

## City of Charlotte/Mecklenburg County

### **Homebuilder Grading and Erosion Control Facts**

1. All Land-disturbing Activity, including those that disturb less than an acre, shall provide adequate erosion control measures in accordance with the Ordinances.
2. Any person conducting Land-disturbing Activity must sign a Financial Responsibility Form with the appropriate agency prior to conducting the Land-disturbing Activity. This form can be obtained from the website shown below.
3. Builders typically find themselves building homes in subdivision in one of the following scenarios. If you are building in a subdivision that does not fit one of these scenarios, you should contact the appropriate erosion control inspector to assure your compliance with the Ordinances:
  - Building in subdivision with closed grading permit (one acre or more uncovered): If a total of one acre or more in cumulative lots is to be Uncovered in the subdivision Tract where a developer has closed his grading permit, the builder(s) must obtain from the City or County an approved Erosion and Sedimentation Control Plan and grading permit. Both must be kept on site.
  - Building in subdivision with active grading permit that includes all lots: Builders may assume the financial responsibility from the developer and submit the form with a plan showing lots to be included to the City/County prior to Uncovering any lots..
  - Building in subdivision with active grading permit that did not include the grading of all lots: If any lot(s) are to be Uncovered in a subdivision where an active grading permit is in place, but the lots were not permitted with the subdivision Tract, the homebuilder must obtain a grading permit for the lots to be Uncovered and sign the Financial Responsibility Form.
  - Building in subdivision with closed grading permit with lots less than one acre cumulative: If less than one acre in cumulative lots is to be Uncovered in the subdivision Tract where a developer has closed his grading permit, the builder(s) must provide adequate erosion control measures in accordance with the Ordinances.
4. A copy of the Approved Plan and the grading permit must be kept on site at all times.
5. After a plan is approved a Preconstruction meeting must be held with the appropriate erosion control inspector. The meeting should be scheduled within 48 hours before commencement of land-disturbing activity.
6. All erosion control measures must be maintained on a consistent basis to prevent silt and other materials from leaving the site.
7. Each site must maintain an inspection log as required by Federal NPDES. The log book must be kept by a Competent Person with weekly entries and entries after any rain event of ½” or more. The inspection log may be found on the website listed below. The log book should be kept on site and may be requested by the City or County inspector at any time.

8. Deviations in the final grades and drainage as shown on the approved Erosion Control and Drainage Plans may require the submission of revised plans prior to making the change. Please contact the erosion control inspector if you have questions on erosion control or the construction inspector for drainage questions.
9. Silt basins should not be removed prior to contacting the appropriate inspector to request an inspection of the drainage basin to determine that adequate Ground Cover has been obtained in the areas of the Land-disturbing Activity.
10. Sediment basins at the end of a storm drainage system are often provided by the developer. A sediment basin is usually the best way of protecting lots and streets during construction. Once the developer has established Ground Cover, the maintenance of sediment basins becomes the responsibility of the person(s) maintaining financial responsibility.
11. Builders are responsible for any offsite sedimentation caused by sub contractors.
12. Streets are not to be washed unless the drainage inlets are protected with silt sacks or there is a downstream sediment basin. The streets should be swept of excess sediment prior to washing.
13. Drainage over slopes can cause excessive erosion. The approved grading and drainage plans should include measures to avoid slope erosion, either by directing drainage away from slopes or by specifying adequate, non-erosive means for conveying drainage down slopes.
14. If you are building on lots in the critical watershed and stream areas you may be required to provide Enhanced Erosion Control Measures. The critical watershed areas are referenced in the “City/County Policies and Procedures” document attachment as being “Enhanced Erosion Control Requirement Areas”. (listed below in web links) Building in these areas will also require twice a week inspections and after ½” rainfall.
15. Violations of the Soil Erosion and Sedimentation Control Ordinance carry penalties of up to \$5,000 per day.
16. The following documents and forms are located on the [CharMeck.org](http://www.charmeck.org) website.
  - City of Charlotte Soil Erosion and Sedimentation Ordinance  
<http://www.charmeck.org/Departments/City+Engineering/Use+Our+Services/Land+Development/Charlotte+Soil+Erosion+and+Sedimentation+Control+.htm>
  - Mecklenburg County, Town of Davidson and Town of Mint Hill Soil Erosion and Sedimentation Ordinance  
<http://www.charmeck.org/Departments/LUESA/Water+and+Land+Resources/Land+Development/Erosion+Control.htm>
  - Policy & Procedure documents  
<http://charmeck.org/NR/rdonlyres/eq5owookit7cetpvro2rvvmzfyyt5nlybkkyrf3b3mkjag7xrwnfju6fyvfjpcpxu6ysgndwvh3tocrjhogrvikmtxh/ErosionControlPoliciesandProcedures.pdf>
  - Financial Responsibility form  
<http://charmeck.org/NR/rdonlyres/eqckovf6xgqi7hrctr71g22spnimhdyuvkbq2vd7cpi2lqga42xeuuxjv2evepg3ax4q5rbmojyecftshor762rljub/FinancialResponsibilityFormSoilErosionandSedimentationControlOrdinance.pdf>
  - Land Development Standards  
<http://charmeck.org/Departments/City+Engineering/Use+Our+Services/Land+Development/Standards+Manual/home.htm>

- Inspection log  
<http://charmeck.org/NR/rdonlyres/eue2fy3ipskneroypi7c3gvcbzrcr5gp5fst5oe2aj76s5k3zi2mim45qkahnn7iw4lp6gdne4j4zle4qccvggpcc/WeeklyLogcmcsi.pdf>
- Grading Application

Note: Capitalized terms refer to those terms in the appropriate Ordinances