



**Planning & Development
Department
Drainage Clearance Review Requirements
Single Family Residence**

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Planning & Development Department

DRAINAGE REVIEW RESIDENTIAL

LIST OF TOP 10 QUESTIONS ASKED REGARDING PLAN SUBMITTALS

1. What needs to be shown on the plans?

Review the [checklist](#) requirements for specific project.

2. Where do I obtain a Building Permit or submit my plans?

The Planning and Development Department issues building permits at 501 N. 44th Street, Suite 200, Phoenix, AZ 85008. You may submit plans at this location or review [here](#) to submit online.

3. When do I call for a stem / finished floor inspection?

Prior to pouring the stem walls. Have the contractor set up the height of the stemwalls for County inspector's visit. For finished floor inspections, forms must be set with grade nails or other markings indicating the top of the finished floor. Call our inspection line at (602) 506-3692 or scheduled [online](#). Inspections for the next day need to be called in prior to 2:30 pm (This is an automated system).

4. When do I call for a final inspection?

After everything has been completed, all the concrete has been poured, all trenches have been filled, stockpiles/berms removed and the site has been rough graded. Driveways must also be completed prior to scheduling the final drainage inspection.

5. Do I need a site inspection?

Whether a site inspection is needed or not depends on the location of the site and the potential drainage and flooding hazard for the site. County reviewers will determine if a site inspection is needed at the time of the plan submittal.

6. Am I in a floodplain?

Check the Federal Emergency Management Agency's Flood Insurance Maps or if the property is located in the Unincorporated Areas of Maricopa County you can call the Flood Control District's Floodplain Division at (602) 506-2939 and ask for floodplain determination or check online [here](#). Prior to calling, make sure you have the Tax Assessor Parcel Number.

7. What will the fees be?

Fees will be determined by County Plan Reviewers at the time of the submittal in conformance with adopted fee schedules. The fee schedule is included with this packet.

8. Do I need an engineer to prepare my plans?

Refer to the [Grading Matrix Tool](#) to help determine if a Civil Engineer is needed for a residential project. This tool is provided to help to determine when engineered plans may be required.

9. How far away from the wash does my house need to be?

The location on the structure in proximity to a wash is dependent on the size of the wash, the amount of flow the wash carries, and if any bank stabilization is provided. County Plan Reviewers will determine if the location of a structure or other improvement is acceptable during the plan review process. In general, development near major (large) washes should be avoided. A good rule of thumb is to offset proposed structures at least twenty feet from minor washes. For larger washes, applicants must retain the services of a civil engineer who will determine appropriate setbacks and if any bank stabilization or erosion control measures will be needed.



Planning & Development Department

DRAINAGE REVIEW

REQUIREMENTS FOR FINISHED FLOORS AND GRADING ON SITE

Finished Floor Elevation:

Finished floors shall be elevated a minimum of one foot above the high point of the building site, unless the site is within a flood hazard area. In some hillside locations or alluvial flooding areas, the finished floor elevation may be required to be a minimum of 18 inches or two feet above the high point of the building site. A finished floor elevation may be other than the minimum permitted, provided it is determined by technical data and certified by an Arizona Registered Engineer to be safe from inundation by the 100-year peak runoff event. Finished floor elevations shall be referenced to a known benchmark.

Building Site:

The area extending laterally a minimum distance of 10 feet beyond the foundation or support of a building.

The High Point of the Building Site:

The finished floor must be elevated a minimum of 12 inches above the highest point of the natural grade within the building site, unless certified by a civil engineer for a lower elevation.

Temporary Bench Mark (TBM):

A TBM is a reference point established for use by an inspector during stem/finished floor elevation inspections that is referenced to a datum elevation or a certified Bench Mark (BM) on-site with a known elevation. Sites using the high point of natural grade in the building site to establish finish floor elevation must reference that point. Site TBMs must not be located in streets and should be located within a reasonable distance of the proposed structure.

Grading On Site:

Grading on a site, unless otherwise stated and approved, shall be limited to the boundaries of the building site for the purpose of building a pad or clearing. This does not include excavating the building site or doing extensive fill.

Any excavation or fill outside the limits of the building site, or any extensive fill or excavation of the building site shall require a submittal of engineered grading and drainage plans. This plan must be approved and a description of the proposed work included on the Drainage Clearance. The grading and drainage plan must include existing and proposed contours and spot elevations and show the drainage methods proposed.

Engineered Grading and Drainage plans may be required for any site work.



Planning & Development Department

SPECIAL RESIDENTIAL NOTES

THE FOLLOWING NOTES SHALL APPEAR ON THE COVER SHEET OF RELEVANT RESIDENTIAL PROJECTS ONLY

IN UNINCORPORATED MARICOPA COUNTY.

TEXT SHALL NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE APPLICABLE
COUNTY DEPARTMENT.

MARICOPA COUNTY P&D SPECIAL RESIDENTIAL NOTES

1. RETENTION BASINS

AFTER CONSTRUCTION AND PRIOR TO FINAL DRAINAGE CLEARANCE EACH RETENTION BASIN WITH DEPTHS GREATER THAN 1-FOOT OR AS DETERMINED BY MARICOPA COUNTY SHALL BE TESTED PER THE DRAINAGE POLICIES AND STANDARDS FOR MARICOPA COUNTY STANDARD 6.10.12. THE TEST RESULTS, BORING LOGS, AND REVISED DRAIN-DOWN TIME CALCULATIONS DEMONSTRATING THAT ALL RETENTION BASINS DRAIN WITHIN 36-HOURS, SEALED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED FOR APPROVAL WITH THE AS-BUILT PLAN DOCUMENTATION. TEST RESULTS OBTAINED IN DESIGN PHASE ARE ACCEPTABLE.

2. FINISHED FLOOR INSPECTION

CONTACT MARICOPA COUNTY TO SCHEDULE A FINISHED FLOOR INSPECTION AFTER EXCAVATION, PLACEMENT OF SUBGRADE AND FORM WORK, BUT PRIOR TO PLACEMENT OF CONCRETE OR OTHER FINISHED FLOOR MATERIAL.

3. DRYWELLS

ALL DRYWELL PERCOLATION RATES SHALL BE DE-RATED IN ACCORDANCE WITH MARICOPA COUNTY STANDARD 6.10.13. THE DRYWELL TEST RESULTS, BORING LOGS, PROOF OF DRYWELL REGISTRATION, AND REVISED DRAIN-DOWN TIME CALCULATIONS DEMONSTRATING THAT ALL RETENTION BASINS DRAIN WITHIN 36-HOURS, SEALED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED FOR APPROVAL WITH THE AS-BUILT PLAN DOCUMENTATION.

4. THIRD PARTY INSPECTIONS

THE NAME AND QUALIFICATIONS OF THE 3RD PARTY INSPECTOR SHALL BE SUBMITTED FOR APPROVAL TO MARICOPA COUNTY FOR APPROVAL PRIOR TO START OF WORK ON IMPROVEMENTS REQUIRING 3RD PARTY INSPECTIONS AS SPECIFIED BY PERMIT CONDITIONS. 3RD PARTY INSPECTOR SHALL NOT BE THE OWNER, APPLICANT, ENGINEER, OR CONTRACTOR UNLESS APPROVED BY MARICOPA COUNTY. WEEKLY REPORTS SHALL BE SUBMITTED TO THE COUNTY AS AN ADDENDUM SEALED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER, DOCUMENTING PROGRESS, COMPACTION, MATERIAL TESTING, AND OVERALL PLAN COMPLIANCE. FINAL DRAINAGE INSPECTION SHALL NOT BE SCHEDULED UNTIL 3RD PARTY INSPECTIONS HAVE BEEN COMPLETED AND CERTIFIED.

5. RENO/GABION MATTRESS SLOPE STABILIZATION

PROVIDE PROFESSIONAL 3RD PARTY INSPECTION SERVICES FOR THE PLACEMENT, ANCHORING, AND OVERALL CONSTRUCTION OF THE RENO/GABION MATTRESS SLOPE STABILIZATION. NOTE—ROCK FILL SHALL BE COMPLETELY RETAINED BY THE GABION/RENO MATTRESS WIRE MESH.

6. AS-BUILT REQUIREMENT

CERTIFIED AS-BUILTS IN CONFORMANCE WITH MARICOPA COUNTY AS-BUILT SUBMITTAL REQUIREMENTS SHALL BE SUBMITTED FOR APPROVAL TO MARICOPA COUNTY PRIOR TO FINAL DRAINAGE CLEARANCE.



Planning & Development Department

RESIDENTIAL GENERAL NOTES AND CONDITIONS

THE FOLLOWING NOTES SHALL APPEAR ON THE COVER SHEET OF

ALL RESIDENTIAL PROJECTS

IN UNINCORPORATED MARICOPA COUNTY.

TEXT SHALL NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE APPLICABLE COUNTY DEPARTMENT.

MARICOPA COUNTY P&D RESIDENTIAL GENERAL NOTES AND CONDITIONS

1. REFERENCE MARICOPA COUNTY PERMIT AND ADDENDUMS FOR ADDITIONAL CONDITIONS.
2. HISTORIC DRAINAGE PATTERNS SHALL BE MAINTAINED AS SHOWN ON THE APPROVED PLANS.
3. ANY WORK PERFORMED WITHOUT APPROVAL OF THE APPLICABLE COUNTY DEPARTMENT OR AFFECTED UTILITY COMPANY AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE OWNER'S EXPENSE.
4. THE ISSUANCE OF ANY CONSTRUCTION PERMIT SHALL NOT RELIEVE THE OWNER OR OWNER'S AGENT FROM COMPLIANCE WITH ALL OTHER GOVERNMENTAL REGULATIONS INCLUDING BUT NOT LIMITED TO ZONING & BUILDING REQUIREMENTS.
5. CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL HEADWALLS, CUT OFF WALLS, AND WEIRS AFTER EXCAVATION AND FORM PLACEMENT, BUT PRIOR TO PLACEMENT OF ANY MATERIAL.
6. AS SPECIFIED IN THE PERMIT CONDITIONS, CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL GABION MATTRESSES, RIP-RAP, FILTER FABRIC, AND/OR GRAVEL UNDERLAYMENT AFTER EXCAVATION BUT PRIOR TO PLACEMENT OF ANY MATERIAL.
7. AS SPECIFIED IN THE PERMIT CONDITIONS, CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL RETAINING WALLS AFTER EXCAVATION AND FORM PLACEMENT, PRIOR TO PLACEMENT OF ANY MATERIAL.
8. ADDITIONAL INSPECTIONS AND/OR RE-INSPECTIONS SHALL BE ASSESSED ADDITIONAL FEES IN CONFORMANCE WITH ADOPTED FEE SCHEDULES.
9. RIP-RAP AREAS SHALL BE OVER-EXCAVATED SUCH THAT TOP OF RIP-RAP WILL MEET ADJACENT GRADE.
10. DRAINAGE OPENINGS IN CMU WALLS SHALL BE AS SHOWN ON THE APPROVED PLANS OR NON-DECORATIVE TURNED BLOCK, EVERY OTHER BLOCK AT GRADE. IF TWO BLOCKS NEXT TO EACH OTHER ARE NOT TURNED, TWO TURNED BLOCKS NEXT TO EACH OTHER SHALL THEN FOLLOW.
11. SHOULD ANY PROPOSED DEVELOPMENT REQUIRE CLARIFICATION AS DETERMINED BY MARICOPA COUNTY, A PLAN ADDENDUM SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR APPROVAL. SUBMITTAL OF AN ADDENDUM MAY REQUIRE FORMAL PLAN MODIFICATION AS DEEMED BY MARICOPA COUNTY.
12. ALL CONSTRUCTION FILL SHALL MEET OR EXCEED MAG SPECIFICATION 211.
13. ALL CONSTRUCTION SHALL MEET OR EXCEED CURRENT MAG SPECIFICATIONS AND STANDARDS.
14. AN APPROVED SET OF PLANS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES PERMIT IS ACTIVE.
15. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND RESOLVED WITH MARICOPA COUNTY PRIOR TO PROCEEDING WITH THE WORK.
16. CONTACT BLUE STAKE AT 602-263-1100 A MINIMUM OF 2-DAYS PRIOR TO CONSTRUCTION.

MARICOPA COUNTY ZONING ORDINANCE

Chapter 16 – Fees

GRADING AND DRAINAGE Fee Schedule

Grading and Drainage provisions for Maricopa County, Arizona

The following fees shall be charged for the processing of plan reviews, drainage clearances, appeals, drainage variances, and performance bonds with no provision for refund. In accordance with Article 1205.3.3.7 of the Drainage provisions for Maricopa County, the Drainage Administrator may adopt directives for the effectuation of this fee schedule.

PLANNING AND ZONING

Area Master Plans (Including Development Master Plans

(If concurrent review of DMP, and Plats, lower fee is waived) Up to 640 Acres	\$6,000
Plans over 640 Acres	+ \$10 / ac.
Maximum Total	\$80,000

Plan Amendments (for which a Drainage Review is required by Planning Services) up to 640 Acres	\$3,000
Plans over 640 Acres	+ \$5 / ac
Maximum Total	\$40,000

Zoning Case and UPD Review (without precise plan entitlements)	\$60
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Plan of Development Review (with precise plan entitlements) including Special Use plans (except SFR Special uses)	\$1,000
	+ \$500 ac
Maximum Total	\$11,000

Minor Amendment to a Plan of Development including Special Use plans (except SFR special uses) Including Billboards, WCF or Cellular Sites, and non-livable buildings on Sites disturbing less than 1 acre	\$650
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SUP – Modification of Stipulations	\$60
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Special Use plan for Single Family Residential (SFR) – Including Modification of Stipulations or Amendments	\$210
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SUBDIVISIONS

Subdivisions - Preliminary Plats	\$2000 + \$200/ac
Maximum Total	\$34,000

Subdivisions - Final Plat	\$1000 + \$25/ac
Maximum Total	\$10,000

MARICOPA COUNTY ZONING ORDINANCE

Chapter 16 – Fees

Re-Plat for Note Corrections or Easement Adjustments without Drainage Impacts	\$60
Other Corrections	\$1,000 + \$25 ac
Maximum	\$10,000
DEVELOPMENT CONSTRUCTION PLANS	
Commercial & Industrial Sites and Uses, Multi-family Residential, Subdivision	
Infrastructure, Schools, Golf Courses and Other Recreational Facilities, Non-Exempted Municipal, Special Districts, Churches, and all other precise plans	\$2,000 + \$250 ac
Maximum	\$42,000
Inspections for Permits on Precise Plans ¹ with In-Progress Inspections Required	+ \$250 ea.
Inspections for Permits on Precise Plans ¹ with a Final Inspection / As-builts Required	+ \$350
Failed Inspection Fee	+ \$350
Modification to Issued Permits on Precise Plans ¹	\$2,000 + \$125 ac
Maximum Total	\$22,000
With Additional Inspections Required for Modified Permits on Precise Plans ¹	+ \$250 ea.
Minor Accessory Construction On Precise Plans ²	\$400
With Final Inspection (Required)	+ \$250
Total	\$650
Failed inspection fee for Minor Accessory Construction	+ \$250
Modification to issued Permits for Minor Accessory Construction	\$250
With Additional Inspections Required for Modified Minor Accessory Construction	+ \$250
Major Accessory Construction On Developed Commercial Sites ³	\$5,000
With Additional Inspections Required for Major Accessory Construction	+ \$250 ea.
With a Final Inspection/ As-builts Required	+ \$350
Failed Inspection Fee for Major Accessory Construction	+ \$250
Modification to Issued Permits for Major Accessory Construction	\$2500
With Additional Inspections Required for Modified Major Accessory Construction	+ \$250
RESIDENTIAL SITE/DRAINAGE PLANS	
Subdivision lots, Custom lots, Rural Single Family	
Approved by Administrative Review	\$60
Approved by Site Inspection	+ \$150
With an In-Progress Inspection Required	+ \$150
With Final Inspection Required	+ \$150
Maximum Total	\$510

MARICOPA COUNTY ZONING ORDINANCE

Chapter 16 – Fees

Approved by Engineering Review	\$360
With Pre-Issuance Site Inspection (Required)	\$150
Minimum Total	\$510
With Drainage Report Required for Engineering Review	+\$240
With an In-Progress Inspection Required	+\$150
With Final Inspection Required	+\$150
Maximum Total	\$1050
Failed Inspection for Residential Permits	\$150
Additional and Concurrent Permits for Engineering Review	+ \$30 ea
In-Progress Inspection Required for Additional and Concurrent Permits	+\$150
Multi-Parcel Projects	+ \$150/ parcel
Modification to Issued Permits	\$250
Modification to Issued Permits on Multi-Parcel Projects	+ \$75/ parcel
NEW SFR IN APPROVED SUBDIVISION – EXPEDITED PROCESS	
Lots Approved for Expedited Permit Process with Certified Pad Elevation	\$60
Final Inspection Required	+ \$150

Other Fees	
Drainage Review Board Cases (Variances and Appeals)	
Commercial and Subdivision	\$1,000
All Other Sites	\$250
Board of Adjustment	\$100

Special Inspections - Consultations with County Staff (On-site or at County Offices)	
SFR	\$150
Commercial	\$300
Complex Projects	\$350
Work begun or completed without a permit	
Residential (violation case opened before permit initialization)	\$500
Residential (voluntary compliance without a violation case opened)	\$250
Commercial including subdivisions (with or without open violation case opened)	Fees Doubled

MARICOPA COUNTY ZONING ORDINANCE

Chapter 16 – Fees

Pre-Application review and meetings* ²	\$350

¹ **COMMERCIAL & INDUSTRIAL SITES AND USES, MULTI-FAMILY RESIDENTIAL, SUBDIVISION INFRASTRUCTURE, SCHOOLS, GOLF COURSES AND OTHER RECREATIONAL FACILITIES, NON-EXEMPTED MUNICIPAL, SPECIAL DISTRICTS, CHURCHES, AND ALL OTHER PRECISE PLANS**

² **SITES MUST HAVE AN ESTABLISHED PRIMARY USE, BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DRAINAGE REGULATIONS, AND THE CONSTRUCTION ACTIVITY MUST DISTURB LESS THAN ONE ACRE. MINOR ACCESSORY CONSTRUCTION INCLUDES, BUT IS NOT LIMITED TO, SIGNS, ADA ACCESSIBILITY RAMPS, PROPANE TANKS, TRASH ENCLOSURES, NON-LIVABLE AND ACCESSORY BUILDINGS, AS DEFINED IN SECTION 301.**

³ **SITES MUST HAVE AN ESTABLISHED PRIMARY USE, BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DRAINAGE REGULATIONS, AND THE CONSTRUCTION ACTIVITY MUST DISTURB LESS THAN 5 ACRES.**

Date of Revisions

*1	Effective 10-19-11 – TA2011012	*2	Effective 5-22-13 – TA2012029
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SECTION 1603. FEES FOR APPEALS*², *⁷

ARTICLE 1603.1 APPEALS:*⁶ The following fees shall be charged for the filing of an appeal concerning the interpretation or administration of this Ordinance with no provision for refund:

FEE TYPE	FEE
Appeal of Determination of Zoning Inspector	\$300
Appeal of a license administratively denied due to time	\$150

Date of Revisions

*2	Revised 3-22-76	*7	Revised 8-01-91
*6	Added 4-01-84		

SECTION 1604. APPLICATION FEES FOR VARIANCE

ARTICLE 1604.1. APPLICATION FEES FOR VARIANCE:*⁸, *⁹ The following fees shall be charged for the filing of an application for any Variance to the regulations of this Ordinance with no provision for refund: