

## Section 5.04 - Private Street Developments

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### B. General Design and Construction Standards for Private Streets

Private streets shall conform to the same standards regulating the design and construction of public streets. These standards shall include, but are not limited to, the following:

1. Developments proposed with private streets must submit to the City the same plans and engineering information required to construct public streets and utilities. ~~Requirements pertaining to inspection and approval of improvements prior to final plat approval and acceptance of the subdivision shall be the same as public streets. The City shall inspect or hire a firm of the City's choosing to inspect, at the developer's expense, all private streets, pavement, utilities, and private infrastructure. The inspections shall confirm compliance with the civil engineered plans and City's design and construction standards. The City may periodically inspect private streets and require repairs necessary to insure safe emergency access. Safe emergency access shall be required at all times.~~ All standard requirements and fees will be applicable.
2. Water, sewer and drainage facilities, landscaping, screening walls, street lights, and signs placed within the private street right-of-way or public utility easement shall be built to City standards. Unless otherwise stated on the plat or within the development agreements, all maintenance and operation costs of landscaping, street lights, screening walls, and signage shall be the responsibility of the PID, homeowners association, or homeowners, whichever is applicable. The City of Keller will maintain the public water, sanitary sewer, and storm drainage infrastructure.
3. The City shall not participate in the payment for any portion of the cost of constructing, inspecting, and/or maintaining a private street.
4. There shall be a two (2) year maintenance bond provided to the developer for every private street. There shall be a two (2) year maintenance bond provided to the City of Keller for public water, sanitary sewer, and storm drainage infrastructure.