



**Planning & Development
Department
Drainage Clearance Review Requirements
Commercial, Subdivision and Multi-Family**

FORM INDEX

FREQUENTLY ASKED QUESTIONS	715C
PRECISE PLAN	703
FINAL PLAT	705
PRELIMINARY PLAT	706
MASTER PLAN	707
MINOR ACCESSORY CONSTRUCTION	718
AS-BUILT RECORD DRAWING REQUIREMENTS	719
COMMERCIAL/SUBDIVISION GENERAL NOTES AND CONDITIONS	722
COMMERCIAL/SUBDIVISION SPECIAL NOTES AND CONDITIONS	723
FEE SCHEDULE – DRAINAGE	710



Planning & Development Department

DRAINAGE REVIEW COMMERCIAL

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 inspection?

Prior to pouring the stem walls. Have the contractor set up the height of the stemwalls for our inspector's visit. 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.

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.

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

Most Commercial Permit applications require an engineered grading and drainage plan. Refer to Form 718 (Minor Accessory Construction) for instances where an engineered plan may not 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 required. County Plan Reviewers will determine if a location is acceptable during the plan review process. In general, stay away from all major washes. A good rule for proposed structures within twenty feet of minor washes, would be to provide bank protection and set the footers 3 feet below the bottom elevation of the wash. For larger washes, a civil engineer will need to determine appropriate erosion control.



Planning & Development Department

DRAINAGE REVIEW REQUIREMENTS FOR PRECISE PLANS INCLUDING SPECIAL USE PERMITS

A detailed drainage report with respect to hydrology and hydraulics in conjunction with grading, drainage and paving plans may need to be submitted. The final drainage plan must be signed and sealed by an Arizona Registered Professional Civil Engineer and address the following:

1. **Offsite Hydrology** – Need to determine the quantity, the entrance and exit points, and how the flow is to be routed around or through the site.
2. **Onsite Hydrology** – Need to show how the flows are to be routed to retention basins.
3. **Onsite Retention** – Need to retain water for the 100-year, 2-hour storm for the site, including adjacent right of way, plus one (1) foot of freeboard. Determine volume needed and the size and location of basins.
4. **Retention Disposal** – Provide notes indicating basin(s) will drain within 36 hours in conformance with Drainage Policies and Standard 6.10.
5. **Cross Sections** – Provide typical sections for edge conditions indicating tie-in to existing surrounding grades and interior design features such as retaining walls and drainage channels.
6. **Finished Pad Elevations and Certification** – Provide finished pad elevations in areas of the project site with unique drainage features (adjacent to basins, channels and/or in areas of significant grading) to demonstrate that the pads will be safe from inundation during the 100-year peak runoff event.
7. **Topography** – Need to show natural and proposed contour elevations and/or spot elevations. All contour lines must be annotated.
8. **Floodplains** – Need to show the regulatory floodplain boundaries if the site is within a Federal Emergency Management Agency's (FEMA) special flood hazard area.
9. **Erosion Setbacks** – For washes and other watercourses flowing at 50 cfs or more, an erosion setback will need to be determined, which meets Arizona State Standard 5-96.

Since complex drainage systems may require more detailed information, a meeting should be arranged with personnel from Drainage Review.

FEE INFORMATION*:

Planning Cases:

Plan of Development including SUP (except SFR-SUP	\$ 1,000 + \$ 500/Acre	\$11,000 Maximum
SUP or Plan of Development with disturbance of less than 1,500 sq. ft.		\$ 650
Minor Amendment to a Plan of Development		\$ 650
Zone Change (no site plan, without precise plan entitlements)		\$ 60
Special Use plan for SFR uses		\$ 210
Modification of Stipulation/s		\$ 60

Construction Permits

\$ 2,000 + \$ 250/Acre \$ 42,000 Maximum

Minor Accessory structure on previously developed site (see Regulation for restrictions) - \$ 650

Major Accessory structure on previously developed site (see Regulation for restrictions) - \$ 5,000

(Or as noted above if lower).

* See the Drainage Regulation for current fee schedule (#710)



Planning & Development Department

DRAINAGE REVIEW REQUIREMENTS FOR FINAL PLAT

A final drainage report in conjunction with grading, drainage and paving plans will need to be submitted with the final plat. The final drainage report needs to be developed in accordance with the County's Drainage Policies and Standards Manual and signed and sealed by an Arizona Registered Professional Civil Engineer and to include the following:

1. **Offsite Hydrology** – Need to determine the quantity, the entrance and exit points, and how the flow is to be routed through or around the site.
2. **Onsite Hydrology** – Need to show how the flows are to be routed to retention basins.
3. **Onsite Retention** – Need to retain water for the 100-year, 2-hour storm for the site, including adjacent right of way plus one (1) foot of freeboard. Determine volume needed and the size and location of basins.
4. **Retention Disposal** – Provide testing results in conformance with Standard 6.10 for disposal of total ponding volume within 36 hours.
5. **Onsite Hydraulic Calculations** – Need to show hydraulic analysis for any channels, culverts, storm drains, or street drainage.
6. **Cross Sections** – Need to show perpendicular cross-sections through the site indicating property lines, swales, retention areas, finished floors, and street details.
7. **Finished Pad Elevations** – Need to show finished pad elevations and certification note.
8. **Lot Plans** – Need to show drainage tracts, easements, building envelopes, and typical lot drainage.
9. **Topography** – Need to show natural and proposed contour elevations or spot elevations. All contours must be annotated.
10. **Floodplains** – Need to show the regulatory floodplain boundaries if the site is within a Federal Emergency Management Agency's (FEMA) special flood hazard area. Floodplain Use Permits are issued concurrent with infrastructure permits. Delineation of floodplains (non-FEMA) of 50 cfs or greater may be required.
11. **Erosion Setbacks** – For washes and other watercourses flowing in excess of 50 cfs, an erosion setback will need to be determined, which meets Arizona State Standard 5-96.
12. **Access** – Need to show a 100-year all weather access route throughout the subdivision.

Since complex drainage systems may require more detailed information, a meeting should be arranged with personnel from Drainage Review.

FEE INFORMATION*:

FEE: \$ 1,000 + \$ 25/acre maximum \$10,000

* See the Drainage Regulation for current fee schedule
(Final Plat fee is separate and additional to a Preliminary Plat fee and infrastructure improvement fees.)



Planning & Development Department

DRAINAGE REVIEW REQUIREMENTS FOR PRELIMINARY PLAT

A drainage plan and report needs to accompany a preliminary plat submittal. The drainage plan/report shall be developed in accordance with Chapter 6 of the Maricopa County Drainage Policies and Standards Manual, be signed and sealed by an Arizona Registered Professional Civil Engineer, and address the following at a minimum:

1. **Offsite Hydrology** – Need to determine the quantity, the entrance and exit points, and how the flow is to be routed through or around the site.
2. **Onsite Hydrology** – Need to show how the flows are to be routed to retention basins.
3. **Onsite Retention** – Need to retain water for the 100-year, 2-hour storm for the site, including adjacent right of way plus one (1) foot of freeboard. Determine volume needed and the size and location of basins. Provide a note that basins must drain within 36 hours.
4. **Cross Sections** – Provide typical sections for edge conditions indicating tie-in to existing surrounding grades and interior design features such as retaining walls and drainage channels.
5. **Finished Pad Elevations and Certification** – Provide finished pad elevations in areas of the project site with unique drainage features (adjacent to basins, channels and/or in areas of significant grading) to demonstrate that the pads will be safe from inundation during the 100-year peak runoff event.
6. **Topography** – Need to show natural and proposed contour elevations and/or spot elevations. All contour lines must be annotated,
7. **Preliminary Construction Details** – Sufficient detail shall be provided to verify that any proposed drainage control structures can be constructed within identified easements or tracts.
8. **Floodplains** – Need to show the regulatory floodplain boundaries if the site is within a Federal Emergency Management Agency's (FEMA) special flood hazard area. Delineate all floodplains (non-FEMA) of 50 cfs or greater. All Floodplain delineations must be shown on the preliminary plat.
9. **Erosion Setbacks** – For washes and other watercourse channels flowing at 50 cfs or greater an erosion setback will need to be determined, which meets Arizona State Standard 5-96.
10. **Drainage Easements** – All drainage control structures, including retention, shall be in platted tracts or easements.

Since complex drainage systems may require more detailed information, a meeting should be arranged with personnel from Drainage Review.

FEE INFORMATION*:

FEE: \$ 2,000 + \$200/acre maximum \$34,000

* See the Drainage Regulation for current fee schedule



Planning & Development Department

DRAINAGE REQUIREMENTS FOR MASTER PLAN

The master plan needs must be signed and sealed by an Arizona Registered Civil Engineer. The following information will need to be provided for the Master Drainage Plan:

1. **Offsite Hydrology** - Need to determine the quantity, the entrance and exit points, and how the flow is to be routed through or around the site.
2. **Onsite Hydrology** - Need to show how the flows are to be routed to retention basins and other drainage infrastructure.
3. **Onsite Retention** - Need to retain water for the 100-year, 2-hour storm for the site, including adjacent right of way, plus one (1) foot of freeboard. Determine volume needed and indicate the size and location of basins. A note must be provided indicating that basins will drain within 36 hours.
4. **Onsite Hydraulic Calculations** - Need to show preliminary hydraulic analysis for any proposed channels or watercourse encroachments.
5. **Contours** - Need to show natural and proposed contours on the plans. All contours must be annotated.
6. **Streets** - Need to show the layout of major streets.
7. **Floodplains** - Need to show the regulatory floodplain boundaries if the site is within a Federal Emergency Management Agency's (FEMA) special flood hazard area. Delineation of floodplains (non-FEMA) for major washes (50 cfs or more) is required.
8. **Erosion Setbacks** - For washes and other water courses flowing in excess of 50 cfs, an erosion setback will need to be determined, which meets Arizona State Standard 5-96.

Since complex drainage systems may require more detailed information, a meeting should be arranged with personnel from Drainage Review.

FEE*:

Master Plans (including Development Master Plans)

\$ 6,000 + \$ 10/acre (for each acre over 640 acres) maximum \$ 80,000

Master Plans Amendments

\$ 3,000 + \$ 5/acre (for each acre over 640 acres) maximum \$ 40,000

* See the Drainage Regulation for current fee schedule

SUBMIT 2 COPIES



Planning & Development Department

PLAN SUBMITTAL REQUIREMENTS FOR MINOR ACCESSORY CONSTRUCTION

THE CHECKLIST BELOW IS FOR MINOR ACCESSORY CONSTRUCTION PROJECTS AS IDENTIFIED IN SECTION 1205.7.7 OF THE GRADING AND DRAINAGE PROVISIONS OF THE MARICOPA COUNTY ZONING ORDINANCE. THESE REQUIREMENTS PRIMARILY APPLY TO PROJECTS FOR BILLBOARDS AND WIRELESS COMMUNICATION FACILITIES.

ALL SUCH PROJECTS SHALL MEET THE MINIMUM CRITERIA:

- 1. TOTAL PROJECT CONSTRUCTION ENVELOPE AND DISTURBANCE LIMIT OF LESS THAN OR EQUAL TO 1500 FT²
- 2. THE ACCESSORY STRUCTURE IS OUTSIDE THE ESTIMATED INUNDATION LIMIT OF ANY WATERCOURSE, AS DETERMINED BY THE DRAINAGE ADMINISTRATOR, OR RETENTION FACILITY.
- 3. CONCURRENT PROJECTS THAT CUMULATIVELY EXCEED A TOTAL PROJECT CONSTRUCTION ENVELOPE AND DISTURBANCE LIMIT OF 1500 FT². SHALL NOT BE CONSIDERED AS MEETING SECTION 902.B.

PLEASE CHECK YOUR PLAN AGAINST THE LISTED ITEMS FOR COMPLIANCE. THE FOLLOWING CHECKLIST SHOULD BE USED AS A GUIDELINE. ADDITIONAL DATA MAY BE REQUIRED BASED UPON COMPLEXITY OF THE DESIGN AND LOCATION. SUBMIT THE CHECKLIST WITH YOUR REVISED PLAN OF DEVELOPMENT.

- 1. VICINITY MAP
- 2. NORTH ARROW
- 3. USE EITHER A STANDARD ENGINEERS' OR ARCHITECT SCALE
- 4. LEGAL DESCRIPTION
- 5. SITE ADDRESS
- 6. OWNER NAME AND PHONE NUMBER
- 7. PARCEL NUMBER
- 8. SITE LOCATION MAP
- 9. GENERAL NOTES/LEGEND
- 10. USE OF ADJACENT PROPERTIES (VACANT, RESIDENTIAL, COMMERCIAL etc.)
- 11. PROPERTY LINES/DIMENSIONS
- 12. BUILDING DIMENSIONS (ALL SIDES)
- 13. SETBACKS TO ALL STRUCTURES, TO PROPERTY LINES AND BETWEEN BUILDINGS
- 14. LABEL AND NUMBER ALL BUILDINGS INTENDED USE (i.e. CLASSROOM, CONSTRUCTION TRAILER etc.)
- 15. DEDICATED STREET ACCESS, INCLUDING STREET NAMES
- 16. LABEL ALL EASEMENTS ON PROPERTY
- 17. SHOW ENTRANCE AND EXITS TO PROPERTY WITH APPROPRIATE SIGHT TRIANGLES
- 18. PROVIDE TYPICAL DETAIL TO SCALE ¼"=1' OF STANDARD AND ACCESSIBLE PARKING SPACE INCLUDE TOTAL OF STANDARD AND ACCESSIBLE SPACES
- 19. STORAGE TANKS (i.e. WATER, FUEL, PROPANE) MUST SHOW SETBACKS AND SIZE. LABEL ABOVE GROUND OR BELOW GROUND
- 20. LIMITS OF CONSTRUCTION DISTURBANCE LIMITS
- 21. DRAINAGE PATTERNS/ARROWS/GRADE BREAKS
- 22. WASHES & SWALES
- 23. FENCES/BLOCK WALLS WITH TYPE & LOCATION OF DRAINAGE OPENINGS
- 24. SEPTIC TANK LOCATION



Planning & Development Department

As-Built Submittal Requirements "Record Drawings"

The Drainage Division requires as-built submittals for all Commercial / Industrial and Subdivision projects. As-builts are also required for residential lots if those lots are required to have storm water retention basins. As-builts may be required for residential development having complex grading and drainage plans. All hillside roadway developments require as-builts.

The following is required for as-built submittals:

1. Three copies of as-built plans are required to be submitted.
2. As-builts need to be completed on the plans most recently approved by the Planning and Development Department
3. An updated engineer's seal with the following statement must be on the plans:

"I certify, based on field verification, that this set of as-built plans accurately reflects the conditions as they exist on the property. I further certify as follows:

 - a) That the development has been constructed substantially in accordance with the approved grading and drainage plans and the improvements plans.
 - b) That the Drainage system shall function as designed and permitted.
 - c) Based on testing data for this project the retention system will function as designed to drain within 36 hours per Maricopa County requirements."
4. Surveyor's seal needs to be on all pages that contain as-built elevations.
5. If drywells are used to aid filtration, a constant head test will be required with the results of this test submitted to the County with the as-builts. Verification of drywell registration with ADWR is required.
6. All components of the drainage management system must be as-built including, but not limited to, culverts, storm drains, streets, curbs, retention basins, and rip-rap.
7. The elevations should demonstrate the length, width, depth, storage, conveyance capacity and other hydraulic characteristics.



**THE FOLLOWING NOTES SHALL APPEAR ON THE COVER SHEET OF
ALL COMMERCIAL and SUBDIVISION PROJECTS
IN UNINCORPORATED MARICOPA COUNTY.
TEXT SHALL NOT BE MODIFIED WITHOUT THE EXPRESS WRITTEN
PERMISSION OF THE APPLICABLE COUNTY DEPARTMENT.**

MARICOPA COUNTY P&D COMMERCIAL/ SUBDIVISION GENERAL NOTES AND CONDITIONS

1. REFERENCE MARICOPA COUNTY PERMIT AND ADDENDUMS FOR ADDITIONAL CONDITIONS.
2. 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.
3. THE ISSUANCE OF ANY CONSTRUCTION PERMIT SHALL NOT RELIEVE THE OWNER OR OWNER'S AGENT FROM COMPLIANCE WITH ALL OTHER GOVERNMENTAL REGULATIONS AND ORDINANCES INCLUDING BUT NOT LIMITED TO ZONING & BUILDING REQUIREMENTS.
4. AS SPECIFIED IN THE PERMIT CONDITIONS, 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.
5. 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.
6. AS SPECIFIED IN THE PERMIT CONDITIONS, CONTACT MARICOPA COUNTY TO SCHEDULE AN IN-PROGRESS INSPECTION FOR ALL RETAINING WALLS AFTER EXCAVATION BUT PRIOR TO PLACEMENT OF CONCRETE, BLOCK, OR OTHER RETAINING WALL MATERIAL.
7. ADDITIONAL INSPECTIONS AND/OR RE-INSPECTIONS SHALL BE ASSESSED ADDITIONAL FEES IN CONFORMANCE WITH ADOPTED FEE SCHEDULES.
8. RIP-RAP AREAS SHALL BE OVER-EXCAVATED SUCH THAT TOP OF RIP-RAP WILL MEET ADJACENT GRADE.
9. CERTIFIED AS-BUILT PLANS, PREPARED IN CONFORMANCE WITH MARICOPA COUNTY AS-BUILT SUBMITTAL REQUIREMENTS SHALL BE SUBMITTED TO MARICOPA COUNTY FOR APPROVAL PRIOR TO FINAL DRAINAGE CLEARANCE.
10. 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, SIGNED AND SEALED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED FOR APPROVAL WITH THE AS-BUILT PLAN DOCUMENTATION. SOIL INFILTRATION TESTING OBTAINED DURING DESIGN PHASE ARE ACCEPTABLE.
11. 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 CALCULATIONS SEALED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER DEMONSTRATING THAT ALL RETENTION BASINS DRAIN WITHIN 36-HOURS SHALL BE SUBMITTED FOR APPROVAL WITH THE AS-BUILT PLAN DOCUMENTATION.
12. REQUIRED DRAINAGE OPENINGS FOR CMU WALLS SHALL BE AS PER THE APPROVED PLAN DETAIL. IF NO DETAIL IS SHOWN, PROVIDE 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.
13. 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.

14. ALL CONSTRUCTION FILL SHALL MEET OR EXCEED MAG SPECIFICATION 211.

15. ALL CONSTRUCTION SHALL MEET OR EXCEED CURRENT MAG SPECIFICATIONS AND STANDARDS.

16. AN APPROVED SET OF PLANS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES PERMIT IS ACTIVE.

17. 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.

18. CONTACT BLUE STAKE AT 602-263-1100 A MINIMUM OF 2-DAYS PRIOR TO CONSTRUCTION.



**THE FOLLOWING NOTES SHALL APPEAR ON THE COVER SHEET OF
RELEVANT COMMERCIAL OR SUBDIVISION 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 COMMERCIAL/SUBDIVISION SPECIAL NOTES AND CONDITIONS

1. PRE-CONSTRUCTION MEETING

PRIOR TO THE START OF WORK, SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MARICOPA COUNTY INSPECTIONS DEPARTMENT.

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. THIRD PARTY INSPECTIONS

THE NAME AND QUALIFICATIONS OF THE 3RD PARTY INSPECTOR SHALL BE SUBMITTED 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.

4. 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.

5. UNDERGROUND RETENTION SYSTEM

PROVIDE PROFESSIONAL 3RD PARTY INSPECTION SERVICES FOR THE EXCAVATION, BEDDING, PLACEMENT, COMPACTION, BACK FILL, AND OVERALL CONSTRUCTION OF THE UNDERGROUND RETENTION SYSTEM.

6. PIER FOUNDATIONS

PROVIDE PROFESSIONAL 3RD PARTY INSPECTION SERVICES FOR THE EXCAVATION, BEDDING, PLACEMENT, BACK FILL, AND OVERALL CONSTRUCTION OF THE PIER FOUNDATIONS.

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
--	------

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
--	-------

SUP – Modification of Stipulations	\$60
------------------------------------	------

Special Use plan for Single Family Residential (SFR) – Including Modification of Stipulations or Amendments	\$210
---	-------

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
----	--------------------------------	----	-------------------------------

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: