NORTH

SITE DATA TABLE

ZONING DISTRICT:	AAA RESIDENCE	
SITE AREA:	38.76 AC.	
LOCAL JURISDICTION:	LEET TOWNSHIP	
LAND USE:	SCHOOL	
BULK & AREA REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT WIDTH:	145'	1,224'
MIN. FRONT YARD:	60'	2,070'
MIN. SIDE YARD:	20'	413'
MIN. REAR YARD:	50'	304'
PARKING REQUIREMENTS	REQUIRED	PROPOSED
MIN. PARKING STALL QUANTITY (HIGH SCHOOL):	324	331
ADDITIONAL PARKING QUANTITY (TENNIS COURTS):	0	124
MIN. ADA PARKING STALL QUANTITY:	12	23
VAN ACCESSIBLE PARKING STALL QUANTITY:	2	5
MIN. PARKING STALL AREA:	9'X18'	9'X18'
MIN. LOADING BERTHS:	2	2

LEGEND

- EXISTING PROPERTY LINE
- 50 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- OH-E EXISTING OVERHEAD ELECTRIC LINE
- Ø EXISTING UTILITY POLE
- EXISTING FENCE
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- 50 PROPOSED SUBGRADE INDEX (MAJOR) CONTOUR
- PROPOSED SUBGRADE INTERMEDIATE (MINOR) CONTOUR
- 50 PROPOSED FINISHED GRADE INDEX (MAJOR) CONTOUR
- PROPOSED FINISHED GRADE INTERMEDIATE (MINOR) CONTOUR
- 1:1 PROPOSED SLOPE LABEL

MATCHLINE C201

MATCHLINE C203

ZONED: AAA RESIDENCE

TAX PARCEL 704-D-126 N/F QUAKER VALLEY SCHOOL DISTRICT D.B. 17097, P. 122

BUS DROPOFF AREA

LANDSCAPE AREA (TYP.)

BIORETENTION AREA

9' X 18' PARKING SPACE (TYP.)

SIDEWALK (TYP.)

HIGH SCHOOL BUILDING FFE = 1096.00

HIGH SCHOOL BUILDING FFE = 1082.00

AMPHITHEATER

GRASS

TENNIS COURTS

STAIRCASE

LANDSCAPE AREA (TYP.)

5' CONCRETE SIDEWALK (TYP.)

MECHANIC

413'

LEET TOWNSHIP

LEETSDALE BOROUGH

SCALE IN FEET
0 50 100

REFERENCE

1. EXISTING CONTOURS AND FEATURES WITHIN THE SITE LIMITS PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) BY PHILLIPS & ASSOCIATES, INC. ON 4/21/2023 IN FILE "THRASHER-TOPO-QVHS_83PAS_V2 - GCP4.DWG."
2. PROPOERTY LINES AND EXISTING UTILITIES PROVIDED TO CEC BY PHILLIPS & ASSOCIATES, INC. ON 4/25/2023 IN FILE "BASE-UTILITIES-04-00-23.DWG."
3. BULK GRADING PROVIDED TO CEC BY PHILLIPS & ASSOCIATES, INC. ON 4/21/2023 IN FILE "PAI-BULK-GRADING-03-03-23.DWG."
4. SOILS INFORMATION BASED UPON USDA WEB SOIL SURVEY; ALLEGHENY COUNTY, PA SURVEY AREA DATA: VERSION 18: SEPTEMBER 6, 2022. ACCESSED JUNE 2023.
5. SITE LAYOUT PROVIDED TO CEC BY PHILLIPS & ASSOCIATES, INC. ON 2/8/2023 IN FILE "DRAFT QVSD NEW HIGH SCHOOL PLAN.DWG."

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QUAKER VALLEY SCHOOL DISTRICT
NEW QUAKER VALLEY HIGH SCHOOL
LEETSDALE, PA 15056

Commission 00000
Drawn DJZ
Checked CJR
Sheet Title
PRELIMINARY SITE PLAN

Revisions:
Description Revision Date

Cad Number
Date
SEPTEMBER 28, 2023

C202