



November 16, 2023

***Via Electronic Mail***

William B. Jasper  
24 Winding Road  
Leetsdale, PA 15056  
Bill\_Jasper@yahoo.com

**RE: Right-to-Know Law Request**

Dear Mr. Jasper:

On October 26, 2023, the Leet Township Planning Commission (“Township”) Open Records Officer received your record requests dated the same date, seeking the following records pursuant to the Pennsylvania Right-to-Know Law, 65 P.S. §67.101, *et seq.* (“RTKL”):

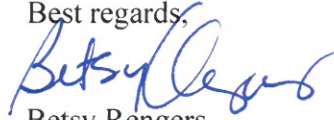
***A copy of the written comments from the township engineer to the Quaker Valley School District (“QVSD”), or its representative detailing how the Preliminary Site Plan submitted for a new high school in Leet Township was inadequate. Also, a copy of a stated agreement with QVSD provided for extensions of the 90-day preliminary approval timeframe.***

On October 30, 2023, the Township notified you that pursuant to Section 902 of the RTKL, 65 P.S. §67.902, it required an extension of time to conduct a legal review and possibly to redact responsive records in accordance with Section 706 of the RTKL, 65 P.S. §67.706.

As an initial matter, the Township is permitted to make a reasonable interpretation of the meaning of a request for records. *Cortinez v. York County*, OOR Dkt. No. AP 2022-0591 (April 5, 2022). The Township has reasonably interpreted the first part of your request to be for engineer review letters provided in association with Quaker Valley School District’s preliminary site plan submission proposing a new high school in Leet Township. Following its review, the Township has determined that your request pertains to records or information subject to access under the RTKL. Consequently, your request is granted in full, and fourteen pages of responsive records are enclosed. Because these records are available in an electronic format, no fees are due at this time.

Please be advised that this correspondence will serve to close this record with the Township as permitted by law.

Best regards,



Betsy Rengers  
Leet Township Open Records Officer

cc: Harlan S. Stone, Esquire, Special Counsel



LSSE: (412) 264-4400  
Rabell: (814) 756-4384  
Senate: (412) 826-5454  
[www.lsse.com](http://www.lsse.com)

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LSSE

Rabell

Senate

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October 18, 2023

S. O. No. 0593-04-006

**VIA EMAIL ONLY**  
**([brengers@leettwp.net](mailto:brengers@leettwp.net))**

Ms. Betsy Rengers, Manager  
Leet Township  
194 Ambridge Avenue  
Fair Oaks, Pennsylvania 15003

**Subject: Quaker Valley SD – High School  
Preliminary Site Plan Application  
Review No. 1**

Dear Ms. Rengers:

LSSE has completed our review of the above referenced Preliminary Site Plan, dated September 28, 2023, as prepared by BSHM Architects, Inc., received by our office September 28, 2023. The plan proposes the construction of a high school, athletic fields and courts, parking lots, access roadways and corresponding stormwater management facilities. The property is located along Camp Meeting Road and in the AAA Residence Zoning District.

The application includes proposed improvements in both Leet Township and Leetsdale Borough. The scope of this review letter is for the portion of the project in Leet Township only. Comments contained herein are provided following a review for compliance with the requirements for a preliminary plan application only. All requirements must still be met for a Final Plan application. Additional comments may be provided at time of application for Final Plan approval.

The following listing presents items identified during our initial review that do not conform to the Township of Leet's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22), and Stormwater Management Ordinance (Chapter 23):

- 
- 
- |                                       |                           |                                     |
|---------------------------------------|---------------------------|-------------------------------------|
| ● Coraopolis, PA (Headquarters)       | ● Albion, Erie County, PA | ● Pittsburgh, Allegheny County, PA  |
| ● Aliquippa, Beaver County, PA        |                           | ● White Oak, Allegheny County, PA   |
| ● Greensburg, Westmoreland County, PA |                           | ● Kittanning, Armstrong County, PA  |
| ● Dublin, Franklin County, OH         |                           | ● Washington, Washington County, PA |

### Zoning

1. The Ordinance requires permitted uses based on zoning district. (Section 27-301.1.A) **Status: School is not a permitted use in the AAA Zoning District. A special exception for this use has been granted, pending appeals decision.**
2. The Ordinance requires a maximum height of 45'. (Section 27-301.1.A.1.b) **Status: The proposed height has not been indicated on the plans or in the zoning table.**
3. The Ordinance requires 1 Off-street parking space for every 4 seats in largest meeting room. (Section 27-402.1) **Status: Plans indicate 324 required spaces and 331 proposed spaces. Clarify how the required value has been calculated.**
4. The Ordinance requires a maximum height of 45 feet, not exceeding 3 stories for main buildings in the AAA Residence District. (Section 27-301.1.A.1.b) **Status: Required and provided heights have not been included in the zoning requirements tabulation.**
5. The Ordinance prohibits direct or reflected glare visible from any property or from any public street, road or highway. (Section 27-701.1.F) **Status: Proposed light locations have not been provided nor has a photometric plan been provided.**

### Subdivision

1. The Ordinance requires the plan provide the name and addresses of the owner(s) of the property. (Section 22-402.2.D) **Status: An address for the owner of the property has not been provided on the plan. Please revise accordingly.**
2. The Ordinance requires the name of the registered engineer or surveyor or other person responsible for the plan be provided. (Section 22-402.2.E) **Status: The plan has not been sealed by a registered surveyor or engineer responsible for its preparation.**
3. The Ordinance requires all existing watercourses be shown on the plan. (Section 22-402.2.I) **Status: Plans appear to propose a stream crossing for the southern access road. Provide documentation of PADEP Permit approval at the time of final application.**
4. The Ordinance requires the plan provide all existing buildings, sewers, water mains, culverts, petroleum or petroleum products lines, fire hydrants and other significant man-made features. (Section 22-402.2.J) **Status: Allegheny County GIS parcel data indicates the presence of existing buildings located near the southern and northern ends of the site. An existing conditions plan has not been provided.**
5. The Ordinance requires all existing streets on or adjacent to the tract, including name, right-of-way width and cartway width be provided. (Section 22-402.2.K) **Status: Camp Meeting Road is a county road, and should be identified as such; please revise accordingly. Similarly, the roadway name should be noted as two separate words, please revise for consistency.**



6. The Ordinance requires all existing streets on or adjacent to the tract, including name, right-of-way width and cartway width be provided. (Section 22-402.2.K) **Status: Plans propose two connections to Camp Meeting Road as well as grading, roadway re-alignment, and sidewalk improvements within the right-of-way. The plans should note the requirement of a Highway Occupancy Permit for this work. Documentation of an approved Highway Occupancy Permit from Allegheny County must be provided at the time of final application.**
7. The Ordinance requires all existing streets on or adjacent to the tract, including name, right-of-way width and cartway width be provided. (Section 22-402.2.K) **Status: Plans propose re-alignment of Camp Meeting Road outside of the existing right-of-way. The applicant should clarify the means of establishing the added right-of-way. If by a subdivision plan, a separate application should be filed for review.**
8. The Ordinance requires all existing easements be shown on the plans. (Section 22-402.2.L) **Status: There are multiple utilities traversing the property, including gas lines and overhead electric/telephone lines. All associated easements for all existing utilities must be shown on the plans.**
9. The Ordinance requires a plan revision module for land development shall be the responsibility of the applicant and shall be prepared in accordance with the rules and regulations of the Pennsylvania Department of Environmental Protection. The completed module shall accompany the preliminary plan submission. When the subdivision or land development is to be provided with a complete sanitary sewer system connected to a public sanitary sewer system, a statement of approval from the engineer of the sewerage system to which it will be connected shall be submitted to the Commissioners. Where required, DEP planning module approval shall also be obtained for final plan approval. (Section 22-402.R and 22-604.1) **Status: Documentation of an approved sewage facilities planning module has not been provided.**
10. The Ordinance requires areas be shown that are subject to periodic flooding, as identified on the current FEMA FIRM Map. (Section 22-502.2.A) **Status: Not provided. If no such areas exist, a note may be added to the plans stating such.**
11. The Ordinance requires street lighting will be required at all new intersections with existing roads and in areas described in this chapter. All street lighting will conform to the standard PennDOT requirements and as approved by the Engineer. (Section 22-504.8.C) **Status: Clarify presence of proposed street lights at new driveway connections.**
12. The Ordinance requires all private driveways will be so located as to conform to the stopping sight distance requirements listed in this chapter. The maximum grade on a driveway will be 15%. (Section 22-504.8.E) **Status: Clarify the proposed slopes of both access driveways.**
13. The Ordinance requires where a subdivision or land development is traversed by a natural watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage. (Section 22-506.3) **Status: Watercourses traverse the property. The presence of drainage easements, whether existing or proposed, has not been provided.**

14. The Ordinance requires curbs and sidewalks. (Section 22-505.2.B and 22-603) **Status: The locations of ADA ramps and crosswalk areas, and corresponding signage must be clarified for all pedestrian routes. Additionally, plans indicate a crosswalk to be installed across the Camp Meeting Road cartway; provide documentation of Allegheny County approval for this uncontrolled crossing. All associated warning signage required in accordance with PennDOT standards must be shown on the plans.**
15. The Ordinance requires no final grading shall be permitted which creates any exposed surface steeper in slope than two horizontal to one vertical except where the fill is located so that settlement, sliding or erosion will not result in property damage or be hazardous to adjoining property, streets, alleys or building, and A written statement from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, certifying that he has inspected the site and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the Township Engineer. (Section 22-507.4.B) **Status: Plans propose 1:1 slopes. Stability analyses, and corresponding certification by a registered geotechnical engineer has not been provided. A complete geotechnical report addressing the proposed earthwork for the entirety of the site has not been provided.**
16. The Ordinance requires the top or bottom edge of slopes shall be a minimum of three feet from property or right-of-way lines of street or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. (Section 22-507.5) **Status: Plans indicate grading contours located within the Camp Meeting Road right of way, and less than 3 feet from property lines along the southern property boundary.**
17. The Ordinance requires an Erosion and Sedimentation Control plan Controls shall be in accordance with regulations of the Department of Environmental Protection be provided. (Section 22-402.2.T and 22-512) **Status: An Erosion and Sedimentation Control plan has not been provided. Documentation that the E&S plan has been reviewed by the Allegheny County Conservation District, and deemed to be adequate, and documentation of NPDES permit issuance must be provided at time of final application.**
18. The Ordinance requires a statement of approval from the engineer of the water supply agency to which the subdivision or land development will be connected, shall be submitted to the Township Commissioners. (Section 22-605.2) **Status: A utility plan has not been provided. Documentation of Edgeworth Water Authority approval of the proposed water facilities has not been provided.**
19. The Ordinance requires fire hydrants be provided as an integral part of any public water supply system. The Township Fire Chief shall be consulting to determine the location of proposed fire hydrants. Spacing of hydrants should be no more than 600 feet. (Section 22-605.3) **Status: Hydrant locations have not been provided. The applicant should direct comment of the Township Fire Chief regarding hydrant locations.**
20. The Ordinance requires all improvements shall be installed according to a time schedule which shall be approved by the Commissioners. (Section 22-610) **Status: A project schedule has not been provided.**

21. The Ordinance requires the applicant shall agree in writing on a form provided by the Township that he will construct or install and maintain until dedication all of the improvements required herein or required as a condition of approval of the final plan in accordance with the governing specifications and within the specified time limits. (Section 22-612.1) **Status: The applicant should note the requirement of a developer's agreement. This will be executed upon final plan approval. The applicant should contact the Township solicitor to initiate the agreement at the time of final plan submission.**
22. The Ordinance requires as a condition for approval of a final plan, the applicant shall deposit with the Township financial security in an amount sufficient to cover the costs of the required improvements in accordance with § 509 of the Municipalities Planning Code, 53 P.S. § 10509. In cases where development is projected over a period of years, the Commissioners may authorize submission of final plan by sections or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development. (Section 22-612.2) **Status: The applicant should note the requirement of providing an itemized item breakdown and cost estimate for required improvements. This item will aid in determining the recommended bond amount. This item will be addressed during the time of final application submission.**

#### Grading

1. The Ordinance requires a grading permit must be obtained from the administrator for new grading, excavations and fills; changes, additions or alterations made to existing excavations or fills shall conform to the provisions of these regulations. (Section 9-103.1) **Status: The applicant should note the requirement for a grading permit application.**
2. The Ordinance identifies maximum slope steepness based on existing soil types and landslide risk. (Section 9-111). **Status: A plan identifying existing soil types has not been provided. Additionally, as previously noted, a Geotechnical Report has not been provided addressing the existing soil conditions and proposed grading at the subject site. Additional comments regarding compliance with the provisions of the Township Grading Ordinance may be provided upon receipt of a Geotechnical Report.**

#### Traffic

1. **A traffic impact study has been provided for the proposed development. The following comments are provided in reference:**
  - a. Please provide turning movement templates (AutoTurn Simulation) and design vehicles for each study intersection and proposed driveways.
  - b. All new or revised signage and pavement markings should conform with the standards set forth in the 2009 MUTCD. Proposed signage should be shown on the plan. A note stating compliance with the MUTCD for signage and pavement marking should be added to the plans.
  - c. The Intersection of Camp Meeting Road at Beaver Street:

- i. Turning from Camp Meeting Road either left or right onto Beaver Street; sight distance is limited, and Beaver Street is partially hidden by a retaining wall and utility poles. Plans should clarify that adequate sight distance is available for the proposed realigned road.
  - ii. Turning templates should be provided to demonstrate that the turning radii in the intersection are adequate to turn larger sized vehicles, including school buses.
  - iii. The report indicates the southbound LOS at Beaver Street and Camp Meeting Road will deteriorate to LOS F during the AM peak hour for both the 2025 Opening Build Year and 2030 Design Build Year. The report indicates the traffic volumes at his intersection do not warrant a signal. The report should clarify if the addition of another southbound turn lane will improve the unsignalized LOS
- d. In Figure 12b, the Levels-of-Service (LOS) do not match the LOS from the other appendix. Further, which methodology is output from, Synchro or the Highway Capacity Software (HCS)? A note should be included in the figure to indicate which one.
- e. The report proposes to have a uniformed police officer or school official be present at the intersection of Camp Meeting Road and Beaver Street for traffic control during arrival and dismissal hours. This bypasses the need for intersection improvements that are required due to the LOS degradation and only addresses arrival and departure times. The analysis does not address other time periods besides daily school arrival and departures. Additionally, it is unclear how it will be ensured that an officer or official will always be present and will adequately be able to manage the impacted intersection. As this intersection is located within Leetsdale Borough, the applicant should provide confirmation that the Borough finds the degradation in level of service and proposed mitigation technique to be acceptable.
- f. It is noted that traffic counts were completed in January 2021. The Study should note whether QVSD was fully in session or remote
- g. Clarify why the scoping meeting checklist calls for two full-service access drives and the plans identify two full-service access drives but the TIS analyzes a RIRO at the secondary access location.
- h. Clarify why the school is designed for a capacity of 1,000 students by the Trip generation only uses 750 students.
- i. Clarify the proposed intersection sight distance at the proposed primary entrance. Appendix X includes a preliminary plan and profile of the proposed primary access driveway. The access driveway is located at the apex of a curve and the proposed sight line for a westbound left turning vehicle, looking to the right, needs to extend well off the cartway and shoulder to view oncoming traffic. The report suggests that clear sight lines need to be maintained; but by whom? Does this sight line extend beyond the ROW line?



Ms. Betsy Rengers, Manager  
Leet Township  
October 18, 2023  
Page 7

### Stormwater Management

1. The Ordinance requires a complete stormwater management report be provided for regulated activities for proposed land development. (Section 301) **Status: A stormwater management report or plan has not been received. A complete stormwater management report and plan must be provided for review. Additional comments will be made upon submission of a complete plan and report.**
2. The Ordinance requires plan and profile of all Stormwater BMPs, including drainage structures, pipes, open channels, and swales, be provided. (Section 401.C.9) **Status: A complete stormwater management plan with required information has not been provided.**

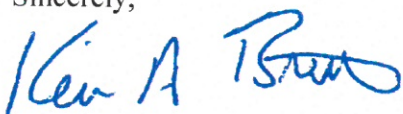
The plans have been reviewed for conformance to Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, do not conform to the Township of Leet's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22), and Stormwater Management Ordinance (Chapter 23) for a preliminary site plan application. All requirement for Final Plan approval must still be met. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Should you have any questions, please call Shawn R. Wingrove, P.E., directly (Ext. 228).

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, P.E.

KAB/SRW:ven

cc: Charlie Gauthier, QVSD Director of Facilities & Administrative Services (gauthierc@qvsd.org)  
Harlan Stone, Babst Calland (hstone@babstcalland.com)



Straightforward Thinking.

► Pittsburgh  
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525 William Penn Place  
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► North Hills

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2100 Georgetowne Drive  
Suite 300  
Sewickley, PA 15143

Phone: 724-935-4777  
Fax: 724-935-4123

[www.grblaw.com](http://www.grblaw.com)

September 28, 2023

**Donald J. Palmer**  
North Hills Office  
[dpalmer@grblaw.com](mailto:dpalmer@grblaw.com)

Harlan Stone, Esquire  
Special Counsel for Leet Township  
Babst Calland  
Two Gateway Center  
Pittsburgh, PA 15222

**Re: Quaker Valley School District Application for Preliminary Site Plan Approval for New High School**

Dear Mr. Stone:

Quaker Valley School District filed an Application for Preliminary Site Plan Approval for the new Quaker Valley High School by application filed with the Township on September 27, 2023 in accordance with the provisions of the Township of Leet Subdivision and Land Development Ordinance (“SALDO”). See attached Application.

Under the provisions of the SALDO and the Pennsylvania Municipalities Planning Code (“MPC”), a decision on the Application is required within the timelines as set forth in the SALDO and MPC. To provide for a more efficient review of the Application, the School District will provide an extension of time for the decision on the Preliminary Application to allow the Preliminary Application and Final Application to be reviewed simultaneously. This will allow for a more efficient review process by avoiding duplicate review of essentially the same plans.

Accordingly, the Quaker Valley School District hereby waives and indefinitely suspends any and all time requirements under the SALDO and MPC for rendering the final decision on the Preliminary Application.

The time requirements as set forth in the SALDO and MPC will only be applicable and begin to run in the event the School District provides written notice to the Township that the time limits provided in the SALDO and MPC are applicable. In the event such notice is given, the time limits set forth in the SALDO and MPC shall begin to run as though the Application was filed as of the date the notice is received by the Township.

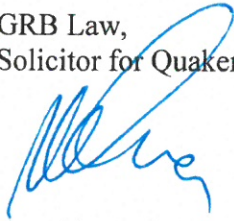


Harlan Stone, Esquire  
September 28, 2023  
Page Two

If you have any questions or comments, please contact me.

Very truly yours,

GRB Law,  
Solicitor for Quaker Valley School District



Donald J. Palmer

DJP/kaw  
Enclosure

cc: Charlie Gauthier  
Gavin Robb, Esquire

**Leet Township**  
**Application for Preliminary Site Plan Approval**

To: Leet Township Zoning Officer

*The undersigned hereby submit, by the filing of the formal application, a request for preliminary approval of the indicated site plan in accordance with the land development and zoning regulations of Leet Township.*

1. Name of Applicant: QUAKER VALLEY SCHOOL DISTRICT
2. Address of Applicant: 100 LEETSDALE INDUSTRIAL DR., STE. B  
LEETSDALE, PA 15056
3. Telephone Number: 412-749-3600
4. Location of Property for which Site Plan Approval is Requested:  
210 CAMP MEETING RD., SEWICKLEY, PA.
5. Total Acreage of Property: 108 ACRES
6. Present Zoning Classification of Property: AAA
7. Proposed Use of Property: SCHOOL
8. Seven (7) copies of Registered Engineer's/Architect's prints delivered to the Leet Township Office  
at least two (2) weeks prior to the Planning Commission Meeting:  
Yes:  No:
9. Name of Property Owner(s), if other than applicant: SAME
10. Address of Property Owner(s): 100 LEETSDALE INDUSTRIAL DR., STE. B  
LEETSDALE, PA, 15056
11. Telephone Number: 412-749-3600
12. Name and Registration Number of:  
Surveyor: PHILLIPS & ASSOCIATES, INC. (PE-039238-E)  
Architect: BSHM ARCHITECTS, INC. (PA# AX012136)  
Engineer: PHILLIPS & ASSOCIATES, INC. (PE-039238-E)

*This Application includes all supporting information as required by the land and development and zoning regulations of Leet Township, Allegheny County, and the Commonwealth of Pennsylvania. Final site plans must be submitted within six (6) months of preliminary approval. The Township requires the applicant to pay all costs incurred with the site plan application. All fees charged to the applicant MUST be paid before the release of the signed plan. At the time of recording, the applicant must supply to the Township a copy of the fully signed plan and/or CADD disk.*

9/27/23  
Date  
Charlie Gauthier

  
Applicant's Signature

Printed Name

**For Township Use Only**

Application for Preliminary Approval received by \_\_\_\_\_

Date: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_

Schedule for Planning Commission Meeting to be held: \_\_\_\_\_

Preliminary Approval Granted by Planning Commission on \_\_\_\_\_

Preliminary Approval Granted by Leet Township Board of Commissioners on \_\_\_\_\_



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September 28, 2023

**Donald J. Palmer**  
*North Hills Office*  
[dpalmer@grblaw.com](mailto:dpalmer@grblaw.com)

Gavin Robb, Esquire  
Solicitor for Leetsdale Borough  
Tucker Arensberg  
One PPG Place, Suite 1500  
Pittsburgh, PA 15222

**Re: Quaker Valley School District Application for Preliminary Site Plan Approval for New High School**

Dear Mr. Robb:

Quaker Valley School District filed an Application for Preliminary Site Plan Approval for the new Quaker Valley High School by application filed with the Township on September 27, 2023 in accordance with the provisions of Leetsdale Borough Ordinance, Chapter 265 Subdivision and Land Development Ordinance ("SALDO"). See attached Application.

Under the provisions of the SALDO and the Pennsylvania Municipalities Planning Code ("MPC"), a decision on the Application is required within the timelines as set forth in the SALDO and MPC. To provide for a more efficient review of the Application, the School District will provide an extension of time for the decision on the Preliminary Application to allow the Preliminary Application and Final Application to be reviewed simultaneously. This will allow for a more efficient review process by avoiding duplicate review of essentially the same plans.

Accordingly, the Quaker Valley School District hereby waives and indefinitely suspends any and all time requirements under the SALDO and MPC for rendering the final decision on the Preliminary Application.

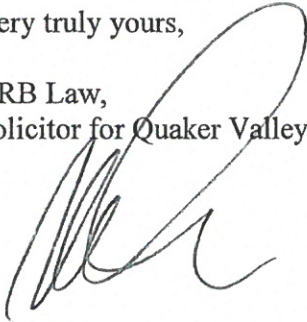
The time requirements as set forth in the SALDO and MPC will only be applicable and begin to run in the event the School District provides written notice to the Borough that the time limits provided in the SALDO and MPC are applicable. In the event such notice is given, the time limits set forth in the SALDO and MPC shall begin to run as though the Application was filed as of the date the notice is received by the Borough.

Gavin Robb, Esquire  
September 28, 2023  
Page Two

If you have any questions or comments, please contact me.

Very truly yours,

GRB Law,  
Solicitor for Quaker Valley School District

A handwritten signature in black ink, appearing to be 'DJP', written over the typed name of Donald J. Palmer.

Donald J. Palmer

DJP/kaw  
Enclosure

cc: ✓ Charlie Gauthier  
✓ Harlan Stone, Esquire

LEETSDALE BOROUGH

APPLICATION FOR PRELIMINARY SITE PLAN APPROVAL

TO: LEETSDALE BOROUGH

THE UNDERSIGNED HEREBY SUBMIT, BY THE FILING OF THE FORMAL APPLICATION, A REQUEST FOR PRELIMINARY APPROVAL OF THE INDICATED SITE PLAN IN ACCORDANCE WITH THE LAND DEVELOPMENT AND ZONING REGULATIONS OF LEETSDALE BOROUGH.

- 1. Name of Applicant QUAKER VALLEY SCHOOL DISTRICT
2. Address of Applicant 100 LEETSDALE INDUSTRIAL DR., STE. B, LEETSDALE, PA. 15056
Telephone Number 412-749-3600
3. Location of Property for which Site Plan Approval is Requested INTERSECTION OF CAMP MEETING RD. AT BEAVER ST.
Total Acreage of Property 11 ACRES IN LEETSDALE
4. Present Zoning Classification of Property R2 AND R3
5. Proposed Use of Property ROAD IMPROVEMENTS
6. Twenty (20) copies of Registered Engineer's/Architect's prints delivered to the Leetsdale Borough Office at least two (2) weeks prior or the Planning Commission meeting YES
7. Name of Property Owner(s), if other than applicant SAME
Address of Property Owner(s) 100 LEETSDALE INDUSTRIAL DR., STE. B, LEETSDALE, PA. 15056
Telephone Number 412-749-3600
8. Name and Registration Number of:
Registered: Surveyor PHILLIPS & ASSOCIATES, INC. (PE-039238-E)
Architect BSHM ARCHITECTS (PA# AX012136)
Engineer PHILLIPS & ASSOCIATES, INC. (PE-039238-E)

THIS APPLICATION INCLUDES ALL SUPPORTING INFORMATION AS REQUIRED BY THE LAND DEVELOPMENT AND ZONING REGULATIONS OF LEETSDALE BOROUGH, ALLEGHENY COUNTY AND THE COMMONWEALTH OF PENNSYLVANIA. FINAL SITE PLANS MUST BE SUBMITTED WITHIN SIX (6) MONTHS OF PRELIMINARY APPROVAL. ALL FEES CHARGED TO APPLICANT MUST BE PAID BEFORE RELEASE OF MYLAR. AT TIME OF RECORDING, APPLICANT MUST SUPPLY TO BOROUGH FULLY SIGNED MYLAR AND/OR CADD DISK.

9/27/23
DATE

[Signature]
APPLICANT'S SIGNATURE

CHARLIE GAUTHIER
PLEASE PRINT NAME

FOR BOROUGH USE ONLY

- 1. Application for Preliminary Approval Received by
Date Fee Paid \$
Schedule for Planning Commission Meeting to be Held
2. Preliminary Approval Granted by Planning Commission on
Preliminary Approval Granted by Borough Council on