



STUBBE CONSULTING LLC
1438 Shaner Drive
Pottstown, PA 19465



Phone: 610 972-9803
FAX: 610 326-1402

stubbeconsultingllc@gmail.com

September 8, 2016

Mr. Thomas Comitta, AICP, CNU, RLA, ASLA
Thomas Comitta Associates, Inc.
18 W. Chestnut St.
West Chester, PA 19380

Subject: Devault Village at Spring Oak, Charlestown Twp.
Site-Lighting Review

Dear Tom:

On 09/08/16, your Office transmitted pdfs of Sheet 44, Rev. 5. and Sheet 45, Rev. 4, dated 08/29/16, for the Devault Village at Spring Oak Application in Charlestown Township, and requested review of the revised proposed exterior lighting.

Lighting consists of 17 74-watt 3000K LED Washington-style luminaires post-top mounted at nominally 12' 9" AFG, 15 of them specified to have house-side shields, 12 (increased from 6) 25-watt 3000K LED bollards and 3 8-watt 3000K LED recessed downlights. All exterior lighting to be reduced to 25% of "allowable" illuminance levels from 11 p.m. to dawn.

The proposed exterior lighting in Sheets 44 and 45 dated 08/29/16 continues to be judged to comply with the requirements contained in Township Zoning Ordinance No. 131 – 2005, Section 1619, Lighting Regulations. It is therefore recommended consideration be given to approval of the lighting information contained on Sheets 44 and 45.

Please advise if there are questions regarding this review and its recommendation.

Sincerely,

Stubbe Consulting LLC

C. Stanley Stubbe

C. Stanley Stubbe

cc: Dan Mallach