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September 4, 2020

Ms. Mandie Cantlin, Township Manager
East Bradford Township
666 Copeland School Rd.
West Chester, PA 19380-1822

Subject: West Chester Crossing Preliminary Major Subdivision
Review of Proposed Site-Lighting Plans

Dear Mandie:

Received from the Township was a link to a plan set, Rev. 2, dated 08/21/20, for the West Chester Crossing Major Subdivision Application, with a request to review revised proposed exterior lighting for compliance with Ordinance § 115-57 - Lighting. Also transmitted was an 08/21/20 ESE Consultants letter to you, containing responses to the concerns expressed in this office's 01/22/20 review letter.

Proposed exterior lighting, on Sheet 35, Landscape and Lighting, and Sheet 36, Landscape Details, consists of 7 3000K LED Type III distribution, fully-shielded street lighting luminaires, B1-U0-G1, with house-side shield, pole-mounted at nominally 12' AFG; 56 wall-mounted "garage lights", 3000K, Type II distribution, with photocell control for dusk to dawn operation; dimmed to 25% from 11 p.m. until 6 am and returned to full output for 5 minutes when motion is detected, and entrance pier and sign lighting, 3000K light-bar and wall-sconce luminaires, which, according to Entrance Feature Note 4, are to be specified on permit drawings at time of Permit Application submission.

The following observations and recommendations, repeated from the previous review, followed by ESE Consultants 08/22/20 responses, and followed by this office's recommended action, are offered for Township consideration:

1. Lighting Control - § 115-57.C(3)(f) requires that lighting is to be extinguished between the hours of 11:00 p.m. and dawn unless the Board of Supervisors specifically approves a period of outdoor lighting extending throughout the night for safety or security. No information was found with respect to how the on/off cycle of street lights is to be accomplished, and the device(s) to be used to accomplish that cycle. It is recommended Applicant be requested to specify at what times the street-lighting is to be energized and extinguished, by what means, and whether the control devices are to be integral to the luminaires or centrally controlled. If all-night lighting is proposed and approved by Township, it is recommended luminaires be required to have motion-sensor and dimming control to dim the lighting by, say 11 p.m., to bring the luminaires back up to full light output after 11 p.m. when motion is detected, and to return to shut-off or 25% output mode after 5 minutes of no detected vehicular motion.

Applicant's Response - Plans have been updated to specify photocell and dynadimmer specifications integral to the luminaires.

Issue judged to have been resolved, no further action deemed necessary.

2. Parking Area Lighting - The bollards proposed for the 2 5-space parking areas provides only partial illumination. It is recommended Applicant be requested to provide full

illumination for the 2 parking areas, and to provide protection for the poles supporting the lighting fixtures, from being struck by backing vehicles, by placing the poles back a minimum of 5' behind tire stops or face of curb, or provide other suitable pole protection.

Applicant's Response - Lights have been updated to provide full coverage for parking areas and shifted to be located at least 5' from edge of paving & curb stops.

Issue judged to have been resolved, no further action deemed necessary.

3. Community Gathering Space - This "gathering" space shows a pergola, picnic tables, trash containers and mailboxes. The 2 proposed bollards would likely provide only partial illumination at grade and only at the mail boxes. As a public assembly area, it is judged that more than just illumination at grade at the mail-box area would be insufficient to adequately illuminate the various other uses in the space. It is recommended Township consider requesting that Applicant provide adequate illumination in this community gathering space, to facilitate adequate illumination at picnic tables, mailboxes, pergola and trash containers, or to explain to the satisfaction of Township why those areas need not be illuminated.

Applicant's Response - These gathering spaces are not intended for night use.

Issue judged to have been resolved, no further action deemed necessary.

4. Lighting Notes - Note 1 reads "Post approval alterations to lighting plans - -". While some lighting plans have been known to get nasty, it is recommended that in this case it would be appropriate that the word "altercations" be revised to "alterations."
5. Potential vegetation/lighting conflict - At the streetlight located to the right of Unit 46, a honey locust is proposed to be located in front of it, thereby potentially blocking the intended distribution of light onto parking spaces, at for before tree maturity. It is recommended that landscaping and lighting disciplines judge whether corrective action would be appropriate.

If there are questions or concerns regarding the above issues and recommendations, please advise.

Sincerely,

Stubbe Consulting LLC



C. Stanley Stubbe

Copy: Ms. Andrea Campisi - Director, Planning & Zoning