

Clarification of Drainage Regulations

September 26, 2001

Clarification of Drainage Regulations Section 603
Subdivision On-site Retention Requirements
Issued pursuant to Section 402(4) of Drainage Regulations

The Drainage Regulations of Maricopa County require the retention of on-site runoff resulting from the 100-year 2-hour rainfall event. Flood Control does not allow on-lot retention in subdivisions with lot sizes less than one acre. In the past, the retention requirement was sometimes waived if lots were one acre or greater in size. This has caused some confusion due to the use of gross acreage vs. net acreage of the sub-division.

Effective immediately, on-site retention of all self-generated runoff from the 100-year, 2-hour rainfall event will be required **FOR ALL SUB-DIVISIONS--REGARDLESS OF LOT SIZE**, as noted in Section 603 of the Drainage Regulations. On-lot retention is permitted (but not encouraged) only if lots are greater than one acre. On-lot retention **IS NOT PERMITTED** for lots less than one acre.

For environmental reasons, the "first flush" of stormwater runoff must always be retained onsite. This volume must be greater than or equal to 0.5 inches of runoff. Retention of the 100-year, 2-hour rainfall automatically takes care of the "first flush" requirement.

As always, the ultimate outfall from the sub-division must discharge at the same location as during pre-development of the site. The stormwater discharge at the ultimate outfall of the subdivision must not be greater than pre-development conditions. The retention requirement does not guarantee that discharge peaks may not increase at the ultimate outfall, thus post development hydrologic analysis will be required for most sub-divisions to ensure no increase in peak discharge at the ultimate outfall.