

Report to the Environmental Review Commission

Pursuant to S.L. 2014-120, Sec. 29 REFORM AGENCY REVIEW OF ENGINEERING WORK

January 14, 2015

Name of Local Government Unit: *Iredell County*

Approved/delegated program subject to reporting requirements:

☒ Sedimentation/erosion control

☐ Stormwater

☐ Water/sewer

☐ Cross-connection

☐ 401 certifications

☐ Other **Type program name**

Matthew Todd, Planning Manager



January 7, 2015

Date

1/7/15

***Submit this report electronically to Mariah Matheson, Commission Assistant,
Environmental Review Commission, at Mariah.Matheson@ncleg.net.***

Name of local government unit: Iredell County

*****Please attach any written procedures that may have been developed to implement the provisions of this law.*****

☒ Check to indicate that this plan review program implemented procedures whereby plan reviewers distinguish between plan changes that are required by statutory or other legal authority and those that the reviewer offers as suggestions for improvement. Refer to S.L. 2014-120, Section 29.(b)(1) for further details about this requirement.

☒ Check to indicate that this plan review program identifies the statutory or regulatory authority for any revisions or requests for additional information that are required by the program in order to grant the requested plan permit, approval, or license. Refer to S.L. 2014-120, Section 29.(b)(2) for further details about this requirement.

☒ Check to indicate that this plan review program implemented procedures for local governments to follow when (1) a Professional Engineer submits a sealed design or practice that is not in the local government's guidance, manuals, or standard operating procedures, and (2) the submitting Professional Engineer requests additional internal review of that design or practice. Refer to S.L. 2014-120, Section 29.(c)(1) for further details about this requirement.

☒ Check to indicate that this plan review program established a procedure whereby the plan reviewer's supervisor OR the approving/delegating state agency can provide further review and oversight of these design details. Refer to S.L. 2014-120, Section 29.(c)(1) for further details about this requirement.

☒ Check to indicate that this plan review program either employs a Professional Engineer who can conduct further review of these innovative designs, or maintains a list of consulting Professional Engineers of the local government unit's choice that may conduct this review, if requested by and paid for by the submitting Professional Engineer. Refer to S.L. 2014-120, Section 29.(c)(1) for further details about this requirement.

☒ Check to indicate that this plan review program established an informal internal process to address disputes when a plan reviewer identifies a change to the plans as being "required" under a specific, identified legal authority. Refer to S.L. 2014-120, Section 29.(c)(2) for further details about this requirement.

☒ Check to indicate that this plan review program discontinued use of the word "engineer" in the job titles of all program employees whose responsibilities include review of plans in affected programs,

unless those employees hold Professional Engineer licenses. Refer to S.L. 2014-120, Section 29.(h) for further details about this requirement.

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☒ Check to indicate that this plan review program reviewed the titles of all employees conducting plan reviews for this program. Refer to S.L. 2014-120, Section 29.(h)(1) for further details about this requirement.

☒ Check to indicate that this plan review program proposed revisions to those employees' job titles in order to eliminate use of the word "engineer" when publicly identifying those employees, if those employees do not hold Professional Engineer licenses. Refer to S.L. 2014-120, Section 29.(h)(2) for further details about this requirement.

Additional information:

See attached- Section pulled from our process manual that shows the new processes available per G.S. changes.

Bonds / Letters of Credit

- A bond or letter of credit is a mechanism in which the developer may use in order to guarantee the installation of any road system or infrastructure. A bond or letter of credit shall be equivalent to the remaining amount of work to be completed and is posted with the County, in lieu of completing said improvements. Upon the completion of such improvements, the bond is returned to the appropriate party.

Erosion Control Permits & Grading Permits

Erosion Control Permits

Iredell County reviews two different types of Erosion Control Plans, a major plan and a minor plan. Major plan is any land disturbance over one acre while a minor plan is a disturbance over one-half acre but no larger than one acre in a Watershed Area.

➤ **Major Plan Review**

- A pre-application meeting is held with Erosion Control Administrator (optional).
- Two copies of the erosion control plan along with a notarized Financial Responsibility Form and a copy of the deed is submitted. The plan needs to be sealed by an engineer.
- Enter the project into Erosion Control Project spreadsheet, assign project number.
- Enter the project into Munis and generate Munis permit number, or add to existing Munis permit number depending on if it is a revised plan, or if the site already has been issued a Munis permit number.
- The plan is reviewed and must include all required information in Table 9.2 in the LDC
- New plans are to be reviewed within 30 days of submission, 15 days for revised plans.
- Plans will either be approved, approved with modifications, approved with performance reservations, approved with modifications and performance reservations or dis-approved.
- Required changes are designated as “RC” under legal authority from NC General Statutes Chapter 113A Article 4 and the Iredell County Land Development Code. Suggested changes are designated as “SC” for improvement of the plan.
- **Innovative Designs:** when a PE submits a sealed design or practice that is not in the Iredell County Land Development Code or NC Erosion and Sediment Control Design Manual and requests additional internal review of that design or practice, Iredell County Planning Manager can provide further review and oversight of the design details. Additionally, if the Iredell County staff plan reviewer is not a PE, then the submitting PE may request that a PE conduct this secondary, “escalated” plan review. The submitting party may pay for an outside PE of Iredell County’s choice.

- The Iredell County Planning Manager shall develop and maintain a list of outside consulting PE's.
- **Informal Disputes Involving Changes that are Required:** disputes that arise involving required changes may be brought to the Iredell County Planning Manager for review.
- After approval, a pre-construction meeting on-site is required prior to any land disturbing activity. The Certificate of Approval is provided at this meeting and is to be displayed onsite during the construction process.
- Any modifications required for approval must be submitted prior to the preconstruction meeting.
- Once erosion control measures are installed, an initial site inspection is made.
- Monthly site inspections are made until permanent ground cover is established.

➤ **Minor Plan Review**

- Two copies of the erosion control plan along with a notarized Financial Responsibility Form and a copy of the deed is submitted. The plan does not need to be sealed by an engineer.
- Enter the project into Erosion Control Project spreadsheet, assign project number.
- Enter the project into Munis and generate Munis permit number, or add to existing Munis permit number depending on if it is a revised plan, or if the site already has been issued a Munis permit number.
- The plan is reviewed and must include all required information in Table 9.2 in the LDC
- New plans are to be reviewed within 30 days of submission, 15 days for revised plans.
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Grading Permits

Grading Permits are required for any single-family home, commercial project or any disturbance over 5000 sq/ft. If a building permit is purchased, the grading permit will be issued at the same time. A grading inspection is required prior to any footing being poured on a project. Grading inspections are performed to ensure surface storm water flow is traveling in the same general direction as prior to the land disturbing activity, and that minimal measures are in place to prevent off-site sedimentation.

Watershed Development

Watershed Development Overlay

Iredell County has 10 watershed areas where an overlay district exists with certain limits on the amount of impervious development. The purpose of these regulations is to protect the water supply watershed areas which are regions drained or contributing water to a stream, lake, or other body of water used as a public water supply.

Residential Watershed Requirements

Iredell County protects watersheds by requiring minimum lot size densities for single-family residential development in the watershed overlay areas. These minimum densities vary depending on which watershed overlay the property is located in. These densities can be found in Table 4.1 in the LDC. All other residential development will be regulated as the non-residential development below.

Non-Residential Low Density Option

Any non-residential development in a watershed overlay district is restricted by percentage of impervious surface that can be developed. Some of the districts have percentages that differ if the development is going to include curb and gutter. The percent of impervious surface will be