

Ordinance Language*

(Section 16.3, A)

A. Residential off-street parking spaces shall consist of parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve. Such parking spaces shall be paved with an asphalt or Portland cement binder so as to provide a permanent, durable and dustless service and shall occupy no greater than thirty-three (33) percent of the required front yard.

*Every district established in the City Zoning Ordinance contains the following statement regarding required sidewalks:

“Sidewalks shall be constructed on all sides of the property abutting a public street, in accordance with city standard in all zoning districts.”

City of Belding Standard Construction Requirements, 2008 Edition

The Belding City Council adopted these Standards to ensure the use of uniform, adequate and acceptable construction methods and materials. The intent of this brochure is to give a brief overview of some more common issues regarding utilities, street openings, curb cuts and sidewalks. Please refer to the full Standards for complete requirements.

Direct any further questions to:

Todd Frisbie, Director
City of Belding Department of Public Works
317 E. Ellis Street
Belding, MI 48809

616-260-2319

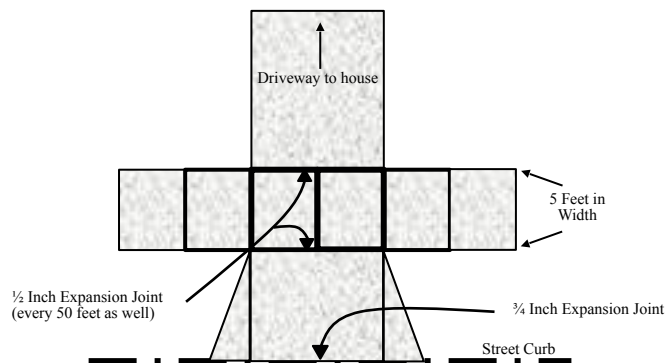
dpw@ci.belding.mi.us

Call between the hours of 8:00 am & 4:00 pm
Monday thru Friday

City of Belding website:
www.ci.belding.mi.us

General Specifications

- ✓ All properties are required to have paved sidewalk, 5 feet in width, adjacent to any street.
- ✓ Contraction joints must be a maximum of 5 feet apart.
- ✓ Expansion joints:
 - ¾ inch must be used at the street.
 - ½ inch must be used at the sidewalk.
 - Expansion joints must be placed when connecting to existing concrete as well as every 50 feet.
- ✓ The mixture must be certified:
 - Limestone aggregate
 - Slump: 3 inches
 - Entrained Air: 4 to 7 percent
 - Strength: 3500 psi in 28 days
 - 5 ½ SAC minimum
- ✓ The sub base must be compacted to 95% maximum density.
- ✓ All edges & joints must be rounded to ½ inch.
- ✓ The surface shall be slightly broomed transversely.
- ✓ The sidewalk must slope ¼ inch per foot toward the street, unless otherwise directed.
- ✓ The sidewalk must pass through the driveway as shown in the graphic below.
- ✓ Pouring of concrete shall not take place in temperatures of less than 40° Fahrenheit.



Procedures

- ✓ Call Miss Dig at 800-482-7171, 3 working days prior to starting.
- ✓ Call Ernie Thomas (at the number on the back of this brochure) for inspection, 2 days prior to pouring.
- ✓ Cleanup of the area, removal of all castoff materials and backfill of concrete edges must be done prior to final inspection.
- ✓ Before approval of final inspection will be given, all area in the right-of-way (between the sidewalk and street) must be restored with topsoil.
- ✓ Haul away all concrete and blacktop waste – DO NOT PLACE AT CURBSIDE.
- ✓ Owner is responsible for supplying barricades, and the arranging of the barricades, if needed.
- ✓ You have 7 days from the time of removal until replacement must take place.

Residential Specifications

- ✓ Residential driveways are required to be hard surfaced. Although driveways may be asphalted, drive approaches must be concrete, except where concrete curb and gutter or bituminous valley gutter does not exist and sidewalk does not exist, and must meet all required specifications
- ✓ Concrete drive approaches must be a minimum of 6 inches in depth.
- ✓ Sidewalk must be 4 inches deep, except where the walk passes through the drive approach; there it must be 6 inches in depth.

Commercial Specifications

- ✓ Commercial drives and parking lots are required to be hard surfaced. Although driveways and parking lots may be asphalted, drive approaches must be concrete, except where concrete curb and gutter or bituminous valley gutter does not exist and sidewalk does not exist, and must meet all required specifications.
- ✓ Concrete drive approaches must be a minimum of 8 inches in depth, including sidewalk that passes through the approach.

City Utility Information

- ✓ When installing new water/sewer lines, you are not allowed to tunnel under the sidewalk, curb, or street.
- ✓ The sidewalk and the curb must be replaced per City specifications.
- ✓ Before any trenching is done, you must contact Ernie Thomas (at the number on the back of this brochure).
- ✓ A minimum of 2 working days is required before actual work begins. You are required to have an inspection by the DPW Director or other designated personnel before digging and before backfilling.
- ✓ All required deposits will be refunded 6 months after the work has been completed.
- ✓ You must use a minimum of 1" copper with flair connections from the water main to the curb stop. Sewer saddles are required.
- ✓ The cost breakdown (including deposits) is:

Water Meter Sizes	Water Tap On Fee	Sewer Tap On Fee
5/8" – 3/4" *	\$700	\$700
1"	\$700	\$700
1-1/4"	\$1,250	\$1,250
1-1/2"	\$1,500	\$1,500
2"	\$2,000	\$2,000
3"	\$3,000	\$3,000
4"	\$4,000	\$4,000
6"	\$6,000	\$6,000
8"	\$8,000	\$8,000
10"	\$10,000	\$10,000
Unmetered Users Fee:	125% times the fee charged the meter user of 2,600 cubic feet per quarter.	
Outside City Limits Users Fee:	150% times the fee for metered usage per quarter.	
Res./Com. Turn On Fee:	\$15	

Irrigation Meter Size	Water Meter Fee
5/8"	\$135
1"	\$235