Resolution No. 2014- 21

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, OFFICIALLY GRANTING CONDITIONAL APPROVAL OF THE MAJOR LAND DEVELOPMENT PLAN FOR FAMILY DOLLAR AND GRANTING IDENTIFIED WAIVERS WITH RESPECT TO STREET TREE PLANTINGS (CONTINGENT UPON SUBSTITUTE PLANTINGS PROVIDED IN LIEU THEREOF) – 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; and,

WHEREAS, the Coatesville Planning Commission has previously reviewed the Major Land Development Plan for Family Dollar prepared by Core States Group dated July 8, 2014, last revised October 20, 2014 (hereinafter the "Plan") submitted for the developer Boos States Development, LLC, (the "Applicant") and has recommended approval with certain waivers relative to street tree plantings (and substituted plantings); and,

WHEREAS, the Plan identifies the development of a Family Dollar discount store in the Central Business (C-2) Zoning District consisting of an 8,320 sq. ft. store at a site location of 400 Lincoln Highway, Coatesville, Pa bordering Lincoln Highway (State Route 3070) to the North, 4th Avenue to the West and Harmony Street to the South with primary entrance from North on Lincoln Highway; and,

WHEREAS, the Plan has been reviewed by Thomas Committa Associates, Inc. on behalf of the City and the recommendations of the City Planning Consultant have been followed (including the use of the colors identified in the City of Coatesville Color Palette and elevations showing a the façade identified as sheet 21 of 21 of the Plan);and,

WHEREAS, the Plan has been reviewed by the City Engineer, Cedarville Engineering Group, LLC which has issued a last review letter dated November 3, 2014 identifying that all previous technical comments have been addressed but noting that the Applicant should provide details on the stormwater management system in the developer's agreement , which is subject to review upon submission; and,

WHEREAS, the Plan has now been reviewed by the County Planning Commission as well and received a favorable review, and the recommendations and comments of the County Planning Commission, Minutes of the City Planning Commission and the comments of the City Engineer and the City Planning Consultant 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 approves Applicant's Major Land Development Plan subject to Applicant's agreement to and compliance with the conditions listed below and with the waivers identified below as follows:

A. Waivers:

1. The City Council grants waivers of Section 197-49 and 197-61.A. (1). of the City of Coatesville Subdivision & Land Development Ordinance (SLDO) that respectively require street trees at four foot intervals and street trees in accordance with the Lincoln Highway design standards. Such waivers are warranted as there are overhead utility lines along the Lincoln Highway frontage and the sidewalk width is too narrow along South 4th Avenue. However, such waivers are expressly granted based upon Applicant's installation of replacement Tree and Shrub Plantings as shown on the Landscape Plan (C-18) identify replacement tree plantings at Harmony Street and the 4th Avenue. The Plan shall be approved as a final plan.

B. Conditions:

1. Approval of a PennDOT Highway Occupancy Permit (HOP);

2. 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 SLDO (and the City Solicitor) supplying sufficient financial security in an amount as determined by the City Engineer – said agreements to be executed prior to the recording of the Plan (all 22 sheets);

3. Applicant shall obtain any and all necessary permits and approvals from all regulatory agencies governing development work;

4. The Applicant must use the colors identified in the Coatesville City Color Palette and follow the recommendation of Thomas A. Comitta - as found in comment 7.6 of his review letter last dated November 3, 2014. Additionally, as per comment 2.1 and 7.5 of the Thomas A. Committa review letter aforementioned, Liriope should be used as ground cover and the Applicant shall add another crescent-shaped parapet to the North Elevation;

5. In accordance with §197-58 which requires a 5% set aside for park and recreational use, the Developer or 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 Plans;

6. Any changes to the Plans dated October 20, 2014 occasioned by revisions for the Highway Occupancy Permit shall constitute a re-submission which must again be presented and approved by City Council;

7. All outstanding bills of the City must be paid within thirty (30) days.

8. 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 by Thomas Comitta Associates, Inc. and Cedarville Engineering (which are incorporated by reference and attached hereto), including the failure to provide street trees. Absent such acceptance by the Applicant, the waivers otherwise authorized are also rescinded with respect to of Section 197-49 and 197-61.A.(1). of the City SLDO and the Application is also rejected for failure to set forth a set aside in accordance with Section 197-58.B.

IN WITNESS THEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 10th day of November, 2014.

Name: Joseph Hamrick
Title: President, City Council

ATTEST:

Name: Kirby A. Hudson
Title: City 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 November 10, 2014 and recorded in the minutes as such.

Name: Kirby A. Hudson
Title: City Manager

The above conditions are accepted by the Applicant and a copy of same is hereby deemed delivered in accordance with the requirements of the Municipalities Planning Code, 53 P.S. § 101 et seq.

BOOS STATES DEVELOPMENT, LLC

BY:

referenced provisions in the reviews identified herein by Thomas Comitta Associates, Inc. and Cedarville Engineering (which are incorporated by reference and attached hereto), including the failure to provide street trees. Absent such acceptance by the Applicant, the waivers otherwise authorized are also rescinded with respect to of Section 197-49 and 197-61.A.(1). of the City SLDO and the Application is also rejected for failure to set forth a set aside in accordance with Section 197-58.B.

IN WITNESS THEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 10th day of November, 2014.

Name: Joseph Hamrick
Title: President, City Council

ATTEST:

Name: Kirby A. Hudson
Title: City 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 November 10, 2014 and recorded in the minutes as such.

Name: Kirby A. Hudson
Title: City Manager

The above conditions are accepted by the Applicant and a copy of same is hereby deemed delivered in accordance with the requirements of the Municipalities Planning Code, 53 P.S. § 101 et seq.

BOOS STATES DEVELOPMENT, LLC

BY: BRETT MILKE
SR. DEVELOPMENT PROJECT MGR.

TCA

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

MEMORANDUM

TO: Coatesville City Officials
Family Dollar Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA

DATE: August 6, 2014; **Updated: October 8, 2014**

SUBJECT: **FAMILY DOLLAR REVIEW COMMENTS**
MAJOR PRELIMINARY LAND DEVELOPMENT PLAN,
DATED REVISED JULY 26, 2014

Please see the enclosed Review Comments pertaining to the subject plan that we received on **9-23-14, 9-17-14, and previously**, and to a site visit on July 16th, especially:

- **the Site Plan, Sheet C6 of 20;**
- the Landscape Plan, Sheet C17 of 20;
- the Construction Details, Sheets C11, C12 and C13 of **20;**
- **Site Lighting Photometric Plan, Sheet C18 of 20;**
- **Cover Letter from Michael S. Gill, Esq.;**
- **Response Letter from Core States Group, dated August 28, 2014;**
- **Impact Assessment and Mitigation Report, dated August 28, 2014; and**
- **Exterior (Architectural) Elevations, dated 4-1-14 (received 9-23-14).**

Please call if there are any questions.

TCA

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

FAMILY DOLLAR REVIEW COMMENTS
MAJOR PRELIMINARY LAND DEVELOPMENT PLAN,
DATED REVISED JULY 26, 2014

August 6, 2014; **Updated: October 8, 2014**

Please note the Review Comments below pertaining to the documents listed in the cover Memorandum.

1. **Street Trees**

1.1. Section 197-49. Street trees and shade trees, of the City of Coatesville Subdivision & Land Development Ordinance (SLDO) requires Street Trees at 40 foot intervals.

One (1) Street Tree should be added to the Lincoln Highway frontage, and three (3) Street Trees should be added to the 4th Avenue frontage.

The Applicant requested a Waiver for this item at the 9-10-14 City Planning Commission meeting, as there are overhead utility lines along the Lincoln Highway frontage, and the sidewalk width is too narrow along South 4th Avenue. The City Planning Commission recommended that City Council grant this Waiver.

1.2. Section 197-61. (SLDO), Lincoln Highway design standards, also requires Street Trees in subsection 197-61.A.(1).

The City Planning Commission also recommended that City Council grant a Waiver on this item.

2. **Alternate to Sod**

2.1. Instead of Sod in the planting beds near the northeast and southeast corners of the proposed building, we recommend either a unit paver or groundcover. If a unit paver is proposed, it could be brick. If a groundcover is used, it could be Liriope.

Liriope was added to several planting beds. However, it should still be added in the southeast corner of the building (instead of "Seed").

2.2. Rather than extend Sod, or Unit Pavers, or Liriope directly to the proposed Trees and Shrubs, we recommend a continuously mulched bed. Therefore, please add lines to the Landscape Plan to depict the edges of the mulched planting areas.

A continuously mulched bed is now shown on the Landscape Plan around the proposed shrubs and trees.

TCA

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

FAMILY DOLLAR REVIEW COMMENTS
MAJOR PRELIMINARY LAND DEVELOPMENT PLAN,
DATED REVISED JULY 26, 2014

August 6, 2014; **Updated: October 8, 2014**

3. **Landscape Notes**

3.1. Please add a note to indicate: "All Plant Substitutions to the approved by the City of Coatesville".

This note was added as "City of Coatesville Landscape Notes" #10.

4. **Construction Details**

4.1. Please refine the Concrete Sidewalk detail to feature a smooth trowel finish at joint lines, and a broom finish otherwise.

A note was added on Sheet C11 for the "Sidewalk Typical Section" to address this item.

4.2. Please indicate that all site items pertaining to Dumpster Gates, Light Poles, and the like, will be painted flat black.

Notes to address this item have been added on Sheet C13 for "Gate Elevation", and on Sheet C6 for "Site Plan Key Notes".

4.3. Please add a construction detail on Sheet C15 of 18 to depict the proposed Light Poles and Light Globes.

Details for the proposed Light Poles and Light Globes are now provided on Sheet C18.

5. **Minor Items**

5.1. If there are only 15 Sheets of drawings, please clarify why the Sheets are labeled 1 of 18, 2 of 18, etc. Should they be 1 of 15, 2 of 15, etc.?

The Plan Sheets were renumbered for consistency.

5.2. Please change the plan title from "Site Plan" to "Land Development Plan".

The Cover Sheet now indicates "Land Development Plan".

6. **Impact Assessment and Mitigation Report**

6.1. The two page report is found to be satisfactory.

7. **Exterior Architectural Elevations**

TCA

THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

FAMILY DOLLAR REVIEW COMMENTS
MAJOR PRELIMINARY LAND DEVELOPMENT PLAN,
DATED REVISED JULY 26, 2014

August 6, 2014; Updated: October 8, 2014

7.1. Please consider adding another shutter on the West Exterior Elevation, to simulate how 2 shutters would appear if there was a window between them. In so doing, each of the five "bays" would have 2 shutters, for a total of 10 shutters.

7.2. Please consider adding the double shutter rhythm to the South Exterior Elevation, for a total of 6 shutters.

7.3. Please consider adding a double shutter rhythm on each side of the entrance on the East Exterior Elevation, for a total of 4 shutters, 2 on each side of the entrance.

7.4. Please consider the double shutter rhythm for the North Exterior Elevation, and adding a faux Door element with shutters on both sides.

7.5. Please consider adding planters along the North Exterior Elevation.

7.6. Please see the attached marked-up copy of the Exterior Elevations, prepared by TCA. This mark-up was sent on 9-24-14, and is being reissued.

8. Conditions of Land Development Plan Approval

8.1. If City Council acts to approve the Land Development Plan, we recommend that the approval be conditioned upon the Waiver requests recommended by the City Planning Commission on 9-10-14.

In addition, City Council could condition the approval on comment 2.1. above.

Further, City Council could condition the approval on a satisfactory resolution of comments 7.1. through 7.5. above. TCA would be happy to continue to work with the Applicant to refine the Exterior Elevations, so that they would be in a better position for approval at the time of Building Permit Application.

Please call if there are any questions.

CEDARVILLE Engineering Group, LLC
1033 S. Hanover Street, Suite 300
North Coventry, PA 19465
610-705-4500 (office) 610-705-4900 (fax)

August 7, 2014

City of Coatesville Planning Commission
Attn.: Damaller Molina, Planning Department
City of Coatesville
One City Hall Place
Coatesville, PA 19320

RE: Family Dollar Land Development
Preliminary Plan Review
City of Coatesville
File No. COAT-14-022

Dear Mr. Molina:

CEDARVILLE Engineering Group, LLC (CEDARVILLE) has completed our initial review of the Family Dollar Land Development Group for preliminary plan requirements. The subject tract is approximately 0.77 acres in total.

The applicant has proposed a Family Dollar discount store in the Central Business (C-2) Zoning District. This eight thousand three hundred and twenty square foot (8,320 sq. ft.) discount store is being proposed in the City of Coatesville. The lot boarders Lincoln Highway (State Route 3070) to the North, 4th Avenue to the West and Harmony Street to the South. The primary entrance for this lot is from the North on Lincoln Highway.

The application was submitted by Core States Group on behalf of Boos Development Group, LLC on July 18, 2014 and consists of the following information:

A. A Major Preliminary Plan Checklist prepared by Core States Group, Aaron Bodenschatz, P.E. dated July 8, 2014 and filed July 11, 2014 consisting of 4 pages.
B. Major Preliminary Site Plan for Family Dollar consisting of 18 sheets prepared by Core States Group, dated July 8, 2014.

The Application was reviewed for compliance with the following:

- Chapter 224, Zoning of City of Coatesville as amended.
- Chapter 197, Subdivision and Land Development as amended.
- Chapter 194: Stormwater Management and Erosion and Sediment Control

We offer the following comments for consideration:

Chapter 224, Zoning Ordinance:

1. *§224-64.D.2(C): Off-street parking.*

Off-site parking lots. The number of required parking spaces may be located off-site within an existing parking area, provided that:
(a) The number of parking spaces required for all structures and uses may be accommodated in the lot.
(b) Pedestrian walkways or sidewalks for pedestrian safety are available.

(c) The lot is on the same side of a road or highway as the principal structure or use and within 400 feet of the principal use. This distance shall be measured as the shortest distance a pedestrian must walk from the off-site parking lot to a public entrance of the building.

(d) An agreement is established which includes, at a minimum, an easement which authorizes use of the tract permanently for parking and assigns maintenance responsibilities.

(e) Any subsequent change in use of any establishment with shared parking requires proof that sufficient parking will be available. Additional legal documentation shall be provided to the City of Coatesville where such a change is not covered by the initial legal agreement.

The required number of parking spaces for the proposed use is 34 total spaces. The current plan shows an improved off-street parking area with 23 spaces including 2 accessible spaces. The applicant claims to be using the off-site alternative as outlined above to provide the additional 11 spaces. The applicant must provide an updated parking analysis showing the off-site parking locations in the post-development condition including the modifications at the entrance drive as required by the Pennsylvania Department of Transportation (PennDOT), and considering the truck turning movements which may require new parking restrictions on Harmony Street.

The applicant must provide safe access from the off street parking, that they included in there parking calculations, to the Family Dollar. The applicant shall repair or replace any defective sidewalk the pedestrian would use to access the Family Dollar from the off-site parking, whether on or off-site.

2. *§224-69.D: Sign Placement.*

Accessible parking, Stop sign and post details were provided on the plans. The type, size, and location of all traffic and safety signage must be provided on the plans. We recommend a "Turn Left Only" sign should be placed at the driveway exit onto Harmony Street and a "Yield to Pedestrian" sign at the driveway on Lincoln Highway.

Additionally, the application may require parking restrictions on Harmony Street due to the maneuvering of delivery tractor trailers for the proposed use.

Chapter 197, Subdivision and Land Development (SLDO) Ordinance:

3. *§197-23.C.(2): A statement on the plan of the types of buildings, other structures and/or dwelling units proposed to be constructed, indicating whether the same will be of uniform construction or different in design and whether the same will be custom or production styled. The statement is to be accompanied by an elevation drawing of the proposed buildings or dwelling units.*

The applicant must provide elevation drawings of the proposed building improvements as part of the Preliminary Plan Application. These elevations should be included as a sheet in the overall plan set.

4. *§197-23.C.(10): A preliminary construction detail plan, including typical details and cross-sections for such items as streets, alleys, curbs, sidewalks, plantings, inlets, manholes, fences, walls and similar improvements.*

The applicant will need to more specifically detail the connection to the existing storm sewer within the right-of-way of Harmony Street. Areas within 2' of the existing structure must be hand

dug to preserve the integrity of the structure. Specific details for the action of backfill around the structure must also be provided.

There is not a surface specific for the Porous Pavement parking section in either plan view on C6, Site Plan or the detail on Sheet C13, Construction Details. There must also be a cross section of the rear parking area that encompasses the area of standard pavement, heavy duty pavement, and porous pavement parking, and stormwater management facility.

All proposed connections for water or sewer must be Pennsylvania American Water Company (PAWC) standard details. The design and details of these connections must be reviewed and approved by that utility.

5. *§197-23.C.(14): A list of all permits, agreements, approvals, clearances and the like required to be obtained in connection with the proposed subdivision and/or land development and the federal, state, county or other agencies, authorities and companies from which same are to be obtained.*

The applicant must obtain approvals from Pennsylvania American Water Company (PAWC) for any upgrades or new connection for potable water and sewer. Any notes referring to the sanitary sewer approvals must relate to the requirements of PAWC.

6. *§197-23.C.(17): If the applicant is not the landowner, a notarized statement signed by the landowner indicating that the applicant has the approval of the owner for submitting the subdivision and/or land development.*

The City should verify this statement from the owner was provided by the applicant.

7. *§197-27.C(4):Profile of any storm or sanitary sewer location under any proposed street, showing the length, size, grades, material, inverts and rim elevations of manholes and outlets.*

The applicant must provide profiles for the storm sewer connection to the system on Harmony Street.

8. *§197-44.B(12): §197-44.B.(12): No less than a five-foot radius of curvature shall be provided for all curblines.*

A 4 foot radius curbline is shown where the proposed electric transformer is located. This curbline shall be revised to comply with this section.

9. *§197-77.A(4): An impact assessment and mitigation report shall be submitted for the following: Any commercial use of 5,000 square feet or greater (gross floor area).*

The proposed Family Dollar is 8,320 square feet, therefore a Traffic Control and Impact Assessment and Mitigation Report shall be submitted with this plan. All correspondence submitted for review to PennDOT for the entrance on Lincoln Highway requiring a Highway Occupancy Permit (HOP) must be submitted to the City for review and comment.

10. General comment: The submission set includes several pages with large areas of blank space and is not numbered sequentially to the 18 sheets. The applicant should consider consolidating information and using the C or ES designation in sequence and then numbering the Sheets 1 of 18 as a numbering subtitle. In addition, the plans to be recorded should be noted on the Sheet Index.

Chapter 194, Stormwater Management Ordinance:

11. *§194-106.B.(2): General Exemptions*

Table 106.1 shows the ordinance article and section that can be exempt or not exempt based on the proposed impervious or proposed earth disturbance. Since this project is proposing 32,251 square feet of Earth Disturbance, Article IV "Stormwater Management Site Requirement" cannot be exempt, thus the applicant shall provide a Post Construction Stormwater Management Plan in compliance with Article IV from the Stormwater Management Ordinance, including but not limited to a narrative, calculations and report, and proposed operations and maintenance.

12. *§194-306.I : A detailed soils evaluation of the site shall be conducted by a qualified professional and at a minimum shall address soil permeability, depth to bedrock, and subgrade stability. The general process for designing the infiltration BMP shall be conducted by a qualified licensed professional and shall be consistent with the PA BMP Manual (as amended) (or other guidance acceptable to the Municipal Engineer) and in general shall:*

(1). Analyze hydrologic soil groups as well as natural and man-made features within the site to determine general areas of suitability for infiltration practices. In areas where development on fill material is under consideration, conduct geotechnical investigations of subgrade stability; infiltration may not be ruled out without conducting these tests.

(2).Provide field tests such as double-ring infiltrometer or other hydraulic conductivity tests (at the elevation of the proposed infiltration surface) to determine the appropriate hydraulic conductivity rate. Standard septic/sewage percolation tests are not acceptable for design purposes.

(3).Design the infiltration facility for the required retention (infiltration) volume based on field-determined infiltration capacity (and apply safety factor as per applicable design guidelines) at the elevation of the proposed infiltration surface.

(4).On-lot infiltration features are encouraged; however, it shall be demonstrated to the Municipal Engineer that the soils are conducive to infiltration on the identified lots.

A soil report meeting the above requirement shall be provided to the City for review.

13. *§194-306.J.(3): The infiltration facility shall completely drain the retention (infiltration) volume within two days (48 hours) from the end of the design storm.*

The applicant has provided dewatering time for the proposed Basin to dewater within 46 hours. The calculation shall be revised for the 100 year storm instead since the Outlet Structure is at the same height as this storm.

14. The applicant is proposing a new storm pipe from the Basin's Outlet Structure into "Drain Manhole" on Harmony Street. The limit of disturbance shall be revised to enclose this proposed storm pipe.

15. On Sheet C-10 "Stormwater Management Plan" shows a detail for the proposed Infiltration Basin. There are two "Top of Basin elevations" that do not match with each other; elevation shall be revised with the appropriate elevation.

16. A full stormwater management review will be complete upon submission of the required plans and reports.

17. Additional comments may be generated upon subsequent submissions.

As always, please do not hesitate to contact me with any questions.

Very truly yours,
CEDARVILLE Engineering Group, LLC

April M. Barkasi, P.E.
Township Engineer

cc: Kirby Hudson, City Manager
City Council (City to Distribute)
John Carnes, City Solicitor
Tom Comitta, City Planner
Applicant: Boos Development Group
Applicant's Engineer: Aaron Bodenschatz, P.E., Core States Group
Applicant's Counsel: Michael Gill, Buckley Brion McQuire & Morris, LLP
Owner: Coatesville Bible Fellowship

CEDARVILLE Engineering Group, LLC
1033 S. Hanover Street, Suite 300
North Coventry, PA 19465
610-705-4500 (office) 610-705-4900 (fax)

September 8, 2014

City of Coatesville Planning Commission
Attn.: Damaller Molina, Planning Department
City of Coatesville
One City Hall Place
Coatesville, PA 19320

RE: Family Dollar Land Development
Preliminary Plan Review
City of Coatesville
File No. COAT-14-022

Dear Mr. Molina:

CEDARVILLE Engineering Group, LLC (CEDARVILLE) has completed our second review of the Family Dollar Land Development Group for preliminary plan requirements. The subject tract is approximately 0.77 acres in total.

The applicant has proposed a Family Dollar discount store in the Central Business (C-2) Zoning District. This eight thousand three hundred and twenty square foot (8,320 sq. ft.) discount store is being proposed in the City of Coatesville. The lot boarders Lincoln Highway (State Route 3070) to the North, 4th Avenue to the West and Harmony Street to the South. The primary entrance for this lot is from the North on Lincoln Highway.

The application was submitted by Core States Group on behalf of Boos Development Group, LLC on August 29, 2014 and consists of the following information:

A. A response letter to CEDARVILLE prepared by Core States Group, dated August 28, 2014.
B. "Impact Assessment and Mitigation Report" letter prepared by Core State Group, dated August 28, 2014.
C. "Traffic Control Report" letter prepared by Core State Group and dated August 28, 2014.
D. Stormwater Manangement Aggrement email dated July 02, 2014.
E. A response letter prepared by Core State Group, dated August 28, 2014.
F. "Geotechnical Engineering Report" prepared by Terracon Consultan, Inc, dated January 26,2014.
G. Major Preliminary Plan for Family Dollar consisting of 20 sheets prepared by Core State Group, dated July 08, 2014 and last revised August 26, 2014.
H. Full size "Parking Exhibit" plan prepared by Core State Group, dated April 09, 2014 and last revised August 27, 2014.

The Application was reviewed for compliance with the review letter provided by CEDARVILLE on August 7, 2014 and the applicable City Code of Ordinances.

We offer the following comments for consideration:

Chapter 224, Zoning Ordinance:

1. This comment was satisfied accordingly.

2. *§224-69.D: Sign Placement.*

   The applicant has satisfied this comment. However, the details for the new signs that were added to the plans must be submitted for approval under a zoning permit.

Chapter 197, Subdivision and Land Development (SLDO) Ordinance:

3. This comment was satisfied accordingly.

4. *§197-23.C.(10): A preliminary construction detail plan, including typical details and cross-sections for such items as streets, alleys, curbs, sidewalks, plantings, inlets, manholes, fences, walls and similar improvements.*

   Porous pavement, storm connection detail and note were added to the plans as requested.

   All proposed connections for water or sewer must be Pennsylvania American Water Company (PAWC) standard details. The design and details of these connections must be reviewed and approved by that utility.

5. *§197-23.C.(14): A list of all permits, agreements, approvals, clearances and the like required to be obtained in connection with the proposed subdivision and/or land development and the federal, state, county or other agencies, authorities and companies from which same are to be obtained.*

   The applicant must obtain approvals from Pennsylvania American Water Company (PAWC) for any upgrades or new connection for potable water and sewer. Any notes referring to the sanitary sewer approvals must relate to the requirements of PAWC.

6. *§197-23.C.(17): If the applicant is not the landowner, a notarized statement signed by the landowner indicating that the applicant has the approval of the owner for submitting the subdivision and/or land development.*

   On the response letter prepared by Core State Group, it states that a letter was provided with this application; this letter was not attached to this application. The City must verify compliance.

7.-10. These comments were satisfied accordingly.

Chapter 194, Stormwater Management Ordinance:

11.-15. These comments were satisfied accordingly.

16. *§194-402.F: 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 an manual, according to the required elements for the proposed BMP must be provided to the Township.

17. General Comments:

a. In the "Roof Drain Schedule" table, there is some discrepancy between this table and the details provided by the applicant. In the "Storm Structure Connection Detail" it shows a 15" PVC pipe at 324.35' but in the table states 324.03', the applicant must revise and provide with the appropriate number. In addition, on sheet C10 of 20 "Post Construction Storm Water Management Plan" on the outlet structure detail shows a 15" pipe exiting at 327.75' with a length of 85' yet in table states a 15" pipe at 325.35' with a length of 78.48', also this number must be revised in the detail for the outlet structure provided on sheet C12 of 20 "Construction Detail".

b. A RIM invert must be provided for the proposed manhole "B2".

As always, please do not hesitate to contact me with any questions.

Very truly yours,
CEDARVILLE Engineering Group, LLC

April M. Barkasi, P.E.
Township Engineer

cc: Kirby Hudson, City Manager
City Council (City to Distribute)
John Carnes, City Solicitor
Tom Comitta, City Planner
Applicant: Boos Development Group
Applicant's Engineer: Aaron Bodenschatz, P.E., Core States Group
Applicant's Counsel: Michael Gill, Buckley Brion McQuire & Morris, LLP
Owner: Coatesville Bible Fellowship

CEDARVILLE Engineering Group, LLC

1033 S. Hanover Street, Suite 300
North Coventry, PA 19465
610-705-4500 (P) • 610-705-4900 (F)
www.cedarvilleeng.com

November 3, 2014

City of Coatesville Planning Commission
Attn.: Damaller Molina, Planning Department
City of Coatesville
One City Hall Place
Coatesville, PA 19320

RE: Family Dollar Land Development
Preliminary Plan Review
City of Coatesville
File No. COAT-14-022

Dear Mr. Molina:

CEDARVILLE Engineering Group, LLC (CEDARVILLE) has completed our third review of the Family Dollar Land Development Group for preliminary plan requirements. The subject tract is approximately 0.77 acres in total.

The applicant has proposed a Family Dollar discount store in the Central Business (C-2) Zoning District. This eight thousand three hundred and twenty square foot (8,320 sq. ft.) discount store is being proposed in the City of Coatesville. The lot boarders Lincoln Highway (State Route 3070) to the North, 4th Avenue to the West and Harmony Street to the South. The primary entrance for this lot is from the North on Lincoln Highway.

The application was submitted by Core States Group on behalf of Boos Development Group, LLC on October 20, 2014 and consists of the following information:

A. A response letter to CEDARVILLE prepared by Core States Group, dated October 20, 2014.
B. "Stormwater System Maintenance Plan" prepared by Core State Group for Family Dollar, dated October 20, 2014.
C. "Opinion of Probable Cost" prepared by Core State Group and dated October 20, 2014.
D. Major Preliminary Plan for Family Dollar consisting of 21 sheets prepared by Core State Group, dated July 08, 2014 and last revised October 20, 2014.

The Application was reviewed for compliance with the second review letter provided by CEDARVILLE on September 8, 2014 and the applicable City Code of Ordinances. All previous technical comments have been addressed to date. The cost opinion provided by the applicant, which will be the basis of the financial security, is under review. The applicant should provide details on the stormwater management system in the developer's agreement, which is subject to our review upon submission.

This application is subject to the permitting of the Department of Transportation (PennDOT). Therefore, it is our recommendation that the City review any changes required by PennDOT in the Highway Occupancy Permit (HOP) process. Any changes to the site layout would be subject to review and approval by the City Planning Commission and City Council.

STORMWATER SYSTEM MAINTENANCE PLAN

FAMILY DOLLAR

Proposed Family Dollar
400 Lincoln Highway
City of Coatesville
Chester County, Pennsylvania
CSE Job# FAM-15986

October 20, 2014

Prepared for:
Boos-Coatesville, LLC
3525 Peidmont Road
Atlanta, GA 30305

CORE STATES GROUP

engineers • constructors • project managers • program managers

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APPENDIX A
Post Construction Stormwater Management Plan

STORMWATER SYSTEM OPERATIONS AND MAINTENANCE PLAN
FAMILY DOLLAR
400 LINCOLN HIGHWAY
COATESVILLE, PA 19320

I. SITE INFORMATION

This plan outlines the operations and maintenance requirements for the stormwater management system for the proposed development at 400 Lincoln Highway, Coatesville, Chester County, Pennsylvania. The proposed construction includes an 8,320 retail building, parking, stormwater management facility, and other associated site improvements in a 0.84 acre site. An infiltration basin and pervious parking will be constructed on site.

II. OPERATIONS AND MAINTENANCE PLAN SUMMARY

This Operations and Maintenance Plan for the stormwater management system addressees the requirements of the Pennsylvania Stormwater Best Management Practices Manual (BMP Manual).

A maintenance plan shall be developed for all stormwater management measures incorporated into the design of a major development this maintain plan contains specific preventative and corrective maintenance tasks, schedules, and the person or persons responsible for the maintenance measures.

This project proposes two (2) BMP measures on site. An infiltration basin is proposed on the southern portion of the site and pervious pavement is proposed within the eight (8) parking spaces located south of the building and adjacent to the infiltration basin.

III. RESPONSIBLE PARTY

Developer and Responsible Party
Boos-Coatesville, LLC
3525 Peidmont Road
Atlanta, GA 30305
404-345-5468

III. MAINTENANCE PROCEDURES

The following tasks shall be performed on a regular basis and shall be considered the minimum number of procedures to be followed for the site:

A. Pervious Pavement
   a. Prevent clogging of pavement surface with sediment
      i. Vacuum pavement 2 or 3 times per year
      ii. Maintain planted areas adjacent to pavement
      iii. Immediately clean any soil adjacent to pavement
      iv. Do not allow construction staging, soil/mulch storage, etc. on unprotected pavement surface
   b. Winter Maintenance
      i. Abrasives such as sand or cinders should not be applied on or adjacent to the pervious pavement.
      ii. Snow plowing is acceptable, provided it is done carefully (i.e. by setting the blade slightly higher than usual, about one (1) inch above the pavement surface)
      iii. Salt is acceptable for use as a deicer on pervious pavement.

iv. Nontoxic, organic deicers applied either as blended, magnesium chloride-based liquid products or as pretreated salt, are preferable.

c. Repairs

i. For damaged areas less than 50 square feet, a declivity could be patched by any means suitable with standard pavement. The declivity can also be filled with pervious mix.

ii. For damaged areas greater than 50 square feet, approval of patch should be sought from the engineer.

iii. Under no circumstances should the pavement surface ever be seal coated.

iv. Any required repair of drainage structures should be done promptly to ensure continued proper functioning of the system.

B. Infiltration Basin

a. Design Calculations

The pond was designed to retain and infiltrate the first inch (1") of stormwater across all impervious area on site. The proposed impervious area is 22,394 square feet. The required water quality volume is 1,870 cubic feet (22,394 square feet * (1"/12) = 1,870 cubic feet). The water quality storage provided is 3,456 cubic feet. With an infiltration rate of 0.75 IN/HR and a basin bottom area of 640 square feet, the infiltration basin will drain within 46 hours.

Infiltration Rate: 0.75 IN/HR ÷ 12 = 0.0625 ft/hr

Basin Bottom Area: 640 SF

Basin Depth: 1,870 CF / 640 SF = 2.92 ft

Time to infiltrate 1" water quality volume = 2.92 ft / 0.0625 ft/hr = 46 hours

b. Maintenance and Inspection

i. Catch basis and inlets upgrade from the infiltration basin should be inspected and cleaned at least two (2) times per year and after runoff events

ii. The vegetation along the surface of the infiltration basin must be maintained in good condition, and any bare spots revegetated as soon as possible.

iii. Vehicles shall not be parked or driven on the infiltration basin and care should be taken to avoid excessive compaction by mowers.

iv. Inspect the basin after runoff events and make sure that runoff drains down within 48 hours.

v. Inspect the accumulation of sediment, damage to outlet control structures, erosion control measures, signs of water contamination/spills, and slope stability in the berms.

vi. Mow only as appropriate for vegetative cover species.

vii. Remove accumulated sediment from basin as required. Restore original cross section and infiltration rate. Properly dispose of sediment.

C. Erosion Control Measures

a. General maintenance – General maintenance shall include periodic mowing of vegetative areas and removing of all debris. Mowing shall be done a minimum of four times per each growing season. Grass heights shall be kept below 12 inches. Stormwater facilities shall be cleared of any debris following each storm event, or on a monthly basis, whichever is less.

b. A routine shall be developed for the removal of trash and debris. Grass clippings and accumulated organic matter must be removed to prevent the formation of an impervious organic layer or mat. Trees, shrubs and other vegetative cover also required periodic maintenance such as fertilizing, pruning and pest control to maintain healthy growth.

c. The infiltration should be tilled annually to maintain infiltration capacity. The tilled areas should be re-vegetated immediately to prevent erosion. Deep tilling can be used to break up clogged surface layers followed by re-grading and leveling. Sediment removal procedures should not be undertaken until the basin is thoroughly dry. The top layer shall be removed by light equipment to prevent compaction. The remaining soil can be retiled and disturbed vegetation replanted.

d. Corrective Action – Whenever an area requiring corrective action is identified, the area shall be evaluated to determine the circumstances that may have led to the damage. Improper site conditions such as inappropriate grading, drainage, soil conditions, etc. shall be corrected as soon as practical. After corrective actions are completed the area shall be monitored weekly to verify that corrective actions were successful.

e. Standard erosion and surface water control repair procedures shall be utilized to make necessary repairs. Erosion control repair procedures include seeding and mulching of vegetated areas, and/or installation of erosion control silt fencing, and/or placement of stone or rip rap and re-grading. Where erosion has occurred, place additional clean fill and re-established permanent vegetative cover.

Erosion problems that may occur and their repairs include:

A) Problem – Erosion of Surface Soils
Repair - Fill eroded area with clean, well-graded fill. Grade areas to prevent concentration of stormwater runoff. Place topsoil (approximately 6" thick) and fertilizer with 'starter' fertilizer (10-20-10) or equivalent rat a rate of 11 lbs. Per 1,000 sq. ft. Apply seed at a minimum mix as follows, or equivalent:

Eastern Gamagrass	20% (15lbs/Ac)
Big Bluestem	10% (15lbs/Ac)
Little Bluestem	10% (15lbs/Ac)
Indian Grass	10% (15lbs/Ac)
Switch Grass	10% (15lbs/Ac)
Canada Wild Rye	12% (15lbs/Ac)
Partridge Pea	10% (15lbs/Ac)
Fowl Bluegrass	10% (15lbs/Ac)
Plans Coreopsis	8% (15lbs/Ac)

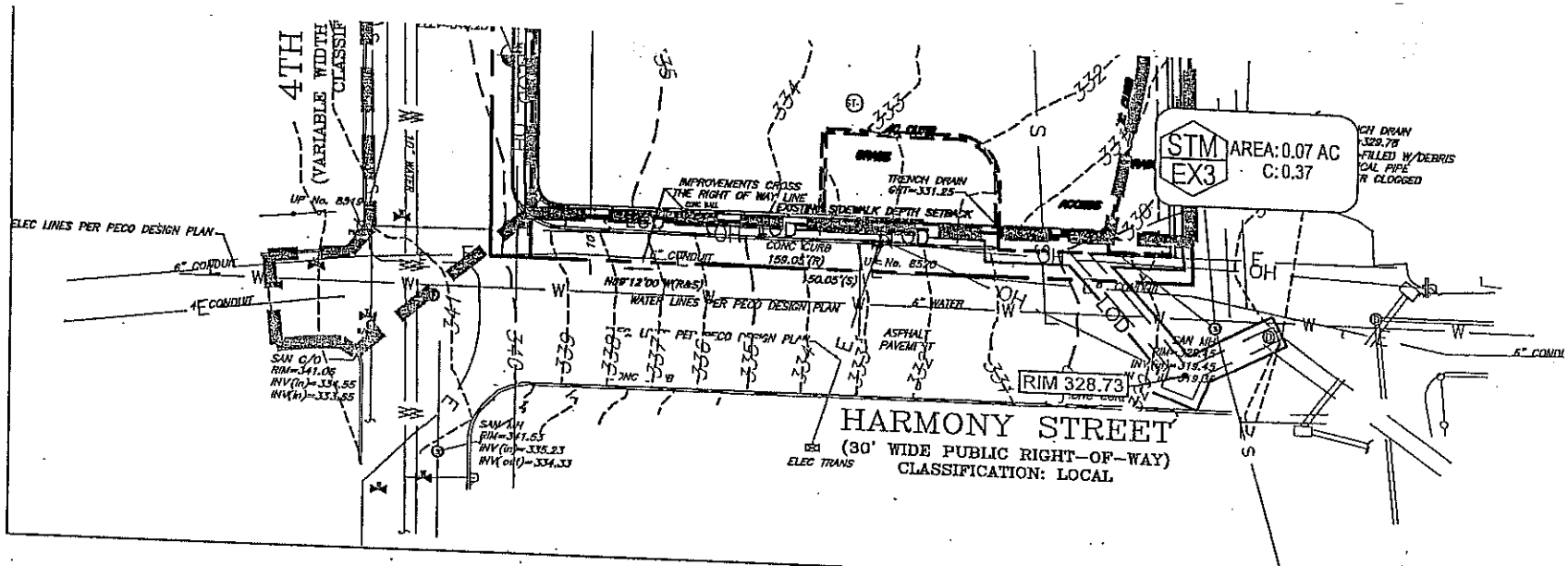
Mulch with straw or hay at a rate of 80 lbs. Per 1,000 sq. ft. and irrigate if area moisture deficient.

B) Problem - Silting into basin waters
Repair - Install sediment barrier up gradient from receiving waters. Sediment barriers can be silt (filter fabric) fencing, hay bales, or stone berms. Each shall be anchored so as not to dislodge or overtop during normal rain events.

Sediment Barriers shall be monitored weekly, and after each storm event, until the source of siltation has been remedied.

All soil erosion and sediment control repairs shall be done in accordance with the standards for soil erosion and sediment control in Pennsylvania.

Appendix A
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

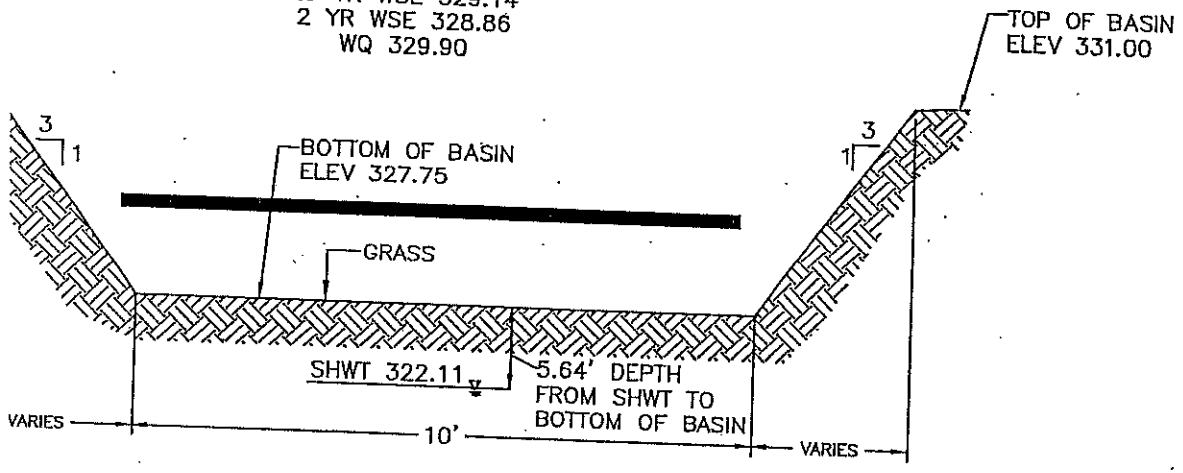


EXISTING DRAINAGE DIVIDE MAP

GRAPHIC SCALE
40 20 10 0
1" = 40'

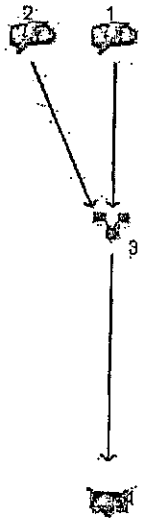
GRADE AT PARKING
SPACES
ELEV 333.00

100 YR WSE 329.29
25 YR WSE 329.14
2 YR WSE 328.86
WQ 329.90



Watershed Model Schematic

Hydraflow Hydrographs Extension for



1 - Quality Pond

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Pond No.

4.00