

**New Property Owner Post-Construction Stormwater Management
Best Management Practice(s) Notification and Operation and
Maintenance Agreement**

BE ADVISED, THE PROPERTY YOU ARE PURCHASING OR OBTAINING, VIA OTHER TRANSFER METHOD, CONTAINS POST-CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICE(S) (PCSM BMPs) WHICH ARE SUBJECT TO A LONG-TERM OPERATION AND MAINTENANCE PLAN (O&M PLAN). THAT O&M PLAN HAS BEEN RECORDED AS PART OF A DEED RESTRICTION THAT AFFECTS THIS PROPERTY. PRIOR TO OBTAINING THIS PROPERTY, YOU SHOULD FULLY UNDERSTAND YOUR LONG-TERM OPERATION AND MAINTENANCE OBLIGATIONS, AS THEY APPLY TO THE ASSOCIATED PCSM BMP(s).

Property Identification:

Municipality: Ephrata Township

County: Lancaster

Subdivision Plan: Final Plan for Lakeside Villas; Instrument No. 2018-0287-J

The following PCSM BMP(s) are located on this property:

Refer to the BMP location map attached hereto and incorporated herein as **Exhibit A**, which is sheet 8 of 18 in the Post Construction Stormwater Management Plan ("PCSM Plan") for Lakeside Villas, dated November 13, 2018, and recorded in the Lancaster County Recorder of Deeds Office as Instrument No. 2018-0360-J.

The inspection schedule and reporting requirements for the PCSM BMP(s) are as follows:

Refer to the BMP Maintenance Notes on sheet 14 of 18 of the PCSM Plan, a copy of which is attached hereto and incorporated herein as **Exhibit B**.

The person or entity responsible for the long-term operation and maintenance of the PCSM BMP(s) is:

Except for Bio-Retention Facility BMP 6.4.5 (as depicted on **Exhibit A**), which will be maintained by Lakeside Villas Homeowners Association, Inc., all other PCSM BMP(s) shall be maintained by the purchaser, grantee or transferee of the lot upon which such PCSM BMP(s) are located.

Describe how access to the PCSM BMP(s) shall be obtained:

Stormwater Management Easements; Public street right-of-way.

If purchaser, grantee or transferee is responsible for the long-term operation and maintenance of the PCSM BMP(s), describe the necessary operation and maintenance obligations or attach a copy of the O&M Plan:

Refer to **Exhibit B.**

I UNDERSTAND AND AGREE WITH THE LONG-TERM OPERATION AND MAINTENANCE RESPONSIBILITIES OUTLINED ABOVE AND AS THEY APPLY TO THE PCSM BMP(S) ON THE PROPERTY I AM PURCHASING.

SUBDIVISION LOT NO. _____

Purchaser, Grantee or Transferee Signature

Date

Printed Name

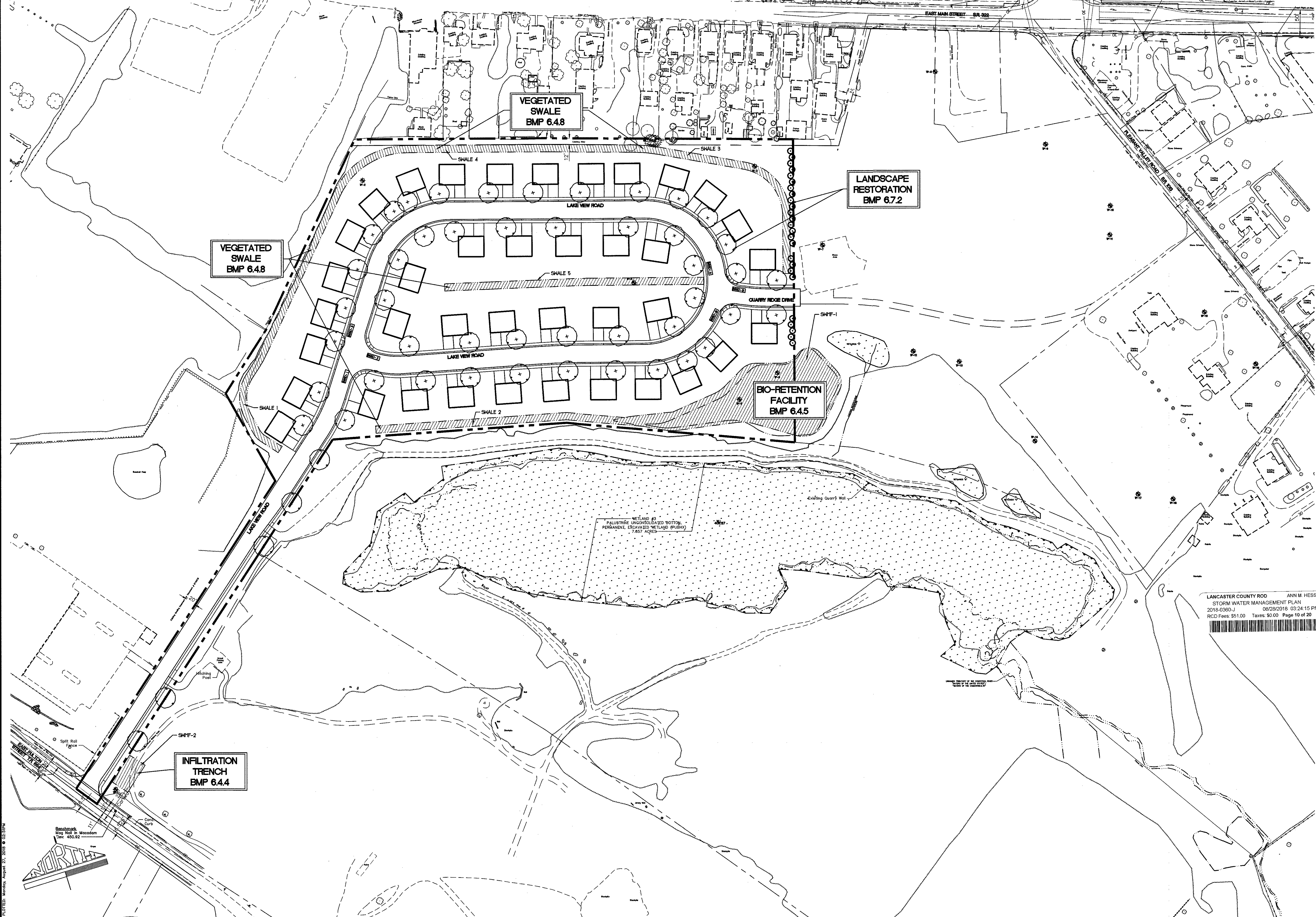
Purchaser, Grantee or Transferee Signature

Date

Printed Name

Exhibit

A



PROJECT TITLE LAKESIDE VILAS POST CONSTRUCTION STORMWATER MANAGEMENT PLAN		CLIENT PIM, INC. 341 CLAY SCHOOL ROAD EPHRATA, PA 17522		MANAGER DAVE BITNER		DESIGN BY O.P.		CHECKED BY D.W.B.		DATE 10/13/2017		REVISION	
SHEET TITLE BMP LOCATION MAP		SCALE 1" = 80'		SCALE 1" = 80'		SCALE 1" = 80'		SCALE 1" = 80'		SCALE 1" = 80'		SCALE 1" = 80'	
LANDSCAPE ARCHITECTURE Civil Engineering 53 West J Street Ephrata, PA 17522 (717) 755-1389 FAX: (717) 426-4277 110 North George Street, York, PA 17401 (717) 84-3517 FAX: (717) 84-3520 Bryn Mawr, Harrisburg, PA 17105 (717) 897-7615 FAX: (717) 252-0999 Email: info@resassociates.com www.resassociates.com		DATE NOVEMBER 13, 2017		PROJECT NO. 2012897-007		SHEET NO. 8		OF 18		DATE 10/13/2017		REVISION	

Exhibit

B



STORM SEWER TRENCH EXCAVATION AND BACKFILL DETAIL

NOT TO SCALE

NOT TO SCALE

NOTE:

1. THE MAINTENANCE OF ALL STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, NORMAL MAINTENANCE AS WELL AS REPAIR OF STRUCTURAL DAMAGE OR DETERIORATION OF ANY KIND, INCLUDING THAT CAUSED BY SINKHOLES, EROSION, OR OTHER EVENTS. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF ACCESS AT ANY TIME TO INSPECT AND MAINTAIN THE FACILITY AT THE PROPERTY OWNER'S EXPENSE IF THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE FACILITY.
2. ANNUAL WRITING REPORT OF ALL INSPECTION AND MAINTENANCE ACTIVITIES IS REQUIRED.

NOT TO SCALE

LANCASTER COUNTY ROD ANN M. HESS
STORM WATER MANAGEMENT PLAN
2018-0360-J 08/28/2018 03:24:15 PM
RCD Fees: \$51.00 Taxes: \$0.00 Page 16 of 20

SHEET NO.: 14 OF 18