

100.1 TERMS AND DEFINITIONS

Term	Definition
Best Management Practices (BMPs)	Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the direct or indirect discharge of pollutants to surface waters, storm drainage systems, underground injection systems, or other natural or built stormwater facilities or conveyances. BMPs can also include treatment practices, operation and maintenance procedures and practices to control site runoff, spillage or leaks, sludge or water disposal or drainage from raw materials storage.
Building Envelope	A building envelope is the physical separator between the conditioned and unconditioned environment of a building including the resistance to air, water, heat, light and noise transfer.
Building Official	The Building Official means the municipality authorized by law to administer the building codes within the City.
City	The City of Keizer
City Engineer	The “City Engineer” is the Oregon-registered engineer designated by the Director to create, manage, and implement the City’s design standards.
City Conveyance System	Conveyance System means the City-maintained drainage facilities, both natural and fabricated, which collect, contain, and provide for the flow of surface and storm water from the highest points on the land down to a receiving water. The natural elements of the conveyance system include swales and small drainage courses, streams, rivers, lakes, and wetlands. The humanmade elements of the conveyance system include gutters, ditches, pipes, channels, and most retention/detention facilities.
City Road	A public road under the jurisdiction of the City of Keizer.
Common Plan of Development or Sale	A plan to subdivide or partition a parcel of land into separate parts for separate sale. This can be for residential, commercial, or industrial development. All construction activity is part of a common plan of development/sale if it is a necessary component of the development or project. This includes, but is not limited to, construction staging or phasing, demolition, clearing, grading, utility installation, street and parking improvements, construction of public improvements, or any other site preparations necessary to complete the project plan or to conduct the sale of property.

Construction Activity	Any soil-disturbing activities, including but not limited to clearing, grading, excavating, grubbing, demolition, and/or other methods of exposing soil on a site. Construction activities do not include routine maintenance performed to maintain the original line and grade, hydraulic capacity, or original purpose of the facility as defined in 40 CFR 122.26(b)(15).
Contractor	A person duly licensed or approved by the state of Oregon to perform the type of work to be done under a permit or contract.
Critical Basin	A Critical Basin is a drainage basin which has any of the following pre-developed downstream Point of Connection characteristics: <ul style="list-style-type: none"> • The downstream conveyance system contributes to the Labish Ditch Stormwater Basin; and/or • The downstream conveyance system is at or exceeding maximum capacity.
Design Storm	The distribution of rainfall intensity over time (typically 24 hours), identified to have the probability of recurrence given in years (e.g., 5-year design storm)
Design Infiltration Rate	The design infiltration rate used for the design of stormwater facilities shall be equal to the onsite measured infiltration rate divided by a safety factor of two (2).
Detention Facility	A facility designed to receive and temporarily hold stormwater runoff. In a detention facility, the stormwater is held so that the release of surface water runoff is at a slower rate (ideally the pre-developed rate) than it is collected by the drainage system and/or stormwater management facility.
Development	Any human-made change to improved, underimproved, or unimproved real estate, including but not limited to the addition of buildings or other structures, utility infrastructure, paving and other impervious surfaces, or other structures or facilities; the activities of mining, dredging, paving, filling, excavation; or the addition or modification of any surface type that changes or impedes the natural flow of stormwater runoff. Development also includes partitions, subdivisions, and other land divisions.
Director	Director of the City of Keizer Public Works Department or their designee.
Discharge	Any dumping, spilling, disposing, or physically connecting a source of treated or untreated water, stormwater, wastewater, process water, or any pollutant or combination of pollutants, directly or indirectly, into waters of the State of Oregon. This includes connection to any public or private storm system or a natural drainage conveyance.

Discharge Point	The location where discharge leaves a site, including any connection to a public or private stormwater system, a natural drainage conveyance, groundwater, or surface waters.
Disturbed Area	Areas where soils are exposed or disturbed by either a Construction Activity or a Development, existing or proposed. The Disturbed Area includes the Activity or Development and any associated staging and storage areas, structures, infrastructure installation, and areas needed for vehicle or equipment access and maneuvering. When a disturbed area is delineated for new Development, it must be a contiguous area. Agricultural areas, pastureland, and native vegetation planted for resource enhancement may be considered outside of the Disturbed Area.
Encroach	To intrude beyond a specified boundary, with or without, rights or permissions.
Engineer	A registered professional engineer licensed to practice in the State of Oregon.
Engineer of Record (EOR)	The Engineer of Record means an Oregon-registered professional engineer providing professional design services for a Construction Activity or Development, whose stamp appears on the project construction documents.
Engineered Soils	Soils on site that have been altered by the addition of fabricated materials. Engineered soil includes, but is not limited to, soil with cementitious compounds.
Erosion	The visual or measurable movement of soil, rock fragments, mulch, fill, or sediment resulting from the action of water, wind, ice, or gravity.
Fill	Any material such as, but not limited to, sand, soil, rock, or gravel that is placed in an excavated area or a wetland or flood area for the purposes of development.
Flow Control Facility	A stormwater facility that provides temporary storage of increased surface water runoff resulting from development. This may or may not include stormwater Detention.
Freeboard	The vertical distance between the top of a stormwater facility's emergency overflow embankment and the design maximum water surface elevation within the facility.
Geologically Hazardous Areas	Areas that, because of their susceptibility to landslide, erosion, earthquake, or other geological events, are not suited to the siting of commercial, industrial, or residential development consistent with public health or safety concerns. These concerns may be mitigated by special considerations in siting, design, or construction.

Geotechnical Report	A report prepared and stamped by an Oregon-registered Geotechnical Engineer evaluating the site conditions and recommending design measures necessary to reduce the risks associated with development and to facilitate a safe and stable development. A geotechnical report must be prepared in accordance with the report requirements of these standards. A geological assessment or engineering geology report may be incorporated into or included as an appendix to the geotechnical report.
Green Stormwater Infrastructure (GSI)	Green Stormwater Infrastructure is defined as the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters.
Impervious Surface	Any human-made surface that changes, prevents, or retards infiltration through the existing surface or the natural hydrological cycle; prevents the entry of water into the soil; or causes water to run off the surface in greater rate or quantity than natural conditions. Impervious surfaces may include, but are not limited to rooftops, concrete or asphalt pavement (including roadways, sidewalks, paved walkways, patios, driveways, and parking lots), oiled macadam, compacted gravel, or other surfaces which similarly resist infiltration or absorption of moisture.
Infiltration	The process by which stormwater penetrates soil or other surfaces.
Invasive Vegetation	A plant species that is both non-native and able to establish on many sites, grow quickly, and spread to the point of disrupting plant communities or ecosystems.
Landscape Architect	A registered landscape architect licensed to practice in the State of Oregon.
Linear Construction	Construction that occurs along a line. Examples include, but are not limited to, overhead utility installation, underground utility installation, highway/road construction, pedestrian pathways or walkways, mass transit rail systems, and railroads.

Low Impact Development (LID)	A stormwater management approach that seeks to mitigate the impacts of increased runoff and stormwater pollution using a set of planning, design, and construction approaches and stormwater management practices that promote the use of natural systems for infiltration, evapotranspiration, and/or reuse of rainwater, and can occur at a wide range of landscape scales (i.e., regional, community and site). Low Impact Development is a comprehensive land planning and engineering design approach to stormwater management with a goal of mimicking predevelopment hydrologic conditions in urban and developing watersheds.
Maximum Extent Feasible (MEF)	Maximum Extent Feasible means designing stormwater management systems for a project so that all reasonable opportunities for using non-structural stormwater methodology are exhausted and a structural or mechanical BMP is implemented only where necessary.
Mitigation	The reduction of adverse effects of a proposed project by considering, in the following order: <ol style="list-style-type: none"> 1. Avoiding impact by not taking a certain action or parts of an action. 2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation. 3. Compensating for the impact by replacing or providing comparable substitute(s). 4. Rectifying the impact by repairing, maintaining, or restoring the affected environment.
Municipal Separate Storm Sewer System (MS4)	A stormwater conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, human-made channels, or storm drains) as defined in the Title 40 of the Code of Federal Regulations (CFR) section 122.26(b)(8).
National Pollutant Discharge Elimination System (NPDES) Permit	A permit issued pursuant to chapter 402 of the Clean Water Act (40 CFR 122,123,124, and 504)
Natural Buffer	A Natural Buffer means area, strip, or plot of undisturbed, natural cover adjacent to surface waters within which construction activity is restricted but may be utilized to provide water quality control of stormwater discharges from adjacent land-disturbing activities. A Natural Buffer may include natural vegetation, exposed rock, overflow channels, or barren ground that existed prior to land-disturbing activities.

New Construction	Projects constructed in a new location or new alignment, or major additions or rebuilding of an existing facility, with vertical and/or horizontal alignment changes.
Nuisance Vegetation	Trees, plants, shrubs or vegetation or parts thereof which so overhang any sidewalk or street, or which are growing thereon in such manner as to obstruct or impair the free and full use of the stormwater facility and adjacent features (i.e., sidewalk or street) by the public are public nuisances. Grass, weeds, shrubs, bushes, trees, or vegetation growing, or which have grown and dies, and all vegetation upon any property and which are a fire hazard or menace to public health, safety, or welfare, are likewise public nuisances.
Owner	The owner(s) of record title or purchaser(s) under a recorded sale agreement and other persons having interest or record in a described real property.
Pervious Pavement	Surfaces used to walk, drive, or park on that may reduce stormwater runoff by allowing water to soak/ infiltrate into the ground. Examples are porous asphaltic concrete, pervious concrete cement, and pervious pavers. Other products may be classified as pervious pavement upon approval by the Director.
Point of Connection	A Director-approved point of connection for the stormwater outflow from a Development or Project to enter the City stormwater system. Within the City, there are four possibilities that may constitute an approved Point of Connection and need to be evaluated on a case-by-case basis: 1) the existing City Conveyance System; 2) an existing or proposed Underground Injection Control system, 3) an Unserved Stormwater Area, or 4) a Critical Basin. See the associated definitions for each Point.
Pollutant	Anything which causes or contributes to a water quality exceedance. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes; yard debris, leaves, soils, compost, mulch, and organic wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that the same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; construction wastes; residues or accumulations such as sediment, slurries, and concrete rinsates; and noxious or offensive matter of any kind.

Predeveloped	The use of predeveloped in these Standards means the conditions that exist on a site immediately before the implementation of the proposed development. Predeveloped is not intended to be interpreted as the period before any human-induced land disturbance activity occurred.
Project	A Project includes all infrastructure related items for both development and redevelopment conditions. Projects include the organized effort to construct a building or structure and associated utilities and amenities. In the fields of civil engineering and architecture, construction projects involve the process that consists of tangibly assembling infrastructure or buildings.
Proprietary Stormwater Treatment Device	A manufactured stormwater treatment device, in which stormwater receives treatment (specifically pollutant removal) before being discharged to the storm drainage conveyance system, to a stormwater management facility, or to an approved point of connection.
Public Road	A road which is within a public right-of-way. It may be maintained by either private or public (state, city, county) funds.
Reconstruction	Projects that are undertaken to upgrade a roadway facility to acceptable geometric standards, and as a result, provide greater roadway width. The improvements may be in the form of additional lanes and/or wider shoulders and produce an improvement to the level of service for the facility. This normally includes the following types of works: projects that alter the original subgrade, constructing a major widening that results in the addition of a new continuous lane, channelization of signalized or left-turn refuges when not part of an overlay project, structure replacement, and/or similar projects.

Redevelopment	<p>Redevelopment is defined as a project that entails construction activities, occurs on a previously developed site, and results in the addition or replacement of impervious surface with the following exceptions:</p> <ul style="list-style-type: none"> • Redevelopment does not include repair or maintenance activities taken to repair damage (in like kind) or taken to prevent the decline, lapse, or cessation in the use of an existing impervious surface – provided no additional hydrologic impact results from the repair or maintenance activity. • Redevelopment does not include utility trenches in streets unless more than 50% of the street width is removed and re-paved. • Redevelopment does not include construction activities immediately conducted in response to a public health or safety emergency or natural disaster. • Redevelopment does not include construction activities to repair or replace damage caused by a public health or safety emergency or natural disaster – provided that the repair or replacement is within the prior existing footprint.
Release Rate	The controlled rate of release of drainage and runoff water from property, stormwater facilities, or conveyance systems during and following a storm event.
Replaced Impervious Surface	Replaced impervious surface is defined as the removal of impervious surface down to earth material and/or subgrade and replacement with new impervious surface.
Retention Facility	A facility designed to receive and hold stormwater runoff. Rather than storing and releasing the entire runoff volume as in a detention facility, retention facilities permanently retain a portion of the received stormwater on site, where it infiltrates, evaporates, or is absorbed by surrounding vegetation.
Right-of-way	The area of real property in which the City has a dedicated or acquired right-of-way interest in the real property. It shall include the area on, below or above the present and future streets, alleys, avenues, roads, highways, parkways, or boulevards dedicated or acquired as right-of-way. The term does not include the airwaves above a right-of-way with regard to wireless telecommunications or other non-wire telecommunications or broadcast service, easements obtained by utilities, or private easements.
Roadway Maintenance Project	Projects that preserve and extend the service life of the existing roadway or structure. This includes, but is not limited to, minor non-structural overlays without widening, chip seals, recycle-in-place, latex-modified concrete overlays, crack sealing, bridge and rockfall screening, detector loop repairs, and drainage enhancement.

Sensitive Areas	<p>Sensitive areas include:</p> <ul style="list-style-type: none"> • Existing or created wetlands, including all mitigated wetlands. Limits are defined by wetland inventory reports approved by the US Fish and Wildlife Service, the Oregon Department of State Lands (ODSL), or the City. • Rivers, streams, sloughs, swamps, or creeks. Limits are defined by the top of the bank or first break in the slope measured upland from the mean high-water line. • Impoundments (lakes and ponds). Limits are defined by the top of the bank or first break in slope measured upland from mean high-water line. <p>Sensitive areas shall not include stormwater management facilities including constructed wetlands, rain gardens, detention ponds, vegetative buffers adjacent to sensitive areas, or water features, such as lakes, constructed during an earlier phase of a development for specific purposes such as recreation.</p>
Soil	<p>The upper layer of earth in which plants grow which is black or dark brown material typically consisting of a mixture of organic remains, clay, and rock particles.</p>
Soil Disturbance	<p>Any land or vegetation change, including, but not limited to, clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, and storing of materials.</p>
Stormwater or Stormwater Runoff	<p>As defined in 40 CFR 122.26(b)(13), “Stormwater” means that portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, channels, or pipes into a defined surface water channel or a constructed infiltration facility. This includes snow melt runoff and surface runoff and drainage.</p>
Stormwater Management Program	<p>A program to provide surface water quality and quantity controls through structural and nonstructural methods. Examples of structural controls include swales, planters, rain gardens, and retention basins as well as structural source controls (e.g., covers and awnings, curbs for isolation, spill control manholes, and shut-off valves). Nonstructural controls include maintenance of surface water facilities, maintenance of roads (e.g., street sweeping, inlet cleaning), public education, implementation of intergovernmental agreements to provide for regional coordination, inspections, and preparation of stormwater control ordinances and regulations.</p>
Stormwater Management Facility (SMF)	<p>Any facility that is designed, constructed, and maintained to collect, treat, filter, retain, or detain stormwater runoff during and after a storm event for the purpose of controlling flows and/or reducing pollutants. SMF’s include, but are not limited to, constructed wetlands, rain gardens, water quality swales, stormwater planters, infiltration facilities, and ponds.</p>

Stream	A surface concentration of flow in an open channel in which flow of water occurs either perennially or intermittently. For the purposes of this manual, streams refer to drainage ways that are determined to be jurisdictional by ODSL or the United States Army Corps of Engineers (USACE).
Structure	A building or other major improvement that is built, constructed, or installed, not including minor improvements such as fences, utility poles, flagpoles, or irrigation system components that are not customarily regulated through zoning codes.
Time of Concentration (Tc)	The time required for runoff to travel from the hydraulically most distant point in the watershed to the outlet. The hydraulically most distant point is the point with the longest travel time to the watershed outlet, and not necessarily the point with the longest flow distance to the outlet.
Underground Injection Control (UIC) Program	A federal program under the Safe Drinking Water Act, delegated to the Oregon Department of Environmental Quality (DEQ), which regulates the injection of water below ground. The intent of the program is to protect groundwater aquifers, primarily those used as a source of drinking water, from contamination.
UIC System	An existing or proposed system that is designed and/or constructed in conformance with the requirements of the UIC Program.
Unsewered Stormwater Area	An area or basin that does not have an existing conveyance system, either fabricated or natural, that can serve as a Point of Connection.
Waters of the State	Those waters defined in ORS Chapter 468B.005 or as amended, which includes lakes, bays, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks, estuaries, marches, inlets, canals, the Pacific Ocean within the territorial limits of the State of Oregon, and all other bodies of surface or underground waters, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters which do not combine or effect a junction with natural surface or underground waters), which are wholly or partially within or bordering the state or within its jurisdiction [or as currently defined by the U.S. Environmental Protection Administration
Water Quality Event Design Storm (WQE)	The Water Quality Event used in the design of stormwater treatment facilities within the City shall be 1.38 inches per 24-hour period. This design storm is representative of water quality storm events in the local region.

Wetlands

Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands are those areas identified and delineated by a qualified wetlands specialist as set forth in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, January 1987, or by an ODSL/USACE 404 permit. Wetlands may consist of:

- **Constructed Wetlands.** Wetlands developed as a water quality facility, subject to change and maintenance as such. These areas must be clearly defined and separated from naturally occurring or created wetlands.
 - **Created Wetlands.** Created Wetlands are wetlands developed in an area previously identified as non-wetland to replace, or mitigate, wetland destruction or displacement. A created wetland shall be regulated and managed the same as an existing wetland.
 - **Existing Wetlands.** Existing wetland are those identified and delineated as set forth in the Federal manual for Identifying and Delineating Jurisdictional Wetlands, January 1987, or as amended, by a qualified wetlands specialist.
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100.2 ACRONYMS AND ABBREVIATIONS

ASTM	American Society of Testing Materials	NRCS	Natural Resources Conservation Service
BMPs	Best Management Practices	O&M	Operations and Maintenance
cfs	cubic feet per second	ODEQ	Oregon Department of Environmental Quality
CEG	Certified Engineering Geologist	ODOT	Oregon Department of Transportation
CFR	Code of Federal Regulations	ODSL	Oregon Department of State Lands
CN	Curve Number	OPSC	Oregon Plumbing Specialty Code
City	City of Keizer	ORS	Oregon Revised Statutes
CWA	Clean Water Act	PAC	Porous Asphalt Concrete
EOR	Engineer of Record	PVC	Polyvinyl Chloride
EPA	Environmental Protection Agency	PE	Professional Engineer
EPSC	Erosion Prevention and Sediment Control	PLS	Professional Land Surveyor
FEMA	Federal Emergency Management Agency	RCP	Reinforced Concrete Pipe
GI	Green Infrastructure	RE	Registered Engineer
GIS	Geographic Information System	SCS	Soil Conservation Service
GSI	Green Stormwater Infrastructure	SWMA	Stormwater Management Area
GULD	General Use Level Designation	SWF	Stormwater Management Facility
HDPE	High Density Polyethylene	TAPE	Technology Assessment Protocol Ecology
HEC-RAS	Hydrologic Engineering Center River Analysis System	Tc	Time of Concentration
HGL	Hydraulic Grade Line	TR-55	Technical Release 55
HSG	Hydrologic Soil Group	TSS	Total Suspended Solids
LID	Low Impact Development	UIC	Underground Injection Control
MCC	Marion County Code	UICMP	City of Keizer Underground Injection Control Management Plan
MEF	Maximum Extent Feasible	USACE	United States Army Corps of Engineers
MS4	Municipal Separate Storm Sewer System	WQE	Water Quality Event
NPDES	National Pollutant Discharge Elimination System	WQF	Water Quality Flow
NRCP	Non-reinforced Concrete Pipe	WQV	Water Quality Volume

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