

shall include the nature, location, and approximate size of common elements. Size of drawn plan shall be at least 11" X 17", 1"=100', including North arrow, date, etc. Also plan shall show topo, drainage, wetlands, flood plains, contours, streets, sewer, water, other public improvements such as recreation areas and rights-of-way to adjoining properties.

**4. Condominium Unit:** means that portion of the condominium project designed and intended for separate ownership and use as described in the master deed.

**5.Consolidating Master Deed:** means the final amended master deed for a contractible condominium project, an expandable condominium project or a condominium project containing convertible land or convertible space, which final amended master land or convertible space, which final master deed fully describes the condominium project as completed.

**6.Contractible Condominium:** means a condominium project from which any portion of the submitted land or buildings may be withdrawn pursuant to express provisions in the condominium documents and in accordance with this ordinance and the Condominium Act.

**7.Conversion Condominium:** means a condominium project containing condominium units some or all of which were occupied before the establishment of the condominium project.

**8.Convertible Area:** means a unit or portion of the common elements of the condominium project referred to in the condominium documents within which additional condominium units or general or limited common elements may be created pursuant to express

provision in the condominium documents and in accordance with this Ordinance and the

**9.Expandable Condominium:** means a condominium project to which additional land may be added pursuant to express provisions in the condominium documents.

**10.Front Yard Setback:** shall be equal to the distance between the front yard area line and the condominium dwelling.

**11.Lot:** shall mean the same as Homesite and/or Condominium Unit.

**12.Mobile Home Condominium Project:** means a condominium project which mobile homes are intended to be located upon separate lots which constitute individual condominium units.

**13.Master Deed:** means the condominium document recording the condominium project as approved by the zoning administrator to which is attached as exhibits and incorporated by reference the approved bylaws for the project and the approved condominium subdivision plan for the project.

**14.Rear Yard Setback:** shall be equal to the distance between the rear yard area line and the condominium dwelling.

**15.Side Yard Setback:** shall be equal to the distance between the side yard area line and the condominium dwelling.

### **Section 1302 - Condominium Subdivision Plan - Required Content**

All condominium subdivisions plans shall include the information required by Section 66 of the Condominium Act to include the following:

- A. A Survey Plan of the condominium subdivision including monuments at boundaries.
- B. A Flood Plain Plan when appropriate.
- C. A Site Plan showing the location, size, shape, area and width of all condominium units.
- D. A Utility Plan showing all sanitary sewer, water, and storm sewer lines and easements granted to the Township for installation, repair and maintenance of all utilities.
- E. A Street Construction, Paving & Maintenance Plan for all private streets within the proposed condominium subdivision.