



COUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT FOR CHAPTER 102 PERMITS

PROJECT INFORMATION (COMPLETED BY APPLICANT)

Applicant Name: Quaker Valley School District Contact Name: Charlie Gauthier

Applicant Address: 100 Leetsdale Industrial Dr. Suite B Contact Phone: 412-749-3604

Applicant City, State, ZIP: Leetsdale, PA 15056 County: Allegheny

Description of Proposed Land Development and Stormwater Controls: Municipality: Leet, Leetsdale & Edgeworth

A new high school campus is proposed to be built to replace the existing High School. The campus will consist of a new high school building, a grass turf stadium, parking areas and associated driveways and sidewalks.

Project Area: 158 acres Phased

Disturbance: 69.6 acres

Surface Waters Receiving Stormwater Discharges: Ohio River, UNT of Little Sewickley Creek

Tax Parcel ID(s) Affected by Proposed Land Development: 0704-D-00126, 0704-H-0067, 0705-P-00280 Discharge to: MS4 Other SS CSS

The following information was submitted to the county for this project:

- Land Development / Subdivision Plan E&S Plan PCSM Plan Other: **Project Description**

COUNTY PLAN INFORMATION (COMPLETED BY COUNTY)

Name of county organization completing this assessment: ALLEGHENY COUNTY ECONOMIC DEVELOPMENT

1. Is there an adopted county or multi-county comprehensive plan? Yes No
2. If Yes to #1, is the proposed project consistent with the county plan? Yes No
3. Is there a DEP-approved Act 167 stormwater management plan? Yes No CCD
4. If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver? Yes No CCD
5. If Yes to #3, list the date of the latest plan / update approved by DEP: MAY 31, 2018 CCD

APPLICANT CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

COUNTY ACKNOWLEDGEMENT

The county acknowledges that a permit application for the above-referenced project has been submitted to a reviewing agency and that notification requirements of Act 14 of 1984 and Acts 67, 68, and 127 of 2000 have been satisfied. The information reported herein by the county is true and accurate. County acknowledgment of receipt of notification shall not be construed as project approval.

Charlie Gauthier

Applicant Name

Applicant Signature

Director of Facilities & Administrative Services

Applicant Title

1/13/25

Date of Signature

RILEY MCGRATH

County Representative Name

County Representative Signature

PLANNER

County Representative Title

1/23/2025

Date of Signature

Project Overview

In May of 2017, the Quaker Valley School District (QVSD) purchased 107.96 acres of high ground in Leet Township and 39.21 acres in Edgeworth Borough from the Three Rivers Trust and bought an additional 11.424 acres of adjacent land in Leetsdale Borough as a possible site for a new high school campus. After QVSD conducted an alternative site analysis, QVSD decided that the Three Rivers Trust property was the best option for the new high school campus.

The site is a residential property on a ridge line containing three homes. One of the homes was the Muotta Mansion on the William Walker Estate located in Edgeworth Borough. The previous landowner, Three Rivers Trust, had plans to develop the site into a Bed and Breakfast Manor and had moved the Muotta Mansion from its original foundation in Edgeworth Borough along the ridge 1000 feet to Leet Township to make way for a new mansion. Three Rivers Trust abandoned the project leaving the homes on the property vacant and leaving a deep foundation for the new mansion unfinished. The NPDES permit (NPDES No. PAI050216003) which was issued for the work was terminated in February 2022 (ACCD File No. ESP-01234).

QVSD plans to develop 69.6 acres of the 158 acres of property. The property is mainly wooded with the exception of the ridge top where the woods were cleared for the Three Rivers Trust development. QVSD plans to bury the new foundation built for the new mansion and grade this area as an open area. No structures or further development is planned in Edgeworth Borough. The main development will be in Leet Township where QVSD plans to build a 2-story school, tennis courts, stadium and parking areas. Camp Meeting Road will be realigned at the main school entrance and at Beaver Street to allow for sight distance.

The property north and east of the ridge is in the Little Sewickley Watershed which is a High Quality-Trout Stocking (HQ-TSF), and the property south of the ridge is in the Ohio River watershed which is a Warm Water Fish (WWF). The Little Sewickley Creek is impaired with highway runoff. A riparian buffer will be required for a HQ impaired stream. The existing wooded area between the planned project and Little Sewickley Creek spans 400 to 1300 feet. This wooded area will be protected during construction and remain as a riparian area.

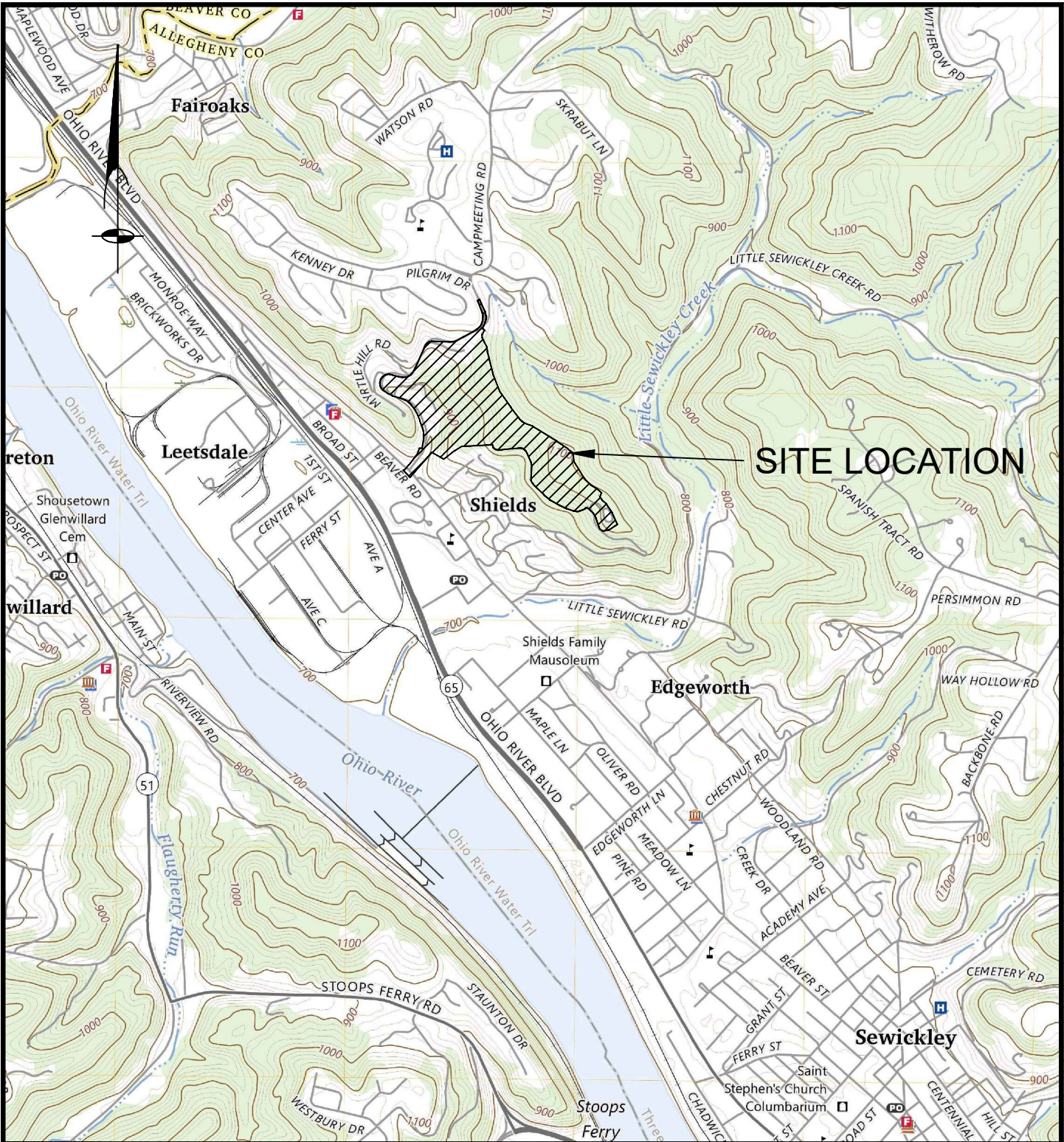
The property is currently accessed by two drives: one drive is a winding road that comes from B Street or Wood Spur, and the newer access is directly off of Camp Meeting Road.

The anticipated increase in impervious area is 14.52 acres. Without controls the proposed construction will increase the stormwater runoff from the site. Two detention ponds are planned to reduce the post development runoff rate. Several bioretention areas and a rock trench are designed to provide water quality and volume control. Because the disturbance area exceeds 1 acre and the project area is within a HQ watershed, an Individual NPDES permit application is being submitted for the development.

The project area is located outside the 500-year floodplain, as shown on the Flood Insurance Rate Map (FIRM) for Allegheny County, PA Panel 154 of 558, Map Number 42003C0154H, dated September 26, 2014.

One wetland and two unnamed tributaries (UNTs) of the Ohio River have been delineated within the project Limit of Disturbance (LOD) boundary. UNT-1 has three existing culverts. These culverts will be extended and/or replaced to provide an access driveway to the proposed school. Therefore, a Joint Permit Application will be submitted for these stream impacts.

A PNDI was generated for the property. The PNDI resulted in no impacts anticipated.



Map Reference:
 AMBRIDGE, PA
 7.5 MINUTE QUAD,
 U.S.G.S. DATE: 2023

SITE LOCATION MAP
 QUAKER VALLEY HIGH SCHOOL
 LEET TOWNSHIP, LEETSDALE AND EDGEWORTH BOROUGHS
 ALLEGHENY COUNTY, PENNSYLVANIA

 STREAMLINE ENGINEERING, INC
 110 ALLAN STREET LOWER BURRELL, PA, 15068
 TELEPHONE 724-594-0326
 PROJECT NO. 21-109

FIGURE
 1

Scale: 1"=2000'

Date: 10/23/2023



**MUNICIPAL NOTIFICATION OF PLANNED LAND DEVELOPMENT
FOR CHAPTER 102 PERMITS**

PROJECT INFORMATION (COMPLETED BY APPLICANT)

Applicant Name: Quaker Valley School District Contact Name: Charlie Gauthier
 Applicant Address: 100 Leetsdale Industrial Dr, Suite B Contact Phone: 412-749-3604
 Applicant City, State, ZIP: Leetsdale, PA 15056 County: Allegheny

Description of Proposed Land Development and Stormwater Controls: Municipality: Edgeworth Borough

A new high school campus is proposed to be built to replace the existing High School. The campus will consist of a new high school building, a grass turf stadium, parking areas and associated driveways and sidewalks. Of the 158-acre property, 59.4 acres in Leet Twp, 2.4 acres in Edgeworth Borough and 7.8 acres in Leetsdale Borough will be disturbed.

Project Area: 2.4 / 158 acres Phased
 Disturbance: 2.4 / 69.6 acres
 Surface Waters Receiving Stormwater Discharges:

Tax Parcel ID(s) Affected by Proposed Land Development: Ohio River, UNT of Little Sewickley Creek
0705-P-00280-0000-00 Discharge to: MS4 Other SS CSS

The following information was submitted to the municipality for this project:

Land Development / Subdivision Plan E&S Plan PCSM Plan Other: **Project Description**

MUNICIPAL PLAN / ORDINANCE INFORMATION (COMPLETED BY MUNICIPALITY)

1. Is there an adopted municipal or multi-municipal comprehensive plan? Yes No
2. Is there an enacted municipal or multi-municipal zoning ordinance? Yes No
3. If Yes to #2, is the proposed project consistent with the ordinance? Yes No
4. Is there a municipal stormwater management ordinance? Yes No
5. If Yes to #4, is the proposed project consistent with the ordinance, without waiver? Yes No
6. If Yes to #4, indicate type of ordinance: Act 167 Model Ordinance DEP Model Ordinance (MS4s) Other

APPLICANT CERTIFICATION	MUNICIPAL ACKNOWLEDGEMENT
I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	The municipality acknowledges that a permit application for the above-referenced project has been submitted to a reviewing agency and that notification requirements of Act 14 of 1984 and Acts 67, 68, and 127 of 2000 have been satisfied. The information reported herein by the municipality is true and accurate. The municipality reserves the right to comment to the reviewing agency relative to comprehensive plans, zoning, and stormwater ordinance consistency. Municipal acknowledgment of receipt of notification shall not be construed as project approval.

Charlie Gauthier
Applicant Name

Municipal Representative Name

Applicant Signature
 Director of Facilities & Administrative Services

Municipal Representative Signature

Applicant Title

Municipal Representative Title

Date of Signature

Date of Signature

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Mr. Martin McDaniel
 President, Leet Twp. Commissioners
 Leet Township Municipal Complex
 194 Ambridge Avenue
 Fair Oaks, PA 15003



9590 9402 8522 3186 9111 92

2. Article Number (Transfer from service label)
 9589 0710 5270 1499 3396 16

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) | C. Date of Delivery
 Jen Hill | 1/17/20

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Ms. Ellen E. Politi
 Manager, Borough of Edgeworth
 301 Beaver Road
 Edgeworth, PA 15143



9590 9402 8522 3186 9112 39

2. Article Number (Transfer from service label)
 9589 0710 5270 1499 3396 30

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) | C. Date of Delivery
 Ellen Politi | 1-17-25

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Mayor Sandra J. Ford
 Borough of Leetsdale
 373 Beaver Street
 Leetsdale, PA 15056



9590 9402 8522 3186 9112 15

2. Article Number (Transfer from service label)
 9589 0710 5270 1499 3396 23

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) | C. Date of Delivery
 Jennifer Simch | 1/21/25

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Lauren Connelly, Director
 Allegheny Co. Economic Development
 Koppers Building, Suite 500
 436 Seventh Avenue
 Pittsburgh, PA 15219



9590 9402 8522 3186 9112 08

2. Article Number (Transfer from service label)

9589 0710 5270 1499 3396 47

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 JK 19094 1 16 25

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

- 3. Service Type**
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Mail Restricted Delivery