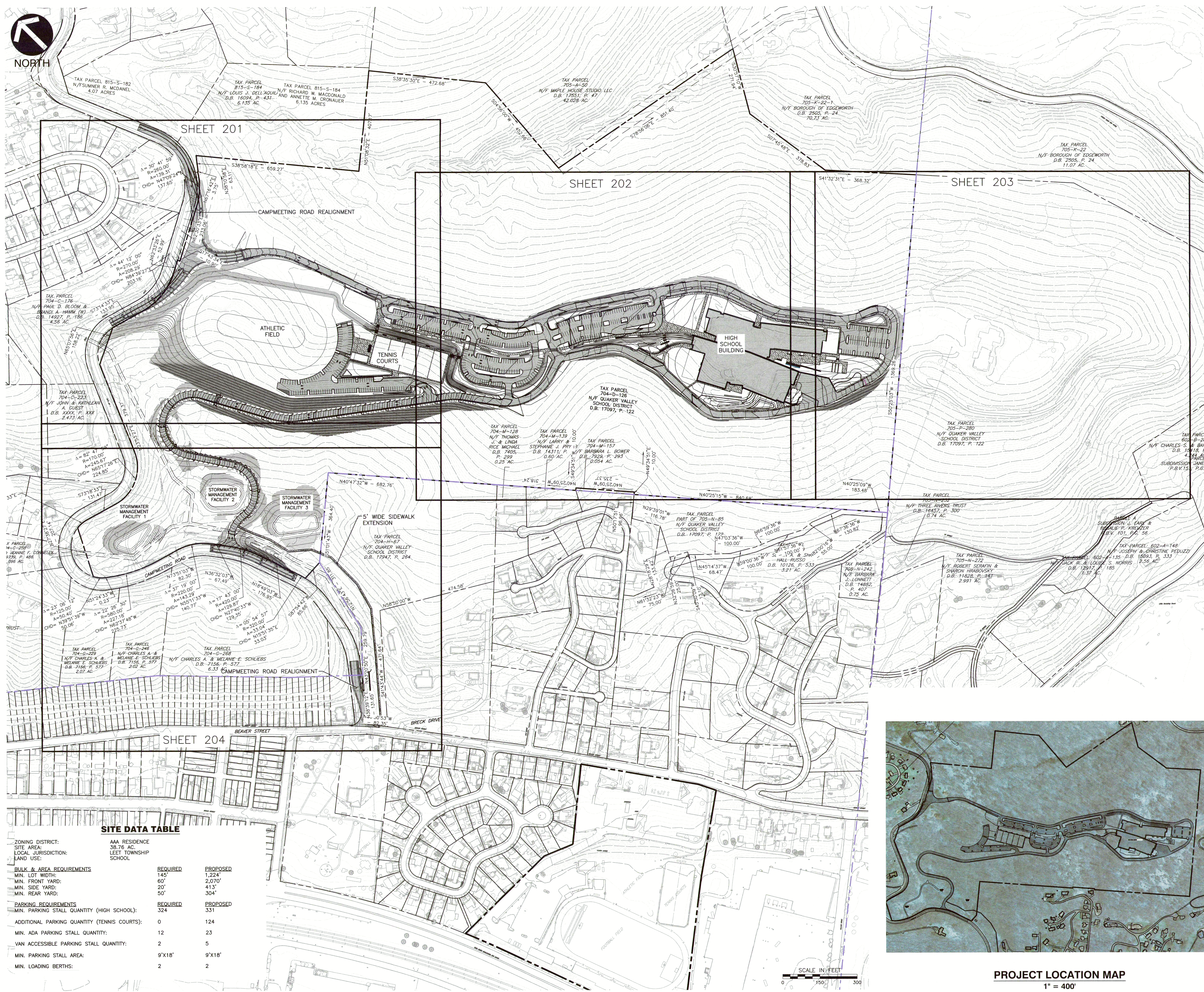


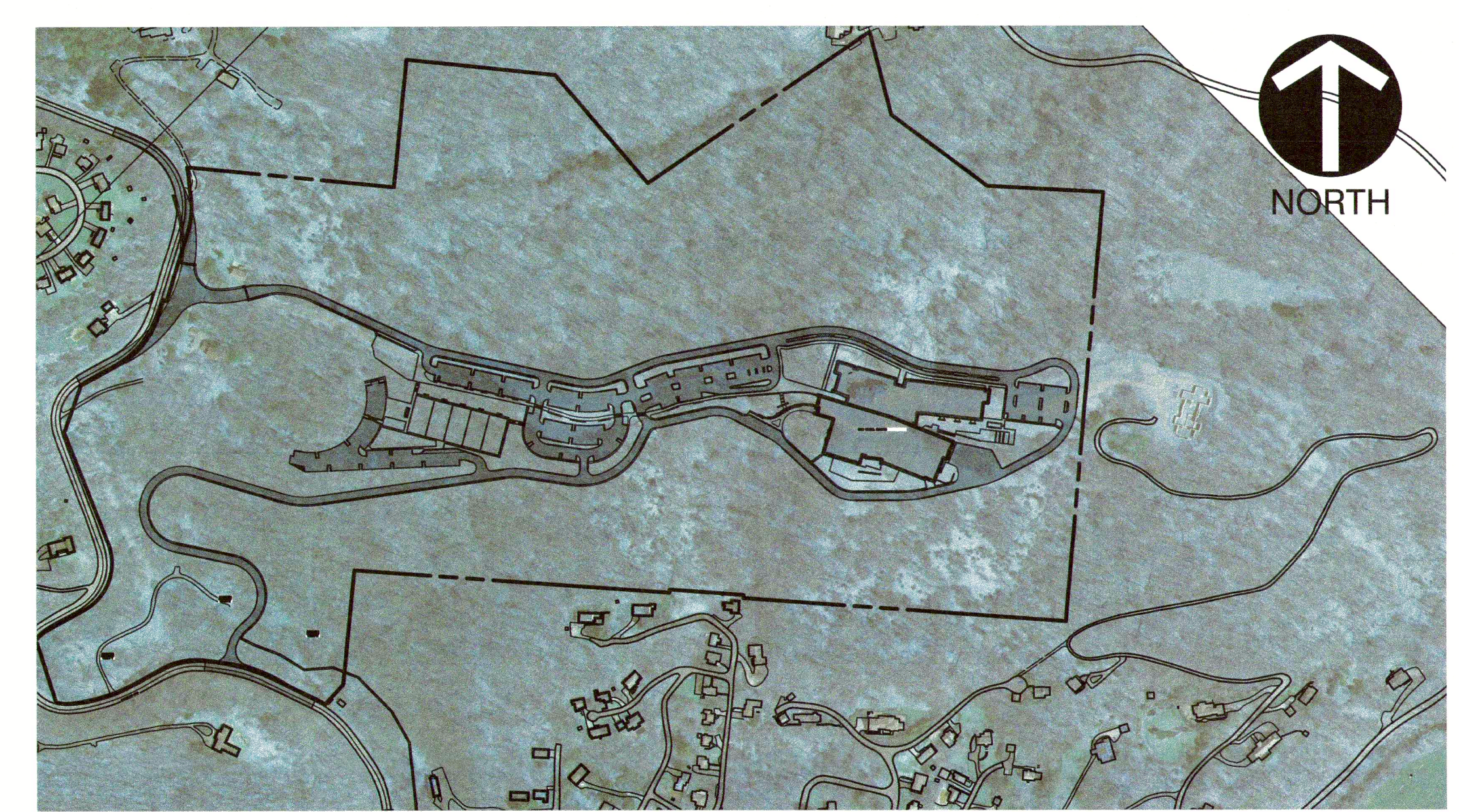
LEGEND

	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



SITE DATA TABLE

	REQUIRED	PROPOSED
ZONING DISTRICT:	AAA RESIDENCE	
SITE AREA:	38.76 AC.	
LOCAL JURISDICTION:	LEET TOWNSHIP	
LAND USE:	SCHOOL	
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 QUANTITY:	12	23
VAN ACCESSIBLE PARKING STALL QUANTITY:	2	5
MIN. PARKING STALL AREA:	9'X18'	9'X18'
MIN. LOADING BERTHS:	2	2



PROJECT LOCATION MAP
1" = 400'

SCALE IN FEET
0 150 300

- 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 "THRISHER-TOPO-QWHS_83PAS_V2 - 00P4.DWG."
 - PROPERTY LINES AND EXISTING UTILITIES PROVIDED TO CEC BY PHILLIPS & ASSOCIATES, INC. ON 4/25/2023 IN FILE "BASE-UTILITIES-04-00-23.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."

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

Commission	00000	
Drawn	CJCR	
DJZ	CJR	
Sheet Title	OVERALL PRELIMINARY SITE PLAN	
Revision #	Description	Revision Date
SEPTEMBER 28, 2023		
C200		