



POLICY STATEMENT AND CLARIFICATION

SUBJECT: TEMPORARY FULL SPECTRUM DETENTION (FSD) FACILITIES
DATE: JANUARY 8, 2019

OVERVIEW:

The 2014 City of Colorado Springs Drainage Criteria Manual (DCM) allows for the use of temporary (non-construction) Best Management Practices (BMPs). However, only design guidance for permanent Full Spectrum Detention (FSD) BMPs is provided. When a proposed regional or sub-regional BMP will provide the required detention for a site, initial phases of construction may occur prior to the construction of the downstream BMP. This document describes the temporary FSD BMP requirements for such instances.

DETAILS:

The DCM provides the following guidance:

Volume 1, Chapter 3, Section 2.5 states, "Where projects are expected to be phased, master plans shall address the conditions that may occur in the period between development phases, including interim improvements, to comply with this Manual."

Volume 1, Chapter 3, Section 6.4 states, "Detention facilities shall be provided for all new development sites larger than 1 acre unless an approved basin plan includes the site being developed."

Volume 1, Chapter 3, Section 6.5 states, "Unless an alternative detention concept is approved through a master planning process, the full spectrum detention approach, as defined in Chapter 13 of this Manual, shall be implemented as the standard detention approach."

Volume 1, Chapter 13, Section 3.1 states, "A new development must implement regional or sub-regional detention at a subdivision or project scale instead of providing on-site detention basins at the time each lot is developed. For large subdivisions, regional or sub-regional detention should be implemented by the first sub-divider rather than passing on the responsibility for detention to owners of individual filings."

Volume 1, Chapter 13, Section 3.1.1 states, "If the regional pond has not been constructed, temporary on-site detention (and water quality treatment) may be required for individual development projects until regional detention is completed, the requirement for constructing regional detention or for temporary on-site detention will depend on the specific conditions of the proposed development."

Volume 1, Chapter 13, Section 3.1.2 states, "The conditions listed previously for regional detention shall be adhered to for sub-regional facilities."

POLICY:

Temporary FSD facilities will be allowed on a case by case basis, and will require a variance for use. Where allowed, the temporary FSD facility must function as a full spectrum detention facility in terms of design volumes and drain times. The 100-year release, orifice sizing, and orifice spacing must be designed in accordance with published criteria for Permanent BMPs.

Temporary facilities must include erosion mitigation measures as necessary, such as riprap protection at concentrated flow inlets.

An Inspection and Maintenance (I&M) Plan must be submitted with an approved Revocable Permit for the temporary FSD facility. Financial assurances will be collected for the amount required to transition the temporary FSD facility to a Permanent BMP. Temporary FSD facilities that will be modified into regional or semi-regional Permanent BMPs must be platted, located either on tract that has been dedicated to the City or a public easement, and privately maintained. Temporary FSD facilities that will be modified into on-site facilities must be platted, and must be privately maintained. Temporary FSD facilities that will be removed in the future must be on a parcel that has a recorded obligation to hold the pond pursuant to the final drainage report for the site. No drainage reimbursements will be available for temporary facilities.

The temporary FSD facility may be utilized until such time as 50% of the development of the proposed permanent FSD facility tributary area occurs, or for a period of up to five years from the date of original drainage report approval, whichever date comes first. No extensions will be granted. If the downstream regional or sub-regional facility has not been constructed within five years of the date of original drainage report approval, it shall be the owner's responsibility to provide permanent full spectrum detention for the site. The drainage report containing the temporary FSD facility calculations must have the following disclaimer statement included as a condition of approval:

"A temporary FSD facility is being constructed as an interim measure until the downstream regional detention facility, located _____, is constructed. If the downstream facility is not constructed within five years of the approval date of this report, it is the owner's responsibility to provide permanent full spectrum detention for the site. Subsequent report approvals will not extend this deadline."