



SHOUP ENGINEERING

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September 23, 2020

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email Only

Re: Leo's Landscaping
Land Development Plan (Plans dated August 28, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced Land Development Plan located in the SU Zoning District and the following comments should be considered:

1. A Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway.
2. The following notes should be placed on the Drawing Cover Sheet concerning the conditions imposed by the Township Board of Supervisors on their Conditional Use approval of a Contractor's Yard:
 - A. All equipment, supplies, materials and other apparatus shall be properly screened. Screening shall consist of an earth berm, landscaped buffer yard, fence or wall with a minimum height of eight (8) feet and a minimum opacity of eighty (80%) percent.
 - B. The hours of operation for the Contractor's Yard are limited to between 7:00 AM and 9:00 PM.
 - C. The Applicant shall comply with all applicable state, federal and local statutes, regulations and ordinances, including but not limited to Chapter 185 ("Subdivision and Land Development") of the West Deer Township Code, and any applicable building, property maintenance and/or other regulations adopted by the Township of West Deer.
 - D. No wholesale or retail sales shall be permitted on the property.
3. Code Section 210-54.H regulates exterior building materials in the SU Zoning District. Sketches of the elevation views of the building should be provided.
4. Code Section 210-110.B(2) requires that 5% of the parking area be retained for landscaping or at least one shade tree of two inch caliper be provided for every 5 parking spaces.

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5. On the Landscape Plan, Drawing Sheet C.104, it is unclear what types and size(s) of plantings are the ones shown as being identified "TO" and "BN".
6. A trench drain is shown on the site driveway on Drawing Sheet C.102. Some of the trench drain and piping is missing. See also Drawing Sheet C.104.

A written response should be provided indicating how each of the above comments has been addressed.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Dorothy Moyta, via email
Gavin Robb, via email
Jodi French, via email
David Swab Hampton Technical Associates, via email