

The Township

YORK COUNTY



of Manchester

PENNSYLVANIA

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February 8, 2008

ZC-08-0030

Ms. Gena Dwyer  
Crossroads Property Management, Inc.  
PO Box 3831  
York, PA 17402

Re: Beckenham fencing

Dear Ms. Dwyer:

This is in response to your letter dated January 28, 2008 regarding the chain link fencing installed around the storm water management facilities for the Beckenham development in Manchester Township.

First of all, these are storm water management retention ponds. The township has never classified them as "bio" retention facilities. The fencing is not intended to prevent "animal entry" but rather to prohibit unauthorized human entry during a time when the facility is retaining runoff from rainstorms. These facilities are designed to hold the runoff water from a design 50 years storm. The ponds design was developed by the developer's engineer and verified by the township's engineer. The design and design of the fence were submitted by the developer and approved by the township by the recording of the final subdivision plan on March 11, 2005 in the York County Recorder of Deeds Office in Plan Book 1710, Page 8337.

The township does have regulations regarding the design of the storm water management facilities for subdivisions. At the time that this subdivision was designed Ordinance #96-08 was in effect. This ordinance directed that the facilities were to be designed to handle the flow of storm water from a 50 years design storm. The developer had the option of many methods and designs to handle this runoff. The developer in this instance chose to install retention basins. Ordinance #96-08 then directed in Section 8 Subsection I:

Fencing. Any stormwater detention/retention facility that is designed so it retains water at a depth greater than three (3) feet for more than two (2) hours during the 50 year storm and/or has a side slope of greater than 4 to 1 shall be subject to the following fencing requirements:

1. Stormwater facility must be completely surrounded by a fence or wall of not less than four (4) feet in height, which shall be so constructed as to not have openings, holes or gaps larger than two inches (2") for chain link fence or horizontal slats nor more than four inches (4") for vertical pickets in a picket fence.
2. All gates or door opening through such enclosure shall be equipped with a self-closing and self latching device for keeping the gate or door securely closed at all times, when not in actual use.

The facilities maybe could have been designed originally to not be required to have a fence or barrier. That type of design probably would have used additional lands that the developer was not willing to use for storm water controls.

In essence, this fence is required for the protection of your residents and any other individual that may be on the property of Beckenham. Since the fence details are shown on the final subdivision plan, it may take additional approval from the township in order to change the fence to another design type.

Please contact the writer if you have any other questions.

Sincerely,

MANCHESTER TOWNSHIP

A handwritten signature in cursive script, appearing to read "Stewart S. Olewiler, III".

Stewart S. Olewiler, III  
Zoning and Planning Officer

SSO/jas