

- f) a storm drainage and stormwater management plan, including all lines, swales, drains, basins, and other facilities, when appropriate.

13.4.3 Utility Easements

The condominium development plan shall include all necessary easements for the purpose of constructing, operating, inspecting, maintaining, repairing, altering, replacing, and/or removing pipelines, mains, conduits, and other installations of a similar character providing public utilities, including conveyance of sewage, water and stormwater runoff across, through and under the property subject to said easement, and excavating and refilling ditches and trenches necessary for the location of said structures

13.4.4 Private Roads

All private roads in a condominium subdivision shall comply with the specifications of the County Road Commission and the Township Private Road Ordinance.

13.4.5 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.

13.4.6 Relocation of Boundaries

The relocation of boundaries, as described in Section 48 of the Condominium Act, shall conform to all setback requirements of this Ordinance for the Zoning District in which the project is located, shall be approved by the Zoning Administrator, and this requirement shall be made part of the condominium bylaws and recorded as part of the master deed.

13.4.7 Condominium Units

Individual condominium units shall comply with all regulations of the Zoning District in which it is located and shall be approved by the Zoning Administrator.

13.4.8 Performance Guarantees

As a condition of approval of the site plan, the Planning Commission may require a deposit by the developer to make improvements shown upon the site plan and to insure completion of filing requirements.