

## **NOTICE TO POTENTIAL PURCHASER OF LOTS**

### **Wetlands:**

**A DELINEATION OF WETLANDS MAY BE REQUIRED BY LAW** (Section 404 of the Clean Water Act 33 USC, Section 1344; PA Law Clean Streams Law 35 PS Sections 691.1 through 693.001)

Further, be informed that neither Franklin Township nor the subdivider has ascertained the presence of wetlands on this subdivision or the lots therein.

The presence of wetlands equaling .25 acres on a lot; or lot uses impacting negatively on a wetland may prohibit your building or other land uses on the property.

Approval of this subdivision plan by Franklin Township does not grant Federal or State approval or authorization for building or certain other uses (see PASPGP-3 Federal Clean Water Act compliance for this subdivision). Federal, State and/or County agency approvals may be required.

### **Potable water, drainage and storm water management:**

#### **WARNING**

Approval of this subdivision plan Mylar and/or permit by Franklin Township cannot be deemed by anyone as an assurance that sufficient potable water is available or economically accessible on the property; that drainage is adequate or that storm water management requirements have been met.

The Township approval of this subdivision plan is limited to the requirements placed on the Township by the Pennsylvania Municipalities Planning Code Act of 1968, P.L.805, No.247 as reenacted and amended and other state statutes and laws, federal statutes, laws and regulations, and county ordinances, laws or regulations.

#### **ASSUMPTION OF RISK BY FUTURE PURCHASERS OF LOTS OR LAND**

Purchasers of lots or land in a Franklin Township approved subdivision are not guaranteed that any prospective use is feasible on lots or land. Liability for adequate potable water, drainage and storm water management requirements is not assumed by the Township when granting a subdivision plan. Purchasers assume the risk and should make their own diligent inquiries and investigation regarding potable water, drainage and storm water management.