

Maricopa Flood Control District

P.O. Box 609 • Maricopa, AZ 85139

MFCD PLAN REQUIREMENTS

Our experience gives insight to a number of problems which can result from poor design of projects bordering the channels. Since the management of those sections often defaults to an entity such as a Homeowners' Association (HOA), it is important to avoid these problems in the project's design and construction. HOA's are unlikely to have the expertise or funding to make corrections later.

MFCD should review and approve any plans affecting land in or adjacent to the District's easements prior to City approval. Construction or any alteration affecting property adjacent to the Santa Rosa or Santa Cruz Channels must conform to MFCD standards.

At a minimum, and not precluding other items which may be specific to a project, the District requires the following:

MFCD Access

- Developer shall ensure the channel has appropriate maintenance access.
- MFCD recommends a 12-foot maintenance access path, capable of supporting heavy equipment, such as a front-loader or a loaded water truck.
- If the maintenance access path is blocked by a gate, MFCD shall maintain the only lock on the gate so as to have access on demand.
- Bollards blocking the access path are prohibited.
- Ramps are required when necessary to traverse an obstruction, such as a bridge or low-water crossing. Ramps should be 12:1 with a minimum 10-foot bottom width. Maintenance ramps should be provided both upstream and downstream of hydraulic structures.
- Developer shall not locate ramps closer than 100 feet from the nearest channel transition.
- Access ramps shall be located on the high side of the channel invert.
- Access ramps shall slope downward in the downstream direction.
- If another permitted jurisdiction has different requirements than those of MFCD, the more stringent requirement shall govern.

HOA's Covenants, Conditions and Restrictions.

- Property owners should be prohibited from depositing any refuse, including trash, yard waste and/or garbage in the channel easements.
- Property owners must manage their irrigation to contain water on their own property.
- Property owners should never backwash pools, hot tubs, etc. into the channels, per City of Maricopa ordinance.
- Property owners should keep trees, shrubs and other growth inside their property line.
- Drainage must be directed away from the channel and toward the street per City of Maricopa ordinance.

Plan Requirements

All projects impacting District facilities must be submitted to the District for review and approval. The requirements listed below are the minimum and may be amended from time to time.

- All plan sheets must show and label the following
 - MFCD Easements
 - Effective FEMA flood zone limits
 - Top and toe of existing/proposed channel banks
 - Existing MFCD access roads

Other Requirements

- Prior to construction, contractor will stake MFCD easements shown on plans
- Any disturbances to the channel will be restored to pre-construction condition
- Cuts or disturbances to channel banks will be restored to 95% compaction
- 404 permit (if required) will be the responsibility of the applicant
- Any work inside MFCD easements require a permit from MFCD