PENNSYLVANIA AMERICAN WATER

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December 29, 2025

VIA ELECTRONIC FILING

Mr. Matthew Homsher, Secretary
Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street
Harrisburg, PA 17120

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County, Pennsylvania (Southern Crossing Development)

Docket No. A-2025-

Dear Secretary Homsher:

On behalf of Pennsylvania-American Water Company, I am e-filing an original copy of the above-referenced Application, together with payment in the amount of $350 for the Commission's filing fee. A Certificate of Service is also attached.

Should you have any questions, please feel free to contact me.

Sincerely,

Erin K. Fure

Enclosures
cc: All Parties on the attached Certificate of Service *(via electronic mail)*
Zach Johnson *(via electronic mail)*

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

Application of Pennsylvania-American Water Company for Certificate of Public Convenience for Approval of the Right to Offer, Render, Furnish and Supply Water Service to the Public in Additional Portion of Newberry Township, York County, Pennsylvania (Southern Crossing Development)	: Docket No. A-2025-

CERTIFICATE OF SERVICE

I hereby certify that I am on this day serving the above-referenced Pennsylvania-American Water Company's **Application** in the above-referenced matter upon the persons and in the manner indicated below, which service satisfies the requirements of 52 Pa. Code §1.54 (relating to service by a party).

SERVICE VIA ELECTRONIC MAIL ON DECEMBER 29, 2025

Darryl A. Lawrence, Consumer Advocate
Office of Consumer Advocate
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Pennsylvania Public Utility Commission
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400 North Street
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Respectfully submitted,

Dated: December 29, 2025

Erin K. Fure, Esquire (PA ID #312245)
Counsel (PA & NJ) for Pennsylvania-American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055
Phone: 717-550-1556

Attorney for *Pennsylvania-American Water Company*

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania	**:**	**Docket No. A-2025-**

TO THE PENNSYLVANIA PUBLIC UTILITY COMMISSION:

I INTRODUCTION

1. Pennsylvania-American Water Company ("PAWC", "Company", or "Applicant") hereby respectfully requests that the Pennsylvania Public Utility Commission ("Commission") issue a Certificate of Public Convenience evidencing its approval under Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(1)(i), of PAWC's right to begin to offer, render, furnish and supply water service in an additional portion of Newberry Township, York County, Pennsylvania.

2. The name and address of Applicant is:

Pennsylvania-American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055

3. The names and address of the Applicant's attorney is:

Erin K. Fure, Esquire
Pennsylvania-American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055
Telephone: (717) 550-1556
e-mail: erin.fure@amwater.com

II. DESCRIPTION OF THE APPLICANT

4. PAWC is a public utility corporation organized and existing under the laws of the Commonwealth of Pennsylvania and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in a certificated service territory encompassing portions of 37 counties and 418 municipalities across the Commonwealth. As of November 30, 2025, PAWC provides water service to 696,687 residential, commercial, industrial, municipal, resale and fire service customers in Pennsylvania. The total number of customers by class are as follows:

Residential	641,322
Commercial	48,180
Industrial	554
Municipal	2,198
Resale	19
Fire	4,508

In addition, PAWC furnishes wastewater service to approximately 116,382 customers.

5. Attached hereto as **Exhibit A** is pertinent information with respect to the corporate history, authority, and service territory of PAWC.

I. THE PROPOSED ADDITIONAL SERVICE TERRITORY

6. As indicated in Paragraph 1 above, the proposed additional service territory is located in a portion of Newberry Township, York County, Pennsylvania. Attached hereto as **Exhibit B-1** is a map showing the boundaries of the area and attached hereto as **Exhibit B-2** is a metes and bounds description of the area to be served (the "Applied for Service Territory"). The Applied for Service Territory will allow Pennsylvania-American to provide

public water to a new residential development. The project proposes the subdivision of land and construction of 99 townhome units located east of the intersection of Old York Road and Beinhower Road in Newberry Township, York County, Pennsylvania ("Development" or "Southern Crossing"). This Development is currently in the development/planning stages.[1] Please see Preliminary Land Development Plan at **Exhibit D**. All portions of the Applied for Service Territory on **Exhibit B-1** are owned and being developed by Escambia Properties, LLC (hereinafter, the "Developer") which will be developed into 99 proposed new resident townhomes in the Applied for Service Territory. The Developer has requested to connect these premises to the Company's public water system. Currently, there are no water facilities for the Developer to tie into on Old York Road and Beinhower Road. The Developer proposes extending the existing water service at Clover Street to the intersection of Old York Road and Beinhower Road, and then into the development from Beinhower Road. This extension would tie to the PAWC's Fairview Township system. Please see the request from the Developer at **Exhibit E**. As previously mentioned, this Development will be located east of the intersection of Old York Road and Beinhower Road in Newberry Township, York County, Pennsylvania. The Applied for Service Territory consists of approximately 29.18 acres. PAWC was previously certificated to provide service in Newberry Township, York County under the following docket numbers[2]:

Docket No. A-212285F0013 (Evergreen Booser Station)	Application filed: April 27, 1993 Order Entered: July 22, 1993

[1] As of this writing, the Developer has submitted the subdivision and land development plans to both Fairview and Newberry Townships. The Newberry Township land development plan received conditional approval from the Board of Supervisors on October 24, 2023. The conditionally approved land development plan for Newberry Township is provided with this application as **Exhibit C**. Fairview Township (Phase 1) received conditional approval on June 30, 2025.

[2] Please see associated Application and Orders at **Exhibit F**.

Docket No. A-212285F0031 (Route 83 and Susquehanna Trail)	Application filed: July 5, 1996 Order Entered: August 23, 1996
Docket No. A-2102285F0063 (Old Trail Road, Susquehanna Road and Big Conewago Creek)	Application Filed: March 25, 1999 Order Entered: June 10, 1999
Docket No. A-212284F0044 (Stevens Road and Old Oak Road)	Application Filed: September 12, 1997 Order Entered: July 15, 1998
Docket No. A-212285F0087 (Daisy Data Facilities)	Application Filed: May 4, 2001 Order Entered: July 13, 2021
Docket No. A-2011-2236764 (Clover Crossing Phase IV)	Application Filed: April 20, 2011 Order Entered: August 12, 2011

7. The facilities that are going to be installed by PAWC within the requested Applied for Service Territory consist of the following:

Quantity	**Materials (Including Appurtenances)**	**Cost**
1	Connection to Existing Main	$1,150.00
2,538 LF[3]	8" Ductile Iron Pipe	$177,660.00
23	Mainline Fittings	$14,168.00
36	8" Valves and Boxes	$99,000.00
128 LF	6" Ductile Iron Pipe – Hydrant Lateral	$7,040.00
9	Fire Hydrant Assembly	$56,700.00
56	Thrust Blocks	$16,520.00
1200 TN[4]	2B Stone Bedding and Initial Backfill	$21,600.00
2,538 LF	Test and Flush	$2,538.00
	10% Contingency	**$39,637.00**
	5% Permits and inspections[5]	**$19,818.80**
	Total Construction Costs	**$455,832.00**

8. PAWC is requesting this territory to serve 99 new residential customers. This Development will be located in Fairview Township (Phase I) and Newberry Township (Phase

[3] LF is linear feet.
[4] TN is tons.
[5] These permits and inspections will the responsibility for the Developer.

II)[6]. PAWC is already certificated to provide water service in Fairview Township[7] and therefore, only needs approval in Newberry Township, York County, Pennsylvania.

9. No additional capital will be required by the Applicant for the purpose of financing the matters and things involved in this Application. The project will be paid for by the Developer through a Water Facilities Line Extension Agreement ("Agreement") with PAWC. A draft of the Agreement is attached as **Exhibit G.** This Agreement will be executed after Pennsylvania-American has approval for the Applied for Service Territory.

10. As previously mentioned, the cost of the line extension will be approximately $455,832.00. A classification of the costs including construction costs, materials and appurtenances can be seen at **Exhibit H.** As stated previously, the total cost of the facilities will be paid by the Developer.

11. The facilities to be installed within the Applied for Service Territory include approximately 2,538 linear feet of 8-inch ductile iron pipe and 128 linear feet of 6-inch ductile iron pipe for hydrant laterals, and other related appurtenances. There will be 9 public fire hydrants which will be incorporated into this extension. A draft of the Public Fire Hydrant Agreement is attached as **Exhibit I[8].** This Agreement will be signed by the Developer once the Applied for Service Territory is approved.

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[6] Phase I in Fairview Township projected start construction in Summer 2026 for 100 residential units and Phase II in Newberry Township is projected to start construction in Winter 2027.

[7] *See, In re: Application of Pennsylvania-American Water Company for approval of (1) the transfer, by sale, of substantially all of the Township of Fairview's assets, properties and rights related to the wastewater system to Pennsylvania-American Water Company, and (2) the rights of Pennsylvania-American Water Company to begin to offer or furnish wastewater service to the public in the Township of Fairview, York County, Pennsylvania*, Docket No. A-2015-2486532 (Order entered December 17, 2015).

[8] This Public Fire Hydrant Agreement is approved pursuant to Pennsylvania-American Water Company's tariff at Tariff Water PA P.U.C. No. 5, pp. 54-56.

12. PAWC's facilities within the Applied for Service Territory will connect directly to existing PAWC facilities located on Clover Street to the intersection of Old York Road and Beinhower Road and ending in the new development.

13. Operations for this Applied for Service Territory will be as of the 2020 Comprehensive Planning Study the Mechanicsburg system has two production facilities: Silver Spring Water Treatment Plant (Silver Spring WTP, permitted capacity of 8.0 mgd[9]) and West Shore Regional Water Treatment Plant (West Shore WTP, permitted capacity of 12.0 mgd). The combined reliable capacity from these plants is 18.2 mgd, The average day demand (hereinafter "ADD") for Mechanicsburg System is projected to be 12.48 mgd in 2029 and 12.78 mgd in 2034. The maximum day demand (hereinafter "MDD") is projected to be 16.43 mgd in 2029 and 14.35 mgd in 2034. The interconnection will be fed from the main gradient which has combined storage requirement to meet future maximum day equalization and fire reserve needs of 2.24 MG[10], which includes 1.61 MG for equalization (11% of the maximum day demand based on projected demand) and 0.63 MG for fire reserve. With effective storage of 6.5 MG (100% usable) from the Hampden, Slate Hill, and Camp Hill Tanks, there is a 4.26 MG surplus of storage in the main pressure gradient, which is well within the allotment of this facility and will not cause an issue for Pennsylvania-American Water to supply water for this project[11].

[9] "MGD" is million gallons per day.
[10] "MG" is million gallons.
[11] The Developer has told Pennsylvania-American Water that the demand will be approximately 225 gallons per day, per house for approximately 22,275 gallons per day.

14. Wastewater for the Development will be provided by PAWC. PAWC currently has an application pending before the Commission for approval[12]. PAWC already has certificated service territory in Fairview Township for Phase I for water.

15. PAWC will finalize all water easements with the Developer. These easements cover full width roadways all the way up to curbstops and hydrants.

16. PAWC and the Developer are not affiliated with each other.

17. To the best of the Applicant's knowledge, no corporation, partnership, or individual is currently furnishing or has corporate or franchise rights to furnish water service to the proposed Applied for Service Territory, and thus, no competitive condition will be created by approval of this Application. Similarly, PAWC's existing franchise rights end just outside of the Applied for Service Territory.

II. FINANCIAL AND OTHER RELEVANT INFORMATION

17. There is attached hereto, as **Exhibit J**, a balance sheet of PAWC as of December 31, 2024.

18. There is attached hereto, as **Exhibit K,** a statement of income and retained earnings of PAWC for the 12 months ending December 31, 2024.

19. PAWC will charge its then existing Rate Zone 1 rates for service in the Applied For Service Territory as set forth in its Tariff. Current Rate Zone 1 and Public Fire Hydrant rates are shown on **Exhibit L** and may be changed from time to time.

20. PAWC furnishing service in the proposed Applied for Service Territory will have no adverse effect upon the service furnished or the rates charged to its existing customers.

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[12] *See, Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Wastewater Service to the Public in an Additional Portion of Newberry Township, York County, Pennsylvania (Southern Crossing Development)* - Application filed October 14, 2025, at Docket No. A-2025-3057974.

21. The estimated annual revenues and expenses of PAWC in the Applied for Service Territory are set forth in **Exhibit M** attached hereto.

IV. PUBLIC INTEREST

22. It is in the public interest for PAWC to provide water service in the proposed Applied For Service Territory because it is financially and technically capable of providing service. As already discussed, the Developer is paying for the water facilities extension.

23. Furnishing water service to the Development and 99 future residential customers, is clearly within the public interest.

24. PAWC has support from both York County and Newberry Township. Letters can be found at **Exhibit N** from Newberry Township and at **Exhibit O** from York County verifying that this plan complies with county/township comprehensive plans.

25. Upon approval of the Application, receipt of a Certificate of Public Convenience, and installation of the proposed facilities, PAWC will provide water service to the residences in the Applied for Service Territory under the Rules and Regulations of its Commission-approved tariff.

V. RELIEF REQUESTED

26. Together with the Order approving this Application, PAWC requests that the Commission issue a Certificate of Public Convenience pursuant to Section 1102(a) of the Public Utility Code, 66 Pa.C.S. §1102(a), authorizing PAWC to furnish water service in the additional portion of Newberry Township, York County, Pennsylvania depicted in **Exhibit B-1** and described in **Exhibit B-2** attached hereto.

WHEREFORE, PAWC respectfully requests that the Commission approve this Application and grant the relief requested above.

Respectfully Submitted,

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Erin K. Fure, Esquire (PA ID #312245)
Pennsylvania-American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055
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Email: erin.fure@amwater.com

Attorney for *Pennsylvania-American Water Company*

Dated: December 29, 2025

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit A

Pennsylvania-American Water Company Territory History

PENNSYLVANIA-AMERICAN WATER COMPANY

Pennsylvania-American Water Company, an investor-owned water company, with corporate offices at 852 Wesley Drive, Mechanicsburg, is a subsidiary of American Water Works Company, Inc. On February 1, 1989, the then-existing Pennsylvania-American Water Company (the result of the January 1, 1987 merger of Riverton Consolidated Water Company with and into Keystone Water Company) was merged with and into Western Pennsylvania Water Company, and the name of the surviving corporation was changed to Pennsylvania-American Water Company. A brief summary of each of the three predecessor companies follows.

Riverton Consolidated Water Company was formed by the merger and consolidation of six operating water companies in 1904. It subsequently acquired seven additional systems, and at the time of its merger with Keystone, supplied water to 12 municipalities on the Harrisburg west shore, Cumberland County, and Fairview Township in York County.

Keystone Water Company resulted from the 1973 merger of 14 companies with and into White Deer Mountain Water Company. The Company later acquired four systems. It provided water service in 14 eastern Pennsylvania counties through the following distribution systems: Abington, Bangor, Berwick, Frackville, Hallstead, Hershey/Palmyra, Montrose, Moshannon Valley, Norristown, Northumberland, Susquehanna, Thompson, White Deer (Milton), and Yardley.

Western Pennsylvania Water Company was the product of the merger of 16 water companies with and into South Pittsburgh Water Company at various times from 1970 to 1973. WPW added seven water distribution systems, extending its service territory into portions of 12 western Pennsylvania counties. The company operated through the following district offices: Butler, Clarion, Connellsville, Ellwood, Indiana, Kane, Kittanning, McDonald, Mon Valley, New Castle, Pittsburgh, Punxsutawney, Uniontown, Warren, and Washington.

After the merger of Riverton and Keystone in 1987, the former Pennsylvania-American Water Company purchased five systems: Red Land Water Company in York County, Campbelltown Water Company in Lebanon County, and three systems in the Moshannon Valley area, Clearfield County - Woodland-Bigler Area Authority, Allport Water Authority, and Graham Water Association.

Since the merger of the former Pennsylvania-American Water Company (Riverton and Keystone) into Western Pennsylvania Water Company on February 1, 1989, the Company has acquired the following water and wastewater systems: Smith Township Municipal Authority system (Washington County, February 27, 1989); Abington Township system (Lackawanna County, August 5, 1989); Summit Township Municipal Authority system (Butler County, August 31, 1993); Skyline Water Company (Dauphin County, December 2, 1993); Gregg Township Municipal Authority system (Union County, April 25, 1994); P-F Area Water Association system (Washington County, October 1, 1994); Country Place Water Company, Inc. and Country Place Waste Treatment Company, Inc. (Monroe County, June 30, 1995); Hickory Water Company, Pocono Farms East Water Company, Inc., and Silver Water Company (Monroe and Pike Counties, December 21, 1995); the water utility assets of Pennsylvania Gas and

Water Company (Lackawanna, Luzerne, Susquehanna and Wayne Counties, February 16, 1996); the Municipal Authority of the Township of Morris system (Clearfield County, April 24, 1996); Westford Water Company (Dauphin County, August 2, 1996); Lackawanna County Water System at Montage (Lackawanna County, April 11, 1997); Clarion Township General Authority (Clarion County, January 28, 1998); Fairview Water Company, National Utilities, Inc.-Pocono Division, and Pocono Mountains Industrial Park Authority (Monroe County, May 7, 1998); Coolbaugh Township-Fire System (Monroe County, July 28, 1998); Greene Valley Water Company (Lackawanna County, August 28, 1998); Franklin Manor Utilities, Ltd. (Washington County, September 22, 1998); Taylor Township (Lawrence County, December 21, 1998); Evansburg Water Company (Montgomery County, December 30, 1998); Applewold Borough (Armstrong County, March 26, 1999); Cedar Grove Water Association (Washington County, July 8, 1999); Independence Township Municipal Authority (Washington County, July 8, 1999); Koppel Borough (Beaver County, November 5, 1999); Center Township (Butler County, December 30, 1999); Strattanville Borough (Clarion County, April 6, 2000); Franklin Township Municipal Authority (Beaver County, August 30, 2000); Elk Forest Estates (Wayne County, November 18, 2000); T.O.W. Associates (Butler County, February 13, 2001); City of Coatesville Authority (Chester and Lancaster Counties, March 22, 2001); Fox Knoll Water Company (Chester County, April 26, 2001); Butler Township Area Water and Sewer Authority (Butler County, April 27, 2001); Citizens Utilities Water Company of Pennsylvania (Adams, Berks, Chester, Monroe, Montgomery and Northampton Counties, January 15, 2002); LP Water & Sewer Company (Monroe and Pike Counties, April 3, 2002); Mid-Monroe Water Company (Monroe County, August 23, 2002); West Decatur Authority (Clearfield County, March 31, 2003); Rustic Acres Water Association (Pike County, September 30, 2003); Sandy Ridge Water Authority (Center County, October 14, 2003); Connoquenessing Borough Authority (Butler County, October 23, 2003); Skytop Water Company (Luzerne County, December 3, 2003); Sligo Borough Authority (Clarion County, August 31, 2004); Snowshoe at Mt. Pocono Condominiums, Inc. (Monroe County, February 24, 2005); Shippenville Municipal Authority (Clarion County, March 31, 2005); Blue Mountain Lake Associates, L.P. (Monroe County, October 31, 2005); East Fallowfield Township (Chester County, December 22, 2005); Stillwater Lakes Water Corporation (Monroe County, January 17, 2006); Winona Lakes Utilities, Inc. (Monroe and Pike Counties, January 26, 2006); Saville Rustin Water Company, Inc./Pine Ridge Community Association, Inc. (Pike County, March 29, 2006); Lexington Woods Corporation (Monroe County, July 24, 2006); Community Association of Pocono Farms, Incorporated (Monroe County, July 31, 2006); Redstone Water Company (Fayette and Washington Counties, March 20, 2007); Mountain Top Estates Property Owners Association (Monroe County, May 30, 2008); Claysville-Donegal Joint Municipal Authority (Washington County, July 31, 2008); Three Lane Utilities, Inc. (Pike County, September 10, 2008); Clarion Area Authority (Clarion County, October 30, 2008); Boggs Township (Centre County, September 10, 2009); Amwell Township Water Authority (Washington County, September 23, 2009); Wallaceton Municipal Authority (Clearfield County, October 1, 2009); Saxonburg Area Authority (Butler County, October 28, 2009); Nittany Water Company (Centre and Clinton Counties, February 3, 2010); Sutton Hills Homeowners Association (Luzerne County, May 5, 2010); Birch Acres Water Works, Inc. (Monroe County, December 7, 2010); Helen Norella and Louis & Isabelle Norella (Lackawanna County, October 5, 2011); Wildcat Park Corporation (Schuylkill County, November 17, 2011); Estate of George Spangenberg d/b/a Lake Spangenberg Water Company (Lackawanna County, May 3, 2012); North Fayette County Municipal Authority-Balsinger Public Water System and Springfield Pike Public Water System

(Fayette County, October 4, 2012); All Seasons Water Company (Pike County, December 20, 2012); Ha Ra Corporation-Fernwood Community Water System (Monroe County, December 31, 2012); Olwen Heights Water Service Company, Inc. (Lackawanna County, February 4, 2013); Indian Rocks Water Association (Wayne County, March 13, 2013); Koppel Borough (Beaver County, May 31, 2013); Pocono Mountain Lake Forest Community Association (Pike County, July 22, 2013); Clean Treatment Sewage Company (Pike County, August 21, 2013); Franklin Township Municipal Authority (Adams County, August 29, 2013); Berry Hollow Water Company (Northampton County, April 3, 2014); Scott Township (Lackawanna County, May 22, 2014); Paint-Elk Joint Sewer Authority (Clarion County, July 31, 2014); Hamiltonban Township Municipal Authority (Adams County, November 3, 2014); Abbey Woods Homeowners Association (Butler County, July 14, 2015); Shippenville Borough (Clarion County, August 4, 2015); Paint Township Municipal Water Authority (Clarion County, October 15, 2015); McEwensville Municipal Authority (Northumberland County, October 21, 2015); Fairview Township (York County, December 22, 2015); Borough of New Cumberland (Cumberland County, October 31, 2016); Sewer Authority of the City of Scranton (Lackawanna County, December 29, 2016); The Municipal Authority of the City of McKeesport (Allegheny County, December 18, 2017); Township of Sadsbury (Chester County, March 6, 2019); Municipal Authority of the Borough of Turbotville (Northumberland County, July 23, 2019); Borough of Turbotville (Northumberland County, July 23, 2019); Steelton Borough Authority (Dauphin County, October 9, 2019); Township of Exeter (Berks County, October 24, 2019); Kane Borough Authority (McKean County, October 13, 2020); Winola Water Company (Wyoming County, December 17, 2020); Delaware Sewer Company (Pike County, May 13, 2021); Borough of Royersford (Montgomery County, May 25, 2021); Valley Township-Water (Chester County, November 18, 2021); Valley Township-Wastewater (Chester County, November 18, 2021); SLIBCO Utilities, Inc. (Lackawanna County, November 19, 2021); York City Sewer Authority (York County, May 27, 2022); Upper Pottsgrove Township (Berks and Montgomery Counties, June 30, 2022); Foster Township (Luzerne County, October 27, 2022); Creekside Homeowners Association (Lancaster County, June 22, 2023); Butler Area Sewer Authority (Butler County, October 29, 2024); Sadsbury Township Municipal Authority-Wastewater (Lancaster County, October 31, 2024); Farmington Township-Water and Wastewater (Clarion County, November 21, 2024), and East Dunkard Water Authority (Greene County, April 29, 2025). On July 2, 1990, Brownsville Water Company (Fayette County) and California Water Company (Washington County) were acquired and merged into the Company. On June 16, 1992, the former Forge Road Acres water system (Cumberland County) was sold to South Middleton Township. On March 24, 2003, Salisbury Water Supply Company (State of Massachusetts) was acquired and merged into the Company.

As a result of the various mergers and acquisitions, the Company furnishes water service to about 690,060 customers in the following municipalities:

All, or portions of, the Townships of Mount Joy, Mount Pleasant and Straban in Adams County;

All, or portions of, the Cities of Clairton and Pittsburgh (16th, 18th, 19th, 20th, 28th, 29th, 30th, 31st and 32nd Wards), the Boroughs of Baldwin, Bethel Park, Brentwood, Bridgeville, Carnegie, Castle Shannon, Crafton, Dormont, Dravosburg, Elizabeth,

Glassport, Greentree, Heidelburg, Homestead, Ingram, Jefferson, Liberty, Lincoln, Mount Oliver, Munhall, Pleasant Hills, Rosslyn Farms, Thornburg, West Elizabeth, West Homestead, West Mifflin, Whitaker and Whitehall and the Townships of Baldwin, Collier, Elizabeth, Forward, Mt. Lebanon, North Fayette, Robinson, Scott, South Fayette, South Park and Upper St. Clair in Allegheny County;

All, or portions of, the Boroughs of Applewold and Kittanning and the Townships of Manor and Rayburn in Armstrong County;

All, or portions of, the Boroughs of Big Beaver, Ellwood City, Frankfort Springs and Koppel and the Townships of Franklin, Hanover and North Sewickly in Beaver County;

All, or portions of, the Boroughs of Sinking Spring, St. Lawrence and Wyomissing and the Townships of Amity, Cumru, Earl, Exeter, Lower Heidelberg, Ruscombmanor, South Heidelberg and Spring in Berks County;

All, or portions of, the Borough of Yardley and the Townships of Falls and Lower Makefield in Bucks County;

All, or portions of, the City of Butler, the Boroughs of Connoquenessing, East Butler and Saxonburg and the Townships of Butler, Center, Clinton, Connoquenessing, Donegal, Forward, Franklin, Jackson, Jefferson, Lancaster, Oakland, Penn and Summit in Butler County;

All, or portions of, the Boroughs of Philipsburg and South Philipsburg and the Townships of Boggs, Rush and Walker in Centre County;

All, or portions of, the City of Coatesville, the Boroughs of Atglen, Parkesburg, South Coatesville and Spring City and the Townships of Caln, East Coventry, East Fallowfield, East Pikeland, East Vincent, Highland, Sadsbury, Schuylkill, Valley, West Caln, West Sadsbury and West Vincent in Chester County;

All, or portions of, the Boroughs of Clarion, Shippenville, Sligo and Strattanville and the Townships of Clarion, Elk, Farmington, Highland, Knox, Limestone, Monroe, Paint and Piney in Clarion County;

All, or portions of, the Boroughs of Chester Hill, Osceola Mills and Wallaceton and the Townships of Boggs, Bradford, Decatur, Graham and Morris in Clearfield County;

All, or portions of, the Township of Porter in Clinton County;

All, or portions of, the Boroughs of Berwick and Briar Creek and the Township of Briar Creek in Columbia County;

All, or portions of, the Boroughs of Camp Hill, Lemoyne, New Cumberland, Shiremanstown and Wormleysburg and the Townships of East Pennsboro, Hampden,

Lower Allen, Middlesex, Silver Spring and Upper Allen in Cumberland County;

All, or portions of, the Borough of Steelton and the Townships of Conewago, Derry, Londonderry, South Hanover, Swatara and West Hanover in Dauphin County;

All, or portions of, the Cities of Connellsville and Uniontown, the Boroughs of Brownsville and South Connellsville and the Townships of Brownsville, Bullskin, Connellsville, Dunbar, German, Jefferson, Luzerne, Menallen, North Union, Redstone and South Union in Fayette County;

All, or portions of, the Townships of Dunkard, Monongahela, Greene, Cumberland, Perry and Whiteley in Greene County;

All, or portions of, the Borough of Indiana and the Township of White in Indiana County;

All, or portions of, the Boroughs of Big Run and Punxsutawney and the Townships of Bell, Gaskill, Henderson, McCalmont and Young in Jefferson County;

All, or portions of, the Cities of Carbondale and Scranton, the Boroughs of Archbald, Blakely, Clarks Green, Clarks Summit, Dalton, Dickson City, Dunmore, Jermyn, Jessup, Mayfield, Moosic, Old Forge, Olyphant, Taylor, Throop and Vandling and the Townships of Carbondale, Fell, Glenburn, Jefferson, North Abington, Roaring Brook, Scott and South Abington in Lackawanna County;

All, or portions of, the Borough of Quarryville and the Townships of Bart, Colerain, Eden, Providence and Sadsbury in Lancaster County;

All, or portions of, the City of New Castle; the Boroughs of Ellport, Ellwood City, New Beaver and South New Castle and the Townships of Hickory, Mahoning, Neshannock, North Beaver, Perry, Shenango, Taylor, Union and Wayne in Lawrence County;

All, or portions of, the Borough of Palmyra and the Townships of Annville, North Annville, North Londonderry, South Annville and South Londonderry in Lebanon County;

All, or portions of, the Cities of Nanticoke, Pittston and Wilkes-Barre, the Boroughs of Ashley, Avoca, Courtdale, Dallas, Dupont, Duryea, Edwardsville, Exeter, Forty Fort, Hughestown, Kingston, Laflin, Larksville, Laurel Run, Luzerne, Nescopeck, Plymouth, Pringle, Shickshinny, Sugar Notch, Swoyersville, Warrior Run, West Pittston, West Wyoming, Wyoming and Yatesville and the Townships of Conyngham, Fairview, Hanover, Hunlock, Jackson, Jenkins, Kingston, Newport, Pittston, Plains, Plymouth, Rice, Salem, Union, Wilkes-Barre and Wright in Luzerne County;

All, or portions of, the Borough of Kane and the Township of Wetmore in McKean County;

All, or portions of, the Borough of Mount Pocono, the Townships of Coolbaugh, Hamilton, Middle Smithfield, Ross, Smithfield and Stroud and the Village of Tobyhanna in Monroe County;

All, or portions of, the Boroughs of Bridgeport, Norristown and Royersford and the Townships of East Norriton, Limerick, Lower Pottsgrove, Lower Providence, Perkiomen, Plymouth, Skippack, Upper Merion, Upper Providence, West Norriton, Whitemarsh, Whitpain and Worcester in Montgomery County;

All, or portions of, the Boroughs of Bangor, Nazareth, Pen Argyl, Roseto, Stockertown, Tatamy and Wind Gap and the Townships of Bushkill, Forks, Lower Mount Bethel, Lower Nazareth, Palmer, Plainfield, Upper Mount Bethel, Upper Nazareth and Washington in Northampton County;

All, or portions of, the Boroughs of McEwensville, Milton, Northumberland, Turbotville and Watsontown and the Townships of Delaware, East Chillisquaque, Lewis, Point, Turbot, Upper Augusta and West Chillisquaque in Northumberland County;

Portions of the Townships of Delaware, Lehman and Westfall in Pike County;

All, or portions of, the Borough of Frackville and the Townships of Butler, Mahanoy, New Castle, Walker and West Mahanoy in Schuylkill County;

All, or portions of, the Boroughs of Forest City, Great Bend, Hallstead, Lanesboro, Montrose, Susquehanna and Thompson and the Townships of Bridgewater, Great Bend, Harmony and Oakland in Susquehanna County;

All, or portions of, the Borough of Lewisburg and the Townships of Buffalo, East Buffalo, Gregg, Kelly and White Deer in Union County;

All, or portions of, the City of Warren and the Townships of Conewango, Glade, Meade, and Pleasant in Warren County;

All, or portions of, the Cities of Monongahela and Washington and the Boroughs of Burgettstown, California, Canonsburg, Claysville, Coal Center, East Washington, Finleyville, Houston, McDonald, Midway, New Eagle, West Brownsville and West Middletown and the Townships of Amwell, Buffalo, Canton, Carroll, Cecil, Chartiers, Cross Creek, Donegal, East Finley, East Pike Run, Fallowfield, Hanover, Hopewell, Independence, Jefferson, Morris, Mount Pleasant, North Franklin, North Strabane, Nottingham, Peters, Robinson, Smith, Somerset, South Franklin, South Strabane and Union in Washington County;

Portions of the Townships of Clinton and Salem in Wayne County;

Portion of the Township of Overfield in Wyoming County; and

All, or portions of, the Townships of Fairview and Newberry in York County.

As a result of acquisitions, the Company furnishes wastewater service to about 115,031 customers in the following municipalities:

Portions of, the Townships of Franklin, Hamiltonban and Highland in Adams County;

All, or portions of, the Cities of Duquesne and McKeesport and the Boroughs of Dravosburg, Port Vue and West Mifflin in Allegheny County;

All of the Borough of Koppel in Beaver County;

All, or portions of, the Townships of Alsace, Douglass, Exeter and Lower Alsace in Berks County;

All, or portions of, the City of Butler, the Borough of East Butler and the Townships of Butler, Center, Connoquenessing, Oakland and Summit in Butler County;

All, or portions of, the City of Coatesville, the Boroughs of Parkesburg and South Coatesville and the Townships of Caln, East Fallowfield, Highland, Sadsbury, Valley, West Caln and West Sadsbury in Chester County;

All, or portions of, the Boroughs of Clarion and Shippenville and the Townships of Clarion, Elk, Farmington, Monroe and Paint in Clarion County;

All, or portions of, the Borough of New Cumberland and the Township of Lower Allen in Cumberland County;

All of the City of Scranton and the Borough of Dunmore in Lackawanna County;

Portions of the Township of Sadsbury, Lancaster County;

Portions of the Township of Foster in Luzerne County;

All, or portions of, the Borough of Kane and Township of Wetmore in McKean County;

Portions of the Townships of Coolbaugh, Middle Smithfield, Smithfield and Stroud in Monroe County;

All, or portions of, the Borough of Royersford and the Townships of Upper Pottsgrove and Upper Providence in Montgomery County;

All, or portions of, the Boroughs of McEwensville and Turbotville in Northumberland County;

Portions of the Townships of Delaware and Lehman in Pike County;

All, or portions of, the Borough of Claysville and the Township of Donegal in Washington County; and

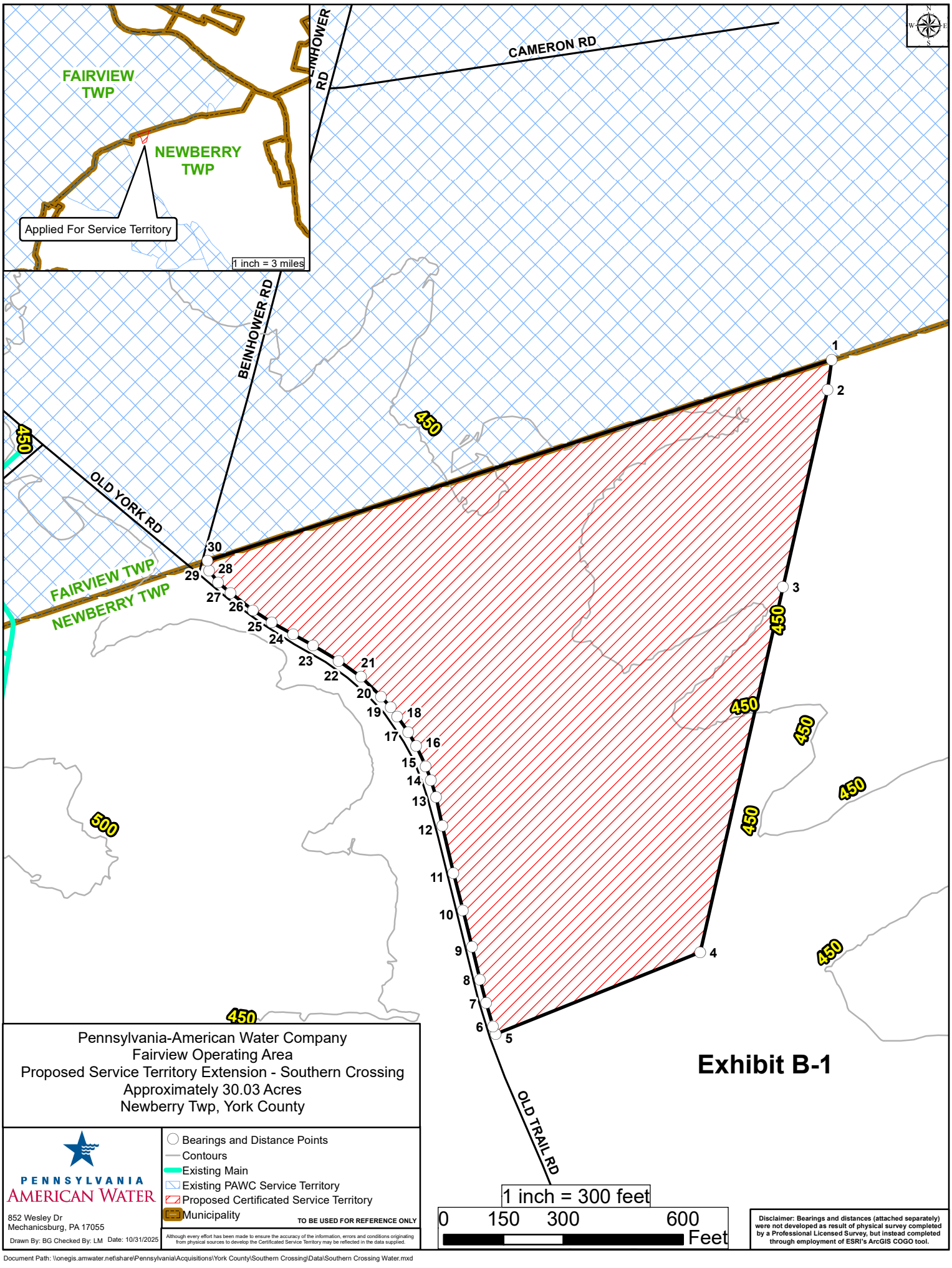
All, or portions of, the City of York, the Borough of North York and the Townships of Fairview, Manchester, Newberry and York in York County.

[424 municipalities in 38 counties] 05/31/2025

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit B-1

Map of Applied for Service Territory


FAIRVIEW TWP
NEWBERRY TWP
Applied For Service Territory
1 inch = 3 miles
CAMERON RD
BEINHOWER RD
OLD YORK RD
FAIRVIEW TWP
NEWBERRY TWP
OLD TRAIL RD
450
500
1
2
3
4
5
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Pennsylvania-American Water Company
Fairview Operating Area
Proposed Service Territory Extension - Southern Crossing
Approximately 30.03 Acres
Newberry Twp, York County
Exhibit B-1
Bearings and Distance Points
Contours
Existing Main
Existing PAWC Service Territory
Proposed Certificated Service Territory
Municipality
TO BE USED FOR REFERENCE ONLY
PENNSYLVANIA AMERICAN WATER
852 Wesley Dr
Mechanicsburg, PA 17055
Drawn By: BG Checked By: LM Date: 10/31/2025
Although every effort has been made to ensure the accuracy of the information, errors and conditions originating from physical sources to develop the Certificated Service Territory may be reflected in the data supplied.
1 inch = 300 feet
0 150 300 600
Feet
Disclaimer: Bearings and distances (attached separately) were not developed as result of physical survey completed by a Professional Licensed Survey, but instead completed through employment of ESRI's ArcGIS COGO tool.
Document Path: \\onegis.amwater.net\share\Pennsylvania\Acquisitions\York County\Southern Crossing\Data\Southern Crossing Water.mxd

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit B-2

Metes and Bounds of Applied for Service Territory

Exhibit B-2

Starting Point: X: -76.8137288290521 Y: 40.1654453166291			
From	To	Bearing	Distance
1	2	S7°43'32"W	76.318461
2	3	S12°46'06"W	506.326042
3	4	S12°46'06"W	938.238408
4	5	S68°11'12"W	552.012443
5	6	N19°29'04"W	20.85955
6	7	N16°18'56"W	60.423597
7	8	N14°56'11"W	61.342546
8	9	N13°35'08"W	84.030101
9	10	N13°45'38"W	94.086359
10	11	N14°22'39"W	96.490766
11	12	N13°20'04"W	121.760187
12	13	N12°20'30"W	73.5902
13	14	N16°49'36"W	44.489635
14	15	N20°19'04"W	37.237927
15	16	N25°19'49"W	56.023687
16	17	N29°34'08"W	39.547103
17	18	N35°05'59"W	48.832063
18	19	N36°26'50"W	27.031921
19	20	N41°32'14"W	37.140846
20	21	N45°32'52"W	69.553986
21	22	N54°13'09"W	69.114617
22	23	N58°47'31"W	75.069494
23	24	N61°17'38"W	56.822606
24	25	N61°01'36"W	61.565443
25	26	N56°34'52"W	55.988372
26	27	N52°17'56"W	71.149845
27	28	N50°14'24"W	40.339523
28	29	N37°54'37"W	37.210431
29	30	N9°28'11"W	26.077288
30	1	N72°09'54"E	1643.4969

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit C

Newberry Township Board of Supervisors Monthly Meeting Minutes dated October 24, 2023

NEWBERRY TOWNSHIP BOARD OF SUPERVISORS

Monthly Meeting Minutes

October 24, 2023 @ 6:00 pm

Call to order by Chairman Harkins at 6:00 p.m.

Executive Session was held tonight at 5:00 pm to discuss possible litigation matters.

Attendance

Chairman, Rob Harkins
Vice-Chairman, Diane Shellenhamer
Supervisor, Clair Wintermyer
Supervisor, Dave Kirkpatrick
Supervisor, Maxine Kauffman
Township Manager, Tony Miller
Solicitor, James Sanders
Engineer, Bill Rudy
Public Works Director, Scott Getgen
Sewer, Brent Zeiders
Police Chief, Steve Lutz
Codes and Zoning, Jeremy Eutzy

PUBLIC COMMENT

Julie Dibble, Newberrytown Church of God – Spoke about being impatient. She read a passage from Psalm 27 and then said a prayer.

Robert Cuthbertson – Resident, 95 Sam Snead Circle – He wanted to commend the police department for their immediate response to monitor Sam Snead Circle. He stated that there has been a decrease in the speeding on that road. Mr. Cuthbertson is requesting that the camera device be turned to monitor for speeding on Redmill and Fairway area.

Chief Lutz addressed Mr. Cuthbertson's concerns and stated that the camera collects data from both directions. Mr. Cuthbertson asked if it monitored the intersection. Supervisor Kirkpatrick asked Chief Lutz to set up the camera at the intersection.

Connie Flasher – Resident - Stated that she noticed in the budget that there is a total loss of $995,986 and that on the agenda that we are to advertise the budget. She read that a township should not prepare and advertise notice of a proposed budget when it is knowingly inaccurate. She stated that it is not accurate if it is not balanced. She continued to say that at the last meeting nothing was mentioned about the MESB building and the expenses and revenues. She asked why it was going to be advertised if it was in violation of the second-class township code.

Manager Miller addressed Ms. Flasher's comments and stated that every line item has been looked at and it is accurate. Chairman, Harkins stated that before the next meeting there is going to be a discussion within each department to determine what can be cut. Manager Miller addressed Ms. Flasher on the MESB building by giving her a breakdown of the line items. He stated that the budget is voted for in the October meeting to advertise the draft budget. Even though it is advertised it can be amended before it is approved. He stated that it is on the agenda due to second class code that it needs to be advertised before it is voted on.

Jane Harman – Resident, 205 Hemlock Lane – Stated that she is running for write in campaign for township supervisor November 7th. Asking for votes to be working for the resident's best interest. She feels it is important to get correct information out in this open meeting regarding misinformation that one of the board members has given to some residents. The misinformation is that another supervisor is funding her campaign. She stated it is incorrect and that she is solely funding her own campaign. She has not accepted or solicited campaign contributions from anyone and especially not a board member. She stated that she has the receipts for all the expenditures, and it is required that she report to the election board where the money she spent on the campaign came from. She stated she wanted to set the record straight.

Tom Adams – Resident, 1610 Valley Road – He runs the third district at Yocumtown Church of God and would like to remind residents to vote on November 7th.

APPROVAL OF MINUTES

MOTION By Supervisor Kirkpatrick to approve the minutes from October 24, 2023, seconded by Vice Chairman Shellenhamer, carried unanimously.

DISCUSSION Supervisor Kirkpatrick made a motion to place the Woods Extended on the Agenda Item M under New Business.

LAND DEVELOPMENT/ SUBDIVISION PLAN REVIEW

Southern Crossing Preliminary Land Development Plan Review

Presentation by Derek Dissinger, Attorney at Barley Snyder on behalf of Scandia Properties for the Southern Crossing project. He is joined by Justin Kuhn from IDP, Engineer and Jason Wheeler from TPD, Traffic Engineer. This project crosses Fairview township and Newberry township. The plan is before both townships. They are seeking waivers. He would like to address the two aspects of the plan that will involve fee and lieu payments to the township. One of the fee and lieu payments relates to traffic. The second fee and lieu payment relates to parks and rec fee from the ordinance.

Mr. Kuhn goes over the plan to address some of the changes that have been made. Attorney Dissinger went over the additional sidewalk systems. Mr. Kuhn addressed the steep slopes. He stated that some of the units were shortened or removed due to the steep slopes. Mr. Kuhn also went over the park and fee and lieu calculation. Jason Wheeler stated that they completed a traffic impact study for this project.

He proposed a fair share agreement which means as the township monitors the intersection if a traffic signal is warranted then they would contribute a portion of the fee.

David Parsons – Resident, 200 Winding Hill Drive – Discussed the issues that he feels will be a problem in the development.

Sandra Gonzalez – Resident, 140 Oak Road – Commented about the fair share agreement. She stated that all the units being built would be occupied by taxpayers in the community. If it became necessary in the future to have a traffic light installed and the fair share portion did not cover the cost of a traffic light, the amount collected in taxes from those units would cover the cost.

Jane Harman – Resident, 205 Hemlock Lane – Questioned the traffic pattern in the new developments. She is concerned about parking and overflow parking being an issue. She discussed the need for sidewalks outside of the developments.

Dale Jackson – Resident, 155 High Street – Stated he is opposed to the waiver for the sidewalks. He thinks a blacktop lane along the Old Trail is better suited than a sidewalk.

Derek Dissinger, Attorney – Wanted to clarify on the sidewalk statements that were made. He stated that the connection to Newberry township would be through Red Mill. The waiver they are asking for would be along Old Trail. He stated that the only waivers that they are present for are preliminary plan approval, tangents, steep slopes, and a sidewalk which Red Mill already received.

Chris Katona – Resident, 25 Rebecca Drive – Stated that if the developers are doing everything the right way there is no reason to have a waiver.

Tom Adams – Resident, 1610 Valley Road – Commented on the public water problems from the past and wondered if it would affect the development.

Joe Stafford – Resident, 40 Sarah Drive – Stated he is opposed to the sidewalk.

Ryan Rehbein – Resident, 928 Pleasant Drive – Stated his concern that if the waiver is not accepted then wetlands will have to be dealt with.

MOTION	By Supervisor Kirkpatrick to approve a Waiver for A-14 for Sidewalk is Required in Designated Areas of the Township, seconded by Supervisor Wintermyer, carried unanimously.
DISCUSSION	None
MOTION	By Chairman Harkins to approve Waiver 1 for Preliminary Plan Application and Submission. Applicant requesting a Waiver to Section D1, seconded by Supervisor Kirkpatrick, carried unanimously.
DISCUSSION	None

MOTION By Chairman Harkins to approve Waiver Section D2 Minimum 100 Foot Length of Tangents Between Reverse Curves, seconded by Supervisor Kirkpatrick, carried unanimously.

DISCUSSION None

MOTION By Chairman Harkins to approve Waiver D3 Sidewalk Shall Be Located 2 Feet from Side Street Right of Way, seconded by Supervisor Kirkpatrick, carried unanimously.

DISCUSSION None

MOTION By Supervisor Kirkpatrick to approve Waiver D4 Maximum of 25% Steep Slopes to Be Altered or Removed on a Lot, seconded by Chairman Harkins, carried unanimously.

DISCUSSION None

MOTION By Supervisor Kirkpatrick to approve the Southern Crossing Preliminary Land Development Plan contingent upon the engineer's comments, seconded by Vice Chairman Shellenhamer, carried unanimously.

DISCUSSION None

Pines Road Greenhouses Preliminary Land Development Plan

MOTION By Chairman Harkins to recognize that deemed approval has happened for the Greenhouse Preliminary Land Development Plan and approval of the two waivers for Steep Slopes and the sidewalks, seconded by Vice Chairman Shellenhamer. No vote.

DISCUSSION Sean Delaney, Attorney from Stevens & Lee – Asked that the Board recognize that the Plan for Pines Road Greenhouses and the waivers were deemed approved as of October 1st with the recognition that it is only a preliminary plan and that the end process has not been determined.

Solicitor James Sanders was asked to speak on this matter. He stated that at the last meeting the Board did not approve a time extension. Due to the lapse, the waivers were deemed approved for the plan.

Chairman Harkins stated that the main issue is what is being used as fill. Mr. Delaney said that it does have to be approved by DEP. Manager Miller read information from DEP that states they must prove that it is compactable and the steps they must follow.

Sandra Gonzalez – Resident, 140 Oak Road – Asked if the fill needs to be encapsulated for leakage and if there is a risk of contamination. Mr. Delaney stated he would not give any opinion on the risk, but that DEP is looking at it closely.

Ryan Rehbein – Resident, 928 Pleasant Drive – Stated is this about greenhouses or the company making money by putting trash in the township.

Mr. Delaney stated that the location is good. It is ideal for the production facilities to be near population centers. He elaborated on the process.

Sandra Gonzalez – Resident, 140 Oak Road – Stated that it is the consensus of most that there is not a problem with the greenhouses. The necessity to use possibly contaminated material is what is problematic.

Solicitor Sanders stated that the township does not have power over what kind of fill comes in and out. It is governed by DEP.

Chris Katona – Resident, 25 Rebecca Drive – Stated we should not allow contamination of our land, waters, etc. He feels the process does not sound right to him and hopes the township votes against it.

Jane Harman – Resident, 140 Oak Road – Questioned the planning commission. Solicitor Sanders stated that it went before the planning commission first and the planning commission gave comments. The comments came up and they wanted more time for the plan to address the comments. The time was not approved for the initial 90-day extension to decide on the plan. Engineer Bill Rudy explains the two waivers.

Paul DeHart – Resident, 45 Rolling Hills Court – Stated he understands that the residents in attendance are to focus on the waivers. He said attending the meetings is the time when residents have a chance to voice their concerns. He asked that if the Board can do anything to stop it from happening, they should do so.

Request to Vacate Leah Drive by Vastgood Properties

Presentation by Charlie Surr, Attorney for VH Newberry which owns Newberry Commons - Spoke about building a medical office building within the center. For the medical office to be built all of Leah Drive needs to be vacated.

DISCUSSION Robert Mastandrea, Vice President of Operations for Vastgood Properties – Stated that they have a small interest and manage Newberry Commons. Chairman Harkins said he would like signs posted so there is not thru traffic. Mr. Mastandrea stated that would be done.

REPORTS

Public Safety – Chief Lutz

Chief Lutz submitted a report to the board.

Police Department – Chief Lutz

The Police Department handled 121 calls for the month of September. Chief Lutz stated that one of the biggest nights of the year for pedestrian traffic is Halloween. Reminded drivers to be cautious and alert. Reminded parents to stay with their children. Four police officers have completed CIT training (Crisis Intervention Training). A total of eight officers are now trained in CIT. Beginning November 1st is No Shave November month officers are allowed to grow facial hair. Money that is raised is given to St. Jude's.

Solicitor – James Sanders

James Sanders submitted a report to the board.

Engineering – Pennoni Associates

Bill Rudy stated attached to his report is the truck analysis for River Road and Shady Lane. Geometry for both roads has been reviewed. Truck traffic can be restricted to 25 ft. in length or less. Next step would be to have Solicitor Sanders draft the ordinance so that signs can be enforced when they are put up.

MOTION	By Supervisor Kirkpatrick to have the Solicitor draw up the Ordinance as per the Engineer's suggestions, seconded by Vice Chairman Shellenhamer, carried unanimously.
DISCUSSION	None

Highway – Scott Getgen

Scott Getgen submitted a report to the board.

Zoning – Jeremy Eutzy

Jeremy Eutzy submitted a report to the board.

Sewer – Brent Zeiders

Brent Zeiders submitted a report to the board.

Township Manager – Tony Miller

Tony Miller submitted a report to the board.

Treasurer – Jane Deamer

Jane Deamer submitted a report to the board.

Supervisor's Report

Chairman Harkins asked if the search for a new SEO has started. Manager Miller stated he will post it on the website.

OLD BUSINESS

None

NEW BUSINESS

Approve Dunkin Donuts Bond Reduction II for $177,487.50

MOTION By Chairman Harkins to approve Dunkin Donuts Bond Reduction II for $177,487.50, seconded by Vice Chairman Shellenhamer, carried unanimously.

DISCUSSION None

Approve Dunkin Donuts Bond Reduction III for $83,602.50

MOTION By Supervisor Kirkpatrick to approve Dunkin Donuts Bond Reduction III for $83,602.50, seconded by Vice Chairman Shellenhamer, carried unanimously.

DISCUSSION None

Approve Bond Reduction of CPNC Investments (Veterinary Hospital) for $52,475.00

MOTION By Supervisor Kirkpatrick to approve Bond Reduction of CPNC Investments (Veterinary Hospital) for $52,475.00, seconded by Vice Chairman Shellenhamer, carried unanimously.

DISCUSSION None

Approve Certificate of Payment for DeTraglia Excavating & Landscaping, Inc. of $209,137.50

MOTION By Supervisor Kirkpatrick to approve Certificate of Payment for DeTraglia Excavating & Landscaping, Inc. of $209,137.50, seconded by Chairman Harkins, carried unanimously.

DISCUSSION None

Approve Bond Reduction for Clover Crossing to $7,727.50

MOTION By Supervisor Kirkpatrick to approve Bond Reduction for Clover Crossing to $7,727.50, seconded by Vice Chairman Shellenhamer, carried unanimously.

DISCUSSION None

Approve the 2024 Contract with SPCA of York County ($11,159.00)

MOTION By Supervisor Kauffman to approve the 2024 Contract with SPCA of York County ($11,159.00), seconded by Supervisor Kirkpatrick, carried unanimously.

DISCUSSION Jane Harman – Resident, 205 Hemlock Lane – Questioned what the contract entails. Manager Miller went over the details of the contract.

Approve Klugh Animal Control Services 2024 Contract

MOTION By Supervisor Kirkpatrick to approve Klugh Animal Control Services 2024 Contract, seconded by Supervisor Kauffman, carried unanimously.

DISCUSSION Manager Miller read the details of the contract.

Approve 2024 Propane Supplier Bid Results. Central Penn Propane $1.399 per gallon

MOTION By Chairman Harkins to approve 2024 Propane Supplier Bid Results, Central Penn Propane $1.399 per gallon, seconded by Supervisor Kauffman, carried unanimously.

DISCUSSION None

Approve Penn Waste Contract One Year Extension (last one year extension of contract)

MOTION By Chairman Harkins to approve Penn Waste Contract for One Year Extension, seconded by Supervisor Kauffman, carried unanimously.

DISCUSSION None

Approve Advertisement of Draft 2024 Budget

MOTION By Supervisor Kirkpatrick to approve Advertisement of Draft 2024 Budget, seconded by Supervisor Kauffman, carried unanimously.

DISCUSSION None

Approve Purchase and Installation of Hearing-Impaired Child Sign on Cragmoor Road

MOTION By Chairman Harkins to approve Purchase and Installation of Hearing-Impaired Child Sign on Cragmoor Road, seconded by Supervisor Kirkpatrick, carried unanimously.

DISCUSSION None

Approve Lobar Invoice 211994-10 for Payment $447,717.52

MOTION By Chairman Harkins to approve Lobar Invoice 21194-10 for Payment $447,717.52, seconded by Supervisor Kauffman, carried 4-1, with Supervisor Wintermeyer opposing.

DISCUSSION None

Approve Time Extension for Woods Extended

MOTION By Supervisor Kirkpatrick to approve Time Extension for Woods Extended, seconded by Supervisor Kauffman, carried unanimously.

DISCUSSION Questioning when the gate was to be installed on the emergency access road. Supervisor Kirkpatrick stated if McNaugton does not comply Penn DOT will be contacted due to the violation.

PAYMENT OF BILLS

MOTION By Supervisor Kauffman to pay the bills, seconded by Vice Chairman Shellenhamer, carried unanimously.

DISCUSSION None

ADJOURNMENT

MOTION By Supervisor Kauffman to adjourn, seconded by Chairman Harkins, carried unanimously.

DISCUSSION None

Respectfully submitted,

Tony Miller, Secretary

NEWBERRY TOWNSHIP CORPORATE SEAL YORK COUNTY PENNSYLVANIA

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit D

Preliminary Land Development Plan

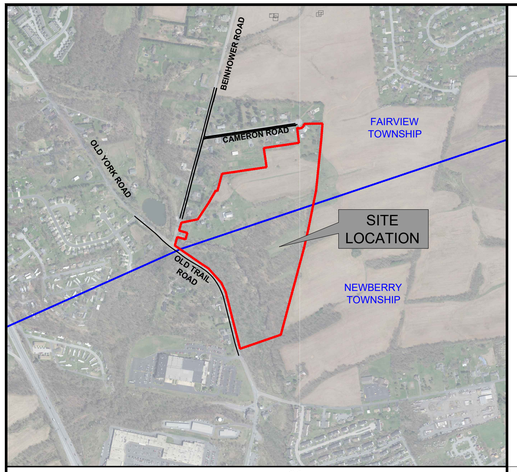
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

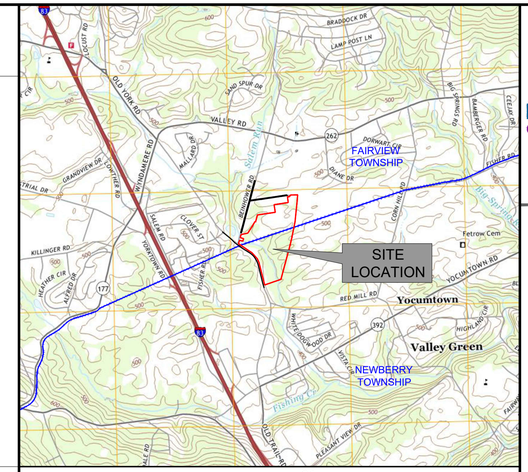
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP
YORK COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'

N
800' 400' 0' 800'
SCALE: 1"= 800'



LOCATION MAP
SCALE = 1" = 2,000'

N
2,000' 1,000' 0' 2,000'
SCALE: 1"= 2,000'

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. CONTRACTOR TO CONTACT PENNSYLVANIA ONE CALL SYSTEM, INC. TO ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST (3) WORKING DAYS PRIOR TO THE START OF ANY EARTHMOVING ACTIVITIES. DESIGN SERIAL NUMBER IS 20220893013, SUBMITTED ON 3/30/2022.

COMPANY: PENNSYLVANIA AMERICAN WATER
ADDRESS: 852 WESLEY DR
MECHANICSBURG, PA 17055
CONTACT: JEFF HORTON
EMAIL:JEFF.HORTON@AMWATER.COM

COMPANY: FRONTIER COMMUNICATIONS OF PA INC
ADDRESS: 300E LAIRD STREET
WILKES BARRE, PA 18702
CONTACT: MICHAEL NAVICH
E-MAIL: MICHAEL.NAVICH@FTR.COM

COMPANY: PENCOR SERVICES/BLUE RIDGE COMM.
ADDRESS: 475 DELAWARE AVE
PALMERTON, PA 18071
CONTACT: JOE BUCCIERI
EMAIL:JBUCCIERI@BRCTV.COM

COMPANY: NEWBERRY TOWNSHIP MUNICIPAL AUTHORITY
ADDRESS: 1915 OLD TRAIL RD
ETTERS, PA 17319

COMPANY: NEWBERRY TOWNSHIP
ADDRESS: 1915 OLD TRAIL ROAD
ETTERS, PA 17319
CONTACT: OFFICE PERSONNEL

COMPANY: FIRST ENERGY PENELEC
ADDRESS: 21 S MAIN ST
AKRON, OH 44308
CONTACT: CARA WARREN
E-MAIL: CARAWARREN@FIRSTENERGYCORP.COM

COMPANY: COMCAST
ADDRESS: 4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEIGARD
E-MAIL: MIKE_SWEIGARD@CABLE.COMCAST.NET

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM

COMPANY: WINDSTREAM
ADDRESS: 1450 CENTER POINT RD
HIAWATHA, IA 52233
CONTACT: LOCATE DESK PERSONNEL
EMAIL: LOCATE.DESK@WINDSTREAM.COM

CDC	MEMBER NAME	RESPONSE	NOTES	RESPONSE DATE	INITIALS
AH	WINDSTREAM	CLEAR, NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION		04/01/2022 10:16:21	LZI-WEBSVC
ET	FRONTIER COMMUNICATIONS OF PA INC	CLEAR, NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION		04/12/2022 10:03:36	CLS-WEBSVC
ME	METROPOLITAN EDISON CO/PRITENERGY	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR		03/30/2022 16:28:46	MBR-WEBSVC
UI	UGI UTIL HARRISBURG	FIELDS CONFLICT, PLEASE EMAIL OR SEND PLANS TO: STEPHEN BATEMAN UGI UTILITIES INC 1301 AIP DR MIDDLETOWN PA 17057 SBATEMAN@UGI.COM		03/30/2022 13:30:11	ATS-WEBSVC
AK	PENNSYLVANIA AMERICAN WATER	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR		04/01/2022 12:12:55	ERI-WEBSVC
BPI	PENCOR SERVICES/BLUE RIDGE COMMUNICATION	CLEAR, NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION		03/30/2022 14:15:00	JW-WEB
NBY	NEWBERRY TOWNSHIP	CLEAR, NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION		03/31/2022 07:13:36	BE-OTM
NTM	NEWBERRY TOWNSHIP MUNICIPAL AUTHORITY	CLEAR, NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION		03/31/2022 07:34:40	BZ-WEB
MI	COMCAST CABLE COMMUNICATIONS INC	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR		04/13/2022 12:21:36	CLS-WEBSVC

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SUPPLEMENTAL PLANS:
- E&S CONTROL PLAN
- APPROVED PADEP CH. 105 GP-5 & GP-7 SITE SPECIFIC DRAWINGS

PLAN PREPARERS

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430 NORTH FRONT STREET
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EQUITABLE LANDOWNER AND DEVELOPER

ESCAMBIA PROPERTIES, LLC
18 SAGE CREST CIRCLE
ENOLA, PA 17025

CONTACT: SCOTT BOONE
TELEPHONE: 717-471-0093
EMAIL ADDRESS: SEBOONE@MINDSPRING.COM

SITE DATA

PARID :	27-000-QG-0096.J0-00000
DEED BOOK & PAGE NUMBER :	BOOK 2407, PAGE 2362
EXISTING LOT NUMBER :	LOT 1
TOTAL ACREAGE OF ORIGINAL EXISTING TRACT :	48.01 AC. (GROSS) & 47.11 AC. (NET)
TOTAL ACREAGE WITHIN NEWBERRY TOWNSHIP :	29.18 AC. (GROSS) & 28.36 AC. (NET)
SANITARY SEWER SERVICE PROVIDER:	PA AMERICAN WATER
WATER SERVICE PROVIDER:	PA AMERICAN WATER

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVERS FROM THE NEWBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND ORDINANCE NO. 410:

WAIVER TYPE:		APPROVAL DATE
SECTION 344-10.C.1.	- PRELIMINARY PLAN SUBMISSION	
SECTION 344-10.C.(2)(e)	- PRELIMINARY PLAN SUBMISSION	
SECTION 344-15.	- PRELIMINARY PLAN APPLICATION AND REVIEW PROCESS	
SECTION 344-31.L(8)	- MIN. 100' LENGTH OF TANGENTS BETWEEN REVERSE CURVES	
SECTION 344-32.C.(1)(b)	- SIDEWALK SHALL BE LOCATED 2 FT INSIDE STREET RIGHT-OF-WAY	
SECTION 344-42.B.5.(e)[2]	- MAX. RATIO OF VERY STEEP SLOPES TO BE ALTERED OR REMOVED ON A LOT	
SECTION 344-32.	- SIDEWALKS REQUIRED ALONG OLD TRAIL ROAD	

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF 99 TOWNHOMES AND ASSOCIATED IMPROVEMENTS (LOT 1B).

PA DEP CODE NUMBER

PA DEP CODE NO. _____

STATEMENTS OF ACCURACY

SURVEY DATA

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE NEWBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET).

_____ _____
MATTHEW DAVIS, PLS **DATE**

GENERAL PLAN/REPORT DATA

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE NEWBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____ _____
JUSTIN KUHN, P.E. No. 074912 **DATE**

STORMWATER MANAGEMENT PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND INFORMATION, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE NEWBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_____ _____
JUSTIN KUHN, P.E. No. 074912 **DATE**

CERTIFICATION OF OWNERSHIP & ACKNOWLEDGEMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE_____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ & _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE _____ (IDENTITY OWNERSHIP OR EQUITABLE OWNERSHIP) OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED.

_____ _____
OWNER OWNER

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20 _____.

TOWNSHIP PLANNING COMMISSION REVIEW

AT A MEETING ON _____, 20_____, THE NEWBERRY TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN.

_____ _____
MEMBER OF PLANNING COMMISSION MEMBER OF PLANNING COMMISSION

PRELIMINARY/FINAL PLAN APPROVAL

AT A MEETING ON _____, 20_____, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NEWBERRY APPROVED THIS PROJECT, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE TOWNSHIP, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF NEWBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____ _____
MEMBER OF BOARD OF SUPERVISORS MEMBER OF BOARD OF SUPERVISORS

_____ _____
MEMBER OF BOARD OF SUPERVISORS MEMBER OF BOARD OF SUPERVISORS

TOWNSHIP ENGINEER REVIEW

REVIEWED BY NEWBERRY TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

_____
TOWNSHIP ENGINEER

COUNTY PLANNING COMMISSION

REVIEWED BY THE YORK COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

_____
DIRECTOR OF PLANNING

PLAN DATE

ISSUE DATE: JULY 8, 2022
REVISION DATE: SEPTEMBER 9, 2022
SEPTEMBER 6, 2023
SEPTEMBER 28, 2023
OCTOBER 19, 2023

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN

PLAN BOOK _____, PAGE _____, THIS _____DAY OF_____, 20_____.

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.773.6084
www.IntegratedDP.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD
NEWBERRY TOWNSHIP
YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	01 - LD COVERSHEET

REVISIONS NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/28/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
COVER SHEET

SHEET NO.
01 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NVTRS1K\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY\01 - LD COVERSHEET.DWG,01 COVER SHEET

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FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

AREA AND BULK REGULATIONS (NEWBERRY TOWNSHIP)

LOCATION: 674 BEINHOWER ROAD, GOLDSBORO, PA 17319				
ZONE: VILLAGE, SENSITIVE ENVIRONMENTAL FEATURES OVERLAY & FLOOPLAIN PROTECTION OVERLAY DISTRICTS				
PERMITTED USE: SINGLE-FAMILY ATTACHED DWELLINGS				
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	§380-20.D.(3)	3,200 SF	~11,333 SF / DU
2	MINIMUM LOT WIDTH	§380-20.D.(3)	20 FT @ BLDG SETBACK LINE	20 FT IF INDIVIDUAL LOTS WERE PROPOSED
3	MAXIMUM BUILDING HEIGHT	§380-20.D.(3)	40 FT	40 FT
4	MAXIMUM LOT COVERAGE	§380-20.D.(3)	65%	< 65%
5	MINIMUM FRONT SETBACK	§380-20.D.(3)	15 FT	15 FT
6	MINIMUM SIDE SETBACK	§380-20.D.(3)	0 FT BETWEEN ATTACHED STRUCTURES & 5 FT BETWEEN END UNITS	0 FT & 5 FT BETWEEN END UNITS
7	MINIMUM REAR SETBACK	§380-20.D.(3)	15 FT	15 FT
8	MINIMUM HABITABLE FLOOR AREA	§380-42.A.	700 SF / DU	+700 SF / DU
9	GARAGE SETBACK	§380-45.D.(2)	25 FT FROM RIGHT-OF-WAY	25 FT
10	PARKING AREA SETBACK	§380-47.D.(2)	8 FT FROM ANY SIDE OR REAR LOT LINE, EXCEPT WHERE BUFFER YARDS ARE REQUIRED & THE SETBACK SHALL NOT INCLUDE ANY SCREENING	~60 FT

SENSITIVE ENVIRONMENTAL FEATURES OVERLAY NOTE:

THE SENSITIVE ENVIRONMENTAL FEATURES OVERALY INCLUDES STEEP SLOPE, STREAM, SURFACE WATER AND WETLAND PROTECTION OVERLAY ZONING DISTRICTS. REFER TO SHEET 09 "RESOURCE IMPACT AND CONSERVATION PLAN - AREA 'A'".

DEDICATION OF OPEN SPACE LAND FOR PUBLIC USE NOTE:

THIS PROJECT COMPLIES WITH THE TOWNSHIP'S SALDO §614.05.1 WHICH REQUIRES ANY MAJOR SUBDIVISION/LAND DEVELOPMENT TO SET ASIDE FIVE (5%) PERCENT OF THEIR GROSS TRACT ACREAGE AS UNDIVIDED RECREATION LAND DESIGNATED FOR PUBLIC USAGE UNLESS THE APPLICANT PROPOSES AN ALTERNATIVE IN LIEU OF DEDICATION OF RECREATIONAL LAND FOR PUBLIC USAGE IN ACCORDANCE WITH NEWBERRY TOWNSHIP SPECIFICATIONS.

PROPOSED PARKING SCHEDULE (NEWBERRY)

LOT #	ORDINANCE REQUIREMENT	REQUIRED NUMBER OF SPACES PER LOT	PROPOSED NUMBER OF SPACES PER LOT
1B (NEWBERRY TOWNSHIP ONLY)	NEWBERRY ZONING SECTION 380-47.F.: ATTACHED: 3 SPACES/ DWELLING UNIT (MUST BE WITHIN 150 FT OF THE UNITS SERVED)	99 ATTACHED UNITS * 3 SPACES = 297 SPACES TOTAL	297 SPACES TOTAL (EACH DWELLING EITHER HAS THREE SPACES WITH 2 IN DRIVEWAY AND 1 IN GARAGE)

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH NEWBERRY TOWNSHIP STANDARDS AND SPECIFICATIONS, YORK COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
4. AFTER FINAL PLAN APPROVAL AND UPON COMPLETION OF ALL REQUIRED IMPROVEMENTS, THE APPLICANT SHALL SUBMIT AN AS-BUILT PLAN PREPARED BY A PROFESSIONAL ENGINEER OR SURVEYOR. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
9. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
11. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM YORK COUNTY AND NEWBERRY TOWNSHIP ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND NEWBERRY TOWNSHIP.
13. THE SITE IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
14. THE PROJECT PARCEL IS LOCATED PARTLY WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 42133C0065F, EFFECTIVE DATE DECEMBER 16, 2015.
15. ALL CONSTRUCTION WITHIN A PENNDOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
16. OCCUPANCY PERMITS WILL NOT BE ISSUED UNLESS THE STREETS SHOWN ON THE APPROVED FINAL PLAN HAVE BEEN CONSTRUCTED TO A PAVED, MUD-FREE OR OTHERWISE PERMANENTLY PASSABLE CONDITION, UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ZONING OFFICER AND ANY WALKWAYS, CURBS OR GUTTERS, STREET LIGHTS, FIRE HYDRANTS, SHADE TREES, WATER MAINS, SANITARY SEWER, STORM SEWER AND OTHER IMPROVEMENTS AS DEEMED NECESSARY BY THE BOARD OF SUPERVISORS FOR REASONABLE HUMAN HABITATION, HAVE BEEN INSTALLED IN ACCORDANCE WITH THE TOWNSHIP ZONING ORDINANCE.
17. UNDERGROUND PIPES, STRUCTURES, SUBGRADES OR BASE COURSES WILL NOT BE COVERED UNTIL INSPECTED AND APPROVED BY THE DULY AUTHORIZED OFFICIAL OF THE TOWNSHIP. FAILURE TO COMPLY WITH THE REGULATIONS SHALL PROVIDE CAUSE FOR UNCOVERING SUCH WORK, AT THE APPLICANT'S EXPENSE, TO PERMIT THE REQUIRED INSPECTION.
18. NOTICE SHALL BE GIVEN TO THE TOWNSHIP IN ACCORDANCE WITH THE NEWBERRY TOWNSHIP IMPROVEMENTS SPECIFICATIONS MANUAL IN ADVANCE OF COMMENCEMENT OF ANY PUBLIC IMPROVEMENT CONSTRUCTION, TO PROVIDE FOR REQUIRED INSPECTION.
19. WHENEVER ANY WORK OR MATERIALS ARE FOUND NOT TO BE IN COMPLIANCE WITH THE FINAL PLAN AND FOR APPLICABLE TOWNSHIP REQUIREMENTS, A DULY AUTHORIZED TOWNSHIP OFFICIAL MAY STOP WORK ON THE JOB UNTIL SUCH NONCOMPLIANCE IS MADE TO COMPLY. IT SHALL BE UNLAWFUL TO DO OR PERFORM ANY WORK IN VIOLATION OF SUCH STOP ORDER, EXCEPT AS MAY BE NECESSARY TO PREVENT INJURY OR DAMAGE TO PERSON OR PROPERTY. SUCH STOP ORDER MAY BE REVOKED BY THE BOARD OF SUPERVISORS.
20. SOME PORTIONS OF THE SUBDIVISION AND/OR LAND DEVELOPMENT CONTAIN WETLANDS. COMPLIANCE WITH STATE AND FEDERAL WETLAND STATUTES AND REGULATIONS IS NECESSARY BEFORE WETLANDS ARE FILLED OR ENCROACHED UPON BY STRUCTURES. THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION SHOULD BE CONTACTED FOR GUIDANCE.
21. STREAMS TRAVERSE THE PROPOSED DEVELOPMENT AND MAY REQUIRE A PERMIT FROM THE PADEP PURSUANT TO 25 PA CODE 105 OF THE DEPARTMENT'S DAMS AND ENCROACHMENTS REGULATIONS. POTENTIAL LOT PURCHASERS SHALL BE NOTIFIED OF ANY OBLIGATION THEY MAY ASSUME PERTAINING TO COMPLIANCE WITH THESE STATE REGULATIONS.
22. CONSERVATION PRACTICES DURING SITE PREPARATION AND CLEAN-UP SHALL MEET THE REQUIREMENTS CONTAINED WITHIN THE TOWNSHIP SALDO §614.06 AND §402.01.9.b.
23. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE NEWBERRY TOWNSHIP IMPROVEMENT SPECIFICATIONS MANUAL PREPARED BY PENNONI ASSOCIATES IN MAY 2004 AND REVISED SEPTEMBER 2006.
24. UPON PRESENTATION OF PROPER CREDENTIALS, NEWBERRY TOWNSHIP MAY ENTER AT REASONABLE TIMES UPON ANY PROPERTY WITHIN NEWBERRY TOWNSHIP TO INSPECT THE CONDITION OF THE STORMWATER STRUCTURES AND FACILITIES IN REGARD TO ANY ASPECT REGULATED BY THE NEWBERRY TOWNSHIP SWM ORDINANCE. ACCEPTANCE OF A PERMIT SHALL CONSTITUTE IRREVOCABLE CONSENT TO THE TOWNSHIP, ITS OFFICIALS, EMPLOYEES, ENGINEER, CONSULTANTS AND CONTRACTORS, TO ENTER THE PREMISES TO PERFORM ANY ACT NECESSARY TO INSURE COMPLIANCE, INCLUDING, BUT NOT LIMITED TO, INSPECTIONS, COMPLETION OF REQUIRED WORK, REMEDIATION OF WORK, MAINTENANCE, ETC. NOTHING HEREIN SHALL BE CONSTRUED TO PLACE A DUTY, OBLIGATION OR REQUIREMENT ON THE TOWNSHIP TO DO OR PERFORM ANY OF THE FOREGOING.
25. APPLICANT PROPOSES TO PAY FEE-IN-LIEU OF PARK AND RECREATION FACILITIES.

AREA AND BULK REGULATIONS (FAIRVIEW TOWNSHIP)

LOCATION: NEAR THE OLD YORK ROAD & BEINHOWER ROAD INTERSECTION, GOLDSBORO, PA 17319				
ZONE: RESIDENTIAL MIXED USE (RMU) DISTRICT				
PERMITTED USE: SINGLE-FAMILY ATTACHED DWELLINGS				
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM NET LOT AREA PER UNIT	§300-70.E.1.a	2,400 SF	8,063 SF
2	MINIMUM LOT WIDTH	§300-70.E.1.b-c	24 FT (INTERIOR) 39 FT (CORNER)	GREATER THAN 75 FT
3	MINIMUM FRONT SETBACK	§300-21.A (TABLE 5-4)	30 FT	30 FT (PROPOSED BUILDING) 3 FT (EXISTING BUILDING)*
4	MINIMUM SIDE SETBACK (EACH SIDE)	§300-21.A (TABLE 5-4)	10 FT, EXCEPT 0 FT @ THE SHARED LOT LINE OF LAWFULLY ATTACHED BUILDINGS OR USES CONSTRUCTED WITH A SHARED COMMON PARTY WALL AND THE WRITTEN CONSENT OF THE ABUTTING LOT AND BUILDING (PRINCIPAL)	10 FT
5	MINIMUM REAR SETBACK	§300-21.A (TABLE 5-4)	25 FT	60 FT
6	MAXIMUM IMPERVIOUS COVERAGE	§300-70.E.1.e	60%	37%
7	MINIMUM VEGETATIVE COVERAGE	§300-21.A (TABLE 5-4)	20%	63%
8	MAXIMUM BUILDING HEIGHT	§300-21.A (TABLE 5-4)	35 FT	35 FT OR LESS
9	MAXIMUM DENSITY	§300-21.A (TABLE 5-4)	6 DWELLING UNITS / NET LOT ACRE (6 UNITS * 15.94 ACRES = 95 UNITS)	6 DWELLING UNITS / NET LOT ACRE (95 UNITS)

AREA AND BULK REGULATIONS (FAIRVIEW TOWNSHIP)

LOCATION: NEAR THE OLD YORK ROAD & BEINHOWER ROAD INTERSECTION, GOLDSBORO, PA 17319				
ZONE: SINGLE-FAMILY RESIDENTIAL (RS) DISTRICT				
PERMITTED USE: SINGLE-FAMILY DETACHED RESIDENTIAL LOTS				
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM NET LOT AREA PER UNIT	§300-21.A (TABLE 5-3)	10,000 SF	10,454 SF
2	MINIMUM LOT WIDTH	§300-21.A (TABLE 5-3)	60 FT @ LOT FRONTAGE (INTERIOR) 75 FT @ LOT FRONTAGE (CORNER)	65 FT (INTERIOR) 209 FT (CORNER)
3	MINIMUM FRONT SETBACK	§300-21.A (TABLE 5-3)	40 FT	40 FT (PROPOSED BUILDING) 18 FT (EXISTING BUILDING)*
4	MINIMUM SIDE SETBACK (EACH SIDE)	§300-21.A (TABLE 5-3)	10 FT	10 FT
5	MINIMUM REAR SETBACK	§300-21.A (TABLE 5-3)	35 FT	89 FT
6	MAXIMUM IMPERVIOUS LOT COVERAGE	§300-21.A (TABLE 5-3)	40%	10%
7	MINIMUM VEGETATIVE COVERAGE	§300-21.A (TABLE 5-3)	20%	90%
8	MAXIMUM BUILDING HEIGHT	§300-21.A (TABLE 5-3)	35 FT	35 FT OR LESS
9	MAXIMUM DENSITY	§300-21.A (TABLE 5-3)	4 DWELLING UNITS / NET LOT ACRE (4 UNITS * 2.54 ACRES = 10 UNITS)	1.6 DWELLING UNITS / NET LOT ACRE (4 UNITS)

* VARIANCE REQUESTED UNDER SEPARATE PLAN FOR EXISTING BUILDINGS

PARKING SCHEDULE (FAIRVIEW)

LOT #	ORDINANCE REQUIREMENT	REQUIRED NUMBER OF SPACES PER LOT
1A	SF ATTACHED: 2 SPACES/ DWELLING UNIT; + ¼ SPACE PER DU IN COMMON VISITOR PARKING COMPOUND WHICH SHALL BE WITHIN 300 FT TO ANY UNIT SERVED	46 SF ATTACHED DWELLING UNITS: 92 SPACES + 23 SPACES IN COMMON PARKING COMPOUND = 115 TOTAL SPACES
2	SF DETACHED: 2 SPACES/ DWELLING UNIT	1 SF DETACHED DWELLING UNIT: 2 TOTAL SPACES
3	SF DETACHED: 2 SPACES/ DWELLING UNIT	1 SF DETACHED DWELLING UNIT: 2 TOTAL SPACES
4	SF DETACHED: 2 SPACES/ DWELLING UNIT	1 SF DETACHED DWELLING UNIT: 2 TOTAL SPACES
5	SF DETACHED: 2 SPACES/ DWELLING UNIT	1 SF DETACHED DWELLING UNIT: 2 TOTAL SPACES
1B (FAIRVIEW TOWNSHIP ONLY)	SF ATTACHED: 2 SPACES/ DWELLING UNIT; + ¼ SPACE PER DU IN COMMON VISITOR PARKING COMPOUND WHICH SHALL BE WITHIN 300 FT TO ANY UNIT SERVED SF DETACHED: 2 SPACES/ DWELLING UNIT	53 SF ATTACHED DWELLING UNITS: 106 SPACES + 27 SPACES IN COMMON PARKING COMPOUND 1 SF DETACHED DWELLING UNIT: 2 SPACES =135 TOTAL SPACES

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

674 BEINHOWER ROAD

NEWBERRY TOWNSHIP

YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	01 - LD COVERSHEET

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

NOTES

SHEET NO.

02 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NVTRSK1\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY\01 - LD COVERSHEET.DWG 02 NOTES

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LEGEND

SITE CONTEXT MAP

- EXISTING TOPOGRAPHY (FROM GIS)
- PROPERTY LINE / RIGHT-OF-WAY LINE
- EXISTING STREAM CHANNELS
- EXISTING WETLANDS
- EXISTING WOODS OR TREE LINE

NOTES:

1. WETLAND LOCATIONS HAVE BEEN DELINEATED BY VORTEX ENVIRONMENTAL, INC. MAPPING.
2. NO RIDGE LINES, PUBLIC ROADS, TRAILS, UTILITY EASEMENTS, RIGHTS-OF-WAY, PUBLIC LAND, NOR LAND PROTECTED UNDER CONSERVATION EASEMENTS ARE ON THIS PROJECT SITE.

N

200' 100' 0' 200'

SCALE: 1"= 200'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	01.5 - SITE CONTEXT MAP

REVISIONS

NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/06/2023	REVISED PER TOWNSHIP PLANNER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

SITE CONTEXT MAP

SHEET NO.

03 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AHT83K1\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY\01.5 - SITE CONTEXT MAP.DWG,03 SITE CONTEXT MAP

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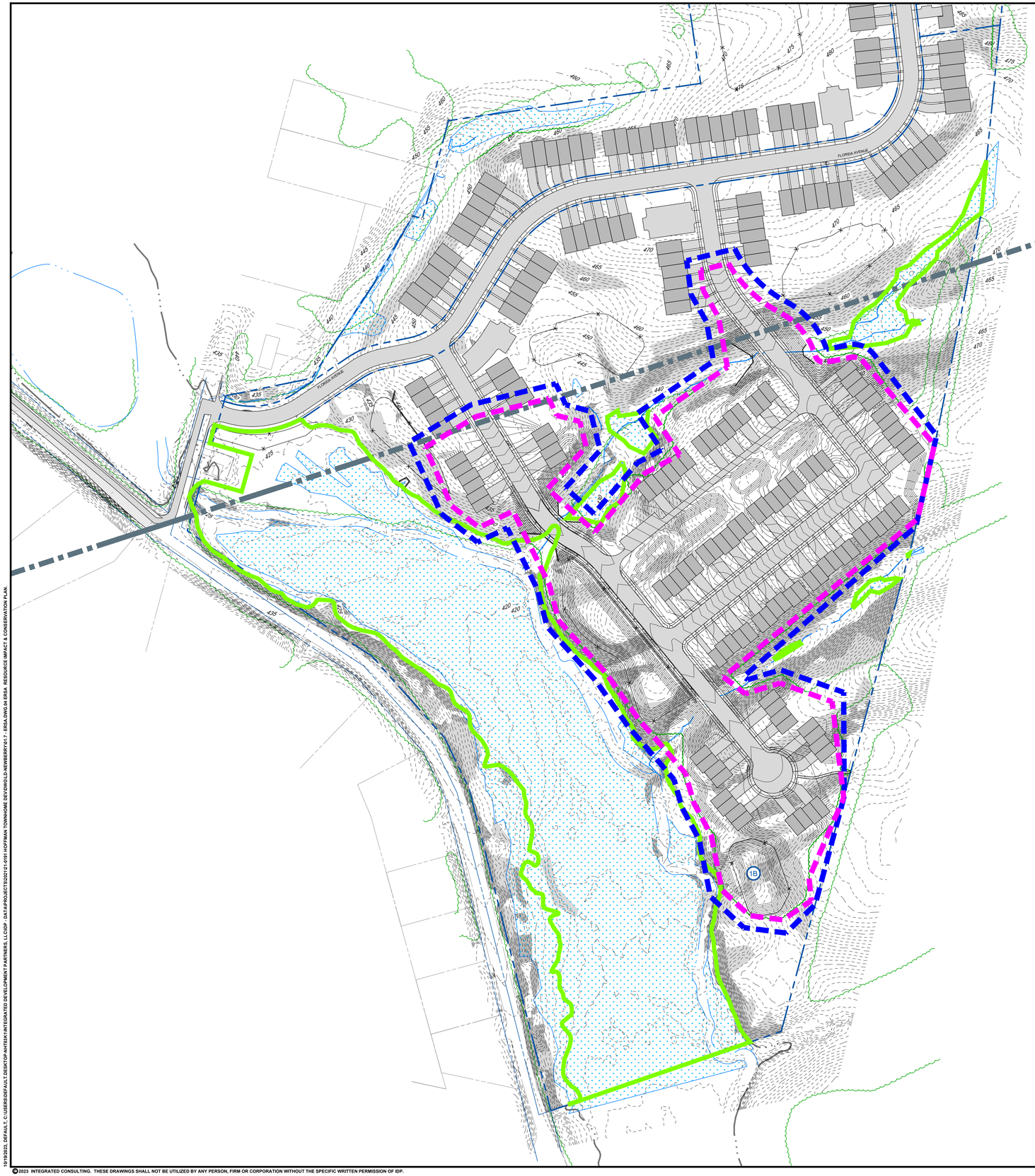

LEGEND — EXISTING RESOURCES & SITE ANALYSIS PLAN

- SLOPES 15-25%
- SLOPES >25%
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING WETLANDS
- SOIL TYPE BOUNDARY LINE
- GEOLOGICAL BOUNDARY LINE
- 100 YEAR FLOODPLAIN

NOTE: THE TOTAL ACREAGE OF THE SUBJECT TRACT (LOT 1B) IS 38.63 ACRES.

LEGEND — RESOURCE IMPACT AND CONSERVATION PLAN

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED STANDARD DUTY PAVEMENT
- PRIMARY IMPACT AREAS
- SECONDARY IMPACT AREAS
- DESIGNATED PROTECTED AREAS

The York County Soil Survey prepared by the United States Department of Agriculture identifies the following types of soil within or near the project site:

- **Bo – Bowmansville silt loam (HSG C/D, hydric)**
- **KnD – Klinesville channery silt loam, 15 to 25 percent slopes (HSG D, non-hydric)**
- **PeC – Penn silt loam, 8 to 15 percent slopes (HSG B, non-hydric)**

The mapped soils on this property have the following limitations:

SOIL NAME	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/ SEASONAL HIGH-WATER TABLE	HYDRIC/ HYDRIC INCLUSIONS	LOW STRENGTH / LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
Bowmansville	X	C/S			X	X	X	X	X	X	X	X				X
Klinesville	X	C/S	X	X			X		X		X	X				
Penn	X	C	X				X	X		X	X	X				

N

200' 100' 0' 200'

SCALE: 1"= 200'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

YORK COUNTY

NEWBERRY TOWNSHIP

PROFESSIONAL SEAL

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PROJECT NO.	21-0191
CAD FILE:	01.7 - ERSA

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4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

ERSA, RESOURCE IMPACT & CONSERVATION PLAN

SHEET NO.

04 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AHT83KI\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVO\OLD-NEWBERRY\01.7 - ERSA.DWG,04 ERSA RESOURCE IMPACT & CONSERVATION PLAN.

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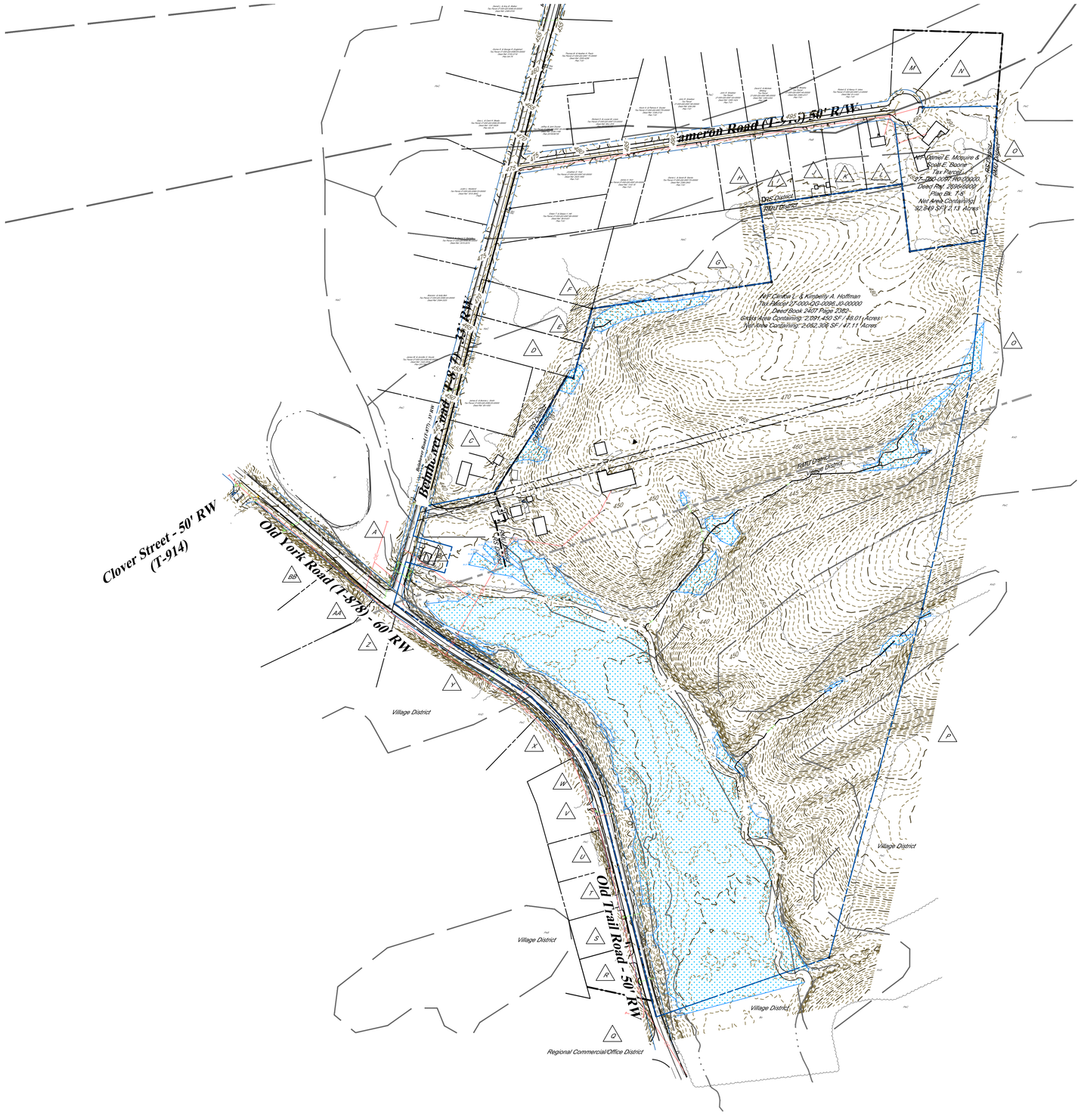

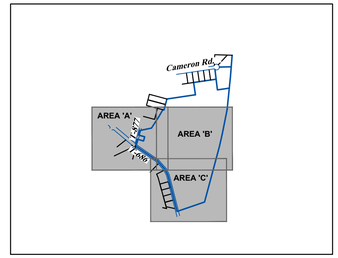

KEY MAP
SCALE: NONE

ADJOINER INFO

- A — N/F SABRENA L. HARTLEY TAX PARCEL 27-000-QG-0098.A0-00000 DEED REF. 2456-7879
- B — N/F FAIRVIEW TOWNSHIP TAX PARCEL 27-000-QG-0096.H0-00000 DEED REF. 2246-1366
- C — N/F DAVID W. & VONDELLE M. DAVARE TAX PARCEL 27-000-QG-0096.G0-00000 DEED REF. 436-985
- D — N/F JOHN E. & DEBRA J. ALDRIDGE TAX PARCEL 27-000-QG-0096.D0-00000 DEED REF. 1255-24
- E — N/F JAMES T. YOUNG TAX PARCEL 27-000-QG-0096.C0-00000 DEED REF. 1841-558
- F — N/F EDWIN T. & GLADYS V. HILL TAX PARCEL 27-000-QG-0096.B0-00000 DEED REF. 59P-727
- G — N/F EDWIN T. & GLADYS V. HILL TAX PARCEL 27-000-QG-0096.F0-00000 DEED REF. 67S-949
- H — N/F GEORGE E. & EILEEN M. KELL TAX PARCEL 27--000-QG-0097.E0-00000 DEED REF. 1839-7209, PLAN BK. T-61
- I — N/F GEORGE E, & EILEEN M. KELL TAX PARCEL 27--000-QG-0097.J0-00000 DEED REF. 1209-515, PLAN BK. T-61
- J — N/F JOEL D. & CLAUDIA FETTER TAX PARCEL 27--000-QG-0097.K0-00000 DEED REF. 60F-639, PLAN BK. T-61
- K — N/F KENNETH L. & JUDITH D. FOGLEMAN TAX PARCEL 27--000-QG-0097.U0-00000 DEED REF. 78R-169, PLAN BK. T-61
- L — N/F SARAH E. CHACE TAX PARCEL 27--000-QG-0097.00-00000 DEED REF. 2801-598, PLAN BK. T PG. 61
- M — N/F ROBERT G & NANCY H. ICKES TAX PARCEL 27--000-QG-0097.I0-00000 DEED REF. 63B-277, PLAN BK. T PG.61
- N — N/F WADE N. JR & ELIZABETH A. HEATH TAX PARCEL 27--000-QG-0097.Q0-00000 DEED REF. 2526-6501, PLAN BK. T PG. 61 AREA: ±34,570 S.F. / 0.79 ACRES
- O — N/F WEST SHORE SCHOOL DISTRICT TAX PARCEL 27-000-QG-0071.00-00000 DEED REF. 2531-5960
- P — N/F YORK RED MILL ASSOCIATES LLC TAX PARCEL 39-000-QG-0095.00-00000 DEED REF. 2366-7862
- Q — N/F BERG ELECTRONICS INC TAX PARCEL 39-000-QG-0101.B0-00000 DEED REF. 581-214
- R — N/F ROBERT E. & JOANNE E. MYERS TAX PARCEL 39-000-QG-0100.A0-00000 DEED REF. 85N-633
- S — N/F KENNETH G. & LEONA M. MARKLEY TAX PARCEL 39-000-QG-0100.00-00000 DEED REF. 73J-105
- T — N/F MAYRA G. & IVAN G GARCES TAX PARCEL 39-000-QG-0100.C0-00000 DEED REF. 1525-6889
- U — N/F PAMELA F. & RODNEY LEE AMBROSE TAX PARCEL 39-000-QG-0100.F0-00000 DEED REF. 1808-21
- V — N/F PAMELA F. & RODNEY LEE AMBROSE TAX PARCEL 39-000-QG-0100.D0-00000 DEED REF. 1808-21
- W — N/F KEN R. STOUGH TAX PARCEL 39-000-QG-0100.B0-00000 DEED REF. 2651-3292
- X — N/F JAMES E. KNOVICH TAX PARCEL 39-000-QG-0100.G0-00000 DEED REF. 1299-7117
- Y — N/F GEORGE E. & ELIZABETH W. KNOVICH TAX PARCEL 39-000-QG-0100.E0-00000 DEED REF. 60R-686
- Z — N/F DCM DEVELOPMENT COMPANY TAX PARCEL 39-000-QG-0215.00.00000
- AA — N/F VIOLA E. KNOTTS TAX PARCEL 27-000-23-0343.00-00000 DEED REF. 2452-7720
- BB — N/F CLOVER CROSSING HOMEOWNERS ASSOC. TAX PARCEL 27-000-23-0344.00-00000 DEED REF. 1707-7576

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS OF WAY, EASEMENTS OR OTHER RESTRICTIONS WHICH MAY BE DISCOVERED BY A COMPLETE TITLE SEARCH.
2. BOUNDARY AND LIMITED TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TERRAVIZ GEOSPATIAL INC., COMPLETED IN JANUARY, 2021.
3. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20220061161 AND WAS ASSIGNED ON JANUARY 06, 2022.
6. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF NEWBERRY, MAP NO. 42133C0065F, EFFECTIVE DATE DECEMBER 16, 2015.
7. WETLAND LOCATIONS HAVE BEEN DELINEATED BY VORTEX ENVIRONMENTAL, INC. MAPPING.

N

150' 75' 0' 150'
SCALE: 1"= 150'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP — YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS NO.	DATE	DESCRIPTION
1	08/05/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/26/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

EXISTING CONDITIONS PLAN - OVERALL

SHEET NO.

05 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NH1B3K1\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\WG\02-NEWBERRY\02 - EXISTING CONDITIONS.DWG,05 EXISTING CONDITIONS PLAN - OVERALL

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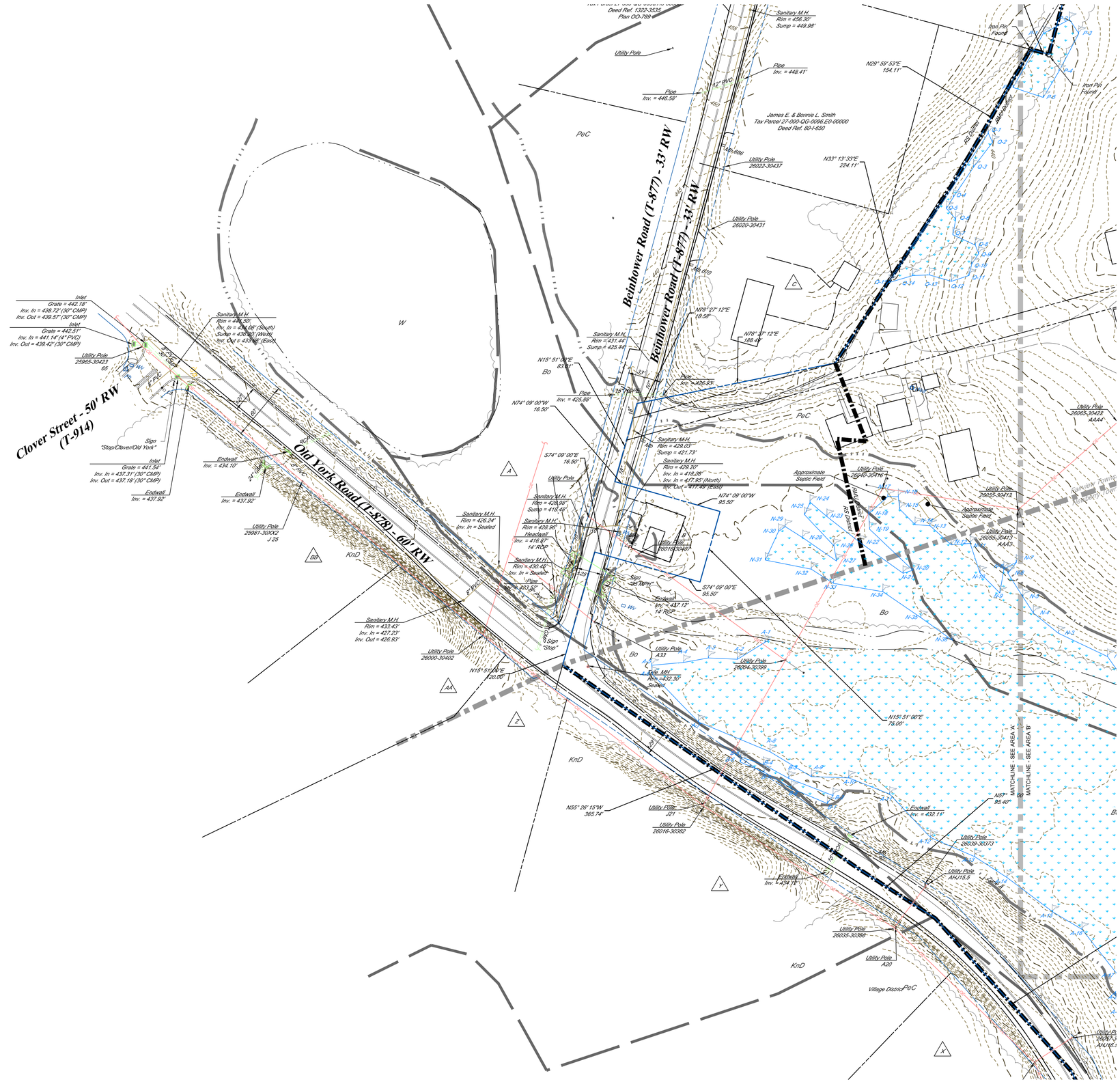
Clover Street - 50' RW (T-914)
Old York Road (T-878) - 60' RW
Beinhower Road (T-877) - 33' RW
Beinhower Road (T-877) - 33' RW
Deed Ref. 1322-3535
Plan OO-789
Utility Pole
Pipe
Inv. = 446.58'
Pipe
Inv. = 448.41'
Sanitary M.H.
Rim = 456.30'
Sump = 449.98'
Iron Pin Found
Iron Pin Found
James E. & Bonnie L. Smith
Tax Parcel 27-000-OIG-0096.E0-00000
Deed Ref. 801-650
N29° 59' 53"E
154.11'
Utility Pole
26022-30437
N33° 13' 33"E
224.11'
Utility Pole
26020-30431
N76° 27' 12"E
18.58'
N76° 27' 12"E
198.48'
Sanitary M.H.
Rim = 431.44'
Sump = 423.44'
N15° 51' 00"E
83.97'
Pipe
Inv. = 426.93'
Pipe
Inv. = 425.88'
N74° 09' 00"W
16.50'
Sanitary M.H.
Rim = 429.03'
Sump = 421.73'
Sanitary M.H.
Rim = 429.20'
Inv. In = 418.38'
Inv. In = 417.95' (North)
Inv. Out = 417.45' (East)
S74° 09' 00"E
16.50'
Utility Pole
Sanitary M.H.
Rim = 428.98'
Sump = 418.48'
N74° 09' 00"W
93.50'
Approximate
Septic Field
Utility Pole
26040-30416'
Utility Pole
26025-30413
Approximate
Septic Field
Utility Pole
26026-30413
AAA3'
Utility Pole
26039-30373'
Utility Pole
AH115.5
Utility Pole
26035-30366'
Utility Pole
A20
Utility Pole
26065-30422
AAA4'
Sanitary M.H.
Rim = 428.24'
Inv. In = Sealed
Sanitary M.H.
Rim = 428.96'
Headwall
Inv. = 418.87'
14" RCP
Sanitary M.H.
Rim = 430.46'
Inv. In = Sealed
Pipe
Inv. = 423.52'
Sign
"Stop"
Sign
"25 MPH"
S74° 09' 00"E
95.50'
Endwall
Inv. = 437.12'
14" RCP
Sanitary M.H.
Rim = 433.43'
Inv. In = 427.23'
Inv. Out = 426.93'
Utility Pole
26000-30402
N15° 51' 00"E
20.00'
Utility Pole
A33
Utility Pole
26004-30399
Manhole
Rim = 433.30'
Sealed
N15° 51' 00"E
75.00'
Utility Pole
J21
Utility Pole
26016-30382
N55° 26' 15"W
365.74'
Endwall
Inv. = 434.71'
Endwall
Inv. = 432.11'
Utility Pole
AH115.5
Inlet
Grate = 442.18'
Inv. In = 438.72' (30" CMP)
Inv. Out = 439.57' (30" CMP)
Inlet
Grate = 442.51'
Inv. In = 441.14' (4" PVC)
Inv. Out = 439.42' (30" CMP)
Utility Pole
25965-30423
65
Sanitary M.H.
Rim = 442.50'
Drv. In = 434.06' (South)
Sump = 430.90' (West)
Inv. Out = 433.90' (East)
Sign
"Stop Clover/Old York"
Inlet
Grate = 441.54'
Inv. In = 437.31' (30" CMP)
Inv. Out = 437.18' (30" CMP)
Endwall
Inv. = 434.10'
Endwall
Inv. = 437.92'
Endwall
Inv. = 437.92'
Utility Pole
25981-30XX3
J 28
Sign
"25 MPH"
Sign
"Stop"
Utility Pole
A23
Utility Pole
A24
Utility Pole
A25
Utility Pole
A26
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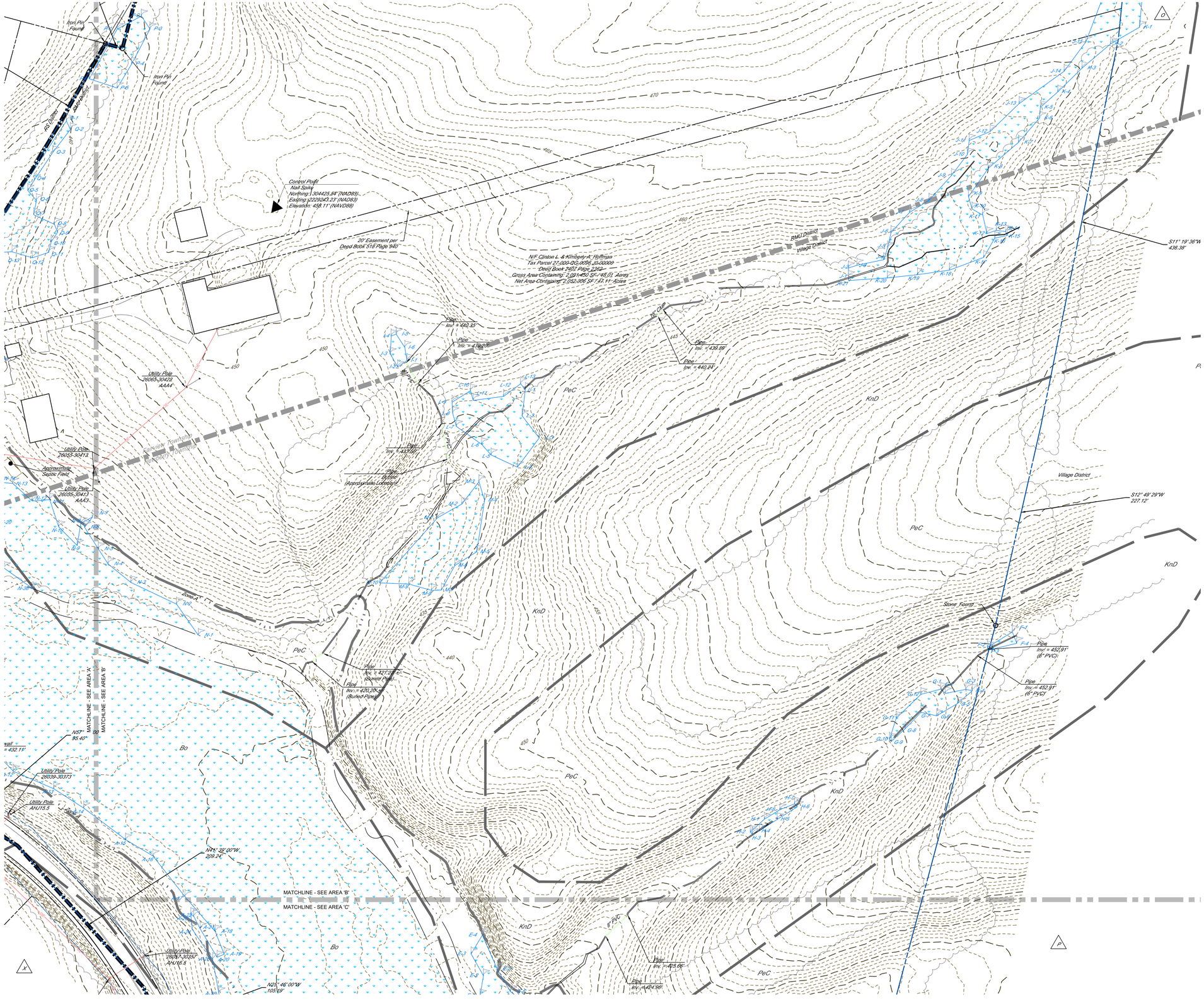
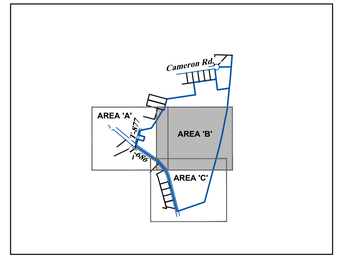
Utility Pole





KEY MAP

SCALE: NONE

LEGEND

EXISTING CONDITIONS PLAN

- EXISTING PROPERTY LINE
- EXISTING TRACT LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING PROPERTY CORNER OR CONTROL POINT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING LIDAR CONTOUR
- OE — EXISTING OVERHEAD ELECTRIC
- UE — EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- Ls — EXISTING LIGHT STANDARD
- Eb — EXISTING ELECTRIC BOX
- G — EXISTING GAS LINE
- Gv — EXISTING GAS VALVE
- Gm — EXISTING GAS METER
- Fh — EXISTING WATER HYDRANT
- W — EXISTING WATERLINE
- Wv — EXISTING WATERVALVE
- S — EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- Co — EXISTING SANITARY CLEANOUT
- EXISTING INLET STRUCTURE
- EXISTING STORM PIPE
- EXISTING SIGN
- EXISTING TRAFFIC MASK
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF GUIDERAIL
- EXISTING CURB
- X — EXISTING FENCE
- EXISTING TREE LINE
- EXISTING TOWNSHIP MONUMENT
- EXISTING WATERBODY
- EXISTING WETLANDS
- SOIL TYPE BOUNDARY LINE
- GEOLOGICAL BOUNDARY LINE
- CoB2 — SOIL TYPE OR GEOLOGICAL UNIT
- MUNICIPAL BOUNDARY
- ZONING DISTRICT BOUNDARY
- 100 YEAR FLOODPLAIN

SOILS

Bo	Bowmansville silt loam 0-3% slopes HSG C/D (Hydric)
KnD	Klinesville channery silt loam 15-25% slopes HSG D (Non-hydric)
NaC	Neshaminy channery silt loam 8-15% slopes HSG C (Non-hydric)
PeB	Penn silt loam 3-8% slopes HSG B (Non-hydric)
PeC	Penn silt loam 8-15% slopes HSG B (Non-hydric)

GEOLOGY INFORMATION

JTrd	Diabase
JTrg	Gettysburg Formation

N

50' 25' 0' 50'

SCALE: 1"= 50'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

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YORK COUNTY

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TITLE

EXISTING CONDITIONS PLAN - AREA 'B'

SHEET NO.

07 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AH1TBVH\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVO\WILD-NEWBERRY\02 - EXISTING CONDITIONS\21-0191 EXISTING CONDITIONS PLAN - AREA 'B'.DWG

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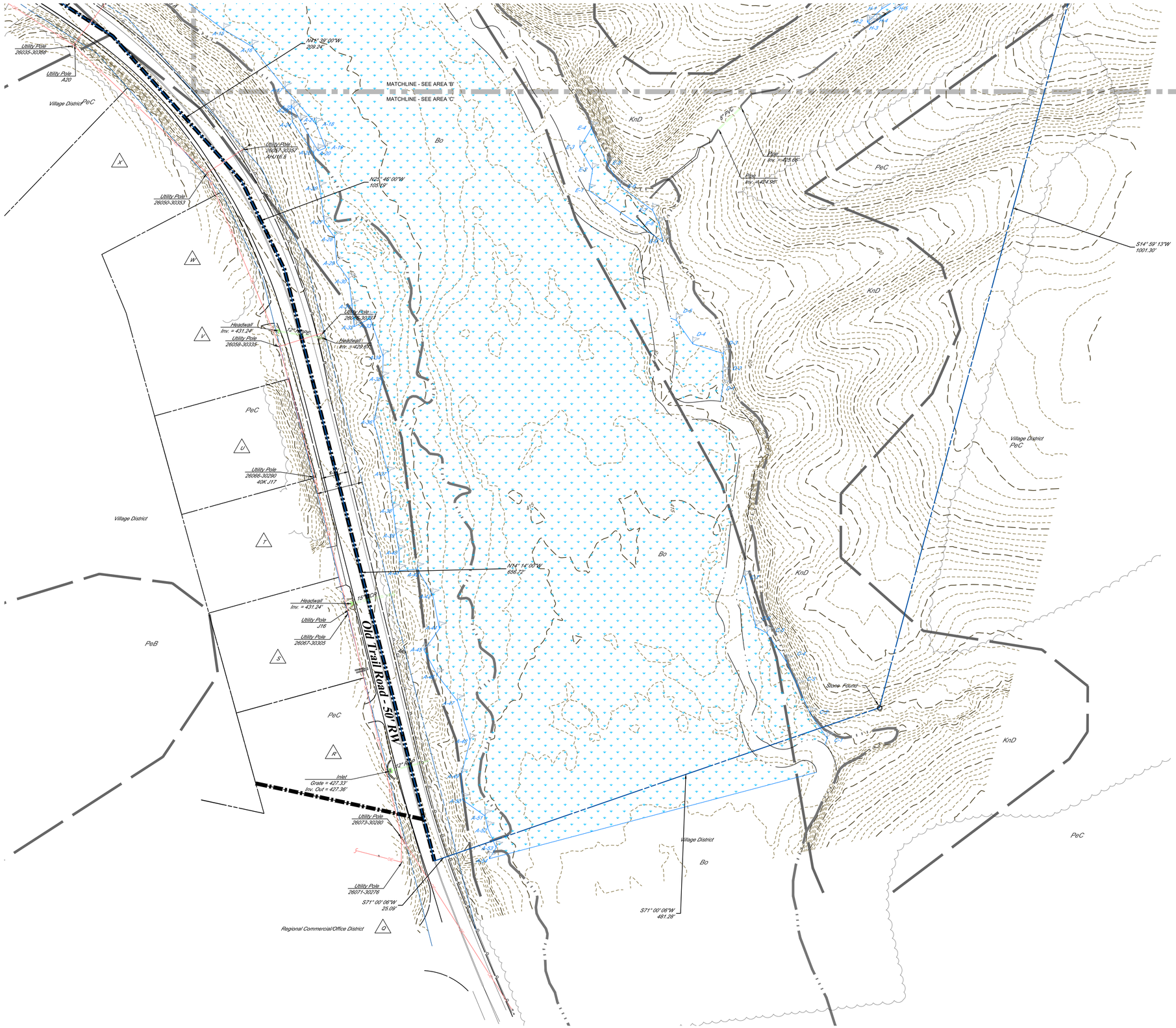

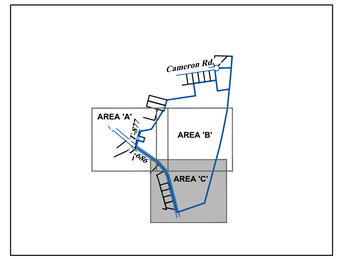

KEY MAP

SCALE: NONE

LEGEND

EXISTING CONDITIONS PLAN

- EXISTING PROPERTY LINE
- EXISTING TRACT LINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING PROPERTY CORNER OR CONTROL POINT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING LIDAR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT STANDARD
- EXISTING ELECTRIC BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER HYDRANT
- EXISTING WATERLINE
- EXISTING WATERVALVE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING INLET STRUCTURE
- EXISTING STORM PIPE
- EXISTING SIGN
- EXISTING TRAFFIC MASK
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING EDGE OF GUIDERAIL
- EXISTING CURB
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING TOWNSHIP MONUMENT
- EXISTING WATERBODY
- EXISTING WETLANDS
- SOIL TYPE BOUNDARY LINE
- GEOLOGICAL BOUNDARY LINE
- CoB2 SOIL TYPE OR GEOLOGICAL UNIT
- MUNICIPAL BOUNDARY
- ZONING DISTRICT BOUNDARY
- 100 YEAR FLOODPLAIN

SOILS

Bo	*Bowmansville silt loam* *0-3% slopes* *HSG C/D (Hydric)*
KnD	*Klinesville channery silt loam* *15-25% slopes* *HSG D (Non-hydric)*
NaC	*Neshaminy channery silt loam* *8-15% slopes* *HSG C (Non-hydric)*
PeB	*Penn silt loam* *3-8% slopes* *HSG B (Non-hydric)*
PeC	*Penn silt loam* *8-15% slopes* *HSG B (Non-hydric)*

GEOLOGY INFORMATION

JTrd	*Diabase*
JTrg	*Gettysburg Formation*

N

50' 25' 0' 50'

SCALE: 1"= 50'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

674 BEINHOWER ROAD

NEWBERRY TOWNSHIP

YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	06/09/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	08/08/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

EXISTING CONDITIONS PLAN - AREA 'C'

SHEET NO.

08 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AHTS3KI\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVOWOLD-NEWBERRY\02 - EXISTING CONDITIONS DWG\08 EXISTING CONDITIONS PLAN - AREA 'C'

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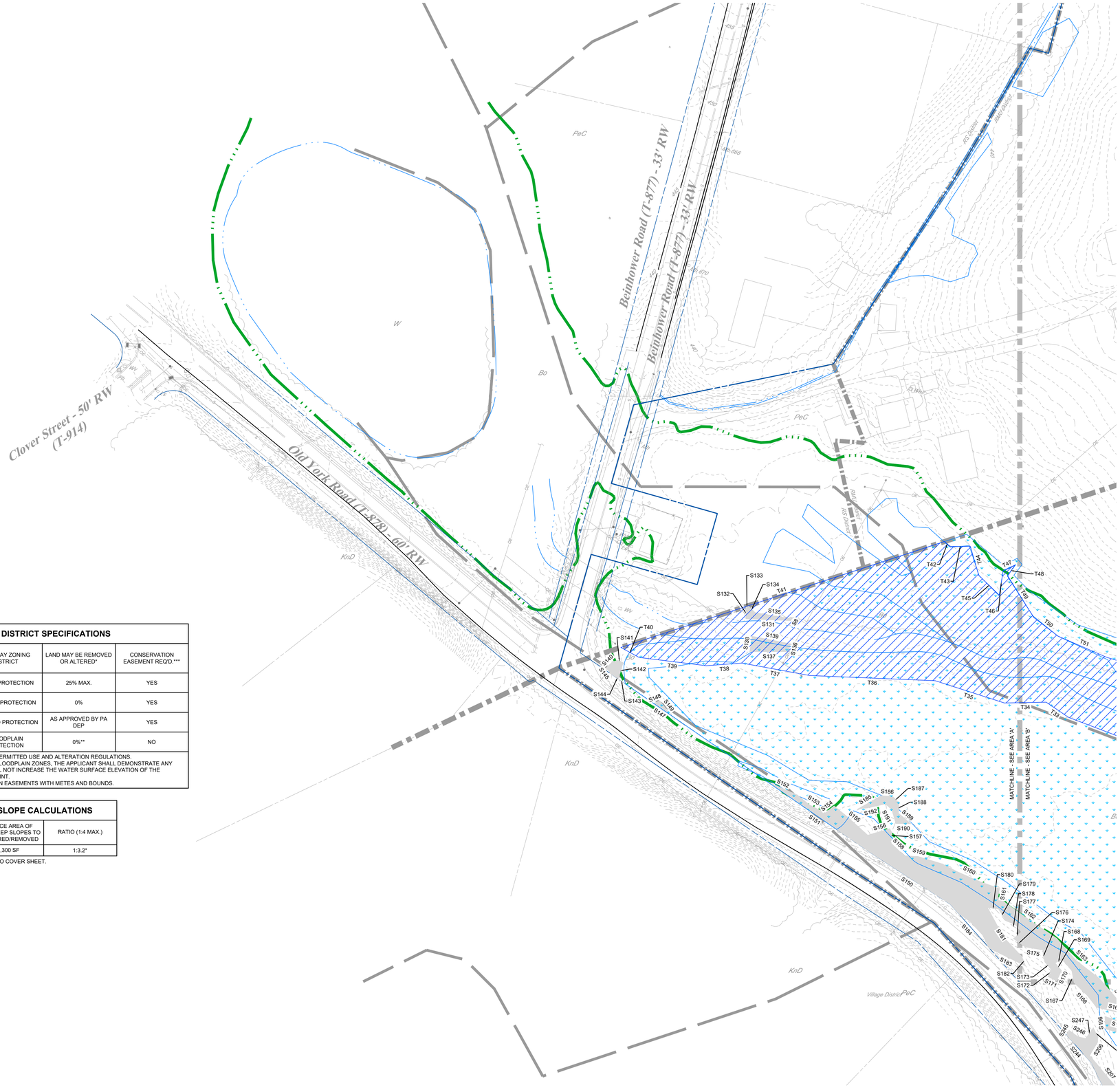

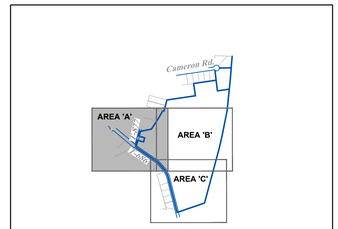

KEY MAP
SCALE: NONE

LEGEND
EXISTING CONDITIONS PLAN

- VERY STEEP SLOPES >25%
- EXISTING WATERBODY
- EXISTING WETLANDS
- 100 YEAR FLOODPLAIN

NOTE: REFER TO SHEET 12 FOR LINE AND CURVE TABLES.

OVERLAY ZONING DISTRICT SPECIFICATIONS

HATCH	ZONING ORDINANCE SECTION	OVERLAY ZONING DISTRICT	LAND MAY BE REMOVED OR ALTERED*	CONSERVATION EASEMENT REQ'D.***
	§380-31.C	SLOPE PROTECTION	25% MAX.	YES
	§380-31.D	STREAM PROTECTION	0%	YES
	§380-31.F	WETLAND PROTECTION	AS APPROVED BY PA DEP	YES
	§380-32	FLOODPLAIN PROTECTION	0%**	NO

*REFER TO THE TOWNSHIP ZONING ORDINANCE FOR PERMITTED USE AND ALTERATION REGULATIONS.
**TO PROPOSE DEVELOPMENT WITHIN ESTABLISHED FLOODPLAIN ZONES, THE APPLICANT SHALL DEMONSTRATE ANY PROPOSED DEVELOPMENT, USE AND/OR ACTIVITY WILL NOT INCREASE THE WATER SURFACE ELEVATION OF THE 100-YEAR FLOOD MORE THAN ONE (1) FOOT AT ANY POINT.
***REFER TO SHEET 25 FOR PROPOSED CONSERVATION EASEMENTS WITH METES AND BOUNDS.

NEWBERRY TOWNSHIP STEEP SLOPE CALCULATIONS

LOT #	PRE-DEVELOPMENT SURFACE AREA OF VERY STEEP SLOPES	SURFACE AREA OF VERY STEEP SLOPES TO BE ALTERED/REMOVED	RATIO (1:4 MAX.)
1B	162,234 SF	51,300 SF	1:3.2*

* WAIVER REQUESTED RATIO REQUIREMENT - REFER TO COVER SHEET.

N

50' 25' 0' 50'
SCALE: 1"= 50'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

YORK COUNTY
NEWBERRY TOWNSHIP

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	02.5 - OVERLAY ZONING MAP

REVISIONS NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
RESOURCE IMPACT AND CONSERVATION PLAN - AREA 'A'

SHEET NO.
09 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AH1TBVK\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY\02.5 - OVERLAY ZONING MAP.DWG,09 RESOURCE IMPACT AND CONSERVATION PLAN - AREA 'A'

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OVERLAY ZONING DISTRICT SPECIFICATIONS

HATCH	ZONING ORDINANCE SECTION	OVERLAY ZONING DISTRICT	LAND MAY BE REMOVED OR ALTERED*	CONSERVATION EASEMENT REQ'D.***
	§380-31.C	SLOPE PROTECTION	25% MAX.	YES
	§380-31.D	STREAM PROTECTION	0%	YES
	§380-31.F	WETLAND PROTECTION	AS APPROVED BY PA DEP	YES
	§380-32	FLOODPLAIN PROTECTION	0%**	NO

*REFER TO THE TOWNSHIP ZONING ORDINANCE FOR PERMITTED USE AND ALTERATION REGULATIONS.
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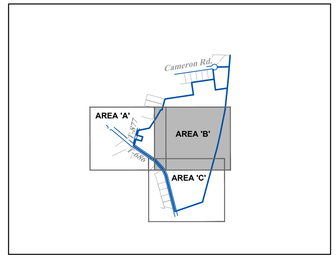
NEWBERRY TOWNSHIP STEEP SLOPE CALCULATIONS

LOT #	PRE-DEVELOPMENT SURFACE AREA OF VERY STEEP SLOPES	SURFACE AREA OF VERY STEEP SLOPES TO BE ALTERED/REMOVED	RATIO (1:4 MAX.)
1B	162,234 SF	51,300 SF	1:3.2*

* WAIVER REQUESTED RATIO REQUIREMENT - REFER TO COVER SHEET.

N/F Clinton L. & Kimberly A. Hoffman
Tax Parcel 27-000-QG-0096.J0-00000
Deed Book 2403 Page 2362
Gross Area Containing: 2,091,450 SF / 48.01 Acres
Net Area Containing: 2,052,206 SF / 47.11 Acres

MATCHLINE - SEE AREA 'A'
MATCHLINE - SEE AREA 'B'
MATCHLINE - SEE AREA 'B'
MATCHLINE - SEE AREA 'C'



KEY MAP
SCALE: NONE

LEGEND
EXISTING CONDITIONS PLAN

- VERY STEEP SLOPES >25%
- EXISTING WATERBODY
- EXISTING WETLANDS
- 100 YEAR FLOODPLAIN

NOTE: REFER TO SHEET 12 FOR LINE AND CURVE TABLES.

N

50' 25' 0' 50'
SCALE: 1"= 50'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	02.5 - OVERLAY ZONING MAP

REVISIONS NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/26/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
RESOURCE IMPACT AND CONSERVATION PLAN - AREA 'B'

SHEET NO.
10 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NHTB5KI\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECT\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\D-NEWBERRY\02.5 - OVERLAY ZONING MAP.DWG, 05 RESOURCE IMPACT AND CONSERVATION PLAN - AREA 'B'

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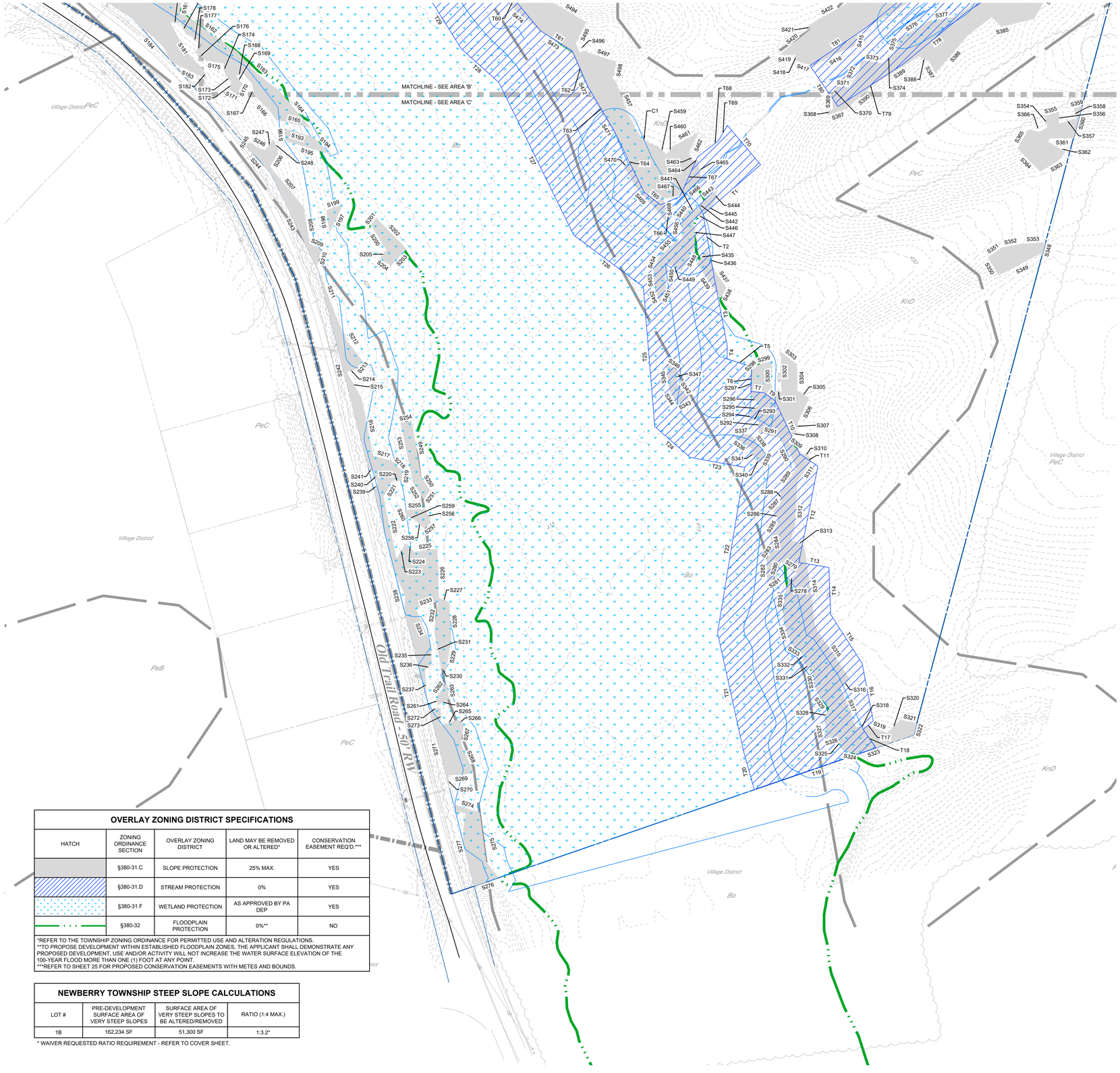

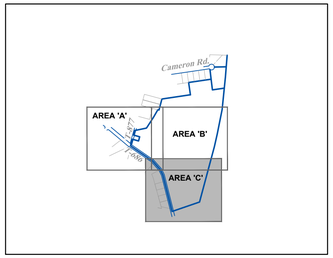

KEY MAP
SCALE: NONE

LEGEND
EXISTING CONDITIONS PLAN

- VERY STEEP SLOPES >25%
- EXISTING WATERBODY
- EXISTING WETLANDS
- 100 YEAR FLOODPLAIN

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OVERLAY ZONING DISTRICT SPECIFICATIONS

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NEWBERRY TOWNSHIP STEEP SLOPE CALCULATIONS

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP — YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	02.5 - OVERLAY ZONING MAP

REVISIONS NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/09/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS
4		

TITLE
RESOURCE IMPACT AND CONSERVATION PLAN - AREA 'C'

SHEET NO.
11 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AH1TBXK\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\OVOLLO-NEWBERRY\02.5 - OVERLAY ZONING MAP.DWG,11 RESOURCE IMPACT AND CONSERVATION PLAN - AREA 'C'.

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Line Table		
Line #	Length	Direction
S8	2.604	S33° 01' 58.51"W
S131	45.695	N87° 23' 53.99"W
S132	12.373	N0° 47' 06.25"W
S133	2.862	N71° 52' 34.16"E
S134	9.971	S45° 58' 11.93"E
S135	37.863	S80° 32' 27.09"E
S136	8.317	S12° 56' 32.36"W
S137	39.887	N90° 00' 00.00"W
S138	15.974	N9° 04' 40.06"E
S139	39.971	S78° 56' 24.70"E
S140	13.682	N45° 59' 51.25"E
S141	8.695	S63° 08' 45.47"E
S142	17.052	S16° 08' 21.79"W
S143	7.955	S52° 15' 42.53"E
S144	18.500	N55° 26' 14.84"W
S145	6.490	N37° 06' 15.52"W
S147	21.775	N55° 26' 14.84"W
S148	6.951	N66° 24' 44.51"E
S149	19.045	S37° 22' 41.54"E
S150	98.429	N57° 06' 59.84"W
S151	128.423	N55° 26' 14.84"W
S152	36.440	S65° 19' 40.05"E
S153	33.541	S57° 24' 12.29"E
S154	11.421	N51° 26' 51.39"E
S155	46.364	S50° 48' 58.27"E
S156	24.492	N73° 19' 58.20"E
S157	15.766	S4° 42' 32.14"W
S158	12.379	S47° 34' 05.70"E
S159	36.899	S75° 34' 01.11"E
S160	71.284	S66° 24' 09.77"E
S161	9.210	S10° 44' 52.92"W
S162	72.744	S55° 11' 15.34"E
S163	61.395	S47° 17' 07.32"E
S164	48.093	S39° 31' 40.38"E
S165	36.442	N76° 33' 16.45"W
S166	33.869	N42° 18' 14.47"W
S167	26.355	N26° 52' 20.72"W
S168	7.854	S64° 26' 51.58"W
S169	10.057	S40° 02' 23.80"E
S170	11.743	S24° 32' 07.41"W
S171	9.966	N64° 15' 51.42"W
S172	8.132	N21° 11' 59.49"E
S173	10.032	N40° 05' 45.11"W
S174	12.097	N9° 33' 31.09"W
S175	17.844	N80° 32' 09.19"W
S176	14.912	N54° 15' 22.12"W
S177	10.307	N49° 39' 08.06"E
S178	19.267	N53° 47' 10.34"W
S179	14.074	N31° 49' 15.63"W
S180	11.038	N82° 20' 31.50"W
S181	60.635	S34° 58' 39.51"E
S182	10.476	S21° 52' 44.76"E
S183	39.926	N64° 37' 52.39"W
S184	61.089	N41° 38' 59.84"W
S185	32.102	N60° 22' 29.48"E
S186	11.698	S85° 56' 40.73"E
S187	9.054	S45° 03' 30.77"E
S188	10.633	S2° 42' 14.78"W
S189	16.906	S49° 50' 11.51"E
S190	15.674	N89° 13' 33.85"W
S191	22.594	N28° 15' 15.79"W
S192	32.838	S77° 16' 23.47"W
S193	30.946	S73° 16' 22.46"E
S194	25.946	S46° 26' 28.50"E
S195	49.413	N73° 33' 35.05"W
S196	12.844	N4° 40' 27.97"W
S197	31.740	S25° 49' 31.94"W
S198	22.817	N8° 19' 25.20"W
S199	18.148	N70° 42' 57.91"E
S200	30.678	N32° 10' 05.38"W
S201	9.113	N36° 41' 01.22"E
S202	44.765	S44° 01' 28.10"E
S203	23.771	S42° 52' 12.85"W
S204	13.353	N53° 32' 05.23"W
S205	10.735	N38° 32' 23.19"E

Line Table		
Line #	Length	Direction
S206	18.770	S31° 14' 26.18"W
S207	54.599	S39° 41' 32.17"E
S208	38.803	S9° 44' 33.78"E
S209	12.914	S66° 33' 32.71"E
S210	17.664	S14° 27' 07.79"W
S211	61.141	S20° 35' 39.85"E
S212	48.619	S31° 49' 00.07"E
S213	10.971	S37° 48' 21.61"W
S214	10.381	S75° 29' 17.09"W
S215	31.408	S29° 57' 13.24"E
S216	61.144	S11° 31' 20.99"E
S217	19.781	S74° 10' 21.96"E
S218	15.365	S46° 07' 59.13"E
S219	10.142	S4° 05' 23.03"W
S220	9.548	N85° 57' 28.08"W
S221	19.496	S29° 33' 15.61"W
S222	65.663	S12° 14' 14.15"E
S223	18.847	N30° 49' 27.55"E
S224	12.687	S42° 48' 26.18"E
S225	24.085	N81° 47' 27.98"E
S226	50.610	S1° 54' 16.23"E
S227	11.947	S64° 43' 14.61"E
S228	39.561	S2° 50' 35.21"E
S229	32.459	S10° 11' 51.52"W
S230	6.085	N51° 33' 21.13"W
S231	39.052	N10° 32' 50.76"W
S232	30.575	N8° 10' 11.99"E
S233	24.249	S70° 25' 09.14"W
S234	40.410	S22° 12' 50.79"E
S235	19.110	S1° 41' 02.47"E
S236	9.452	S46° 37' 08.87"W
S237	30.194	S3° 55' 58.84"E
S238	223.211	N14° 13' 59.84"W
S239	9.009	N23° 57' 04.46"E
S240	12.329	N19° 17' 33.82"W
S241	6.514	N57° 42' 18.24"W
S242	210.352	N14° 13' 59.84"W
S243	111.202	N25° 45' 59.84"W
S244	38.497	N41° 38' 59.84"W
S245	5.584	N28° 17' 07.33"E
S246	18.901	S63° 05' 50.00"E
S247	13.564	N35° 05' 47.45"E
S248	13.686	S26° 39' 44.97"E
S249	58.565	S8° 18' 12.06"E
S250	17.191	S33° 47' 18.29"E
S251	11.180	S36° 34' 56.86"W
S252	21.230	N31° 04' 00.16"W
S253	61.740	N11° 59' 09.91"W
S254	12.700	N78° 00' 50.09"E
S255	21.944	N87° 26' 49.98"E
S256	14.992	S22° 12' 37.23"E
S257	9.189	S50° 25' 48.76"W
S258	12.694	N46° 49' 06.83"W
S259	9.714	N63° 26' 33.92"W
S260	6.273	N24° 05' 25.18"W
S261	8.227	N9° 27' 55.62"W
S262	18.398	N36° 02' 12.07"E
S263	17.111	S7° 03' 54.07"E
S264	13.043	S62° 33' 25.25"W
S265	18.262	N72° 07' 37.32"E
S266	7.700	S58° 55' 18.00"E
S267	20.479	S9° 51' 08.41"W
S268	34.027	S24° 14' 33.77"E
S269	26.728	S85° 44' 33.44"W
S270	13.156	S4° 59' 43.57"E
S271	83.912	N14° 13' 59.84"W
S272	11.540	N81° 37' 10.44"E
S273	18.357	S0° 52' 29.90"E
S274	28.207	S72° 23' 35.06"E
S275	70.310	S16° 07' 45.71"E
S276	26.380	S71° 00' 06.16"W
S277	87.344	N14° 13' 59.84"W
S278	15.403	N49° 26' 22.38"E
S279	20.186	N59° 10' 14.94"W
S280	14.170	S17° 44' 23.37"W

Line Table		
Line #	Length	Direction
S281	11.504	S55° 17' 16.49"W
S282	24.796	N0° 34' 30.27"W
S283	11.040	N34° 42' 58.98"E
S284	14.425	N8° 35' 55.72"W
S285	17.808	N29° 16' 39.50"E
S286	12.245	N28° 18' 32.29"W
S287	9.564	N43° 15' 10.17"E
S288	15.130	N6° 18' 24.16"E
S289	26.029	N36° 09' 34.88"E
S290	37.335	N27° 35' 12.28"W
S291	22.620	N76° 58' 47.73"W
S292	15.454	N2° 06' 15.71"E
S293	10.459	S68° 07' 15.45"W
S294	9.597	N6° 27' 06.34"E
S295	11.954	N48° 33' 01.92"E
S296	13.430	N45° 15' 36.02"W
S297	23.428	N1° 01' 21.49"W
S298	10.791	N45° 00' 35.30"E
S299	15.519	N74° 11' 09.54"E
S300	30.360	S1° 24' 32.73"E
S301	8.458	S80° 23' 00.57"E
S302	42.041	N0° 52' 00.90"W
S303	22.528	S52° 12' 07.74"E
S304	27.523	S0° 45' 47.33"E
S305	14.473	S60° 27' 30.05"E
S306	27.587	S26° 07' 48.70"W
S307	8.929	S7° 16' 56.28"W
S308	14.886	S37° 17' 35.57"W
S309	15.751	S52° 13' 44.24"E
S310	15.002	S60° 42' 53.76"E
S311	28.964	S33° 19' 43.10"W
S312	61.606	S3° 23' 33.00"W
S313	13.130	S68° 49' 29.21"E
S314	85.640	S6° 44' 10.43"E
S315	63.939	S34° 19' 19.18"E
S316	13.185	S47° 47' 20.21"W
S317	44.092	S20° 52' 52.28"E
S318	13.056	N85° 08' 40.50"E
S319	21.217	S70° 13' 30.61"E
S320	18.954	N43° 08' 17.03"E
S321	17.598	S76° 50' 10.43"E
S322	12.043	S14° 59' 13.16"W
S323	60.596	S71° 00' 06.16"W
S324	16.048	N79° 23' 05.07"W
S325	17.715	N28° 33' 32.68"W
S326	10.520	S72° 34' 14.49"W
S327	17.645	N9° 37' 22.51"W
S328	16.122	N26° 06' 45.45"E
S329	20.947	N37° 53' 55.76"W
S330	23.031	N11° 14' 03.86"W
S331	13.651	N47° 54' 03.44"W
S332	11.173	N5° 57' 59.47"W
S333	13.347	N57° 42' 05.43"W
S334	26.688	N17° 30' 55.11"W
S335	37.832	N4° 44' 27.35"E
S336	23.088	N56° 35' 43.07"W
S337	18.674	N85° 04' 03.12"E
S338	24.812	S37° 33' 33.21"E
S339	10.411	S25° 03' 07.99"W
S340	6.892	N68° 57' 47.49"W
S341	12.829	N16° 21' 40.09"W
S342	20.197	S37° 43' 02.64"E
S343	12.854	S62° 38' 23.30"W
S344	16.721	N29° 52' 03.00"W
S345	27.578	N6° 42' 43.66"W
S346	13.895	S57° 14' 25.65"E
S347	12.532	S4° 55' 05.56"W
S348	13.921	S14° 59' 13.16"W
S349	49.144	S65° 44' 05.12"W
S350	21.659	N30° 39' 24.17"W
S351	17.725	N55° 04' 11.65"E
S352	19.712	N78° 57' 56.22"E
S353	25.590	N87° 33' 34.73"E
S354	12.095	N14° 57' 03.43"W
S355	15.287	N75° 02' 56.57"E

Line Table		
Line #	Length	Direction
S356	11.664	S0° 05' 06.37"W
S357	19.062	N74° 24' 18.84"E
S358	11.051	N14° 57' 03.43"W
S359	8.683	N75° 02' 56.57"E
S360	34.173	S14° 59' 13.16"W
S361	24.148	N90° 00' 00.00"W
S362	25.597	S47° 19' 10.53"E
S363	33.708	S59° 21' 28.56"W
S364	33.421	N44° 38' 25.00"W
S365	22.569	N29° 48' 47.54"E
S366	20.019	N83° 45' 49.32"E
S367	22.074	S71° 34' 23.99"W
S368	9.001	N42° 19' 46.61"E
S369	15.005	N0° 28' 27.87"E
S370	8.691	N23° 11' 32.85"E
S371	13.617	S85° 51' 04.33"E
S372	30.828	N23° 48' 00.30"E
S373	22.419	S81° 45' 23.26"E
S374	17.917	N47° 24' 56.56"E
S375	13.927	N17° 06' 34.06"E
S376	35.710	N59° 21' 16.43"E
S377	28.589	N81° 07' 24.39"E
S378	89.324	N53° 14' 20.61"E
S379	38.845	N67° 42' 29.01"E
S380	40.446	N37° 41' 27.20"E
S381	90.921	N46° 55' 51.37"E
S382	143.804	S14° 59' 13.16"W
S383	57.954	N68° 40' 11.24"W
S384	53.508	S30° 02' 08.25"W
S385	69.498	S76° 33' 47.64"W
S386	52.638	S40° 58' 53.21"W
S387	12.911	N29° 30' 29.27"W
S388	12.361	N61° 09' 34.90"W
S389	53.191	S57° 21' 26.11"W
S390	39.162	S49° 24' 44.66"W
S391	2.664	N50° 44' 01.15"E
S392	4.000	S39° 15' 58.85"E
S393	38.422	N50° 44' 01.15"E
S394	5.298	S45° 41' 10.82"E
S395	11.226	N40° 45' 38.65"E
S396	7.584	N24° 08' 32.65"W
S397	37.950	N50° 44' 01.15"E
S398	4.000	S39° 15' 58.85"E
S399	40.000	N50° 44' 01.15"E
S400	4.000	N39° 15' 58.85"W
S401	13.849	N50° 44' 01.15"E
S402	34.515	S81° 48' 42.86"E
S403	43.661	S12° 49' 29.16"W
S404	9.227	S14° 59' 13.16"W
S405	54.116	S70° 59' 48.42"W
S406	27.006	S27° 05' 29.46"W
S407	33.950	S66° 42' 52.80"W
S408	12.060	S9° 47' 08.59"E
S409	14.367	S41° 37' 35.19"W
S410	10.273	N54° 05' 31.46"W
S411	31.516	S18° 33' 05.63"W
S412	25.857	S72° 20' 23.28"W
S413	22.906	S12° 50' 32.51"W
S414	192.916	S58° 34' 00.96"W
S415	13.269	S12° 46' 18.84"W
S416	48.317	S64° 14' 46.46"W
S417	18.026	N70° 06' 51.87"W
S418	6.504	N10° 33' 48.78"W
S419	16.832	S87° 00' 35.79"W
S420	42.682	N50° 44' 01.15"E
S421	4.522	N39° 15' 58.85"W
S422	51.358	N59° 58' 30.81"E
S423	11.840	N32° 23' 34.87"E
S424	68.070	N50° 44' 01.15"E
S425	4.000	N39° 15' 58.85"W
S426	40.000	N50° 44' 01.15"E
S427	4.000	S39° 15' 58.85"E
S428	39.003	N50° 44' 01.15"E
S429	8.850	S41° 59' 28.56"E
S430	9.185	N70° 13' 56.97"E

Line Table		
Line #	Length	Direction
S431	14.338	N5° 24' 00.39"W
S432	21.934	N50° 44' 01.15"E
S433	38.577	N56° 57' 24.29"E
S434	13.693	N14° 02' 27.12"E
S435	17.625	N35° 12' 43.16"E
S436	23.113	S20° 53' 35.59"E
S437	21.284	S33° 27' 46.39"E
S438	12.015	S27° 44' 10.67"W
S439	43.231	N34° 36' 05.25"W
S440	12.213	N35° 41' 08.65"E
S441	7.893	S81° 21' 01.40"E
S442	14.823	N37° 20' 17.72"E
S443	15.099	N51° 51' 08.31"E
S444	11.500	S8° 54' 34.97"W
S445	16.504	S37° 25' 52.62"W
S446	11.390	S69° 34' 49.44"W
S447	29.895	S0° 02' 31.64"W
S448	28.151	S29° 02' 17.81"W
S449	15.820	N62° 12' 23.83"W
S450	25.032	S5° 14' 56.14"W
S451	15.824	S24° 22' 30.25"W
S452	12.149	N19° 34' 45.63"W
S453	21.479	N4° 59' 15.26"W
S454	12.884	N22° 19' 18.53"E
S455	29.200	N45° 45' 49.19"E
S456	20.209	N9° 27' 20.07"E
S457	57.644	S22° 26' 30.66"E
S458	13.173	S47° 01' 52.10"E
S459	12.314	N38° 36' 54.64"E
S460	28.777	N62° 06' 35.72"E
S461	25.584	S20° 42' 13.77"W
S462	6.433	S37° 39' 03.77"E
S463	5.823	N86° 35' 46.51"E
S464	20.148	S6° 50' 30.73"E
S465	25.677	S50° 45' 13.55"W
S466	19.545	S79° 55' 22.05"W
S467	23.652	S6° 13' 40.65"E
S468	69.990	N41° 41' 42.16"W
S469	13.835	N41° 11' 44.06"E
S470	79.913	N30° 56' 16.23"W
S471	48.318	N23° 30' 24.32"W
S472	39.492	N56° 29' 27.69"W
S473	76.534	N49° 48' 28.68"W
S474	39.396	N32° 27' 59.68"W
S475	15.298	N7° 13' 36.45"W
S476	18.880	N39° 23' 06.18"W
S477	32.459	N12° 56' 32.43"W
S478	20.098	N23° 50' 45.51"E
S479	30.031	N64° 43' 10.63"W
S480	15.300	N56° 59' 06.35"E
S481	13.015	S47° 40' 22.02"E
S482	10.342	N60° 15' 48.88"E
S483	16.036	S47° 10' 15.06"E
S484	27.461	S10° 50' 17.57"W
S485	52.749	S20° 09' 37.97"E
S486	5.509	N69° 16' 37.90"E
S487	18.633	S20° 09' 44.39"E
S488	17.294	S48° 32' 07.29"E
S489	6.009	N66° 09' 24.71"E
S490	19.019	N35° 04' 30.35"W
S491	22.712	S53° 16' 17.89"E
S492	56.901	S43° 58' 39.20"E
S493	40.144	S59° 24' 47.72"E
S494	24.463	S25° 26' 19.25"W
S495	15.101	S54° 16' 20.71"E
S496	31.480	S70° 45' 58.78"E
S497	15.357	S10° 49' 49.73"W
S498	16.218	N25° 39' 48.36"E
S499	13.601	S62° 26' 37.55"E
S500	9.161	S15° 53' 48.66"W
S501	11.006	S63° 58' 34.84"W
S502	8.538	N51° 30' 51.96"W
S503	24.243	S67° 21' 10.72"E
S504	17.955	S15° 39' 08.88"W
S505	28.494	N78° 11' 03.96"W

Line Table		
Line #	Length	Direction
S507	7.370	S71° 34' 01.85"W
S508	5.500	N54° 41' 52.93"W
S509	29.575	N47° 36' 13.62"E
S510	13.672	S1° 13' 09.36"E
S511	1.462	S71° 34' 01.85"W
S512	18.870	N19° 07' 19.01"W
S513	8.163	S63° 04' 06.33"E
S514	3.496	S26° 56' 37.58"E
S515	48.410	S38° 22' 39.38"W
S516	4.012	N73° 54' 51.89"W
S517	20.930	N31° 58' 21.65"W
S518	9.213	S64° 14' 18.16"E
S519	43.812	N53° 15' 50.97"E
S520	1.566	N40° 36' 31.51"E
S521	8.436	S55° 26' 40.24"E
S522	7.171	S20° 18' 09.01"W
S523	11.685	N27° 57' 34.85"W
S524	33.702	N57° 08' 59.49"E
S525	14.354	N8° 48' 45.13"E
S526	35.204	N2° 06' 30.35"W
S527	51.847	N87° 40' 45.37"E
S528	59.885	S29° 07' 17.47"W
S529	105.972	S43° 11' 24.31"W
S530	16.108	N71° 01' 26.40"W
S531	65.332	N33° 19' 01.58"E
S532	27.656	N25° 39' 43.25"E
S533	17.389	N64° 59' 45.59"E
S534	22.798	N33° 56' 35.89"W
S535	10.824	N42° 49' 26.44"E
S536	30.966	S32° 22' 50.34"E
S537	9.028	S29° 27' 25.46"W
S538	12.931	S73° 12' 25.35"W
S539	56.822	S27° 18' 14.12"W
S540	7.942	N48° 35' 09.82"W
S541	24.286	N0° 49' 35.86"W
S542	10.252	S87° 36' 44.02"E
S543	21.201	N81° 27' 35.00"E
S544	8.037	N16° 44' 44.92"E
S545	32.809	N36° 39' 41.27"E
S546	23.891	N34° 22' 25.81"W
S547	13.278	N32° 17' 04.32"E
S548	25.970	S30° 18' 54.46"E
S549	8.714	N19° 35' 24.52"E
S550	12.823	S69° 56' 35.34"E
S551	18.631	S16° 17' 57.59"W
S552	5.808	S50° 20' 42.99"W
S553	32.831	S36° 29' 45.65"W
S554	8.700	S68° 18' 44.07"W
S555	14.086	S48° 43' 26.22"W
S556	20.124	S9° 53' 12.09"W
S557	21.080	S85° 45' 01.59"W
S558	8.478	N12° 37' 47.81"W
S559	25.972	N21° 52' 40.04"E
S560	14.474	N34° 02' 41.88"W
S561	17.307	N8° 52' 59.38"E
S562	22.400	S37° 36' 55.76"E
S563	14.026	S35° 58' 58.81"W
S564	11.762	N85° 52' 59.66"W
S565	16.275	N22° 43' 42.50"E
S566	47.521	N54° 54' 49.16"E
S567	37.618	N78° 12' 37.07"E
S568	16.152	S6° 56' 34.01"E
S569	80.177	S64° 15' 24.58"W
S570	45.826	S42° 35' 24.96"W
S571	6.808	N81° 05' 27.40"W
S572	31.383	N13° 23' 48.89"E
S573	22.387	N44° 33' 43.90"E
S574	70.117	N71° 52' 34.16"E
S575	21.963	S37° 43' 37.03"W
S576	42.547	S64° 37' 10.87"W
S577	16.990	N62° 04' 44.96"E
S578	13.566	N89° 14' 10.90"E
S579	27.477	S30° 27' 18.02"W
S580	16.586	N71° 34' 15.32"W
S581	10.363	N6° 00' 39.79"E

Line Table		
Line #	Length	Direction
S582	2.463	N19° 52' 59.39"W
S583	14.081	N71° 52' 34.16"E
S584	13.331	S9° 44' 33.94"W
S585	12.139	N57° 56' 48.65"W
S586	34.893	N71° 52' 34.16"E
S587	7.953	S34° 28' 11.88"W
S588	28.981	S81° 28' 19.63"W
S589	10.899	N71° 52' 34.16"E
S590	8.840	S47° 12' 44.52"W
S591	4.671	N55° 57' 31.50"W
S592	22.480	N78° 05' 44.36"W
S593	20.558	N71° 52' 34.16"E
S594	10.331	S69° 54' 10.98"E
S595	10.414	S44° 04' 14.16"W
S596	15.389	N36° 20' 10.30"E
S597	24.024	S82° 31' 30.74"E
S598	12.453	N14° 32' 21.17"W
S599	32.412	N87° 36' 28.55"W
S600	8.900	S50° 48' 58.81"W
S601	14.437	N47° 14' 19.17"W
S602	17.666	N64° 03' 25.46"E
S603	131.365	N83° 51' 59.14"E
S604	26.815	N16° 47' 51.52"E
S605	17.652	S84° 13' 51.65"E
S606	53.553	S11° 19' 36.16"W
S607	20.344	S51° 28' 47.16"W
S608	26.849	N82° 59' 44.10"W
S609	22.268	N8° 27' 28.39"W
S610	8.524	N88° 09' 40.33"W
S611	11.929	S3° 34' 39.24"W
S612	19.835	S73° 52' 57.49"W
S613	25.433	S32° 34' 58.69"E
S614	14.954	S73° 10' 01.60"W
S615	17.639	N31° 33' 10.39"W
S616	26.412	S72° 17' 08.25"W
S617	9.896	S43° 47' 27.52"E
S618	25.059	S34° 21' 35.74"W
S619	13.895	S89° 15' 56.65"W
S620	12.001	N10° 18' 16.78"W
S621	21.331	N24° 07' 49.56"W
S622	6.179	N19° 17' 45.92"W
S623	24.748	N45° 00' 35.30"E
S624	13.286	S72° 45' 50.75"E
S625	14.138	S2° 04' 59.76"E
S626	29.143	S79° 35' 44.70"W
T1	78.681	S49° 09' 01.61"W
T2	47.882	S9° 47' 14.29"E
T3	90.418	S10° 40' 38.32"E
T4	13.746	S0° 27' 02.19"W
T5	26.816	S72° 40' 02.34"E
T6	25.667	S2° 03' 11.43"W
T7	13.596	S84° 15' 07.66"E
T9	14.338	S54° 21' 49.01"E
T10	60.678	S24° 45' 24.01"E
T11	22.579	S56° 13' 42.72"E
T12	101.577	S11° 08' 32.42"W
T13	31.528	S80° 25' 14.11"E
T14	48.562	S1° 55' 33.26"E
T15	60.485	S32° 43' 38.96"E
T16	60.458	S10° 59' 47.54"E
T17	13.764	S48° 59' 16.63"W
T18	23.067	S34° 43' 01.87"E
T19	133.175	S71° 00' 06.16"W
T20	40.873	N15° 41' 36.84"W
T21	125.992	N12° 22' 44.46"W
T22	173.671	N9° 16' 31.77"E
T23	57.184	N79° 40' 09.26"W
T24	48.752	N48° 55' 41.34"W
T25	145.329	N4° 42' 22.57"W
T26	89.513	N53° 29' 49.53"W
T27	176.291	N26° 07' 37.58"W
T28	52.446	N48° 03' 58.70"W
T29	75.133	N31° 58' 10.50"W
T30	58.376	N16° 38' 26.37"W
T31	42.639	N8° 42' 47.23"W

Line Table		
Line #	Length	Direction
T32	167.571	N69° 14' 44.93"W
T33	27.537	N55° 47' 17.76"W
T34	42.512	S88° 55' 22.24"W
T35	73.885	N72° 09' 55.73"W
T36	127.737	N87° 37' 35.19"W
T37	70.084	N79° 36' 37.12"W
T38	36.202	S85° 45' 42.74"W
T39	68.673	N83° 00' 36.79"W
T40	21.238	N61° 24' 21.31"W
T41	346.243	N71° 52' 34.16"E
T42	7.438	S47° 36' 45.69"E
T43	20.734	N90° 00' 00.00"E
T44	30.633	S16° 01' 37.99"E
T45	29.125	S46° 09' 41.32"E
T46	25.369	N8° 39' 31.97"E
T47	12.936	N65° 04' 20.64"E
T48	13.009	S33° 02' 42.41"W
T49	49.858	S32° 03' 31.58"E
T50	31.044	S52° 29' 08.96"E
T51	53.873	S66° 26' 12.21"E
T52	104.683	S73° 10' 23.74"E
T53	40.441	S66° 33' 51.38"E
T54	44.058	N37° 37' 08.76"E
T55	12.603	N87° 05' 30.88"E
T56	34.008	S51° 21' 57.08"E
T57	52.079	S23° 02' 22.66"W
T58	97.394	S9° 34' 00.64"E
T59	23.473	S22° 13' 59.98"E
T60	86.380	S39° 53' 56.85"E
T61	38.986	S57° 34' 15.42"E
T62	39.593	S23° 28' 04.61"E
T63	54.709	S30° 38' 07.25"E
T64	69.687	S26° 01' 46.00"E
T65	21.422	S51° 59' 24.90"E
T66	21.786	N66° 59' 24.24"E
T67	44.851	N24° 11' 44.30"E
T68	27.944	N51° 34' 35.77"E
T69	17.960	N30° 09' 32.25"E
T70	53.288	S40° 12' 13.45"E
T71	97.013	N51° 06' 28.48"E
T72	94.570	N57° 37' 31.87"E
T73	63.031	N43° 47' 20.19"E
T74	144.286	N50° 42' 37.58"E
T75	86.079	S14° 16' 09.89"W
T76	128.718	S46° 23' 57.27"W
T77	110.668	S56° 53' 40.91"W
T78	84.749	S50° 39' 59.00"W
T79	80.102	S56° 57' 42.67"W
T80	51.328	N34° 35' 57.93"W
T81	70.351	N55° 59' 01.35"E
T82	31.238	N2° 26' 39.99"W
T83	100.680	N37° 40' 44.31"E
T84	14.359	N22° 45' 46.79"E
T85	43.741	N11° 02' 43.32"W
T86	33.934	N31° 47' 10.93"W
T87	30.826	N46° 45' 01.65"W
T88	58.102	N71° 52' 34.16"E
T89	31.215	S46° 45' 01.65"E
T90	13.216	S24° 20' 17.31"E
T91	16.374	N77° 11' 20.04"E
T92	21.807	N87° 02' 27.61"E
T93	52.616	N46° 14' 56.89"E
T94	155.008	N62° 35' 39.68"E
T95	22.366	N71° 52' 34.16"E
T96	62.521	S50° 13' 38.84"E
T97	153.438	S62° 48' 32.77"W
T98	14.981	N89° 43' 12.85"W
T99	66.642	S50° 00' 57.11"W
T100	19.549	S37° 37' 56.45"E
T101	40.345	S36° 48' 20.85"W
T102	9.296	N65° 05' 22.91"W
T103	48.267	S34° 50' 33.63"W
T104	58.741	S8° 49' 54.62"W
T105	28.766	S57° 49' 47.70"W
T106	30.920	S28° 39' 34.09"W

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	02.5 - OVERLAY ZONING MAP

REVISIONS

NO.	DATE	DESCRIPTION
1	08/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/08/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

RESOURCE IMPACT AND CONSERVATION PLAN - TABLES

SHEET NO.

12 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AHTBSK1\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVD\WOLLD NEWBERRY\02.5 - OVERLAY ZONING MAP.DWG 12 RESOURCE IMPACT AND CONSERVATION PLAN - TABLES

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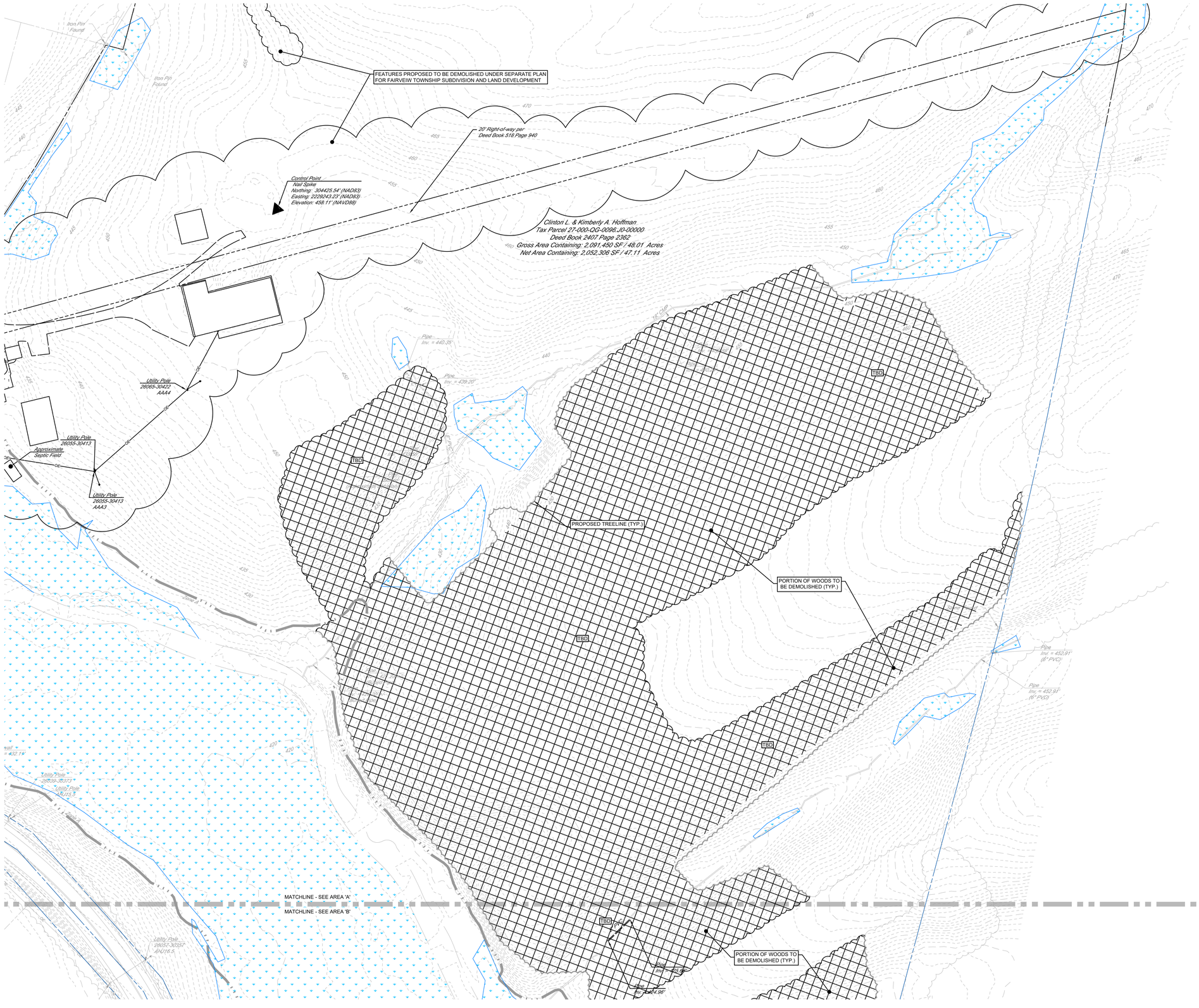

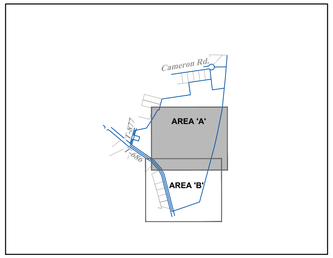

KEY MAP
SCALE: NONE

LEGEND
DEMOLITION PLAN

- DEMOLISH WOODS
- TBD — DENOTES A FEATURE TO BE DEMOLISHED
- TBR — DENOTES A FEATURE TO BE REMOVED AND RELOCATED

DEMOLITION PLAN NOTES

1. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
3. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
5. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
6. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
7. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
8. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
9. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
10. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

N

50' 25' 0' 50'
SCALE: 1"= 50'

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SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP
YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	03 - DEMOLITION PLAN

REVISIONS NO.	DATE	DESCRIPTION
1	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/19/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
DEMOLITION PLAN - AREA 'A'

SHEET NO.
13 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NHTRSIK\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\D-NEWBERRY\03 - DEMOLITION PLAN.DWG, 03 DEMOLITION PLAN - AREA 'A'

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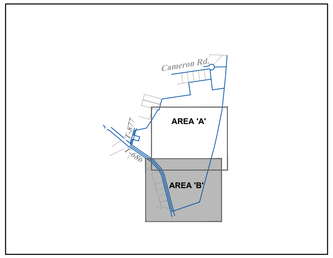

KEY MAP
SCALE: NONE

LEGEND DEMOLITION PLAN

- DEMOLISH WOODS
- TBO — DENOTES A FEATURE TO BE DEMOLISHED
- TBR — DENOTES A FEATURE TO BE REMOVED AND RELOCATED

N

50' 25' 0' 50'
SCALE: 1"= 50'

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SOUTHERN CROSSINGS
AT
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NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE: 03 - DEMOLITION PLAN	

REVISIONS

NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
DEMOLITION PLAN - AREA 'B'

SHEET NO.
14 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NH783K1\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY\03 - DEMOLITION PLAN.DWG, 14 DEMOLITION PLAN - AREA 'B'

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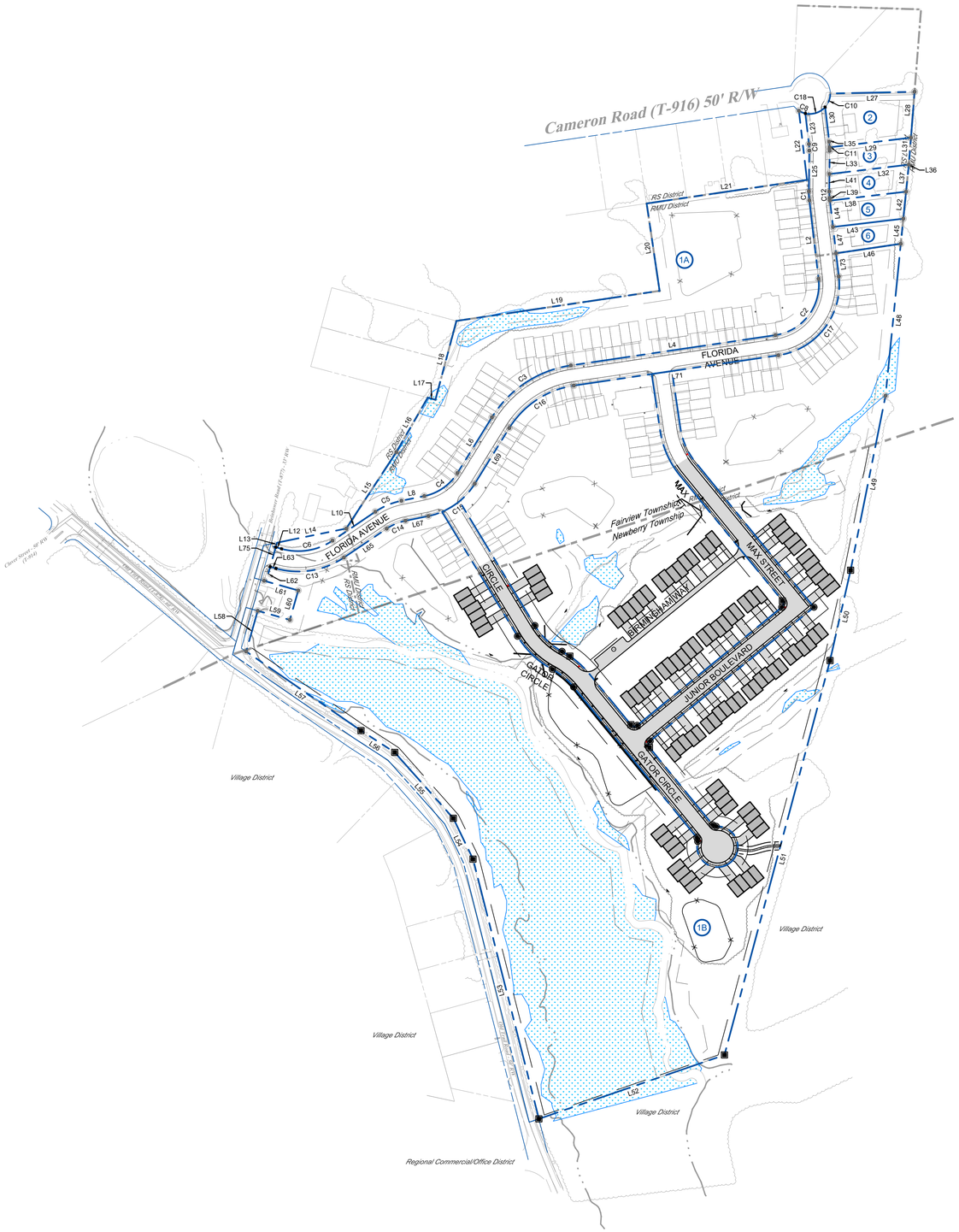
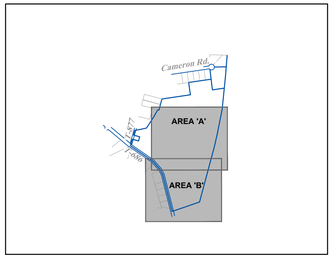




KEY MAP

SCALE: NONE

LEGEND

- PROPOSED PROPERTY LINE / PRIVATE RIGHT-OF-WAY
- PROPOSED IRON PIN PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT PROPERTY CORNER MARKER
- IRON PIN PROPERTY CORNER MARKER (PROPOSED UNDER SEPARATE PLANS)
- CONCRETE MONUMENT PROPERTY CORNER MARKER (PROPOSED UNDER SEPARATE PLANS)

SITE PLAN NOTES

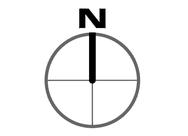
1. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDINGS, SIDEWALKS, LANDINGS, RAMPS AND STAIRS.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
5. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
6. ALL ADA DESIGNATED ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
7. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
8. INDIVIDUAL BUILDING SETBACKS ARE SHOWN SOLELY TO DEMONSTRATE COMPLIANCE WITH NEWBERRY TOWNSHIP ZONING REQUIREMENTS AS IF EACH UNIT WERE PROPOSED ON AN INDIVIDUAL LOT. INDIVIDUAL LOTS ARE NOT PROPOSED.
9. BUILDING PERMITS ARE REQUIRED FOR ALL PROPOSED RETAINING WALLS.
10. DRIVEWAYS MUST BE CONSTRUCTED PER THIS PLAN TO ENSURE THAT SUFFICIENT PARKING EXISTS FOR TWO (2) VEHICLES WITHIN EACH DRIVEWAY.

Line Table		
Line #	Length	Direction
L2	193.671	S6° 40' 59.84"E
L4	507.144	S81° 34' 54.16"W
L6	160.591	S31° 46' 04.57"W
L8	57.261	S78° 28' 22.19"W
L10	126.673	S55° 57' 12.16"W
L12	14.778	N74° 08' 59.84"W
L13	11.418	N15° 51' 00.16"E
L14	173.280	N78° 27' 12.16"E
L15	224.110	N33° 13' 33.16"E
L16	154.110	N29° 59' 53.16"E
L17	19.550	S75° 00' 43.84"E
L18	200.000	N14° 54' 55.16"E
L19	503.622	N81° 34' 54.16"E
L20	216.553	N8° 24' 30.84"W
L21	397.420	N81° 38' 00.16"E
L22	170.891	N6° 40' 59.84"W
L23	75.818	S6° 40' 59.84"E
L25	100.000	S0° 33' 32.45"W
L27	206.782	N88° 51' 00.16"E
L28	112.993	S4° 30' 00.16"W

Line Table		
Line #	Length	Direction
L29	200.839	S83° 15' 59.15"W
L30	85.627	N6° 40' 59.84"W
L31	66.270	S4° 30' 00.16"W
L32	196.040	S83° 15' 59.15"W
L33	57.028	N0° 33' 32.45"E
L35	85.627	N6° 40' 59.84"W
L36	0.738	S4° 30' 00.16"W
L37	65.851	S5° 49' 22.13"W
L38	188.051	S83° 15' 59.15"W
L39	6.619	N6° 40' 59.84"W
L41	42.972	N0° 33' 32.45"E
L42	66.593	S5° 49' 22.13"W
L43	173.631	S83° 15' 59.15"W
L44	65.000	N6° 40' 59.84"W
L45	61.912	S5° 49' 22.13"W
L46	160.294	S81° 37' 53.16"W
L47	65.005	N6° 40' 59.84"W
L48	374.560	S5° 43' 27.16"W
L49	436.380	S11° 19' 36.16"W
L50	227.120	S12° 49' 29.16"W

Line Table		
Line #	Length	Direction
L51	1001.300	S14° 59' 13.16"W
L52	481.283	S71° 00' 06.16"W
L53	657.161	N14° 13' 59.84"W
L54	111.202	N25° 45' 59.84"W
L55	216.123	N41° 38' 59.84"W
L56	98.429	N57° 06' 59.84"W
L57	342.167	N55° 26' 14.84"W
L58	103.766	N15° 51' 00.16"E
L59	82.000	S74° 08' 59.84"E
L60	75.000	N15° 51' 00.16"E
L61	82.000	N74° 08' 59.84"W
L62	37.141	N15° 51' 00.16"E
L63	14.778	S74° 08' 59.84"E
L65	126.673	N55° 57' 12.16"E
L67	57.261	N78° 28' 22.19"E
L69	160.591	N31° 46' 04.57"E
L71	507.144	N81° 34' 54.16"E
L73	57.048	N6° 40' 59.84"W
L75	50.000	S15° 51' 00.16"E

Curve Table			
Curve #	Length	Radius	Delta
C1	22.120	175.000	7.2423
C2	192.564	125.000	88.2650
C3	239.089	275.000	49.8138
C4	101.894	125.000	46.7049
C5	69.961	178.000	22.5195
C6	130.629	150.000	49.8967
C8	17.313	50.000	19.8390
C9	15.800	125.000	7.2423
C10	36.505	50.000	41.8313
C11	13.642	175.000	4.4663
C12	15.800	125.000	7.2423
C13	174.172	200.000	49.8967
C14	50.309	128.000	22.5195
C15	142.652	175.000	46.7049
C16	195.618	225.000	49.8138
C17	269.590	175.000	88.2650
C18	53.464	50.000	61.2650



150' 75' 0' 150'

SCALE: 1"= 150'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	04 - SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/08/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/29/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

SITE PLAN - OVERALL

SHEET NO.

15 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AHT83KN\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVO\DWG\LD-NEWBERRY\04 - SITE PLAN DWG\15 SITE PLAN - OVERALL

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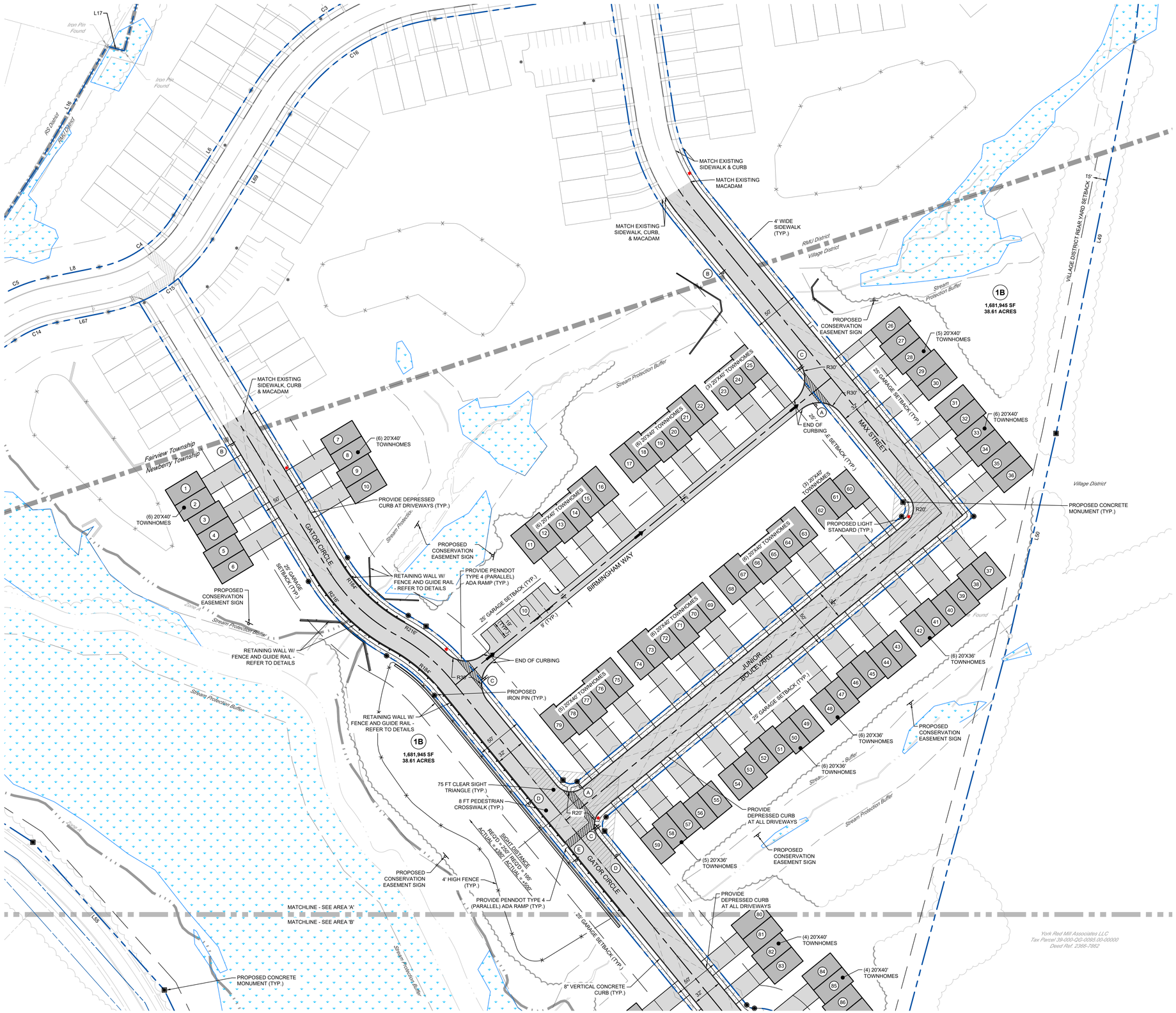
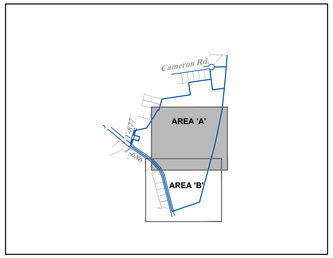




KEY MAP
SCALE: NONE

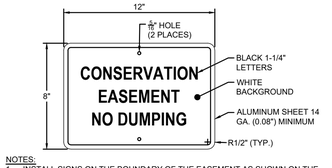
LEGEND
SITE PLAN

- PROPOSED PROPERTY LINE / PRIVATE RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED CROSSWALK
- PROPOSED LIGHT STANDARD
- PROPOSED CENTERLINE
- PROPOSED CURB
- SITE SIGN
- PROPOSED IRON PIN
- PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT
- PROPERTY CORNER MARKER
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED DRIVEWAY CLEAR SIGHT TRIANGLE

SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"	STOP	2
B	R2-1 12"x18"	SPEED LIMIT 15	2
C	D3-1 VAR.x12"	STREET NAME	7
D	W11-2 30"x30"		2
E	W14-2 30"x30"	NO OUTLET	1
F	CUSTOM 12"X18"	SEE BELOW DETAIL	7

ALL STREET IDENTIFICATION SIGNS SHALL MEET THE STANDARDS OUTLINED IN THE NEWBERRY TOWNSHIP'S IMPROVEMENTS SPECIFICATIONS MANUAL.



NOTES:
1. INSTALL SIGNS ON THE BOUNDARY OF THE EASEMENT AS SHOWN ON THE SITE PLAN, FACING AWAY FROM THE INTERIOR OF THE EASEMENT.
2. INSTALL SIGNS ON GALVANIZED STEEL OR ALUMINUM POSTS, AT A HEIGHT OF 5 FEET ABOVE GROUND ELEVATION, USING ¾" GALVANIZED OR STAINLESS STEEL HARDWARE. WHERE A SIGN IS INDICATED TO BE INSTALLED COINCIDENT WITH NEW FENCE, THE SIGN MAY BE MOUNTED ON FENCING USING 14 GA. STEEL OR ALUMINUM WIRE.

CONSERVATION EASEMENT SIGN
NOT TO SCALE

N

50' 25' 0' 50'
SCALE: 1"= 50'

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PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	04 - SITE PLAN

REVISIONS NO.	DATE	DESCRIPTION
1	09/06/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	08/08/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
SITE PLAN - AREA 'A'

SHEET NO.
16 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NHTS3K1\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY\04 - SITE PLAN DWG.18 SITE PLAN - AREA 'A'.

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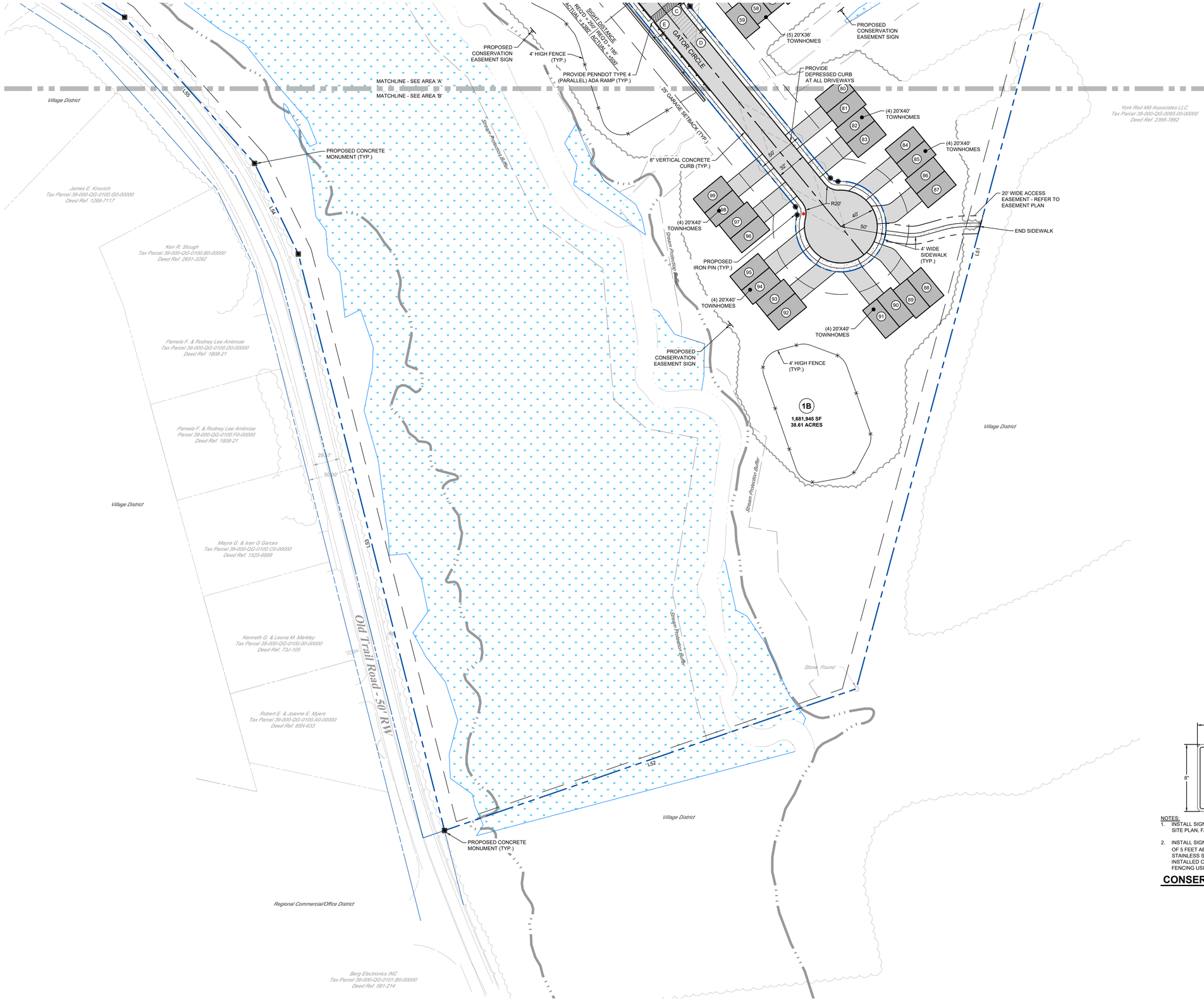
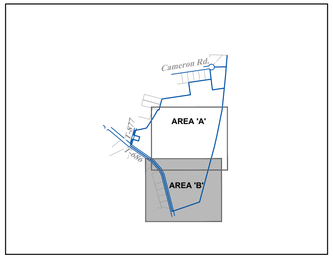




KEY MAP
SCALE: NONE

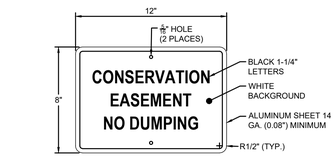
LEGEND
SITE PLAN

- PROPOSED PROPERTY LINE / PRIVATE RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED CROSSWALK
- PROPOSED LIGHT STANDARD
- PROPOSED CENTERLINE
- PROPOSED CURB
- SITE SIGN
- PROPOSED IRON PIN
- PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT
- PROPERTY CORNER MARKER
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED DRIVEWAY CLEAR SIGHT TRIANGLE

SIGN SCHEDULE

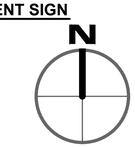
NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"	STOP	2
B	R2-1 12"x18"	SPEED LIMIT 15	2
C	D3-1 VAR.x12"	STREET NAME	7
D	W11-2 30"x30"		2
E	W14-2 30"x30"	NO OUTLET	1
F	CUSTOM 12"X18"	SEE BELOW DETAIL	7

ALL STREET IDENTIFICATION SIGNS SHALL MEET THE STANDARDS OUTLINED IN THE NEWBERRY TOWNSHIP'S IMPROVEMENTS SPECIFICATIONS MANUAL.



NOTES:
1. INSTALL SIGNS ON THE BOUNDARY OF THE EASEMENT AS SHOWN ON THE SITE PLAN, FACING AWAY FROM THE INTERIOR OF THE EASMENT.
2. INSTALL SIGNS ON GALVANIZED STEEL OR ALUMINUM POSTS, AT A HEIGHT OF 5 FEET ABOVE GROUND ELEVATION, USING 2" GALVANIZED OR STAINLESS STEEL HARDWARE. WHERE A SIGN IS INDICATED TO BE INSTALLED COINCIDENT WITH NEW FENCE, THE SIGN MAY BE MOUNTED ON FENCING USING 14 GA. STEEL OR ALUMINUM WIRE.

CONSERVATION EASEMENT SIGN
NOT TO SCALE



50' 25' 0' 50'
SCALE: 1"= 50'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP
YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	04 - SITE PLAN

REVISIONS NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	10/04/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
SITE PLAN - AREA 'B'

SHEET NO.
17 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NHTBSK1\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY.DWG, 17 SITE PLAN - AREA 'B'

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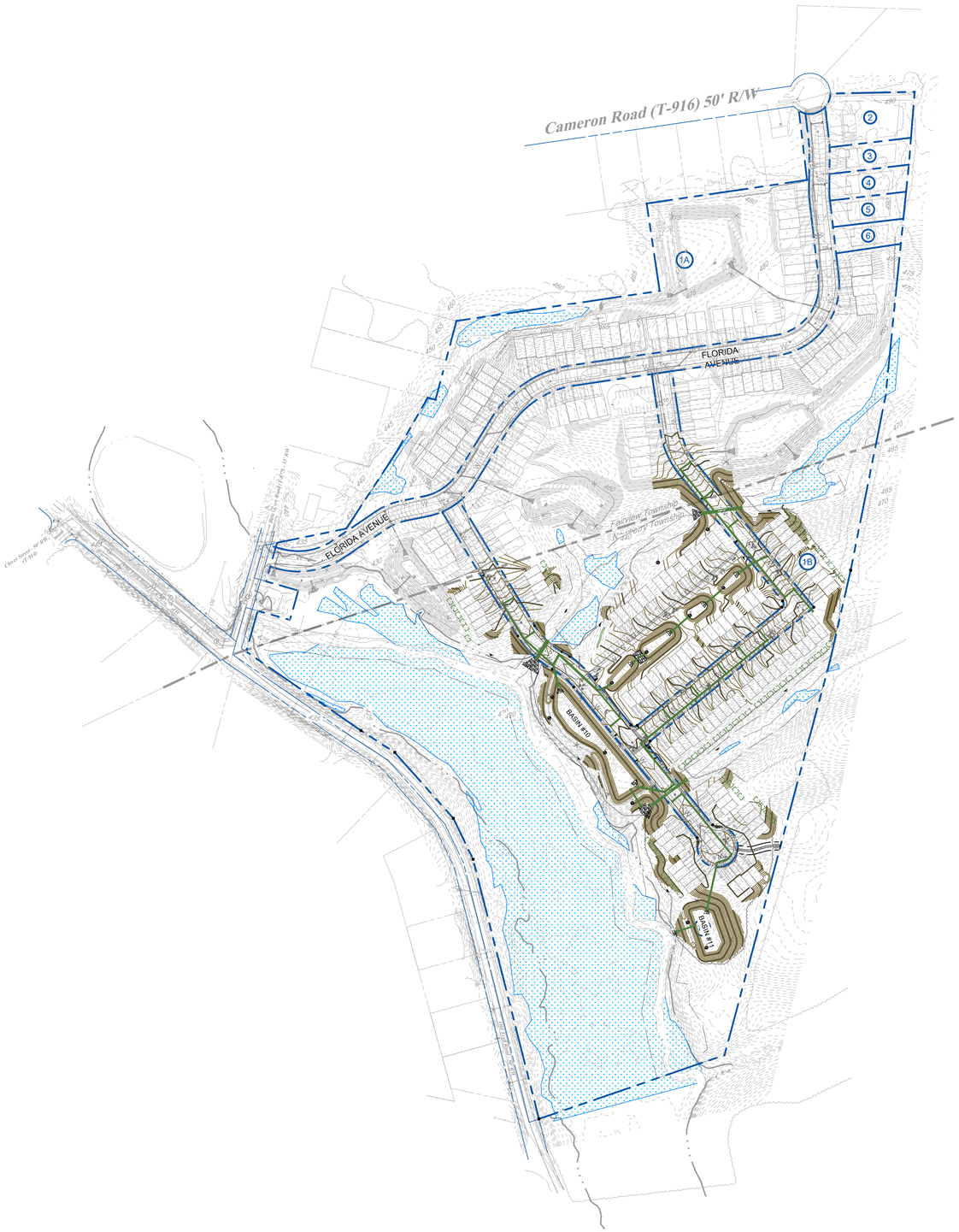
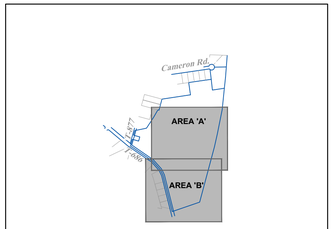
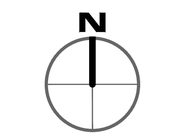




KEY MAP
SCALE: NONE

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
3. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
4. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
6. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
7. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
8. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
9. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
10. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING
11. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF DRAINAGE SWALES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWNSHIP'S CONSTRUCTION AND MATERIAL SPECIFICATIONS; ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF PENNDOT PUBLICATION 408 AND PUBLICATION 72.
13. ANY DRIVEWAY SHALL NOT EXCEED A SLOPE OF 8% WITHIN 25 FEET OF THE STREET RIGHT-OF-WAY LINES AND NO SEGMENT SHALL EXCEED 15% SLOPE.



150' 75' 0' 150'
SCALE: 1"= 150'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP
YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	
05 - GRADING PLAN	

REVISIONS

NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/09/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/09/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
GRADING & DRAINAGE PLAN - OVERALL

SHEET NO.
18 of 36

10/20/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-F5SNNGO\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\CIVIL\5-NEWBERRY\05 - GRADING PLAN.DWG, 05 GRADING & DRAINAGE PLAN - OVERALL

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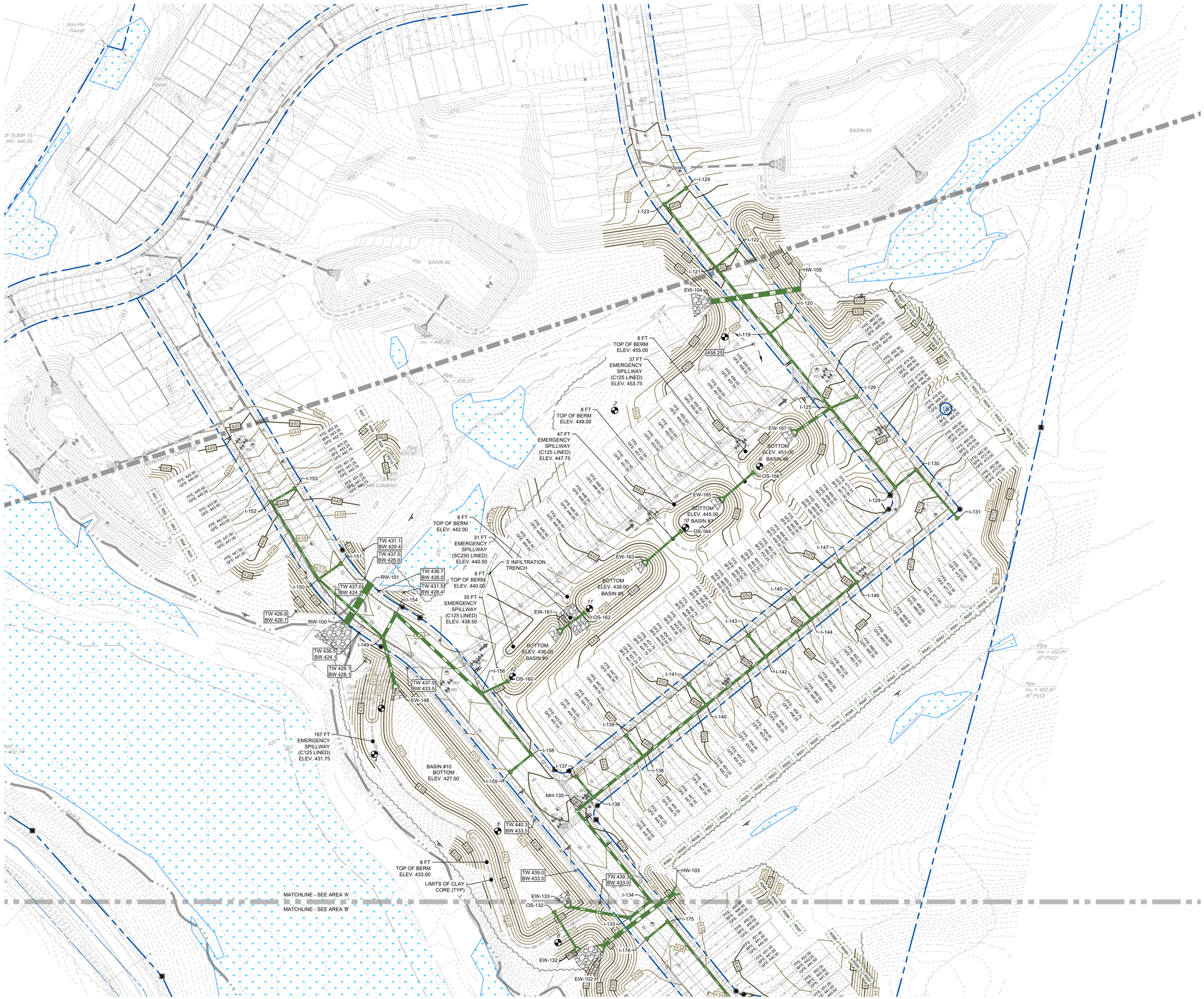

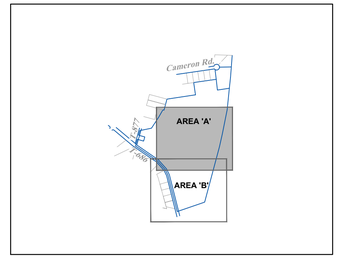

KEY MAP
SCALE: NONE

LEGEND
GRADING & DRAINAGE PLAN

- 310 — PROPOSED MAJOR CONTOUR
- 309 — PROPOSED MINOR CONTOUR
- 307.66 — PROPOSED SPOT ELEVATION
- TW 459.0 / BW 459.0 — PROPOSED SPOT ELEVATION: TOP OF WALL / BOTTOM OF WALL
- H.P. 310.20 — PROPOSED SPOT ELEVATION: HIGH POINT
- 1.00% — PROPOSED SLOPE ARROW
- PROPOSED STORM LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED RIP RAP
- CLAY CORE
- 1 — TEST PIT ID
- ROOF SUMP

N

50' 25' 0' 50'
SCALE: 1"= 50'

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SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP
YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	05 - GRADING PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	08/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/18/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

GRADING & DRAINAGE PLAN - AREA 'A'

SHEET NO.

19 of 36

10/18/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-F9NNM0G\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVGWOLD-NEWBERRY\05 - GRADING PLAN.DWG,19 GRADING & DRAINAGE PLAN - AREA 'A',

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KEY MAP
SCALE: NONE

LEGEND
GRADING & DRAINAGE PLAN

- 310 — PROPOSED MAJOR CONTOUR
- 309 — PROPOSED MINOR CONTOUR
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- TW 459.0 / BW 459.0 — PROPOSED SPOT ELEVATION: TOP OF WALL / BOTTOM OF WALL
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- PROPOSED STORM INLET
- PROPOSED RIP RAP
- CLAY CORE
- 1 — TEST PIT ID
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N

50' 25' 0' 50'
SCALE: 1"= 50'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
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CAD FILE:	
05 - GRADING PLAN	

REVISIONS

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1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/09/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/09/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
GRADING & DRAINAGE PLAN - AREA 'B'

SHEET NO.
20 of 36

10/20/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-F9ANNGO\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY.MS - GRADING PLAN.DWG, 20 GRADING & DRAINAGE PLAN - AREA 'B'.

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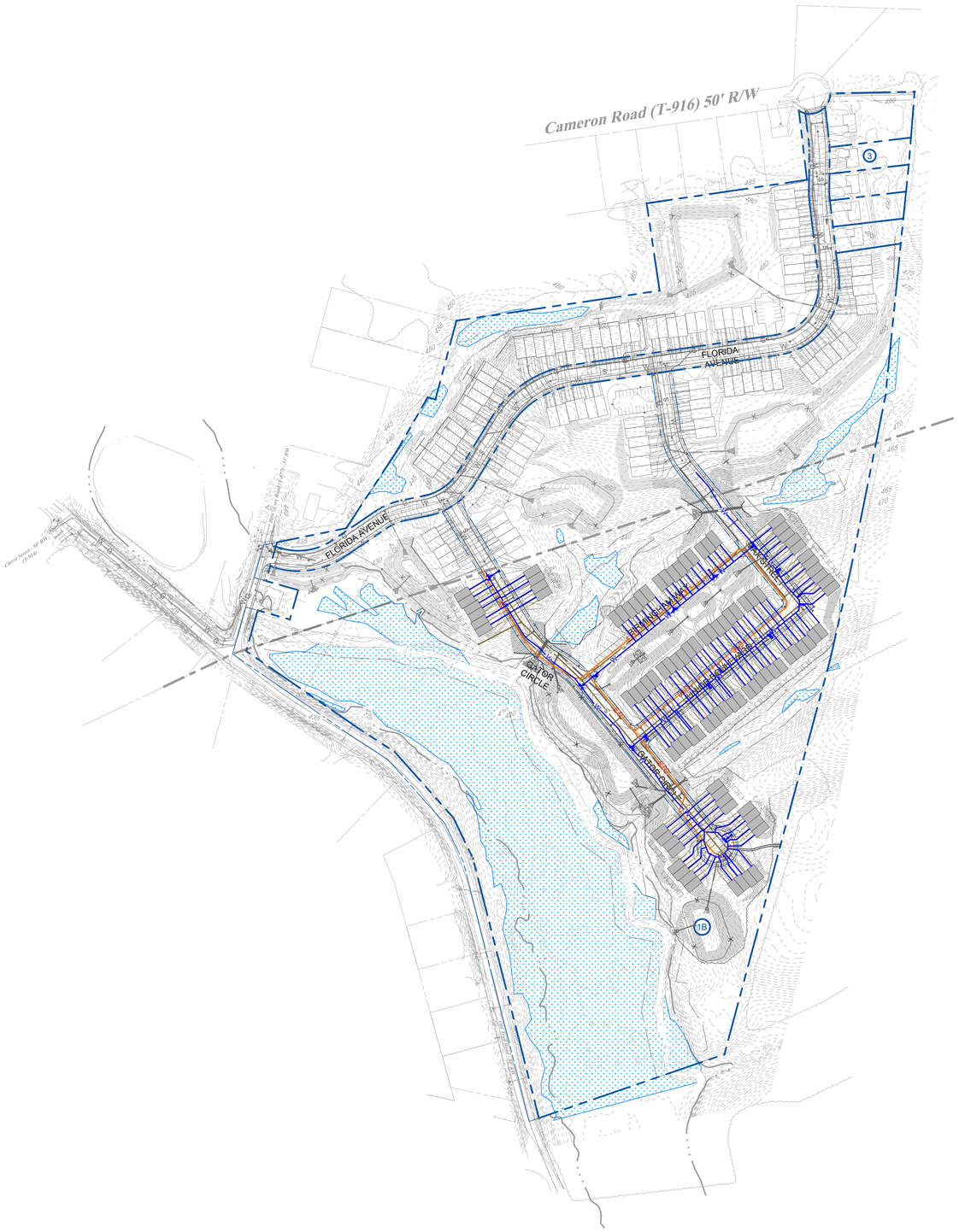

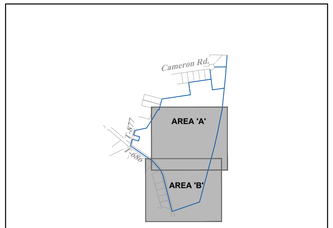

KEY MAP
SCALE: NONE

UTILITY NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
2. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
3. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
6. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
7. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
8. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
9. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
10. ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE SHOWN ON THE PLAN. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
11. ALL WATER LINES TO HAVE A MINIMUM COVER OF 4 FT.
12. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
13. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
14. SANITARY SEWER MAINS SHALL CONFORM IN ALL RESPECTS TO THE STANDARDS AND REQUIREMENTS AS PUBLISHED IN THE SEWAGE MANUAL OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
15. SANITARY SEWER LATERALS TO THE BUILDING LINE SHALL BE APPROVED BY THE TOWNSHIP.

N

150' 75' 0' 150'
SCALE: 1"= 150'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
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674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE: 06 - UTILITY PLAN	

REVISIONS

NO.	DATE	DESCRIPTION
1	09/08/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/08/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/08/2023	REVISED PER TOWNSHIP PLANNER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
UTILITY PLAN - OVERALL

SHEET NO.
21 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NH1SK1I\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY\06 - UTILITY PLAN.DWG,21 UTILITY PLAN - OVERALL

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CONNECT TO ANTICIPATED WATERLINE FOR FAIRVIEW PROJECT

CONNECT TO ANTICIPATED WATERLINE FOR FAIRVIEW PROJECT FIRE HYDRANT W/ 3 VALVE CLUSTER (TYP.)

CONNECT TO ANTICIPATED SANITARY SEWER MANHOLE SMH-15 FOR FAIRVIEW PROJECT

SANITARY SEWER CONCRETE ENCASEMENT THRU STORMWATER CULVERT

SANITARY SEWER CONCRETE ENCASEMENT(S) THRU STORMWATER PIPE CROSSINGS

SMH-16.1
SMH-16
SMH-17
SMH-17.1
SMH-17.2
SMH-17.3
SMH-18
SMH-18.1
SMH-18.2
SMH-19

BASIN #6
BASIN #7
BASIN #8
BASIN #9
BASIN #10

GATOR CIRCLE
BIRMINGHAM WAY
MAX STREET
JUNIOR BOWLEVARD

Cameron Rd.
AREA 'A'
AREA 'B'

MATCHLINE - SEE AREA 'A'
MATCHLINE - SEE AREA 'B'

Iron Pin Found
Utility Pole 28239-35373 AP#16.5
Utility Pole 28357-30257 AP#18.5

KEY MAP
SCALE: NONE

LEGEND
UTILITY PLAN

- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED ELECTRIC, TELECOMMUNICATION & CABLE LINE
- PROPOSED GAS LINE

N

50' 25' 0' 50'
SCALE: 1"= 50'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP
YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	06 - UTILITY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	09/06/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/07/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
UTILITY PLAN - AREA 'A'

SHEET NO.
22 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NHTS3K1\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY\06 - UTILITY PLAN.DWG,22 UTILITY PLAN - AREA 'A'

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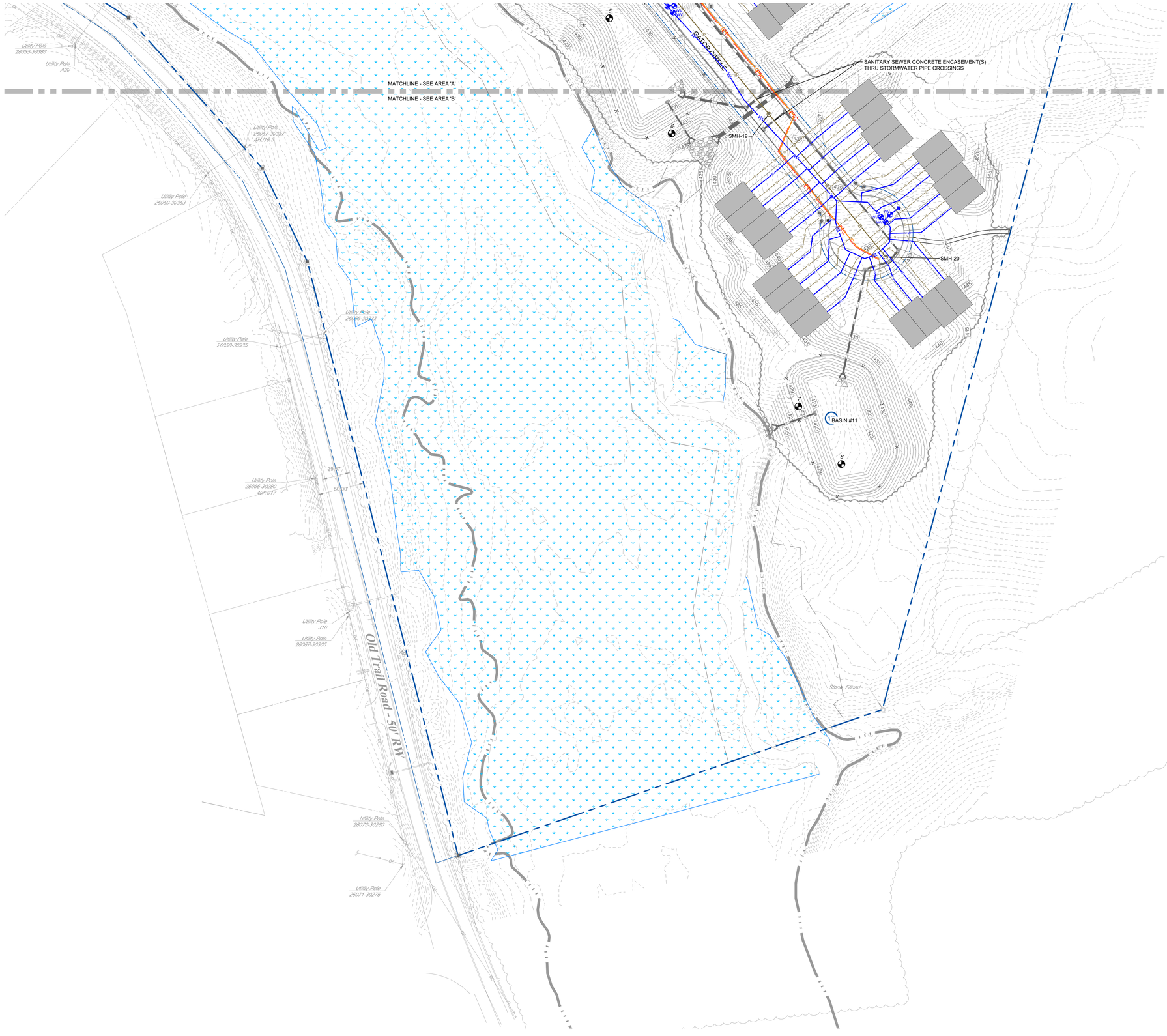

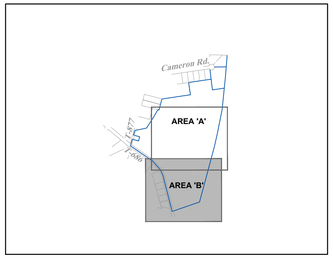

KEY MAP
SCALE: NONE

LEGEND
UTILITY PLAN

- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED ELECTRIC, TELECOMMUNICATION & CABLE LINE
- PROPOSED GAS LINE

N

50' 25' 0' 50'
SCALE: 1"= 50'

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SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP
YORK COUNTY

PROFESSIONAL SEAL

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REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	06 - UTILITY PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	08/05/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	08/29/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
UTILITY PLAN - AREA 'B'

SHEET NO.
23 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-KHTBAK1\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVO\WOLD-NEWBERRY\06 - UTILITY PLAN.DWG 23 UTILITY PLAN - AREA 'B'

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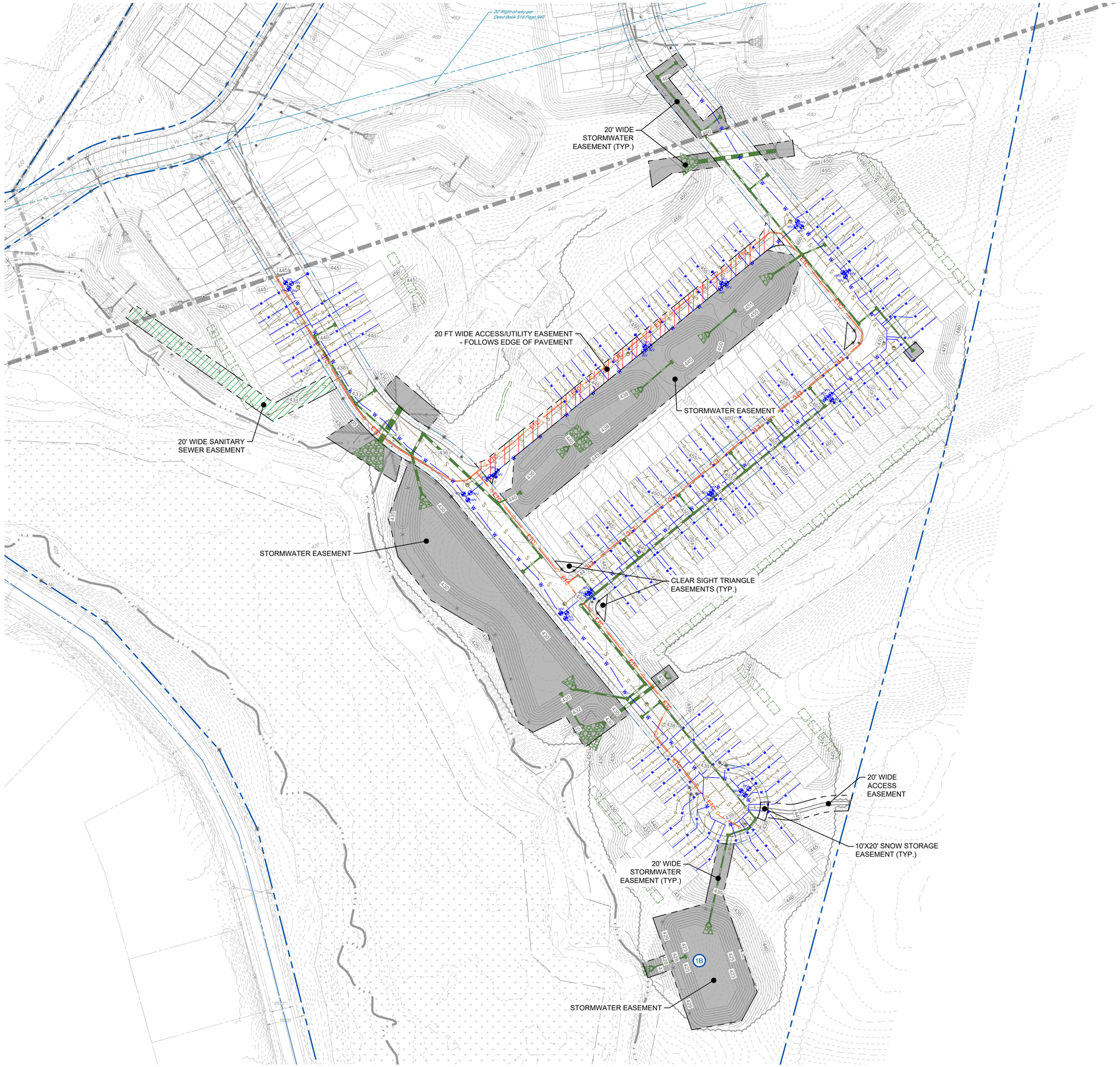

LEGEND

EASEMENT PLAN

- PROPOSED PROPERTY LINE
- PROPOSED STORMWATER EASEMENT
- PROPOSED ACCESS/UTILITY EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED CLEAR SIGHT TRIANGLE OR SNOW STORAGE EASEMENT

EASEMENT NOTES

1. NO PERSON, FIRM, CORPORATION OR OTHER ENTITY SHALL BLOCK, IMPEDE THE FLOW OF, ALTER, CONSTRUCT ANY STRUCTURE OR PLACE ANY OTHER IMPROVEMENT IN ANY STORMWATER OR SANITARY SEWER EASEMENT.
2. THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER THE SANITARY SEWER EASEMENTS AT ANY TIME FOR THE PURPOSE OF MAINTAINING THE EASEMENT.
3. STORMWATER EASEMENTS ARE GRANTED TO THE TOWNSHIP TO ACCESS AND MODIFY THE BASIN OUTLET CONTROL DEVICE(S).
4. THE TOWNSHIP SHALL HAVE THE RIGHT TO ACCESS STORMWATER ROOF SUMPS FOR THE PURPOSE OF INSPECTION AND MAINTENANCE.

N

60' 30' 0' 60'

SCALE: 1"= 60'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

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SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	06.5 - EASEMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	09/08/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

EASEMENT PLAN

SHEET NO.

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LEGEND

EASEMENT PLAN

PROPOSED PROPERTY LINE

PROPOSED CONSERVATION EASEMENT

EASEMENT NOTES

1. THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER THE CONSERVTION EASEMENTS AT ANY TIME FOR THE PURPOSE OF MAINTAINING THE EASEMENT.

Line Table		
Line #	Length	Direction
L437	367.983	N71° 52' 34.16"E
L438	49.142	S49° 52' 25.13"E
L439	15.366	N62° 20' 41.23"E
L440	8.067	S39° 59' 28.09"E
L441	13.785	S37° 47' 53.35"W
L442	22.192	S44° 42' 09.22"E
L443	60.304	S54° 54' 01.81"E
L444	49.452	S71° 38' 53.39"E
L445	35.177	S34° 59' 02.29"E
L446	65.230	S73° 10' 23.74"E
L447	40.441	S66° 33' 51.38"E
L448	44.058	N37° 37' 08.76"E
L449	12.603	N87° 05' 30.88"E
L450	34.008	S51° 21' 57.08"E
L451	52.079	S23° 02' 22.66"W
L452	97.394	S9° 34' 00.64"E
L453	23.473	S22° 13' 59.98"E
L454	12.174	N57° 08' 32.12"E
L455	37.356	S32° 39' 29.66"E
L456	14.252	N73° 25' 18.83"E
L457	23.027	S38° 40' 08.32"E
L458	25.959	S61° 35' 31.26"E
L459	22.646	S72° 35' 32.22"E
L460	21.422	S27° 41' 24.70"W
L461	10.761	S6° 19' 43.78"W
L462	44.112	S69° 46' 20.02"E
L463	11.504	S20° 43' 26.09"W
L464	95.118	S30° 24' 07.65"E
L465	52.957	N57° 16' 28.53"E
L466	27.187	N83° 50' 59.20"E
L467	53.288	S40° 12' 13.45"E
L468	75.554	S49° 09' 01.61"W
L469	44.603	S11° 49' 30.32"E
L470	6.512	S31° 07' 36.89"W
L471	60.797	S10° 40' 38.32"E
L472	23.398	S35° 02' 30.51"E
L473	45.246	S72° 37' 16.93"E
L474	53.556	S1° 28' 13.62"W
L475	60.678	S24° 45' 24.01"E
L476	22.579	S56° 13' 42.72"E
L477	101.577	S11° 08' 32.42"W
L478	31.528	S80° 25' 14.11"E
L479	48.562	S1° 55' 33.26"E
L480	60.485	S32° 43' 38.96"E
L481	60.458	S10° 59' 47.54"E
L482	13.764	S48° 59' 16.63"W
L483	23.067	S34° 43' 01.87"E
L484	427.154	S71° 00' 06.16"W
L485	21.643	N9° 42' 53.49"W
L486	22.324	N54° 17' 20.60"W
L487	45.815	N14° 13' 59.84"W
L488	38.972	N14° 24' 31.61"E
L489	33.091	N17° 49' 26.83"W
L490	41.658	N37° 43' 42.17"W
L491	45.323	N14° 13' 59.84"W
L492	22.566	N35° 22' 07.26"E
L493	29.238	N18° 12' 28.81"W
L494	18.225	N70° 30' 41.12"W
L495	181.213	N14° 13' 59.84"W
L496	74.873	N9° 09' 47.51"E

Line Table		
Line #	Length	Direction
L497	29.834	N71° 37' 04.23"W
L498	67.877	N6° 19' 37.44"W
L499	23.048	N35° 32' 27.11"W
L500	27.607	N4° 45' 51.41"W
L501	18.710	N35° 26' 02.90"W
L502	71.845	N7° 04' 04.56"W
L503	46.110	N34° 09' 39.45"W
L504	27.914	N4° 30' 49.39"W
L505	54.159	N38° 11' 50.32"W
L506	30.901	N59° 08' 52.69"W
L507	103.613	N55° 32' 14.91"W
L508	23.795	S25° 10' 34.23"W
L509	35.044	N57° 06' 59.84"W
L510	18.000	N23° 26' 52.11"E
L511	9.090	N66° 36' 59.76"W
L512	60.930	N43° 20' 09.68"W
L513	22.250	N68° 26' 55.15"W
L514	25.351	S36° 27' 38.57"W
L515	263.854	N55° 26' 14.84"W
L516	37.316	N3° 36' 11.73"W
L518	44.690	N41° 29' 33.50"E
L519	20.871	N36° 48' 17.18"W
L520	14.265	N29° 40' 33.57"E
L521	14.839	S65° 51' 45.02"E
L522	71.018	N36° 02' 25.63"W
L523	58.102	N71° 52' 34.16"E
L524	24.497	S46° 45' 01.65"E
L525	32.930	N57° 54' 46.86"E
L526	46.900	N88° 36' 15.81"E
L527	188.300	N62° 35' 39.68"E
L528	66.435	S50° 13' 38.84"E
L529	153.438	S62° 48' 32.77"W
L530	14.981	N89° 43' 12.85"W
L531	41.621	S50° 00' 57.11"W
L532	39.565	S37° 37' 56.45"E
L533	57.604	S36° 48' 20.85"W
L534	32.406	S16° 15' 57.59"W
L535	24.904	N66° 07' 57.73"W
L536	75.026	S8° 36' 11.52"W
L537	33.714	S57° 49' 47.70"W
L538	38.607	S28° 39' 34.09"W
L539	32.242	S87° 49' 23.52"W
L540	24.577	N23° 06' 09.57"W
L541	42.609	N83° 16' 02.44"W
L542	20.457	N47° 39' 06.77"W
L543	31.238	N2° 26' 39.99"W
L544	71.335	N37° 40' 44.31"E
L545	15.531	N70° 07' 35.79"W
L546	42.689	S40° 39' 54.82"W
L547	6.630	S39° 24' 40.30"E
L548	19.739	S40° 47' 47.38"W
L549	17.781	N82° 17' 20.78"W
L550	4.730	N17° 45' 03.00"W
L551	74.209	N41° 21' 25.04"E
L552	25.477	N45° 54' 53.25"E
L553	30.985	N78° 19' 04.47"E
L554	23.326	N12° 24' 10.16"E
L555	173.940	N71° 52' 34.16"E
L556	36.075	S42° 52' 20.90"W
L557	47.729	S49° 02' 36.84"E

Line Table		
Line #	Length	Direction
L558	27.316	S1° 37' 27.72"W
L559	50.051	S49° 11' 50.30"W
L560	47.639	S69° 37' 21.23"W
L561	38.856	S81° 56' 28.14"W
L562	10.929	N58° 53' 04.07"W
L563	47.333	S84° 57' 33.85"W
L564	45.818	S73° 01' 44.31"W
L565	19.811	S88° 13' 43.52"W
L566	57.188	N27° 22' 30.96"W
L567	37.758	N89° 05' 51.78"E
L568	47.046	N20° 00' 49.08"W
L569	12.371	N70° 44' 29.29"E
L570	44.817	S21° 03' 18.54"E
L571	13.347	S61° 02' 56.70"W
L572	48.835	S1° 03' 26.61"W
L573	15.689	S63° 22' 09.98"W
L574	47.320	N1° 19' 20.90"E
L575	16.263	N58° 16' 34.10"E
L576	9.814	S87° 56' 55.27"W
L577	72.777	N36° 19' 58.96"W
L578	361.879	N51° 25' 29.36"E
L579	18.305	N59° 26' 54.79"E
L580	98.908	N45° 42' 53.03"E
L581	36.255	S22° 26' 21.47"E
L582	12.996	S12° 49' 29.16"W
L583	206.961	S14° 59' 13.16"W
L584	72.086	N55° 50' 17.91"W
L585	25.659	S56° 53' 40.91"W
L586	30.548	S42° 23' 41.97"E
L587	50.971	S45° 00' 38.84"W
L588	42.302	N52° 48' 52.17"W
L589	48.512	S54° 44' 45.27"W
L590	19.949	S32° 58' 45.27"E
L591	32.472	S45° 00' 38.82"W
L592	20.112	N61° 14' 11.95"W
L593	90.499	S55° 13' 58.74"W
L594	29.579	N45° 22' 22.74"W
L595	28.072	N70° 13' 26.53"E
L596	26.337	S44° 24' 27.69"E
L597	26.412	S64° 16' 47.13"W
L598	25.243	N30° 10' 34.52"W
L599	65.981	N67° 46' 35.73"E
L600	25.962	S14° 59' 13.16"W
L601	46.987	S62° 29' 48.52"W

N

80' 40' 0' 80'

SCALE: 1"= 80'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	06.7 - CONSERV EASEMENT PLAN

REVISIONS NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/26/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/28/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

CONSERVATION EASEMENT PLAN

SHEET NO.

25 of 36

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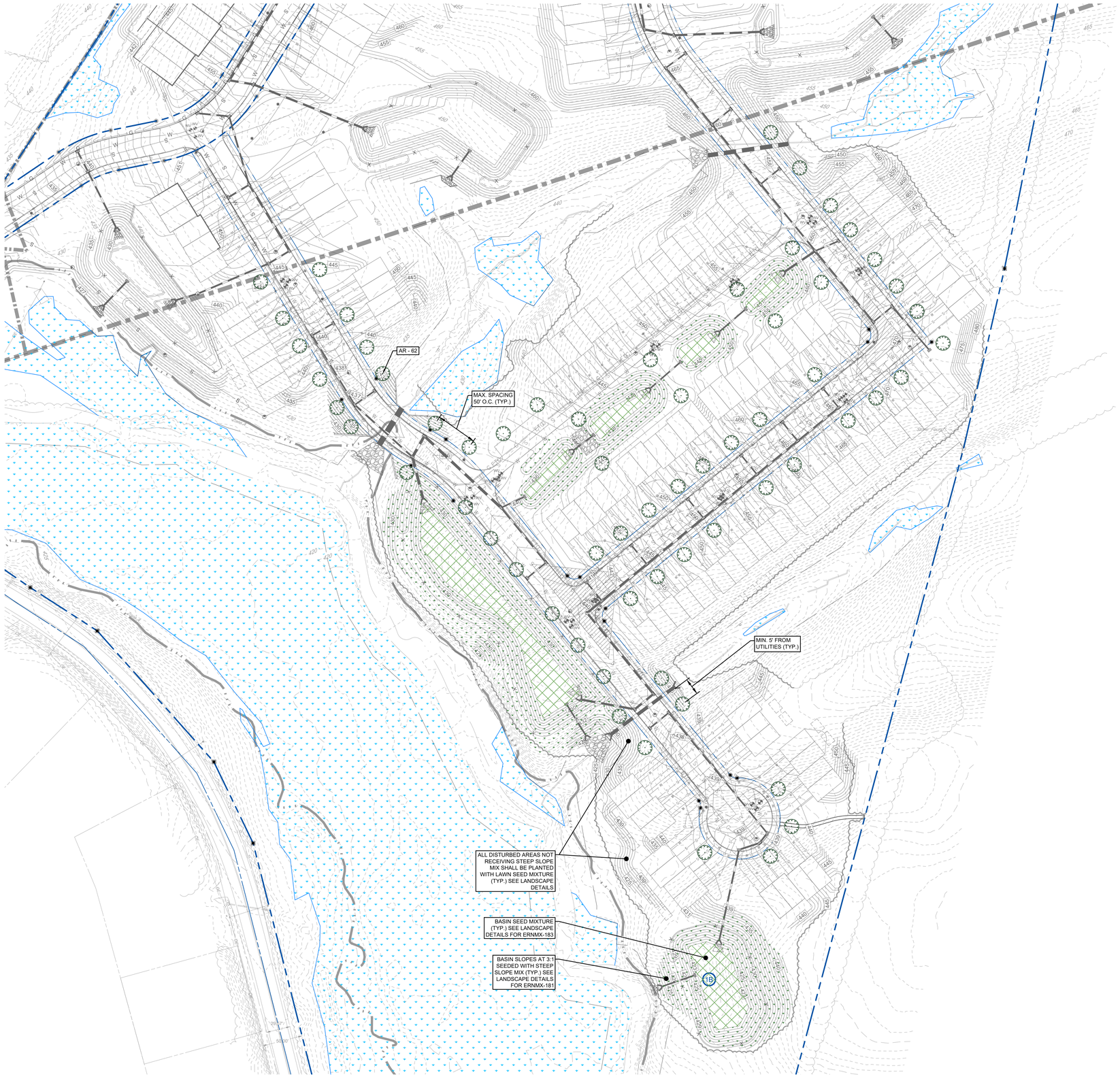

LEGEND

LANDSCAPE PLAN

- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED BASIN SEED MIXTURE
- PROPOSED STEEP SLOPE SEED MIXTURE
- PROPOSED LANDSCAPE BUFFER YARD

NOTES:

1. STREET TREE LOCATIONS ARE APPROXIMATE AND DEPEND ON UTILITY LOCATIONS. CONFIRM EXACT LOCATIONS FOR PROPOSED UTILITIES BEFORE ANY DIGGING OCCURS. STREET TREES AND LANDSCAPE BUFFER PLANTINGS SHALL BE PLANTED A MINIMUM OF 5' FROM ALL UTILITIES.
2. BASIN SIDE SLOPES SHALL BE PLANTED WITH NATIVE STEEP SLOPE SEED MIX TO STABILIZE EMBANKMENTS. SEE LANDSCAPE DETAILS FOR NATIVE STEEP SLOPE SEED MIX.
3. ON ANY SEPARATE NON-AGRICULTURAL OR NON-FORESTRY PARCEL, NO SHRUB SHALL BE PLANTED WITHIN TEN (10) FEET, NOR SHALL ANY TREE BE PLANTED WITHIN THIRTY (30) FEET, RESPECTIVELY, OF ANY LAND USED FOR AGRICULTURAL PURPOSES.

ORDINANCE REQUIREMENTS - ZONING §344

SECTION: 38		REQUIRED	PROPOSED	VARIANCE
344-38	STREET TREES	SHADE TREES SHALL BE PROVIDED ALONG FRONTAGES OF ALL NEW ROADS BETWEEN THE STREET RIGHT-OF-WAY LINE AND BUILDING SETBACK LINE AT A MAXIMUM SPACING OF 50 FT O.C.	SHADE TREES PLANTED ALONG ALL PROPOSED NEW ROADS AT 50 FT O.C. EXCEPT WHERE DRIVEWAYS, UTILITIES, OR OTHER NECESSARY ENTITIES OBSTRUCT PLANTING LOCATION.	NO

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	HEIGHT	SPREAD	ROOT	NOTES
DECIDUOUS TREES								
AR	62	Acer rubrum	Red Maple	3" Cal.	12-14'	4-5'	B/B	6' Br./Full heads

LANDSCAPE ARCHITECTURE CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND INFORMATION, THE LANDSCAPING PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE NEWBERRY TOWNSHIP ZONING ORDINANCE.

ELLIOT SHIBLEY, RLA
LICENSE NO. LA003244

DATE

N

60' 30' 0' 60'

SCALE: 1"= 60'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	07 - LANDSCAPE PLAN

REVISIONS NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
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TITLE

LANDSCAPE PLAN

SHEET NO.

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10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NHTBSK1\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWGS\LD-NEWBERRY\07 - LANDSCAPE PLAN.DWG 36 LANDSCAPE PLAN.

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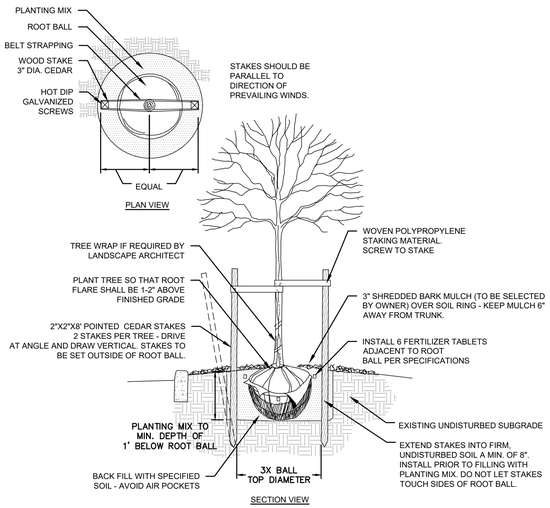
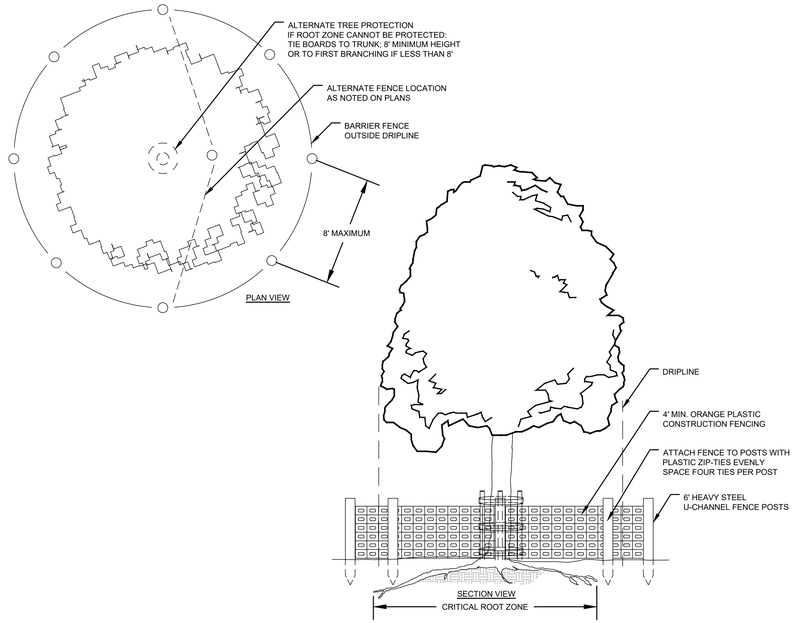


NOTES:

1. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
2. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.

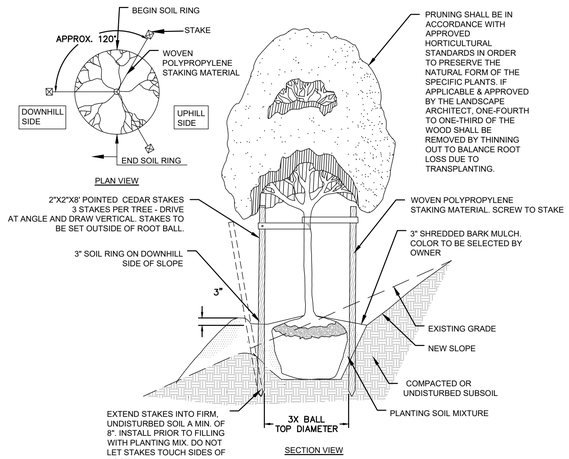
DECIDUOUS TREE PLANTING

N.T.S



TREE PROTECTION

N.T.S



NOTES:

1. THIS DETAIL SHALL APPLY TO TREE PLANTING ON 3H:1V SLOPES OR STEEPER UNLESS OTHERWISE DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE. DECIDUOUS TREES 2 ½" CAL. OR GREATER, ALL EVERGREEN TREES 6 FT. OR GREATER, AND MULTI-STEMMED TREES 6 FT. OR GREATER IN HEIGHT SHALL BE STAKED AS SHOWN.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.

TREE SLOPE PLANTING

N.T.S

GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE PLAN AND DETAIL ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN, LIGHTING PLAN, GRADING AND DRAINAGE PLAN , AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.
2. ALL EXISTING VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OF THE PROPOSED PLAN OF DEVELOPMENT. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT EXISTING VEGETATION FROM DAMAGE DUE TO EQUIPMENT USE.
3. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD Of ONE (1) YEAR. THE WARRANTY PERIOD BEGINS WHEN THE MAINTENANCE BOND FOR PUBLIC IMPROVEMENTS BEGINS. PLANT MATERIAL WHICH HAS DIED OR BECOME DISEASED OR PEST-RIDDEN SHALL BE REMOVED AND REPLACED WITHIN 6 MONTHS BY THE DEVELOPER AS REQUIRED TO MEET THE DESIGN OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE.
5. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, UTILITY LOCATIONS AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6. UTILITY LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3". MULCH SHALL BE TRIPLE-SHREDDED HARDWOOD BARK MULCH TO BE SELECTED BY OWNER.
8. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE LANDSCAPE DETAIL FOR PLANTING DETAILS.
9. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE AND GRADING PLANS AND ALTA/ACSM LAND TITLE SURVEY PLANS. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
10. PLANTING SOIL MIXTURE FOR ALL PLANTINGS SHALL CONSIST OF: 1 PART PEAT MOSS OR COMPOST, 3 PARTS TOPSOIL, "TRANSPLANT 1-STEP" FERTILIZER / BIOSTIMULANT / MYCORRHIZA INOCULATE AS MANUFACTURED BY ROOTS, INC. OR AN APPROVED EQUIVALENT, AND LIME AND OTHER AMENDMENTS AS INDICATED BY SOIL ANALYSIS.
11. PLANTING SOIL MIXTURE THE INFILTRATION/DETENTION FACILITY SHALL CONSIST OF: 30% TOPSOIL, 30% SAND, 20% STABILIZED ORGANIC COMPOST, 20% FINE SHREDDED WOOD CHIPS, AND LIME AND OTHER AMENDMENTS AS INDICATED BY SOIL ANALYSIS. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SAMPLES OF THE CERTIFIED BIO-RETENTION PLANTING MIX FOR REVIEW AND APPROVAL.
12. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 2 1/2" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT.
13. ALL SLOPES OF 3:1 OR GREATER RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
14. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST AT NO INCREASE IN CONTRACT PRICE.

SEED MIXTURES

A. LAWN SEEDING/SOD MIXTURE:
SPECIES: 15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
SEEDING RATE: 5 LBS/1,000 S.F.
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15, UNLESS OTHERWISE APPROVED BY THE APPLICANT.

B. BASIN SEED MIXTURE

Native Detention Area Mix (ERNMX-183)		
Seeding Rate		20 lb per acre, or 1/2 lb per 1,000 sq ft
Mix Type		Storm Water Management Facility Sites
Species List	25%	Deertongue, 'Tioga' (Panicum clandestinum (Dichanthelium c.), 'Tioga')
	25%	Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype)
	20%	Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)
	20%	Switchgrass, 'Shawnee' (Panicum virgatum, 'Shawnee')
	5%	Autumn Bentgrass, PA Ecotype (Agrostis perennans, PA Ecotype)
	2%	Ticklegrass (Rough Bentgrass), PA Ecotype (Agrostis scabra, PA Ecotype)
	1%	Soft Rush (Juncus effusus)
	1%	Path Rush, PA Ecotype (Juncus tenuis, PA Ecotype)
	1%	Green Bulrush, PA Ecotype (Scirpus atrovirens, PA Ecotype)

C. STEEP SLOPE SEED MIXTURE

Native Steep Slope Mix w/ Annual Ryegrass (ERNMX-181)		
Seeding		60 lb per acre
Mix Type		Erosion Control & Revegetation
Species List	28.7%	Sorghastrum nutans, PA Ecotype (Indiangrass, PA Ecotype)
	20.0%	Lolium multiflorum (L. perenne var. italicum) (Annual Ryegrass)
	11.0%	Andropogon gerardii, 'Niagara' (Big Bluestem, 'Niagara')
	10.0%	Elymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype)
	7.6%	Tridens flavus (Purpletop)
	7.0%	Elymus canadensis (Canada Wildrye)
	4.2%	Schizachyrium scoparium (Andropogon scoparius), Fort Indiantown Gap-PA Ecotype (Little Bluestem, Fort Indiantown Gap-PA Ecotype)
	3.0%	Panicum virgatum, 'Shawnee' (Switchgrass, 'Shawnee')
	2.5%	Echinacea purpurea (Purple Coneflower)
	2.0%	Chamaecrista fasciculata (Cassia f.), PA Ecotype (Partridge Pea, PA Ecotype)
	1.0%	Coreopsis lanceolata (Lanceleaf Coreopsis)
	1.0%	Rudbeckia hirta, Coastal Plain NC Ecotype (Blackeyed Susan, Coastal Plain NC Ecotype)
	0.7%	Lespedeza virginica, VA Ecotype (Slender Lespedeza, VA Ecotype)
	0.5%	Aster lateriflorus (Symphyotrichum lateriflorum) (Calico Aster)
	0.5%	Monarda fistulosa, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)
	0.3%	Liatris spicata (Marsh (Dense) Blazing Star (Spiked Gayfeather))

LANDSCAPE MAINTENANCE NOTES

1. LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF RECORD OR HIS DELEGATED REPRESENTATIVE TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPE SCREEN OR OTHER TREATMENT AS APPROVED BY NEWBERRY TOWNSHIP.
2. NEWLY PLANTED TREES AND SHRUBS REQUIRE DEEP, REGULAR WATERING THROUGHOUT THE FIRST GROWING SEASON AND AS SUCH, MAY REQUIRE SUPPLEMENTAL WATERING AFTER THE FIRST FULL GROWING SEASON. TREES AND SHRUBS SHOULD NOT REQUIRE SUPPLEMENTAL WATER EXCEPT IN EXTREMELY DRY GROWING SEASONS.
3. DECIDUOUS TREES THAT OVERHANG PEDESTRIAN OR VEHICULAR ROUTES SHALL BE MAINTAINED TO KEEP AWAY FROM GROUND TO A HEIGHT OF 8' FREE OF BRANCHES AND FOLIAGE.
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL TREES, SHRUBS, GROUNDCOVER, AND PERENNIALS FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ONLY COMPETENT AND TRAINED PERSONNEL PROVIDE MAINTENANCE SERVICES AND THAT SUCH SERVICES ARE PROVIDED IN A TIMELY MANNER.

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD
NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	07 - LANDSCAPE PLAN

REVISIONS NO.	DATE	DESCRIPTION
1	08/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/08/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
LANDSCAPE DETAILS

SHEET NO.
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10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AHT83KI\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME (DEVOGILD-NEWBERRY)\07 - LANDSCAPE PLAN DWG\07 LANDSCAPE DETAILS.

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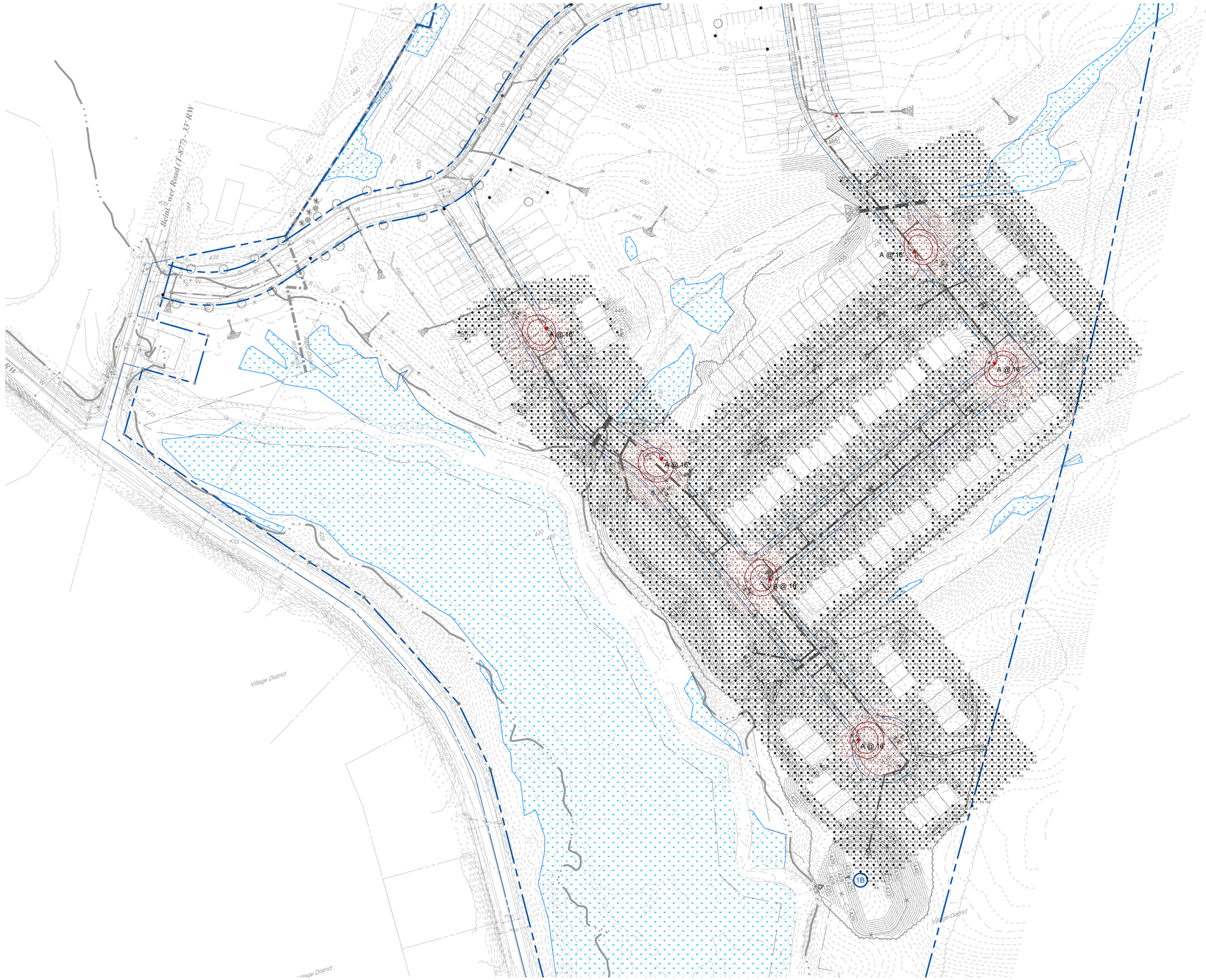
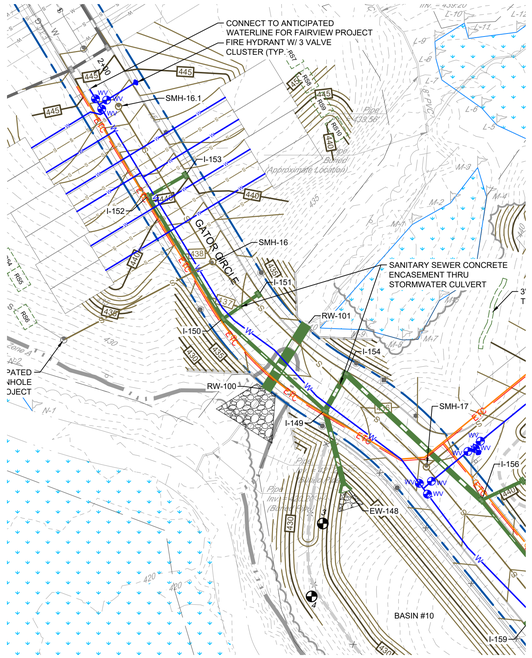
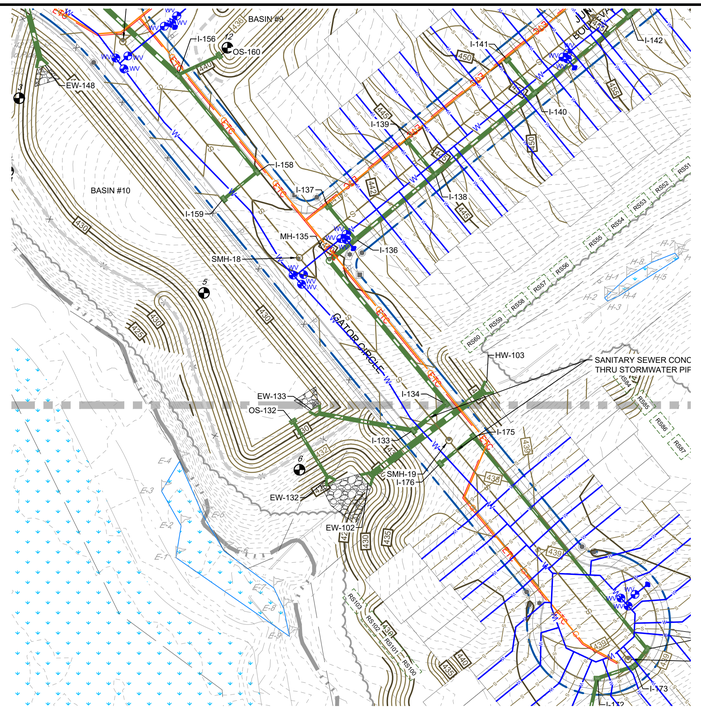

Beinhower Road (T-847) - 33' R/W
A @ 16'
A @ 16'
A @ 16'



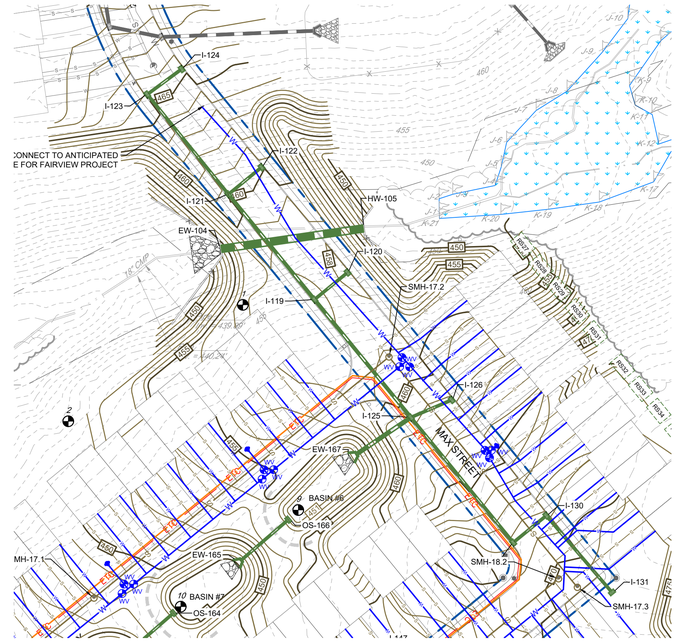
PRIVATE ROAD 'A' - PLAN VIEW

SCALE: 1"=50'



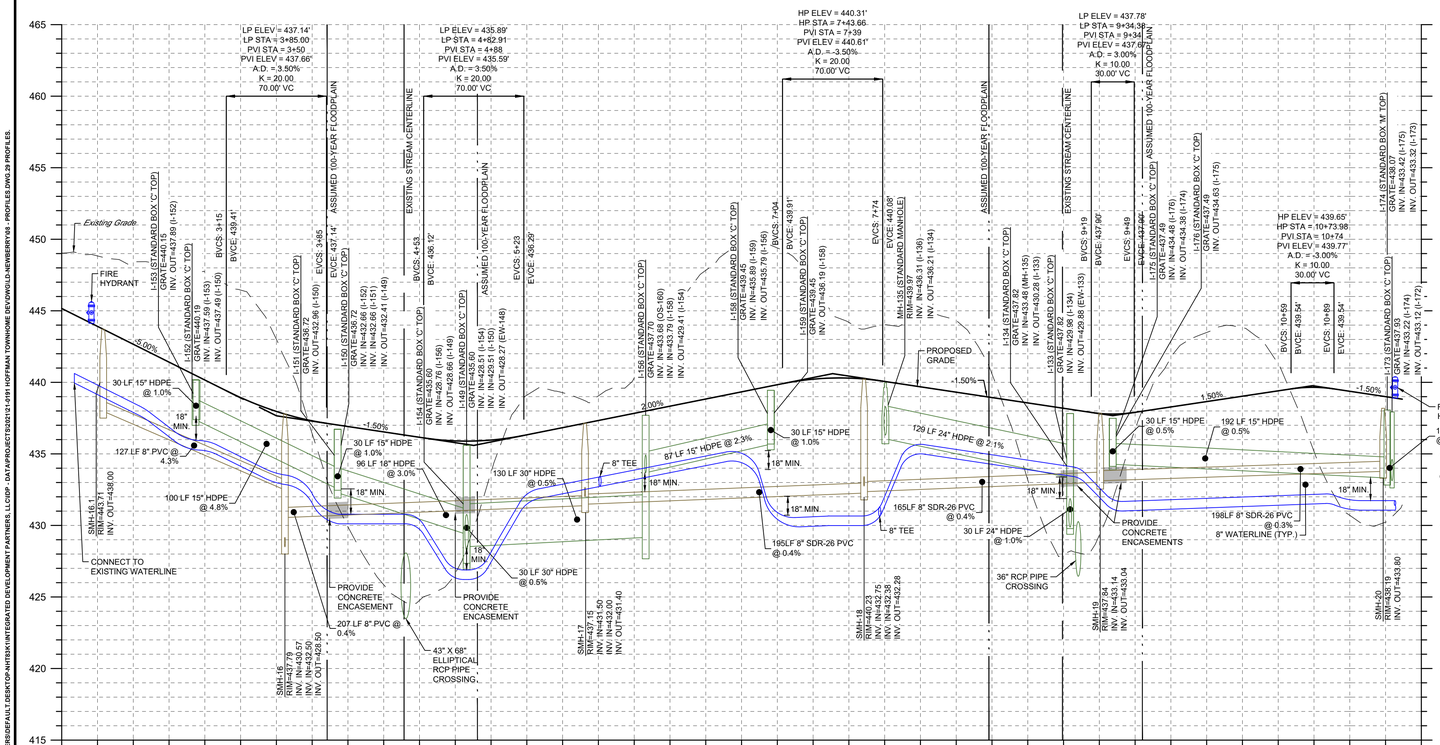
PRIVATE ROAD 'A' - PLAN VIEW

SCALE: 1"=50'



PRIVATE ROAD 'B' - PLAN VIEW

SCALE: 1"=50'



GATOR CIRCLE

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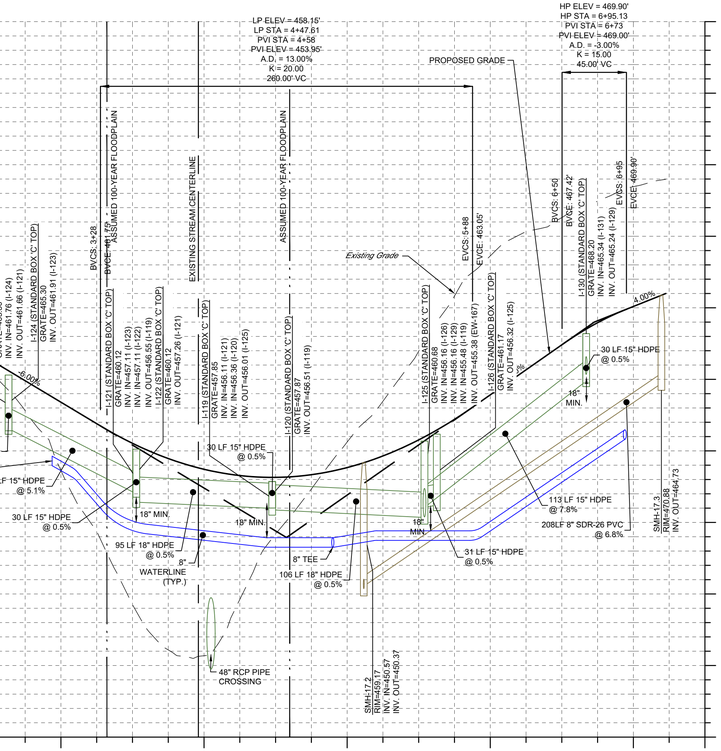
VERT. SCALE: 1"= 5'



MAX STREET

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

HOR. SCALE: 1"= 50'
50' 25' 0' 50'
5' 2.5' 0' 5'
VER. SCALE: 1"= 5'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	08 - PROFILES

REVISIONS

NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/30/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
3	10/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

PROFILES

SHEET NO.

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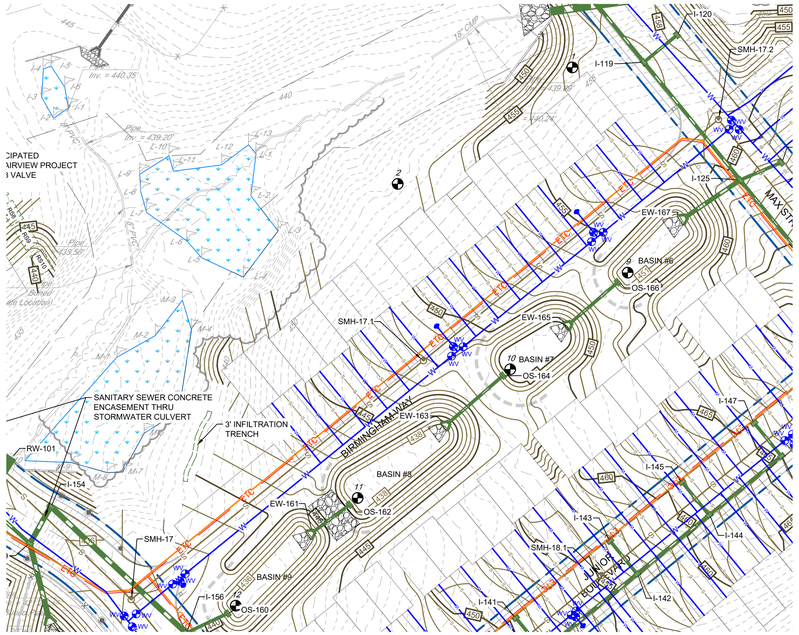
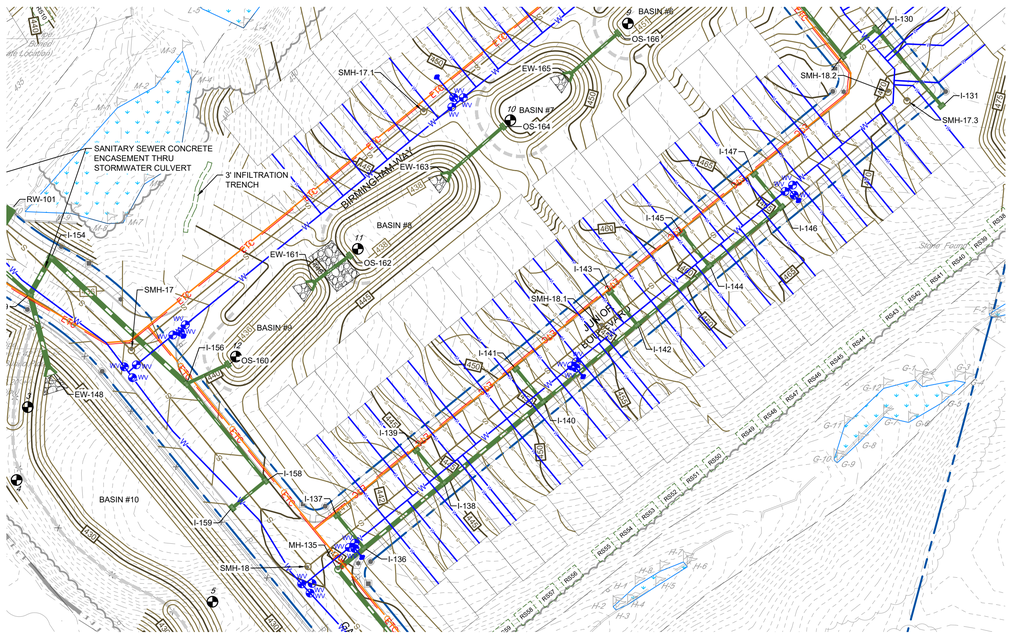


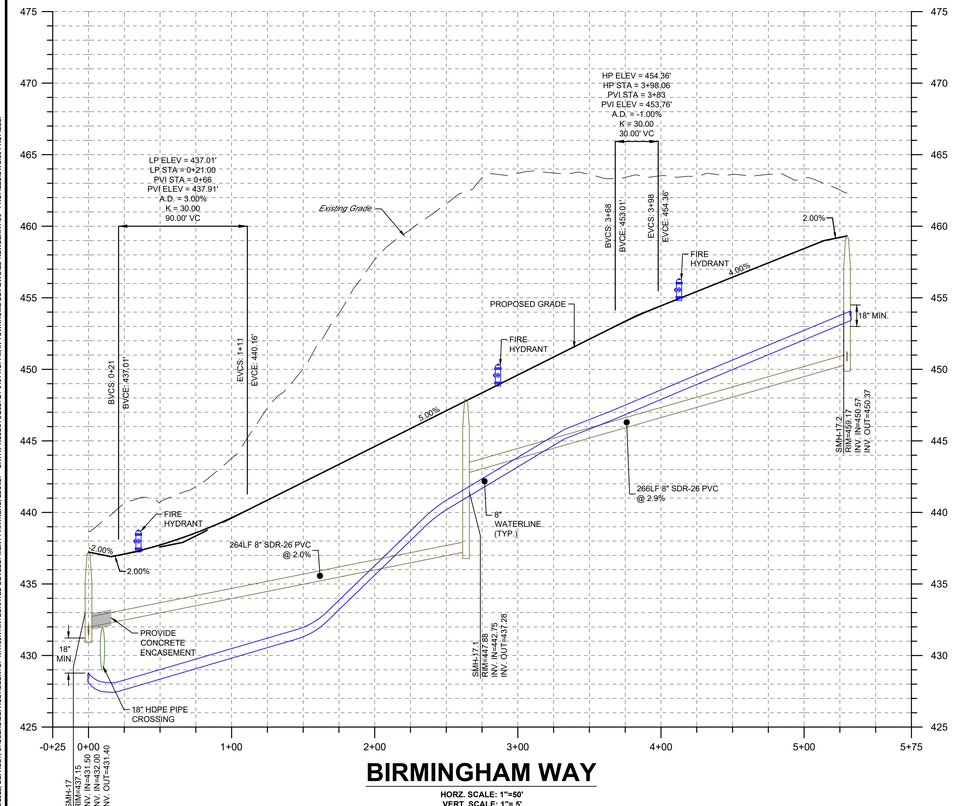
PRIVATE ROAD 'C' - PLAN VIEW

SCALE: 1"=50'



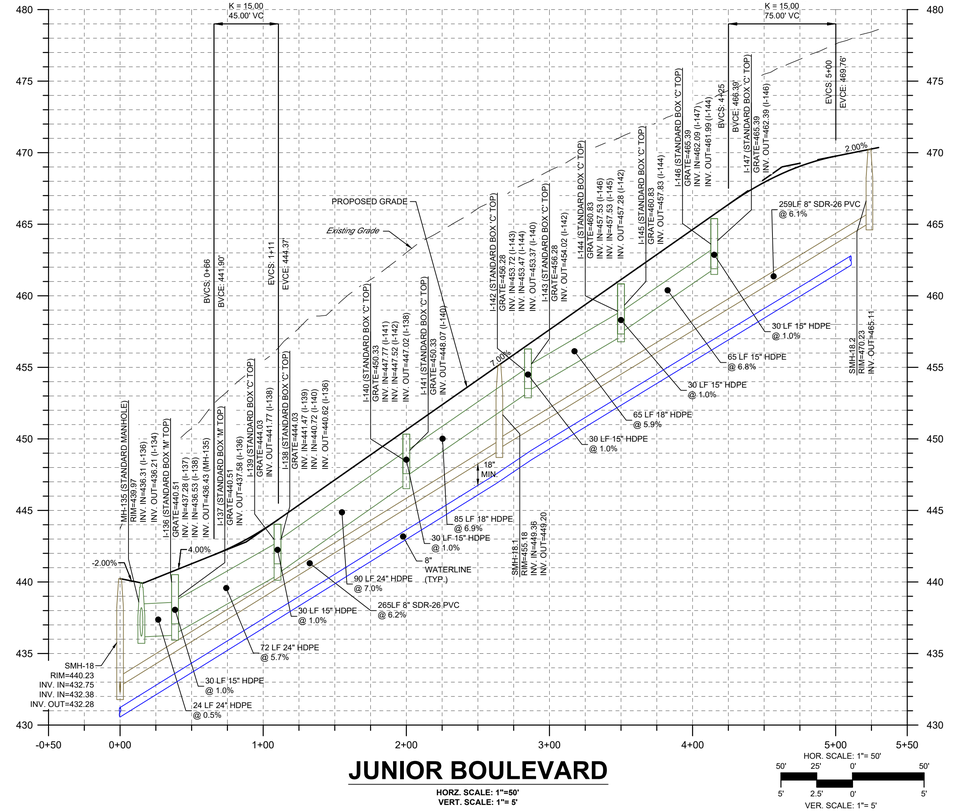
PRIVATE ROAD 'D' - PLAN VIEW

SCALE: 1"=50'



BIRMINGHAM WAY

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'



JUNIOR BOULEVARD

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

HOR. SCALE: 1"= 50'
VER. SCALE: 1"= 5'

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CAD FILE: 08 - PROFILES	

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1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/29/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
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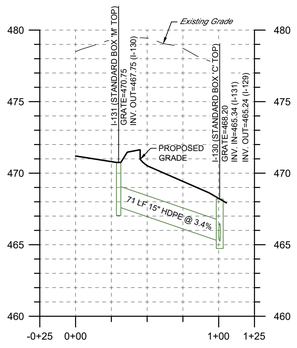

I-130 TO I-131

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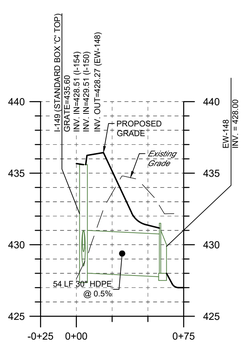
VERT. SCALE: 1"= 5'



EW-148 TO I-149

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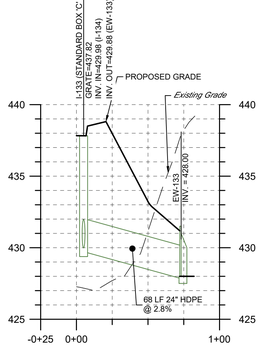

EW-133 TO I-133

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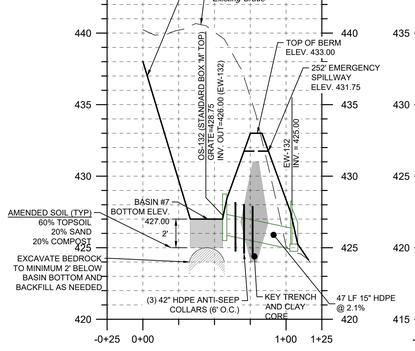

BASIN #10 (EW-132 TO OS-132)

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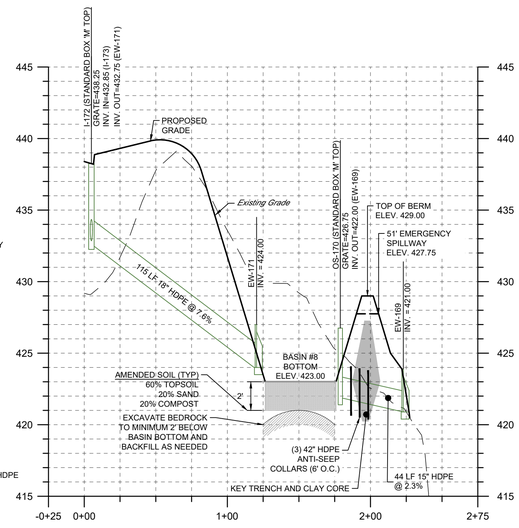
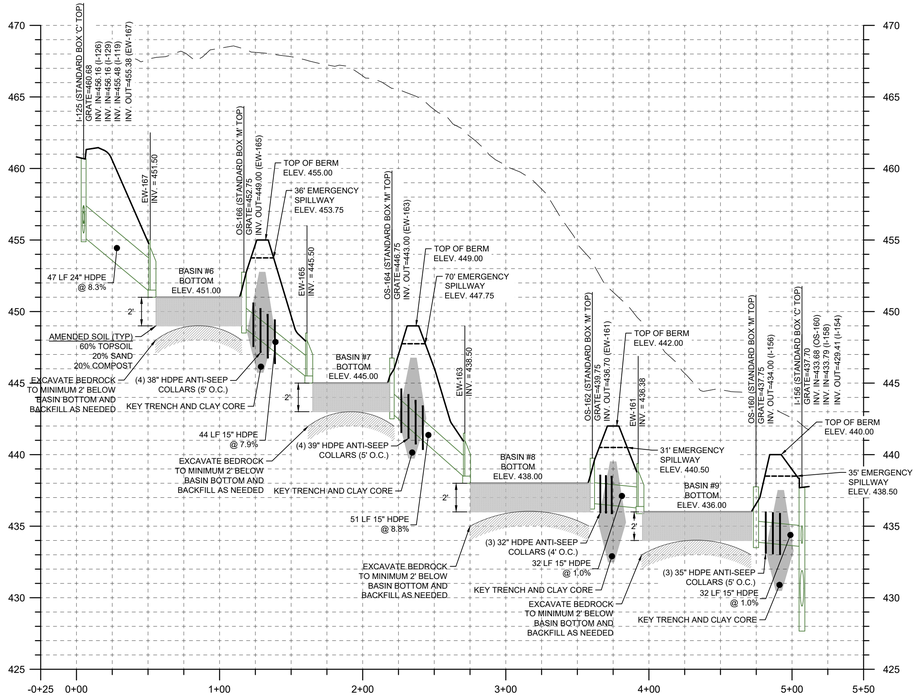
VERT. SCALE: 1"= 5'



BASIN #11 (EW-169 TO I-172)

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

RECOMMENDED SOIL MEDIA BLEND								
Permissible Soil Types for Soil Media, based on UDSA Classification	Ranges of USDA Particle Size Percentages						Typical Infiltration Rates for Permissible Soil Types (in/hr)*	
	Sand		Silt		Clay		Min	Max
	Min	Max	Min	Max	Min	Max		
Sand, Loamy Sand, Sandy Loam, Loam	50	100	0	50	0	20	0.5	6.0



BASINS #6-9 (I-156 TO I-125)

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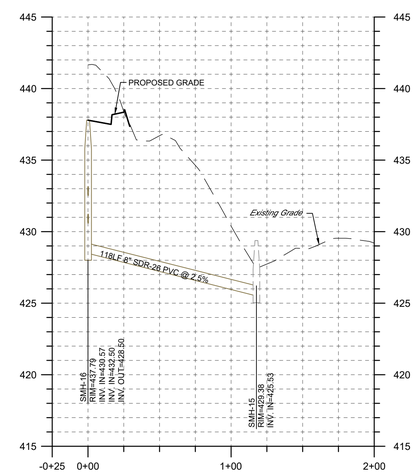
VERT. SCALE: 1"= 5'



SANITARY SEWER: SMH-16 TO EX. SMH-15

HORZ. SCALE: 1"=50'
VERT. SCALE: 1"= 5'

HOR. SCALE: 1"= 50'
50' 25' 0' 50'
5' 2.5' 0' 5'
VER. SCALE: 1"= 5'

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674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	08 - PROFILES

REVISIONS

NO.	DATE	DESCRIPTION
1	08/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/26/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

PROFILES

SHEET NO.

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10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AH78IAX\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVONGOLD-NEWBERRY\08 - PROFILES.DWG 31 PROFILES

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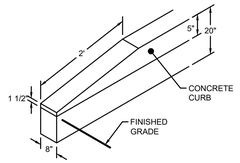
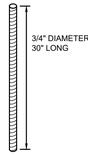


CURB TERMINUS

N.T.S.

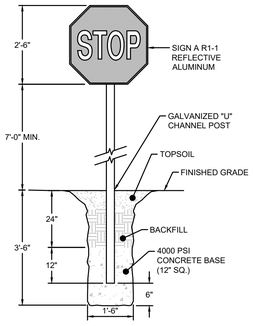


NOTES:

1. INSTALL THE MARKER VERTICALLY AND FLUSH WITH GROUND LEVEL.
2. REQUIRED LENGTH MAY BE REDUCED TO NOT LESS THAN 24" WHEN UNDERGROUND UTILITIES ARE PRESENT.

IRON PIN

N.T.S.

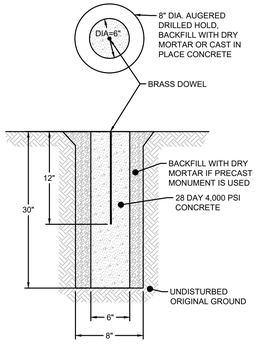


NOTE:

CONSTRUCT SIGN IN ACCORDANCE WITH TOWNSHIP & PENNDOT SPECIFICATIONS.

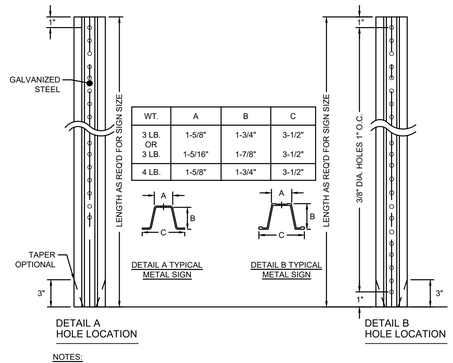
STOP SIGN DETAIL

N.T.S.



CONCRETE MONUMENT

N.T.S.

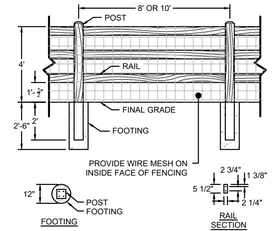


NOTES:

1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AI-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 30 LBS OR GREATER PER LINEAR FOOT.
2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
3. SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS.
4. ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES AND TRAFFIC SIGNALS". THE "BREAK AWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGN SHOWN ON THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

TYPICAL METAL SIGN POSTS

N.T.S.

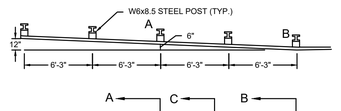


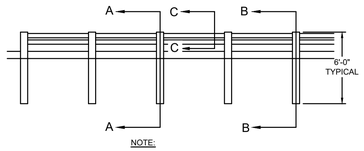
NOTES:

1. ALL CONCRETE TO BE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. TREATED SPLIT RAIL FENCE WITH MESH WIRE (OR APPROVED EQUAL) SHALL BE PROVIDED AROUND ALL PROPOSED STORMWATER MANAGEMENT FACILITIES.

TREATED SPLIT RAIL FENCE W/ WIRE MESH

N.T.S.



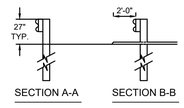


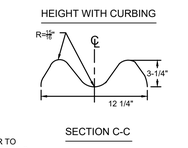
NOTE:

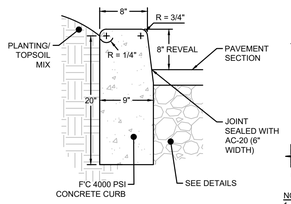
GUIDE RAIL PER PENNDOT RC_52M MARCH 30, 2006, REFER TO CURRENT RC-52M FOR ADDITIONAL DETAILS OF PENNDOT TYPE 2 STEEL STRONG POST AND END TERMINALS.

METAL BEAM GUIDE RAIL PENNDOT TYPE 2-S STEEL

N.T.S.





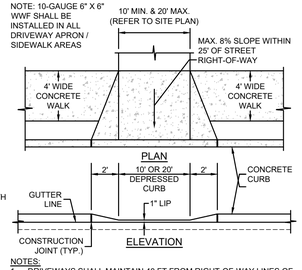


NOTE:

ALL CURBING SHALL COMPLY WITH THE TOWNSHIP'S IMPROVEMENTS SPECIFICATIONS MANUAL.

8" REVEAL CONCRETE CURB

N.T.S.

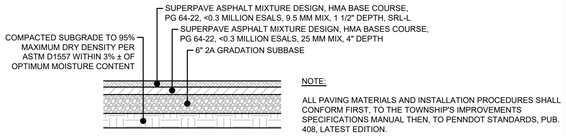


NOTES:

1. DRIVEWAYS SHALL MAINTAIN 40 FT FROM RIGHT-OF-WAY LINES OF INTERSECTING STREETS, 5 FT BETWEEN FIRE HYDRANTS, AND 3 FT BETWEEN ANY SIDE LOT LINES, UNLESS A COMMON OR JOINT DRIVEWAY LOCATION IS PROPOSED.
2. NO SEGMENT OF DRIVEWAY SHALL EXCEED 15% SLOPE.
3. THE MINIMUM ANGLE BETWEEN THE DRIVEWAY AND STREET SHALL BE 65-DEGREES.
4. DRIVEWAYS SHALL COMPLY WITH SECTION 510 OF THE TOWNSHIP ZONING ORDINANCE.

TYPICAL DRIVEWAY & APRON

N.T.S.

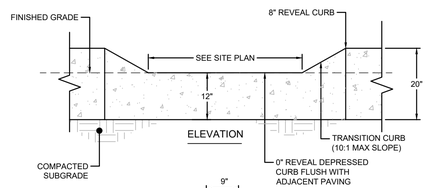


NOTE:

ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM FIRST, TO THE TOWNSHIP'S IMPROVEMENTS SPECIFICATIONS MANUAL THEN, TO PENNDOT STANDARDS, PUB. 408, LATEST EDITION.

STANDARD DUTY ON-SITE BITUMINOUS PAVEMENT SECTION

N.T.S.



8" REVEAL DEPRESSED CURB

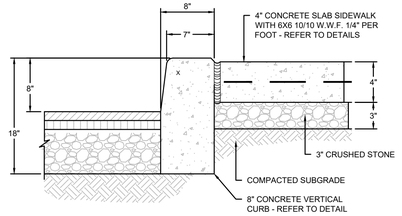
N.T.S.

NOTES:

1. 1/4" WIDE x 1" DEEP DUMMY JOINTS SCORED AT 5'-0" INTERVALS.
2. CONSTRUCTION EXPANSION JOINTS SPACED EVERY 20' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT
3. SIDEWALK TO BE BROOM FINISHED
4. COLOR TO BE SELECTED BY OWNER

CONCRETE SIDEWALK DETAIL

N.T.S.



8" REVEAL CONCRETE CURB AND SIDEWALK DETAIL

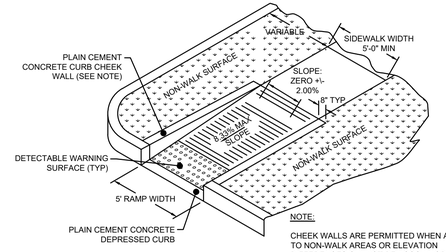
N.T.S.

NOTES:

1. ON-STREET PARKING IS PROPOSED ON ALL PRIVATE STREETS.
2. ALL STREETS SHALL CONFORM TO THE TOWNSHIP'S IMPROVEMENTS SPECIFICATIONS MANUAL.

PRIVATE STREET CROSS SECTION

N.T.S.

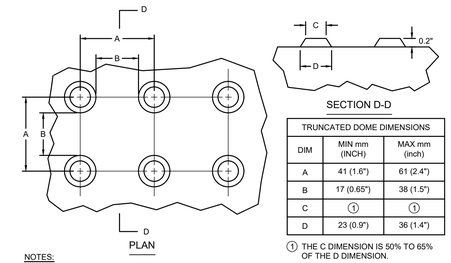


NOTE:

CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 (1:3) MAXIMUM. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN ACCESS ROUTE.

PENNDOT TYPE 4 (PARALLEL) CURB RAMP DETAIL

N.T.S.



TRUNCATED DOME DIMENSIONS		
DIM	MIN mm (INCH)	MAX mm (inch)
A	41 (1.6")	61 (2.4")
B	17 (0.65")	38 (1.5")
C	①	①
D	23 (0.9")	36 (1.4")

① THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

NOTES:

1. ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN THE DOMES.
2. PROVIDE DETECTABLE WARNING SURFACES THAT CONTRAST (70%) IN LIGHT REFLECTANCE WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT OR SAFETY YELLOW.

DETECTABLE TRUNCATED DOME WARNING SURFACE

N.T.S.

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WORMLEYSBURG | PA | 17043
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www.IntegratedDP.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE: 09 - DETAILS	

REVISIONS NO.	DATE	DESCRIPTION
1	09/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
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TITLE

DETAILS

SHEET NO.

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10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NVTB5K1\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\LD-NEWBERRY\09 - DETAILS.DWG,32 DETAILS

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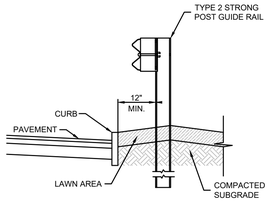
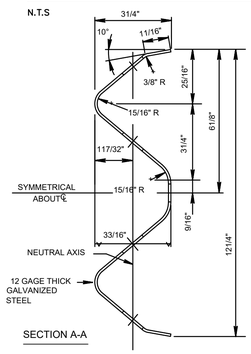


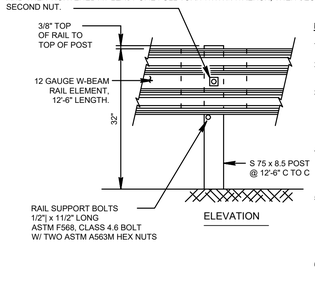
NOTE:
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 620.
2. PROVIDE STEEL I-BEAM W150x13.5 (W6"x 8.5) POSTS WITH ROUTED WOOD, PLASTIC OR COMPOSITE OFFSET BRACKETS LISTED IN BULLETIN 15.
3. ATTACH W-BEAM RAIL ELEMENTS TO EACH POST. SPLICE RAIL ELEMENTS ONLY AT POSTS AND LAP IN THE DIRECTION OF TRAFFIC.
4. SEE "GUIDE RAIL TERMINUS" DETAIL FOR RAIL ENDTREATMENT.
5. PAINT POST, RAIL AND APPURTENANCES (COORDINATE COLOR WITH ARCHITECT).
6. COORDINATE POST INSTALLATION WITH SEGMENTAL BLOCK RETAINING WALL CONSTRUCTION. POSTS AND FOOTERS SHALL BE SLEEVED/OTHERWISE INSTALLED IN SUCH A MANNER AS TO NOT PUNCTURE OR ADVERSELY AFFECT INSTALLATION OF THE WALL.
7. APPLY HERBICIDE TO SUBGRADE UNDER ALL AREAS WHERE STONE IS TO BE PLACED PRIOR TO PLACEMENT OF STONE.
8. PLACE STONE FROM BACK FACE OF CURB TO BACK SIDE OF WALL FOR LENGTH OF WALL AS NOTED ON PLANS. FOR REMAINING AREAS, PLACE STONE FROM BACK FACE OF CURB TO SIX INCHES (6") BEHIND BACK SIDE OF POSTS.

GUIDE RAIL

N.T.S



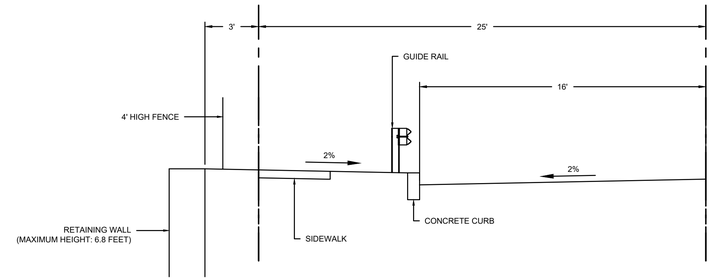
5/16"] POST BOLT AND NUT, ASTM F568, CLASS 4.6, 23/8" LONG FULLY THREADED DOUBLE NUTS, TWO SQUARE WASHERS AND ONE ROUND WASHER. NUTS SHALL BE PUT ON FINGER TIGHT. ENGAGE TOP AND BOTTOM EDGES OF BACKUP PLATE WITH THE POST AND THEN TIGHTENED AT LEAST ONE FULL TURN WITH A WRENCH, THEN SECURE WITH SECOND NUT.



NOTES
1. REFER TO PENNDOT RC STANDARDS 53M FOR ADDITIONAL INFORMATION.
2. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 620.
3. THE 33/8"x21/4" COLD FORMED CHANNEL POSTS 3x5.7 POST AND ALUMINUM ALLOY POST MAY BE BID AS ALTERNATES FOR TYPE 2 WEAK POST GUIDE RAIL SYSTEM; HOWEVER, MIXING OF DIFFERENT POSTS IS NOT ACCEPTABLE WITHIN A PROJECT.
4. DURING ERECTION, USE SUPPORT BOLTS TO SUPPORT THE RAIL ELEMENT UNTIL THE 5/16"] POST BOLTS ARE PROPERLY TORQUED. LEAVE SUPPORT BOLTS IN PLACE AFTER CONSTRUCTION.
5. ATTACH W-BEAM RAIL ELEMENT TO EACH POST. SPLICE ONLY AT MID-SPAN AND LAP IN THE DIRECTION OF TRAFFIC. TO ACHIEVE A MID-SPAN SPLICE, THE PREFERRED METHOD IS TO OVERLAP HALF RAIL ELEMENT INSIDE THE OTHER AT THE BEGINNING OF A GUIDE RAIL RUN.
6. USE 12" BACKING PLATES FOR THE W-BEAM RAIL ELEMENTS AT ALL POSTS WITH THE SAME SECTION AS THE W-BEAM RAIL ELEMENT.

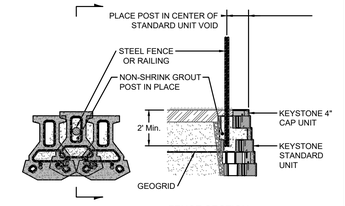
METAL BEAM GUIDE RAIL PENNDOT TYPE 2-W STEEL

N.T.S

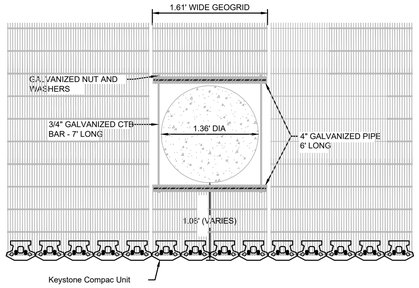


ROADWAY AND RETAINING WALL CROSS SECTION (TYP)

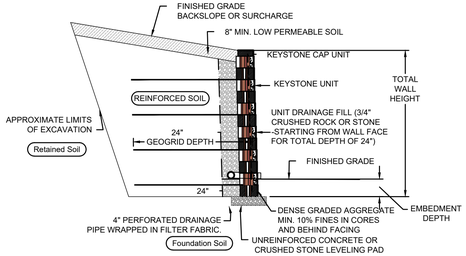
N.T.S



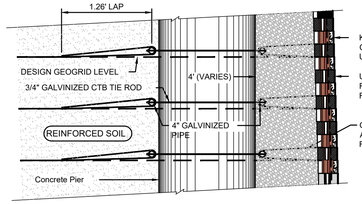
STANDARD UNIT - 1" SETBACK



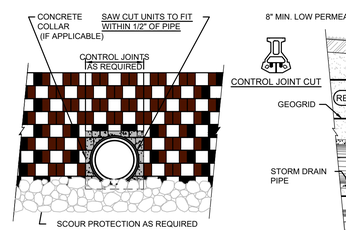
Wall Plan at Pier / Manhole
Compac Unit



Typical Wall Section - Raised Drain
KEYSTONE UNIT - NEAR VERTICAL SETBACK

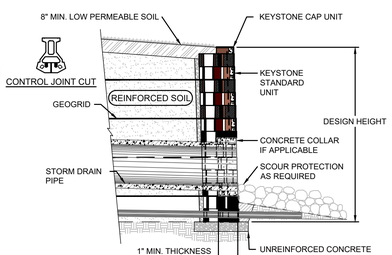


Wall Section at Pier / Manhole
COMPAC UNIT - NEAR VERTICAL SETBACK

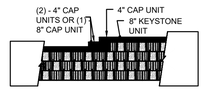


NOTE:
FOR PIPES LARGER THAN 24", A CONCRETE COLLAR MAY BE CAST AROUND PIPE FOR EASE OF CONSTRUCTION AND APPEARANCE.

Typical Pipe Outlet Detail

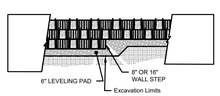


Typical Pipe Outlet Section
Standard Unit - Near Vertical Setback



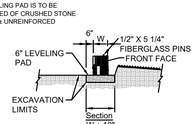
NOTE:
1. SECURE ALL CAP UNITS WITH KEYSTONE KAPSEAL OR EQUAL.

Top of Wall Steps

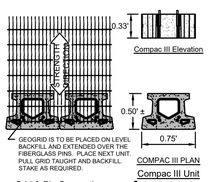


Elevation

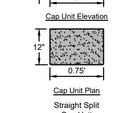
NOTE:
1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2000 PSI ± UNREINFORCED CONCRETE.



Leveling Pad Detail



Grid & Pin Connection



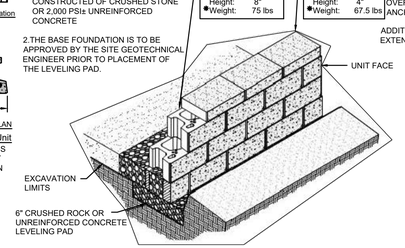
Cap Unit Plan

Straight Split Cap Unit
● DIMENSIONS & AVAILABILITY WILL VARY BY REGION

BASE LEVELING PAD NOTES:
1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI± UNREINFORCED CONCRETE
2. THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.

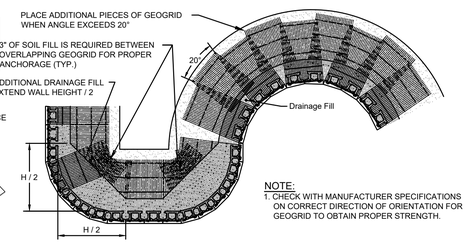
Compac III Unit	
Width:	18"
●Depth:	12"
Height:	8"
●Weight:	75 lbs

Cap Unit	
Width:	18"
●Depth:	12"
Height:	4"
●Weight:	67.5 lbs



Compac III Unit/Base Pad Isometric Section View
●Dimensions & Weight May Vary by Region

NOTES:
1. CONTRACTOR SHALL FURNISH DETAILED DRAWINGS WITH DESIGN CALCULATIONS FOR THE PROPOSED WALL PRIOR TO CONSTRUCTION AND ORDERING FOUNDATION MATERIALS. DRAWINGS AND CALCULATIONS MUST BE SIGNED AND SEALED BY A PENNSYLVANIA REGISTERED ENGINEER.

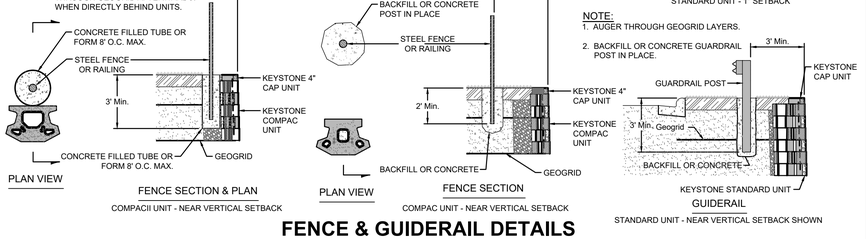


NOTE:
1. CHECK WITH MANUFACTURER SPECIFICATIONS ON CORRECT DIRECTION OF ORIENTATION FOR GEOGRID TO OBTAIN PROPER STRENGTH.

Geogrid Installation on Curves

TYPICAL MODULAR BLOCK RETAINING WALL

N.T.S



FENCE & GUIDERAIL DETAILS

N.T.S

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430 NORTH FRONT STREET
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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

NEWBERRY TOWNSHIP — YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	09 - DETAILS

REVISIONS NO.	DATE	DESCRIPTION
1	08/08/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
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4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE
DETAILS

SHEET NO.
33 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AH78SKI\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVOVGLD-NEWBERRY\09 - DETAILS.DWG,33 DETAILS,

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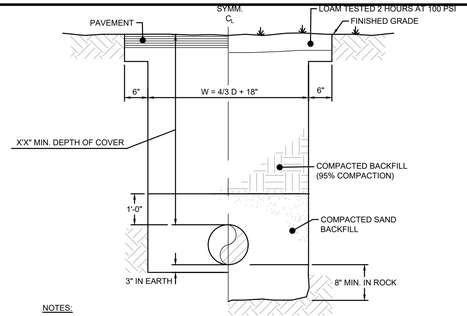
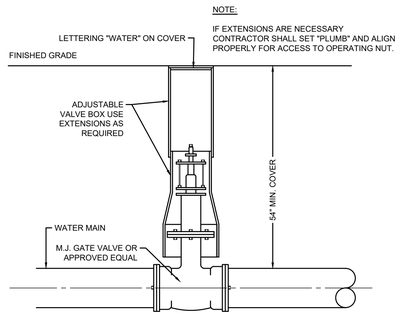


NOTES:

1. FIRE LINE PIPING AND SERVICE PIPING > 3" I.D. TO BE CLASS 53 DUCTILE IRON WITH RESTRAINED JOINTS 40 FT. EACH SIDE OF ALL FITTINGS, ELBOWS AND APPURTENANCES. DOMESTIC PIPING < 3" I.D. TO BE TYPE K COPPER PER ASTM B 88.
2. PIPING TO BE HYDROSTATIC PRESSURE AFTER INSTALLATION.

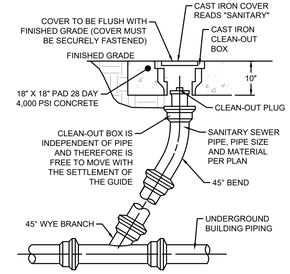
WATER SERVICE TRENCH

N.T.S.



TYPICAL GATE VALVE AND VALVE BOX

N.T.S.

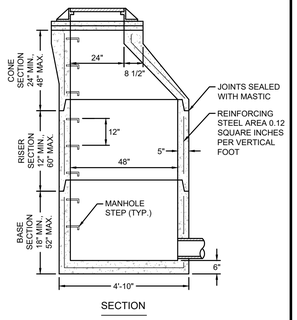


NOTES:

1. USE NON-SHEAR COUPLING TO MAKE CONNECTIONS TO DISSIMILAR MATERIALS. MANUFACTURER NEENAH FOUNDRY R-1970-78 HEAVY DUTY OR APPROVED EQUAL. CONTACT 1-800-558-5075.
2. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

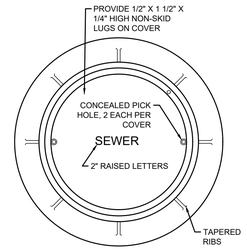
CLEANOUT DETAIL

N.T.S.



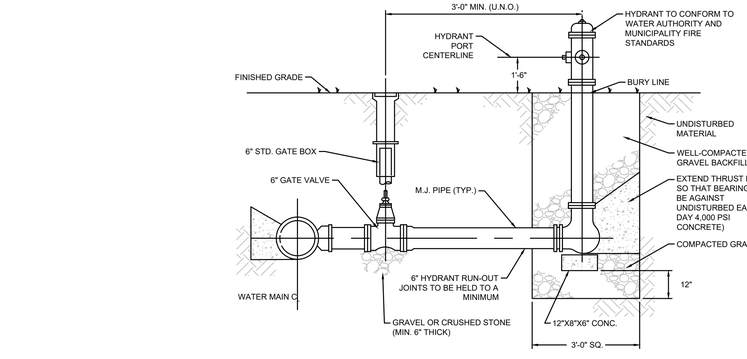
4' DIA. PRECAST CONCRETE MANHOLE

N.T.S.



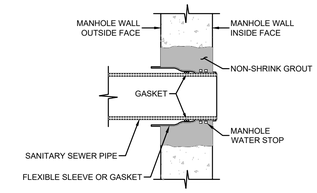
STANDARD MANHOLE FRAME AND COVER

N.T.S.



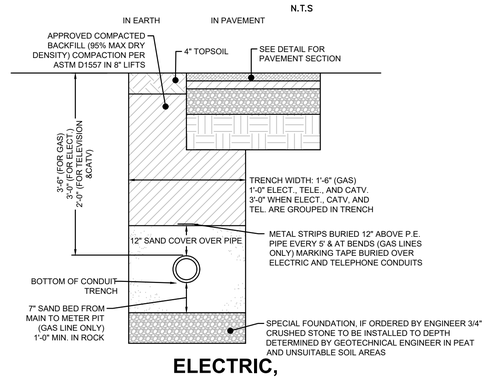
FIRE HYDRANT WITH GATE BOX

N.T.S.



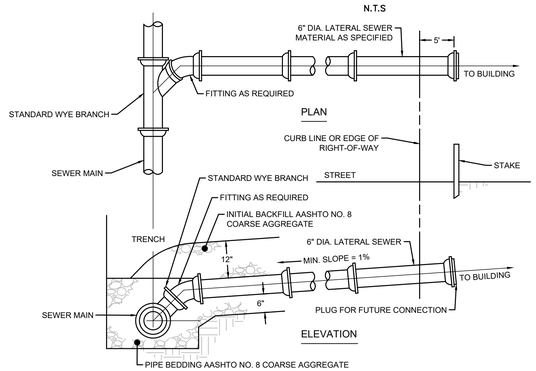
CONNECTION TO EXISTING SANITARY SEWER MANHOLE

N.T.S.



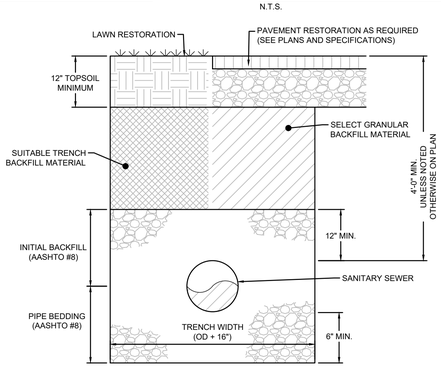
ELECTRIC, TELEPHONE AND GAS TRENCH

N.T.S.



STANDARD LATERAL DETAIL

N.T.S.



SANITARY SEWER TRENCH DETAIL

N.T.S.

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TITLE

DETAILS

SHEET NO.

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10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-NHTBSK1\INTEGRATED DEVELOPMENT PARTNERS, LLC\IDP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEV\DWG\D-NEWBERRY\09 - DETAILS.DWG,34 DETAILS,

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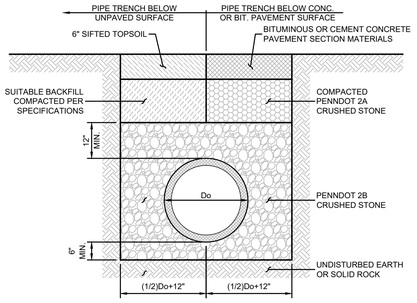
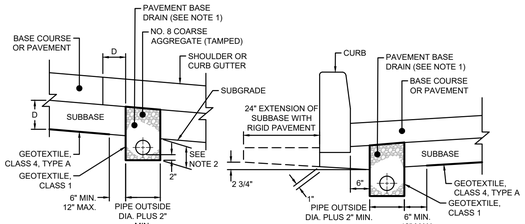


STORM PIPE TRENCH SECTION

N.T.S



TYPICAL PLACEMENT (STD. SUBBASE)

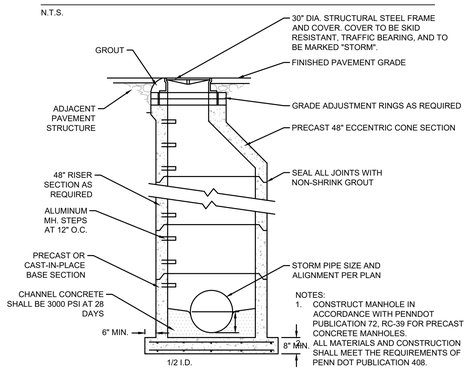
PLACEMENT AT CURB SECTION

NOTES:

1. WHEN STORM SEWER IS REQUIRED AND IT INTERFERES WITH PLACEMENT OF PAVEMENT BASE DRAIN, ELIMINATE THE PAVEMENT BASE DRAIN AND USE COMBINATION STORM SEWER AND UNDERDRAIN.
2. DEPTH BELOW SUBBASE OR SUBGRADE TREATMENT EQUAL TO THE OUTSIDE DIAMETER OF SPECIFIED PIPE PLUS 2"

PAVEMENT BASE DRAIN

N.T.S.

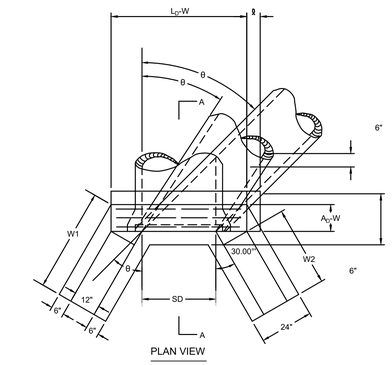


NOTES:

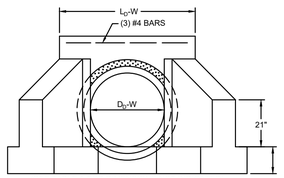
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH PENNDOT PUBLICATION 72, RC-39 FOR PRECAST CONCRETE MANHOLES. ALL MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PENN DOT PUBLICATION 408.

STORM SEWER MANHOLE

N.T.S

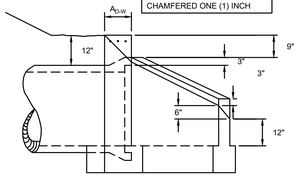


PLAN VIEW



(SEE TABLE A FOR DIMENSIONS NOT INDICATED)

FRONT ELEVATION VIEW



(SEE TABLE A FOR DIMENSIONS NOT INDICATED)

SECTION A-A

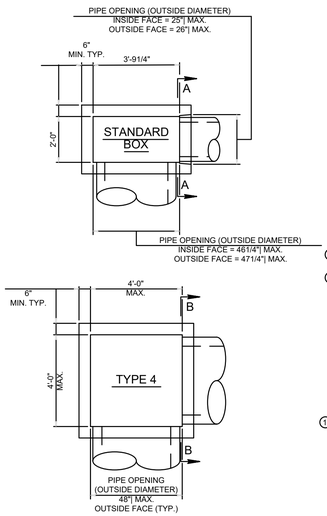
TABLE A

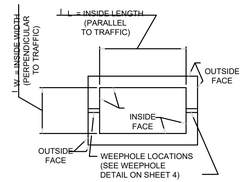
PIPE DIAM	L	W	A
18"&<	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
36"	5.8'	4.6'	12"
42"	6.3'	5.8'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.2'	15"
72"	9.2'	11.5'	15"

NOTES:
-CONCRETE SHALL BE CLASS "AA"
-EXPOSED EDGES SHALL BE CHAMFERED ONE (1) INCH

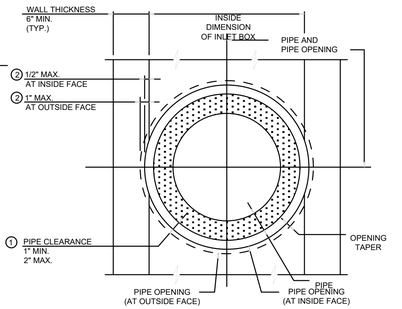
TYPE DW ENDWALL

N.T.S



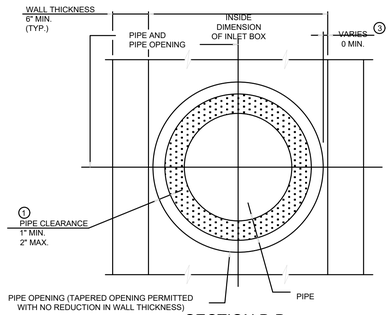


INLET BOX SCHEMATIC



SECTION A-A

(STANDARD INLET BOX ONLY)



SECTION B-B

(TYPICAL ALL TYPES EXCEPT STANDARD)

NOTES

1. FOR ADDITIONAL NOTES, SEE SHEETS 1 - 3.
2. FOR PIPE LOCATION AND PIPE OPENING NOTES, SEE SHEET 2.

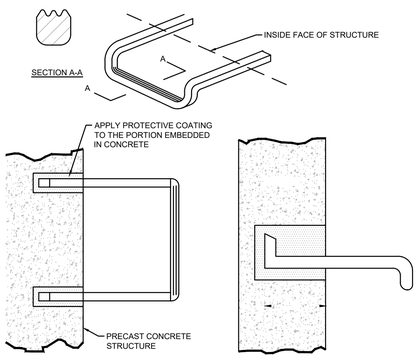
LEGEND

OUTSIDE FACE - OUTSIDE FACE OF INLET BOX WALL
INSIDE FACE - INSIDE FACE OF INLET BOX WALL

1. OUTSIDE DIAMETER OF PIPE TO PIPE OPENING
2. REDUCTION IN WALL THICKNESS DIMENSION
3. INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING

PENNDOT INLET BOXES

N.T.S

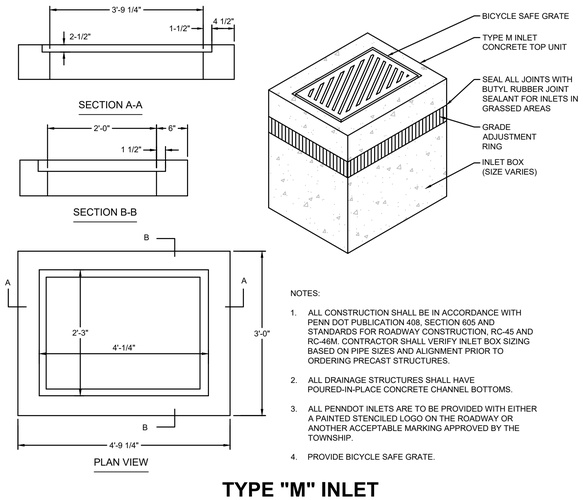


NOTES:

1. PRECAST MANHOLE STEPS - ALUMINUM ALLOY IN ACCORDANCE WITH PENNDOT SECTION 605.2 (C).
2. STEPS INSTALLED BY THE PRECAST MANHOLE MANUFACTURER MUST EQUAL #1 ABOVE

SWM STRUCTURE LADDER RUNG

N.T.S

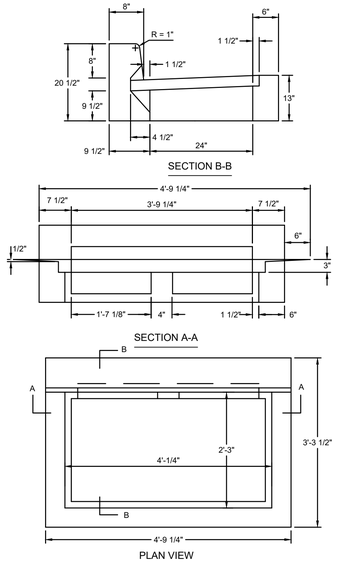


NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45 AND RC-46M. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE TOWNSHIP.
4. PROVIDE BICYCLE SAFE GRATE.

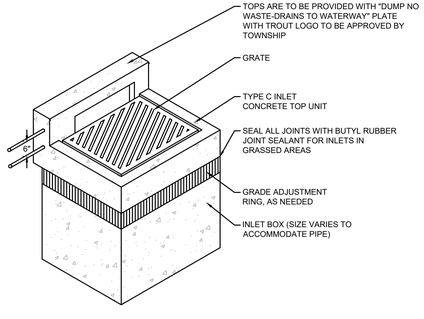
TYPE "M" INLET

N.T.S



TYPE "C" INLET

N.T.S



NOTES:

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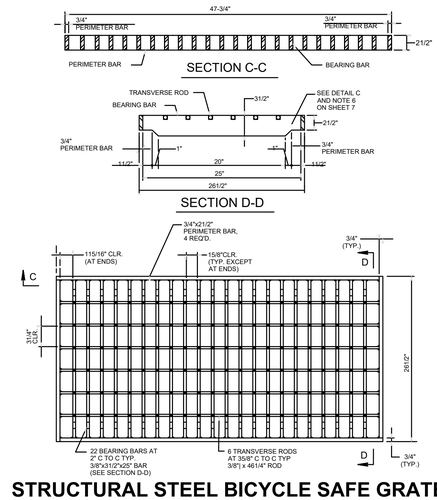
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY..

NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-45 AND RC-46M)AND CERTIFIED FOR H20 LOADING.
2. PROVIDE BICYCLE SAFE GRATE.



STRUCTURAL STEEL BICYCLE SAFE GRATE

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

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YORK COUNTY

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4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

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SHEET NO.

35 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AHTI5VK\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021-0191 HOFFMAN TOWNHOME DEVOWOLD-NEWBERRY\09 - DETAILS.DWG 35 SETDETAILS

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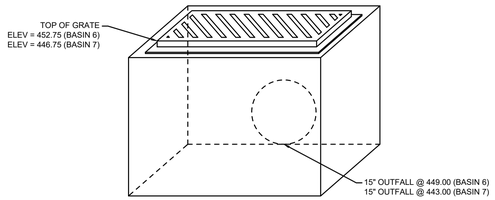
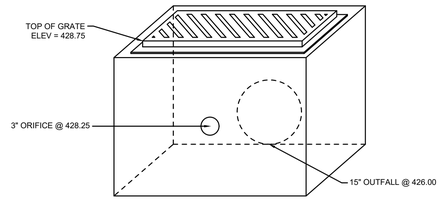


NOTES:

1. THE PROPOSED OUTLET STRUCTURE SHALL BE A 24"x48" CATCH BASIN INLET WITH NO TOP SLAB. INLET GRATE SHALL BE PLACED DIRECTLY ON BOX AND BOLTED TO OUTLET STRUCTURE.

OUTLET STRUCTURES - BASIN 6 & 7

N.T.S



NOTES:

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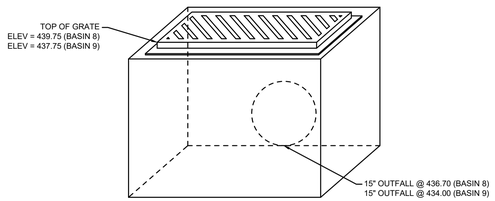
OUTLET STRUCTURES - BASIN 10

N.T.S



NOTES:

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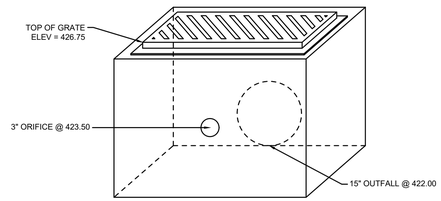
OUTLET STRUCTURES - BASIN 8 & 9

N.T.S



NOTES:

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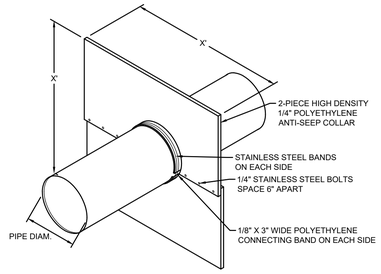
OUTLET STRUCTURES - BASIN 11

N.T.S



COLLAR DESIGNATION	X (IN)	NO. OF COLLARS	SPACING OF COLLARS (FT)	DIST OF COLLAR FROM OUTLET STRUCTURE (FT)
BASIN 6	38	4	5	8
BASIN 7	39	4	5	8
BASIN 8	32	3	4	8
BASIN 9	35	3	5	8
BASIN 10	42	3	6	8
BASIN 11	42	3	6	8

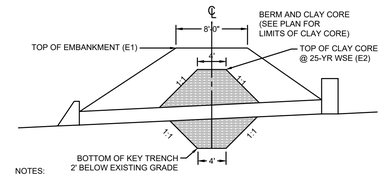
HDPE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS DETAIL

N.T.S.

PADEP #7-16

CLAY CORE LOCATION	TOP OF EMBANKMENT (E1)	TOP OF CLAY CORE (E2)
BASIN 6	455.00	453.14
BASIN 7	449.00	447.25
BASIN 8	442.00	440.57

CLAY CORE LOCATION	TOP OF EMBANKMENT (E1)	TOP OF CLAY CORE (E2)
BASIN 9	440.00	438.49
BASIN 10	433.00	429.54
BASIN 11	429.00	425.89

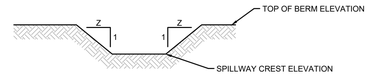


NOTES:

1. CLAY CORE SHALL BE COMPOSED OF IMPORTED CL, CH, MH OR CL-ML SOILS WITH A PERMEABILITY LESS THAN OR EQUAL TO 1.0×10^{-6} CM/S. MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM-D 1557; WITHIN ± 3% OPTIMUM MOISTURE CONTENT.

CLAY CORE

N.T.S



SPILLWAY DESIGNATION	CREST LENGTH (FT)	CREST ELEV. (FT)	TOP OF BERM ELEV. (FT)	Z	SPILLWAY SURFACE LINING
BASIN 6	37	453.75	455.00	3.00	C125
BASIN 7	47	447.75	449.00	3.00	C125
BASIN 8	31	440.50	442.00	3.00	R-6 RIPRAP
BASIN 9	35	438.50	440.00	3.00	C125
BASIN 10	167	431.75	433.00	3.00	C125
BASIN 11	55	427.75	429.00	3.00	C125

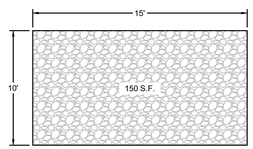
GRASS-LINED SPILLWAY

N.T.S

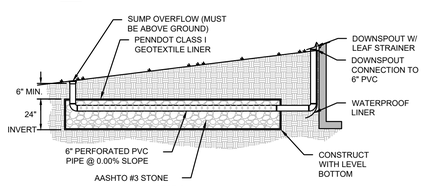
ROOF SUMP #	DWELLING #	INVERT
RS1	1	430
RS2	2	431
RS3	3	432
RS4	4	430
RS5	5	429
RS6	6	424
RS7	7	447
RS8	8	443
RS9	9	438
RS10	10	437
RS27	27	447
RS28	28	447
RS29	29	453
RS30	30	459
RS31	31	465
RS32	32	471
RS33	33	474
RS34	34	476
RS35	35	477
RS36	36	478
RS37	37	479

ROOF SUMP #	DWELLING #	INVERT
RS38	38	465
RS39	39	462
RS40	40	458
RS41	41	456
RS42	42	454
RS43	43	453
RS44	44	452
RS45	45	451
RS46	46	451
RS47	47	450
RS48	48	450
RS49	49	449
RS50	50	446
RS51	51	444
RS52	52	443
RS53	53	442
RS54	54	441
RS55	55	439
RS56	56	437
RS57	57	436

ROOF SUMP #	DWELLING #	INVERT
RS58	58	435
RS59	59	433
RS60	60	431
RS61	61	430
RS84	84	439
RS85	85	443
RS86	86	449
RS87	87	449
RS88	88	449
RS89	89	449
RS90	90	443
RS91	91	439
RS96	96	425
RS97	97	422
RS98	98	423
RS99	99	422
RS100	100	423
RS101	101	424
RS102	102	424
RS103	103	421



PLAN



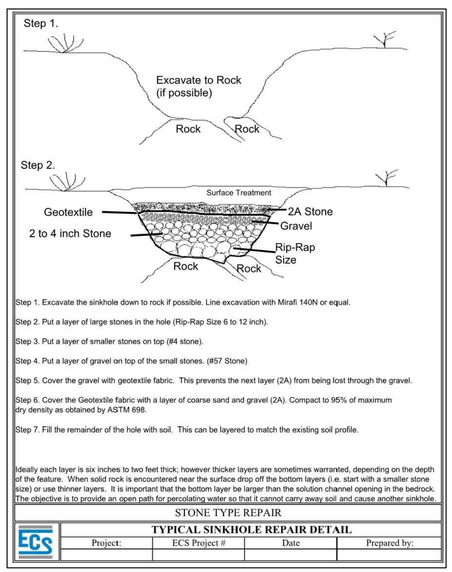
SECTION

NOTES:
1. ROOF SUMPS (CONNECTED TO ADJACENT TOWNHOME)
   1.1. AREA IS 150 SF (10' X 15').
   1.1. ROOF SUMP VOLUME IS 10' X 15' X 2' DEEP, WITH 40% VOID SPACE = 120 CF OF STORAGE CAPACITY
   1.1. TOTAL VOLUME CAPACITY/REDUCTION IS 120 CUBIC FEET.
1. A SUMP OVERFLOW IS TO BE PROVIDED AT THE END OF THE ROOF SUMP THROUGH AN 8" PVC RISER WITH A VENT CAP. THIS OVERFLOW MUST BE A MINIMUM OF 12" BELOW THE CONNECTION OF THE DOWNSPOUT TO THE 6" PVC.
2. NO SUMP MAY BE CLOSER THAN:
   A. 10' FROM THE PROPERTY LINE
   B. 10' FROM THE DOWNSLOPE SIDE OF THE FOUNDATION
   C. 10' FROM THE UPSLOPE SIDE OF THE FOUNDATION
3. FOR SUMPS LOCATED ON SLOPES, EXCAVATE SUMP TO REQUIRED DEPTH AND CONSTRUCT WITH LEVEL BOTTOM. BACKFILL AND REGRADE TO EXISTING CONDITIONS. EXTEND TOP OF CLEANOUT AND OVERFLOW PIPES TO FINISHED GRADE.

OPERATION AND MAINTENANCE:
1. REGULARLY INSPECT/CLEAN OUT GUTTERS AND REMOVE ANY MATERIAL TO PREVENT IT FROM CLOGGING THE SUMP. REMOVE LEAF STRAINER WHEN CLOGGED.
2. FOUR TIMES A YEAR, VIEW DOWN THE OVERFLOW PIPE TO MAKE SURE THAT THE SUMP IS NOT ACCUMULATING SEDIMENT, TRASH, OR OTHER MATERIAL. REMOVE DEBRIS AS NECESSARY.

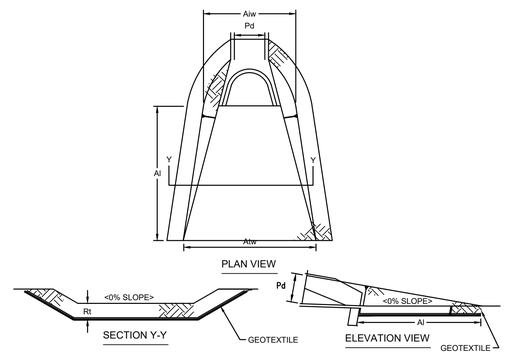
ROOF SUMPS

N.T.S



SINKHOLE REPAIR DETAILS

N.T.S.



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		
		SIZE (R-_)	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
RW-100	60*	7	45	30	15.00	45.00
EW-102	48	6	36	26	12.00	38.00
EW-104	30	5	27	20	9.00	29.00
EW-132	15	6	36	18	3.75	21.75
EW-133	24	4	18	12	6.00	18.00
EW-148	30	5	27	20	7.50	27.50
EW-161	15	6	36	20	3.75	23.75
EW-163	15	7	45	20	3.75	23.75
EW-165	15	7	45	12	3.75	15.75
EW-167	24	4	18	12	6.00	18.00
EW-169	15	4	9	9	3.75	12.75
EW-171	18	4	18	9	4.50	13.50

* 60" PIPE IS EQUIVALENT TO PROPOSED 68"X43" ARCH PIPE

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIPRAP APRON AT PIPE OUTLET WITH ENDWALL DETAIL

N.T.S

PADEP #9-1

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.773.6084
www.IntegratedDP.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS
AT
674 BEINHOWER ROAD

YORK COUNTY

NEWBERRY TOWNSHIP

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE:	09 - DETAILS

REVISIONS NO.	DATE	DESCRIPTION
1	08/09/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/26/2023	REVISED PER TOWNSHIP REVIEW
4	10/19/2023	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

DETAILS

SHEET NO.

36 of 36

10/19/2023, DEFAULT, C:\USERS\DEFAULT.DESKTOP-AH78XKT\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2021\21-0191 HOFFMAN TOWNHOME DEVO\DWG\LD-REWBERRY\09 - DETAILS.DWG,36 DETAILS,

© 2023 INTEGRATED CONSULTING. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF IDP.

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit E

Request for Water Service by Developer

July 28, 2025

Zach Johnson
Operations Supervisor
Pennsylvania American Water
852 Wesley Drive
Mechanicsburg, PA 17055

Re: Southern Crossings Development at 674 Beinhower Road – Phase 2
Extension of Service Territory Application – Newberry Township - Water
Project No. 21-0191

Mr. Johnson:

Integrated Consulting, on behalf of Escambia Properties, LLC (the applicant), is submitting to Pennsylvania American Water (PAWC) a request for extension of sanitary sewer and water service to the proposed Southern Crossings Development – Phase 2 located at 674 Beinhower Road in Newberry Township.

The project proposes the subdivision of land and construction of 99 townhomes in Newberry Township as Phase 2 of the development. Additional improvements proposed include roadways and stormwater management facilities. The total site area encompassed by the development is approximately 29.18 acres. The project site is located east of the intersection of Old York Road and Beinhower Road in Fairview and Newberry Townships, York County, PA.

Currently there are no existing public water service facilities along Old York Road or Beinhower Road for the proposed development to tie into. The closest system is located at the intersection of Old York Road and Clover Street, which is part of the Fairview Township PAWC system. The proposed development proposes to extend the existing water service at Clover Street to the intersection of Old York Road and Beinhower Road, and then into the development from Beinhower Road. The proposed extension of the existing service line requires the extension of PAWC service territory as the water service will be extended to proposed units located within the Newberry Township portion (Phase 2) of the development. There is no alternative source of public water connection as the closest connection point within Newberry Township would require a much longer extension and significant environmental impacts.

Anticipated water demand for the Newberry Township portion of the development is approximately 22,275 GPD based upon the proposed 99 townhome units and 225 GPD/EDU per rate provided by Newberry Township. The anticipated Phasing Schedule for the development is provided below:

Phase/Township	Township Approval Received?	Projected Start Date	Number of Units	PAAW Territory
1-Fairview	Yes (June 2025)	Summer 2026	100	Yes
2-Newberry	Yes (October 2023)	Winter 2027	99	No (Extension)

Subdivision and land development plans have been submitted and approved by both Fairview and Newberry Townships. The Newberry Township (Phase 2) subdivision and land development plan received condition approval from the Board of Supervisors on October 24, 2023. The conditionally approved land development plan for Newberry Township is provided with this application. Fairview Township (Phase 1) received conditional approval on June 30, 2025.

A public street (Florida Avenue) is proposed in Phase 1 within Fairview Township. Two public fire hydrants will be installed within the right-of-way of the public street. The other proposed streets in Phases 1 and 2 are private streets. Nine hydrants will be installed along private streets within the development. Access easements will be provided to PAWC to access the fire hydrants and water mains along the private roads. The proposed fire hydrant locations have been reviewed and approved by both Township Fire Departments. The required qualified private fire hydrant agreement will be completed following PUC approval.

This request for service will serve as a letter of intent to enter into and execute a Water Line Facilities Agreement immediately upon receipt of approval, by the Pennsylvania Public Utility Commission, of the application for the service territory in Newberry Township, York County.

If you have any questions or require additional information, please do not hesitate to contact me at Terri@IntegratedDP.com or 717-497-3332.

Sincerely,
Integrated Consulting

Terri L Delo
Senior Project Manager, Partner

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit F

Application and Orders Previously Approved by the Pennsylvania Public Utility Commission

Attachment 1

Application of Pennsylvania-American Water Company for Approval to begin to offer, render, furnish or supply water service to the public in and additional portion of Newberry Township, York County, Pennsylvania - Docket No. A-212285F0013

Application filed: April 27, 1993

Order Entered: July 22, 1993

PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265

Public Meeting held July 22, 1993

Commissioners Present:

David W. Rolka, Chairman
Joseph J. Rhodes, Vice-Chairman
John M. Quain
Lisa Crutchfield
John Hanger

Application of Pennsylvania-American Water Company for approval to begin to offer, render, furnish, or supply water service to the public in additional territory in a portion of Newberry Township, York County. A.212285-F0013

O R D E R

BY THE COMMISSION:

By this application filed on April 27, 1993, Pennsylvania-American Water Company, Hershey, seeks a certificate of public convenience pursuant to Section 1102(a)(1)(i), of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), evidencing Commission approval of the right to furnish water service to the public in additional territory in a portion of Newberry Township, York County, as described by courses and distances and shown on a map attached to the application.

Proofs of service and publication were submitted by applicant. No protests were filed and no hearing was held. No motions or petitions have been filed in this proceeding.

Applicant, a subsidiary of American-Waterworks Company, Inc., as a result of various mergers and acquisitions, now furnishes water service to approximately 371,500 customers in 28 counties throughout Pennsylvania. Applicant furnishes service to the public in a portion of Fairview Township, York County adjacent to the area proposed to be served in this application.

The proposed additional service territory has been identified as a State Hazardous Sites Cleanup Program site by the Pennsylvania Department of Environmental Resources, which detected high concentrations of contaminants in the residential ground water supply effecting 96 existing property owners in an area known as Deardorf Drive and Ridge Road, Newberry Township, York County.

Newberry Township received grant funds under a contract dated July 31, 1993, as amended, with York County, which in turn received grant funds from the Pennsylvania Department of Environmental Resources under the Hazardous Sites Cleanup Act, for some or all the facilities' cost to construct water supply replacement for the 96 existing property owners. This project, which will bring a potable public water supply to the area, is a collaborative effort between Newberry Township, the Pennsylvania Department of Environmental Resources, York County and applicant.

Pursuant to an agreement dated April 12, 1993, between applicant and Newberry Township, the township desires and the applicant agrees to construct, own and operate approximately 22,331 linear feet of 16-inch, 12-inch, and 8-inch water line and supply the total water requirements necessary to provide water to the 96 existing customers in the proposed additional service territory. This agreement is contingent upon (1) Commission approval for applicant to pay the full amount associated income taxes on the facilities and deviate from its current tariff filed with the Commission, and (2) upon the Pennsylvania Department of Environmental Resources approving additional water allocation of sufficient quantity so as to allow applicant to provide service to the proposed additional service territory.

Applicant will employ its existing facilities in York County in furnishing service to the additional territory. These facilities include the Redland standpipe, the Evergreen Road booster station and the above mentioned 22,331 linear foot main extension.

Applicant will charge its existing schedule of rates on file with the Commission in the proposed additional service territory in Newberry Township, York County.

Upon full consideration of all matters of record, we find that approval of this application is necessary and proper for the service, accommodation and convenience of the public;
THEREFORE,

IT IS ORDERED:

1. That the application of Pennsylvania-American Water Company is hereby approved.

2. That a certificate of public convenience be issued pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102 (a)(1)(i), authorizing Pennsylvania-American Water Company to furnish water service to the public in additional territory in a portion of Newberry Township, York County, as described by courses and distances and shown on a map attached to the application.

3. That applicant file a tariff supplement with the Commission's Secretary and the Tariff Section of the Office of Special Assistants within 30 days of date of service of this order incorporating the proposed additional service territory within its

Newberry Township received grant funds under a contract dated July 31, 1993, as amended, with York County, which in turn received grant funds from the Pennsylvania Department of Environmental Resources under the Hazardous Sites Cleanup Act, for some or all the facilities' cost to construct water supply replacement for the 96 existing property owners. This project, which will bring a potable public water supply to the area, is a collaborative effort between Newberry Township, the Pennsylvania Department of Environmental Resources, York County and applicant.

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Applicant will charge its existing schedule of rates on file with the Commission in the proposed additional service territory in Newberry Township, York County.

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THEREFORE,

IT IS ORDERED:

1. That the application of Pennsylvania-American Water Company is hereby approved.

2. That a certificate of public convenience be issued pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102 (a)(1)(i), authorizing Pennsylvania-American Water Company to furnish water service to the public in additional territory in a portion of Newberry Township, York County, as described by courses and distances and shown on a map attached to the application.

3. That applicant file a tariff supplement with the Commission's Secretary and the Tariff Section of the Office of Special Assistants within 30 days of date of service of this order incorporating the proposed additional service territory within its

present effective tariff and said tariff supplement become effective on one days notice.

4. That applicant is granted permission to deviate from its main extension rule in its current tariff by not collecting any taxes on the cost of the main extension from Newberry Township.

BY THE COMMISSION,

John G. Alford
Secretary

(Seal)

ORDER ADOPTED: July 22, 1993

ORDER ENTERED: JUL 26 1993

PENNSYLVANIA

PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A.212285-F0013

Application of Pennsylvania-American Water Company for approval to begin to offer, render, furnish, or supply water service to the public in additional territory in a portion of Newberry Township, York County.

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered,found and determined that the granting of the application is necessary or proper for the service, accomodation, convenience and safety of the public and hereby issues to the applicant this CERTIFICATE OF PUBLIC CONVENIENCE evidencing the Commission's approval.

In Witness Whereof, **The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this** 22ND **day of** JULY **19** 93.

John G. Alford

Secretary

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In re: Application of Pennsylvania-American Water Company for Approval to begin to offer, render, furnish, or supply water service to the public in additional territory in a portion of Newberry Township, York County, Pennsylvania : Application Docket No. _____

RECEIVED
APR 27 1993
Public Utility Commission
SECRETARY'S BUREAU
Information Control Division

To Pennsylvania Public Utility Commission:

1. The name and address of applicant are:

Pennsylvania-American Water company
("Pennsylvania-American")
800 West Hersheypark Drive
Hershey, PA 17033

2. The name and address of the applicant's attorney are:

Velma A. Redmond, Esq.
800 West Hersheypark Drive
Hershey, PA 17033

3. Attached as Exhibit A is a general description of the nature and character of the service rendered by Pennsylvania-American (the "Applicant"), including pertinent information with respect to the corporate history, authority, and the amount of stock and bonds authorized, issued and outstanding.

4. As a result of its various mergers and acquisitions, Pennsylvania-American furnishes water service to about 371,500 customers. Attached as Exhibit B is general description of the service territory of Pennsylvania-American.

5. The location of the proposed service is a portion of Newberry Township, York County, Pennsylvania. Attached hereto as Exhibits C-1 and C-2 are a description of the proposed service territory and a map showing the boundaries of the additional area to be served.

6. No additional capital will be required by Applicant for the purpose of financing the matters and things involved in this Application.

7. No corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by Applicant in the territory covered by this Application, and no competitive condition is created.

8. Applicant will employ its existing facilities in York County in furnishing service to the additional territory. These facilities include the Redland standpipe and the Evergreen Road booster station. In addition, a 22,331 linear foot main extension will be constructed under an Agreement dated April 12, 1993 between Newberry Township and Applicant. A copy of the Agreement is attached as Exhibit D.

9. There is attached hereto as Exhibit E, a balance sheet of Applicant as of March 31, 1993.

10. There is attached hereto as Exhibit F, a statement of profit and loss of Applicant for the 12 months ended March 31, 1993.

11. There is attached hereto as Exhibit G, a schedule of rates Applicant will charge for services in the territory covered by this Application.

12. The estimated annual revenues and expenses of Applicant in the Application territory are set forth in Exhibit H.

13. Approval of the Application is necessary and proper in order to provide a safe and reliable supply of potable water at reasonable prices to residents in the delineated application area. The Pennsylvania Department of Environmental Resources has detected high concentrations of contaminants in the residential groundwater supply in this area. The area has been identified as a State Hazardous Sites Cleanup Program site, and 96 existing property owners have

been identified in the area. This project, which will bring a potable, public water supply to the area, is a collaborative effort between Newberry Township, the Pennsylvania Department of Environmental Resources, York County, and Pennsylvania-American Water Company.

WHEREFORE, Applicant prays your Honorable Commission to issue a Certificate of Public Convenience under the Public Utility code, as amended, 66 Pa. C.S. §1102(a), authorizing Pennsylvania-American Water Company to offer, render, furnish or supply water service to the public in the afore-designated portion of Newberry Township, York County, Pennsylvania.

PENNSYLVANIA-AMERICAN WATER COMPANY

DATED: April 27, 1993

By: _____
Vice President

COMMONWEALTH OF PENNSYLVANIA)
) ss.:
COUNTY OF DAUPHIN)

Personally appeared before me, a Notary Public in and for said Commonwealth and County, James E. Harrison, Vice President of Pennsylvania-American Water Company who, being duly sworn according to law, deposes and says that the facts set forth in the foregoing Application are true and correct to the best of his knowledge, information and belief.

James E. Harrison
Vice President

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 27th
DAY OF April, 1993.

Marilyn K. Buck
Notary Public

NOTARIAL SEAL
MARILYN K. BUCK, Notary Public
Hershey, Dauphin County
My Commission Expires June 3, 1995

EXHIBIT A

PENNSYLVANIA-AMERICAN WATER COMPANY

Pennsylvania-American Water Company, the largest investor-owned water company in the nation, with corporate offices at 800 West Hersheypark Drive, Hershey, is a subsidiary of American Water Works Company, Inc. On February 1, 1989, the then-existing Pennsylvania-American Water Company (the result of the January 1, 1987 merger of Riverton Consolidated Water Company into Keystone Water Company) was merged into Western Pennsylvania Water Company, and the name of the surviving corporation was changed to Pennsylvania-American Water Company. A brief summary of each of the three predecessor companies follows.

Riverton Consolidated Water Company was formed by the merger and consolidation of six operating water companies in 1904. It subsequently acquired seven additional systems, and at the time of its merger with Keystone, supplied water to 12 municipalities on the Harrisburg west shore, Cumberland County, and Fairview Township in York County.

Keystone Water Company resulted from the 1973 merger of 14 companies into White Deer Mountain Water Company. The Company later acquired four systems. It provided water service in 14 eastern Pennsylvania counties through the following district offices: Abington, Bangor, Berwick, Frackville, Hallstead, Hershey/Palmyra, Montrose, Moshannon Valley, Norristown, Northumberland, Susquehanna, Thompson, White Deer (Milton), and Yardley.

Western Pennsylvania Water Company was the product of the merger of 17 water companies into South Pittsburgh Water Company at various times from 1970 to 1973. WPW added six water distribution systems, extending its service territory into portions of 12 western Pennsylvania counties. The company operated through the following district offices: Butler, Clarion, Connellsville, Ellwood, Indiana, Kane, Kittanning, McDonald, Mon Valley, New Castle, Pittsburgh, Punxsutawney, Uniontown, Warren, and Washington.

After the merger of Riverton and Keystone in 1987, the former Pennsylvania-American Water Company purchased five systems: Red Land Water Company in York County, Campbelltown Water Company in Lebanon County, and three systems in the Moshannon Valley area, Clearfield County - Woodland-Bigler Area Authority, Allport Water Authority, and Graham Water Association.

Since the 1989 merger, the present Pennsylvania-American Water Company has acquired the Smith Township Municipal Authority (Washington County) and Abington Township (Lackawanna County) systems. The Brownsville Water Company (Fayette County) and the California Water Company (Washington County) were also merged into the Company. In June, 1992, the Forge Road Acres water system (Cumberland County) was sold to South Middleton Township. The amount of stock and bonds authorized, issued and outstanding is:

	AUTHORIZED	ISSUED & OUTSTANDING
COMMON STOCK	10,000,000 shares	3,442,756 shares
PREFERRED STOCK	363,200 shares	216,509 shares
PREFERENCE STOCK	4,000 shares	4,000 shares

BONDS aggregate principal amount issued and outstanding - $304,250,000

EXHIBIT B

As a result of its various mergers and acquisitions, Pennsylvania-American Water Company furnishes water service to about 371,500 customers in the following municipalities:

All, or portions of, the Cities of Clairton and Pittsburgh (16th, 18th, 19th, 20th, 23rd, 29th, 30th, 31st and 32nd Wards), the Boroughs of Baldwin, Bethel Park, Brentwood, Bridgeville, Carnegie, Castle Shannon, Crafton, Dormont, Dravosburg, Elizabeth, Glassport, Greentree, Heidelburg, Homestead, Ingram, Jefferson, Liberty, Lincoln, Mt. Oliver, Munhall, Pleasant Hills, Port Vue, Rosslyn Farms, Thornburg, West Elizabeth, West Homestead, West Mifflin, Whitaker and Whitehall and the Townships of Baldwin, Collier, Elizabeth, Forward, Mt. Lebanon, North Fayette, Robinson, Scott, South Fayette, South Park and Upper St. Clair in Allegheny County;

All, or portions of, the Borough of Kittanning and the Townships of Manor and Rayburn in Armstrong County;

All, or portions of, the Boroughs of Ellwood City and Koppel and the Townships of Franklin and North Sewickly in Beaver County;

All, or portions of, the Borough of Yardley and the Townships of Falls and Lower Makefield in Bucks County;

All, or portions of, the City of Butler, the Borough of East Butler and the Townships of Butler, Connoquenessing, Center, Oakland and Summit in Butler County;

All, or portions of, the Boroughs of Philipsburg and South Philipsburg and the Township of Rush in Centre County;

All, or portions of, the Borough of Clarion and the Townships of Clarion and Monroe in Clarion County;

All, or portions of, the Boroughs of Osceola Mills and Chester Hill and the Townships of Boggs, Bradford, Decatur, Graham and Morris in Clearfield County;

All, or portions of, the Borough of Berwick and the Township of Briar Creek in Columbia County;

All, or portions of, the Boroughs of Camp Hill, Lemoyne, New Cumberland, Shiremanstown, West Fairview and Wormleysburg and the Townships of East Pennsboro, Hampden, Lower Allen, Silver Spring and Upper Allen in Cumberland County;

All, or portions of, the Townships of Derry and South Hanover in Dauphin County;

All, or portions of, the Cities of Connellsville and Uniontown, the Boroughs of Brownsville, South Connellsville and West Brownsville and the Townships of Brownsville, Bullskin, Connellsville, Dunbar, Luzerne, Menallen, North Union, Redstone and South Union in Fayette County;

All, or portions of, the Borough of Indiana and the Township of White in Indiana County;

All, or portions of, the Boroughs of Big Run and Punxsutawney and the Townships of Bell, Gaskill, Henderson, McCalmont and Young in Jefferson County;

All, or portions of, the Boroughs of Clarks Green, Clarks Summit and Dalton and the Townships of Abington, Glenburn and South Abington in Lackawanna County;

All, or portions of, the City of New Castle; the Boroughs of Ellport, Ellwood City and South New Castle and the Townships of Hickory, Neshannock, Perry, Shenango, Taylor, Union and Wayne in Lawrence County;

All, or portions of, the Borough of Palmyra and the Townships of Annville, North Annville, North Londonderry, South Annville and South Londonderry in Lebanon County;

All, or portions of, the Borough of Nescopeck and the Township of Salem in Luzerne County;

All, or portions of, the Borough of Kane and the Township of Wetmore in McKean County;

All, or portions of, the Boroughs of Bridgeport and Norristown and the Township of East Norriton, Lower Providence, Plymouth, Upper Merion, West Norriton, Whitpain and Worcester in Montgomery County;

All, or portions of, the Boroughs of Bangor and Roseta and the Townships of Plainfield, Upper Mt. Bethel and Washington in Northampton County;

All, or portions of, the Boroughs of Milton, Northumberland and Watsontown and the Townships of Delaware, East Chillisquaque, Point, Turbot, Upper Augusta and West Chillisquaque in Northumberland County;

All, or portions of, the Borough of Frackville and the Townships of Butler, Mahanoy, New Castle and West Mahanoy in Schuylkill County;

All, or portions of, the Boroughs of Great Bend, Hallstead, Lanesboro, Montrose, Susquehanna and Thompson and the Townships of Bridgewater, Great Bend, Harmony and Oakland in Susquehanna County;

All, or portions of, the Borough of Lewisburg and the Townships of Buffalo, East Buffalo, Gregg, Kelly and White Deer in Union County;

All, or portions of, the City of Warren and the Townships of Conewango,

Glade, Meade, and Pleasant in Warren County;

All, or portions of, the Cities of Monongahela and Washington and the Boroughs of Burgettstown, California, Canonsburg, Coal Center, East Washington, Finleyville, Houston, McDonald, Midway and New Eagle and the Townships of Amwell, Canton, Carroll, Cecil, Chartiers, East Pike Run, Fallowfield, Jefferson, Mt. Pleasant, North Franklin, North Strabane, Nottingham, Peters, Robinson, Smith, Somerset, South Franklin, South Strabane and Union in Washington County;

All, or portions of, the Township of Fairview in York County.

EXHIBIT C-1

NEWBERRY TOWNSHIP SERVICE TERRITORY

Beginning at a point being the western right-of-way boundary of Interstate Route 83 and the common boundary between Fairview Township and Newberry Township; thence in a southwesterly direction +/- 2000 feet to a point being the centerline of Wyndamere Road (Route 177) and also the common boundary between Fairview Township and Newberry Township; thence in a southwesterly direction following the centerline of Wyndamere Road (Route 177) a distance of +/- 5400 feet to a point; thence southwesterly along the common boundary of Fairview Township and Newberry Township a distance of +/- 3500 feet to a point located 1000 feet south of and parallel to the centerline of Old Quaker Road (T 917); thence southeasterly a distance of +/- 10,500 feet to a point located at the centerline of Lewisberry Road (Route 382); thence in an easterly direction following the centerline of Lewisberry Road (Route 382) a distance of +/- 6600 feet to a point located 150 feet east of and parallel to the centerline of Susquehanna Trail (T 950); thence in a northwesterly direction a distance of +/- 3500 feet to a point being the western right-of-way boundary of Interstate Route 83; thence in a northwesterly direction following the western right-of-way boundary of Interstate Route 83 a distance of +/- 9200 feet to a point being the western right-of-way boundary of Interstate Route 83 and the common boundary between Fairview Township and Newberry Township, the place of beginning.

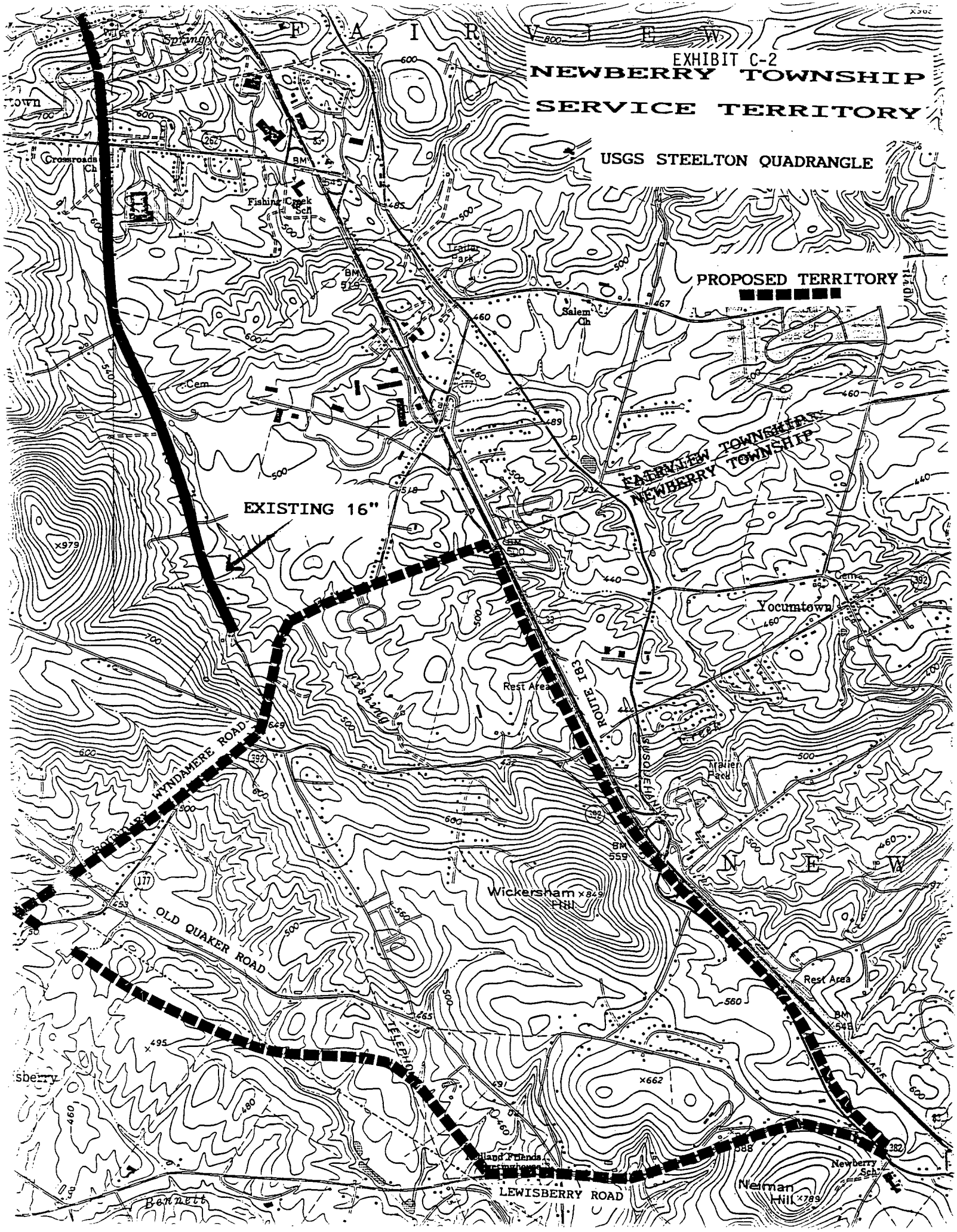


EXHIBIT C-2
NEWBERRY TOWNSHIP
SERVICE TERRITORY
USGS STEELTON QUADRANGLE
PROPOSED TERRITORY
EXISTING 16"
FAIRVIEW TOWNSHIP
NEWBERRY TOWNSHIP
WYNDAMERE ROAD
OLD QUAKER ROAD
LEWISBERRY ROAD
ROUTE 183
Rest Area
Yocumtown
Wickersham Hill
Neiman Hill
Crossroads Ch
Fishing Creek Sch
Trailer Park
Salem Ch
Cem
Newberry Sch
Bennett
N
E
W
S

EXHIBIT D

AGREEMENT

THIS AGREEMENT made and entered into this 12 day of April, 1993, between PENNSYLVANIA-AMERICAN WATER COMPANY, a public utility corporation duly organized and existing under the laws of the Commonwealth of Pennsylvania having an office at 800 West Hersheypark Drive, Hershey, Pennsylvania (hereinafter referred to as "Company"),

AND

The TOWNSHIP OF NEWBERRY, County of York, a political subdivision organized and existing under the laws of the Commonwealth of Pennsylvania (hereinafter referred to as "Township"),

WITNESSETH

WHEREAS, it is in the public interest for every Pennsylvanian to have a safe and reliable supply of public drinking water; and

WHEREAS, extending water service to additional customers in Newberry Township, York County benefits the Company's customers by expanding the customer base; and

WHEREAS, the Township desires extension of approximately 22,331 linear feet of 16-inch, 12-inch and 8-inch ductile iron water line (hereinafter referred to as "Facilities") for certain portions of the Township, York County, Pennsylvania; and

WHEREAS, the Township has received grant funds under a contract dated July 31, 1992, as amended, with York County, which in turn received grant funds from the Pennsylvania Department of Environmental Resources (DER) under the Hazardous Sites Cleanup Act (HSCA), for some or all of the Facilities' costs to construct water supply replacement for ninety-six (96) existing property owners in a delineated HSCA area known as Deardorff Drive and Ridge Road in the Township; and

WHEREAS, the Township desires to have the Company construct, own, and operate the said Facilities and to supply the total water requirements necessary for said Facilities;

NOW, THEREFORE, in consideration of these presents and the mutual covenants and agreements hereinafter set forth, the parties hereto, intending to be legally bound by the terms hereof, covenant and agree as follows:

1. Construction of the Facilities.

a. The Company agrees to construct the Facilities in accordance with the plans and specifications prepared by the Company and approved by the Township

as shown on Exhibit "A" to the Agreement, hereto attached and made a part hereof, which Facilities shall not include that portion of the service lines from the property lines to the customers' homes.

b. The Company shall commence and complete construction within one year of receipt of all necessary governmental approvals and permits. It is expressly understood and agreed that if the Company shall be delayed or prevented from installing the water main(s) (and other facilities, if any) hereinabove described because of its failure to secure pipe or other construction materials, or for any other causes beyond its control, such failure or delay in performance shall be excused; provided, however, if such failure or delay in performance shall extend for a period of more than one (1) year from the date thereof, the Township shall have the right to cancel and terminate this agreement on thirty (30) days' written notice to the Company, and thereafter both parties shall be relieved of all duties and obligations arising hereunder. But this right to cancel and terminate by the Township shall not be invoked if the Company has received the construction materials in which event the Company shall have the obligation to prosecute the work diligently to its completion.

c. A Preliminary Memorandum in the form attached hereto as Exhibit "B" shows the following:

(i) The estimated cost shall be the estimated cost of the extension, including the estimated cost of said main(s) and the estimated cost of any other facilities which the Company shall have determined are required to render adequate service.

(ii) The income tax expansion factor shall be a fraction, expressed as a decimal, and shall be equal to 1.00 minus the value calculated by solving the following equation:

$$X = PTR + (1.00 - PTR)\ FTR$$

Where "PTR" is the Pennsylvania Corporate Net Income Tax Rate expressed as a decimal, in effect for the taxable year during which the aforesaid cash payment would be included in the Company's Pennsylvania taxable income. And, where "FTR" is the Federal Corporate Income Tax Rate, expressed as a decimal, in effect for the taxable year during which the aforesaid case payment would be included in the Company's Federal taxable income.

d. Upon presentation of invoices by the Company to the Township for all necessary and reasonable expenditures made by the Company in constructing the

Facilities, the Township shall pay the amounts due to Company within thirty (30) days of presentation of the invoices for payment.

e. Upon completion of the installation of the extension, a Final Memorandum in the form attached as Exhibit "C" shall be prepared and signed by both parties showing the amount due based on the same calculation as set forth above but by using the actual cost of the extension, including the actual installation cost of the mains and other facilities, for the estimated cost. If the amount shown to be due on the Final Memorandum differs from that shown on the Preliminary Memorandum, the Township will pay any additional amount shown to be due and not paid, or the Company will refund to the Township any excess amount paid, it being the intent of the agreement that the amount required shall be based on actual installation cost.

2. Water Supply.

Upon completion of construction of the Facilities, the Company will undertake to supply the total water requirements of the customers whose service connections are attached to the Facilities. The Company agrees to provide potable water in the quantity and at the pressure available in its distribution system. The Company shall proceed to install all necessary service connections, meters, and public fire hydrants as may be necessary from time to time to supply such water requirements. The Township will pay to the Company the annual rates for public fire hydrants in accordance with the Company's Tariff, rates, rules and regulations then in effect. Billing by the Company for water service supplied to customers served through the Facilities will be made on the basis of the individual water consumption of each such customer as recorded on individual meters attached by the Company to the Facilities. Such customers shall be deemed to be the customers of the Company, shall be billed directly by the Company at its lawfully established rates and the Company shall be entitled to receive all revenues from such billings. The Company is authorized to shut-off the supply of water from the Facilities to any premises in which the rates and charges for water service are unpaid. The Company shall comply with the existing regulations of the Pennsylvania Public Utility Commission (Pa. P.U.C.) relating to notice before termination.

3. Ownership of the Facilities. The ownership of the Facilities installed hereunder shall at all times be in the Company, its successors and assigns. As consideration for the purchase of the Facilities, the Company shall be responsible for the payment of the amount of the associated income taxes owed on the Facilities,

and shall operate and maintain the Facilities as set forth in Paragraph 4 hereof; provided, however, that the Company's agreement to be responsible for the full amount of the associated income taxes on the Facilities is contingent upon approval by the Pa. P.U.C. If the Pa. P.U.C. does not grant approval for the Company to pay the full amount of associated income taxes on the Facilities then this entire Agreement shall be null and void and neither party shall have any further obligation to the other hereunder.

4. Management, Operation and Maintenance Services. Upon completion of construction of the Facilities, the Company, at its sole cost, will undertake to provide all operation and maintenance of the Facilities. All such services shall be in accordance with sound water utility practice and the Company's tariff on file with the Pa. P.U.C.

5. Company Right to Serve, Add or Extend. Where a prospective customer is proximate to the Facilities, the Company shall have the right to serve such prospective customer. The Company shall have the exclusive right to construct additions or extensions to the Facilities to serve additional prospective customers. The Company shall not be required to pay any fee to the Township for the right to construct said additions or extensions or for the right to transmit water through its Facilities.

6. Representations and Warranties of the Township. The Township represents and warrants to the Company as follows:

(a) The execution, delivery and performance of this Agreement by the Township has been duly authorized and this Agreement constitutes a valid and binding obligation of the Township enforceable in accordance with its terms, and

(b) The execution and performance of this Agreement in accordance with its terms by the Township will not violate any provision of law.

7. Conditions of Company Obligations. The obligations of the Company under this Agreement shall be subject to the following conditions:

(a) The Township shall have delivered to the Company the opinion of its Solicitor, in form satisfactory to counsel for the Company, stating that (i) the Township is duly authorized to execute, deliver and perform this Agreement, (ii) this Agreement constitutes a valid and binding obligation of the Township enforceable in accordance with its terms, and (iii) the execution and performance of

this Agreement in accordance with its terms by the Township will not violate any provision of law.

(b) The Township shall have delivered to the Company a copy of its Resolution authorizing the officials of the Township to enter into this Agreement and to execute the documents referred to herein, together with the certificate of the Township's Secretary that said Resolution is in full force and effect and was duly adopted and recorded in the official records of the Township.

(c) The Township shall have delivered to the Company a correct statement of record, legal title and legal description of the lands upon which the Facilities are to be constructed and Township's interest therein. Township shall identify any encumbrances or restrictions specifically related to use of the lands for the facilities.

(d) The Township has obtained all necessary governmental approvals or consents with respect to the construction of the Facilities and the execution of the aforesaid construction contracts. Easements and rights-of-way for new structures or changes in existing structures will be paid for by the Township and assigned to the Company.

(e) The Pa. P.U.C. shall have (i) approved this Agreement and (ii) authorized the Company to furnish water service under the terms thereof.

(f) The Secretary of the Commonwealth of Pennsylvania shall have approved any amendment to the Company's charter necessary to authorize the Company to furnish water service under the terms hereof.

8. Default of Township. If the Township shall default in the observance or performance of any of the terms, conditions, or covenants on the part of the Township to be observed or performed under this Agreement, after thirty (30) days' written notice by the Company to the Township specifying the default, the Company shall be entitled to pursue whatever remedies are available to the Company either at law or in equity or by statute.

9. Default of Company. In the event that the Company shall default in the terms and conditions of the Agreement, after thirty (30) days' written notice by the Township to the Company specifying the default, the Township shall be entitled to pursue whatever remedies are available to it either at law or in equity or by statute.

10. Notices. All notices, demands, requests, and approvals which may be or are required to be given by any party hereto to the other party shall be in writing and shall be deemed to have been sufficiently given if deposited in the United States mail, registered, with registration and postal charges prepaid, to the address of the party stated below or to such changed address as such party may have fixed by notice:

To Company: 800 West Hersheypark Drive
Hershey, PA 17033

To Township: 1915 Old Trail Road
Etters, PA 17319

provided, however, that any notice of change of address shall be effective only upon receipt.

Whenever in this Agreement reference is made to any approval, consent, or permission required or permitted to be given by any of the parties hereto, such party covenants and agrees that its approval, consent or permission, as the case may be, shall not be unreasonably withheld.

11. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. This Agreement shall not be assigned by the Township without the written consent of the Company.

12. Whole Agreement-Alterations or Amendment. The whole agreement by the parties hereto is herein written and the parties are not bound by any agreement, understanding, or conditions otherwise than are expressly set forth and stipulated herein. No change, alteration, amendment, modification, or waiver of any of the terms or provisions hereof shall be effective unless the same be in writing and signed by the parties.

13. Counterparts. This Agreement may be executed in one or more counterparts, any and all of which shall constitute one and the same instrument.

14. Prior Agreements. This Agreement supersedes and revokes any and all prior agreements entered into by the parties hereto relative to the within-described project.

15. Pa. P.U.C. Approval. This Agreement shall not become effective until the Pa. P.U.C. grants its approval.

16. Water Allocation. This Agreement is contingent upon DER approving an additional water allocation for the Company of sufficient quantity so as to allow the Company to provide service under the terms of this Agreement. Upon submission of this Agreement to the Pa. P.U.C., the Company shall make application to DER for such additional water allocation; provided, however, that if DER fails to grant the Company an additional allocation for purposes of this Agreement or reduces the Company's water allocation, or imposes additional permit restrictions or conditions on the Company's current water allocation as a result of the Company's application, the Company shall have the right to withdraw its application and terminate this Agreement.

17. The Company agrees to comply with the terms and conditions applicable to "Contractor" or "Grantee" in the following attachments:

A. Exhibit "D" - Nondiscrimination Clause

B. Exhibit "E" - Contractor Integrity Provisions

C. Exhibit "F" - Subcontractor Debarment

IN WITNESS WHEREOF, the Township and the Company have caused this Agreement to be executed by their respective duly authorized officers, under their respective corporate seals, as of the day and year first above written.

ATTEST:

Secretary

(Seal)

TOWNSHIP OF NEWBERRY

By: Chairman

ATTEST:

Secretary

(Seal)

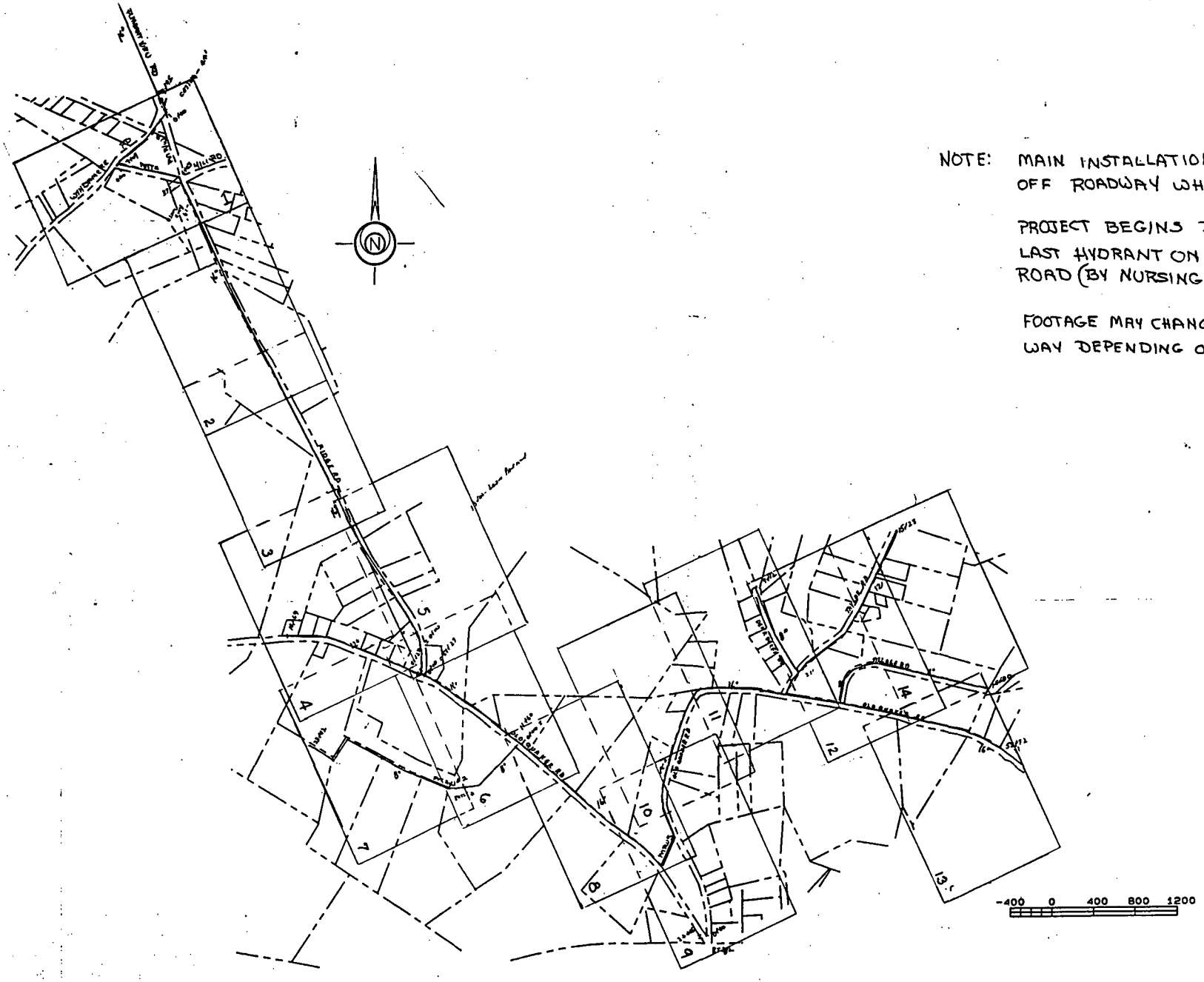
PENNSYLVANIA-AMERICAN WATER COMPANY

By: (Vice) President

NEWBERRY TOWNSHIP
WATER MAIN EXTENSION

PA - AMERICAN WATER COMPANY

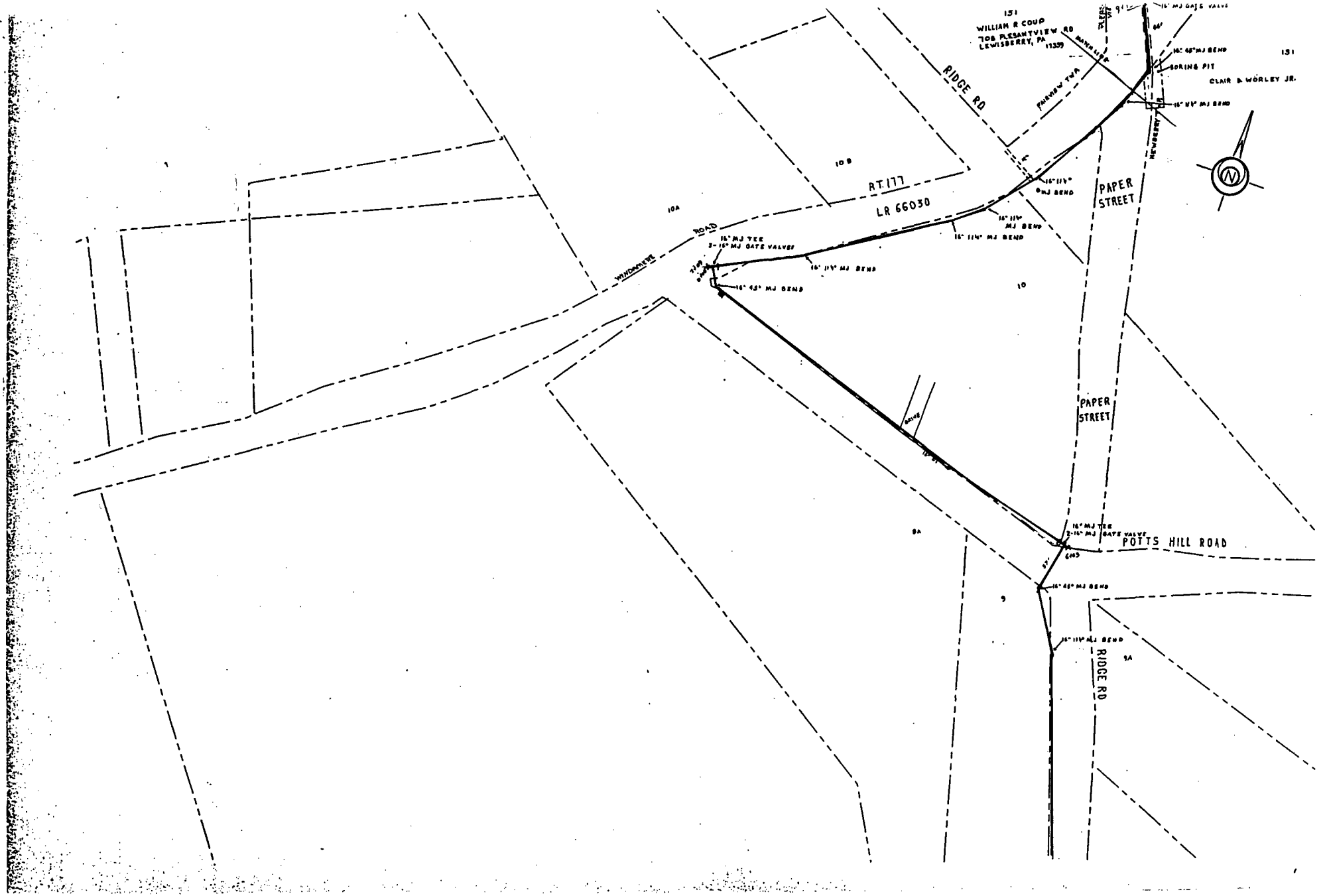
EXHIBIT A

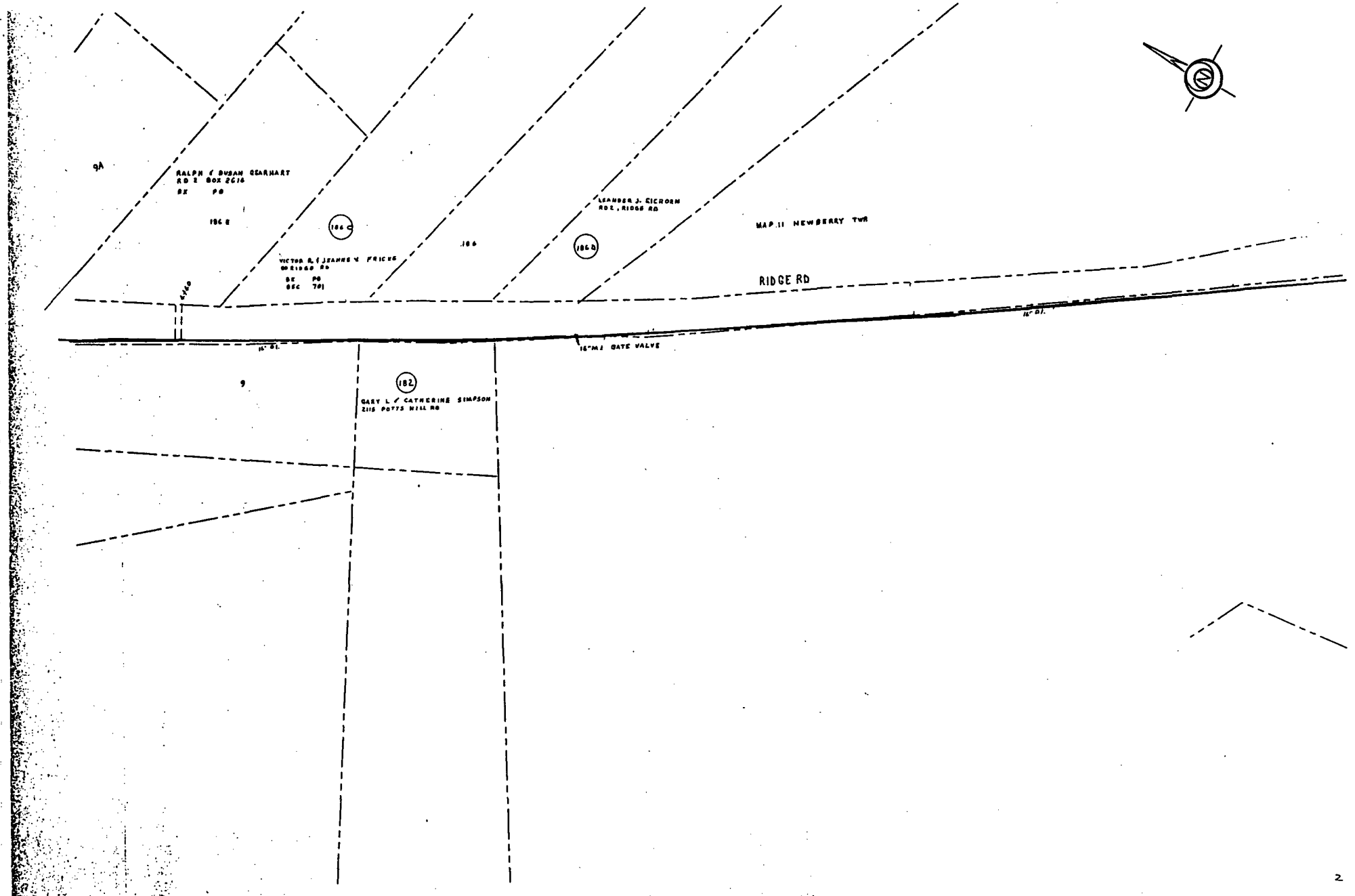


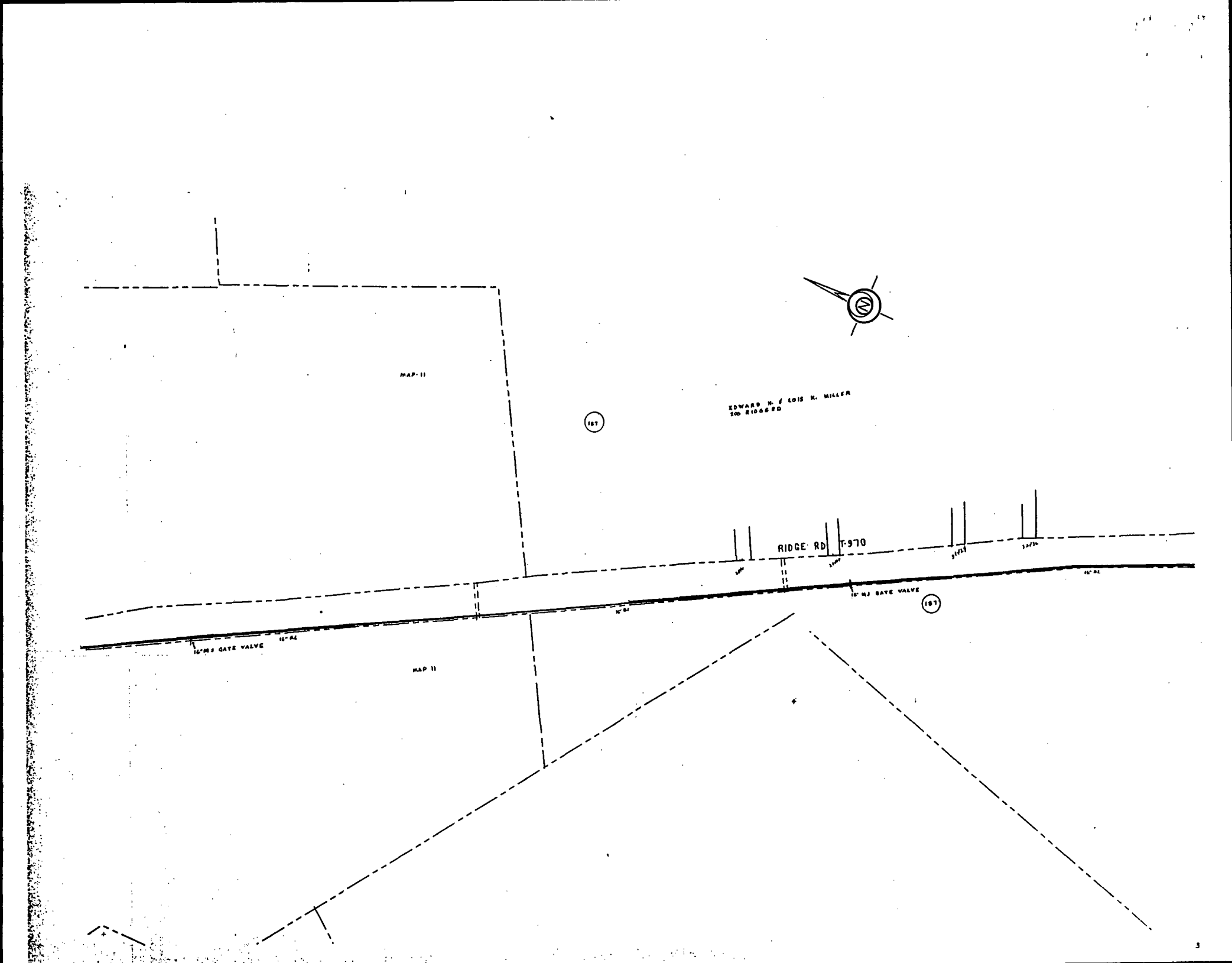
NOTE: MAIN INSTALLATION WILL BE OFF ROADWAY WHEN POSSIBLE

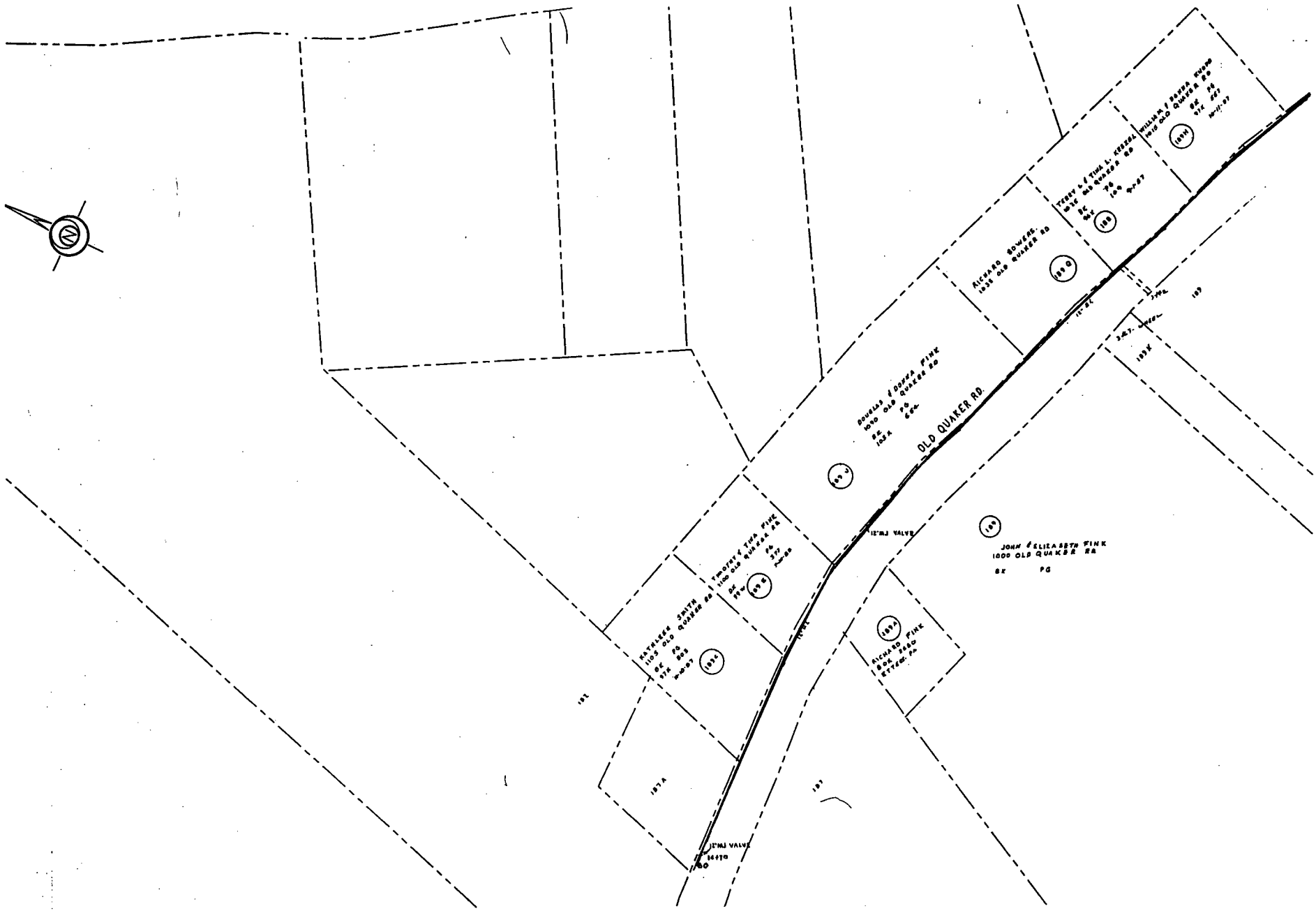
PROJECT BEGINS JUST AFTER LAST HYDRANT ON PLEASANTVIEW ROAD (BY NURSING HOME)

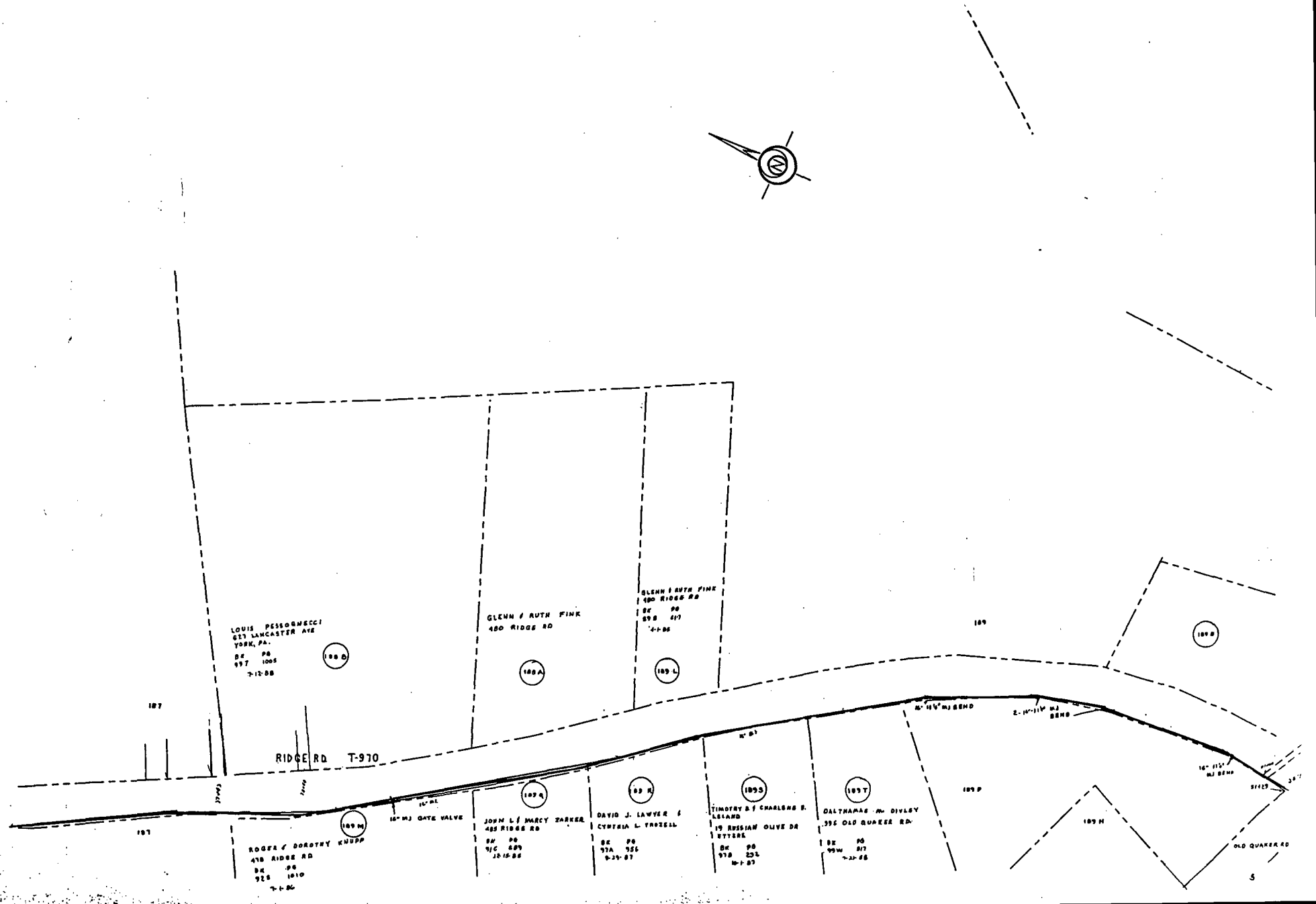
FOOTAGE MAY CHANGE ± 1000' EITHER WAY DEPENDING ON R's/W OBTAINED

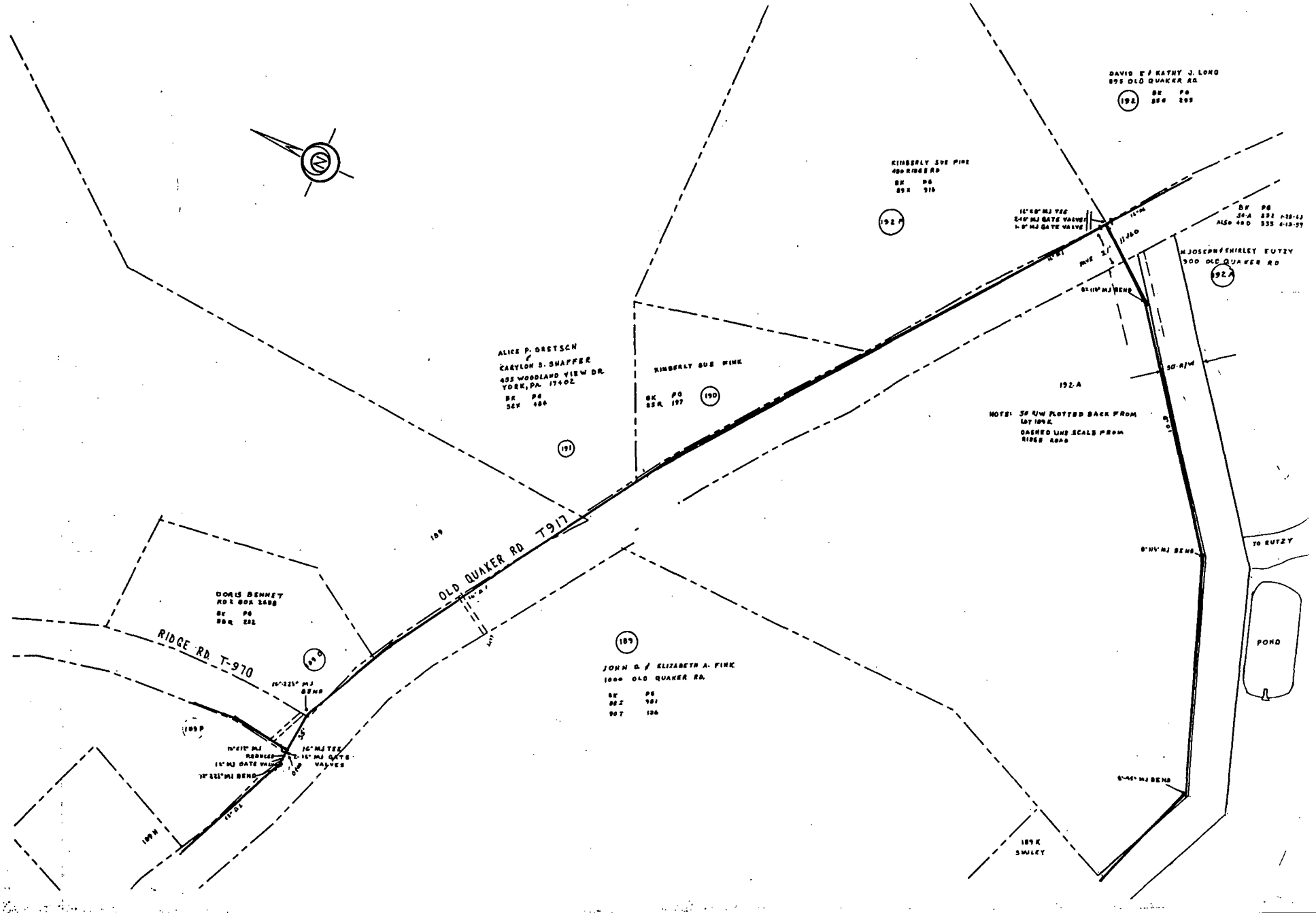

131
WILLIAM R COUP
708 PLEASANTVIEW RD
LEWISBERRY, PA
17339
131
CLAIR A WORLEY JR.
RIDGE RD
RT 177
LR 66030
PAPER STREET
PAPER STREET
POTTS HILL ROAD
RIDGE RD
WINDWARD ROAD
10A
10B
10
9A
9
16" MJ TEE
3-16" MJ GATE VALVES
16" MJ GATE VALVE
16" 45° MJ BEND
16" 11¼° MJ BEND
BORING PIT
PLEASANT VIEW RD
RAINBOW TRL
N

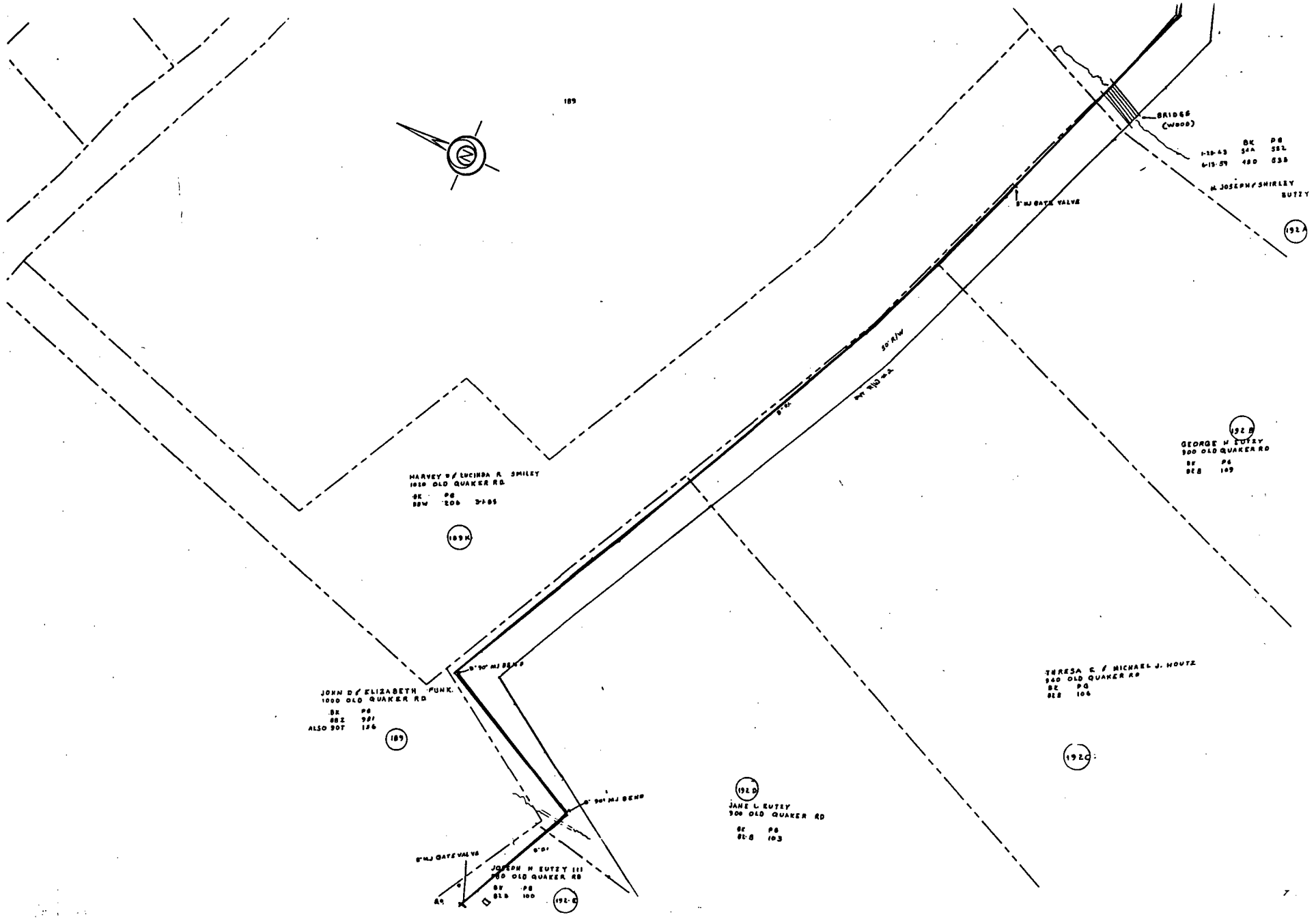

9A
RALPH & SUSAN GEARHART
RD 2 BOX 2016
BX PG
186 E
186 C
VICTOR R. & JEANNE V. FRICKS
BX PG
DEC 701
186
LEANDER J. CICHORN
RD 2, RIDGE RD
186 D
MAP 11 NEWBERRY TWP
RIDGE RD
16" DI.
16" DI.
16"M.J. GATE VALVE
9
182
GARY L. & CATHERINE SIMPSON
2115 POTTS MILL RD

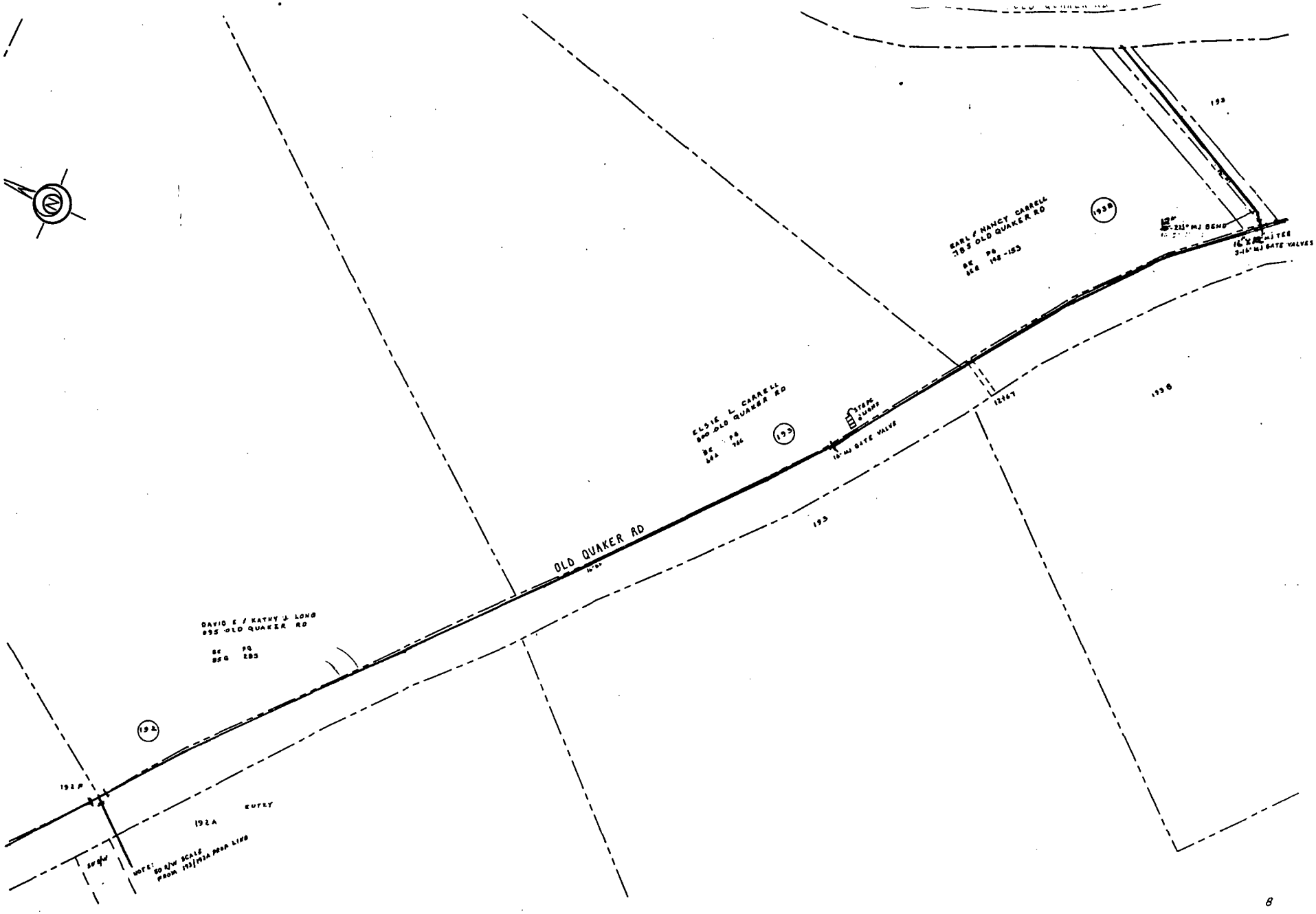

MAP 11
EDWARD H. & LOIS K. MILLER
200 RIDGE RD
187
RIDGE RD T-970
16" MJ GATE VALVE
187
16"MJ GATE VALVE
MAP 11

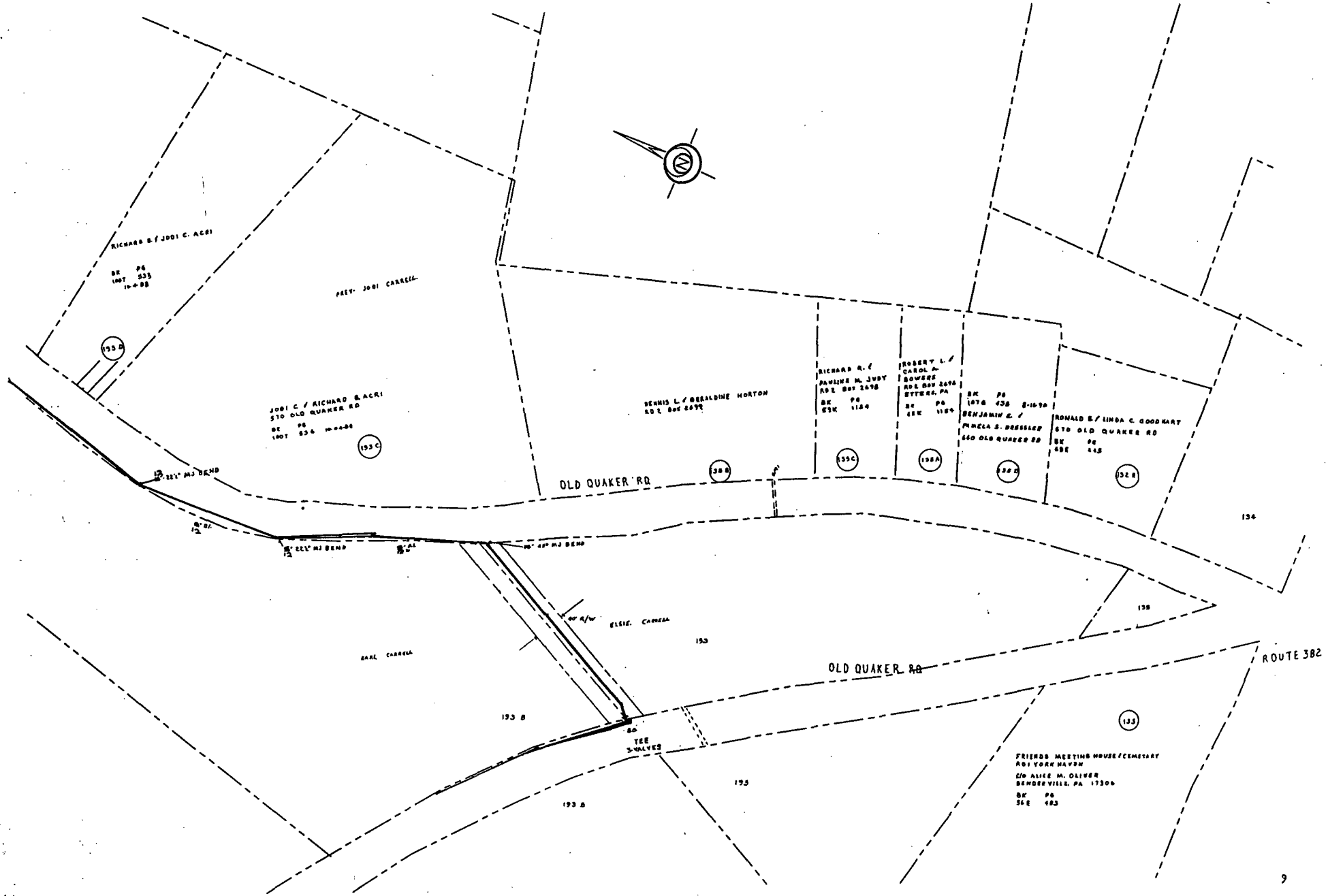

OLD QUAKER RD.
DOUGLAS & DONNA FINK
1010 OLD QUAKER RD
BK
PG
RICHARD BOWERS
1035 OLD QUAKER RD
TERRY L & TINA L. KERNER
1016 OLD QUAKER RD
BK
PG
WILLIAM R & DONNA THOMP
1010 OLD QUAKER RD
BK
PG
TIMOTHY & TINA FINK
1100 OLD QUAKER RD
BK
PG
KATHLEEN SMITH
1105 OLD QUAKER RD
BK
PG
JOHN & ELIZABETH FINK
1000 OLD QUAKER RD
BK
PG
RICHARD FINK
12" WJ VALVE
189
189 A
189 B
189 C
189 D
189 J
189 K

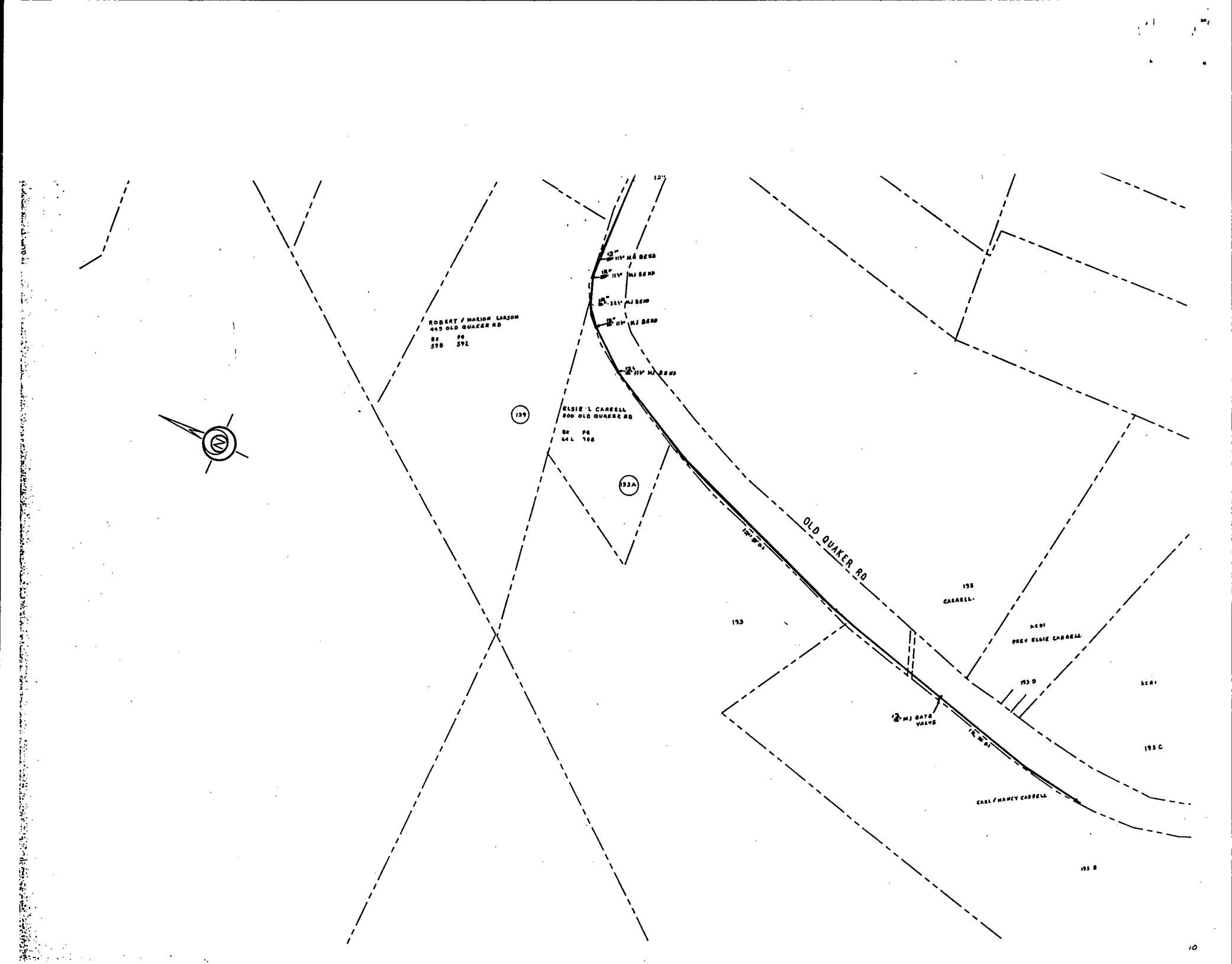

LOUIS PESSOMECCI
627 LANCASTER AVE
YORK, PA.
BK PG
997 1005
7-12-88
189 O
187
GLENN & RUTH FINK
480 RIDGE RD
189 A
GLENN & RUTH FINK
480 RIDGE RD
BK PG
898 617
7-1-86
189 L
189
189 B
RIDGE RD T-970
16" MJ GATE VALVE
189 N
ROGER & DOROTHY KNUPP
478 RIDGE RD
BK PG
926 1010
7-1-86
189 Q
JOHN L & MARCY ZARKER
485 RIDGE RD
BK PG
916 689
12-15-88
189 R
DAVID J. LAWYER &
CYNTHIA L. TROZELL
BK PG
974 956
9-29-87
189S
TIMOTHY & CHARLENE B. LELAND
19 RUSSIAN OLIVE DR
ETTERS
BK PG
918 204
10-1-87
189T
DALTHAMAE M. DIVLEY
395 OLD QUAKER RD.
BK PG
994 817
7-22-88
189 P
189 H
OLD QUAKER RD
5

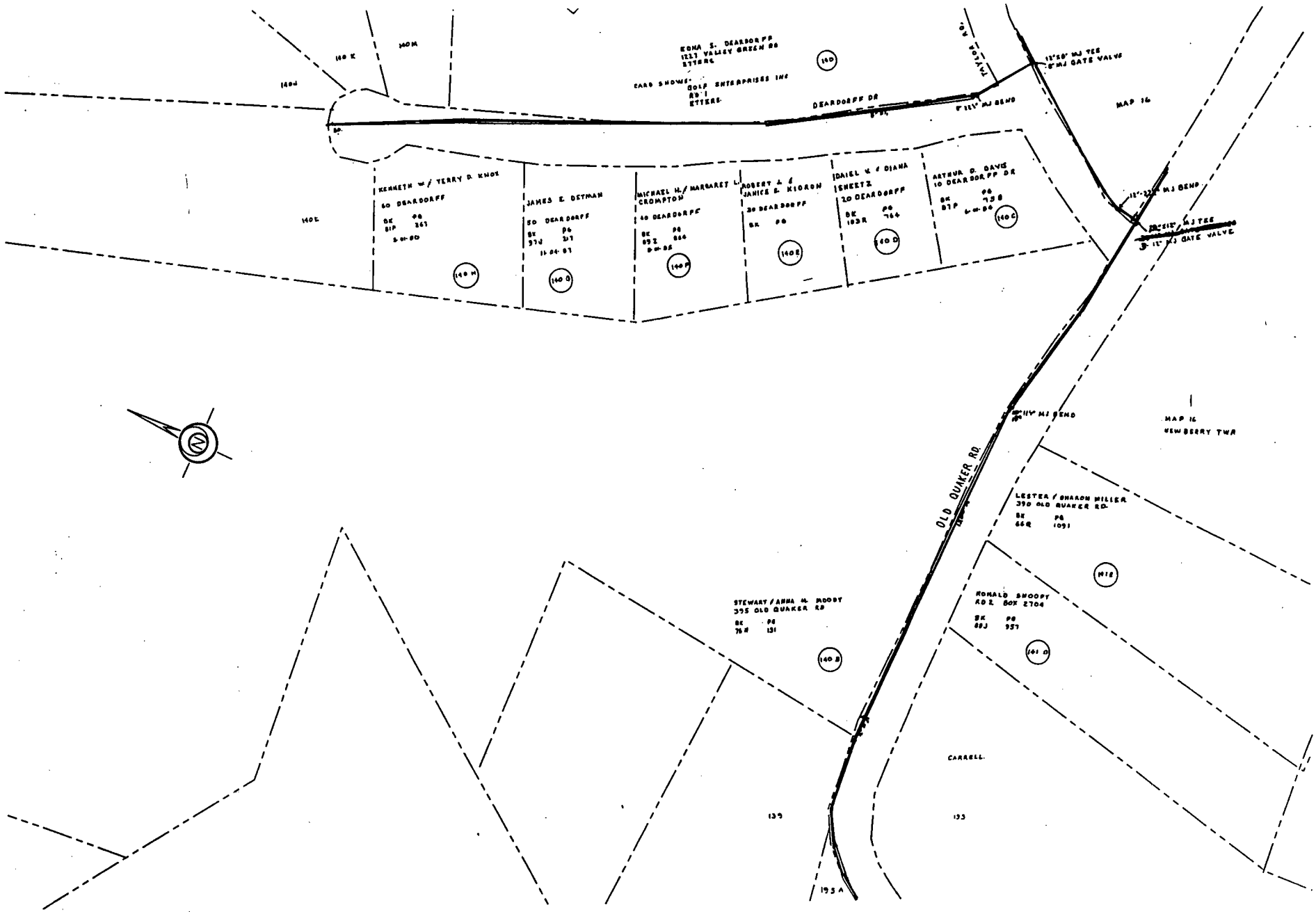

DAVID E. & KATHY J. LONG
895 OLD QUAKER RD.
192
BK PG
884 885
KIMBERLY SUE FINK
480 RIDGE RD
BK PG
89X 916
192 P
16"x16" MJ TEE
2-16" MJ GATE VALVES
1-8" MJ GATE VALVE
BK PG
34-A 891 1-28-43
ALSO 480 535 6-13-59
JOSEPH & SHIRLEY FUTZY
900 OLD QUAKER RD
192-A
ALICE P. GRETSCH
&
CARYLON S. SHAFFER
455 WOODLAND VIEW DR.
YORK, PA. 17402
BK PG
52X 484
KIMBERLY SUE FINK
BK PG
85R 197
190
191
189
OLD QUAKER RD T917
NOTE: 50' R/W PLOTTED BACK FROM LOT 189K
DASHED LINE SCALE FROM RIDGE ROAD
50'-R/W
TO FUTZY
POND
DORIS BENNET
RD 2 BOX 2698
BK PG
88R 282
RIDGE RD T-970
189 P
16"x16" MJ TEE
2-16" MJ GATE VALVES
189 N
JOHN D. & ELIZABETH A. FINK
1000 OLD QUAKER RD.
BK PG
88Z 981
907 136
189 K
SMILEY

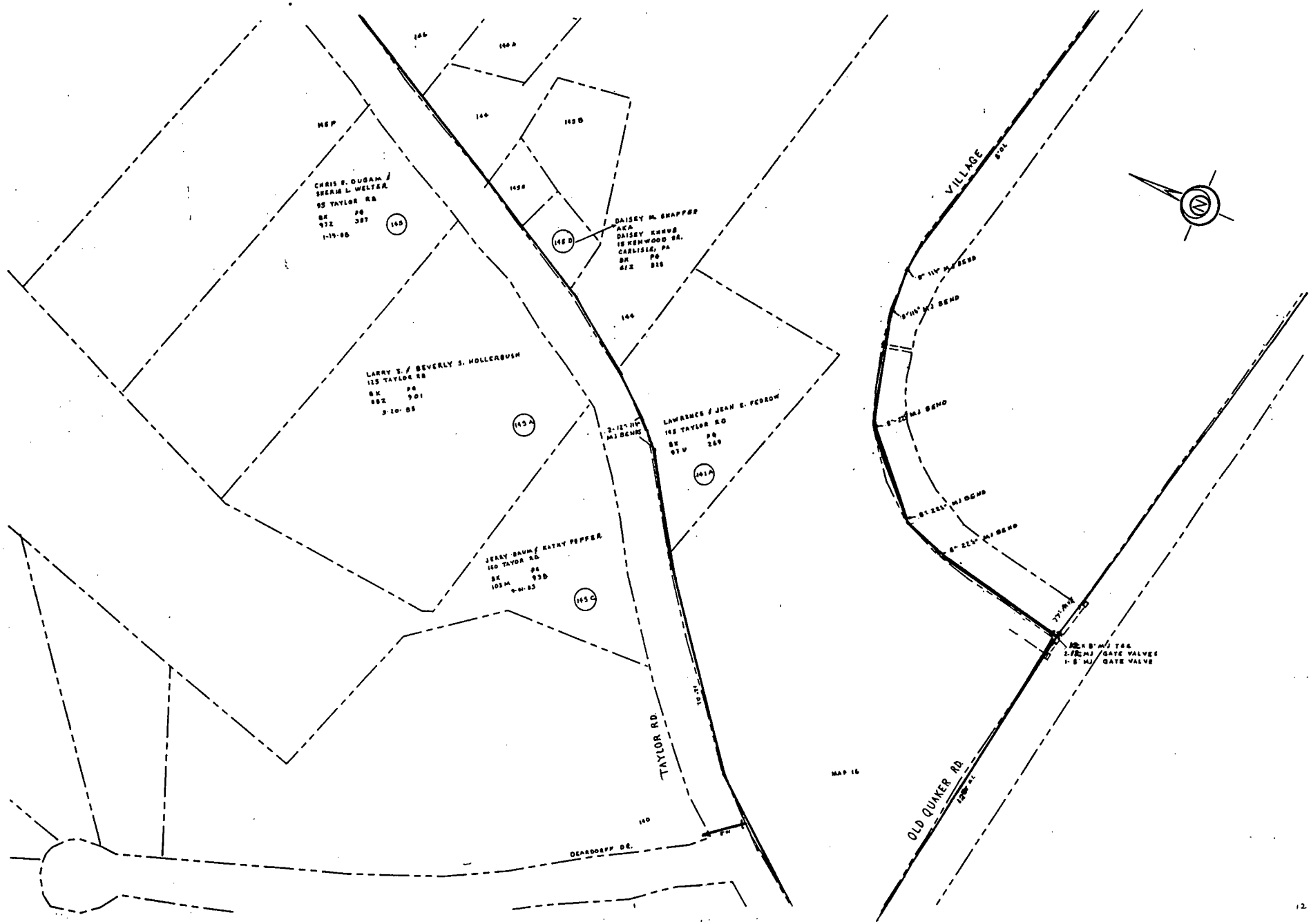

189
BRIDGE (WOOD)
M. JOSEPH / SHIRLEY BUTZY
8" MJ GATE VALVE
50' R/W
8" DI
8" MJ BEND
HARVEY B / LUCINDA A. SMILEY
1010 OLD QUAKER RD.
189 K
JOHN D / ELIZABETH FUNK
1000 OLD QUAKER RD
189
8" MJ GATE VALVE
JOSEPH H EUTZY III
900 OLD QUAKER RD
192 C
192 D
JANE L EUTZY
900 OLD QUAKER RD
192 B
GEORGE H EUTZY
900 OLD QUAKER RD
192 A
TERESA C / MICHAEL J. HOUTZ
940 OLD QUAKER RD
192 C

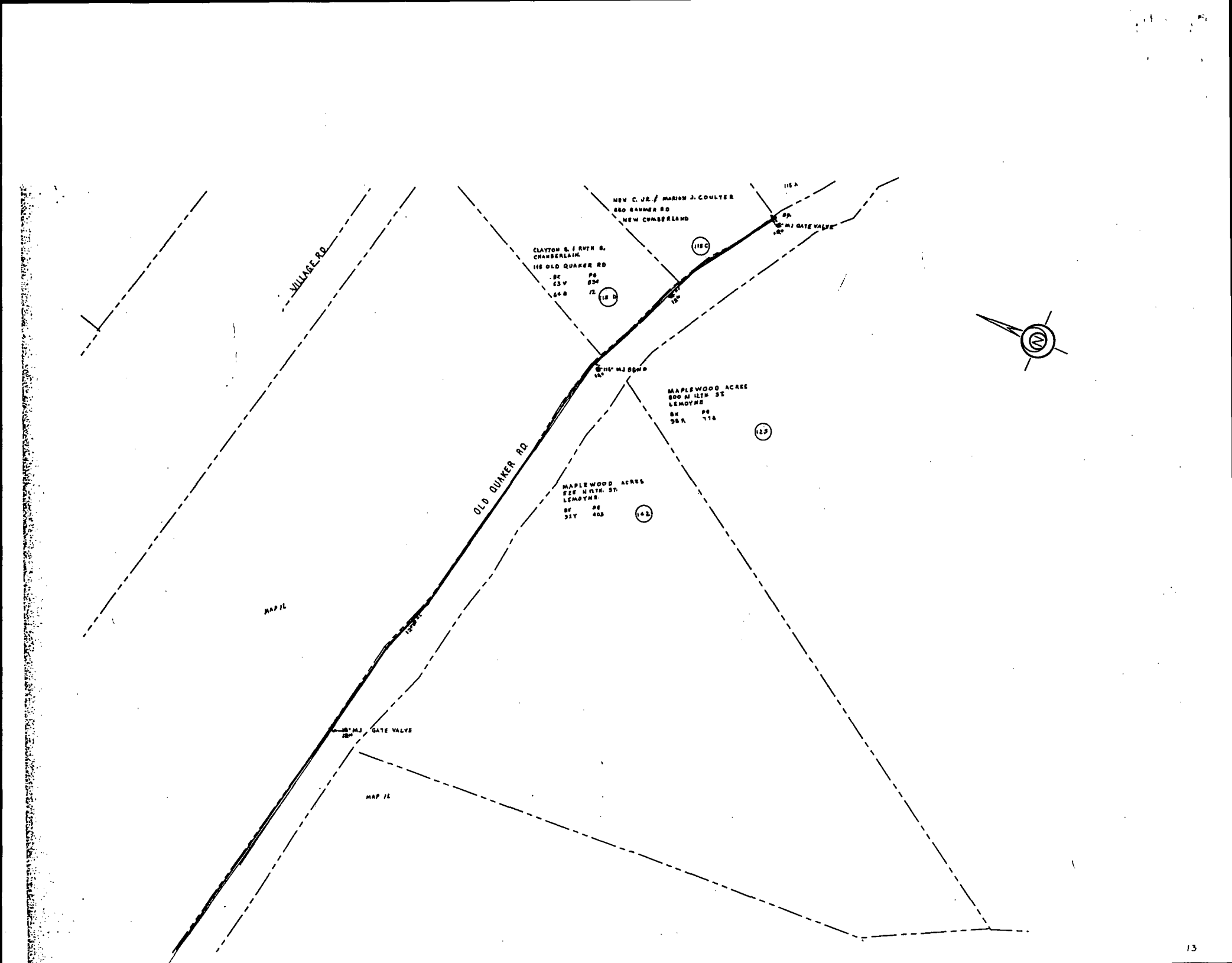

OLD QUAKER RD
EARL & NANCY CARRELL
785 OLD QUAKER RD
DB
BK 168 -193
CLYDE L CARRELL
800 OLD QUAKER RD
BK PG
DAVID E / KATHY J LONG
895 OLD QUAKER RD
BK PG
DUTTY
192A
193
193A
193B
12" MJ BEND
16" MJ TEE
16" MJ GATE VALVES
12" MJ GATE VALVE
STEAM CLEANER
NOTE: NO N/W SCALE FROM 193/192A PROP LINE

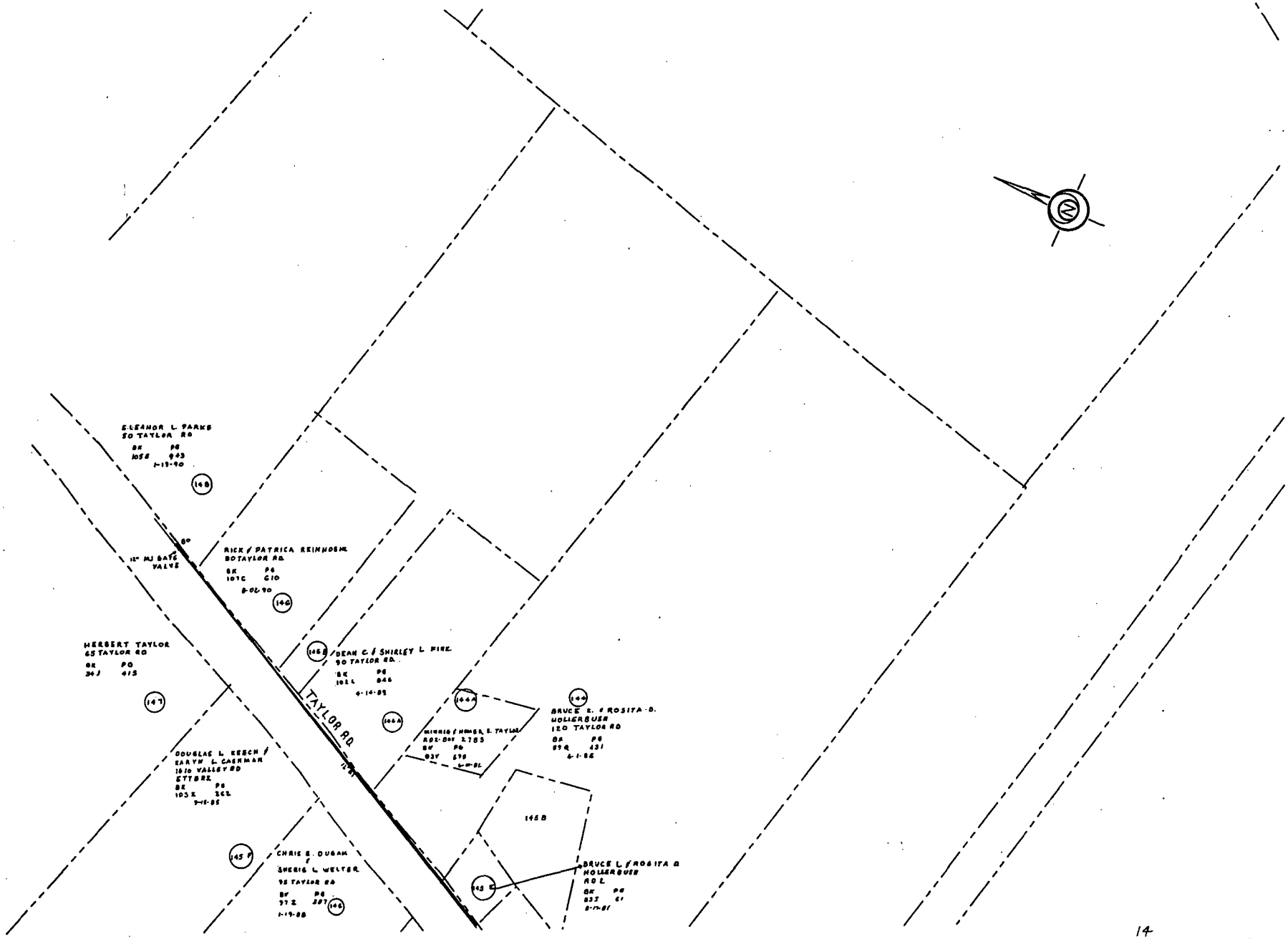

OLD QUAKER RD
OLD QUAKER RD
ROUTE 382
JODI C. / RICHARD B. ACRI
510 OLD QUAKER RD
DENNIS L. / GERALDINE HORTON
RICHARD B. / PAULINE M. JUDY
ROBERT L. / CAROL A. BOWERS
RONALD E. / LINDA C. GOODMART
670 OLD QUAKER RD
EARL CARROLL
ELSIE CARROLL
TEE
3-VALVES
FRIENDS MEETING HOUSE / CEMETERY
RD1 YORK HAVEN
c/o ALICE M. OLIVER
DENVER VILLE, PA 17306
193 B
193 C
193
195
134
135


ROBERT / MARION LARSON
465 OLD QUAKER RD
BK PG
538 592
ELSIE L CARRELL
800 OLD QUAKER RD
BK PG
641 788
139
193A
OLD QUAKER RD
193
CARRELL
193
ACRI
PREV ELSIE CARRELL
193 D
ACRI
193 C
MJ GATE VALVE
CARL / NANCY CARRELL
193 B


DEARDORFF DR
OLD QUAKER RD
MAP 16
NEW BERRY TWP
CARRELL
KENNETH W / TERRY D KNOX
50 DEARDORFF
JAMES E DETMAN
50 DEARDORFF
MICHAEL H / MARGARET L CROMPTON
40 DEARDORFF
ROBERT A & JANICE E KIORAN
30 DEARDORFF
DAIEL W & DIANA SHEETS
20 DEARDORFF
ARTHUR D DAVIS
10 DEARDORFF DR
EDNA S DEARDORFF
1233 VALLEY GREEN RD
ETTERS
CARD SHOWS GOLF ENTERPRISES INC
RD 1
ETTERS
LESTER / SHARON MILLER
390 OLD QUAKER RD
STEWART / ANNA M ROOBY
395 OLD QUAKER RD
RONALD SMOOPY
RD 2 BOX 2704
140 J
140 K
140 M
140 L
140
140 H
140 G
140 P
140 E
140 D
140 C
140 B
141 H
141 G
139
133
193 A


CHRIS E. DUGAM / SHEAIM L. WELTER
95 TAYLOR RD
BK 972 PG 387
1-19-88
148
DAISEY M. SHAFFER
AKA
DAISEY KNAUB
19 KENWOOD DR.
CARLISLE, PA
BK PG
612 315
148 B
146
146 A
144
145 B
145
LARRY E. / BEVERLY S. HOLLENBUSH
125 TAYLOR RD
BK PG
882 901
3-10-88
145 A
LAWRENCE / JEAN E. FEDROW
145 TAYLOR RD
BK PG
97 V 269
145 C
JERRY BAUM / KATHY PEPPER
150 TAYLOR RD.
BK PG
103 M 938
4-01-83
TAYLOR RD.
DEARDORFF DR.
140
MAP 16
VILLAGE
OLD QUAKER RD.
8" MJ BEND
8" MJ BEND
8" MJ BEND
8" MJ BEND
8" MJ BEND
8" MJ BEND
8" MJ TEE
2-8" MJ GATE VALVES
1-8" MJ GATE VALVE


VILLAGE RD.
OLD QUAKER RD.
NEW C. JR. & MARION J. COULTER
650 RAMMER RD
NEW CUMBERLAND
115 A
8" MJ GATE VALVE
CLAYTON S. & RUTH S. CHAMBERLAIN
115 OLD QUAKER RD
BK 63 V
PG 634
64 B
12
118 C
118 D
MAPLEWOOD ACRES
800 N 12TH ST
LEMOYNE
BK 98 A
PG 776
123
MAPLEWOOD ACRES
SEE N 11TH ST
LEMOYNE
BK 31 Y
PG 403
122
MAP 1L
MAP 1K
8" MJ GATE VALVE


ELEANOR L. PARKS
50 TAYLOR RD
BK PG
1058 943
1-19-90
148
6"
12" MJ GATE VALVE
RICK & PATRICA REINHOLM
80 TAYLOR RD.
BK PG
1017C C10
8-02-90
146
HERBERT TAYLOR
65 TAYLOR RD
BK PG
341 415
147
148B
DEAN C. & SHIRLEY L. FINK
90 TAYLOR RD.
BK PG
1021 846
4-14-89
TAYLOR RD.
146A
144A
MINNIE & HOMER E. TAYLOR
ROS-BK 2785
BK PG
837 678
4-01-91
144
BRUCE L. & ROSITA D. HOLLENBUSH
120 TAYLOR RD
BK PG
859 431
6-1-86
DOUGLAS L. REECH & KARYN L. CASHMAN
1810 VALLEY RD
ETTERS
BK PG
1035 262
9-15-85
145 B
CHRIS E. DUGAN & SHEBIS L. WELTER
95 TAYLOR RD
BK PG
977 287
1-19-88
145
145 A
BRUCE L. & ROSITA D. HOLLENBUSH
RD 1
BK PG
823 61
8-11-81

PUBLIC BENEFIT
MAIN EXTENSION CALCULATION

Preliminary Memorandum

This Preliminary Memorandum is executed by the parties hereto under and pursuant to the provisions of Paragraph 1c of a certain agreement in writing between the parties entered into on the ____ day of _____, 19___, for the installation by the COMPANY of a certain water main(s) therein described. It is, therefore, agreed and stipulated:

1.	Estimated cost of the project (22,331')	$1,035,150
2.	Taxes on the contribution @ 42.085% (Income tax expansion factor)	435,643
3.	Total investment per customer #2 ÷ 96 customers	$ 4,538
4.	Two times PAWC investment per customer (@ 12/31/92 = $1,519.00)	$ 3,038
5.	Additional funding furnished by PAWC not to be grossed-up ($4,538 - $3,038 = $1,500 x 96)	$ 144,000
	Total estimated cost for Township: #1	$1,035,150

Cost Comparison

Full gross-up project $1,035,150 ÷ .57915 =	$1,787,361
No gross-up - No refund	1,035,150
Difference	$ 752,211

This Preliminary Memorandum shall be attached to the original agreement in accordance with the provisions of Paragraph 1c thereof.

Dated: _____
Date of Construction

WITNESS: PENNSYLVANIA-AMERICAN WATER COMPANY

_____ BY: _____

WITNESS: CONTRIBUTOR

_____ BY: _____

EXHIBIT "B"

PUBLIC BENEFIT
MAIN EXTENSION CALCULATION

Final Memorandum

This Final Memorandum is executed by the parties hereto under and pursuant to the provisions of Paragraph 1e of a certain agreement in writing between the parties entered into on the ____ day of _____, 19___, for the installation by the COMPANY of a certain water main(s) therein described. It is, therefore, agreed and stipulated:

1. Actual Cost of the project (_____') $_____

2. Taxes on the contribution @ 42.085%
(Income tax expansion factor) _____

3. Total investment per customer
#2 ÷ ___ customers $_____

4. Two times PAWC investment per customer
(@ 12/31/92 = $) $_____

5. Additional funding not to be grossed-up
(#3 - #4 = $_____ x ___) $_____

Total cost for Township: #1 $_____

Cost Adjustment

6. Estimated Cost $_____

7. Actual Cost _____

8. Difference $_____

This Final Memorandum shall be attached to the original agreement in accordance with the provisions of Paragraph 1e thereof.

Dated: _____
Date of Construction

WITNESS: PENNSYLVANIA-AMERICAN WATER COMPANY

_____ BY: _____

WITNESS: CONTRIBUTOR

_____ BY: _____

EXHIBIT "C"

NONDISCRIMINATION CLAUSE

During the term of this contract, Contractor agrees as follows:

1. Contractor shall not discriminate against any employe, applicant for employment, independent contractor, or any other person because of race, color, religious creed, ancestry, national origin, age, or sex. Contractor shall take affirmative action to insure that applicants are employed, and that employes or agents are treated during employment, without regard to their race, color, religious creed, handicap, ancestry, national origin, age, or sex. Such affirmative action shall include, but is not limited to: employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training. Contractor shall post in conspicuous places, available to employes, agents, applicants for employment, and other persons, a notice to be provided by the contracting agency setting forth the provisions of this nondiscrimination clause.

2. Contractor shall, in advertisements or requests for employment placed by it or on its behalf, state that all qualified applicants will receive consideration for employment without regard to race, color, religious creed, handicap, ancestry, national origin, age, or sex.

3. Contractor shall send each labor union or workers' representative with which it has a collective bargaining agreement or other contract or understanding, a notice advising said labor union or workers' representative of its commitment to this nondiscrimination clause. Similar notice shall be sent to every other source of recruitment regularly utilized by Contractor.

4. It shall be no defense to a finding of noncompliance with this nondiscrimination clause that Contractor had delegated some of its employment practices to any union, training program, or other source of recruitment which prevents it from meeting its obligations. However, if the evidence indicates that the Contractor was not on notice of the third-party discrimination or made a good faith effort to correct it, such factor shall be considered in mitigation in determining appropriate sanctions.

5. Where the practices of a union or any training program or other source of recruitment will result in the exclusion of minority group persons, so that Contractor will be unable to meet its obligations under this nondiscrimination clause. Contractor shall then employ and fill vacancies through other nondiscriminatory employment procedures.

EXHIBIT "D"

6. Contractor shall comply with all state and federal laws prohibiting discrimination in hiring or employment opportunities. In the event of Contractor's noncompliance with the nondiscrimination clause of this contract or with any such laws, this contract may be terminated or suspended, in whole or in part, and Contractor may be declared temporarily ineligible for further Commonwealth contracts, and other sanctions may be imposed and remedies invoked.

7. Contractor shall furnish all necessary employment documents and records to, and permit access to its books, records, and accounts by the contracting agency for purposes of investigation to ascertain compliance with the provisions of this clause. If Contractor does not possess documents or records reflecting the necessary information requested, it shall furnish such information on reporting forms supplied by the contracting agency.

8. Contractor shall actively recruit minority and women subcontractors or subcontractors with substantial minority representation among their employes.

9. Contractor shall include the provisions of this nondiscrimination clause in every subcontract, so that such provisions will be binding upon each Subcontractor.

10. Contractor obligations under this clause are limited to the Contractor's facilities within Pennsylvania or, where the contract is for purchase of goods manufactured outside of Pennsylvania, the facilities at which such goods are actually produced.

CONTRACTOR INTEGRITY PROVISIONS

1. Definitions.

a. Confidential information means information that is not public knowledge, or available to the public on request, disclosure of which would give an unfair, unethical, or illegal advantage to another desiring to contract with the Commonwealth.

b. Consent means written permission signed by a duly authorized officer or employe of the Commonwealth, provided that where the material facts have been disclosed, in writing, by prequalification, bid, proposal, or contractual terms, the Commonwealth shall be deemed to have consented by virtue of execution of this agreement.

c. Contractor means the individual or entity that has entered into this agreement with the Commonwealth, including directors, officers, partners, managers, key employes, and owners of more than a 5% interest.

d. Financial Interest means:

(1) ownership of more than a 5% interest in any business; or

(2) holding a position as an officer, director, trustee, partner, employe, or the like, or holding any position of management.

e. Gratuity means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, services, employment, or contracts of any kind.

2. The contractor shall maintain the highest standards of integrity in the performance of this agreement and shall take no action in violation of state or federal laws, regulations or other requirements that govern contracting with the Commonwealth.

3. The contractor shall not disclose to others any confidential information gained by virtue of this agreement.

4. The contractor shall not, in connection with this or any other agreement with the Commonwealth, directly or indirectly, offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for the decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty by any officer or employe of the Commonwealth.

5. The contractor shall not, in connection with this or any other agreement with the Commonwealth, directly or indirectly, offer, give, or agree or promise to give to anyone any gratuity for the benefit of or at the direction or request of any officer or employe of the Commonwealth.

6. Except with the consent of the Commonwealth, neither the contractor nor anyone in privity with him shall accept or agree to accept from, or give or agree to give to, any person, any gratuity from any person in connection with the performance of work under this agreement except as provided therein.

7. Except with the consent of the Commonwealth, the contractor shall not have a financial interest in any other contractor, subcontractor, or supplier providing services, labor, or material on this project.

8. The contractor, upon being informed that any violation of these provisions has occurred or may occur, shall immediately notify the Commonwealth in writing.

9. The Contractor, by execution of this agreement and by the submission of any bills or invoices for payment pursuant thereto, certifies and represents that he has not violated any of these provisions.

10. The contractor shall, upon request of the Office of State Inspector General, reasonably and promptly make available to that office and its representatives, for inspection and copying, all business and financial records of the contractor of, concerning, and referring to this agreement with the Commonwealth or which are otherwise relevant to the enforcement of these provisions.

11. For violation of any of the above provisions, the Commonwealth may terminate this and any other agreement with the contractor, claim liquidated damages in an amount equal to the value of anything received in breach of these provisions, claim damages for all expenses incurred in obtaining another contractor to complete performance hereunder, and debar and suspend the contractor from doing business with the Commonwealth. These rights and remedies are cumulative, and the use of nonuse of any one shall not preclude the use of all or any other. These rights and remedies are in addition to those the Commonwealth may have under law, statute, regulation, or otherwise.

SUBCONTRACTOR DEBARMENT

If Grantee enters into any subcontract under this contract with subcontractors who become debarred by the Commonwealth during the term of this contract or any extensions or renewals thereof, DER shall have the right to require Grantee to terminate such subcontracts. Such termination shall be in accordance with DER specifications at the time such action occurs.

EXHIBIT "F"

EXHIBIT E

PENNSYLVANIA - AMERICAN WATER CO.

BALANCE SHEET

ASSESTS	MAR 31,1993	LAST YEAR
UTILITY PLANT	$647,245,685	$593,476,085
CONSTRUCTION WORK IN PROGRESS	6,156,653	22,726,846
ACCUMULATED DEPRECIATION	73,296,918CR	64,726,695CR
UTILITY PLANT ACQUISITION ADJUSTMENTS	848,700CR	808,831CR
OTHER UTILITY PLANT ADJUSTMENTS		
	579,256,720	550,667,405
NONUTILITY PROPERTY	1,065,156	982,816
OTHER INVESTMENTS	1,500	1,500
CURRENT ASSETS		
CASH AND CASH EQUIVALENTS	113,660	102,840
TEMPORARY INV. - AT COST PLUS AACCRUED INT.		
CUSTOMER ACCOUNTS RECEIVALBE	10,137,723	11,247,714
ALLOWANCE FOR UNCOLLECTIBLE ACCOUNTS	167,066CR	166,921CR
UNBILLED REVENUES	8,171,516	9,001,000
FIT REFUND DUE FROM ASSOCIATED COMPANY		
MISCELLANEOUS RECEIVABLES	470,585	769,500
MATERIALS AND SUPPLIES - AT AVERAGE COST	1,129,464	1,042,681
OTHER	3,574,367	5,352,757
	23,430,249	27,349,571
DEFERRED DEBITS		
DEBT AND PREFERRED STOCK EXPENSE	2,150,534	1,560,984
EXPENSE OF RATE PROCEEDINGS	599,822	436,893
PRELIMINARY SURVEY AND INVESTIGATION CHARGES		
PREMATURE PROPERTY RETIREMENTS	28,071	65,499
OTHER	100,969,472	2,592,002
	103,747,899	4,655,378
	$707,501,524	$583,656,670
CAPITAL AND LIABILITIES		
COMMON STOCK	$ 18,935,158	$ 18,302,372
PAID IN CAPITAL	70,653,823	65,283,774
RETAINED EARNINGS	90,100,278	84,853,736
TOTAL COMMON EQUITY	179,689,259	168,439,882
PREFERRED STOCK	22,050,400	22,570,600
LONG-TERM DEBT	264,160,000	268,724,833
TOTAL CAPITALIZATION	465,899,659	459,735,315
CURRENT LIABILITIES		
BANK DEBT - PENDING ISSUANCE OF SECURITIES	3,757,000	3,944,526
CURRENT PORTION OF LONG-TERM DEBT	16,060,000	7,550,755
ACCOUNTS PAYABLE	3,382,262	8,010,636
TAXES ACCRUED	3,642,897	2,127,259
INTEREST ACCRUED	5,959,781	5,156,478
CUSTOMER DEPOSITS	3,000	15,872
DIVIDENDS DECLARED	448,281	123
OTHER	6,086,346	5,076,300
	39,339,567	31,881,949
DEFERRED CREDITS		
CUSTOMER ADVANCES FOR CONSTRUCTION	31,653,653	20,248,034
DEFERRED INCOME TAXES	114,235,545	30,636,801
DEFERRED INVESTMENT TAX CREDITS	16,763,392	10,920,382
OTHER	9,659,181	2,433,693
	172,311,771	64,238,910
CONTRIBUTIONS IN AID OF CONSTRUCTION	29,950,527	27,800,496
	$707,501,524	$583,656,670

EXHIBIT F

PENNSYLVANIA - AMERICAN WATER CO.

STATEMENT OF INCOME AND RETAINED EARNINGS

	TWELVE MONTHS TO DATE MAR 31,1993	LAST YEAR
OPERATING REVENUES	$156,875,553	$155,362,142
OPERATING EXPENSES		
OPERATION AND MAINTENANCE	75,756,705	77,593,070
DEPRECIATION	13,012,962	11,553,848
TAXES ON OPERATING INCOME		
GENERAL	9,121,993	8,941,869
STATE INCOME	2,343,792	2,600,345
FEDERAL INCOME	9,347,051	9,643,889
	109,582,503	110,333,021
UTILITY OPERATING INCOME	47,293,050	45,029,121
OTHER INCOME		
ALLOWANCE FOR OTHER FUNDS USED DURING CONST	410,607	1,019,356
MISCELLANEOUS OTHER INCOME	228,460	537,408
GAIN (LOSS) ON SALE OF PROPERTY	180,479	10,203
	48,112,596	46,596,088
OTHER DEDUCTIONS		
AMORTIZATION OF PREFERRED STOCK EXPENSE	11,645	8,729
AMORTIZATION OF UTILITY PLANT ADJUSTMENTS	38,944	90,673
MISCELLANWOUS OTHER DEDUCTIONS	406,188	146,968
TAXES ON OTHER INCOME AND DEDUCTIONS		
GENERAL	40,063	32,317
STATE INCOME	8,509	13,417
FEDERAL INCOME	20,722	4,644C
	526,071	287,460
INCOME BEFORE INTEREST CHARGES	47,586,525	46,308,628
INTEREST CHARGES		
INTEREST ON LONG-TERM DEBT	25,524,362	24,700,542
AMORTIZATION OF DEBT EXPENSE	211,412	203,500
INTEREST ON BANK DEBT	319,692	1,105,950
OTHER INTEREST	12,764	4,962
ALLOWANCE FOR BORROWED FUNDS USED DURING CONST	587,908CR	1,513,951C
	25,480,322	24,501,003
NET INCOME	22,106,203	21,807,625
RETAINED EARNINGS AT BEGINNING OF PERIOD	84,853,737	80,109,592
	106,959,940	101,917,217
DIVIDENDS		
PREFERRED STOCK	1,797,961	1,216,954
COMMON STOCK	15,061,700	15,846,526
	16,859,661	17,063,480
RETAINED EARNINGS AT END OF PERIOD	$ 90,100,279	$ 84,853,737

Schedule of Rates Applicable to Rate Zone 1
For All Rate Classes Except Industrial

Meter Rates

All water supplied by the Company for any and all purposes, except Industrial, Qualified Private Fire Hydrants and Public Fire Hydrants, shall be metered as hereinafter set forth. All meters shall be read monthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges (C)
For All Rate Classes Except Industrial

All metered customers shall be subject to a monthly service charge, based on the size of meter required to render adequate service.

Size of Meter	Per Month
5/8 inch	$ 8.40
3/4 inch	12.60
1 inch	21.00
1-1/2 inch	42.00
2 inch	67.20
3 inch	126.00
4 inch	210.00
6 inch	420.00
8 inch	672.00
10 inch	966.00
12 inch	1,512.00

Consumption Charges (I)

Residential, Commercial and Municipal

The following rates shall apply per 100 gallons.

	All Consumption
Residential	.3496

	First 16,000/Month	All In Excess of 16,000/Month
Commercial	.3496	.2301

	First 16,000/Month	Next 584,000/Month	All In Excess Of 600,000/Month
Municipal and Other Water Utilities	.3496	.2301	.2270

(C) Indicates Change
(I) Indicates Increase

Schedule of Rates Applicable to Rate Zone 1 and Rate Zone C For Industrial Rate Class

Meter Rates

All water supplied by the Company for Industrial purposes shall be metered as hereinafter set forth. All meters shall be read monthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges For Industrial Rate Class (C)

All metered customers shall be subject to a monthly service charge, based on the size of meter required to render adequate service.

Size of Meter	Per Month
5/8 inch	$ 9.80
3/4 inch	14.70
1 inch	24.50
1-1/2 inch	49.00
2 inch	78.40
3 inch	147.00
4 inch	245.00
6 inch	490.00
8 inch	784.00
10 inch	1,127.00
12 inch	1,764.00

Consumption Charges (I)

Rate Zone 1 and Rate Zone C — ALL IN GALLONS

First 16,000/Month	Next 584,000/Month	All in Excess of 600,000/Month
.3496	.2511	.2104

(C) Indicates Change
(I) Indicates Increase

Issued: April 22, 1993 Effective: April 22, 1993

Private Fire Service

The following schedule of rates applies to any unmetered private fire service customer who was receiving service on or before December 31, 1989; and who continues to utilize the service connection solely for fire prevention purposes. Whenever, inspection of consumption detection devices on the service line or other investigative measures, indicate the service connection is being utilized for purposes other than fire protection, the Company will require the installation of a meter of appropriate size, and shall charge for service at the rates set forth under the Company's metered private fire service.

Size of Connection with Main	Minimum Per Month
1-1/4 inch	$ 2.75
1-1/2 inch	3.96
2 inch	7.04
2-1/2 inch	10.88
3 inch	16.00
4 inch	28.16
6 inch	63.99
8 inch	113.90
10 inch	177.89
12 inch	255.96

Qualified Private Fire Hydrants (I)

Service under this classification is subject to regulations set forth in section 2.7 "Qualified Private Fire Hydrants".

Qualified Private Fire Hydrants $225.00 Per Annum

Bills for Unmetered Private Fire Service and Qualified Private Fire Hydrants will be rendered monthly in arrears.

(I) Indicates Increase

Issued: April 22, 1993 Effective: April 22, 1993

Supplement No. 22 to
Tariff Water-PA P.U.C. No. 1
Sixth Revised Page No. 12
Pennsylvania-American Water Company Cancelling Fourth and Fifth Revised Page No. 12

Public Fire Service (Continued)

Municipalities	Annual Charge for Each Public Fire Hydrant	
Riverton Area for hydrants contracted prior to October 21, 1988	$211.96	(I)
Campbelltown Area for hydrants contracted prior to November 11, 1988	184.63	(I)
Moshannon Valley Area Bradford Township for hydrants contracted prior to February 18, 1988	75.00	
Brownsville Area	151.87	(I)
California Area	169.56	(I)
All other public fire hydrants	225.00	(I)

(I) Indicates Increase

Issued: April 22, 1993 Effective: April 22, 1993

EXHIBIT H

NEWBERRY TOWNSHIP

STATEMENT OF REVENUE AND EXPENSES

REVENUES

Water Revenues	$33,768
Hydrants	4,200
Total Revenues	$37,968

EXPENSES

Water Production Costs	$ 2,886
Billing Expenses	524
Meter Reading Expenses	768
Transportation Expenses	120
Depreciation	1,075
Total Expenses	$ 5,373

Attachment 2

Application of Pennsylvania-American Water Company for Approval to begin to offer, render, furnish, or supply water service to the public in an additional portion of Newberry Township, York County, Pennsylvania – Docket No. A-212285F0031 (Route 83 and Susquehanna Trail – Connecting to Territory in Attachment 1)

Application filed: July 5, 1996

Order Entered: August 23, 1996

PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA. 17105-3265

Public Meeting held August 22, 1996

Commissioners Present:

John M. Quain, Chairman
Lisa Crutchfield, Vice-Chairman
John Hanger
Robert K. Bloom

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County. A-212285 F0031

OPINION AND ORDER

BY THE COMMISSION:

By this Application filed on July 5, 1996, Pennsylvania-American Water Company ("Applicant"), 800 West Hershey Park Drive, Hershey, Pennsylvania, a public utility which presently has authority to furnish water service to the public in portions of Newberry Township, York County, seeks a Certificate of Public Convenience pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i). This Certificate provides Commission approval for the right to begin to offer or furnish water service to the public in an additional portion of Newberry Township, York County, as more precisely described by metes and bounds shown on a drawing attached to and made a part of the Application.

Proof of service and publication were submitted by the Applicant. No protests were filed and no hearing was held. No motions or petitions were filed in this proceeding.

Pennsylvania-American Water Company is an investor owned water company furnishing water service to 286 municipalities in 31 counties. The Applicant currently provides water service to approximately 531,702 customers.

The Applicant proposes to extend water service to a portion of Newberry Township, York County, adjacent to existing territory. The Applicant will serve an additional six (6) residential customers, three (3) commercial customers and six (6) public fire hydrants. The facilities to be installed

within the territory described in the Application will include 3,080 feet of new 8 inch ductile iron pipe, 5,810 feet of new 12 inch ductile iron pipe, 2,510 feet of new 16 inch ductile iron pipe, 19 new valves and six (6) new public fire hydrants. No additional capital will be required by the Applicant for the purpose of financing the project described in this Application. The Applicant will charge its existing rates for service under the Schedule of Rates Applicable to Rate Zone 1 effective July 25, 1995.

Upon full consideration of all matters of record, we find that this Application is necessary and proper for the service, accommodation and convenience of the public; **Therefore,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company is hereby approved.

2. That a Certificate of Public Convenience be issued pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i) authorizing the Pennsylvania-American Water Company to begin furnishing water service to the public in an additional portion of Newberry Township, York County, as described by metes and bounds, as shown on the drawing attached to and made part of the Application.

BY THE COMMISSION,

John G. Alford
Secretary

(SEAL)

ORDER ADOPTED: August 22, 1996

ORDER ENTERED: AUG 23 1996

within the territory described in the Application will include 3,080 feet of new 8 inch ductile iron pipe, 5,810 feet of new 12 inch ductile iron pipe, 2,510 feet of new 16 inch ductile iron pipe, 19 new valves and six (6) new public fire hydrants. No additional capital will be required by the Applicant for the purpose of financing the project described in this Application. The Applicant will charge its existing rates for service under the Schedule of Rates Applicable to Rate Zone 1 effective July 25, 1995.

Upon full consideration of all matters of record, we find that this Application is necessary and proper for the service, accommodation and convenience of the public; **Therefore,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company is hereby approved.

2. That a Certificate of Public Convenience be issued pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i) authorizing the Pennsylvania-American Water Company to begin furnishing water service to the public in an additional portion of Newberry Township, York County, as described by metes and bounds, as shown on the drawing attached to and made part of the Application.

BY THE COMMISSION,

John G. Alford
Secretary

(SEAL)

ORDER ADOPTED: August 22, 1996

ORDER ENTERED: AUG 23 1996

PENNSYLVANIA
PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A-212285,F0031

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County.

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this CERTIFICATE OF PUBLIC CONVENIENCE **evidencing the Commission's approval.**

In Witness Whereof, **The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these** presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 22nd day of Agust 1996.

John G. Alford

Secretary

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In re: Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County, Pennsylvania

Application No. _____

To Pennsylvania Public Utility Commission:

1. The name and address of Applicant is:

   Pennsylvania-American Water Company
   ("Pennsylvania-American")
   800 West Hersheypark Drive
   Hershey, PA 17033

2. The name and address of the Applicant's attorney is:

   Velma A. Redmond, Esq.
   800 West Hersheypark Drive
   Hershey, PA 17033

3. Attached hereto as Exhibit A is pertinent information with respect to the corporate history, authority, and service territory of Pennsylvania-American (the "Applicant"). Attached hereto as Exhibit B is a statement of the amount of stocks and bonds authorized, issued and outstanding as of May 31, 1996.

4. Also contained in Exhibit A attached hereto is a list of the municipalities in which service is being rendered by Applicant. With regard to the area concerned in this Application, Pennsylvania-American is now furnishing water service to the public in a portion of Newberry Township, York County, adjacent to the Application Territory.

5. The nature and character of the service to be provided is the furnishing of water service to the public. The location of the proposed service is an additional portion of Newberry Township, York County, Pennsylvania. Attached hereto as Exhibit C-1 is a description of the area to be served, and attached hereto as Exhibit C-2 is a map showing the boundaries of the additional area. Applicant will serve six (6) residential and three (3) commercial customers in the applied-for territory.

6. No additional capital will be required by the Applicant for the purpose of financing the matters and things involved in this Application.

7. To the best of the knowledge of the Applicant, no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by Applicant in the Application Territory. Therefore, no competitive condition will be created by this Application.

8. The facilities which the Applicant will employ in the Application Territory are set forth in Exhibit D.

9. There is attached hereto, as Exhibit E, a balance sheet of the Applicant as of May 31, 1996.

10. There is attached hereto, as Exhibit F, a statement of income and retained earnings of the Applicant for the 12 months ended May 31, 1996.

11. The Applicant will charge its existing rates for service in the Application Territory as set forth in Applicant's Tariff and shown on Exhibit G, and which may be changed from time to time.

12. The estimated annual revenues and expenses of Applicant in the Application Territory are set forth in Exhibit H attached hereto.

13. Approval of the Application is necessary or proper. The granting of this Application will materially benefit the public by bringing Applicant's public water service to individuals who would otherwise be without any public water service.

WHEREFORE, Applicant prays your Honorable Commission to issue a Certificate of Public Convenience under the Public Utility Code, as amended, 66 Pa. C.S. §1102(a), authorizing Pennsylvania-American Water Company to furnish water service in the Application Territory, as described in Exhibit C hereto.

PENNSYLVANIA-AMERICAN WATER COMPANY

DATED: July 3, 1996

By: _____
Vice President

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF DAUPHIN)

On this, the 3rd day of July, 1996, before me, a notary public, the undersigned officer, personally appeared D.V. Modeer, who acknowledged himself to be a Vice President of Pennsylvania-American Water Company, a Pennsylvania Corporation and that he as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Emily T. Hicks

My Commission Expires:

NOTARIAL SEAL
EMILY T. HICKS, Notary Public
Derry Twp., Dauphin County
My Commission Expires March 2, 1998

PENNSYLVANIA-AMERICAN WATER COMPANY

Pennsylvania-American Water Company, an investor-owned water company, with corporate offices at 800 West Hersheypark Drive, Hershey, is a subsidiary of American Water Works Company, Inc. On February 1, 1989, the then-existing Pennsylvania-American Water Company (the result of the January 1, 1987 merger of Riverton Consolidated Water Company into Keystone Water Company) was merged into Western Pennsylvania Water Company, and the name of the surviving corporation was changed to Pennsylvania-American Water Company. A brief summary of each of the three predecessor companies follows.

Riverton Consolidated Water Company was formed by the merger and consolidation of six operating water companies in 1904. It subsequently acquired seven additional systems, and at the time of its merger with Keystone, supplied water to 12 municipalities on the Harrisburg west shore, Cumberland County, and Fairview Township in York County.

Keystone Water Company resulted from the 1973 merger of 14 companies into White Deer Mountain Water Company. The Company later acquired four systems. It provided water service in 14 eastern Pennsylvania counties through the following district offices: Abington, Bangor, Berwick, Frackville, Hallstead, Hershey/Palmyra, Montrose, Moshannon Valley, Norristown, Northumberland, Susquehanna, Thompson, White Deer (Milton), and Yardley.

Western Pennsylvania Water Company was the product of the merger of 17 water companies into South Pittsburgh Water Company at various times from 1970 to 1973. WPW added six water distribution systems, extending its service territory into portions of 12 western Pennsylvania counties. The company operated through the following district offices: Butler, Clarion, Connellsville, Ellwood, Indiana, Kane, Kittanning, McDonald, Mon Valley, New Castle, Pittsburgh, Punxsutawney, Uniontown, Warren, and Washington.

After the merger of Riverton and Keystone in 1987, the former Pennsylvania-American Water Company purchased five systems: Red Land Water Company in York County, Campbelltown Water Company in Lebanon County, and three systems in the Moshannon Valley area, Clearfield County - Woodland-Bigler Area Authority, Allport Water Authority, and Graham Water Association.

Since the merger of the former Pennsylvania-American Water Company (Riverton and Keystone) into Western Pennsylvania Water Company on February 1, 1989, the Company has acquired the following water systems: Smith Township Municipal Authority system (Washington County, February 27, 1989); Abington Township system (Lackawanna County, August 5, 1989); Summit Township Municipal Authority system (Butler County, August 31, 1993); Skyline Water Company (Dauphin County, December 2, 1993); Gregg Township Municipal Authority system (Union County, April 25, 1994); P-F Area Water Association system (Washington County, October 1, 1994); Country Place Water Company, Inc. and Country Place Waste Treatment Company, Inc. (Monroe County, June 30, 1995); Hickory Water Company, Pocono Farms East Water Company, Inc., and Silver Water Company (Monroe and Pike Counties, December 21, 1995); the water utility assets of Pennsylvania Gas and Water Company (Lackawanna, Luzerne,

Susquehanna and Wayne Counties, February 16, 1996); and the Municipal Authority of the Township of Morris system (Clearfield County, April 24, 1996). On July 2, 1990, Brownsville Water Company (Fayette County) and California Water Company (Washington County) were merged into the Company. On June 16, 1992, the Forge Road Acres water system (Cumberland County) was sold to South Middleton Township.

As a result of the various mergers and acquisitions, the four divisions of the present Company furnish water and sewer service to about 531,702 customers in the following municipalities:

All, or portions of, the Cities of Clairton and Pittsburgh (16th, 18th, 19th, 20th, 23rd, 29th, 30th, 31st and 32nd Wards), the Boroughs of Baldwin, Bethel Park, Brentwood, Bridgeville, Carnegie, Castle Shannon, Crafton, Dormont, Dravosburg, Elizabeth, Glassport, Greentree, Heidelburg, Homestead, Ingram, Jefferson, Liberty, Lincoln, Mt. Oliver, Munhall, Pleasant Hills, Rosslyn Farms, Thornburg, West Elizabeth, West Homestead, West Mifflin, Whitaker and Whitehall and the Townships of Baldwin, Collier, Elizabeth, Forward, Mt. Lebanon, North Fayette, Robinson, Scott, South Fayette, South Park and Upper St. Clair in Allegheny County;

All, or portions of, the Borough of Kittanning and the Townships of Manor and Rayburn in Armstrong County;

All, or portions of, the Boroughs of Ellwood City and Frankfort Springs and the Townships of Franklin, Hanover and North Sewickly in Beaver County;

All, or portions of, the Borough of Yardley and the Townships of Falls and Lower Makefield in Bucks County;

All, or portions of, the City of Butler, the Borough of East Butler and the Townships of Butler, Center, Connoquenessing, Oakland, Penn and Summit in Butler County;

All, or portions of, the Boroughs of Philipsburg and South Philipsburg and the Township of Rush in Centre County;

All, or portions of, the Borough of Clarion and the Townships of Clarion and Monroe in Clarion County;

All, or portions of, the Boroughs of Chester Hill and Osceola Mills and the Townships of Boggs, Bradford, Decatur, Graham and Morris in Clearfield County;

All, or portions of, the Boroughs of Berwick and Briar Creek and the Township of Briar Creek in Columbia County;

All, or portions of, the Boroughs of Camp Hill, Lemoyne, New Cumberland, Shiremanstown, West Fairview and Wormleysburg and the Townships of East Pennsboro, Hampden, Lower Allen, Silver Spring and Upper Allen in Cumberland County;

All, or portions of, the Townships of Derry, South Hanover and West Hanover in Dauphin County;

All, or portions of, the Cities of Connellsville and Uniontown, the Boroughs of Brownsville, South Connellsville and West Brownsville and the Townships of Brownsville, Bullskin, Connellsville, Dunbar, Jefferson, Luzerne, Menallen, North Union, Redstone and South Union in Fayette County;

All, or portions of, the Borough of Indiana and the Township of White in Indiana County;

All, or portions of, the Boroughs of Big Run and Punxsutawney and the Townships of Bell, Gaskill, Henderson, McCalmont and Young in Jefferson County;

All, or portions of, the Cities of Carbondale and Scranton, the Boroughs of Archbald, Blakely, Clarks Green, Clarks Summit, Dalton, Dickson City, Dunmore, Jermyn, Jessup, Mayfield, Moosic, Old Forge, Olyphant, Taylor, Throop and Vandling and the Townships of Abington, Carbondale, Fell, Glenburn, North Abington, Scott and South Abington in Lackawanna County;

All, or portions of, the City of New Castle; the Boroughs of Ellport, Ellwood City and South New Castle and the Townships of Hickory, Neshannock, Perry, Shenango, Taylor, Union and Wayne in Lawrence County;

All, or portions of, the Borough of Palmyra and the Townships of Annville, North Annville, North Londonderry, South Annville and South Londonderry in Lebanon County;

All, or portions of, the Cities of Nanticoke, Pittston and Wilkes-Barre, the Boroughs of Ashley, Avoca, Courtdale, Dallas, Dupont, Duryea, Edwardsville, Exeter, Forty Fort, Hughestown, Kingston, Laflin, Larksville, Laurel Run, Luzerne, Nescopeck, Plymouth, Pringle, Shickshinny, Sugar Notch, Swoyersville, Warrior Run, West Pittston, West Wyoming, Wyoming and Yatesville and the Townships of Conyngham, Fairview, Hanover, Hunlock, Jackson, Jenkins, Kingston, Newport, Pittston, Plains, Plymouth, Rice, Salem, Union, Wilkes-Barre and Wright in Luzerne County;

All, or portions of, the Borough of Kane and the Township of Wetmore in McKean County;

All, or portions of, the Township of Coolbaugh in Monroe County;

All, or portions of, the Boroughs of Bridgeport and Norristown and the Township of East Norriton, Lower Providence, Plymouth, Upper Merion, West Norriton, Whitpain and Worcester in Montgomery County;

All, or portions of, the Boroughs of Bangor and Roseto and the Townships of Plainfield, Upper Mt. Bethel and Washington in Northampton County;

All, or portions of, the Boroughs of Milton, Northumberland and Watsontown and the Townships of Delaware, East Chillisquaque, Point, Turbot, Upper Augusta and West Chillisquaque in Northumberland County;

Portions of the Township of Delaware in Pike County;

All, or portions of, the Borough of Frackville and the Townships of Butler, Mahanoy, New Castle and West Mahanoy in Schuylkill County;

All, or portions of, the Boroughs of Forest City, Great Bend, Hallstead, Lanesboro, Montrose, Susquehanna and Thompson and the Townships of Bridgewater, Great Bend, Harmony and Oakland in Susquehanna County;

All, or portions of, the Borough of Lewisburg and the Townships of Buffalo, East Buffalo, Gregg, Kelly and White Deer in Union County;

All, or portions of, the City of Warren and the Townships of Conewango, Glade, Meade, and Pleasant in Warren County;

All, or portions of, the Cities of Monongahela and Washington and the Boroughs of Burgettstown, California, Canonsburg, Coal Center, East Washington, Finleyville, Houston, McDonald, Midway and New Eagle and the Townships of Amwell, Canton, Carroll, Cecil, Chartiers, Fallowfield, Hanover, Mt. Pleasant, North Franklin, North Strabane, Nottingham, Peters, Robinson, Smith, Somerset, South Franklin, South Strabane and Union in Washington County;

Portion of the Township of Clinton in Wayne County.

All, or portions of, the Townships of Fairview and Newberry in York County.

[286 municipalities in 31 counties. Note: Ellwood City Borough is located in Beaver and Lawrence Counties; Hanover Township is located in Beaver and Washington Counties]

4/30/96

The amount of stocks and bonds authorized, issued and outstanding as of May 31, 1996:

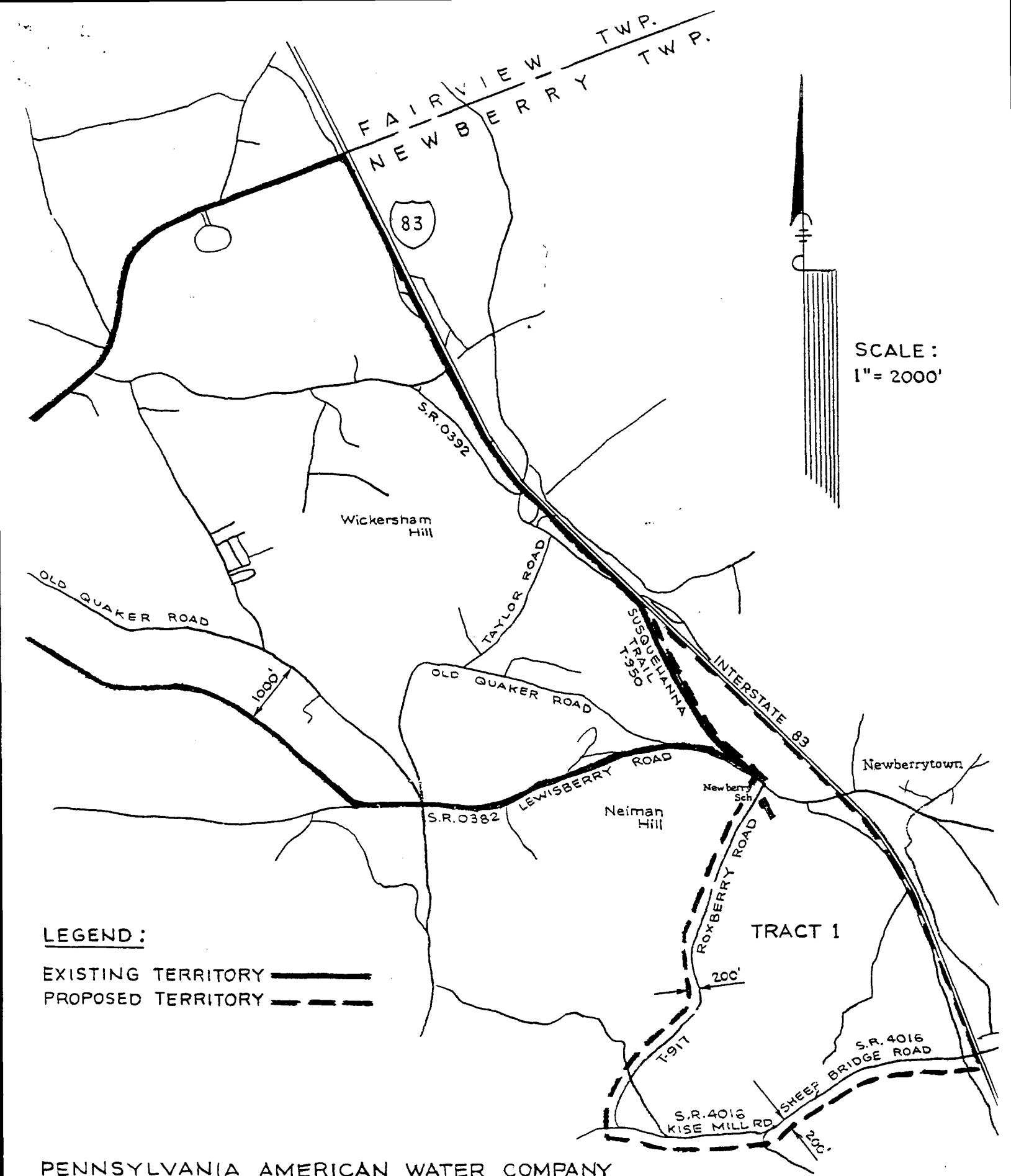
	AUTHORIZED	ISSUED & OUTSTANDING
COMMON STOCK	10,000,000 shares	3,910,343 shares
PREFERRED STOCK	363,200 shares	178,405 shares
PREFERENCE STOCK	4,000 shares	4,000 shares

BONDS -aggregate principal amount issued and outstanding -$299,400,000

EXHIBIT B

Extension of Newberry Township Service Territory

Beginning at a point on the present limit of certificated territory granted to Pennsylvania-American Water Company under P.U.C. Certificate of Public Convenience (A-212285-F0013) at the centerline of Lewisberry Road (SR0382), said point being approximately +/- 200 feet northwest of the centerline intersection of Roxberry Road (T917), and Lewisberry Road (SR0382) thence in a south westerly direction, parallel to and 200 feet west of the centerline of Roxberry Road (T917), a distance of approximately +/- 6700 feet to a point, said point being 200 feet south of the centerline of Kise Mill Road (SR4016); thence in an easterly direction, parallel to and 200 feet south of the centerline of Kise Mill Road (SR4016), a distance of approximately +/- 2800 feet to a point, said point being 200 feet south east of the centerline of Sheep Bridge Road (SR4016); thence in a generally easterly direction, 200 feet south of and parallel to the centerline of Sheep Bridge Road (SR4016) a distance of approximately +/- 3900 feet to a point, said point being the western right-of-way boundary of Interstate Route 83; thence in a generally northward direction a distance of approximately +/- 9800 feet following the western boundary of Interstate Route 83 to a point where it intersects the centerline of Susquehanna Trail (T950); thence in a generally southerly direction along the centerline of Susquehanna Trail (T950) a distance of approximately +/- 2800 feet to a point on the centerline of Lewisberry Road (SR0382), thence northwesterly along the centerline of Lewisberry Road (SR0382) approximately +/- 200 feet to a point, the place of beginning.



PENNSYLVANIA AMERICAN WATER COMPANY
PROPOSED EXTENSION OF CERTIFIED
TERRITORY IN NEWBERRY TOWNSHIP,
YORK COUNTY, PENNSYLVANIA

EXHIBIT C-2

Tract 1

The facilities to be installed within this application territory will include 3080 feet of new 8 inch ductile iron pipe, 5810 feet of new 12 inch ductile iron pipe, 2510 feet of new 16 inch ductile iron pipe, (19) new valves and (6) new public fire hydrants.

PENNSYLVANIA - AMERICAN WATER CO.

BALANCE SHEET

ASSETS	MAY 31,1996	LAST YEAR
UTILITY PLANT	$ 1,216,016,837	$ 741,343,326
CONSTRUCTION WORK IN PROGRESS	14,032,202	22,629,753
ACCUMULATED DEPRECIATION	147,983,076CR	102,207,857C
UTILITY PLANT ACQUISITION ADJUSTMENTS	2,350,605CR	1,016,788C
OTHER UTILITY PLANT ADJUSTMENTS		
	1,079,715,358	660,748,434
NONUTILITY PROPERTY	852,399	875,189
OTHER INVESTMENTS		
CURRENT ASSETS		
CASH AND CASH EQUIVALENTS	1,311,757	124,235
TEMPORARY INV. - AT COST PLUS ACCRUED INT.		
CUSTOMER ACCOUNTS RECEIVABLE	19,962,953	12,231,264
ALLOWANCE FOR UNCOLLECTIBLE ACCOUNTS	523,763CR	135,930C
UNBILLED REVENUES	14,886,830	10,384,914
FIT REFUND DUE FROM ASSOCIATED COMPANY		
MISCELLANEOUS RECEIVABLES	686,377	828,984
MATERIALS AND SUPPLIES - AT AVERAGE COST	2,809,349	1,448,922
OTHER	5,827,294	5,175,914
	44,960,797	30,058,303
DEFERRED DEBITS		
DEBT AND PREFERRED STOCK EXPENSE	6,695,413	1,861,837
EXPENSE OF RATE PROCEEDINGS	373,480	695,532
PRELIMINARY SURVEY AND INVESTIGATION CHARGES		
REG ASSET-INC TAX RECOVERABLE THRU RATES	84,211,619	83,568,027
OTHER	23,406,210	6,774,627
	114,686,722	92,900,023
	$ 1,240,215,276	$ 784,581,949

CAPITAL AND LIABILITIES		
COMMON STOCK	$ 21,506,887	$ 19,548,199
PAID IN CAPITAL	247,267,113	76,113,625
RETAINED EARNINGS	112,401,350	105,153,297
TOTAL COMMON EQUITY	381,175,350	200,815,121
PREFERRED STOCK	18,240,500	18,475,000
LONG-TERM DEBT	421,590,634	275,520,000
TOTAL CAPITALIZATION	821,006,484	494,810,121
CURRENT LIABILITIES		
BANK DEBT - PENDING ISSUANCE OF SECURITIES	148,840,763	33,128,912
CURRENT PORTION OF LONG-TERM DEBT	18,739,101	26,010,000
ACCOUNTS PAYABLE	4,992,590	5,585,448
TAXES ACCRUED	2,117,965	1,985,901
INTEREST ACCRUED	9,983,385	6,850,281
CUSTOMER DEPOSITS	1,141	1,173
DIVIDENDS DECLARED	348,207	351,412
OTHER	6,402,149	5,032,424
	191,425,301	78,945,551
DEFERRED CREDITS		
CUSTOMER ADVANCES FOR CONSTRUCTION	45,807,247	41,806,513
DEFERRED INCOME TAXES	123,892,455	119,566,972
DEFERRED INVESTMENT TAX CREDITS	9,947,082	10,180,674
OTHER	6,665,450	6,484,472
	186,312,234	178,038,631
CONTRIBUTIONS IN AID OF CONSTRUCTION	41,471,257	32,787,646
	$ 1,240,215,276	$ 784,581,949

PENNSYLVANIA - AMERICAN WATER CO.

(FORM 163)

PENNSYLVANIA - AMERICAN WATER CO.

STATEMENT OF INCOME AND RETAINED EARNINGS

TWELVE MONTHS TO DATE	MAY 31,1996	LAST YEAR
OPERATING REVENUES	$204,064,553	$174,217,840
OPERATING EXPENSES		
OPERATION AND MAINTENANCE	93,935,151	82,723,421
DEPRECIATION	21,936,264	17,658,506
TAXES ON OPERATING INCOME		
GENERAL	11,634,678	9,996,678
STATE INCOME	2,431,250	2,733,642
FEDERAL INCOME	13,781,706	11,737,850
	143,719,049	124,850,097
UTILITY OPERATING INCOME	60,345,504	49,367,743
OTHER INCOME		
ALLOWANCE FOR OTHER FUNDS USED DURING CONST	40,303	158,618
MISCELLANEOUS OTHER INCOME	263,401	359,124
GAIN (LOSS) ON SALE OF PROPERTY	36,525	329,166
	60,685,733	50,214,651
OTHER DEDUCTIONS		
AMORTIZATION OF PREFERRED STOCK EXPENSE	8,193	11,574
AMORTIZATION OF UTILITY PLANT ADJUSTMENTS	344,187CR	253,043CR
MISCELLANEOUS OTHER DEDUCTIONS	144,134	174,658
TAXES ON OTHER INCOME AND DEDUCTIONS		
GENERAL	83,128	96,504
STATE INCOME	9,784	55,104
FEDERAL INCOME	30,551	141,709
	68,397CR	226,506
INCOME BEFORE INTEREST CHARGES	60,754,130	49,988,145
INTEREST CHARGES		
INTEREST ON LONG-TERM DEBT	28,702,780	26,148,829
AMORTIZATION OF DEBT EXPENSE	276,412	219,847
INTEREST ON BANK DEBT	6,138,978	961,463
OTHER INTEREST	2,435	10,423CR
ALLOWANCE FOR BORROWED FUNDS USED DURING CONST	563,786CR	594,642CR
	34,556,819	26,725,074
NET INCOME	26,197,311	23,263,071
RETAINED EARNINGS AT BEGINNING OF PERIOD	105,153,301	99,327,174
	131,350,612	122,590,245
DIVIDENDS		
PREFERRED STOCK	1,395,941	1,407,421
COMMON STOCK	17,553,316	16,029,523
	18,949,257	17,436,944
RETAINED EARNINGS AT END OF PERIOD	$112,401,355	$105,153,301

PENNSYLVANIA - AMERICAN WATER CO.

(FORM 164 REV 1/93)

Schedule of Rates Applicable to Rate Zone 1
For All Rate Classes Except Industrial

Meter Rates

All water supplied by the Company for any and all purposes, except Industrial, Qualified Private Fire Hydrants and Public Fire Hydrants, shall be metered as hereinafter set forth. All meters shall be read monthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges
For All Rate Classes Except Industrial

All metered customers shall be subject to a monthly service charge, based on the size of meter required to render adequate service.

Size of Meter	Residential and Commercial Per Month	Municipal and Other Water Utilities Per Month
5/8 inch	$ 8.40	$ 8.77
3/4 inch	12.60	13.16
1 inch	21.93	21.93
1-1/2 inch	43.85	43.85
2 inch	70.16	70.16
3 inch	131.55	131.55
4 inch	219.25	219.25
6 inch	438.50	438.50
8 inch	701.60	701.60
10 inch	1,008.55	1,008.55
12 inch	1,578.60	1,578.60

Consumption Charges (I)

The following rates shall apply per 100 gallons.

	FIRST 16,000/MONTH	NEXT 584,000/MONTH	ALL IN EXCESS OF 600,000/MONTH
Residential	.3932	.3932	.3932
Commercial	.3932	.2549	.2549
Municipal	.3932	.2519	.2519
Other Water Utilities	.3932	.2746	.2746

Issued: July 25, 1995 Effective: July 25, 1995

		REVENUES	EXPENSES
6 residential customers	6 x $339	$2,034	$114
6 public fire hydrants	6 x $240	$1,440	- 0 -
3 commerical customers	3 x $526	$1,578	- 0 -
TOTAL		$5,052	$114

EXHIBIT H

Attachment 3:

Application of PAWC for Approval of the Right to Render, Offer, Furnish or to Supply Water to the Public in an Additional Portion of Newberry Township, York County – Docket No. A-2102285F0063 *(Old Trail Road, Susquehanna Road and Big Conewago Creek)*

Application Filed: March 25, 1999

Order Entered: June 10, 1999

PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA. 17105-3265

Public Meeting held June 10, 1999

Commissioners Present:

John M. Quain, Chairman
Robert K. Bloom, Vice Chairman
David W. Rolka
Aaron Wilson, Jr.

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County.

A-212285F0063

ORDER

BY THE COMMISSION:

By this Application filed on March 25, 1999, Pennsylvania-American Water Company (Applicant or PAWC), 800 West Hershey Park Drive, Hershey, Pennsylvania 17033, a public utility which presently has authority to furnish water service to the public in a portion of Newberry Township, York County, adjacent to the Application territory, seeks a Certificate of Public Convenience pursuant to Section 1102(a) (1) (i) of the Public Utility Code, 66 Pa. C.S. § 1102(a) (1) (i) for the right to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County, as more precisely described by metes and bounds as shown on a drawing attached to and made a part of the Application.

Proofs of service and publication were submitted by the Applicant. No protests were filed and no hearing was held. No motions or petitions were filed in this proceeding.

The nature and character of the service to be provided is the extension of water service to the public. The applied-for territory includes approximately 200-250 existing residential dwellings and light industrial facilities west of Old Trail Road, Susquehanna Road, and north of Big Conowaga Creek, Newberry Township. The existing customers have their own wells and at the current time they are not experiencing any contamination problems, but these potential customers have made inquiries about connecting to the system in the future. Therefore, PAWC has filed this application requesting the extension of the water system. PAWC will charge its existing rates for service in the Application territory, as set forth in PAWC's Tariff attached to and made a part of the Application.

The facilities to be installed will include approximately 13,200 feet of 16 inch, 12 inch, and 8 inch ductile iron water pipe.

Upon full consideration of all matter of record, we find that approval of Pennsylvania-American Water Company's Application is necessary and proper for the service, accommodation and convenience of the public; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company is hereby approved.

Proofs of service and publication were submitted by the Applicant. No protests were filed and no hearing was held. No motions or petitions were filed in this proceeding.

The nature and character of the service to be provided is the extension of water service to the public. The applied-for territory includes approximately 200-250 existing residential dwellings and light industrial facilities west of Old Trail Road, Susquehanna Road, and north of Big Conowaga Creek, Newberry Township. The existing customers have their own wells and at the current time they are not experiencing any contamination problems, but these potential customers have made inquiries about connecting to the system in the future. Therefore, PAWC has filed this application requesting the extension of the water system. PAWC will charge its existing rates for service in the Application territory, as set forth in PAWC's Tariff attached to and made a part of the Application.

The facilities to be installed will include approximately 13,200 feet of 16 inch, 12 inch, and 8 inch ductile iron water pipe.

Upon full consideration of all matter of record, we find that approval of Pennsylvania-American Water Company's Application is necessary and proper for the service, accommodation and convenience of the public; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company is hereby approved.

2. That a Certificate of Public Convenience be issued pursuant to Section 1102(a) (1) (i) of the Public Utility Code, 66 P.A. C.S. § 1102(a) (1) (i) authorizing the Pennsylvania-American Water Company to offer, render, furnish or supply water to the public in an additional portion of Newberry Township, York County, as described by the metes and bounds, as shown on the drawing attached to and made a part of the Application.

BY THE COMMISSION

James J. McNulty
Secretary

(SEAL)

ORDER ADOPTED: June 10, 1999

ORDER ENTERED: JUN 11 1999

PENNSYLVANIA
PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A-212285F0063

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County.

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this CERTIFICATE OF PUBLIC CONVENIENCE **evidencing the Commission's approval.**

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 10th day of June 1999.

James J. McNulty

Secretary

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In re: Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County, Pennsylvania.

Application No. _____

To Pennsylvania Public Utility Commission:

1. The name and address of Applicant are:

   Pennsylvania-American Water Company
   ("Pennsylvania-American")
   800 West Hersheypark Drive
   Hershey, PA 17033

2. The names and address of the Applicant's attorneys are:

   For Pennsylvania-American

   Velma A. Redmond, Esquire
   Susan D. Simms, Esquire
   800 West Hersheypark Drive
   Hershey, PA 17033

3. Attached hereto as Exhibit A is pertinent information with respect to the corporate history, authority, and service territory of Pennsylvania-American (the "Applicant"). Attached hereto as Exhibit B is a statement of the amount of stocks and bonds authorized, issued and outstanding as of February 28, 1999.

4. Also contained in Exhibit A attached hereto is a list of the municipalities in which service is being rendered by Pennsylvania-American. With regard to the area concerned in this

Application, Pennsylvania-American is now furnishing water service to the public in a portion of Newberry Township, York County, adjacent to the applied for area.

5. The nature and character of the service to be provided is the extension of water service to the public. The location of the proposed service is an additional portion of Newberry Township, York County, Pennsylvania. Attached hereto as Exhibit C-1 is a description of the area to be served, and attached hereto as Exhibit C-2 is a map showing the boundaries of the additional area. The applied-for territory includes approximately 200-250 existing residential dwellings and light industrial facilities west of Old Trail Road, Susquehanna Road, and north of Big Conowaga Creek, Newberry Township, York County, Pennsylvania.

6. No additional capital will be required by the Applicant for the purpose of financing the matters and things involved in this Application. All pipeline extensions will be completed under Applicant's tariff rules regarding main extensions.

7. To the best of the knowledge of the Applicant, no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by Applicant in the Application Territory, and no competitive condition will be created. Applicant's existing service territory is adjacent to the applied-for area. United Water Pennsylvania, Inc. water pipelines are approximately three (3) miles northeast of the proposed site.

8. The facilities to be installed within this application territory will include approximately 13,200 feet of 16 inch, 12 inch, and 8 inch ductile iron pipe.

9. There is attached hereto, as Exhibit D, a balance sheet of Pennsylvania-American as of February 28, 1999.

10. There is attached hereto, as Exhibit E, a statement of income and retained earnings of Pennsylvania-American for the 12 months ended February 28, 1999.

11. Pennsylvania-American will charge its existing rates for service in the Application Territory as set forth in Pennsylvania-American's Tariff and shown on Exhibit F, and which may be changed from time to time.

12. The estimated annual revenues and expenses of Pennsylvania-American in the Application Territory are set forth in Exhibit G attached hereto.

13. Approval of the Application is necessary or proper. The granting of this Application will materially benefit the public by bringing Pennsylvania-American's public water service to an area that is presently without public water service.

WHEREFORE, Applicant prays your Honorable Commission to issue a Certificate of Public Convenience under the Public Utility Code, as amended, 66 Pa. C.S. §1102(a), authorizing Pennsylvania-American Water Company to furnish water service in the Application Territory, as described in Exhibit C-1 and C-2 hereto.

PENNSYLVANIA-AMERICAN WATER COMPANY

By: _____
Vice President

Dated: 3/22/99

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF DAUPHIN)

On this, the 22nd day of March, 1999, before me, a notary public, the undersigned officer, personally appeared Richard C. Neubauer, who acknowledged himself to be a Vice President of Pennsylvania-American Water Company, a Pennsylvania Corporation and that he as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Roberta L Gautsch

NOTARIAL SEAL
ROBERTA L. GAUTSCH, Notary Public
Derry Twp., Dauphin County, PA
My Commission Expires Oct. 10, 2002

My Commission Expires:

PENNSYLVANIA-AMERICAN WATER COMPANY

Pennsylvania-American Water Company, an investor-owned water company, with corporate offices at 800 West Hersheypark Drive, Hershey, is a subsidiary of American Water Works Company, Inc. On February 1, 1989, the then-existing Pennsylvania-American Water Company (the result of the January 1, 1987 merger of Riverton Consolidated Water Company with and into Keystone Water Company) was merged with and into Western Pennsylvania Water Company, and the name of the surviving corporation was changed to Pennsylvania-American Water Company. A brief summary of each of the three predecessor companies follows.

Riverton Consolidated Water Company was formed by the merger and consolidation of six operating water companies in 1904. It subsequently acquired seven additional systems, and at the time of its merger with Keystone, supplied water to 12 municipalities on the Harrisburg west shore, Cumberland County, and Fairview Township in York County.

Keystone Water Company resulted from the 1973 merger of 14 companies with and into White Deer Mountain Water Company. The Company later acquired four systems. It provided water service in 14 eastern Pennsylvania counties through the following distribution systems: Abington, Bangor, Berwick, Frackville, Hallstead, Hershey/Palmyra, Montrose, Moshannon Valley, Norristown, Northumberland, Susquehanna, Thompson, White Deer (Milton), and Yardley.

Western Pennsylvania Water Company was the product of the merger of 17 water companies with and into South Pittsburgh Water Company at various times from 1970 to 1973. WPW added six water distribution systems, extending its service territory into portions of 12 western Pennsylvania counties. The company operated through the following district offices: Butler, Clarion, Connellsville, Ellwood, Indiana, Kane, Kittanning, McDonald, Mon Valley, New Castle, Pittsburgh, Punxsutawney, Uniontown, Warren, and Washington.

After the merger of Riverton and Keystone in 1987, the former Pennsylvania-American Water Company purchased five systems: Red Land Water Company in York County, Campbelltown Water Company in Lebanon County, and three systems in the Moshannon Valley area, Clearfield County - Woodland-Bigler Area Authority, Allport Water Authority, and Graham Water Association.

Since the merger of the former Pennsylvania-American Water Company (Riverton and Keystone) into Western Pennsylvania Water Company on February 1, 1989, the Company has acquired the following water systems: Smith Township Municipal Authority system (Washington County, February 27, 1989); Abington Township system (Lackawanna County, August 5, 1989); Summit Township Municipal Authority system (Butler County, August 31, 1993); Skyline Water Company (Dauphin County, December 2, 1993); Gregg Township Municipal Authority system (Union County, April 25, 1994); P-F Area Water Association system (Washington County, October 1, 1994); Country Place Water Company, Inc. and Country Place Waste Treatment Company, Inc. (Monroe County, June 30, 1995); Hickory Water Company, Pocono Farms East Water Company, Inc., and Silver Water Company (Monroe and Pike Counties, December 21, 1995); the water utility assets of Pennsylvania Gas and Water Company (Lackawanna, Luzerne, Susquehanna and Wayne Counties, February 16, 1996); the Municipal Authority of the Township of Morris system (Clearfield County, April 24, 1996); Westford Water Company (Dauphin County,

August 2, 1996); Clarion Township General Authority (Clarion County, January 28, 1998); Fairview Water Company, National Utilities, Inc.-Pocono Division, and Pocono Mountains Industrial Park Authority (Monroe County, May 7, 1998); Coolbaugh Township-Fire System (Monroe County, July 28, 1998); Greene Valley Water Company (Lackawanna County, August 28, 1998); Franklin Manor Utilities, Ltd. (Washington County, September 22, 1998); Taylor Township (Lawrence County, December 21, 1998); and Evansburg Water Company (Montgomery County, December 30, 1998). On July 2, 1990, Brownsville Water Company (Fayette County) and California Water Company (Washington County) were acquired and merged into the Company. On June 16, 1992, the former Forge Road Acres water system (Cumberland County) was sold to South Middleton Township.

As a result of the various mergers and acquisitions, the four divisions of the present Company furnish water and sewer service to about 541,022 customers in the following municipalities:

All, or portions of, the Cities of Clairton and Pittsburgh (16th, 18th, 19th, 20th, 23rd, 29th, 30th, 31st and 32nd Wards), the Boroughs of Baldwin, Bethel Park, Brentwood, Bridgeville, Carnegie, Castle Shannon, Crafton, Dormont, Dravosburg, Elizabeth, Glassport, Greentree, Heidelburg, Homestead, Ingram, Jefferson, Liberty, Lincoln, Mt. Oliver, Munhall, Pleasant Hills, Rosslyn Farms, Thornburg, West Elizabeth, West Homestead, West Mifflin, Whitaker and Whitehall and the Townships of Baldwin, Collier, Elizabeth, Forward, Mt. Lebanon, North Fayette, Robinson, Scott, South Fayette, South Park and Upper St. Clair in Allegheny County;

All, or portions of, the Borough of Kittanning and the Townships of Manor and Rayburn in Armstrong County;

All, or portions of, the Boroughs of Ellwood City and Frankfort Springs and the Townships of Franklin, Hanover and North Sewickly in Beaver County;

All, or portions of, the Borough of Yardley and the Townships of Falls and Lower Makefield in Bucks County;

All, or portions of, the City of Butler, the Borough of East Butler and the Townships of Butler, Center, Connoquenessing, Oakland, Penn and Summit in Butler County;

All, or portions of, the Boroughs of Philipsburg and South Philipsburg and the Township of Rush in Centre County;

All, or portions of, the Borough of Clarion and the Townships of Clarion, Limestone and Monroe in Clarion County;

All, or portions of, the Boroughs of Chester Hill and Osceola Mills and the Townships of Boggs, Bradford, Decatur, Graham and Morris in Clearfield County;

All, or portions of, the Boroughs of Berwick and Briar Creek and the Township of Briar Creek in Columbia County;

All, or portions of, the Boroughs of Camp Hill, Lemoyne, New Cumberland, Shiremanstown, West Fairview and Wormleysburg and the Townships of East Pennsboro, Hampden, Lower Allen, Silver Spring and Upper Allen in Cumberland County;

All, or portions of, the Townships of Derry, South Hanover and West Hanover in Dauphin County;

All, or portions of, the Cities of Connellsville and Uniontown, the Boroughs of Brownsville, South Connellsville and West Brownsville and the Townships of Brownsville, Bullskin, Connellsville, Dunbar, Jefferson, Luzerne, Menallen, North Union, Redstone and South Union in Fayette County;

All, or portions of, the Borough of Indiana and the Township of White in Indiana County;

All, or portions of, the Boroughs of Big Run and Punxsutawney and the Townships of Bell, Gaskill, Henderson, McCalmont and Young in Jefferson County;

All, or portions of, the Cities of Carbondale and Scranton, the Boroughs of Archbald, Blakely, Clarks Green, Clarks Summit, Dalton, Dickson City, Dunmore, Jermyn, Jessup, Mayfield, Moosic, Old Forge, Olyphant, Taylor, Throop and Vandling and the Townships of Abington, Carbondale, Fell, Glenburn, North Abington, Scott and South Abington in Lackawanna County;

All, or portions of, the City of New Castle; the Boroughs of Ellport, Ellwood City and South New Castle and the Townships of Hickory, Neshannock, Perkiomen, Perry, Shenango, Taylor, Union and Wayne in Lawrence County;

All, or portions of, the Borough of Palmyra and the Townships of Annville, North Annville, North Londonderry, South Annville and South Londonderry in Lebanon County;

All, or portions of, the Cities of Nanticoke, Pittston and Wilkes-Barre, the Boroughs of Ashley, Avoca, Courtdale, Dallas, Dupont, Duryea, Edwardsville, Exeter, Forty Fort, Hughestown, Kingston, Laflin, Larksville, Laurel Run, Luzerne, Nescopeck, Plymouth, Pringle, Shickshinny, Sugar Notch, Swoyersville, Warrior Run, West Pittston, West Wyoming, Wyoming and Yatesville and the Townships of Conyngham, Fairview, Hanover, Hunlock, Jackson, Jenkins, Kingston, Newport, Pittston, Plains, Plymouth, Rice, Salem, Union, Wilkes-Barre and Wright in Luzerne County;

All, or portions of, the Borough of Kane and the Township of Wetmore in McKean County;
All, or portions of, the Borough of Mount Pocono and the Township of Coolbaugh in Monroe County;

All, or portions of, the Boroughs of Bridgeport and Norristown and the Township of East Norriton, Lower Providence, Plymouth, Upper Merion, West Norriton, Whitpain and Worcester in Montgomery County;

All, or portions of, the Boroughs of Bangor and Roseto and the Townships of Plainfield, Upper Mt. Bethel and Washington in Northampton County;

All, or portions of, the Boroughs of Milton, Northumberland and Watsontown and the Townships of Delaware, East Chillisquaque, Point, Turbot, Upper Augusta and West Chillisquaque in Northumberland County;

Portions of the Township of Delaware in Pike County;

All, or portions of, the Borough of Frackville and the Townships of Butler, Mahanoy, New Castle and West Mahanoy in Schuylkill County;

All, or portions of, the Boroughs of Forest City, Great Bend, Hallstead, Lanesboro, Montrose, Susquehanna and Thompson and the Townships of Bridgewater, Great Bend, Harmony and Oakland in Susquehanna County;

All, or portions of, the Borough of Lewisburg and the Townships of Buffalo, East Buffalo, Gregg, Kelly and White Deer in Union County;

All, or portions of, the City of Warren and the Townships of Conewango, Glade, Meade, and Pleasant in Warren County;

All, or portions of, the Cities of Monongahela and Washington and the Boroughs of Burgettstown, California, Canonsburg, Coal Center, East Washington, Finleyville, Houston, McDonald, Midway and New Eagle and the Townships of Amwell, Canton, Carroll, Cecil, Chartiers, Cross Creek, Fallowfield, Hanover, Jefferson, Mt. Pleasant, North Franklin, North Strabane, Nottingham, Peters, Robinson, Smith, Somerset, South Franklin, South Strabane and Union in Washington County;

Portion of the Township of Clinton in Wayne County.

All, or portions of, the Townships of Fairview and Newberry in York County.

[291 municipalities in 31 counties. Note: Ellwood City Borough is located in Beaver and Lawrence Counties; Hanover Township is located in Beaver and Washington Counties]

12/30/98

The amount of stocks and bond authorized, issued and outstanding as of February 28, 1999:

	AUTHORIZED	ISSUED & OUTSTANDING
COMMON STOCK	10,000,000 shares	3,910,343 shares
PREFERRED STOCK	363,200 shares	161,064 shares

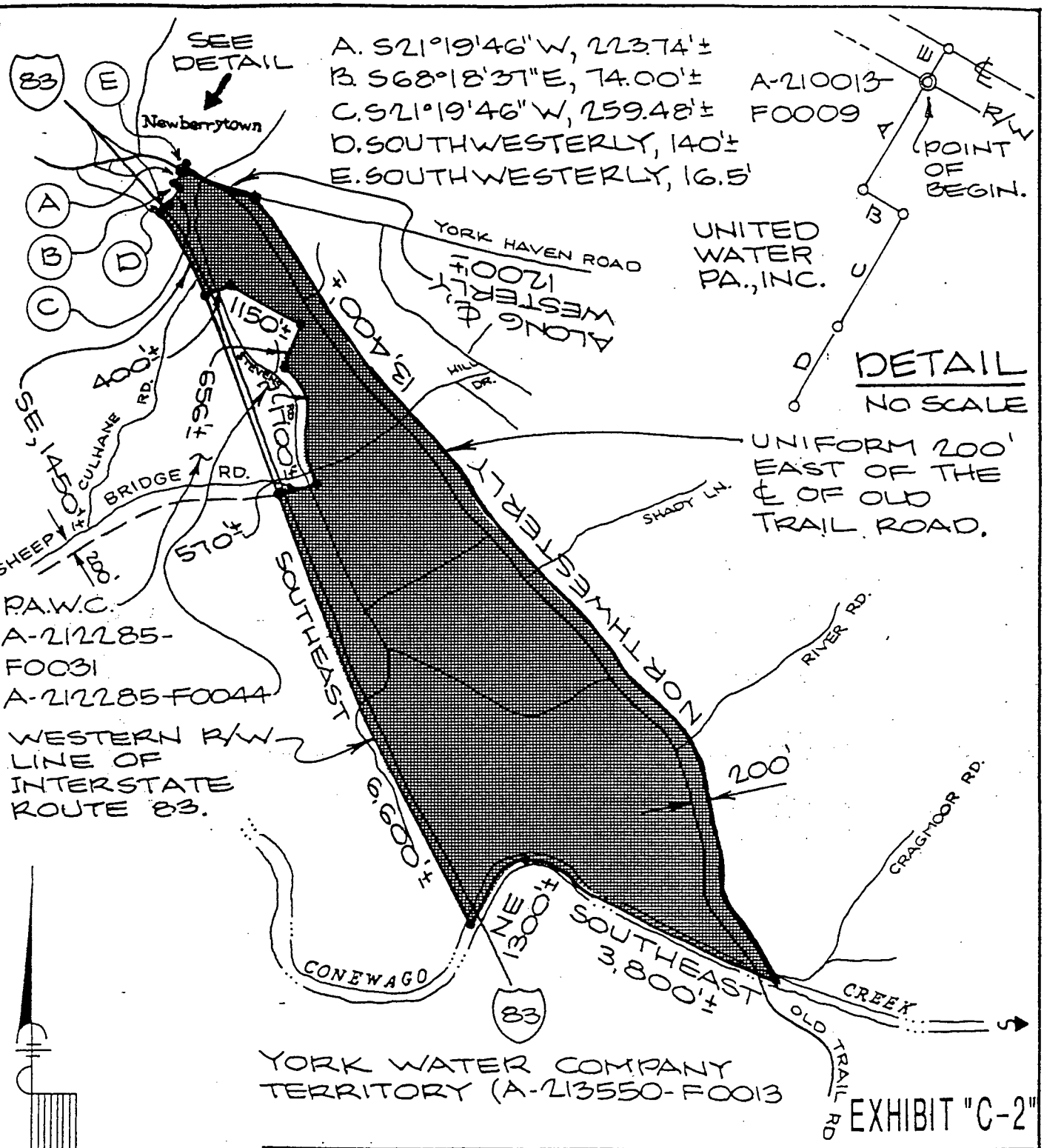
BONDS -aggregate principal amount issued and outstanding -$588,200,000

EXHIBIT B

EXHIBIT C - 1
EXTENSION OF NEWBERRY TOWNSHIP SERVICE TERRITORY

Beginning at a point at the existing southern right of way line of State Route 0382, Old Trail Road, A/K/A Susquehanna Trail, at the division line of properties now or formerly of CHR Corporation and now or formerly of Norman and Elsie Moomaw, said point being the northeastern limit of territory granted to United Water Pennsylvania, Inc., under P.U.C. Certificate of Public Convenience (A-210013-F0009); thence along lands now or formerly of CHR Corporation and the aforementioned territory limit, south twenty one degrees, nineteen minutes, forty six seconds west (S21°19'46"W), two hundred and twenty three and seventy four hundredths feet (223.74') more or less to a point; thence along the same, south sixty eight degrees, eighteen minutes, thirty seven seconds east (S68°18'37"E), seventy four and zero hundredths feet (74.00') more or less to a point; thence along the same, south twenty one degrees, nineteen minutes, forty six seconds west (S21° 19'46"W) two hundred and fifty nine and forty eight hundredths feet (259.48') more or less to a point on the eastern right of way line of Interstate Route 83, said point being the southeastern limit of territory granted to United Water Pennsylvania, Inc., under P.U.C. Certificate of Public Convenience (A-210013- F0009); thence crossing Interstate Route 83 in a southwesterly direction, one hundred and forty feet (140') more or less to the western right of way line of Interstate Route 83 at lands of certified territory granted to Pennsylvania-American Water Company under P.U.C. Certificate of Public Convenience (A-212285-F0031); thence along the said territory by the western right of way line of Interstate 83 in a southeasterly direction, fourteen hundred and fifty feet (1450') more or less to a point at the northwestern limit of certified territory granted to Pennsylvania-American Water Company under P.U.C. Certificate of Public Convenience (212285-F0044); thence along the aforementioned territory crossing Interstate Route 83 and Stevens Road, Township Route 837 in a northeasterly direction four hundred feet (400') more or less to a point; thence continuing along the aforementioned territory in a southeasterly direction, eleven hundred and fifty feet (1150') more or less to a point; thence along the same in a southwesterly direction, six hundred and fifty-six feet (656') more or less to a point; thence along the same by a distance of two hundred feet (200') east of and parallel to Stevens Road in a generally south direction, seventeen hundred feet (1700') more or less to a point two hundred feet (200') south of Sheep Bridge Road, State Route 4016; thence parallel to Sheep Bridge Road in a generally westerly direction crossing Stevens Road and Interstate Route 83, five hundred and seventy feet (570') more or less to the intersection of the southwestern and southeastern limits of certified territory granted to Pennsylvania-American Water Company under P.U.C. Certificate of Public Convenience being (212285-F0044) and (212285-F0031) respectively, said point being on the western right of way line of Interstate Route 83; thence along the western right of way line of Interstate Route 83 in a southeastern direction, six thousand, six hundred feet (6,600') more or less to a point in the center of the Conewago Creek, said point being on the northern limit of territory granted to the York Water Company, under P.U.C. Certificate of Public Convenience (A-21355-F0013) and also being the division line of Newberry Township and Conewago Township, both being a part of the County of York; thence along the aforementioned York Water Company territory by the centerline of the Conewago Creek in a generally northeasterly direction, thirteen hundred feet

the creek in a southeasterly direction three thousand, eight hundred feet (3,800') more or less to a point in the center of Conewago Creek, said point being southeast of the intersection of the creek and Old Trail Road, A/K/A Susquehanna Trail; thence at a uniform distance of two hundred feet east of the centerline of the aforesaid Old Trail Road in a generally northwesterly direction, thirteen thousand, four hundred feet (13,400') more or less to a point at the intersection of the centerline of York Haven Road; thence in a westerly direction along the center of York Haven Road to its intersection with Old Trail Road and continuing westerly along center of said Old Trail Road one thousand two hundred feet (1,200') more or less to a point in the center of Old Trail Road; thence in a southwesterly direction, sixteen and a half feet (16.5') more or less to a point on the existing southern right of way line of State Route 0382 Old Trail Road, the PLACE OF BEGINNING. The herein described Extension of Service Territory is shown on a plan attached hereto, is made a part of this description, and is labeled Exhibit C-2.



EXPANSION OF SERVICE TERRITORY IN NEWBERRY TOWNSHIP

SCALE: 1" = 2000'	APPROVED BY:	DRAWN BY RNF
DATE: 02/01/99		REVISED

NEWBERRY TOWNSHIP
YORK COUNTY, PENNSYLVANIA

Pennsylvania-American Water Company
852 Wesley Drive • Mechanicsburg, PA 17055-4475

DRAWING NUMBER
SHEET 1 OF 1.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA-AMERICAN WATER COMPANY
BALANCE SHEET

	FEBRUARY 1999	LAST YEAR
ASSETS		
Utility plant	$1,422,212,291	$1,340,042,711
Construction work in progress	31,791,449	17,466,207
Accumulated depreciation	(215,436,977)	(185,126,956)
Utility plant acquisition adjustment	12,115,935	15,733,445
Other utility plant adjustments	0	0
	1,250,682,698	1,188,115,407
Nonutility property	642,992	685,046
Other Investments	0	0
Current assets		
Cash and cash equivalents	7,212	8,134,099
Temporary inv. - at cost plus accrued int.	0	0
Customer accounts receivable	27,184,148	23,822,100
Allowance for uncollectible accounts	(348,318)	(255,299)
Unbilled Revenues	15,817,411	15,155,811
FIT refund due from associated company	0	0
Miscellaneous receivables	499,091	158,455
Materials and supplies - at average cost	2,758,012	2,541,454
Other	4,345,366	5,145,689
	50,262,922	54,702,309
Deferred debits		
Debt and preferred stock expense	8,186,759	8,707,493
Expense of rate proceedings	1,453,130	577,568
Preliminary survey and investigation charges	0	0
Reg. asset - inc tax recoverable thru rates	90,695,676	88,585,807
Other	23,006,517	21,064,296
	123,342,082	118,935,164
	$1,424,930,694	$1,362,437,926
CAPITAL AND LIABILITIES		
Common stock	$21,506,887	$21,506,887
Paid-in capital	286,362,566	286,283,103
Retained earnings	145,047,755	134,647,861
Total common equity	452,917,208	442,437,851
Preferred stock	16,106,400	17,764,482
Long-term debt	595,055,910	598,160,558
Total capitalization	1,064,079,518	1,058,362,891
Current liabilities		
Bank debt - pending issuance of securities	33,217,363	0
Current portion of long-term debt	4,653,867	4,843,030
Accounts payable	8,545,832	6,087,307
Taxes accrued	8,818,815	8,920,198
Interest accrued	15,838,767	15,649,578
Customer deposits	1,141	1,141
Dividends declared	0	0
Other	8,636,209	7,318,790
	79,711,994	42,820,044
Deferred credits		
Customer advances for construction	51,174,897	47,839,359
Deferred income taxes	161,335,002	148,012,048
Deferred investment tax credits	9,304,704	9,538,296
Other	13,176,948	11,657,654
	234,991,551	217,047,357
Contributions in aid of construction	46,147,631	44,207,634
	$1,424,930,694	$1,362,437,926

Exhibit D

PENNSYLVANIA-AMERICAN WATER COMPANY

INCOME STATEMENT

(In thousands)

	Twelve months ended Feb 1999, 1999	1998
Operating revenues	$282,511	$263,525
Operating expenses		
Operations & Maintenance	107,941	105,175
Depreciation and amortization	38,291	32,080
General taxes	16,243	16,225
State income taxes	5,200	4,215
Federal income taxes	24,292	21,805
	191,967	179,500
Utility operating income	90,544	84,025
Other income		
Interest	92	266
Allowance for funds used during construction	1,203	1,828
Gain on disposition		79
Miscellaneous	123	51
	91,962	86,249
Other deductions		
Miscellaneous	(409)	(296)
General taxes	133	110
State income taxes	0	18
Federal income taxes	1	57
	(275)	(111)
Income before interest charges	92,237	86,360
Interest charges		
Interest on long-term debt	46,622	45,342
Amortization of debt expense	516	518
Other Interest	856	1,225
Allowance for borrowed funds used during construction	(546)	(920)
	47,448	46,165
Net income	44,789	40,195
Dividends on preferred stock	1,347	1,372
Net income to common stock	$43,442	$38,823

Exhibit E

SCHEDULE OF RATES APPLICABLE TO RATE ZONE 1 FOR ALL RATE CLASSES EXCEPT INDUSTRIAL

Meter Rates

All water supplied by the Company for any and all purposes, except Industrial, Qualified Private Fire Hydrants and Public Fire Hydrants, shall be metered as hereinafter set forth. All meters shall be read monthly or bimonthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges For All Rate Classes Except Industrial

All metered customers shall be subject to a monthly or bimonthly service charge, based on the size of meter required to render adequate service.

Size of Meter	Service Charge Per Month
5/8 inch	$ 9.30
3/4 inch	13.95
1 inch	23.25
1-1/2 inch	46.50
2 inch	74.40
3 inch	139.50
4 inch	232.50
6 inch	465.00
8 inch	744.00
10 inch	1,069.50
12 inch	1,674.00

Consumption Charges

The following rates shall apply per 100 gallons.

	FIRST 16,000/MONTH	NEXT 584,000/MONTH	ALL IN EXCESS OF 600,000/MONTH
Residential	.4380	.4380	.4380
Commercial	.4380	.2933	.2933
Municipal	.4380	.3316	.3316
Other Water Utilities Group A	.3727	.3727	.3727
Other Water Utilities Group B	.8000	.8000	.8000

Unmetered Charges (C)

Residential customers added through acquisitions, who do not have a meter on the date of closing, will be charged a monthly rate for service of $30.32. Upon installation of a meter, each customer will be charged a service charge based on the size of meter required to render adequate service along with a charge for consumption usage based upon the Rate Zone 1 rate per hundred gallons for the residential class.

SCHEDULE OF RATES APPLICABLE TO RATE ZONE 1 FOR INDUSTRIAL RATE CLASS

Meter Rates

All water supplied by the Company for Industrial purposes shall be metered as hereinafter set forth. All meters shall be read monthly or bimonthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges For Industrial Rate Class

All metered customers shall be subject to a monthly or bimonthly service charge, based on the size of meter required to render adequate service. (I)

Size of Meter		Per Month
5/8	inch	$ 13.00
3/4	inch	19.50
1	inch	32.50
1-1/2	inch	65.00
2	inch	104.00
3	inch	195.00
4	inch	325.00
6	inch	650.00
8	inch	1,040.00
10	inch	1,495.00
12	inch	2,340.00

Consumption Charges (I)

The following rates shall apply per 100 gallons per month.

Industrial		Industrial Curtailment*	
First 16,000	.4380	First 16,000	.4380
Next 584,000	.3056	Next 584,000	.3056
All in Excess of 600,000	.2570	Next 14,400,000	.2570
		All In Excess Of 15,000,000	.2256

* Subject to the availability criteria and terms and conditions of the industrial curtailment rate, the following rates shall apply per 100 gallons per month for service provided under the industrial curtailment rate.

Estimated Annual Revenue and Expense
in Application Territory

		REVENUES	EXPENSES
15 public fire hydrants	15 x $240	$ 3,600	- 0 -
225 residential customers	225 x $340	$76,500	$22,950
TOTAL		$80,100	$22,950

EXHIBIT G

Proofs of service and publication were submitted by the Applicant. No protests were filed and no hearing was held. No motions or petitions were filed in this proceeding.

The nature and character of the service to be provided is the extension of water service to the public. The applied-for territory includes approximately 200-250 existing residential dwellings and light industrial facilities west of Old Trail Road, Susquehanna Road, and north of Big Conowaga Creek, Newberry Township. The existing customers have their own wells and at the current time they are not experiencing any contamination problems, but these potential customers have made inquiries about connecting to the system in the future. Therefore, PAWC has filed this application requesting the extension of the water system. PAWC will charge its existing rates for service in the Application territory, as set forth in PAWC's Tariff attached to and made a part of the Application.

The facilities to be installed will include approximately 13,200 feet of 16 inch, 12 inch, and 8 inch ductile iron water pipe.

Upon full consideration of all matter of record, we find that approval of Pennsylvania-American Water Company's Application is necessary and proper for the service, accommodation and convenience of the public; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company is hereby approved.

Attachment 4

(Stevens Road and White Oak Drive)

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in Additional Portions of Newberry Township, York County, Pennsylvania – Docket No. A-212284F0044

Application Filed: September 12, 1997

Order entered: July 15, 1998

PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265

Public Meeting held January 15, 1998

Commissioners Present:

John M. Quain, Chairman
Robert K. Bloom, Vice Chairman
John Hanger
David W. Rolka
Nora Mead Brownell

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in additional portions of Newberry Township, York County, Pennsylvania.

A-212285 F0044

OPINION AND ORDER

BY THE COMMISSION:

By Application filed on September 12, 1997, Pennsylvania-American Water Company ("Applicant"), 800 West Hershey Park Drive, Hershey, Pennsylvania, a public utility which presently has authority to furnish water service to the public in portions of Newberry Township, York County, seeks a Certificate of Public Convenience pursuant to Section 1102(a)(1) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1), evidencing Commission approval of the right to begin to offer or furnish water service to the public in a additional portion of Newberry Township adjacent to that portion of the Township in which it is presently authorized to furnish water service. A description and a map of the proposed additional service territory are attached to and made part of the Application as Exhibits C-1 and C-2.

Proof of service and publication were submitted by the Applicant. No protests were filed and no hearing was held. No motions or petitions were filed in this proceeding.

The Applicant is an investor owned water company. As a result of various mergers and acquisitions, its four divisions furnish water and wastewater service to approximately 533,000 customers in 288 municipalities located in 31 counties of the Commonwealth. Its complete service territory is more fully described in Exhibit A of the Application.

The Applicant proposes to extend water service to two commercial customers and six residential customers along Stevens Road and White Oak Drive who have well water supplies with concentrations of volatile organic components above background levels and ground water contamination. The request for water service was made by Industrial Solvents and Chemical Company Steering Committee. The facilities to be installed include approximately 1,130 feet of 12 inch ductile iron pipe and approximately 790 feet of 8 inch ductile iron pipe. No additional capital will be required by the Applicant for the purpose of financing the project.

To the best of its knowledge, the Applicant states that no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by Applicant in the application territory, and no competitive condition will be created. Customers in the application territory will be charged the Applicant's existing tariff rates for service under its Schedule of Rates Applicable to Rate Zone 1, effective July 25, 1995, as set forth at Exhibit F of the Application.

The Applicant states that the granting of this Application will materially benefit the public by bringing Applicant's public water service to an area that is presently without public water service.

Upon full consideration of all matters of record, we find that this Application is necessary and proper for the service, accommodation and convenience of the public; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company to begin furnishing water service to the public in additional portions of Newberry Township, York County, as more precisely shown on a map reflecting the boundaries of the applied-for area, Exhibit C-2, attached to and made a part of the Application, is hereby approved.

The Applicant is an investor owned water company. As a result of various mergers and acquisitions, its four divisions furnish water and wastewater service to approximately 533,000 customers in 288 municipalities located in 31 counties of the Commonwealth. Its complete service territory is more fully described in Exhibit A of the Application.

The Applicant proposes to extend water service to two commercial customers and six residential customers along Stevens Road and White Oak Drive who have well water supplies with concentrations of volatile organic components above background levels and ground water contamination. The request for water service was made by Industrial Solvents and Chemical Company Steering Committee. The facilities to be installed include approximately 1,130 feet of 12 inch ductile iron pipe and approximately 790 feet of 8 inch ductile iron pipe. No additional capital will be required by the Applicant for the purpose of financing the project.

To the best of its knowledge, the Applicant states that no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by Applicant in the application territory, and no competitive condition will be created. Customers in the application territory will be charged the Applicant's existing tariff rates for service under its Schedule of Rates Applicable to Rate Zone 1, effective July 25, 1995, as set forth at Exhibit F of the Application.

The Applicant states that the granting of this Application will materially benefit the public by bringing Applicant's public water service to an area that is presently without public water service.

Upon full consideration of all matters of record, we find that this Application is necessary and proper for the service, accommodation and convenience of the public; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company to begin furnishing water service to the public in additional portions of Newberry Township, York County, as more precisely shown on a map reflecting the boundaries of the applied-for area, Exhibit C-2, attached to and made a part of the Application, is hereby approved.

2. That a Certificate of Public Convenience be issued pursuant to Section 1102(a)(1) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1), authorizing the Pennsylvania-American Water Company to furnish service as provided in Ordering Paragraph No. 1, above.

BY THE COMMISSION,

James J. McNulty
Secretary

(SEAL)

ORDER ADOPTED: January 15, 1998

ORDER ENTERED: JAN 16 1998

PENNSYLVANIA
PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A-212285F0044

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in additional portions of Newberry Township, York County, Pennsylvania.

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this CERTIFICATE OF PUBLIC CONVENIENCE **evidencing the Commission's approval.**

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 15th day of January 1998.

James J. McNulty

Secretary

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In re: Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in additional portions of Newberry Township, York County, Pennsylvania

Application No. A-212285 F0044

To Pennsylvania Public Utility Commission:

1. The name and address of Applicant are:

   Pennsylvania-American Water Company
   ("Pennsylvania-American")
   800 West Hersheypark Drive
   Hershey, PA 17033

2. The name and address of the Applicant's attorney are:

   Velma A. Redmond, Esq.
   800 West Hersheypark Drive
   Hershey, PA 17033

3. Attached hereto as Exhibit A is pertinent information with respect to the corporate history, authority, and service territory of Pennsylvania-American (the "Applicant"). Attached hereto as Exhibit B is a statement of the amount of stocks and bonds authorized, issued and outstanding as of June 30, 1997.

4. Also contained in Exhibit A attached hereto is a list of the municipalities in which service is being rendered by Applicant. With regard to the area concerned in this Application, Pennsylvania-American is now furnishing water service to the public in a portion of Newberry Township, York County, Pennsylvania, adjacent to the applied for area.

5. The nature and character of the service to be provided is the extension of water service to the public. The location of the proposed service territory is a portion of Newberry Township, York County, Pennsylvania. Attached hereto as Exhibits C-1 and C-2 are a description of the proposed service territory and a map showing the boundaries of the additional area to be served. The applied-for territory includes two commercial customers and six residential customers along Stevens and White Oak Drive who have well water supplies with concentrations of volatile organic components (VOCs) above background levels and ground water contamination. The request for water service was made by Industrial Solvents and Chemical Company (ISCC) Steering Committee.

6. No additional capital will be required by the Applicant for the purpose of financing the matters and things involved in this Application. All pipeline extensions will be completed under Applicant's tariff rules regarding main extensions.

7. To the best of the knowledge of the Applicant, no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by Applicant in the Application Territory, and no competitive condition will be created. Applicant's existing service territory is adjacent to the applied-for area.

8. The facilities to be installed within this application territory will include approximately 1,130 feet of 12 inch ductile iron pipe and approximately 790 feet of 8 inch ductile iron pipe.

9. There is attached hereto, as Exhibit D, a balance sheet of the Applicant as of August 31, 1997.

10. There is attached hereto, as Exhibit E, a statement of income and retained earnings of the Applicant for the 12 months ended August 31, 1997.

11. The Applicant will charge its schedule of rates applicable to Rate Zone 1 of its Tariff. The current Rate Zone 1 rates are set forth at Exhibit F, and may be changed from time to time.

12. The estimated annual revenues and expenses of Applicant in the Application Territory are set forth in Exhibit G attached hereto.

13. Approval of the Application is necessary and proper. The granting of this Application will materially benefit the public by bringing Applicant's public water service to an area that is presently without public water service.

WHEREFORE, Applicant prays your Honorable Commission to issue a Certificate of Public Convenience under the Public Utility Code, as amended, 66 Pa. C.S. §1102(a), authorizing Pennsylvania-American Water Company to furnish water service in the Application Territory, as described in Exhibits C-1 and C-2 hereto.

PENNSYLVANIA-AMERICAN WATER COMPANY

DATED: Sept. 12, 1997

By: _____
Vice President

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF DAUPHIN)

On this, the 12th day of September, 1997, before me, a notary public, the undersigned officer, personally appeared J.E. HARRISON, who acknowledged himself to be a Vice President of Pennsylvania-American Water Company, a Pennsylvania Corporation and that he as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Roberta L. Gautsch

Notarial Seal
Roberta L. Gautsch, Notary Public
Derry Twp., Dauphin County
My Commission Expires Oct. 10, 1999

My Commission Expires:

PENNSYLVANIA-AMERICAN WATER COMPANY

Pennsylvania-American Water Company, an investor-owned water company, with corporate offices at 800 West Hersheypark Drive, Hershey, is a subsidiary of American Water Works Company, Inc. On February 1, 1989, the then-existing Pennsylvania-American Water Company (the result of the January 1, 1987 merger of Riverton Consolidated Water Company into Keystone Water Company) was merged into Western Pennsylvania Water Company, and the name of the surviving corporation was changed to Pennsylvania-American Water Company. A brief summary of each of the three predecessor companies follows.

Riverton Consolidated Water Company was formed by the merger and consolidation of six operating water companies in 1904. It subsequently acquired seven additional systems, and at the time of its merger with Keystone, supplied water to 12 municipalities on the Harrisburg west shore, Cumberland County, and Fairview Township in York County.

Keystone Water Company resulted from the 1973 merger of 14 companies into White Deer Mountain Water Company. The Company later acquired four systems. It provided water service in 14 eastern Pennsylvania counties through the following district offices: Abington, Bangor, Berwick, Frackville, Hallstead, Hershey/Palmyra, Montrose, Moshannon Valley, Norristown, Northumberland, Susquehanna, Thompson, White Deer (Milton), and Yardley.

Western Pennsylvania Water Company was the product of the merger of 17 water companies into South Pittsburgh Water Company at various times from 1970 to 1973. WPW added six water distribution systems, extending its service territory into portions of 12 western Pennsylvania counties. The company operated through the following district offices: Butler, Clarion, Connellsville, Ellwood, Indiana, Kane, Kittanning, McDonald, Mon Valley, New Castle, Pittsburgh, Punxsutawney, Uniontown, Warren, and Washington.

After the merger of Riverton and Keystone in 1987, the former Pennsylvania-American Water Company purchased five systems: Red Land Water Company in York County, Campbelltown Water Company in Lebanon County, and three systems in the Moshannon Valley area, Clearfield County - Woodland-Bigler Area Authority, Allport Water Authority, and Graham Water Association.

Since the merger of the former Pennsylvania-American Water Company (Riverton and Keystone) into Western Pennsylvania Water Company on February 1, 1989, the Company has acquired the following water systems: Smith Township Municipal Authority system (Washington County, February 27, 1989); Abington Township system (Lackawanna County, August 5, 1989); Summit Township Municipal Authority system (Butler County, August 31, 1993); Skyline Water Company (Dauphin County, December 2, 1993); Gregg Township Municipal Authority system (Union County, April 25, 1994); P-F Area Water Association system (Washington County, October 1, 1994); Country Place Water Company, Inc. and Country Place Waste Treatment Company, Inc. (Monroe County, June 30, 1995); Hickory Water Company, Pocono Farms East Water Company, Inc., and Silver Water Company (Monroe and Pike Counties, December 21, 1995); the water utility assets of Pennsylvania Gas and Water Company (Lackawanna, Luzerne,

Susquehanna and Wayne Counties, February 16, 1996); the Municipal Authority of the Township of Morris system (Clearfield County, April 24, 1996); and Westford Water Company (Dauphin County, August 2, 1996). On July 2, 1990, Brownsville Water Company (Fayette County) and California Water Company (Washington County) were merged into the Company. On June 16, 1992, the Forge Road Acres water system (Cumberland County) was sold to South Middleton Township.

As a result of the various mergers and acquisitions, the four divisions of the present Company furnish water and sewer service to about 533,035 customers in the following municipalities:

All, or portions of, the Cities of Clairton and Pittsburgh (16th, 18th, 19th, 20th, 23rd, 29th, 30th, 31st and 32nd Wards), the Boroughs of Baldwin, Bethel Park, Brentwood, Bridgeville, Carnegie, Castle Shannon, Crafton, Dormont, Dravosburg, Elizabeth, Glassport, Greentree, Heidelburg, Homestead, Ingram, Jefferson, Liberty, Lincoln, Mt. Oliver, Munhall, Pleasant Hills, Rosslyn Farms, Thornburg, West Elizabeth, West Homestead, West Mifflin, Whitaker and Whitehall and the Townships of Baldwin, Collier, Elizabeth, Forward, Mt. Lebanon, North Fayette, Robinson, Scott, South Fayette, South Park and Upper St. Clair in Allegheny County;

All, or portions of, the Borough of Kittanning and the Townships of Manor and Rayburn in Armstrong County;

All, or portions of, the Boroughs of Ellwood City and Frankfort Springs and the Townships of Franklin, Hanover and North Sewickly in Beaver County;

All, or portions of, the Borough of Yardley and the Townships of Falls and Lower Makefield in Bucks County;

All, or portions of, the City of Butler, the Borough of East Butler and the Townships of Butler, Center, Connoquenessing, Oakland, Penn and Summit in Butler County;

All, or portions of, the Boroughs of Philipsburg and South Philipsburg and the Township of Rush in Centre County;

All, or portions of, the Borough of Clarion and the Townships of Clarion and Monroe in Clarion County;

All, or portions of, the Boroughs of Chester Hill and Osceola Mills and the Townships of Boggs, Bradford, Decatur, Graham and Morris in Clearfield County;

All, or portions of, the Boroughs of Berwick and Briar Creek and the Township of Briar Creek in Columbia County;

All, or portions of, the Boroughs of Camp Hill, Lemoyne, New Cumberland, Shiremanstown, West Fairview and Wormleysburg and the Townships of East Pennsboro, Hampden, Lower Allen, Silver Spring and Upper Allen in Cumberland County;

All, or portions of, the Townships of Derry, South Hanover and West Hanover in Dauphin County;

All, or portions of, the Cities of Connellsville and Uniontown, the Boroughs of Brownsville, South Connellsville and West Brownsville and the Townships of Brownsville, Bullskin, Connellsville, Dunbar, Jefferson, Luzerne, Menallen, North Union, Redstone and South Union in Fayette County;

All, or portions of, the Borough of Indiana and the Township of White in Indiana County;

All, or portions of, the Boroughs of Big Run and Punxsutawney and the Townships of Bell, Gaskill, Henderson, McCalmont and Young in Jefferson County;

All, or portions of, the Cities of Carbondale and Scranton, the Boroughs of Archbald, Blakely, Clarks Green, Clarks Summit, Dalton, Dickson City, Dunmore, Jermyn, Jessup, Mayfield, Moosic, Old Forge, Olyphant, Taylor, Throop and Vandling and the Townships of Abington, Carbondale, Fell, Glenburn, North Abington, Scott and South Abington in Lackawanna County;

All, or portions of, the City of New Castle; the Boroughs of Ellport, Ellwood City and South New Castle and the Townships of Hickory, Neshannock, Perry, Shenango, Taylor, Union and Wayne in Lawrence County;

All, or portions of, the Borough of Palmyra and the Townships of Annville, North Annville, North Londonderry, South Annville and South Londonderry in Lebanon County;

All, or portions of, the Cities of Nanticoke, Pittston and Wilkes-Barre, the Boroughs of Ashley, Avoca, Courtdale, Dallas, Dupont, Duryea, Edwardsville, Exeter, Forty Fort, Hughestown, Kingston, Laflin, Larksville, Laurel Run, Luzerne, Nescopeck, Plymouth, Pringle, Shickshinny, Sugar Notch, Swoyersville, Warrior Run, West Pittston, West Wyoming, Wyoming and Yatesville and the Townships of Conyngham, Fairview, Hanover, Hunlock, Jackson, Jenkins, Kingston, Newport, Pittston, Plains, Plymouth, Rice, Salem, Union, Wilkes-Barre and Wright in Luzerne County;

All, or portions of, the Borough of Kane and the Township of Wetmore in McKean County;

All, or portions of, the Township of Coolbaugh in Monroe County;

All, or portions of, the Boroughs of Bridgeport and Norristown and the Township of East Norriton, Lower Providence, Plymouth, Upper Merion, West Norriton, Whitpain and Worcester in Montgomery County;

All, or portions of, the Boroughs of Bangor and Roseto and the Townships of Plainfield, Upper Mt. Bethel and Washington in Northampton County;

All, or portions of, the Boroughs of Milton, Northumberland and Watsontown and the Townships of Delaware, East Chillisquaque, Point, Turbot, Upper Augusta and West Chillisquaque in Northumberland County;

Portions of the Township of Delaware in Pike County;

All, or portions of, the Borough of Frackville and the Townships of Butler, Mahanoy, New Castle and West Mahanoy in Schuylkill County;

All, or portions of, the Boroughs of Forest City, Great Bend, Hallstead, Lanesboro, Montrose, Susquehanna and Thompson and the Townships of Bridgewater, Great Bend, Harmony and Oakland in Susquehanna County;

All, or portions of, the Borough of Lewisburg and the Townships of Buffalo, East Buffalo, Gregg, Kelly and White Deer in Union County;

All, or portions of, the City of Warren and the Townships of Conewango, Glade, Meade, and Pleasant in Warren County;

All, or portions of, the Cities of Monongahela and Washington and the Boroughs of Burgettstown, California, Canonsburg, Coal Center, East Washington, Finleyville, Houston, McDonald, Midway and New Eagle and the Townships of Amwell, Canton, Carroll, Cecil, Chartiers, Cross Creek, Fallowfield, Hanover, Jefferson, Mt. Pleasant, North Franklin, North Strabane, Nottingham, Peters, Robinson, Smith, Somerset, South Franklin, South Strabane and Union in Washington County;

Portion of the Township of Clinton in Wayne County.

All, or portions of, the Townships of Fairview and Newberry in York County.

[288 municipalities in 31 counties. Note: Ellwood City Borough is located in Beaver and Lawrence Counties; Hanover Township is located in Beaver and Washington Counties]

1/6/97

The amount of stocks and bonds authorized, issued and outstanding as of August 31, 1997:

	AUTHORIZED	ISSUED & OUTSTANDING
COMMON STOCK	10,000,000 shares	3,910,343 shares
PREFERRED STOCK	363,200 shares	173,998 shares
PREFERENCE STOCK	4,000 shares	4,000 shares

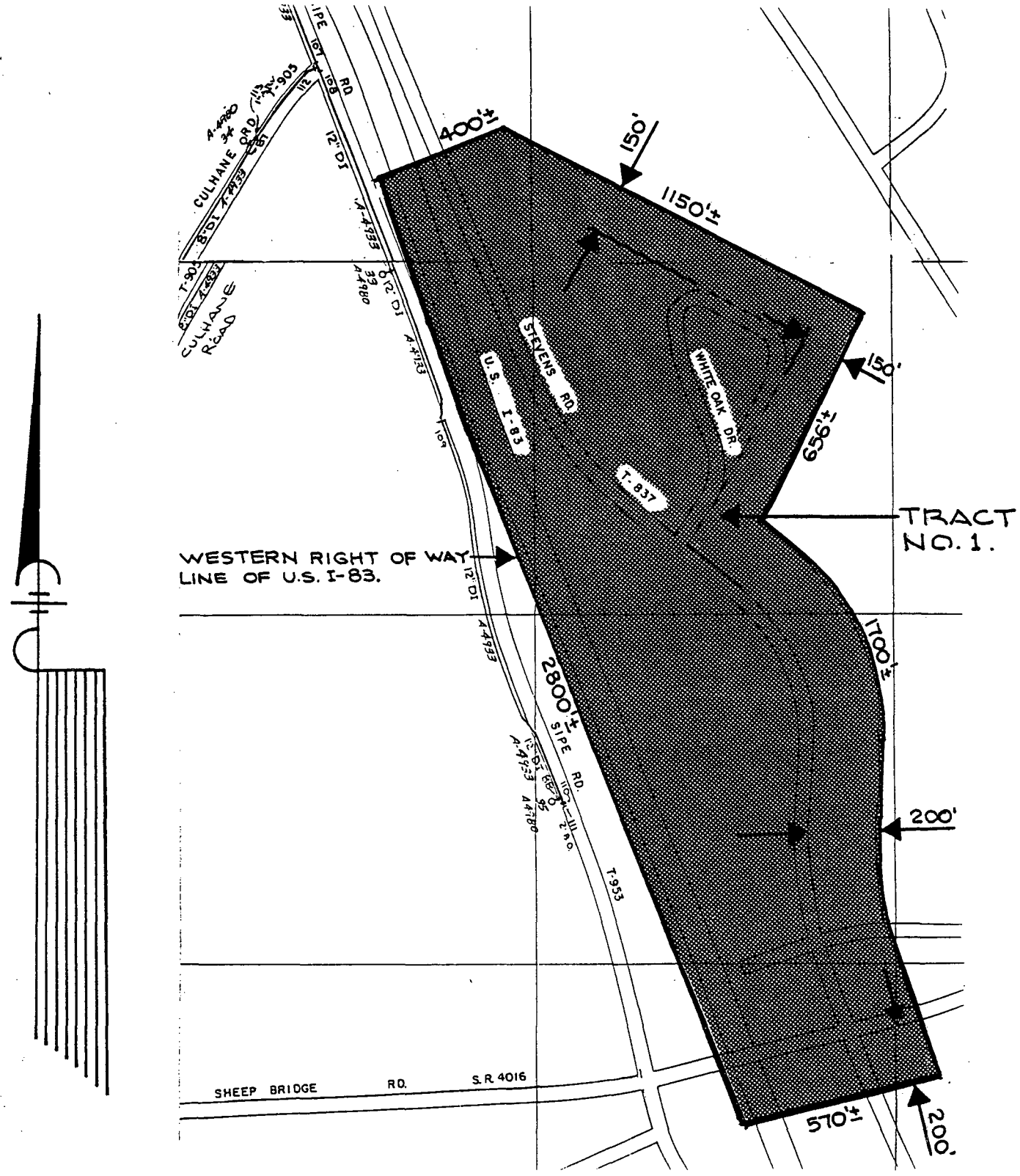
BONDS -aggregate principal amount issued and outstanding -$560,400,000

EXHIBIT B

EXHIBIT C-1

EXTENSION OF NEWBERRY TOWNSHIP SERVICE TERRITORY

Beginning at a point on the present limit of certified territory granted to Pennsylvania-American Water Company under P.U.C. Certificate of Public Convenience A-212285, F0031 at the western right of way line of Interstate Route 83, said point being two hundred feet (200') south east of the centerline of Sheep Bridge Road (SR 4016); thence crossing Interstate Route 83 in a generally easterly direction, two hundred feet (200') south of and parallel to the centerline of Sheep Bridge Road (SR 4016) a distance of approximately five hundred and seventy feet $(570')^{+-}$ to a point two hundred feet (200') south of the centerline of Sheep Bridge Road (SR 4016) and two hundred feet (200') east of the centerline of Stevens Road, Township Route 837; thence in a generally north direction two hundred feet (200') east of and parallel to the centerline of said Stevens Road, T-837, a distance of approximately seventeen hundred feet $(1700')^{+-}$ to a point two hundred feet (200') east of the centerline of Stevens Road, (T-837) and one hundred fifty feet (150') south of the centerline of White Oak Drive; thence in a north easterly direction one hundred and fifty feet (150') east of and parallel to the centerline of said White Oak Drive, a distance of approximately six hundred and fifty six feet $(656')^{+-}$ to a point one hundred fifty feet (150') east of the centerline of White Oak Drive; thence along the same in a north westerly direction, one hundred and fifty feet (150') north of and parallel to White Oak Drive a distance of approximately eleven hundred and fifty feet $(1150')^{+-}$ to a point two hundred feet (200') east of the centerline of Stevens Road, T-837; thence in a south westerly direction going across said Stevens Road, T-837 and also crossing Interstate Route 83 a distance of four hundred feet $(400')^{+-}$ to the western right of way boundary of Interstate Route 83; thence in a generally southward direction a distance of approximately twenty-eight hundred feet $(2800')^{+-}$ along the western right of way boundary of said Interstate Route 83 to a point being two hundred feet (200') south of the centerline of Sheep Bridge Road (SR4016), also being the place of beginning, the therein described extension of territory is shown on a plan as being Tract Number 1, is attached hereto and made a part of this description and is labeled Exhibit C-2.



Pennsylvania-American Water Company
852 Wesley Drive • Mechanicsburg, PA 17055-4475

PROPOSED EXTENSION OF CERTIFIED TERRITORY IN NEWBERRY TOWNSHIP YORK COUNTY, PENNSYLVANIA

DATE : AUGUST 1997
SCALE : 1"=400'

EXHIBIT C-2

PENNSYLVANIA - AMERICAN WATER CO.

BALANCE SHEET

ASSETS	AUG 31,1997	LAST YEAR
UTILITY PLANT	$ 1,260,748,800	$1,213,026,730
CONSTRUCTION WORK IN PROGRESS	59,282,578	19,053,501
ACCUMULATED DEPRECIATION	176,814,511CR	157,457,755CR
UTILITY PLANT ACQUISITION ADJUSTMENTS	15,557,059	15,288,330
OTHER UTILITY PLANT ADJUSTMENTS		
	1,158,773,926	1,089,910,806
NONUTILITY PROPERTY	753,234	860,514
OTHER INVESTMENTS		
CURRENT ASSETS		
CASH AND CASH EQUIVALENTS	162,259	1,725,976
TEMPORARY INV. - AT COST PLUS ACCRUED INT.		
CUSTOMER ACCOUNTS RECEIVABLE	23,440,746	20,616,931
ALLOWANCE FOR UNCOLLECTIBLE ACCOUNTS	225,240CR	208,513CR
UNBILLED REVENUES	16,584,151	16,248,321
FIT REFUND DUE FROM ASSOCIATED COMPANY		
MISCELLANEOUS RECEIVABLES	195,572	258,019
MATERIALS AND SUPPLIES - AT AVERAGE COST	2,851,222	3,028,656
OTHER	6,558,241	5,778,247
	49,566,951	47,447,637
DEFERRED DEBITS		
DEBT AND PREFERRED STOCK EXPENSE	8,421,300	6,760,639
EXPENSE OF RATE PROCEEDINGS	599,155	287,297
PRELIMINARY SURVEY AND INVESTIGATION CHARGES		
REG ASSET-INC TAX RECOVERABLE THRU RATES	87,392,573	84,754,941
OTHER	23,774,109	24,299,463
	120,187,137	116,102,340
	$ 1,329,281,248	$1,254,321,297

CAPITAL AND LIABILITIES		
COMMON STOCK	$ 21,506,887	$ 21,506,887
PAID IN CAPITAL	269,283,103	247,268,943
RETAINED EARNINGS	131,151,721	119,277,860
TOTAL COMMON EQUITY	421,941,711	388,053,690
PREFERRED STOCK	17,799,800	18,096,000
LONG-TERM DEBT	566,636,729	421,446,580
TOTAL CAPITALIZATION	1,006,378,240	827,596,270
CURRENT LIABILITIES		
BANK DEBT - PENDING ISSUANCE OF SECURITIES	25,315,904	144,889,000
CURRENT PORTION OF LONG-TERM DEBT	4,830,231	18,727,566
ACCOUNTS PAYABLE	11,414,361	7,132,930
TAXES ACCRUED	7,150,137	6,686,387
INTEREST ACCRUED	15,086,040	9,627,305
CUSTOMER DEPOSITS	1,141	1,141
DIVIDENDS DECLARED	342,362	345,953
OTHER	8,600,425	6,065,865
	72,740,601	193,476,147
DEFERRED CREDITS		
CUSTOMER ADVANCES FOR CONSTRUCTION	48,354,213	48,116,607
DEFERRED INCOME TAXES	138,416,404	125,852,934
DEFERRED INVESTMENT TAX CREDITS	9,655,092	9,888,684
OTHER	9,888,046	7,939,684
	206,313,755	191,797,909
CONTRIBUTIONS IN AID OF CONSTRUCTION	43,848,652	41,450,971
	$ 1,329,281,248	$1,254,321,297

PENNSYLVANIA - AMERICAN WATER CO.

(FORM 163)

Exhibit D

PENNSYLVANIA - AMERICAN WATER CO.

STATEMENT OF INCOME AND RETAINED EARNINGS

TWELVE MONTHS TO DATE	AUG 31,1997	LAST YEAR
OPERATING REVENUES	$252,948,683	$222,649,524
OPERATING EXPENSES		
OPERATION AND MAINTENANCE	105,322,727	99,803,550
DEPRECIATION	30,293,074	24,366,973
TAXES ON OPERATING INCOME		
GENERAL	15,691,263	12,820,676
STATE INCOME	3,492,255	2,756,938
FEDERAL INCOME	19,001,336	15,553,000
	173,800,655	155,301,137
UTILITY OPERATING INCOME	79,148,028	67,348,387
OTHER INCOME		
ALLOWANCE FOR OTHER FUNDS USED DURING CONST	1,461,538	40,303
MISCELLANEOUS OTHER INCOME	752,900	392,575
GAIN (LOSS) ON SALE OF PROPERTY	2,292,387	17,955
	83,654,853	67,799,220
OTHER DEDUCTIONS		
AMORTIZATION OF PREFERRED STOCK EXPENSE	8,193	8,193
AMORTIZATION OF UTILITY PLANT ADJUSTMENTS	453,336CR	390,863CR
MISCELLANEOUS OTHER DEDUCTIONS	127,727	130,563
TAXES ON OTHER INCOME AND DEDUCTIONS		
GENERAL	114,743	85,589
STATE INCOME	280,554	21,808
FEDERAL INCOME	884,724	68,775
	962,605	75,935CR
INCOME BEFORE INTEREST CHARGES	82,692,248	67,875,155
INTEREST CHARGES		
INTEREST ON LONG-TERM DEBT	44,519,444	30,796,541
AMORTIZATION OF DEBT EXPENSE	485,659	328,680
INTEREST ON BANK DEBT	1,385,349	7,851,541
OTHER INTEREST	17,188	2,412
ALLOWANCE FOR BORROWED FUNDS USED DURING CONST	782,256CR	467,698CR
	45,625,384	38,511,476
NET INCOME	37,066,864	29,363,679
RETAINED EARNINGS AT BEGINNING OF PERIOD	119,277,860	109,294,500
	156,344,724	138,658,179
DIVIDENDS		
PREFERRED STOCK	1,379,014	1,392,741
COMMON STOCK	23,813,989	17,987,578
	25,193,003	19,380,319
RETAINED EARNINGS AT END OF PERIOD	$131,151,721	$119,277,860

PENNSYLVANIA - AMERICAN WATER CO.

(FORM 164 REV 1/93)

Exhibit E

Schedule of Rates Applicable to Rate Zone 1
For All Rate Classes Except Industrial

Meter Rates

All water supplied by the Company for any and all purposes, except Industrial, Qualified Private Fire Hydrants and Public Fire Hydrants, shall be metered as hereinafter set forth. All meters shall be read monthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges
For All Rate Classes Except Industrial

All metered customers shall be subject to a monthly service charge, based on the size of meter required to render adequate service.

Size of Meter	Residential and Commercial Per Month	Municipal and Other Water Utilities Per Month
5/8 inch	$ 8.40	$ 8.77
3/4 inch	12.60	13.16
1 inch	21.93	21.93
1-1/2 inch	43.85	43.85
2 inch	70.16	70.16
3 inch	131.55	131.55
4 inch	219.25	219.25
6 inch	438.50	438.50
8 inch	701.60	701.60
10 inch	1,008.55	1,008.55
12 inch	1,578.60	1,578.60

Consumption Charges (I)

The following rates shall apply per 100 gallons.

	FIRST 16,000/MONTH	NEXT 584,000/MONTH	ALL IN EXCESS OF 600,000/MONTH
Residential	.3932	.3932	.3932
Commercial	.3932	.2549	.2549
Municipal	.3932	.2519	.2519
Other Water Utilities	.3932	.2746	.2746

Issued: July 25, 1995 Effective: July 25, 199[illegible]

Schedule of Rates Applicable to Rate Zone 1
For Industrial Rate Class

Meter Rates

All water supplied by the Company for Industrial purposes shall be metered as hereinafter set forth. All meters shall be read monthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges
For Industrial Rate Class

All metered customers shall be subject to a monthly service charge, based on the size of meter required to render adequate service.

Size of Meter	Per Month
5/8 inch	$ 10.50
3/4 inch	15.75
1 inch	26.25
1-1/2 inch	65.00
2 inch	104.00
3 inch	195.00
4 inch	325.00
6 inch	650.00
8 inch	1,040.00
10 inch	1,495.00
12 inch	2,340.00

Consumption Charges (I)

The following rates shall apply per 100 gallons.

	First 16,000/Month	Next 584,000/Month	All in Excess of 600,000/Month
Industrial	.3932	.2695	.2256

EXHIBIT G

Estimated annual revenue and expense in application territory.

Estimated Annual Revenue

2	Commercial Customers	@ $ 480	----------	$ 960
2	Fire Hydrants	@ $ 240	----------	$ 480
6	Residential Customers	@ $ 340	---------	$ 2,040
				$ 3,480

Estimated Annual Expenses

2	Commercial Customers	@ $ 144	----------	$ 288
6	Residential Customers	@ $ 102	----------	$ 612
				$ 900

Attachment 5

(Daisy Data Facilities)

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in Additional Portions of Newberry Township, York County, Pennsylvania – Docket No. A-212285F0087

Application Filed: May 4, 2001

Order: July 13, 2021

PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA. 17105-3265

Public Meeting held July 13, 2001

Commissioners Present:

Glen R. Thomas, Chairman
Robert K. Bloom, Vice Chairman
Aaron Wilson, Jr.
Terrance J. Fitzpatrick

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County.

Docket Number:
A-212285F0087

ORDER

BY THE COMMISSION:

By this Application filed on May 4, 2001, Pennsylvania-American Water Company (Applicant), 800 West Hersheypark Drive, Hershey, Pennsylvania 17033, a jurisdictional public utility corporation with authority to furnish water service to the public in a portion of Newberry Township, York County, adjacent to the Application territory, seeks a Certificate of Public Convenience pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(1)(i), evidencing Commission approval of the right of the Applicant to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County, as more precisely described by a courses and distances description and a drawing attached to and made part of the Application as Exhibits C-1 and C-2, respectively.

The Applicant submitted proofs of service and publication. No protests were filed and no hearing was held. No motions or petitions were filed in this proceeding. The Application was served on the appropriate township and county officials.

The Applicant is a Pennsylvania Public Utility Corporation duly organized and existing under the laws of the Commonwealth of Pennsylvania and is engaged in the business of supplying and distributing water. Water service is furnished to the public in a service territory encompassing 317 municipalities in 33 counties across the Commonwealth. The Applicant provides water service to approximately 557,386 customers. A description of the Applicant's certificated water service territories was provided in the Application.

Pennsylvania-American Water Company was formed as a result of the January 1, 1987 merger of Riverton Consolidated Water Company and Keystone Water Company. This new company then merged with Western Pennsylvania Water on February 1, 1989 and the Corporation took the name of Pennsylvania-American Water Company. A brief history of the Corporation was provided in the Application.

The Application territory, a 400+ acre tract of largely wooded land, bounded on all sides by roads, is located on the western and southern boundaries of the Applicant's adjacent service territory. The area to the south and west, as well as, the subject tract is currently served by wells. Shefet Properties/Daisy Data Inc. has requested water service, primarily for fire protection. Daisy Data is a manufacturer of computers and peripherals and in addition to the manufacturing facility, they also have several large warehouses. These facilities are located on a 48-acre commercial/industrial lot, which has remaining space for additional

development. The Daisy Data facilities are currently served by a contaminated well. 1,500' of 16" ductile iron pipe is needed to extend service from the Applicant's main, to the subject lot. Three Residential property owners would have access to the water line and have indicated their desire for water service. Two Public fire hydrants will be included. The Applicant will require no additional capital for the purpose of financing the infrastructure involved in the submitted Application.

The Applicant will charge its existing rates for Rate Zone 1, as set forth in Supplement No. 78, Tariff-Water-Pa P.U.C. No. 4, for service in the Application Territory. The estimated annual cost to a residential customer using 60,000 gallons of water would be $409.00. The Applicant is current with its PUC assessments and annual report filings.

To the best of the knowledge of the Applicant, no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by the Applicant in the Application Territory, and no competitive condition will be created.

Upon full consideration of all matters of record, we find that approval of Pennsylvania-American Water Company's Application is necessary and proper for the service, accommodation and convenience of the public; **THEREFORE,**

IT IS ORDERED:

1. That the Application of Pennsylvania-American Water Company is hereby approved.

2. That a Certificate of Public Convenience be issued pursuant to Section 1102(a)(1)(i) of the Public Utility Code, 66 P.A. C.S. § 1102(a)(1)(i) authorizing the Pennsylvania-American Water Company to offer, render, furnish or supply water to the public in an additional portion of Newberry Township, York County, as described by the courses and distances description, and the drawing attached to and made part of the Application.

3. That all records with respect to Pennsylvania-American Water Company docketed at A-212285F0087 be marked closed by the Commission Secretary.

BY THE COMMISSION

James J. McNulty
Secretary

(SEAL)

ORDER ADOPTED: July 13, 2001

ORDER ENTERED: JUL 16 2001

PENNSYLVANIA
PUBLIC UTILITY COMMISSION

IN THE MATTER OF THE APPLICATION OF: A-212285 F0087

Application of Pennsylvania-American Water Company for approval to offer, render, furnish, or supply water to the public in an additional portion of Newberry Township, York County.

The Pennsylvania Public Utility Commission hereby certifies that after an investigation and/or hearing, it has, by its report and order made and entered, found and determined that the granting of the application is necessary or proper for the service, accommodation, convenience and safety of the public and hereby issues to the applicant this CERTIFICATE OF PUBLIC CONVENIENCE **evidencing the Commission's approval.**

In Witness Whereof, The PENNSYLVANIA PUBLIC UTILITY COMMISSION has caused these presents to be signed and sealed, and duly attested by its Secretary at its office in the city of Harrisburg this 13th day of July 2001.

James J. McNulty

Secretary

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In re: Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in an additional portion of Newberry Township, York County, Pennsylvania.

Application No. _____

To Pennsylvania Public Utility Commission:

1. The name and address of Applicant are:

   Pennsylvania-American Water Company
   ("Pennsylvania-American")
   800 West Hersheypark Drive
   Hershey, PA 17033

2. The names and address of the Applicant's attorneys are:

   For Pennsylvania-American

   Velma A. Redmond, Esquire
   Susan Simms Marsh, Esquire
   800 West Hersheypark Drive
   Hershey, PA 17033

3. Attached hereto as Exhibit A is pertinent information with respect to the corporate history, authority, and service territory of Pennsylvania-American. Attached hereto as Exhibit B is a statement of the amount of stocks and bonds authorized, issued and outstanding as of February 28, 2001.

4. Also contained in Exhibit A attached hereto is a list of the municipalities in which service is being rendered by Pennsylvania-American. With regard to the area concerned in this

Application, Pennsylvania-American is now furnishing water service to the public in a portion of Newberry Township, York County, adjacent to the Application Territory.

5. The nature and character of the service to be provided is the furnishing of water service to the public. The location of the proposed service is an additional portion of Newberry Township, York County, Pennsylvania. Attached hereto as Exhibit C-1 is a description of the area to be served, and attached hereto as Exhibit C-2 is a map showing the boundaries of the additional area. The applied for territory includes an existing commercial/industrial computer and peripherals manufacturing facility (Daisy Data, Inc.) on a forty-eight (48) acre commercial industrial lot (Shefet Properties) which is proposed for future development and three (3) residential properties along the main extension route.

6. No additional capital will be required by the Applicant for the purpose of financing the matters and things involved in this Application.

7. To the best of the knowledge of the Applicant, no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by Applicant in the Application Territory, and no competitive condition will be created. Applicant's existing service territory is adjacent to the applied-for area. United Water Company has water pipelines approximately two and one-half miles away.

8. The facilities to be installed within this application territory will include 1,500 feet of 16 - inch ductile iron pipe.

9. There is attached hereto, as Exhibit D, a balance sheet of Pennsylvania-American as of February 28, 2001.

10. There is attached hereto, as Exhibit E, a statement of income and retained earnings of Pennsylvania-American for the 12 months ended February 28, 2001.

11. Pennsylvania-American will charge its Rate Zone 1 rates for service in the Application Territory as set forth in Pennsylvania-American's Tariff and shown on Exhibit F, and as may be changed from time to time.

12. The estimated annual revenues and expenses of Pennsylvania-American in the Application Territory are set forth in Exhibit G attached hereto.

13. Approval of the Application is necessary or proper. The granting of this Application will materially benefit the public by bringing Pennsylvania-American's public water service to the commercial/industrial and residential customers at a cost effective rate.

WHEREFORE, Applicant prays your Honorable Commission to issue a Certificate of Public Convenience under the Public Utility Code, as amended, 66 Pa. C.S. §1102(a), authorizing Pennsylvania-American Water Company to furnish water service in the Application Territory, as described in Exhibit C-1 and C-2 hereto.

PENNSYLVANIA-AMERICAN WATER COMPANY

By: _____
Vice President

Dated:

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF DAUPHIN)

On this, the 4th day of May, 2001, before me, a notary public, the undersigned officer, personally appeared W. C. Kelvington, who acknowledged himself to be a Vice President of Pennsylvania-American Water Company, a Pennsylvania Corporation and that he as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Roberta L Gautsch

NOTARIAL SEAL
ROBERTA L. GAUTSCH, Notary Public
Derry Twp., Dauphin County, PA
My Commission Expires Oct. 10, 2002

My Commission Expires:

PENNSYLVANIA-AMERICAN WATER COMPANY

Pennsylvania-American Water Company, an investor-owned water company, with corporate offices at 800 West Hersheypark Drive, Hershey, is a subsidiary of American Water Works Company, Inc. On February 1, 1989, the then-existing Pennsylvania-American Water Company (the result of the January 1, 1987 merger of Riverton Consolidated Water Company with and into Keystone Water Company) was merged with and into Western Pennsylvania Water Company, and the name of the surviving corporation was changed to Pennsylvania-American Water Company. A brief summary of each of the three predecessor companies follows.

Riverton Consolidated Water Company was formed by the merger and consolidation of six operating water companies in 1904. It subsequently acquired seven additional systems, and at the time of its merger with Keystone, supplied water to 12 municipalities on the Harrisburg west shore, Cumberland County, and Fairview Township in York County.

Keystone Water Company resulted from the 1973 merger of 14 companies with and into White Deer Mountain Water Company. The Company later acquired four systems. It provided water service in 14 eastern Pennsylvania counties through the following distribution systems: Abington, Bangor, Berwick, Frackville, Hallstead, Hershey/Palmyra, Montrose, Moshannon Valley, Norristown, Northumberland, Susquehanna, Thompson, White Deer (Milton), and Yardley.

Western Pennsylvania Water Company was the product of the merger of 17 water companies with and into South Pittsburgh Water Company at various times from 1970 to 1973. WPW added six water distribution systems, extending its service territory into portions of 12 western Pennsylvania counties. The company operated through the following district offices: Butler, Clarion, Connellsville, Ellwood, Indiana, Kane, Kittanning, McDonald, Mon Valley, New Castle, Pittsburgh, Punxsutawney, Uniontown, Warren, and Washington.

After the merger of Riverton and Keystone in 1987, the former Pennsylvania-American Water Company purchased five systems: Red Land Water Company in York County, Campbelltown Water Company in Lebanon County, and three systems in the Moshannon Valley area, Clearfield County - Woodland-Bigler Area Authority, Allport Water Authority, and Graham Water Association.

Since the merger of the former Pennsylvania-American Water Company (Riverton and Keystone) into Western Pennsylvania Water Company on February 1, 1989, the Company has acquired the following water systems: Smith Township Municipal Authority system (Washington County, February 27, 1989); Abington Township system (Lackawanna County, August 5, 1989); Summit Township Municipal Authority system (Butler County, August 31, 1993); Skyline Water Company (Dauphin County, December 2, 1993); Gregg Township Municipal Authority system (Union County, April 25, 1994); P-F Area Water Association system (Washington County, October 1, 1994); Country Place Water Company, Inc. and Country Place Waste Treatment Company, Inc. (Monroe County, June 30, 1995); Hickory Water Company, Pocono Farms East Water Company, Inc., and Silver Water Company (Monroe and Pike Counties, December 21, 1995); the water utility assets of Pennsylvania Gas and Water Company (Lackawanna, Luzerne, Susquehanna and Wayne Counties, February 16, 1996); the Municipal Authority of the Township of Morris system (Clearfield County, April 24, 1996); Westford Water Company (Dauphin County, August 2, 1996); Clarion Township General Authority (Clarion County, January 28, 1998); Fairview Water Company, National Utilities, Inc.-Pocono Division, and Pocono Mountains Industrial Park Authority (Monroe County, May 7, 1998); Coolbaugh Township-Fire System (Monroe County, July 28, 1998); Greene Valley Water Company (Lackawanna County, August 28, 1998); Franklin Manor Utilities, Ltd. (Washington County, September 22, 1998); Taylor Township (Lawrence County, December 21, 1998); Evansburg Water Company (Montgomery County, December 30, 1998); Applewold Borough (Armstrong County, March 26, 1999); Cedar Grove Water Association

(Washington County, July 8, 1999); Independence Township Municipal Authority (Washington County, July 8, 1999); Koppel Borough (Beaver County, November 5, 1999); Center Township (Butler County, December 30, 1999); Strattanville Borough (Clarion County, April 6, 2000); Franklin Township Municipal Authority (Beaver County, August 30, 2000); Elk Forest Estates (Wayne County, November 18, 2000); T.O.W. Associates (Butler County, February 13, 2001); City of Coatesville Authority (Chester and Lancaster Counties, March 22, 2001); Fox Knoll Water Company (Chester County, April 26, 2001) and Butler Township Area Water and Sewer Authority (Butler County, April 27, 2001). On July 2, 1990, Brownsville Water Company (Fayette County) and California Water Company (Washington County) were acquired and merged into the Company. On June 16, 1992, the former Forge Road Acres water system (Cumberland County) was sold to South Middleton Township.

As a result of the various mergers and acquisitions, the Company furnishes water service to about 557,386 customers in the following municipalities:

All, or portions of, the Cities of Clairton and Pittsburgh (16th, 18th, 19th, 20th, 23rd, 29th, 30th, 31st and 32nd Wards), the Boroughs of Baldwin, Bethel Park, Brentwood, Bridgeville, Carnegie, Castle Shannon, Crafton, Dormont, Dravosburg, Elizabeth, Glassport, Greentree, Heidelburg, Homestead, Ingram, Jefferson, Liberty, Lincoln, Mt. Oliver, Munhall, Pleasant Hills, Rosslyn Farms, Thornburg, West Elizabeth, West Homestead, West Mifflin, Whitaker and Whitehall and the Townships of Baldwin, Collier, Elizabeth, Forward, Mt. Lebanon, North Fayette, Robinson, Scott, South Fayette, South Park and Upper St. Clair in Allegheny County;

All, or portions of, the Boroughs of Applewold and Kittanning and the Townships of Manor and Rayburn in Armstrong County;

All, or portions of, the Boroughs of Ellwood City, Frankfort Springs and Koppel and the Townships of Franklin, Hanover and North Sewickly in Beaver County;

All, or portions of, the Borough of Yardley and the Townships of Falls and Lower Makefield in Bucks County;

All, or portions of, the City of Butler, the Borough of East Butler and the Townships of Butler, Center, Connoquenessing, Jackson, Oakland, Penn and Summit in Butler County;

All, or portions of, the Boroughs of Philipsburg and South Philipsburg and the Township of Rush in Centre County;

All, or portions of, the City of Coatesville, the Boroughs of Atglen, Parkesburg and South Coatesville and the Townships of Caln, East Fallowfield, East Pikeland, Sadsbury, Valley, West Caln and West Sadsbury in Chester County;

All, or portions of, the Boroughs of Clarion and Strattanville and the Townships of Clarion, Limestone and Monroe in Clarion County;

All, or portions of, the Boroughs of Chester Hill and Osceola Mills and the Townships of Boggs, Bradford, Decatur, Graham and Morris in Clearfield County;

All, or portions of, the Boroughs of Berwick and Briar Creek and the Township of Briar Creek in Columbia County;

All, or portions of, the Boroughs of Camp Hill, Lemoyne, New Cumberland, Shiremanstown, West Fairview and Wormleysburg and the Townships of East Pennsboro, Hampden, Lower Allen, Silver Spring and Upper Allen in Cumberland County;

All, or portions of, the Townships of Derry, Londonderry, South Hanover and West Hanover in Dauphin County;

All, or portions of, the Cities of Connellsville and Uniontown, the Boroughs of Brownsville, South Connellsville and West Brownsville and the Townships of Brownsville, Bullskin, Connellsville, Dunbar, Jefferson, Luzerne, Menallen, North Union, Redstone and South Union in Fayette County;

All, or portions of, the Borough of Indiana and the Township of White in Indiana County;

All, or portions of, the Boroughs of Big Run and Punxsutawney and the Townships of Bell, Gaskill, Henderson, McCalmont and Young in Jefferson County;

All, or portions of, the Cities of Carbondale and Scranton, the Boroughs of Archbald, Blakely, Clarks Green, Clarks Summit, Dalton, Dickson City, Dunmore, Jermyn, Jessup, Mayfield, Moosic, Old Forge, Olyphant, Taylor, Throop and Vandling and the Townships of Abington, Carbondale, Fell, Glenburn, North Abington, Scott and South Abington in Lackawanna County;

All, or portions of, the Borough of Quarryville and the Townships of Bart, Colerain, Eden and Sadsbury in Lancaster County;

All, or portions of, the City of New Castle; the Boroughs of Ellport, Ellwood City and South New Castle and the Townships of Hickory, Neshannock, Perkiomen, Perry, Shenango, Taylor, Union and Wayne in Lawrence County;

All, or portions of, the Borough of Palmyra and the Townships of Annville, North Annville, North Londonderry, South Annville and South Londonderry in Lebanon County;

All, or portions of, the Cities of Nanticoke, Pittston and Wilkes-Barre, the Boroughs of Ashley, Avoca, Courtdale, Dallas, Dupont, Duryea, Edwardsville, Exeter, Forty Fort, Hughestown, Kingston, Laflin, Larksville, Laurel Run, Luzerne, Nescopeck, Plymouth, Pringle, Shickshinny, Sugar Notch, Swoyersville, Warrior Run, West Pittston, West Wyoming, Wyoming and Yatesville and the Townships of Conyngham, Fairview, Hanover, Hunlock, Jackson, Jenkins, Kingston, Newport, Pittston, Plains, Plymouth, Rice, Salem, Union, Wilkes-Barre and Wright in Luzerne County;

All, or portions of, the Borough of Kane and the Township of Wetmore in McKean County;

All, or portions of, the Borough of Mount Pocono and the Township of Coolbaugh in Monroe County;

All, or portions of, the Boroughs of Bridgeport and Norristown and the Townships of East Norriton, Lower Providence, Plymouth, Skippack, Upper Merion, West Norriton, Whitemarsh, Whitpain and Worcester in Montgomery County;

All, or portions of, the Boroughs of Bangor and Roseto and the Townships of Plainfield, Upper Mt. Bethel and Washington in Northampton County;

All, or portions of, the Boroughs of Milton, Northumberland and Watsontown and the Townships of Delaware, East Chillisquaque, Point, Turbot, Upper Augusta and West Chillisquaque in Northumberland County;

Portions of the Township of Delaware in Pike County;

All, or portions of, the Borough of Frackville and the Townships of Butler, Mahanoy, New Castle and West Mahanoy in Schuylkill County;

All, or portions of, the Boroughs of Forest City, Great Bend, Hallstead, Lanesboro, Montrose, Susquehanna and Thompson and the Townships of Bridgewater, Great Bend, Harmony and Oakland in Susquehanna County;

All, or portions of, the Borough of Lewisburg and the Townships of Buffalo, East Buffalo, Gregg, Kelly and White Deer in Union County;

All, or portions of, the City of Warren and the Townships of Conewango, Glade, Meade, and Pleasant in Warren County;

All, or portions of, the Cities of Monongahela and Washington and the Boroughs of Burgettstown, California, Canonsburg, Coal Center, East Washington, Finleyville, Houston, McDonald, Midway, New Eagle and West Middletown and the Townships of Amwell, Canton, Carroll, Cecil, Chartiers, Cross Creek, Fallowfield, Hanover, Hopewell, Independence, Jefferson, Mt. Pleasant, North Franklin, North Strabane, Nottingham, Peters, Robinson, Smith, Somerset, South Franklin, South Strabane and Union in Washington County;

Portion of the Township of Clinton in Wayne County; and

All, or portions of, the Townships of Fairview and Newberry in York County.

As a result of an acquisition, the Company furnishes wastewater service to about 9,121 customers in the following municipality:

All, or portions of, the City of Coatesville, the Borough of Parkesburg and the Townships of Caln, East Fallowfield, Sadsbury, Valley and West Sadsbury in Chester County; and

Portion of the Township of Coolbaugh in Monroe County.

[317 municipalities in 33 counties. Note: Ellwood City Borough is located in Beaver and Lawrence Counties; Hanover Township is located in Beaver and Washington Counties]

4/27/01

The amount of stocks and bonds authorized, issued and outstanding as of February 28, 2001:

	AUTHORIZED	ISSUED & OUTSTANDING
COMMON STOCK	10,000,000 shares	3,910,343 shares
PREFERRED STOCK	363,200 shares	160,404 shares

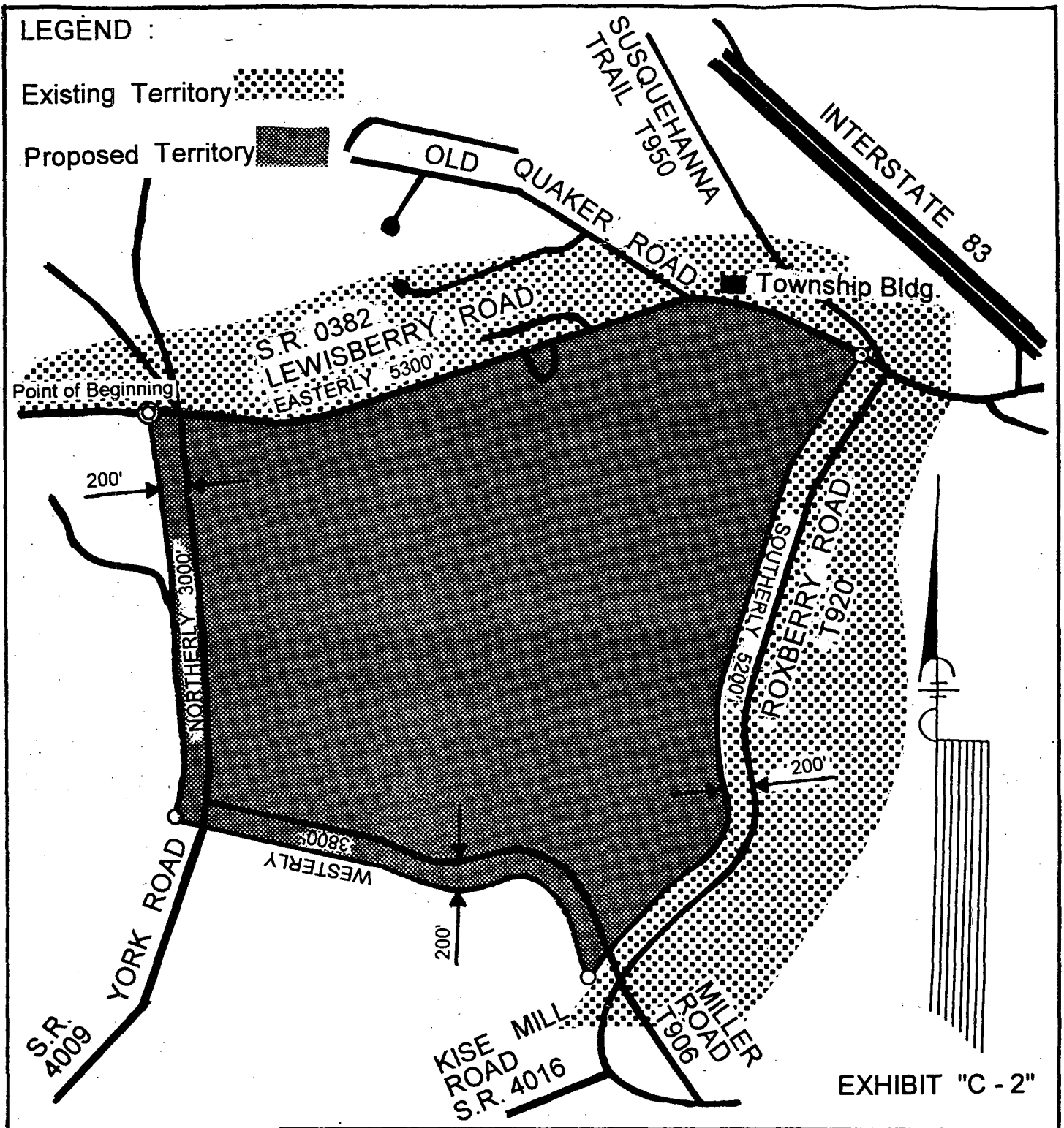
BONDS -aggregate principal amount issued and outstanding -$595,030,000

EXHIBIT B

EXTENSION OF NEWBERRY TOWNSHIP SERVICE TERRITORY

Beginning at a point on the present limit of certificated territory granted to Pennsylvania-American Water Company under P.U.C. Certificate of Public Convenience (A-212285, F0031) at the centerline of Lewisberry Road (State Route 0382), said point being approximately two hundred feet (200') west of the centerline intersection of York Road (State Route 4009) and the aforementioned Lewisberry Road (State Route 0382); thence in a general easterly direction along the centerline of Lewisberry Road (State Route 0382) by its various courses and distances a total distance of five thousand, three hundred feet (5,300') more or less to a point approximately two hundred feet (200') west of the centerline intersection of Roxberry Road (Township Route 920) and Lewisberry Road (State Route 0382); thence along the aforementioned Roxberry Road (Township Route 920), two hundred feet (200') west of its centerline and parallel to its various courses and distances in a general southerly direction a total distance of five thousand, two hundred feet (5,200') more or less to a point approximately two hundred feet (200') southwest of the centerline intersection of Miller Road (Township Route 906) and Roxberry Road (Township Route 920); thence along the aforementioned Miller Road (Township Route 906) approximately two hundred feet (200') south of its centerline and parallel to its various courses and distances in a general westerly direction a total distance of three thousand, eight hundred feet (3,800') more or less to a point approximately two hundred feet (200') west of the centerline intersection of York Road (State Route 4009) and Miller Road (Township Route 906); thence along the aforementioned York Road (State Route 4009) two hundred feet (200') west of its centerline and parallel to its various courses and distances in a general northerly direction a total distance of three thousand feet (3,000') more or less to a point on the centerline of Lewisberry Road (State Route 0382), the PLACE OF BEGINNING.

Exhibit C- 1



PROPOSED TERRITORY LIMITS
NEWBERRY TOWNSHIP

SCALE: 1"= 1000'	APPROVED BY:	DRAWN BY RNF
DATE: 03/13/01		REVISED

Newberry Township
York County, Pennsylvania

Pennsylvania-American Water Company
852 Wesley Drive • Mechanicsburg, PA 17055-4475

DRAWING NUMBER
1 of 1.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA-AMERICAN WATER COMPANY
BALANCE SHEET

	FEBRUARY 2001	LAST YEAR
ASSETS		
Utility plant	$1,612,852,174	$1,534,508,807
Construction work in progress	21,637,265	18,481,917
Accumulated depreciation	(259,878,438)	(236,942,334)
Utility plant acquisition adjustment	10,729,603	10,831,409
Other utility plant adjustments	0	0
	1,385,340,604	1,326,879,799
Nonutility property	1,699,448	593,130
Other Investments	0	0
Current assets		
Cash and cash equivalents	507,567	47,295
Temporary inv. - at cost plus accrued int.	0	0
Customer accounts receivable	26,467,453	25,940,459
Allowance for uncollectible accounts	(482,692)	(385,661)
Unbilled Revenues	17,488,022	17,269,357
FIT refund due from associated company	0	0
Miscellaneous receivables	1,224,690	965,686
Materials and supplies - at average cost	2,785,214	2,770,288
Other	8,496,211	2,270,419
	56,486,465	48,877,843
Regulatory and other long-term assets		
Debt and preferred stock expense	8,364,153	8,891,610
Expense of rate proceedings	265,537	617,097
Preliminary survey and investigation charges	1,531,716	0
Reg. asset - inc tax recoverable thru rates	93,932,441	92,271,196
Other	18,376,989	21,157,008
	122,470,836	122,936,911
	$1,565,997,353	$1,499,287,683
CAPITAL AND LIABILITIES		
Common stock	$21,506,887	$21,506,887
Paid-in capital	306,362,886	286,362,886
Retained earnings	171,704,651	158,204,065
Total common equity	499,574,424	466,073,838
Preferred stock	16,040,400	16,040,400
Long-term debt	604,977,327	609,864,896
Total capitalization	1,120,592,151	1,091,979,134
Current liabilities		
Short-term debt	73,365,791	56,303,074
Current portion of long-term debt	13,919,661	13,783,230
Accounts payable	7,887,041	8,829,353
Taxes accrued	10,861,540	6,530,546
Interest accrued	15,629,898	16,022,192
Customer deposits	0	1,141
Dividends declared	0	0
Other	8,995,170	7,297,279
	130,659,101	108,766,815
Regulatory and other long-term liabilities		
Customer advances for construction	47,927,402	46,577,523
Deferred income taxes	187,612,264	174,785,255
Deferred investment tax credits	8,837,520	9,071,112
Other	14,026,927	14,737,185
	258,404,113	245,171,075
Contributions in aid of construction	56,341,988	53,370,659
	$1,565,997,353	$1,499,287,683

Exhibit D

PENNSYLVANIA-AMERICAN WATER COMPANY

STATEMENT OF INCOME

(In thousands)

	Twelve months ended February 28, 2001	2000
Operating revenues	$305,601	$294,979
Operating expenses		
Operations	106,930	104,331
Maintenance	8,178	7,808
Depreciation and amortization	41,742	41,199
General taxes	11,525	13,556
State income taxes	6,583	5,994
Federal income taxes	28,317	26,189
	203,275	199,077
Utility operating income	102,326	95,902
Other income		
Interest	11	72
Allowance for funds used during construction	(1)	125
Gain on disposition	49	0
Miscellaneous	62	174
	102,447	96,273
Other deductions		
Miscellaneous	(452)	(463)
General taxes	224	181
State income taxes	(29)	(6)
Federal income taxes	(90)	(18)
	(347)	(306)
Income before interest charges	102,794	96,579
Interest charges		
Interest on long-term debt	46,992	47,063
Amortization of debt expense	552	539
Other Interest	4,525	2,727
Allowance for borrowed funds used during construction	(1,051)	(1,670)
	51,018	48,659
Net income	51,776	47,920
Dividends on preferred stock	1,283	1,291
Net income to common stock	$50,493	$46,629
Average shares of common stock outstanding	3,910	3,910
Earnings per share on average shares outstanding	$12.91	$11.93
RETAINED EARNINGS		
Balance at beginning of period	$158,204	$145,048
Add - net income	51,776	47,920
	209,980	192,968
Deduct - dividends		
Preferred Stock	1,283	1,291
Common stock ($9.46 per share in 2001; $8.56 per share in 2000)	36,992	33,473
	38,275	34,764
Balance at end of year	$171,705	$158,204

Exhibit E

SCHEDULE OF RATES APPLICABLE TO RATE ZONE 1 FOR ALL RATE CLASSES EXCEPT INDUSTRIAL

METER RATES

All water supplied by the Company for any and all purposes, except Industrial, Qualified Private Fire Hydrants and Public Fire Hydrants, shall be metered as hereinafter set forth. All meters shall be read monthly or bimonthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges For All Rate Classes Except Industrial

All metered customers shall be subject to a monthly or bimonthly service charge, based on the size of meter required to render adequate service. (I)

Size of Meter	Service Charge Per Month Except Other Water Utilities	Service Charge Per Month Other Water Utilities
5/8 inch	$ 9.75	$ 11.00
3/4 inch	14.63	16.50
1 inch	24.38	27.50
1-1/2 inch	40.00	55.00
2 inch	64.00	88.00
3 inch	120.00	165.00
4 inch	150.00	275.00
6 inch	225.00	550.00
8 inch	435.00	880.00
10 inch	630.00	1265.00
12 inch	985.00	1980.00

Consumption Charges For all Rate Classes Except Industrial

The following rates shall apply per 100 gallons. (I)

	FIRST 16,000/MONTH	NEXT 584,000/MONTH	ALL IN EXCESS OF 600,000/MONTH
Residential	.4864	.4864	.4864
Commercial	.4864	.3543	.3543
Municipal	.4864	.3752	.3752
Other Water Utilities Group A	.3865	.3865	.3865
Other Water Utilities Group B	.9320	.9320	.9320

SCHEDULE OF RATES APPLICABLE TO RATE ZONE 1 FOR INDUSTRIAL RATE CLASS

METER RATES

All water supplied by the Company for Industrial purposes shall be metered as hereinafter set forth. All meters shall be read monthly or bimonthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges For Industrial Rate Class

All metered customers shall be subject to a monthly or bimonthly service charge, based on the size of meter required to render adequate service. (I)

Size of Meter		Per Month
5/8	inch	$ 14.00
3/4	inch	21.00
1	inch	35.00
1-1/2	inch	70.00
2	inch	112.00
3	inch	210.00
4	inch	350.00
6	inch	700.00
8	inch	1,120.00
10	inch	1,610.00
12	inch	2,520.00

Consumption Charges For Industrial Rate Class (I)

The following rates shall apply per 100 gallons per month.

Industrial		Industrial Curtailment*	
First 16,000	.4864	First 16,000	.4864
Next 584,000	.3387	Next 584,000	.3387
All in Excess of 600,000	.2845	Next 14,400,000	.2845
		All In Excess Of 15,000,000	.2393

* Subject to the availability criteria and terms and conditions of the industrial curtailment rate (pages 9A1 and 9A2, hereof), the foregoing rates shall apply per 100 gallons per month for service provided under the Industrial Curtailment Rate.

Estimated Annual Revenue and Expense
in Application Territory

		REVENUES
2 fire hydrants	2 x $114	$ 228
1 commercial customer	1 x $3,600	$3,600
3 residential customers	3 x 397	$ 1,191
TOTAL		$5,019

		EXPENSES
2 fire hydrants	2 x $2	$ 4
3 residential customers	3 x $90	$ 270
1 commercial customer	1 x $820	$ 820
TOTAL		$1,094

EXHIBIT G

Attachment 6

(Clover Crossing Phase IV)

Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in Additional Portions of Newberry Township, York County, Pennsylvania – Docket No. A-212284F0044

Application Filed: September 12, 1997

Order entered: July 15, 1998

PENNSYLVANIA
PUBLIC UTILITY COMMISSION
Harrisburg, PA 17105-3265

Public Meeting held August 11, 2011

Commissioners Present:

Robert F. Powelson, Chairman
John F. Coleman, Jr., Vice Chairman
Wayne E. Gardner
James H. Cawley
Pamela A. Witmer

Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish, or supply water service to the public in a portion of Newberry Township, York County, Pennsylvania.	Docket Number: A-2011-2236764

ORDER

BY THE COMMISSION:

By the application filed on April 20, 2011, Pennsylvania-American Water Company (PAWC or the Applicant), 800 West Hersheypark Drive, Hershey, PA 17033, seeks a certificate of public convenience pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), evidencing Commission approval of the Applicant's right to offer, render, furnish, or supply water service to the public in a portion of Newberry Township, York County, Pennsylvania.

Proofs of publication and service to appropriate entities were submitted by PAWC. No protests were filed and no hearings were held.

PAWC is a regulated public utility corporation, duly organized and existing under the laws of the Commonwealth of Pennsylvania, and is a wholly owned subsidiary of the American Water Works Company, Inc. PAWC furnishes water service in certificated service territories encompassing portions of 36 counties across the Commonwealth. As of March 31, 2011, the Applicant provided water service to approximately 637,885 customers. PAWC also provided wastewater service to approximately 17,116 customers.

PAWC has indicated that the proposed additional territory is located in a portion of Newberry Township, York County, Pennsylvania as described in Exhibit B-2 and has included a map showing the description of the area in Exhibit B-1 of the application. The applied-for-territory will allow PAWC to provide a single point meter, public water supply to approximately 130 mobile homes of the Regent Acres Mobile Home Park (RAMHP). In addition, the installation would also offer and provide service to five (5) single family residential lots of Clover Crossing Phase IV, subdivision. PAWC is certificated to serve portions of Newberry Township, York County under Docket No. A-212285F0044. The requested territory consists of approximately 51 acres.

The facilities to be installed within the requested territory will include approximately 110 feet of 8" ductile iron pipe together with taps, meter vaults, 2" meters and other related appurtenances. PAWC will extend approximately 110 feet of 8" ductile iron and provide individual copper service lines attached to this main extension for individual homes in the Clover Crossing Development. PAWC will also install a 2" service to provide water service to the Regent Acres Mobile Home Park through a 2" master meter. PAWC stated that the project is scheduled for late summer or early fall and will take approximately one week to complete.

PAWC has stated that there are no current public water suppliers for the potential customers in the requested territory. The water source for the Regent Acres Mobil Home Park is currently an on-site single well. The developers are requesting water service from PAWC because of their close proximity to the existing PAWC public water facility and they do not want to install upgrades to their own well system to comply with the new ground water rules.

PAWC indicated that the estimated cost of the main and service installations will be approximately $17,114. PAWC stated that approximately $8,863 of the total cost of the project will be borne by the developer, RAMHP, 4775 N. Sherman Street, Mount Wolf, PA, 17347. According to PAWC, this amount represents the cost of the service line and a meter pit into RAMHP. PAWC will be responsible for the cost of the 110 feet pipeline that would feed both the Clover Crossing Phase IV and RAMHP at a cost of approximately $8,251.

PAWC stated that RAMHP will establish a 2" commercial meter connection and are expected to use 25,000 gpd. The Applicant also stated that no fire hydrants will be installed in the requested territory.

The Applicant stated that to the best of its knowledge no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by PAWC in the requested territory, and no competitive condition will be created. PAWC further indicated that furnishing service in the requested territory will have no adverse effect upon the service furnished or the rates charged to other customers.

The Applicant stated that no public wastewater treatment is provided for in this area and that wastewater is handled by on-lot systems within the requested territory.

PAWC will charge its then existing Rate Zone 1 rates for service in the requested territory as set forth in PAWC's Tariff. A residential customer using an average of 4,200 gallons of water a month will be charged approximately $46. Based on PAWC's existing commercial rates for Rate Zone 1, RAMHP will be charged approximately $4,662 for using an estimated 25,000-gpd of water in a month.

A letter from Carl Dallmeyer, manager of RAMHP, requesting water service from PAWC is attached as Exhibit H to the application. In addition, Rumar, a/k/a DCM Development Company, 584 Grandview Drive, Lewisberry, PA 17339, owner of the five (5) residential lots in Clover Crossing Phase IV subdivision, also submitted a letter requesting service. This letter is shown as Exhibit I to the application.

A letter from Newberry Township supporting this application was also submitted as Exhibit G in the application. PAWC also provided a letter from the York County Planning Commission in support of the application.

The Applicant is current with its annual and quarterly reports as well as the Security Planning and Readiness report filing requirements of the Commission. There are no Department of Environmental Protection outstanding compliance or operational issues with PAWC.

Based upon the facts that PAWC will expand its service territory to new customers in compliance with Commission regulations, that the economies of scale of an expanded customer base have a beneficial effect on existing customers, and that PAWC will be meeting the needs of new customers without any detriment to its existing

customers, the Commission finds that the granting of PAWC's application for an extension of service territory is in the public interest; **THEREFORE,**

IT IS ORDERED:

1. That the application of Pennsylvania-American Water Company at Docket No. A-2011-2236764 is hereby approved.

2. That a certificate of public convenience shall be issued pursuant to section 1102(a)(1)(i) of the Public Utility Code, 66 Pa. C.S. §1102(a)(1)(i), authorizing Pennsylvania-American Water Company to begin to offer, render, furnish, or supply water service in a portion of Newberry Township, York County as described in Exhibit B-2 and depicted on a map identified as Exhibit B-1, which were attached to the subject application.

3. That nothing herein shall be construed to exempt Pennsylvania-American Water Company from obtaining all necessary permits, licenses, and approvals from other state, federal and local government agencies having jurisdiction.

4. That a copy of this Order be served upon Pennsylvania-American Water Company, the Office of Trial Staff, the Office of Consumer Advocate, the Office of Small Business Advocate and the Department of Environmental Protection – Southcentral Regional Office and its Bureau of Regulatory Counsel.

BY THE COMMISSION,

Rosemary Chiavetta
Secretary

(SEAL)

ORDER ADOPTED: August 11, 2011
ORDER ENTERED:

PENNSYLVANIA
AMERICAN WATER

800 West Hersheypark Drive
Hershey, PA 17033
P 717-531-3362
F 717-531-3252
Seth.mendelsohn@amwater.com

Seth A. Mendelsohn
Corporate Counsel

April 20, 2011

Rosemary Chiavetta
Pennsylvania Public Utility
Commission
Commonwealth Keystone Building
400 North Street, PO Box 3265
Harrisburg, PA 17105-3265

Re: Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in a portion of Newberry Township, York County, Pennsylvania

Dear Ms. Chiavetta:

On behalf of Pennsylvania-American Water Company, I am e-filing an original copy of the above-referenced Application, together with payment in the amount of $350 for the Commission's filing fee.

I will file the obligatory paper copy within three (3) days of this filing.

Sincerely,

Seth A. Mendelsohn

Seth A. Mendelsohn

Enclosures
cc: Office of Consumer Advocate
Office of Small Business Advocate
Office of Trial Staff
Department of Environmental Protection

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In re: Application of Pennsylvania-American Water Company for approval of the right to offer, render, furnish or supply water service to the public in a portion of Newberry Township, York County, Pennsylvania

Application No. _____

To Pennsylvania Public Utility Commission:

I. INTRODUCTION

1. Pennsylvania-American Water Company ("Pennsylvania-American" or "Applicant") hereby requests that the Pennsylvania Public Utility Commission ("Commission") issue a certificate of public convenience evidencing its approval under Section 1102(a) of the Public Utility Code, 66 Pa.C.S. § 1102(a), of the Applicant's offering, rendering, furnishing or supplying of water service in a portion of Newberry Township, York County, Pennsylvania.

2. This Application is being filed to extend water service to the public in the proposed service territory in a portion of Newberry Township, York County, Pennsylvania.

3. The name and address of Applicant is:

Pennsylvania-American Water Company
("Pennsylvania-American")
800 West Hersheypark Drive
Hershey, PA 17033

4. The names and address of the Applicant's attorneys are:

Velma A. Redmond, Esquire
Susan Simms Marsh, Esquire
Seth A. Mendelsohn, Esquire
Pennsylvania-American Water Company
800 West Hersheypark Drive
Hershey, PA 17033

II. DESCRIPTION OF THE APPLICANT

5. Pennsylvania-American is a corporation organized and existing under the laws of the Commonwealth of Pennsylvania and is a wholly owned subsidiary of the American Water Works Company, Inc. ("AWW"). Pennsylvania-American furnishes water service in a certificated service territory encompassing portions of 36 counties across the Commonwealth. As of March 31, 2011, Pennsylvania-American provided water service to approximately 637,885 customers in the following classifications:

Residential:	588,189
Commercial:	43,513
Industrial:	616
Municipal, Resale and Other:	2,427
Fire Protection:	3,135

In addition, Pennsylvania-American furnishes wastewater service to approximately 17,116 customers.

6. Attached hereto as Exhibit A is pertinent information with respect to the corporate history, authority, and service territory of Pennsylvania-American.

III. THE PROPOSED ADDITIONAL SERVICE TERRITORY

7. As indicated at paragraph 2 above, the proposed additional service territory is located in a portion of Newberry Township, York County, Pennsylvania. Attached hereto as Exhibit B-1 is a map showing the boundaries of the area and attached hereto as Exhibit B-2 is a description of the area to be served. The applied-for-territory will allow Pennsylvania

American to provide a single point meter, public water supply to approximately 130 mobile homes of the Regent Acres Mobile Home Park. In addition, the installation would also offer and provide service to five (5) single family residential lots of Clover Crossing Phase IV, subdivision. Pennsylvania-American is certificated to serve portions of Newberry Township, York County which under Docket No. A-212285F0044.

8. No additional capital will be required by the Applicant for the purpose of financing the matters and things involved in this Application.

9. The facilities to be installed within this application territory will include approximately 110 feet of 12" ductile iron pipe together with taps, meter vaults, 2" meters and related appurtenances. Wastewater treatment for this area is provided by on lot septic systems.

10. To the best of the knowledge of the Applicant, no corporation, partnership, or individual is now furnishing or has corporate or franchise rights to furnish service similar to that to be rendered by Applicant in the Application Territory, and no competitive condition will be created.

IV. FINANCIAL AND OTHER RELEVANT INFORMATION

11. There is attached hereto, as Exhibit C, a balance sheet of Pennsylvania-American as of December 31, 2010.

12. There is attached hereto, as Exhibit D, a statement of income and retained earnings of Pennsylvania-American for the 12 months ended December 31, 2010.

13. Pennsylvania-American will charge its then existing Rate Zone 1 rates for service in the Application Territory as set forth in Pennsylvania-American's Tariff. Current Rate Zone 1 rates are shown on Exhibit E, and may be changed from time to time.

14. Furnishing of service in the proposed additional service territory will have no adverse effect upon the service furnished or the rates charged to other customers.

15. The estimated annual revenues and expenses of Pennsylvania-American in the additional territory are set forth in Exhibit F attached hereto.

IV. PUBLIC INTEREST

16. It is in the public interest for Pennsylvania-American to provide water service in the proposed service territory because it is financially and technically capable of providing service and because there is a need to make water service available to the Regent Mobile Home Park and to the Cloverfield Crossing Phase IV five single family residential lots. A letter from Newberry Township supporting this application is marked Exhibit G.

17. A letter from Carl Dallmeyer, owner of the Regent Acres Mobile Home Park, requesting water service from Pennsylvania-American is attached and marked Exhibit H. A letter from Rumar, a/k/a DCM Development Company, owner of the five (5) residential lots, has also submitted a letter requesting service which is marked Exhibit I.

18. The total cost of the main and service installations will be approximately $17,113.79. Developer will be responsible for $8,862.82 which represents the cost of the service line and a meter pit into the Regent Mobile Home Park. PAWC will be responsible for the cost of the 110' pipeline that would feed both the Clover Crossing Phase IV and Regent Mobile Home Park at a cost of $8,250.97. Regent Mobile Home Park will establish a 2" commercial meter connection and are expected to use 25,000gpd.

19. Upon approval of the Application, receipt of a certificate of public convenience, and installation of the proposed facilities, Pennsylvania-American will provide

water service to applicant in the applied for area under the Rules and Regulations of Pennsylvania-American's approved tariff.

V. RELIEF REQUESTED

20. Together with its Order approving this Application, Pennsylvania-American requests that the Commission issue a Certificate of Public Convenience pursuant to Section 1102(a) of the Public Utility Code, 66 Pa.C.S. §1102(a), authorizing Pennsylvania-American to furnish water service in a portion of Newberry Township, York County described in Exhibit B-1 and depicted in Exhibit B-2 hereto.

WHEREFORE, Pennsylvania-American respectfully requests that the Pennsylvania Public Utility Commission approve this Application and grant the relief requested in Paragraph 20, above.

PENNSYLVANIA-AMERICAN WATER COMPANY

By: Seth A. Mendelsohn

Velma A. Redmond, Esquire
Susan Simms Marsh, Esquire
Seth A. Mendelsohn, Esquire
Counsel for
Pennsylvania-American Water Company
800 West Hersheypark Drive
Hershey, PA 17033
717-533-5000

Dated: 4/20/2011

VERIFICATION

I, WILLIAM C. KELVINGTON, hereby state that the facts set forth in the Application to extend wastewater service to additional portions of Newberry Township, York County, 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).

William C. Kelvington
Vice-President – Operations
Pennsylvania-American Water Company

Date: April 20, 2011

PENNSYLVANIA-AMERICAN WATER COMPANY

Pennsylvania-American Water Company, an investor-owned water company, with corporate offices at 800 West Hershey Park Drive, Hershey, is a subsidiary of American Water Works Company, Inc. On February 1, 1989, the then-existing Pennsylvania-American Water Company (the result of the January 1, 1987 merger of Riverton Consolidated Water Company with and into Keystone Water Company) was merged with and into Western Pennsylvania Water Company, and the name of the surviving corporation was changed to Pennsylvania-American Water Company. A brief summary of each of the three predecessor companies follows.

Riverton Consolidated Water Company was formed by the merger and consolidation of six operating water companies in 1904. It subsequently acquired seven additional systems, and at the time of its merger with Keystone, supplied water to 12 municipalities on the Harrisburg west shore, Cumberland County, and Fairview Township in York County.

Keystone Water Company resulted from the 1973 merger of 14 companies with and into White Deer Mountain Water Company. The Company later acquired four systems. It provided water service in 14 eastern Pennsylvania counties through the following distribution systems: Abington, Bangor, Berwick, Frackville, Hallstead, Hershey/Palmyra, Montrose, Moshannon Valley, Norristown, Northumberland, Susquehanna, Thompson, White Deer (Milton), and Yardley.

Western Pennsylvania Water Company was the product of the merger of 16 water companies with and into South Pittsburgh Water Company at various times from 1970 to 1973. WPW added seven water distribution systems, extending its service territory into portions of 12 western Pennsylvania counties. The company operated through the following district offices: Butler, Clarion, Connellsville, Ellwood, Indiana, Kane, Kittanning, McDonald, Mon Valley, New Castle, Pittsburgh, Punxsutawney, Uniontown, Warren, and Washington.

After the merger of Riverton and Keystone in 1987, the former Pennsylvania-American Water Company purchased five systems: Red Land Water Company in York County, Campbelltown Water Company in Lebanon County, and three systems in the Moshannon Valley area, Clearfield County - Woodland-Bigler Area Authority, Allport Water Authority, and Graham Water Association.

Since the merger of the former Pennsylvania-American Water Company (Riverton and Keystone) into Western Pennsylvania Water Company on February 1, 1989, the Company has acquired the following water and wastewater systems: Smith Township Municipal Authority system (Washington County, February 27, 1989); Abington Township system (Lackawanna County, August 5, 1989); Summit Township Municipal Authority system (Butler County, August 31, 1993); Skyline Water Company (Dauphin County, December 2, 1993); Gregg Township Municipal Authority system (Union County, April 25, 1994); P-F Area Water Association system (Washington County, October 1, 1994); Country Place Water Company, Inc. and Country Place Waste Treatment Company, Inc. (Monroe County, June 30, 1995); Hickory Water Company, Pocono Farms East Water Company, Inc., and Silver Water Company (Monroe and Pike Counties, December 21, 1995); the water utility assets of Pennsylvania Gas and Water Company (Lackawanna, Luzerne, Susquehanna and Wayne Counties, February 16, 1996); the Municipal Authority of the Township of Morris system (Clearfield County, April 24, 1996); Westford Water Company (Dauphin County, August 2, 1996); Clarion Township General Authority (Clarion County, January 28, 1998); Fairview Water Company, National Utilities, Inc.-Pocono Division, and Pocono Mountains Industrial Park Authority (Monroe County, May 7, 1998); Coolbaugh Township-Fire System (Monroe County, July 28, 1998); Greene Valley Water Company (Lackawanna County, August 28, 1998); Franklin Manor Utilities, Ltd. (Washington County, September 22, 1998); Taylor Township (Lawrence

County, December 21, 1998); Evansburg Water Company (Montgomery County, December 30, 1998); Applewold Borough (Armstrong County, March 26, 1999); Cedar Grove Water Association (Washington County, July 8, 1999); Independence Township Municipal Authority (Washington County, July 8, 1999); Koppel Borough (Beaver County, November 5, 1999); Center Township (Butler County, December 30, 1999); Strattanville Borough (Clarion County, April 6, 2000); Franklin Township Municipal Authority (Beaver County, August 30, 2000); Elk Forest Estates (Wayne County, November 18, 2000); T.O.W. Associates (Butler County, February 13, 2001); City of Coatesville Authority (Chester and Lancaster Counties, March 22, 2001); Fox Knoll Water Company (Chester County, April 26, 2001); Butler Township Area Water and Sewer Authority (Butler County, April 27, 2001); Citizens Utilities Water Company of Pennsylvania (Adams, Berks, Chester, Monroe, Montgomery and Northampton Counties, January 15, 2002); LP Water & Sewer Company (Monroe and Pike Counties, April 3, 2002); Mid-Monroe Water Company (Monroe County, August 23, 2002); West Decatur Authority (Clearfield County, March 31, 2003); Rustic Acres Water Association (Pike County, September 30, 2003); Sandy Ridge Water Authority (Center County, October 14, 2003); Connoquenessing Borough Authority (Butler County, October 23, 2003); Skytop Water Company (Luzerne County, December 3, 2003); Sligo Borough Authority (Clarion County, August 31, 2004); Snowshoe at Mt. Pocono Condominiums, Inc. (Monroe County, February 24, 2005); Shippenville Municipal Authority (Clarion County, March 31, 2005); Blue Mountain Lake Associates, L.P. (Monroe County, October 31, 2005); East Fallowfield Township (Chester County, December 22, 2005); Stillwater Lakes Water Corporation (Monroe County, January 17, 2006); Winona Lakes Utilities, Inc. (Monroe and Pike Counties, January 26, 2006); Saville Rustin Water Company, Inc./Pine Ridge Community Association, Inc. (Pike County, March 29, 2006); Lexington Woods Corporation (Monroe County, July 24, 2006); Community Association of Pocono Farms, Incorporated (Monroe County, July 31, 2006); Redstone Water Company (Fayette and Washington Counties, March 20, 2007); Mountain Top Estates Property Owners Association (Monroe County, May 30, 2008); Claysville-Donegal Joint Municipal Authority (Washington County, July 31, 2008); Three Lane Utilities, Inc. (Pike County, September 10, 2008); Clarion Area Authority (Clarion County, October 30, 2008); Boggs Township (Centre County, September 10, 2009); Amwell Township Water Authority (Washington County, September 23, 2009); Wallaceton Municipal Authority (Clearfield County, October 1, 2009); Saxonburg Area Authority (Butler County, October 28, 2009); Nittany Water Company (Centre and Clinton Counties, February 3, 2010); Sutton Hills Homeowners Association (Luzerne County, May 5, 2010) and Birch Acres Water Works, Inc. (Monroe County, December 7, 2010). On July 2, 1990, Brownsville Water Company (Fayette County) and California Water Company (Washington County) were acquired and merged into the Company. On June 16, 1992, the former Forge Road Acres water system (Cumberland County) was sold to South Middleton Township. On March 24, 2003, Salisbury Water Supply Company (State of Massachusetts) was acquired and merged into the Company.

As a result of the various mergers and acquisitions, the Company furnishes water service to about 637,079 customers in the following municipalities:

All, or portions of, the Townships of Mount Joy, Mount Pleasant and Straban in Adams County;

All, or portions of, the Cities of Clairton and Pittsburgh (16th, 18th, 19th, 20th, 23rd, 29th, 30th, 31st and 32nd Wards), the Boroughs of Baldwin, Bethel Park, Brentwood, Bridgeville, Carnegie, Castle Shannon, Crafton, Dormont, Dravosburg, Elizabeth, Glassport, Greentree, Heidelburg, Homestead, Ingram, Jefferson, Liberty, Lincoln, Mt. Oliver, Munhall, Pleasant Hills, Rosslyn Farms, Thornburg, West Elizabeth, West Homestead, West Mifflin, Whitaker and Whitehall and the Townships of Baldwin, Collier, Elizabeth, Forward, Mt. Lebanon, North Fayette, Robinson, Scott, South Fayette, South Park and Upper St. Clair in Allegheny County;

All, or portions of, the Boroughs of Applewold and Kittanning and the Townships of Manor and

Rayburn in Armstrong County;

All, or portions of, the Boroughs of Big Beaver, Ellwood City, Frankfort Springs and Koppel and the Townships of Franklin, Hanover and North Sewickly in Beaver County;

All, or portions of, the Boroughs of Sinking Spring, St. Lawrence, West Lawn[3] and Wyomissing[2] and the Townships of Amity, Cumru, Earl, Exeter, Lower Heidelberg, Ruscombmanor, South Heidelberg and Spring in Berks County;

All, or portions of, the Borough of Yardley and the Townships of Falls and Lower Makefield in Bucks County;

All, or portions of, the City of Butler, the Boroughs of Connoquenessing, East Butler and Saxonburg and the Townships of Butler, Center, Clinton, Connoquenessing, Forward, Franklin, Jackson, Jefferson, Lancaster, Oakland, Penn and Summit in Butler County;

All, or portions of, the Boroughs of Philipsburg and South Philipsburg and the Townships of Boggs, Rush and Walker in Centre County;

All, or portions of, the City of Coatesville, the Boroughs of Atglen, Parkesburg, South Coatesville and Spring City and the Townships of Caln, East Coventry, East Fallowfield, East Pikeland, East Vincent, Highland, Sadsbury, Schuylkill, Valley, West Caln, West Sadsbury and West Vincent in Chester County;

All, or portions of, the Boroughs of Clarion, Shippenville, Sligo and Strattanville and the Townships of Clarion, Elk, Farmington, Knox, Limestone, Monroe, Paint and Piney in Clarion County;

All, or portions of, the Boroughs of Chester Hill, Osceola Mills and Wallaceton and the Townships of Boggs, Bradford, Decatur, Graham and Morris in Clearfield County;

All, or portions of, the Township of Porter in Clinton County;

All, or portions of, the Boroughs of Berwick and Briar Creek and the Township of Briar Creek in Columbia County;

All, or portions of, the Boroughs of Camp Hill, Lemoyne, New Cumberland, Shiremanstown, West Fairview[1] and Wormleysburg and the Townships of East Pennsboro, Hampden, Lower Allen, Silver Spring and Upper Allen in Cumberland County;

All, or portions of, the Townships of Conewago, Derry, Londonderry, South Hanover and West Hanover in Dauphin County;

All, or portions of, the Cities of Connellsville and Uniontown, the Boroughs of Brownsville and South Connellsville and the Townships of Brownsville, Bullskin, Connellsville, Dunbar, Jefferson, Luzerne, Menallen, North Union, Redstone and South Union in Fayette County;

All, or portions of, the Borough of Indiana and the Township of White in Indiana County;

All, or portions of, the Boroughs of Big Run and Punxsutawney and the Townships of Bell, Gaskill, Henderson, McCalmont and Young in Jefferson County;

All, or portions of, the Cities of Carbondale and Scranton, the Boroughs of Archbald, Blakely, Clarks Green, Clarks Summit, Dalton, Dickson City, Dunmore, Jermyn, Jessup, Mayfield, Moosic, Old Forge, Olyphant, Taylor, Throop and Vandling and the Townships of Abington, Carbondale, Fell, Glenburn, North Abington, Scott and South Abington in Lackawanna County;

All, or portions of, the Borough of Quarryville and the Townships of Bart, Colerain, Eden and Sadsbury in Lancaster County;

All, or portions of, the City of New Castle; the Boroughs of Ellport, Ellwood City, New Beaver and South New Castle and the Townships of Hickory, Mahoning, Neshannock, North Beaver, Perry, Shenango, Taylor, Union and Wayne in Lawrence County;

All, or portions of, the Borough of Palmyra and the Townships of Annville, North Annville, North Londonderry, South Annville and South Londonderry in Lebanon County;

All, or portions of, the Cities of Nanticoke, Pittston and Wilkes-Barre, the Boroughs of Ashley, Avoca, Courtdale, Dallas, Dupont, Duryea, Edwardsville, Exeter, Forty Fort, Hughestown, Kingston, Laflin, Larksville, Laurel Run, Luzerne, Nescopeck, Plymouth, Pringle, Shickshinny, Sugar Notch, Swoyersville, Warrior Run, West Pittston, West Wyoming, Wyoming and Yatesville and the Townships of Conyngham, Fairview, Hanover, Hunlock, Jackson, Jenkins, Kingston, Newport, Pittston, Plains, Plymouth, Rice, Salem, Union, Wilkes-Barre and Wright in Luzerne County;

All, or portions of, the Borough of Kane and the Township of Wetmore in McKean County;

All, or portions of, the Borough of Mount Pocono and the Townships of Coolbaugh, Hamilton, Middle Smithfield, Ross, Smithfield and Stroud in Monroe County;

All, or portions of, the Boroughs of Bridgeport, Norristown and Royersford and the Townships of East Norriton, Limerick, Lower Pottsgrove, Lower Providence, Perkiomen, Plymouth, Skippack, Upper Merion, Upper Providence, West Norriton, Whitemarsh, Whitpain and Worcester in Montgomery County;

All, or portions of, the Boroughs of Bangor, Belfast, Nazareth, Pen Argyl, Roseto, Stockertown, Tatamy and Wind Gap and the Townships of Bushkill, Forks, Lower Nazareth, Palmer, Plainfield, Upper Mt. Bethel, Upper Nazareth and Washington in Northampton County;

All, or portions of, the Boroughs of Milton, Northumberland and Watsontown and the Townships of Delaware, East Chillisquaque, Point, Turbot, Upper Augusta and West Chillisquaque in Northumberland County;

Portions of the Townships of Delaware, Lehman and Westfall in Pike County;

All, or portions of, the Borough of Frackville and the Townships of Butler, Mahanoy, New Castle and West Mahanoy in Schuylkill County;

All, or portions of, the Boroughs of Forest City, Great Bend, Hallstead, Lanesboro, Montrose, Susquehanna and Thompson and the Townships of Bridgewater, Great Bend, Harmony and Oakland in Susquehanna County;

All, or portions of, the Borough of Lewisburg and the Townships of Buffalo, East Buffalo, Gregg, Kelly and White Deer in Union County;

All, or portions of, the City of Warren and the Townships of Conewango, Glade, Meade, and Pleasant in Warren County;

All, or portions of, the Cities of Monongahela and Washington and the Boroughs of Burgettstown, California, Canonsburg, Claysville, Coal Center, East Washington, Finleyville, Houston, McDonald, Midway, New Eagle, West Brownsville and West Middletown and the Townships of Amwell, Buffalo, Canton, Carroll, Cecil, Chartiers, Cross Creek, Donegal, East Finley, Fallowfield, Hanover, Hopewell, Independence, Jefferson, Mount Pleasant, North Franklin, North Strabane, Nottingham, Peters, Robinson, Smith, Somerset, South Franklin, South Strabane, Union and West Pike Run in Washington County;

Portion of the Township of Clinton in Wayne County; and

All, or portions of, the Townships of Fairview and Newberry in York County.

As a result of acquisitions, the Company furnishes wastewater service to about 17,064 customers in the following municipalities:

All, or portions of, the City of Coatesville, the Boroughs of Parkesburg and South Coatesville and the Townships of Caln, East Fallowfield, Highland, Sadsbury, Valley, West Caln and West Sadsbury in Chester County;

All, or portions of, the Borough of Clarion and the Townships of Clarion and Monroe in Clarion County;

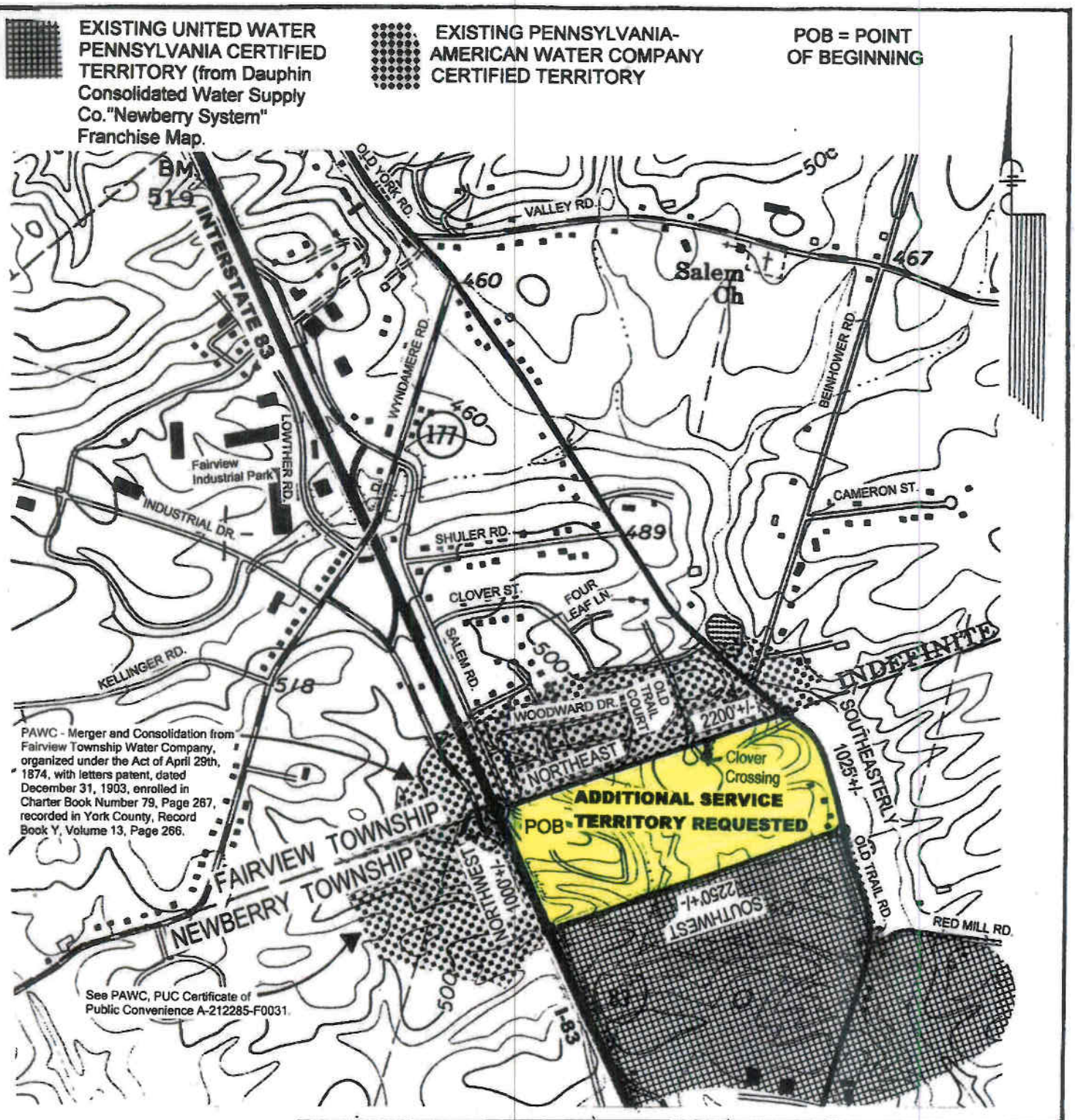
Portions of the Townships of Coolbaugh, Middle Smithfield, Smithfield and Stroud in Monroe County;

Portion of the Township of Lehman in Pike County; and

All, or portions of, the Borough of Claysville and the Township of Donegal in Washington County.

[1] West Fairview Borough was merged into East Pennsboro Township in 1998.
[2] Wyomissing Hills was merged into Wyomissing Borough in 2002.
[3] West Lawn was merged into Spring Township in 2006.

[390 municipalities in 36 counties. Note: Ellwood City Borough is located in Beaver and Lawrence Counties; Hanover Township is located in Beaver and Washington Counties] 2/28/2011



PROPOSED TERRITORY LIMITS

NEWBERRY TOWNSHIP

SCALE: 1"=1000'	APPROVED BY: CLOVER CROSSING	DRAWN BY RNF
DATE: 02/23/11		REVISED

NEWBERRY TOWNSHIP
YORK COUNTY, PENNSYLVANIA

PENNSYLVANIA AMERICAN WATER
852 Wesley Drive
Mechanicsburg, PA 17055

DRAWING NUMBER 1 OF 1.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

Exhibit B-1

PUC ADDITIONAL SERVICE TERRITORY REQUEST NEWBERRY TOWNSHIP YORK COUNTY, PA CLOVER CROSSING PHASE IV

All that certain tract of land situate in Newberry Township, York County, Pennsylvania, containing a portion of a parcel known as Clover Crossing, bounded and described as follows, to wit:

Beginning at a point of intersection of the indefinite boundary division line of Fairview Township and Newberry Township, at the center line of Interstate Number 0083, said point also being at a point of terminus of existing certified service territory of the applicant, being Pennsylvania-American Water Company; thence in a northeast direction along the aforementioned township division line and along the aforesaid existing certified service territory terminus of the applicant, a distance of two thousand, two hundred feet (2,200') more or less, to a point in the center line of Old Trail Road, also designated as Township Route Number 686; thence in a general southeasterly direction, by various courses and distances, along the center line of the aforesaid Old Trail Road, a distance of one thousand and twenty five feet (1,025') more of less, to a point; thence in a southwest direction along a terminus of existing certified service territory of United Water Pennsylvania, a distance of two thousand, two hundred and fifty feet (2,250') more or less, to a point in the center line of the aforementioned Interstate Number 0083; thence in a northwest direction along the aforesaid center line of Interstate Number 0083, and being adjacent to the terminus of other existing certified service territory of the applicant, being Pennsylvania-American Water Company, a distance of one thousand feet (1,000') more or less, to the POINT OF BEGINNING.

Exhibit B-2

AMERICAN WATER

Balance Sheet
Pennsylvania with Growth
($ In Thousands)

March 2011

		Actuals	Plan	Increase (Decrease)	% Variance	Prior Yr. Dec	Increase (Decrease)	% Variance
Assets								
Utility Plant	1	3,193,825	3,243,632	(49,806)	(1.5)%	3,173,381	20,444	0.6%
Construction Work in Progress	2	78,480	38,018	40,461	106.4%	65,392	13,088	20.0%
Accumulated Depreciation	3	(752,836)	(760,879)	8,043	1.1%	(741,193)	(11,643)	(1.6)%
Utility Plant Acquisition Adjustments	4	18,686	18,850	(164)	(0.9)%	18,755	(70)	(0.4)%
Other Utility Plant Adjustments	5	0	0			0		
Total Utility Plant		2,538,155	2,539,621	(1,467)	(0.1)%	2,516,335	21,820	0.9%
Non-utility Property	6	269	287	(18)	(6.2)%	277	(8)	(3.0)%
Total property, plant and equipment		2,538,424	2,539,908	(1,484)	(0.1)%	2,516,612	21,812	0.9%
Cash and Cash Equivalents	7	1,407	58	1,350	2,335.4%	1,192	215	18.1%
Restricted funds	8	14,138	11,239	2,899	25.8%	20,494	(6,356)	(31.0)%
Utility customer accounts receivable	9	34,102	39,528	(5,426)	(13.7)%	36,118	(2,016)	(5.6)%
Allowance for uncollectible accounts	10	(5,700)	(5,551)	(149)	(2.7)%	(6,282)	581	9.3%
Accrued utility revenues	11	27,166	27,074	93	0.3%	28,070	(904)	(3.2)%
Other receivables, net	12	2,256	1,901	356	18.7%	2,013	243	12.1%
Taxes receivable, including federal income	13	0	0			0		
Materials and supplies	14	5,481	3,635	1,846	50.8%	4,730	751	15.9%
Receivable from affiliated companies	15	85	0	85		85	0	0.0%
Other Current Assets	16	1,973	6,181	(4,208)	(68.1)%	2,229	(256)	(11.5)%
Current Assets		80,908	84,063	(3,155)	(3.8)%	88,650	(7,742)	(8.7)%
Regulatory assets - income tax recovery	17	120,704	111,617	9,087	8.1%	111,645	9,059	8.1%
Debt and preferred stock expense	18	12,881	13,069	(189)	(1.4)%	13,082	(201)	(1.5)%
Deferred pension expense	19	2,641	9,931	(7,291)	(73.4)%	7,659	(5,018)	(65.5)%
Deferred postretirement benefit expense	20	786	784	2	0.2%	1,123	(337)	(30.0)%
Deferred security costs	21	4,715	4,714	1	0.0%	5,131	(416)	(8.1)%
Deferred business services project expenses	22	902	901	0	0.0%	1,147	(246)	(21.4)%
Deferred integration costs	23	0	0			0		
Deferred tank painting costs	24	0	0			0		
Deferred rate case	25	795	892	(97)	(10.9)%	858	(63)	(7.4)%
Asset premium recoverable thru rates	26	495	505	(10)	(2.0)%	503	(8)	(1.6)%
Environmental remediation recoverable thru rates	27	0	0			0		
Other Regulatory Assets	28	35,581	33,766	1,816	5.4%	33,024	2,557	7.7%
Regulatory assets		179,499	176,180	3,319	1.9%	174,172	5,327	3.1%
Other investments	29	52	52	0	(0.8)%	52	0	0.0%
Long term receivable from affiliate	30	0	0			0		
Funds restricted for construction	31	0	0	0		0		
Goodwill	32	40,223	40,223	0	0.0%	40,223	0	0.0%
Intangible assets	33	0	0			0		
Other Long Term Assets	34	705	10	695	6,946.5%	81	624	770.6%
Total Regulatory & Other L/T Assets		220,477	216,465	4,012	1.9%	214,527	5,950	2.8%
Total Assets		2,839,810	2,840,436	(627)	0.0%	2,819,789	20,020	0.7%
Capital & Liabilities								
Common Stock	35	21,507	21,507	0	0.0%	21,507	0	0.0%
Paid in Capital	36	608,588	613,722	(5,135)	(0.8)%	608,407	181	0.0%
Retained Earnings	37	346,392	340,273	6,119	1.8%	336,285	10,108	3.0%
Accumulated other comprehensive income	38	0	0			0		
Unearned compensation	39	0	0			0		
Treasury stock	40	0	0			0		
Common stockholder's equity		976,487	975,502	984	0.1%	966,198	10,288	1.1%
Preferred Stock without mandatory redemption requirements	41	1,720	1,720	0	0.0%	1,720	0	0.0%
Long term debt	42	968,550	990,150	(21,599)	(2.2)%	984,819	(16,269)	(1.7)%
Redeemable preferred stock at redemption value	43	12,452	12,452	(1)	0.0%	12,452	0	0.0%
Total Capitalization		1,959,209	1,979,824	(20,615)	(1.0)%	1,965,189	(5,981)	(0.3)%
Short Term Debt	44	52,572	64,063	(11,490)	(17.9)%	30,848	21,724	70.4%
Current Portion of Long-term Debt	45	3,053	5,674	(2,622)	(46.2)%	6,441	(3,388)	(52.6)%
Current portion of redeemable stock at redemption value	46	0	0			0		
Accounts Payable	47	36,853	10,653	26,200	245.9%	47,204	(10,351)	(21.9)%
Taxes Accrued	48	7,913	25,810	(17,897)	(69.3)%	2,994	4,919	164.3%
Interest Accrued	49	14,357	15,079	(722)	(4.8)%	13,626	732	5.4%
Total Other Current Liabilities	50	22,427	7,707	14,721	191.0%	20,109	2,318	11.5%
Total Current Liabilities		137,176	128,986	8,190	6.3%	121,222	15,954	13.2%
Customer Advances for Construction	51	89,197	88,777	420	0.5%	85,912	3,285	3.8%
Deferred Income Taxes	52	518,091	510,706	7,385	1.4%	508,404	9,687	1.9%
Deferred Investment tax credits	53	6,482	6,541	(59)	(0.9)%	6,541	(58)	(0.9)%
Regulatory liability	54	2,549	6,566	(4,017)	(61.2)%	2,670	(121)	(4.5)%
Accrued pension expense	55	836	1,931	(1,095)	(56.7)%	5,722	(4,886)	(85.4)%
Accrued postretirement benefit expense	56	4,440	5,001	(562)	(11.2)%	4,310	129	3.0%
Other Deferred Credits	57	11,236	444	10,792	2,428.4%	9,240	1,996	21.6%
Regulatory & Other Long Term Liabilities		632,831	619,967	12,864	2.1%	622,800	10,031	1.6%
Contributions in aid of construction	58	110,595	111,661	(1,066)	(1.0)%	110,578	17	0.0%
Total capital and liabilities		2,839,810	2,840,437	(628)	0.0%	2,819,789	20,020	0.7%

Exhibit C

AMERICAN WATER

Income Statement
Pennsylvania with Growth
Mar YTD 2011
($ In Thousands)

Income Statement

		YTD Actuals	YTD Plan	Variance Favorable (Unfavorable)	% Variance	YTD Pr. Yr.	Variance Favorable (Unfavorable)	% Variance
OPERATING REVENUES								
Water Revenues	1	116,971	119,115	(2,144)	(1.80)%	114,227	2,745	2.40%
Sewer Revenues	2	3,025	2,937	88	3.00%	2,296	729	31.76%
Other Operating Revenues	3	2,017	1,910	107	5.61%	1,951	66	3.38%
Management Revenues	4	0	0			0		
Operating Revenues		122,013	123,962	(1,949)	(1.57)%	118,474	3,540	2.99%
OPERATIONS & MAINTENANCE EXPENSE								
PRODUCTION EXPENSES								
Purchased Water	5	632	595	(37)	(6.21)%	597	(35)	(5.83)%
Fuel and Power	6	3,798	3,932	134	3.41%	4,050	252	6.22%
Chemicals	7	2,102	2,041	(61)	(3.00)%	2,087	(15)	(0.73)%
Waste Disposal	8	697	601	(96)	(15.99)%	553	(145)	(26.19)%
Total production costs		7,230	7,169	(60)	(0.84)%	7,287	57	0.78%
O&M LABOR & OVERHEAD								
Labor	9	13,363	14,195	832	5.86%	13,696	333	2.43%
Pensions	10	6,449	4,510	(1,939)	(42.99)%	3,528	(2,921)	(82.78)%
Group insurances	11	3,971	4,519	549	12.14%	4,325	354	8.19%
Other benefits	12	635	542	(93)	(17.26)%	688	53	7.66%
Total employee related		24,418	23,766	(652)	(2.74)%	22,237	(2,181)	(9.81)%
Management fees	13	2,394	2,464	70	2.86%	2,302	(91)	(3.97)%
Shared business services	14	5,978	6,323	345	5.45%	5,537	(441)	(7.96)%
Contracted services	15	1,059	1,136	77	6.75%	977	(82)	(8.40)%
Total contracted services		7,037	7,458	422	5.65%	6,514	(523)	(8.03)%
Regulatory expense	16	154	158	4	2.53%	175	21	11.76%
Insurance Other Than Group	17	1,749	2,430	681	28.01%	1,295	(454)	(35.08)%
Customer Accounting	18	2,200	3,083	884	28.66%	2,726	527	19.32%
Rents	19	279	345	66	19.14%	290	11	3.69%
General office expense	20	664	855	191	22.35%	847	183	21.65%
Miscellaneous	21	5,225	4,974	(250)	(5.03)%	4,950	(275)	(5.56)%
Maintenance	22	3,609	3,344	(265)	(7.92)%	2,944	(665)	(22.61)%
Total O&M expense		54,958	56,048	1,090	1.95%	51,566	(3,391)	(6.58)%
Depreciation	23	15,058	15,726	668	4.25%	14,316	(742)	(5.18)%
Amortization	24	1,660	1,677	17	1.01%	1,580	(81)	(5.11)%
Depreciation and amortization		16,718	17,403	685	3.94%	15,896	(822)	(5.17)%
General taxes	25	3,041	3,590	549	15.28%	3,769	728	19.31%
Gain on sale of assets	26	0	0			0		
Impairment charges	27	0	0			0		
Total operating expenses, net		74,717	77,041	2,324	3.02%	71,232	(3,485)	(4.89)%
Operating income		47,296	46,921	375	0.80%	47,242	54	0.11%
OTHER INCOME & DEDUCTIONS								
Interest Income	28	(1)	12	14	108.70%	(14)	(13)	(92.33)%
Interest on long-term debt	29	14,869	15,561	693	4.45%	15,032	163	1.08%
Interest on Short-Term Bank Debt	30	30	123	93	75.45%	2	(28)	(1,308.04)%
Other Interest Expense	31	29	0	(29)		(1)	(31)	(2,146.88)%
Total interest expense		14,927	15,697	770	4.90%	15,018	91	0.61%
AFUDC - Equity	32	530	121	409	338.25%	332	198	59.72%
AFUDC Debt	33	194	685	(490)	(71.62)%	5	189	3,484.63%
Amortization of Debt Expense	34	201	201	(1)	(0.35)%	190	11	6.00%
Preferred dividends of subsidiaries	35	0	0			0		
Non-Operating Rental Income	36	0	0			0		
Dividend Income - Common	37	0	0			0		
Dividend Income - Preferred	38	0	0			0		
Miscellaneous Income	39	(51)	6	(57)	(1,022.69)%	(7)	(44)	(636.22)%
Total other income		(51)	6	(57)	(1,022.69)%	(7)	(44)	(636.22)%
Miscellaneous Amortization	40	(70)	(88)	(18)	(20.34)%	(88)	(18)	(20.34)%
Miscellaneous Other Deductions	41	68	44	(24)	(54.68)%	63	(5)	(8.11)%
Total Other Deductions		(2)	(44)	(42)	(94.42)%	(25)	(23)	(28.44)%
Other, net		(49)	50	(99)	(197.82)%	18	(67)	(607.78)%
Total other income (deductions)		(14,453)	(15,042)	589	3.92%	(14,852)	400	2.69%
Income (loss) before income taxes		32,844	31,879	965	3.03%	32,390	454	1.40%
State Income Taxes	42	(2,224)	3,224	5,448	168.99%	2,657	4,881	183.72%
Federal Income Taxes	43	10,977	9,789	(1,189)	(12.15)%	11,356	379	3.33%
Tax Saving Acquisition Adjustment								
State income taxes (non-operating)	46	(18)	0	18		(11)	8	71.36%
Federal income taxes (non-operating)	47	(57)	0	57		(33)	24	71.36%
Provision (Benefit) for Income Taxes		8,678	13,012	4,334	33.31%	13,969	5,290	37.87%
Net income (loss)		24,165	18,867	5,299	28.08%	18,421	5,744	31.18%
Preferred Dividend Declared	48	19	19	0	0.53%	19	0	0.00%
Net Income To Common Stock		24,146	18,847	5,298	28.11%	18,402	5,744	31.22%
Common Dividend Declared		14,038	16,024	1,986	12.40%	15,250	1,212	7.95%
Current Year Retained Earnings		10,108	2,823	7,285	258.06%	3,151	6,956	220.76%

Exhibit D

SCHEDULE OF RATES APPLICABLE TO RATE ZONE 1
FOR ALL RATE CLASSES EXCEPT INDUSTRIAL

METER RATES

All water supplied by the Company for any and all purposes, except Industrial, Qualified Private Fire Hydrants and Public Fire Hydrants, shall be metered as hereinafter set forth. All meters shall be read monthly or bimonthly and the water used shall be paid for in accordance with the following schedule of rates.

Service Charges
For All Rate Classes Except Industrial

All metered customers shall be subject to a monthly service charge, based on the size of meter required to render adequate service. **(I)**

Size of Meter	Service Charge Per Month Except Other Water Utilities	Service Charge Per Month Other Water Utilities Group A & B
5/8 inch	$ 13.00	$ 17.30
3/4 inch	19.60	26.40
1 inch	32.60	43.10
1-1/2inch	53.40	87.30
2 inch	85.40	138.60
3 inch	159.40	260.80
4 inch	200.10	434.00
6 inch	299.50	866.80
8 inch	579.90	1,386.90
10 inch	839.90	1,994.30
12 inch	1,313.53	3,121.90

Consumption Charges For all Rate Classes Except Industrial

The following rates shall apply per 100 gallons.

	FIRST 16,000/MONTH	NEXT 584,000/MONTH	ALL IN EXCESS OF 600,000/MONTH	
Residential	.7890	.7890	.7890	**(I)**
Commercial	.7656	.5869	.5869	**(I)**
Municipal	.7890	.6532	.6532	**(I)**
Other Water Utilities Group A	.5374	.5374	.5374	**(I)**
Other Water Utilities Group B	1.5142	1.5142	1.5142	

Estimated Annual Revenue and Expense

in Application Territory

Estimated Annual Revenue

1 Commercial Customer (MHP) @ $4,662.47 (month)	$ 55,949.64
5 Residential Customer @ $ 511.68	$ 2,558.40
	$ 58,508.04

Estimated Annual Expenses

1 Commercial Customer (MHP) @ $1,398.74 (month)	$ 16,784.89
5 Residential Customers @ $158.40	$ 792.00
	$ 17,576.89
Net	$ 40,931.15

EXHIBIT F

NEWBERRY TOWNSHIP

1915 OLD TRAIL ROAD
ETTERS, PA 17319
(717) 938-6992 PHONE (717) 938-0421 FAX

March 9, 2011

Ronald Felker
Pennsylvania American Water
852 Wesley Dr.
Mechanicsburg, PA 17055

Dear Mr. Felker:

In response to your letter of March 1, 2011, this letter is to inform you that the Board of Supervisors of Newberry Township approves Pennsylvania American Water furnishing, serving and supplying the additional lands of Clover Crossing and any and all portions of the Regent Acres Mobile Home Park located within Newberry Township.

Should you have any questions please feel free to contact me at the about address or phone number.

Sincerely,

Donald L. Keener
Township Manager

Exhibit G

MAR 11 2011

April 14, 2011

Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission
P O Box 3265
Harrisburg, PA 17105-3265

RE: Public Water Service Request, Old Trail Court, Newberry Township, York County, PA.

To Whom It May Concern:

I am the manager of the Regent Acres Mobile Home Park, currently served by a private, on lot water supply system, located in Newberry Township, York County, PA. I recently contacted representatives of Pennsylvania-American Water Company (PAWC) in regards to the possibility of obtaining a public water source from them for the park. The nearest existing PAWC public water supply is in Old Trail Court, which is in close proximity to the park.

It is my understanding that PAWC presently does not have the existing franchise service territory to serve my mobile home park. PAWC has notified me that they must file an application to the Pennsylvania Public Utility Commission in order to seek approval for the extension of service territory.

The nature of this correspondence is to advise the Commission that it is my wish and desire to obtain a potable, public water supply source for the Regent Acres Mobile Home Park and that I, Carl Dallmeyer, support the approval of the franchise territory expansion application process that will be submitted by PAWC.

Thank you for your consideration to my request and your attention to this matter.

Sincerely,

Carl Dallmeyer
Central Office
4775 N. Sherman Street
Mt. Wolf, PA 17347

Exhibit H

April 14, 2011

Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission
P O Box 3265
Harrisburg, PA 17105-3265

RE: Public Water Service Request, Old Trail Court, Newberry Township, York County, PA.

To Whom It May Concern:

I am the owner of the Clover Crossing subdivision, partly located in Newberry Township, York County, PA. I recently contacted representatives of Pennsylvania-American Water Company (PAWC) in regards to the possibility of obtaining a public water source from them for the extension to the Clover Crossing Phase IV in Newberry Township. The nearest existing PAWC public water supply terminates in Old Trail Court, in Fairview Township, York County.

It is my understanding that PAWC presently does not have the existing franchise service territory to serve my subdivision extension. PAWC has notified me that they must file an application to the Pennsylvania Public Utility Commission in order to seek approval for the extension of service territory.

The nature of this correspondence is to advise the Commission that it is my wish and desire to obtain a potable, public water supply source for the Clover Crossing Phase IV and that I, Michael Martin, support the approval of the franchise territory expansion application process that will be submitted by PAWC.

Thank you for your consideration to my request and your attention to this matter.

Sincerely,

Michael Martin
DCM Development Company
584 Grandview Drive
Lewisberry, PA 17339

Exhibit I

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit G

Water Facilities Line Extension Agreement

(will be executed after Applied for Service Area is Approved)

WATER FACILITIES LINE EXTENSION AGREEMENT

(“Agreement”)

between

PENNSYLVANIA-AMERICAN WATER COMPANY

and _____

EXHIBITS

Exhibit A – Development Description

Exhibit B – Water Facilities Description

Exhibit C Estimated Construction Cost

Exhibit D – Water Facilities Plan Specifications

Exhibit E – Form: Rights-of-Way and Easements

Exhibit F – Release of Liens

Exhibit G – Sample: American Water Certificate of Insurance

Agreement No. _____

WATER FACILITIES LINE EXTENSION AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 20__, by and between **PENNSYLVANIA-AMERICAN WATER COMPANY**, a Pennsylvania corporation with offices at 852 Wesley Drive, Mechanicsburg, Pennsylvania 17055 (hereinafter referred to as the "Company") and _____, with offices at _____, _____, _____ (hereinafter referred to as "Applicant").

W I T N E S S E T H:

WHEREAS, Applicant proposes to construct _____(# of units) in _____ phases known as _____(Development Name)_. This agreement is for Phase _____ and it shall consist of _____(# of units). _____ (Development Name) will be constructed on a parcel located in _____ Township, _____ County, Pennsylvania, all as shown and described on Exhibit A, attached hereto and made a part hereof and hereinafter referred to as "**Development**"; and

WHEREAS, the Company is a public water utility having a Certificate of Public Convenience issued by the Pennsylvania Public Utility Commission ("PUC" or "Commission") for a service area that includes the Development and is following the terms of Section 23 of the Rules and Regulations in its approved water tariff; and

WHEREAS, Applicant desires that the Company furnish water service to the Development pursuant to the terms and conditions contained herein; and

WHEREAS, the Company is willing to furnish public utility water service to and within the Development through a direct connection to its existing water system; and

WHEREAS, to meet the public utility water service needs of the Development, certain water mains and associated appurtenances (hereinafter collectively referred to as the "Water Facilities"), as described on Exhibit B, attached hereto and made a part hereof, must be designed and constructed; and

WHEREAS, Applicant is willing to arrange and pay for the design, construction and installation of the Water Facilities.

NOW, THEREFORE, for and in consideration of the mutual promises hereinafter contained and for other good and valuable consideration, the mutual receipt of which is hereby acknowledged, the parties agree as follows:

1. The foregoing recitals or "Whereas" clauses are incorporated herein by reference.

2. Applicant shall design, construct, and install or cause to be designed, constructed, and installed, at no cost to the Company, the Water Facilities including, but not limited to costs of: engineering, materials, labor, legal matters, water used, transportation, equipment, necessary permits and approvals, testing, disinfection, corrections, preparation of as-built drawings, insurance, and bonds. Said Water Facilities shall consist of water transmission mains, distribution mains, valves, valve boxes, fittings, fire hydrants, street service connections to the property line on each lot shown on Exhibits B, and all other material and equipment. The meter pit shall be furnished by the Applicant and remain the property of the Applicant. The Company shall furnish a water meter per its tariff. If booster pumps and/or storage tanks are required, these facilities shall be administered under a separate agreement. The Applicant agrees that the installation and materials selected for the extension shall conform to the Company's specifications and shall be installed by the Company's pre-qualified contractor that is retained by the Applicant. The Applicant's cost for the design, construction, and installation of said Water Facilities shall be subject to refund pursuant to the provisions of paragraph 14 of this Agreement. Prior to beginning construction, the Applicant shall provide estimated construction costs for the Water Facilities in a manner provided for in Exhibit C. The Company must approve the Applicant's estimated construction costs.

If permits, zoning, or other approvals are required of the Company to complete the construction of the Water Facilities, then the Company, based on its sole determination that it is necessary for the Company to apply for said permit, zoning or other approval, shall sign for and/or apply for such permits, zoning and other approvals as required by the approving authority.

3. ENGINEERING AND INSPECTION FEES: Upon execution of this Agreement, the Applicant shall advance to the Company $_____, the estimated cost of the administration, engineering, inspection, and preparation of as-built drawings including locating the Water Facilities by global position system (GPS) (hereinafter referred to as “E & I”) of the Water Facilities. Upon completion of the installation of the extension, the Company will provide the actual costs of E & I to the Developer. If the advance provided is less than the actual costs, the Developer shall provide the difference between the actual and the advance to the Company within ten (10 days) of notice. In the event that the advance exceeded the actual charges, the Company will refund any excess amount deposited. The Company will not issue refunds where Applicant owes additional E & I Costs to the Company.

4. The Company, at its sole option and cost, reserves the right to "oversize" said Water Facilities. If the Company exercises the right to oversize, it shall pay for the difference in the price of the material necessary for the oversized pipe or appurtenances versus the material price of the pipe or appurtenances necessary to service the Development.

5. Applicant shall prepare all applications or other documentation necessary to obtain all requisite permits, zoning and other approvals for the construction of said Water Facilities. Applicant and its contractors shall comply with all conditions imposed in all permits. All plans, specifications, construction, and installation of said Water Facilities shall be in accordance with good utility practices, conform to the specifications contained in Exhibit D, attached hereto and made a part hereof, adhere to the rules, regulations, and requirements of

the Pennsylvania Department of Environmental Protection, and meet the requirements of all other governmental agencies having jurisdiction thereover. Any required approvals shall be in writing. Additionally, all of said plans and specifications shall have the written approval of the Company before construction is commenced. Approval by the Company will not be unreasonably withheld or delayed.

6. Applicant acknowledges that it is required to install an approved pressure reducing valve as per the Company specifications if the water pressure exceeds 100 psig. In addition, Applicant agrees that it and/or any successor builder will comply with the Pennsylvania "Plumbing System Lead Ban and Notification Act" and any regulation related to lead-free plumbing enacted by the Pennsylvania Department of Environmental Protection.

7. For Water Facilities constructed under this Agreement, Applicant agrees that no customer owned service line shall be installed and connected to the Water Facilities unless a signed application for water service is on file with the Company. Applicant acknowledges that an application for water service will not be approved by the Company until Applicant provides adequate security and protection for a water meter, or an approved meter vault has been installed and inspected and approved by the Company. Applicant further acknowledges that it and/or a subsequent builder, agent, subcontractor, or assignee who unlawfully connects and activates any water service line, and uses water without complying with the requirements contained in this paragraph 7, may be subject to criminal prosecution for theft of service, as provided for in the Pennsylvania Criminal Code.

8. Applicant shall comply with the inspection and testing requirements of the Company for said Water Facilities, which requirements shall be reasonable and shall not cause Applicant unwarranted delays in the ordinary course of construction. Applicant shall provide the Company with not less than 24-hour notice when the Water Facilities are ready for inspection and testing, and the Company shall inspect promptly after being so notified. Applicant shall be responsible for payment of all water used in the water main testing and construction. In addition,

Applicant shall be responsible for the payment of any disinfection that is necessary. The Company specifically reserves the right to withhold acceptance of said Water Facilities unless said facilities have been constructed in accordance with the approved plans and specifications and are satisfactory to the Company upon inspection and testing. Upon request by the Company, Applicant agrees that it will promptly correct all defects and deficiencies in construction, materials, and workmanship made subsequent to its inspection and for two (2) years following the Company's written acceptance of said Water Facilities. Nothing herein shall relieve or limit Applicant's responsibility and liability for construction and installation of said Water Facilities in accordance with the terms of this Agreement.

9. In consideration of the Company's commitment to provide potable water service to the Development and in accordance with the Company's approved tariff, all materials installed, facilities constructed, and equipment provided, through the efforts of the Applicant, in connection with construction of the Water Facilities, under this Agreement, and placed in service shall become the sole property of the Company as installed, and full legal and equitable title thereto shall be then vested in the Company, free and clear of all liens, without the requirement of any written document of transfer to the Company. However, Applicant agrees to execute or cause to be executed promptly such documents as the Company may request to evidence good and merchantable title to said Water Facilities free and clear of all liens. All risk of loss shall be with Applicant until written acceptance of said Water Facilities, or any portions thereof, by the Company. Thereafter, risk of loss shall be with the Company. Applicant shall repair or cause to be repaired promptly, at no cost to the Company, all damage to the Water Facilities caused by construction operations within the Development until all Development construction for the Applicant has been completed. After the Company has placed in service and accepted in writing the Water Facilities, it will maintain, repair, and replace the Water Facilities as needed subject to the warranty provisions of the Agreement.

10. Applicant shall, at no cost to the Company, grant or cause to be granted to the Company perpetual rights-of-way and easements for said Water Facilities in the form contained in Exhibit E attached hereto and made a part hereof. These rights-of-way and easements shall be provided to the Company at time of execution of this Agreement. Upon execution of the rights-of-way or easements, the Company will return the document(s) to the Applicant. The Applicant shall record the document(s) with the County's Recorder of Deeds and return one copy of the recorded document to the Company.

It shall be the obligation of the Applicant to furnish an executed private or public fire hydrant agreement, when required, at the time of execution of this Agreement.

11. Applicant at the request of the Company, shall have its Water Facilities contractor execute a Stipulation Waiver of Right to File Liens as shown on Exhibit F. This stipulation, if required, shall be provided to the Company at time of execution of this Agreement.

12. Applicant shall, within sixty (60) days of acceptance of the Water Facilities by the Company, furnish the Company with the following:

Copies of all bills, invoices, and other statements of expenses incurred by Applicant (or others), covering all of the costs of materials, equipment, engineering, supplies, construction, and installation of the Water Facilities evidencing Applicant's amount of payments to all contractors, subcontractors, vendors for all materials, equipment, supplies, labor, and other costs of construction of the Water Facilities.

13. It is mutually understood and agreed that the charges for water service to the residents of the Development shall be at the applicable rates of the Company on file with the PUC, which rates are subject to change from time to time upon application of the Company and as approved by the PUC.

14. The cost of design, construction, and installation of the Water facilities, as evidenced by invoices furnished in paragraph 12, shall be advances in aid of construction

subject to refunds by the Company to Applicant. The Company hereby agrees to refund to the Applicant, during the period of ten years from the execution date of this Agreement, a per customer refund amount for each additional customer for whom a street service connection shall be directly connected to the Water Facilities. 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. The average annual revenue for residential customers will be based upon the calculation set forth in the Company's last approved base rate case. The refund per residential customer will be $_____. For non-residential customers, the refund shall be equal to the actual revenue the Company receives for the first twelve months of water sales to that specific customer.

In order to be entitled to refunds, Applicant must be in compliance with the terms and conditions of this Water Facilities Line Extension Agreement. The Company may refuse to provide earned refunds where Applicant owes additional dollars to the Company for the project in this Agreement or any other Water Facilities Extension Agreement. Notwithstanding the foregoing, however, the total amount refunded shall not exceed the final construction costs of the Water Facilities. The Applicant may request refunds per Paragraph 14, once in each calendar quarter, furnishing the Company, at such time, a listing of additional customers. However, the failure on the part of the Applicant to make such a request shall not constitute a waiver of any rights hereunder to relieve the Company of the obligation to make refunds with reasonable promptness.

15. Prior to the commencement of construction of the Water Facilities, Applicant's contractor, having responsibility for the installation of the Water Facilities, shall furnish the Company with appropriate Certificate of Insurance coverage effective during the period of construction in the following types and amounts:

(i) Workmen's compensation in the benefit amounts, and occupational disease disability insurance, as required by the laws and regulations of the Commonwealth of Pennsylvania.

(ii) Comprehensive general liability insurance, including operations and protective liability coverage, with limits of not less than Ten Million Dollars ($10,000,000) combined single limit for bodily injury (including death) and property damage. When the work to be performed requires blasting, Developer's insurance shall specifically cover the risk. PENNSYLVANIA-AMERICAN WATER COMPANY shall be named an additional insured under this policy.

(iii) Comprehensive automobile liability insurance covering all owned and non-owned automobiles or trucks used by or on behalf of Developer with a combined single limit of $1,000,000, in connection with the work contemplated by this Agreement.

(iv) All other coverage and Waiver of Subrogation as set forth in the attached Exhibit G American Water Certificate of Insurance Sample.

16. Applicant agrees that it will not request water service to the Development and service will not be provided prior to acceptance of the Water Facilities by the Company.

17. The Company will endeavor to maintain satisfactory and continuous service, but does not guarantee a continuous supply of water service. The Company shall not be liable for damages occasioned by interruptions or failure to commence service or unsatisfactory service, or any claims arising under or out of this Agreement caused by Acts of God or the public enemy, inevitable accidents, fire, explosions, strikes, riots, war, delay in receiving shipments of required

material, order of any court or judge granted in any bona fide adverse legal proceedings or actions, or any order of any commission or tribunal having jurisdiction in the premises; or, without limitation by preceding enumeration, any other act or thing reasonably beyond its control or incident to interruptions necessary for repairs or changes in the Company's water production, storage, transmission, or distribution facilities.

18. Applicant hereby agrees to hold and save the Company harmless from and against any and all damages, or liability therefore, loss, costs, charges, reasonable attorneys' fees, and/or expenses of whatsoever kind or character which the Company shall or may, at any time suffer, sustain, or incur by reason of or in consequence of any negligent actions of the Applicant, or its agents, employees, or contractors, in connection with any of the provisions of this Agreement. Applicant hereby assumes responsibility and liability for the injury or death of any person, or loss of damage to any property contributed to or caused by the negligence of Applicant, or its agents, employees, or subcontractors, in the execution of any work in connection with this Agreement, not involving any negligence of the Company or its agents, employees, or contractors. In case any suit or other proceeding shall be brought on account of any matter covered by the indemnification specified in this paragraph 18, Applicant will assume the Company’s defense at Applicant’s expense and will pay all final judgments rendered thereon.

19. Applicant shall prepare and submit to the Company all necessary data, redlined drawings, and electronic drawings within ninety days after acceptance of Water Facilities. The record drawings files shall conform to the Company’s AutoCAD standards, a coordinate correct AutoCAD format using PA State Plane coordinate system South, NAD83, U.S., ft. Field data information, sketches, working drawings, if applicable, provided by the Company are to be incorporated into the record drawings. The record drawings shall include all of the above and below grade changes from the original design drawings. Changes made to reflect the "as-installed" conditions shall be made in the same level of detail and to the same degree of drafting

quality as the original design drawings. The consultant shall submit three (3) hard copies of the record drawings. Record drawings will be in the PA State Plane coordinate system South, NAD 83, U.S., ft. X, Y, and Z coordinates are required in an Excel format. The locations, by reference to fixed objects which will not be obscured by storm or snow, and respective sizes of all Water Facilities must be shown. As-Built Drawings and AutoCAD files are to be provided indicating the location of the main and permanent site features, including field sketches of main line valves, fittings, service valves by lot number, hydrant valves, and appurtenances thereto and also, indicating the location of any easements. Water pipeline markers are to be installed in rights-of-way area along water main at each valve location. All measurements must be taken from permanent structures. The Company will verify the Applicant's as-builts using GPS.

20. The failure of either party hereto to enforce any of the provisions of this Agreement or the waiver thereof in any instance shall not be construed as a general waiver or relinquishment on its part of any such provisions, but the same shall, nevertheless, be and remain in full force and effect.

21. Communications hereunder shall be sent to Applicant, addressed as follows:

_____

_____

_____

_____

or to such other address as Applicant may advise the Company in writing, and to the Company at:

PENNSYLVANIA-AMERICAN WATER COMPANY

_____

_____

or to such other address as the Company may advise Applicant in writing.

22. It is agreed that the Company is not an agent of Applicant and shall not incur any

costs or expenses on behalf of Applicant, and that Applicant is not an agent of the Company and shall not incur any costs or expenses on behalf of the Company.

23. This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

24. This Agreement represents the entire understanding between the parties with respect to the subject matter herein and those which are reasonably related. There are no oral or collateral agreements with respect thereto between the parties. All changes or amendments to this Agreement must be in writing and signed by the parties in order to be enforceable.

25. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns. However, Applicant shall not assign its rights, obligations, and interests in this Agreement without prior written notice to and the written approval from the Company. Such approval shall not be unreasonably withheld. The provisions of this Agreement concerning refunds shall not require the Company to allocate the refund to more than one assignee.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in triplicate as of the day and year first above written.

THE COMPANY:
PENNSYLVANIA-AMERICAN WATER COMPANY

By: _____
Name: _____
Title: _____

APPLICANT:

_____
By: _____
Name:_____
Title: _____

Exhibit A
Development Description

Exhibit B
Water Facilities Description

Exhibit C
Estimated Construction Cost

Exhibit D
Water Facilities Plan Specifications

Exhibit E
Form: Rights-of-Way and Easements

Exhibit F
Stipulation Waiver of Right to File Lien

Not Required

Exhibit G
Sample: American Water Certificate of Insurance

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit H

Proposed Cost Breakdown of Project

OPINION OF PROBABLE CONSTRUCTION COSTS

CLIENT: Escambia Properties, LLC
PROJECT NAME: Southern Crosssings
DESCRIPTION: PAWC Expansion - Newberry
PROJECT NO.: 21-0191
PREPARED BY: ZEG
DATE PREPARED: 25-Jan-24

INTEGRATED CONSULTING
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - BUILDING DESIGN

WATER DISTRIBUTION	Quantity	Unit	x	Unit Price	= $	Cost
Connect to Existing Main	1	LS	x	$1,150.00	=	$1,150.00
8" Ductile Iron Pipe	2,538	LF	x	$70.00	=	$177,660.00
Mainline Fittings	23	EA.	x	$616.00	=	$14,168.00
8" Valves and Boxes	36	EA.	x	$2,750.00	=	$99,000.00
6" Ductile Iron Pipe - Hydrant Lateral	128	LF	x	$55.00	=	$7,040.00
Fire Hydrant Assembly	9	EA.	x	$6,300.00	=	$56,700.00
Thrust Blocks	56	EA.	x	$295.00	=	$16,520.00
2B Stone Bedding and Initial Backfill	1,200	TONS	x	$18.00	=	$21,600.00
Test and Flush	2,538	LF	x	$1.00	=	$2,538.00
Water Total						**$396,376.00**
Contingency				10%	=	$39,637.60
Permits and Inspections				5%	=	$19,818.80

TOTAL ESTIMATED CONSTRUCTION COST **$455,832**

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit I

Draft Public Fire Hydrant Agreement

RULES AND REGULATIONS

8. Public Fire Hydrants (cont'd)

8.5 Application for Public Fire Hydrant Service

WBS Element No. _____ **(C)**

Project Description_____ **(C)**

This Application made in triplicate this _____ day of _____, 20____, by _____ (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 _____, 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:

_____

_____

_____

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.

(C) means Change

RULES AND REGULATIONS

8. Public Fire Hydrants (cont'd)

8.5 Application for Public Fire Hydrant Service (cont'd)

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 cause whatsoever, shall be subject to the 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 the result of the intentional acts or negligence of the Applicant, its employees or agents, and only to the extent that the Applicant could be held directly liable under the Pennsylvania Political 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.

RULES AND REGULATIONS

8. Public Fire Hydrants (cont'd)

8.5 Application for Public Fire Hydrant Service (cont'd)

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_____

_____ **(C)**
Print Name

_____ **(C)**
Title

IN WITNESS WHEREOF the Water Company hereby accepts the foregoing Application this day of

_____, 20__.

WITNESS PENNSYLVANIA-AMERICAN WATER COMPANY

_____ By_____
Authorized Representative

[End of Application]

(C) means Change

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit J

Pennsylvania-American Water Company Balance Sheet for Year-End

December 31, 2024

Exhibit J

Pennsylvania-American Water Company
Balance Sheet
December 31, 2024
(Dollars in thousands)

	PA American Water December 31, 2024 (Audited)
Assets	
Cash and Cash Equivalents	$ 3,064
Other Current Assets	183,691
Total Property Plant and Equipment	7,357,402
Other Long-Term Assets	337,043
Total Assets	$ 7,881,200
Capitalization and Liabilites	
Short Term Debt	$ 64,566
Current Portion of Long-term Debt	49,784
Other Current Liabilities	241,840
Total Long-Term Debt	2,576,056
Other Long Term Liabilities	1,350,755
Stockholder's Equity	3,352,376
Contributions in Aid of Construction	245,823
Total Capitalization and Liabilites	$ 7,881,200

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit K

Pennsylvania-American Water Company Income Statement for Year-End

December 31, 2024

Exhibit K

Pennsylvania-American Water Company
Income Statement
for the 12 Months Ended December 31, 2024
(Dollars in thousands)

	PA American Water 12 Months Ended December 31, 2024 (Audited)
Operating Revenues	$ 1,039,142
Operating Expenses	
Operation and Maintenance	295,064
Depreciation and Amortization	226,638
General Taxes and Other	19,081
Total Operating Expenses	540,783
Operating Income	498,359
Other Income/(Expenses)	
Other Income/(Expense), Net	14,445
Interest Expense, Net	(100,081)
Total Other Expenses	(85,636)
Income Before Income Taxes	412,723
Provision for Income Taxes	99,008
Net Income	$ 313,715

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit L

Pennsylvania-American Water Company Tariff Showing Public Fire Hydrant Rates and Zone 1 Rates

PENNSYLVANIA-AMERICAN WATER COMPANY
(hereinafter referred to as the "Company")
D/B/A
Pennsylvania American Water

RATES, RULES AND REGULATIONS

GOVERNING THE DISTRIBUTION AND SALE OF

WATER SERVICE

IN CERTAIN MUNICIPALITIES AND TERRITORIES LOCATED ADJACENT THERETO IN:

ADAMS, ALLEGHENY, ARMSTRONG, BEAVER, BERKS, BUCKS,

BUTLER, CENTRE, CHESTER, CLARION, CLEARFIELD, CLINTON, COLUMBIA,

CUMBERLAND, DAUPHIN, FAYETTE, GREENE, INDIANA, JEFFERSON, LACKAWANNA,

LANCASTER, LAWRENCE, LEBANON, LUZERNE, MCKEAN, MONROE, MONTGOMERY,

NORTHAMPTON, NORTHUMBERLAND, PIKE, SCHUYLKILL, SUSQUEHANNA,

UNION, WARREN, WASHINGTON, WAYNE, WYOMING, AND YORK COUNTIES.

Issued: November 20, 2025 **Effective: November 21, 2025**

Issued by:
Justin Ladner, President
Pennsylvania American Water
852 Wesley Drive
Mechanicsburg, PA 17055

https://www.amwater.com/paaw/

NOTICE

This Tariff authorizes Pennsylvania American Water Company to furnish water services to the public in the service area formerly served by Corner Water Supply & Service Corp., portions of Elk and Paint Townships, Clarion County, Pennsylvania.
(Refer to pages 2, 4, 5, 12, 16.11, 29, and 32)

SCHEDULE OF RATES

RATE ZONE 1 - GENERAL METERED SERVICE FOR RESIDENTIAL RATE CLASS

APPLICABILITY

The rates under this schedule apply throughout the territories, unless otherwise noted on the territories served page, served under this tariff for service rendered on and after the Effective Date shown at the bottom of this page.

AVAILABILITY

The rates under this schedule are available to customers in the Residential Class.

METERED SERVICE

All water supplied by the Company under this rate schedule for any and all purposes shall be metered. All meters shall be read monthly or bimonthly and the water used shall be paid for in accordance with the following schedule of rates.

RATE

Service Charge For Residential Rate Class

The following monthly service charge shall apply based on the size of meter required to render adequate service, as determined by the Company:

Size of Meter	Service Charge per Month	
5/8 inch	$18.80	**(I)**
3/4 inch	$18.80	**(I)**
1 inch	$18.80	**(I)**
1-1/2 inch	$18.80	**(I)**
2 inch	$127.00	**(I)**
3 inch	$236.80	**(I)**
4 inch	$296.80	**(I)**
6 inch	$444.30	**(I)**
8 inch	$860.40	**(I)**

Consumption Charges For Residential Class:

The following rates shall apply per 100 gallons:

All Usage:	$1.8772	**(I)**

SCHEDULE OF RATES

PUBLIC FIRE SERVICE

APPLICABILITY

The rates under this schedule apply throughout the territories served under this tariff for service rendered on and after the Effective Date shown at the bottom of this page.

AVAILABILITY

The rates under this schedule are available to customers with applications accepted by the Company under Section 8.5 of this tariff. Service under this classification is subject to regulations set forth in Section No. 8 "Public Fire Hydrants".

RATE

The annual charge for each public fire hydrant will be billed at 25% of the cost of service which is $274.32 per annum or $22.86 per month except as noted below:

Municipalities	Monthly Charge for Each Public Fire Hydrant	
Moshannon Valley Area		
Bradford Township for hydrants contracted prior to February 18, 1988	$6.25	
Audubon Water Co. Service Area	$25.70 per month or $308.40 annually	
Borough of Avis	$14.40	
Corner Water Service Area	**$32.47 per month or $389.65 annually**	**(C)**

East Dunkard:
Public Fire Hydrants $0.00 per month

Townships of Pine Creek and Dunnstable:
Each customer having any part of a building or structure located within 600 feet, measured along an improved road, of a fire hydrant shall be billed $2.40 monthly. This charge shall be in addition to the service charge and usage charges set by this tariff for applicable customers.

RULES AND REGULATIONS

8. Public Fire Hydrants (cont'd)

8.5 Application for Public Fire Hydrant Service (cont'd)

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 cause whatsoever, shall be subject to the 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 the result of the intentional acts or negligence of the Applicant, its employees or agents, and only to the extent that the Applicant could be held directly liable under the Pennsylvania Political 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.

RULES AND REGULATIONS

8. Public Fire Hydrants (cont'd)

8.5 Application for Public Fire Hydrant Service (cont'd)

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_____

_____ **(C)**
Print Name

_____ **(C)**
Title

IN WITNESS WHEREOF the Water Company hereby accepts the foregoing Application this day of

_____, 20__.

WITNESS PENNSYLVANIA-AMERICAN WATER COMPANY

_____ By_____
Authorized Representative

[End of Application]

(C) means Change

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit M

Revenues and Expenses for Applied for Service Territory

Estimated Annual Revenue and Expense
in Application Territory
Water

Line No.		99 Residential Customers	9 Public Fire Hydrants	**Total**
1	**Annual Revenue**			
2	Meter Size	5/8"		
3	Average Monthly Usage (100 Gallons)	32.01		
4	Monthly Service Charge	$18.80	$22.86	
5	Usage Charge per 100 Gallons	$1.8772		
6	Usage Charge	$60.09		
7	Monthly Total Revenue	$78.89	$22.86	
8	Annual Revenue per Customer (Ln. 7 x 12 months)	$946.68	$274.32	$1,221.00
9				
10	Estimated Annual Residential Revenue	$93,721.32		$93,721.32
11	Estimated Annual Public Fire Hydrants Revenue		$2,468.88	$2,468.88
12				
13	**Total Estimated Annual Revenues**			**$96,190.20**
14				
15	**Estimated Annual Expenses**			
16				
17	Estimated Annual Expenses (99 Residential Customers)	$18,894.22		$18,894.22
18	Estimated Annual Expenses (9 Public Fire Hydrants)		$497.73	$497.73
19				
20	**Total Estimated Expenses Per Year**			**$19,391.95**
21				
22	**Net Income (Ln. 13 - Ln. 20)**			**$76,798.25**

Exhibit M

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit N

Letter from Newberry Township regarding Comprehensive Plan

PENNSYLVANIA
AMERICAN WATER

July 10, 2025

1915 Old Trail Rd,
Newberry Township,
Etters, PA 17319

Re: Pennsylvania -American Water Company application to provide water service an additional portion of Newberry Township – Southern Crossing Development – Phase 2

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 Newberry Township, York 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 717-703-7756 or e-mail zach.johnson@amwater.com

Sincerely,

Zach Johnson
Supervisor of Operations

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

Newberry Township Signature [signature]

Printed Name/Title Jana Hurst Codes & Zoning Officer Date 8/8/2025

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

In re: Application of Pennsylvania-American Water Company for Approval of the Right to Offer, Render, Furnish or Supply Water Service to the Public in an Additional Portion of Newberry Township, York County Pennsylvania

Exhibit O

Letter from York County regarding Comprehensive Plan

YORK COUNTY
YCPC
PLANNING
COMMISSION

28 East Market Street York, PA 17401-1580
Phone 717.771.9870 Fax 717.771.9511

Sean P. Kenny
Chairman

James J. Morris
Vice Chairman

Matthew Chronister
Secretary

David Gonzalez
Treasurer

Brian Brenneman

Thomas W. Earp

Walter A. Kuhl

Bruce Miller

Terry Ruby

Wade A. Gobrecht
Director

Jeffrey L.
Rehmeyer II
Solicitor

EQUAL
OPPORTUNITY
EMPLOYER

COUNTY LAND USE LETTER

Date: 8/13/25

To: Zach Johnson, Supervisor of Operations
Pennsylvania American Water Company

From: York County Planning Commission

Re: Pennsylvania American Water Company, PUC Water Service Application
Southern Crossings Development, Newberry Twp., YCPC#196-25

The County of York states that it:

☑ It has adopted a county or multi-county comprehensive plan. If yes, please provide a date of adoption: November 2024

☐ It has not adopted a county or multi-county comprehensive plan.

If applicable:

The above-reference project:

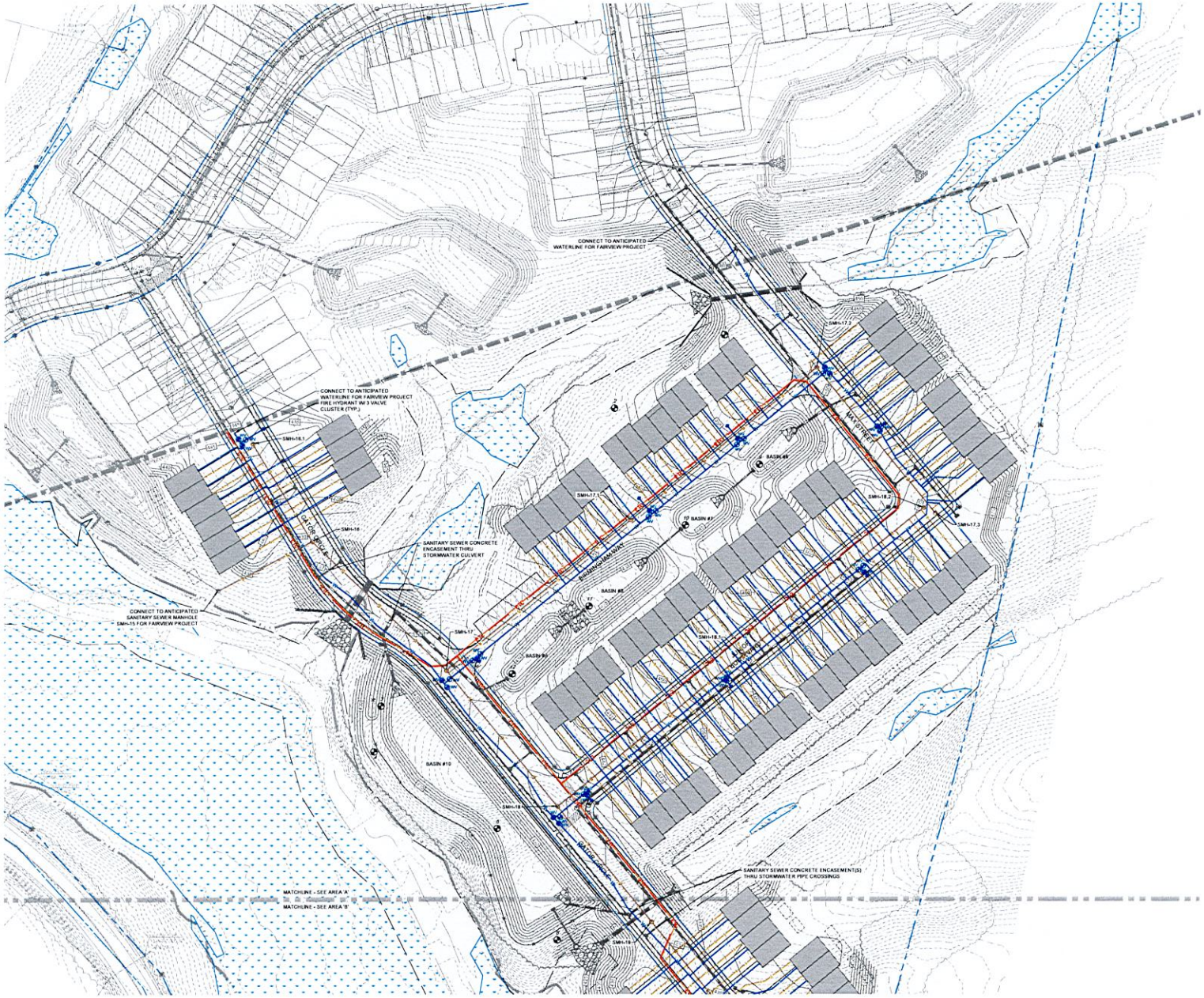
☑ Is consistent with the adopted county or multi-county comprehensive plan.

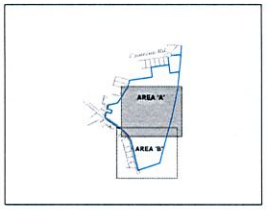
☐ Is not consistent with the adopted county or multi-county comprehensive plan.

Additional Comments (attach addition sheets if necessary):
Attached map shows location of water extension proposed as part of this review.

Submitted by:

Name	Roy O. Livergood, Jr.
Title	Senior Planner
Contact Information	York County Planning Commission - 28 East Market Street, York, PA 17401
Signature	Roy O. Livergood, Jr.
Date	8/13/25
cc:	Newberry Township





KEY MAP
SCALE: NONE

LEGEND

UTILITY PLAN

- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED ELECTRIC, TELECOMMUNICATION & CABLE LINE
- PROPOSED GAS LINE

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.774.4984
www.integratedEDP.com

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE	08 - UTILITY PLAN

REVISIONS NO.	DATE	DESCRIPTION
1	08/26/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
2	09/26/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
3	09/29/2022	REVISED PER TOWNSHIP ENGINEER REVIEW
4	10/19/2022	REVISED PER TOWNSHIP REVIEW COMMENTS

TITLE

UTILITY PLAN - AREA 'A'

SHEET NO.

22 of 36

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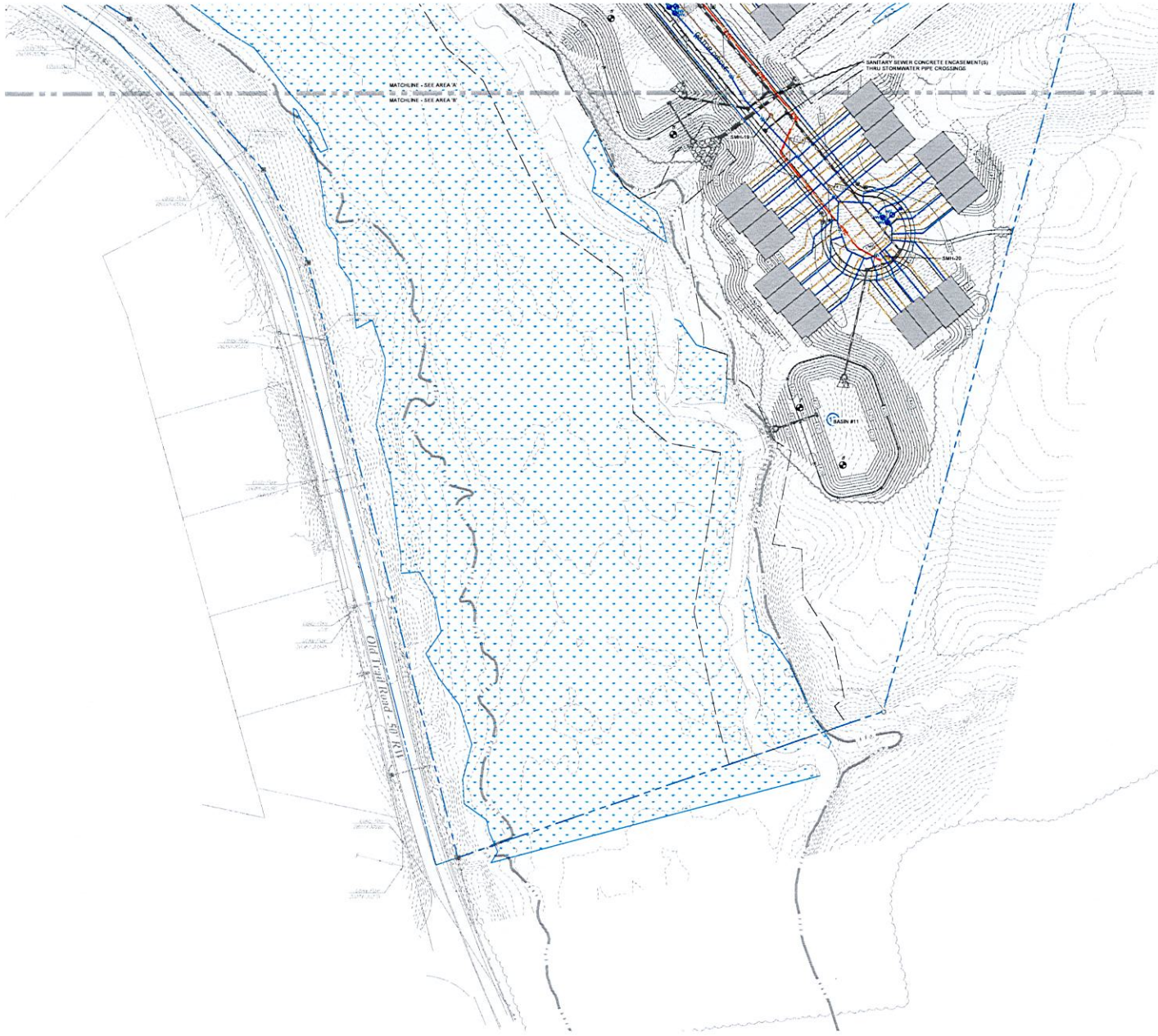
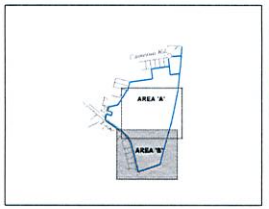
FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION.





KEY MAP
SCALE: NONE

LEGEND — UTILITY PLAN

- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY LINE
- PROPOSED SANITARY SERVICE LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED ELECTRIC, TELECOMMUNICATION & CABLE LINE
- PROPOSED GAS LINE

N

50' 25' 0' 50'
SCALE: 1"= 50'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SOUTHERN CROSSINGS

AT

674 BEINHOWER ROAD

NEWBERRY TOWNSHIP YORK COUNTY

PROFESSIONAL SEAL

DRAWN	ESS
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/08/2022
PROJECT NO.	21-0191
CAD FILE: 08 - UTILITY PLAN	

REVISIONS NO.	DATE	DESCRIPTION
1	08/08/2023	RESPOND PER TOWNSHIP ENGINEER REVIEW
2	09/06/2023	RESPOND PER TOWNSHIP ENGINEER REVIEW
3	09/19/2023	RESPOND PER TOWNSHIP ENGINEER REVIEW
4	10/19/2023	RESPOND PER TOWNSHIP REVIEW COMMENTS

TITLE

UTILITY PLAN - AREA 'B'

SHEET NO.

23 of 36

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FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION.

VERIFICATION

I, Zach Johnson, hereby state that the facts above set forth in the attached Application are true and correct to the best of my knowledge, information and belief, and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements made herein are made subject to the penalties of 18 Pa. Cons. Stat. §4904 relating to unsworn falsification to authorities.

Zach Johnson – Supervisor, Field Operations
Pennsylvania-American Water Company

Dated: 12/29/2025