

IMPROVEMENT GUARANTEES

April 18, 2023

Deaven Woods – Extension

Mindy Meadows, Phase 2 – Extension

Autumn Ridge, Phases II & III – Extension

Maiden Creek – Extension

Huntleigh, Phase 1 – Extension`

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **Huntleigh, Phase 1**

Name of Owner/Developer: **Eastern Development & Planning**

Type of Request: Reduction Extension Increase
 Release New

Type of Guarantee: Letter of Credit Bond Escrow

Bank, Bonding Co., Escrow Agreement: **Fulton Bank** LOC #D003500

Original Guarantee Amount: **\$294,257.12**

Established: September 21, 2004

Reduced to \$75,231.20	on August 2, 2005
Reduced to \$65,126.60	on July 18, 2006
Increased to \$71,639.26	on August 7, 2007
Increased to \$78,803.19	on July 1, 2008
Increased to \$86,683.51	on June 16, 2009
Reduced to \$81,856.00	on June 15, 2010
Increased to \$90,041.60	on May 16, 2011
Increased to \$99,045.76	on April 17, 2012
Increased to \$108,950.33	on March 19, 2013
Increased to \$119,945.36	on February 18, 2014
Increased to \$131,939.89	on January 20, 2015
Retained to \$131,939.89	on December 15, 2015
Reduced to \$111,914.80	on January 19, 2016
Retained at \$111,914.80	on November 1, 2016
Increased to \$121,411.53	on September 19, 2017
Retained at \$121,411.53	on September 18, 2018
Increased to \$133,552.68	on September 17, 2019
Retained at \$133,552.68	on May 5, 2020
Reduced to \$12,239.87	on May 1, 2021
Retained at \$12,239.87	on April 19, 2022

Current Amount in Force: \$12,239.87

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

Decreased Increased Established Released Retained

 At / To \$12,239.87

Expiration date of new applicable agreement: May 1, 2024

Date of Board of Supervisors meeting: April 18, 2023

Action taken by Board of Supervisors: _____



Herbert, Rowland & Grubic, Inc.
Engineering & Related Services

AN EMPLOYEE-OWNED COMPANY

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

April 19, 2021

Ms. Amanda Zerbe, Zoning Officer
Lower Paxton Township
425 Prince Street
Harrisburg, Pennsylvania 17109

Re: Huntleigh Phase 1
Improvement Guarantee Reduction No. 6

Dear Amanda:

As requested, an inspection was conducted by our office on April 12, 2021 for the above referenced project to verify the completion of items included in the improvement guarantee. Based upon our observations, we recommend a reduction of \$121,312.81 from the current amount of \$133,552.68 creating a new balance of \$12,239.87 as shown on the attached summary.

If you have any comments or questions or require further information in this regard, please feel free to contact me. Thank you.

Sincerely,

Herbert, Rowland & Grubic, Inc.

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

JRH/CMF/LB

000184.0002 (Phase 4259)

P:\0001\000184_0002\Admin\4259 Huntleigh PH 1\4259 Red6 CMF.doc

Enclosures

c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
John Kerschner (john.kerschner@finelinehomes.com)

HUNTLEIGH - PHASE I				
IMPROVEMENT GUARANTEE REDUCTION #6 04/19/2021				
DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	COST
1.5" ID-2 Wearing		SY	\$ 4.00	\$ -
Concrete Curb - Need ADA ramp at Lot 87	1	LS	\$ 1,000.00	\$ 1,000.00
Sidewalks ¹	45	SY	\$ 22.00	\$ 990.00
Concrete Monuments	2	EA	\$ 250.00	\$ 500.00
Spread topsoil, seed and mulch	1.8	ACRES	\$ 1,000.00	\$ 1,800.00
			SUBTOTAL	\$ 4,290.00
			10% CONTINGENCY	\$ 429.00
			SUBTOTAL	\$ 4,719.00
			10% LPT ANNUAL INCREASE	\$ 5,190.90
			10% LPT ANNUAL INCREASE	\$ 5,709.99
			10% LPT ANNUAL INCREASE	\$ 6,280.99
			10% LPT ANNUAL INCREASE	\$ 6,909.09
			10% LPT ANNUAL INCREASE	\$ 7,600.00
			10% LPT ANNUAL INCREASE	\$ 8,360.00
			10% LPT ANNUAL INCREASE	\$ 9,196.00
			10% LPT ANNUAL INCREASE	\$ 10,115.60
			10% LPT ANNUAL INCREASE	\$ 11,127.16
			10% LPT ANNUAL INCREASE	\$ 12,239.87
			CURRENT TOTAL	\$ 12,239.87



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April 19, 2021

Ms. Amanda Zerbe, Zoning Officer
Lower Paxton Township
425 Prince Street
Harrisburg, Pennsylvania 17109

Re: Maiden Creek
Improvement Guarantee Reduction 7

Dear Amanda:

As requested, an inspection of the above referenced site was conducted on April 12, 2021 for the purpose of reducing the improvement guarantee. We recommend a reduction of \$26,492.50 from the current amount of \$45,000, leaving a balance of \$18,507.50, as shown on the attached tabulation.

Sincerely,

Herbert, Rowland & Grubic, Inc.

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

JRH/CMF/LB

0184.002 (Phase 4227)

P:\0001\000184_0002\Admin\4227 Maiden Creek\4227red7.doc

c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
John Kerschner (john.kerschner@finelinehomes.com)

MAIDEN CREEK				
IMPROVEMENT GUARANTEE REDUCTION 7				
19-Apr-21				
Item	Quantity	Unit	Unit Price	Total
Misc. Items				
Concrete Sidewalk	573	SY	\$25.00	\$14,325.00
Concrete Monuments	2	EA.	\$250.00	\$500.00
Storm Sewer Cleaning	1	LS	\$2,000.00	\$2,000.00
			Misc. Subtotal	\$16,825.00
			SUBTOTAL	\$16,825.00
			10% Contingency	\$1,682.50
			TOTAL	\$18,507.50
			FOR ESTIMATE USE	\$18,507.50

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **Autumn Ridge, Phases II & III**
Name of Owner/Developer: **Paxtonia Associates**

Type of Request: Reduction Extension Increase
 Release New Change

Type of Guarantee: Letter of Credit Bond Escrow

Bank, Bonding Co., Escrow Agreement: **Fulton Bank**

Original Guarantee Amount: **\$582,657.35**

Established: **June 2, 2004**

Reduced to \$270,938.25	on February 15, 2005
Reduced to \$175,977.45	on October 4, 2005
Reduced to \$152,423.15	on April 11, 2006
Reduced to \$72,787.00	on August 15, 2006
Increased to \$80,065.70	on April 17, 2007
Reduced to \$43,260.00	on May 1, 2007
Increased to \$45,702.00	on January 7, 2008
Increased to \$50,272.20	on April 7, 2009
Increased to \$55,299.42	on March 2, 2010
Increased to \$60,898.66	on February 1, 2011
Increased to \$66,988.53	on January 12, 2012
Increased to \$73,687.38	on December 18, 2012
Increased to \$81,056.12	on November 19, 2013
Increased to \$89,151.73	on October 21, 2014
Increased to \$98,066.90	on September 15, 2015
Retained at \$98,066.90	on August 16, 2016
Decreased to \$86,734.75	on July August 1, 2017
Retained at \$86,734.75	on July 17, 2018
Retained at \$86,734.75	on July 16, 2019
Increased to \$95,734.75	on May 5, 2020
Reduced to \$14,493.83	on April 20, 2021
Retained at \$14,493.83	on April 19, 2022

Current Amount in Force: **\$14,493.83**

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

decreased increased established released retained

At / To **\$14,493.83**

Expiration date of new applicable agreement: May 1, 2024

Date of Board of Supervisors meeting: April 18, 2023

Action taken by Board of Supervisors: _____



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

April 19, 2021

Ms. Amanda Zerbe, Zoning Officer
Lower Paxton Township
425 Prince Street
Harrisburg, Pennsylvania 17109

Re: Autumn Ridge, Phases II & III
Improvement Guarantee Reduction 7

Dear Amanda:

An inspection of the referenced site was conducted on April 12, 2021 for the purpose of reducing the improvement guarantee. We recommend a reduction of \$72,240.92 from the current amount of \$86,734.75, leaving a balance of \$14,493.83. Attached is a list of work to complete the project.

Sincerely,

Herbert, Rowland & Grubic, Inc.

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

JRH/CMF/LB
000184.0002 (Phase 4284)
P:\0001\000184_0002\Admin\4284 Autumn Ridge PH II & III\4284 Reduction 7.doc

Enclosure

c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
John Kerschner (john.kerschner@finelinehomes.com)

**APPENDIX A
AUTUMN RIDGE, PHASES II & III
IMPROVEMENT GUARANTEE REDUCTION #7**

DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	COST
Concrete Sidewalk *	116	S.Y.	\$30.00	\$3,480.00
Concrete Monuments **	7	EA.	\$200.00	\$1,400.00
Temporary E & S Controls*	1	L.S.	\$200.00	\$200.00
SUBTOTAL				\$5,080.00
10% CONTINGENCY				\$508.00
TOTAL				\$5,588.00
10% ANNUAL INCREASE				\$6,146.80
10% ANNUAL INCREASE				\$6,761.48
10% ANNUAL INCREASE				\$7,437.63
10% ANNUAL INCREASE				\$8,181.39
10% ANNUAL INCREASE				\$8,999.53
10% ANNUAL INCREASE				\$9,899.48
10% ANNUAL INCREASE				\$10,889.43
10% ANNUAL INCREASE				\$11,978.37
10% ANNUAL INCREASE				\$13,176.21
10% ANNUAL INCREASE				\$14,493.83

Notes

* Four unimproved lots remaining

** Monuments not yet installed

PUBLIC IMPROVEMENTS COST ESTIMATE FOR MINDY MEADOWS, PHASE II				
ITEM	QUANTITY	UNITS	UNIT PRICE	COST
EARTHWORK				
Strip/Stockpile Topsoil	3,700	C.Y.	\$2.00	\$7,400.00
Bulk excavation	12,000	C.Y.	\$3.00	\$36,000.00
Earthwork Construction Subtotal				\$43,400.00
PAVEMENT/CURB CONSTRUCTION				
Concrete Curb	3,745	L.F.	\$12.00	\$44,940.00
1-1/2" ID-2 Wearing Course	8,304	S.Y.	\$6.50	\$53,976.00
3" BCBC	8,304	S.Y.	\$7.75	\$64,356.00
6" 2A Modified Coarse Aggregate	8,304	S.Y.	\$6.50	\$53,976.00
Sidewalk	1,679	S.Y.	\$25.00	\$41,975.00
Pavement/Sidewalk/Curb Construction Subtotal				\$259,223.00
SIGNAGE				
Traffic Control Sign	6	EA.	\$150.00	\$900.00
Signage Subtotal				\$900.00
STORM SEWER				
Storm Inlet or Manhole	24	EA.	\$1,500.00	\$36,000.00
24" HDPE Storm Pipe	1046	L.F.	\$55.00	\$57,530.00
21" HDPE Storm Pipe	28	L.F.	\$43.00	\$1,204.00
18" HDPE Storm Pipe	1013	L.F.	\$30.00	\$30,390.00
End Sections	4	EA.	\$150.00	\$600.00
Basin Underdrain	45	L.F.	\$7.00	\$315.00
Storm Sewer Subtotal				\$126,039.00
SOIL EROSION & SEDIMENTATION CONTROL				
RipRap Apron	4	EA.	\$500.00	\$2,000.00
Channel Erosion Control Blanket	710	L.F.	\$3.50	\$2,485.00
18" Silt Fence	167	L.F.	\$3.50	\$584.50
30" Silt Fence	1117	L.F.	\$5.00	\$5,585.00
Topsoil/Seed/Mulch	12,100	S.Y.	\$2.50	\$30,250.00
Stabilized Construction Entrance	3	EA.	\$1,500.00	\$4,500.00
Inlet Protection	13	EA.	\$100.00	\$1,300.00
Sediment Trap	2	EA.	\$3,000.00	\$6,000.00
Soil Erosion & Sedimentation Control Subtotal				\$52,704.50
MISCELLANEOUS ITEMS				
Concrete Monuments	2	EA.	\$250.00	\$500.00
Miscellaneous Subtotal				\$500.00
SUBTOTAL				\$482,766.50
10% CONTINGENCY				\$48,276.65
TOTAL				\$531,043.15
FOR ESTIMATE USE				\$530,000.00

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **Deaven Woods**

Name of Owner/Developer: **Deaven Woods, LLC**

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: **\$1,040,000.00**

Established: **October 14, 2008**

Reduced to \$337,000.00	on September 22, 2009
Reduced to \$309,800.00	on November 17, 2009
Reduced to \$247,900.00	on October 5, 2010
Retained at \$247,900.00	on December 7, 2010
Increased to \$272,690.00	on November 1, 2011
Retained at \$272,690.00	on October 16, 2012
Reduced to \$242,990.00	on November 5, 2012
Retained at \$242,900.00	on June 18, 2013
Increased to \$267,190.00	on June 3, 2014
Increased to \$293,909.00	on May 5, 2015
Reduced to \$235,829.91	on January 19, 2016
Retained at 235,829.91	on April 4, 2017
Reduced to \$197,472.00	on May 1, 2018
Retained at \$197,472.00	on April 16, 2019
Reduced to \$25,575.00	on November 19, 2019
Retained at \$25,575.00	on April 21, 2020
Increased to \$28,132.50	on April 20, 2021
Increased to \$30,945.75	on April 19, 2022

Current Amount in Force: **\$28,132.50**

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

decreased increased established released retained

At / To **\$30,945.75**

Expiration date of new applicable agreement: **May 1, 2023**

Date of Board of Supervisors meeting: **April 18, 2022**

Action taken by Board of Supervisors: _____



AN EMPLOYEE-OWNED COMPANY

369 East Park Drive
Harrisburg, PA 17111
(717) 564-1121
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November 15, 2019

Ms. Amanda Zerbe, Zoning Officer
Lower Paxton Township
425 Prince Street
Harrisburg, Pennsylvania 17109

Re: Deaven Woods
Improvement Guarantee Reduction No. 7

Dear Amanda:

As requested, an inspection was conducted by our office on November 13, 2019 for the above referenced project to verify the completion of items included in the improvement guarantee. We recommend that the improvement guarantee be re-established in the amount of \$25,575.00 as shown on the attached tabulation, which represents a reduction of \$171,897.00 from the previous amount of \$197,472.00.

If you have any comments or questions or require further information in this regard, please feel free to contact me. Thank you.

Sincerely,

Herbert, Rowland & Grubic, Inc.

A handwritten signature in black ink that reads "Jason R. Hinz". The signature is written in a cursive, slightly slanted style.

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

JRH/CMF/LB
000184.0002 (Phase 4348)
P:\0001\000184_0002\Admin\4348 - Deaven Woods\IG\4348 Red 7.doc

Enclosures

c: Shirley Hepschmidt (SHepschmidt@lowerpaxton-pa.gov)
David Ionni (david_ionni@hotmail.com)

DEAVEN WOODS				
IMPROVEMENT GUARANTEE REDUCTION #7			11/13/2019	
ITEM	QUANTITY	UNITS	UNIT PRICE	COST
STORM SEWER				
X Detention/Infiltration Basin Conversion	1	EA	\$ 8,600.00	\$ 8,600.00
Storm Sewer Subtotal				\$ 8,600.00
ROADWAY				
1-1/2" SAMD HMA Wearing Course		SY	\$ 13.00	\$ -
X Concrete Sidewalk - 4 lots are not complete	253	SY	\$ 50.00	\$ 12,650.00
Roadway Subtotal				\$ 12,650.00
MISCELLANEOUS ITEMS				
X Street Tree - 4 lots are not complete	8	EA	\$ 250.00	\$ 2,000.00
Buffer Tree		EA	\$ 250.00	\$ -
Buffer Schrub		EA	\$ 50.00	\$ -
Traffic Control and Street Sign		EA	\$ 200.00	\$ -
Miscellaneous Subtotal				\$ 2,000.00
SUBTOTAL				\$ 23,250.00
10% CONTINGENCY				\$ 2,325.00
TOTAL				\$ 25,575.00