



WEST MANCHESTER TOWNSHIP

ENGINEER'S REPORT

Meeting of October 23, 2025

Plan Reviews

T-858 Cottontail 2 Solar Farm – Site inspection visit to observe perimeter screening plants, associated coordination and inspection reports as well as scheduling correspondences for the visit, decommissioning estimate and inspection report.

T-859 Cottontail 1 Solar Farm – Correspondences regarding inspection reports and decommissioning estimate.

T-860 Cottontail 8 Solar Farm – Correspondences regarding inspection reports and decommissioning estimate.

T-871 Route 30 and Route 116 and South Salem Church Road – Correspondence with York County Conservation District (YCCD) and Zoning Officer regarding inspection reports, financial security, as-built drawings, and outstanding items associated with National Pollutant Discharge Elimination System (NPDES) permit. Review of as-built drawings and supplying related comments.

T-882 Mister Car Wash/1410 Kenneth Rd – Review of revised plan submission, supplying comment memorandum, and related correspondences.

T-889 Weldon Dr Multifamily Residential Development – Construction observation, inspection documentation, associated coordination, and related correspondences.

T-893 Frito-Lay York ASF Remodel – Correspondences regarding stormwater construction observation.

T-894 Alternate LD Plan for Westgate Phase 2 – Construction observation, inspection documentation, and coordination associated with the connection to Roosevelt Ave, as well as communication with contractor and designer regarding pictures to fill in gaps due to lack of notifications by the contractor.

T-895 Taxville Rd & Baker Rd Residential Development – Communication regarding Dawood's comment on the revised land development (LD) plans and plan approval conditions.

T-899 Sheetz #255/1484 Carlisle Rd Redevelopment – Construction observation, inspection documentation, associated coordination, and related correspondences including some with contractor, owner's environmental consultant, and Public Works Director regarding sewer re-routing and abandonment in-place, pressure and vacuum testing, and excavation and tank vault dewatering.

T-900 1763 Colony Road Commercial Development – Review of financial security estimate and revised plans submitted for signature/recording, supplying associated recommendations, and related correspondences.

T-901 Baker Rd Residential Development – Correspondences regarding stream crossing general permit and siphon design. Supplying the same to the Dover Wastewater Treatment Plant (WWTP) Joint Advisory Committee.

T-902 Learning Experience 1925 Keneth Rd Development – Communication regarding outstanding comments as they relate to a requested variance.

T-903 4690 West Market St Auto Repair Shop – Correspondence regarding Dawood's comment LD submission and setback/property line encroachments. Inputs for the designer on plan revisions.

T-904 Jeffrey and Pamala Brady 2580 Church Rd – Review of subdivision plan, supplying comment memorandum, and related correspondences.

T-905 York Rail Logistics Carbon Dioxide Storage – Review of land development plan, supplying comment memorandum, and related correspondences.

Data Center Development – Communication regarding proposed data center zoning overlay associated with the potential to construct such a facility on parcels in the Township.

Meeting Attendance

9/25/2025 Board of Supervisors Meeting

10/14/2025 Planning Commission Meeting

Sewage

Sending wastewater flow/level monitoring, rain fall data, previous studies and reports, sewer inspection results, and other infiltration and inflow (I&I) data to HRG.

Support for the sewer rehabilitation efforts by Mr. Rehab and Wexcon in the Gems Area, from the Gems Area to Derry St, from the Hayward Area (from South Dr) to Derry St, and in the King St Interceptor south of West Market St.

Sending previous studies, drawings, cost estimates, and other useful information for the partial 537 Plan update for Bair Station to HRG.

Finishing recommendation for Lincolnway area sewer connection and reservation fees update.

Communication with HRG and PW Director about the transition of Dover WWTP Joint Advisory Committee support, responsibilities, and quarterly meeting.

Stormwater

Finishing drawings and specifications for the Warwick Phase 1 Stormwater Project.

Work on Westview Manor Phase 1 pipe replacement and swale construction E&S control plan and request for proposal.

Revising Rainbow Circle Phase 3 open cut replacement request for proposal to suit Township supply of some materials and providing some bidding support.

Sending available data, cost estimates, and sketch plans for options to address stormwater problems at the Shiloh Fire Station to HRG.

Other Duties

Correspondence related to Baker Rd/Route 30 and White St/Route 74 intersections pavement and subbase repairs, potential signal synchronization changes along Route 74, and funding options.

Payment recommendations, project documentation, and correspondence associated with ADA upgrades to pedestrian facilities.

Correspondence with and recommendations for Zoning Officer regarding flood elevation certificate and stormwater/impervious coverage changes at 4330 W Market St.

Preparation of Township Engineer's Report and other progress summaries.