

Van Buren Township 2022 Sidewalk Replacement Marking Key

Remove and Replace Criteria:

The Township reserves the right to add additional criteria as deemed necessary to eliminate unforeseen problems.

1. Sidewalk cross slope exceeds 2%.
2. Sidewalks that exhibit differential sidewalk elevations of 3/4-inch or greater:
 - 2.1. Differential.
 - 2.2. Tree root heaving.
 - 2.3. Settlement (Signs of Ponding).
 - 2.4. Back Pitch or Back slope (Areas of ponding water 1/4-inch deep or more).
3. Cracked or broken sidewalk with any of the following:
 - 3.1. Sidewalks broken into three or more pieces in a single section.
 - 3.2. Sidewalks where a crack is not tight and well seated.
 - 3.3. Severe crazing (alligator cracking).
 - 3.4. Deteriorating joints (Gap at least 4 inches long by 3/4-inch wide at any point).
 - 3.5. Spalled areas (at least 3 inches along any one side).
 - 3.6. Chunks of loose concrete or slabs that move or wobble.

4. Other Surface deterioration condition issues:
 - 4.1. Surface deterioration consisting of severe scaling, or popping causing a safety issue.
 - 4.2. Spalling: If, in any flag of sidewalk, more that 50 % of the surface has scaled off to a depth of 1/2-inch or greater.
5. Utility structures:
 - 5.1. Manholes.
 - 5.2. Water Service stops.
 - 5.3. Utility plugs, valves or other objects that protrude 1/2-inch or more above the walkway surface.
6. More than one issue listed above.



Note: An inspector will mark the sections of sidewalk to be replaced/repared with spray paint. A **green dot** will be placed if it is the property owner's responsibility and a **red dot** if it is the Township's responsibility.

It should be noted that sidewalks may exhibit more than one type of deficiency. It should also be noted the program not only addresses correcting identifiable sidewalk hazards but includes defective sidewalks that may become hazardous in the near future.



Sidewalk Replacement/Repair Program





Purpose of Program

The purpose of the Sidewalk Replacement/Repair Program is to remove defects from the Township's sidewalk network such as trip hazards, deteriorated concrete, and trapped water/ice conditions.

Replacement/Repairs by Property Owner

Whenever the Township determines that a sidewalk is unsafe for use, notice may be given to the owner of the lot or premises adjacent to and abutting upon such sidewalk of the Township's determination. Such notice shall be given in accordance with [Sidewalk Ordinance](#). Thereafter, it shall be the duty of the owner to Replace/Repair the sidewalk in a safe condition. Such notice shall specify a reasonable time, within which such work shall be completed with due diligence.

If you wish to replace the marked sidewalk slabs yourself (or hire a contractor), a permit is required, and you must call for an inspection (Permit to Pour).

Repairs by Township

If the owner of such lot or premises is unable or elects not to make the necessary replacement/repair of the sidewalk within the time limited therefor, or in a manner otherwise than in accordance with the Sidewalk Ordinance, the Township shall have the sidewalk repaired.

In any event, the cost of repairs under Sidewalk Ordinance shall be charged against the property which adjoins the sidewalk and shall be paid by the property owner. If not paid, the cost of repairs shall be collected as provided in Sidewalk Ordinance.

Project Schedule

Property Owners will be able to make replacement/repairs up to 90-days after receiving the Township's estimated construction cost estimate. The Township will make repairs to all remaining sidewalks identified to be replaced/ repaired after the 90-day period.

Repairs not included

- Driveways.
- Sidewalk across driveways.
- Driveway approaches.

Contact Us

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We appreciate your patience and cooperation during the sidewalk repair project.