

CHAPTER 77

SUBDIVISION AND LAND DEVELOPMENT

**ARTICLE I  
GENERAL PROVISIONS**

- §77-101. Short Title.
- §77-102. Purpose.
- §77-103. Authority.
- §77-104. Jurisdiction.
- §77-105. Duties and Responsibilities of Borough Council.

**ARTICLE II  
DEFINITIONS**

- §77-201. General.
- §77-202. General Terms.
- §77-203. Specific Terms.

**ARTICLE III  
PLAN PROCESSING PROCEDURES**

- §77-301. General.
- §77-302. Concept (Sketch) Plan – Informal Review.
- §77-303. Preliminary Plan Applications.
- §77-304. Final Plan Applications.

**ARTICLE IV  
INFORMATION TO BE SHOWN ON  
OR SUBMITTED WITH SUBDIVISION  
AND LAND DEVELOPMENT PLANS**

- §77-401. General.
- §77-402. Concept (Sketch) Plan Requirements.
- §77-403. Preliminary Plan Requirements.
- §77-404. Final Plan Requirements.

**ARTICLE V  
IMPROVEMENTS**

- §77-501. Completion of Improvements or Guarantee of Improvements (Improvement Bond) as a Prerequisite to Final Plan Approval.
- §77-502. Final Release of Improvement Bond.
- §77-503. Inspection Cost Deposit.
- §77-504. Inspection Cost Deposit Refund
- §77-505. Status of Improvements After Approval of Construction.
- §77-506. Offers of Dedication.
- §77-507. Maintenance Bond Requirements.
- §77-508. Final Release of Maintenance Bond.

**ARTICLE VI  
DESIGN STANDARDS**

- §77-601. General Standards.
- §77-602. Monuments and Pins.
- §77-603. Street Design Standards.
- §77-604. Easements.
- §77-605. Lot Layout.
- §77-606. Sanitary Sewage Disposal and Water Supply.
- §77-607. Grading.
- §77-608. Street Standards.
- §77-609. Parking Areas, Internal Driveways and Off-Street Loading.
- §77-610. Easements.
- §77-611. Storm Drainage.
- §77-612. Erosion and Sedimentation Control.

CHAPTER 77

SUBDIVISION AND LAND DEVELOPMENT

**APPENDIX B:  
CERTIFICATES.**

B-01.	Individual Adoption, Dedication, and Release.	B-07.	Butler County Planning Commission Certificate.
B-02.	Individual Acknowledgment.	B-08.	Borough Council Final Approval Certificate.
B-03.	Corporation Adoption, Dedication, and Release.	B-09.	Proof of Recording.
B-04.	Corporation Acknowledgment.	B-10.	Professional Land Surveyor Certificate.
B-05.	Certificate of Title – No Mortgage.	B-11.	Private Road/Street Notice.
B-06.	Certificate of Title – Mortgage Clause.	B-12.	Developer's Acceptance of Responsibility for Stormwater Drainage Facilities and Control of Stormwater Drainage.

[HISTORY: Adopted by Callery Borough Council on \_\_\_\_\_, 2009, by Ordinance No. 2009-01. Amendments noted where applicable.]