

Motion to recommend approval of the Preliminary and Final Land Development Plan, dated November 1, 2023, last revised August 1, 2024, submitted by the Quaker Valley School District for the construction of a high school, athletic fields, and courts, parking lots, access roadways and corresponding stormwater management facilities **subject to the following conditions:**

1. **Developers Agreement:** Developer/ Applicant will enter into a Development Agreement prior to commencing work on the Project in a form and on terms acceptable to the Township Solicitor, Township Engineers, and its relevant consultants, which in form and terms shall be substantially as set forth in the Agreement attached hereto and incorporated herein as Exhibit “A.”
2. **Stormwater Agreement:** The Applicant will comply with the Township’s Storm Water Ordinance and will enter into a Stormwater Operations and Maintenance Agreement in a form and terms substantially similar to that recommended by the Pennsylvania Department of Environmental Protection and acceptable to the Township Solicitor, Township Engineers, and relevant consultants. Said Agreement shall be recorded within thirty (30) days of execution by the Applicant with the Allegheny County Department of Real Estate at the Applicant’s expense. Prior to the execution of the Stormwater Operations and Maintenance Agreement, the Applicant shall furnish the Township with as-built plans for all storm sewer systems in a form acceptable to the Township Engineer as required by Section 22-404 of the Township Subdivision and Land Development Ordinance.
3. **Engineer Review Letter:** The Applicant will provide proof of compliance with the following outstanding issues and deficiencies referenced in the Township Engineer review letter, dated August 20, 2024, and incorporated herein by reference:
 - a. All plans shall be sealed by a registered surveyor or engineer responsible for their preparation as required by Section 22-402.2.E of the Township Subdivision and Land Development Ordinance;
 - b. The Applicant shall obtain Pennsylvania Department of Environmental Protection approval for all proposed stream crossings identified on the plans;
 - c. The Applicant shall obtain Pennsylvania Department of Environmental Protection approval for all proposed wetland disturbances identified on the plans;
 - d. The Applicant shall provide to the Township documentation of an approved Highway Occupancy Permit from Allegheny County for connections to Camp Meeting Road or any other County road;
 - e. The Applicant shall obtain and provide to the Township documentation of Allegheny County acceptance of all right-of-way areas on Camp Meeting Road or any other County Road as well as a recorded right-of-way;
 - f. The final plans shall be revised, prior to recording, to include the approved relocation of any utility lines, including, but not limited to, Columbia Gas;

- g. The Applicant shall provide documentation of an approved sewage facilities planning module;
 - h. The Applicant shall provide the Township with a copy of an executed Development Agreement with Leet Township Municipal Authority;
 - i. Complete extents of all required stabilization areas, corresponding details, and proposed methods for stabilization shall be included on the final plan prior to recording;
 - j. An Erosion and Sedimentation Control Plan, approved by the Allegheny County Conservation District and deemed to be adequate, shall be provided;
 - k. Documentation of NPDES permit issuance shall be provided;
 - l. An itemized breakdown and unit cost estimate with the recommended bond amount to ensure the construction of all required improvements shall be provided to the Township Engineers;
 - m. The Applicant shall provide to the Township all information required by the Township Excavation and Grading Ordinance in order to obtain a Grading Permi, and shall obtain a Grading Permit from the Township. The Township reserves the right to treat any changes to the grade, steepness, or extent of any slope identified on the approved plans to be a change of substance requiring a revised Land Development application.
4. **Geotechnical Review Letter:** The Applicant will address all outstanding issues and deficiencies referenced in the Township Geotechnical Consulting Engineer review letter from Ackenheil Engineers, Inc., dated June 24, 2024, incorporated by reference herein and attached hereto as Exhibit “B,” to the satisfaction of the Township Geotechnical Consulting Engineer and Township Engineer.
5. **Supervision of Activities:** Developer will provide strict construction oversight by the designer of the Mechanically Stabilized Walls (MSE) during construction to approve the proposed fill materials, and to provide full-time observations of the MSE walls construction, due to their knowledge of the site and of the wall designs.
6. **Approval by Allegheny County.** The applicant will apply for and obtain all necessary approvals from Allegheny County, including but not limited to a County Highway Occupancy Permit, and shall consider the comments contained in the County’s Department of Economic Development review letters.
7. **Approval by the Commonwealth of Pennsylvania.** The applicant will apply for and obtain all other necessary approvals from the Commonwealth of Pennsylvania, including any other required permits from the Department of Environmental Protection (DEP).
8. **Approval by Leet Township Municipal Authority:** The Applicant will provide a statement of approval from the engineer of Leet Township Municipal Authority

(LTMA) and enter into a developer's agreement with the Authority or any other sewerage system to which the project will be connected as required by Section 22-604 of the Township Subdivision and Land Development Ordinance. A Department of Environmental Protection planning module approval shall also be required. The Applicant shall furnish the Township with as-built plans for sanitary sewer systems and storm sewer systems in a form acceptable to the Township Engineer as required by Section 22-404 of the Township Subdivision and Land Development Ordinance.

9. **Approval by Edgeworth Water Authority:** The Applicant will provide a statement of approval from the engineer of Edgeworth Water Authority or any other water supply agency to which the project will be connected. Upon completion of construction of the water supply system, the Applicant shall furnish the Township with as-built plans for such system in a form acceptable to the Township Engineer as required by Section 22-605(2) of the Township Subdivision and Land Development Ordinance.
10. **Completion of Improvements:** Construction of improvements shall be commenced not less than two (2) years following receipt of Final Land Development Approval and shall be completed not less than two (2) years following commencement of construction unless an extension of time for completion is granted by the Township Board of Commissioners in writing. Should any party appeal the grant or denial of Final Land Development Approval or any conditions attached thereto, or file an action to challenge the construction of the improvements, the timeline to commence and complete improvements shall be tolled pending the final conclusion of any appeal or challenge.
11. **Inspection:** At the time each improvement is to be installed and upon its completion the Applicant shall notify the Township in writing so that inspections can be made. The inspections will be made by the Township Engineer or its consulting engineer. All costs of undertaking inspections shall be borne by the Applicant.
12. **Financial Security:** 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. Security for improvements deposited as aforesaid may be released in accordance with § 509 of the Municipalities Planning Code, 53 P.S. § 10509. If the Applicant does not satisfactorily construct or install all of the improvements included within the agreement referred to herein, the Commissioners shall be authorized to institute appropriate legal or equitable proceedings to enforce the bond or other security referred herein, or if no bond or other security is enforceable or if the proceeds thereof are insufficient to pay the cost of completing the construction or installation of such improvements or the cost of making repairs or corrections thereto, to collect the same from the Applicant. The Commissioners, at their option, may also proceed to complete such improvements or make repairs and corrections thereto prior to receiving the cost thereof from the surety

on the bond, from the other surety, from other security, or from the subdivider or developer shall be used solely for such improvements and not for any other Township purpose. There shall also be 3% of improvement costs set in an escrow account for Engineer's inspections in accordance with Section 22-612 of the Township Subdivision and Land Development Ordinance.

13. **Compliance with Laws:** The Applicant and the development of the subject property shall comply with all applicable Federal, State, County, and Township laws, regulations, and ordinances, including, but not limited to, the Township Zoning Ordinance.
14. **Reimbursement of Township Review Fees and Expenses:** The Applicant shall reimburse the Township for all Engineer, Solicitor, and other professional consultant fees and all other expenses incurred by the Township as result of the proposed development on the subject property.
15. **Recording:** The Applicant shall prepare a final recordable plan as set forth in Section 22-304(3)(G) of the Township Subdivision and Land Development Ordinance, which shall be recorded by the Applicant within ninety (90) days of completion of the conditions contained herein, with the Allegheny County Department of Real Estate at the Applicant's expense.