903.05 CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR DRIVEWAYS. (REPEALED)

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Codified Ordinances of Sheffield Lake, OH
CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
CERTIFICATION
ROSTER OF OFFICIALS
ADOPTING ORDINANCE NO. 116-84
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903.05 CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR DRIVEWAYS. (REPEALED)

CHAPTER 903 Sidewalks and Driveways

903.03 CITY'S REMEDY FOR NONCOMPLIANCE.

It shall be the duty of the Building Inspector and/or Service Director, upon being notified that any sidewalk is being or has been constructed within the Municipality contrary to the provisions of this chapter, to direct such employees of the City as are necessary or to otherwise cause the immediate removal of such walk and to provide for the relaying of the same in accordance with the provisions of this chapter. The expense thereof shall be assessed upon the premises abutting upon such sidewalk and the cost and expense shall be certified to the proper officials to be placed upon the tax duplicate for collection as provided by law. The remedy provided for herein shall be in addition to the penalty provided for in Section 903.99.

(Ord. 41-89. Passed 6-13-89.)

903.04 CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SIDEWALKS.

(a) Portland cement concrete sidewalks shall be installed parallel to abutting streets one foot outside of the perimeter of land upon which new construction of a building may be undertaken. Where there is no sidewalk or the existing sidewalk is in poor repair, as determined by the Building Inspector, the sidewalk shall be installed to meet the grade established by the City Engineer. The sidewalk shall be constructed within two weeks of the time that the building work has reached a state of construction that it is no longer necessary to move heavy equipment across the area where the sidewalk is to be laid, or where the Building Inspector has determined the sidewalk to be in poor repair or unsafe.

(Ord. 44-77. Passed 4-12-77.)

(b) The materials to be used and the method of construction shall be in compliance with Sections 608.02 and 608.03 of the State of Ohio Department of Transportation Construction and Material Specifications, dated January 1, 1971.

(c) Expansion joints of prepared strips of bituminous and fiber or mineral aggregate three-fourths of an inch thick shall be placed at regular intervals not more than thirty feet apart and also between the sidewalk and other structures, such as a concrete driveway, which are adjacent to the sidewalk.

(d) The concrete shall be a full four inches in thickness except in the area of a crossing driveway where it shall be a full six inches in thickness.

(Ord. 22-71. Passed 3-23-71.)

(e) The sidewalk width shall be four feet on all streets in the City.

(Ord. 17-01. Passed 3-13-01.)

903.045 SIDEWALK INSTALLATION SPECIFICATIONS.

(a) The City hereby adopts the specifications for the installation of sidewalks within the City as are attached to Ordinance 24-97 and marked Exhibit A and which are incorporated herein as if fully set forth herein.

(b) All sidewalks installed within the City of Sheffield Lake, Ohio's municipal limits shall, when installed, comply with in every respect the specifications set forth on attached Exhibit A.

(c) Should any requirement of any ordinance set a higher standard for any portion of or part of the sidewalk that is being installed, said higher standard shall be met and complied with in the installation of sidewalks. However, such higher standard shall not in any way reduce or eliminate the requirements set forth in this section.

(d) No sidewalks shall be installed within the City unless a permit is first obtained for the installation of said sidewalk and unless it is established prior to the obtaining of that permit that

the sidewalk to be established shall comply in every respect with the provisions of this section and the specifications contained herein.

(e) Any individual, corporation or other entity installing or attempting to install a sidewalk without complying with the provisions and terms of this section shall be guilty of a misdemeanor of the first degree.

(f) In addition to any and all other remedies and penalties, any individual, corporation or other entity who installs a sidewalk in the City that does not comply with the provisions of this section shall be required, at the cost and expense of the individual, corporation or other entity that installed the sidewalk and/or that caused the sidewalk to be installed without compliance with the terms of this section, shall be required to cause said sidewalk to be removed and a sidewalk installed that complies with the provisions of this section and all other ordinances, in regard to sidewalks insofar as such other ordinances establish a higher standard for any portion of or component part of said sidewalk.

(Ord. 24-97. Passed 3-11-96.)

903.05 CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR DRIVEWAYS. (REPEALED)

EDITOR'S NOTE: Former Section 903.05 was repealed by Ordinance 41-17.

903.06 PROCEDURES TO INSURE COMPLIANCE; FEES.

(a) The Building Inspector may extend the time to any applicant for an occupancy permit, use permit or permit issued pursuant to Codified Ordinance 1345.01, for compliance with the City sidewalk ordinances. The Building Inspector may issue an occupancy permit or use permit or other permit for any residential dwelling or other building upon the applicant or property owner entering into an agreement with the City for installation of sidewalks as set forth herein.

(b) A property owner or applicant may enter into an agreement with the City for depositing funds into an escrow account. Said funds shall be held for the construction of sidewalks. The property owner or applicant and the City shall execute a standard escrow agreement on a form provided by the City. The escrowed funds shall be deposited by the City in a special bank account established to receive sidewalk escrow funds.

(c) The minimum amount to be deposited by a property owner or applicant in escrow shall be twelve dollars ($12.00) per square foot for the sidewalk required by City ordinances to be constructed on the subject property. Said funds deposited shall be used for the construction of sidewalks as directed by the Building Inspector. Sidewalks will be constructed within six months of the funds being deposited, unless the Building Inspector determines that more time is required due to unusual circumstances.

(d) Should the cost of constructing the sidewalk exceed the funds deposited in escrow, the applicant or property owner who entered into the escrow agreement shall be liable for the additional cost of construction. (Ord. 27-25. Passed 5-13-25.)

903.99 PENALTY.

Whoever violates any of the provisions of this chapter shall be guilty of a minor misdemeanor.

EXHIBIT A

CITY OF SHEFFIELD LAKE, OHIO

SERVICE DEPARTMENT

The walks shall have a slope of 1/4" per foot of width. The walk shall be 4" inches thick, except at driveways, where it shall be 6" inches thick for the full width of the driveway add 2' feet of sidewalk each side. Any voids or unstable areas be filled with a minimum of 4" inches of compacted aggregate base in the space requiring 6" inch concrete. No sand will be used.

All 6" concrete shall be reinforced with no less than 6/6-8/8 welded wire fabrick. Sidewalks require no reinforcing.

The contraction joint spacing for the walk shall be 5 feet. The contraction joint may be sawed or tooled. Either method must develop a joint with a depth 1/4 the slab thickness.

Expansion Joints (1/2" minimum) will be used at all structures, changes in grade. and at drive approaches and at 30 feet intervals.

All concrete will be 3,000 p.s.i. or a 5 1/2 SAC mix which ever has the greatest strength at 28 days, according to the Redi-mix distributor, and contain a minimum of 7% air entrainment. (The air entrainment must meet the requirements for proper bubble size and bubble spacing as referenced in ACT 345 and as tested by ASTM C457).

Concrete shall be struck off with a template smoothed with a float, and given a broom finish.

A weight slip from an authorized Redi-mix distributor shall be available if requested by the representative of the Director of Public Service.

SUBDIVISION REGULATIONS

The area between the walk and curb and/or edge of pavement will be brought up to grade level so that there will be no possible washouts, and to prevent erosion sidewalk sub-base material.

Any person performing any such work shall maintain such proper barricades, fences, signal lights or other protection as shall conform to applicable ordinances or safety regulation; and shal1 maintain access to private entrance walks and safe accommodations for pedestrian traffic, and shall, as far as possible, maintain access to private driveways.

GRADES

All walks and driveways shall be constructed or reconstructed to conform to the grade on the right-of-way where the grade has been established

The surface of all walks shall have a transverse slope of one-fourth (1/4) inch per foot with the low side nearest to the curb line.

Whenever permission is requested and granted to construct or reconstruct a walk where the surface of such walk has a transverse slope of a rate of more than one-fourth (1/4) inch to the foot, the permit shall be granted and received only on the condition that Council may, at any time thereafter, order such walks to be reconstructed to the established grade of the right of way, entirely at the expense of the abutting property owner.

In all cases where sidewalks cross driveways or roadways, the full width of the sidewalk shall conform to the established grade of the sidewalks adjoining both sides of said driveways or runways, unless permission has been first obtained from the Director. However, in all cases no less than three (3) feet width of sidewalk shall conform to the grade of the sidewalks adjoining both sides of said driveways or runways.

Whenever a sidewalk is reconstructed to a grade that does not meet the grade of adjacent existing walks, the person constructing the new sidewalk shall construct a ramp to eliminate any stub toes or grade inequality The materials, workmanship and character of the ramp shall be as determined by the Director.

GRADE, LEVEL AND INCLINATION TO BE UNIFORM

All walks hereafter constructed or reconstructed on any right-of-way in the City, shall be so constructed or reconstructed on such plat inclination and level so that the wearing surface thereof shall be uniform and even throughout the right-of-way; and all walks in the City, shall be uniform and even throughout its length and width with the adjoining and connecting walk. All new lateral walks, from the main sidewalk to the property line, hereafter constructed, shall have a uniform slope from the main sidewalk to the property line of one-quarter (1/4) inch per foot, the low end of

the aforesaid new lateral walk being adjacent to the main sidewalk and the aforesaid lateral walk shall meet the grade of the main sidewalk; the intent of this section being the exclusion of steps or other abrupt changes in grade on the right-of-way.

WEATHER

The owner or contractor shal1 suspend all work when notified by the Director that the weather is unsuitable for carrying on the work. If work is allowed during cold or freezing weather, the owner or contractor shall take such additional precaution as the Director shall require or as set forth in the specifications. No work shall be done between November 15 and the following April 15 without special permission from the Director.

SUPERVISION OF WORK

The Director or his duly authorized Inspector shall, at all times, have access to the work and the contractor shall provide or cause to be provided the proper facilities for inspection of all work.

The owner or contractor shall have a responsible representative in charge of the work on the site at all times and he shall have the necessary qualifications and authority to execute, adhere to and carry out all the requirements of this chapter and reconstruction of walks, driveways or curb openings on file in the office of the Director.

Orders or instructions from the Director or his Inspector, given to the aforesaid representative, shall be as binding as though given to the owner or contractor. Should any person employed on the work refuse or neglect to comply with the directions of the Director or his Inspector, in the interpretation of the specifications and direction of the work, or in the opinion of the Director or Inspector, be incompetent disorderly, or unfaithful, such a person shall be immediately removed and not again employed on any part of the work.

The Director may assign inspectors to the work, or such part thereof as may be necessary; however, the presence of the inspector will not in any way relieve the owner or contractor from any responsibility in complying with the specification relating to the construction or reconstruction of walks, driveway or curb openings. Any work done or performed contrary to this chapter or the applicable rules or specifications shall, upon direction of the Director, be made good or removed as directed.

All concrete shall be from a certified Redi-mix company. Delivery slips may be inspected by the representative of the Director.

Contractor's attention is called to the non-scaling formula that is attached to these specifications.

BICYCLE PATH

Sidewalks will be at least one (1) foot from any bicycle path. Additional easements, to provide for ingress and egress through land not granted to the City, will be provided by the owners placement of the sidewalk.

COMPLIANCE

In the event that sidewalk compliance is in question, the Service Director may require a Licensed Engineered plan for sidewalk installation, grades and locations.

UNUSUAL CIRCUMSTANCES

If, due to topographic or other factors, it is not feasible to install a sidewalk as defined herein, the Director or his duly authorized Inspector shall have the power, for good cause shown, to vary the dimensions and placement of any such sidewalk.

INSPECTION

There will be at least two (2) inspections of the sidewalk area. The first inspection when forms are set and the second inspection at completion of the installation and grading.

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Detected legislative history

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