

OFFICIAL NOTICE

Owner:
Address:

Date: _____

Property Address:

Property I.D.

The Charter Township of Plymouth, as part of its responsibility to ensure the public health and safety of its residents, and to reduce the number of liability suits against the Township and property owners, has instituted a sidewalk repair program. A State of Michigan Supreme Court decision requires that the Township make sure that sidewalks are maintained in a safe condition.

In accordance with the Plymouth Charter Township Sidewalk Ordinance, "It shall, in all cases, be the responsibility of the owner of every lot or parcel of the land in the Township to keep the sidewalks adjacent to his/her lot or parcel in good repair."

THIS IS YOUR OFFICIAL NOTICE OF PUBLIC HEARING: A Public Hearing will be held on _____ at the Plymouth Township Hall, located at 9955 North Haggerty Road. The meeting will be held in the Township Board room. At this meeting a resolution to require the sidewalk repairs will be considered by the Township Board. Based on the Sidewalk Ordinance, the Township has found that your sidewalk requires repair. It is anticipated the Township Board will find that there is a necessity and an assessment requirement. It is further anticipated that the Township Board will require that you make the necessary repairs by _____

Your sidewalk was recently inspected by the Township, based on the accompanying guideline. An inspector will be marking, with paint, sections of your sidewalk which require repair. An "X" indicates that replacement is required at your expense. An "O" indicates that replacement is required at the Township's expense. Sidewalk which is damaged by Township utility work, the installation or replacement of sidewalk ramps, and sidewalks that do not afford the principal means of access to abutting properties will be paid for by the Township.

If you do not make the repairs yourself or by using a licensed contractor, the Township's contractor will make the repairs on your behalf. You will then be assessed for the cost of the repairs. More information on your options for replacing the sidewalk is shown on the next page. The cost of the repairs, using the Township's contractor, is estimated as follows:

	square feet of 4" sidewalk at \$7.80 per square foot	\$0.00
	square feet of 6" sidewalk at \$9.00 per square foot	\$0.00
	square feet of 8" sidewalk at \$11.00 per square foot	\$0.00

Total Estimated Repair Amount = \$0.00

Note: The removal of defective sections of sidewalk sometimes results in the need for additional work. When removing sidewalk sections, adjoining sections can break or crumble resulting in additional costs. Where the adjoining sidewalk is marked with an "X", this cost is assumed by the property owner. **The final assessed amount will be based on a measurement of the concrete sidewalk actually replaced and may vary from the estimated amount indicated above.**

If you do not own the property described above, please notify the Department of Public Works (DPW) at (734) 354-3270, Extension 5. Or, please return this notice with an explanation to:

Sidewalk Program
Plymouth Charter Township
Department of Public Works
9955 North Haggerty Road
Plymouth, MI 48170

The property owner has three options to replace sidewalk flags marked with an “X”.

1. You may replace the walks yourself; see the attached Construction Standards. Your work must be completed by _____.
2. You may hire a qualified contractor to replace the walks; in this case, the contractor must follow the attached Construction Standards. The contractor must complete the replacement no later than _____.
3. Plymouth Township is hiring a contractor to perform its repairs and they can also repair your sidewalk flags. The cost will be assessed to you. If the Township contractor performs the repairs, they will be made starting in 2022.

Additional Information

- If there is other sidewalk in the public right-of-way that you would like replaced, this can be done at the same time as the repairs. You will need to contact the Township DPW at (734) 354-3270, Extension 5 and request that an inspector meet you and have the flags marked. The cost to replace other sidewalk in the street will be the same as for the repairs.
- If the Township’s sidewalk repair contractor is agreeable, you may contract separately with them to perform other repairs or replacements on private property. The following will apply:
 - Arrangements made between the property owner and the contractor for repairs on private property will not be administered by the Township; the property owner will be signing their own contract and negotiating their own prices.
 - The sidewalk repairs may progress at a fast pace once construction begins. The contractor will typically work in one neighborhood at a time, then move on to the next area. For this reason, if you are thinking of having other work performed by the contractor, it is best to make the arrangements as soon as possible.
 - More information about private improvements will be available at the Public Hearing. If you need assistance with these arrangements, call the Township DPW at (734) 354-3270, Extension 5.

Sidewalk Repair Guidelines: Indicated below are examples of sidewalk conditions requiring repair. The sidewalk repair guidelines can also be found on the Township website under Ordinances

1. Settlement / Heaving. A rise or drop of more than one half (1/2) inch between any two (2) sections of sidewalk.
2. Cracking. More than two (2) cracks of one-quarter (1/4) inch in width or more in any two (2) lineal feet of sidewalk section.
3. Too Steep. Any section of sidewalk which is tilted in excess of one (1) inch per foot from the inside to outside edge. (The outside edge being the edge of the sidewalk nearest the street line.)
4. Scaling. If, in any five (5) foot lineal section of sidewalk, more than twenty-five (25%) percent of the surface area has scaled off to a depth of one-quarter (1/4) inch or greater, that section of the sidewalk shall be replaced.
5. Too Flat. The concrete has dipped to allow water to pond to a depth of three-quarters (3/4) of an inch or more.

This is a general guideline only. The inspector’s judgment based upon his or her experience and expertise shall determine whether or not a section of sidewalk needs to be replaced. Patching sidewalk sections that are marked for replacement is not a long term solution, and will therefore not be approved.

CONSTRUCTION STANDARDS FOR SIDEWALK CONSTRUCTION

Enclosed are the Construction Standards for Sidewalk Construction for your use, should you decide to make the repairs yourself or by using a licensed contractor.