

**Resolution No. 2020-11**

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, GRANTING CONDITIONAL APPROVAL OF THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF PROUDFOOT INVESTMENTS XI, LLC FOR THE PROPERTY LOCATED AT 190 W. LINCOLN HIGHWAY; GRANTING AN IDENTIFIED WAIVER TO A SECTION OF THE CITY'S STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL ORDINANCE; GRANTING IDENTIFIED WAIVERS TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE; SETTING FORTH CONDITIONS FOR APPROVAL – REQUIRING APPLICANT TO 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 AN AMOUNT AND FORM ACCEPTABLE TO THE CITY; 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, Proudfoot Investments XI, LLC (hereinafter “Proudfoot” or “Applicant”) has presented to the City a plan entitled Preliminary/Final Land Development Plan of 190 W. Lincoln Highway Situated in City of Coatesville Chester County Pennsylvania prepared by D.L. Howell & Associates, Inc., dated March 23, 2020, last revised May 13, 2020, for Proudfoot, consisting of eleven sheets (hereinafter the “Plan”); and

WHEREAS, the proposed development (hereinafter the “Project”) as identified hereafter involves property located at the intersection of West Lincoln Highway and South Church Street, being UPI No. 16-5-348. As currently envisioned, the Project will include the renovation of the existing structure on the subject property, the development of a new two-story, light-industrial building approximately 11,562 square feet in area, parking lot and other attendant improvements. The subject property will be accessed via an existing driveway access on South Church Street, and the Applicant does not propose a driveway access from the subject property to West Lincoln Highway. The Project is located in the I-2 Heavy Industry District of the City of Coatesville; and

WHEREAS, the Plan has been reviewed by the Chester County Planning Commission, which issued a review letter dated April 10, 2020, and has been shared with the City and the City Planning Commission (attached hereto as Exhibit-A); and

WHEREAS, the City Engineer, Cedarville Engineering Group, LLC, has issued the most recent review letter dated May 13, 2020, with various comments regarding approval (attached hereto as Exhibit-B); and

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WHEREAS, The City Planning Commission met on May 13, 2020, considered the Plan and voted in favor of conditional approval of the Plan, conditioned upon compliance with the terms and conditions set forth in the City Engineer's May 13, 2020 review letter; and

WHEREAS, the Plan will require approval by an outside agency, including, but not limited to, the Pennsylvania Department of Environmental Protection, as well as final approval by the City Engineer; and

WHEREAS, any approval is conditioned upon Proudfoot entering into and obtaining approval by the City of a Subdivision and Land Development Agreement and a Financial Security Agreement 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, the City Planning Commission, the most recent review letter from the City Engineer, and the response letter from D.L. Howell 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 Preliminary/Final Land Development Plan of Proudfoot Investments XI, LLC., for the property located at 190 W. Lincoln Highway, with the waivers, and subject to compliance with the conditions listed below:

**A. Waivers**

- i. The City Council grants a waiver of the City of Coatesville Stormwater Management and Erosion and Sediment Control Ordinance (herein after "Stormwater Ordinance") as found at Chapter 194 of the City Code as follows:
  1. §194-311.H(5) of the Stormwater Ordinance to permit storm sewers to have a diameter less than the minimum required 15 inches.
- ii. The City Council grants waivers of the City of Coatesville Subdivision and Land Development Ordinance (hereinafter "SALDO") found in Chapter 197 of the City Code as follows:
  1. §197-44.B(1) of the SALDO to permit less than the required 25-foot drive aisle width.
  2. §197-40.D(22) of the SALDO not to permit an ultimate right-of-way.
  3. §197-31.A of the SALDO not to provide profiles for storm sewers.
  4. §197-44.A(1) of the SALDO to use Federal Americans with Disabilities Act standards in lieu of those of the City of Coatesville.

These waivers are warranted as the Plan is being submitted as a preliminary/final plan, and the City Engineer supports the waivers.

**B. Imposed Conditions**

- i. Submission, in a form acceptable to the Coatesville City Solicitor of a Land Development Agreement and Financial Security Agreement supported by security in

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- 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 eleven sheets); and
- ii. 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; and
  - iii. 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.*; and
  - iv. Applicant shall obtain any and all necessary permits and approvals from all regulatory agencies governing this Project; and
  - v. The Applicant must comply with the Plan, a copy of which is attached to this Resolution; and
  - vi. In accordance with §197-58, which requires 5% set aside for park and recreation 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; and
  - vii. All outstanding bills of the City must be paid within thirty (30) days; and
  - viii. 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 by the Applicant; and
  - ix. The Applicant, 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 and approval denied should the Applicant fail to accept the above conditions within fifteen (15) days of the date hereof. Code §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 22nd day of June, 2020.

ATTEST:



\_\_\_\_\_  
Name: Michael T. Trio  
Title: City Manager



\_\_\_\_\_  
Name: Linda Lavender-Norris  
Title: President, City Council

The above conditions are accepted by the Applicant, Proudfoot Investments XI, LLC, and a copy of same is hereby deemed delivered in accordance with requirements of the Municipalities Planning Code, 53 P.S. §10101 *et seq.*



# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

PLANNING COMMISSION  
Government Services Center, Suite 270  
601 Westtown Road  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

April 10, 2020

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

Re: Preliminary/Final Land Development - 190 W. Lincoln Highway Land Development  
# City of Coatesville - LD-04-20-16308

Dear Mr. Trio:

A preliminary/final land development plan entitled "190 W. Lincoln Highway Land Development", prepared by DL Howell and Associates and dated March 23, 2020, was received by this office on April 2, 2020. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

Location:	Southeast intersection of West Lincoln Highway (U.S. Route 30 Business) and South Church Street
Site Acreage:	2.16 acres
Lots/Units:	1 lot; 1 additional structure
Non-Res. Square Footage:	29,253 square feet
Proposed Land Use:	Addition to existing structure
New Parking Spaces:	62 spaces
UPI#:	16-5-348

**PROPOSAL:**

The applicant proposes the construction of a 29,253 square foot addition to an existing structure and 62 parking spaces. An existing driveway access on South Church Street will be used; no driveway access to West Lincoln Highway is proposed. An easement provides access to the parcel to the east. The land development site, which is served by public water and public sewer facilities, is located in the City of Coatesville I-2 Heavy Industry zoning district.

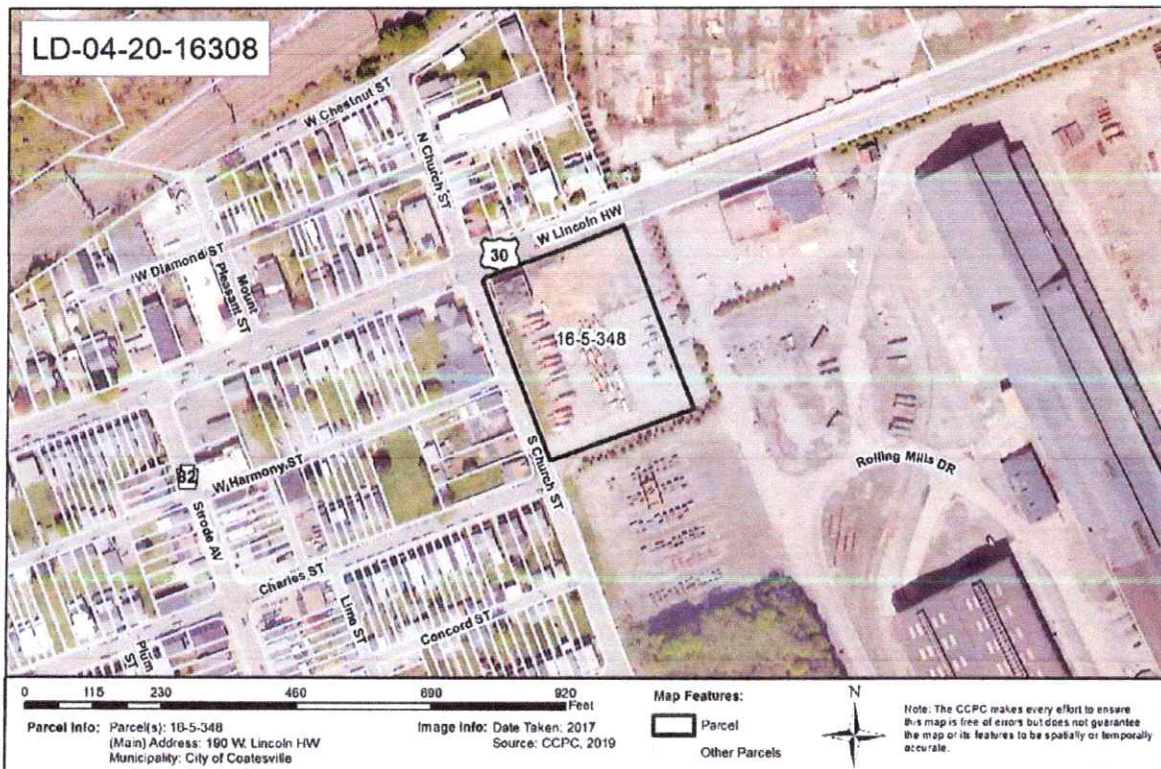
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all City issues should be resolved before action is taken on this land development plan.



**COUNTY POLICY:**

**LANDSCAPES:**

1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.

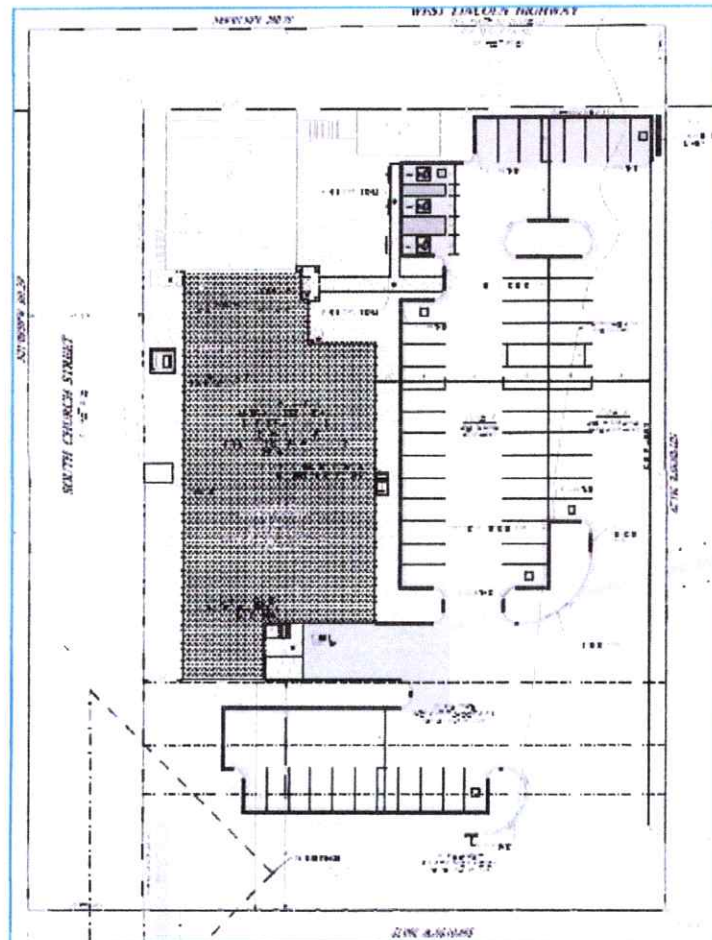


**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

- reduce stormwater runoff,
- restore water quality of "impaired" streams, and
- protect vegetated riparian corridors.

**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



*Detail of 190 W. Lincoln Highway  
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. We commend the applicant for retaining the existing structure on the site, and we encourage the applicant to design the exterior of the addition to complement the architectural character of the existing structure. We also suggest that the stone walls along West Lincoln Highway and South Church Street be preserved.
4. We suggest that the existing chain link fence on the site be removed to improve the appearance of the development and the adjacent neighborhood. If a fence is necessary, we recommend the use of a fence design that complements the ornamental fence existing at the front of the building.
5. The City and the applicant should ensure that the sidewalks and curbs on West Lincoln Highway and South Church Street be completed (shown on the plan as "under construction"). Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.
6. The City should verify that the design and location of any proposed outdoor lighting conforms to the City's requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

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Re: Preliminary/Final Land Development - 190 W. Lincoln Highway Land Development  
# City of Coatesville - LD-04-20-16308

7. The City's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
8. The plan shows 62 parking spaces; three spaces more than the Coatesville City Zoning Ordinance's requirement of 59 spaces. We suggest that the applicant and the City evaluate the actual anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. If fewer spaces are necessary, it may be appropriate to reserve the spaces near the stone wall along West Lincoln Highway.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
10. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Coatesville City. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: DL Howell and Associates  
Proudfoot Investments, c/o David Wilson  
Chester County Conservation District





May 13, 2020

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

RE: 190 W. Lincoln Highway  
Preliminary/Final Land Development Review  
City of Coatesville  
COAT-20-130

Dear Mr. Trio,

As requested, CEDARVILLE Engineering Group, LLC (CEG) has completed a review of the Preliminary/Final Land Development Application for 190 W. Lincoln Highway project, located at the south side of Lincoln Highway. The subject project, UPI No. 16-5-348 contains approximately 2.1 acres within the I-2 Heavy Industrial Zoning District. The proposed improvements consist of an additional two-story light industrial building approximately 11,562 square feet in area, parking lot improvements, and associated stormwater drainage features. The total proposed impervious coverage has been reduced by 10,901 square feet.

As of the date of this letter, the sidewalk along the frontage of the site, abutting West Lincoln Highway has been removed.

The following information was received via email on May 5, 2020 consisting of the following information:

1. Full size set of plans titled "Preliminary/Final Land Development Plan of 190 W. Lincoln Highway." consisting of Sheets 1 to 8, and 10 of 10, prepared by DL Howell & Associates, Inc., dated May 4, 2020.
2. Stormwater Management Report, prepared by DL Howell & Associates, Inc., dated March 30, 2020 and last revised May 4, 2020.
3. Response letter dated May 4, 2020.

The following information was received via email on May 8, 2020 consisting of the following information:

1. Full size set of plans titled "Preliminary/Final Land Development Plan of 190 W. Lincoln Highway." consisting of Sheets 1 to 11 of 11, prepared by DL Howell & Associates, Inc., dated May 4, 2020.
2. Stormwater Management Report, prepared by DL Howell & Associates, Inc., dated March 30, 2020 and last revised May 4, 2020.
3. Response letter dated May 8, 2020.

The following waivers have been requested from the City of Coatesville Subdivision and Land Development Ordinance, as referenced on Sheet 1 of the plans:

1. A waiver is requested from Subdivision and Land Development Ordinance Section 197-44.B(1) to permit less than the required 25-foot drive aisle width.
2. A waiver is requested from Subdivision and Land Development Ordinance Section 197-4.D(22) not to permit an ultimate right-of-way.
3. A waiver is requested from Stormwater Ordinance Section 194-311.H(5) to permit storm sewers to have a diameter less than the minimum required 15 inches.

CEDARVILLE Engineering Group, LLC  
159 E. High Street, Suite 500  
Pottstown, PA 19464

P: 610-705-4500  
F: 610-705-4900  
[www.cedarvilleeng.com](http://www.cedarvilleeng.com)

**Exhibit - B**





4. A waiver is requested from Subdivision and Land Development Ordinance Section 197-31.A not to provide profiles for storm sewers.
5. A waiver is requested from Subdivision and Land Development Ordinance Section 197-44.A(1) to use Federal ADA standards in lieu of those of the City of Coatesville.

We have reviewed the plans and report for compliance with the Chapter 193 – Streets and Sidewalks, Chapter 194 – Stormwater Management and Erosion and Sediment Control, Chapter 197 – Subdivision and Land Development, and Chapter 224 – Zoning of the City of Coatesville Ordinance and offer the following comments:

Chapter 193 – Streets and Sidewalks Comments:

1. This comment has been satisfactorily addressed.

Chapter 194 – Stormwater Management and Erosion and Sediment Control Comments:

2. *§194-106.A.(1) – An exemption from any requirement of this chapter shall not relieve the applicant from implementing all other applicable requirements of this chapter or from implementing such measures as are necessary to protect public health, safety, and welfare, property and water quality.*

Previous comment: The applicant is proposing earth disturbance more than 5,000 square feet and is therefore not exempt from the requirements set forth under Table 106.1, “Thresholds for Regulated Activities Exempt from Chapter Provisions”. The applicant has demonstrated that impervious cover and resultant stormwater volume is being decreased as a result of this project. To demonstrate compliance with the referenced Ordinance section, the following must be provided:

- Drainage area plans must be provided for pre and post development conditions, including plans showing drainage areas being conveyed to inlets.

**Current comment:** The drainage area being conveyed to yard drain YF3 must be shown on the Inlet Drainage Area Plan. The storm sewer computation table must be revised to show drainage areas reaching both yard drains YD3 and YD4 individually and not combined and shall coincide with the drainage area plan.

3. This comment has been satisfactorily addressed.
4. This comment has been satisfactorily addressed.
5. This comment has been satisfactorily addressed.
6. *§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.*

*§194-311.H.(7) – Pipe capacity. The capacity of all pipe culverts shall, at a minimum, provide the required carrying capacity as determined by the following source:*

*United States Department of Commerce  
Bureau of Public Roads  
Hydraulic Engineering Circular No. 5  
Hydraulic Charts for the Selection of Highway Culverts*

Previous comment: The conveyance calculations included in Appendix B of the Stormwater Management Report shall be revised to address the following:



- Calculations must be provided for all proposed storm sewer including flow values for all inlets.
- Calculations shall include all pertinent information referenced on the computation sheet, including but not limited to all pipe lengths, slopes, flow collected by inlets, etc.

**Current comment:** The Computation Table included in the calculations must show all storm structures with corresponding overland flow computations, along with all proposed storm sewer and corresponding calculations. The following must be addressed:

- Separate drainage areas and flow values must be presented for the following structures and not combined, as currently shown:
  - YD4
  - YD3
  - YD2B
  - YD2A
- Supporting calculations showing actual flow and full flow capacity values for the following storm sewer runs must be shown:
  - YD4 to YD3 (shown as 19 LF of 12" HPDE at 0.0723)
  - YD2B to YD2A (shown as 72 LF of 8" HDPE @ 0.0105)

7. *§194-311.H.(5) – Storm sewers shall be constructed of reinforced concrete, ductile iron, or solid wall polyvinyl chloride (SDR 35 minimum wall thickness) and have a minimum diameter of 15 inches and a minimum grade of ½%.*

The applicant has requested a waiver from the referenced section of the Ordinance. CEDARVILLE offers no objection to consideration of granting this waiver, as the pipe material is high density polyethylene (HDPE).

8. This comment has been satisfactorily addressed.

9. This comment has been satisfactorily addressed.

10. This comment has been satisfactorily addressed.

Chapter 197 – Subdivision and Land Development Comments:

11. This comment has been satisfactorily addressed.

12. *§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.*

A bond, certified check, or other security guarantee for incorporation into the developer's agreement must be provided prior to plan recording. A preliminary estimate of probable cost must be submitted for review and approval prior to posting of security. Posting of financial security and execution of a developer's agreement shall be required prior to plan recording.

13. *§197-31.A – Profiles of all proposed storm sewers, including elevations, sizes, slopes and materials, at a scale of one inch equals 50 feet horizontal and one inch equals five feet vertical, as per § 197-26. Further, as a general condition of the regulation of stormwater originating within the jurisdiction of the City, the following four appendices are adopted and attached to the City Code as regulating stormwater and the specific requirements and provisions thereof and enforcement procedures therein are recognizing as constituting the substantive law of the City of Coatesville on the subject matter of stormwater: Appendix 1 (Prohibition against Nonstormwater Discharges); Appendix 2 (Requirement for Erosion and Sediment Controls); Appendix 3 (Postconstruction Stormwater Runoff*





*Controls for New Development and Redevelopment, Including Operations and Maintenance of Stormwater); and Appendix 4 (Sanctions).*

Profiles of all proposed storm sewer must be added to the plans showing elevations, sizes, slopes, materials, and other required information noted in the above referenced section of the Ordinance.

The applicant has requested a waiver from this section of the Ordinance on the Plan. A formal waiver request with justification for not meeting the above referenced section of the Ordinance must be submitted with this application. CEDARVILLE offers no objection to consideration of granting this waiver, as the required information is shown in plan view.

14. *§197-40.D.(1) – Streets and alleys shall be designed according to their function and laid out to preserve the integrity of their design. Street shall be classified, designed, built, and maintained in accordance with Ordinance No. 933-93 and as follows: Right-of-Way Width: 50 feet.*

The applicant has requested a waiver from offering additional right-of-way for dedication to meet the referenced width requirement along South Church Street. CEDARVILLE offers no objection to consideration of granting this waiver, as public improvements, including sidewalk, are adequately encompassed by the current 47-foot right-of-way.

15. This comment has been satisfactorily addressed.

16. This comment has been satisfactorily addressed.

17. *§197-42.A.(3) – Sidewalks shall be located within a public right-of-way, a public easement, or a common area.*

An easement has been provided to encompass the section of sidewalk adjacent to the existing building, fronting on West Lincoln Highway, currently located outside of the right-of-way of West Lincoln Highway. An agreement shall be provided for the easement shown on the plan, shall be subject to review and approval by the City Solicitor, and shall be recorded concurrently with the Land Development Plan.

18. *§197-44.A.(1) – All parking spaces shall have an area of at least 180 square feet [nine by eighteen (9 x 18) feet] to which there is adequate access from a street, except those spaces designated for disabled (handicapped) users, which shall have an area of at least 252 square feet [fourteen by eighteen (14 x 18) feet].*

Previous comment: The total width associated with the handicap parking will need to be increased to 42 feet to meet this requirement.

**Current Comment:** The applicant is requesting a waiver from this section of the Ordinance on the Plan. CEDARVILLE offers no objection to consideration of granting this waiver.

19. *§197-44.B.(1) – Any parking lot for five or more vehicles shall conform to the following: The minimum dimension of stalls and aisle shall be as follows: Aisle width, two way: 25’.*

The applicant is proposing an aisle width of 24 feet and is requesting a waiver from the referenced section of the Ordinance. CEDARVILLE offers no objection to consideration of granting this waiver, as the width proposed shall be sufficient to accommodate two-way traffic.

20. This comment has been satisfactorily addressed.





This comment has been satisfactorily addressed.

21. §197-49 - *Shade trees shall be provided along both sides of all streets where there are no existing shade trees. When planted, shade trees shall be located within the right-of-way line but shall not be located to interfere with the installation and maintenance of sidewalks and utilities. No less than one three- to three-and-one-half-inch caliper tree shall be planted for each 40 feet of street length. Such trees shall be planted in alternating rows. However, such trees may be grouped in certain cases to achieve a particular design objective when approved by the City Council.*

Previous comment: The required number of street trees to be provided shall be determined based upon total length for frontage associated with each street. Based upon the dimensions shown on the Site Plan, the following number of street trees shall be provided:

- Church Street – 328.19' of frontage. In accordance with Ordinance requirements, a total of 9 street trees are required along Church Street. The Landscape Plan references a total of 7 trees as being required.
- West Lincoln Highway – 213.75' of frontage. In accordance with Ordinance requirements, a total of 6 street trees are required along W. Lincoln Highway. The Landscape Plan references a total of 4 street trees as being required.

The Landscape Plan states that the applicant shall be seeking a waiver to allow a total of 4 street trees to be planted along Church Street and 2 trees to be planted along W. Lincoln Highway. If this is the case, a formal waiver request letter will need to be submitted, outlining the applicable Ordinance section number, with justification as to why the applicable criteria cannot be met and the applicant providing a fee in lieu of the cost of the deficient landscaping.

**Current comment:** The following shall be addressed:

- The previous comment referenced above must be addressed, as the current plan still does not comply with the minimum landscaping requirements per Ordinance.
- Upon compliance with the above, the note indicating that the “applicant seeks waiver not to install full street tree requirement” shall be eliminated from the plan. Per our May 7, 2020 telephone conference with the applicant’s engineer, it is our understanding that the applicant intends to comply with this ordinance requirement. If this is not the case and consideration of ordinance relief is to be request, a formal waiver request must be added to Sheet 1 of the plans.
- Per our office’s May7, 2020 correspondence with the applicant’s engineer, a list of 5 recommended street tree species, allowed by Ordinance and consistent with landscaping utilized on recently completed streetscape project was provided as recommended species to be utilized, as referenced below:

<i>Prunus subhirtella var. pendula</i>	Weeping higan cherry
<i>Pyrus calleryana, Aristocrat</i>	Aristocrat pear
<i>Pyrus calleryana, Capital</i>	Capital pear
<i>Pyrus calleryana, Redspire</i>	Redspire pear
<i>Pyrus calleryana, Whitehouse</i>	Whitehouse pear

It is therefore recommended that the above species be utilized as a street tree species.

22. §197-54 – *Utility Easements.*

Agreements associated with the following easements shall be reviewed and approved by the City Solicitor, and shall be executed and recorded concurrently with the Land Development Plan:

- The storm sewer easement encompassing the proposed storm sewer connecting to the existing inlet located on the ISG Plate property to the east.
- The sanitary sewer easement encompassing the sewer extension extending to the proposed doghouse manhole located on the ISG Plate property to the south, adjacent to South Church Street.



- A triangular section of driveway adjacent to South Church Street which is located on the ISG Plate property to the south, to allow use of the driveway by the subject tract.

23. §197-58.A – *Each residential subdivision or land development with five or more residential lots shall set aside 300 square feet of land for each residential dwelling unit in the proposed subdivision or development, for park and recreational use. Each commercial or industrial subdivision or land development shall set aside 5% of the land in the tract proposed to be developed for park and recreational use.*

§197-58.B – *In lieu of setting aside land for park and recreational use, the applicant for subdivision and/or land development shall pay to the city an amount calculated as follows: an amount equal to the average fair market value per acre of the undeveloped land as part of an approved subdivision and/or land development multiplied by the amount of land required to be reserved for park and recreational use as set forth in § 197-58A. Payment shall be due and payable upon approval of the application for subdivision and/or land development and/or execution by the applicant of the required development agreement. The average fair market value shall be as determined between the city and the applicant through appraisals, which shall be paid for by the applicant; and absent such an agreement, the average fair market value shall be determined by common law arbitration, with the parties agreeing on a single arbitrator. If the parties are unable to agree upon a single arbitrator, the parties shall petition the President Judge of the Court of Common Pleas of Chester County for designation of single arbitrator. The cost of the arbitration and the cost of petitioning the President Judge of the Court of Common Pleas of Chester County shall be paid by the applicant. The decision of the arbitrator shall be final and binding upon the parties. Upon the selection of the arbitrator, the applicant shall deposit with the city financial security equal to the payment due as determined by the city.*

Previous comment: A minimum land area of 0.0385 acres shall be set aside for park and recreational use. The applicant shall confirm whether a fee in lieu of is to be offered and provide applicable notation to the plan.

**Current comment:** The applicant has confirmed that they intend to provide a fee in lieu of offering land to the City. General Note 18 shall be revised to reference the minimum land area as referenced above. The appropriate fee must be received by the City prior to plan recording.

#### Chapter 224 – Zoning Comments:

24. This comment has been satisfactorily addressed.

25. This comment has been satisfactorily addressed.

26. This comment has been satisfactorily addressed.

27. §224-50.C.(7) – *Lighting plan. When applicable, lighting plans shall be submitted to ensure the requirements of this chapter are met. Such plans shall include a layout of proposed fixture locations, footcandle data that demonstrate conforming intensities and uniformity and a description of the equipment, glare control devices, lamps, mounting heights, hours of operation and mounting methods proposed.*

Previous comment: The Lighting Plan must be revised to note hours of operation as well as glare control methods, whether they will be full cutoff fixture or BUG rating of proposed fixtures.

**Current comment:** The following notes shall be revised to the Lighting Notes shown on the Lighting Plan:

- Note #3 shall be revised to indicate proposed lighting shall consist of full cut off fixtures.
- Note #6 shall be revised to note the hours of operation.





28. §224-51.B.(3).(a) – Each plant option listed in Subsection B(2) above may use any of the plant materials listed in the Plant Materials List below. Minimum plant size shall be as indicated in the Plant Materials List below. The City Council may permit other planting types if they are hardy to the area, are not subject to blight or disease and are of the same general character and growth habit as those listed below. All planting materials shall meet the standards of the American Association of Nurserymen.

Previous comment: The following plantings must be revised to one of the acceptable plants shown on the Plant Material List shown in Section 224-51.B.(3).(b):

- Magnolia Grandiflora.
- Ilex x Aquipernyi.
- Pinus Flexilis.
- Ilex Glabra.
- Ilex.
- Hydrangea Quercifolia.
- Thuja.
- Ulmus Americana.

**Current comment:** The applicant has noted that the plants have been revised to plants contained within the City of Coatesville Approved Plants List, however the planting appear unchanged from the previous submission.

29. §224-69 – General Regulations.

Previous comment: A sign detail must be added to the plans to demonstrate compliance with the referenced Ordinance section, including but not limited to:

- Illumination in accordance with Section 224-69.C
- Obscuring of motorists' line of sight in accordance with Sections 224-69.D(3) and (4).

**Current comment:** Documentation confirming approval of the proposed sign shall be provided prior to plan recording.

30. §224-73.D.(4).(b) – Freestanding signs for all other permitted nonresidential uses shall not exceed 15 feet in height or 24 square feet in area.

Previous comment: The size of the proposed sign shall be noted on the plan. The length of the sign scales to approximately 16 feet.

The applicant has noted that the sign will be reviewed and approved under a separate application. Evidence of the referenced approval must be submitted prior to final plan approval.

**Current comment:** Documentation confirming approval of the proposed sign shall be provided prior to plan recording.

General Comments:

31. This comment has been satisfactorily addressed.

Outside Agency Approvals

A. Pennsylvania DEP – Sewage Planning Exemption:





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: Stacia James, City Code Administrative Assistant  
Joe Russella, D.L. Howell & Associates, Inc.  
David P. Wilson, Proudfoot Investments XI, LLC  
Anthony Verwey, Esq., Gawthrop Greenwood, PC

**Resolution No. 2020-11**

Proudfoot Investments XI, LLC

\_\_\_\_\_  
BY: David Wilson, President

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 June 22, 2020 and recorded in the minutes as such.



\_\_\_\_\_  
Name: Michael T. Trio  
Title: City Manager