

STREETLIGHTS, NEW DEVELOPMENT

The following describes the procedures and responsibilities; reference the Chesterfield County Streetlight Policy, on succeeding pages, for the installation of streetlights in new development.

Initial submissions of plans, both commercial and residential, will include a separate plan sheet required streetlight locations as identified by the requirements of the Streetlight Policy.

Streetlight plan sheets will be evaluated by staff for compliance with the Streetlight Policy as it relates to new development. Minimum compliance is required. Streetlight plans in excess of the minimum will not be approved. Additional streetlighting in excess of the policy requirements are solely at the discretion and expense of the developer, to include monthly operating costs.

Approved streetlight plan sheets will be forwarded to the appropriate electric utility for installation cost determination.

Upon receipt of an installation cost quotation from the electric utility, staff will notify the developer of that cost. The developer must remit in this department an amount equal to the amount stipulated in the electric utility installation cost quotation, an administrative fee of \$50.00, **and** an operating off-set fee equivalent to five years of the county's operating cost for the individual fixture. The operating off-set fee is calculated based upon the monthly charges as fixed in the appropriate schedule of the contract between the Virginia Energy Purchasing Governmental Association and Dominion Virginia Power as in force at time of plan submission. Payment from the developer of the operational off-set fee shall be made at time not later than recordation. Payment from the developer of both the installation cost and the administration fee is required at the time of receipt by the county of the installation cost from the supplying utility. In the event that supplying utility determines that there are no costs associated with the installation, both the operating off-set and the administrative fee are still required.

Please note that as of 1 December 2010, stipulating easements dedicated for streetlight installation in subdivision certificates or graphically on recordation plats is no longer required.

COUNTY STREET LIGHT POLICY

612.00 STREET LIGHTING

612.01 NEW DEVELOPMENTS

I. Street Lighting facilities, including related wiring shall be provided at developer expense in subdivision and site developments and shall meet the following requirements:

A. Residential:

1. Streetlights shall be provided at developer expense at the entrance to all new subdivisions or subdivision sections where a intersection is created. Lighting shall be provided as specified in this paragraph and in paragraph 612.01 I.A.2., below, regardless of any other lighting considerations, e.g., lighted signage or traffic control lighting.
2. Additional streetlights, beyond any specifically required in paragraph 612.01 I.A.1., above, shall be cost estimated, funded, and operated at developer or homeowner association expense and shall be strictly limited to internal intersections. Such non-required installations will not be considered for future inclusion into the county streetlight program.
3. The developer shall pay the cost(s) of such installations as described in paragraphs 612.01 I.A.1., above, as determined by the supplying utility.
4. The developer shall pay to the county an operational offset fee equivalent to the cost of five years operation and maintenance for each required streetlight installed based upon the supplying utility's monthly charge for same per light at the time of installation. Such fees collected shall be utilized for the payment of streetlight related electrical service charges.
5. The developer shall pay to the county a \$50 administrative processing fee.
6. Payment of the operational offset fee, as described in 612.01 I.A.5., above, will be required at a time not later than recordation. Payment for the costs of actual streetlight installation and the \$50 administrative fee will be required at time of receipt of the project cost from the supplying utility.

B. Commercial/Industrial Developments:

1. Streetlights shall be provided at the developer's expense at any and all entrances and exits of commercial/industrial developments. Lighting shall be provided as specified in this paragraph regardless of any other lighting considerations, e.g., parking lot lighting, signage, or traffic control lighting.
2. Additional, non-required streetlights, beyond any specifically required in paragraph 612.01 I.B.1., above, shall be cost estimated, funded, and operated at developer expense. Non-required lighting shall be strictly limited to internal intersections where roads are identified as intended to be accepted into and maintain through the state secondary road system. Such non-required installations will not be considered for future inclusion into the county streetlight program.
3. The developer shall pay for the cost(s) for installations as described in paragraph 612.01 I.B.1., above, as determined by the supplying utility.
4. The developer shall pay to the county an operational offset fee equivalent to the cost of five years operation and maintenance for each required streetlight installed based upon the supplying utility's monthly charge for same per light at the time of installation.

Payment of the operational offset fee, as described in 612.01 I.B.4., above, will be required at a time not later than plan approval. Payment for the costs of streetlight installation and the \$50 administrative fee will be required at time of receipt of the project cost from the supplying utility.

C. Lighting Requirements, Standards and Criteria:

1. The Road and Drainage Plans submitted for review to Environmental Engineering must show the location of the required streetlights.
2. All required street lighting as described in this policy shall be supplied, installed, owned and maintained by the supplying utility company upon approval of for installation by the county.
3. Approved Fixtures - The following are the fixture types approved for installation under this policy. All fixtures described are standard basic fixtures as installed by the supplying utility:
 - a. Basic Enclosed high-pressure sodium vapor (HPSV) in either the drop lens or flat lens configuration.
 - b. Basic Traditional Colonial HPSV.
 - c. Basic Cobra in Light Emitting Diode (LED).
 - d. Basic Traditional Colonial in LED.
 - e. Basic top-shielded "Carlyle" type Acorn in LED.

Proposed streetlighting plans specifying premium decorative fixtures or poles will not be approved.

4. Light Source - All light sources as supplied by the supplying utility shall be either high pressure sodium vapor (HPSV) or Light-Emitting Diode (LED).
5. Lumen Rating - There is no one set lighting level requirement that would apply to all public roadways in the county. Therefore, streetlighting lumen ratings shall be based upon intersection type and configuration. For the purposes of this policy, general road classifications as defined in the Code of Chesterfield County, Chapter 19, Zoning (Sec. 19-301. Definitions), defining classes of public roads and roadways shall be used. Accordingly, lumen ratings are established based upon the following intersection types:
 - a. 8000 lumen HPSV or 5000 lumen LED -
 - (1) intersection of two local streets in a subdivision or subdivision section.
 - (2) intersection of one local street and one collector street in a subdivision or subdivision section.
 - b. 14000 lumen HPSV or 8000 lumen LED -
 - (1) intersection of two local streets in a commercial, industrial, or office park development.
 - (2) intersection of one two collector streets in a subdivision or subdivision section.
 - (3) intersection of any type resulting from the creation of any collector street through a separate instrument process with any new or existing local street.
 - (4) intersection of a special access street and any local street in a commercial, industrial, office park development.
 - (5) intersection of a special access street and any collector street.
 - c. 23000 lumen HPSV or 15000 lumen LED - all fixtures of 23000 lumen HPSV or 15000 lumen LED will be the Enclosed Type, in the drop lens type for HPSV fixtures and flat lens or the Cobra Type for LED on a minimum thirty (30) foot concrete or thirty (30) foot

composite pole-

- (1) intersection of a collector street and a minor arterial street.
- (2) intersection of a collector street and a major arterial street.
- (3) intersection of two minor arterial streets.
- (4) intersection of a minor arterial street and a major arterial street.
- (5) intersection of two major arterial streets (median installed lights may be considered for safety reasons provided such do not encroach into VDOT median setbacks).

d. For the purpose of this policy, a single intersection can be either thru (four way), or a "T" (three way), or a roundabout.

e. Only one (1) light will be installed at any given intersection.

6. Generally, road and drainage plans should show light pole placement on the traffic flow direction side of an intersection as viewed by a motorist in the lane of travel. Exact pole placement and bracket length shall be at the sole discretion of the supplying utility company as field conditions dictate.

7. Concrete, salt treated, wood, or gray composite poles may be specified for HPSV enclosed type or LED Cobra fixtures. Traditional Colonial style fixtures, in either HPSV or LED will utilize 14-foot smooth black fiberglass poles. Top-shielded "Carlyle" type Acorn LED fixtures will, likewise, utilize a 14-foot fluted pole. Premium style fluted, pedestal mounted poles will not be considered nor approved.

612.02 EXISTING RESIDENTIAL AREAS OR DEVELOPMENTS – omitted from this document, see separate link for streetlights in existing neighborhoods.

612.03 LIGHTING PROJECTS INITIATED BY COUNTY DEPARTMENTS OR AGENCIES OTHER THAN ENVIRONMENTAL ENGINEERING

I. County departments initiating streetlight projects must coordinate with the Environmental Engineering Department for informational purposes and must adhere to this policy in all respects. Nonconforming streetlight plans must be presented to the Board of Supervisors by the requesting department in a separate agenda item requesting an exception to the policy.

Light Emitting Diode (LED) Type Fixtures
Dominion Energy



Cobra Fixture



Traditional Colonial Fixture



Carlyle Acorn Fixture

High Pressure Sodium (HPSV) Fixtures
Southside Electrical Cooperative



Enclosed Drop Lens Fixture