

Appendix L: Glossary

A	
Advanced Design (AD)	<p>Detailed design for an area of a project described explicitly in the following:</p> <ul style="list-style-type: none"> • Stage II planned unit development (PUD) application to the District of Columbia Zoning Commission; • Application for design review under the Capitol Gateway Overlay District to the District Zoning Commission; and • Final design submission to the National Capital Planning Commission (NCPC)
Affordable housing	A single-family or two-family house that is built to be offered for rent or for sale for residential occupancy below market value and is made available to, and affordable to, a household whose income is equal to, or less than, eighty percent (80%) of the Area Median Income calculation provided by the United States Department of Housing and Urban Development
Animal confinement area	An area, including a structure, used to stable, kennel, enclose, or otherwise confine animals, not including confinement of a domestic animal on a residential property
Applicant	A person or their agent who applies for approval pursuant to this chapter
As-built plan	A set of architectural, engineering, or site drawings, sometimes including specifications that certify, describe, delineate, or present details of a completed construction project
Athletic playing fields	Compacted land cover and synthetic surfaces that are constructed primarily for use for athletic activities at public parks and schools. Compacted land cover and synthetic surfaces for which athletic activities are not the primary use are not considered athletic playing fields, unless these areas are necessary to support use of an adjacent area that is primarily used for athletic activities. Synthetic surfaces must have a minimum surface permeability of at least 10 inches per hour, in accordance with ASTM F2898 Standard Test Method for Permeability of Synthetic Turf Sports Field Base Stone and Surface System by Non-confined Area Flood Test Method
B	
Best management practice (BMP)	Structural or nonstructural practice that minimizes the impact of stormwater runoff on receiving waterbodies and other environmental resources, especially by reducing runoff volume and the pollutant loads carried in that runoff
Buffer	An area along a stream, river, or other natural feature that provides protection for that feature
Building permit	Authorization for construction activity issued by the <i><local jurisdiction></i>
C	

Clearing	The removal of trees and brush from the land excluding the ordinary mowing of grass, pruning of trees or other forms of long-term landscape maintenance
Combined sewer overflow (CSO)	The discharge of untreated effluent into a water body as a result of the combined volume of stormwater and sanitary water exceeding the capacity of the combined sewer system and wastewater treatment plant
Combined sewer system (CSS)	Sewer system in which stormwater runoff is conveyed together with sanitary wastewater through sewer lines to a wastewater treatment plant
Common plan of development	Multiple, separate, and distinct land-disturbing, substantial improvement, or other construction activities taking place under, or to further, a single, larger plan, although they may be taking place at different times on different schedules
Compacted cover	An area of land that is functionally permeable, but where permeability is impeded by increased soil bulk density as compared to natural cover, such as through grading, construction, or other activity and will require regular human inputs such as periodic planting, irrigation, mowing, or fertilization. Examples include landscaped planting beds, lawns, or managed turf
Conservation area	An area with a natural cover designation set aside to receive stormwater runoff as part of an impervious surface disconnection practice
Construction	Activity conducted for the following: <ul style="list-style-type: none"> • Building, renovating, modifying, or razing a structure; or • Moving or shaping of earth, sediment, or a natural or built feature
Contributing drainage area (CDA)	Area contributing runoff to a BMP
Control measure	Technique, method, device, or material used to prevent, reduce, or limit discharge
Critical area stabilization	Stabilization of areas highly susceptible to erosion, including down-slopes and side-slopes, through the use of brick bats, straw, erosion control blanket mats, gabions, vegetation, and other control measures
Cut	An act by which soil or rock is dug into, quarried, uncovered, removed, displaced, or relocated and the conditions resulting from those actions
D	
Demolition	The removal of part or all of a building, structure, or built land cover
Detention	Controlling the peak discharge rate of stormwater from a site
Dewatering	Removing water from an area or the environment using an approved technology or method, such as pumping
Director	The local administrator of the stormwater construction permits.
E	

Easement	A right acquired by a person to use another person's land for a special purpose
Electronic media	Means of communication via electronic equipment, including the internet
Erosion	The process by which the ground surface, including soil and deposited material, is worn away by the action of wind, water, ice, or gravity
Excavation	An act by which soil or rock is cut into, dug, quarried, uncovered, removed, displaced or relocated and the conditions resulting from those actions
Exposed area	Land that has been disturbed or land over which unstabilized soil or other erodible material is placed
F	
G	
Grading	Causing disturbance of the earth, including excavating, filling, stockpiling of earth materials, grubbing, root mat or topsoil disturbance, or any combination of them
H	
I	
Impervious cover	A surface area that has been compacted or covered with a layer of material that impedes or prevents the infiltration of water into the ground, examples include conventional streets, parking lots, rooftops, sidewalks, pathways with compacted sub-base, and any concrete, asphalt, or compacted gravel surface and other similar surface
Infiltration	The passage or movement of surface water through the soil profile
J	
K	
L	
Land cover	Surface of land that is impervious, compacted, or natural
Land cover change	Conversion of land cover from one type to another, typically in order to comply with a requirement of this chapter.
Land-disturbing activity	Movement of earth, land, or sediment that disturbs the land surface and the related use of pervious land to support that movement. Land-disturbing activity includes stripping, grading, grubbing, trenching, excavating, transporting, and filling of land, as well as the use of pervious adjacent land for movement and storage of construction vehicles and materials. Land-disturbing activity does not include repaving or re-milling that does not expose the underlying soil
Low impact development (LID)	A land-planning and engineering-design approach to manage stormwater runoff within a development footprint. It emphasizes conservation, the use of on-site natural features, and structural stormwater BMPs to store, infiltrate, evapotranspire, retain, and

	detain rainfall as close to its source as possible with the goal of mimicking the runoff characteristics of natural cover
M	
Maintenance agreement	See Section 5.5.2 Maintenance Agreement
Maintenance contract	See “maintenance agreement”
Maintenance responsibility	See Section 5.5.1 Maintenance Responsibility
Maintenance plan	Planned scheduled maintenance for the life of the BMP
Maintenance schedule	See “maintenance plan”
Maintenance standards	Detailed maintenance plan laid out in Exhibit C within declaration of covenants
Major land-disturbing activity	<p>A distinct project or a part of a larger common plan of development that involves the creation, addition or replacement of 5000 square feet of impervious surface, or that involves one acre or greater of land disturbing activities. New development regardless of size, that is part of a larger common plan of development, even though multiple, separate and distinct land disturbing activities, may take place at different times and on different schedules.</p> <p>Multiple distinct areas that each disturb one acre of land, that are in separate, non-adjacent sites, and that are not part of a larger common plan of development do not constitute a major land-disturbing activity.</p>
<u>Major Substantial Improvement</u>	<u>a renovation or addition to a structure or existing property that meets both of the following cost and size thresholds: a) construction costs for the building renovation/addition are greater than or equal to 50% of the pre-project assessed value of the structure as developed using current Building Valuation Data of the International Code Council, and b) combined footprint of structure(s) exceeding the cost threshold and any land disturbance are greater than or equal to 5,000 square feet.</u>
N	
Natural cover	Land area that is dominated by vegetation and does not require regular human inputs such as irrigation, mowing, or fertilization to persist in a healthy condition. Examples include forest, meadow, or pasture
Non-structural BMP	A land use, development, or management strategy to minimize the impact of stormwater runoff, including conservation of natural cover or disconnection of impervious surface
O	
Off-site retention	Use of property not within the limits of disturbance of the project to comply with the stormwater retention volumes required by this Manual
Off-site retention volume (Off _v)	A portion of a required stormwater retention volume or required water quality treatment volume that is not retained on site
On-site retention	Retention of a site’s stormwater on that site or via conveyance to a shared stormwater BMP on another site

On-site stormwater management	Retention, detention, or treatment of stormwater on site or via conveyance to a shared stormwater BMP
Owner	The person who owns real estate or other property, or that person's agent
P	
Peak discharge	The maximum rate of flow of water at a given point and time resulting from a storm event
Permeable athletic track	A surface, including a surface made of synthetic material, located at a school or public park that is used for athletic purposes including biking, running, and walking, and that allows the infiltration of water into the ground. The track must have a minimum surface permeability of at least 10 inches per hour, in accordance with the ASTM F2898 Standard Test Method for Permeability of Synthetic Turf Sports Field Base Stone and Surface System by Non-confined Area Flood Test Method
Permeable playground surface	A surface, including a surface made of synthetic material, located under a playground area at a school or public park, that allows the infiltration of water into the ground. The playground surface must have a minimum surface permeability of at least 10 inches per hour, in accordance with ASTM F2898 Standard Test Method for Permeability of Synthetic Turf Sports Field Base Stone and Surface System by Non-confined Area Flood Test Method
Person	A legal entity, including an individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, cooperative, the <local authority> and its agencies, the State of South Carolina and its agencies, and the federal government and its agencies
Pervious area	Area with a compacted cover designation set aside to receive stormwater runoff as part of an impervious surface disconnection practice
Post-development	Describing conditions that may be reasonably expected to exist after completion of land development activity on a site
Practice	A system, device, material, technique, process, or procedure that is used to control, reduce, or eliminate an impact from stormwater; except where the context indicates its more typical use as a term describing a custom, application, or usual way of doing something
Preconstruction meeting	The mandatory meeting occurring prior to any construction, including the owner, the designer, the installer, and the DHEC inspector. This meeting must contain an on-site component to evaluate the SWMP against existing site conditions. This should include, at a minimum, a visual examination of land cover types, the tree preservation plan, boundaries of the CDA(s), the existing inlet elevation(s) to ensure they conform to original design
Predevelopment	Describing conditions of meadow land and its relationship to stormwater before human disturbance of the land

Pre-project	Describing conditions, including land covers, on a site that exist before the construction described in a Stormwater Management Plan has begun
Publicly-owned or publicly-financed project	A project: <ul style="list-style-type: none"> a. That is municipally-owned or municipality-instrumentality-owned; b. Where at least 15% of the project's total cost is municipally-financed or municipality-instrumentality-financed; or c. That includes a gift, lease, or sale from municipally-owned or municipality-instrumentality-owned property to a private entity
Public right-of-way (PROW)	The surface, the air space above the surface (including air space immediately adjacent to a private structure located on public space or in a public right-of-way), and the area below the surface of any public street, bridge, tunnel, highway, railway track, lane, path, alley, sidewalk, or boulevard
Public space	All the publicly owned property between the property lines on a street, park, or other public property as such property lines are shown on the records of the State. This includes any roadway, tree space, sidewalk, or parking between such property lines, but it excludes adjacent parks and other public property that is not associated with the public right-of-way
Q	
R	
Raze	The complete removal of a building or other structure down to the ground or to its foundation
Responsible person	Construction personnel knowledgeable in the principles and practices of erosion and sediment control and certified by a Department-approved soil erosion and sedimentation control training program to assess conditions at the construction site that would impact the effectiveness of a soil-erosion or sediment-control measure on the site
Retention	Keeping a volume of stormwater runoff on site through infiltration, evapotranspiration, storage for non-potable use, or some combination of these
Retention capacity	The volume of stormwater that can be retained by a stormwater BMP or land cover
Retrofit	A stormwater BMP or land cover installed in a previously developed area to improve stormwater quality or reduce stormwater quantity relative to current conditions
Runoff	The portion of precipitation (including snow-melt) that travels over the land surface, and also from rooftops, either as sheetflow or as channel flow, in small trickles and streams, into the main water courses
S	

Savannah River Watershed Protection Area	
Sediment	Soil, including soil transported or deposited by human activity or the action of wind, water, ice, or gravity
Sedimentation	The deposition or transportation of soil or other surface materials from one place to another as a result of an erosion process
Shared BMP (S-BMP)	A stormwater BMP, or combination of BMPs, providing stormwater management for stormwater conveyed from another site or sites
Single- or two-family house	An individual house, townhouse, or rowhouse designed and used for occupancy by one or two families. An individual house, townhouse, or rowhouse that has been physically altered for use by more than one or two families is not considered a single- or two-family house
Site	A tract, lot or parcel of land, or a combination of tracts, lots, or parcels of land for which development is undertaken as part of a unit, sub-division, or project. The mere divestiture of ownership or control does not remove a property from inclusion in a site
Site drainage area (SDA)	The area that drains stormwater from the site to a single discharge point or sheet flows from a single area off the site
Soil	All earth material of whatever origin that overlies bedrock and may include the decomposed zone of bedrock that can be readily excavated by mechanical equipment
Soil erosion and sediment control plan	A set of drawings, calculations, specifications, details, and supporting documents related to minimizing or eliminating erosion and off-site sedimentation caused by stormwater on a construction site. It includes information on construction, installation, operation, and maintenance
Soils report	A geotechnical report addressing all soil erosion and sediment control-related soil attributes, including but not limited to site soil drainage and stability
Special watershed protection areas	Areas identified by US Geological Survey 12-digit Hydrologic Unit Code (HUC 12) in the Southern Low Country Stormwater Design Manual that require area-specific stormwater standards
Storm sewer	A system of pipes or other conduits that carries or stores intercepted surface runoff, street water, and other wash waters, or drainage, but excludes domestic sewage and industrial wastes
Stormwater	Flow of water that results from runoff, snow melt runoff, and surface runoff and drainage
Stormwater management	A system to control stormwater runoff with structural and non-structural stormwater BMPs, including the following: (a) quantitative control of volume and rate of surface runoff and (b) qualitative control to reduce or eliminate pollutants in runoff
Stormwater Management Plan (SWMP)	A set of drawings, calculations, specifications, details, and supporting documents related to the management of stormwater for a site. A SWMP includes information on construction, installation, operation, and maintenance

Stormwater Pollution Prevention Plan (SWPPP)	A document that identifies potential sources of stormwater pollution at a construction site, describes practices to reduce pollutants in stormwater discharge from the site, and may identify procedures to achieve compliance
Stormwater retention volume (SWRv)	Volume of stormwater from a site for which the site is required to achieve retention
Stripping	An activity that removes or significantly disturbs the vegetative surface cover including clearing, grubbing of stumps and rock mat, and top soil removal
Substantial improvement	A repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the structure before the improvement or repair is started
Structural stormwater BMP	A practice engineered to minimize the impact of stormwater runoff, including a bioretention, green roof, permeable pavement, system to capture stormwater for non-potable uses, etc.
Supplemental review	A review that <i><local jurisdiction></i> conducts after the review it conducts for a first resubmission of a plan
Swale	A narrow low-lying stretch of land that gathers or carries surface water runoff
T	
Total suspended solids (TSS)	The entire amount of organic and inorganic particles dispersed in water. TSS is measured by several methods, which entail measuring the dry weight of sediment from a known volume of a subsample of the original
U	
V	
W	
Waste material	Construction debris, dredged spoils, solid waste, sewage, garbage, sludge, chemical wastes, biological materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial or municipal waste
X	
Y	
Z	