



Erin K. Fure
Director, Corporate Counsel
852 Wesley Drive | Mechanicsburg, PA 17055
Phone: 717-550-1556
erin.fure@amwater.com

VIA eFiling

August 13, 2025

Matthew L. Homsher, Secretary
Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120

Re: Application of Pennsylvania-American Water Company for the approval of the right to offer, render, furnish and supply water service to the public in an additional portion Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

Dear Secretary Homsher:

On July 16, 2025, Pennsylvania-American Water Company (the "Company") received Data Request, Set 1, from the Bureau of Technical Utility Services ("Data Requests"), for the above-referenced Application. By Secretarial Letter dated July 31, 2025, the Company's request to extend the due date for responding to the Data Requests was granted until August 13, 2025.

Enclosed are the Company's responses to the Data Request. The responses have been served upon the parties listed on the enclosed Certificate of Service.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Erin K. Fure".

Erin K. Fure

Enclosures

cc: Certificate of Service
M. Livingston, Bureau of Technical Utility Services w/Encs. **VIA** Email

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

A-1. Please provide a map depicting the route of the proposed water distribution facilities in the requested service territory, including the locations of proposed fire hydrants and the point of the proposed facilities connection with the existing facilities.

Response: Please see TUS-A-1_Attachment.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

- A-2. Section 11 of the Application estimated the total cost of the line extension to be \$646,280. This total omits the \$400,860 in additional facility costs that are identified in Exhibit F-2 under the section labelled as “Gudenkunst Waterline” (Gudenkunst Waterline) and in the Application’s Section 10 as a water main from Rivulet Place along Gudenkenst Road to Leah Street in Phase 5. Please provide the following information for the Gudenkunst Waterline:
- a. Identify the entity that will fund and install the Gudenkunst Waterline;
 - b. Identify the sources of funding for the Gudenkunst Waterline (e.g., developer advances in aid of construction under PAWC’s standard main extension agreement, PAWC internally generated funds, PAWC short-term debt, etc.); and
 - c. Provide a comparison of funding and installation responsibilities for the Gudenkunst Waterline with funding and installation responsibilities for other proposed facilities and explain why any differences are reasonable.

- Response:
- a. Seneca Trails, LLC.
 - b. Developer funds will be used to pay for the waterline extension.
 - c. Seneca Trails, LLC funded and managed the installation of the initial Gudenkunst waterline extension. The same process will be used for this extension.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

A-3. The Application's Exhibits F-1 and F-2 included an estimate of the cost of proposed facilities. However, this estimate did not include water meter quantities, sizes and costs. Please provide the estimated quantities, sizes and costs of water meters to be installed by PAWC in the proposed territory and explain how PAWC will fund meter installation costs (e.g., internally generated funds, short-term debt, etc.).

Response:

EST. QUANTITY	SIZE	COST
<u>Phase 1B</u>		
47 Townhomes	1" Meter	\$7,766.28
<u>Phase 5</u>		
66 Single Family Homes	5/8" Meter	\$6,062.10
Funding: PAWC will fund the meters under the RP Line I – New Meters as part of the Capital Budget from either internally generated funds or short-term debt.		

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

- A-4. The Application's Exhibit G consisted of an unexecuted copy of a Public Fire Hydrant Agreement for two public fire hydrants identified in the Application's Section 14. However, the Application's Exhibit K included projected revenues for five private fire hydrants. Please provide responses for each of the following:
- a. Reconfirm the entity that will be responsible for monthly charges for the fire hydrants pursuant to PAWC's effective tariff (e.g., Jackson Township, a homeowner's association, etc.); and
 - b. If Jackson Township will be responsible for monthly charges for the public fire hydrants pursuant to PAWC's effective water tariff, provide evidence that Jackson Township has applied to PAWC-WD for service, has agreed to pay these charges, or has approved a subdivision plan that includes public fire hydrants.

- Response:
- a. Jackson Township.
 - b. Jackson Township has submitted an Application for Public Fire Hydrant Service to PAWC. Please see **TUS-A-4_Attachment**.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

A-5. Section 14 of the Application indicated there will be two public fire hydrants installed and maintained by PAWC. However, the Application's Exhibit K omitted public fire hydrants from its Annual Revenue and Expense estimates. Please provide a revised Exhibit K to include the revenue from the public fire hydrants and separately quantify the number of public fire hydrants and the number of private fire hydrants.

Response: Please refer to **TUS-A-5_Attachment** for the revised Exhibit K including fire hydrant revenues and expenses. All fire hydrants will be public fire hydrants.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

A-6. Please provide a timeline for the installation of the proposed facilities in the requested territory with an estimated completion date by phase and for the Gudenkunst Waterline.

Response: The Gudenkunst waterline extension is estimated to start in November 2025 and completed in January 2026. The waterline within the residential development will be completed in phases. It is estimated that Phase 5 will be started in April 2026 and be completed in May 2026. Phase 1B will be started in June 2026 and be completed in July 2026.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

A-7. Please identify if any permits are required to complete the main extension project. If so, please provide the estimated costs, state if these costs were included in the estimated total project cost, identify the entity responsible for obtaining these permits and applicable sources of funding (e.g., developer advances, internally generated funds, short-term debt, etc.).

Response: Seneca Trails, LLC obtained all required approvals from Jackson Township and Butler County Conservation District to install the waterline along Gudenkunst Road and within Phase 5 and Phase 1B of the Seneca Trails residential development. All associated engineering and permitting costs have been paid in full by Seneca Trails, LLC.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

A-8. Please provide a copy of the most recent approved subdivision plan for the Development.

Response: Please refer to **TUS-A-8.1_Attachment** for Seneca Phase 1B and **TUS-A-8.2_Attachment** for Seneca Phase 5 recorded subdivision plans.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

A-9. The Water Facilities Line Extension Agreement (Line Extension Agreement), provided as the Application's Exhibit E, indicated in Paragraph 14 "The per customer refund, for a residential customer, shall be determined as follows: for each street service connection made for a residential customer, the refund will be three times the average annual revenue of a residential customer." Please provide an estimate of the refund to be paid by PAWC to the Developer for the residential customers.

Response: The estimated refund to be paid by PAWC to the Developer for the residential customers is \$320,925. Please refer to **TUS-A-9_Attachment** for the calculation of this amount.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

A-10. Please explain how Application approval would benefit existing ratepayers.

Response: Approval of this Application will result in more customers being connected to PAWC's water system without significant upfront capital costs required by the Company. An increase in customers along this system will allow PAWC to divide the operating costs among more customers and keep rates lower for all PAWC customers.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

A-11. Please specify how areas in the requested territory that are outside of the Development will receive wastewater service (e.g., existing properties along the trace of the Gudenkunst Waterline).

Response: All wastewater containment from the development into a stormwater management system and ponds that have been engineered by Sheffler Engineering and paid for by Seneca Trails, LLC. Jackson Township and the Butler County Conservation District have reviewed the engineered plans and issued the requisite permits/approvals.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

TUS Data Request Set 1

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in an Additional Portion of Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

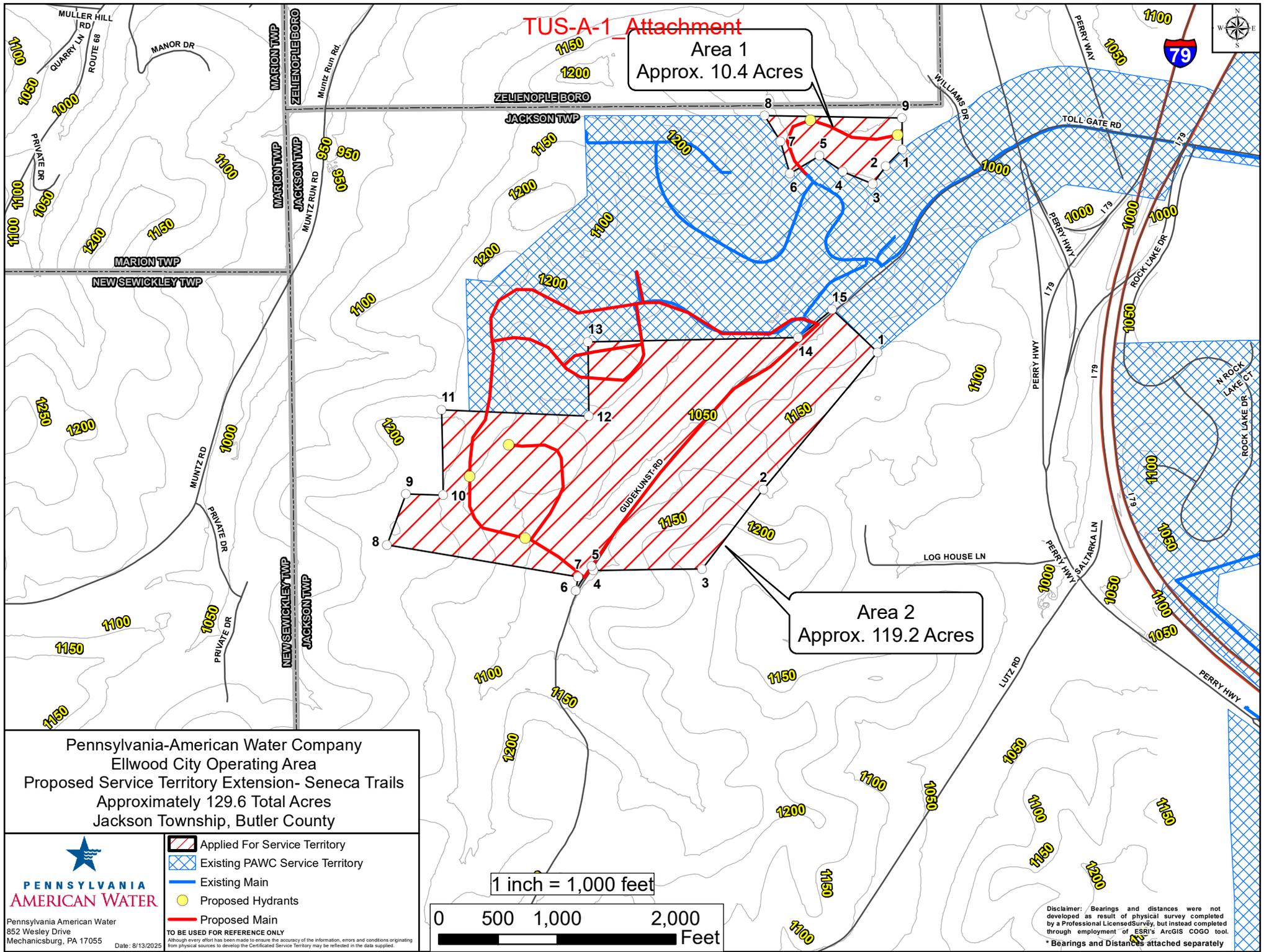
A-12. The Application's Exhibit L included copies of Jackson Township Land Use Letters for the Development's Phase 1B dated October 23, 2024, and the Development's Phases 3, 4 and 5 dated July 31, 2024. However, the Application's requested territory appears to include an area along Gudekunst Road outside of the Development, and PAWC did not provide copies of letters from Jackson Township or Butler County indicating whether the Application (i.e., PAWC's requested territory area outside of the Development) is consistent with adopted municipal and county comprehensive plans and zoning ordinances. Please provide responses for each of the following:

- a. Provide evidence that PAWC sent land use planning consistency verification letters to Jackson Township and Butler County that requested confirmation of whether the Application is consistent with adopted county and municipal comprehensive plans and zoning designations;
- b. Provide copies of responses to PAWC's land use planning consistency verification letters from Jackson Township and Butler County; and
- c. If responses to PAWC's letters have not been provided by Jackson Township or Butler County, provide verification of whether the Application is consistent with adopted county and municipal comprehensive plans and zoning ordinances.

Response:

- a. Please see **TUS-A-12_Attachment**.
- b. Please see response to TUS-A-12a.
- c. Please see response to TUS-A-12a.

Name: Jason Kessler
Title: Senior Superintendent Operations, Operations Western Pennsylvania-Northwest Pennsylvania-American Water Company

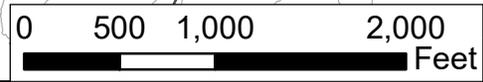


Pennsylvania-American Water Company
 Ellwood City Operating Area
 Proposed Service Territory Extension- Seneca Trails
 Approximately 129.6 Total Acres
 Jackson Township, Butler County



TO BE USED FOR REFERENCE ONLY

Although every effort has been made to ensure the accuracy of the information, errors and conditions originating from physical sources to develop the Certified Service Territory may be reflected in the data supplied.



Disclaimer: Bearings and distances were not developed as result of physical survey completed by a Professional Licensed Survey, but instead completed through employment of ESR's ArcGIS COGO tool.
 * Bearings and Distances attached separately

APPLICATION FOR PUBLIC FIRE HYDRANT SERVICE

WBS Element No. _____

Project Description _____

This Application made in triplicate this 28th day of July, 2025, by JACKSON Township, (Applicant)(a Municipal corporation of the Commonwealth of Pennsylvania), hereinafter called the "Applicant", to the **Pennsylvania-American Water Company** (a corporation of the Commonwealth of Pennsylvania), doing business in the of State of Pennsylvania, hereinafter called the "Water Company."

The Applicant, upon the terms and conditions hereinafter set forth, hereby applies to the Water Company for the installation of (a) public fire hydrant(s) to be located at:

- Phase 1B- (1) hydrant located in the open space next to the mailbox cluster and (1) hydrant located at the back of the cul-de-sac.
- Phase 5- (1) hydrant located between lots 502 and 503, (1) hydrant located at the back of the cul-de-sac near lot 549, and (1) hydrant located between lots 514 and 515.

In consideration for which the Applicant agrees to be bound by all the terms and conditions of this application, and the Water Company's tariff as amended from time to time, and to pay the Water Company for service at the schedule of rates in effect from time to time during the rendition of such service.

The further terms and conditions upon which this application may be accepted by the Water Company are as follows:

First: The public fire hydrant shall be furnished, installed, inspected, and maintained by the Water Company.

Second: The use of the public fire hydrant will be restricted to the taking of water for the extinguishing of above-ground fires. Water shall not be taken from any fire hydrant for construction purposes, extinguishing underground fires, sprinkling streets, flushing sewers or gutters, or for any other use unless specifically permitted by the Water Company for the particular time and occasion. If the Water Company grants permission to use the fire hydrant for purposes other than the extinguishment of fires, such use will be applied only if an approved backflow prevention device is attached to the hydrant. Said device shall be furnished by the Applicant.

Third: Whenever a change in location of a fire hydrant is ordered by the Applicant, such change will be made at the expense of the Applicant.

Fourth: The Water Company will undertake to use reasonable care and diligence in order to prevent and avoid interruptions and fluctuations in service, but it cannot and does not guarantee that such will not occur. The extent of the rights of the Applicant under this application is to receive, but only at times of fire, such supply of water as shall then be available and no other or greater. The Applicant agrees that the Water Company shall not be considered in any manner an insurer of property or persons, or to have undertaken to extinguish fires or to protect any persons or property against loss or damage by fire, or otherwise. The extent of the Company's liability for any and all claims for damages on account of any injury to property or persons by reason of fire, water, failure to supply water or pressure, or for any other causes whatsoever, shall be subject to limitations set forth in Section 15.1 of its Tariff.

Fifth: The Applicant will indemnify, save harmless, and defend the Water Company from all claims, loss, costs, or damage on account of injury to persons or property occurring as a result of its use or operation, or the existence of said public fire hydrant(s) including but not limited to injury or damage to persons or property by reason of fire, water, failure to supply water or pressure, or for any other cause whatsoever, to the extent that the injury to persons or property is a result of the intentional acts or negligence of the Applicant, its employees or agents, and only to the extent that that the Applicant could

be held directly liable under the Pennsylvania Public Subdivision Tort Claims Act set forth in 42 Pa. C.S. § 8541 et seq. Nothing in this paragraph shall be deemed a waiver, contractual or otherwise, of the protections afforded the Applicant at 42 Pa. C.S. § 8541 et seq.

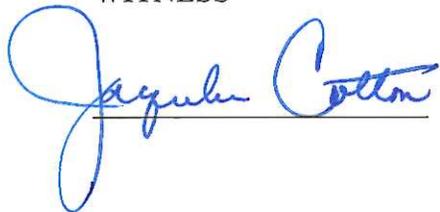
Sixth: The Applicant will notify the Water Company of each occasion on which a public fire hydrant is used so that the Company may be able to make a follow-up inspection.

Seventh: The rights and obligations of the Applicant hereunder shall be further subject at all times to the rates, rules and regulations of the Water Company that now exist or which may hereafter be adopted.

Eighth: The Applicant agrees to provide any permits required by the Applicant relative to this application for public fire hydrant(s) contracted for or its future replacement.

IN WITNESS WHEREOF the Applicant through a duly authorized official has hereunto signed this Application the day and year first above written.

WITNESS



APPLICANT

By 

Chris Rearick

Print Name

Manager - Jackson Township

Title

IN WITNESS WHEREOF the Water Company hereby accepts the foregoing Application this _____ day of _____, 20_____.

WITNESS

PENNSYLVANIA-AMERICAN WATER COMPANY

By _____
Authorized Representative

**Estimated Annual Revenue and Expense
in Application Territory
Water**

Line No.		Phase 1B		Phase 5		Total Phase 1B & 5
		47 Residential Customers	2 Public Fire Hydrants	66 Residential Customers	3 Public Fire Hydrants	113 Residential Customers 5 Public Fire Hydrants
1	Annual Revenue					
2	Meter Size	5/8"		5/8"		
3	Average Monthly Usage (100 Gallons)	32.01		32.01		
4	Monthly Service Charge	\$18.80	\$22.86	\$18.80	\$22.86	
5	Usage Charge per 100 Gallons	\$1.8772		\$1.8772		
6	Usage Charge	\$60.09		\$60.09		
7	Monthly Total Revenue	\$78.89	\$22.86	\$78.89	\$22.86	\$9,028.87
8	Annual Revenue per Customer (Ln. 7 x 12 months)	\$946.68	\$274.32	\$946.68	\$274.32	\$108,346.44
9						
10	Estimated Annual Residential Revenue	\$44,493.96		\$62,480.88		\$106,974.84
11	Estimated Annual Public Fire Hydrants Revenue		\$548.64		\$822.96	\$1,371.60
12						
13	Total Estimated Annual Revenues					\$108,346.44
14						
15	Estimated Annual Expenses					
16						
17	Estimated Annual Expenses (113 Residential Customers)	\$8,969.98		\$12,596.15		\$21,566.13
18	Estimated Annual Expenses (5 Public Fire Hydrants)		\$110.61		\$165.91	\$276.52
19						
20	Total Estimated Expenses Per Year					\$21,842.65
21						
22	Net Income (Ln. 13 - Ln. 20)					\$86,503.79

Exhibit K-Revised

OWNERS ACCEPTANCE FOR CORPORATION (JACKSON TOWNSHIP)
 BY RESOLUTION APPROVED ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF THE SENECA TRAILS, LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE SENECA TRAILS PLANNED RESIDENTIAL SUBDIVISION - PHASE 1B HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.
 (SEAL) SENECA TRAILS, LLC

SIGNATURE AND TITLE OF OFFICER WITNESS _____
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER _____

DATE _____

SURVEYORS CERTIFICATION
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY, AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.
 DATE _____ GARY A. SHEFFLER, JR., P.L.S.
 (SEAL)

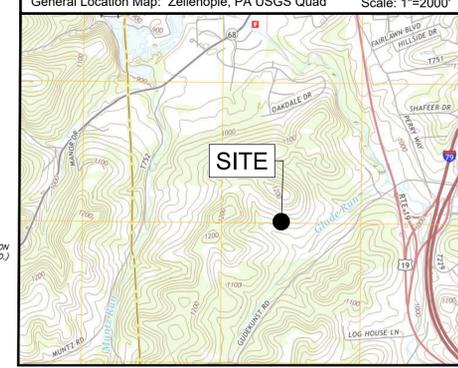
JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
 APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE _____ DAY OF _____, 20____, SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED _____, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.
 SIGNED AND NOTED AS APPROVED THIS DAY _____ DAY OF _____, 20____

TOWNSHIP SECRETARY _____ CHAIRPERSON _____

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.
 SECRETARY _____ CHAIRPERSON _____

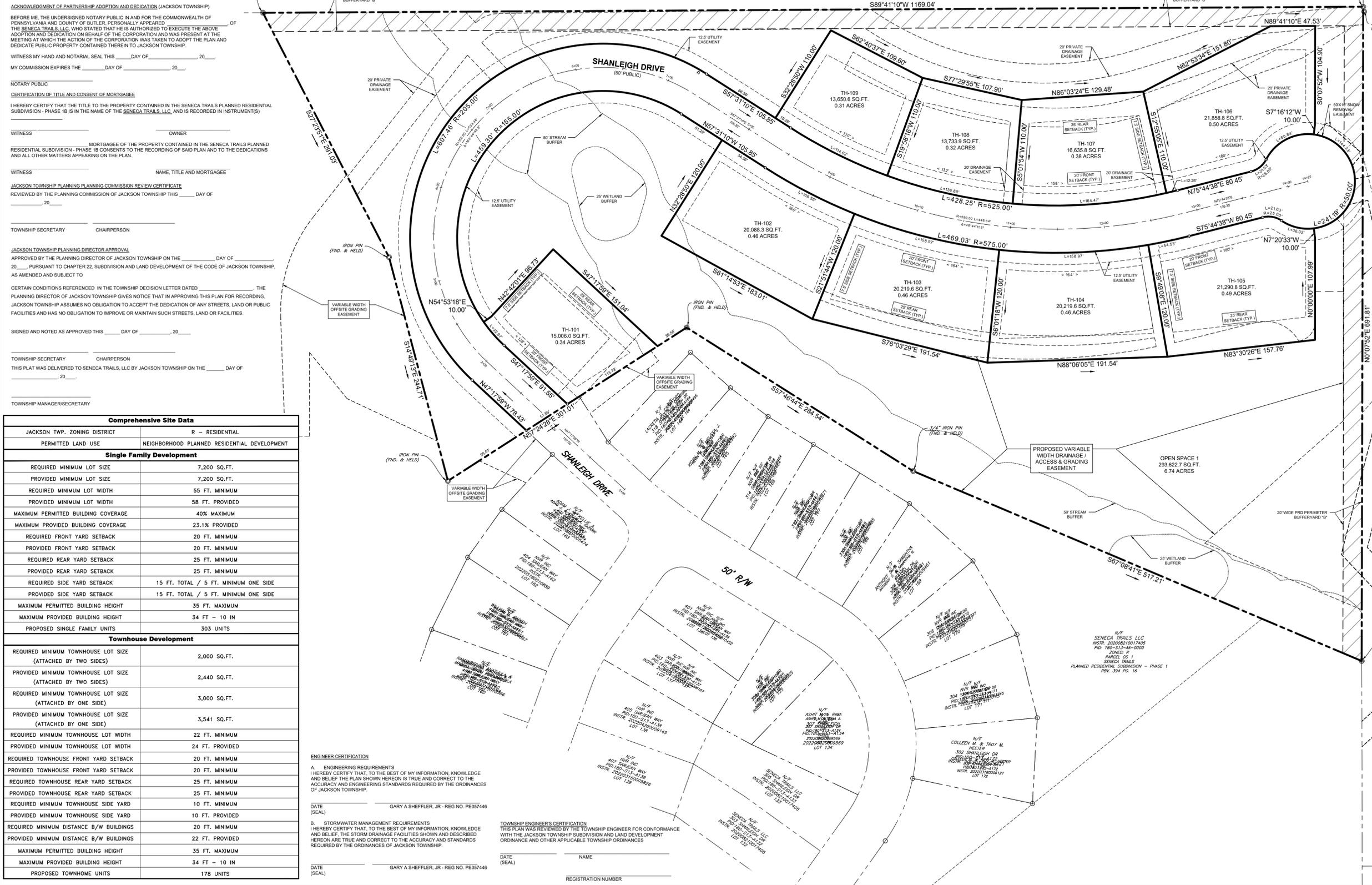
NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
 JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA
 IN PLAN BOOK VOLUME _____ PAGE(S) _____
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____
 RECORDER OF DEEDS _____



General Notes:
 1. MERIDIAN SHOWN HEREON IS BASED GRID NORTH, AS OBSERVED IN PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83.
 2. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.
 3. NO PORTION OF THE SUBJECT PREMISES LIES WITHIN THE 100 YEAR FLOODPLAIN, AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 4209C0370D, DATED AUGUST 2, 2018.
 4. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OF CONFLICT WITH THE EASEMENT AGREEMENT.

TUS-A-8.1 Attachment



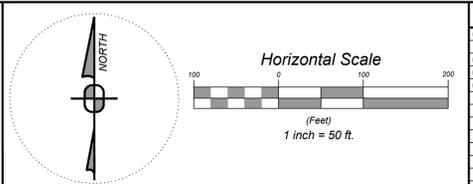
Comprehensive Site Data	
JACKSON TWP. ZONING DISTRICT	R - RESIDENTIAL
PERMITTED LAND USE	NEIGHBORHOOD PLANNED RESIDENTIAL DEVELOPMENT
Single Family Development	
REQUIRED MINIMUM LOT SIZE	7,200 SQ.FT.
PROVIDED MINIMUM LOT SIZE	7,200 SQ.FT.
REQUIRED MINIMUM LOT WIDTH	55 FT. MINIMUM
PROVIDED MINIMUM LOT WIDTH	58 FT. PROVIDED
MAXIMUM PERMITTED BUILDING COVERAGE	40% MAXIMUM
MAXIMUM PROVIDED BUILDING COVERAGE	23.1% PROVIDED
REQUIRED FRONT YARD SETBACK	20 FT. MINIMUM
PROVIDED FRONT YARD SETBACK	20 FT. MINIMUM
REQUIRED REAR YARD SETBACK	25 FT. MINIMUM
PROVIDED REAR YARD SETBACK	25 FT. MINIMUM
REQUIRED SIDE YARD SETBACK	15 FT. TOTAL / 5 FT. MINIMUM ONE SIDE
PROVIDED SIDE YARD SETBACK	15 FT. TOTAL / 5 FT. MINIMUM ONE SIDE
MAXIMUM PERMITTED BUILDING HEIGHT	35 FT. MAXIMUM
MAXIMUM PROVIDED BUILDING HEIGHT	34 FT. - 10 IN
PROPOSED SINGLE FAMILY UNITS	303 UNITS
Townhouse Development	
REQUIRED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY TWO SIDES)	2,000 SQ.FT.
PROVIDED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY TWO SIDES)	2,440 SQ.FT.
REQUIRED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY ONE SIDE)	3,000 SQ.FT.
PROVIDED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY ONE SIDE)	3,541 SQ.FT.
REQUIRED MINIMUM TOWNHOUSE LOT WIDTH	22 FT. MINIMUM
PROVIDED MINIMUM TOWNHOUSE LOT WIDTH	24 FT. PROVIDED
REQUIRED TOWNHOUSE FRONT YARD SETBACK	20 FT. MINIMUM
PROVIDED TOWNHOUSE FRONT YARD SETBACK	20 FT. MINIMUM
REQUIRED TOWNHOUSE REAR YARD SETBACK	25 FT. MINIMUM
PROVIDED TOWNHOUSE REAR YARD SETBACK	25 FT. MINIMUM
REQUIRED MINIMUM TOWNHOUSE SIDE YARD	10 FT. MINIMUM
PROVIDED MINIMUM TOWNHOUSE SIDE YARD	10 FT. PROVIDED
REQUIRED MINIMUM DISTANCE B/W BUILDINGS	20 FT. MINIMUM
PROVIDED MINIMUM DISTANCE B/W BUILDINGS	22 FT. PROVIDED
MAXIMUM PERMITTED BUILDING HEIGHT	35 FT. MAXIMUM
MAXIMUM PROVIDED BUILDING HEIGHT	34 FT. - 10 IN
PROPOSED TOWNHOME UNITS	178 UNITS

ENGINEER CERTIFICATION
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.
 DATE _____ GARY A. SHEFFLER, JR. - REG. NO. PE057446
 (SEAL)

TOWNSHIP ENGINEER'S CERTIFICATION
 THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.
 DATE _____ NAME _____
 (SEAL) REGISTRATION NUMBER _____

REGISTERED ENGINEER: GARY A. SHEFFLER, JR. (PE 057446)
 REGISTERED SURVEYOR: GARY A. SHEFFLER, JR. (PS 100000000)
 TOWNSHIP ENGINEER: _____
 JACKSON TOWNSHIP PLANNING COMMISSION: _____
 BUTLER COUNTY RECORDER OF DEEDS: _____
 JACKSON TOWNSHIP BOARD OF SUPERVISORS: _____

811 Know what's below. Call before you dig.
 POCS SER. #: 2017



Date:	Revision Description:	By:	Professional Seal:
07/12/2023	INITIAL TENTATIVE TOWNSHIP SUBMISSION	RLS	
12/15/2023	TOWNSHIP RESUBMISSION	RLS	
01/17/2024	TOWNSHIP RESUBMISSION	RLS	
03/12/2024	TOWNSHIP RESUBMISSION	AGM	
08/14/2024	INITIAL FINAL TOWNSHIP SUBMISSION	RLS	

Prepared By:
Sheffler & Company, Inc.
 ENGINEERING • SURVEYING
 1712 Mount Nebo Road, Sewickley, PA 15143
 Office Phone: 412-219-4509
 Email: info@shefflerco.com

Seneca Trails-Phase 1B
 Neighborhood Planned Residential Development
 Prepared For:
Seneca Trails, LLC
 Situate In:
Jackson Township, Butler County, Pennsylvania

Being a Subdivision of Butler County Parcel Id No. 180-4F123-2B, recorded in Instrument No. 201912100025067

DRAWING SCALE: 1" = 50'
 DATE ISSUED: 04/14/2023
 PROJECT JOB#: 3771
 CADD#: REC1 - RESIDENTIAL SUB.DWG

DESIGNED BY: RLS
 REVIEWED BY: GAS
 FIELD BOOK #: ---

Seneca Trails, LLC
 Attn: Gregg Heinemann
 202 Gabriel Drive
 Mars, PA 16046
 Phone: 412-708-1685

Sheet No.
PH1B-REC1

OWNERS ADOPTION FOR CORPORATION (JACKSON TOWNSHIP)
 BY RESOLUTION APPROVED ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF THE SENECA TRAILS, LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE FRANZ FAMILY PROPERTY SIMPLE SUBDIVISION HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL) **SENECA TRAILS, LLC**

SIGNATURE AND TITLE OF OFFICER WITNESSING _____ SIGNATURE AND TITLE OF AUTHORIZED OFFICER _____

DATE _____

ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION (JACKSON TOWNSHIP)
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED _____ OF THE SENECA TRAILS, LLC, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

CERTIFICATION OF TITLE AND CONSENT OF MORTGAGEE
 I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FRANZ FAMILY PROPERTY SIMPLE SUBDIVISION IS IN THE NAME OF THE SENECA TRAILS, LLC AND IS RECORDED IN INSTRUMENT 202108010015598.

WITNESS _____ OWNER _____

SIMPLE SUBDIVISION CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS _____ NAME, TITLE AND MORTGAGEE _____

SURVEYORS CERTIFICATION
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY, AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DATE _____ GARY A. SHEFFLER, JR., P.L.S. _____

(SEAL)

ENGINEER CERTIFICATION
 A. **ENGINEERING REQUIREMENTS**
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DATE _____ GARY A. SHEFFLER, JR. - REG NO. PE057446 _____

(SEAL)

B. **STORMWATER MANAGEMENT REQUIREMENTS**
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DATE _____ GARY A. SHEFFLER, JR. - REG NO. PE057446 _____

(SEAL)

TOWNSHIP ENGINEER'S CERTIFICATION
 THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

DATE _____ NAME _____

(SEAL) _____ REGISTRATION NUMBER _____

JACKSON TOWNSHIP PLANNING COMMISSION

REGISTERED ENGINEER

TOWNSHIP ENGINEER

BUTLER COUNTY RECORDER OF DEEDS

JACKSON TOWNSHIP BOARD OF SUPERVISORS

REGISTERED SURVEYOR

GARY A. SHEFFLER, JR.

JACKSON TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE
 REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS _____ DAY OF _____, 20____.

TOWNSHIP SECRETARY _____ CHAIRPERSON _____

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
 APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE _____ DAY OF _____, 20____, SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED _____.

NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS DAY _____ DAY OF _____, 20____.

TOWNSHIP SECRETARY _____ CHAIRPERSON _____

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
 JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE _____ TOWNSHIP MANAGER / SECRETARY _____

JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL
 APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE _____ DAY OF _____, 20____, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED _____.

THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS _____ DAY OF _____, 20____.

TOWNSHIP SECRETARY _____ CHAIRPERSON _____

THIS PLAN WAS DELIVERED TO MONTCLAIR DEVELOPMENT, LLC BY JACKSON TOWNSHIP ON THE _____ DAY OF _____, 20____.

TOWNSHIP MANAGER/SECRETARY _____

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

SECRETARY _____ CHAIRPERSON _____

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA _____ PAGE(S) _____

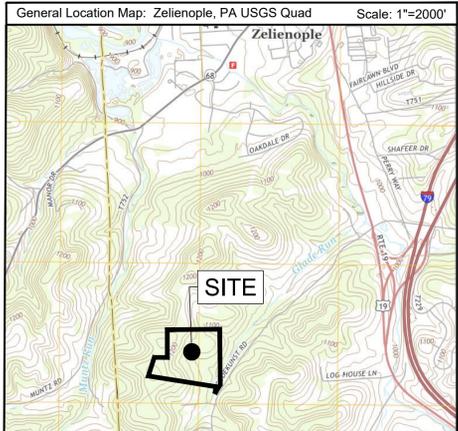
IN PLAN BOOK VOLUME _____

FILED UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

RECORDER OF DEEDS _____

TUS-A-8.2 Attachment
Page 1 of 7

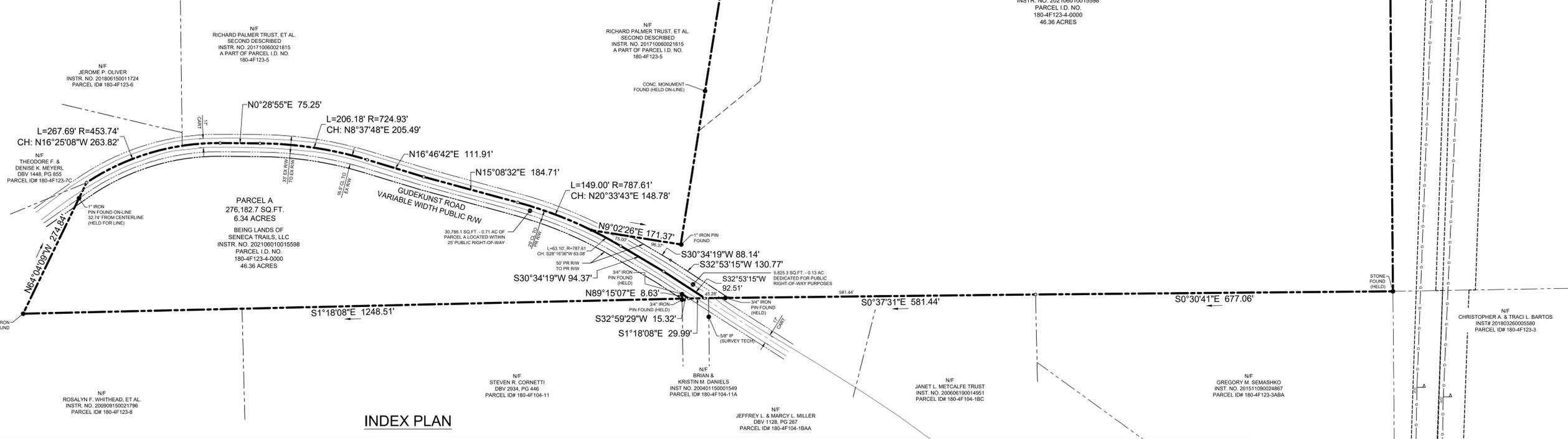
PROPOSED PARCEL AREA TABLE		
PARCEL	AREA	AREA
PARCEL A	276,182.7 SQ. FT.	6.34 AC.
PARCEL B	1,737,779.2 SQ. FT.	39.89 AC.
PUBLIC RW DEDICATION	5,825.3 SQ. FT.	0.13 AC.



ZONING DATA CHART	
ZONING DISTRICT CLASSIFICATION	RESIDENTIAL (R)
PROPOSED LAND USE	SINGLE FAMILY DETACHED
MINIMUM PERMITTED LOT SIZE	7,200 SF.
MINIMUM PERMITTED LOT WIDTH	55 FL.
PROPOSED FRONT YARDS	25 FL.
PROPOSED SIDE YARD SETBACK	15 FL. TOTAL - 5 FL. MIN.
PROPOSED REAR YARDS	25 FL.
MAXIMUM PERMITTED BUILDING HEIGHT	40 FL.

General Notes:

- MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, AS OBSERVED IN PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83.
- HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.
- NO PORTION OF THE SUBJECT PREMISES LIES WITHIN THE 100 YEAR FLOODPLAIN, AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 42019C0370D, DATED AUGUST 2, 2018.

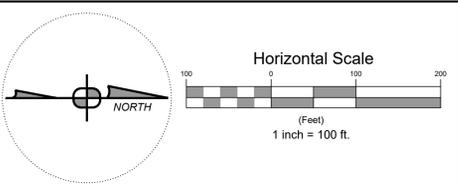


INDEX PLAN

811 Know what's below. Call before you dig.

POCS SER. #: 20201183356

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:	Professional Seal	Prepared By:
11/15/2023	TOWNSHIP RESUBMISSION	AGM		Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com
01/17/2024	TOWNSHIP RESUBMISSION	AGM		
03/12/2024	TOWNSHIP RESUBMISSION	AGM		
04/24/2024	WRCA-HRS INITIAL SUBMISSION	AGM		
06/12/2024	FINAL TOWNSHIP SUBMISSION	AGM		
07/11/2024	FINAL TOWNSHIP SUBMISSION	AGM		

Franz Family Property Simple Subdivision

Prepared For:
Seneca Trails, LLC

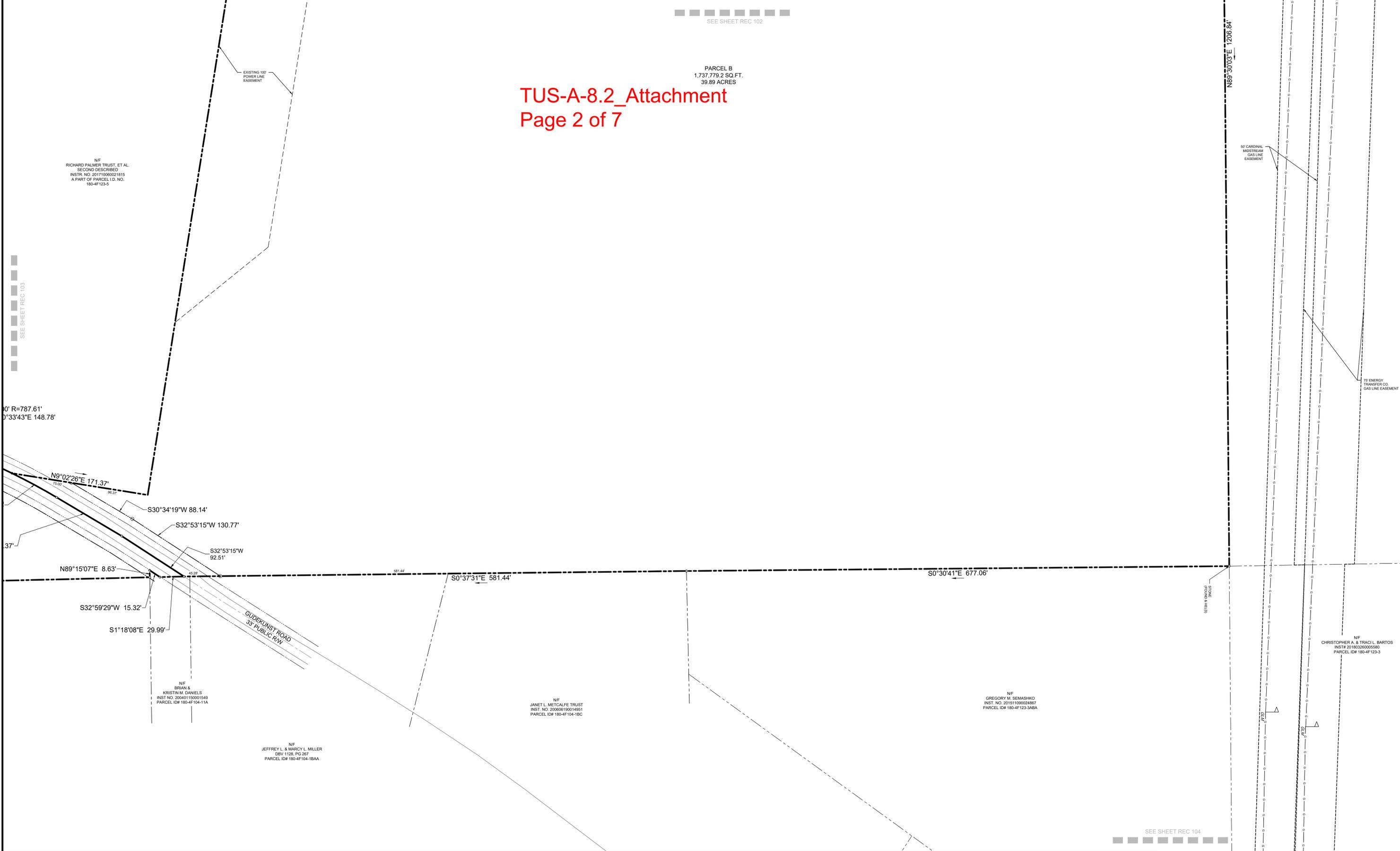
Situate In:
Jackson Township, Butler County, Pennsylvania

Being a subdivision of Parcel 180-4F123-4-0000 recorded in Instrument No. 201212310037475, to be recorded.	DRAWING SCALE: 1" = 100' DATE ISSUED: 10/08/2023 PROJECT JOB#: 4054 CADD#: 3771 - FRANZ - REC1 - SUBDIVISION PLAN.DWG	DESIGNED BY: RLS REVIEWED BY: GAS FIELD BOOK #: --- PH5-REC100	Sheet No. PH5-REC100
--	--	--	---------------------------------------

SEE SHEET REC 102

TUS-A-8.2_Attachment
Page 2 of 7

PARCEL B
1,737,779.2 SQ.FT.
39.89 ACRES



NF
RICHARD PALMER TRUST, ET AL.
SECOND DESCRIBED
INST. NO. 20111006021815
A PART OF PARCEL I.D. NO.
180-4F123-5

0' R=787.61'
0°33'43\"/>

N0°02'26\"/>

S30°34'19\"/>

S32°53'15\"/>

N89°15'07\"/>

S32°59'29\"/>

S1°18'08\"/>

NF
BRIAN &
KRISTIN M. DANIELS
INST. NO. 200401150001549
PARCEL I.D.# 180-4F104-11A

NF
JANET L. METCALFE TRUST
INST. NO. 2006016014951
PARCEL I.D.# 180-4F104-1BC

NF
GREGORY M. SEMASHKO
INST. NO. 201511050024857
PARCEL I.D.# 180-4F123-3ABA

NF
CHRISTOPHER A. & TRACI L. BARTOS
INST. NO. 201803260005580
PARCEL I.D.# 180-4F123-3

57' CARDINAL
MIDSTREAM
GAS LINE
EASEMENT

75 ENERGY
TRANSFER CO.
GAS LINE EASEMENT

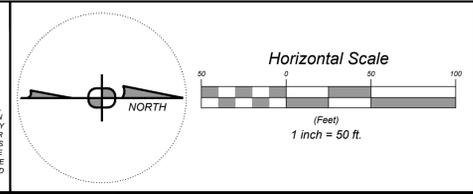
N89°30'03\"/>

SEE SHEET REC 104

811 Know what's below.
Call before you dig.

POCS SER. #: 20201183356

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:
11/15/2023	TOWNSHIP RESUBMISSION	AGM
01/17/2024	TOWNSHIP RESUBMISSION	AGM
03/12/2024	TOWNSHIP RESUBMISSION	AGM
04/24/2024	WRCA-HRG. INITIAL SUBMISSION	AGM
06/12/2024	FINAL TOWNSHIP SUBMISSION	AGM
07/11/2024	FINAL TOWNSHIP SUBMISSION	AGM



Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Franz Property
Planned Residential Subdivision

Prepared For:
Seneca Trails, LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

Being a subdivision of Parcel 180-4F123-4-0000 recorded in Instrument No. 201212310037475, to be recorded.

DRAWING SCALE:	1" = 50'	DESIGNED BY:	RLS
DATE ISSUED:	10/08/2023	REVIEWED BY:	GAS
PROJECT JOB#:	4054	FIELD BOOK #:	---
CADD#: 3771 - FRANZ - REC1 - SUBDIVISION PLAN.DWG			

Elmwood Park Residential Development

Contact: Gregg Heilmann
202 Gabriel Drive
Mars, PA 16046

Sheet No.
PH5-REC101

TUS-A-8.2 Attachment
Page 3 of 7

NF
RICHARD PALMER TRUST, ET AL.
SECOND DESCRIBED
INSTR. NO. 201710060021815
A PART OF PARCEL I.D. NO.
180-4F123-5

NF
ROBERT P. &
ARLENE S. KAUFMAN
DBV 2986, PG 439
PARCEL I.D.# 180-4F123-4A

NF
SCOTT R. BONZO
INSTR. NO. 20193150007711
PARCEL I.D.# 180-4F123-1

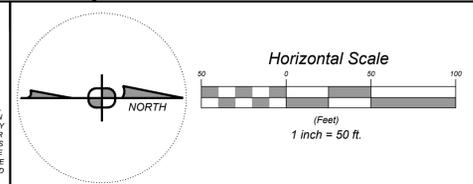


SEE SHEET REC 101

811 Know what's below.
Call before you dig.

POCS SER. #: 20201183356

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:
11/15/2023	TOWNSHIP RESUBMISSION	AGM
01/17/2024	TOWNSHIP RESUBMISSION	AGM
03/12/2024	TOWNSHIP RESUBMISSION	AGM
04/24/2024	WRCA-HRG INITIAL SUBMISSION	AGM
06/12/2024	FINAL TOWNSHIP SUBMISSION	AGM
07/11/2024	FINAL TOWNSHIP SUBMISSION	AGM



Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Franz Property
Planned Residential Subdivision

Prepared For:
Seneca Trails, LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

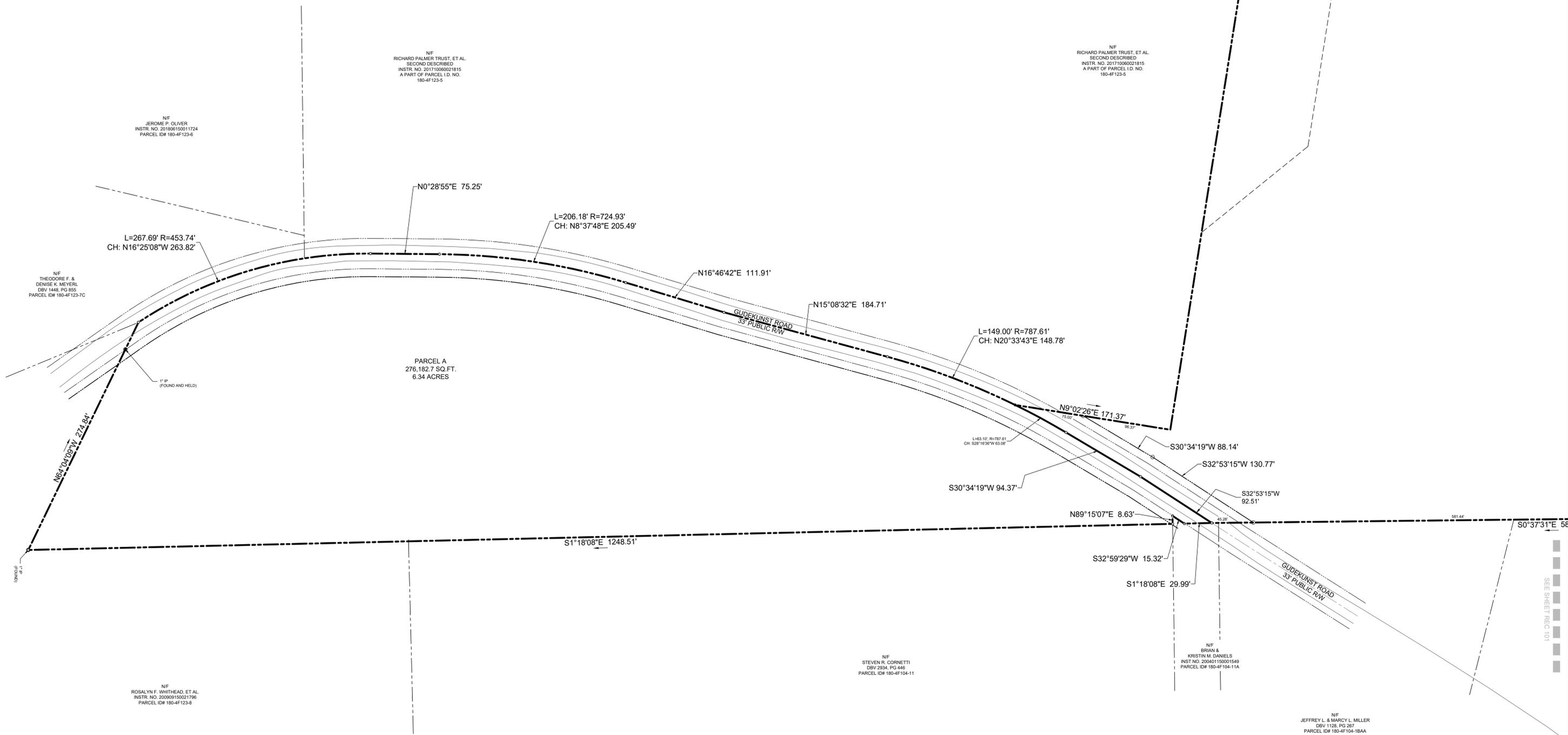
Being a subdivision of Parcel 180-4F123-4-0000 recorded in Instrument No. 201212310037475, to be recorded.

DRAWING SCALE:	1" = 50'	DESIGNED BY:	RLS
DATE ISSUED:	10/08/2023	REVIEWED BY:	GAS
PROJECT JOB#:	4054	FIELD BOOK #:	---
CADD#: 3771 - FRANZ - REC1 - SUBDIVISION PLAN.DWG			

Elmwood Park Residential Development
Contact: Gregg Heilmann
202 Gabriel Drive
Mars, PA 16046

Sheet No.
PH5-REC102

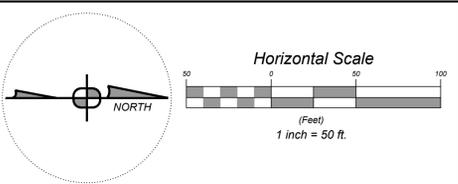
TUS-A-8.2_Attachment Page 4 of 7



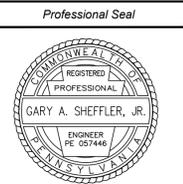
811 Know what's below.
Call before you dig.

POCS SER. #: 20201183356

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:
11/15/2023	TOWNSHIP RESUBMISSION	AGM
01/17/2024	TOWNSHIP RESUBMISSION	AGM
03/12/2024	TOWNSHIP RESUBMISSION	AGM
04/24/2024	WRCA-HRG INITIAL SUBMISSION	AGM
06/12/2024	FINAL TOWNSHIP SUBMISSION	AGM
07/11/2024	FINAL TOWNSHIP SUBMISSION	AGM



Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

**Franz Property
Planned Residential Subdivision**

Prepared For:
Seneca Trails, LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

Being a subdivision of Parcel 180-4F123-4-0000 recorded in Instrument No. 201212310037475, to be recorded.	
DRAWING SCALE: 1" = 50'	DESIGNED BY: RLS
DATE ISSUED: 10/08/2023	REVIEWED BY: GAS
PROJECT JOB#: 4054	FIELD BOOK #: ---
CADD#: 3771 - FRANZ - REC1 - SUBDIVISION PLAN.DWG	

Elmwood Park Residential Development

Contact: Gregg Heilmann
3025 Gabriel Drive
Mars, PA 16046

Sheet No.
PH5-REC103

OWNERS ADOPTION FOR CORPORATION (JACKSON TOWNSHIP)
 BY RESOLUTION APPROVED ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF THE SENECA TRAILS, LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE SENECA TRAILS - PHASE 5 PLANNED RESIDENTIAL SUBDIVISION HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.
 (SEAL) **SENECA TRAILS, LLC**
 SIGNATURE AND TITLE OF OFFICER WITNESSING _____ SIGNATURE AND TITLE OF AUTHORIZED OFFICER _____
 DATE _____
 ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION (JACKSON TOWNSHIP)
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED _____ OF THE SENECA TRAILS, LLC, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO JACKSON TOWNSHIP.
 WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.
 MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.
 NOTARY PUBLIC _____
 CERTIFICATION OF TITLE AND CONSENT OF MORTGAGEE
 I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SENECA TRAILS - PHASE 5 RESIDENTIAL SUBDIVISION IS IN THE NAME OF THE SENECA TRAILS, LLC AND IS RECORDED IN INSTRUMENT 202106010015598.
 WITNESS _____ OWNER _____
 MORTGAGEE OF THE PROPERTY CONTAINED IN THE SENECA TRAILS - PHASE 5 PLANNED RESIDENTIAL CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.
 WITNESS _____ NAME, TITLE AND MORTGAGEE _____

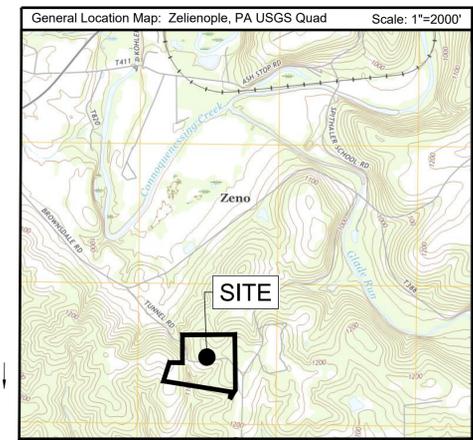
NVR, INC. MORTGAGEE OF THE PROPERTY CONTAINED IN THE SENECA TRAILS - PHASE 5 PLANNED RESIDENTIAL CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.
 WITNESS _____ NAME, TITLE - NVR, INC. _____
 SURVEYORS CERTIFICATION
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY, AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.
 DATE _____ GARY A. SHEFFLER, JR., P.L.S. (SEAL)
 ENGINEER CERTIFICATION
 A. ENGINEERING REQUIREMENTS
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.
 DATE _____ GARY A. SHEFFLER, JR. - REG NO. PE057446 (SEAL)
 B. STORMWATER MANAGEMENT REQUIREMENTS
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.
 DATE _____ GARY A. SHEFFLER, JR. - REG NO. PE057446 (SEAL)
 TOWNSHIP ENGINEER'S CERTIFICATION
 THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.
 DATE _____ NAME _____ (SEAL)
 REGISTRATION NUMBER _____

JACKSON TOWNSHIP PLANNING COMMISSION
 REGISTERED ENGINEER
 TOWNSHIP ENGINEER
 BUTLER COUNTY RECORDER OF DEEDS
 JACKSON TOWNSHIP BOARD OF SUPERVISORS
 REGISTERED SURVEYOR
 COMMONWEALTH OF PENNSYLVANIA
 GARY A. SHEFFLER, JR.
 JEROME P. OLIVER
 INSTR. NO. 201806150011724
 PARCEL ID# 180-4F123-6
 THEODORE F. & DENISE K. MEYER
 DBV 1448, PG 855
 PARCEL ID# 180-4F123-7C
 SENECA TRAILS, LLC
 INST. NO. 202106010015598
 FORMERLY P/O PARCEL I.D. NO. 180-4F123-4-0000
 BEING PARCEL A IN THE FRANZ FAMILY SIMPLE SUBDIVISION TO BE RECORDED 6.34 ACRES
 ROSALYN F. WHITHEAD, ET AL.
 INSTR. NO. 200909150021796
 PARCEL ID# 180-4F123-8
 RICHARD PALMER TRUST, ET AL.
 SECOND DESCRIBED
 INSTR. NO. 201710060021815
 A PART OF PARCEL I.D. NO. 180-4F123-5
 RICHARD PALMER TRUST, ET AL.
 SECOND DESCRIBED
 INSTR. NO. 201710060021815
 A PART OF PARCEL I.D. NO. 180-4F123-5
 STEVEN R. CORNETTI
 DBV 2934, PG 446
 PARCEL ID# 180-4F104-11
 BRUNA & KRISTINA DANIELS
 INSTR. NO. 201806150011724
 PARCEL ID# 180-4F104-11A
 JANET L. METCALFE TRUST
 INST. NO. 200606190014951
 PARCEL ID# 180-4F104-18C
 JEFFREY L. & MARCY L. MILLER
 DBV 1128, PG 267
 PARCEL ID# 180-4F104-18AA
 GREGORY M. SEMASHKO
 INST. NO. 201511090024867
 PARCEL ID# 180-4F123-3ABA
 CHRISTOPHER A. & TRACI L. BARTOS
 INSTR. NO. 201803060005560
 PARCEL ID# 180-4F123-3

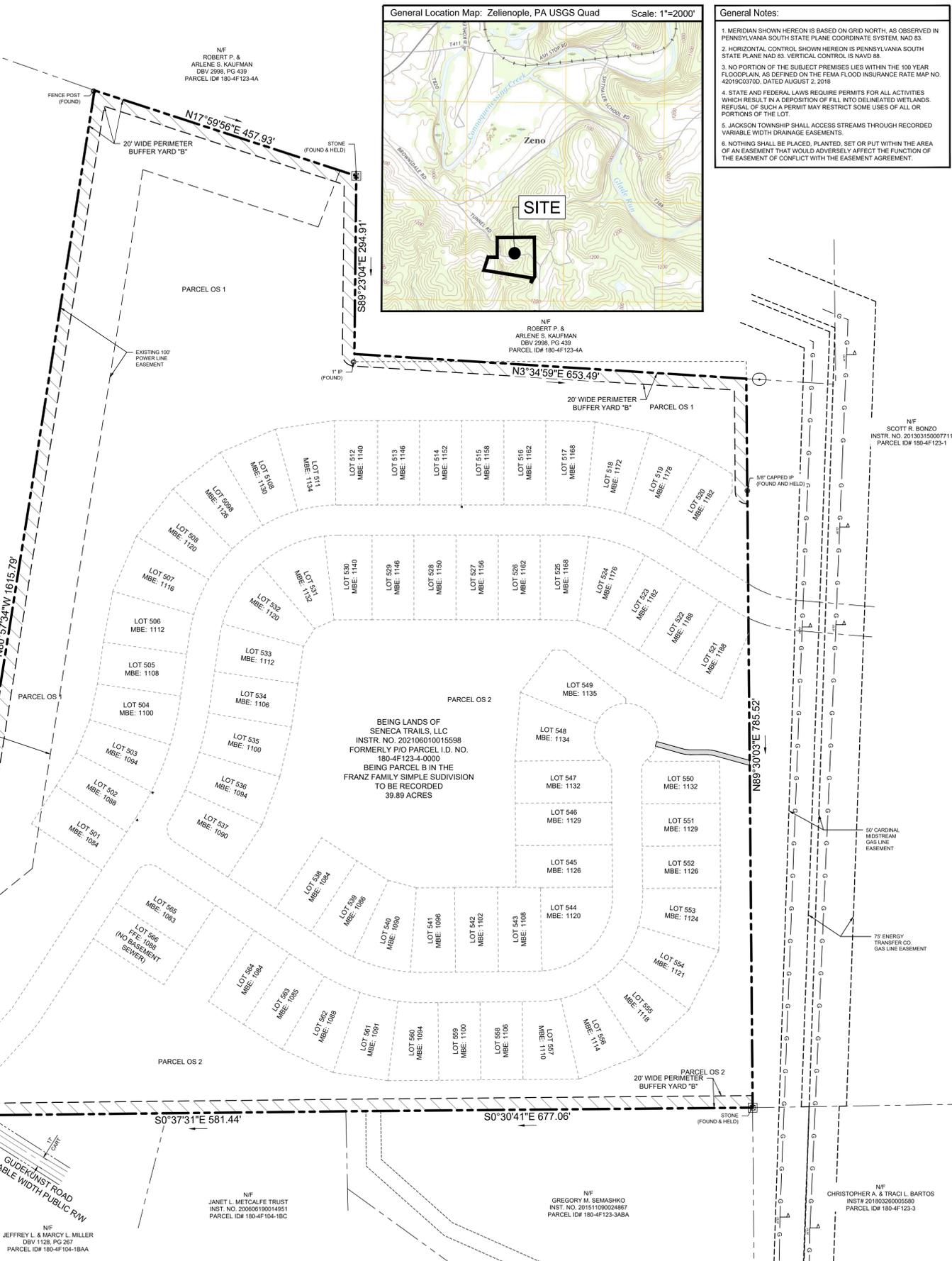
JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
 APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE _____ DAY OF _____, 20____ SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED _____ THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.
 SIGNED AND NOTED AS APPROVED THIS DAY _____ DAY OF _____, 20____
 TOWNSHIP SECRETARY _____ CHAIRPERSON _____
 JACKSON TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE
 REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS _____ DAY OF _____, 20____
 TOWNSHIP SECRETARY _____ CHAIRPERSON _____
 JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL
 APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE _____ DAY OF _____, 20____ PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED _____ THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.
 SIGNED AND NOTED AS APPROVED THIS _____ DAY OF _____, 20____
 TOWNSHIP SECRETARY _____ CHAIRPERSON _____
 THIS PLAN WAS DELIVERED TO SENECA TRAILS, LLC BY JACKSON TOWNSHIP ON THE _____ DAY OF _____, 20____
 TOWNSHIP MANAGER/SECRETARY _____
 NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
 JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 DATE _____ TOWNSHIP MANAGER/SECRETARY _____
 BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____
 SECRETARY _____ CHAIRPERSON _____
 PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA
 IN PLAN BOOK VOLUME _____ PAGE(S) _____
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____
 RECORDER OF DEEDS _____

Comprehensive Site Data	
JACKSON TWP. ZONING DISTRICT	R - RESIDENTIAL
PERMITTED LAND USE	NEIGHBORHOOD PLANNED RESIDENTIAL DEVELOPMENT
REQUIRED MINIMUM LOT SIZE	7,200 SQ.FT.
PROVIDED MINIMUM LOT SIZE	7,200 SQ.FT.
REQUIRED MINIMUM LOT WIDTH	55 FT. MINIMUM
PROVIDED MINIMUM LOT WIDTH	58 FT. PROVIDED
MAXIMUM PERMITTED BUILDING COVERAGE	40% MAXIMUM
MAXIMUM PROVIDED BUILDING COVERAGE	23.1% PROVIDED
REQUIRED FRONT YARD SETBACK	20 FT. MINIMUM
PROVIDED FRONT YARD SETBACK	20 FT. MINIMUM
REQUIRED REAR YARD SETBACK	25 FT. MINIMUM
PROVIDED REAR YARD SETBACK	25 FT. MINIMUM
REQUIRED SIDE YARD SETBACK	15 FT. TOTAL / 5 FT. MINIMUM ONE SIDE
PROVIDED SIDE YARD SETBACK	15 FT. TOTAL / 5 FT. MINIMUM ONE SIDE
MAXIMUM PERMITTED BUILDING HEIGHT	35 FT. MAXIMUM
MAXIMUM PROVIDED BUILDING HEIGHT	34 FT - 10 IN
PROPOSED SINGLE FAMILY UNITS	303 UNITS
Townhouse Development	
REQUIRED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY TWO SIDES)	2,000 SQ.FT.
PROVIDED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY TWO SIDES)	2,440 SQ.FT.
REQUIRED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY ONE SIDE)	3,000 SQ.FT.
PROVIDED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY ONE SIDE)	3,541 SQ.FT.
REQUIRED MINIMUM TOWNHOUSE LOT WIDTH	22 FT. MINIMUM
PROVIDED MINIMUM TOWNHOUSE LOT WIDTH	24 FT. PROVIDED
REQUIRED TOWNHOUSE FRONT YARD SETBACK	20 FT. MINIMUM
PROVIDED TOWNHOUSE FRONT YARD SETBACK	20 FT. MINIMUM
REQUIRED TOWNHOUSE REAR YARD SETBACK	25 FT. MINIMUM
PROVIDED TOWNHOUSE REAR YARD SETBACK	25 FT. MINIMUM
REQUIRED MINIMUM TOWNHOUSE SIDE YARD	10 FT. PROVIDED
PROVIDED MINIMUM TOWNHOUSE SIDE YARD	10 FT. PROVIDED
REQUIRED MINIMUM DISTANCE B/W BUILDINGS	20 FT. MINIMUM
PROVIDED MINIMUM DISTANCE B/W BUILDINGS	22 FT. PROVIDED
MAXIMUM PERMITTED BUILDING HEIGHT	35 FT. MAXIMUM
MAXIMUM PROVIDED BUILDING HEIGHT	34 FT - 10 IN
PROPOSED TOWNHOME UNITS	178 UNITS

TUS-A-8-2 Attachment
 Page 3 of 7

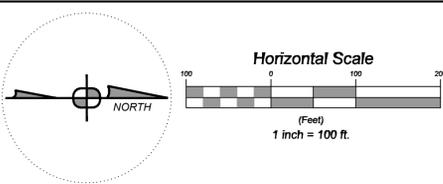


- General Notes:
1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, AS OBSERVED IN PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83.
 2. HORIZONTAL CONTROL, SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83, VERTICAL CONTROL, IS NAVD 83.
 3. NO PORTION OF THE SUBJECT PREMISES LIES WITHIN THE 100 YEAR FLOODPLAIN, AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 42019C0270D, DATED AUGUST 2, 2018.
 4. STATE AND FEDERAL LAWS REQUIRE PERMITS FOR ALL ACTIVITIES WHICH RESULT IN A DEPOSITION OF FILL INTO DELINEATED WETLANDS. REFUSAL OF SUCH A PERMIT MAY RESTRICT SOME USES OF ALL OR PORTIONS OF THE LOT.
 5. JACKSON TOWNSHIP SHALL ACCESS STREAMS THROUGH RECORDED VARIABLE WIDTH DRAINAGE EASEMENTS.
 6. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OF CONFLICT WITH THE EASEMENT AGREEMENT.



INDEX PLAN

811 Know what's below. Call before you dig.
 POCs SER. #: 20201183356
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:	Professional Seal	Prepared By:
11/15/2023	TOWNSHIP RESUBMISSION	AGM		Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com
01/17/2024	TOWNSHIP RESUBMISSION	AGM		
03/12/2024	TOWNSHIP RESUBMISSION	AGM		
04/24/2024	WRCA-HRS INITIAL SUBMISSION	AGM		
06/12/2024	FINAL TOWNSHIP SUBMISSION	AGM		
07/11/2024	FINAL TOWNSHIP SUBMISSION	AGM		

Seneca Trails - Phase 5
Neighborhood Planned Residential Development
 Prepared For:
Seneca Trails, LLC
 Situate In:
Jackson Township, Butler County, Pennsylvania

Being a subdivision of Parcel B in the Franz Family Simple Subdivision, to be recorded.

DRAWING SCALE: 1" = 100'
 DATE ISSUED: 10/08/2023
 PROJECT JOB#: 4054
 CADD#: 3771 - ELMWOOD - REC2 - SUBDIVISION PLAN DWG

DESIGNED BY: RLS
 REVIEWED BY: GAS
 FIELD BOOK #: ---

Sheet No.
PH5-REC 1

Elmwood Park Residential Development
 Contact: Gregg Heilmann
 5022 Gabriel Drive
 Mars, PA 16046

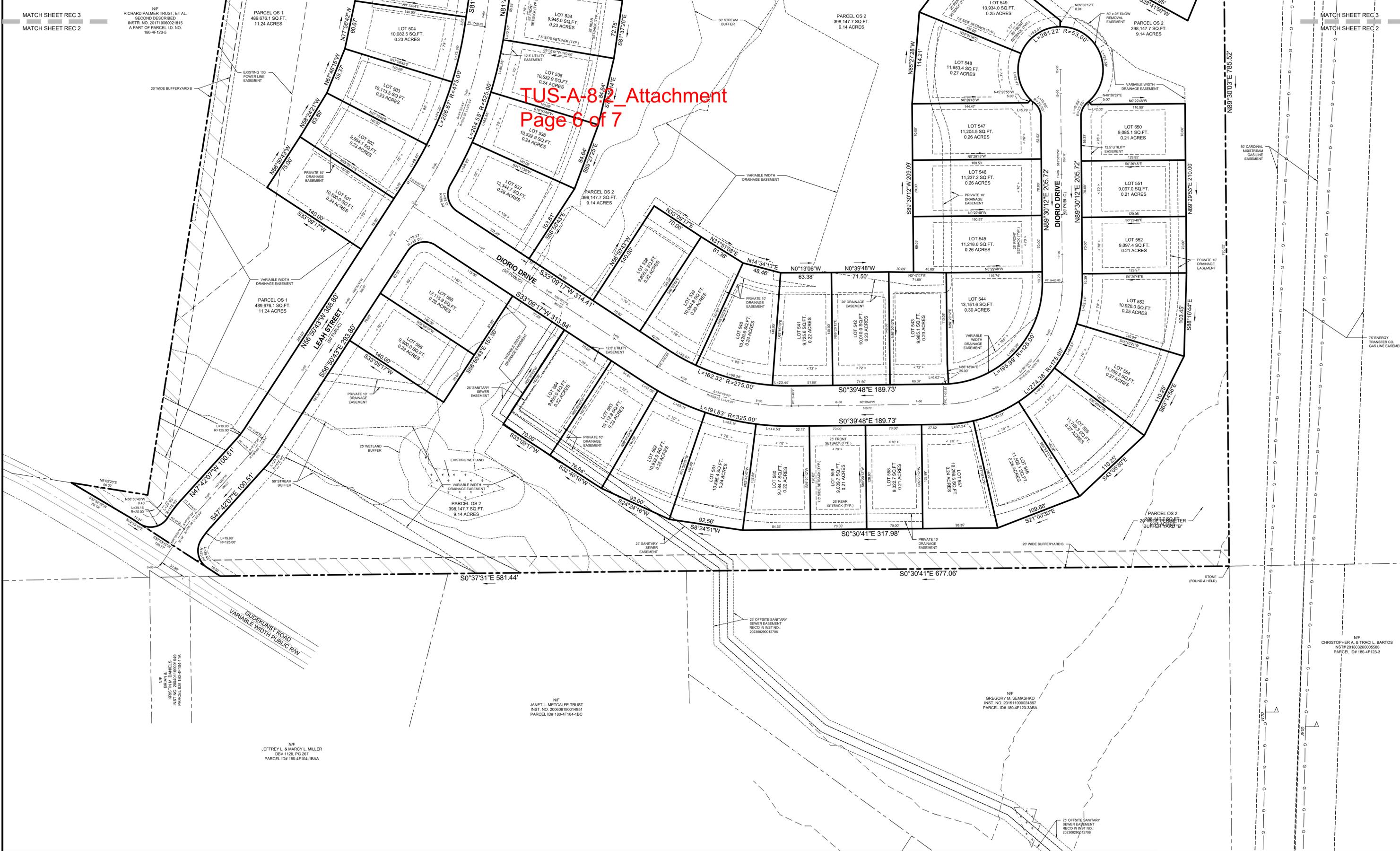
NF
RICHARD PALMER TRUST, ET AL.
SECOND DESCRIBED
INST. NO. 20171006021815
A PART OF PARCEL I.D. NO.
180-4F123-5

PARCEL OS 1
489,676.1 SQ. FT.
11.24 ACRES

PARCEL OS 2
398,147.7 SQ. FT.
9.14 ACRES

PARCEL OS 2
398,147.7 SQ. FT.
9.14 ACRES

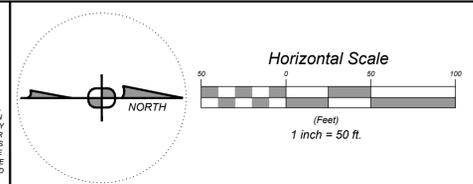
TUS-A-8.2 Attachment
Page 6 of 7



811 Know what's below.
Call before you dig.

POCS SER. #: 20201183356

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:	Professional Seal	Prepared By:
11/15/2023	TOWNSHIP RESUBMISSION	AGM		Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com
01/17/2024	TOWNSHIP RESUBMISSION	AGM		
03/12/2024	TOWNSHIP RESUBMISSION	AGM		
04/24/2024	WRCA-HRS INITIAL SUBMISSION	AGM		
06/12/2024	FINAL TOWNSHIP SUBMISSION	AGM		
07/11/2024	FINAL TOWNSHIP SUBMISSION	AGM		

Seneca Trails - Phase 5
Neighborhood Planned Residential Development

Prepared For:
Seneca Trails, LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

Being a subdivision of Parcel B in the Franz Family Simple Subdivision, to be recorded.

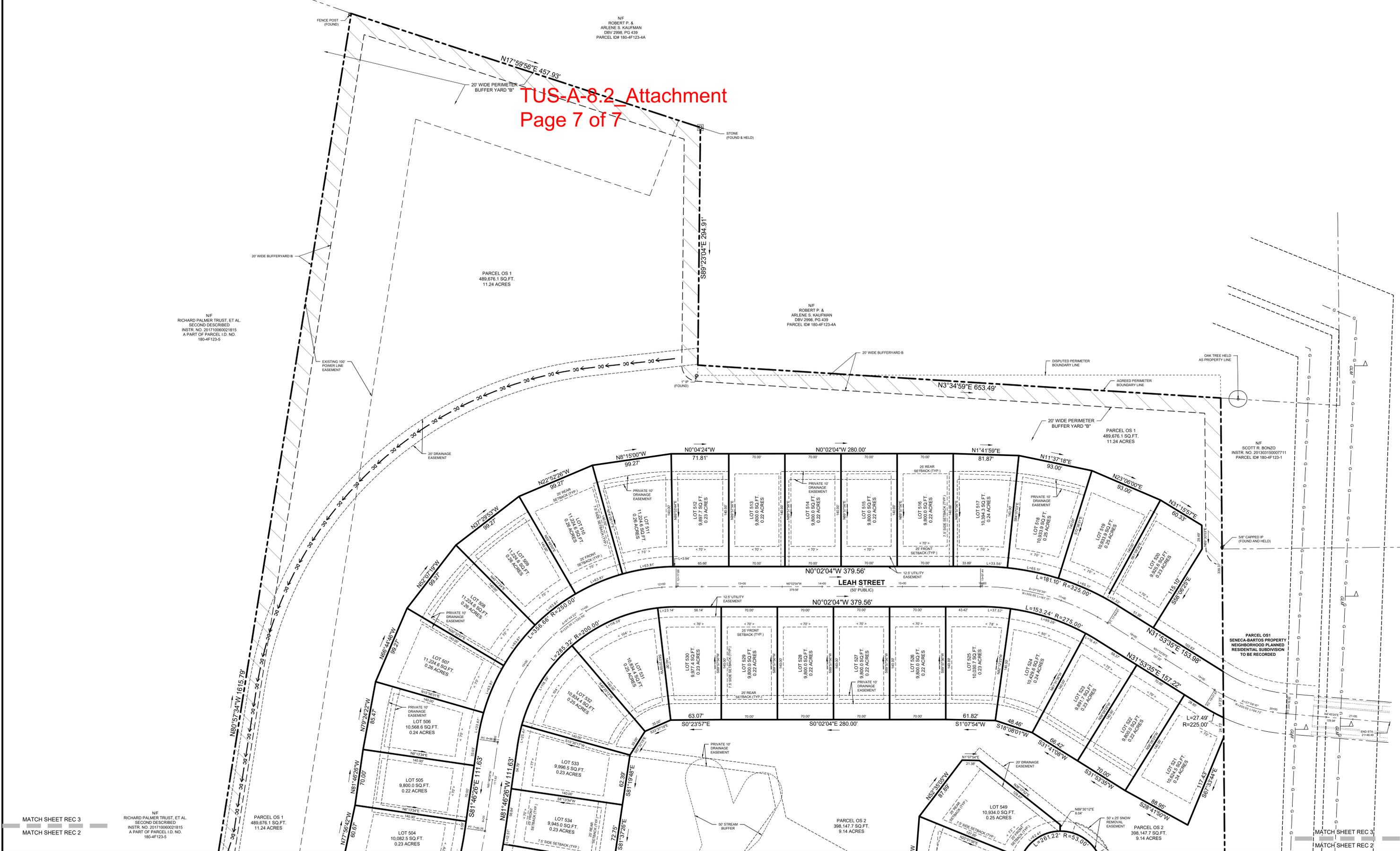
DRAWING SCALE: 1" = 50'
DATE ISSUED: 10/08/2023
PROJECT JOB#: 4054
CADD#: 3771 - ELMWOOD - REC2 - SUBDIVISION PLAN.DWG

DESIGNED BY: RLS
REVIEWED BY: GAS
FIELD BOOK #: ---

Elmwood Park Residential Development
Contact: Greg Heilmann
302 Gabriel Drive
Mars, PA 16046

Sheet No.
PH5-REC 2

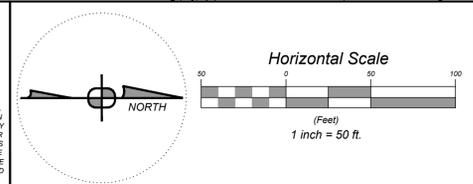
TUS-A-8.2 Attachment
Page 7 of 7



811 Know what's below.
Call before you dig.

POCS SER. #: 20201183356

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:	Professional Seal	Prepared By:
11/15/2023	TOWNSHIP RESUBMISSION	AGM		Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com
01/17/2024	TOWNSHIP RESUBMISSION	AGM		
03/12/2024	TOWNSHIP RESUBMISSION	AGM		
04/23/2024	WRCA-HRS INITIAL SUBMISSION	AGM		
06/12/2024	FINAL TOWNSHIP SUBMISSION	AGM		
07/11/2024	FINAL TOWNSHIP SUBMISSION	AGM		

Seneca Trails - Phase 5
Neighborhood Planned Residential Development

Prepared For:
Seneca Trails, LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

Being a subdivision of Parcel B in the Franz Family Simple Subdivision, to be recorded.

DRAWING SCALE: 1" = 50'
DATE ISSUED: 10/08/2023
PROJECT JOB#: 4054
CADD#: 3771 - ELMWOOD - REC2 - SUBDIVISION PLAN.DWG

DESIGNED BY: RLS
REVIEWED BY: GAS
FIELD BOOK #: ---

Elmwood Park Residential Development
Contact: Gregg Heilmann
202 Gabriel Drive
Mars, PA 16046

Sheet No.
PH5-REC 3



Date: 5/22/2025

Address:

140 Magil Road

Zelienople, PA 16063

Re: Pennsylvania -American Water Company application to provide water service an additional portion of

Jackson Township, Butler County

Pennsylvania-American Water Company (Pennsylvania American Water) is submitting an application with the Pennsylvania Public Utility Commission (PUC) to approve the right to offer, render, furnish or supply water service to the public in an additional portion of Silver Spring Township, Cumberland County, Pennsylvania.

As part of the application process, the PUC requested Pennsylvania American Water seek the Township’s input for the purpose of determining if Pennsylvania American Water’s application complies with the Township’s land use planning.

Specifically, the PUC requests that the Township reviews the following questions:

1. Are there adopted municipal comprehensive plans for the townships/boroughs involved? Yes
2. Is there an adopted county comprehensive plan? Yes
3. Is there an adopted multi-municipal or multi-county comprehensive plan? No
4. Is there an adopted county or municipal zoning ordinance or joint municipal zoning ordinance? Yes
5. Is the proposed project consistent with these comprehensive plans and/or zoning ordinances? Yes
6. If the answer is “yes” to any of the above questions, please sign below, or submit a letter, indicating that the application is consistent with the applicable comprehensive plans and zoning ordinances. If the application is not consistent with the applicable comprehensive plans and zoning ordinances, please provide an explanation.

If you have any questions, please call me at 304-206-6422 or e-mail jason.kessler@amwater.com

Sincerely,

Jason A. Kessler
Senior Superintendent of Operations

Pennsylvania American Water’s application is consistent with the applicable comprehensive plans and zoning ordinances.

Township Signature Nikki Colton
Printed Name/Title Nikki Colton/Planning Director Date 5/22/2025

Please e-mail this form to: Jana Hurst at jana.hurst@amwater.com.



Date:

Butler County Planning Department

Re: Pennsylvania -American Water Company application to provide water service an additional portion of Seneca Trails Phase 5 and 1B, Jackson Township

Pennsylvania-American Water Company (Pennsylvania American Water) is submitting an application with the Pennsylvania Public Utility Commission (PUC) to approve the right to offer, render, furnish or supply water service to the public in an additional portion of Jackson Township, Butler County, Pennsylvania.

As part of the application process, the PUC requested Pennsylvania American Water seek the County's input for the purpose of determining if Pennsylvania American Water's application complies with the County's land use planning.

Specifically, the PUC requests that the County reviews the following questions:

1. Are there adopted municipal comprehensive plans for the townships/boroughs involved? Yes
2. Is there an adopted county comprehensive plan? Yes
3. Is there an adopted multi-municipal or multi-county comprehensive plan? No
4. Is there an adopted county or municipal zoning ordinance or joint municipal zoning ordinance? Yes
5. Is the proposed project consistent with these comprehensive plans and/or zoning ordinances? Yes
6. If the answer is "yes" to any of the above questions, please sign below, or submit a letter, indicating that the application is consistent with the applicable comprehensive plans and zoning ordinances. If the application is not consistent with the applicable comprehensive plans and zoning ordinances, please provide an explanation.

If you have any questions, please call me at 304-206-6422 or e-mail jason.kessler@amwater.com

Sincerely,

Jason A. Kessler
Senior Superintendent of Operations

Pennsylvania American Water's application is consistent with the applicable comprehensive plans and zoning ordinances.

Butler County Signature Nathan Werner

Printed Name/Title Nathan Werner Date 8/13/2025

Please e-mail this form to: Jana Hurst at jana.hurst@amwater.com.

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

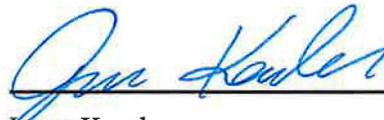
Application of Pennsylvania-American Water Company for the approval of the right to offer, render, furnish and supply water service to the public in an additional portion Jackson Township, Butler County, Pennsylvania

Docket No. A-2025-3055966

VERIFICATION

I, Jason Kessler, hereby state that the facts set forth in Pennsylvania-American Water Company's Responses, and accompany exhibits, if any, to the Bureau of Technical Utility Services, Set 1, dated July 16, 2025, are true and correct to the best of my knowledge, information and belief. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities).

Dated: August 13, 2025



Jason Kessler
Senior Superintendent Operations
Operations Western Pennsylvania-Northwest
Pennsylvania-American Water Company

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Application of Pennsylvania-American Water :
Company for the approval of the right to offer, :
render, furnish and supply water service to the : Docket No. A-2025-3055966
public in an additional portion Jackson :
Township, Butler County, Pennsylvania :

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a true copy of Pennsylvania-American Water Company's Responses to the Bureau of Technical Utility Services Data Request, Set 1, upon the persons and in the manner indicated below, in accordance with the requirements of 52 Pa. Code § 1.54 (relating to service by a party).

VIA Electronic Delivery

Darryl Lawrence
Consumer Advocate
PA Office of Consumer Advocate
555 Walnut Street, 5th Floor, Forum Place
Harrisburg, PA 17101-1923
(via electronic mail – ra-oca@paoca.org)

NazAarah Sabree
Small Business Advocate
PA Office of Small Business Advocate
555 Walnut Street, 1st Floor, Forum Place
Harrisburg, PA 17101
(via electronic mail – ra-sba@pa.gov)

Allison Kaster
Director and Chief Prosecutor
PA Public Utility Commission
Bureau of Investigation and Enforcement
Commonwealth Keystone Building
400 North Street, 2nd Floor, West
Harrisburg, PA 17120
(via electronic mail – akaster@pa.gov)

Dated: August 13, 2025



Erin K. Fure (PA ID# 312245)
Director, Corporate Counsel
Pennsylvania-American Water Company
852 Wesley Drive, Mechanicsburg, PA 17055
Office: 717.550.1556
erin.fure@amwater.com