



WEST MANCHESTER TOWNSHIP

ENGINEER'S REPORT

Meeting of December 18, 2025

Plan Reviews

T-858 Cottontail 2 Solar Farm – Correspondences regarding Pennsylvania Stormwater Best Management Practices (BMP) Manual section 6.7.2 guidelines, the sites groundcover, Township code section 55-2 groundcover height limitations, and the applicable exemptions in section 55-4.

T-859 Cottontail 1 Solar Farm – Correspondences regarding Pennsylvania Stormwater BMP Manual section 6.7.2 guidelines, the sites groundcover, Township code section 55-2 groundcover height limitations, and the applicable exemptions in section 55-4.

T-860 Cottontail 8 Solar Farm – Correspondences regarding Pennsylvania Stormwater BMP section 6.7.2 guidelines, the sites groundcover, Township code section 55-2 groundcover height limitations, and the applicable exemptions in section 55-4.

T-882 Mister Car Wash/1410 Kenneth Rd – Correspondences regarding outstanding comments on revised land development (LD) plans and easements.

T-889 Weldon Dr Multifamily Residential Development – Correspondences regarding construction observation.

T-891 York Garber I Solar Farm – Correspondences regarding acceptability of financial security (FS) and decommissioning estimates, review of revised LD plan submission against conditions of approval, supplying updated comment memorandum, and other project related support.

T-892 York Garber II Solar Farm – Review of revised FS estimate, decommissioning estimates, and LD plan submission against conditions of approval, supplying updated comment memorandum, related correspondences, and other project related support.

T-895 Taxville Rd & Baker Rd Residential Development – Support to Zoning Officer associated with LD plan approval and correspondence regarding conditions of approval.

T-899 Sheetz #255/1484 Carlisle Rd Redevelopment – Construction observation, inspection documentation, associated coordination, and related correspondences including some with contractor and designer regarding stormwater manhole adjustments, grade adjustment rings instead of new sewer riser cone, change to concrete pavement, and joint for transition from the proposed concrete to the existing asphalt.

T-900 1763 Colony Road Commercial Development – Correspondences regarding conditions of approval and outstanding comments on traffic impact letter.

T-901 Baker Rd Residential Development – Review of revised LD and subdivision plan, supplying comment memorandum, and related correspondences.

T-903 4690 West Market St Auto Repair Shop – Review of FS estimate, supplying recommendation memorandum, and related correspondences.

T-904 Jeffrey and Pamala Brady 2580 Church Rd – Correspondences regarding comments on lot consolidation plan and associated approval.

T-905 York Rail Logistics Carbon Dioxide Storage – Review of revised LD plan comments, review of FS estimate, supplying FS recommendation memorandum, and related correspondences.

T-906 BAE Soil Pile – Review of revised LD plan, supplying comment memorandum, and related correspondences.

Paramount Realty Town Center Mall Redevelopment – Communication regarding planned residential development zoning ordinance and approval by Township for Board of Supervisors (BOS).

Meeting Attendance

11/13/2025 BOS Meeting

12/9/2025 Planning Commission Meeting

Sewage

Communication regarding change orders for problems encountered at Manhole 289H, needed emergency services in N Forest St, and related time extension, project status, and schedule of 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.

Information for Public Works (PW) Director regarding grant reimbursement for work on Bair Station Partial 537 Plan Update.

Support to Township on review of Pennsylvania Department of Environmental Protection (PADEP) Component 3 Sewage Planning application review and form completion for 1722 Carlisle Rd.

Miscellaneous discussions with and support to PW Director including some regarding/for utility clearance, data analysis and data transfers for HRG, West Market St Pump Station Force Main break, Chapter 94 report, and PADEP consent order agreement associated with the Shiloh Interceptor.

Stormwater

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

Finishing and providing Westview Manor Phase 1 pipe replacement request for proposal to PW Director.

Rainbow Circle Phase 3 open cut replacement bidding and project kickoff assistance for PW Director.

Other Duties

Work on signal plan updates for Market St/Trinity Rd/Baker Rd signal safety improvements project and related communication, signal synchronization changes along Route 74, and other potential signal changes and associated Green Light Go or other grant/funding applications.

Zoning map update associated with two recently approved overlay districts and supplying associated Geographic Information System (GIS) data for C.S. Datum Permit Manager program.

Preparation of Township Engineer's Report.