



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 perform 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 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

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

JW/LB
R000184.0002 (Phase 4791)

P:\0001\000184_0002\Admin\4791 - Wilshire Estates 2C\CF - 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 (nngerhret@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													
Wilsheire 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 Quantity	Dedicated Quantity	Unit Cost	Item Total	Previous Quantity	Reduced Standard	Reduced Dedicated	Financial Security Reduction Total (\$)	Remaining Standard	Remaining Dedicated	Financial Security Remaining After Reduction Total (\$)	Notes
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		\$ 3,300	\$ 9,900	\$ -	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 (Ermmx-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

LOWER PARTON 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



\192.168.0.34\Project\0001\000184_0002\Admin\4791 - Wilshire Estates 2C/C - FINANCIAL SECURITY\FS (FS Revised) - PH 4791.xls

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.

A handwritten signature in black ink that reads "Jason R. Hinz".

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
DAIRYWAY FARMS PHASE I

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

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
ISION DATE: 07/05/23

HRG

Superpave Asphalt, HMA Binder (19mm, 2" depth)	SY	9882	\$ 12	\$ 118,594	0	9882	\$ 118,594	\$ 0	0	\$ 0	-	
Superpave Asphalt, HMA Base (25mm, 3" depth)	SY	6489	\$ 18	\$ 116,802	0	6489	\$ 116,802	\$ 0	0	\$ 0	-	
Superpave Asphalt, HMA Base (25mm, 5" depth)	SY	3393	\$ 21	\$ 71,253	0	3393	\$ 71,253	\$ 0	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	0	0	\$ 9,000	\$ 0	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	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		
						Past FS Reductions		Current FS Reduction				
Note: All totals (item, sub, final, etc.) rounded to nearest dollar.				Sub-Total:	\$ 1,458,238		\$ 1,106,120		\$ 50,555		\$ 301,563	
Note: 10% of remaining estimate as of 02/01/2022				10% Contingency:	\$ 145,824	>>	>>	>>	>>	>>	\$ 30,156	
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:	>>	>>	>>	>>	Number of Years	1	\$ 33,172	
				Total:	\$ 1,604,062						\$ 364,891	
Items Proposed for Dedication Total												
\$ 1,180,827												
15% for Post-Dedication Security												
\$ 177,124												

This information is subject to HIG Policy E-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.

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

Jason R. Hinz, PE
Group Manager | Municipal and Water Resources

ILU/LB
R000184.0003 (Phase 4837)
P:\0001\000184_0003\Admin\Phase 4837 - 6760 Cornell Road SWM\FC - FINANCIAL SECURITY\FS1 - PH.Docx

Enclosures: Financial Security Estimate
c: Nikki Drescher (ndrescher@lowerpaxton-pa.gov)
Nick Gehret (ngehret@lowerpaxton-pa.gov)
Bill Weaver (wweaver@lowerpaxton-pa.gov)
Larry Stepansky (lstepansky@lowerpaxton-pa.gov)
Jackie Wilbern (jwilbern@hrg-inc.com)
Tim Nolt (tim@noltengineering.com)

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

