

**Resolution No. 2015-23**

A RESOLUTION OF THE COUNCIL OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA, OFFICIALLY AUTHORIZING THE EXECUTION OF THE FINAL SUBDIVISION AND LAND DEVELOPMENT AGREEMENT, FINANCIAL SECURITY AGREEMENT AND STORMWATER MANAGEMENT AGREEMENT (WHEN APPROVED BY THE CITY SOLICITOR) AND EXECUTION OF SUBDIVISION PLANS (23 SHEETS) WITH THE RELEASE OF SAME CONDITIONED UPON FINAL REVIEW AND SIGNATURE BY THE CITY ENGINEER, SIGNATURES OF THE CITY PLANNING COMMISSION AND ALL OTHER PARTIES AND CONFIRMATION BY THE CITY FINANCE DEPARTMENT THAT THE ESCROW IS FULLY FUNDED.

WHEREAS, the City of Coatesville is a Chartered Third Class City in the Commonwealth of Pennsylvania (hereinafter the "City"); and,

WHEREAS, the City by Resolution dated November 10, 2014 granted conditional final approval of 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") subject to certain conditions; and,

WHEREAS, the Applicant has obtained a Highway Occupancy Permit from the Pennsylvania Department of Transportation and has met all requirements set forth in the conditional approval aforementioned including the payment of 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 and the Plan has been finalized (to now include 23 sheets) in accordance with the City's requirements with a last revision date of September 3, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Coatesville, that the City of Coatesville authorizes the execution of the following documents upon final approval of same by the City Solicitor:

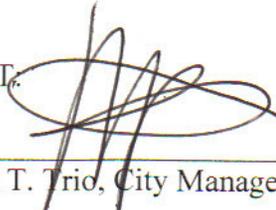
1. City of Coatesville Subdivision and Land Development Improvement and Maintenance Agreement;
2. Financial Security Agreement supported by Bond;
3. Stormwater Management Practices Operations, Maintenance and Inspection Agreement; and
4. Final Subdivision Plans (23 sheets).

The subdivision plans will be released after signature by the City Planning Commission and City Engineer after the City Engineer has a final review and the Finance Director confirms the receipt of a check in the amount of Three Thousand Dollars and 00/100 (\$3,000.00) to fund the escrow account. The plans will be released with the specific understanding: 1) that the Applicant will file all 23 sheets with the Office of the Recorder of Deeds in and for Chester

County Pennsylvania supplying, time-stamped copies to the City; and, 2) that the Stormwater Management Practices Operations, Maintenance and Inspection Agreement will be similarly filed with a time-stamped copy provided to the City.

IN WITNESS THEREOF, the Council of the City of Coatesville has adopted and enacted this Resolution this 26<sup>th</sup> day of October, 2015.

ATTEST:

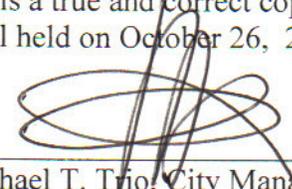


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Michael T. Trio, City Manager



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Name: Linda Lavender Norris  
Title: President, City Council

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 October 26, 2015 and recorded in the minutes as such.



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Michael T. Trio, City Manager