



DENSITY AVERAGING CHECKLIST
Updated 5/6/16

Note: This form outlines the basic requirements and process for Density Averaging Certificates to assist the applicant in their submittal. Please see the Davidson Planning Ordinance (DPO) Section 17.8 Density Averaging, as well as other applicable sections, for further information.

1. PARCEL INFORMATION

A. Receiving Parcel

- Address: ▪ Parcel #:
- Owner Name: ▪ Phone #:
- Watershed Overlay District:
- Has a watershed variance ever been granted for this parcel [Y/N]?
- Built-Upon-Area (BUA):

B. Giving Parcel

- Address: ▪ Parcel #:
- Owner Name: ▪ Phone #:
- Watershed Overlay District:
- Has a watershed variance ever been granted for this parcel [Y/N]?
- Built-Upon-Area (BUA):

2. SUBMITTAL REQUIREMENTS

A. ADMINISTRATION

- Town of Davidson Application: Please provide a completed application (see attached materials).
- Fee: \$150 Residential; \$300 Commercial.

B. SURVEYS

- Surveys of Existing Conditions: Provide surveys of both properties in the parcel pair showing current existing impervious area (i.e. Built-Upon-Area, or BUA) and current maximum impervious allowances. The surveys must be performed by a licensed surveyor.

C. STORMWATER MITIGATION PLAN



- Approved Plan: Provide a storm water mitigation plan approved by Mecklenburg County Storm Water Services, Water Quality Program for the parcel receiving additional impervious rights. Confirm the following paths and criteria, as appropriate, and for items that are not applicable please indicate “N/A” to the right of each item:
 - A. Low-Density Option: Vegetative Conveyances.
 - B. High-Density Option:
 - The effected BMP has been designed to handle the additional impervious area.
 - The two lots involved are in the same drainage basin.
 - Verification of approved as-built information of the existing BMP.
 - Sealed engineer calculations to prove compliance of the water quality requirements are still being met.

D. HOMEOWNER’S COVENANT AGREEMENTS

- Revised Covenant Documents: Provide a draft of revised homeowner covenant documents for all affected parcels.

E. METES & BOUNDS DESCRIPTION

- Giving Parcel: Provide a metes and bounds description of the designated undisturbed natural area as intended for recordation on the Final Plat.

F. REVISED PLATS

- Final Plats: Provide drafts of revised plat(s) for the paired properties. The Final Plats must show all components as listed in the DPO 14.15.9. Additionally, the plats must include:
 - Site Data: Tax Parcel ID#s; Physical Addresses; Planning Area Designation (i.e. Zoning); Acreage.
 - Metes/Bounds Description: Metes/bounds description of designated undisturbed natural area.
 - Designation in Perpetuity: Note that the natural area will remain undisturbed in perpetuity.
 - Impervious Values: Existing and proposed max. impervious allowances for both parcels (BUA).
 - Watershed Designation: The Watershed Overlay District for both parcels.
 - Buffer Delineation: Show any S.W.I.M., watershed, and post-construction buffers.
 - Floodplain/Community Encroachment Area: Show the line(s) associated with any base flood levels potentially affecting the site.
 - Density Averaging Certification: In addition to the certifications required by DPO 14.15.9, please include the following certifications on each Final Plat:

Density Averaging/Impervious Transfer Plat

This plat represents a transfer of impervious rights through a dedicated undisturbed natural area for properties within the jurisdiction of the Town of Davidson that may or may not result in the creation of tracts of land that are compliant with the Davidson Planning Ordinance (DPO). This parcel is subject to the DPO density averaging standards: Any change to the development proposal affecting the approved impervious allowance requires amendment to the existing Density Averaging Certificate and approval by the Davidson Board of Adjustment. The Planning



Director reserves the right to make periodic site inspections to ensure compliance with these conditions.

Date

Planning Director, Town of Davidson

G. PUBLIC NOTICE MATERIALS

- Address List + Envelopes/Letters:** Provide an address list as well as stamped envelopes and letters for all adjacent property owners. Draft copies of the letter can be obtained from the Planning Dept.

3. STAFF REVIEW

H. ADDITIONAL REVIEW REQUIREMENTS

In addition to reviewing the required Final Plat components listed in the Davidson Planning Ordinance, the following will be reviewed as part of the plat submittal for Density Averaging Certificates:

- Property Locations:**
 - Confirm properties are not located in the same subdivision. Properties located in the same subdivisions can transfer impervious rights through a revised plat and do not require a Density Averaging Certificate.
 - Confirm the parcels are located in the same water supply watershed.
- Impervious Coverage:**
 - Confirm that the total square footage for the existing maximum impervious allowance for the parcel pair equals the total square footage of the proposed maximum impervious allowance for the parcel pair.
- Buffers:** Confirm that the buffers meet the minimum Davidson Planning Ordinance water supply watershed requirements.
- Variance:** Confirm that neither of the parcels need or have been granted a watershed variance.

4. CERTIFICATE ISSUANCE

I. DOCUMENT RECORDATION REQUIREMENTS

If the Board of Adjustment grants a Density Averaging Certificate the following items will be required for recordation:

- Draft Revised Deeds:**
 - Provide a draft of the revised deed for the giving parcel that includes a metes and bounds description of the designated undisturbed natural area.
 - Provide a draft of the revised deed for both parcels that includes the approved Density Averaging Certificate information.



- **Draft Final Plats/EPM Process:** Provide draft Final Plats with all required information and any recommended changes for final review, comment, and signature by Town Staff. The documents will be reviewed through Mecklenburg County's EPM system.
- **Recorded Documents:**
 - Deeds: Once approved by the Town and recorded by Mecklenburg County, provide copies of the deeds for all parcels listed on the Density Averaging Certificate.
 - Plats: Once approved by the Town and recorded by Mecklenburg County, provide copies of the final plats for all parcels listed on the Density Averaging Certificate. Paper copies of the approved, recorded plats will suffice; mylar copies are not required for the Town of Davidson's records.