

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

Commission	00000
Drawn	DJZ
Checked	CJR
Project	PRELIMINARY SITE PLAN

Revision #	Description	Revision Date
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SEPTEMBER 28, 2023

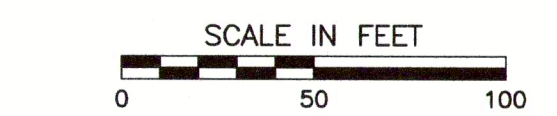
C203

SITE DATA TABLE

AAA RESIDENCE		REQUIRED	PROPOSED
SITE AREA:		145'	1,224'
38.76 AC.		60'	2,070'
LEET TOWNSHIP SCHOOL		20'	413'
		50'	304'
BULK & AREA REQUIREMENTS			
MIN. LOT WIDTH:		145'	1,224'
MIN. FRONT YARD:		60'	2,070'
MIN. SIDE YARD:		20'	413'
MIN. REAR YARD:		50'	304'
PARKING REQUIREMENTS			
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
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UTILITY POLE
- EXISTING FENCE
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SUBGRADE INDEX (MAJOR) CONTOUR
- PROPOSED SUBGRADE INTERMEDIATE (MINOR) CONTOUR
- PROPOSED FINISHED GRADE INDEX (MAJOR) CONTOUR
- PROPOSED FINISHED GRADE INTERMEDIATE (MINOR) CONTOUR
- PROPOSED SLOPE LABEL



TAX PARCEL
705-K-22-1
N/F BOROUGH OF EDGEWORTH
D.B. 2505, P. 24
70.73 AC.

ZONING DISTRICT:
SITE AREA:
LOCAL JURISDICTION:
LAND USE:

ZONED:
SPECIAL USE SU DISTRICT & CONSERVATION
OVERLAY CO DISTRICT

ZONED: AAA
RESIDENCE

PROPERTY LINE / MUNICIPAL BOUNDARY

BUS DROP-OFF AREA

LAWN AREA
(POTENTIAL FUTURE BUILDING EXPANSION)

BIORETENTION AREA

FOUNDATION TO BE RAZED

GRASS AREA

EXISTING TREE (TYP.)

EXISTING PAVED DRIVEWAY

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

ZONED: AAA
RESIDENCE

TAX PARCEL
705-P-280
N/F QUAKER VALLEY
SCHOOL DISTRICT
D.B. 17097, P. 122

TAX PARCEL
602-B-280
N/F CHARLES S. & BARBARA A.
MOSER
D.B. 15418, P. 269
PARCEL A
SUBMISSION JANE WALKER
ESTATE
P.B.V.151, P.G. 159 & 160



NORTH

REFERENCE

- 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-10PO-QVHS_B39AS_V2 - GCP4.DWG."
- PROPERTY LINES AND EXISTING UTILITIES PROVIDED TO CEC BY PHILLIPS & ASSOCIATES, INC. ON 4/25/2023 IN FILE "BASE-UTILITIES-04-09-23.DWG."
- BULK GRADING PROVIDED TO CEC BY PHILLIPS & ASSOCIATES, INC. ON 4/21/2023 IN FILE "PAI-BULK-GRADING-03-03-23.DWG."
- SOILS INFORMATION BASED UPON USDA WEB SOIL SURVEY; ALLEGHENY COUNTY, PA SURVEY AREA DATA: VERSION 18: SEPTEMBER 6, 2022. ACCESSED JUNE 2023.
- SITE LAYOUT PROVIDED TO CEC BY PHILLIPS & ASSOCIATES, INC. ON 2/8/2023 IN FILE "DRAFT QVSD NEW HIGH SCHOOL PLAN.DWG."