

- F. A Storm Drainage and Storm Water Management Plan including all lines, swales, drains, basins, and other facilities.
- G. Detailed Architectural Plans on each building shall be filed with Clark Township.

Article XIII-Condominium Ordinance (Continued)

Section 1303- Condominium Subdivision Plan-Required Content

Section 1303 - Easements for Utilities:

The Condominium Subdivision Plan shall include all necessary easements granted to Clark Township for the purpose of constructing, operating, inspecting, maintaining, repairing, altering, replacing, and/or removing pipelines, mains, conduits and other installations of a similar character (hereinafter collectively called "public structures") for the purpose of providing public utilities including conveyance of sewage, water and storm water run-off across, through and under the property subject to said easement and excavating and refilling ditches and trenches necessary for the location of said structures.

Section 1304 - Private Streets:

If a condominium subdivision is proposed to have private streets, they shall be developed to the minimum design, construction, inspection, approval, and maintenance requirements of this ordinance. In addition, all private streets in a condominium subdivision shall have a paved driving surface of asphalt or concrete. The minimum width of streets shall be 66 foot right-of-way.

Section 1305 - Encroachment Prohibited:

Encroachment of one condominium unit upon another as described in Section 40 of the Condominium Act shall be prohibited by the condominium bylaws and recorded as part of the master deed.

Section 1306 - Relocation of Boundaries:

The relocation of boundaries as described in Section 46 of the Condominium Act shall conform to all setback requirements of this Ordinance for the district in which the project is located shall be approved by the Zoning Administrator and this requirement shall be made part of the bylaws and recorded as part of the master deed.

Section 1307 - Subdivision of Condominium Units:

All subdivisions of individual condominium units shall conform to the requirements of the Clark Township Zoning Ordinance for minimum lot width, lot area, and the building setback requirements shall be approved by the Zoning Administrator as set forth in the District for which the project is located and these requirements shall be made part of the bylaws and recorded as part of the master deed.

Section 1308 - Mobile Home Condominium Project:

Mobile Home Condominium Projects shall conform to all requirements of this Ordinance and shall be located only in the Mobile Home Park District.

Section 1309 - Multiple Unit Project:

A Multiple Unit Project shall consist of not more than two units under one roof situated side by side with ground level access to each unit.

Section 1310 - Condominium Subdivision Layout, Design and Approval: