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October 29, 2019

Re: Curb, Sidewalk and Driveway Apron Replacement

Dear Property Owner:

Over time, curbs and sidewalks and aprons can be damaged as a result of weather, settlement and even regular use. In order to provide a safe, pedestrian-friendly neighborhood, curbs and sidewalks and aprons in need of repair are to be replaced in conjunction with the township paving program taking place in your neighborhood next year. We are sending this notice to you now in order to provide the greatest amount of time to plan for the financial investment necessary to replace this concrete.

In the next several weeks, the Public Works Department will be out inspecting, identifying and marking properties where replacements are necessary. *(please see enclosed sheet for inspection criteria and illustrations)* Curbs and sidewalks and aprons marked with a white dot will need to be replaced prior to paving; some properties will not require any replacement and therefore will not be marked.

On the back of this letter, you will find Frequently Asked Questions about curb and sidewalk and apron replacement to assist you in this process. If questions remain unanswered, I am happy to assist you throughout the entire process. You can reach me directly at 215-643-1600, extension 3336 or via email at ckunkel@upperdublin.net.

Sincerely,

A handwritten signature in black ink that reads "Chris S. Kunkel".

Chris Kunkel
Director of Public Works

CURB AND SIDEWALK AND APRON REPLACEMENT FREQUENTLY ASKED QUESTIONS

1. Why is curb, sidewalk and driveway apron maintenance important?

Homes remain the single largest investment families make. Attractive neighborhoods, where streets and sidewalks are maintained, contribute to the preservation and enhancement of property values. Well maintained public use areas prevent accidents and reduce legal liabilities.

2. How do I find a contractor to complete the work?

When selecting a contractor, it is important to check references. A good question to ask is if the contractor has previously performed work in Upper Dublin Township. If so, this work can be examined by the property owner to view the quality of their work.

Property owners may also wish to consult each other. In previous projects, residents have been able to obtain better pricing by hiring a contractor to do all the work on their street.

The Pennsylvania Attorney General's office publishes a list of PA licensed contractors. Access to the list can be found online at <http://hicsearch.attorneygeneral.gov/>.

A list of contractors that has performed work in the township in the past can be found at: <https://www.upperdublin.net/departments/publicworks/sidewalk/>

3. Do I need a permit?

Yes. Permits allow the Township to keep track of work being completed within the Township. They also assure that work completed by private contractors is up to Township standards.

The [Highway Permit Application](#) can be found online at: <https://www.upperdublin.net/departments/code/>.

There is no fee for this permit. The permit process requires the applicant to perform certain safeguard checks such as PA One Call utility marking. This is a free service that locates all underground utilities so contractors will avoid any gas, electric or other utilities being damaged.

4. If I choose not to do the work or do nothing, what happens?

Township Ordinances and Pennsylvania statute (53 P.S. §46801) dictate that property owners are responsible for replacement of all curb and sidewalks abutting property. If curb and sidewalk work for which you are responsible is not completed in a timely manner, the Township will hire an experienced contractor and have needed repairs completed on your behalf. Pricing will be published on the Township website once a contract has been executed.

5. How do I pay for work completed by the Township?

If a Township hired contractor completes your curb and sidewalk work, you will receive an invoice. If payment is not received by the Township, a claim will be filed against you which may result in a lien against your property. (See 53 P.S. §46801)

Criteria for Replacement of Existing Concrete Curb, Sidewalk or Driveway Apron



What Needs To Be Replaced

Any curb, sidewalk or driveway apron that is determined by the Township Public Works Department to constitute a hazard to pedestrian traffic shall be replaced. Also, the existence of any of the following deficiencies shall be reason for replacement:

1. SPALLING - 40% or more of visible surface area.
2. CHIPPING – More than 25% of visible surface area.
3. CRACKING – Sidewalk or driveway that is cracked to width of 1/2" or more. Cracked curb that exceeds 1/4".
4. MISALIGNMENT – Curb more than 1" or more out of alignment. Sidewalk out of alignment more than 1/2".

Other conditions apply. The full Criteria for Replacement of Existing Concrete Curb, Sidewalk or Driveway Aprons is on the back of this page.



Properly constructed Curb and Sidewalk without a grass strip.

- A **permit is required** to replace curb and sidewalk.
- All work must conform to Township Ordinances.
- Copies of forms and ordinances are available at the Township Building or online at www.upperdublin.net
- Property Owners and contractors are encouraged to contact the Public Works Department at **215-643-1600** for additional information and questions.

Below are examples of deficiencies that are reason for replacement. These photos are shown for illustrative purposes only and do not necessarily indicate the minimum level of deficiency that would require replacement.



Misalignment

Cracking

Curb Mis-Alignment

Spalling

§ 207-31. Duty of property owners; failure; costs.

[Added 8-11-1992 by Ord. No. 826]

A. It shall be the duty of all owners of property abutting upon any public street within the Township, upon receipt of a notice to do so from the Township Public Works Department and within 30 days after receipt thereof, to construct in front of their respective properties and at the owner's expense a sidewalk and curb, or either of them, of the kind, quality and dimensions set forth in the notice and in accordance with the Township's engineering standards.

B. It shall be the duty of all owners of property abutting upon any public street within the Township to keep and maintain the sidewalk and curb in front of their respective properties in good order, condition and repair in accordance with the Township's criteria for replacement of existing concrete curb, sidewalk or driveway apron. Within 90 days after receipt of a notice from the Township, and at the owner's expense, the sidewalk and curb, or either of them, shall be replaced or repaired as specified in the notice and in accordance with the Township's engineering standards. In emergency circumstances, within 30 days after receipt of a notice from the Township, and at the owner's expense, the sidewalk and curb, or either of them, shall be replaced or repaired as specified in the notice and in accordance with the Township's engineering standards. **[Amended 6-13-2000 by Ord. No. 1036; 9-12-2000 by Ord. No. 1043]**

C. Upon failure of the property owner to do the work set forth in the notice as mentioned in Subsections A and B above, the Township shall have the work performed and charge the costs thereof to the owner. The Township, either by its own employees or by an independent contractor, shall do the work and charge the costs thereof to the owner. Upon failure of the owner to pay the costs of this sidewalk or curb work within 30 days after demand, the Township shall, in addition to all other remedies, file a municipal lien or claim against the premises involved, with such additional charges and penalties as are prescribed by law.

D. Any person failing or refusing to comply with the provisions of this article or who shall unlawfully construct or reconstruct any curb or sidewalk not in accordance with the provisions hereof or to the lines and grades furnished by the Township Public Works Department shall forfeit and pay a sum of not more than \$600 for each and every offense, to be recovered as such penalties are now collectible by law.

POLICY STATEMENT

CRITERIA FOR REPLACEMENT OF EXISTING CONCRETE CURB, SIDEWALK OR DRIVEWAY APRON

UPPER DUBLIN TOWNSHIP

Any curb, sidewalk or driveway apron that is determined by the Township Public Works Department to constitute a hazard to pedestrian traffic shall be replaced. Also, the existence of any of the following deficiencies shall be reason for replacement:

1. Spalling - Any spalling of the curb, sidewalk or driveway apron shall be reason for replacement where such spalling is more than 40% (forty percent) of the visible surface area of the curb, sidewalk or driveway apron section.
2. Chipping - Any chipping of the curb, sidewalk or driveway apron shall be replaced where such chipping is more than 25 percent of the visible surface area of the curb, sidewalk or driveway apron section.
3. Cracking - Sidewalk or driveway apron that is cracked to a width of 1/2" (one-half of an inch) or more, for more than one foot total shall be replaced. Cracked curb shall be replaced if the crack exceeds 1/4 (one-quarter inch) and extends structurally through the curbing and below the finished grade of the roadway.
4. Misalignment - any curb out of vertical or horizontal alignment by one inch or more must be replaced. Any sidewalk section(s) that is (are) tilted in any direction one-half inch or more out of alignment from the adjoining section or raised or sunk more than 1" in 12" shall be replaced.
5. Where a curb has been broken or snapped off, it must be replaced and no capping shall be permitted.
6. Monolithic pouring of curb and driveway apron shall not be permitted.
7. Curb depressions that do not conform to Township standards by more than one inch shall be removed and replaced with appropriate concrete apron adjustments.
8. Where an existing curb and sidewalk at an intersection does not meet these standards, the entire curb and sidewalk at the intersection shall be removed and a handicapped ramp provided in conformance with Township standards.
9. Driveway aprons shall be as wide as the existing driveway abutting the sidewalk crossing the driveway and per the Township standards. Where existing aprons are less than the driveway width, they shall be widened to conform to these standards.
10. Commercial curb depressions shall have a maximum width of thirty feet unless the owner requests a waiver in writing and the Public Works Department or Township Engineer approves all requests for a change or waiver. These waivers and/or changes must be processed prior to start of work. All depressions or driveways must conform to the Township standards. Where the patterns of wear and breakage indicate a curb depression is not of sufficient width or radii or is otherwise inadequate, the Township may direct the owner to widen or alter curb radii to allow proper access without damage to adjacent area.
11. Residential curb depressions shall have a width equal to the width of the existing driveway plus two feet, with a minimum width of twelve feet and a maximum width of twenty-four feet. Where the patterns of wear and breakage indicate a curb depression is not of sufficient width or radii or is otherwise inadequate, the Township may direct the owner to widen or alter curb radii to allow proper access without damage to adjacent area.
12. All materials, workmanship and construction shall conform to the applicable Township ordinances, Township standards and PennDOT regulations. Interpretation as to the applicability of any ordinance or scope of any provision shall rest with the Township Public Works Department.
13. Upper Dublin Township Public Works Department shall have the discretion to interpret, waive or modify the provisions of this chapter should the applicable provisions be deemed to not adversely impact the health, safety and welfare of the Township or users of the improvements propose.