



PRIVATE STREETS WITH CLTWATER SYSTEMS: GUIDELINES

1. A private street containing any portion of the water and/or sewer system will provide access only to multiple, individually owned parcels of land that will have individually metered services. One condominium project or shopping center (including different phases of such project or shopping center) will not be considered “multiple, individually owned parcels of land” even if such a project or shopping center is divided into individual parcels of land under separated ownership and individually metered services are proposed.
2. The subject private streets will look like and function like public streets.
3. The subject private streets will be owned entirely by one party (either one individual, partnership, association, corporation, or other legal entity).
4. The entire width of the subject private streets will be conveyed to the City as a water and/or sewer main easement; additional easement width may be required.
5. The owner of the subject private streets will be responsible for protecting the water and/or sewer system from any unreasonable encroachment from or conflict with other utilities or any other feature of the subject private streets.
6. The subject private streets will be essentially designed, constructed and maintained as if such streets were public streets including, but not limited to, the width of the paved portion of the subject private streets.
7. Access to the subject private streets will not be restricted at any time to the general public. No on street or diagonal parking will be allowed.
8. The CITY will not be subject to incurring any increased cost or financial liability for ornamental or otherwise “non-standard” construction materials or other such features within the limits of the subject private streets.
9. The CITY will not be subject to any requirements or restrictions for repair of the subject private streets or other features within the limits of the subject private streets that are not typical and customary in publicly maintained streets.
10. The CITY will not be subject to any requirements or restrictions for operation and maintenance of the water and/or sewer system that are not typical and customary in publicly maintained streets.
11. The CITY will be held harmless from any liability which is not based on CITY negligence for any personal injury or property damage resulting from the installation, use, operation, maintenance, or repair of the water and/or sewer system within the subject private streets.
12. The APPLICANT will provide the CITY with a three year warranty on the water and/or sewer system which will reimburse the CITY for the costs of repairs to the water and/or sewer system damaged by construction work on or adjacent to the subject private streets.

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