ATTACHMENT H
Project Description Narrative

PROJECT DESCRIPTION NARRATIVE

1.0 Overview

The purpose of the project is to provide a state-of-the-art high school campus for the students in the Quaker Valley School District (QVSD). The new high school campus is the culmination of planning that began in the 1960s, when the Leetsdale High School, which dates from 1926, was converted to the Quaker Valley High School. Studies performed from 2013-2016 indicated that utilizing the current high school site for a new school would not be a viable long-term solution. A siting study was then performed to identify potential sites for the new high school campus. QVSD decided that the Three Rivers Trust property, which is within one mile of the existing high school, was the best option for the new high school campus. In May of 2017, QVSD purchased the 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 the future site for a 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 Muotta Mansion estate and 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 to allow for sight distance.

The site is a ridge separating the Ohio River from an unnamed tributary (UNT) to Little Sewickley Creek. The UNT to Little Sewickley Creek is a High Quality-Trout Stocking (HQ-TSF) which flows for 1096 feet along the northern boundary of the property, and is outside of the project LOD. The Little Sewickley Creek is listed as impaired with highway runoff. 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. Therefore, no impacts to the UNT to Sewickley Creek are anticipated.

The property south of the ridge where the majority of the development will occur is in the Ohio River watershed, which is listed as Warm Water Fish (WWF). The property consists mainly of the cleared ridge top and the wooded south-facing hillside.

2.0 Aquatic Resources

Three wetlands and six streams have been delineated within the project Limit of Disturbance (LOD) boundary. Wetland W1 is 1278 square feet (0.03 acre) and will be impacted by the project. Wetland W2 (462 square feet, 0.01 acre) and Wetland W3 (280 square feet, 0.006 acre) will not be impacted by the project. All of the streams are un-named tributaries (UNT) to the Ohio River. Streams UNT1, UNT1A, and UNT3 are intermittent, UNT2 is perennial, and UNT4/5 and UNT6 are ephemeral. Impacts are predicted for UNT1, UNT2, UNT4/5, and UNT6.

UNT1 is 845 feet long within the Limit of Disturbance (LOD), including an 80-foot-long culvert and a 38-foot-long culvert with a 22-foot-long riprap apron. The inlet of the shorter culvert is currently plugged with sediments. UNT1 originates upland of Camp Meeting Road and crosses onto QVSD property via a storm drain pipe. The stream flows generally south-southeast to join UNT2 near the southwest corner of the property.

UNT1A is 22 feet of open channel and 195 feet of storm piping within the project LOD. UNT1A originates at Wetland W3, and is piped to discharge at an endwall at the plugged culvert ponding area on UNT1. The open channel portion of UNT1A is the short reach from the endwall to the headwall of the plugged culvert on UNT1.

UNT2 within the project site extends from Camp Meeting Road to an existing culvert under Beaver Street in Leetsdale. The total length of UNT2 within the project site is 1357 feet, which includes one 95-foot-long culvert. This length excludes 383 feet of UNT2 that exits the property to flow through property owned by the Municipal Authority of Edgeworth Borough (MAEB) before re-entering the project property upstream of Beaver Street.

UNT3 is a 95-foot-long channel within the LOD connecting Wetland W1 to UNT1.

UNT4/5 is 524 feet long within the LOD, including a 28-foot-long 18-inch diameter culvert at the driveway to an abandoned residence and a 33-foot-long riprap apron at the outfall of a roadway storm drain. UNT4/5 is a single stream with divided flow that conveys the same roadway drainage. UNT4/5 receives road drainage from Camp Meeting Road that flows in UNT4, but the drainage overflows the partially clogged driveway culvert and has eroded another channel (UNT5) parallel to UNT4. Therefore, UNT4 and UNT5 convey the same flow and are considered as one stream with a divided flow section. UNT4/5 dissipates in washout areas in the wooded area upstream of UNT1.

UNT6 is 465 feet long, including an 80-foot-long culvert that crosses an old access road to the abandoned residential development through the site. UNT6, a tributary to the Ohio River, drains an area of the lower hillside, discharging to UNT2 near the MAEB pump house along Camp Meeting Road.

The property is currently accessed by multiple drives. The main access is directly off of Camp Meeting Road at the crest of the ridge. Other entrances are the driveway to the abandoned house on Camp Meeting Road, and the entrance to the abandoned housing development near the base of the hillside on 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 partially within a HQ watershed, an Individual NPDES permit application is being submitted for the development.

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

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

The anticipated timeline of construction is November 2025 – October 2028.

3.0 Water Dependency

The proposed project includes three culverted road crossings, several stormwater outfalls and utility crossings, and a stormwater management facility (SWMF-2) on UNT-6. The water dependency for the project is based on the following site constraints for site access and the area available for stormwater management facilities.

i. The topography of the site is steep, except for the ridge where the school will be built and near the confluence of UNT1 with UNT2 at the base of the hillside. Available area for the placement of stormwater ponds downstream of the school campus within the property boundaries is limited due to the steep terrain.
ii. The optimal location for stormwater management facilities is downstream of the proposed development. The most suitable location for the required large stormwater management facilities is downstream of the development.
iii. A second entrance to the school is needed. A new entrance off Camp Meeting Road near the base of the hillside that provides adequate sight distance will require a crossing of UNT2 and two crossings of UNT1.
iv. UNT1, UNT1A, and UNT3 are considered to be intermittent streams based on site observations and potential connection to groundwater or to wetlands.
v. UNT2 is considered to be perennial based on site observations and potential connection to groundwater.
vi. UNT4/5 is a divided channel created by uncontrolled roadway drainage flows. UNT4/5 is considered to be ephemeral based on site observations and the absence of a connection to groundwater.
vii. UNT6 cuts diagonally across the hillside to a ravine, and ultimately discharges to UNT2 near the MAEB pump station. UNT6 is ephemeral, based on site observations and the absence of a connection to groundwater.
viii. The proposed site development reduces impacts to UNT1 and UNT2 to the extent practicable by shifting the stormwater facilities away from the perennial and intermittent streams.

4.0 Alternative Analysis

Aaron Vanatta, Chief of School Police/Safety & Security Coordinator of QVSD, in his email dated June 21, 2022 (attached), states that the document titled, "School Grounds and Site Access" by NFPA properly addresses that there should be a minimum number of access points to the site while also recommending two for emergency purposes. Two accesses help in quick evacuation and access for emergency vehicles and buses if one access is blocked.

With a topographically challenged site, alternatives were considered for a second access. The accompanying figure *Alternative Analysis for School Access* and table *Alternative Analysis for School Access* document the alternative road accesses considered for the project. The figure shows six potential access locations to the project site. Four of the locations are existing access points in various condition, and two locations would be new access sites. The table summarizes the evaluations conducted for safety, environmental impacts, topography, property rights, and neighborhood aesthetics. The existing access off Camp Meeting Road at the crest of the ridge can be improved as needed with minimal impacts. Issues with sight distance requirements eliminated the other two existing access sites along Camp Meeting Road. A potential access off Camp Meeting Road at the base of the hillside could be developed that would meet sight distance requirements for school busses.

Two access sites from the eastern part of the site were also evaluated. Little Sewickley Creek is a PA Chapter 93 High Quality stream. An access off Little Sewickley Creek Road has the potential of creating environmental impacts in that watershed. The existing access (B Street) is a single lane asphalt paved road with three hairpin turns and rock highwalls. This road also lies partially within the Little Sewickley Creek watershed. The road's alignment and dimensions do not allow for school bus traffic. Significant efforts would be required to address deficiencies in alignment and width for this route.

5.0 Mitigation

The project will require mitigation to address the anticipated impacts (see attached Aquatic Resource Impact Table). The site offers limited opportunities to mitigate for the loss of the wetland, stream and floodplain areas. The high school campus will occupy the ridge top, and the stormwater management facilities occupy the limited area at the base of the hillside. Consequently, mitigation bank credits are proposed for the stream mitigation.

Riparian buffer easements are proposed in accordance with Leet Township Stormwater Management Ordinance 2018-04. The easements are required within 35 feet of the top of bank of streams.

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Applicant's Name / Client Quaker Valley School District

AQUATIC RESOURCE IMPACT TABLE
FOR PENNSYLVANIA CHAPTER 105 WATER OBSTRUCTION AND ENCROACHMENT APPLICATION

Please begin to complete the Aquatic Resource Impact Table by including the Applicant's Name / Client (upper right of the page) for each page. Also, complete the Project / Site Name (upper left of the table) and the date of application package submission (upper right of the table, under Applicant's Name / Client). Then complete one row of data for each regulated (PA DEP Chapter 105) structure or activity and type of impact for the proposed project based on the instructions for each column below; add additional worksheets if needed. Provide completed Aquatic Resource Impact Table with **Chapter 105 Water Obstruction and Encroachment application;** DO NOT submit instructions or example (page 1 or 2) for this table.

	DEP Permit Number:	leave blank, it will be completed by DEP upon permit issuance.
	Project Information	*provide the appropriate information based on the details on each impact for the project*
	Structure / Activity Identifier:	provide a unique identifier for each regulated structure and/or activity being proposed, typically a name and number; this same unique identifier should be used in all aspect of the permit application package.
	Aquatic Resource Type	*provide the type of aquatic resource (based on watercourse, floodway or wetland) being impacted;*
	Watercourse:	provide the type of watercourse being impacted: perennial or intermittent stream
	Floodway:	provide the type of floodway being impacted: crossing or paralleling to the stream
	Wetland:	provide the type of wetland being impacted: HGM Preferred, or the Palustrine Community Classification Group
	Latitude (nad83):	provide the latitude of the aquatic resource impact in decimal degrees (most online mapping tools provide this by clicking or right clicking).
	Longitude (nad83):	provide the longitude of the aquatic resource impact in decimal degrees (most online mapping tools provide this by clicking or right clicking).
	Waters Name:	provide the name of the stream or other body of water (if available). eMapPA can assist in locating names.
	PA Code Chapter 93 Designation:	provide the Chapter 93 designation for the aquatic resource (i.e. HQ-CWF, WWF, EV, MF and for wetlands EV or Other) to Identify Chapter 93: Use eMapPA, or designation in Chapter 93, and identify Existing Use if more protective.
	PA DEP Chapter 105 Impacts	*provide the appropriate information based on the details on each impact for the project*
	Work Proposed:	provide the type of work proposed to impact the resource; aerial utility line, horizontal drill/boring, trench excavation or placement of fill
	PADEP Impact Type:	provide the type of aquatic resource impact; temporary or permanent.
	ACOE Impact Type:	provide the type of aquatic resource impact under section 404; temporary or permanent
	Watercourse Impact:	provide the length and width in feet of impact, indicate "n/a" if impact is to a wetland.
	Floodway Impact:	provide the length and width in feet of direct and indirect/secondary 100-year floodway impact, indicate "n/a" if impact is to a wetland.
	Wetland Impact:	provide the length and width in feet of impact to wetlands; indicate "n/a" if impact is to a watercourse.
	Army Corps Impacts: Entered only if Different from DEP Impacts	
	Watercourse Impact:	provide the length and width in feet of impact, indicate "n/a" if impact is to a wetland. If no impact to 404 Jurisdictional areas (ACOE Impacts) but there are DEP impacts, enter 0
	Wetland Impact:	provide the length and width in feet of impact to wetlands; indicate "n/a" if impact is to a watercourse. If no impact to 404 Jurisdictional areas (ACOE Impacts) but there are DEP impacts, enter 0

PADEP Impact Type: temporary or permanent.

Permanent Impacts are those areas affected by a water obstruction or encroachment that consist of both direct and indirect impacts that result from the placement or construction of a water obstruction or encroachment and include areas necessary for the operation and maintenance of the water obstruction or encroachment located in, along or across, or projecting into a watercourse, floodway or body of water.

Temporary Impacts are those areas affected during the construction of a water obstruction or encroachment that consists of both direct and indirect impacts located in, along or across, or projecting into a watercourse, floodway or body of water that are restored upon completion of construction. This does not include areas that will be maintained as a result of the operation and maintenance of the water obstruction or encroachment located in, along or across, or projecting into a watercourse, floodway or body of water (these are considered permanent impacts).

NOTE: Form 3150-PM-BWEW0557 or equivalent must be submitted for a Joint Permit Application. Applicants may choose to submit their own version of this table, as long as the minimum information is included, with additional columns placed to the right in a spreadsheet format. Many applicants choose to provide additional information or data to help DEP reviewers understand the type of aquatic resource, its condition, the nature of the impact, or simply to cross-reference the impact locations to maps, plans, or other application materials. Additional information often allows for a more efficient DEP review, and cross references to corresponding supplemental information is helpful and leads to less questions.

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FOR PENNSYLVANIA CHAPTER 105 WATER OBSTRUCTION AND ENCROACHMENT APPLICATION

Project / Site Name: QVSD High School Campus Date: 8-14-2025

DEP USE ONLY	Project Information						PA DEP / 105						Enter Only If Different from DEP Impacts Army Corps Impacts:	
PADEP Permit Number	Structure / Activity unique identifier	Aquatic Resource Type	Latitude dd nad83	Longitude dd nad83	Waters Name	PA Code Chapter 93 Designation	Work Proposed	DEP Impact Type temp / perm	ACOE Impact Type temp / perm	Watercourse Impact *Top of Bank to Top of Bank* Length and Width in feet	Floodway Impact *Top of Bank Landward* Length and Width in feet	Wetland Impact Dimensions Length and Width in feet	Watercourse Impact Length and Width in feet	Wetland Impact Length and Width in feet
	W1	PEM	40.5672	-80.2038	Wetland 1	Other	Fill	Perm	Perm	N/A -	N/A -	94 – 13.6	-	-
	Utility Demo 1	Intermittent	40.56680	-80.20536	UNT1 Ohio River	WWF	Remove Ex Gas Line	Perm	Perm	1-11.5	0 - 0	N/A -	-	-
	Utility Demo 4	Intermittent	40.56690	-80.20533	UNT1 Ohio River	WWF	Abandon Ex Sanitary Line	Perm	Perm	1 – 11.5	0 - 0	N/A -	-	-
	Utility Demo 2	Intermittent	40.56715	-80.20491	UNT1 Ohio River	WWF	Remove Ex Sanitary Line	Perm	Perm	1-11.5	0 - 0	N/A -	-	-
	Culvert Demo 1	Intermittent	40.56724	-80.20478	UNT1 Ohio River	WWF	Remove Culvert 2	Perm	Perm	80 – 2.5	0 – 0	N/A -	-	-
	Utility Demo 5	Intermittent	40.56853	-80.20459	UNT1 Ohio River	WWF	Abandon Ex Gas Line	Perm	Perm	1-11.5	0 - 0	N/A -	-	-
	Utility Crossing 1	Intermittent	40.56686	-80.20535	UNT1 Ohio River	WWF	Sanitary Line Crossing	Perm	Perm	Overlap with Culvert Demo 1	0 - 0	N/A -	-	-
	Channel Change 2	Intermittent	40.56751	-80.20441	UNT1 Ohio River	WWF	Channel Restoration	Perm	Perm	Overlap with Culvert Demo 1	0 - 0	N/A -	-	-
	Riprap Apron 2	Intermittent	40.56727	-080.20474	UNT1 Ohio River	WWF	Apron for Culvert 2	Perm	Perm	Overlap with Culvert Demo 1	0 - 0	N/A -	-	-
	Culvert Crossing 2	Intermittent	40.56748	-80.20443	UNT1 Ohio River	WWF	Structure	Perm	Perm	98 – 11.5	0 - 0	N/A -	-	-
	Utility Crossing 2	Intermittent	40.56746	-80.20447	UNT1 Ohio River	WWF	Sanitary Line Crossing	Perm	Perm	Overlap with Culvert Crossing 2	0 - 0	N/A -	-	-

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	Riprap Apron 1	Intermittent	40.56775	-80.20431	UNT1 Ohio River	WWF	Apron for Culvert 1	Perm	Perm	26 – 11.5	0 - 0	N/A -	-	-
	Culvert Crossing 1	Intermittent	40.56806	-80.20429	UNT1 Ohio River	WWF	Culvert 1	Perm	Perm	98 – 11.5	0 - 0	N/A -	-	-
	Channel Change 1	Intermittent	40.56806	-80.20429	UNT1 Ohio River	WWF	Channel Modification at Culvert 1	Perm	Perm	27-11.5	0 - 0	N/A -	-	-
	Utility Crossing 3	Intermittent	40.56814	-80.20429	UNT1 Ohio River	WWF	Sanitary Line Crossing	Perm	Perm	Overlap with Channel Change 1	0 - 0	N/A -	-	-
	Pump Around 3	Intermittent	40.56816	-80.20429	UNT1 Ohio River	WWF	Pump Around	Temp	Temp		0 - 0	N/A -	-	-
	Utility Demo 3	Perennial	40.56573	-80.20453	UNT2 Ohio River	WWF	Remove Ex. Gas Line	Perm	Perm	320 – 1 Overlap w/ Outfalls 1,2, Culvert 5, Riprap Apron 4)	0 - 0	N/A -		
	Outfall 1	Perennial	40.56668	-80.20525	UNT2 Ohio River	WWF	SWMF-1 Em. Spillway	Perm	Perm	16 - 1	0 - 0	N/A -	-	-
	Outfall 2	Perennial	40.56660	-080.20515	UNT2 Ohio River	WWF	SWMF-1 Pr. Spillway Riprap Apron 3	Perm	Perm	3 - 1	0 - 0	N/A -	-	-
	Culvert Crossing 3	Perennial	40.56650	-80.20504	UNT2 Ohio River	WWF	Culvert 5	Perm	Perm	90 – 11.5	0 - 0	N/A -	-	-
	Riprap Apron 4	Perennial	40.56624	-80.20483	UNT2 Ohio River	WWF	Apron for Culvert 5	Perm	Perm	32 – 11.5	0 - 0	N/A -	-	-
	Outfall 3	Perennial	40.56630	-80.20487	UNT2 Ohio River	WWF	Storm Drain Pipe	Perm	Perm	Overlap with Riprap Apron 4	0 - 0	N/A -	-	-
	Outfall 4	Perennial	40.56575	-80.20427	UNT2 Ohio River	WWF	SWMF-2 Pr. Spillway Riprap Apron 5	Perm	Perm	3 - 1	0 - 0	N/A -	-	-
	Outfall 5	Perennial	40.56566	-80.20427	UNT2 Ohio River	WWF	SWMF-2 Em. Spillway	Perm	Perm	16 - 1	**0 - 0**	-	-	-

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	Outfall 6	Perennial	40.56562	-80.20437	UNT2 Ohio River	WWF	Culvert 4 Riprap Apron 6	Perm	Perm	3 - 1	0 - 0	N/A -	-	-
	Pump Around 1	Perennial	40.56675	-80.20531	UNT2 Ohio River	WWF	Pump Around	Temp	Temp		0 - 0	N/A -	-	-
	Culvert Demo 2	Ephemeral	40.56862	-80.20329	UNT4/5 Ohio River	WWF	Remove Driveway Culvert	Perm	Perm	Overlap w/ Stream Fill 1	0 - 0	N/A -	-	-
	Stream Fill 1	Ephemeral	40.56825	-80.20345	UNT4/5 Ohio River	WWF	Fill for School Campus	Perm	Perm	491 – 3.5	0 - 0	N/A -	-	-
	Culvert Demo 3	Ephemeral			UNT6 Ohio River	WWF	Remove Ex. Culvert	Perm	Perm	Overlap w/ Stream fill 2	0 - 0	N/A -	-	-
	Stream Fill 2	Ephemeral	40.56640	-80.20431	UNT6 Ohio River	WWF	Fill for School Campus	Perm	Perm	465 - 8	0 - 0	N/A -	-	-