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January 10, 2020

VIA OVERNIGHT DELIVERY

Rosemary Chiavetta, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, 2nd Floor North
P.O. Box 3265
Harrisburg, PA 17105-3265

RECEIVED

JAN 10 2020

PA PUBLIC UTILITY COMMISSION
SECRETARY'S BUREAU

Re: In the Matter of the Application of The York Water Company, Under Section 1102(a)(1) of the Public Utility Code, for approval of the right of The York Water Company to begin to offer or furnish wastewater service to the public in a portion of Straban Township, Adams County, Pennsylvania
Docket Nos. A-2019-3014022

Dear Secretary Chiavetta:

Enclosed for filing are the Responses of The York Water Company to the Bureau of Technical Utility Services' Data Requests, Set I, Nos. 4-7, 10-12, 21-24, and 36 in the above-referenced proceeding. Due to the size of the attachments, the documents have been downloaded to a CD, which is also enclosed herein.

Respectfully submitted,

Devin Ryan

DTR/jl
Enclosures

cc: Matthew Lamb, Bureau of Technical Utility Services (mlamb@pa.gov)

448554

**The York Water Company
Responses to Bureau of Technical Utility Services, Water/Wastewater Division
Data Request 1**

Application of The York Water Company for approval of the right of offer, render, furnish or supply wastewater service to the public in a portion of Straban Township, Adams County at Docket No. A-2019-3014022

Discovery A-4:

Please provide a complete and legible copy, in electronic format, of the most recent approved preliminary subdivision plan set for Amblebrook.

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

The preliminary subdivision plans are attached as Attachments 1 through 12.

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Discovery A-5:

Please provide copy of the municipal approval letter from Straban Township for the final subdivision plan of each phase of Amblebrook including all conditions of approval.

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

A copy of the Straban Township Board of Supervisor's approval in the meeting minutes from March 6, 2006 regarding the Overall Preliminary Plans (for all 2000+ units) and the Section A Final Plans is attached as Attachment 1 (refer to pages 667 – 669). The March 20, 2006 letter from the developer accepting the conditions is attached as Attachment 2.

Further, attached as Attachment 3 is a copy of Straban Township's Engineer's (WM. F. Hill & Assoc., Inc.) April 18, 2018 Memorandum showing the conditional approval of the Gettysburg Commons Section A – Phase I – Final Subdivision Plan. Moreover, the fact that the Plans have Township Supervisor signatures and are recorded is proof that Straban Township has approved them.

Consistent with normal land development processes, final subdivision plan approval of further phases of the development will be obtained by the developer as home construction is built out.

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Discovery A-6:

Please provide a complete and legible copy, in electronic format, of the approved final plan set for each phase of Amblebrook.

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

See Attachment 1 for a copy of the approved Final Subdivision Plat for Amblebrook Section A – Phase I. Attachment 2 is a copy of the final land development plans for the amenity area in the Amblebrook development. The developer will obtain final approval of subsequent phases as home construction builds out.

**The York Water Company
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**Application of The York Water Company for approval of the right of offer, render, furnish
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Discovery A-7:

**Please provide copy of the municipal approval letter from Straban Township for the final
subdivision plan of each phase of Amblebrook including all conditions of approval.**

Respondent:

**Steven Metzler
Sr. Engineering Project Manager**

Response:

See the response to Discovery A-5.

The York Water Company
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Discovery A-10:

Please provide a copy of the DEP-approved Sewage Facilities Planning Module for Amblebrook. If DEP has not approved a Sewage Facilities Planning Module, please provide copies of any Sewage Facilities Planning Module application pending before DEP for Amblebrook.

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

A copy of the DEP-approved Sewage Facilities Planning Module for Amblebrook is attached.

The York Water Company
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Discovery A-11:

Please provide a copy of DEP's approval letter for the Amblebrook Sewage Facilities Planning Module.

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

A copy of DEP's approval letter for the Amblebrook Sewage Facilities Planning Module is attached.

The York Water Company
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Discovery A-12:

The Application's Exhibit 1, Page 1 indicates that NPDES Permit No. 0247715 and WQM Permit No. 0117401 were obtained by Greater Gettysburg Investment Group, L.P. and then assigned to CCD Rock Creek LLC (Rock Creek). Please provide evidence of these permits' assignment to Rock Creek.

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

The Bill of Sale and Assignment was executed by Greater Gettysburg Investment Group, L.P. in favor of CCD Rock Creek LLC effective May 30, 2018 and is attached as Attachment 1. The General Assignment (Assignment of Project Rights) is also attached as Attachment 2.

Greater Gettysburg contractually assigned its rights to all permits to CCD Rock Creek LLC. York Water's understanding is that the applications to transfer all PADEP permits to CCD Rock Creek will be submitted to effectuate the transfers within the next two weeks. Pursuant to PADEP regulations governing transfers, approvals for the transfers are expected within 30 days thereafter. CCD Rock Creek is obligated contractually to transfer the permits to York Water upon PUC approval.

The York Water Company
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Discovery A-21:

For each land parcel upon which York Water-WW's wastewater facilities will be located, please provide: (1) the subdivision's lot number or the parcel's identification number, if available; (2) a description of the facilities which will be located on the parcel; (3) land interest type (e.g., fee, easement, lease or license, etc.); (4) an estimate of the parcel's cost basis; and (5) an estimate of the parcel's market value.

Respondent:

Steven Metzler
 Sr. Engineering Project Manager

Response:

Plan: Part A, Sheet	Parcel/Lot ID	Facilities	Land Type	Cost Basis ¹	Market Value ²
PL-A3	Utility Lot 1	WWTP	5.519 Ac, Fee Simple	\$198,116	\$1,912,874
PL-A5	H-16	Southern WW Pump Station	17.152 Ac Parcel, Pump Station: 50'x50' Easement on Parcel	\$2,060	\$19,892
PL-E1	H-32	Northern WW Pump Station	5.333 Ac Parcel Pumping Station: 50'x50' Easement on Parcel	\$2,060	\$19,892

¹Based on estimated average of \$35,897/Acre
²Based on estimated average of \$346,598/Acre

York Water intends to hold dedicated Utility Lot for the Wastewater Treatment Plant as fee simple. The land where the pump stations are to be located is not proposed to be developed.

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Discovery A-22:

Please provide complete and legible copies, in electronic format, of the approved sewer utility plan sheets for Amblebrook to include, at a minimum, the identification of the parcels for the wastewater treatment plant(s) (WWTP) and the pumping stations, and the layout of the wastewater conveyance system with manhole locations and pipe sizes.

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

See Attachments 5 and 7 to Discovery A-4 and the Attachment to this response for the approved sewer utility plan sheets for Amblebrook, parcels for the wastewater treatment plant, pumping stations, and the layout of the wastewater conveyance system.

The York Water Company
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Discovery A-23:

Please provide an overview of York Water-WW's proposed wastewater system for Amblebrook to include, at a minimum, the following:

- a. Details of York Water-WW's Phase I Dutchland 100,000 GPD WWTP: design hydraulic and organic capacities, permitted hydraulic and organic capacities, anticipated peak daily hydraulic and organic loadings, anticipated average daily hydraulic and organic loadings;
- b. Details of York Water-WW's Phase II Dutchland 170,000 GPD WWTP: design hydraulic and organic capacities, permitted hydraulic and organic capacities, anticipated peak daily hydraulic and organic loadings, anticipated average daily hydraulic and organic loadings;
- c. Indication whether the Phase I Dutchland and Phase II Dutchland WWTPs will be located within the same structure as additional treatment trains or as standalone structures at different locations in Amblebrook;
- d. Design details of York Water-WW's planned pumping stations; and
- e. Summary of York Water-WW's planned treatment method and major process components for each Dutchland WWTP by phase.

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

See Attachments 5 and 7 to Discovery A-4 for a copy of the design drawings for the Gettysburg Commons and Rock Creek Farm Wastewater Treatment Plant. In addition, see the Attachment to Discovery A-22 for a copy of the Design Engineer's Report prepared by Entech Engineering for the Wastewater Treatment Plant and Influent Pump Station. Individual information is summarized in the following items as listed from a through e below:

a. NPDES parameters:

Design hydraulic capacity: 100,000 GPD
Design organic capacity: 250 mg/l CBOD5 = 209 lb/day
Permitted hydraulic capacity: 270,000 GPD (NPDES No. PA0247715)
Permitted organic capacity: 10 mg/l CBOD5 = 22.5 lb/day Average Discharge (NPDES No. PA0247715)
Projected peak daily hydraulic loading: 200,000 GPD
Projected peak daily organic loading: 250 mg/l CBOD5 = 417 lb/day
Projected average daily hydraulic loading: 100,000 GPD
Projected average organic loading: 250 mg/l CBOD5 = 209 lb/day

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b. NPDES parameters:

Design hydraulic capacity: 270,000 GPD
Design organic capacity: 250 mg/l CBOD5 = 565 lb/day
Permitted hydraulic capacity: 270,000 GPD (NPDES No. PA0247715)
Permitted organic capacity: 10 mg/l CBOD5 = 22.5 lb/day Average Discharge
(NPDES No. PA0247715)
Projected peak daily hydraulic loading: 810,000 GPD (Raw Wastewater Pump
Capacity)
Projected peak daily organic loading: 250 mg/l CBOD5 = 1,689 lb/day
Projected average daily hydraulic loading: 270,000 GPD
Projected average organic loading: 250 mg/l CBOD5 565 lb/day

c. Phase I Dutchland WWTP is being constructed as a single train structure with the necessary major components. Phase II Dutchland WWTP will include two additional modules being installed to create three separate trains. These additional units will be installed adjacent to the existing Phase I WWTP.

d. The future planned pumping stations have not been designed as of this date, as they will only be needed in future phases.

e. Phase 1 WWTP (100,000 GPD)

Influent Pump Station (part of WWTP)
Pipe and Appurtenances
Pumps and Controls
Concrete Tanks
(1) Equalization Basin
(2) Anoxic Basins
(2) Aeration Basins
(2) Clarifier Basins
(1) Sludge Holding Basin
(1) Mudwell/Tertiary Filter Basin
(1) Clearwell Basin
(1) Modular UW/Post-Aeration Structure
Flow Diversion Vault
Chemical Feed Systems
Air Supply Equipment
Aeration Pipe and Diffuser System
Instrumentation and Controls
Effluent Flow Meter/Recording System
Alarm Monitoring/Auto Dialer
Nitrate Testing Equipment

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Additional information is provided in the construction contract attached to this response.

The information requested for future phases is not currently available.

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Discovery A-24:

Please provide a detailed breakdown of the projected total construction cost for Amblebrook that includes material type descriptions, material quantities, unit costs and extended costs for the WWTP(s), pumping stations, manholes and the wastewater conveyance system delineated by development phase. This breakdown should include the material type and pipe size of the York Water-WW owned portion of service laterals and should include the cost of appurtenances (i.e., clean-outs, etc.).

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

See Attachment 1 to Discovery A-24 for a detailed breakdown of the projected total construction cost for Amblebrook that includes material type descriptions, material quantities, unit costs and extended costs for the WWTP(s), pumping stations, manholes and the wastewater conveyance system delineated by development phase.

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Discovery A-36:

Please describe all permits, easements and rights-of-way required to provide wastewater service within the requested territory, indicate the estimated cost of each permit and identify the entity financially responsible for each permit, easement and right-of-way.

Respondent:

Steven Metzler
Sr. Engineering Project Manager

Response:

The estimated costs for the developer to obtain the listed permits and provide the easements are listed in the subsequent table:

Permit	Responsible Entity	Estimated Cost
WQM Permit - Sewer	Greater Gettysburg Investment Group	\$10,000
NPDES permit No. PA0247715	Greater Gettysburg Investment Group	\$10,000
Pumping Station Easements	Greater Gettysburg Investment Group	\$7,000
Lot Piping Easements	Greater Gettysburg Investment Group	Not Determinable
Transfer of WQM & NPDES Permits to CCD Rock Creek LLC	Greater Gettysburg Investment Group	\$7,000
Private Road Easements for Sewer mains and laterals	Greater Gettysburg Investment Group	Not Determinable

VERIFICATION

I, Steven M. Metzler, being a Senior Engineering Project Manager at The York Water Company, hereby state that the facts set forth above are true and correct to the best of my knowledge, information and belief, and that if asked orally at a hearing in this matter, my answers would be as set forth therein.

I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: January 10, 2020


Steven M. Metzler