

City of Charlotte

Private Street Acceptance

Listed below are standards the City of Charlotte requires before accepting an existing private street for public maintenance. As you may know, the subject streets were designed and constructed as “private streets.” Private streets are classified for use within multi-family projects to serve buildings located more than 400 feet from a public street. These private streets are built to a lesser standard than that of public streets not requiring the items outlined. Note that the dedication of right-of-way might place existing buildings in a nonconforming use with regard to local zoning regulations. The following list should give you an idea of the standards needed for City streets. However, there may be other nonconforming items not known to the City, since an inspector has not visited the site.

- A fifty (50) foot right-of-way (R/W) centered along the street must be dedicated to the City and recorded at the Mecklenburg County Register of Deeds office. For a street serving less than fifty (50) dwelling units, a forty (40) foot right-of-way (R/W) will be acceptable.
- The street width must be a minimum of twenty-six (26) feet measured from the back of the curb. For a forty (40) foot right-of-way (R/W), a width of twenty-two (22) feet will be acceptable.
- Obstructions within the right-of-way (R/W), such as excessive slopes, retaining walls, multiple mailbox structures, etc., must be removed.
- Any existing lighting, which is substandard, must be brought up to standard or moved outside the right-of-way (R/W).
- A subsurface investigation report from a certified materials testing company must be submitted describing the type and condition of the subgrade and pavement.
- All subgrade failures and/or damaged surfaces must be repaired as indicated by the pavement report.
- Any private utility lines must be converted to public lines in accordance with Charlotte-Mecklenburg Utility Department or other public utility specifications. This will include service lines to any gaslights.
- Storm drainage must meet current City of Charlotte requirements for public streets.
- Two 35-foot by 35-foot (35’ x 35’) sight distance triangles measured along the street right-of-way (R/W) are required at the intersection of streets to be maintained. All landscaping which exceeds 30 inches in height above the elevation of the intersection within these sight triangles would have to be trimmed or removed.

If you have questions about the acceptance procedure, contact **Berry Miller (704-336-3655)**, City of Charlotte, Engineering and Property Management Land Development Inspections.



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