

LETTER TO INDUSTRY
LTI #00000020

DATE: April 6, 2018

DCSM REFERENCE ARTICLE: Section 9-720 Luminaire and Pole Standards

SUMMARY OF ISSUE/TOPIC: Update the Article 9-720 of the City of Manassas Design Construction and Standards Manual (DCSM) to provide a location map clarifying the placement of standard street lighting fixtures and adding a new standard detail.

EFFECTIVE DATE: May 7, 2018

POLICY / REQUIREMENTS / GUIDELINE: **9-720 LUMINAIRE AND POLE STANDARD**

- A. All luminaries and supporting poles shall conform to the following:
 - 1. Standard fixture shall mean those fixtures normally supplied by the City Electric Department for the site in question. (Standard fixtures will be maintained by the City.)
 - 2. Within ~~the Downtown Character Area of the Comprehensive Plan~~the Manassas Downtown and major gateways, the standard fixture shall be as shown on Figure 1 ~~an acorn lighting fixture~~ (refer to Standard Detail TS-20.3 or TS-20.6) unless otherwise approved by the Department of Public Utilities and the Department of Community Development in order to achieve acceptable minimum lighting levels for public safety purposes.
 - 3. Alternate fixture shall mean one (1) of the three (3) fixture designs as approved by the Department of Public Utilities. Alternate fixture installations will be maintained by the City and shall be metered. The Developer shall provide 25% in excess of the total number of alternate fixtures installed for parts and replacement.
- B. The City Electric Department will be responsible for the review of all streetlight, parking, and onsite lighting plans. All roadways serving more than five (5) dwellings and all non-residential roadways and all commercial entrances will be provided with street lighting. This includes lighting of any new intersections along existing roadways. All public street lighting will be bonded by the developer and installed by the City Electric Department. All illumination levels of roadway lighting designs shall conform to the Section 9-740 of this Article and shall meet all requirements of the City Electric Department for the site in question.
- C. The standard roadway fixture shall be utilized where one or more of

the following conditions apply: Refer to Standard Detail TS-20.2-~~or~~ TS-20.3, or TS-20.6 of this Article.

1. Installations along extensions of roadways that are lighted with standard fixtures.
2. Installations along roadways within or surrounding a non-residential subdivision.
3. Installations along roadways with projected or existing traffic counts of 1,000 or more vehicles per day.

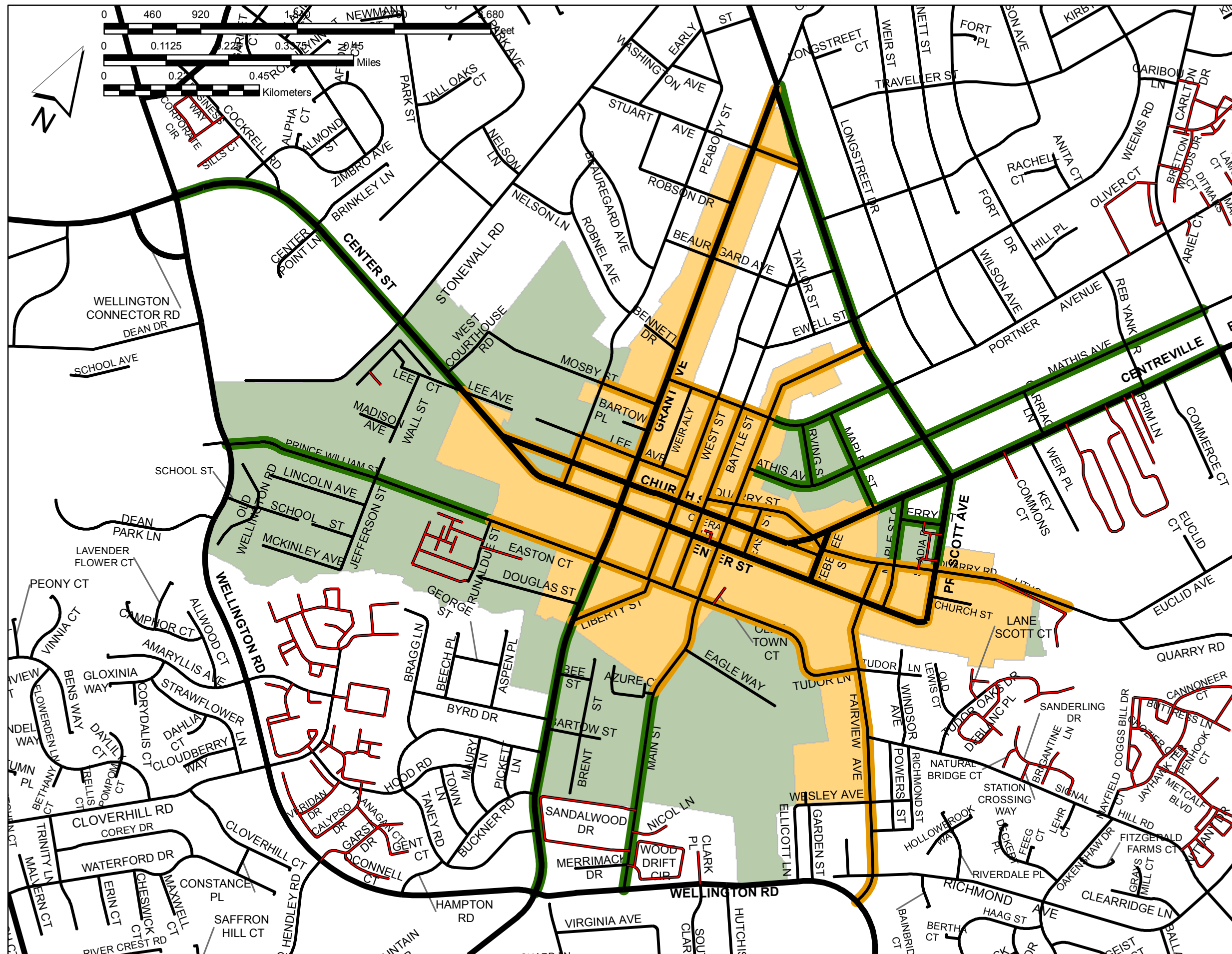
BACKGROUND: Update to clarify the style and placement of standard street lighting fixtures.

CONTACT: Matthew Arcieri, AICP, Planning & Zoning Manager

DEPARTMENT: Community Development

MANAGER APPROVAL: Elizabeth Via-Gossman

MANAGER TITLE: Community Development Director



**Figure 1. Street Light Plan:
Manassas Downtown &
Major Gateways**

Lighting Type

- Historic District: TS-20.3
- Downtown: TS-20.6

Planning District

- Historic District
- Downtown

Roads

- Major Road
- Minor Road
- Private Street

Historic District Lighting Type: TS-20.3

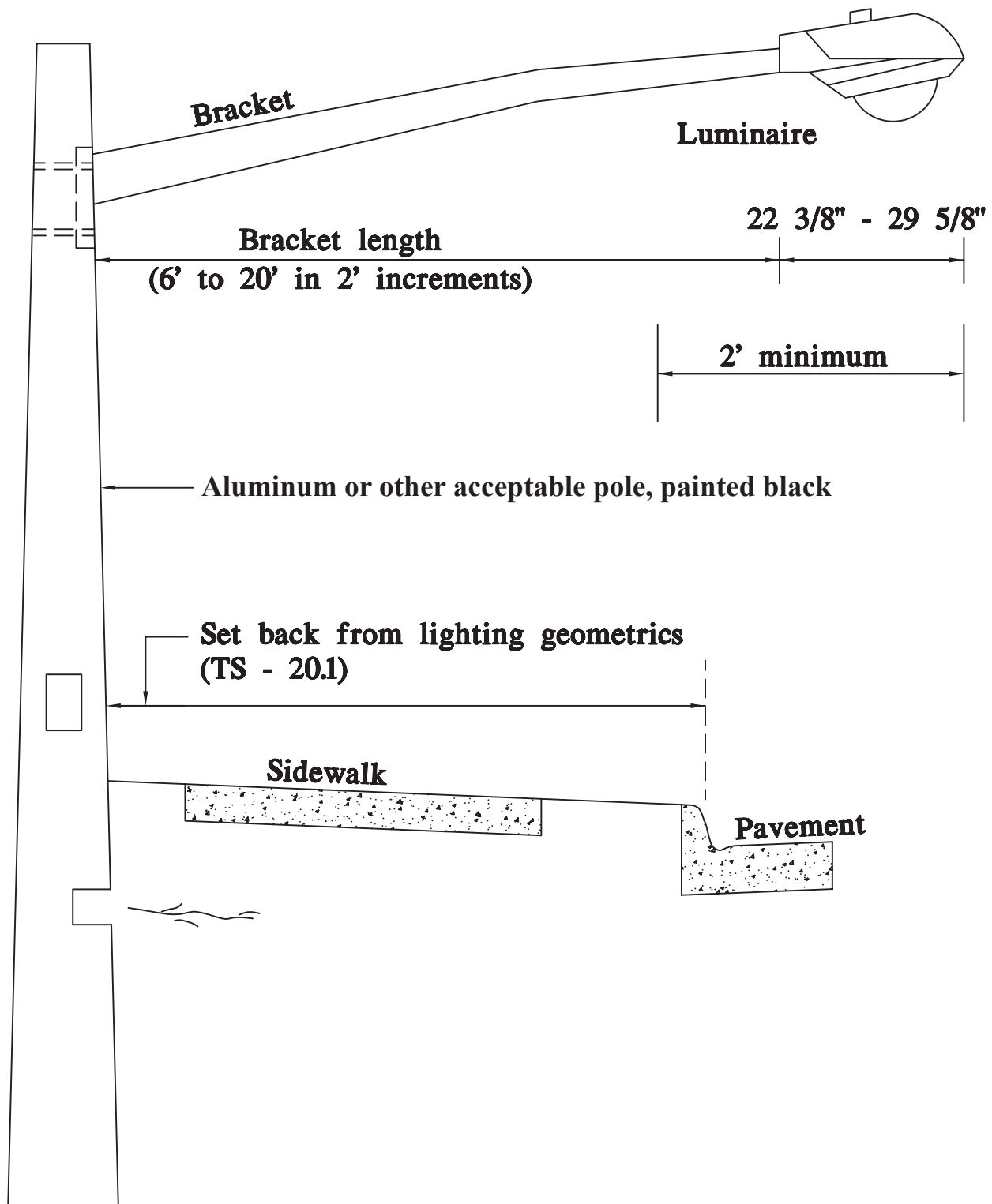


Downtown Lighting Type: TS-20.6



9027 Center St. Manassas, VA 20110

Date: 4/6/2018



STANDARD ROADWAY FIXTURE

LTI #20

3/19/18

REVISION & DATE

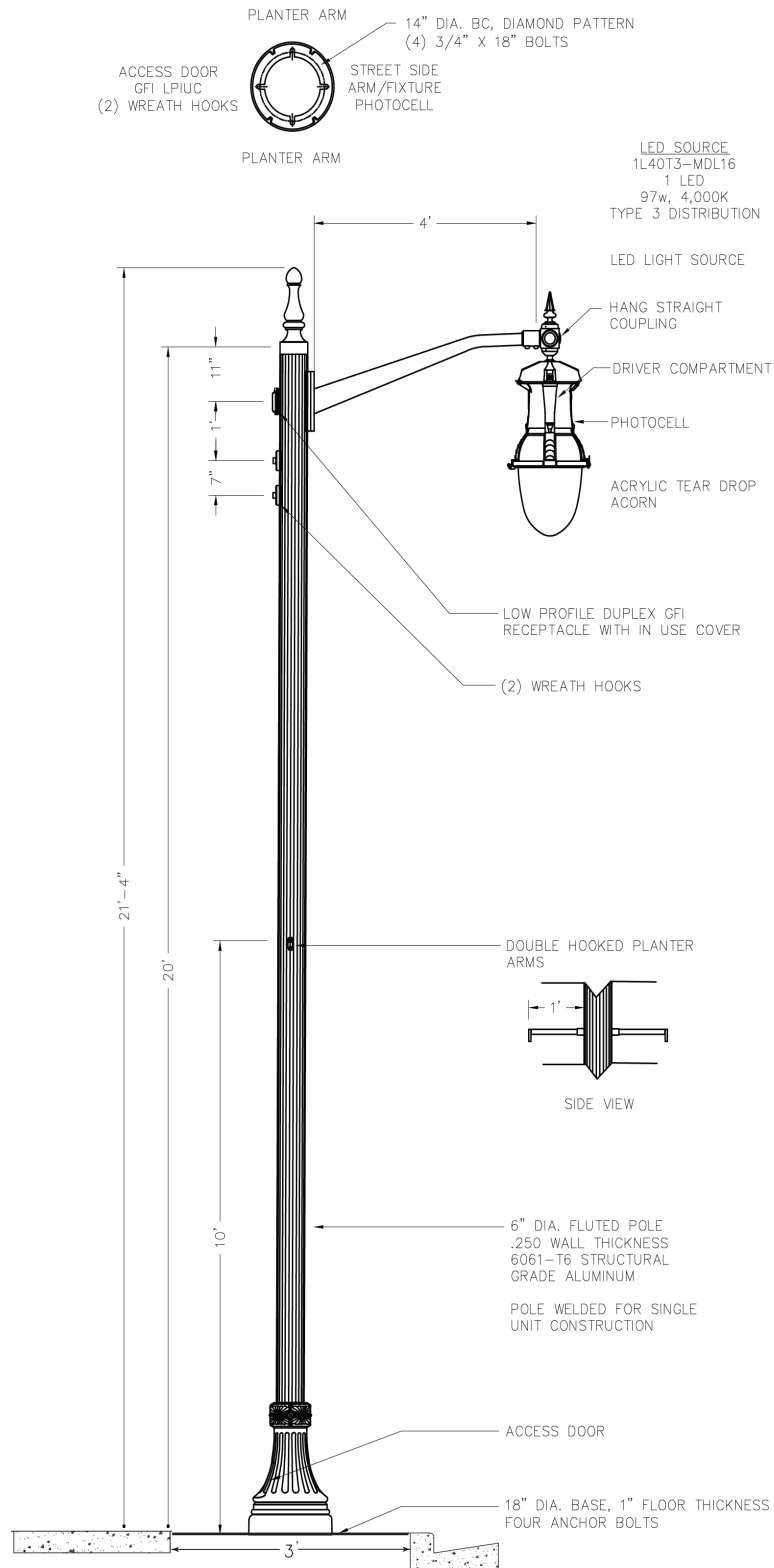
DRAWING NUMBER

Michelle Friedman
DIRECTOR

April 5, 2018
DATE

CITY OF MANASSAS, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

TS - 20.2



ACORN LIGHTING FIXTURE

REVISION & DATE

DRAWING NUMBER

TS - 20.6

M. J. Smith
DIRECTOR

April 5, 2018
DATE

CITY OF MANASSAS, VIRGINIA
DEPARTMENT OF PUBLIC WORKS