



COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA PUBLIC UTILITY COMMISSION  
400 NORTH STREET, HARRISBURG, PA 17120

May 6, 2026

IN REPLY PLEASE  
REFER TO OUR FILE

Docket No. A-2026-3061496  
Utility Code 230073

ERIN K FURE ESQUIRE  
PENNSYLVANIA AMERICAN WATER COMPANY  
852 WESLEY DRIVE  
MECHANICSBURG PA 17055  
[ERIN.FURE@AMWATER.COM](mailto:ERIN.FURE@AMWATER.COM)

RE: Application of Pennsylvania-American Water Company – Wastewater Division for approval to offer, render, furnish or supply wastewater service to the public in an additional portion of Fairview Township, York County, Pennsylvania at Docket No. A-2026-3061496

Dear Attorney Fure:

On March 31, 2026, Pennsylvania-American Water Company – Wastewater Division (PAWC-WD) filed the above-captioned document (Application) with the Pennsylvania Public Utility Commission (Commission). For the Commission to complete its analysis of the filing, please respond with the information requested in the attached document.

Please forward the information to the Secretary of the Commission at the address listed below **within ten (10) business days** from the date of this letter. All documents requiring notary stamps must have original signatures. The Commission strongly encourages submission through efilings with the Secretary of the Commission by opening an efilings account through the Commission website and accepting eservice at <https://efiling.puc.pa.gov>. The Commission is accepting all public documents through our efilings system at this time.

If your filing contains confidential material, you are required to either file by overnight delivery or submit to the Secretary's Share Point File system to ensure the timely filing of your submission. Filers should contact the Secretary's Bureau in advance to gain access to the Share Point File system. Make sure to reference the Docket Number listed above when filing your response. The overnight address for hard-copy or confidential responses is:

Matthew L. Homsher, Secretary  
Pennsylvania Public Utility Commission  
400 North Street  
Harrisburg, PA 17120

Please note your answers must be verified per 52 Pa. Code § 1.36. Accordingly, you must provide the following statement with your responses:

*I, [print name of appropriate company representative], hereby state that the facts above set forth 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 herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).*

Signature \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

Please contact the below staff person if any problems should arise that prevent a full response within ten business days or if any clarification of these data requests is needed. Please mark the materials “CONFIDENTIAL” in bold or highlighted manner if any of the requested information is deemed to be of a confidential nature.

In addition, to expedite completion of the review, please send a copy of the response to Matthew T. Lamb, P.E., in the Water/Wastewater Section of the Bureau of Technical Utility Services via e-mail at [mlamb@pa.gov](mailto:mlamb@pa.gov). Thank you in advance for your cooperation.

Sincerely,



Matthew L. Homsher  
Secretary

Enclosure: TUS Data Request Set 1

cc: Darryl Lawrence, Office of Consumer Advocate (w/enclosure), [ra-oca@paoca.org](mailto:ra-oca@paoca.org)  
NazAarah Sabree, Office of Small Business Advocate (w/enclosure), [ra-sba@pa.gov](mailto:ra-sba@pa.gov)  
Allison Kaster, Bureau of Investigation & Enforcement (w/enclosure), [akaster@pa.gov](mailto:akaster@pa.gov)

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Note: Please restate the data request prior to providing a response. In addition, provide the name and title of the person(s) providing the response and/or information for each data request.

- A-1. In the Application’s Section 5, PAWC-WD indicated that the proposed development (Development) entitled “Summit View Terrace” will include mixed residential and commercial uses consisting of 60-unit multi-family apartments, 156 townhomes, 7 retail stores, 1 restaurant, and 1 automotive center that will be constructed in one phase. Please provide a projected construction schedule with start and completion dates for each of the mixed-uses described as part of the Development.
- A-2. In the Application’s Section 8, PAWC-WD indicated that the property (Development Property) included as part of the Development is comprised of three parcels. Conversely, PAWC-WD included a table that detailed four parcels as part of the Development Property. Please provide responses to the following:
- a. Clarify the apparent discrepancy in the number of parcels included as part of the Development Property between the table preamble and the table; and
  - b. Identify the Development Property by York County Assessor Parcel Number, property address, and property owner.
- A-3. In the Application’s Section 8, PAWC-WD identified Landworks Civil Design, LLC. (Landworks) as the Developer performing the work on behalf of Nick Loxas of Loxas, LLC (Loxas). Further, the Development Property detailed in a table therein included York County Assessor Parcel Nos. 27-000-RF-0114.00-00000, 27-000-RF-0117.00-00000, 27-000-RF-0118.00-00000, and 27-000-RF-0119.00-00000 that appear to be owned by Loxas, LLC, Kenneth B. Snyder, MJH Investments LLC, and Loxas, LLC, respectively, and none of the listed parcels appear to be owned by Landworks.<sup>1</sup> Please identify the entity (i.e., Landworks or Loxas) that has equitable ownership interest (Equitable Interest) in all the parcels of land included as part of the Development Property.
- A-4. In the Application’s Section 8, PAWC-WD indicated that it had provided a copy of the request for wastewater service for the Development from Landworks as the Application’s Exhibit B. However, the Application appears to be missing Exhibit B. Pursuant to 52 Pa. Code § 3.514(a)(1), an application must include a copy of the developer’s application for service or a certified statement from the owners of the parcels of land in the extension area that they are requesting service. The Commission notes that a request for wastewater service must be from each of the property owner(s) of the Development. Please provide responses to the following:

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<sup>1</sup> See, York County Property Viewer 2.0, <https://experience.arcgis.com/experience/b6d4d251171242ac8fdad88a20360b36> (last accessed on 4/14/2026).

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- a. Clarify whether Landworks or Loxas is the property owner that is requesting wastewater service be provided to the Development;
  - b. Identify the entity that will enter into a Sewer Line Extension Agreement, included as the Application’s Exhibit J, with PAWC-WD for the Development; and
  - c. Provide a copy of the request(s) for wastewater service for the Development from the property owner(s).
- A-5. In the Application’s Section 10, PAWC-WD indicated that Fairview Township has enacted a mandatory wastewater connection ordinance, and provided a copy of Fairview Township’s Section 232.9 as evidence of the mandatory connection ordinance as the Application’s Exhibit E. Please provide a list of all parcels by York County Assessor Parcel Number along with the associated property addresses that will be impacted by the mandatory wastewater connection ordinance.
- A-6. In the Application’s Section 12, PAWC-WD indicated that a pump station (Pump Station) will be required to pump wastewater from the Development to an existing sewer main. However, the Application does not appear to include a Pennsylvania Department of Environmental Protection (DEP) Water Quality Management Permit (WQM Permit) application for the construction and operation of the Main Extension and Pump Station. Please indicate whether the Developer and/or PAWC-WD has applied for a WQM Permit for the Main Extension and Pump Station and, if so, provide a copy of the WQM Permit application and clarify when PAWC-WD projects it will receive WQM Permit approval from DEP.
- A-7. In the Application’s Section 12, PAWC-WD indicated that wastewater service will be provided by a main extension (Main Extension) from a point of connection with an existing PAWC-WD main located in Pleasant View Road to a point of connection with the Development. However, the Application does not appear to include a copy of map or plan that depicts the location or route of the Main Extension. Pursuant to 52 Pa. Code § 3.514(a)(2)(ii), an application must include a map or plan of suitable scale and detail highlighting the boundaries of the geographical area encompassing the proposed distribution or collection main extension including the location or route of the extended wastewater system. Additionally, pursuant to 52 Pa. Code § 3.514(a)(2)(iii), the map should also identify the elevations of the major facilities and service territory. Please provide a map or plan of suitable scale and detail that depicts the location or route of the Main Extension and identifies pipe diameters and slopes, proposed manholes with top and invert elevations, the Pump Station, and other associated appurtenances.
- A-8. In the Application’s Section 16, PAWC-WD indicated that the Fairview North Wastewater Treatment Plant (Fairview North WWTP) will be capable of treating the proposed sewage flow from the Development. However, PAWC-WD did not indicate if its existing system will be sufficient to convey the proposed additional sewage flow from

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the Development to the Fairview North WWTP. Please clarify whether the existing conveyance facilities will be sufficient in conveying the proposed additional sewage flow downstream from the Main Extension's point of connection to the Fairview North WWTP. If not, please detail any required system upgrades along with a breakdown of the projected cost estimate and indicate if PAWC-WD or the Developer will be responsible for the costs.

- A-9. In the Application's Section 18, PAWC-WD indicated that the preliminary subdivision land use plan (Preliminary Subdivision Plan) for the Development was conditionally approved by the Fairview Township Board of Supervisors on October 27, 2025. Please provide a copy of the conditionally approved Preliminary Subdivision Plan in an electronic vector graphic format along with any associated approval letters that detail the conditions from Fairview Township.
- A-10. In the Application's Section 18, PAWC-WD provided a copy of the Sewage Facilities Planning Module (Planning Module) prepared for the Development as the Application's Exhibit N. PAWC-WD indicated the Developer submitted a copy of the Planning Module to Fairview Township on September 24, 2025. However, the Application does not include evidence of DEP approval of the Planning Module. Please provide a copy of the DEP-approved Planning Module along with a copy of the DEP approval letter and any associated conditions. If the Planning Module has not been approved by DEP, please provide the current status and projected approval date.
- A-11. In the Application's Section 22, PAWC-WD indicated that it will provide wastewater service to the requested service territory (Requested Territory) as depicted in the Application's Exhibit A-1, under the rules and regulations of its effective wastewater tariff. However, the Application does not appear to identify the applicable rate zone and rates, by customer class, for the Requested Territory. Please provide the applicable rate zone and rates, by customer class, for the Requested Territory.
- A-12. In the Application's Exhibit G, PAWC-WD provided a copy of an engineering report (Engineering Report) prepared by Landworks Civil Design, LLC., dated February 25, 2026. Pursuant to 52 Pa. Code § 3.514(a)(3)(i), the application shall include an engineering report that contains a full description of the proposed collection main extension for the wastewater system and the manner, including the pipe sizes, quantities and material used for construction for all collection facilities and the approximate time schedule for installation of the various component facilities of the main extension. However, the Engineering Report does not appear to include a full description of the Main Extension, including all associated appurtenances (e.g., manholes, etc.), the Pump Station including the number, type and capacity of the pumps, and the projected schedule for installation of the various component facilities of the Main Extension. Additionally, the Commission notes that an engineering report must be prepared and stamped by a professional engineer licensed by the Commonwealth of Pennsylvania, and it does not

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appear that the individual who prepared the report is a licensed engineer. Please provide responses to the following:

- a. Provide a detailed description of the proposed Pump Station by major plant account along with its associated projected construction schedule to include start, completion, and in-service dates;
  - b. Clarify whether the Main Extension will include the construction any manholes and, if so, provide an estimate of the number of manholes;
  - c. Indicate whether the Main Extension, Pump Station, and Development collection system will be dedicated to PAWC-WD upon completion;
  - d. Provide a schedule for the construction of the Main Extension to include start, completion, and in-service dates; and
  - e. Provide a revised Engineering Report that includes PAWC-WD's responses to A-12.a. through A-12.d. along with the signature and seal of the engineer who was responsible for the preparation of the document.
- A-13. In the Engineering Report, PAWC-WD indicated that the proposed facilities will include 320 linear feet (LF) of twelve-inch ductile iron (DI) pipe and 320 LF of thirty six-inch steel casing. Conversely, in the Application's Section 13, PAWC-WD indicated that the proposed facilities will include 320 linear LF of twelve-inch polyvinyl chloride (PVC) pipe and 308 LF of thirty six-inch steel casing. Please provide responses to the following:
- a. Clarify the proposed pipe material for the 320 LF section of twelve-inch pipe (i.e., DI or PVC);
  - b. Quantify the estimated length for the thirty six-inch steel casing (i.e., 308 or 320 LF); and
  - c. Based on the responses provided in A-13.a. and A-13.b., provide revised Exhibits G, Engineering Report, and I, Breakdown of Estimated Construction Costs.
- A-14. Please quantify the total number of proposed customers, by customer class, in the Requested Territory.
- A-15. Please provide a detailed breakdown of PAWC-WD's projected annual revenues, by customer class, and the estimated annual expenses.
- A-16. Please identify any permits, easements, and rights-of-way required for construction of the proposed wastewater facilities, and indicate the responsible party and their associated costs.

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- A-17. Pursuant to 52 Pa. Code § 3.514(d)(3), an application must identify other certificated wastewater public utilities or municipally owned public wastewater systems that are directly adjacent to, abut, or are situated within one mile of the proposed extension of the applicant's distribution main. However, the Application does not appear to include this information. Please identify other certificated wastewater public utilities or municipally owned public wastewater systems that are directly adjacent to, abut, or are situated within one mile of the Main Extension.