

## CITY OF PEORIA

# STREETLIGHTING POLICY

### PURPOSE

The purpose of this document is to inform and assist the developers in their planning and installation of streetlighting in the public right-of-way. The developer shall perform installations, per the standards and specifications provided herein.

Under the provisions of the City of Peoria City Code, developers of residential, apartments, condominiums, commercial/industrial projects, etc., are responsible for all design and installation costs of streetlighting on public streets peripheral to their projects.

The developer shall retain a Professional Electrical Engineer or Civil Engineer registered in the State of Arizona, to prepare the lighting system layout design and appropriate calculations relative to illumination levels. Illumination design shall follow the recommendation of the American National Standard Practice for Roadway Lighting, Illuminating Engineering Society of North America, IES RP-8. The luminance criteria, with light loss factors of 70 (HPS) shall be used to determine the compliance with the IES, RP-8 and City of Peoria streetlighting standards. High Pressure Sodium fixtures is the standard for all installations.

Streetlight layout plans must be submitted over the counter at the Engineering Department, DCSB, 1<sup>st</sup> Floor, 9875 N. 85<sup>th</sup> Avenue.

The developer shall submit four sets of plans, specifications and electrical requirements for first review. Unless otherwise pre-approved, plans not conforming to this policy will be rejected and not reviewed.

Once final review has been completed, four sets of plans and the Mylar cover sheet must be submitted for signature. Approval of the plans is good for nine months. When the plans have been signed the four sets will be distributed as follows:

- One copy - Held by Engineering
- One copy - Sent to Public Works Field Operations
- One copy - Sent to Consultant
- One copy - Sent to Electrical Company (APS/SRP)

The developer shall pay all permits, power connection and plan review fees.

### GENERAL

The City of Peoria is serviced by two electric companies; Arizona Public Service (APS) and Salt River Project (SRP). The developer should be aware that different standards and specifications exist in each service area. The City of Peoria owns the streetlights located within the APS and SRP service areas.

1. Arterial and collector streets open to traffic in the City of Peoria are to be lighted.
2. In developed areas in the City of Peoria, intersection streetlighting shall be provided. In new subdivisions all streetlighting shall be installed concurrently with other off-site improvements.

3. Developments located north of Deer Valley Road may request reduced level of streetlighting on local and collector streets, as provided in this policy under the section of Rural Streetlighting Standards. Street lighting on arterial streets shall meet City standards.
4. In accordance with the City Code, developers are required to underground the overhead electrical facilities less than 69 KVA and any other utilities located on the same poles concurrently with the construction of other off-site improvements at no cost to the City. See Chapter 3 of the City of Peoria Infrastructure Design Guidelines for further details.
5. In new construction, streetlight poles shall be located one-foot behind the sidewalk or four-feet behind the curb if the sidewalk is located away from the curb. If the four-foot separation is not possible due to right-of-way constraints, a waiver can be applied for and the Engineering Director will review on a case by case basis.
6. Streetlight locations may be adjusted not more than 20'. If the approved pole locations require modifications in excess of 20', four (4) copies of the revised plans showing new pole locations will be submitted to Engineering for review and approval.
7. Underground streetlight circuits: responsibility for underground streetlight circuits is fixed in relation to the following conditions:
  - A. In existing subdivisions where all utilities are presently placed underground, the developer will install streetlight circuits underground when streetlights are installed.
  - B. In new subdivisions under development within the City of Peoria where all utilities are to be provided underground by the developer.
  - C. In existing subdivisions where utilities exist overhead, and the property owners' initiate the placing of overhead utilities underground, the property owners' would be responsible for placing the streetlight circuits within that subdivision underground.
  - D. Along arterial streets, streetlight circuits shall be installed underground.
8. Streetlighting designs, including the location of poles are to be approved by the City of Peoria Engineering Department and Public Works Streets Division.
9. In all new developments, the developer shall be responsible for the installation of new streetlights at no cost to the City. Streetlight design and pole locations are to be reviewed by the City of Peoria Engineering Department and Public Works Streets Division. Streetlights shall be installed by the developer concurrently with other off-site improvements at no cost to the City.
10. All streetlights installed within the APS service area shall be installed by the developer/contractor or APS. Installation and type of equipment shall meet APS standards. Any streetlights installed by contractors other than APS will be inspected by the City of Peoria and APS and approved by APS. Once approved by APS the City will be notified and accept the streetlights.
11. If contractors other than APS install the streetlights, the developer will be required to submit to the City four original fully executed copies of the **STREETLIGHT WARRANTY AGREEMENT**. The four copies will be distributed as follows:
  - One copy to APS
  - One copy to be retained by the City of Peoria Engineering Department
  - One copy to be retained by the City of Peoria Public Works Department
  - One copy to be returned to the developer
12. No fax copies will be accepted.

13. The agreement execution date on page four must be filled in by the developer.
14. All streetlights installed within the SRP service area shall be installed by the developer/contractor. Installation shall be per the design approved by the City of Peoria. All underground equipment shall meet SRP standards. Streetlights will be inspected by the City of Peoria and SRP and approved by SRP. Based on approved design, inspection and approval may also be required by APS. Once approved by SRP and/or APS, the City will be notified and accept the streetlights.
15. The developer is responsible to pay APS and/or SRP all streetlight fees prior to the City issuing the final acceptance of the development project.
16. A City of Peoria permit shall be obtained prior to installation of streetlights.
17. All subdivisions are subject to the formation of a Street Light Improvement District (SLID). As such, all operating, maintenance and administrative costs associated with the streetlights located within the subdivision will be assessed to the individual homeowners. See the Street Light Improvement District (SLID) Policy for further details.
18. All subdivisions with private streets are not subject to a Street Light Improvement District. The monthly operating and maintenance costs associated with the streetlights within the private street subdivision will be the sole responsibility of the Homeowners Association.
19. The City of Peoria will assume responsibility for the monthly operating and maintenance costs for all streetlights on arterial and collector streets.
20. Ornamental type streetlights may be installed with the approval of the Engineering Department and the Public Works Streets Division.

In new subdivisions with private streets, the developer electing ornamental lights shall provide the streetlights system at no cost to the City. Streetlight design and pole locations are to be reviewed and approved by the Engineering Department. Streetlights shall be installed concurrently with other required off-site improvements. APS and the developer/contractor will be responsible to install the streetlights. The cost of operating and maintaining the streetlights will be the sole responsibility of the HOA.

In established subdivisions, no ornamental streetlights will be allowed to be installed. Only the same type of streetlight poles as are existing will be allowed to be installed.

## **PEORIA STANDARD STREET CLASSIFICATIONS**

### **Parkways**

1. Continuous streetlighting shall be installed on both sides of streets using an average spacing of 200-feet and staggering the lights.
2. All streetlights shall be 250 watt, 30,000 lumens.
3. All streetlight poles, mast arms and fixtures shall meet APS standards. Streetlight locations shall be in accordance with the illumination levels established by the IES RP-8 model.

### **Arterial Streets**

1. Continuous streetlighting shall be installed on both sides of streets using an average spacing of 200 feet and staggering the lights.

2. All separate streetlight installations will be on metal poles except as approved by the Engineering Department and Public Works Streets Division.
3. All streetlights shall be 250 watt, 30,000 lumens
4. All streetlight poles, mast arms and fixtures shall meet APS standards.
5. Streetlight locations shall be in accordance with the illumination levels established by the IES RP-8 model.

### **Collector Streets**

1. One side continuous lighting shall be installed on each collector street at a spacing of 200-feet.
2. All streetlight poles, mast arms and fixtures shall meet APS standards.
3. All streetlights shall be 150 watt, 16,000 lumens.
4. Streetlight locations shall be in accordance with the illumination levels established by the IES RP-8 model.

### **Local Streets**

1. In new subdivisions and developments, developers are responsible for providing all streetlights at no cost to the City, which are to be installed concurrently with the other required off-site improvements.
2. All new subdivisions are subject to the formation of a Street Light Improvement District.
3. All streetlight poles, mast arms and fixtures shall meet APS standards.
4. Streetlight locations shall be in accordance with the illumination levels established by the IES RP-8 model.
5. All streetlights shall be 100 watt, 9,500 lumens.
6. Residential mid-block lighting may be installed in existing subdivisions by the City of Peoria, if funds are available, upon the petition of a majority of property owners within a distance of approximately 100-feet.

## **RURAL STANDARDS**

A reduced level of lighting may be installed on collector and local streets in residential areas of two or less residences per acre as approved by the City of Peoria General Plan.

### **Collector Streets**

At least two streetlights shall be installed at each collector/collector and collector/local street intersections. Few mid-block streetlights will be installed. Where commercial zoning is vested, one-sided continuous lighting shall be provided along the commercial frontage. The streetlights shall be 150 watt, 16,000 lumen and meet APS standards.

### **Local Streets**

At least two streetlights shall be installed at each local/local intersections. Few mid-block streetlights will be installed. The mid-block streetlights shall be installed, when in the judgment of the Engineering Department Director, such additional streetlighting is necessary for the safety of vehicular and pedestrian traffic or for the general public. The streetlights shall be 100 watt, 9,500 lumen and meet APS standards.

### **NEW DEVELOPMENT**

A developer desiring a reduced level of lighting for a proposed development must file a letter with the Engineering Department Director at the time of subdivision review.

Streetlights shall be installed at developer expense at the time of other required off-site improvements being constructed. Conduits and junction boxes shall also be installed at developer expense for any future additional non-intersection streetlights.

As a condition of development, the developer is required to state in all advertising material that a reduced level of streetlighting will be provided in the development and a Streetlighting Disclosure Letter stating same shall be given to each buyer. A note on the recorded final plat is required stating that the subdivision has reduced streetlighting. The note shall state:

*This subdivision has a reduced level of streetlighting. Any future additional streetlighting will be at the expense of the abutting property owners, not at City expense.*

Under covenants or deed restrictions of the development, a statement shall be required that reduced level of streetlighting is in effect in the development and that intersection only streetlighting is provided. This statement is included to inform succeeding buyers of residences of the reduced level of streetlighting.

### **HILLSIDE DEVELOPMENT**

All streetlights in the hillside area shall be fully shielded.

Streetlights on arterial and collector streets shall comply with City standards illumination and spacing requirements.

Streetlights on local streets shall be placed at intersections and at the end of cul-de-sacs that are more than 200-feet long. On straight sections of roadway 400-feet spacing between lights may be used; however, other factors must also be evaluated, e.g. horizontal and vertical alignment. Topographical conditions may require additional lighting.