



Municipal Utilities Department
Water Utilities Division
Environmental Services Section
tempe.gov/stormwater

Community Development Department
Building Safety Division
480-350-8341, Option 2
tempe.gov/BuildingSafety

Engineering and Transportation Department
Engineering Division
480-350-8200
tempe.gov/engineering



STORMWATER MANAGEMENT AND RETENTION REQUIREMENTS

In Tempe, stormwater runoff does not go to a water treatment plant before entering local recreational or drinking water sources. Runoff not retained on-site is transported by drains, streets, gutters and curbs directly into retention basins, parks, rivers, canals and community lakes. In addition to protecting recreational and drinking water sources, proper stormwater management also helps reduce flooding and safety concerns.

The City's **Engineering Design Criteria** applies to all new and redevelopment projects that will affect existing lot grading or stormwater retention, cumulatively increase the original permitted floor area by at least **25 percent** or increase the valuation of the property, excluding land, by **50 percent** or more.



Projects require a **Grading and Drainage Plan** to obtain a grading permit.

Engineering Criteria for most of the city requires on-site retention for a 100-year storm, with the lot outfall elevation below that of the finished floor.

A Grading and Drainage Plan must be submitted for new single-family residences or commercial buildings and for additions with a detached accessory structure, patio, gazebo or ramada that will increase the total square footage by **25 percent** or more, or if the addition encroaches upon an existing retention area.

Homeowners or their design professional are encouraged to contact the City of Tempe to discuss their project in its early design stage. A courtesy, multi-discipline preliminary review, as provided in Site Plan Review, may help identify submittal requirements for the project. For questions, or to sign up for a Site Plan Review, please contact Community Development at 480-350-8341, and select Option 2. Engineering Design Criteria: tempe.gov/home/showpublisheddocument/84995/637344631281000000



Stormwater Maintenance Guide

Follow these best practices to maintain your stormwater infrastructure:

- Create and maintain an inventory and/or map of drainage structure locations.
- Store materials and chemicals under cover and use secondary containment devices to prevent a release.
- Collect garbage regularly.
- Always sweep hard surfaces first. Remove garbage, leaves and other debris before washing.
- Set aside funding and establish dates to:
 - Inspect drywells and other drainage structures and remove debris as necessary.
 - Clean drywells and other drainage structures and perform maintenance.
 - As necessary, hire a street sweeper to clean parking lots.
- Once a week, physically inspect the property to ensure that catch basins, scuppers, spillways and drywells are free of sediment, garbage or debris. Inspect parking lots for accumulated sediment.
- Once a month, inspect drainage structures for excessive erosion and overgrown vegetation, which could prevent drainage structures from functioning as designed.
- Once a year, employ a professional to inspect drywells and other drainage structures.

Within 36 hours after a rain event:

- Verify that all drainage structures have drained and that there are no mosquito larvae.
- Ensure that stormwater leaving your property is free of pollutants.
- Confirm that stormwater is retained on site and does not flow into rights-of-way or adjacent properties.

