



WEST MANCHESTER TOWNSHIP

ENGINEER'S REPORT

Meeting of December 19, 2024

Plan Reviews

T-854 Business Center Lot 1 S. Salem Church Road (Project Phoenix) – Recommendation memorandum for maintenance guarantee release and related correspondence.

T-859 Cottontail 1 Solar Farm – Correspondence regarding one corner that should not receive spruce plantings due to line-of-sight limitation.

T-870 LD Plan for BLM Associates Inc. Car Wash – Final construction observation, inspection documentation, associated coordination, review of as-builts and plant substitutions, and related correspondences.

T-871 Route 30 and Route 116 and South Salem Church Road – Construction observation, inspection documentation, associated coordination, and correspondences regarding the same as well as as-builts and certificate of occupancy.

T-873 390 N. Zarfoss Dr Lot 4B – Correspondences related to pavement observation, zoning permit for extra impervious area, and as-builts.

T-882 Mister Car Wash/1410 Kenneth Rd – Sewer load analysis for alternate sewer connection location and communication regarding the results, utilities, and outstanding comments on the land development (LD) plans.

T-888 1850 Lemon Street Redevelopment – Comment memorandum for revised LD plans and Post Construction Stormwater Management (PCSM) report correspondences regarding the same, and correspondences related to outstanding comments.

T-889 Weldon Dr Multifamily Residential Development – Pre-construction meeting, construction observation, inspection documentation, associated coordination, and correspondences.

T-891 York Garber I Solar Farm – Review of revised LD plans and PCSM report, providing comment memorandum, and related correspondences.

T-893 Frito-Lay York ASF Remodel – Correspondence regarding outstanding comments on the revised LD and PCSM plans and report.

T-894 Alternate LD Plan for Westgate Phase 2 – Stormwater consistency letter text contribution for the Pennsylvania Department of Transportation (PennDOT) Highway Occupancy Permit (HOP) and related correspondence.

T-895 Taxville Rd & Baker Rd Residential Development – Correspondence regarding comments on revised subdivision and LD plan for a parcel south of Taxville Road and west of Baker Road.

Meeting/communication regarding sewer modifications and proposed cooperation between the Township and developer to provide gravity sewer service.

T-898 West York Area School District (WYASD) Main Campus Athletic Fields Improvements and Expansion – Review of traffic impact statement, providing related comments, and correspondences regarding that and the revised LD plans and PCSM report comments.

Sheetz #255/1484 Carlisle Rd Redevelopment – Review of revised LD, PCSM, and trip generation plans and report, supplying comment memorandum, and correspondences/meeting regarding comment resolution.

600 Hanover Rd Residential Development –Correspondences related to potential development and sewer service extension for property between Hanover and Darlington Roads.

Baker Rd Residential Development – Communication regarding the scope of the traffic impact study for the proposed development of parcel 51-000-JG-0033.D0 north of Taxville Road on Baker Road.

Meeting Attendance

11/14/2024 Board of Supervisors Meeting

12/10/2024 Planning Commission Meeting

Sewage

Advice, correspondences, and discussions on Frito-Lay's request to adjust discharge limits to mass basis instead of flow basis, expected odor control impacts, and Pennsylvania American Water Company's (PAWC's) request for opinion.

Correspondence regarding and direction for the last remaining valve and valve operator installation in the West Market Street Pump Station Valve Repair and Upgrades project.

On going receipt and cataloging of wastewater monitoring, infiltration, inflow, and rain fall data for the Shiloh sewershed.

Survey, geotechnical, property owner notifications, and engineering design/specification support for sewer deepening/extension up Taxville Road to Baker Road and south of Taxville in/along Baker.

Communication with or support to Public Works (PW) Director on upcoming grant awards, Trinity Rd sewer service, and sewer improvements.

Capacity/load analysis and communication with the Township and developer regarding sewer service for a 94,000 square foot warehousing storage and/or flex space on Colony Rd.

Lincolnway Sewer system base map updates noted during the capacity and load analysis above.

Stormwater

Bidding support for securing services to construct a buried infiltration structure in Sunset Park including prevailing wage determination, input on remaining material purchases, and submittal review.

Construction observation for stormwater management associated with the redevelopment activities at 2139 White St, inspection documentation, associated coordination, and correspondences.

Notice of award and agreement for Phase 2 Improvements to Rainbow Cir Stormwater in which grout and pipe lining will repair failing pipes from Misty Drive to Derry Road.

Other Duties

Pre-construction meeting and correspondence with York Excavating Co., LLC. regarding ADA upgrades to pedestrian facilities ramp design, meeting minutes and contract requirements.

Construction observation, inspection documentation, associated coordination, and correspondences for curbs in the road right-of-way associated with the parking lot adjustments/expansion for the Shiloh Lutheran Church.

Support to Zoning Officer including zoning map refinements, advise on what can be required for bus shelter construction, and upcoming LD plan submissions.

TE-672 pedestrian study associated with the North Scott St and Banister St intersection.

Communication with or support to PW Director on road improvements, future improvement options, and avoidance of private timber bridge during snow clearance and deicing.

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