



**Erin K. Fure**  
Counsel  
852 Wesley Drive | Mechanicsburg, PA 17055  
Phone: 717-550-1556  
[erin.fure@amwater.com](mailto:erin.fure@amwater.com)

June 3, 2026

**VIA ELECTRONIC FILING**

Matthew L. Homsher, Secretary  
Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
400 North Street  
Harrisburg, PA 17105-3265

**In re: 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 Fairview Township, York County, Pennsylvania (Summit Terrace)**

**Docket No. A-2026-3061496**

Dear Secretary Homsher:

In your response to your Secretarial Letter dated May 6, 2026, to Pennsylvania-American Water Company ("Pennsylvania-American"), please find it's Responses to Set I Data Requests.

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

Sincerely,

A handwritten signature in blue ink that reads "EK Fure".

Erin K. Fure

cc: All Parties on the attached Certificate of Service (*via electronic mail*)  
Matthew T. Lamb, P.E., Bureau of Technical Utility Services (*via electronic mail*)  
Sean Donnelly, Bureau of Technical Utility Services (*via electronic mail*)

**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

<b>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 Fairview Township, York County, Pennsylvania (Summit Terrace)</b>	<b>:</b>	
	<b>:</b>	<b>Docket No. A-2026-3061496</b>
	<b>:</b>	
	<b>:</b>	
	<b>:</b>	
	<b>:</b>	

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**CERTIFICATE OF SERVICE**

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I hereby certify that I am on this day serving the above-referenced Pennsylvania-American Water Company's **Data Request Responses** 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 JUNE 3, 2026**

Darryl A. Lawrence, Consumer Advocate  
Office of Consumer Advocate  
555 Walnut Street  
5<sup>th</sup> Floor, Forum Place  
Harrisburg, PA 17101-1923  
[ra-oca@paoca.org](mailto:ra-oca@paoca.org)  
(via electronic mail)

NazAarah Sabree, Small Business Advocate  
Office of Small Business Advocate  
555 Walnut Street  
1<sup>st</sup> Floor, Forum Place  
Harrisburg, PA 17101  
[ra-sba@pa.gov](mailto:ra-sba@pa.gov)  
(via electronic mail)

Alison Kaster, Director  
Pennsylvania Public Utility Commission  
Bureau of Investigation and Enforcement  
400 North Street  
PO Box 3265  
Harrisburg, PA 17105  
[akaster@pa.gov](mailto:akaster@pa.gov)  
(via electronic mail)

Respectfully submitted,



Dated: June 3, 2026

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

**Attorney for *Pennsylvania-American Water  
Company***

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager  
Landworks Civil Design, LLC  
Date: June 3, 2026**

**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.

**Response:**

Please refer to **Attachment A-1.**

**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**

**Docket No. A-2026-3061496**

**Attachment A-1**

Responses and Attachments from Landworks Civil Design, LLC



# LANDWORKS CIVIL DESIGN, LLC

www.landworkscd.com

1 (866) LNDWRKS

May 29, 2026

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

**RE: Summit View Terrace**

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  
 Docket No. A-2026-3061496

Dear Matthew:

In response to the Request for Information review letter dated May 6, 2026, we offer the following responses:

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.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]  
 the anticipated construction is as follows:

USE	Anticipated Start of Construction	Anticipated End of Construction
60 Unit Apartments	Spring 2027	Summer 2028
156 Townhouses	Spring 2027	Fall 2029
Meineke (Automotive Use)	Fall 2026	Spring 2027
Retail / Restaurant	Spring 2027 or As Needed	Fall 2028

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

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

In pre-subdivision conditions, Summit View Terrace will include five (5) separate lots.

- 27-000-RF-0114.00-00000 (349 Pleasant View Road)
- 27-000-RF-0117.00-00000 (335 Pleasant View Road)
- 27-000-RF-0118.00-00000 (341 Pleasant View Road)
- 27-000-RF-0119.00-00000 (345 Pleasant View Road)
- 27-000-RF-0113.00-00000 (319 Pleasant View Road – only 3 acres)

349-345 and a portion of 319 Pleasant Valley Road will be combined into one (1) 48.44 acre tract of land. In post-subdivision, Summit View Terrace will contain three (3) Lots. Lot #1 (60 unit Apartments), Lot #2 (Commercial Uses) and Lot #3 (156 Townhouses). The requested territory sewer expansion area only includes Lots #1, #2, and #3. (See Site Plan Exhibit)

- b. Identify the Development Property by York County Assessor Parcel Number, property address, and property owner.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

PARCEL ID No.	OWNER / EQUITABLE	ADDRESS
Loxas, LLC	27-000-RF-0114.00-00000	349 Pleasant View Road
Kenneth Snyder / Loxas, LLC (Equitable Owner)	27-000-RF-0117.00-00000	335 Pleasant View Road
MJH Investments, LLC / Loxas, LLC (Equitable Owner)	27-000-RF-0118.00-00000	341 Pleasant View Road
Loxas, LLC	27-000-RF-0119.00-00000	345 Pleasant View Road

- All four (4) Parcels will be combined and re-subdivided to create Proposed Lots 1-3.
- A portion (3 acres) of Nick & Angela Loxas property (27-000-RF-0113.00-000) will be conveyed to Lot #3 (Townhouse Development).

- 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.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

Landworks Civil Design, LLC is the Project Engineering Company performing all the Land Development Due Diligence and Permitting for all three (3) lots. Landworks has no ownership or equity ties to the subject parcels. Loxas, LLC is the owner/equitable owner of all subject tracts and is the applicant for the Land Development Plans.

- 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:

- a. Clarify whether Landworks or Loxas is the property owner that is requesting wastewater service be provided to the Development;

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]  
Loxas, LLC is the owner/equitable owner of the subject properties and the requesting/responsible party.

- 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

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]  
Loxas, LLC will be the Applicant who will enter into any Sewer line Extension Agreement

- c. Provide a copy of the request(s) for wastewater service for the Development from the property owner(s).

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]  
See attached "Will Serve Letters"

- 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.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

**27-000-RF-0116.00-00000 — David J. Becker, 326 Pleasant View Road**

The subject property is located adjacent to the proposed sewer main extension. The principal structure is situated approximately 225 feet from the extension. Determination of whether the Becker property will be required to connect to the proposed sewer main will be at the discretion of Fairview Township.

- 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.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

Landworks acknowledges the comment regarding the necessity of a Water Quality Management (WQM) Permit for the proposed Main Extension and Pump Station, as described in Section 12 of the Application. At this time, a

PADEP Sewage Planning Module has been prepared and submitted to Fairview Township for review and approval and will subsequently be forwarded to PADEP for final review and approval. In coordination with the Developer, Landworks has not yet prepared or submitted a WQM Permit application to the Pennsylvania Department of Environmental Protection (PADEP) for the construction and operation of the proposed Main Extension and Pump Station. Upon approval of the requested expansion of the PA American Sewer Service Territory, the Developer will proceed with the preparation and submission of all required permits associated with the pump station and related sewer appurtenances. Landworks will continue to coordinate with PA American Water and PADEP to ensure that all applicable permitting requirements are satisfied prior to the commencement of construction.

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.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

A Plan is included with this re-submission indicating proposed sewage design.

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 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.

**PAW**

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.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

See attached Letter for 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.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

The completed Planning Module, including PA American Water information, York County information, and Fairview Township information, was submitted to Fairview Township on April 29, 2026, for final review. The module is currently pending consideration at the Fairview Township Board of Supervisors meeting scheduled for June 29, 2026, at which time the resolution is expected to be signed. Upon execution of the resolution, Landworks will proceed with submission to PADEP for review and approval.

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.

**PAW**

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 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;

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

Landworks acknowledges the comment regarding the need for established design criteria and a construction schedule for the proposed Pump Station. At this time, Landworks has not prepared or submitted design plans, nor has a construction schedule been established for the proposed facility. Upon approval of the requested expansion of the PA American Sewer Service Territory, the Developer will proceed with the preparation and submission of all required design documents, permit applications, and supporting materials associated with the pump station and its related sewer infrastructure. Landworks will continue to coordinate with PA American Water and the Pennsylvania Department of Environmental Protection (PADEP) to ensure that all applicable regulatory and permitting requirements are fully satisfied prior to the initiation of construction.

- b. Clarify whether the Main Extension will include the construction any manholes and, if so, provide an estimate of the number of manholes;

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

The included Overall Sewer Layout Plan shows the proposed Sewer Main Extension which includes the location and number of proposed manholes.

- c. Indicate whether the Main Extension, Pump Station, and Development collection system will be dedicated to PAWC-WD upon completion;

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

Yes, the Main Extension, Pump Station, and Development collection system will be dedicated to PAWC-WD upon completion. All facilities will be constructed in accordance with PAWC-WD standards and specifications and will be formally conveyed to PAWC-WD following successful inspection, testing, and acceptance.

- d. Provide a schedule for the construction of the Main Extension to include start, completion, and in-service dates; and

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

As of this date, the boring operation beneath Route 83 has been completed, and the 36-inch casing pipe has been successfully installed. Installation of the proposed sewer main extension, extending from the existing manhole within Oak Knoll Road to the first on-site manhole, will proceed upon approval of the Sewer Territory Expansion and the PADEP Planning Module, which is anticipated in late Fall 2026. The remainder of the proposed sewer system will be constructed in conjunction with subsequent phases of development, currently anticipated to commence in early Spring 2027.

- 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.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

Report has been revised, signed and sealed.

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);

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

The 12" sewer main located within the casing pipe is 12" Ductile Iron Pipe. The length was also modified to 314 L.F. due to site modification during the installation of the 36" steel casing pipe.

- b. Quantify the estimated length for the thirty six-inch steel casing (i.e., 308 or 320 LF); and

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

The 36" steel casing pipe has been revised to a length of 300 L.F. due to site conditions at the time of installation.

- 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.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

Exhibit G and I have been revised. Estimated Construction Cost has been updated.

- A-14. Please quantify the total number of proposed customers, by customer class, in the Requested Territory.

**PAW**

- A-15. Please provide a detailed breakdown of PAWC-WD's projected annual revenues, by customer class, and the estimated annual expenses.

**PAW**

- A-16. Please identify any permits, easements, and rights-of-way required for construction of the proposed wastewater facilities and indicate the party responsible and their associated costs.

**Landworks Response:** [Aaron M. Navarro, Principal/Partner - Project Manager]

As part of the overall approval of the Final Land Development Plans the following permits, easements and rights-of-way will be required.

- a) Pennsylvania Department of Transportation - Utility Highway Occupancy Permit (Approved/Issued)

The Highway Occupancy Permit (H.O.P.) was issued to Pennsylvania American Water for the boring and installation of the proposed sewer extension beneath Route 83. Loxas, LLC was responsible for both the construction and associated costs. The estimated cost for the boring and installation of the 36-inch steel casing pipe was \$300,000.00. As of May 12, 2026, the boring operation and installation of the 36-inch steel casing pipe have been successfully completed. The installation of the sewer main extension and associated manholes is pending approval of the expanded sewer service territory and the Pennsylvania Department of Environmental Protection (PADEP) Planning Module.

- b) Cumberland County Conservation District / Pennsylvania Department Environmental Protection – NPDES Permit (Approved/Issued)

A General NPDES Permit was issued to Loxas, LLC for the earthwork limits of disturbance and stormwater management facilities. Loxas, LLC paid an application fee in the amount of \$1,840.00.

- c) 20-Foot Wide Sanitary Sewer Easement

A 20-foot wide Sanitary Sewer Easement will be acquired by Loxas, LLC. From Fairview Brethern Church of Christ (Parcel I.D. #27-000-05-0035.A0-00000) 600 Evergreen Road for the construction/maintenance of the proposed sewer extension. Upon acceptance of the anticipated sewer dedication to Pennsylvania American Water, the 20-foot-wide easement will transfer from Loxas, LLC to Pennsylvania American Water. Loxas, LLC will pay fair market value for the proposed easement.

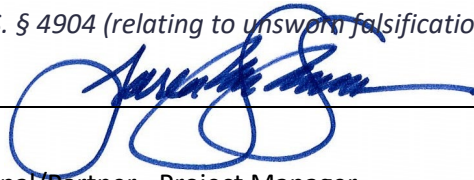
- A-17. Pursuant to 52 Pa. Code § 3.514(d)(3), an application must identify other certificated wastewater public utilities or municipally owned public wastewater systems that are directly adjacent to, abut, or are

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.

**PAW**

*I, [Aaron M. Navarro, Principal/Partner – Landworks Civil Design, LLC], 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 Principal/Partner - Project Manager

Date May 26, 2026

Sincerely,

**LANDWORKS CIVIL DESIGN, LLC**



Aaron M. Navarro  
Principal/Partner

## **EXHIBITS**

## **OVERALL SITE PLAN**



**FAIRVIEW TOWNSHIP  
PRELIMINARY SUBDIVISION / LAND DEVELOPMENT PLAN  
CONDITIONAL APPROVAL**



BOARD of SUPERVISORS  
Dr. Larry Cox, *Chairman*  
Mario D. Pirritano, *Vice-Chairman*  
Christopher L. Allen, *Supervisor*  
John W. Jones, *Supervisor*  
Matthew J. Cox, *Supervisor*

MANAGER  
Donald F. Martin, III

October 31, 2025

Loxas LLC  
319 Pleasant View Road  
New Cumberland Pa 17070  
Attn: Nick Loxas

**RE: Preliminary Subdivision and Land Development Plan  
Loxas –Summit View Terrace  
Plan Approval Letter  
Fairview Township File No.: 24-1012 SD**

To Whom It May Concern,

Please be advised that the Fairview Township Board of Supervisors, at their regularly scheduled meeting on Monday, October 27, 2025 took the action to approve the Preliminary Subdivision and Land Development Plan for Loxas – Summit View Terrace Plan, subject to the following conditions:

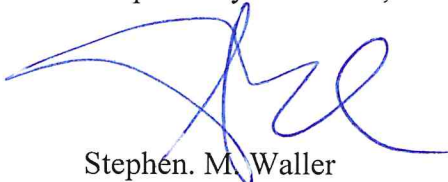
1. Four paper copies of the plan with the required signatures and seals:
  - Certification of ownership and statement should be completed, signed, and notarized. The notary's seal, the notary's stamp and the notary's signature cannot touch or overlap each other.
  - The notary seal on the plans must be clear enough for the Recorder of Deeds scanning instrument to be able to reproduce the seal. The seal cannot touch any other text or lines on the plan.
  - The registered professional surveyor or engineer's seal, signature, and date of plans, who is certifying the accuracy of the plan, must be present.
  - All signatures must have a printed name beside or below the signature.
  - The signers of the plan must sign the plan as their name appears on the plan, this would include any suffixes (Jr. Sr. I, II, III).
  - If the signers of the plans are owners or officers of a company or corporation, their title with the company or corporation must be declared beside their signatures.
  - The notary statement "On this date before me the undersigned personally appeared..." this statement must include the printed name for the signer(s).

2. Payment of any outstanding Township Engineer's plan review fees. An invoice will be forthcoming.
3. Compliance with the Rettew memo, dated September 18, 2025. A copy is enclosed.
4. Compliance with the Bowman Traffic memo, dated May 29, 2025. A copy is enclosed.
5. A signed and completed copy of the Letter of Acceptance. A copy of the Letter of Acceptance is enclosed.

Since these are conditions imposed with respect to the approval of the Preliminary Subdivision and Land Development Plan for Loxas – Summit View Terrace, acknowledgement of these conditions must be received in writing on or before ten (10) days from the receipt of this letter. Please sign the Letter of Acceptance attached hereto and return it by mail or hand delivery to 599 Lewisberry Road, New Cumberland, PA 17070; by fax to (717) 901-5233; or by email to [swaller@twp.fairview.pa.us](mailto:swaller@twp.fairview.pa.us). If this acknowledgement is not received within this timeline, the plan could be deemed rejected based on the conditions set forth.

If you have any questions or concerns about the information contained in this letter, please do not hesitate to contact me at (717) 901-5220.

Respectfully submitted,



Stephen M. Waller  
Codes Administration Director

Attachments: Letter of Acceptance  
Rettew memo  
Bowman memo

cc: Aaron Navarro, Landworks Civil Design LLC, via email  
File



**WATER / SEWER  
WILL SERVE LETTERS**



May 6, 2025

Re: Summit View Terrace  
Fairview Township, York County, PA

Dear Aaron Navarro,

Thank you for your request for water service to the above referenced site. The proposed development is located within the certificated franchise area of Pennsylvania-American Water Company (PAWC), Mechanicsburg Service District. Domestic water service can be provided in accordance with the provisions of our Water Facilities Line Extension Agreement and the rules and regulations of the PA Public Utility Commission. It is the intent of PAWC to serve this project.

The cost of the water main extension or service relocation necessary to provide service to the development is the responsibility of the developer, as would be any improvements to existing facilities, or construction of new facilities such as pumping stations or tanks.

This Letter of Intent to Serve is not an approval of the design of the facilities necessary to service the project, nor does it constitute permission to construct said facilities. Please provide us a full pdf set of the preliminary plans for the project to initiate a technical review. During the review process, we will identify any special conditions or facilities needed to provide adequate water service. If construction of the water facilities necessary to service this project has not begun within two years of the date of this letter, the letter of service shall become null and void, and a new request for water service must be made.

If any PAWC distribution information is needed for preliminary plans, please make a ticket request through PA One Call <https://www.pa1call.org/>.

It is imperative that you supply us with any updated plans and keep us informed on the progress of this project. If you have any further questions or concerns, please contact me at your convenience.

Sincerely,

*Zach Johnson*

**Zach Johnson**  
Operations Supervisor – Central Operations  
Pennsylvania American Water  
852 Wesley Drive,  
Mechanicsburg, PA 17055  
[Zach.Johnson@amwater.com](mailto:Zach.Johnson@amwater.com)



May 013, 2025

RE: **Sewage Intent to Serve**  
**Summit View Terrace Development**  
**Fairview Township, York County, PA**

Dear Sir,

Following your request, please be advised that Pennsylvania-American Water Company's Fairview North Wastewater System has sufficient collection, conveyance, and treatment system capacity to accept the two-hundred-thirty (230) proposed EDU for the above-referenced property (1 EDU = 250 gpd). Adding these EDUs, cumulative with all other approved EDUs within our Fairview South System, is not anticipated to create a hydraulic or organic overload to the system within the next 5 years.

Please note that only the Phase One portion (60 EDUs) falls within the PAWC existing Sewer Services Territory. The ability to accept the wastewater flow from Phase two (170 EDUs) is contingent upon the Public Utility Commission's review and approval of the application requesting additional service territory submission.

This Letter of Intent to Serve is not approval of the design of the facilities necessary to service the project, nor does it constitute permission to construct said facilities. Please provide us with a full PDF set of the preliminary plans for the project to initiate a technical review. During the review process, we will identify any special conditions or facilities needed to provide adequate sewer service. If the construction of the sewer facilities necessary to service this project has not begun within two years of the date of this letter, the letter of service shall become null and void, and a new request for water service must be made.

If you have further questions, contact me at [stephen.defriece@amwater.com](mailto:stephen.defriece@amwater.com)  
or (717) 550-1608.

Sincerely  
*Stephen DeFriece*  
Stephen DeFriece  
Engineering Project Manager

## **OVERALL SEWER LAYOUT**



**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

**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 for Parcel Number, property address, and property owner.

**Response:**

Please refer to **Attachment A-1**.

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

**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.

**Response:**

Please refer to **Attachment A-1**.

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

**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:

- 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).

**Response:** Please refer to **Attachment A-1**.

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

**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.

**Response:** Please refer to **Attachment A-1**.

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

- 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.

**Response:** Please refer to **Attachment A-1**.

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

**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.

**Response:** Please refer to **Attachment A-1.**

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Stephen DiFriece, Lead, Engineering Project Manager  
Pennsylvania-American Water Company**

**Date: June 3, 2026**

**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 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.

**Response:**

Fairview WWTP is capable of handling the flow additional flow downstream from the Development. Please see Application, Exhibit L – DEP Chapter 94 Report for the Fairview WWTP maximum flows. *See also*, PAWC-WD will serve letter attached as **Attachment A-8**.

**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**

**Docket No. A-2026-3061496**

**Attachment A-8**

PAWC's Intent to Serve and Capacity Letter dated May 13, 2025



May 13, 2025

RE: **Sewage Intent to Serve**  
**Summit View Terrace Development**  
**Fairview Township, York County, PA**

Dear Sir,

Following your request, please be advised that Pennsylvania-American Water Company's Fairview North Wastewater System has sufficient collection, conveyance, and treatment system capacity to accept the two-hundred-thirty (230) proposed EDU for the above-referenced property (1 EDU = 250 gpd). Adding these EDUs, cumulative with all other approved EDUs within our Fairview South System, is not anticipated to create a hydraulic or organic overload to the system within the next 5 years.

Please note that only the Phase One portion (60 EDUs) falls within the PAWC existing Sewer Services Territory. The ability to accept the wastewater flow from Phase two (170 EDUs) is contingent upon the Public Utility Commission's review and approval of the application requesting additional service territory submission.

This Letter of Intent to Serve is not approval of the design of the facilities necessary to service the project, nor does it constitute permission to construct said facilities. Please provide us with a full PDF set of the preliminary plans for the project to initiate a technical review. During the review process, we will identify any special conditions or facilities needed to provide adequate sewer service. If the construction of the sewer facilities necessary to service this project has not begun within two years of the date of this letter, the letter of service shall become null and void, and a new request for water service must be made.

If you have further questions, contact me at [stephen.defriece@amwater.com](mailto:stephen.defriece@amwater.com) or (717) 550-1608.

Sincerely  
*Stephen DeFriece*  
Stephen DeFriece  
Engineering Project Manager



**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

**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.

**Response:**

Please refer to **Attachment A-1.**

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

- 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.

**Response:**

Please refer to **Attachment A-1**.

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Stephen DiFriece, Lead, Engineering Project Manager  
Pennsylvania-American Water Company**

**Date: June 3, 2026**

**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.

**Response:**

These customers will be in Rate Zone 1. The customer class is as follows:

Residential Customers – 156

1 Commercial Customer – 60 EDUS

1 Commercial Customer – 24 EDUS

For Rates, please see Estimated Revenues and Expenses at **Attachment A-15.**

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

**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 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

**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**

**Docket No. A-2026-3061496**

- f. 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.

**Response:**

Please refer to **Attachment A-1**.

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager  
Landworks Civil Design, LLC**

**Date: June 3, 2026**

**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.

**Response:**

Please refer to **Attachment A-1**.

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Stephen DiFriece, Lead, Engineering Project Manager  
Pennsylvania-American Water Company**

**Date: June 3, 2026**

**A-14.** Please quantify the total number of proposed customers, by customer class, in the Requested Territory.

**Response:**

156 Residential Customers – Residential Living Quarters (Townhomes)

2 Commercial Customer – Meineke Auto Center and Retail/Restaurant

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aldaine R. Alphonse, Senior Regulatory Analyst  
Pennsylvania-American Water Company**

**Date: June 3, 2026**

**A-15.** Please provide a detailed breakdown of PAWC-WD's projected annual revenues, by customer class, and the estimated annual expenses.

**Response:**

Please see **Attachment A-15**.

**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**

**Docket No. A-2026-3061496**

**Attachment A-15**

Estimated Revenues and Expenses for Application Territory

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

Line No.		156 Residential Customers	1 Commercial (60 EDUS) Customer	1 Commercial (24 EDUs) Customer	Total
1	<b>Annual Revenue</b>				
2	Average Monthly Usage (100 Gallons)	32.01	4,562.50	1,825.00	
3	Monthly Service Charge per EDU	\$15.00	\$36.70	\$36.70	
4	Usage Charge per 100 Gallons	\$2.9539	\$2.1986	\$2.1986	
5	Monthly Service Charge	\$2,340.00	\$2,202.00	\$880.80	
6	Usage Charge	\$14,750.48	\$10,031.11	\$4,012.45	
7	Monthly Total Revenue	<u>\$17,090.48</u>	<u>\$12,233.11</u>	<u>\$4,893.25</u>	
8	Annual Commercial Revenue (Ln. 7 x 12 months)	\$205,085.76	\$146,797.32	\$58,719.00	
9					
10	Estimated Annual Commercial Revenue	\$205,085.76	\$146,797.32	\$58,719.00	\$410,602.08
11					
12	<b>Total Estimated Annual Revenues</b>				<b>\$410,602.08</b>
13					
14	<b>Estimated Annual Expenses</b>				
15					
16	Estimated Annual Expenses	\$42,329.70	\$30,298.97	\$12,119.60	\$84,748.27
17					
18	<b>Total Estimated Expenses Per Year</b>				<b>\$84,748.27</b>
19					
20	<b>Net Income (Ln. 12 - Ln. 18)</b>				<b>\$325,853.81</b>

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager**

**Landworks Civil Design, LLC**

**Date: June 3, 2026**

**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.

**Response:**

Please refer to **Attachment A-1**.

**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**

**Docket No. A-2026-3061496**

**Responsible Witness: Stephen DiFriece, Lead, Engineering Project Manager  
Pennsylvania-American Water Company**

**Date: June 3, 2026**

**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.

**Response:**

There are no other providers directly adjacent to or abut this Main Extension.

**In re: 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 Fairview Township,  
York County, Pennsylvania  
(Summit Terrace)  
Docket No. A-2026-3061496**

**VERIFICATION**

I, STEPHEN A. DEFRIECE, hereby state that the facts above set forth in the attached Responses above 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.

*Stephen DeFriece*

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Stephen A. DeFriece, Lead, Engineering Project Mgr.  
Pennsylvania-American Water Company

Dated: June 3, 2026

**In re: 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 Fairview Township, York County,  
Pennsylvania (Summit Terrace)**

**Docket No. A-2026-3061496**

**VERIFICATION**

I, Aldaine Alphonse, hereby state that the facts above set forth in the attached Responses 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.

*Aldaine Alphonse*

---

Aldaine Alphonse, Senior Regulatory Analyst  
Pennsylvania-American Water Company

Dated: 6/3/2026