

DRAINAGE REGULATIONS FOR MARICOPA COUNTY

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This chapter sets forth requirements which are in addition to the requirements set forth in Chapters 6 and 7 and apply to commercial and industrial developments.

SECTION 901. DEVELOPMENT DRAINAGE REPORT/PLAN

A development drainage report/plan shall be required and shall be in accordance with any drainage report/plan (area or master). Where sufficient information has been shown on a drainage report/plan (area or master) it may also be submitted as the required development drainage report/plan. A revised drainage report may be required for any undeveloped or partially developed portions of an approved plan when no development or improvements have occurred for two or more years. The report shall address existing drainage conditions as compared to drainage conditions at the time of plan approval. Based upon conclusions of the report, reasonable modifications to the approved plan may be required by the Drainage Administrator. The development drainage report/plan shall be prepared by an Arizona Registered Professional Civil Engineer (**EXCEPT AS NOTED IN SECTION 902**) and shall include but not be limited to the following information:

1. Location, size and capacity of all existing and proposed drainage system elements including drywells, underground systems, basins, drainage ways, culverts, pipes, easements and roadways;
2. Provisions shall be made for conveyance of runoff through the site and the discharge of runoff at the lower boundary and at the same location and as near as possible to the same conditions as before development;
3. Lot and street layout including designation and use of all land to be used for public or semi-public purposes;
4. A description of methods to be used to floodproof buildings, including utilities up to or above the calculated water surface elevation of the design storm.
5. Finished Floor Elevation.

Finished floors of a building shall be elevated a minimum of one foot above the highest grade point within ten feet of the foundation of the building. A finished floor elevation lower than the minimum may be permitted provided it is determined by technical data and certified by an Arizona Registered Professional Civil Engineer to be the minimum necessary to be safe from inundation by the 100-year peak runoff event. Finished floor elevations may be required to be referenced to a known benchmark.

6. Site drainage reports and plans shall be consistent with such development drainage report and plan.
7. Retention facilities may include natural depressions, man-made basins, depressed parking areas or other methods which do not result in water being ponded longer than 36 hours. No more than 25% of public parking shown on the plan shall be used for retention and the maximum depth of the retention facilities cannot exceed 12 inches in public parking areas. Private parking areas shall not be used for runoff retention.

SECTION 902. DEVELOPMENT DRAINAGE REPORT/PLAN FOR MINOR ACCESSORY CONSTRUCTION ON COMMERCIAL PROJECTS.

FOR MINOR ACCESSORY CONSTRUCTION FOR COMMERCIAL PROJECTS AS IDENTIFIED IN 902.B, DEVELOPMENT DRAINAGE REPORT/PLAN SHALL BE REQUIRED BUT MAY NOT BE REQUIRED TO BE PREPARED BY AN ARIZONA REGISTERED PROFESSIONAL CIVIL ENGINEER AS DIRECTED BY THE DRAINAGE ADMINISTRATOR. IN SUCH CASES THE PLAN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING INFORMATION:

- A. PLAN REQUIREMENTS:

- a. MAXIMUM CONSTRUCTION DISTURBANCE LIMITS.
 - b. ALL INFORMATION REQUIRED BY SECTION 604 OF THIS REGULATION AND ANY OTHER MARICOPA COUNTY ORDINANCE OR REGULATION.
 - c. ANY SUPPORTING INFORMATION WHICH THE DRAINAGE ADMINISTRATOR DEEMS NECESSARY TO EVALUATE THE DRAINAGE CLEARANCE.
- B. MINOR ACCESSORY CONSTRUCTION ON COMMERCIAL PROJECTS SHALL BE LIMITED TO SIGNS, ADA RAMPS, PROPANE TANKS, TRASH ENCLOSURES, BILLBOARDS AND WIRELESS COMMUNICATION FACILITIES, MOBILE STORAGE CONTAINERS AND OTHER PROJECTS AS DETERMINED BY THE DRAINAGE ADMINISTRATOR. ALL SUCH PROJECTS MUST HAVE (1) A TOTAL PROJECT CONSTRUCTION ENVELOPE AND DISTURBANCE LIMIT OF LESS THAN OR EQUAL TO 1500 SQ. FT. AND (2) BE OUTSIDE THE ESTIMATED INUNDATION LIMIT OF ANY WATERCOURSE, AS DETERMINED BY THE DRAINAGE ADMINISTRATOR, OR RETENTION FACILITY.
- C. CONCURRENT PROJECTS THAT CUMULATIVELY EXCEED A TOTAL PROJECT CONSTRUCTION ENVELOPE AND DISTURBANCE LIMIT OF 1500 SQ. FT. SHALL NOT BE CONSIDERED AS MEETING SECTION 902.B AND MUST MEET THE REQUIREMENTS OF SECTION 901.