

HILLSIDE CONSTRUCTION STAGING AND SAFETY IMPROVEMENT CHECKLIST

Construction Staging and Safety Improvement Plans are intended to reduce the negative impacts of hillside construction activities on the surrounding neighborhood. On demolition, exterior remodels, additions or new construction, not eligible for Chairman review, the Town Manager or designee (Town Engineer) may require Construction Staging and/or Safety Improvement Plans that address (Town Engineer to check all of the following that apply):

Conditions Present on or Adjacent to Lot

- Boulders
- Significant Rock Outcroppings
- Steep Slopes
- Loose Fill or Raw Spill Slope
- Drainageways, Watercourse, or Hillside Washes
- Narrow Adjoining Streets or limited access to building sites
- Subsurface or Seismic Damage that may result in future landslides/rockslides
- Unique Topography
- Anticipated use of construction equipment that causes vibrations
- Anticipated trenching and/or restoration, including septic, greater than 100 linear feet, , regardless of presence of easements, across steep slopes or loose fill
- Any blasting associated with construction
- Other conditions that create hazards to person or property in the vicinity of the building site
- No downhill residents or developable property

The following checked elements will be required by the Town in a Construction Staging Plan due at time of building permit application:

Construction Staging

- Location of construction entrances and exits
- Location of equipment and material staging and storage
- Onsite circulation for construction vehicles plan (includes on-site and off-site deliveries, employee parking, turn-arounds, etc.)
- Conveyance of neighborhood traffic
- Trash storage and removal plan
- Fencing plans
- Location of toilet facilities
- Engineered construction drawings detailing construction means and methods

The following checked elements will be required by the Town in a Safety Improvement Plan to be submitted with HBC Formal Plan review materials:

Geological Reports & Seismic Refraction Surveys

- Indicate and evaluate the location of fractures
- Indicate and evaluate unstable rock and/or fill
- Identify the potential hazards of the fractured or unstable rock/fill to surrounding properties
- Proposed engineering design to stabilize the site and mitigate rock fall or debris
- Subsurface water flows and pooling
- Provide recent geologic events in area such as rock slides, mudslides, earthquakes etc. and impacts/results

Blasting

- If blasting is proposed, all blasting requirements noted in Article 5-10-4 of the Town Code must be fulfilled

Drainage

- Provide hydrologic study for the area assuming a 100 year 2 hour storm event.

When deemed necessary, the Town Manager or designee may hire an outside firm to assist with or provide review of an application including the Construction Staging and Safety Improvement Plan. Any fees associated with the outside review are an additional application fee and must be paid by the applicant. Applicant will be required to provide assurance of this payment in a form to be determined (signed letter to pay, a credit card and authorization up to a certain dollar amount, a cash deposit, etc.). All Hillside development, not eligible for a chair review, shall require the developer to provide minimum insurance of \$2M per occurrence and \$5 million aggregate, with the Town of Paradise Valley listed as additionally insured, for the duration of construction (from grading to certificate of occupancy. Appropriate dollar values for insurance shall be the responsibility of the developer and home owner.