



May 1, 2023

Ms. Mila Carter
Director of Planning and Zoning/Assistant Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Westtown School - 975 Westtown Road
Outdoor Lighting Review

Dear Mila:

We have reviewed the following documents

1. Athletic Field and Parking Lot Lighting Plans consisting of twelve (12) sheets, prepared by Musco Lighting, dated April 21, 2023.
2. Environmental Glare Analysis consisting of one (1) sheet, prepared by Musco Lighting, dated April 21, 2023.
3. Datasheet on Luminaire consisting of two (2) sheets, provided by Musco Lighting.

for compliance with

1. Westtown Township Zoning Ordinance (Chapter 170 of the Westtown Township Code), Article 170-1514 Outdoor Lighting.

We offer the following comments for consideration.

1. Section 170-1514.D.(1).(e) – In Parking lot, the Maintained Average Illumination Level shall be 2 footcandles, 0.2 footcandles average minimum, with a Uniformity Ratio of 5:1. Submitted plans indicate the Maintained Average Illumination at 1.72 footcandles.
2. Section 170-1514.D.(1).(e) – Sidewalks, the Maintained Average Illumination Level shall be 5 footcandles, 0.5 footcandles average minimum, with a Uniformity Ratio of 4:1. Submitted plans do not indicate light levels for the sidewalk.
3. Section 170-1514.D.(3).(h) - Horizontal light levels shall be measured at grade. Submitted plans are measured at 3 feet above grade.
4. Section 170-1514.D.(3).(h) – Vertical light levels shall be measured at five (5) feet above grade at the property line. Submitted plans are measured at 3 feet above grade at 150 feet and 400 feet from playing field.
5. Provide complete fixture catalog cut sheets with product numbers.

If you have any questions, or need additional information, please feel free to contact me.

Best regards,

Stephen Gribb, P.E.

Stephen Gribb, P.E.
President

