

**BEFORE THE BOARD OF SUPERVISORS
OF WESTTOWN TOWNSHIP**

**CONDITIONAL USE APPLICATION OF WESTTOWN SCHOOL
Athletic Field Lighting**

Hearing Date: May 9, 2023

APPLICANT'S EXHIBITS

- A-1 Enclosure Letter, Conditional Use Application and Conditional Use Narrative, dated March 17, 2023.
- A-2 Enclosure Letter for revised Conditional Use Application submission, dated March 30, 2023
- A-3 Enclosure Letter for second revised Conditional Use Application submission, dated April 25, 2023.
- A-4 Westtown Township Zoning Ordinance of 1991, as amended (*incorporated by reference*).
- A-5 Deed by and between Friends Fiduciary Corporation and Westtown School, recorded in the Chester County Recorder of Deeds Office on October 6, 2016 at Deed Book 9407, Page 491 for UPI Nos. 67-2-19, 67-2-24, 67-2-24.2, 67-2-25, 67-2-25.2, 67-2-25.3 and 67-5-27.
- A-6 Deed by and between Jane A. Watt and Westtown School, recorded in the Chester County Recorder of Deeds Office on November 12, 2003 at Deed Book 5973, Page 58 for UPI No. 67-2-25.1.
- A-7 Site Plan prepared by ELA Group, Inc., dated March 28, 2023 and last revised April 24, 2023 (3 sheets).
- A-8 Stormwater Management Narrative prepared by ELA Group, Inc., dated March 14, 2023;
- A-9 NPDES Permit No. PAC 150337.
- A-10 Athletic Field and Parking Lot Lighting Plan and Environmental Glare Impact Plan prepared by Musco Lighting, dated April 21, 2023.
- A-11 Athletic Field and Parking Lot Lighting Plan and Environmental Glare Impact Plan prepared by Musco Lighting, dated May 4, 2023.
- A-12 Data Sheet for Proposed Athletic Field Light Fixtures.
- A-13 Data Sheet for Proposed Parking Area and Sidewalk Light Fixtures.

- A-14 Evolution of Glare Control Technology (3 sheets) prepared by Musco Lighting.
- A-15 Photographs of Illuminated Athletic Fields (3 sheets)
 - A. Woodland Hills High School, Pittsburgh, PA
 - B. Gibsonia High School, Richland, PA
 - C. Lakewood Ranch Park, Bradenton, FL
- A-16 Noise Survey prepared by Everbach Acoustics Consulting, dated January 26, 2023;
- A-17 Westtown School Oak Lane Turf Fields Transportation Operational Analysis prepared by Traffic Planning and Design, dated March 14, 2023;
- A-18 Westtown School Oak Lane Turf Fields Transportation Operational Analysis – Amendment #1 prepared by Traffic Planning and Design, Inc., dated March 29, 2023;
- A-19 C.V. of Jason Best, RLA
- A-20 C.V. of Robert G. Zoeller, MS.
- A-21 C.V. of E. Carr Everbach, ASA Fellow.
- A-22 C.V. of Alex Meitzler, P.E., PTOE