

City of Salisbury



MARYLAND

POLICY

FOR

CURB, GUTTER & SIDEWALK

REPLACEMENT

Council Approved May 22, 1967
Reviewed and Accepted – February 1990

CASE I
ROOT DAMAGE

(a) 100% City

(b) 100% Property Owner

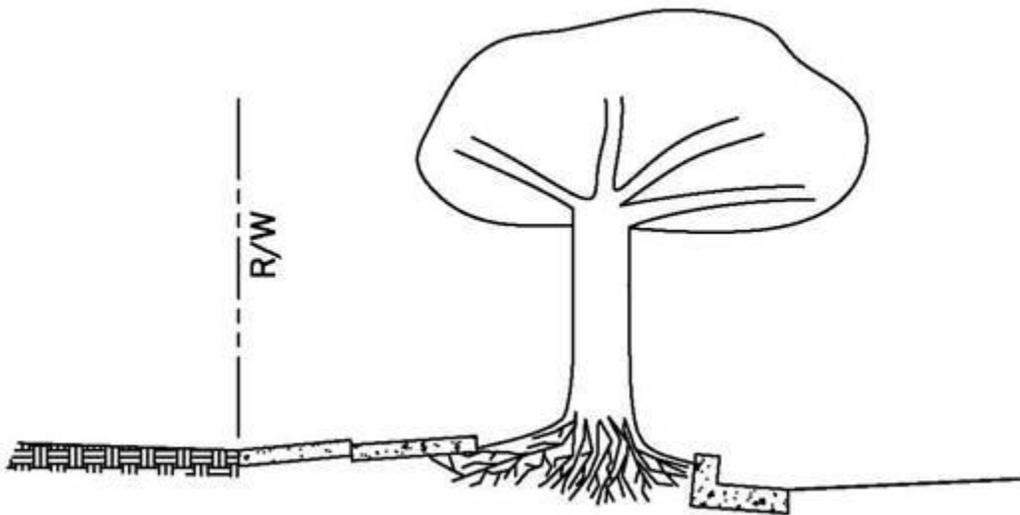
Tree in Grass Plot (City R/W)

Damages curb and gutter and/or sidewalk so as to create unsafe condition:

(a) Cost of removal and replacement
CITY – when City is permitted to remove tree or when City wishes to retain tree for beautification purposes. Tree removal also at city expense.

(b) Cost of removal and replacement
PROPERTY OWNER – when property owner wishes to retain tree contrary to City wishes.

(c) When tree is removed by City it may or may not be replaced with a species more suited to narrow grass plot at option of City.

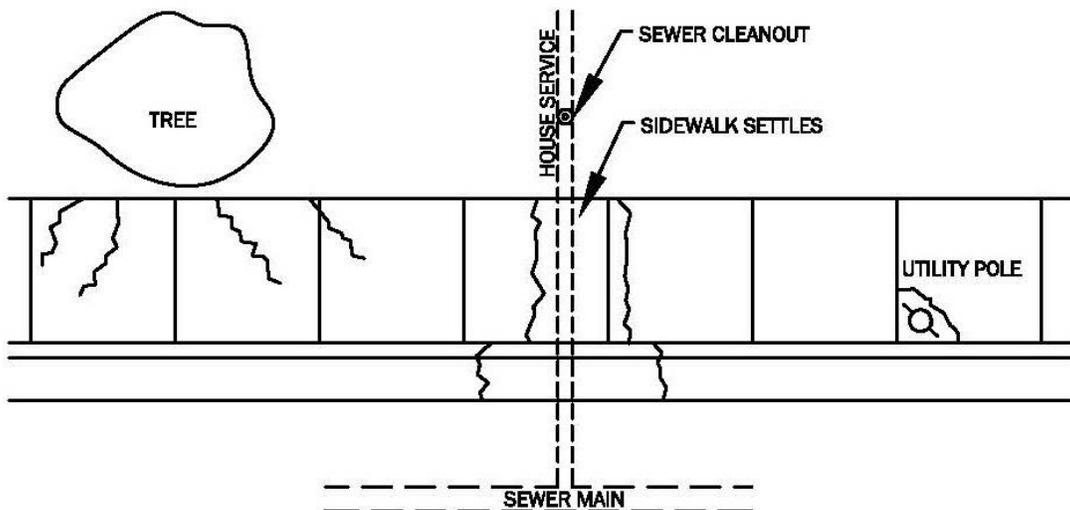


CASE II
SPOT DAMAGE

- (a) 100% Property Owner*
- (b) 100% City*
- (c) 100% Utility*

Sidewalk generally in good condition with local damage caused by:

- (a) Tree Root Damage (on home owners property) or improper heavy loading (Truck) which breaks sidewalk PROPERTY OWNERS EXPENSE.
- (b) Sunken sewer or water main trench on city street r/w CITY EXPENSE.
- (c) Utility pole replacement requiring sidewalk break by utility- UTILITY EXPENSE-remove and replace entire block. (No patching permitted)



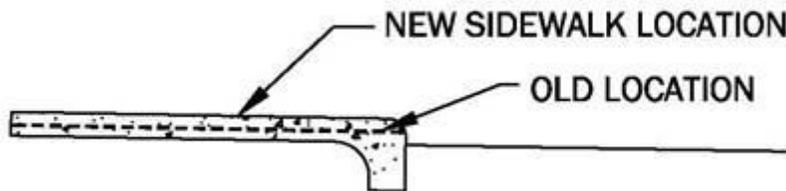
CASE III
CHANGE OF GRADE

(a) 100% CITY

New sidewalk location

Existing sidewalk and/or curb and gutter too low and not at grade of other adjacent new sidewalks.

(a) Any change in grade requiring removal of curb and gutter and/or sidewalk at City expense.



CASE IV
PROGRESSIVE DECAY

(a) 100% Property Owner

(b) Option -50/50 City & Property Owner

Quality and condition of concrete generally at point of failure – progressive decay and dangerous for pedestrian use in many places, but some blocks not dangerous.

(a) Property owner pays for extensive patching.

(b) Remove and replace entire property frontage on any street - City and property owner share cost 50/50 basis (Requires property owner approval or option (a) automatically applies).

CASE V

STRUCTURAL FAILURE DUE TO IMPROPER DESIGN

(a) 100% City or State

(b) 50/50 City & Property Owner

(a) EXPANSION FAILURE – Short Term
Curb sheared off or rotated by expansion of building. This damage not fault of property owner and must be borne by City or State (street owner).

(b) EXPANSION FAILURE – Long Term
Curb and gutter on long curve – normal expansion of concrete sidewalk causes partial curb and/or sidewalk failure by rotation or dislocation. This condition not fault of property owner, but usually results in many years of satisfactory service.
Suggest 50/50 City – Property Owner cost as in Case IV

CASE VI
FROZEN CONCRETE FAILURE

(a) 100% Property Owner

Extensive Sidewalk and/or curb damage due to freezing or other causes to such an extent as to be dangerous.

- (a) Remove and replace at property owners entire cost.