

concrete or equivalent materials. Any existing fence otherwise lawful at the time of construction and thereafter maintained may continue throughout its useful life; however, the replacement of such fence or other repair of more than thirty (30) consecutive linear feet shall require the replacement or repair to conform to the standards listed herein.

- 4) Fences along an arterial street and reserve areas shall be installed by the developer. A home owner's association shall be formed that will be responsible for the maintenance of the fence.

g-h. HIGH PRESSURE PIPELINE MARKERS: When a lot is located within 500 feet of a high pressure pipeline, which transports combustible materials, a marker will be placed in the curb in front of the lot. The marker shall be cast from yellow brass and mounted in concrete as specified in the City of Broken Arrow Standard Construction Specifications.

h-i. LIGHTING:

- 1) General: Provisions shall be made by the developer for adequate lighting of public streets within the proposed subdivision in accordance with the City's Street Lighting Policy.
- 2) Types of Lights: Lights shall conform to the standard types accepted for maintenance by the local electric company. Decorative lights must be approved by the City and the electric company prior to installation.
- 3) Spacing: Lights shall be placed at a maximum of 600 feet apart and in accordance with the City's Street Lighting Policy.

(SEE ILLUSTRATIONS FOR EXAMPLE FIGURE FOR 6.2.h)

6.3 SUBDIVISION POLICIES AND GUIDELINES FOR PRIVATE STREETS, AND GATED RESIDENTIAL DEVELOPMENTS

a. GENERAL REQUIREMENTS: PRIVATE STREETS, SIDEWALKS, STORM SEWERS, AND RECREATIONAL AREAS AND PLANNED UNIT DEVELOPMENTS

- 1) Private streets shall be allowed only within Planned Unit Developments. Private streets shall be constructed and maintained with the same standards established in the City of Broken Arrow Land Subdivision Code for public streets, and shall include sidewalks curbs, pavements, storm water inlets and all street fixtures. Pavement widths, paving and structure design and the drainage system shall be in accordance to the Land Subdivision Code. Maintenance of private streets, by the property owners association shall be established in the Deed of Dedication of the recorded plat.
- 2) Private street subdivisions shall not be permitted if adjacent subdivisions or undeveloped land have or require access to and from these streets. Private streets shall not be permitted if access to an existing or future collector street is impeded or rendered impossible.
- 3) Private street subdivisions shall have sidewalks in accordance to the Land Subdivision Code. Pedestrian (sidewalk) entrances shall be identified in the PUD proposal.
- 4) Private street subdivisions with ~~twenty (20)~~ thirty (30) or more dwelling units shall have more than one (1) ingress and egress and/or be in compliance with current adopted fire code. Multi-family units shall be governed by the city adopted fire code.
- 5) Private street subdivisions may not have interior school bus services. School bus locations shall be shown in detail on paving plans, and require approval by the applicable public school district.