

SECTION 6 STREET LIGHTS, SIGNS AND MARKINGS

6.1 STREET LIGHTING APPLICABILITY

A developer may be required to install or upgrade street lights within a public right-of-way as part of the Town's design approval process. The two situations in which these street lighting improvements are typically required are:

6.1.1 - When new public streets are proposed or existing public streets are improved.

6.1.2 - When significant development is proposed adjacent to a public street within the Downtown Streetscape Study Area where a Street Lighting Master Plan has been adopted that calls for the incremental replacement of existing light poles and fixtures.

Less commonly, where development is proposed adjacent to inadequately lighted public streets, incremental street lighting improvements may also be required. If there are questions about a specific site the developer can contact the Town's Public Works Department.

6.2 STREET LIGHTING PLAN SUBMITTAL REQUIREMENTS

Developers should consult with the appropriate utility provider in the development of proposed street lighting plans. Typically a street lighting plan will include the following information:

6.2.1 - The proposed location of street lights and the underground utility lines and or conduits that will be installed to service them. If work is proposed within the Downtown Streetscape Study Area, the developer should utilize the standard downtown conduit detail included in the Town's Standard Details.

6.2.2 - The location of street edge of pavement and/or curb and gutter, sidewalks and all property lines in the area where street lighting is proposed. If other improvements, such as benches or bus stops, are proposed within the public right-of-way, these should also be shown on the plan.

6.2.3 - A description and/or detail of the proposed light pole and fixture.

Most commonly selected street light poles and fixtures require that a supplemental fee be paid to the utility provider prior to installation. Where these poles and fixtures are placed within the public right-of-way, utility providers require that this supplemental fee be paid through the Town as a one-time up front cost. Accordingly, the following note is required to be included on all street lighting plans:

The developer will be responsible for reimbursing the Town for any and all supplemental fees assessed by the utility provider prior to installation of the proposed light fixtures.

For information about the relative supplemental fees assessed for different types of street light poles and fixtures, developers should contact the utility provider directly.

6.3 STREET LIGHTING GUIDELINES

The type of street light pole and fixture selected and the recommended placement of the poles and fixtures will depend on a number of site specific variables. In the Downtown Streetscape Study Area several different custom poles and fixtures that provide pedestrian level lighting as well as street lighting are recommended. Developers can contact the Public Works Department for information about the specific lighting requirements included in the Street Lighting Master Plan for this area.

In other areas within the Town, street lighting design is based on street classification and on the uses of adjacent properties. Because these factors vary from site to site, developers should contact the Public Works Department when proposing street lighting in non-residential areas. In residential neighborhoods the standards for pole and fixture selection and street light placement, as described below, are consistent throughout the Town.

6.4 STREET LIGHT POLE AND FIXTURE STANDARDS FOR RESIDENTIAL STREETS

The Town's standard residential lighting fixture is a 9,500 lumen high pressure sodium "economical traditional" luminaire mounted on a 12' black fiberglass. This pole and fixture combination is available from Duke Power Company and requires that a supplemental fee reimbursement be provided to the Town prior to installation. Comparable pole and fixture combinations are available from other utility providers in areas of Town not served by Duke Power Company.

Alternatively, 9,500 lumen high pressure sodium cut-off lens cobra head fixtures mounted on wooden poles at a height of 25' may be acceptable in place of the Town standard fixture. This pole and fixture combination generally does not require a supplemental fee reimbursement. Other fixture and pole combinations, including taller fiberglass poles and/or ornamental fixtures, may be acceptable as long as the developer is responsible for reimbursement of all associated supplemental fees. Developers should contact the Public Works Department if an alternative to the Town standard pole and fixture combination is proposed.

6.5 STREET LIGHT PLACEMENT STANDARDS FOR RESIDENTIAL STREETS

The following standards should be used to determine the placement of street lights on residential streets:

6.5.1 - Street lights should be located approximately 220 feet apart.

6.5.2 - Street lights should be located at all public street intersections and at the end of all cul-de-sacs and T-turnarounds.

6.5.3 - Where possible, all street lights that are not located at an intersection should be located on or adjacent to a property corner

6.5.4 - Street lights should be located within the public right-of-way a minimum of 3' behind the curb or edge of pavement

6.5.5 - On streets with sidewalks on only one side, street lights should be located on the same side of the street as the sidewalk. On all other streets, street lights should be staggered on both sides of the street.

6.5.6 - On streets where street lights are proposed adjacent to sidewalks they should be located behind the sidewalk unless a tree lawn is provided that permits all parts of the poles to be located a minimum of 3' behind the curb.