



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

June 17, 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:

On June 3, 2026, Pennsylvania-American Water Company ("Pennsylvania-American") filed Set I Responses to your Secretarial Letter of May 6, 2026. Pennsylvania-American hereby submits **Supplemental Responses to A-12**.

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*)

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

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)	: : : : : : :
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CERTIFICATE OF SERVICE

I hereby certify that I am on this day serving the above-referenced Pennsylvania-American Water Company's **Supplemental Responses to Set I Data Requestss** 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 17, 2026

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

NazAarah Sabree, Small Business Advocate
Office of Small Business Advocate
555 Walnut Street
1st Floor, Forum Place
Harrisburg, PA 17101
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
(via electronic mail)

Respectfully submitted,



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

Dated: June 17, 2026

**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

PAWC'S SUPPLEMENTAL RESPONSE TO TUS SET I

**Responsible Witness: Aaron M. Navarro, Principal/Partner - Project Manager
Landworks Civil Design, LLC
Date: June 17, 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

PAWC'S SUPPLEMENTAL RESPONSE TO TUS SET I

- 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.

Response:

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

Supplemental Response:

Please see Engineering Report at **Attachment A-12**.

**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

PAWC'S SUPPLEMENTAL RESPONSE TO TUS SET I

Attachment A-12

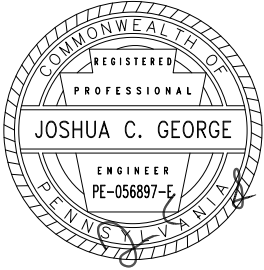
Updated Engineering Report

**PENNSYLVANIA AMERICAN WATER
SEWER TERRITORY EXPANSION REQUEST
FOR
SUMMIT VIEW TERRACE MIXED USE DEVELOPMENT**

**LOXAS, LLC
335, 341, 345 & 349 PLEASANT VIEW ROAD
FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA**



September 25, 2025 Revised
Dates: June 16, 2026



LANDWORKS
CIVIL DESIGN, LLC
land development consultants

3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011
1406 3RD STREET, SUITE 200 YORK, PA 17403
p (866) LNDWRKS www.landworkscd.com

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LANDWORKS CIVIL DESIGN, LLC

www.landworkscd.com

(866) LNDWRKS

**PENNSYLVANIA AMERICAN WATER COMPANY
REQUEST FOR SERVICE – WATER & SEWER
FOR
SUMMIT VIEW TERRACE
FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA**

September 25, 2025

Revised: June 16, 2026

Pennsylvania American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055

Re: Loxas, LLC
Summit View Terrace
Pleasant View Road
Fairview Township, York Co, PA

To whom it may concern,

I'm writing on behalf of my client, Mr. Nick Loxas of Loxas, LLC., as we are currently requesting water and sewer service for the proposed Summit View Terrace development. The development involves a lot consolidation/subdivision and construction of a mixed-use development consisting of multi-story apartments, townhome dwelling units and a commercial development. The lot consolidation includes a small portion of 319 Pleasant View Road, 349 Pleasant View Road, 335 Pleasant View Road, 341 Pleasant View Road, and 345 Pleasant View Road. These consolidated lands will be subdivided into three (3) lots. Lot #1 (containing 10.49 acres) will be developed into a residential multi-family apartment containing sixty (60) units. Lot #2 (containing 4.66 acres) will be developed into a mixed-use commercial development. Lot #3 (containing 33.29 acres) will be developed as a multi-family townhouse development containing 156 units and a community center.

In addition to the proposed dwelling units and commercial uses, the development will include new private access roads, public utilities, and stormwater management facilities. Other improvements include a community center/pool, tot-lots and other significant site landscaping and buffering, sidewalks for pedestrian connectivity, and preservation of the property's natural features (i.e. streams, wetlands, and wooded areas).

Access to the proposed development will be provided by two (2) proposed private access drive connections with Pleasant View Road. An additional connection to Pleasant View Road is proposed as part of the proposed apartment complex. Pleasant View Road is owned/maintained by Fairview Township, and the proposed connections will require approval from Fairview Township. The development will be served by existing and proposed public utilities. Water service will be provided by an existing watermain located within Pleasant View Road and owned/maintained by Pennsylvania American Water. The proposed water distribution (service main) for the proposed site will be dedicated to PA American Water. Sanitary sewer

3461 Market Street, Suite #302, Camp Hill, PA 17011


221 West Philadelphia Street, Suite 110, York, PA 17401

service will consist of gravity sewer conveyance and an on-site pump station which will convey sewage flows to the existing sanitary main located within Oak Knoll Road.

It is anticipated that the overall development will require 240 EDUs or 60,000 gallons per day. The existing sewer service is managed by Pennsylvania American Water. All proposed sewer conveyance will be dedicated to PA American Water. It is our understanding that adequate capacity is available from all proposed public utilities.

A Preliminary Subdivision / Land Development Plan was conditionally approved by the Fairview Township Board of Supervisors at their regular meeting held on October 27, 2025. Upon meeting those conditions, a Final Subdivision / Land Development Plan will be submitted with anticipated conditional approval by August 2026.

This request for service will also serve as a "Letter of Intent" to enter into and execute an Extension Deposit Agreement immediately upon receipt of approval, by the Pennsylvania Public Utility Commission, of the application for service territory in Fairview Township, York County, Pennsylvania.

Sincerely,
LANDWORKS CIVIL DESIGN, LLC

Aaron M. Navarro
Principal / Partner

GENERAL INFORMATION

Property Owner and Applicant: **Loxas, LLC**
319 Pleasant View Road
New Cumberland, PA 17070
Contact: Mr. Nick Loxas
Phone: (717) 903-1221
Email: nickloxas1@gmail.com

Applicant's Representative
and Project Engineer: **Landworks Civil Design, LLC**
3461 Market Street
Suite 302
Camp Hill, Pennsylvania 17011
Contact: Mr. Aaron M. Navarro
Phone: (717) 579-0074
Email: anavarro@landworkscd.com

SITE INFORMATION

Parcel Number(s):	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

Site Address: 349, 335, 341 & 345 Pleasant view Road
New Cumberland, Pennsylvania 17070

Lot Size:	Lot #1 10.49 Acres	(Residential Apartments)
	Lot #2 4.66 Acres	(Mixed Commercial Uses)
	Lot #3 33.29 Acres	(Single-Family Attached Dwellings)

Existing Use: Single-Family Dwellings, Automotive Repair & Agricultural

Proposed Use: Lot #1 60 Residential Apartments
Lot #2 Mixed Commercial Uses
Lot #3 Single-Family Attached Townhouses

Zoning: Commercial Business (CB)
Residential Mixed Use (RMU)

INTRODUCTION

APPLICANT'S REQUEST

Loxas, LLC (Property Owner / Applicant) seeks approval of a Pennsylvania American Water Sewage Territorial expansion for the properties located at 335, 341, 345 & 349 Pleasant View Road, New Cumberland, Pennsylvania. The subject properties are located within the Commercial Business (CB) & Residential Mixed Use (RMU) zoning district with a single-family dwelling, Commercial and Agricultural uses. The applicant wishes to consolidate, subdivide & redevelop the existing properties totaling 48.44 acres and construct a three (3) lot Residential/Commercial Mixed-Use Development, off-street parking and other associated site improvements. The proposed use is a permitted use in the Commercial Business (CB) and Residential Mixed Use zoning districts. This narrative supplies documentation supporting the requested sewage territorial expansion.

PROPOSED DEVELOPMENT

SUMMIT VIEW TERRACE, FAIRVIEW TOWNSHIP, YORK COUNTY, PA

This project involves a lot consolidation/subdivision and construction of a mixed-use development consisting of multi-story apartments, townhome dwelling units and a commercial development. The lot consolidation includes a small portion of 319 Pleasant View Road, 349 Pleasant View Road, 335 Pleasant View Road, 341 Pleasant View Road, and 345 Pleasant View Road. These consolidated lands will be subdivided into three (3) lots. Lot #1 (containing 10.49 acres) will be developed into a residential multi-family apartment containing sixty (60) units. Lot #2 (containing 4.66 acres) will be developed into a mixed-use commercial development. Lot #3 (containing 33.29 acres) will be developed as a multi-family townhouse development containing 156 units and a community center.

The existing properties are currently being used as single-family residential and commercial purposes. The existing houses and accessory structures on 341, 345 & 349 Pleasant View Road will be demolished as part of the project. The commercial use located at 335 Pleasant View Road will be relocated on the proposed commercial lot. The three (3) Lots are zoned Residential Mixed Use and Commercial Business. Multi-story apartments, townhouses and commercial uses are permitted by right within both zones. All proposed improvements will be located within Fairview Township.

In addition to the proposed dwelling units and commercial uses, the development will include new private access roads, public utilities, and stormwater management facilities. Other improvements include a community center/pool, tot-lots and other significant site landscaping and buffering, sidewalks for pedestrian connectivity, and preservation of the property's natural features (i.e. streams, wetlands, and wooded areas).

Access to the proposed development will be provided by two (2) proposed private access drive connections with Pleasant View Road. An additional connection to Pleasant View Road is proposed as part of the proposed apartment complex. Pleasant View Road is owned/maintained by Fairview Township, and the proposed connections will require approval from Fairview Township.

The development will be served by existing public utilities. Public water service will be provided by an existing watermain located within Pleasant View Road and owned/maintained by Pennsylvania American Water. The proposed water distribution (service main) for the proposed site will be dedicated to PA American Water. Public sanitary sewer service will consist of gravity sewer conveyance and a on-site pump station which will convey sewage flows to the existing sanitary main located within Oak Knoll Road. It is anticipated that the overall development will require 240 EDUs or 60,000 gallons per day. The existing sewer service is managed by PA American Water. All proposed sewer conveyance will be dedicated to PA

American Water. It is our understanding that adequate capacity is available from all proposed public utilities.

A Preliminary Subdivision / Land Development Plan was conditionally approved by the Fairview Township Board of Supervisors October 27, 2025. Upon meeting those conditions, a Final Subdivision / Land Development Plan will be submitted with anticipated conditional approval by August 2026.

Currently, the Pennsylvania American Water has two (2) territorial areas encompassing the overall subject properties. The water service territory covers the entire portion of the subject tract and will **not** need to be expanded. The sewer service territory covers a third of the property (appendix E – Sewer Territory Expansion Plans) and will need to be expanded roughly 74± acres in order to serve a portion of the mixed-commercial use and the majority of the multi-family townhouse development.

APPENDICES

**SEWER / WATER
COST ESTIMATE**

PAW Cost Estimate

Estimated Construction Costs

Project Name: Summitview Terrace

Fairview Twp. File No.

Date: 9/23/25

Prepared by: BAZ

	DATE	AMOUNT
ORIGINAL POSTED SURETY		
APPROVED REDUCTION NO. 1		
APPROVED REDUCTION NO. 2		
PRESENT SURETY		

DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	BONDED AMOUNT	CURRENT QUANTITY REQUESTED FOR RELEASE	CURRENT AMOUNT (\$) REQUESTED FOR RELEASE	QUANTITY PREVIOUSLY RELEASED	AUTHORIZED FOR RELEASE
1. SANITARY SEWER SYSTEM								
36" Steel Casing	LF	\$400.00	300	\$120,000.00				
12" DIP (Boring)	LF	\$175.00	314	\$54,950.00				
8" PVC gravity	LF	\$90.00	6621	\$595,890.00		\$0.00		
4" PVC force main	LF	\$35.00	1020	\$35,700.00		\$0.00		
Std. manhole (4'), 8' ave. depth.	each	\$3,500.00	57	\$199,500.00		\$0.00		
Std. frame and cover	each	\$700.00	57	\$39,900.00		\$0.00		
Vacuum Test MH	each	\$100.00	57	\$5,700.00		\$0.00		
Pump Station (Pump Station, Wet Well, Pad, Elect.)	LS	\$170,000.00	1	\$170,000.00		\$0.00		
Record drawings	page	\$1,000.00	1	\$1,000.00		\$0.00		
SAN. SEWER SYS. SUBTOTAL				\$1,222,640.00		\$0.00		\$0.00
2. WATER SYSTEM								
8" PVC water main	LF	\$50.00	5750	\$287,500.00		\$0.00		
Fire hydrants (incl. T, valve & pipe)	each	\$3,500.00	8	\$28,000.00		\$0.00		
Bacteriological testing	LF	\$2.00	5750	\$11,500.00		\$0.00		
Record drawings	page	\$1,000.00	1	\$1,000.00		\$0.00		
WATER SYS. SUBTOTAL				\$328,000.00		\$0.00		\$0.00
TOTAL EST. CONSTRUCTION COSTS				\$1,550,640.00		\$0.00		\$0.00
TOTAL SURETY REQUIRED (110%)				\$1,705,704.00		\$0.00		\$0.00
ENGINEERING AND INSPECTION				\$50,000.00		\$0.00		\$0.00
TOTAL				\$1,755,704.00		\$0.00		\$0.00

LEGAL DESCRIPTION / EXHIBIT

November 20, 2025

**LEGAL DESCRIPTION OF
PA AMERICAN SEWER TERRITORY EXPANSION
FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA**

ALL the following tracts of land, with the improvements thereon erected, situate, lying and being in Fairview Township, York County, Pennsylvania, known as lands now or formerly of Loxas LLC (D.B. 2777-1138), Nick and Angela Loxas (D.B. 2777-1138) bounded and described as follows, to wit:

BEGINNING AT A POINT, said point being a concrete monument at the northeastern property corner of the shared lot line of lands now or formerly of Loxas LLC, and lands now or formerly of Cash Now, following the Northwestern lot line of lands now or formerly of Cash Now, South 41 degrees 21 minutes 21 seconds West, a distance of 156.78 feet to an iron pin, said pin being the **POINT OF BEGINNING**.

Starting at the **POINT OF BEGINNING** and turning along the lands now or formerly of Cash Now South 49 degrees 37 minutes 54 seconds East a distance of 127.56 feet to a concrete monument. Thence, turning along the southern Right-of-Way of Pleasant View Road the following two (2) courses and distances:

1. Along an arc curving left having a radius of 252.27 feet and an arc distance of 354.36 feet, the chord of said curve being South 26 degrees 41 minutes 24 seconds East a distance of 325.94 feet to a concrete monument.
2. Thence, South 66 degrees 55 minutes 53 seconds East a distance of 628.28 feet to a point.

Thence, turning into lands now or formerly of Kenneth Snyder South 56 degrees 20 minutes 29 seconds West a distance of 1,424.89 feet to a point. Thence turning along lands now or formerly of Nick and Angela Loxas the following five (5) courses and distances.

1. Thence, North 55 degrees 06 minutes 42 seconds West a distance of 106.94 feet to a concrete monument.
2. Thence, North 34 degrees 53 minutes 18 seconds East a distance of 300.00 feet to an iron pin.
3. Thence, North 13 degrees 30 minutes 18 seconds West a distance of 976.04 feet to an iron pin.
4. Thence, North 68 degrees 58 minutes 36 seconds East a distance of 281.67 feet to an iron pin.
5. Thence, North 77 degrees 55 minutes 33 seconds East a distance of 251.34 feet to an iron pin; the **POINT OF BEGINNING**.

The proposed sewer territory area to be expanded upon by PA American Water contains 886,317.73 square feet or 20.35 acres.

MUNICIPAL / COUNTY LAND USE LETTERS



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

November 14, 2025

Landworks Civil Design, LLC
Attn: Aaron Navarro
3641 Market Street, Suite 302
Camp Hill, PA 17042

RE: Summit View Terrace Project - Subdivision and Land Development plan
Fairview Township, York County

The Summit View Terrace Project is an approved preliminary plan that consists of a mixture of 156 single-family attached/townhomes, two 30-unit apartment buildings and a commercial component comprised of three structures totaling 17,000+ square feet. This property is located within the Commercial Business (CB) and Residential Mixed Use (RMU) Zoning Districts which permits and encourages this type of residential and commercial development.

As identified in the 2025 Fairview Township Comprehensive Plan, this area of the township lies within the "Primary Growth Area" and more specifically, the development is within the "Residential Mixed Use" and "Commercial Business" land classifications on the "Future Land Use Map". The Summit View Terrace plan, as submitted and approved, complies with the 2024 Fairview Township Comprehensive Plan.

If you have any questions, as always, please feel free to contact me at (717) 901-5220 or via email at swaller@twp.fairview.pa.us.

Sincerely,



Stephen M. Waller
Codes Administration Director

enc.

cc file

PLANNING
 COMMISSION

COUNTY LAND USE LETTER

Date: November 21, 2025

To: Landworks Civil Design, LLC
 Attn: Aaron Navarro
 3461 Market Street, Suite 302
 Camp Hill, PA 17042

From: York County Planning Commission

Re: PUC Sewer Service Area Expansion Request- PA American Water Company
 Summit View Terrace, Fairview Twp., York County, PA YCPC# 281-25

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:

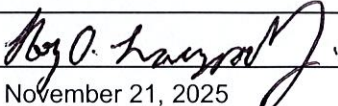
Is consistent with the adopted county or multi-county comprehensive plan.

Is not consistent with the adopted county or multi-county comprehensive plan.

Additional Comments (attach addition sheets if necessary):

The proposed sewer service expansion to serve the area of the Summit View Terrace Subdivision, as shown on the attached map, is consistent with the York County Comprehensive Plan. If you should need further information, please contact me.

Submitted by:

Name	Roy O. Livergood, Jr.
Title	Senior Planner
Contact Information	York County Planning Commission - 28 East Market Street, York, PA 17401
Signature	
Date	November 21, 2025
cc:	Fairview Twp. - Steve Waller

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. Rehmyer II
 Solicitor

EQUAL
 OPPORTUNITY
 EMPLOYER

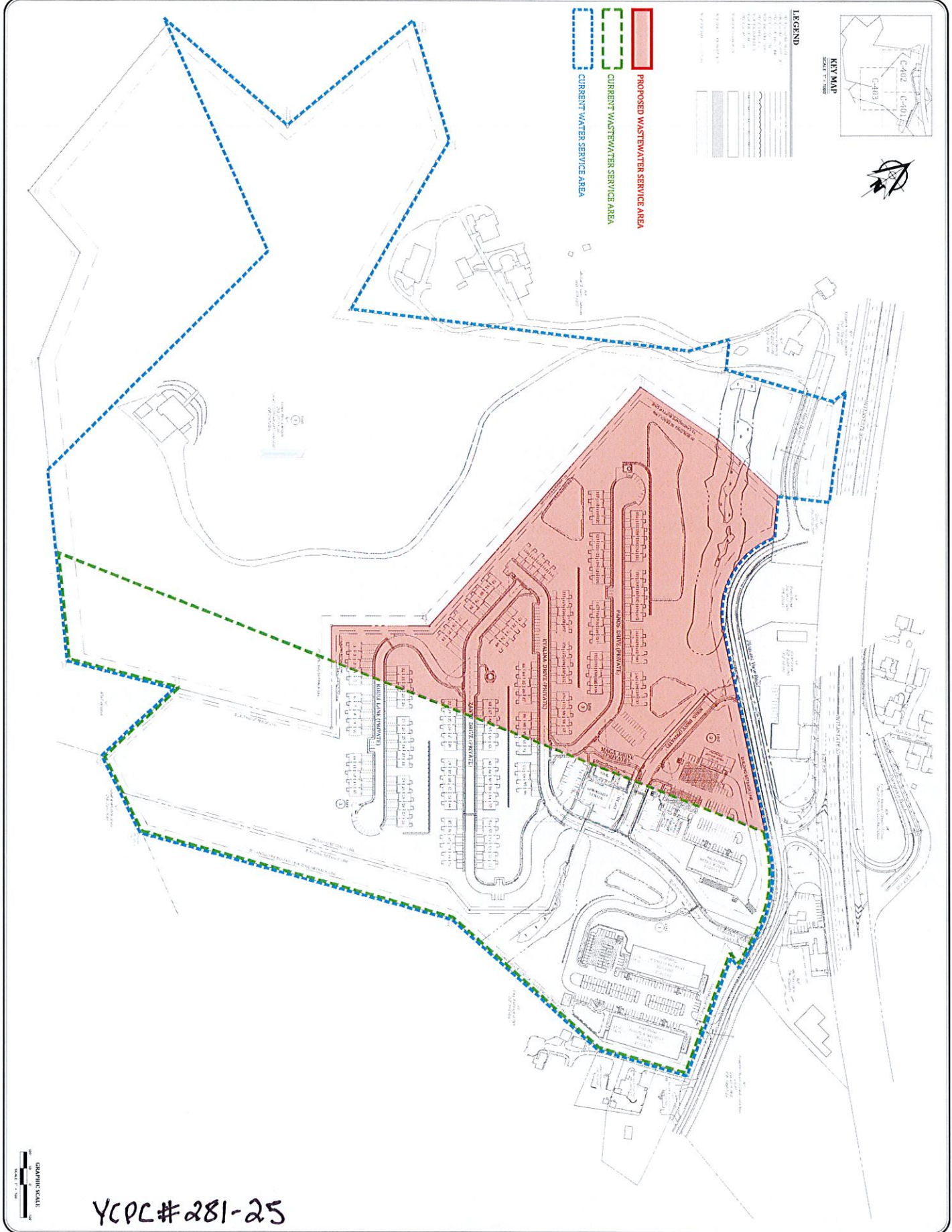
DATE: 11/15/2017
 PROJECT: SUMMIT VIEW TERRACE
 SHEET: C-400



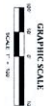
KEY MAP
 SCALE: 1" = 1000'



LEGEND



YCPC # 281-25



C-400
 SHEET

OVERALL SITE PLAN - PROPOSED SEWER SERVICE TERRITORY EXPANSION
 FOR
SUMMIT VIEW TERRACE
 FOR
 LOKAS, LLC
 FAIRVIEW TOWNSHIP
 YORK COUNTY, PENNSYLVANIA



LANDWORKS
 CIVIL DESIGN, LLC
 land development consultants
 3181 MARKET STREET, SUITE 4100 GARY, PA 15115
 P 717.657.1200 www.landworksllc.com

1	11/15/2017	RELEASD PROPOSED SEWER SERVICE TERRITORY EXPANSION AREA PER YORK COUNTY PLANNING COMMISSION	AL/A
2	04/18/2018		8

PROJECT NO.: 2017-001
 CLIENT: LOKAS, LLC
 CHECKED BY: [Signature]
 DATE: 11/15/2017

**FAIRVIEW TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025- 01

AN ORDINANCE OF FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AMENDING THE CODE OF FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA TO AMEND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF THE FOLLOWING PROPERTIES OR PORTIONS THEREOF, AS FOLLOWS: YORK COUNTY TAX PARCELS 27-000-RF-0114.00-00000 (PORTION OF +/- 4.45 ACRES ONLY) AND 27-000-RF-0117.00-00000 (ALL - +/- 1.40 ACRES) FROM RESIDENTIAL MIXED USE TO COMMERCIAL BUSINESS; YORK COUNTY TAX PARCEL 27-000-RF-0118.00.00000 (ALL - +/- .24 ACRES) FROM RURAL LIVING TO COMMERCIAL BUSINESS AND YORK COUNTY TAX PARCELS 27-000-RF-0119.00.00000 (ALL - +/- .39 ACRES) AND 27-000-RF-0113.00.00000 (PORTION OF +/-3.02 ACRES) FROM RURAL LIVING TO RESIDENTIAL MIXED USE

WHEREAS, Loxas, LLC is the legal owner of real property situate in Fairview Township, York County, and identified as York County Tax Parcel Numbers 27-000-RF-0114.00-00000, containing +/-45.48 acres, situate at 349 Pleasant View Road, New Cumberland, PA, which property is zoned Residential Mixed Use ("Parcel 114"); and

WHEREAS, Kenneth B. Snyder is the legal owner and Loxas, LLC is the equitable owner of real property situate in Fairview Township, York County, and identified as York County Tax Parcel Number 27-000-RF-0117.00-00000, containing +/-1.40 acres, situate at 335 Pleasant View Road, New Cumberland, PA, which property is zoned Residential Mixed Use ("Parcel 117"); and

WHEREAS, MJH Investments, LLC, is the owner of real property situate in Fairview Township, York County, and identified as York County Tax Parcel Number 27-000- RF-0118.00-00000 containing +/- .24 acres, situate at 341 Pleasant View Road, which property is zoned Rural Living ("Parcel 118"); and

WHEREAS, Loxas, LLC is the legal owner of real property situate in Fairview Township, York County, and identified as York County Tax Parcel Numbers 27-000-RF-0119.00-00000, containing +/- .39 acres, situate at 345 Pleasant View Road, New Cumberland, PA, which property is zoned Rural Living ("Parcel 119"); and

WHEREAS, Nick and Angela Loxas are the legal owners of real property situate in Fairview Township, York County, and identified as York County Tax Parcel Numbers 27-000-RF-0113.00-00000, containing +/- 58.99 acres, situate at 319 Pleasant View Road, New

Cumberland, PA, which property is zoned Rural Living (“Parcel 113”); and

WHEREAS, the above-referenced owners have submitted an application to rezone all or portions of the subject parcels of land, as follows: 1) a portion of Parcel 114, containing +/- 4.45 acres of land and all of Parcel 117 containing +/- 1.40 acres of land from Residential Mixed Use to Commercial Business; 2) all of Parcel 118 containing +/- .24 acres of land from Rural Living to Commercial Business and 3) all of Parcel 119 containing +/- .39 acres and a portion of Parcel 113 containing +/- 3.02 acres of land from Rural Living to Residential Mixed Use; and

WHEREAS, the area to be rezoned from Residential Mixed Use to Commercial Business contains +/- 6.08 acres, as more fully set forth in the legal description, dated April 15, 2025 and entitled “Legal Description of Proposed Area to be Re-Zoned Commercial Business, Fairview Township, Pennsylvania,” attached hereto as Exhibit A, which Exhibit A is incorporated herein by reference; and

WHEREAS, the area to be rezoned from Rural Living to Residential Mixed Use contains +/- .39 acres, as more fully set forth in the legal description, dated April 15, 2025 and entitled “Legal Description of Proposed Area to be Re-Zoned to Residential Mixed Use, Fairview Township, Pennsylvania,” attached hereto as Exhibit B, which Exhibit B is incorporated herein by reference; and

WHEREAS, the area to be rezoned from Rural Living to Residential Mixed Use contains +/- 3.02 acres, as more fully set forth in the legal description, dated April 15, 2025 and entitled “Legal Description of Proposed Area to be Re-Zoned to Residential Mixed Use, Fairview Township, Pennsylvania,” attached hereto as Exhibit C, which Exhibit C is incorporated herein by reference; and

WHEREAS, all areas to be rezoned pursuant to the application of the owners are shown graphically on the attached drawing, entitled, “Proposed Zoning Exhibit for Loxas – Reeser’s Summit,” dated May 15, 2024 attached hereto as Exhibit D, which Exhibit D is incorporated herein by reference; and

WHEREAS, a public hearing was duly advertised and conducted according to law in order to hear public comment on the petition submitted by the legal owners of the subject property; and

WHEREAS, on January 27, 2025, Fairview Township adopted Resolution 02-2025 adopting an updated Comprehensive Plan and the Board of Supervisors have determined that the proposed rezoning of the above-described parcels is consistent with the future land use map for such parcels; and

WHEREAS, upon consideration of the petition, and public comment, as well as the comments of the Fairview Township Planning Commission and the York County Planning Commission, the Board of Supervisors desires to amend the Fairview Township Zoning Map.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Fairview Township,

York County, Pennsylvania, and it is hereby enacted and ordained by and through the authority of the same, as follows, to wit:

Section 1. The Official Zoning Map of Fairview Township is amended as follows:


- A. As shown on Exhibit D, the zoning classification of the various parcels or portions thereof are hereby changed as follows: 1) a portion of Parcel 114, containing +/- 4.45 acres of land and all of Parcel 117 containing +/- 1.40 acres of land from Residential Mixed Use to Commercial Business; 2) all of Parcel 118 containing +/- .24 acres of land from Rural Living to Commercial Business and 3) all of Parcel 119 containing +/- .39 acres and a portion of Parcel 113 containing +/- 3.02 acres of land from Rural Living to Residential Mixed Use.
- B. The total area of the various parcels of land or portions thereof rezoned hereunder are more specifically described in the Exhibits A – C, which Exhibits shall be used to amend the Official Zoning Map of Fairview Township.

Section 2. Within 30 days of enactment hereof, the Township Secretary is hereby directed to forward a copy of this Ordinance to the York County Planning Commission.

Section 3. Effective Date. This Ordinance shall take effect as provided by law.


ENACTED AND ORDAINED this 28th day of April, 2025.

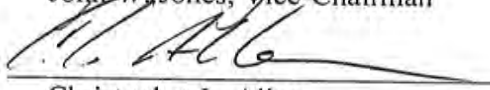
ATTEST:

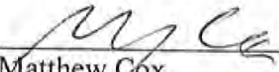
By: 
Donald F. Martin
Township Secretary

BOARD OF SUPERVISORS OF
FAIRVIEW TOWNSHIP

By: _____
Dr. Lawrence G. Cox, Chairman

By: 
John W. Jones, Vice-Chairman

By: 
Christopher L. Allen

By: 
Matthew Cox

By: 
Mario D. Pirritano

EXHIBIT A

April 15, 2025

**LEGAL DESCRIPTION OF
PROPOSED AREA TO BE RE-ZONED COMMERCIAL BUSINESS
FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA**

ALL the following tracts of land, with the improvements thereon erected, situate, lying and being in Fairview Township, York County, Pennsylvania, known as lands now or formerly of Kenneth Snyder. (D.B. 1799-6186), MJH Investments, LLC (D.B. 2777-1138) bounded and described as follows, to wit:

BEGINNING AT A POINT, said point being an iron pin at the northeasternmost property corner of lands now or formerly of MJH Investments LLC, following the northern property line of lands now or formerly of Loxas, LLC, South 56 degrees 32 minutes 18 seconds West, a distance of 174.27 feet to an iron pin. Thence, turning into lands now or formerly Loxas, LLC the following eight (8) courses and distances:

1. South 56 degrees 32 minutes 18 seconds West, a distance of 6.51 feet to a point.
2. Thence an arc, curving to the right having a radius of 40.00 feet and an arc distance of 22.99 feet, the chord of said curve being South 73 degrees 00 minutes 18 seconds West a distance of 22.68 feet to a point.
3. Thence, South 89 degrees 28 minutes 18 seconds West, a distance of 54.28 feet to a point.
4. Thence an arc, curving to the left having a radius of 525.00 feet and an arc distance of 296.07 feet, the chord of said curve being South 73 degrees 18 minutes 57 seconds West a distance of 292.16 feet to a point.
5. Thence, South 57 degrees 09 minutes 36 seconds West, a distance of 97.58 feet to a point.
6. Thence, North 32 degrees 50 minutes 24 seconds West a distance of 155.58 feet to a point.
7. Thence, North 12 degrees 00 minutes 48 seconds West a distance of 476.94 feet to a point.
8. Thence, North 23 degrees 03 minutes 00 seconds East a distance of 60.38 feet to a point. Said point located on the southern right-of-way for Pleasant View Road.

Thence, following the right-of-way for Pleasant View Road, in an easterly direction, the following two (2) courses and distances:

1. South 66 degrees 55 minutes 53 seconds East, a distance of 603.29 feet to an iron pin.

EXHIBIT A

2. Thence an arc, curving to the right having a radius of 405.00 feet and an arc distance of 264.12 feet, the chord of said curve being South 48 degrees 14 minutes 55 seconds East a distance of 259.46 feet to an iron pin; the **POINT OF BEGINNING**.

The area to be re-zoned commercial business contains 264,980.33 square feet or 6.08 acres.

EXHIBIT A

EXHIBIT B

April 15, 2025

**LEGAL DESCRIPTION OF
LANDS TO BE RE-ZONED TO RESIDENTIAL MIXED-USE
FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA**

ALL the following tracts of land, with the improvements thereon erected, situate, lying and being in Fairview Township, York County, Pennsylvania, known as lands now or formerly of Loxas, LLC (D.B. 2773-2556) bounded and described as follows, to wit:

BEGINNING AT AN IRON PIN, said point being an iron pin at the northeasternmost property corner of lands now or formerly of MJH Investments LLC. Said point also being the southern right-of-way line for Pleasant View Road.

Thence from said **POINT**, and following the southern right-of-way for Pleasant View Road, the following two (2) courses and distances:

1. An arc, curving to the right having a radius of 405.00 feet and an arc distance of 18.76 feet, the chord of said curve being South 28 degrees 14 minutes 21 seconds East a distance of 18.75 feet to an iron pin.
2. Thence, South 26 degrees 54 minutes 45 seconds East, a distance of 111.36 feet to an iron pin.

Turning into lands now or formerly of Elisabeth Hickok and Daub Haldeman (D.B. 2016-3605), Loxas, LLC (D.B. 2777-1138) and MJH Investments, LLC (D.B. 2459-879) the following four (4) courses and distances:

1. South 86 degrees 17 minutes 28 seconds West a distance of 52.60 feet to a point.
2. Thence, South 60 degrees 37 minutes 45 seconds West a distance of 105.72 feet to a point.
3. Thence, North 38 degrees 40 minutes 57 seconds West, a distance of 96.06 feet to an iron pin.
4. Thence, North 56 degrees 32 minutes 18 seconds East, a distance of 174.27 feet to an iron pin. Said iron pin also being the **POINT OF BEGINNING**.

Area to be re-zoned to residential mixed-use contains 17,170.79 square feet or 0.39 acres.

EXHIBIT B

EXHIBIT C

April 15, 2025

**LEGAL DESCRIPTION OF
AREA TO BE RE-ZONED TO RESIDENTIAL MIXED-USE
FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA**

ALL the following tracts of land, with the improvements thereon erected, situate, lying and being in Fairview Township, York County, Pennsylvania, known as lands now or formerly of Nick & Angela Loxas (D.B. 2147-6929) bounded and described as follows, to wit:

BEGINNING AT AN IRON PIN, along the western property line of lands now or formerly of Loxas, LLC (D.B. 2777-1138) the following three (3) courses and distances:

1. South 55 degrees 06 minutes 42 seconds East, a distance of 717.58 feet to a point.
2. Thence, North 78 degrees 31 minutes 15 seconds West, a distance of 402.56 feet to an axel.
3. Thence, 49 degrees 16 minutes 01 seconds West, a distance of 144.59 feet to a point. Thence, turning into lands now or formerly of Nick & Angela Loxas the following two (2) courses and distances:
 1. North 55 degrees 06 minutes 42 seconds West, a distance of 312.24 feet to a point.
 2. Thence, North 34 degrees 53 minutes 18 seconds East, a distance of 300.00 feet to an iron pipe, said iron pipe being the **POINT OF BEGINNING**.

Area to be re-zoned residential mixed-use contains 131,473.36 square feet or 3.02 acres.

EXHIBIT C

EXHIBIT D

PADEP PLANNING MODULE (ACT 537)



LANDWORKS CIVIL DESIGN, LLC

www.landworkscd.com

Via Hand Delivery

April 29, 2026

Mr. Stephen M. Waller
Codes Administrator/Zoning Officer
Fairview Township
599 Lewisberry Road
New Cumberland, PA 17070
(717) 901-5200

Re: **Summit View Terrace – Loxas, LLC**
Pleasant View Road
Fairview Township, York County, PA
PC File #

Dear Mr. Waller:

On behalf of our client, please accept the following documents as the submission of the **PADEP Sewage Planning Module**. Included with this submission are the following:

- Two (2) copies of the PADEP Sewage Planning Module

Sincerely,

LANDWORKS CIVIL DESIGN, LLC

Aaron M. Navarro
Principal/Partner

Copy: Nick Loxas (Via email)
File

3461 Market Street – Suite 302 Camp Hill, PA 17011

Camp Hill, PA
(717) 579-0074

York, PA
(717) 891-1195

November 19, 2025

Aaron M. Navarro
Landworks Civil Design, LLC
3461 Market Street, Suite 302
Camp Hill, PA 17011

Re: Checklist Letter – Planning Module (Component 3 – Sewage Collection and Treatment Facilities)
Summit View Terrace
DEP CODE NO. B3-67919-502-3
Fairview Township, York County

Dear Mr. Navarro:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Enclosed are the applicable module forms. Please submit the completed planning modules and supporting information to the municipality in which the project is located. DEP must receive **two** copies. Please answer all questions within the planning module.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant’s authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

Applicant Checklist (√ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
✓	DEP checklist letter is attached with items checked off by the applicant (or applicant’s authorized representative) as included	
✓	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3800-FM-BPNPSM0355)		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
✓	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3800-FM-BPNPSM0356)		
✓	Resolution of Adoption is attached and completed	

✓	Resolution of Adoption is signed by the municipal secretary	
✓	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)		
✓	Component 4A is attached, completed and signed	
✓	Municipal Responses to Component 4A comments are included	
Component 4B – County Planning Agency Review (Form 3800-FM-BPNPSM0362B)		
✓	Component 4B is attached, completed and signed	
✓	Municipal Responses to Component 4B comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
✓	Client Information is completed	
<i>Section C: Site Information</i>		
	Site Information is completed	
✓	A copy of the 7.5-minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
✓	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
✓	The appropriate box is checked in Section E	
✓	For existing public water supplies, the name of the company is provided	
✓	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
✓	The Project Narrative is attached	
✓	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
✓	Section G.1.a. The collection system boxes are checked	
✓	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
✓	Section G.1.b. The questions on the collection system are completed	
✓	Section G.2.a. The appropriate treatment facility box is checked	
✓	For existing treatment facilities, the name is provided	
✓	For existing treatment facilities, the NPDES permit number is provided	
✓	For existing treatment facilities, the CSL permit number is provided	
N/A	For new treatment facilities, the discharge location is provided	

✓	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
✓	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
✓	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
✓	Copies of easement(s) or right-of-way(s) are attached	
✓	Section G.4. The boxes are checked regarding Wetland Protection	
✓	Section G.5. The boxes are checked regarding Primary Agricultural Land	
✓	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
✓	The Project Reform Form (PRF), available at https://pahistoricpreservation.com/shpo-environmental-review-continuity-operations/	
✓	A return receipt for its submission to the PHMC is attached	
✓	The PHMC review letter is attached	
✓	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
✓	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
✓	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
✓	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
✓	A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search.	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
✓	The Alternative Sewage Facilities Analysis is attached	
✓	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
	The box is checked regarding Waters Designated for Special Protection	
	The Social or Economic Justification is attached	
	The box is checked regarding Pennsylvania Waters Designated As Impaired	
	The box is checked regarding Interstate and International Waters	

✓	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
✓	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
N/A	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
✓	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
✓	Section J.1. The Project Flows are provided	
✓	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
✓	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
✓	Section J.3.b. The Collection System information is completed, signed and dated	
✓	Section J.3.b. The Conveyance System information is completed, signed and dated	
✓	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
✓	Section J.4.b. The Treatment Facility information is completed, signed and dated	
✓	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
N/A	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
N/A	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
N/A	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
N/A	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
N/A	The Preliminary Hydrogeologic Study is attached	

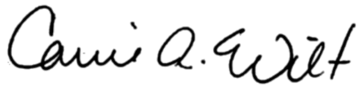
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
✓	Section O.1. The box is checked indicating municipal or private facilities	
✓	If municipal, the remainder of Section O is not applicable	
N/A	If private, the required analysis and evaluation of sewage management options is attached	
N/A	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
N/A	Section O.3. The Project Flows for the private facilities are provided	
N/A	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
N/A	Section O.4.b. The private Collection System information is completed, signed and dated	
N/A	Section O.4.c. The private Conveyance System information is completed, signed and dated	
N/A	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
N/A	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
N/A	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
✓	All Public Notification boxes in this section are checked	
✓	The public notice is attached, if public notification is necessary	
	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
✓	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
✓	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
✓	The correct fee has been calculated	
	The correct fee has been paid	

	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
✓	The module completeness checklist is included	
✓	All completeness items have been checked as included by the municipality, as appropriate	
✓	The Municipal Official has signed and dated the checklist	

In all cases, address the immediate and long-range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If additional copies of the enclosed modules are needed, or if you have any questions concerning the information required, please call me at 717.705.4755.

Sincerely,




Carrie A. Wilt
Sewage Planning Specialist

Enclosures (electronic)

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed:  Date: 4/28/26
Applicant (or Applicant's authorized representative)

Signed: _____ Date: _____
Municipal Secretary



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # B3-67919-507-3	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
 DEP - South Central Regional Office
 909 Elmerton Avenue
 Harrisburg, PA 17110

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Aaron M. Navarro _____
 (Name)

Principal / Partner _____ for Landworks Civil Design, LLC _____
 (Title) (Name)

a subdivision, commercial ,or industrial facility located in Fairview Township _____

York _____ County.
 (City, Borough, Township)

Check one

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- Resolution of Adoption
- Module Completeness Checklist
- 2 Individual and Community Onlot Disposal of Sewage
- 3 Sewage Collection/Treatment Facilities
- 3s Small Flow Treatment Facilities
- 4A Municipal Planning Agency Review
- 4B County Planning Agency Review
- 4C County or Joint Health Department Review

Municipal Secretary (print)

Signature

Date

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Fairview
(TOWNSHIP) (BOROUGH) (CITY), York COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Loxas, LLC has proposed the development of a parcel of land identified as
land developer

Sumit View Terrace, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify). Pump Station & Forcemain

WHEREAS, Fairview Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Fairview hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Seal of
Governing Body

Telephone _____



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
B3-67919-507-3

**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Summit View Terrace

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency 20 AUG 24
2. Date review completed by agency 14 OCT 25

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)

Yes

No

13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____

14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies _____

15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies _____

17. Name, title and signature of planning agency staff member completing this section:

Name: STEPHEN WALLER

Title: CODES ADMIN DIRECTOR

Signature: [Signature]

Date: 2 JAN 26

Name of Municipal Planning Agency: FAIRBANK TOWNSHIP PLANNING COMMISSION

Address: 599 LEWISBERRY ROAD, NEW CUMBERLAND, PA 17070

Telephone Number: (717) 901-5220

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

PLANNING
COMMISSION

February 26, 2026

Aaron M. Navarro
Landworks Civil Design, LLC
3461 Market Street, Suite 302
Camp Hill, PA 17011

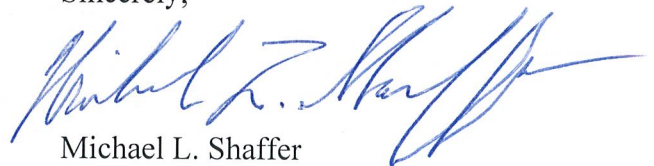
Re: Official Sewage Plan Revision Review
Summit View Terrace
Fairview Twp., York County, PA
DEP Code No. B3-67919-502-3
YCPC File #26-003

Dear Mr. Navarro:

Enclosed are the comments and signature required by Component 4B, County Planning Agency Review, of the Sewage Facilities Planning Module. These comments are being provided as per applicable requirements of the Pennsylvania Sewage Facilities Act, Act 537, as amended.

If you have any questions or concerns on this matter, please contact this office.

Sincerely,



Michael L. Shaffer
Senior Planner

cc: Stephen M. Waller, Codes Admin. Dir.

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

Mike Pritchard,
AICP
Director

Jeffrey L.
Rehmer II
Solicitor

EQUAL
OPPORTUNITY
EMPLOYER



**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW**

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Summit View Terrace

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency January 30, 2026
2. Date plan received by planning agency with areawide jurisdiction _____
Agency name _____
3. Date review completed by agency February 26, 2026

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance?
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

Yes No

- N/A 11. Have all applicable zoning approvals been obtained?
- 12. Is there a county or areawide subdivision and land development ordinance?
- N/A 13. Does this proposal meet the requirements of the ordinance?
If no, describe which requirements are not met Not applicable in Fairview Township
- N/A 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency Copy not available in this office
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
 If yes, is the proposed waiver consistent with applicable ordinances.
If no, describe the inconsistencies _____
- 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
 If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Michael L. Shaffer

Title: Senior Planner

Signature: 

Date: February 26, 2026

Name of County or Areawide Planning Agency: York County Planning Commission

Address: 28 East Market Street, York, PA 17401

Telephone Number: (717) 771-9870

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Summit View Terrace

2. Brief Project Description A mixed-use, three (3) lot subdivision containing a 60-unit apartment complex, a 156 multi-family townhouse complex and a commercial use with a total of 17,296 sq.ft.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Fairview	York	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Waller	Steven			Codes Admin. Dir
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
599 Lewisberry Road				
Address Last Line -- City		State	ZIP+4	
New Cumberland		PA	17070	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
717-901-5220	717-901-5233	stephenw@twp.fairview.pa.us		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Summit View Terrace

Site Location Line 1

349 Pleasant View Road

Site Location Line 2

Site Location Last Line -- City

New Cumberland

State

PA

ZIP+4

17070

Latitude

40.195108

Longitude

-76.862438

Detailed Written Directions to Site (From Harrisburg) Take Route 83 South to the York/Baltimore exit, follow Route 83 South (towards York) to the Reesers Summit exit (exit 38). At the intersection of the exit ramp and Pleasant View Road, turn left, then turn right at the gravel drive (left side of Meineke site) and enter site.

Description of Site Majority of the site is undeveloped agricultural use. A portion of the site (along Pleasant View Road) consist of Single Family Dwellings and Commercial Uses. All existing uses will be demolished/removed in order to develop proposed mixed use development consisting of 156 townhouses, 60 unit apartment building and a small commercial shopping center

Site Contact (Developer/Owner)

Last Name

Loxas

First Name

Nick

MI Suffix

Phone

717-903-1221

Ext.

Site Contact Title

Owner/Developer

FAX

Site Contact Firm (if none, leave blank)

Loxas, LLC

Email

nickloxas1@gmail.com

Mailing Address Line 1

319 Pleasant View Road

Mailing Address Line 2

Mailing Address Last Line -- City

New Cumberland

State

PA

ZIP+4

17070

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name

Navarro

First Name

Aaron

MI

Suffix

Title

Principal / Partner

Consulting Firm Name

Landworks Civil Design, LLC

Mailing Address Line 1

3461 Market Street

Mailing Address Line 2

Suite 302

Address Last Line -- City

Camp Hill

State

PA

ZIP+4

17011

Country

USA

Email

anavarro@landworkscd.com

Area Code + Phone

717-579-0074

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Pennsylvania American Water

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- New collection system Pump Station Force Main
 Grinder pump(s) Extension to existing collection system Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 240

Connections 168

Name of:

existing collection or conveyance system Fairview North

owner PA American Water

existing interceptor Fairview North

owner PA American Water

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility Existing facility Upgrade of existing facility Expansion of existing facility

Name of existing facility Fairview North

NPDES Permit Number for existing facility 81868

Clean Streams Law Permit Number _____

Location of discharge point for a new facility. Latitude _____ Longitude _____

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Fairview North
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality PA American Water

Name of Responsible Agent Steve DeFriece

Agent Signature Stephen DeFriece Date 4/23/2026

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- a. Existing and proposed buildings.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
- q. Soils types and boundaries when a land based system is proposed.
- r. Topographic lines with elevations when a land based system is proposed

4. WETLAND PROTECTION

YES NO

- a. Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- Will the project involve the disturbance of prime agricultural lands?
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

- Applicants shall coordinate with the State Historic and Preservation Office (SHPO) and the Pennsylvania Historic and Museum Commission (PHMC) using the PA-SHARE online consultation tool at <https://www.pa.gov/agencies/phmc/pa-share.html>. The planning submittal must include the response received by the applicant from PA-SHARE.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

Applicant or Consultant Initials AMN.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.

The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. Waters designated for Special Protection

- The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. Pennsylvania Waters Designated As Impaired

- The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. Interstate and International Waters

- The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4. Tributaries To The Chesapeake Bay

- The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: 2,280 pounds of TN per year, and 182 pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is 14322 pounds per year and the total phosphorus capacity is 2262 pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality PA American Water

Initials of Responsible Agent (See Section G 2.b) SD

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 60000 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection		1393919	416181	769530	761811	949530
Conveyance		383441	425157	796458	485157	976458
Treatment	1206000		339000	490800	347100	420300

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. YES NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality PA American Water

Name of Responsible Agent Steve DeFriece

Agent Signature Stephen DeFriece Date 4/23/2016

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality PA American Water

Name of Responsible Agent Steve DeFriece

Agent Signature Stephen DeFriece

Date 4/23/2026

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

- b. Name of Agency, Authority, Municipality PA American Water

Name of Responsible Agent Steve DeFriece

Agent Signature Stephen DeFriece

Date 4/23/2026

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

L. PERMEABILITY TESTING (See Section L of instructions)

- The information required in Section L of the instructions is attached.

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

- The information required in Section M of the instructions is attached.

N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows _____ gpd

Yes No

3. Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

6. The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. Does the project involve a major change in established growth projections?
8. Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

- 9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
- 10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
- 11. Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
 - the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Nick Loxas

Name (Print)

Property Owner / Developer

Title

319 Pleasant View Road

Address

4/28/26

Date

7179031221

Telephone Number



R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$12,000 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#240 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{12,000}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)

\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)

\$ 500 per submittal (municipal)



Project Narrative Summit View Terrace Fairview Township, York County, PA

This project involves a lot consolidation/subdivision and construction of a mixed-use development consisting of multi-story apartments, townhome dwelling units and a commercial development. The lot consolidation includes a small portion of 319 Pleasant View Road, 349 Pleasant View Road, 335 Pleasant View Road, 341 Pleasant View Road, and 345 Pleasant View Road. These consolidated lands will be subdivided into three (3) lots. Lot #1 (containing 10.49 acres) will be developed into a residential multi-family apartment containing sixty (60) units. Lot #2 (containing 4.66 acres) will be developed into a mixed-use commercial development. Lot #3 (containing 33.29 acres) will be developed as a multi-family townhouse development containing 156 units and a community center.

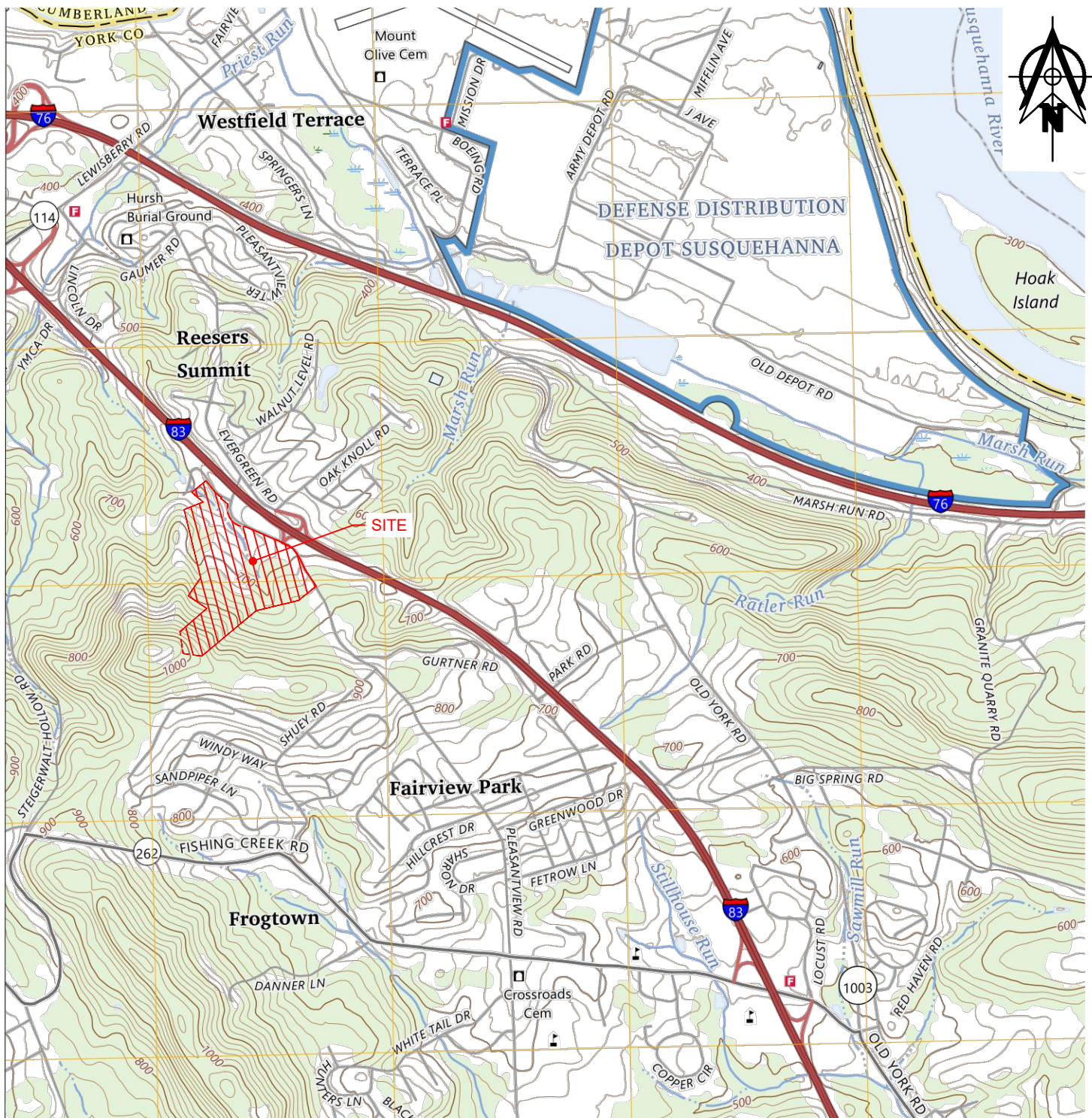
The existing properties are currently being used as single-family residential and commercial purposes. The existing houses and accessory structures on 341, 345 & 349 Pleasant View Road will be demolished as part of the project. The commercial use located at 335 Pleasant View Road will be relocated on the proposed commercial lot. The three (3) Lots are zoned Residential Mixed Use and Commercial Business. Multi-story apartments, townhouses and commercial uses are permitted by right within both zones. All proposed improvements will be located within Fairview Township.

In addition to the proposed dwelling units and commercial uses, the development will include new private access roads, public utilities, and stormwater management facilities. Other improvements include a community center/pool, tot-lots and other significant site landscaping and buffering, sidewalks for pedestrian connectivity, and preservation of the property's natural features (i.e. streams, wetlands, and wooded areas).

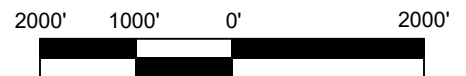
Access to the proposed development will be provided by two (2) proposed private access drive connections with Pleasant View Road. An additional connection to Pleasant View Road is proposed as part of the proposed apartment complex. Pleasant View Road is owned/maintained by Fairview Township, and the proposed connections will require approval from Fairview Township.

The development will be served by existing public utilities. Public water service will be provided by an existing watermain located within Pleasant View Road and owned/maintained by Pennsylvania American Water. The proposed water distribution (service main) for the proposed site will be dedicated to PA American Water. Public sanitary sewer service will consist of gravity sewer conveyance and an on-site pump station (located on Lot #3) which will convey sewage flows to the existing sanitary main located within Oak Knoll Road. It is anticipated that the overall development will require 240 EDUs or 60,000 gallons per day. The existing sewer service is managed/owned by PA American Water. All proposed sewer conveyance will be dedicated to PA American Water. It is our understanding that adequate capacity is available from all proposed public utilities. A portion of the overall site resides within PA American's Sewer Service Territory. An application to the Pennsylvania Utility Commission (P.U.C.) has been made to expand the sewer service territory to include the entire project. It is anticipated that approval of the sewer territory expansion from the P.U.C. will occur August 2026.

A Final Subdivision / Land Development Plan was recommended for approval by the Fairview Township Planning Commission in April 2026. It is anticipated that the Final Subdivision / Land Development Plan will be conditional approval by the Fairview Township Board of Supervisors in June 2026.



GRAPHIC SCALE



SCALE: 1" = 2000'



LANDWORKS
 CIVIL DESIGN, LLC
 land development consultants

3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011
 p (866) LNDWRKS www.landworkscd.com

SITE LOCATION MAP
 FOR
SUMMIT VIEW TERRACE
 FOR
 LOXAS, LLC

FAIRVIEW TOWNSHIP

YORK COUNTY, PA

PROJECT NO.

22-0105-001

DATE: 08-02/24

SCALE: 1" = 2000'

SHEET

EXB 1.0



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



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
or (717) 550-1608.

Sincerely
Stephen DeFriece
Stephen DeFriece
Engineering Project Manager



Erin K. Fure
Director, Corporate Counsel
852 Wesley Drive | Mechanicsburg, PA 17055
Phone: 717-550-1556 | Fax: 717-550-1255
erin.fure@amwater.com

March 31, 2026

PUBLIC VERSION

VIA ELECTRONIC FILING

Ms. Rosemary Chiavetta, 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
Wastewater Service to the Public in an Additional Portion of
Fairview Township, York County, Pennsylvania (Summit Terrace)
Docket No. A-2026-**

Dear Secretary 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. A Certificate of Service is also attached. Please note that Exhibit A-1 is **CONFIDENTIAL** due to a detailed description of where the current facilities are and where the new facilities will be located. Due to this **CONFIDENTIAL** nature, these exhibits will be filed on the PAPUC's SharePoint site.

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

Enclosures

cc: All Parties on the attached Certificate of Service (*via electronic mail*)
Stephen DiFriece (*via electronic mail*)
Seth Mendelson, Esquire (*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 Wastewater Service to the Public in Additional Portion of Fairview Township, York County, Pennsylvania (Summit View)	: : : : : :	Docket No. A-2026-
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------	--------------------

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 OVERNIGHT MAIL ON MARCH 31, 2026

Lower Allen Township Public Works
1400 St. Johns Road
Camp Hill, PA 17011

York County Board of Commissioners
28 East Market Street
York, PA 17041

Fairview Township Board of Supervisors
Fairview Township Municipal Building
599 Lewisberry Road
New Cumberland, PA 17070

York County Planning Commission
28 East Market Street – Room 216
York, PA 17041

Fairview Township Planning Commission
Fairview Township Municipal Building
599 Lewisberry Road
New Cumberland, PA 17070

Pennsylvania Department of Environmental
Protection
Southcentral Regional Office
909 Elmerton Avenue
Harrisburg, PA 17110

Pennsylvania Department of Environmental
Protection
Rachel Carson State Office Building
400 Market Street
Harrisburg, PA 17101

SERVICE VIA ELECTRONIC MAIL ON MARCH 31, 2026

Darryl A. Lawrence, Consumer Advocate
Office of Consumer Advocate
555 Walnut Street
5th Floor, Forum Place
Harrisburg, PA 17101-1923
ra-oca@paoca.org

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

Alison Kaster, Director
Pennsylvania Public Utility Commission
Bureau of Investigation and Enforcement
400 North Street
PO Box 3265
Harrisburg, PA 17105
akaster@pa.gov

Dated: March 31, 2026

Respectfully submitted,



Erin K. Fure, Esquire (PA ID #312245)
Director, Corporate Counsel 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, : Docket No. A-2026-
Furnish or Supply Wastewater Service to the Public in :
an Additional Portion of Fairview Township, York :
County Pennsylvania (Summit View Development) :**

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 wastewater service in an additional portion of Fairview 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 (PA ID #312245)
Director, Corporate Counsel
Pennsylvania-American Water Company
852 Wesley Drive
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 and wastewater service in a certificated service territory encompassing portions of 38 counties and 436 municipalities across the Commonwealth. As of February 28, 2026, PAWC furnishes wastewater service to 117,108 residential, commercial, industrial, municipal, miscellaneous, and bulk customers in Pennsylvania. The total number of customers by class is as follows:

Residential	106,850
Commercial	9,803
Industrial	84
Municipal	308
Miscellaneous	63
Bulk	0
Total	98,047

In addition, PAWC provides water service to approximately 697,206 customers.

THE PROPOSED ADDITIONAL SERVICE TERRITORY

5. As indicated at paragraph 1 above, the proposed additional service territory is in a portion of Fairview Township, York County, Pennsylvania. Attached hereto as **Exhibit A-1** is a map showing the boundaries, elevations and sewage flow and proposed facilities of the area. Due to this information, **Exhibit A-1** is **CONFIDENTIAL**. Accompanying this map is the attached hereto as **Exhibit A-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 wastewater to a new proposed development project (hereinafter “project”). The project proposes the subdivision of land and construction of Summit View Terrace, mixed-use development consisting of multi-story apartments, townhome

dwelling units and a commercial development (“Summit View Terrace”) on 50 total acres. The total site area encompassed by 48.44 acres and can be seen on **CONFIDENTIAL Exhibit A-1**¹.

6. Summit View Terrace plans to start overall construction on this project in Summer 2026.

7. The Applied for Service Territory depicted on **CONFIDENTIAL Exhibit A-1** is being developed by Landworks Civil Design, LLC (hereinafter “Developer”) on behalf of Nick Loxas of Loxas, LLC. This project will be developed into 60-unit multi-family apartments, commercial use of 7 retail stores, 1 restaurant and 1 automotive center. Finally, 156 townhomes will be constructed as part of this project. This project will consist of one phase².

8. The Developer has requested to connect these premises to the Company’s public wastewater system and is attached hereto as **Exhibit B**.

This property consists of three lots, which are listed below with their parcel numbers.

Parcel Number	Address
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

A legal description of the property is attached as **Exhibit C**.

¹ Please note that PAWC already serves a portion of the project area. PAWC is requesting approximately 20.35 additional acres of certificated service territory. PAWC was granted a portion of the territory under Docket No. A-2015-2486532. *See, Application of the Pennsylvania-American Water Company - Wastewater Division (PAWC-WD) for approval of (1) the transfer, by sale, of substantially all of the wastewater system assets and rights of Fairview Township to PAWC-WD, and (2) the right of PAWC-WD to furnish wastewater service to the public in a portion of Fairview Township, York County, Pennsylvania, Opinion and Order entered December 17, 2015.*

² The project will be developed in how it is stated above, apartments, commercial and townhomes. The townhomes will simultaneously be built in conjunction with the commercial projects.

9. The parcels in question were re-zoned to Residential Mixed Use and Commercial Business. Pursuant to Fairview Township Zoning Ordinances, these types of zoned properties need to be served with public water and sewer based on lots size and density³⁴.

³ See, Fairview Township Zoning Ordinances §300-19-a (Designation of Growth Area Zoning Districts and Proposed Statements)

- A. The Growth Area Zoning Districts are intended to be developed with a full range of land uses and accommodate the majority of the Township's growth and development with a full range of land uses such as residential, commercial, industrial, institutional/civic, and related needs. The majority of this area is currently served and/or planned to be served with public water supply and public sanitary sewage disposal. The extension of public water supply and public sanitary sewage disposal to developments within the growth area is encouraged and supported

Fairview Township Zoning Ordinance §300-21.B (Area Design Requirements):

- B. See Table 5-4 in this section for the area and design requirements for all development activities and uses within the RMU Residential Mixed-Use Zoning District:

Table 5-4 Area and Design Requirements RMU Residential Mixed-Use Zoning District		
Area/Design Features	Permitted Uses	
	All Permitted Uses (other than specified in Article X of this chapter)	Accessory Use or Structure (other than specified elsewhere this chapter, including Articles VII – X)
Maximum density	6 DUs/net lot area	N/A
Net lot area per unit (minimum)	6,600 sq. ft. (public water and public sewer)	Included as part of total minimum lot area for principal use
	20,000 sq. ft. (no public water, but public sewer)	
	40,000 sq. ft. (no public water, no public sewer; or public water only, no public sewer)	
Minimum lot width at lot frontage (interior)	60 ft.	Included as part of total minimum lot width for principal use
Minimum lot width at lot frontage (corner)	75 ft.	Included as part of total minimum lot width for principal use

Fairview Township Zoning Ordinance §300-70.D.(3):

- D. Multifamily dwelling. Multifamily dwellings are permitted, subject to the following criteria
 - (3) Public water and public sewer shall be required.

⁴ Please see Ordinance No. 2025-01 approving this rezoning project at **Exhibit D**.

10. Pursuant to Fairview Township’s mandatory tap-in ordinance⁵, the Developer is required to connect the property to the public wastewater system. A copy of this Ordinance is attached as **Exhibit E**.

11. PAWC was previously certificated to provide service in Fairview Township as follows:

Docket No.	Area/Project
A-2015-2486532	PAWC Acquisition of Fairview Township Wastewater System
A-2016-2567451	Tall Oaks Subdivision
A-2020-3021939 and A-2020-3018087	Regent Acres Trailer Park
A-2024-3050785	Sienna Development

The Orders and Applications associated with the above-mentioned projects are attached as **Exhibit F**.

12. The Applied for Service Territory is adjacent to the Company’s current service territory, which was previously mentioned. The Applied for Service Territory will be connected through a connection on Pleasant View Road⁶. Sanitary sewer service will consist of gravity sewer conveyance and an on-site pump station which will convey sewage flows to the existing sanitary main located within Oak Knoll Road. The Developer has already received a

⁵ See, Fairview Township Tap-In Ordinance at Fairview Ordinances and Resolutions at §232-9:

A. *The owner of any improved property adjoining or adjacent to or whose principal building is within 150 feet from the sewer system shall connect such improved property with and shall use such sewer system, in such manner as this Township may require, within 60 days after notice to such owner from this Township to make such connection, for purpose of discharge of all sanitary sewage and industrial wastes from such improved property; subject, however, to such limitations and restrictions as shall be established herein or otherwise shall be established by this Township from time to time. [Amended 1-6-2014 by Ord. No. 2014-1]*

⁶ Pleasant View Road is owned and maintained by Fairview Township. The Developer will be requesting approval from the Township to commence construction on this road.

Pennsylvania Department of Transportation Highway Occupancy Permit. A copy of the Engineering Report regarding this project at **Exhibit G**.

13. Water service for this area will be provided by Pennsylvania-American which has this territory pursuant to its acquisition of the Fairview Water Company. Letters of Patent and Orders can be found at **Exhibit H**. The following materials are going to be installed by PAWC within the requested Applied for Service Territory consisting of the following:

	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	BONDED AMOUNT
1.	SANITARY SEWER SYSTEM				
	36" Steel Casing	LF	\$400.00	308	\$123,200.00
	12" PVC (Boring)	LF	\$150.00	320	\$48,000.00
	8" PVC gravity	LF	\$90.00	6621	\$595,890.00
	4" PVC force main	LF	\$35.00	1020	\$35,700.00
	Std. manhole (4'), 8' ave. depth.	each	\$3,500.00	57	\$199,500.00
	Std. frame and cover	each	\$700.00	57	\$39,900.00
	Vacuum Test MH	each	\$100.00	57	\$5,700.00
	Pump Station (Pump Station, Wet Well, Pad, Elect.)	LS	\$170,000.00	1	\$170,000.00
	Record drawings	page	\$1,000.00	1	\$1,000.00
	SAN. SEWER SYS. SUBTOTAL				\$1,218,890.00

A breakdown of estimated construction costs is attached as **Exhibit I**.

14. No additional capital will be required by the Applicant for this project. The Developer will pay for the wastewater line extension through a Sewer Line Extension Agreement with PAWC. An example of PAWC's standard Sewer Line Extension Agreement, which will be executed when this extension is approved, can be found at **Exhibit J**.

15. These facilities were designed and will be constructed in compliance with 52 Pa. Code §§ 65.17 and 65.18 as seen by the verification from Aaron M. Navarro from Landworks Civil Design, LLC at **Exhibit K**.

16. Operations for the Applied for Service Territory will occur through the Fairview North Wastewater Treatment Plant (“Fairview North WWTP”). The Developer is requesting 240 EDUs per day or approximately 60,000 gallons per day.

The Fairview North WWTP ⁷ details are below:

Actual Average Monthly Flow for 2024	0.358 MGD ⁸
Peak Three-Month Hydraulic Loading (March-May)	0.432 MGD
Ratio of Peak Three Months Flow to Annual Average Flow	1.21 MGD
Existing EDUs	1,548
Flow/EDU	231.3

Fairview North WWTP is more than able to handle the proposed new influx of EDU’s as seen in **Exhibit L, Attachment 1** (“DEP Chapter 94 Spreadsheet”).

17. Please see Wastewater Operator License of Christopher Vandrew, Lead Operator, Fairview North WWTP, which can be seen as **Exhibit M**.

18. A Sewage Facilities Planning Module Application (“Application”) was duly submitted to Fairview Township on September 24, 2025, and is attached hereto as **Exhibit N**. The Developer submitted this Application to Fairview Township as part of the Preliminary/Subdivision Plan Application which was conditionally approved by the Fairview Township Board of Supervisors on October 27, 2025, and upon meeting these requested conditions, should be resubmitted to the Fairview Township Board of Supervisors for approval in April 2026. The

⁷ Further information about the Fairview North WWTP can be seen at **Exhibit L** – Fairview North WWTP’s Chapter 94 Report.

⁸ MGD – Millions of gallons per day

Board of Supervisors Agenda/Minutes are attached as **Exhibit O**. The Application has been approved by York County Planning Commission as seen by **Exhibit P**.

19. Construction is expected to be started when the Applied for Service Territory is approved.

20. The Developer has submitted the proposed project for review to the Pennsylvania State Historic Preservation Office, the Pennsylvania State Game Commission, the Pennsylvania Department of Conservation and Natural Resources, the Pennsylvania Fish and Boat Commission, and the United States Fish and Wildlife Service. Each of these agencies has advised that the project presents no known impact within their respective jurisdictions and that no further agency action or response is required. Supporting correspondence is included in the Sewage Planning Module which was submitted at **Exhibit N**.

21. The Company and the Developer are not affiliated with one another.

III. PUBLIC INTEREST

22. It is in the public interest of PAWC to provide wastewater service in the proposed Applied for Service Territory because it is financially and technically capable of providing service and providing service will have no adverse effect upon the service furnished or the rates charged to its existing customers. In addition, PAWC's future customers in the Applied for Services Territory will benefit from receiving wastewater service from PAWC. PAWC will provide wastewater service to the Applied for Service Territory under the Rules and Regulations of its Commission-approved tariff.

23. This Development is approved as part of the Fairview Township Comprehensive Plan and is within the "Primary Growth Area" for Fairview Township and moreover within the "Residential Mixed Use" and "Commercial Use" land classifications and complies with the 2024

Fairview Township Comprehensive Plan and is seen on **Exhibit Q**. Furthermore, the Development has also been approved by the York County Planning Commission as being consistent with the York County Comprehensive Plan. See attached letter at **Exhibit R**.

V. RELIEF REQUESTED

24. 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 wastewater service in the additional portion of Fairview Township, York County depicted in **CONFIDENTIAL Exhibit A-1** and described in **Exhibit A-2** hereto.

WHEREFORE, PAWC respectfully requests that the Commission approve this Application.

Respectfully Submitted,



Erin K. Fure, Esquire (PA ID #312245)
Pennsylvania-American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055
Phone: (717) 550-1556
Email: erin.fure@amwater.com

**Attorney for Pennsylvania-American Water
Company**

Dated: March 31, 2026

1. PROJECT INFORMATION

Project Name: **Summit View Terrace**

Date of Review: **7/29/2024 09:14:56 PM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **104.24 acres**

County(s): **York**

Township/Municipality(s): **FAIRVIEW TOWNSHIP**

ZIP Code:

Quadrangle Name(s): **STEELTON**

Watersheds HUC 8: **Lower Susquehanna-Swatara**

Watersheds HUC 12: **Laurel Run-Susquehanna River; Lower Yellow Breeches Creek**

Decimal Degrees: **40.194729, -76.865790**

Degrees Minutes Seconds: **40° 11' 41.236" N, 76° 51' 56.8426" W**



2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	Conservation Measure	No Further Review Required, See Agency Comments
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	Avoidance Measure	See Agency Response

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

Summit View Terrace





-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Summit View Terrace



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q2: Is tree removal, tree cutting or forest clearing necessary to implement all aspects of this project?

Your answer is: Yes

Q3: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

Q4: How many acres of woodland, forest, forested fencerows and trees will be cut, cleared, removed, disturbed or flooded (inundated) as a result of carrying out all aspects or phases of this project? [Round acreages UP to the nearest acre (e.g., 0.2 acres = 1 acre).]

Your answer is: 11 to 25 acres

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

Avoidance Measure: The proposed project is located in the vicinity of northern long-eared bat spring staging/fall swarming habitat. To ensure take is not reasonably certain to occur, do not conduct tree removal from May 15 to August 15. The U.S. Fish and Wildlife Service determined take is not reasonably certain to occur from tree removal if activities are avoided during the pup season (i.e., the range of time when females are close to giving birth (i.e., two weeks prior to birth) and have non-volant (i.e., unable to fly) young). For more information, see the Interim Voluntary Guidance for the Northern Long-Eared Bat: Forest Habitat Modification, available here:

<https://www.fws.gov/library/collections/interim-habitat-modification-guidance>.

As the project proponent or applicant, I certify that I will implement the above Avoidance Measure:

 (Signature)

SPECIAL NOTE: If you agree to implement the above Avoidance Measure and if applicable, any Information Requests, no further coordination with this agency regarding threatened and endangered species and/or special concern species and resources is required. If you are not able to comply with the Avoidance Measures, you are required to coordinate with this agency - please send project information to this agency for review (see "What to Send" section).

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

___ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

___ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

___ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

___ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

___ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Aaron M. Navarro
Company/Business Name: Landworks Civil Design, LLC
Address: 3461 Market Street - Suite #302
City, State, Zip: Camp Hill, PA 17011
Phone: (717) 579-0074 Fax: ()
Email: anavarro@landworkscd.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.



applicant/project proponent signature

07/29/24

date

From: [PA-SHARE](#)
To: Anavarro612@comcast.net; [Aaron Navarro](#)
Subject: PA-SHARE Environmental Review Initial Submission Accepted by PA SHPO as 2026PR00037 Summit View Terrace - Fairview Township, York County, PA
Date: Tuesday, January 6, 2026 9:14:20 AM

This is an automated notification sent by the Pennsylvania State Historic Preservation Office (PA SHPO) from the Pennsylvania's Historic and Archaeological Resource Exchange (PA-SHARE). Please do not reply directly to this email as it is an unmonitored account.

Hello,

Your Initial submission X1GXMEMKWYBU has been accepted as a new Environmental Review project. You also may have received this email if you were named as a contact on the project. Please refer to Project Number 2026PR00037, Project Name Summit View Terrace - Fairview Township, York County, PA in future correspondence. You will receive further notifications from PA-SHARE when PA SHPO has completed their review of your submission. **No further action is required at this time.**

You can access the submission at:

<https://share.phmc.pa.gov/pashare/>

If you feel you have received this email in error or have questions about why you are receiving this email, please visit the PA-SHARE help page at <https://share.phmc.pa.gov/pasharehelp/> or contact the PA-SHARE Help Desk at pashare@pa.gov.

Thank you,

PA SHPO



The information contained in this report reflects the status of the project at the time of printing. It does not represent a completed project.

Project Name: Summit View Terrace - Fairview Township, York County, PA
Project Number: 2026PR00037
Project Type: Environmental Review
Project Status: Under Review

Project Description: Project involves a lot consolidation, 3 Lot Subdivision and construction of a mixed-use development consisting of Multi-Family Apartments totaling 60 units, Single-Family Attached Townhome dwelling units totaling 156 units and a Small Shopping Center Development consisting of a total of 17,000 square feet.

Project Created: 1/6/2026 - Blair Horton
Project Last Edited: 1/6/2026
Project Closed:

Submitted from PATH: No

Project Comments:

Environmental Review

Involves Ground Disturbance: Yes
10 or More Resources in the APE:
One or More Above Ground Resources 45 Years in Age or Older: Yes
Approximate Age of Buildings: 50

Present Land Use: Agriculture, Single-Family Dwellings and Commercial (automotive repair) use

Past Land Use: Agriculture, Single-Family Dwellings and Commercial (automotive repair) use

Project includes Construction: Yes
Project includes Demolition: Yes
Project includes Rehabilitation: No
Project includes Disposition: No

Opinion:
Opinion Date:
Opinion Comment:

APE Location Description: Property Boundary

LOD Location Description: Limits of Disturbance

APE Acreage/LOD Acreage: 107.16/40.67
Project Address: 331/335/341/345 Pleasant View Road New Cumberland PA 170700000
Project Located On Federal: No
Project Located On State: No
Project Located On Municipal: No
Project Located On Private: Yes

Agencies

Name	Type
Department of Environmental Protection	State

Municipalities

County	Municipality
York	Fairview Township

Project Documents

Name	Type
2025-12-23-Project Narrative	Narrative
22-0105-001-02-Overall Existing Conditions Plan-C-200	Map or Plans
22-0105-001-03-Existing Conditions & Demo Plan-C-201	Map or Plans
22-0105-001-03-Existing Conditions & Demo Plan-C-202	Map or Plans
22-0105-001-03-Existing Conditions & Demo Plan-C-203	Map or Plans
22-0105-001-05-Overall Site Plan-C-400	Map or Plans
22-0105-001-06-Site Plan-C-403	Map or Plans
22-0105-001-06-Site Plan-C-402	Map or Plans
22-0105-001-06-Site Plan-C-401	Map or Plans

SHPO Response Attachments

Name	Type	Submission Number
<i>No Records</i>		

Contacts

Name	Email	Phone
Aaron Navarro	anavarro@landworkscd.com	7175790074

Associated Projects (0)

Number	Name	Type
<i>None Available</i>		

Associated Resources (7)

Number	Name	Type	Subtype	Eligibility
1995RE17248	Pleasant View Farm	Above Ground	Building	Undetermined
1995RE17249	Landsgron, A.	Above Ground	Building	Undetermined
2026RE00026	Abandoned House	Above Ground	Building	Undetermined
2026RE00027	331 Pleasant View Road - Meineke	Above Ground	Building	Undetermined
2026RE00028	Single Family Dwelling	Above Ground	Building	Undetermined
2026RE00029	Single-Family Home	Above Ground	Building	Undetermined
2026RE00030	Single-Family Dwelling	Above Ground	Building	Undetermined

Associated Reports (0)

Number	Title	Date	Author
<i>None Available</i>			

Associated Surveys (0)

Number	Name	Type
<i>None Available</i>		

Reports

Number	Title	Date	Author
<i>No Records</i>			

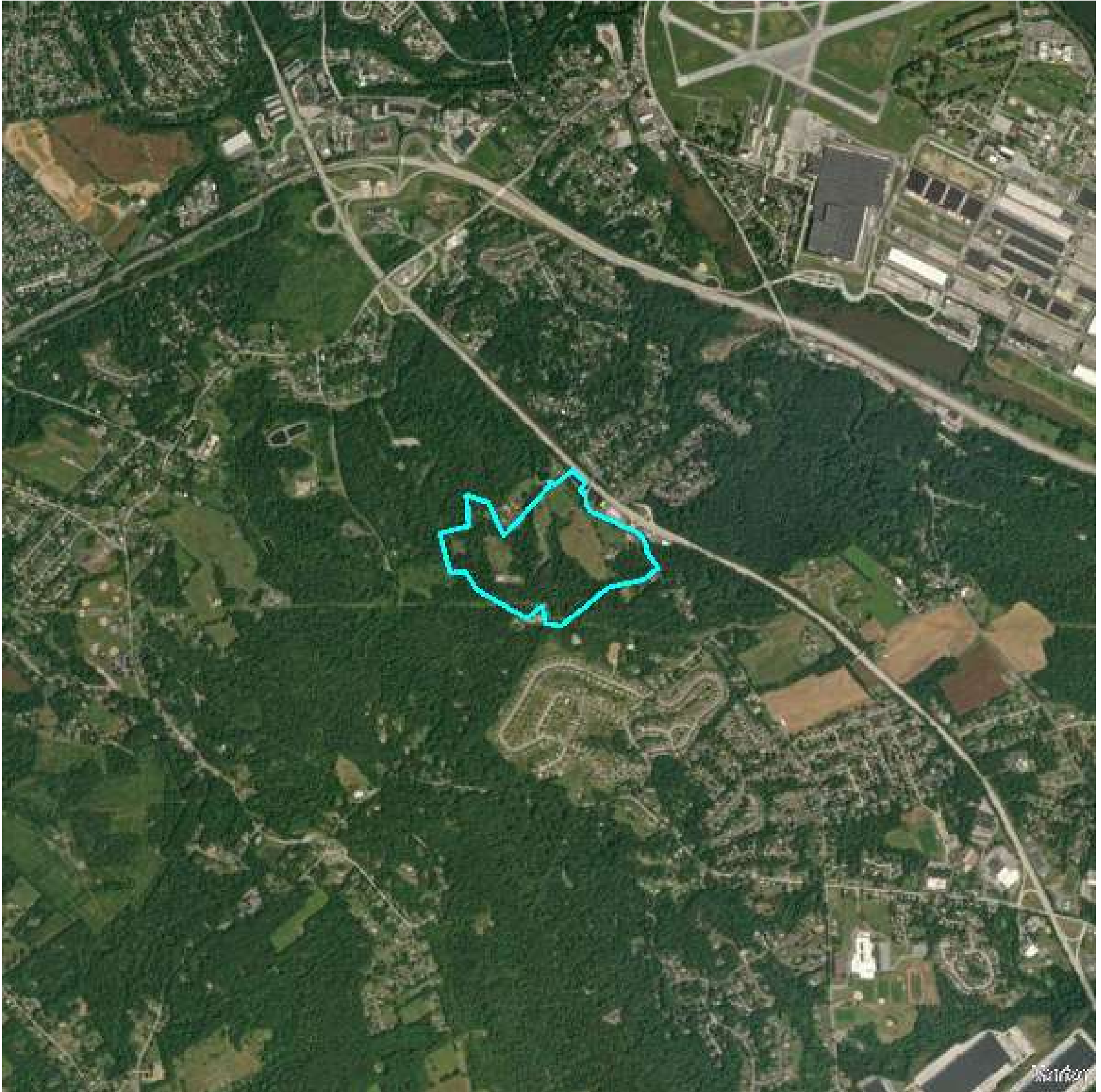
Success Stories

Name	Type
<i>No Records</i>	

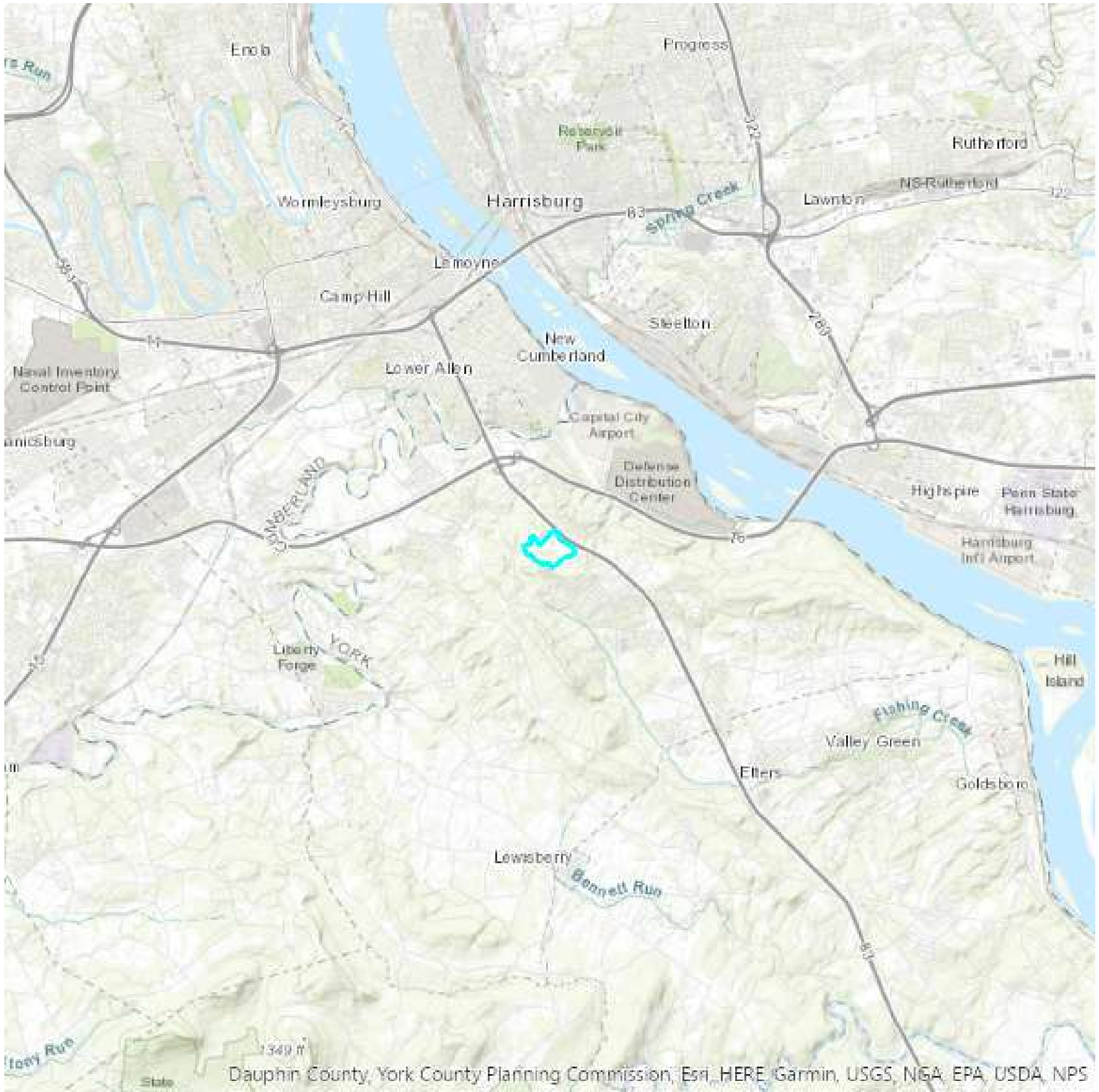
[Photos \(0\)](#)

No Photos Available

[Project Boundary](#)



Map Overview



Submissions

2026PR00037.001	Type: Initial	Status: Open
Date Received: 1/5/2026	Description: Initial Submission	
Reviews:		
1. Archaeology Review	Kristen Walczesky	More Information Requested
More Info Requests:		
a. New Survey - Please use this request for more information to upload the Phase I archaeology survey report and any associated resource information.		

Comments:

a. Environmental Review - More Info Archaeological - High Prob - Based on an evaluation by our staff, there is a high probability that National Register-eligible archaeological sites are present within this project area. These sites could be adversely affected by project activities. Our review considers the locations of known archaeological resources, the Statewide Pre-Contact Predictive Model, soil type, topographic setting, slope direction and distance to water, among other regionally specific predictive factors for archaeological site locations. It is our opinion that a Phase I archaeological survey should be conducted to locate potentially significant resources. Guidelines and instructions for conducting all phases of archaeological survey in Pennsylvania are available on our website.

- | | | |
|------------------------|--------------------|--------------------------|
| 2. Triage | Blair Horton | Resource Reconciled |
| 3. Above Ground Review | Elizabeth Williams | No Above Ground Concerns |

Comments:

a. Environmental Review - No Effect - Above Ground - Based on the information received and available within our files, it is our opinion that the proposed project will have No Effect on above ground historic properties, including historic buildings, districts, structures, and/or objects, should they exist. Should the scope of the project change and/or should you be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.



LANDWORKS CIVIL DESIGN, LLC

www.landworkscd.com
(866) LNDWRKS

Sanitary Sewage Alternatives Analysis

SUMMIT VIEW TERRACE

331 Pleasant View Road
Fairview Township, York County, PA
DEP CODE NO. B3-67919-502-3

This project involves a lot consolidation/subdivision and construction of a mixed-use development consisting of multi-story apartments, townhome dwelling units and a commercial development. The lot consolidation includes a small portion of 319 Pleasant View Road, 349 Pleasant View Road, 335 Pleasant View Road, 341 Pleasant View Road, and 345 Pleasant View Road. These consolidated lands will be subdivided into three (3) lots. Lot #1 (containing 10.49 acres) will be developed into a residential multi-family apartment containing sixty (60) units. Lot #2 (containing 4.66 acres) will be developed into a mixed-use commercial development. Lot #3 (containing 33.29 acres) will be developed as a multi-family townhouse development containing 156 units and a community center. As part of the approval process, Fairview Township's Zoning Ordinance requires mixed-use developments be served with public water and sewer. The existing properties are currently being used as single-family residential and commercial purposes. All existing properties are being served with private wells and on-lot septic. Currently, public water is located within Pleasant View Road and will be extended into the site to serve the proposed development. Public sewer is located to the north of the proposed development, across interstate 83, within Oak Knoll Road. The existing public sewer will be extended to the site through a proposed boring under Interstate 83.

The proposed project will be served by an extension of existing public sanitary sewer facilities provided/owned by Pennsylvania American Water. The proposed sewage flows will be conveyed to an interceptor owned by PA American Water then ultimately to the New Cumberland Wastewater Treatment Facility. This is the ultimate method of sanitary sewer service.

The project will allocate a total of 240 EDU's for the project. One (1) EDU for each of the 216 proposed dwelling units (60 apartments/ 156 townhouses), one (1) for the community center and the remaining twenty-three (23) for the mixed commercial uses. PA American Water measures one (1) EDU at 250 gallons per day. Based on the calculated sewage flows are 60,000 gallons per day. However, it is unlikely that the sewage flows will actually be 250 gallons per day per unit for the residential uses. Sewage flows closer to 200 gallons per day per unit are more likely for the townhomes with apartments averaging 175 gallons per day. This will be far less than the measured 400 gallons per day per EDU (per PA DEP methodology).

Adjacent land uses include existing residential to the east and south and west which are primarily served by on-lot septic and commercial uses to the north which are served by on-lot septic systems. The adjacent uses to the north and east that are served by on-lot septic systems generally will be able to connect to the public gravity sanitary sewer system under existing conditions. As such, existing remedies are available should these on-lot systems become inoperable.

This project is listed on the Township's Chapter 94 report and included as an area of public sanitary sewers in the Township's Act 537 plan. The Township does not have an existing sewage management plan for this property.

There are no other practical alternative sewage disposal methods for this property. Public sanitary sewers exist adjacent to the site and the project proposes connection to these existing public sanitary sewers.

The proposed sanitary sewer mains will be constructed by the developer and dedicated to Pennsylvania American Water. The PA American Water will own, operate, and maintain these sewers upon dedication.

Account Number:	1581519
Customer Name:	Landworks Civil Design Llc
Customer Address:	Landworks Civil Design Llc 221 W Philadelphia ST # 110 York PA 17401-2995
Contact Name:	Joshua George
Contact Phone:	
Contact Email:	jgeorge@landworkscd.com
PO Number:	

Date:	01/27/2026
Order Number:	12036147
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
Line Count:	13.0000
Height in Inches:	1.3600

Print

Product	#Insertions	Start - End	Category
YOR York Daily Record	1	02/02/2026 - 02/02/2026	Public Notices
YOR York Dispatch	1	02/02/2026 - 02/02/2026	Public Notices
YOR yorkdispatch.com	1	02/02/2026 - 02/02/2026	Public Notices
YOR ydr.com	1	02/02/2026 - 02/02/2026	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$112.64
Tax Amount	\$0.00
Service Fee 3.99%	\$4.49
Cash/Check/ACH Discount	-\$4.49
Payment Amount by Cash/Check/ACH	\$112.64
Payment Amount by Credit Card	\$117.13

Order Confirmation Amount	\$112.64
----------------------------------	-----------------

Ad Preview

Summit View Terrace is a proposed mixed-use development located along Pleasant View Road in Fairview Township, York County. The development proposes three (3) separate lots containing 156 single-family townhouses, 60 multi-family apartments and mixed commercial uses. Sewage service will be provided by an extension of existing public sewer conveyance system. This publication is required by PA DEP because the expansion will create additional sewage flows at the existing treatment plant. The 30-day comment period begins as of today's date. Project documents can be viewed and public comments provided at Fairview Township Municipal Offices, 599 Lewisberry Road, New Cumberland, PA 17070 during normal business hours.

USA TODAY CO.



PO Box 630531 Cincinnati, OH 45263-0531

AFFIDAVIT OF PUBLICATION

Joshua George
Landworks Civil Design Llc
221 W Philadelphia ST # 110
York PA 17401-2995

Summit View Terrace is a proposed mixed-use development located along Pleasant View Road in Fairview Township, York County. The development proposes three (3) separate lots containing 156 single-family townhouses, 60 multi-family apartments and mixed commercial uses. Sewage service will be provided by an extension of existing public sewer conveyance system. This publication is required by PA DEP because the expansion will create additional sewage flows at the existing treatment plant. The 30-day comment period begins as of today's date. Project documents can be viewed and public comments provided at Fairview Township Municipal Offices, 599 Lewisberry Road, New Cumberland, PA 17070 during normal business hours.

STATE OF WISCONSIN, COUNTY OF BROWN

The below stated newspapers that are generally circulated in the county of York, State of Pennsylvania, printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated on:

YOR ydr.com 02/02/2026
YOR York Daily Record 02/02/2026

and that the fees charged are legal.
Sworn to and subscribed before on 02/02/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

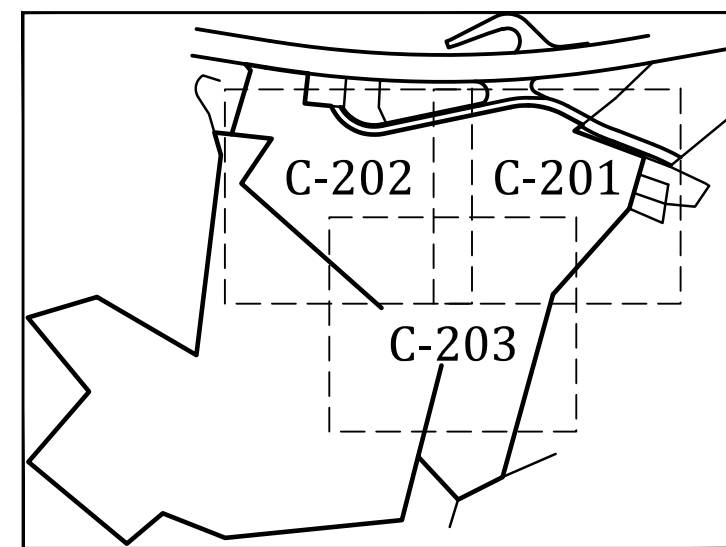
My commission expires

Publication Cost:	\$58.82	
Tax Amount:	\$0.00	
Payment Cost:	\$58.82	
Order No:	12043492	# of Copies:
Customer No:	1581519	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

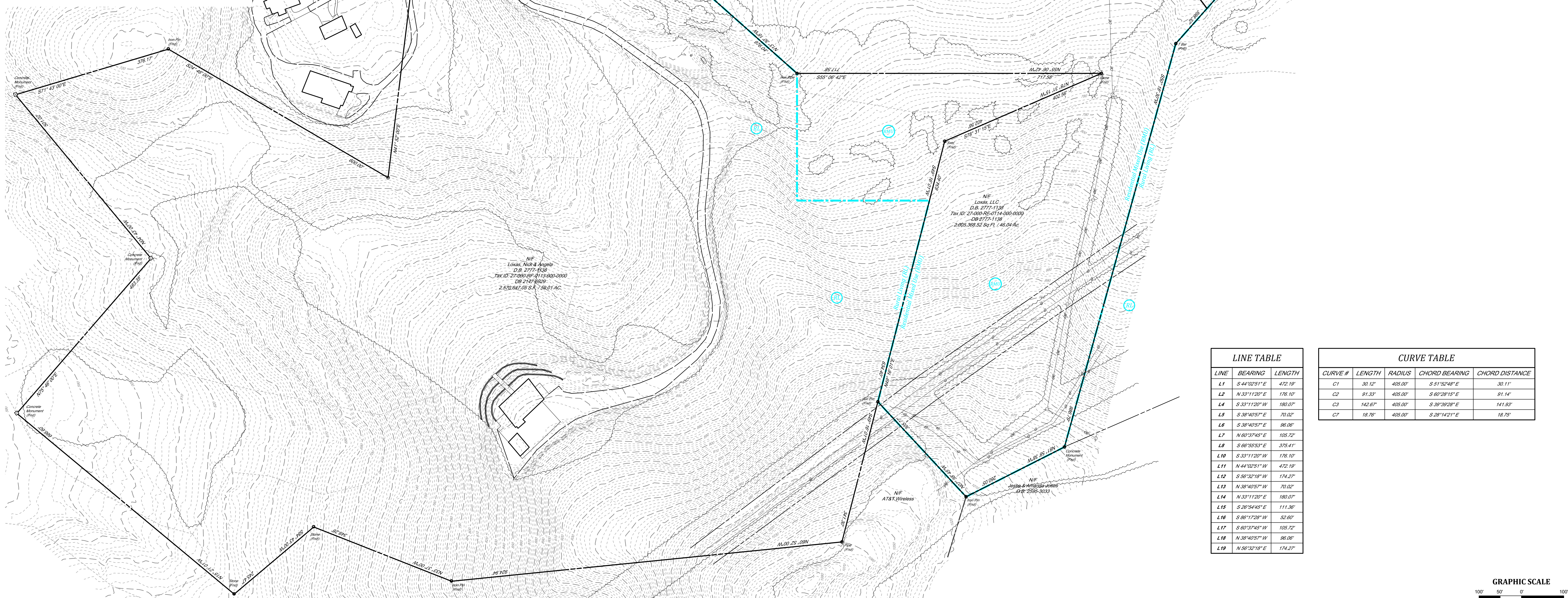
MARIAH VERHAGEN
Notary Public
State of Wisconsin



KEY MAP
SCALE: 1" = 1000'

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ZONING LINE
- EXISTING ADJOINER BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING CONTOUR LINE
- EXISTING STREAM
- EXISTING 50' ASSUMED FLOODWAY
- MUNICIPAL BOUNDARY LINE
- EXISTING GRAVEL DRIVE
- EXISTING VEGETATION
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUIDE RAIL
- EXISTING WETLANDS
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM PIPE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC MANHOLE
- EXISTING COMMUNICATIONS MANHOLE
- EXISTING CABLE TV BOX
- EXISTING GAS METER
- EXISTING GAS MANHOLE
- EXISTING TELEPHONE BOX
- EXISTING WATER METER PIT
- EXISTING WATER MANHOLE
- EXISTING WELL
- EXISTING LIGHT STANDARD
- SOIL TYPE DESIGNATION
- SOIL TYPE BOUNDARY LINE

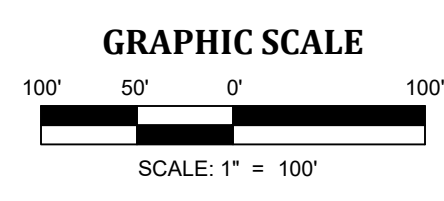


LINE TABLE

LINE	BEARING	LENGTH
L1	S 44°02'51" E	472.19'
L2	N 33°11'20" E	176.10'
L3	S 33°11'20" W	180.07'
L4	S 38°40'57" E	70.02'
L5	S 38°40'57" E	96.96'
L6	N 80°37'45" E	105.72'
L7	S 82°55'53" E	375.41'
L8	S 33°11'20" W	176.10'
L9	N 44°02'51" W	472.19'
L10	S 38°40'57" W	70.02'
L11	N 33°11'20" E	180.07'
L12	S 26°54'45" E	111.36'
L13	S 88°17'28" W	52.60'
L14	S 88°17'28" W	105.72'
L15	N 38°40'57" W	96.08'
L16	N 86°52'18" E	174.27'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	30.12'	405.00'	S 51°52'48" E	30.11'
C2	91.33'	405.00'	S 60°28'15" E	91.14'
C3	142.67'	405.00'	S 39°39'28" E	141.93'
C7	18.76'	405.00'	S 28°14'21" E	18.75'

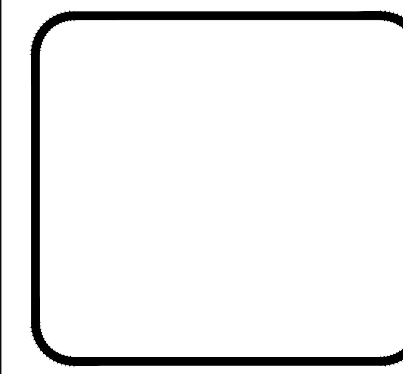


PROJ. MGR. -	AMN
DESIGN -	AMN
CADD -	AMN/TBF
CHECKED -	JCG

NO.	DATE	REVISIONS PER THE ENGINEER COMMENTS	REVISION
1	04/17/25		

LANDWORKS
CIVIL DESIGN, LLC
land development consultants

3445 MANAGER CENTER SUITE 1000 CAMDEN, PA 17001
P: (717) 836-0000 WWW.LANDWORKS.COM



EXISTING CONDITIONS / ORIGINAL PROPERTY DESCRIPTION PLAN
FOR
SUMMIT VIEW TERRACE
FOR
LOXAS, LLC

FAIRVIEW TOWNSHIP
YORK COUNTY, PENNSYLVANIA

PROJECT NO.
22-0105-001

DATE: 02/26/26

SCALE: 1" = 100'

SHEET
C-200



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADJONER BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING VEGETATION
- EXISTING TREELINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING STORM INLET
- EXISTING STORM PIPE
- PROPOSED IRON PIN
- PROPOSED CONCRETE MONUMENT



LOT 4
 N.F.
 Locality: Nick & Angelo
 D.B. 2777-1138
 Tax ID: 27-000-RP-0113-000-0000
 DN: 2141-0000

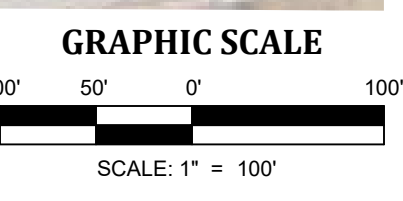
(EXISTING)
 2,570,647.05 S.F. / 59.01 ACRES
 (AFTER CONVEYANCE 3A & 4A)
 2,527,457.46 S.F. / 58.02 ACRES

LANDS TO BE CONVEYED TO
 PROPOSED LOT #3A
 131,473.36 S.F. / 3.02 ACRES

PROPOSED LOT #3
 (AFTER CONVEYANCE 3A & 4A)
 1,450,050.65 S.F. / 33.29 ACRES

PROPOSED LOT #2
 203,119.83 S.F.
 (4.66 ACRES)

PROPOSED LOT #1
 466,812.07 S.F.
 (10.49 ACRES)

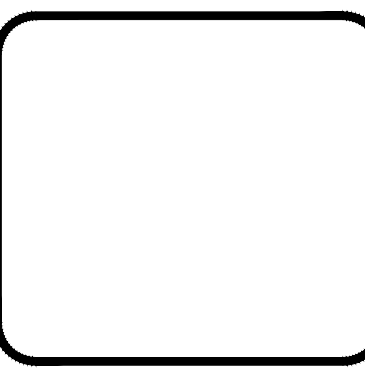


PROJ. MGR. -	AMN
DESIGN -	AMN
CADD -	AMN/TBF
CHECKED -	JCG

NO.	DATE	REVISION PER TWP ENGINEER COMMENTS	REVISION
1	04/27/24		

LANDWORKS
 CIVIL DESIGN, LLC
 land development consultants

3445 MANHATTAN CENTER - SUITE 1000 - CAMDEN, NJ 08104
 P: (856) 834-8888
 www.landworksllc.com



SUBDIVISION PLAN
 FOR
SUMMIT VIEW TERRACE
 FOR
 LOXAS, LLC

YORK COUNTY, PENNSYLVANIA
 FAIRVIEW TOWNSHIP

PROJECT NO.
 22-0105-001

DATE:
 02/26/26

SCALE:
 1" = 100'

SHEET
C-300

**SUMMIT VIEW TERRACE
SEWER TERRITORY EXPANSION PLANS**

**PENNSYLVANIA AMERICAN WATER
SEWER TERRITORY EXPANSION EXHIBITS**

FOR

Summit View Terrace

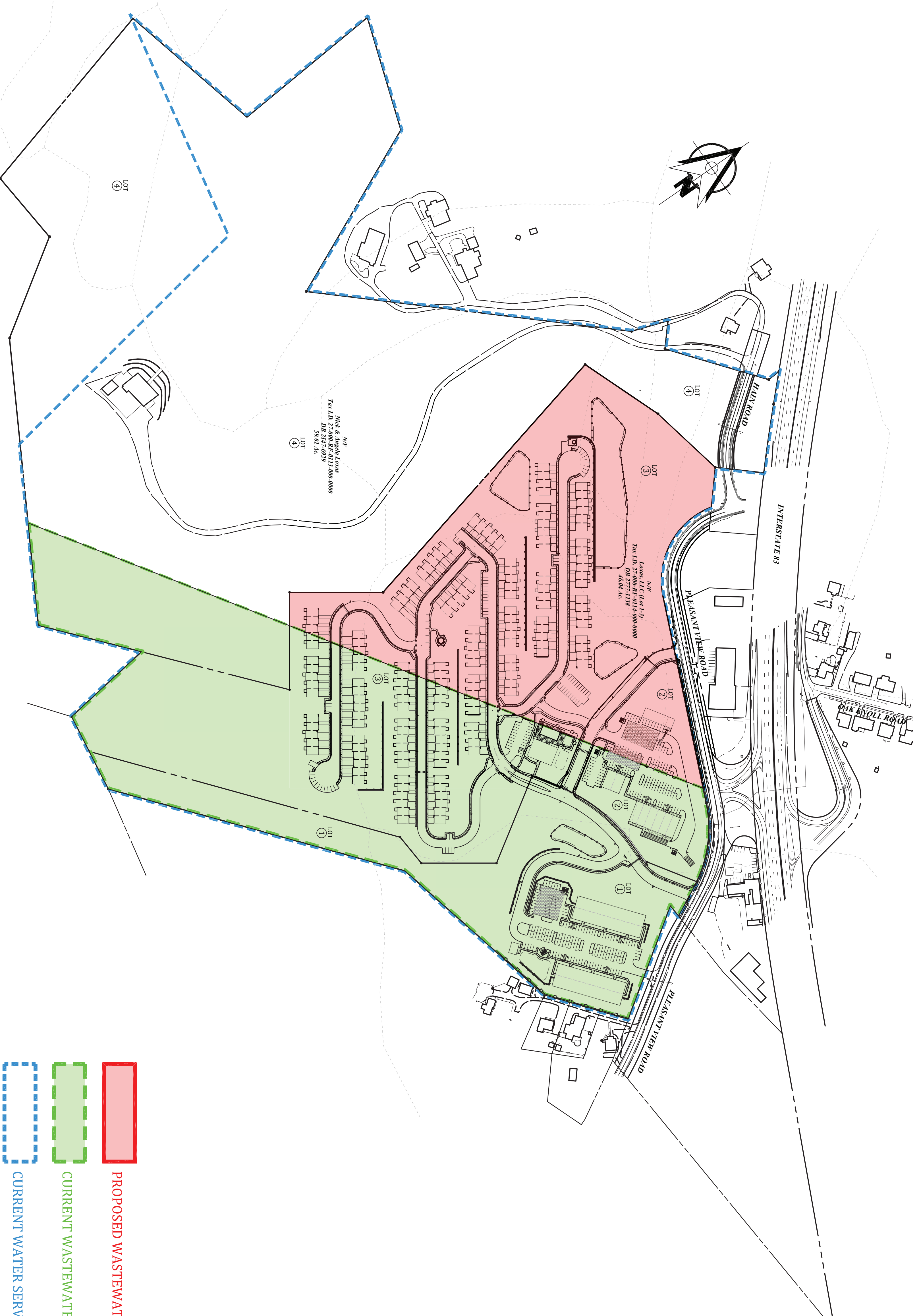
FOR

LOXAS, LLC

FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SEPTEMBER 25, 2025

LAST REVISED: NOVEMBER 20, 2025



SHEET NO.	TITLE
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	OVERALL EXISTING CONDITIONS
C-300	OVERALL EXISTING WATER / SEWER TERRITORY
C-400	OVERALL SITE PLAN - PROPOSED SEWER SERVICE TERRITORY EXPANSION
C-500	OVERALL GRADING & DRAINAGE PLAN
6 SHEETS IN SET	

PROJECT NAME:
SUMMIT VIEW TERRACE

PROJECT NO.:
22-0105-001

SHEET:
C-100

LANDWORKS CIVIL DESIGN, LLC
land development consultants

3461 MARKET STREET, SUITE 302 CAMP HILL, PA 17011
P (666) LANDWORKS www.landworksd.com

ZONING DATA

Table with 2 columns: ZONING DISTRICT and ZONING USE. Lists various zoning districts like Residential Medium Density, Single-Family Detached, etc., and their corresponding uses.

PARKING DATA

Table with 2 columns: MULTIFAMILY APARTMENTS and SINGLE-FAMILY ATTACHED DWELLING (TOWNHOUSES). Lists requirements for multi-story dwelling units, including parking spaces per dwelling unit and other specifications.

REQUIRED PERMITS AND APPROVALS (PRELIMINARY PLAN)

Table with 4 columns: AGENCY, SUBMITTED DATE, PERMIT NO., and APPROVAL DATE. Lists various agencies and their submission dates for different permit types.

GENERAL NOTES

- 1. THE PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN HEREON WERE OBTAINED THROUGH A FIELD SURVEY CONDUCTED BY JAMES C. HOOVER/ENGINEER IN MAY, 2022.
2. THE PROPERTY SUBJECT TO THIS PLAN SHALL BE DEVELOPED IN STRICT ACCORDANCE WITH THE APPROVED PLAN AND CHANGES TO THE PLAN...

LIST OF UTILITIES

Table with 2 columns: PENNSYLVANIA AMERICAN WATER and COMCAST. Lists utility providers and their contact information for the project.

EXPECTED PROJECT TIME SCHEDULE

- 1. PRELIMINARY LAND DEVELOPMENT PLANS (LWD)
2. HIGHWAY OCCUPANCY PERMIT PLANS, SEWER EXTENSION (RES)
3. SOIL EROSION AND SEDIMENTATION POLLUTION CONTROL PLANS AND NARRATIVE (LWD)
4. TRAFFIC IMPACT STUDY (TIS)
5. PRELIMINARY ENGINEERING REPORT (PER)
6. LANDWORKS CIVIL DESIGN, LLC
7. PENNSYLVANIA AMERICAN WATER
8. COMCAST
9. ECG MID-ATLANTIC, LLC

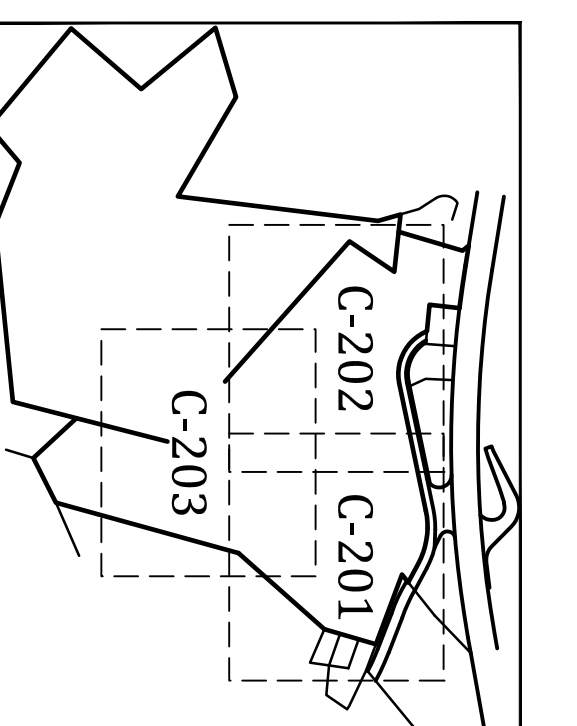
DEMOLITION NOTES

- 1. ANY MATERIALS/STRUCTURES REMOVED FROM THE PROJECT AREA SHALL BE DISPOSED OF IN A PROPER AND RESPONSIBLE MANNER SUBJECT TO APPROVAL BY THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES/STRUCTURES THAT ARE TO REMAIN.
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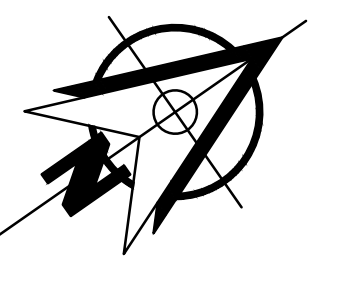
GENERAL NOTES - UTILITIES

- 1. ALL UTILITY ELEVATIONS ARE AT THE HIGHEST UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWER LINES ARE TO BE INSTALLED AT A MINIMUM OF 18" ABOVE THE FINISHED GRADE.
3. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE PENNSYLVANIA PIPE REGULATIONS.
4. WATER LINES SHALL BE SEPARATED A MINIMUM OF 6" FROM ANY OTHER UTILITY EXCEPT SANITARY SEWER LINES. THE SEPARATION FOR WHICH SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA PIPE REGULATIONS.
5. ALL WATER MAINS ARE TO BE Laid ON 18" STONE #5 BELOW TO 12" ABOVE THE FEE AS DESIGNATED FROM THE "OFF" OF THE BELL.
6. ALL WATER MAINS MUST HAVE A MINIMUM COVER OF 24" TO THE TOP OF THE PIPE.
7. WATER MAINS MUST BE DISCONNECTED WITH LOCKED GLOBE TO PREVENT FLOW FOR 24 HOURS AFTER THE MAIN IS CUT OFF. THE GLOBE MUST BE INSTALLED AND THE MAIN MUST BE DISCONNECTED TO THE MAIN. THE MAIN MUST BE DISCONNECTED TO THE MAIN.
8. ALL WATER MAINS SHALL BE INSULATED UNDER THE PROTECTION OF A REPRESENTATIVE OF THE PENNSYLVANIA AMERICAN WATER COMPANY.
9. ALL SERVICE LINES SHALL BE INSTALLED UNDER THE PROTECTION OF A REPRESENTATIVE OF THE PENNSYLVANIA AMERICAN WATER COMPANY.
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32. ALL SERVICE LINES SHALL BE INSTALLED UNDER THE PROTECTION OF A REPRESENTATIVE OF THE PENNSYLVANIA AMERICAN WATER COMPANY.

Project information including Project No. 22-0105-001, Date 09/25/25, Scale N.T.S., and SHEET C-101. Includes logos for Landworks Civil Design, LLC and Fairview Township.



KEY MAP
SCALE: 1" = 1000'



- LEGEND**
- EXISTING BOUNDARY LINE
 - EXISTING ADJACENT BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING EASEMENT
 - EXISTING CONTIGUOUS LINE
 - EXISTING STREAM
 - EXISTING STREETS
 - EXISTING GRAVEL DRIVE
 - EXISTING FENCE
 - EXISTING OVERHEAD ELECTRICAL LINE
 - EXISTING UNDERGROUND ELECTRICAL LINE
 - EXISTING CIRCULAR RAIL
 - EXISTING METEORUS
 - EXISTING UTILITY POLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM MANHOLE
 - EXISTING STORM INLET
 - EXISTING ELECTRIC TRANSFORMER
 - EXISTING ELECTRIC MANHOLE
 - EXISTING COMMUNICATIONS MANHOLE
 - EXISTING CABLE TV BOX
 - EXISTING GAS METER
 - EXISTING GAS MANHOLE
 - EXISTING TELEPHONE BOX
 - EXISTING WATER METER PIT
 - EXISTING WATER MANHOLE
 - EXISTING WELL
 - EXISTING LIGHT STANDARD



LINE TABLE

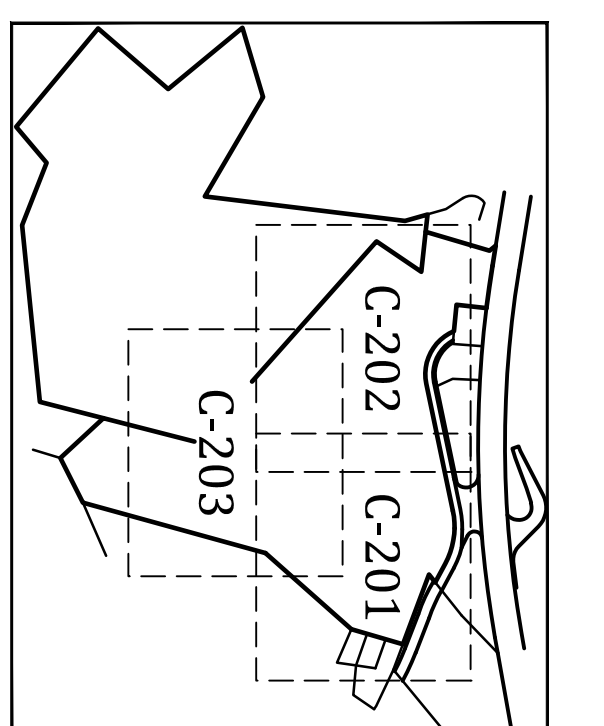
LINE	BEARING	LENGTH
L1	S44°53'1"E	423.19'
L2	N33°12'0"W	178.10'
L3	S33°12'0"W	188.27'
L4	S38°03'0"E	70.22'
L5	S38°03'0"E	80.82'
L6	S69°53'0"E	178.10'
L7	N44°03'0"W	423.19'
L8	S33°12'0"W	178.10'
L9	S38°03'0"E	70.22'
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L13	N38°03'0"W	70.22'
L14	N33°12'0"W	188.27'
L15	S38°03'0"E	111.88'
L16	S38°03'0"E	43.80'
L17	S38°03'0"W	103.72'
L18	N38°03'0"W	80.82'
L19	N38°03'0"E	74.27'

CURVE TABLE

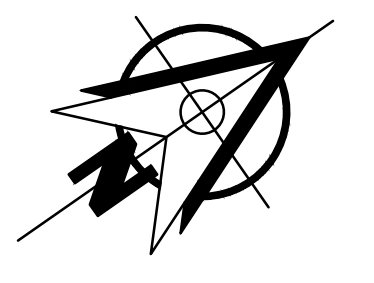
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	30.12'	408.60'	S33°12'0"E	30.11'
C2	91.37'	408.60'	S38°03'0"E	91.14'
C3	143.87'	408.60'	S38°03'0"E	143.87'
C4	143.87'	408.60'	S38°03'0"E	143.87'



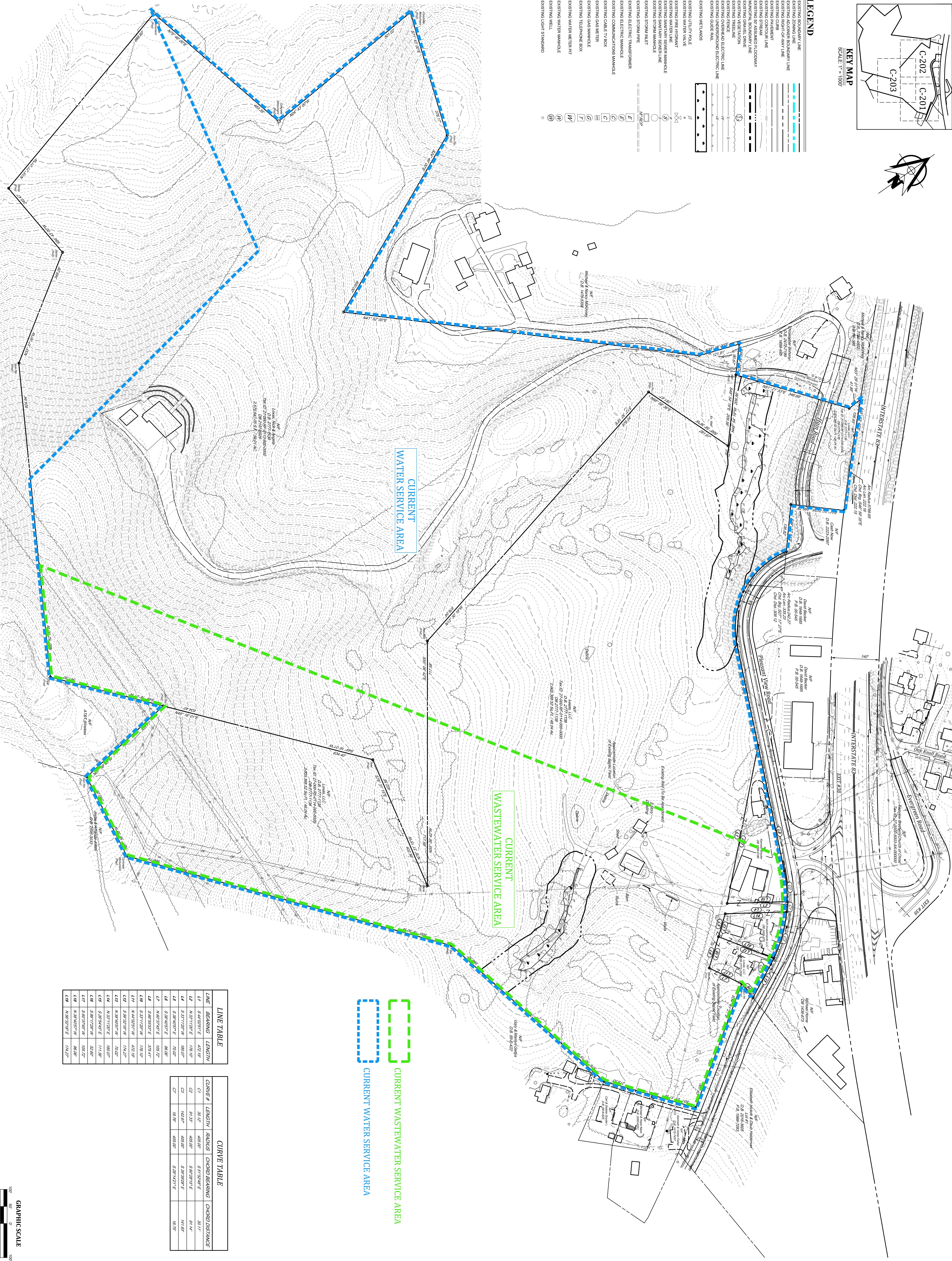
C-200	PROJECT NO. 22-0105-001 DATE: 09/25/25 SCALE: 1" = 100' SHEET	EXISTING CONDITIONS PLAN FOR SUMMIT VIEW TERRACE FOR LOXAS, LLC FAIRVIEW TOWNSHIP YORK COUNTY, PENNSYLVANIA		LANDWORKS CIVIL DESIGN, LLC land development consultants 3461 MARKET STREET - SUITE #302 CAMP HILL, PA 17011 P (666) LNDWRKS www.landworkscd.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/20/25</td> <td>REVISED PROPOSED SEWER TERRITORY EXPANSION AREA PER YORK COUNTY PLANNING COMMENT</td> <td>AMN</td> </tr> </tbody> </table>	NO.	DATE	REVISION	BY	1	11/20/25	REVISED PROPOSED SEWER TERRITORY EXPANSION AREA PER YORK COUNTY PLANNING COMMENT	AMN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PROJ. MGR.</th> <th>AMN</th> </tr> <tr> <th>DESIGN</th> <th>AMN</th> </tr> <tr> <th>CADD</th> <th>AMN</th> </tr> <tr> <th>CHECKED</th> <th>AMN</th> </tr> </thead> </table>	PROJ. MGR.	AMN	DESIGN	AMN	CADD	AMN	CHECKED	AMN
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SCALE: 1" = 1000'



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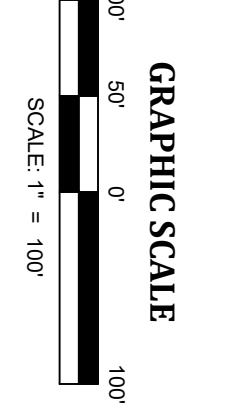
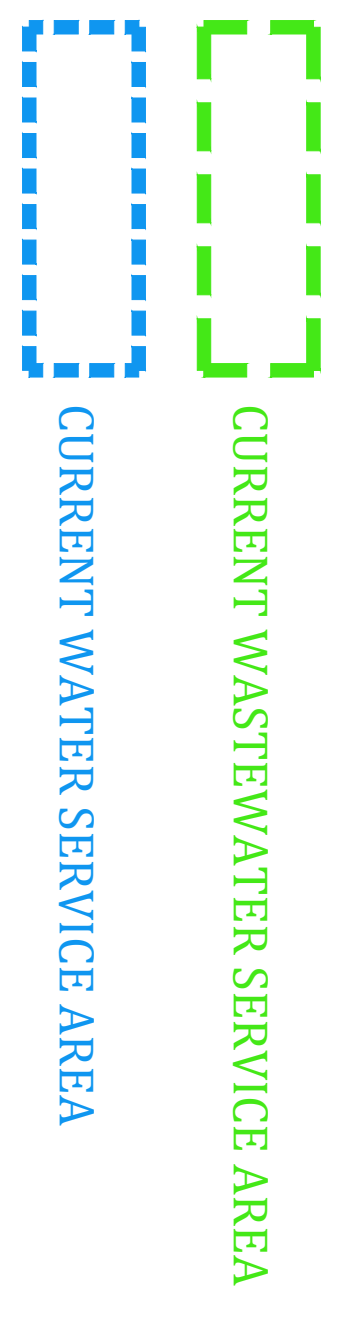


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L11	N33°12'0"W	183.27'
L12	S38°52'1"E	70.22'
L13	N38°48'7"W	70.62'
L14	N33°12'0"W	183.27'
L15	S38°52'1"E	111.98'
L16	S38°52'1"E	80.88'
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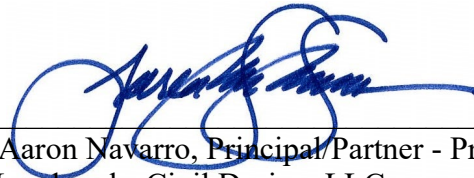
C-300	PROJECT NO. 22-0105-001	EXISTING WATER / SEWER SERVICE TERRITORY PLAN FOR SUMMIT VIEW TERRACE FOR LOXAS, LLC	YORK COUNTY, PENNSYLVANIA	 LANDWORKS CIVIL DESIGN, LLC land development consultants <small>3461 MARKET STREET - SUITE #382 CAMP HILL, PA 17011 p (666) 420-9885 www.landworkscivil.com</small>	<table border="1"> <tr><td>NO.</td><td>DATE</td><td>REVISION</td></tr> <tr><td>1</td><td>11/20/25</td><td>REVISED PROPOSED SEWER TERRITORY EXPANSION AREA PER YORK COUNTY PLANNING COMMENT</td></tr> </table>	NO.	DATE	REVISION	1	11/20/25	REVISED PROPOSED SEWER TERRITORY EXPANSION AREA PER YORK COUNTY PLANNING COMMENT	<table border="1"> <tr><td>DESIGN -</td><td>AMN</td></tr> <tr><td>CADD -</td><td>AMN</td></tr> <tr><td>CHECKED -</td><td>AMN</td></tr> </table>	DESIGN -	AMN	CADD -	AMN	CHECKED -	AMN	<table border="1"> <tr><td>PROJ. MGR. -</td><td>AMN</td></tr> <tr><td>DESIGN -</td><td>AMN</td></tr> <tr><td>CADD -</td><td>AMN</td></tr> <tr><td>CHECKED -</td><td>AMN</td></tr> </table>	PROJ. MGR. -	AMN	DESIGN -	AMN	CADD -	AMN	CHECKED -	AMN
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DATE: 09/25/25 SCALE: 1" = 100'	FAIRVIEW TOWNSHIP	YORK COUNTY, PENNSYLVANIA																									

**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

VERIFICATION

I, Aaron Navarro, hereby state that the facts 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.



Aaron Navarro, Principal Partner - Project Manager
Landworks Civil Design, LLC

Dated: June 16, 2026