

TOWNSHIP OF FOREST
ZONING ORDINANCE

ARTICLE 12: Condominium Projects

The intent of these requirements is to ensure that all condominium projects are developed in compliance with standards applicable to similar forms of development under Township ordinances.

Section 12.01 - Review

Pursuant to authority conferred by Section 141 of the Condominium Act, all condominium projects shall require site plan approval by the Planning Commission before site improvements may be initiated and shall follow the process outlined in the Article.

Section 12.02 - Submission Requirements

All condominium project site plans shall be submitted for review as required by the site plan review requirements of this ordinance and Section 66 of the Condominium Act, and include the following additional information:

- A. A Copy of the "Exhibit B" condominium subdivision plan (this may replace the site plan normally required for site plan review provided it meets the information requirements of Section ____).
- B. A copy of the master deed and a copy of all restrictive covenants to be applied to the project.

Section 12.03 - District Requirements

The development of all condominium projects shall observe the applicable yard setback and minimum floor area requirements for structures within the zoning district within which the project is located. In site condominium projects the condominium unit and its associated limit common element shall be treated as a lot for the purpose of calculating lot size, width and setback. The dwelling unit density in a conventional condominium consisting of individual single-family dwellings shall be no greater and spacing no less than would be permitted if the parcel were subdivided.

Section 12.04 - Condominium Design Standards

A. Streets

All streets in a condominium subdivision shall conform to the Genesee County Road Commission standards for subdivision streets. Public streets may be required where necessary to provide continuity to the public road system.

B. Utility Improvements

Utilities shall comply with the requirements of the township's subdivision control and utility ordinances and any infrastructure standards adopted by the township board.

C. Utility Easements

The condominium subdivision plan shall include all necessary easements granted to Forest Township for the purposes of constructing, operating, inspecting, maintaining, repairing, altering, replacing, and/or removing pipelines, mains, conduits, and other installations of a similar character for the purpose of providing public utilities, including

the 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.

D. Engineering Reviews

Copies of an "as built" survey shall be provided to the Township demonstrating compliance with applicable Township ordinances.

Section 12.05 - Survey Requirements

Conventional condominiums shall comply with the monumenting requirements contained in the Condominium Act, PA 59 of 1978. Site condominium shall comply with the following requirements which are intended to ensure that monumentation is equivalent to the monumentation requirements of a subdivision plat.

- A. Monuments shall be located in the ground and made according to the following requirements, but it is not intended or required that monuments be placed within the traveled portion of a street to mark angles in the boundary of the subdivision if the angle's points can be readily reestablished by reference to monuments along the sidelines of the streets.
- B. All monuments used shall be made of solid iron or steel at least half ($\frac{1}{2}$) inch in diameter and thirty six (36) inches long and completely encased in concrete at least four (4) inches in diameter.
- C. Monuments shall be located in the ground at all angles in the boundaries of the site condominium; at the intersection lines of streets and at the intersection of the lines of streets with the boundaries of the site condominium and at the intersection of alleys with the boundaries of the site condominium; at the points of curvature, points of reverse curvature and angle points in the side lines of streets and alleys; and at all angles of an intermediate traverse line.
- D. If the required location of a monument is in an inaccessible place, or where the locating of a monument would be clearly impractical, it is sufficient to place a reference monument nearby and the precise location thereof be clearly indicated on the plat and referenced to the true point.
- E. If a point required to be monumented is on a bedrock outcropping, a steel rod, at least half ($\frac{1}{2}$) inch in diameter shall be drilled and grouted into solid rock to a depth of at least eight (8) inches.
- F. All required monuments shall be placed flush with the ground where practicable.
- G. The corner of each area consisting of a unit and the associated limited common area reserved for that unit, and treated as a "lot" under this ordinance shall be monumented in the field by iron or steel bars or iron pipes at least eighteen (18) inches long and half ($\frac{1}{2}$) inch diameter, or other markers approved by the Township.
- H. The Township Planning Commission may waive the placing of any of the required monuments and markers for a reasonable time, not to exceed one year, on condition the proprietor deposits with the Township cash, certified check, or irrevocable bank letter of credit payable to the Township, whichever the proprietor selects, in an amount not less than one hundred dollars (\$100.00) per monument and not less than four hundred dollars (\$400.00) in total, except that lot corner markers shall be at the rate of not less than twenty five dollars (\$25.00) per markers. Such cash, certified

check or irrevocable bank letter of credit shall be returned to the proprietor upon receipt of a certificate by a surveyor that the monuments and markers have been placed within the time specified as required. If the proprietor defaults, the Township shall promptly require a surveyor to locate the monuments and markers as certified on the plat, as required by this ordinance. The Township shall be reimbursed for the cost of such work by the proprietor's deposits. Additionally, in the event the Township incurs costs in excess of the amount deposited, such costs will be charged against the proprietor.