil)	LS	1		\$ 1,100	\$ 1,100	0.2	0	\$ 220	0.5		\$ 550	\$ 330
Site Work Total:					\$ 90,080	931	0	\$ 89,200			\$ 550	\$ 330
EROSION & SEDIMENTATION CONTROL												
Stabilized Construction Entrance (INSTALLED)	EA	2		\$ 1,150	\$ 2,300	2	0	\$ 2,300			\$ 0	\$ -
Stabilized Construction Entrance (REMOVED)	EA	2	0	\$ 1,150	\$ 2,300	2	0	\$ 2,300			\$ 0	\$ -
Concrete Washout Area (INSTALLED)	EA	1		\$ 405	\$ 405	1	0	\$ 405			\$ 0	\$ -
Concrete Washout Area (REMOVED)	EA	1	0	\$ 405	\$ 405	0	0	\$ 0			\$ 1	\$ 405
12" Silt Sock (INSTALLED)	LF	1877		\$ 4	\$ 7,508	1877	0	\$ 7,508			\$ 0	\$ -
12" Silt Sock (REMOVED)	LF	1877	0	\$ 4	\$ 7,508	0	0	\$ -			\$ 1877	\$ 7,508
18" Silt Sock (INSTALLED)	LF	931		\$ 5	\$ 4,655	931	0	\$ 4,655			\$ 0	\$ -
18" Silt Sock (REMOVED)	LF	931	0	\$ 5	\$ 4,655	0	0	\$ -			\$ 931	\$ 4,655
Rock Apron (Rip-Rap) (PERMANENT)	SY	46		\$ 120	\$ 5,520	46	0	\$ 5,520			\$ 0	\$ -
Barrie Wall (INSTALLED)	LF	150		\$ 22	\$ 3,300	150	0	\$ 3,300			\$ 0	\$ -
Barrie Wall (REMOVED)	LF	150	0	\$ 22	\$ 3,300	0	0	\$ -			\$ 150	\$ 3,300
Waterbar (INSTALLED)	EA	2		\$ 25	\$ 50	2	0	\$ 50			\$ 0	\$ -
Waterbar (REMOVED)	EA	2	0	\$ 25	\$ 50	2	0	\$ 50			\$ 0	\$ -
North American Green (SC-250)	SY	871		\$ 20	\$ 17,420	580	0	\$ 11,600			\$ 291	\$ 5,820
Sediment Basins/Traps	EA	4		\$ 5,000	\$ 20,000	4	0	\$ 20,000			\$ 0	\$ -
Cleanouts	EA	3		\$ 250	\$ 750	0	0	\$ -			\$ 3	\$ 750
Erosion & Sedimentation Control Total:					\$ 80,126			\$ 57,688			\$ -	\$ 22,438
STORMWATER MANAGEMENT												
Type M Top Unit	EA	5		\$ 800	\$ 4,000	0	5	\$ 4,000			\$ 0	\$ -
Standard Inlet Box	EA	29		\$ 2,100	\$ 60,900	0	29	\$ 60,900			\$ 0	\$ -
Flared End Section	EA	4		\$ 350	\$ 1,400	0	4	\$ 1,400			\$ 0	\$ -
15" HDPEP (includes excavation and backfill)	LF	1539		\$ 66	\$ 101,574	0	1539	\$ 101,574			\$ 0	\$ -
18" HDPEP (includes excavation and backfill)	LF	587		\$ 68	\$ 39,916	0	587	\$ 39,916			\$ 0	\$ -
15" RCP (includes excavation and backfill)	LF	35		\$ 100	\$ 3,500	0	35	\$ 3,500			\$ 0	\$ -
18" RCP (includes excavation and backfill)	LF	40		\$ 115	\$ 4,600	0	40	\$ 4,600			\$ 0	\$ -
24" RCP (includes excavation and backfill)	LF	30		\$ 120	\$ 3,600	0	30	\$ 3,600			\$ 0	\$ -
DW Head/Endwall	EA	5		\$ 3,500	\$ 17,500	0	5	\$ 17,500			\$ 0	\$ -
Anti-Seep Collar	EA	6		\$ 1,200	\$ 7,200	0	6	\$ 7,200			\$ 0	\$ -
Outlet Structure	EA	5		\$ 5,000	\$ 25,000	0	5	\$ 25,000			\$ 0	\$ -
Trash Rack	EA	3		\$ 200	\$ 600	0	0	\$ -			\$ 0	\$ 600
Level Spreader (Concrete)	EA	2		\$ 1,000	\$ 2,000	0	0	\$ -			\$ 0	\$ 2,000
Type S Top Inlet	EA	27		\$ 800	\$ 21,600	0	27	\$ 21,600			\$ 0	\$ -
Swales T1 & P1	LF	819		\$ 6	\$ 4,914	0	410	\$ 2,460	0		\$ 0	\$ 2,454
Stormwater Management Facility 1 (excavation & conversion)	LS	1		\$ 10,500	\$ 10,500	0	0.5	\$ 5,250			\$ 0	\$ 5,250
Stormwater Management Facility 2 (excavation & conversion)	LS	1		\$ 10,500	\$ 10,500	0	0.5	\$ 5,250			\$ 0	\$ 5,250
Stormwater Management Facility 5 (excavation & conversion)	LS	1		\$ 10,500	\$ 10,500	0	0.5	\$ 5,250			\$ 0	\$ 5,250
Stormwater Management Facility 6 (excavation & conversion)	LS	1		\$ 10,500	\$ 10,500	0	0.5	\$ 5,250			\$ 0	\$ 5,250
SWM Basin 4	LS	1		\$ 6,500	\$ 6,500	0	0.5	\$ 3,250			\$ 0	\$ 3,250
Stormwater Management Total:					\$ 346,804			\$ 317,500			\$ -	\$ 29,304
PAVING AND CONCRETE												
Concrete Curb, 18"	LF	4906		\$ 30	\$ 147,180	0	4906	\$ 147,180			\$ 0	\$ -
Sidewalk	SY	2484		\$ 50	\$ 124,200	0	1500	\$ 75,000	550		\$ 27,500	\$ 21,700
Stone Subbase, 6" Depth	SY	9882		\$ 9	\$ 88,938	0	9882	\$ 88,938			\$ 0	\$ -
Superpave Asphalt, HMA Wearing (9.5mm, 1-1/2" depth)	SY	9882		\$ 13	\$ 128,466	0	0	\$ -			\$ 0	\$ 128,466

Superpave Asphalt, HMA Binder (19mm, 2" depth)	SY		P882	\$ 12	\$ 116,594	0	P882	\$ 116,594		\$ -	0	0	\$ -	
Superpave Asphalt, HMA Base (25mm, 3" depth)	SY		6489	\$ 18	\$ 116,802	0	6489	\$ 116,802		\$ -	0	0	\$ -	
Superpave Asphalt, HMA Base (25mm, 5" depth)	SY		3393	\$ 21	\$ 71,233	0	3393	\$ 71,253		\$ -	0	0	\$ -	
Curb Ramp	EA		8	\$ 4,500	\$ 36,000	0	3	\$ 13,500		\$ -	0	5	\$ 22,500	
Paving and Concrete Total:					\$ 831,423			\$ 631,257		\$ 27,500			\$ 172,666	
MISCELLANEOUS														
Orange Construction Fence	LF	3215		\$ 7	\$ 22,505	0	0	\$ -	3215		\$ 22,505	0	0	\$ -
Iron Pins	EA	90		\$ 100	\$ 9,000	90	0	\$ 9,000		\$ -	0	0	\$ -	
Concrete Monuments	EA	5		\$ 250	\$ 1,250	0	0	\$ -		\$ -	5	0	\$ 1,250	
Street Lights	EA	5		\$ 2,000	\$ 10,000	0	0	\$ -		\$ -	5	0	\$ 10,000	
Post-mounted Signs	EA		13	\$ 200	\$ 2,600	0	6	\$ 1,200		0		7	\$ 1,400	
Deciduous Trees (2-1/2" - 3" Caliper)	EA	98		\$ 275	\$ 26,950	1	0	\$ 275	0		97	0	\$ 26,675	
Shrubs	EA	374		\$ 50	\$ 18,700	0	0	\$ -		\$ -	374	0	\$ 18,700	
Evergreen Trees	EA	94		\$ 200	\$ 18,800	0	0	\$ -		\$ -	94	0	\$ 18,800	
Miscellaneous Total:					\$ 109,805			\$ 10,475		\$ 22,505			\$ 76,825	
Sub-Total:					\$ 1,458,238			\$ 1,106,120		\$ 50,555			\$ 301,563	Items Proposed for Dedication Total
10% Contingency:					\$ 145,824	>>	>>	>>	>>	>>	>>	>>	\$ 30,156	\$ 1,180,827
10% Annual Increase:					>>	>>	>>	>>	>>	>>	>>	Number of Years	1	\$ 33,172
Total:					\$ 1,604,062								\$ 364,891	15% for Post-Dedication Security
														\$ 177,124

This information is subject to HRC Policy 5-002 - Confidential and Proprietary Information

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **6760 CORNELL ROAD**

Name of Owner/Developer: **JUSTIN & OLIVIA ALLISON**

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: \$

Reduced to \$ on

Current Amount in Force: \$

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

☐ Decreased ☐ Increased ☒ Established ☐ Released ☐ Retained

At / To **\$11,827.00**

New improvement guarantee expiration date:

Date of Board of Supervisors meeting: **JANUARY 20, 2026**

Action taken by Board of Supervisors: _____



Herbert, Rowland & Grubic, Inc.
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
6760 Cornell Road SWM

July 1, 2025

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	June 13, 2025	---
Stormwater Management Plan	May 16, 2025	June 13, 2025

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$11,827.00, 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.

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Please note that future Financial Security recommendations 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, PE
Group Manager | Municipal and Water Resources

ILU/LB

R000184.0003 (Phase 4837)

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Enclosures: Financial Security Estimate

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LOWER PAXTON TOWNSHIP FINANCIAL SECURITY (FS) ESTIMATE 6760 CORNELL ROAD SWM														
INITIAL FS RECOMMENDATION DATE: 07/01/25 PREVIOUS FS REDUCTION DATE: _____ CURRENT FS REDUCTION DATE: _____					HRG NO.: R000184.0003 PH 4837 PLAN DATE: 05/16/25 LAST PLAN REVISION DATE: 06/13/25									
Description	Units	Standard		Unit Cost	Item Total	Financial Security Reduction			Financial Security Remaining After Reduction			Notes		
		Quantity	Dedicated Quantity			Previous Quantity Reduced	Standard	Dedicated	Total (\$)	Current Quantity Reduced	Standard		Dedicated	Total (\$)
SITE WORK														
Topsoli/Seed/Mulch	LS	1		\$ 2,200	\$ 2,200			\$ -			\$ -	1		\$ 2,200
Site Work Total:					\$ 2,200			\$ -			\$ -			\$ 2,200
EROSION & SEDIMENTATION CONTROL														
Concrete Washout Area (INSTALLED)	EA	1		\$ 405	\$ 405			\$ -			\$ -	1		\$ 405
Concrete Washout Area (REMOVED)	EA	1		\$ 405	\$ 405			\$ -			\$ -	1		\$ 405
12" Silt Sock (INSTALLED)	LF	136		\$ 4	\$ 544			\$ -			\$ -	136		\$ 544
12" Silt Sock (REMOVED)	LF	136		\$ 4	\$ 544			\$ -			\$ -	136		\$ 544
Erosion & Sedimentation Control Total:					\$ 1,898			\$ -			\$ -			\$ 1,898
STORMWATER MANAGEMENT														
Infiltration Bed (Inclusive of excavation, AASHTO #3 stone, geotextile fabric, pipe, fittings, grated overflows, etc.)	LS	1		\$ 4,700	\$ 4,700			\$ -			\$ -	1		\$ 4,700
4" PVC Roof Leader	LF	145		\$ 10	\$ 1,450			\$ -			\$ -	145		\$ 1,450
6" PVC Roof Leader	LF	42		\$ 12	\$ 504			\$ -			\$ -	42		\$ 504
Stormwater Management Total:					\$ 6,654			\$ -			\$ -			\$ 6,654
Sub-Total:						\$ 10,752	Past FS Reductions		Current FS Reduction				\$ 10,752	Items Proposed for Dedication Total No Items Proposed for Dedication 15% for Post-Dedication Security N/A
Note: All totals (item, sub, final, etc.) rounded to nearest dollar.								\$ -					\$ -	
Note: 10% of remaining estimate as of 02.01.2022						10% Contingency:	\$ 1,075	>>	>>	>>	>>	>>	\$ 1,075	
Note: For every year beyond the establishment of the initial financial security, the required amount of financial security will be increased by 10%.						10% Annual Increase:	>>	>>	>>	>>	>>	>>	\$ -	
Total:						\$ 11,827							\$ 11,827	