

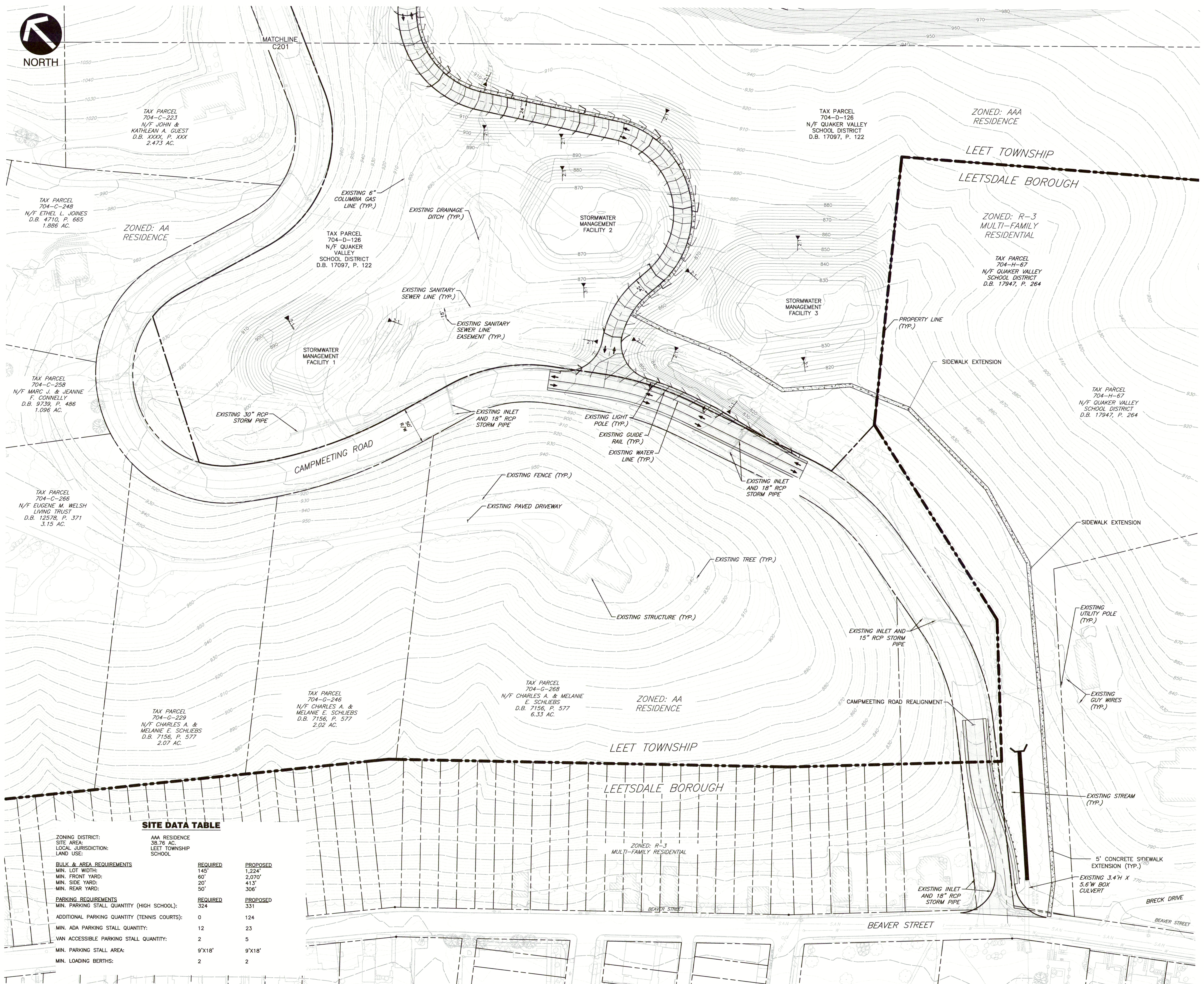
**LEGEND**

	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

**b s h m**  
architects, inc.

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15 Centre Square  
Suite 500  
Youngstown, Ohio 44503  
330.744.4401  
330.744.2270 (fax)

Columbus Office  
1020 Douglas Blvd.  
Columbus, OH 43212  
614.447.9770



**SITE DATA TABLE**

ZONING DISTRICT:	AAA RESIDENCE	
SITE AREA:	38.76 AC.	
LOCAL JURISDICTION:	LEET TOWNSHIP	
LAND USE:	SCHOOL	
<b>BULK &amp; AREA REQUIREMENTS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
MIN. LOT WIDTH:	145'	1,224'
MIN. FRONT YARD:	60'	2,070'
MIN. SIDE YARD:	20'	413'
MIN. REAR YARD:	50'	306'
<b>PARKING REQUIREMENTS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
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

- 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-TOP0-QWS\_B3PAS\_V2 - GCP4.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	CJR
DJZ	CJR
PRELIMINARY SITE PLAN	

Scale: 0 50 100 FEET

DATE: SEPTEMBER 28, 2023