

Article 6:  
**PRIVATE STREETS**

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ADMINISTRATION AND DESIGN STANDARDS****A. Private Street Requirements**

All subdivisions shall be served by public streets, provided that the Planning Commission may waive this requirement subject to conditions and restrictions imposed by the Planning Commission. All subdivisions and developments must have access to State of Virginia maintained roads. This access may be via private streets provided that:

1. Neither the Town nor the State will maintain such private streets unless they are brought into compliance with applicable public street standards of the Town in effect at the time and without cost to the Town.
2. The final recorded plat and all deeds of subdivision, or similar instruments, for any single family subdivision containing private street(s) shall clearly designate the streets which are to be private and shall contain the following note:

*The following street(s), \_\_\_\_\_, in this subdivision are privately owned and maintained by the lot owner(s), do not meet Town requirements, and will not be maintained by either the State or the Town."*

Grantors of any subdivision lot(s) to which such statement applies must include the statement on each deed of conveyance thereof. The Final Subdivision Plat shall provide adequate easements across private streets for ingress, egress, drainage, maintenance of utilities, and access by public agencies including the Town's Police and Fire Departments to allow them to carry out their duties.

3. All lot owners must be assured perpetual right of access via the private street to the State of Virginia maintained road;
4. No private roadways in commercial or industrial developments shall carry in excess of five hundred (500) vehicles per day or serve developments of over fifty (50) dwelling units in a residential subdivisions unless otherwise approved by the Planning Commission.
5. All permitted private roadways shall carry a street name approved by the Town. Individual lots shall carry a street address.

6. No parking spaces shall be permitted to have direct access to private streets carrying in excess of five hundred (500) vehicles per day.

**B. Street Standards**

1. The applicant shall provide engineering plans, profiles, details, design sections and construction standards consistent with the requirements of a Public Improvements Plan for all private streets and related infrastructure.
2. Geometric design requirements for private streets and parking areas shall conform with the private street design standards provided in Town's Design and Construction Standards Manual.
3. The methods of pavement design, construction practices, and materials used in the construction of private street improvements shall conform to the current VDOT criteria.
4. Signs and striping of private roads and streets shall be provided and paid for by the developer. Signs shall meet the requirements of the Town's Design and Construction Standards Manual and be designated on the Public Improvements Plan.

**C. Maintenance**

1. A bona fide property owners' association must be established and given the responsibility of ownership and perpetual maintenance of private roadways and, where appropriate, sidewalks and/or trails.
2. All documents are to be submitted to the Planning and Zoning Administrator with applications for subdivision approval. Other related documents to be submitted for review in conjunction with Final Subdivision Plat include deed covenants and articles of incorporation.
3. Any private road or street within a subdivision which is not intended to be incorporated into the State system shall be identified with a sign attached to the street sign stating: *"Private Road Not Publicly Maintained."*