



Erosion or Stormwater

Having issues with runoff impacting your property? Looking for someone to help alleviate these impacts?

First you need to determine if it is an erosion or stormwater issue.

Construction Related Erosion

Impacts related to active land disturbing activity:

- Mud or sediment washing onto your property due to lack of erosion control measures or a failure to maintain erosion control measures.
- Sediment tracked into the road from an active construction site. Merely orange stains on the road is not considered an impact. We are looking for physical deposits.
- Sediment washing into a natural watercourse.

Who to Contact

- Iredell County Planning Department/Erosion Control Section (704-832-2352).

Stormwater

Impacts not related to active land disturbing activity:

- Increased runoff onto your property from new development.
- Erosion occurring on your property as a result of stormwater runoff.
- Neighbor piping downspouts to property line to discharge on you property.

Who to Contact

- Determine if you are within a municipal jurisdiction (City Limit or Extraterritorial Jurisdiction) and contact their zoning or stormwater department.

Natural Erosion

Erosion is a naturally occurring process. Naturally occurring erosion levels can be increased from new development sending a larger volume & higher velocity of stormwater down drainage courses. This often will cause these waterways to erode along the banks & deposit downstream.

All runoff, construction or stormwater, picks up sediment during rain events. This leads to an increase in turbidity of the runoff. The goal of the Iredell County Erosion Control Section is to reduce the amount of sediment lost from construction sites during development. However, these measures are only 85% effective if installed & maintained properly. There will be turbid water, but this does not mean there is "mud" washing onto your property or into a watercourse. It is more like a Kool-Aid of fine clay particles that are suspended in the moving water that will not settle out until the water slows & sits over a period of time.

Erosion occurring on your property as a result of stormwater runoff is not an Erosion Control Section issue. A property owner is responsible for handling runoff once it reaches their property & to continue to facilitate its movement across the property.

Surface water drainage disputes are private nuisance actions that arise when one landowner either diverts or increases the flow of water onto another's property. This is a civil issue and up to the property owners involved to resolve the issue (NC Supreme Court Case Law Pendergrast vs Aiken 1977).