



## ALBANY AVENUE PROJECT – MAINTENANCE GUIDE



The project has installed new concrete sidewalks with brick pavers. These new surfaces are hardy, but special care should be taken to keep them in good condition. Following is guidance to assist property owners and managers:

### SNOW REMOVAL

#### *State of Connecticut*

Albany Avenue is a State of Connecticut roadway. The Connecticut Department of Transportation (CTDOT) will plow the driveways during/after snow events, with the exception of the on street parking spaces. If there are any concerns, contact CTDOT at 860-594-2000.

#### *City of Hartford*

The City of Hartford Department of Public Works (DPW) is responsible for snow removal from the on-street parking spaces. This was required by CTDOT for the design to include curb bumpouts. If there are any concerns regarding the plowing of parking spaces, call 311 or 860-757-9311 from a cell phone.

#### *Property Owners*

Property owners are responsible for clearing snow from sidewalks, in accordance with Chapter 31 Article V of the Hartford Municipal Code.

- The sidewalks are not designed to handle roadway equipment. Trucks with plows should not be driven onto the sidewalks. Acceptable sidewalk clearing equipment includes snow blowers, all terrain or utility type vehicles with brush or plow or snow blower.
- Care must be taken to ensure that the blades of snow removal equipment do not scrape the brick paver surface or concrete surfaces in a manner that might cause chipping. Rubber or urethane blade edges are recommended.
- Snow removed from sidewalks may not be placed in the streets. It is against the law to place any object, including snow, onto a state highway.
- The curb provides access to parking and bus stops, therefore, snow may not be stored at the curb's edge.

### TREATING ICE

#### *Property Owners*

- **Brick pavers:** Because brick pavers are subject to efflorescence – the white powdery substance that may occasionally appear on the surface of pavers – it is not recommended that rock salt be used on the pavers for ice removal.
- **Concrete sidewalks:** Rock salt is corrosive when used on concrete paved surfaces.

#### ALTERNATIVES:

- Calcium magnesium acetate is a good substitute and it has the added benefit of being more effective than rock salt at lower temperatures. Additionally, it biodegrades in soil and is not harmful to plant materials. This material is available at Lowe's, Home Depot and most hardware stores.
- Sand may also be used to provide a safe surface for walking.



## ALBANY AVENUE PROJECT – MAINTENANCE GUIDE



### OTHER SIDEWALK MAINTENANCE

Sidewalks are to be maintained by adjacent property owners, as is the case throughout the City, per Hartford municipal Codes 15-3 *Disposal and Accumulations on Premises or Public Walk*, Section 18-148 *Weeds and Vegetation*, and Section 9-93B(2)(m) *Storefronts*. (see attachment)

#### *Property Owners*

- **Litter removal:** Regular pickup of litter by property owners will keep the Avenue looking beautiful and will enhance the attractiveness of businesses.
- **Sidewalk sweeping:** Occasional sweeping of the sidewalk is important to keep grit that might harm the paved surfaces from accumulating. If sand or other grit is used in the winter, it must be swept up at the end of winter.
- **Failure to maintain sidewalks can result in citations of up to \$100 per day**

#### *City of Hartford*

Plantings, including trees, will be maintained by the City, after the one-year warranty that obligates the contractor to maintain the plantings is concluded. This one-year time frame begins when the plantings are accepted as having been installed correctly.

The construction warranty for landscaping is as follows:

**One-Year Establishment Period:** All plant material shall be subject to a One-Year Establishment Period. During this time, the Contractor shall use currently accepted horticultural practices to keep all plant material installed in a healthy, vigorous growing condition at the date of final acceptance. The date of final acceptance shall be 1 full calendar year following the satisfactory completion of the planting activities as confirmed by the Engineer. An inspection will be held 1 year from the date of installation with the Contractor, Engineer, and Landscape Designer to determine the acceptability of the plant establishment. An inventory of losses and rejected materials will be made and corrective and necessary clean up measures will be determined at the plant inspection.

- **Trees and plantings:** Aside from what is noted below, the City via the Department of Public Works will be responsible for maintenance of the trees and plantings installed as part of this project.
- **Adding plantings:** Once the one-year warranty is concluded, the City will consider requests from property owners who wish to enhance planting beds by adding additional plants to them. Such plantings will have to be approved by the City DPW to insure that they are not harmful to the City's trees and plantings. ***If additional plants are added, the property owner will assume responsibility for maintenance and replacement of the new plantings and must provide the City with a signed (to be drafted) hold harmless agreement.***

#### **Contacts for further information:**

CTDOT: 860-594-2000

City of Hartford: 311 or 860-757-9311

City of Hartford Department of Development Services: Aimee Chambers, AICP - Director of Planning  
860-757-9073