



City of
Salisbury
Jacob R. Day, Mayor

POLICY FOR CURB, GUTTER

&

SIDEWALK REPLACEMENT

Council Approved May 22, 1967
Reviewed & Reaffirmed – February 1990
Letterhead Updated October 2016

Department of Public Works
125 N. Division St., #202 Salisbury, MD 21801
410-548-3170 (fax) 410-548-3107
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CASE I

ROOT DAMAGE

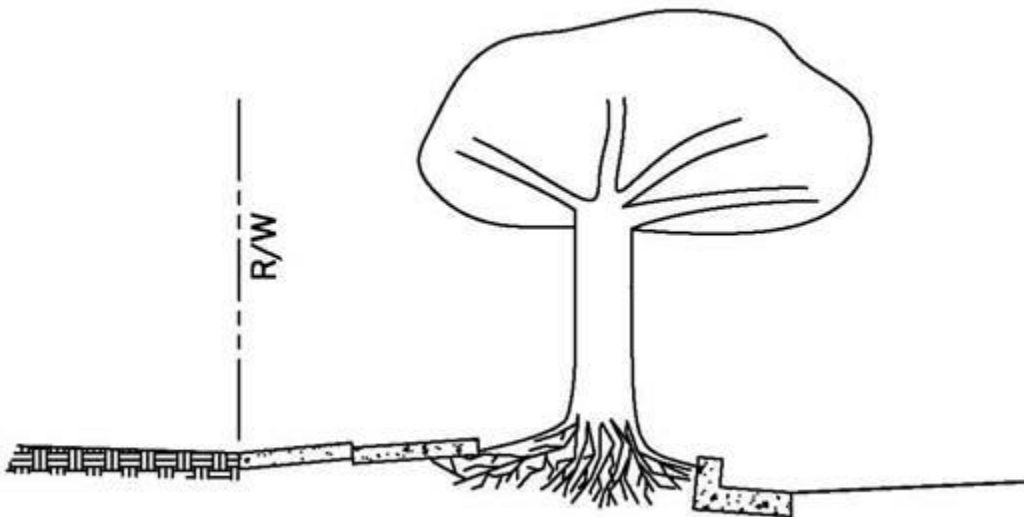
(a) 100% Property Owner or

(b) 100% City

Tree in Grass Plot (City R/W)

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

- (b) **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.
- (c) PROPERTY OWNER – when property owner wishes to retain tree contrary to City wishes.
- (d) 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

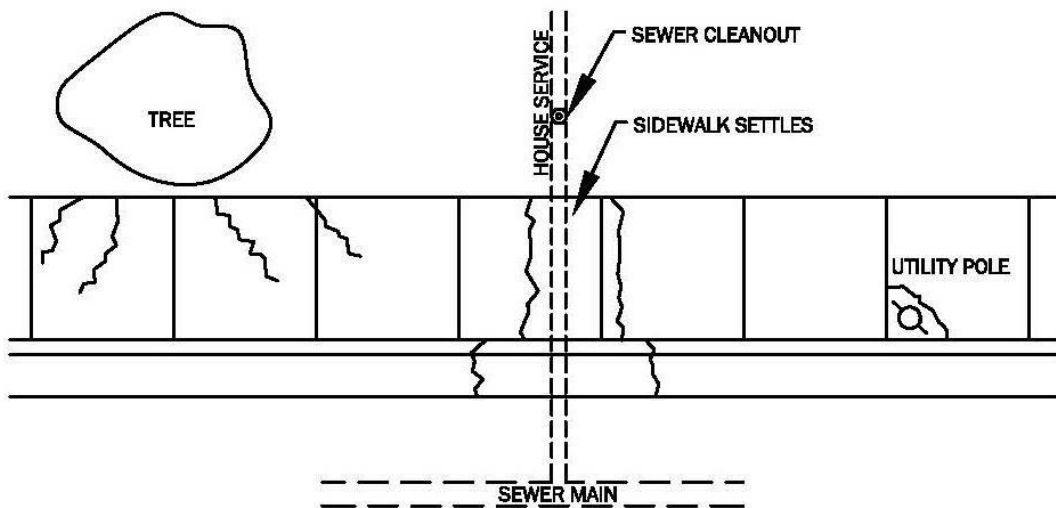
(a) 100% Property Owner

(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 5'x5' block. (No patching permitted)





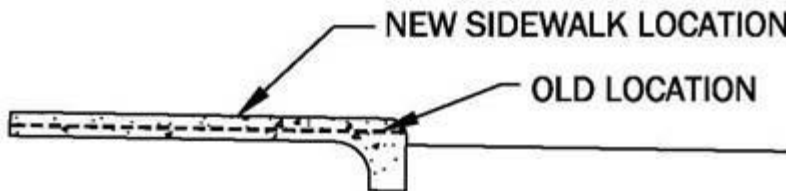
CASE III

CHANGE OF GRADE

(a) 100% CITY

-New sidewalk location

- (a) Existing sidewalk and/or curb and gutter too low and not at grade of other adjacent new sidewalks.
- (b) 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 Cost Share between 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

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).

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



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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.