chapter 5

# SUBDIVISION REGULATIONS

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### *Section 5.1 Purpose*

This chapter establishes procedures and standards for the development and subdivision of real property within the corporate and zoning limits of the Town, in an effort to ensure proper legal description, identification, documentation, and recordation of real property boundaries. Further, this code shall promote the orderly layout and appropriate use of the land; provide safe, convenient, and economic circulation of vehicular traffic and pedestrian movement; provide suitable building sites that are readily accessible to emergency vehicles; assure the proper installation of streets and utilities; promote the eventual elimination of unsafe or unsanitary conditions; and help conserve and protect the physical, environmental, and economic resources of the Town of Waxhaw.

### *Section 5.2 Compliance and Criteria for Approval*

All plats for the subdivision of land within the Town shall comply with all requirements of NCGS 160D and the requirements specified in this chapter as well as the requirements of this code before any plat can be recorded or lots sold. No final plat of a subdivision within the jurisdiction of the Town shall be recorded by the Union County Register of Deeds until it has been approved as provided in this code.

### *Section 5.3 Applicability and Exemptions*

A subdivision shall include all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets. However, the following shall not be considered a subdivision nor be subject to the requirements of this chapter and shall be considered exempt:

A. The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of these regulations.

B. The division of land into parcels greater than ten acres where no street right-of-way dedication is involved.

C. The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.

D. The division of a tract in single ownership whose entire area is not greater than two acres into not more than three lots, where no street right-of-way dedication is involved, and where the resultant lots are equal to or exceed the standards of the underlying zoning district.

E. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the North Carolina General Statutes.

F. Cemeteries that divide plots of land for burial of the deceased.

### *Section 5.4 Homeowners' Association*

A homeowners' association shall be required for maintenance of improvements that are associated with a subdivision and are not dedicated for public use. The homeowners' association must have clear legal authority to maintain and exercise control over the common areas and facilities and the power to compel contributions from residents of the development to cover their proportionate share of the cost associated with the maintenance and upkeep of such common areas and facilities. A copy of the legal document granting this authority must be submitted to the town before final plat approval. Homeowners' association documents must be recorded in the Union County Register of Deeds before any lot is sold or any building occupied.

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### *Section 5.5 Types of Subdivision Review*

A. Exempt Subdivision – Subdivision of property exempted as defined in Section 5.3 of this Code and NCGS 160D.

B. Minor Subdivision – a subdivision having no more than 9 lots, no installation of a private wastewater treatment facility or a private water supply system for more than one lot or building site, no dedication of public right of way for the lots being created, and no new installation of drainage improvements through one or more lots to serve one or more other lots.

C. Major Subdivision – all subdivisions not defined as minor or exempt by this code.

Classification of Subdivision Review:

| Subdivision Type | Review Type | Decision Maker | Approx. Review Time |
|---|---|---|---|
| Minor Subdivision | Plot Plan | Administration | 15-30 days |
| Minor Subdivision | Final Plat | Administration | 15 days or less |
| Major Subdivision | Preliminary Plan | Planning Board | 60-90 days |
| Major Subdivision | Construction Document Plan | Administration | 45-60 days |
| Major Subdivision | Final Plat | Administration | 15 days or less |
| Exempt | N/A | Administration | 5 days or less |

### *Section 5.6 Minor Subdivisions*

A plot plan per requirements of Section 5.11 shall be prepared and submitted in conjunction with an application for a proposed minor subdivision. Staff shall review the plot plan and may also distribute the plans to the Town's Technical Review Committee if necessary. A plot plan must be approved prior to any work commencing on the site. A final plat shall be submitted for recordation within one year of a plot plan approval, otherwise the plot plan shall be considered null and void.

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### *Section 5.7 Major Subdivisions*

Major subdivisions shall be identified as all other subdivisions that do not qualify as minor in Section 5.6 or exempt as per Section 5.3.

A Traffic Impact Analysis (TIA) is required if warranted as part of the preliminary plan review process for a major subdivision. A TIA must be conducted according to the standards of the Town's adopted TIA ordinance. The Town Engineer shall determine if a TIA is warranted.

A pre-application meeting is required for all major subdivisions. The purpose of the pre-application meeting is for staff to gather information about the project proposal and its merits and to inform the potential applicant on the requirements and processes. No subdivision application will be processed without completing a pre-application meeting.

### *Section 5.7.1 Preliminary Plan Review and Approval Process by Planning Board*

A preliminary plan shall be prepared per the requirements of Section 5.11 and submitted in conjunction with an application for a proposed major subdivision. Staff shall distribute the preliminary plans to the Technical Review Committee for review and comment if the Planning Department deems necessary. Section 5.11 depicts the information required for a complete submittal of a preliminary plan.

A conditional zoning district approval may preclude an applicant from having to obtain a preliminary plan approval for a major subdivision. If the proposed subdivision is located in an approved conditional zoning district and conforms to the approved plan, the Zoning Administrator may determine that it is exempt from preliminary plan approval.
The Planning Board shall review the preliminary plan and approve or deny the plan based on meeting the criteria of this chapter, this code, and NCGS 160D. If a preliminary plan is approved, the applicant may then prepare construction document plans for review per the process in Section 5.7.3 and per information required in Section 5.11.

A final plat prepared per Section 5.11 shall be submitted for recordation within two years of a preliminary plan approval, otherwise the preliminary plan shall be considered null and void. Application can be made to extend a preliminary plan approval an additional two years. The extension shall be approved or denied by the Planning Board.

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### *Section 5.7.2 Revisions to an Approved Preliminary Plan*

Minor revisions to a preliminary plan may be approved by the Zoning Administrator under the following conditions:

A. Lot configuration changes that do not amount to more than 10% of the project area.

B. Reduction in number of lots approved by the Planning Board during the preliminary plan approval.

C. A change in location of open space on not more than 10% of the designated open space area.

D. Changes to the street alignment that do not change the scope of the project.

E. Other lot design standards that equal no more than a 10% change to the project area.

F. Other changes that in no way significantly alter the original approved preliminary plan.

All other revisions to a preliminary plan shall require a new review and approval from the Planning Board.

### *Section 5.7.3 Construction Document Plan Review Process*

Preliminary plans for major subdivisions approved by the Planning Board must then complete a construction document plan review. The applicant may submit the construction document plans based on their proposed phasing if desired. The applicant shall submit fully engineered plans for the construction document review. Section 5.11 (Information Required for Preliminary Plans, Construction Documents Plans, and Final Plats) depicts the information required for a complete submittal of a construction document plan.

Staff shall distribute the construction document plans to the Technical Review Committee for review and comment. Staff shall approve the construction document plans once the applicant meets all requirements of this code and requirements of other TRC review agencies, if applicable.

Construction document plans must be administratively approved prior to work commencing on the site.

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### *Section 5.7.4 Phasing*

Lots may be recorded and public improvements may be constructed in phases. The Zoning Administrator shall ensure that the phasing plan is in accordance with the approved preliminary plan. The preliminary plan must clearly show how many phases are proposed.

The phasing plan shall include a timetable for estimated phasing, completion of grading, infrastructure improvements, landscaping, lighting, and any other improvements to be dedicated to the public.

Final plats can be submitted for one or more phases at a time.

A residential subdivision of single family detached homes must be larger than 50 lots for phasing to be implemented. All other uses may be phased as determined by the Zoning Administrator.

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### *Section 5.8 Cluster Subdivisions*

Cluster Subdivisions are allowed only in the R-3 and R-4 Single Family Residential districts. The maximum dwellings per acre may increase from 3 units per acre to 3.5 units per acre for single family detached housing in the R-3 district and 4 units per acre to 5 units per acre in the R-4 district, subject to the following criteria:

A. Must be able to connect to the public water and sewer system

   Union County Public Works may allow septic systems in special circumstances where a small percentage of the proposed lots cannot reasonably connect to the public sewer system.

B. A minimum of 20% of the land must be designated as open space.

   1. The land dedicated for open space shall be useable land; meaning not located in floodway, floodplain, or utility easements.

   2. The open space shall be owned by the homeowners' association.

   3. All or a portion of the open space may be dedicated to the town if the town determines there is a public interest and benefit.

   4. All or portion of the open space may be dedicated to an organization that conserves land if the town determines there is a benefit.

   5. Required buffer yards may be counted toward designated open space at the discretion of the Zoning Administrator.

C. Lot dimensional requirements may be reduced by 25% of the standards of the R-3 and R-4 Single Family Residential Districts.

   If 25% or more of the land is dedicated to open space then the side setbacks can be reduced by 50%, but in no case shall be less than 5 feet.

D. The project area must be a minimum of 5 acres in size. A smaller area may be considered on a case-by-case basis by the Zoning Administrator.

E. Subdivisions within the downtown economic zone area depicted on the Town's adopted Future Land Use Plan may utilize the cluster lot dimensional requirements as determined by the Zoning Administrator.

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### *Section 5.9 Final Plat Review Procedure*

Prior to recording, a final plat shall be prepared and submitted to the Planning Department for review and approval. No final plat will be considered for approval without first:

A. Obtaining administrative approval of a sketch plan for minor subdivisions; or obtaining Planning Board approval of a preliminary plan for major subdivisions.

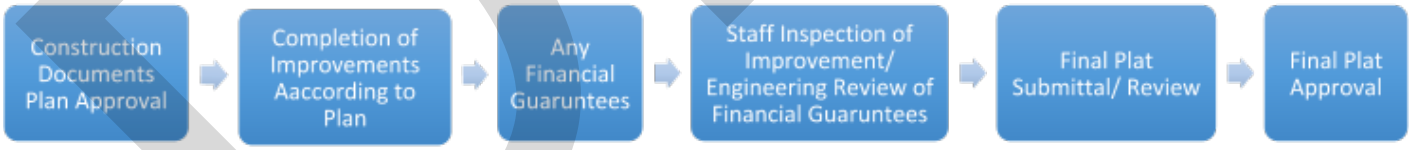
B. Obtaining administrative approval of construction document plans for major subdivisions.

C. Completing the installation of required improvements in accordance with the approved preliminary plan and construction document plan requirements of this code; as-built drawings prepared and submitted; and completing a satisfactory inspection of the improvements that have been installed by town staff and other relevant agencies and organizations.

D. Financial guarantees in a form acceptable to the town (such as a bond or irrevocable letter of credit) that guarantees the improvements will be completed as shown on a preliminary plan and construction document plan.

Section 5.11 (Information Required for Preliminary Plans, Construction Documents Plans, and Final Plats) depicts the information required for a complete submittal of a final plat.

Once all requirements of the preliminary plan and construction documents plans have been met, the final plat shall be prepared and submitted to the town for review and approval by the Zoning Administrator. Following execution of the final plat, the plat can be recorded at the Register of Deeds.

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***Section 5.10 Certificates Required for Final Plats***

Before the Zoning Administrator accepts a final plat, the following certifications shall appear on the prepared plat:

***CERTIFICATE OF OWNERSHIP AND DEDICATION***

I hereby certify that I am the owner of the property shown and described hereon, which is located in the Corporate Limits of the Town of Waxhaw and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all infrastructure being the whole system of improvements required for the use of the subdivision that allow it to be used for its intended subdivided purpose. This includes but is not limited to public streets, street curb and gutter, sidewalks, public sewer, public water, drainage features, traffic control devices, street lighting, street signs, and landscaping to the appropriate agency.

_____ _____

***Date*** ***Owner***

***CERTIFICATE OF SURVEY AND ACCURACY***

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, Page_____, and/or other description); that the boundaries not surveyed are clearly indicated as drawn from information found in Book__, Page__; that the ratio of precision as calculated is 1:__; that this plat was prepared in accordance with NCGS 47-30 as amended.

Witness my original signature, registration number and seal this_____ day _____ of, 20__ .

_____ _____

Surveyor's Signature Registration Number

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### *CERTIFICATION OF APPROVAL*

I hereby certify that this Final Plat is in substantial compliance with the Preliminary Plan as approved, that all required improvements have been installed in accordance with the Waxhaw Land Development Code and that this plat is finally approved provided it is recorded with the Union County Register of Deeds within thirty (30) days of this date.

_____ _____

Date Administrator

### *REVIEW OFFICER'S CERTIFICATE*

I, _____ , Review Officer for Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ _____

Date Review Officer

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***Section 5.11 Information Required for Plot Plans, Preliminary Plans, Construction Documents Plans, and Final Plats***

| *Information* | *Plot Plan* | *Preliminary Plan* | *Construction Document Plan* | *Final Plat* |
|---|---|---|---|---|
| **A. General Information:** | | | | |
| Name of Subdivision | X | X | X | X |
| Name and contact info of Owner / Subdivider | X | X | X | X |
| Location (including municipality, county, state) | X | X | X | X |
| *Information* | *Plot Plan* | *Preliminary Plan* | *Construction Document Plan* | *Final Plat* |
| Scale of drawing depicted in words and graphics | X | X | X | X |
| Date of plan prepared | X | X | X | X |
| Name, contact info, registration number, seal of the registered land surveyor | X | X | X | X |
| Name and contact info of the preparer | X | X | X | X |
| Vicinity Map | X | X | X | X |
| North Arrow | X | X | X | X |
| Corporate Limits, county lines if on subdivision tract. | X | X | X | X |
| New boundary lines created by a subdivision | X | X | X | X |
| Existing boundary lines prior to new subdivision | X | X | X | X |
| Parcel number(s) of subject tract and adjoining tracts | X | X | X | X |
| Names of owners of adjoining tracts | X | X | X | X |
| Acreage/square feet in total tract to be subdivided | X | X | X | X |
| Total parcels created by subdivision | X | X | X | X |
| Acreage of parcels created by subdivision | X | X | X | X |
| Lots numbered consecutively throughout the subdivision | X | X | X | X |

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|---|---|---|---|---|
| Mailbox locations | | X | X | |
| Historical Properties on National or State Register, if Applicable | X | X | X | X |
| **B. Zoning Dimensional Information:** | | | | |
| Existing/proposed zoning district of subject property | X | X | X | X |
| Existing zoning of adjoining tracts | X | X | X | |
| Building setback lines | X | X | X | X |
| Existing buildings | X | X | X | |
| Proposed buildings | X | X | X | |
| **Information** | ***Plot Plan*** | ***Preliminary Plan*** | ***Construction Document Plan*** | ***Final Plat*** |
| Building height requirements | X | X | X | X |
| **C. Environmental Information:** | | | | |
| Wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or streambeds, and any other natural features affecting the site. | X | X | X | X |
| Location of the flood hazard, floodway, and floodway fringe areas from the community's FEMA maps or other approved maps. | X | X | X | X |
| Topography (contour lines) | X | X | X | |
| Landscaping Required by Code | | X | X | |
| Erosion and Sedimentation Control Plan | | | X | |
| Stormwater Control Structure locations | X | X | X | X |
| Stormwater Control Structure Details | | | X | |
| **D. Streets and Blocks Information:** | | | | |
| Proposed streets | X | X | X | X |
| Existing streets within and adjoining subdivision | X | X | X | X |
| Rights-of-way, location and dimensions | X | X | X | X |
| Street cross sections and pavement details | | | X | |

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| | | | | |
|---|---|---|---|---|
| Design engineering data for all corners and curves | | | X | |
| Block lengths in linear feet | | X | X | |
| Cul-de-sac details | | | X | |
| Curb and gutter locations | | X | X | |
| Curb and gutter details | | | X | |
| Sidewalk locations | | X | X | |
| Sidewalk details | | | X | |
| Handicap ramp locations | | X | X | |
| Handicap ramp details | | | X | |
| **Information** | ***Plot Plan*** | ***Preliminary Plan*** | ***Construction Document Plan*** | ***Final Plat*** |
| Traffic Control Devices | | | X | |
| Street lighting (location and type used in subdivision) | | | X | |
| Street signs (type used in subdivision) | | | X | |
| Street names | | | X | X |
| **E. Utility Information** | | | | |
| Water line locations and sizes | X | X | X | |
| Fire hydrant locations | X | X | X | |
| Fire hydrant details | | | X | |
| Sewer line locations and sizes | X | X | X | |
| Sewer line details | | | X | |
| Storm drainage locations and sizes | X | X | X | |
| Storm drainage details | | | X | |
| Storm drainage calculations | | | X | |
| Septic systems, if necessary | X | X | X | |
| Easements existing and required (water, sewer, Drainage) | X | X | X | X |

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| | | | | |
|---|---|---|---|---|
| Other utility locations (natural gas, electric, telephone, cable, internet, etc.) above/below ground | X | X | X | |
| Other utility easements (natural gas, electric, Telephone, cable, internet, etc.) above/below ground | X | X | X | |
| **F. Landscaping Information:** | | | | |
| Street tree locations | X | X | X | |
| Street tree details | | | X | |
| Utility strip locations | X | X | X | |
| **Information** | ***Plot Plan*** | ***Preliminary Plan*** | ***Construction Document Plan*** | ***Final Plat*** |
| Perimeter buffer and screening locations | X | X | X | X |
| Perimeter buffer and screening details | | | X | |
| **G. Recreation, Public, and Open Space Information:** | | | | |
| Pedestrian and bike path locations | X | X | X | |
| Pedestrian and bike path easements | X | X | X | |
| Pedestrian and bike path details | | | X | |
| Parks and recreation areas and acreage with specific type indicated | X | X | X | X |
| School sites and acreage, if applicable | X | X | X | X |
| Areas and acreage to be dedicated to or reserved for public use | X | X | X | X |
| Areas and acreage to be dedicated to homeowner's association | X | X | X | X |
| Proposed homeowners association documents and covenants | | | X | |
| Recorded homeowners association documents and covenants | | | | X |
| **End of table** | | | | |

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The Town and other review agencies reserve the right to ask for additional information deemed necessary for review of a proposed subdivision. Conversely, the Zoning Administrator may waive any of the information required if deemed unnecessary.

***Section 5.12 Lot Design Standards***

All subdivisions must meet the minimum lot design standards herein. All subdivisions must meet the requirements of applicable sections of this Code within and outside this chapter and the Town's Engineering Design and Construction Standards Manual.
The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated, and shall conform to the following:

A. A buffer yard shall be required around the perimeter of all major subdivisions. The minimum buffer yard requirement is 20 feet. This does not pertain to portions of a subdivision that fronts a street. Refer to Chapter 7 of this Code for Street Buffer Yard requirements.

B. Lighting along public streets is required for all major subdivisions. Refer to Chapter 7 of this Code and the Town's Engineering Design and Construction Guidelines Manual for lighting requirements.

C. Refer to Chapter 7 of this Code and the Town's Engineering Design and Construction Guidelines Manual for streets, blocks, sidewalks, greenways, utility standards and details.

D. Every lot or parcel of land shall front a public street and shall meet the dimensional requirements of the underlying zoning district, unless otherwise approved as part of a conditional zoning or special use permit.

    1. Frontage on a public street shall not be required in the following situations, if an easement to connect the lot to the public street is provided.

        a. Parcels within non-residential subdivisions

        b. Multi-family lots where individual lots are separated from the public street by land under common ownership by the owners of the multi-family development

    2. Lots or parcels located on a cul-de-sac shall provide:

        a. Lot frontage of at least 50% of the minimum required from the underlying zoning district, but in no case less than 25 feet.

        b. The minimum required lot width at the front building setback line.

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E. Corner lot lines shall be at right angles to straight street lines or radial to curved street lines.

F. Corner lots shall add 5 feet to the minimum side yard setback dimensional requirement on the street side.

G. Double frontage lots shall meet the minimum front yard setback dimensional requirement for both frontages.

H. Flag lots may be developed on a limited basis in subdivisions where individual development of each lot is contemplated and the Zoning Administrator determines that no future street access through the property will be needed. Flag lots may be used to better use irregularly shaped properties or sites with physical limitations, or to eliminate or reduce access to a thoroughfare or collector street. Flag lots shall not be permitted in any proposed Subdivision except as provided for in this section. The minimum lot width shall be 25 feet for all flag lots.

| Size of Subdivision | Maximum Number of Flag Lots |
|---|---|
| 2-20 lots | 1 lot |
| Over 20 lots | 1 per every 20 lots |

***Section 5.13 Improvements***

All site improvements shall be in accordance with applicable standards, including, without limitation, the provisions of this Code and the Town's Engineering Design and Construction Standards Manual, the standards of Union County Public Works Department (and all applicable rules, regulations, and policies of Union County), and the North Carolina Department of Transportation (NCDOT and all its applicable rules, regulations, and policies). Except as herein provided, before a final plat is eligible for approval all improvements shall be installed, approved, and completed. All plans and specifications for site improvements, including but not limited to grading, drainage, sidewalks, utilities, and street improvements shall be inspected and approved by the proper agency prior to final plat approval.

As-built drawings are required prior to final inspections of improvements. Refer to the Town Engineering Manual for As-built drawing requirements.

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### *Section 5.14 Inspections of Improvements*

During the installation of land and the installation of improvements for a subdivision, periodic inspections shall be made to ensure conformity with the approved plans, specifications, and standards. Appropriate staff from both Town and State agencies may make inspections at any time during the progress of work.

### *Section 5.15 Acceptance of Improvements*

Once a final plat has been recorded, a developer shall apply to the Public Services Director to have their improvements accepted by the Town for maintenance. For the Town to accept improvements, the Public Services Director and Town Engineer shall find that the applicant has satisfactorily met the acceptance criteria in this Code and the town's Engineering Design and Construction Standards Manual.
The Town Engineer shall certify that the improvements meet Town standards and then the Board of Commissioners shall accept the improvements for maintenance.
The Town will accept only those improvements that have been completed and will not accept any improvements that are part of an improvement guarantee.
No local residential street shall be accepted by the Town until 75% of the lots on the street have been issued a Certificate of Occupancy. All other streets shall be considered for acceptance at the discretion of the Town.

### *Section 5.16 Improvement Guarantees/Partial Releases*

The Town of Waxhaw may enter into an agreement allowing the applicant to complete all required improvements in the subdivision on the parcel at a later date. Such agreement can call for the completion of improvements for one or more phases of the subdivision. Once the agreement is approved by the Zoning Administrator, executed by the Town and the applicant, and the applicant provides the required security, a final plat for the entire subdivision or subdivision phase may be approved by the Town if all other requirements of this Code are met. To secure this agreement, the applicant shall provide to the Zoning Administrator, either one, or a combination of the following guarantees shown. The amount of such guarantee shall be equal to 1.25 times the cost of installing all required improvements. The Town's Engineer shall verify such amount furnished by the applicant. A fee, in accordance with the Town's fee schedule, shall be paid by the applicant to cover the costs associated with such review.

The following is a list of monetary guarantees, which shall be considered for approval by the Zoning Administrator. All such guarantees shall be made payable to the Town of Waxhaw on such terms and conditions as approved by the Zoning Administrator:

A. Surety Performance Bond(s). The applicant shall obtain one or more performance bond(s) from a surety bonding company authorized to do business in North Carolina. The duration of the bond(s) shall be until such time as the Zoning Administrator accepts the improvements.

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B. Cash or Equivalent Security.The applicant shall deposit cash, an irrevocable letter of credit, or other instrument readily convertible into cash at face value, either with the Town or in escrow with a financial institution designated as an official depository of the Town of Waxhaw. If cash or other instrument is deposited in escrow with a financial institution as herein provided, the applicant shall then file with the Zoning Administrator an agreement between the financial institution and himself guaranteeing the following:

1. That said escrow account shall be held in trust until released by the Zoning Administrator and may not be used or pledged by the applicant in any other matter during the term of the escrow; and

2. That in case of a failure on the part of the applicant to properly construct or complete said improvements the financial institution shall, upon notification by the Zoning Administrator, immediately either pay to the Town the funds estimated to complete the improvements up to the full balance of the escrow account, or deliver to the Town any other instruments fully endorsed or otherwise made payable in full to the Town.

Should the applicant fail to complete required improvements within 12 months of the final plat approval or receive a written extension the surety, or the financial institution, holding the escrow account, shall, if requested by the Zoning Administrator, pay all or any portion of the bond or escrow fund to the Town of Waxhaw up to the amount needed to complete the improvements. Upon payment, the Zoning Administrator, in their discretion, may use all or a portion of the dedicated funds as deemed necessary to complete all or any portion of the required improvements. The Town shall return to the bonding firm any funds not spent in completing the improvements. Should the amount of funds needed to complete the installation of all required improvements exceed the amount in the bond or escrow account, the applicant shall nonetheless be responsible for providing the funds to cover such costs. The applicant shall at all times bear the financial burden for the installation of all required improvements.

The Zoning Administrator may release a portion of any security posted as the improvements are completed and approved by the responsible agencies. The applicant shall submit the request for releasing a portion of the security in writing to the Zoning Administrator and shall be allowed only one such request for each recorded plat. Such funds shall be released within ten days after the corresponding improvements have been approved.

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