



## OFFICIAL NOTICE

Owner:

Address:

Date: March 7, 2023

Property Address:

Property

Chesterfield Township, 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 Chesterfield Township Code of Ordinances, It shall be the duty of every owner of land within the Township to keep and maintain the sidewalk located upon the public right-of-way contiguous to such owner's property, and "Free from any and all defects of every kind and nature and maintained in a condition of good repair".

**THIS IS YOUR OFFICIAL NOTICE OF PUBLIC HEARING:** A Public Hearing will be held at a regular Board meeting on April 11, 2023 at 7:00pm at the Chesterfield Township Hall, located at 47275 Sugarbush 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 Code of Ordinances, 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 June 10, 2023 if you are planning to complete the sidewalk repairs on your own or hire a private contractor. Per township ordinance you shall notify the township by May 11, 2023 of your intent to replace sidewalks. If you do not your sidewalk will be removed & replaced by the township contractor.

The Township is providing you an alternative to in-person attendance at the April 11, 2023 meeting by emailing us at [sidewalks@chesterfieldtwp.org](mailto:sidewalks@chesterfieldtwp.org) or by calling our Sidewalk Hotline number at (248) 844-6262. Please leave your name, address, contact information and specific question and we will return them in the order received. If you do not have questions, the Township also livestreams the meetings online.

Your sidewalk was recently inspected by the Township, based on the standards listed at the end of this notice. 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.

The Township utilizes a private contractor solicited through a public bid process to replace the designated sidewalk flags throughout the program area which allows for an economy of scale to ensure a cost effective and efficient replacement program outcome.

Once the sidewalk construction is completed, the property owners will be assessed based on the number of flags replaced. Additional details regarding the payment plan options for the sidewalk program assessment will be sent in a separate notice from 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, payable over a 5 year period, and included as a part of your tax bill. More information on payments will be available from

(586) 949-0400 | [chesterfieldtwp.org](http://chesterfieldtwp.org)

Bradley Kersten, Supervisor • Cindy Berry, Clerk • Kathy Elliott, Treasurer

David Joseph, Trustee • Kathy D. Vosburg, Trustee • Brian Scott DeMuyneck, Trustee • Hank Anderson, Trustee

the township in the near future. 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:

<input type="text"/>	square feet of 4" sidewalk at \$11.10 per square foot	<input type="text"/>
<input type="text"/>	square feet of 6" sidewalk at \$12.49 per square foot	<input type="text"/>
<input type="text"/>	square feet of 8" sidewalk at \$15.28 per square foot	<input type="text"/>
Total Estimated Repair Amount =		<input type="text"/>

**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. **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. The township reserves the right to increase or decrease the total quantities as they see fit.**

If you do not own the property described above, please notify the [sidewalks@chesterfieldtp.org](mailto:sidewalks@chesterfieldtp.org) email. Or, please return this notice with an explanation to:

Sidewalk Program  
 Chesterfield Township  
 Department of Public Works  
 47275 Sugarbush Road  
 Chesterfield, MI 48047

**The property owner has three options to replace sidewalk flags identified as deficient.**

1. You may replace the walks yourself; see the attached Construction Standards. Your work must be completed by June 10, 2023.
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 June 10, 2023.
3. Chesterfield Township is hiring a contractor to perform its repairs and they can also repair your sidewalk flags. The cost will be assessed to you based on the estimate in the table above. If the Township contractor performs the repairs, they will be made starting in late June 2023.

**You must notify our consulting engineers by emailing us at [sidewalks@chesterfieldtp.org](mailto:sidewalks@chesterfieldtp.org) or by calling our Sidewalk Hotline number at (248) 844-6262 of your intent to complete the work yourself or with a licensed contractor by May 11, 2023** (30 days after public hearing). The work must be completed within 60 days of the public hearing by June 10, 2023. Once the construction work is completed, the consulting engineers must be notified of work completion, so that an inspection can be conducted to ensure that the proper flags were replaced and that the replacements meet the Township construction standards. If no notification is received by May 11, 2023, the Township will assume that the property owner does not wish to complete the work outside the township program, the township contractor will complete the work and the cost will be assessed to your property.

**Additional Information**

- If there is other sidewalk in the public right-of-way within your property limits that you would like replaced, this can be done at the same time as the repairs. You will need to contact the Township via [sidewalks@chesterfieldtp.org](mailto:sidewalks@chesterfieldtp.org) or by calling our Sidewalk Hotline number at (248) 844-6262 and request that an inspector meet you and have the flags marked. The cost to replace other

sidewalk in the street public right-of-way will follow the same square foot price as the township sidewalk replacement program, and the additional sidewalk quantities will be assessed in accordance with the above.

- For additional information on the sidewalk program please visit:  
<https://www.chesterfieldtwp.org/501/Sidewalk-Replacement-Program>
- If the Township's sidewalk repair contractor is agreeable, you may contract separately with them to perform other sidewalk or driveway (flatwork) 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. Any sidewalk included in the township's replacement program should not be included in these private agreements.
  - 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 (586) 949-0400, Extension 3.

**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 three-quarters (3/4) inch between any two (2) sections of sidewalk at the connection joint.
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 the ADA guideline of 4% cross-slope or 8.33% longitudinal slope.
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 half (1/2) of an inch or more.

This is a general guideline only. The inspector's judgment based upon their 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.

**For any additional questions regarding the program, please contact the Chesterfield Township Engineering Consultant at the phone number or email provided in the letter above.**

## **CHESTERFIELD TOWNSHIP**

### **CONSTRUCTION STANDARDS FOR SIDEWALK CONSTRUCTION**

All sidewalks hereafter constructed, repaired or rebuilt shall be constructed, repaired or rebuilt according to the following specifications:

1. Preparation of Subgrade: The subgrade shall be prepared by excavating or filling to the required elevation of the bottom of the concrete. The subgrade shall be well drained and cleaned of all sod and organic material. Where necessary for the construction of ramps and drive approaches, the curb shall be cut full depth. Where necessary to cut or remove tree roots, adequate precautions shall be taken so as to protect exposed roots and preserve existing trees; roots shall be removed to a depth of six (6) inches below the bottom of the slab. Any material found to be unsuitable, such as muck, peat, marl, soft clay and other such materials subject to frost heaving, differential frost action, or unable to provide adequate support for surface improvements, shall be excavated and removed from the job site. Any material so removed shall be replaced with Class II granular material as specified in the current Michigan Department of Transportation Standard Specifications. All fills shall be thoroughly compacted to the required grade. The width of all cuts and fills shall be such that they conform to the final grading requirements as hereinafter stated.
2. Slope and Width: The surface of all sidewalks and subgrade shall have a slope not exceeding 2.0% toward the street. All new concrete sidewalks shall have a minimum width of five (5) feet. Those sidewalks constructed prior to the adoption of this Ordinance may be reconstructed to the same width, provided that in no case shall replacement sidewalks be less than (4) feet in width.
3. Placement: Sidewalks shall be placed one (1) foot in from the street right-of-way line, except as determined by the Township Engineer and/or public road agency.
4. Ramps: Sidewalk ramps shall be installed at all street intersections and constructed in accordance with current R-28 plan entitled "Sidewalk Ramp and Detectable Warning Details" contained in the Michigan Department of Transportation Standard Plans, as amended.
5. Forms: The forms shall be of such design of steel or wood as to insure the accurate maintenance of lines and grades. Flexible strips may be used where necessary on curves. After forms are completely set in place, the contractor shall call the Building Department to determine if a form inspection is necessary before any concrete is poured.
6. Joints:
  1. Expansion Joints.- Transverse expansion joints one-half (1/2) inch thick shall be

placed at every fifty (50) linear feet of sidewalk, and expansion joint material one (1) inch thick shall be placed between the backs of curbs and sidewalks or driveway approaches, and around all utility structures or covers. Expansion joint material shall be a pre-molded strip of bitumen filled fiber, and shall be placed at right angles to the centerline of the sidewalk and perpendicular to the surface, and it shall extend from the surface of the concrete to the subgrade.

2. Contraction Joints. Insofar as possible, contraction joints shall be placed at every five (5) linear feet of sidewalk. They may be formed by the use of divider strips three-sixteenths (3/16) inches in thickness or by cutting after floating to a depth of not less than one-quarter (1/4) of the thickness of the sidewalk. They shall be straight, perpendicular, and at right angles to the centerline of the sidewalk. When the sidewalk abuts buildings or any special structures, joint details shall be approved by the Township Building Official.
  
7. Depth of Slab: All concrete sidewalk, except at driveways shall be at least four (4) inches deep. All driveway approaches, and sidewalk abutting a driveway approach, shall be at least six (6) inches deep for residential and eight (8) inches deep for commercial.
  
8. Materials: All materials used in sidewalks shall conform to the Michigan Department of Transportation, 2012 Standard Specifications for Construction, Section 803.
  
9. Placing and Finishing: The subgrade shall be thoroughly moistened and the concrete shall be deposited to the proper depth. The concrete along the edges of forms and joints shall be spaded and the concrete shall be struck off until all voids are removed and the surface has the required grade and cross section. The surface shall be floated and troweled just enough to produce a smooth dense surface, free from irregularities. All joints and edges shall be rounded to a radius of one-quarter (1/4) inch with an approved finishing tool.  
  
The surface of sidewalks shall be broomed to slightly roughen the surface. The surface of sidewalk ramps shall be textured with a course broom transversely to the ramp slope.
  
10. Curing and Protection: All walk and approach surfaces shall be treated as per the Standard Specifications of the Michigan Department of Transportation, Section 803, as amended.

The sidewalk shall be properly protected from the elements and travel for the first 72 hours, except that pedestrian traffic may be permitted after 48 hours. The contractor shall be responsible for the strength and quality of the concrete laid during cold weather and concrete damaged by frost action shall be removed and replaced at the contractor's expense.

11. Final Grading and Cleanup: After the concrete has set sufficiently, the forms shall be removed and the spaces shall be backfilled as previously specified. The area between the sidewalk and curb shall be graded and leveled as required to provide a slope of three-eighths (3/8) to one-half (1/2) inch per foot toward the curb or roadway. The area between the sidewalk and the property line shall be graded and leveled as required to meet the original ground surface. These areas shall also be left free of all rocks, concrete, roots or

other debris.

12. Permits: The property owner or contractor shall obtain a permit from the Chesterfield Township Building Department prior to commencing any work.
13. Mudjacking: Where feasible, the sidewalk may be mudjacked by pumping grout through small holes drilled through the concrete slab. This method may successfully repair tipped sidewalk flags that exhibit excessive joint deflection or cross pitch. Sufficient grout should be injected to ensure all voids beneath the walk are filled. Holes should be patched using a sand based pre-bagged concrete patch material and finished flush with the surrounding surface. It should be noted that repairs attempted with mudjacking that are not successful may still require removal and replacement.