

Resolution No. 2019-15

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, GRANTING CONDITIONAL APPROVAL OF THE COATESVILLE MIXED USE REDEVELOPMENT AMENDED FINAL LAND DEVELOPMENT PLAN OF DEPG COATESVILLE ASSOCIATES, LP; SETTING FORTH CONDITIONS OF APPROVAL WHICH REQUIRE APPLICANT TO MEET CERTAIN BENCHMARKS FOR COMPLETION OF PUBLIC AND QUASI-PUBLIC IMPROVEMENTS, COMPLY WITH ALL CONDITIONS SET FORTH IN RESOLUTION 2018-11; AND APPROVAL BEING FURTHER CONDITIONED UPON ACCEPTANCE OF SAID CONDITIONS BY THE DEVELOPER/APPLICANT.

WHEREAS, the City of Coatesville is a Chartered Third Class City in the Commonwealth of Pennsylvania governed by the Third Class City Code and its Home Rule Charter (hereinafter the “City”); and

WHEREAS, the Owner/Developer, DEPG Coatesville Associates, LP (hereinafter “DEPG” or “Applicant”) has presented to the City a plan entitled Coatesville Mixed Use Redevelopment Amended Final Land Development prepared by Pennoni Associates, Inc., dated August 4, 2017, last revised June 7, 2019 for DEPG, consisting of 24 sheets (hereinafter the “Amended Plan”); and

WHEREAS, the Amended Plan amends the Preliminary/Final Plan conditionally approved by the City as set forth in Resolution 2018-11 (attached hereto as Exhibit-A), to eliminate four (4) parking spaces to accommodate a patio area adjacent to a proposed restaurant; and

WHEREAS, the waivers, terms, and conditions of Resolution 2018-11 are incorporated herein by reference as though fully set forth and shall be binding upon DEPG except to the extent that such waivers, terms and conditions are specifically modified by the Amended Plan or this Resolution; and

WHEREAS, the Preliminary/Final Plan was reviewed by the Chester County Planning Commission, which issued a review letter on November 10, 2019. That letter was shared with the City and the City Planning Commission; and

WHEREAS, the City Engineer has issued a most recent review letter dated June 26, 2019, with various comments regarding approval (attached hereto as Exhibit-B); and

WHEREAS, The City Planning Commission met on Wednesday, July 10, 2019 and considered the most recent version of the Amended Plan and voted in favor of conditional approval of the Amended Plan, conditioned upon DEPG’s agreement to comply with the conditions set forth in Resolution 2018-11 and the public improvement and quasi-public improvement benchmarks, which were a condition of the grant of a third extension of time for the recordation of the previous conditional approval as acknowledged by DEPG in a countersigned letter on July 23, 2019 (attached hereto as Exhibit-C).

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of City Council held on August 12, 2019 and recorded in the minutes as such.

Name: Michael T. Trio
Title: City Manager

Exhibit - A

Resolution No. 2018-11

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, GRANTING CONDITIONAL APPROVAL OF THE COATESVILLE MIXED USE REDEVELOPMENT PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF DEPG COATESVILLE ASSOCIATES, LP; GRANTING IDENTIFIED WAIVERS TO CERTAIN SECTIONS OF THE CITY'S STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE; SETTING FORTH CONDITIONS OF APPROVAL – REQUIRING APPLICANT TO OBTAINING VARIOUS APPROVALS FROM OUTSIDE AGENCIES, OBTAIN A “CLEAN” REVIEW LETTER FROM THE CITY ENGINEER AND ENTER INTO A SUBDIVISION AND LAND DEVELOPMENT AGREEMENT WITH A FINANCIAL SECURITY AGREEMENT IN A FORM ACCEPTABLE TO THE CITY SOLICITOR AND WITH FUNDS SUPPORTING THE FINANCIAL SECURITY AGREEMENT IN THE NATURE OF AN IRREVOCABLE LETTER OF CREDIT IN AN AMOUNT AND FORM ACCEPTABLE TO THE CITY – SAID APPROVAL BEING FURTHER CONDITIONED UPON ACCEPTANCE OF SAID CONDITIONS BY THE DEVELOPER/APPLICANT

WHEREAS, the City of Coatesville is a Chartered Third Class City in the Commonwealth of Pennsylvania governed by the Third Class City Code and its Home Rule Charter (hereinafter the “City”); and,

WHEREAS, the Owner/Developer, DEPG Coatesville Associates, LP (hereinafter “DEPG” or “Applicant”) has presented to the City a plan entitled Coatesville Mixed Use Redevelopment Preliminary/Final Land Development Plan prepared by Pennoni Associates, Inc., dated August 4, 2017, last revised March 26, 2018 for DEPG (24 pages) (hereinafter the “Plan”) which establishes a major Mixed Use Development located on the north and south sides of East Lincoln Highway to the east of its intersection with 1st Avenue in the City.

WHEREAS, The proposed development (hereinafter the “Project”) as identified hereafter involves property located on the south side of East Lincoln Highway consisting of the Bank Building and parking lot identified as Tax Parcel No. 16-5-232. The Project extends on the north side of East Lincoln Highway and includes properties identified as tax parcel Nos. 16-5-172, 16-5-171, 16-5-170, 16-5-169, 16-5-168, 16-5-167, 16-5-166 and 16-5-165 (moving from west to east with the last property being the former Coatesville Cultural Society). The Project also includes property on the north side of East Diamond Street identified as tax parcel nos. 16-5-155 and 16-5-156 (moving from west to east) which properties are to be used for parking.

As currently envisioned, the Project will include the development of two restaurants, one located in the Bank Building on the south side of East Lincoln Highway and another restaurant in the former Coatesville Cultural Society. The remainder of the parcels will be used for a large two story 35,000 square foot retail and office building with retail uses on the first floor and office uses on the second floor. Parking will be provided for the Project by means of a newly created internal lot accessed off of East Diamond Street between East Diamond and East Lincoln

Highway and another newly created surface lot north of East Diamond Street and also accessed off of East Diamond Street. Shared parking will be also supplied on the parking lot at the Bank Building located south of East Lincoln Highway. The Project is located in the C-1 and C-2 Zoning Districts and is subject to MU Mixed Use Overlay District zoning. Pursuant to this Resolution DEPG retains the flexibility to lease for uses permitted under the MU zoning.

WHEREAS, the Plan has been reviewed by the County Planning Commission which issued a review letter on November 10, 2017 which has been shared with the City and the City Planning Commission; and,

WHEREAS, the City Engineer has issued a most recent review letter dated April 5, 2018 with various comments and suggested waivers; and

WHEREAS, The City Planning Commission met on Thursday, March 1, 2018 and considered the most recent versions of the Plan (including the updated design package setting forth the "Architectural Design Standards" as set forth in the Zoning Ordinance at Section 224-193.D. (8)(f)(i)-(ii) (including signage package), and voted in favor of conditional approval of the Plan, conditioned upon an appropriate easement for parking on the Banking Parking Lot to the south of East Lincoln Highway to assure adequate parking for uses north on East Lincoln Highway – said reservation and easement to be removed if and when additional parking is obtained to satisfy the parking requirements for the portions of the Project north of East Lincoln Highway; and,

WHEREAS, The Plan will also require approval by outside agencies, including, but not limited to, the Department of Environmental Protection, the Chester County Conservation District; PennDOT (Highway Occupancy Permit and access approval) Chester County Health Department; and Pennsylvania American Water Company (sewer and water connections); as well as final approval by the City Engineer and removal of matters requiring resubmission as identified in the City Engineer's most recent review letter dated April 5, 2018; and,

WHEREAS, In addition, any approval is conditioned upon DEPG entering into an obtaining approval by the City of a Subdivision and Land Development Agreement and a Financial Security Agreement supported by an irrevocable letter of credit in a sufficient amount to satisfy the City Engineer and the City Solicitor that such funds are adequate to address all needed public and quasi-public improvements and costs for legal and engineering review work; and,

WHEREAS, the recommendations and comments of the County Planning Commission, Minutes of the City Planning Commission and the most recent review letter of the City Engineer have all been shared with the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Coatesville, that the City of Coatesville conditionally approves the Coatesville Mixed Use Redevelopment Preliminary/Final Land Development Plan prepared for Owner/Developer DEPG Coatesville Associates, LP with the waivers and subject to compliance with the conditions listed below:

A. Waivers:

i. The City Council grants waivers of the City of Coatesville Stormwater Management and Erosion and Sediment Control Ordinance (“Stormwater”) as found at Chapter 194 of the City Code as follows:

§ 194-301 R. – Waiver of minimum infiltration requirement and waiver of requirement that site be analyzed by a qualified licensed professional because of Karst or Carbonate Geology - as no infiltration is proposed on the site due to known contamination in the site soils below the elevation of the proposed storm water management basin.

§ 194-306 - Waiver regarding the providing of infiltration to compensate for reduction in the recharge.

§ 194-402 D - Waiver regarding detailed site evaluation conducted by a licensed professional for projects proposed in areas of carbonate geology or karst topography, and other environmentally sensitive areas, such as contaminated sites and brownfields. The base line environmental report addresses the site contamination and underlying geology. No infiltration is proposed.

ii. The City Council grants waivers of the City of Coatesville Subdivision and Land Development Ordinance (“SALDO”) found in Chapter 197 of the City Code as follows:

§ 197-9. H. - Waiver of two-step preliminary and final submission and approval.

§ 197-23. C. (21) - Waiver of requirement to provide a preliminary impact assessment and mitigation report.

§ 197-28 A.(1) (conformance with § 197-13) – Waiver regarding final plan procedure (to permit submission as preliminary/final).

§ 197-42. A. (11) - Waiver of requirement that there be a 18 inch grass strip between the curb and sidewalk.

§ 197-44. B. (9) - Waiver of requirement that access points servicing nonresidential property crossing the street line shall be limited to two along the frontage of any single street, and their center lines shall be spaced at least 100 feet apart.

§ 197-50. E. (3).(a) - Waiver of requirement that a combination of evergreen and deciduous trees and shrubs be used as foundation plantings in reasonable close proximity to the façades.

§ 197-63.C. – Waiver that all street lighting and lighting in parking lots shall be high-pressure sodium.

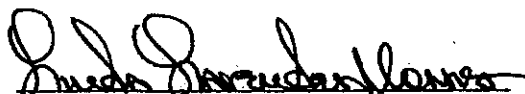
These waivers are warranted as the Plan is being submitted as a preliminary/final plan, and the City Engineer’s recommendations in favor of same.

B. Imposed Conditions:

1. Approval of a PennDOT Highway Occupancy Permit (HOP);
2. Preparation of parking easement on Bank Building south of East Lincoln Highway in form acceptable to City Solicitor and filing of same with the Plan;
3. Submission, in a form acceptable to the Coatesville City Solicitor of a Land Development Agreement and Financial Security Agreement supported by security in a form approved by the City SALDO (and the City Solicitor) supplying sufficient financial security in an amount as agreeable by the City Engineer to cover all public and quasi-public improvements as well as legal and engineering review fees – said agreements to be executed prior to the recording of the Plan (all 24 sheets);
4. Preparation of a final recordable plan meeting all requirements of the City Engineer and §197-15. (with certification and seal of surveyor) and must comply with all conditions of the SALDO applying after approval, including providing an “As Built” Plan as required by §197-17.
5. Applicant must finalize and record the plans (and obtain financial security for same) within 90 days of approval in accordance with 53 P.S. § 10509(b) and comply with all requirements of the MPC 53 P.S. § 10101 et seq.
6. Applicant shall obtain any and all necessary permits and approvals from all regulatory agencies governing this development work as identified previously;
7. The Applicant must comply with the “Development and Architectural Standards Package” a copy of which (with signage package) is attached to this Resolution.
8. In accordance with §197-58 which requires 5% set aside for park and recreational use, the Applicant will identify a fee in lieu pursuant to the formula for same under §197-58.B to be used by the City in accordance with §197-58.D. This fee in lieu must be paid to the City prior to the recordation of the approved Plan;
9. All outstanding bills of the City must be paid within thirty (30) days.
10. The Applicant shall be bound by and enter into a Stormwater Systems Operation and Maintenance Plan in a form approved by the City and recorded.
11. The Applicant, through its authorized representative, shall countersign a copy of this Resolution indicating acceptance by the Applicant of the above set forth conditions of approval. Failure to do so shall result in a turn-down pursuant to the referenced provisions in the reviews identified herein (which are incorporated by reference and also attached hereto). Absent such acceptance by the Applicant, the waivers otherwise authorized are also rescinded with respect to the waivers of Stormwater and SALDO as set forth in Waivers Sections A. i and ii above, and the Application is also rejected for failure to set forth a set aside payment in accordance with Section 197-58.B.

IN WITNESS THEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 9th day of April, 2018:

ATTEST:



Name: Linda Lavender Norris
Title: President, City Council

Name: Michael T. Trio
Title: City Manager

The above conditions are accepted by the Applicant DEPG COATESVILLE ASSOCIATES, LP and a copy of same is hereby deemed delivered in accordance with the requirements of the Municipalities Planning Code, 53 P.S. § 10101 et seq.

DEPG COATESVILLE ASSOCIATES, LP
By: DEPG Associates, LC, its general partner

BY: James DePetris, Manager

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of City Council held on April 9, 2018 and recorded in the minutes as such.



Name: Michael T. Trio
Title: City Manager

CEDARVILLE
Engineering Group, LLC



Sustaining Communities by Design

April 5, 2018

City Council
One City Hall Place
Coatesville, PA 19320

RE: Coatesville Mixed Use Redevelopment
Preliminary/Final Plan Review - **RESUBMISSION REQUIRED**
City of Coatesville
COAT-14-051

Dear City Council,

On behalf of the City of Coatesville, we have completed a review of the Coatesville Mixed Use Development submitted by Pennoni Associates, Inc. on behalf of DEPG Coatesville Associates, L.P. The subject development consists of ten (10) tracts containing approximately 1.53 acres to the northeast of the intersection of North 1st Avenue (S.R. 0082) and East Lincoln Highway (S.R. 0030). This application proposes to combine the existing ten (10) lots into three (3) and the construction of a two-story, 35,000 square foot mixed use building, and two (2) parking lots with related site improvements and underground stormwater management system. The first floor of the building will contain retail space and second floor of the building will contain office space. The project is located within C-1 (Neighborhood Commercial Zoning District) and C-2 (Central Business Zoning District) with an MU (Mixed Use Development Overlay District) and will be served by public sewer and public water.

The following information was submitted by Pennoni Associates, Inc., and received by our office on March 29, 2018:

1. One (1) copy of Letter of Transmittal prepared by Pennoni Associates Inc. dated March 29, 2018.
2. One (1) copy of Preliminary/Final Land Development - Comment Response Letter prepared by Pennoni Associates Inc. dated March 28, 2018.
3. Copy of email correspondence between Pennoni and the City of Coatesville Fire Chief.
4. One (1) full size set of plans consisting of 24 sheets titled "Coatesville Mixed Use Redevelopment" prepared by Pennoni Associates Inc. dated August 4, 2017, last revised March 26, 2018. (Plan)
5. Letter of Water Serviceability dated March 8, 2018 from PA American Water.
6. One (1) copy of Post Construction Stormwater Management Report prepared by Pennoni Associates Inc. dated August 16, 2017, last revised March 26, 2018.
7. One (1) copy of Preliminary/Final Land Development - Waiver Request Letter prepared by Pennoni Associates Inc. dated November 2, 2017, last revised March 28, 2018.

8. One (1) copy of Construction Phasing, Scheduling, and Coordination Memorandum prepared by Pennoni Associates Inc. dated March 28, 2018.
9. One (1) copy of Response Letter dated March 28, 2018 prepared by Pennoni Associates Inc. to Chester County Conservation District addressing the Technical Deficiency Letter.
10. One (1) copy of Chester County Planning Commission Review Letter dated November 10, 2017.
11. One (1) copy of Technical Deficiency Letter prepared by Chester County Conservation District dated February 1, 2018.

We have reviewed the information for compliance with the Coatesville City Zoning (Ord. No. 988-95), Subdivision and Land Development (Ord. No. 986-95) and Stormwater (Ord. No. 1419-2013) Ordinances:

Zoning:

- 1-7. These comments have been satisfactorily addressed.

Subdivision and Land Development:

8. *Section 197-9.H – General Procedures: Two phases are required in the procedure for approval of subdivision and/or land development plans: preliminary and final. These phases are required to enable the Planning Commission and the City Council to have an adequate opportunity to review the submission and to ensure that all recommendations are reflected in the final plan and that all ordinance requirements are addressed.*

Section 197-28.A.(1) - Conformance with § 197-13 regarding final plan procedure.

The applicant has requested a waiver from this section of the ordinance, requesting that the Plan be submitted and approved as a preliminary/final submission. CEDARVILLE offers no objection to a waiver request from this section and the Plans have been reviewed for compliance with both the Preliminary and Final Plan requirements.

9. *Section 197-13.I – Highway Occupancy Permit: No plan which will require access onto a street or highway under the jurisdiction of the Pennsylvania Department of Transportation (PennDOT) shall be finally approved unless the plan contains a notice that a highway occupancy permit is required and has received preliminary approval from PennDOT pursuant to § 420 of Act 428 (P.L. 1242, No. 428), (36 P.S. § 670-420), as amended, known as the "State Highway Law," before access to a state road is permitted. The Department of Transportation shall, within 60 days of the date of receipt of an application for a highway occupancy permit: (a) – (d).*

Section 197-29.B.(11) - If the proposed lot(s) abuts on a street under the jurisdiction of the state, a note added to the final plan to indicate that a highway occupancy permit is required before a driveway or street or alley can access a state highway.

The Plans show Diamond Street being converted into two-way street from the intersection with North 1st Avenue to approximately mid-block, after the proposed parking lot, and one-way street in the east-bound direction from there. Under a separate highway occupancy permit for Route 30 and Route 82 Redesign project for the City of Coatesville, E. Diamond Street is a one-way street in the east-bound direction from the

intersection with North 1st Avenue due to issues related to safe sight distance and signal coordination for the Route 30 and Route 82 intersection. The applicant must obtain a permit from PennDOT for proposed E. Diamond Street to be a two-way street. The City of Coatesville shall be copied on all correspondence with PennDOT.

A HOP (Utility and Driveway permit) is required for performing utility work within PennDOT Right-of-Way and for E. Diamond Street to be a two-way street.

The applicant has stated that the plans and permitting documents are currently being updated to reflect the removal of the parking deck and Lincoln Highway access, streetscape work, and additional information including sight triangles and sight distances will be shown on the plans for turning maneuvers onto 1st Avenue in future submissions.

10. *Section 197-14 – Subdivision and Land Development Agreement*

Section 197-34 - A subdivision and land development agreement shall be executed in accordance with § 197-14.

The applicant has acknowledged that a Subdivision and Land Development Agreement with the City shall be executed in accordance with section 197-14. The applicant shall coordinate the execution of required agreement with City of Coatesville's Solicitor, and has requested that this item be a Condition of Approval.

PRELIMINARY PLAN REQUIREMENTS

11-12. This comment has been satisfactorily addressed.

13. *Section 197-23.B.(6) - Property boundaries, with dimensions, bearings and distances, and the source of boundary information, such as deed, survey or existing recorded plans.*

Section 197-23.B.(7) - When the preliminary plan includes only a portion of a landowner or developer's entire property or such portion is contiguous to another property of the landowner or developer, the dimensions, metes and bounds of the balance of such entire property or other property.

The Owner and UPI information for UPI 16-5-232 does not show up on sheet 6 of 24 as noted in the response letter and must be shown on the plan. Additionally, two bearings and distances in the North-West of the boundary are overlapping site improvements and linework and must be relocated.

Multiple descriptions of property boundaries shown for UPI 16-5-155 and UPI 16-5-166 are obscured and overlapping linework and other callouts, or do not point to boundary lines. These callouts must be revised for legibility and accuracy.

14. *Section 197-23.B.(12) - Existing contours at vertical intervals of two feet based on contour information derived from an actual topographic survey for the property, due evidence of which shall be submitted, including the date and source of the contours.*

Section 194-402.B.(8).(i) - Topography using contours (with elevations based on established bench marks) at intervals of two feet. In areas of slopes greater than 15%, five-foot contour intervals may be used. The datum used and the location, elevation and datum of any bench marks used shall be shown.

Additional spot elevations must be added to the east parking lot on sheet 8 of 24 to assist in the proper construction of the grade break as intended by the applicant between the parking lot and the sidewalk along E. Lincoln Avenue.

The profile for East Diamond Street must be revised to extend past the limits of reconstruction. Additionally, preliminary review of the profile does not match the proposed grading shown on the plan view.

15-20. These comments have been satisfactorily addressed.

21. *Section 197-23.B.(25).(d) - A preliminary lighting plan depicting proposed light standards, locations, height, cutoff angle and illumination value, in accordance with Article VIII.*

Section 197-63.A - All lighting shall be shielded from adjoining properties and shall be positioned in a downward direction toward the ground.

Section 197-63.B - All streets shall have streetlights, and the height, footcandle illumination, type and location shall be approved by the city and PECO Energy. All wiring and transmission lines shall be placed underground.

Section 197-63.E - All lighting standards of § 197-44 shall apply.

Section 197-44.B.(15).(a) - No lighting shall be located so as to illuminate areas beyond the property line on which such lighting is located.

The lighting layout must be revised to prevent illumination of areas beyond the property lines. Additionally, the lighting layout must be approved by the City and PECO prior to final plan approval.

22. *Section 197-23.C.(1) - A copy of the deed for the subject tract.*

A copy of the Deed(s) for the subject tract must be submitted to meet the requirements of this section of the Ordinance.

The applicant has stated that deeds shall be provided prior to plan recording.

23-24. This comment has been satisfactorily addressed.

25. *Section 197-23.C.(4) - A planning module for land development as required by Act 537, the Pennsylvania Sewage Facilities Act.*

The applicant has acknowledged that a planning module for land development, as required by this section of the ordinance, will be prepared and submitted to the City.

The applicant has stated the planning module is in process and upon receiving a completed Component 3 from PAWC, Component 4 will be mailed to the appropriate parties.

26. *Section 197-23.C.(5) - When connection to public water and/or public sewer facilities is proposed, assurance of the availability of such service. This assurance shall be in the form of a letter signed by an officer of the*

company or authority concerned, indicating its ability and willingness to make such service available within the phasing schedule cited under § 197-31C(3).

The applicant has acknowledged that they are in the process of coordinating public water and sewer for the project. Pennsylvania American Water has requested plans and fire suppression requirements for review and approval. No correspondence has yet been received for public sewer.

27-30. These comments have been satisfactorily addressed.

31. *Section 197-23.C.(21) - A preliminary impact assessment and mitigation report, in accordance with § 197-77.*

The applicant has requested a waiver from this section of the ordinance, stating that the remaining requirements of §197-77 not addressed by the Preliminary/Final plan submission have been coordinated with City staff and through the public funding application process.

32-33. These comments have been satisfactorily addressed.

34. *Section 197-26.B.(4) - Location of all proposed monuments with references thereto.*

Monuments must be shown on sheet CS0401 (sheet 4 of 24).

FINAL PLAN REQUIREMENTS

35. *Section 197-29.A.(2) - Property boundaries and individual lot boundaries with dimensions, bearings and distances, closing with an error of not more than one foot in 10,000 feet.*

The closure report presented on the plans for the right-of-way does not match the boundary shown on the plan and must be revised.

36. This comment has been satisfactorily addressed.

37. *Section 197-29.A.(5) - Location of existing and proposed permanent reference monuments and markers and a note indicating the materials and size of same.*

Section 197-46 – Monuments and Markers.

Monuments must be shown on sheet CS0401 (sheet 4 of 24).

38. *Section 197-29.A.(8) - A final lighting plan indicating the precise location and height of light standards, their cutoff angle and illumination value in accordance with Article VIII.*

The lighting layout must be revised to prevent illumination of areas beyond the property lines. Additionally, the lighting layout must be approved by the City and PECO prior to final plan approval. Prior to installation, submittals shall be presented to the City for approval.

39-41. These comments have been satisfactorily addressed.

42. *Section 197-29.B.(9) - A bond, certified check or other security to guarantee the completion and maintenance of improvements in accordance with the provisions of Article X.*

The applicant has acknowledged that a bond, certified check, or other security to guarantee the completion and maintenance of improvements will need to be provided and that they will comply with this section of the Ordinance. The applicant shall submit a copy of probable construction cost for review and approval prior to Final Plan approval.

The applicant has stated that a probable construction cost will be submitted after plan approval and financial security provided prior to plan recording.

- 43-44. These comments have been satisfactorily addressed.

45. *Section 197-33 - The as-built plan shall be drawn to the same scale as the final plan, conservation plan, construction improvements plan and profile plan and shall be certified to by the engineer of the landowner or developer and approved by the City Engineer.*

The applicant has acknowledged that as-built plans conforming to this section will be provided upon completion of the project.

46. *Section 197-35 - The recording of an approved final major subdivision and/or land development plan shall be as described in § 197-15.*

The applicant has acknowledged that any approved Plans shall be recorded as described in section 197-15.

DESIGN STANDARDS AND REQUIREMENTS

47. This comment has been satisfactorily addressed.

48. *Section 197-40.A.(7) - The proposed street and alley pattern and layout shall provide suitable access to each lot and permit safe and convenient circulation of vehicular and pedestrian traffic.*

The applicant must work with City of Coatesville to define the proposed limits of bi-directional traffic and prepare an Ordinance for City review and adoption.

The applicant has acknowledged and stated they "will comply" with this comment.

- 49-50. These comments have been satisfactorily addressed.

51. *Section 197-42.A.(11) - A grass planting strip of at least 18 inches in width shall be provided between the curb and the sidewalk. The planting strip shall be adequately graded and sodded.*

The applicant has requested a waiver from this section of the ordinance. CEDARVILLE does not object to a waiver request from this section of the ordinance as a decorative stamped concrete pattern is proposed in place of the planting strip along the length of the site in order to match planned improvements in the area.

52. This comment has been satisfactorily addressed.

53. *Section 197-44.B.(9) - For the purpose of servicing any nonresidential property held under single and separate ownership, entrance and exit drives crossing the street line shall be limited to two along the frontage of any single street, and their center lines shall be spaced at least 100 feet apart. On all corner properties, there shall be a minimum spacing of 100 feet, measured at the curbline, between the center line of any entrance or exit drive and the street line of the street parallel to said access drive.*

The applicant has requested a waiver from this section of the ordinance, as the proposed drive-thru exit is located 52 feet from the streetline of North 1st Avenue and the site is proposed to have 2 exits and 1 combined entrance and exit. CEDARVILLE offers no objection to the number of site exits and entrances, however we advise the board to consider the potential conflict between traffic trying to que at the stop sign going westbound on E. Diamond Street while leaving the drive through, and traffic turning to travel eastbound on E. Diamond Street.

54. *Section 197-44.B.(14) - Lighting shall be provided for all parking areas. All light standards shall be located within the landscaped areas and not on the parking surface.*

The lighting layout must be revised to prevent illumination of areas beyond the property lines. Additionally, the lighting layout must be approved by the City and PECO prior to final plan approval. Prior to installation, submittals shall be presented to the City for approval.

55. *Section 197-47.B.(2) - Prior to the approval of any subdivision and/or land development involving public sanitary sewer (either live or capped), sewage pumping stations, sewage treatment plants and community sewage disposal systems, a properly detailed construction plan shall be submitted to the City of Coatesville for review and approval. The detail of the plan shall be determined by the City Engineer.*

The applicant has acknowledged that they are in the process of coordinating public water and sewer for the project. Pennsylvania American Water has requested plans and fire suppression requirements for review and approval. No correspondence has yet been received for public sewer.

56. This comment has been satisfactorily addressed.

57. *Section 197-48.C - Wherever a public water system is provided, fire hydrants shall be installed for fire protection as approved by the City Fire Marshal. Where fire hydrants are installed, they shall meet the specifications of the Insurance Services Office of Pennsylvania. Location of hydrants shall be approved by the city.*

The applicant has acknowledged that a layout of fire hydrants proposed for the site has been created and submitted to the City Fire Chief for review and approval. It should be noted however, that no proposed fire hydrants are shown on the Plans. The location of any proposed fire hydrants must be added to the Plans.

The applicant has stated that Plans have been mailed to the Fire Chief's attention in November 2017 and electronically on March 27th and are awaiting review.

58. *Section 197-48.D - Wherever a public water system is provided, applicants shall present evidence to the City Council that the subdivision or land development is to be supplied by a certificated public utility or by a municipal authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.*

The applicant has acknowledged that they are in the process of coordinating public water and sewer for the project. Pennsylvania American Water has requested plans and fire suppression requirements for review and approval.

59. This comment has been satisfactorily addressed.

60. *Section 197-50.E.(3).(a) - A combination of evergreen and deciduous trees and shrubs shall be used as foundation plantings, i.e., plantings to be installed in reasonably close proximity to the facades.*

The applicant has requested a waiver from this section of the ordinance as it would be inconsistent with the character of the area. CEDARVILLE offers no objection to this requirement being waived.

61-63. These comments have been satisfactorily addressed.

Stormwater:

An updated Stormwater Management Report must be submitted in order to document that the revisions to the stormwater management facilities and the drainage area changes complies with the ordinance.

64-70. These comments have been addressed.

71. *Section 194-310.C - Any drainage conveyance facility and/or channel not governed by PA Chapter 105 regulations shall be designed to convey, without damage to the drainage facility or roadway, runoff from the fifty-year storm event. Larger storm events (fifty-year and one-hundred-year storms) shall also be safely conveyed in the direction of natural flow without creating additional damage to any drainage facilities, nearby structures, or roadways.*

The calculations shown for the design of the pipes needs to be updated for the current configuration of the pipes. The current layout does not have a trench drain, and the report does not show inlet drainage area calculations for Inlet 3, Inlet 4, or the Roof Leader Area to Inlet 1.

72. This comment has been satisfactorily addressed.

73. *Section 194-311.H.(3) - Inlet capacity. All inlets must be designed to accommodate the fifty-year peak flow rate. The capacity of each inlet shall be indicated on the stormwater plan. The capacity of all C, M, or S type inlets shall be determined from the following source:*

*Commonwealth of Pennsylvania
Department of Transportation
Design Manual, Part 2
Highway Design*

The individual inlet drainage area plan and the calculations for inlet capacity should be revised per the latest plan revisions. Calculations for inlet drainage areas Inlet 3 and Inlet 4 are not provided in the report.

74-85. These comments have been satisfactorily addressed.

86. *Section 194-402.F - Inspections, operation and maintenance requirements. The following documents shall be prepared and submitted to the municipality for review and approval as part of the SWM site plan, in accordance with the requirements of Article VII, for each BMP and conveyance included in the SWM site plan (including any to be located on any property other than the property being developed by the applicant):*
- (1) An O&M plan;*
 - (2) An O&M agreement;*
 - (3) Any easement agreements that are needed to ensure access, inspection, maintenance, operation, repair and permanent protection of any permanent BMP(s) and conveyances associated with the regulated activity;*
 - (4) Any written deed, deed amendment or equivalent document (if needed) to be recorded against a subject property, as shown on the SWM site plan maps or plan sheets, or recorded plan sheets for the purpose of protecting and prohibiting disturbance to a BMP or conveyance; and*
 - (5) Written approval, easement agreements, or other documentation for discharges to adjacent or downgradient properties when required to comply with § 194-301G and Article VII of this chapter.*

An O&M Plan and Agreement shall be submitted prior to the final approval of the project.

The applicant has acknowledged that the Agreement shall be coordinated and executed prior to plan recording. They shall be provided prior to final approval.

General:

87-100. These comments have been satisfactorily addressed.

Additional comments:

Zoning:

101. This comment has been satisfactorily addressed.

Stormwater:

102. *Section 194-306 – Providing for infiltration consistent with the natural hydrologic regime is required to compensate for the reduction in the recharge that occurs when the ground surface is disturbed or impervious surface is created or expanded.*

The applicant has requested a waiver from this section of the ordinance due to the contamination at the site. CEDARVILLE offers no objection to the requirement being waived for this application as the site is contaminated.

103. This comment has been satisfactorily addressed.

Subdivision and Land Development:

104. *Section 197-29.B.(5). - Final documents, including the declaration of covenants, easements and restrictions upon the property subject to the approval of the City Solicitor and the final legal descriptions for all lots.*

Legal descriptions for all properties part of the lot consolidation and for all rights-of-way to be dedicated to the City and State shall be provided for review.

The applicant has acknowledged that legal descriptions for all properties of the lot consolidation and for E. Diamond Street right-of-way to be dedicated to the City shall be provided prior to plan recording. They shall be provided prior to final approval.

105-106. These comments have been satisfactorily addressed.

107. *Section 197-63.C. – All streetlighting and lighting in parking lots shall be high-pressure sodium.*

The applicant has requested a waiver from this section of the ordinance for greater efficiency and directional lighting. CEDARVILLE offers no objection to this request.

This letter should not be considered as our all-inclusive comments; future reviews may provide additional comments as additional information is provided by the applicant. Please to do not hesitate to contact me with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC

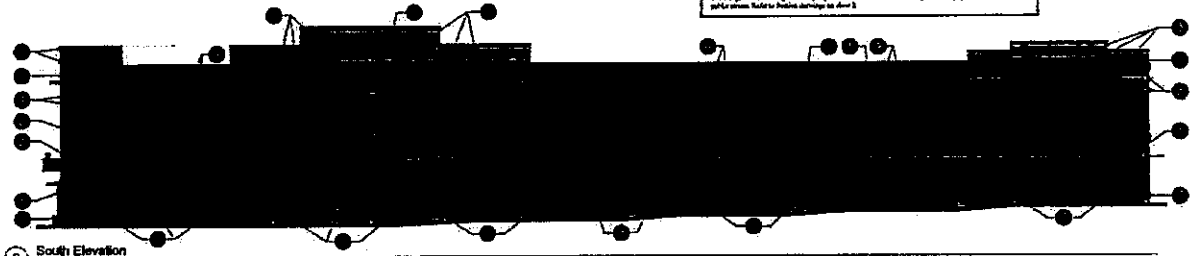


Roderick Chirumbolo, P.E.
Municipal Services Engineer

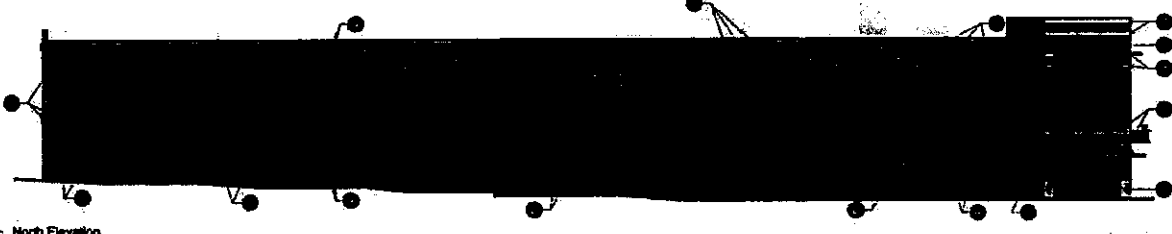
cc: Michael Trio, City Manager
City Council
DEPG Coatesville Associates, LP, Applicant
Pennonni Associates Inc., Applicant's Engineer
April M. Barkasi, CEDARVILLE Engineering Group, LLC



1 East Elevation
Scale: 1/8" = 1'-0"



2 South Elevation
Scale: 1/8" = 1'-0"



3 North Elevation
Scale: 1/8" = 1'-0"

ARCHITECTURAL & DESIGN STANDARDS GENERAL NOTES

The design of the proposed Coatesville Gateway Mixed Use building shall comply with the design requirements of Section 224-142.01 of the Zoning Ordinance.

1. **224-142.01(1)**
The area of the front facade of the building facing Lincoln Highway, below the height of 18 feet, shall be an equivalent area of 100% glass and 20% solid wall or glass, with the height of 18 feet, to approximately 7.50 feet. The area of glass to approximately 7.50 feet shall be a minimum of 60% transparent (transmittance of 20%). Although not required, the First Floor Glass shall have the same approximate percentage of glass to facade height.

2. **224-142.01(2)**
Exterior wall composition are permitted along the rear facade of the building. There is no restriction on the use of solid wall or glass and over 7.50 feet.

3. **224-142.01(3)**
The rear facade of the proposed building provides to have the following minimum to meet:
 *Minimum People Walk
 *The Appearance of Windows to Road (from 300 feet)
 *Minimum in Color of Building Materials
 *Color
 *Material
 *Finish
 *Maintenance
 *Lighting
 *Signage
 *Accessories
 *Condition of Surface

4. **224-142.01(4)**
None of the following prohibited building materials are included in the design of the building:
 *Flammable
 *Highly Reflective
 *Highly Glossy
 *Highly Shiny
 *Highly Reflective
 *Highly Glossy
 *Highly Shiny
 *Highly Reflective
 *Highly Glossy
 *Highly Shiny

5. **224-142.01(5)**
The design of the building facade shall be in accordance with the following minimum to meet:
 *Minimum People Walk
 *The Appearance of Windows to Road (from 300 feet)
 *Minimum in Color of Building Materials
 *Color
 *Material
 *Finish
 *Maintenance
 *Lighting
 *Signage
 *Accessories
 *Condition of Surface

PROPOSED EXTERIOR FINISHES

- 1. UNFINISHED CONCRETE (PAINT)
- 2. UNFINISHED CONCRETE (PAINT)
- 3. UNFINISHED CONCRETE (PAINT)
- 4. UNFINISHED CONCRETE (PAINT)
- 5. UNFINISHED CONCRETE (PAINT)
- 6. UNFINISHED CONCRETE (PAINT)
- 7. UNFINISHED CONCRETE (PAINT)
- 8. UNFINISHED CONCRETE (PAINT)
- 9. UNFINISHED CONCRETE (PAINT)
- 10. UNFINISHED CONCRETE (PAINT)

DEPG COATESVILLE ASSOCIATES, L.P.
580 W. Germantown Pike
Plymouth Meeting, PA 19462

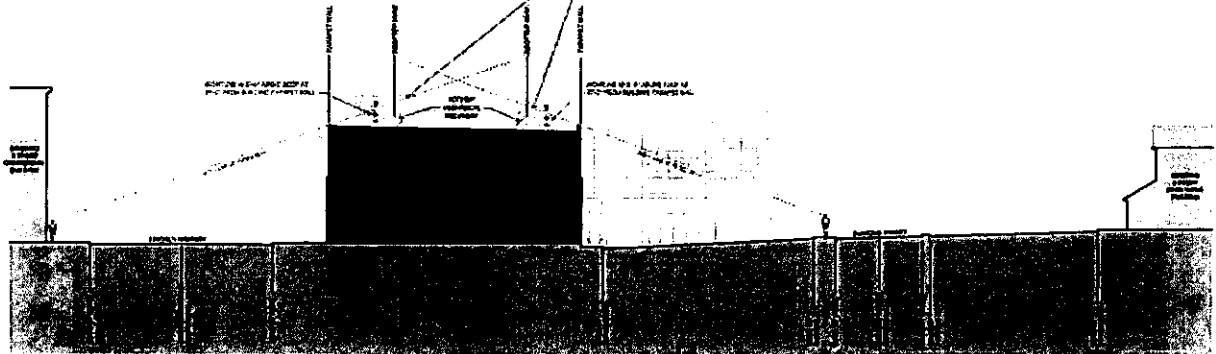
COATESVILLE GATEWAY MIXED USE
N. 1st Avenue & Lincoln Highway
ARCHITECTURAL AND DESIGN STANDARDS

BERNARDON
ARCHITECTS
15 NORTH HIGHWAY
SUITE 312 WEST CHESTER, PA 19380
PH: 610.444.2500
WWW.BERNARDON.COM

SITE SECTION NOTES

1. THE PRINCIPLE OF THE BUILDING FACILITY SCREENING WALLS SHALL BE TO SCREEN ROOFTOP HVAC EQUIPMENT FROM PUBLIC VIEW FROM PUBLIC STREETS IN ACCORDANCE WITH THE CITY OF COATESVILLE ZONING ORDINANCE SECTION 224-125.D.(b)(4). SCREENING WALLS SHALL BE CONSTRUCTED TO SCREEN ROOFTOP HVAC EQUIPMENT FROM PUBLIC VIEW FROM PUBLIC STREETS IN ACCORDANCE WITH THE CITY OF COATESVILLE ZONING ORDINANCE SECTION 224-125.D.(b)(4).

ROOFTOP HEATING AND AIR CONDITIONING EQUIPMENT IS SCREENED FROM PUBLIC VIEW FROM PUBLIC STREETS BY PARAPET WALLS AS REQUIRED BY THE CITY OF COATESVILLE ZONING ORDINANCE SECTION 224-125.D.(b)(4).



1 ROOFTOP HVAC EQUIPMENT SCREENING

2023.05.17 Drawing No. 2023

DEPG COATESVILLE ASSOCIATES, L.P.
580 W. Germantown Pike
Plymouth Meeting, PA 19462

COATESVILLE GATEWAY MIXED USE
N. 1st Avenue & Lincoln Highway
ARCHITECTURAL AND DESIGN STANDARDS

BERNARDON
2

10 North High Street, Suite 302, King of Prussia, PA 19151
Tel: 484-846-2620 www.bernardon.com

SIGNAGE AREAS FOR WALL MOUNTED SIGNS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE CITY OF COATESVILLE ZONING ORDINANCE SECTION 4.04. SIGNAGE AREAS FOR WALL MOUNTED SIGNS ARE 10% OF THE SIGN AREA FOR EACH FOOT OF BUILDING LENGTH ALONG THE SIDE OF THE SIGN AREA. A MINIMUM SIGN AREA OF 200 SF MUST BE PROVIDED BY QUADRANTS IN ALL APPLICABLE SIGNAGE AREAS. SIGNAGE AREAS FOR WALL MOUNTED SIGNS ARE 10% OF THE SIGN AREA FOR EACH FOOT OF BUILDING LENGTH ALONG THE SIDE OF THE SIGN AREA. A MINIMUM SIGN AREA OF 200 SF MUST BE PROVIDED BY QUADRANTS IN ALL APPLICABLE SIGNAGE AREAS.

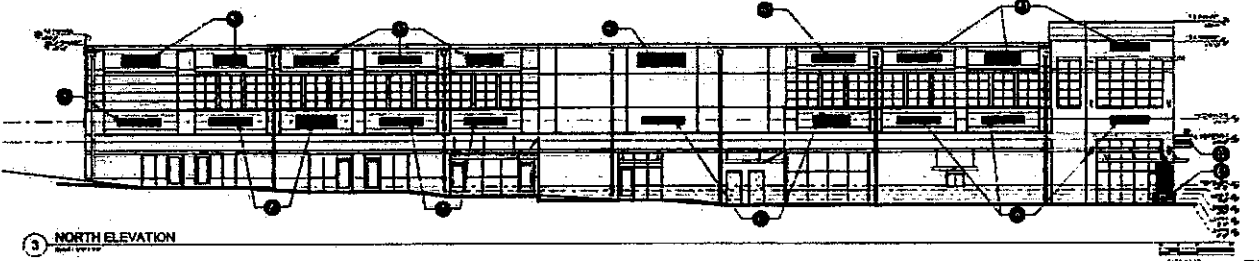
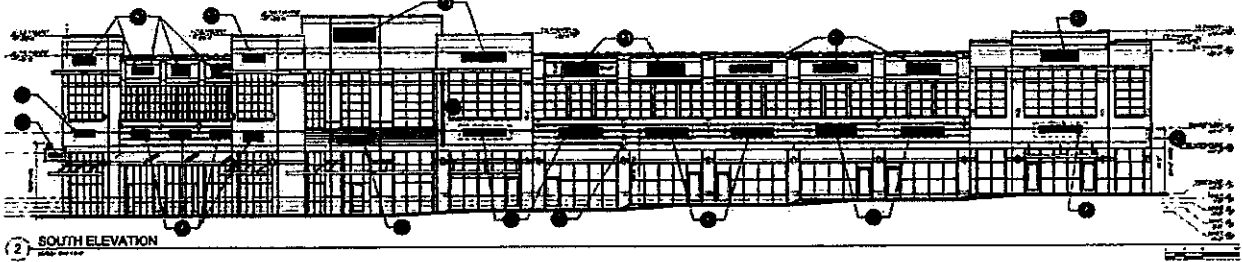
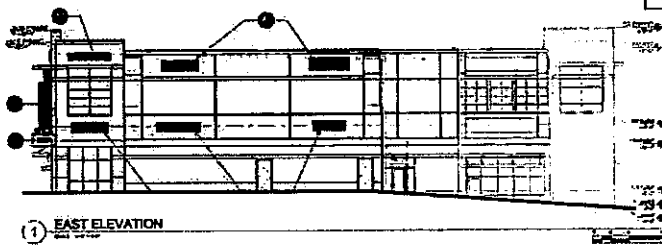
PROPOSED SIGNAGE

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2. SIGNAGE AREAS FOR WALL MOUNTED SIGNS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE CITY OF COATESVILLE ZONING ORDINANCE SECTION 4.04. SIGNAGE AREAS FOR WALL MOUNTED SIGNS ARE 10% OF THE SIGN AREA FOR EACH FOOT OF BUILDING LENGTH ALONG THE SIDE OF THE SIGN AREA. A MINIMUM SIGN AREA OF 200 SF MUST BE PROVIDED BY QUADRANTS IN ALL APPLICABLE SIGNAGE AREAS.
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SIGNAGE LEGEND

SEE THE ARCHITECTURAL AND DESIGN STANDARDS PROJECT 6 FOR SIGNAGE DETAILS

- SIGN TYPE A 2' x 4'
- SIGN TYPE B 2' x 4'
- SIGN TYPE C 2' x 4'
- SIGN TYPE D 2' x 4'



DEPG COATESVILLE ASSOCIATES, L.P.
580 W. Germantown Pike
Plymouth Meeting, PA 19462

COATESVILLE GATEWAY MIXED USE
N. 1st Avenue & Lincoln Highway
ARCHITECTURAL AND DESIGN STANDARDS
- SIGNAGE -

BERNARDON
ARCHITECTURE
401 N. 2nd St.
Plymouth Meeting, PA 19462
TEL: 484-200-2000
WWW.BNARDON.COM

3

THIS PLAN INDICATES THE MAXIMUM SIGNAGE ALLOWABLE ON THE EXTERIOR WALLS OF THE COATESVILLE GATEWAY MIXED USE DEVELOPMENT. THE SIGNAGE IS TO BE PLACED ON THE EXTERIOR WALLS OF THE BUILDING. THE SIGNAGE IS TO BE PLACED ON THE EXTERIOR WALLS OF THE BUILDING. THE SIGNAGE IS TO BE PLACED ON THE EXTERIOR WALLS OF THE BUILDING.

PROPOSED SIGNAGE

1. SIGNAGE SHALL BE PLACED ON THE EXTERIOR WALLS OF THE BUILDING. THE SIGNAGE IS TO BE PLACED ON THE EXTERIOR WALLS OF THE BUILDING.
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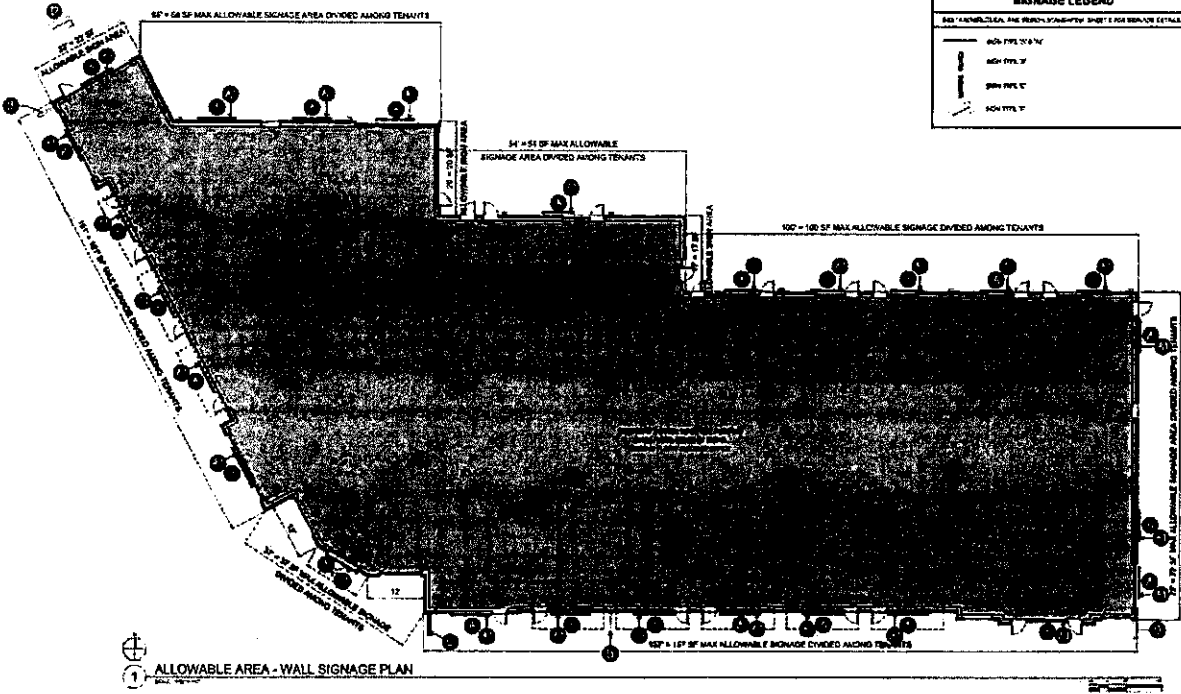
SIGNAGE LEGEND

60" x 120" SIGNAGE

60" x 60" SIGNAGE

30" x 60" SIGNAGE

30" x 30" SIGNAGE



DEPG COATESVILLE ASSOCIATES, L.P.
580 W. Germantown Pike
Plymouth Meeting, PA 19462

COATESVILLE GATEWAY MIXED USE
N. 1st Avenue & Lincoln Highway
ARCHITECTURAL AND DESIGN STANDARDS
- SIGNAGE -

BERNARDON
4

Exhibit - B



June 26, 2019

Michael Trio, City Manager
City of Coatesville
One City Hall Place
Coatesville, PA 19320

RE: Coatesville Mixed Use Redevelopment
Preliminary/Final Plan Revision Review – APPROVAL
City of Coatesville
COAT-14-051

Dear Mr. Trio,

On behalf of the City of Coatesville, we have completed a review of the Coatesville Mixed Use Development submitted by Pennoni Associates, Inc. on behalf of DEPG Coatesville Associates, LP. The subject development consists of ten (10) tracts containing approximately 1.53 acres to the northeast of the intersection of North 1st Avenue (S.R. 0082) and East Lincoln Highway (S.R. 0030). This application proposes to combine the existing ten (10) lots into three (3) and the construction of a two-story, 35,000 square foot mixed use building, and two (2) parking lots with related site improvements and underground stormwater management system. The first floor of the building will contain retail space and second floor of the building will contain office space. The project is located within C-1 (Neighborhood Commercial Zoning District) and C-2 (Central Business Zoning District) with a MU (Mixed Use Development Overlay District) and will be served by public sewer and public water.

The following waivers have been granted by Resolution No. 2018-11:

- A. Section 194-301.R – Waiver of minimum infiltration requirement and waiver of requirement that site be analyzed by a qualified licensed professional because of Karst or Carbonate Geology - as no infiltration is proposed on the site due to known contamination in the site soils below the elevation of the proposed storm water management basin.
- B. Section 194-306 – Waiver regarding the providing of infiltration to compensate for reduction in the recharge.
- C. Section 194-402.D – Waiver regarding detailed site evaluation conducted by a licensed professional for projects proposed in areas of Carbonate Geology or Karst topography, and other environmentally sensitive areas, such as contaminated sites and brownfields. The base line environmental report addresses the site contamination and underlying geology. No infiltration is proposed.
- D. Section 197-9.H - Waiver of two-step preliminary and final submission and approval.
- E. Section 197-23.C.(21) - Waiver of requirement to provide a preliminary impact assessment and mitigation report.
- F. Section 197-28.A.(1) - Waiver regarding final plan procedure (to permit submission as preliminary/final).



- G. Section 197-42.A.(11) - Waiver of requirement that there be a 18 inch grass strip between the curb and sidewalk.
- H. Section 197-44.B.(9) - Waiver of requirement that access points servicing nonresidential property crossing the street line shall be limited to two along the frontage of any single street, and their center lines shall be spaced at least 100 feet apart.
- I. Section 197-50.E.(3).(a) - Waiver of requirement that a combination of evergreen and deciduous trees and shrubs be used as foundation plantings in reasonable close proximity to the facades.
- J. Section 197-63.C - Waiver that all street lighting and lighting in parking lots shall be high-pressure sodium.

The following information was submitted by Pennoni Associates, Inc., and received by our office on March 20, 2019:

- 1. One (1) full size set of plans consisting of 24 sheets titled "Coatesville Mixed Use Redevelopment" prepared by Pennoni Associates Inc. dated August 4, 2017, last revised June 7, 2019. (Plan)

The above referenced Plans dated August 4, 2017, last revised March 19, 2019 were previously approved following CEDARVILLE's letter dated April 12, 2019. The current amended plan proposes to eliminate four parking spaces to accommodate a patio area adjacent to the proposed restaurant. The plans have reviewed for compliance with the Coatesville City Zoning (Ord. No. 988-95), Subdivision and Land Development (Ord. No. 986-95) and Stormwater (Ord. No. 1419-2013) Ordinances.

The plans as submitted are in compliance with referenced City of Coatesville Ordinances. Prior to plan recording, the City of Coatesville and City Solicitor shall confirm that all conditions set forth in Resolution 2018-11, along with items referenced in our April 12, 2019 letter that require resolution prior to plan approval, have been satisfactorily addressed.

Please do not hesitate to contact me with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC

April M. Barkasi, P.E.
President & CEO

Robert E. Flinchbaugh, P.E.
Senior Municipal Engineer

cc: DEPG Coatesville Associates, LP, Applicant (sdep@dep.com)
Pennoni Associates Inc., Applicant's Engineer (SDanley@Pennoni.com)
Anthony Verwey, Esq., Gawthrop Greenwood, PC

Exhibit - C



Gawthrop Greenwood, PC
Attorneys at Law

17 East Gay Street, Suite 100, P.O. Box 562 p. 610.696.8225
West Chester, PA 19381- 0562 www.gawthrop.com

Anthony T. Verwey
610.696.8225 x130
610.344.0922 fax
averwey@gawthrop.com

July 17, 2019

VIA EMAIL TO: arau@UTBF.Com
Andrew D.H. Rau, Esquire
Unruh, Turner, Burke & Frees, P.C.
17 W. Gay Street, P.O. Box 515
West Chester, PA 19381-0515

**RE: City of Coatesville /DEPG Approval
SLDO Approval Resolution No. 2018-11 / Third Recording Extension**

Dear Andy:

Your client, DEPG Coatesville Associates, L.P., has requested that the City of Coatesville grant a third extension of the ninety (90) day plan recording period otherwise applicable pursuant to Section 513 of the Pennsylvania Municipalities Planning Code (53 P.S. §10513). The City had previously granted DEPG a second extension of the recording period to June 3, 2019.

At its July 7, 2019, meeting and after representations by your client that it would accept certain conditions, Council approved a motion granting the request for a third recording extension to allow plan recording through and including, November 15, 2019, subject to the following:

1. Main Lot sidewalks shall be completed not later than September 15, 2019;
2. All remaining Main Lot work, including paving, shall be completed not later than October 15, 2019;
3. North Lot sidewalks shall be completed not later than August 15, 2019;
4. All remaining North Lot work, including paving, shall be completed not later than October 15, 2019;
5. The Bank sidewalks shall be completed not later than August 15, 2019;
6. All remaining Bank work, including paving, shall be completed not later than October 15, 2019;
7. Streetscaping shall be completed by September 15, 2019;

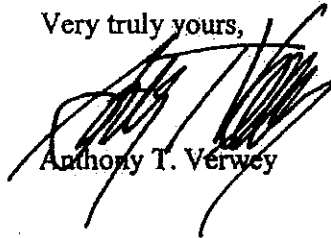
Andrew D.H. Rau, Esquire
July 17, 2019
Page 2

8. DEPG Coatesville Associates, LP will ensure that all escrows are replenished to a balance of \$10,000.00 within ten (10) days of being notified that an escrow fund balance is \$2,500.00 or less; and
9. DEPG Coatesville Associates, LP will sign and return, not later than July 24, 2019, an acknowledgement that it accepts and will comply with the foregoing conditions, said acknowledgment to be provided by the City.

Should DEPG Coatesville Associates, L.P., fail to satisfy any of the foregoing by the required date, this extension shall terminate and DEPG will have thirty-days upon the City's written notice to provide the required agreements and security necessary for the completion of the public and quasi-public improvements, and to record the approved land development plan in the Office of the Chester County Recorder of Deeds.

Please have your client sign and date the below acknowledgement and return the original to me for our records.

Very truly yours,



Anthony T. Verwey

cc: Coatesville City Council
Michael Trio, City Manager

ACKNOWLEDGED BY:
DEPG COATESVILLE ASSOCIATES,
L.P.

By: DEPG Associates, LLC,
its general partner

By: 
James DePetris, Manager

7/23/2019

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Coatesville, that the City of Coatesville conditionally approves the Coatesville Mixed Use Redevelopment Amended Final Land Development Plan prepared for Owner/Developer DEPG Coatesville Associates, LP subject to the conditions listed below:

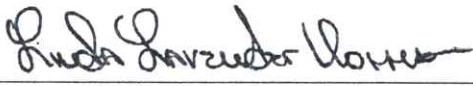
- 1. DEPG shall be bound by and subject to the waivers, terms and conditions set forth in Resolution 2018-11, except to the extent that such waivers, terms and conditions are specifically modified by the Amended Plan or this Resolution.
- 2. DEPG shall comply with the conditions of the City’s grant of a third extension of time for the recordation of the previous conditional approval as set forth in Exhibit-C.
- 3. DEPG, through its authorized representative, shall accept, by countersigning this Resolution, or rejecting all of the above set forth conditions of approval within fifteen (15) days of the date hereof. This approval shall be automatically rescinded should DEPG fail to accept or reject the above conditions within fifteen (15) days of the date hereof. General Laws of the City of Coatesville, §197-13.J(4); 53 P.S. §10503(9).

IN WITNESS THEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 12th day of August, 2019.

ATTEST:



 Name: Michael T. Trio
 Title: City Manager



 Name: Linda Lavender Norris
 Title: President, City Council

The above conditions are accepted by the Applicant DEPG COATESVILLE ASSOCIATES, LP and a copy of same is hereby deemed delivered in accordance with requirements of the Municipalities Planning Code, 53 P.S. § 10101 et seq.

DEPG COATESVILLE ASSOCIATES, LP
By: DEPG Associates, LC, its general partner



 BY: James DePetris, Manager

