



May 12, 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 rev consisting of eighteen (18) sheets, prepared by Musco Lighting, dated May 4, 2023.
2. Environmental Glare Analysis consisting of one (1) sheet, prepared by Musco Lighting, dated May 4, 2023.
3. Datasheet on field lighting Luminaire TLC-LED-1500 consisting of two (2) sheets, provided by Musco Lighting.
4. Datasheet on parking lot lighting Luminaire OSQ 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.
 - a. **The Illumination Summary and point-by-point light grid shown on the plans indicate that the average illumination level in the parking lot is 2.65 footcandles, the minimum light level is 1 footcandles, and the average to minimum or uniformity ratio is 5:1 nominally. Submitted plans demonstrate compliance.**
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.
 - a. **The Illumination Summary and point-by-point light grid shown on the plans indicate that the average illumination level for the sidewalk is 5 footcandles, the minimum light level is 2 footcandles, and the average to minimum or uniformity ratio is 4:1 nominally. Submitted plans demonstrate compliance.**
3. Section 170-1514.D.(3).(h) - Horizontal light levels shall be measured at grade.
 - a. **Submitted plans demonstrate compliance.**

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4. Section 170-1514.D.(3).(h) – Vertical light levels shall be measured at five (5) feet above grade at the property line.
 - a. **Submitted plans demonstrate compliance.**

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