

4.13 Requirements for All Private Streets and Private Alleys.

All Private Streets and Private Alleys, when specifically authorized for use by grant of *Variance*, grant of *Development Incentive* or *Subdivision Waiver*, shall be developed to the following standards:

1. Pavement Width for *Private Streets* - Minimum pavement width available for through traffic (i.e., exclusive of *Parking Spaces*):
 - a. Residential *Districts*:
 - 1 way traffic, no parking - 12'
 - 1 way traffic, parking on one or both sides - 24'
 - 2 way traffic, no parking - 20'
 - 2 way traffic, parking on one or both sides - 24'
 - b. Commercial or Industrial *Districts*:
 - 1 way traffic, no parking - 18'
 - 1 way traffic, parking on one or both sides - 30'
 - 2 way traffic, no parking - 24'
 - 2 way traffic, parking on one or both sides - 36'
2. Pavement Width for *Private Alleys* – Minimum pavement width for that portion of a *Private Alley* available for through traffic (i.e., exclusive of *Parking Spaces*):
 - a. Residential *Districts* – 15'
 - b. Commercial or Industrial *Districts* – 18'
3. Depth and Materials – Minimum pavement depth and materials for through traffic widths as noted in Article 4.13, 1., above, exclusive of *Parking Areas*, shall be those required by the *Town Standards* for *Public Streets*, provided, however, curbing shall not be required.
4. Emergency Vehicles – The geometric design of *Private Streets* or *Private Alleys* shall provide for either the through movement or turn-around movement of emergency vehicles. Turn-around design may include cul-de-sac, hammerhead or other design approved by the *Town Engineer* and Fire Marshall of the Town of Plainfield.
5. Maintenance / Services – Prior to the issuance of an *Improvement Location Permit* or obtaining *Secondary Plat* approval, the developer or *Subdivider* shall file documentary assurances with the Town that all *Lots* served by the *Private Streets* or *Private Alleys* shall be provided with the following services: regular trash pick-up; leaf pick-up; snow removal; daily mail delivery service; roadway maintenance and repair, including, but not limited to, driving surface, roadway subgrade, subsurface drainage, roadside drainage, curbs, sidewalks, *Street* lights, *Street* name *Signs*, traffic control *Signs*, and traffic control signals; and, powers to enforce speed control and parking regulations. Such services shall be provided in accordance with the specifications approved by the *Plan Commission*, which shall include the establishment of a maintenance fund or escrow account by the developer or *Subdivider*, which may be supplemented by regular or special assessments against each *Lot* owner provided such assessments are at reasonable and non-discriminatory rate of charge. Such documentary assurances shall be incorporated into the applicable *Final Plat* that is recorded in the Office of the Recorder of Hendricks County, Indiana, or otherwise provided for through legally binding perpetual agreements as approved by the *Plan Commission*.