



MECKLENBURG COUNTY

LAND USE & ENVIRONMENTAL SERVICES AGENCY

ATTACHMENT TO LAND DEVELOPMENT BOND

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1/20/2018

This Attachment sets forth essential terms to the Land Development Bond from Principal/ Developer:
Carolina Development Services, LLC. to Mecklenburg County Land Use & Environmental Services Agency
dated: 01/21/2016.

PROJECT NAME: Huntley Glen Phase 1, Map 2

1. AUTHORITY FOR LAND DEVELOPMENT BOND:

TOWN OF Pineville

☒ Subdivision

OR

☐ Commercial

- | | |
|---|---|
| ☒ EROSION CONTROL ORDINANCE | ☒ FLOODPLAIN ORDINANCE |
| ☐ LAND DEVELOPMENT CODE | ☐ NCDOT/MECKLENBURG DRIVEWAY PERMIT |
| ☐ PLANNING ORDINANCE | ☒ POST-CONSTRUCTION ORDINANCE |
| ☐ STORM DRAINAGE REQUIREMENTS | ☒ SUBDIVISION ORDINANCE |
| ☐ SWIM ORDINANCE | ☐ UNIFIED DEVELOPMENT ORDINANCE |
| ☐ WATERSHED ORDINANCE | ☒ ZONING ORDINANCE |
| ☐ OTHER: _____ | |

2. SECURITY FOR LAND DEVELOPMENT BOND: AMOUNT: \$ \$397,000 < Bond Amount >

- ☐ CHECK # <Check Number> (Made out to Mecklenburg County LUESA) CASH <Money Order Number>
- ☐ LETTER OF CREDIT issued by: <Financial Institution Name> LC# <Letter of Credit #>
- ☐ SURETY issued by <Insurance Company Name> Surety # <Bond Surety Number>

Deliver or Mail Address: Mecklenburg County LUESA, 700 North Tryon St. Charlotte NC 28202
Attn: Land Development Bond Administrator

3. PURPOSE OF LAND DEVELOPMENT BOND (choose one of the following):

☒ **To guarantee installation of improvements for the Project as specified in the approved plans for the Project and in accordance with the applicable ordinance until Mecklenburg County and governing jurisdiction's final approval.**

1. Construction Infrastructure -3 years
2. BMP Infrastructure (prior to as-built) – 3 years
3. BMP Infrastructure (prior to as-built for release of CO only) – 6 months

☐ **To guarantee maintenance and repair of improvements for the Project as specified in the approved plans for the Project and in accordance with the applicable ordinance until Mecklenburg County and governing jurisdiction's final approval.**

4. Subdivision Roadway Maintenance - 1 year from the date Town Board accepts streets.
Road Way Maintenance process and packet must be submitted to the applicable Town 60 days or greater prior to the bond expiration date.
5. BMP Maintenance – 1 year from the as-built approval date.
6. BMP Maintenance for Post Construction - 2 years from the as-built approval date.

GENERAL INFORMATION:

- The Mecklenburg County approved Letter of Credit wording must be used. All other will be reviewed by Mecklenburg County Attorney and all expenses incurred will be required by the applicant, payable to Mecklenburg County Land LUESA prior to acceptance of the bond.
- Bond Fee Schedule: Fees are subject to change.
 - \$370 New Land Development Bond Fee
 - \$370 Land Development Bond Renewal Fees - Payable every year after the 4th year
 - \$370 Land Development Bond Reduction
 - \$370 Replacement of Security of Land Development Bond
 - \$370 Release of a Land Development Bond Older than 4 years

Principal/Developer:

By: [Signature] (SEAL)

Print: David Culbertson

Title: Manager