

Subject: Street Lighting

1. **Purpose:** This policy establishes the criteria for installation, removal, relocation and activation of street lights in the City of Broken Arrow.

2. **Subdivision Street Light Policies:**

A. Definitions

- a. The term standard streetlight means streetlights that are used, inventoried and maintained by PSO.
- b. The term residential subdivision will include residential areas with lights on public streets owned by the City.
- c. The term commercial subdivision will include commercial and industrial areas with lights on non-arterial public streets owned by the City.

B. The Development Services Department is responsible for approving the lighting design for all subdivisions for compliance with this policy.

C. The Development Services Department will include requirements of subdivision responsibility for street light repair and maintenance in the plat for residential subdivisions that choose to install decorative/non-standard lighting.

D. The Street/Stormwater Department is responsible for approving installation, removal, relocation and activation of streetlights in all existing subdivisions.

E. The Engineering/Construction Department shall include mandatory review and approval of streetlight plans on all City projects for compliance with this policy.

F. PSO will establish the subdivision lighting plan for each new subdivision when using PSO inventory lighting. The plan will be based on this policy, subdivision lighting criteria in the City Ordinances and PSO's engineering judgment.

G. Residential subdivision street lights will be placed at all street intersections and other locations approximately 300 feet apart.

H. When 70% of all of the lots in a residential subdivision have developed, all lights in the subdivision will be activated/turned on and paid for by the City in accordance with item K below.

I. The developer may activate the streetlights at any time, with the understanding that the developer will pay the lighting bill until the lights meet the City's criteria for activation.

J. When a residential subdivision has not developed to at least 70% and development stops and does not occur for one (1) year, the light serving the developed lots may be activated/turned on and paid for by the City depending on the circumstances.

K. When a residential subdivision requests the City to take over street lighting the following conditions will apply before City accepts responsibility:

- a. The residential subdivision street lights must meet criteria in 2G above.
- b. If non-standard streetlights are in place, the City will only accept

- responsibility for energy costs and only if item 2G is met.
- c. If streetlights do not meet item 2G, it shall be the subdivision's responsibility to meet the criteria of this policy prior to the City accepting any responsibility.
 - d. This policy also applies to gated communities with private streets.
- L. In existing subdivisions, requests for additional lights will be evaluated on a case-by-case basis. Additional lights will be considered only when the existing lights are more than 500 feet apart.
- M. When an additional light is requested in an existing subdivision and the City agrees to its installation, it is the responsibility of the person/subdivision requesting the light to:
- a. Provide the necessary utility easements if required.
 - b. Pay the cost of special type light poles if required by subdivision Covenants or if required by PSO for a material upgraded product.
- N. The City will pay for trenching and backfilling necessary to lay wire to the approved additional street light in an existing subdivision.
- O. Request for removal or relocation of subdivision lights will be handled on a case-by-case basis. This type of request will not be granted if it degrades the lighting pattern below acceptable limits as defined in the criteria of item 2G above.
- P. Streetlights will be placed at entrances to subdivisions on arterial streets.
- Q. Only the City Manager or his designated representatives have the authority to authorize installation, removal, relocation and activation of subdivision streetlights in the City of Broken Arrow.
- R. When a commercial subdivision chooses non-standard streetlights, the developer shall submit a light plan for approval by the City's Development Services and Street Department. The light plan shall include a photometric plan view, electrical site plan, pole base detail plans and pole and luminaire specifications and brochures
- SR. If a commercial subdivision chooses to use non-standard streetlights, then the commercial subdivision will provide and install the lights and anchor bases to include all underground conduit, wiring, and electrical service connections according to an approved lighting plan. Lights will become property of, and be operated and maintained by, the City of Broken Arrow. The non-standard lights shall adhere to specific guidelines as set forth below and be installed according to manufacturer's recommendations and industry standards. ~~installation, maintenance and electricity for the non-standard streetlights will be paid by the subdivision.~~
- TS. All non-standard streetlights in commercial subdivision shall ~~be adhere to the following guidelines. similar in design, construction and light output to existing non-standard streetlights in commercial subdivisions within the City.~~
- Poles shall have the following attributes:
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- Poles for post mounted luminaries shall be 16 feet in height to be used with postlight type decorative luminaries
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- Poles with six feet mast arm/s shall be 28 feet in height to be used with cobra head type luminaries

Be an anchor base, tapered, fluted, black aluminum or black composite fiberglass pole with maintenance opening. Need base info (style or example here)

A tenon shall be provided if luminaire or bracket does not fit directly on pole shaft.

Anchor plate shall have slot type mounting holes and accept a 12-1/2 inch diameter 4-bolt circle with 13/16 inch bolts

Anchor base shall be built as recommended by pole manufacturer with proper orientation of anchor bolts

Proper EPA wind load ratings for this area

All poles shall be subject to approval by the City of Broken Arrow

Cobra head luminaires shall have the following attributes:

Autobahn Series ATBM brand or of equal performance and style.

Be comparable to a 150W-200 W HPS light

Be black in color to match pole and mast arm

Utilize LED technology with a CCT of 4000K and a CRI of 70

Provide surge protection, tool-less entry and a bubble level and multi volt capable

Have adjustable mast arm mounting for 1 1/4" to 2' mast arms

Provide onboard adjustable light output to meet site specific requirements

NEMA 3 pin photocontrol receptacle with long life solid state photocontrol

Be UL and IDA compliant

Each fixture shall be fitted with additional lead length for servicing

All luminaires shall be subject to approval by the City of Broken Arrow

Postlight luminaires shall have the following attributes:

Holophane Washington Postlight with full top cover, band and ribs or of equal performance and style.

Be black in color to match pole and mast arm

Utilize LED technology, be 65 watt with a CCT of 4000K and a CRI of 70

Provide surge protection, be multi volt capable

Equipped with long life solid state photocontrol

Fixture may be glassless

Be UL and IDA compliant

Each fixture shall be fitted with additional lead length for servicing

All luminaires shall be subject to approval by the City of Broken Arrow

UF. City staff will work with PSO and Developers to have street lights that meet the International Dark-Sky Association (IDA) requirements for light disbursement included as standard subdivision lighting for the City of Broken Arrow.

U. ~~In the event a non-standard streetlight in a commercial subdivision needs to be replaced, and the existing street light is obsolete, the subdivision shall replace the street light with a unit that is similar in design, color, and light output.~~

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Arterial Street Light Policies:

- A. Definitions
 - a. The term arterials will include all roads on section lines and those as defined in the comprehensive plan, figure 6.3 and any other road so designated by the City Council.
- B. The Engineering/Construction Department is responsible for approving the lighting design for arterial streets.
- C. Street lights will be placed at all arterial intersections, for a distance of 500 feet in all directions, in accordance with the criteria established by the Illuminating Engineering Society of North America
- D. Each arterial road with a side street intersection will be illuminated with one standard street light in a location established by PSO.
- E. Only the City Manager or his designated representatives have the authority to authorize installation, removal, relocation and activation of arterial streetlights in the City of Broken Arrow.
- F. The City's staff will work with PSO to have arterial street lights that meet the International Dark-Sky Association (IDA) requirements for light disbursement included as standard arterial lighting for the City of Broken Arrow.

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