



LOWER PAXTON TOWNSHIP

Department of Community Development

Amanda Zerbe, *Director*

MEMO TO: Board of Supervisors

FROM: Amanda Zerbe, Community Development Director

DATE: January 29, 2026

SUBJECT: Improvement Guarantees for 02/03/2026 Board of Supervisors Meeting

The following Improvement Guarantees are being presented for approval.

- **2401 Abbey Lane** – Establishment of new stormwater management plan for a swimming pool, patio and pavilion.

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

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **2401 ABBEY LANE**

Name of Owner/Developer: **JONATHAN SHARP**

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 **\$17,098.00**

New improvement guarantee expiration date:

Date of Board of Supervisors meeting: **February 3, 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

2401 Abbey Lane - Sharp SWM

December 17, 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:
Plan Sheets 1-3 of 3 (Plan)	October 29, 2025	December 12, 2025
Opinion of Probable Construction Cost	December 12, 2025	---

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$17,098, 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 | Municipal & Water Resources

JW/MCG/LB

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c: Larry Stepansky (lstepansky@lowerpaxton-pa.gov)
Nikki Drescher (ndrescher@lowerpaxton-pa.gov)
Nick Gehret (ngehret@lowerpaxton-pa.gov)
Bill Weaver (wweaver@lowerpaxton-pa.gov)
Jackie Wilbern (jwilbern@hrg-inc.com)
David M. Lisanti (dlisanti@outlook.com)

LOWER PAXTON TOWNSHIP FINANCIAL SECURITY (FS) ESTIMATE 2401 ABBEY LANE - SHARP SWM											
INITIAL FS RECOMMENDATION DATE: 12/17/25				HRG NO.: R000183.0003 PH 4843							
PREVIOUS FS REDUCTION DATE:				PLAN DATE: 10/29/25							
CURRENT FS REDUCTION DATE:				LAST PLAN REVISION DATE: 12/12/25							
Description	Units	Standard Quantity	Dedicated Quantity	Unit Cost	Item Total	Previous Standard	Financial Security Reduction	Current Standard	Remaining Standard	Financial Security Total (\$)	Remaining After Reduction Notes
SITE WORK							Reduced	Reduced			
Topsoil Removal/Stockpiling	LS	1		\$ 200	\$ 200		\$ -		1	\$ 200	
Permanent Seed/Mulch (no topsoil)	LS	1		\$ 300	\$ 300		\$ -		1	\$ 300	
		Site Work Total:		\$ 500			\$ -			\$ 500	
EROSION & SEDIMENTATION CONTROL											
Stabilized Construction Entrance (INSTALLED)	EA	1		\$ 460	\$ 460		\$ -		1	\$ 460	
Stabilized Construction Entrance (REMOVED)	EA	1		\$ 460	\$ 460		\$ -		1	\$ 460	
Concrete Washout Area (INSTALLED)	EA	1		\$ 162	\$ 162		\$ -		1	\$ 162	
Concrete Washout Area (REMOVED)	EA	1		\$ 162	\$ 162		\$ -		1	\$ 162	
18" Silt Fence (INSTALLED)	LF	210		\$ 1	\$ 210		\$ -		210	\$ 210	
18" Silt Fence (REMOVED)	LF	210		\$ 1	\$ 210		\$ -		210	\$ 210	
Inlet Protection (INSTALLED)	EA	1		\$ 46	\$ 46		\$ -		1	\$ 46	
Inlet Protection (REMOVED)	EA	1		\$ 46	\$ 46		\$ -		1	\$ 46	
Erosion Control Mat	SY	228		\$ 1	\$ 228		\$ -		228	\$ 228	
		Erosion & Sedimentation Control Total:		\$ 1,984			\$ -			\$ 1,984	
STORMWATER MANAGEMENT											
Trench Drain	LF	34		\$ 62	\$ 2,108		\$ -		34	\$ 2,108	
Subsurface Stormwater Bed	LS	1		\$ 9,000	\$ 9,000		\$ -		1	\$ 9,000	
4" PVC Pipe	LF	44		\$ 8	\$ 352		\$ -		44	\$ 352	
		Stormwater Management Total:		\$ 11,460			\$ -			\$ 11,460	
PAVING AND CONCRETE											
Concrete Curb, 18"	LF	20		\$ 30	\$ 600		\$ -		20	\$ 600	In case replacement needed on Continental Drive
Sidewalk	SY	10		\$ 50	\$ 500		\$ -		10	\$ 500	In case replacement needed on Continental Drive
		Paving and Concrete Total:		\$ 1,100			\$ -			\$ 1,100	
MISCELLANEOUS											
As-Built Plan	LS	1		\$ 500	\$ 500		\$ -		1	\$ 500	
		Miscellaneous Total:		\$ 500			\$ -			\$ 500	
Note: All totals (item, sub, final, etc.) rounded to nearest dollar.		Sub-Total: \$ 15,544								\$ 15,544	Items Proposed for Dedication Total
Note: 10% of remaining estimate as of 02/01/2022		10% Contingency: \$ 1,554		>>	>>	>>	>>	>>	>>	\$ 1,554	No Items Proposed for Dedication
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	\$ -	15% for Post-Dedication Security
		Total: \$ 17,098								\$ 17,098	N/A