



APPENDIX A – Definitions

Note: see any applicable ordinances for additional definitions



The definitions provided in this appendix shall apply to the requirements contained in this manual. These definitions pertain to stormwater quality management only. The reader is referred to the local municipal ordinances and regulations for definitions that are not included in this section.

Active channel. The area of the stream that is most subject to water flow and that includes the portion of the channel below the top-of-bank.

As-Constructed Certification. As-constructed, field-verified plans signed and sealed by a registered professional engineer and/or a registered land surveyor, both licensed to practice in the State of Tennessee, showing contours, elevations, grades, locations, drainage and hydraulic structures, and detention basin volumes.

Building. Any enclosed structure intended for shelter, housing, or enclosure of persons, animals, or chattel.

BMP Operations and Maintenance Agreement. A legal document executed by the property owner, or a homeowners' association as owner of record, and recorded with the Register of Deeds which guarantees perpetual and proper maintenance of stormwater facilities and best management practices.

Design Plan. The review of a developments design plan by the local engineering and/or planning department or agency, and/or other administrative agencies or utilities for conformance to applicable development regulations and standards.

Design Plan Review. The review of a development's design plan by the local engineering and/or planning department or agency, and/or other administrative agencies or utilities for conformance to applicable development regulations and standards.

Developer. An individual, partnership corporation, or other legal entity or agent thereof which undertakes the activities covered by the local municipality's zoning, subdivision, floodplain, and Stormwater Management Ordinances.

Easement. The right to use another person's property, but only for a limited specifically named purpose; the property owner generally continues to make use of such land since he has given up only certain, and not all, ownership rights.

Easement Area. A strip of land over, under, or through which an easement has been granted.

Engineer. A qualified civil engineer registered and currently licensed to practice engineering in the State of Tennessee.

Engineering. The preparation of plans, specifications, and estimates for, and the contract administration of the construction of streets, drainage facilities, utilities and other similar public works installed within a subdivision or site development for public or private use.

Erosion Prevention and Sediment Control Plan. A written plan (including drawings or other graphic representations) that is designed to eliminate and/or reduce erosion and off-site sedimentation from a site during the active construction phase of development.

Karst. A type of topography that is formed over limestone, dolomite, or gypsum by dissolving or solution, and that is characterized by closed depressions or sinkholes, caves, and underground drainage.

Lot. A parcel of land which is or may be occupied by a building and its accessory building or uses



customarily incidental thereto, together with such yards or open spaces within the lot lines as may be required by the minimum subdivision regulations or the zoning ordinance of the municipality within which the lot is located.

Pond. An inland body of standing water that is usually smaller than a lake.

Priority Sites. Developments that discharge directly into, or immediately upstream from, waters the State recognizes as impaired for siltation or those waters designated as high quality waters. A property is considered to have a direct discharge if the stormwater runoff from the property does not cross any other property before entering waters of the State.

Review. The study of a design plan, stormwater management plan or other engineering documents by the local municipal engineering department and/or planning agency, and other administrative agencies for conformance to applicable development regulations and standards or previously submitted and approved plans.

Reviewing Agency. An agency which has responsibility for evaluation and verification of concept plans, design ponds, final plats, or other engineering documents.

Sinkhole. A depression characterized by closed contours on a topographic map. A sinkhole throat, or opening to the subsurface, may or may not be visible. Field verification may be required in areas where the depth of the depression is below the tolerance of currently available topographic mapping.

Top of Bank. The uppermost limit of the active channel of a stream containing normal flows, usually marked by a break in slope.

Utility, public or private. Any agency which under public franchise or ownership, or under certification of convenience and necessity provides the public with electricity, natural gas, steam, communication, rail transportation, water, sewage collection, or other similar service.

Vegetation. Collection of plant life, including trees, shrubs, bushes, and grasses.

Zoning Ordinance. The duly adopted Zoning Ordinance of the local municipality where the proposed development will occur.



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