

**MARKET STUDY:
IMPACT OF SEWERS ON PROPERTY VALUES
MT. PLEASANT TOWNSHIP
WASHINGTON COUNTY
PENNSYLVANIA**

PREPARED FOR:

**Mt. Pleasant Township Municipal Authority
31 McCarrell Road
Hickory, PA 15340**

BY:

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Effective

July 3, 2019

July 1, 2019

Mt. Pleasant Township Municipal Authority
31 McCarrell Road
Hickory, PA 15340

In Re: Market Study:
 Impact of Sewer Availability on Property Values

Dear Mt. Pleasant Township Municipal Authority:

Pursuant to your request, we have studied property values in Mount Pleasant Township and surrounding communities in order to determine the impact of the presence of sewers on property value.

In the course of our study we have analyzed residential sales (i.e. single family dwellings), raw land, and other information in order to determine the impact of sewers on overall property value. Based on our findings, the presence of sewers clearly has a positive impact on single family residential properties, larger estate lots, and acreage. The impact of the presence of sewers on commercial and industrial properties is unclear given a very limited volume of commercial/industrial land and improved commercial/industrial properties sold without access to sewers. There is simply an insufficient quantity of data to draw a conclusion on commercial/industrial properties.

The findings include:

- Impact on single family residential properties estimated at 6-13% with an average of 8%
- Impact on vacant acreage estimated at 15-25%
- Impact on "estate" lots is evident but cannot be quantified
- Interviews with active brokers/agents and developers indicated universe agreement that introduction of sewers will result in increased market values and greater marketability

That sewers enhance property value is dependent, of course, on the location of the sewer easement on the specific property. It is assumed that the sewer line easement does not impede the development potential of the property affected or result in any severance damages to the remainder.

The following report presents a review of study and our analysis of the data along with other materials on which the conclusion is predicated. The report has been completed in accordance with the Uniform Standards of Professional Practice (USPAP), and with the Code of Professional Ethics of the Appraisal Institute and the Appraisal Foundation.

Respectfully Submitted:

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Expiration 6/30/2021

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VALUE IMPACT OF PRIVATE SEWER

“How does it affect the value of my home”

The impact on real estate values when public sewer is installed is the purpose of this study. A number of approaches have been considered in order to determine how this addition of public sewer affects market values in a locality and region. We have collected data on larger parcel sales in Mt Pleasant Township, Cecil, Chartiers and Smith townships all of which have public sewer available or that has been added over the past several years. We have collected sales data for individual homes and completed paired sales analysis, a procedure where two sales of similar properties are compared to isolate a specific feature and the net result has a positive, negative or neutral impact on market value. We have also completed an analysis of large parcel sales in Washington and Allegheny Counties to determine how public sewer impacts these transactions. We have spoken to market participants including real estate agents, sewer authority representatives, community officials and appraisers to get anecdotal evidence to support an opinion of how the addition of public sewers affects value.

It is a primary consideration when purchasing a home to confirm whether the property has a private sewer system or public sewer. There are pros and cons to both systems, public sewer comes with a tap in fee to connect when new to a community and monthly service charges and sewage is removed from the site to a treatment plant. Public sewers are not without fault however as there can be system failures and sewage back-ups when systems fail and the homeowner is responsible for the lines from the street to the home. The most common sewer failure is due to old or poorly maintained sewer lines that fail and the sewage backs up into the dwelling.

A septic system has benefits and drawbacks as well. A private sewer system does not have any monthly fees but the owner is responsible for maintaining the system. For those homeowners that want to use a garbage disposal, typically it is not recommended for a septic system but can be used in homes with public sewer systems. If a private sewer system fails however, there can be dire financial consequences as depending on when the system was initially installed, there could be changes in local building codes or the condition of the site itself that would require relocating of the septic drain field or installation of an above ground system such as a sand mound, both of which can be costly.

Map of West Virginia showing county boundaries and names. The map includes labels for major cities like Charleston, Morgantown, and Parkersburg, and neighboring states like Kentucky, Ohio, and Maryland. A legend on the right lists 15 counties with numbers 1 through 15.

Legend:

1. NORTH CARBARI
2. SPIRES
3. SHELLEY
4. LONG BRANCH
5. ALEXANDER
6. SIOCKALE
7. RICE
8. COK, SAYER
9. CALIFORNIA
10. WINDHOLLS
11. SIOCKTON
12. HEDDINGTON

AREA, NEIGHBORHOOD AND MARKET ANALYSIS

The area of focus is Mt. Pleasant Township, Washington County, PA, a predominantly rural community situated approximately 9 miles northeast of the City of Washington, 13 miles southwest of downtown Pittsburgh, and 8 miles south of the Pittsburgh International Airport. The MSA's economic and political center has historically been the City of Pittsburgh, located in neighboring Allegheny County. Comparative demographic data is summarized on the following page and discussed in the Neighborhood Analysis.

AREA OVERVIEW - WASHINGTON COUNTY

Washington County is situated in the Southwest quadrant of the Pittsburgh MSA (Metropolitan Statistical Area). It has experienced increasing levels of both residential and commercial/light industrial development over the past two decades. This trend, however, is somewhat localized, with the extension of public water and sewer lines, as well as highway access. The latter factor is one of the County's competitive advantages, since it is traversed by I-79, I-70, US Routes 19 and 40, and PA Routes 51, 519 and 136.

For this reason, development is heavily concentrated in the County's northeast quadrant along I-79 and US Route 19. Those communities deriving the maximum benefit have included Peters, Cecil, North and South Strabane, and Nottingham Townships. The County's northwestern and southeastern extremities (the latter known as the Mon Valley) have seen a much slower pace of development due to the inadequacy of the infrastructure and an historically disproportionate reliance on heavy manufacturing, which has undergone a severe down cycle over the past two decades.

AREA, NEIGHBORHOOD AND MARKET ANALYSIS (CONTINUED)

The centerpiece of Washington County's development efforts has been Southpointe, a mixed-use project in Cecil and Chartiers Townships, with an exit off I-79. Southpointe consists of office, light industrial and golf course-residential development, with site-prepared land sales conveyed by the County's Redevelopment Authority. The original Southpointe Project is already built out to the point that the adjacent property, formerly operated by Western Psychiatric Institute, has been acquired for the construction of an expansion known as Southpointe II. Prior to the groundbreaking at Southpointe, the County's premier business location had been the Meadowlands Industrial Park, fronting Racetrack Road in North Strabane Township off I-79 and Route 19.

The County's pace and historical patterns of development may be expected to be enhanced for at least the near future, even during a nationwide economic downturn, due to a still-robust market for prime retail sites and built-to suit office and flex/ light industrial space with convenient highway access and adequate infrastructure. The most notable example is the Racetrack Road-Meadowlands area connecting I-79 and US Route 19. In addition to the Meadow Pointe office complex, this area has recently become a retail mecca due to the approval of slot machines at the Meadows Racetrack.

The Tanger Outlet Mall, which opened in the Fall of 2008 on Racetrack Road, and the proposed Meadows Landing project on Route 19 in South Strabane Township are the most prominent projects that may be largely attributable to the enhancement from the slots machines. Both projects should augment an already strong retail market in Washington County's northwest quadrant.

NEIGHBORHOOD ANALYSIS – MT. PLEASANT TOWNSHIP

The subject is located in Mt. Pleasant Township, a largely rural community in northern Washington County covering 35.6 square miles. Mt. Pleasant Township is serviced by the Fort

AREA, NEIGHBORHOOD AND MARKET ANALYSIS (CONTINUED)

Cherry School District which also includes McDonald Borough, Midway Borough, and Robinson Township.

Population

The general area is generally stable relative to population. Mt. Pleasant Township and the other municipalities surrounding it have shown little or no population growth. Population data is summarized in the following chart.

POPULATION DATA: 2000-2017

	Mt. Pleasant Twp.	Robinson Twp.	McDonald Boro	Midway Boro	Washington Co.
2017	3,509	1,975	2,134	785	207,661
2010	3,499	1,931	2,149	913	207,820
2000	3,422	2,193	1,866	982	202,897

NOTE: ALL DATA FROM US CENSUS BUREAU; 2017 DATA FROM 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR EST.

INCOME DATA

Data from the Census Bureau indicates that income levels in Mt. Pleasant Township generally exceed those of Washington County as a whole as well as the other municipalities in the Fort Cherry School District. Both median household income and median family income exceed the Washington County average; the per capita income in Mt. Pleasant Township closely approximates the Washington County average.

AREA, NEIGHBORHOOD AND MARKET ANALYSIS (CONTINUED)

INCOME DATA: MT. PLEASANT TOWNSHIP AND VICINITY: 2017

	Mt. Pleasant Twp.	Robinson Twp.	McDonald Boro	Midway Boro	Washington Co.
Median HH	\$75,352	\$42,708	\$44,762	\$58,167	\$59,309
Median Family	\$81,087	\$55,197	\$57,500	\$57,692	\$76,122
Per Capita	\$32,897	\$25,466	\$24,406	\$26,190	\$32,828

NOTE: DATA FROM US CENSUS BUREAU: 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

Housing

The median and average sales price of a home in Mt. Pleasant Township has fluctuated over the past ten (10) years as has the volume of sales. There were a low of 11 sales in 2011 and a high of 36 sales in 2016. Generally speaking the average/median sales prices in Mt. Pleasant Township exceed those of the other municipalities in the Fort Cherry School District and have fluctuated both above and below the Washington County average/median. The following chart outlines sales of single family dwellings in the Fort Cherry School District and Washington County for the past ten (10) years.

AREA, NEIGHBORHOOD AND MARKET ANALYSIS (CONTINUED)

AVERAGE SINGLE FAMILY SALES: MT. PLEASANT AND VICINITY 2009-2018

	Mt. Pleasant Twp.	Robinson Twp.	McDonald Boro	Midway Boro	Washington Co.
2018	\$198,932 (32)	\$74,722 (18)	\$104,214 (30)	\$83,129 (7)	\$201,263 (2,695)
2017	\$322,799 (24)	\$90,442 (16)	\$114,727 (26)	\$85,313 (15)	\$191,477 (2,659)
2016	\$173,296 (36)	\$112,283 (6)	\$117,988 (25)	\$62,462 (13)	\$191,327 (2,481)
2015	\$238,133 (22)	\$135,549 (12)	\$107,752 (21)	\$89,046 (14)	\$205,513 (2,513)
2014	\$139,322 (18)	\$109,877 (13)	\$99,298 (20)	\$98,385 (13)	\$188,221 (2,229)
2013	\$196,257 (20)	\$136,233 (6)	\$98,786 (14)	\$73,371 (7)	\$195,991 (2,223)
2012	\$173,311 (25)	\$130,422 (9)	\$76,998 (14)	\$81,443 (7)	\$178,399 (2,280)
2011	\$169,909 (11)	\$126,302 (10)	\$84,206 (9)	\$79,891 (8)	\$169,666 (1,989)
2010	\$151,940 (24)	\$106,233 (9)	\$100,078 (16)	\$84,267 (3)	\$163,409 (1,952)
2009	\$188,688 (22)	\$103,270 (10)	\$74,113 (21)	\$73,548 (8)	\$157,504 (1,855)

DATA FROM REALSTATS; INCLUDES SALES \$10,000 AND ABOVE. # OF TRANSACTIONS IN PARENTHESES

Given the limited number of transactions per year, a trend in the municipalities comprising the Fort Cherry School District is not evident. The data for Washington County as a whole does indicate a general trend of appreciation in the County.

The highest priced homes in the Fort Cherry School District are those located in Cherry Valley, the only plan in the area with access to public sewers.

Data on the median sales prices in the area and Washington County are outlined on the following page.

AREA, NEIGHBORHOOD AND MARKET ANALYSIS (CONTINUED)

MEDIAN SINGLE FAMILY SALES: MT. PLEASANT AND VICINITY 2009-2018

	Mt. Pleasant Twp.	Robinson Twp.	McDonald Boro	Midway Boro	Washington Co.
2018	\$161,050	\$50,000	\$102,750	\$80,000	\$154,000 (2,695)
2017	\$323,014	\$80,450	\$108,250	\$76,000	\$144,000 (2,659)
2016	\$149,950	\$118,500	\$128,000	\$55,000	\$147,000 (2,481)
2015	\$212,500	\$125,950	\$107,000	\$92,500	\$158,000 (2,513)
2014	\$100,000	\$70,000	\$107,500	\$94,000	\$143,500 (2,229)
2013	\$159,950	\$79,750	\$76,400	\$86,000	\$159,000 (2,223)
2012	\$148,000	\$135,500	\$73,000	\$85,000	\$144,000 (2,280)
2011	\$120,000	\$101,000	\$78,000	\$66,600	\$128,750 (1,989)
2010	\$130,000	\$110,000	\$91,000	\$77,900	\$126,000 (1,952)
2009	\$141,500	\$90,000	\$80,000	\$63,850	\$120,000 (1,855)

DATA FROM REALSTATS; INCLUDES SALES \$10,000 AND ABOVE.

SEWAGE IN WASHINGTON COUNTY

There are 45 sewer authorities in Washington County service the 62 townships and boroughs located in the county. In 2014, the Washington County Planning Commission funded a study to assist providers in advancing sewage projects in the county. Local funding, coupled with state and federal funding helped in efforts to improve infrastructure over the 10 years prior to the 2014. These combined efforts made it possible to advance the projects at an affordable customer rate over the aforementioned time period. These efforts provided sewage to over 7,000 new customers.¹

¹ Washington County Sewage Provider Inventory & Assessment 12/31/2014

The remaining projects are addressing high density village area of 100-300 residents, that primarily have malfunctioning or no septic systems.

VILLAGE DEVELOPMENT-TARGETED AREAS FOR INVESTMENT

The overall project covers a number of areas including upgrading existing sewage treatments facilities or expanding existing facilities. The Mount Pleasant Municipal Authority project is considered under Targeted Areas of Investment. There areas rely on malfunctioning on lot systems or a combination of on lot and wildcat systems which typically provide no sewage treatment.

There are 11 VD-TAI projects listed on the WCPC 2014 report, three of which are located in Mount Pleasant Township;

VD-TAI	Municipality	EDU*
Hickory	Mt Pleasant	290
Westland	Mt Pleasant	102
Southview	Mt Pleasant	92

*EDU – Equivalent Dwelling Units – area units of measure that standardize all land use categories (housing, retail, office, food service, etc.) to the level of wastewater demand created by one single family dwelling unit.

The Mount Pleasant Municipal Authority estimated in 2014 that the total cost of the project to be \$19,262,250.

DESCRIPTION OF NEIGHBORHOODS AFFECTED



Figure 1 HICKORY

There are three neighborhoods that are targeted for this sewer project; Hickory, Southview and Westland. Hickory is in the center of the township, is intersected by Route 50 and has a variety real estate uses. Along Route 50 and 519, there is a mix of residential and commercial uses, with the highest concentration located at the intersection of Route 50, McCarrell Road and Wabash Avenue. There are residential properties of varying age and styles interspersed, with higher residential uses along the side roads off Route 50.

DESCRIPTION OF NEIGHBORHOODS AFFECTED



Figure 2 WESTLAND

Westland is a village to the south along Route 519. It is comprised of predominantly residential development, a larger percentage of the dwellings in the village are older detached and attached duplex “company housing” that was built in the 1920’s as housing for industrial and mine workers. There is commercial development along Route 519 which consists of small businesses, most involved with the Marcellus Shale industry.

DESCRIPTION OF NEIGHBORHOODS AFFECTED



Figure 3 SOUTHVIEw

Southview is the third neighborhood involved in the project and it is location the northeastern portion of the township. The area is similar to Westland as it has comparable vintage company housing neighborhood situated in densely developed neighborhoods. The area also has commercial development, but most appears to be related to the gas industry and there are few active retail businesses in the area.

DESCRIPTION OF NEIGHBORHOODS AFFECTED (CONTINUED)

There are roads that connect all three of these neighborhoods that are also involved in the sewer project. The primary roads involved in the project are Route 50 and Route 519. Route 50 is covered primarily in the center of the village of Hickory with sewer lines running off secondary roads connected to the main route. The side roads are characterized by predominantly residential and agricultural development. Route 519 runs from the village of Westland to Route 50 and this road is improved with a mix of vacant land, commercial uses, residential and agricultural uses. Pleasant Road and South view Road run between 519 and Southview and are primarily improved with single family homes, vacant land and agricultural land.

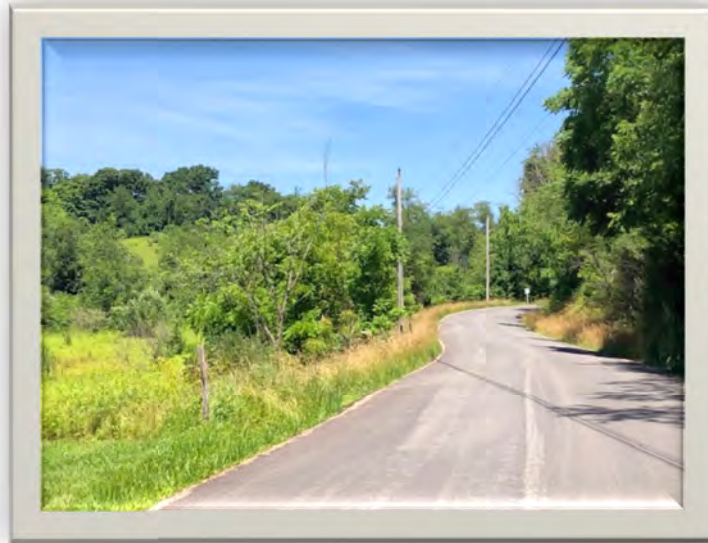


Figure 4 PLEASANT ROAD

COMMUNITY DESCRIPTIONS AND PAIRED SALES

CHARTIERS TOWNSHIP

Chartiers Township is located to the south and southeast of Mt. Pleasant Township. The township to the east is accessible to Route 79 and both the town of Houston and City of Canonsburg are adjacent to the township. The western portion of the township is more in character with Mt Pleasant and share similar suburban rural appeal. A project was completed in 2012 providing public sewer along Route 18 which covered– 266 EDU. The result was providing public sewer to homes with existing septic or failing systems.

CHARTIERS/CANTON ROUTE 18 INTERCEPTOR

WPMLS average and median sales statistics were compiled for Chartiers Township from 2009-2015;

Public Sewer Private Sewer Average and Median Sales Statistics Chartiers Township

2009-2015	# Sales	Average \$	Median \$
Public sewer	584	\$205,457	\$196,700
Private sewer	114	\$183,799	\$158,000
Price Difference		\$21,658/10.5%	\$38,700/24.4%

Based on the average and median sales for the time period covering the sewer installation, the value difference between dwellings with public sewer and private sewer was between 10%-24% in the direction of public sewer. In order to determine the effect of the addition of public sewer to along the Route 18 corridor a paired sale analysis was conducted.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

Definition

An **appraisal** technique used to find the **value** of one particular attribute. The **appraiser** locates two **sales** where the only difference is the attribute being appraised; the difference in value is considered to be the value of the attribute.

PAIRED SALES ANALYSIS

Comp #1-1340 Henderson Ave – 9/4/2.1 Brick and Vinyl sided Ranch, 20,458 SF lot, 1,560 GLA, with a finished lower level game room and bath, 1 car built in garage, Gas FP and sun porch. It sold for \$189,900 on 11/10/2014 FHA financing with no concessions.

Comp #2-1791 Henderson Ave - 6/3/1 Ranch Vinyl sided Ranch, 16,084 SF lot 1,176 GLA, unfinished basement, off street parking and no porch or FP. Sold for \$158,000 6/30/2014 FHA financing with \$4,740 in seller concessions for a net sale price of \$154,000

Comp #2 is adjusted for living area differences @\$25/SF =\$9,600, +\$2,000 for the lack of a garage, +\$7,000 for bath difference and + \$4,000 for porch and FP for a value of

Comp #1 - \$189,900

Comp #2 adjusted - \$174,600

Value attributed to public sewer

1340 Henderson Avenue	\$189,900
1790 Henderson Avenue adjusted	\$174,600
Value attributed to public sewer	\$15,300/8.7%

After this analysis it was determined that the difference in value between the home with public sewer and the one with private sewer was \$15,300 or 8.7%.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

MOUNT PLEASANT TOWNSHIP

Cherry Valley Lakeview Estates

Cherry Valley Lakeview Estates consists of attached and detached single family homes built around a 50 acre lake. Developed in the 2002-2003, this development consists of a mix of detached custom built single family homes and attached and semi attached townhouses. There are currently 204 units with a community function room and in ground pool. What is unique about this development is that it has the benefits of public sewer as it is connected to the BSJSA The Burgettstown-Smith Joint Sewer Authority that provides access to public sewers for the community. The cost to residents for public sewers is estimated at \$45.00 per month or \$540.00 per year. The existence of sewers has allowed for expansion of additional units in the HOA as seen with new building along Summer Lane. Since 2013, there have been 11 sales of homes built after 2013 and 9 are located in Cherry Valley Lakeview Estates and only two outside the development. As this is the only subdivision in Mount Pleasant that has the use of public sewer, a study was conducted pairing sales of homes within Cherry Valley Lakeview Estates to sales of homes outside of the development to determine if there is any value difference attributed to public sewer.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

PAIRED SALE ANALYSIS

A study of sales in Mt Pleasant township was conducted comparing sales of dwellings in Cherry Valley Lakeview Estates community with public sewer and sales of homes similar in style, size and quality that have private sewer systems.

PAIRED SALES ANALYSIS

Comp #1-4002 Lakeview Lane – 8/4/3.1 baths, Colonial, 25,700 sf lot, 4,932 SF, 3 car attached garage sold for \$552,000 on 9/18/2015.

Comp #2-62 Baker Road – 9/4/2.1 bath, Colonial, 1 acre lot, 3,850 GLA, \$469,500 on 08/19/2015.

Case #1

After consideration for size differences, location and baths, size adjusted @\$30/SF = \$32,460 and bath at \$5,000/bath and due to the additional common areas located in Cherry Valley Lakeview Estates a location adjustment of +\$15,000 applied yielding an adjusted value of Comp #2 at \$526,960

4002 Lakeview Lane	\$552,000
62 Baker Road	\$521,960
Value difference attributed to public sewer	\$30,040/5.7%

There is a value difference of \$30,040 or 5.7%

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

Case #2

Comp #1-7004 Sunrise Lane – 8/5/4 baths, 8 years old, Colonial, 31,363 sf lot, 4,098 SF, finished basement, 3 car attached garage sold for \$563,000 on 4/12/2017.

Comp #2-1004 Beechnut Road – 9/5/3.1 baths, 28 years old Cape Cod, 5 acre lot, 4,770 gross living area \$511,900 on 7/20/2017.

7004 Sunrise - + \$20,016 GLA, - \$15,000 location, age -\$20,000, - \$3,000 bath, + \$3,000 FP = \$548,016.

7004 Sunrise	\$548,016
104 Beechnut	\$511,900
Value difference attributed to public sewer	\$36,116/7%

The difference between the two sales after adjustment is \$36,116 or 7%.

There is a difference of between 5.7 to 7% for the properties in Cherry Valley Estates which have public sewer compared to the properties in Mount Pleasant outside the development and have private septic systems.

In addition to the study of sales in the Cherry Valley Lakeview Estates, other property sales were researched in Mount Pleasant Township and the Fort Cherry School District. There are four sales that were found in the township, one with public sewer and one without that are analyzed.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

Case #3

Comp #1 - 6 Primrose Road is a wood frame 1.5 Story Cape Cod dwelling that is 71 years old and contains 6 rooms, 4 bedrooms, 1 bath, 1,268 sf of gross living area, 12,299 lot, has been renovated, has a finished basement, 1 car built in garage, a covered porch and a shed. It sold for \$199,500 on 3/15/2019 for \$199,500 with \$8,600 in seller concessions for a net sale price of \$192,000.

Comp #2 – 4141 Henderson Road is a wood frame Cape Cod dwelling that is 73 years old and contains 6 rooms 3 bedrooms and 2 full baths, 2,016 of gross living area, 1 acre of land is in good condition but not recently renovated, has an unfinished basement, a 2 car built in garage and wood deck. It sold for \$152,100 on 8/20/2018.

The adjustments are applied to Comp #2. Comp #2 has a larger lot but is on a busy road and considered inferior, adjusted +\$10,000 for this difference. It is inferior in condition, adjusted +\$20,000, has one additional bathroom -\$5,000, is has larger gross living area for an adjustment at \$25/SF which yields an adjustment of -\$12,275, it also lacks Comp #1's basement finish for a +\$,6,000 and has 2 car garage vs 1 car, -\$2,000. The adjusted value of Comp #2 is \$168,725.

6 Primrose	\$192,000
4141 Henderson Road	\$168,725
Value difference attributed to public sewer	\$23,275/13%

Based on this analysis, there is a \$23,275 difference in the two sales or 13%.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

Case #4

Comp #1 – 26 Top Street is a brick and vinyl sided 1 Story Ranch that is 30 years old and contains 6 rooms, 3 bedrooms, 2 baths, 1,488 sf of gross living area, 25,955 sf lot, is in good condition, has a finished basement with a game room and full bath, 2 car built in garage, and a covered porch. It sold on 8/27/2018 for \$179,900 with FHA financing and \$5,000 in seller concessions for a net sale price of \$176,000. Comp #1 has public sewer.

Comp #2 – 108 Southview Road is a brick 1 story Ranch that is 55 years old and contains 6 rooms, 4 bedrooms and 1 bath, 1,224 sf of gross living area, 16,679 sf lot, in average dated condition, has a finished basement with game room and full bath, 1 car built in garage and a small patio. It sold on 11/30/2018 for \$135,000. Comp #2 has a private septic system.

The adjustments are applied to Comp #2. Comp #2 requires an adjustment for a smaller lot size at +\$2,000, lack of the additional upper floor bathroom +\$5,000, smaller gross living area +\$6,600, inferior condition +\$10,000, 1 car vs 2 car built in garage +2,000 and inferior porches +\$2,000. The adjusted value of Comp #2 is \$162,600.

26 Top Street	\$176,000
108 Southview	\$162,600
Value difference attributed to public sewer	\$13,400/8.2%

Based on this analysis, there is a \$13,400 difference in the two sales or 8%.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

A variety of properties were analyzed in Mount Pleasant Township to determine if there is any value added by the addition of public sewage to a property. Based on the analysis of eight sales over the past several years in Mount Pleasant, a difference of between 5.7% and 13% with an average of 8.4% was proven after paired sales were analyzed.

BURGETTSTOWN-SMITH TOWNSHIP

Burgettstown and Smith Township are communities located to the northwest of Mount Pleasant Township. In the 1990's, the authority developed and implemented the BSTJSA Act 537 Plan which resulted in the construction of a centrally located sewer treatment plant and conveyance system which provides sewage treatment for eight villages along Route 18, the Borough of Burgettstown and the Village of Langeloth. In 2008, the Burgettstown-Smith Township Joint Sewage Authority completed the revised plan

A study of West Penn MLS sales data indicated a distinct difference in property values for this region over the time period from January 1, 2008 to January 1, 2019. The data showed no difference when all sale prices were considered but with a ceiling of \$150,000, there are marked differences between sales with public sewer and those with private sewer or septic systems. This difference can be attributed to higher value properties being less affected by public or private sewer systems and they are more market accepted at higher prices and frequently the properties are newer with newer private systems that are less likely to fail.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

A paired sale analysis was conducted on two sales located in Smith Township.

PAIRED SALES ANALYSIS

Comp #1-567 Joffre Bulger Road - 8/4/1 bath, Cape Cod, 1.06 acre lot, 1,702 GLA, 2 car detached garage sold for \$174,500 on 5/4/2016 with \$9,500 in seller concessions for a net sale price of \$165,500. Public sewer.

Comp #2-66 Station Street – 7/4/1 bath, Cape Cod, 1.06 acre lot, 1,479 GLA sold for \$153,000 on 9/30/2016 with \$6,751 in seller concessions for a net sale price of \$147,000. Private sewer system.

Both sales are similar in style, condition and location and are adjusted for living area differences at \$25/SF. Comp #2 lacks central air conditioning, +\$2,000 and is adjusted +\$5,575 for small living area for an adjusted value of \$154,757.

567 Joffre Bulger Road	\$165,500
66 Station Street	\$154,757
Value difference attributed to public sewer	\$10,743/6%

The value difference attributed to public sewer is \$10,743 or 6%.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

CECIL TOWNSHIP

Cecil Township is located to the east of Mt. Pleasant Township. Cecil has seen explosive growth over the past decade, due in part to its unique location with direct access to Route 79 and coupled with the growth in the Marcellus Shale oil business, was well located for commercial and residential development. The majority of residential properties in Cecil Township are covered by the Cecil Township Municipal Authority, there remain areas where private septic systems are still in place.

Public Sewer/Private sewer Average and Median Sales Statistics Cecil Township

2011-2019	# Sales	Average \$	Median \$
Public sewer	1153	\$279,894	\$245,000
Private sewer	149	\$210,760	\$167,000
Price Difference		\$69,134/32.0%	\$78,000/46%

The difference in sale prices for public sewer compared to private sewer range from 32% to 45% however, these percentages are affected by the relatively low number of sales of homes with private sewer. It does indicate a difference in value for this feature although the percentage differences are large due to disparity in sales.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

A paired sale analysis is completed on two sales in Cecil Township.

PAIRED SALES ANALYSIS

Comp #1-22 Farmcrest - 6/3/1 bath, Split Entry, 14,674 sf lot, 1,149 GLA, Game room with full bath on the lower level, 1 car built in garage sold for \$230,000 on 3/27/2018 with \$5,000 in seller concessions for a net sale price of \$226,000. Public sewer.

Comp #2-15 Federal Street – 6/3/2 bath, Split Entry, 6,769 sf lot, 1,268 GLA, Game room and half bath on the lower level, sold for \$189,900 on 04/27/2018 with \$11,394 in seller concessions for a net sale price of \$179,900. It has a private sewer system.

Both sales are similar in style, condition and location and are adjusted for living area differences at \$25/SF. Comp #2 is inferior in location to Comp #1 and is adjusted \$39,000 based on an analysis of average and median sales statistics for split entry dwellings in each neighborhood which ranged from 38% to 40%. Comp #2 is larger -\$2,075, has an additional bathroom -5000, additional garage stall -2000 and inferior location at +39,000 for an adjusted value of \$205,825.

22 Farmcrest Drive	\$226,000
15 Federal Street	\$209,825
Value difference attributed to public sewer	\$16,175/7%

Based on this analysis, there is a 7% difference attributed to public sewer.

COMMUNITY DESCRIPTIONS AND PAIRED SALES (CONTINUED)

CONCLUSIONS FROM MATCHED PAIRS ANALYSIS

There were 14 properties analyzed from four townships of Cecil, Chartiers, Smith and Mt. Pleasant. The comparable sales were analyzed, adjusted for differences to isolate the value of public as compared to private sewer and in all seven cases, the market value of properties with public sewer were higher than those with private sewer. The percentage difference between public sewer sales and private sewer sales is 5.7% to 13% with the average at 8%. As will be discussed later in this study, this confirms statements made by market participants such as local realtors and developers that public sewer enhances marketability and increases value.

LAND ANALYSIS

In determining the impact of sewers on land values we have analyzed both larger tracts of land and smaller building lots (i.e. 1-10+ acres). Given that there is limited sewer availability in Mt. Pleasant Township we have focused our research on nearby communities in which there are areas served by public sewers and other areas without access to public sewers. We have focused our analysis on South Fayette Township, Smith Township, and Cecil Township. The latter two communities are located in Washington County with South Fayette Township being in adjoining Allegheny County (South Fayette adjoins Mt. Pleasant Township to the east).

With larger parcels, the prime factor is the analysis of the highest and best use of the site and how that highest and best use is impacted by the presence of sewers. Typically the availability of sewers permits a greater density of development. The Mt. Pleasant Township zoning ordinance does permit greater density with the availability of sewers in all of the districts (note: availability of sewers is not addressed in the B-1 District). The breakdown of minimum lot area by zoning district with and without sewers available is summarized below:

MINIMUM REQUIRED LOT AREA BY ZONING DISTRICT (FOR SINGLE FAMILY DWELLINGS)

ZONING DISTRICT	LOT AREA WITH SEWERS	LOT AREA WITHOUT SEWERS
A-1 Agricultural District	1 Acre	2 Acres
R-L, Low Intensity Residential	0.50 Acres	2 Acres
R-H, High Intensity Residential	0.298 Acres	0.413 Acres
M-U Mixed Use	0.25 Acres	0.35 Acres

Note: excerpts from the Township zoning ordinance are reproduced in Appendix A of this report.

LAND ANALYSIS (CONTINUED)

Planned Residential Developments are a permitted use in the A-1, R-L, and R-H Districts. If single family dwellings (or duplexes and townhouses) are developed under this scenario, the minimum required lot area is smaller. As cited in the zoning ordinance, “(t)he purpose of these planned residential development (PRD) regulations is to permit residential development which is more creative and imaginative than is generally possible under conventional zoning district controls and subdivision requirements. Further, these regulations are intended to promote more economical and efficient use of the land while providing a compatible blend of housing types, amenities and community facilities of high quality, oriented to the specific development site and preserving the natural scenic qualities of open space.”

Also, as a practical matter, without access to sewers properties developed for single family use would require either a septic system or the more expensive sand mound alternative. As such, the minimum lot area in the R-H and M-U Districts would have to be substantially larger, most probably 1+ acre to be developed without access to public sewers. The introduction of sewers would make development on such smaller lots feasible. The B-1 (Highway Commercial) and M-1 (Light Industrial) Districts do not specify a minimum required lot area for parcels with sewers or parcels without sewers.

Review of the zoning ordinance section addressing Planned Residential Developments outline the use and density requirements in the A-1, R-L, and R-H Districts. Density in the A-1 District and the R-L district or Planned Unit Developments is 4 units per acre (ordinance indicates the same for two-family dwellings). The density in the R-H District is 6 units per acre. The

LAND ANALYSIS (CONTINUED)

ordinance further indicates that access to sewers is required or in lieu thereof a private onsite system this is approved by the Pennsylvania Department of Environmental Protection (PA DEP).

Given the cost of developing an independent on site sewerage system, access to public sewers is clearly a more financially feasible alternative.

Ultimately, the presence of public sewers would permit greater density of development. This fact, in and of itself, does not necessarily result in higher land values, but that positive impact is a reasonable probability. See Appendix B for zoning excerpt addressing Planned Residential Development.

The most expensive land (on a square foot or price per acre basis) is the lots located in the Cherry Hills Plan. A survey of sales of lots in this plan indicates that the lots in this plan average approximately \$2.86 per square foot or \$124,500 per acre.

The dwellings in this plan are also the highest in the Township with dwelling prices ranging from \$300,000-\$400,000+. The most recent sale noted in the plan (April 11, 2019) transferred for \$392,877. This sale involved a 3,534 square foot newly constructed dwelling on a 0.24 acre lot.

A summary of lot sales in the plan is included on the following page.

**LOT SALES: CHERRY VALLEY
2009-PRESENT**

LOT #	DATE OF SALE	LOT SIZE (ACRES)	SALES PRICE	\$/ALD	\$/SF
29	3/14/2019	0.4795	\$59,900	\$124,922	\$2.87
411-B/419-B	12/17/2018	0.48	\$80,440	\$167,583	\$3.85
412-B	1/8/2018	0.48	\$80,440	\$167,583	\$3.85
418-A	6/13/2017	0.24	\$40,220	\$167,583	\$3.85
37	3/29/2017	0.8467	\$70,000	\$82,674	\$1.90
412-A/413-B	2/13/2017	0.53	\$80,440	\$151,774	\$3.48
417-A	12/19/2016	0.28	\$40,220	\$143,643	\$3.30
27	12/13/2016	0.761	\$68,000	\$89,356	\$2.05
416-A&B	8/6/2016	0.56	\$80,440	\$143,643	\$3.30
413-A; 415-A; 415-B	5/6/2015	0.85	\$120,660	\$141,953	\$3.26
38	12/23/2014	0.9557	\$69,000	\$72,198	\$1.66
42	10/3/2014	0.6008	\$69,000	\$114,847	\$2.64
32	1/14/2011	1.0949	\$92,500	\$84,483	\$1.94
53	8/3/2009	0.8695	\$79,000	\$90,857	\$2.09
AVERAGE		0.644864		\$124,507	\$2.86

LAND ANALYSIS (CONTINUED)

As indicated earlier, we have examined sales activity in other areas to determine the impact of sewers on property value.

South Fayette Township-Acreage

South Fayette has been one of the more active markets over the past 5-10 years with ongoing new residential development in plans with lots in the range of 0.25-0.75 acres. Property values have shown a steady increase over those years as evidenced by the data below.

<i>South Fayette Township</i>		
<u>Year</u>	<u>Average Sale Price</u>	<u># of Transactions</u>
2018	\$330,981	276
2017	\$300,542	253
2016	\$292,411	271
2015	\$278,582	241
2014	\$267,975	222
2013	\$264,425	200
2012	\$250,364	208
2011	\$260,385	173
2010	\$246,574	195
2009	\$227,944	151
2008	\$247,947	165
2007	\$233,544	187
2006	\$236,051	216
2005	\$229,242	180

Source: Recorded residential transactions S. Fayette Township/Allegheny County
compiled by Kulzer & Co., Inc.; all sales over \$10,000

LAND ANALYSIS (CONTINUED)

The market activity of single family building lots has also been strong with a steady volume of sales.

AVERAGE/MEDIAN LOT PRICE: SOUTH FAYETTE TOWNSHIP

	2018	2017	2016	2015
Median Sales Price	\$87,500	\$94,000	\$91,500	\$92,250
Average Sales Price	\$94,352	\$90,621	\$90,294	\$80,583
# of Transactions	89	73	74	48

SOURCE: REALSTATS; ALL TRANSACTIONS ABOVE \$30,000

Activity has continued to increase since 2012, with a downturn noted in 2015.

Research revealed six sales of large tracts of land purchased over the past four years in South Fayette Township. These sales are summarized on Page 35.

Three of the sales were purchased for development as single family building lots and have access to public sewers. A fourth sale was purchased for “agricultural” use but also has access to public sewers. Two additional sales were noted that did not have access to public sewers.

Sales 1 and 3 were purchased for single family development with NVR/Ryan homes as the sole builder. With such sales the developer typically has an agreement in place with NVR/Ryan prior to the sale. This factor explains why these two sales are at the high end of the range. Sale 2 has numerous steep slope areas and was purchased for development of estate lots. Its intended density is substantially lower than that of Sales 1 and 3 resulting in a lower sales price per acre.

Sale 4 was purchased for construction of a single residence and as such establishes the lower end

LAND ANALYSIS (CONTINUED)

of the range for the sales with access to public sewers. Clearly, there is a direct relationship between sales price and the density of development intended for the sites.

The four sales with access to sewers have an average size of 55.73375 acres with an average sales price per acre of \$16,957.

Two larger tracts of land without access to public sewers were discovered in our research. These sales are in generally close proximity to the sales with access to public sewers. Sale #6 is located just to the northeast of two of the sales with sewers. The sewers have not been extended and the buyer built a single family residence on one side of the road (note: the property is located on both sides of Old Oakdale Road). The cost of extending the sewers to the property is unknown although the property is impacted by an agricultural conservation easement limiting development on the site to one or two residences. This limited development potential clearly impacted its sales price. As a result, its unit value (\$8,797) is the lowest of the sales cited². Likewise, Sale 5 has limited development potential as it lacks access to public sewers. The selling agent indicated that she was not aware of the buyer's ultimate use as the buyer indicated that he intended to build a dwelling for himself and may develop other estate lots for family members or might hold the site until sewers were extended to this area of South Fayette Township.

² Listing agent indicated that the barn on the site had a value of \$100,000; the resultant allocation to the land would reflect \$7,000 per acre.

LAND ANALYSIS (CONTINUED)

Neither of these two parcels has access to public sewers. The most significant factor impacting their sales price, therefore, is the permitted density of development. As indicated by the other four sales, the permitted density facilitated by the presence of sewers is a very significant factor.

Conclusion

The four sales with access to public sewers have an average size of 55.74375 acres with an average sales price per acre of \$16,957. The two sales without access to public sewers have an average size of 49.85 acres with an average sales price of \$9,428 per acre.

	AVERAGE SIZE (ACRES)	AVERAGE SALES PRICE (\$/ACRE)
SALES WITH SEWERS	55.74375	\$16,957
SALES WITHOUT SEWERS	49.85	\$9,428

The variances among the sales include topography and whether or not the site is wooded or cleared. Both these factors have impact on the sales price along with the impact of sewers. One agent contacted estimated the variance at 30%, i.e. land with access to sewers sell for a price 30% higher than land without access to sewers. He indicated that he has found this percentage applicable in South Fayette and other communities he is familiar with. The variance between the two groups of sales is nearly 80%. However, as indicated other factors impact the properties as well.

LAND ANALYSIS (CONTINUED)

The strong demand for single family residential building lots in South Fayette Township undoubtedly increases the value of acreage with access to sewer. Nonetheless, the variance in South Fayette Township between land with sewers and land without sewers is significant. If the low end of the sales with sewers is compared to the high end of the sales without sewers, the variance (i.e. Sale 4 vs. Sale 5) indicates a variance of 8.18%.

Based on the data outlined an estimated variance of 10-30% is indicated for the enhancement of land with sewers vs. those without sewers.

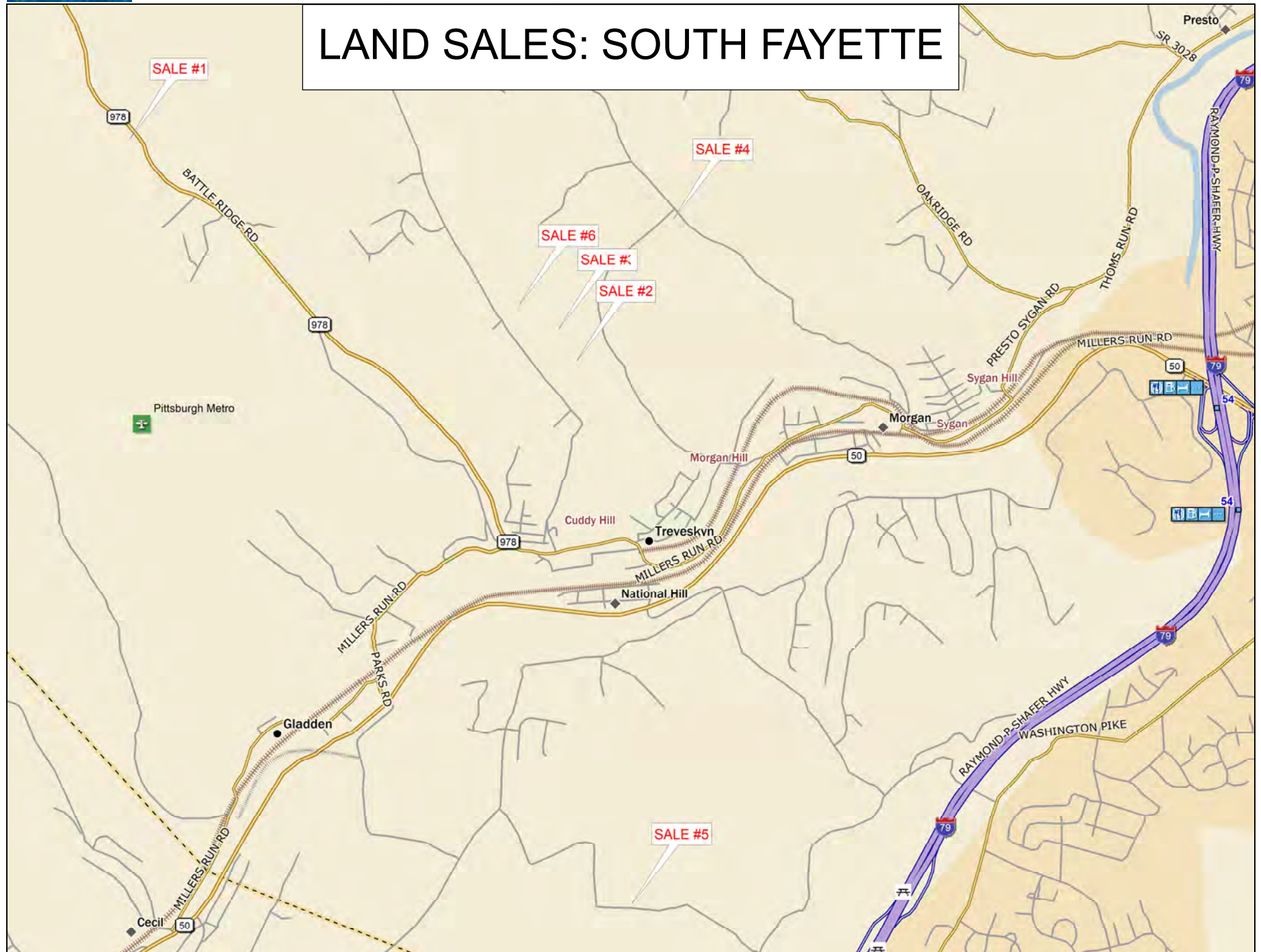
The sales considered in this analysis of South Fayette Township are summarized on the following page, followed by a map indicating their locations.

SOUTH FAYETTE ACREAGE SALES

LOCATION	TAX PARCEL	DATE OF SALE	SALES PRICE	SIZE (ACRES)	\$/ACRE
SALES WITH ACCESS TO PUBLIC SEWERS					
1 Battleridge Road	Part 489-L-10	5/13/2019	\$2,200,000	111.772	\$19,683
2 Old Oakdale Road	325-B-6	3/4/2016	\$600,000	40.703	\$14,741
3 Old Oakdale Road	325-C-8	2/5/2015	\$1,050,000	47.00	\$22,340
4 Morgan Hollow Road	326-D-11	1/22/2015	\$260,000	23.50	\$11,064
SALES WITHOUT ACCESS TO PUBLIC SEWERS					
5 Bowman Road	483-L-1	9/1/2016	\$450,000	44.00	\$10,227
6 3253 Old Oakdale Road	326-E-1	8/27/2015	\$490,000	55.70	\$8,797

- 1) Site is sloping and not fully usable but is to be developed as a plan known as LaFayette Meadows containing 104 building sites; NVR to be sole builder
- 2) Level to steeply sloping site that is to be developed with 8 Estate Lots (Estates @ Lion Ridge)
- 3) Portion of site developed as Pinnacle Point
- 4) Rolling site that is predominantly pasture area; site has quonset shelter located on it
- 5) Flat to sloping site located on both sides of Bowman Road; portions are wooded. Possible use as estate lots. Agent indicated that plans are not final with owner possibly waiting until sewers are extended.
- 6) Rolling parcel with farmland and pasture land; site was improved with a new barn which the listing agent estimated to have a contributory value of \$100,000. Land value would adjust to \$7,000 per acre.

LAND SALES: SOUTH FAYETTE



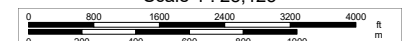
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Scale 1 : 28,125



1" = 2,343.8 ft

Data Zoom 12-7

LAND ANALYSIS (CONTINUED)

Smith Township – Acreage

Smith Township has only partial sewer coverage. Review of sales data in the Township indicates only modest activity. Over the past 9 years, there has been an average of 58 real estate transfers (all types of property) in the Township with the vast majority (80%) of those being for single family residential units. As a result, there is a limited volume of land sales to analyze, and unlike with South Fayette where unsewered parcels were the exception, in Smith Township parcels with access to sewers are the exception.

Only one larger site purchased for single family development with access to public sewers was discovered in our research. This sale involved some developed lots in the Majestic Pointe subdivision as well as 41.21 acres of undeveloped land with access to sewers. This parcel sold for \$13,490 per acre. This sale is, by far, commanded the highest sales price per acre in the Township over the past ten (10 years). This site had development friendly topography with only some steeply sloping areas on the site.

The four sales without access to public sewers contain an average of 83.325 acres with an average sales price of \$7,185 per acre. This figure is 47% lower than the one sale noted that had access to public sewers. The two sales that are most similar in size (i.e. Sale 1 at 45.96 acres and Sale 4 # 54.80 acres) reflect \$13,490/acre and \$11,588/acre; the property with sewers commanded a 16.4% higher unit value.

LAND ANALYSIS (CONTINUED)

As with the sales in South Fayette Township, the sales vary in other respects as well with size and topography being most significant. However, the sales outlined are all generally similar in location and in overall topography. Unlike South Fayette Township, the majority of sales activity involves parcels without sewers with only one sale identified as having access to public sewers.

Conclusion

	AVERAGE SIZE (ACRES)	AVERAGE SALES PRICE (\$/ACRE)
SALES WITH SEWERS	45.96	\$13,490
SALES WITHOUT SEWERS	83.325	\$7,185

The sales considered are summarized on the next page and followed by a map outlining their locations.

As with the South Fayette Township sales, the percentage of enhancement resulting from access to sewers vs. having no sewers is unclear but is estimated to be in the range of 15-30%.

SMITH TOWNSHIP ACREAGE SALES

LOCATION	TAX PARCEL	DATE OF SALE	SALES PRICE	SIZE (ACRES)	\$/ACRE
SALES WITH ACCESS TO PUBLIC SEWERS					
1 Atlas Cherry Valley Road	various	8/12/2016	\$620,000	45.96	\$13,490
SALES WITHOUT ACCESS TO PUBLIC SEWERS					
2 26 Covered Bridge Road	460-016-00-00-0019-00 570-028-00-00-0003-00	5/6/2015	\$810,000	127.74	\$6,341
3 Joe Cain Road	570-0019-00-00-0012-00	2/21/2014	\$450,000	65.55	\$6,865
4 Ridge Road	570-026-00-00-0018-00	9/15/2014	\$635,000	54.80	\$11,588
5 Route 18	570-031-00-00-0030-00	7/27/2018	\$500,000	85.21	\$5,868

- 1) Rolling to slopping site with developed lots and 45.96 acres of undeveloped ground. Portion of the Majestic Ridge Plan of Lots; Site has extensive frontage along Atlas Cherry Valley Road.
- 2) Gently rolling and tillable parcel with a 4-BR house, bank barn, and two additional buildings. Located in reasonable close proximity to Cherry Valley. Purchased for use as an operating speciality farm. Site spans both Smith and Mt. Pleasant Townships
- 3) Sloping parcel of ground with extensive frontage on Joe Can Road. Site has no access to sewers
- 4) rolling to upsloping site without sewers; dwelling constructed subsequent to this purchase. Majority of the site was cleared and tillable
- 5) Irregularly shaped parcel with upsloping topography; site does not have public sewers. Site is generally cleared and tillable

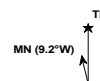
SMITH TOWNSHIP LAND SALES



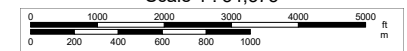
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Scale 1 : 34,375



1" = 2,864.6 ft

Data Zoom 12-5

LAND ANALYSIS (CONTINUED)

Cecil Township

Cecil Township is located in Washington County and is located to the southeast of Mt. Pleasant Township. Review of market activity for land in the Township indicates a robust area with a strong history of sales. In fact, there are more lot sales in Cecil Township in one year than there is in Mt. Pleasant Township for all property types in a full year.

Currently active single family plans include the Courtyards @ Windsor Woods, Overlook @ Southpointe and Ridgewood Heights. Review of data in RealStats for single family lots indicates a strong market with generally increasing lot prices.

The average sales price of a single family building lot (with access to sewers) in 2018 was \$102,391. These values are generally comparable to those found in South Fayette Township. A summary of the lot sales is as follows:

LOT SALES: CECIL TOWNSHIP 2010-2018

YEAR	AVERAGE \$	MEDIAN \$	# OF SALES
2018	\$102,391	\$86,091	91
2017	\$99,126	\$81,149	65
2016	\$96,239	\$94,000	65
2015	\$93,376	\$85,000	97
2014	\$78,762	\$77,000	81
2013	\$77,459	\$70,000	65
2012	\$75,145	\$67,000	59
2011	\$64,600	\$61,000	37
2010	\$65,918	\$49,500	39

SOURCE: REALSTATS, ALL SALES BETWEEN \$10,000 AND \$250,000

LAND ANALYSIS (CONTINUED)

The data indicates a very active market with an average of 66.55 sales per year. The average sales price of a building lot has shown steady increases.

We found no sales within the past several years with sewers that were purchased for subdivision; it appears that all of the major single family developments are on land purchased 10+/- years ago.

Three sales of larger parcels without access to public sewers are summarized below:

ACREAGE SALES: CECIL TOWNSHIP

ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	SALES PRICE/ACRE
Fawcett Church Rd. 140-012-00-00- 0013-00	2/15/2019	\$355,000	67.49	\$5,260
131 Cumer Road 140-006-00-00- 0074-00	5/6/2016	\$250,000	43.50	\$5,747
135 Hallam Road 140-001-00-00- 0018-00	2/26/2019	\$164,000	17.40	\$9,425

These prices for raw land without sewers closely approximate those found in Smith Township and are generally higher than those found in Mt. Pleasant Township.

LAND ANALYSIS (CONTINUED)

Three larger parcels of vacant ground in Mt. Pleasant Township are summarized below:

ACREAGE SALES: MT. PLEASANT TOWNSHIP

ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	\$/ACRE
18 Welch Lane 460-007-00-00- 0036-00	12/27/2018	\$279,000	63.871	\$4,368
260 Lynn Portal Road 460-001-00-00- 0015-00	11/4/2015	\$262,000	39.67	\$6,604
Carter Lane 460-017-00-00- 0004-14	4/26/2016	\$72,000	15.40	\$4,675

The first Mt. Pleasant Township sale was a portion of the Meadowbrook Golf Course in Hickory.

This sale included 12 acres of heavy timber. Also, the first 500 feet of the site off of Route 18 is zoned B-1. Despite the partial commercial zoning, this site only commanded \$4,368 per acre.

The 2nd sale has a dwelling in need of repair on the site. The third sale is located in close proximity to Cherry Valley. All three sales, however, command lower prices than similarly sized parcels in Cecil Township.

LAND ANALYSIS (CONTINUED)

The unit values for these larger parcels are compared to smaller lots 5-15 acre parcels purchased for construction of a single dwelling. Several of these larger building sites in Smith Township and Mt. Pleasant Township are summarized as follows:

LOT SALES: SMITH & MT. PLEASANT TOWNSHIPS (NO PUBLIC SEWER ACCESS)

ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	\$/ACRE
182 Joe Cain Rd. Smith Township	12/23/2013	\$75,000	10.0523	\$7,461
Joe Cain Rd. Smith Township	11/23/2016	\$30,000	5.00	\$6,000
371 Vance Road Smith Township	7/23/2015	\$63,000	9.265	\$6,800
Lynn Portal Road Mt. Pleasant Twp.	12/28/2016	\$47,500	8.218	\$5,780

These larger lots are typically purchased for development of a single family residence. These sales are considered representative of what such larger lots command in Smith and Mt. Pleasant Townships.

These sales are substantially lower than those found in Cecil Township which has access to public sewers. Sites of this size in Cecil Township with access to public sewers command unit values ranging from \$10,000-\$30,000+ per acre.

LAND ANALYSIS (CONTINUED)

LOT SALES: CECIL TOWNSHIP

(PUBLIC SEWER ACCESS)

ADDRESS	DATE OF SALE	SALE PRICE	SIZE (ACRES)	\$/ACRE
Hillview Street	12/15/2017	\$95,000	6.0	\$15,833
Klinger Road	4/5/2019	\$100,000	3.10	\$32,258
Blueberry Lane	5/30/18	\$35,000	1.38	\$25,362
623 Route 980	2/6/2014	\$107,500	10.00	\$10,750

Lots in the Cecil Township without access to public sewers also command higher unit values than anything in either Smith Township or Mt. Pleasant Township. We noted some 10 acre lots without access to sewers in close proximity to Southpointe selling for \$30,000+ per acre.

Conclusion

Nonetheless, the raw land in Cecil Township commands 10-15% higher values than raw land in Mt. Pleasant Township. This variance contrasts significantly with the larger lots with sewers in Cecil Township commanding nearly 100-200%+ of the lots without sewers in Mt. Pleasant Township (also similar to those in Smith Township).

Clearly, the presence of public sewers results in substantially higher unit values for these larger lots ranging from 5-20 acres. Given limited data, the general level of increase is not clear but an increase is certainly indicated.

LAND ANALYSIS (CONTINUED)

Commercial/Industrial Acreage

Limited data for commercial/industrial land sales without access to public sewers was available for analysis. There is limited commercial/activity in Mt. Pleasant Township. Over the past five years, there are eight (8) commercial/industrial sales in Mt. Pleasant Township listed in the West Penn Multi-List. As a result, the impact of sewers on commercial/industrial land is not evident.

Overall Land Impact

The data outlined clearly indicates that the presence of sewers has a significant impact on land values for larger tracts as well as smaller “estate” lot parcels. The impact varies widely and is impacted by a variety of factors beyond the availability of sewers. Acknowledging these additional factors impacting value beyond sewers, the impact of sewers on land value is estimated to be in the range of 15-30%.

LAND ANALYSIS (CONTINUED)

Anecdotal Information

In the course of our research, we interviewed numerous real estate agents/brokers, developers, and other real estate related professionals concerning the sales and other data outlined in this report as well as about the general principle addressed in this report. When queried as to their thoughts on the impact of access to sewers on property value, everyone contacted agreed that sewers were a positive factor and positively impacted property values. No one expressed a neutral or negative position during the interviews.

The main issues raised by local agents were varied. In the case of older, smaller dwellings like those located in the villages of Westland and Southview, there is a concern if the septic system fails and there is insufficient land area to create a new leech field and if the only solution is to install a costly above ground system. There is the concern regarding financing, if there is a septic failure, a costly repair would be required to make the home saleable, but if there is public sewer this risk is eliminated. FHA financing has specific guidelines for well and septic distances that may make it difficult to finance, but public sewer would avoid these requirements.

Agents also discussed the potential for additional development with public sewers, as illustrated by the success and continued development of Cherry Valley Lakeview Estates which has access to public sewer. Mr. Paris, a developer of Cherry Valley and Majestic Pointe, estimated a 25% increase for land with sewers over land without sewers. Ken Surdick of Howard Hanna Real Estate estimated a 30% enhancement for land with sewers over land without sewers.

CONCLUSIONS

The original question was the value impact of public sewers or “How does it affect the value of my home”. In the course of this study, residential real estate sales in Mount Pleasant Township and surrounding communities of Chartiers, Cecil and Smith Townships and found a consistent pattern that public sewer adds to value based on the results of paired sales analysis. An analysis of sales of larger parcels in Washington and Allegheny County and the general trend supports the fact that sites with public sewer have greater per acre value over sites with septic systems.

Finally, after interviewing local market participants, particularly local realtors who are involved in the day to day buying and selling of real estate in the region, support the conclusions of this report that public sewer adds value to property. Therefore, the data supports the contention that the addition of public sewer to the villages of Hickory, Southview and Westland as well as the roads connecting these villages, will have a positive impact on the value of properties in the areas affected.

Agents Interviewed:

Doug Burig
Ken Surdick
Susan Musulin
(Farm & Land Division Leader)
Kelli Veroskey
Jodie Gallagher
Bob Moncavage
Bonnie Loya
Jan Belhy
Jan Popeck
Raymond Carnevali
Libby Souilliard

Keller Williams Real Estate
Howard Hanna Real Estate
Keller Williams Real Estate

ReMax Select Real Estate
Berkshire Hathaway Real Estate
Priority Real Estate
Coldwell Banker Real Estate
Keller Williams Real Estate
Howard Hanna Real Estate
Berkshire Hathaway Real Estate
Keller Williams Real Estate

Developers Interviewed

Richard Herrington
Alex Paris

Others Interviewed:

Sheri Crawford

Authority Manager of BSTJSA

CERTIFICATIONS OF THE APPRAISERS/CONSULTANTS

The undersigned does hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the properties that are the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have no bias with respect to the properties that are the subject of this report or to the parties involved with this assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
7. No one provided professional assistance to the person(s) signing this report.
8. The reported analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
12. As of the date of this report, Scott E. Churchill has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Members.
13. The appraisers/consultants have not provided prior service involving the subject properties within the past three years.

Scott E. Churchill, SRA
PA State Certified Residential Appraiser
Certification # RL003015L
Expiration 6/30/2021

Peter R. Kulzer
PA Certified General Real Estate Appraiser
Certification # GA-000006-L
Expires 6/30/21

APPENDIX A:
MT. PLEASANT ZONING DATA
PERMITTED USES/BULK & AREA REQUIREMENTS

ZONING

200 Attachment 3

Township of Mount Pleasant
Area and Bulk Regulations – Residential Principal Uses

		Maximum Requirements			Minimum Requirements									
		Lot Coverage	Site Coverage (PRD only)	Height ^a (stories, feet)	Dwelling Unit Density (units/acre)	Lot Area (acres)	Site Area (PRD only) (contiguous acres)	Lot Width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet) ^d	Side Yard Setback (feet) ^d	Setback from Site Boundary (PRD only)	Site Common Open Space (PRD only)	Distance Between Buildings (2+ on 1 Lot) (feet)
A-1	Single-family dwelling, with public sewer	35%		2.5, 35	—	1		100	30	35	20			—
	Single-family dwelling, without public sewer				—	2		150						—
	All others	30%		2.5, 35	—	2		150	50	50	20			—
PR D	Single-family dwelling	—	70%	—	4	0.344	10	—	25	15	10	50	30%	20
	Two-family dwelling	—		—		0.459		—						
	Townhouses and garden apartments	—		—		no min		—						
R-L	Single-family dwelling, with public sewer	50%		2.5, 35	—	0.500		85	30	20	20			—
	Single-family dwelling, without public sewer				—	2								
PR D	Single-family dwelling	—	70%	—	4	0.230	10	—	25	15	10	50	30%	20
	Two-family dwelling	—		—		0.344		—						
	Townhouses and garden apartments	—		—		no min		—						
R-H	Single-family dwelling	40%		3, 45	—	0.298		75	25	25	15			20
	Two-family dwelling				—	0.413		90		50 ^b /25 50 ^b /20				
	Townhouses and garden apartments				5	1		100						
PR D	Single-family dwelling	—	70%	—	6	0.230	10	—	25	15	10	50	30%	20
	Two-family dwelling	—		—		0.344		—						
	Townhouses and garden apartments	—		—		no min		—						
MU	Single-family dwelling	50%		3, 45	—	0.25		75	25	25	15			20
	Two-family dwelling				—	0.35		90						

MOUNT PLEASANT CODE

	Townhouses and garden apartments				5	1		100		50 ^b /25	50 ^b /20			
B-1	Single-family dwelling	50%		3, 45	—	2		100	35	40 ^c /20	40 ^c /15			—

^a Excludes height exceptions specified in this Ordinance.
^b When adjoining any A-1 or R-L District.
^c When adjoining any R District.
^d If an accessory structure is less than 150 square feet, the minimum setback may be 10 feet.

ZONING

200 Attachment 4

Township of Mount Pleasant

Area and Bulk Regulations – Nonresidential Principal Uses

		Maximum Requirements			Minimum Requirements				
		Lot Coverage	Impervious Surface Coverage	Height ^a (stories, feet)	Lot Area (acres)	Lot Width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)
A-1	Agriculture, garden nursery or greenhouse	35%	—	—	10	150	30	35	30
	Boarding stable or riding academy		—	—	10				
	Kennel		—	—	5				
	Private stable		—	—	5				
	Golf course		—	—	30				
	Farm structures, other than feed storage		—	50	—				
	Farm feed storage structures		—	100	—				
	All other non-residential principal structures		—	2.5, 35	2				
R-L	All non-residential principal structures	50%	—	2.5, 35	2	85	30	20	20
R-H	All non-residential principal structures	40%	—	3, 35	1	100	25	25	20
MU	All non-residential principal structures	50%	—	3, 35	0.5	50	15	20	15
B-1	Agriculture	50%	85%	3, 35	10	100	35	—	—
	Principal structures adjoining any R District				0.5			40	40
	All other non-residential principal structures							20	15
M-1	Principal structures adjoining any R District	65%	—	3, 35	1	100	35	50	50
	All other non-residential principal structures		—					30	15

^a Excludes height exceptions specified in this Ordinance.

ZONING

200 Attachment 1

Township of Mount Pleasant

Land Use Table

Land Use	Zoning District					
	A-1	R-L	R-H	MU	B-1	M-1
Adult business				C	C	C
Agribusiness	P	P		P	P	
Agriculture	P	P	P	P	P	
Animal hospital	P			C	P	P
Automobile service station				P	P	P
Bar or tavern				P	P	P
Beverage production	C			C	C	C
Billboards					C	
Boarding stable or riding academy	P			P	P	P
Business or professional offices				P	P	P
Business services				P	P	P
Car wash				P	P	P
Cemeteries	C					
Commercial recreation	C			C	P	P
Commercial school				P	P	P
Communications antenna	C					
Communications tower	C					C
Comparable uses not specifically listed					C	C
Contracting business	C			P	P	P
Contractor's yard	C			C	P	P
Convenience store				P	P	P
Craftsman	P			P	P	P
Crematorium						C
Day-care center	C	C	C	C	C	
Day-care center, institutional	C	C	C	C		
Dry cleaner				P	P	P
Educational studio	C			P	P	
Essential services	P	P	P	P	P	P
Family day-care	P	P	P	P		
Financial institution				P	P	P
Food store				P	P	P
Forestry	P	P	P	P	P	P
Funeral home				P	P	P
Garden apartments			P	P		
Garden nursery	P			P	P	P
Golf course; golf or country club	P	P				
Greenhouse	P	P		P	P	P
Grocery store				P	P	
Group care facility			C	C	C	
Group child-care home			C	C	C	

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Hospital or clinic				C	C	
Hotel or inn				P	P	
Indoor amusement				P	P	P
Junkyard						C
Kennel	P	C			P	P
Landfill	C					C
Laundromat				P	P	
Light manufacturing					P	P
Machine shop					P	P
Medical marijuana dispensary					C	C
Medical marijuana growing/processing facility	C				C	C
Mine portals, ventilating shafts, bore bores, tipples, cleaning plants and waste disposal areas	C					
Mineral extraction	C	C				
Mini-warehouse or self-storage facility	P	C	C	P	P	P
Mobile home park	C	C				
Municipal facility	P	P	P	P	P	P
Noncommercial recreation	C	C	C	C	C	
Nursing home	C	C	C	C	C	C
Oil and gas compressor station	C	C			C	C
Oil and gas metering station/aboveground gathering facilities	P	P	P	P	P	P
Oil and gas pipelines	P	P	P	P	P	P
Oil and gas processing facility						C
Oil and gas well	C	C	C		C	C
Personal care boarding home	C	C	C	C		
Personal services				P	P	P
Pharmacy				P	P	
Place of assembly	C	C		P	C	
Planned residential development	P	P	P			
Private club				P	P	
Public parking garage				C	C	
Public parking lot				C	C	
Public recreation	C	C	C	P	P	P
Public utility installation	P	P	P	P	P	C
Repair shop				P	P	P
Residential use in combination with an authorized nonresidential use				P	P	
Restaurant	P			P	P	P
Retail business				P	P	P
School, commercial	C	C	C	P	P	P
School, private or public	C	C	C	P	P	P
Seasonal residences	P	P	P	P	P	P
Single-family dwelling	P	P	P	P	P	P
Slaughterhouse	P	C			P	P
Sportsmen's club	C	C			C	C

ZONING

Tank pads	C					C
Temporary use or structure, other than a construction trailer, model home or sales office	C			C	C	C
Temporary water storage facilities	P	P				P
Tourism	C	C	C	C	P	C
Townhouses	P	P	P	P	P	P
Traffic control sites	P	P				P
Transitional dwelling	C				C	C
Truck and heavy equipment rental, sales and service				P	P	P
Two-family dwelling	P	P	P	P	P	P
Vehicle accessory sales and installation				P	P	
Vehicle rental, sales and service				P	P	P
Vehicle repair garage				P	P	P
Warehouse				P	P	P
Wholesale business				P	P	P
Wind energy system, small	C	C				
Wind farm	C	C				

P – Permitted by Right

C – Conditional Use

SE – Special Exception

APPENDIX B:
MT. PLEASANT ZONING DATA
PLANNED RESIDENTIAL DEVELOPMENTS

Township of Mount Pleasant, PA
Friday, June 21, 2019

Chapter 200. Zoning

Article IV. Planned Residential Development

§ 200-401. Purpose.

The purpose of these planned residential development (PRD) regulations is to permit residential development which is more creative and imaginative than is generally possible under conventional zoning district controls and subdivision requirements.^[1] Further, these regulations are intended to promote more economical and efficient use of the land while providing a compatible blend of housing types, amenities and community facilities of high quality, oriented to the specific development site and preserving the natural scenic qualities of open space.

[1] *Editor's Note: See Ch. 178, Subdivision and Land Development.*

§ 200-402. Applicability and relationship to other ordinances.

- A. A planned residential development (PRD) shall be permitted in the A-1, R-L and R-H Districts, subject to the standards, criteria, restrictions and procedures outlined in this article.
- B. The provisions of this article for approval of a planned residential development (PRD) shall be a modification to and in lieu of procedures and criteria for approvals otherwise required in this chapter and Chapter 178, Subdivision and Land Development. Failure to comply with the provisions of this article with respect to a recorded development plan shall be deemed to constitute a violation of this chapter.

§ 200-403. Site ownership.

The site proposed for a planned residential development (PRD) shall be under single ownership and control. Prior to submitting an application for tentative approval, the applicant shall demonstrate that he is the landowner, as defined by this chapter. Legal, as well as equitable, ownership shall be demonstrated coincident with approval of the final development plan.

§ 200-404. Site area, use and density requirements.

- A. In all cases, the minimum site required for a planned residential development (PRD) shall be 10 contiguous acres. Public easements or rights-of-way and public or private streets shall not be construed as an interruption or division of a site proposed for a planned residential development (PRD). Permitted residential uses and dwelling unit densities in a planned residential development (PRD) shall be as follows in the districts in which PRDs are authorized:

District	Permitted Uses	Dwelling Unit Density
A-1 and R-L	Single-family dwellings	4 units per acre
	Two-family dwellings	

District	Permitted Uses	Dwelling Unit Density
	Townhouses	
	Garden apartments	
R-H	Single-family dwellings	6 units per acre
	Two-family dwellings	
	Townhouses	
	Garden apartments	

- B. In addition to the residential uses permitted in a planned residential development (PRD), recreation facilities designed for the use of the residents of the planned residential development (PRD) shall be permitted, including, but not limited to, hiking, biking or exercise trails; tennis, paddle tennis, basketball, volleyball or other playing courts; swimming pool and related facilities; golf course or putting green; community building for meetings and social activities; picnic pavilions; other active and passive recreational uses deemed appropriate to the proposed residents of the planned residential development (PRD) by the Board of Supervisors.

§ 200-405. Setbacks and lot areas.

- A. Minimum building setback on the perimeter of the planned residential development site. In all zoning districts where a planned residential development (PRD) is authorized, no garden apartment or townhouse shall be located closer to any boundary of the planned residential development (PRD) site than 75 feet. All other structures shall be located at least 50 feet from the boundary of the planned residential development (PRD) site. No accessory structure and no off-street parking shall be located in this required perimeter setback area.
- B. Internal setbacks and distance between buildings.
- (1) The minimum required front yard setback from a public or private street for all dwelling types shall be 25 feet. If individual lots are not proposed for fee simple ownership, there shall be no other required setback internal to the planned residential development (PRD), provided that where two or more principal residential buildings (regardless of dwelling type) are proposed on the same lot, the minimum distance between the buildings shall be 20 feet.
 - (2) In the case of lots proposed for fee simple ownership, all principal structures shall be set back a minimum of 15 feet from a rear property line. Decks or other structures attached to the principal building may encroach into the rear yard only if the rear lot line adjoins common open space. Attached units shall have a zero-side yard along common walls. All other side yards shall be a minimum of 10 feet.
- C. Minimum lot area.
- (1) There shall be no minimum lot area for townhouses and garden apartments in a planned residential development (PRD) provided the density requirements of § **200-404** are met.
 - (2) The minimum lot area for single-family dwellings and two-family dwellings in a planned residential development (PRD) shall not be reduced to less than the following minimums:

Type of Dwelling	A-1 District (square feet)	R-L and R-H Districts (square feet)
Single-family	15,000	10,000
Two-family	20,000 (10,000 per unit)	15,000 (7,500 per unit)

§ 200-406. Access and availability of public services.

- A. The site of a planned residential development (PRD) that contains multifamily dwellings shall have frontage on and direct vehicular access to an arterial or collector street, as defined by this chapter. The projected traffic volumes associated with the proposed planned residential development (PRD) shall be capable of being accommodated by the adjacent street network. The developer shall demonstrate that the projected traffic from the planned residential development (PRD) shall not materially increase congestion and impair safety on adjacent public streets.
- B. Any planned residential development (PRD) that contains multifamily dwellings shall be connected to public water and public sanitary sewer service.
- C. In any instance where the Township determines that public sewerage and water facilities are available and are capable of being extended to the development site, the developer shall connect the planned residential development (PRD) to such facilities.
- D. In the absence of public sewerage facilities, the developer shall provide a sanitary sewerage system within the planned residential development (PRD) that is approved by the Pennsylvania Department of Environmental Protection (PA DEP) or any successor agency.
- E. Central water service shall be supplied to each building or structure to be erected in a planned residential development (PRD).
- F. The developer shall provide a storm drainage system within a planned residential development (PRD) that shall be of sufficient size and design to collect, carry off and dispose of all predictable surface water runoff within the planned residential development (PRD) and shall be so constructed to conform with the statutes, ordinances and regulations of the Commonwealth of Pennsylvania and the stormwater management provisions (§ 178-40) in Chapter 178, Subdivision and Land Development, adopted May 1, 1998, as now or hereafter amended.^[1]

[1] *Editor's Note: Former § 178-40, Stormwater management, was superseded 3-23-2011 by Ord. No. 119; see now Ch. 171.*

§ 200-407. Administration and procedure.

The planned residential development (PRD) provisions of this chapter shall be administered by the Board of Supervisors. The Planning Commission shall review all applications on the basis of the standards specified in this article and make a recommendation to the Board of Supervisors. The Board of Supervisors shall conduct the public hearings required by the Pennsylvania Municipalities Planning Code (Act 247, as amended) and shall have the final authority to approve, approve with conditions or disapprove a planned residential development (PRD).

- A. Preapplication conference. Each applicant shall confer with the Zoning Officer to schedule a preapplication conference. Upon written request of the applicant, the Zoning Officer shall schedule a preapplication conference with Township officials. The conference shall include members or a designated representative of the Planning Commission and the Zoning Officer. The Township Solicitor, the Township Engineer, the Board of Supervisors or representatives thereof and local utility service representatives may be included, as deemed appropriate.
- B. Application for tentative approval. Within 120 days following the preapplication conference, three copies of an application for tentative approval shall be submitted. The application shall be in sufficient detail for the Planning Commission to determine compliance with the standards of this article and shall contain, at a minimum, the following information:
 - (1) A legal description of the total tract proposed for development, including a statement of present and proposed ownership.
 - (2) A written statement of planning objectives to be achieved by the planned residential development (PRD) through the particular approach proposed by the developer. The statement shall include a description of the character of the proposed development and its relationship to the immediate area in which it is to be located.

- (3) A written statement setting forth the reasons why the proposed planned residential development (PRD) would be in the public interest and would be consistent with the Township's Comprehensive Plan.
- (4) A written statement of the modifications to Township zoning and subdivision regulations otherwise applicable to the property.
- (5) A location map that clearly shows the location and area of the site proposed for development with relation to all lands, buildings and structures within 200 feet of its boundaries, the location and distance to existing streets and highways and the names of landowners of adjacent properties.
- (6) A development plan prepared at a scale no smaller than one inch equals 50 feet showing the following information:
 - (a) Existing contours at intervals of five feet; watercourse; floodplains; wetlands; woodlands; soils; steep slopes; and other natural features.
 - (b) Proposed lot lines and subdivision plat, if any.
 - (c) The location of all existing and proposed buildings, structures and other improvements, including maximum heights, types of dwelling units and dwelling unit density. Preliminary elevations and architectural renderings shall be provided.
 - (d) The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open space.
 - (e) The existing and proposed vehicular circulation system of local and collector streets, including off-street parking areas, service areas, loading areas and major points of access from the planned residential development (PRD) to public rights-of-way.
 - (f) The existing and proposed pedestrian circulation system, including its interrelationship with the vehicular circulation system and proposed treatment for any points of conflict between the two systems.
 - (g) The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric, gas and telephone lines.
 - (h) Subsurface conditions, including slope stability.
 - (i) A minimum of three cross sections showing existing and proposed contours and their relationship to proposed buildings, structures, highways, streets, parking areas, walkways and existing woodlands.
 - (j) A general landscaping plan indicating the treatment and materials proposed to be used in buffer areas and common areas on the site.
 - (k) Evidence of compliance with the environmental performance standards of § **200-702A** of this chapter.
 - (l) Any additional information required to determine compliance with the requirements of this article.
- (7) In the case of development plans that call for development over a period of years, a schedule for phasing the development shall be provided. This phasing schedule shall be reviewed annually with the Planning Commission on the anniversary of tentative approval or as each phase is completed, whichever occurs first.

C. Public hearing.

- (1) Within 60 days following the submission of an application for tentative approval of a planned residential development (PRD) which contains all of the required documentation, a public hearing pursuant to public notice shall be held by the Board of Supervisors. At least 14 days prior to the hearing, the Zoning Officer shall mail a copy of the notice by certified mail to each property owner within 300 feet of the entire perimeter of the property, including those located across a street right-of-way. The cost of mailing the certified notices shall be paid by the applicant.
- (2) The public hearing shall be conducted in the manner prescribed in Article **IX** of the Pennsylvania Municipalities Planning Code (Act 247, as amended, 53 P.S. § 10901 et seq.) and all references to the Zoning Hearing Board in Article **IX** shall apply to the Board of Supervisors.
- (3) The Township may offer mediation as an aid in completing these proceedings, provided that, in exercising such an option, the Township and the mediating parties shall meet the stipulations and follow the procedures set forth in § **200-1107** of this chapter.

D. Tentative approval.

- (1) Within 60 days following the conclusion of the public hearings, the Board of Supervisors shall, by written communication, either:
 - (a) Grant tentative approval of the development plan, as submitted;
 - (b) Grant tentative approval of the development plan, subject to specified conditions not included in the development plan as submitted; or
 - (c) Deny tentative approval.
- (2) Failure to act within said period shall be deemed to be a grant of tentative approval of the development plan as submitted. In the event, however, that tentative approval is granted subject to conditions, the landowner may, within 30 days after receipt of the official written communication of the Board of Supervisors, notify the Board of Supervisors of his refusal to accept all said conditions, in which case, the Board of Supervisors shall be deemed to have denied tentative approval of the development plan. In the event that the landowner does not, within said period, notify the Board of Supervisors of his refusal to accept all said conditions, tentative approval of the development plan, with all said conditions, shall stand as granted.

§ 200-408. Criteria for tentative approval.

The Board of Supervisors shall grant tentative approval if and only if all applicable requirements of this article are met and all of the following criteria are met:

- A. The proposed application for tentative approval complies with all standards, restrictions, criteria, requirements, regulations and procedures of this chapter; preserves the community development objectives of this chapter; and is found by the Board of Supervisors to be compatible with the public interest and consistent with the Township's Comprehensive Plan.
- B. Where the proposed application for tentative approval provides standards that vary from this chapter and Chapter **178**, Subdivision and Land Development, otherwise applicable to the subject property, such departure shall promote protection of the environment, and public health, safety and welfare and shall be in the public interest.
- C. The proposals for the maintenance and conservation of any proposed common open space are reliable and meet the standards of this chapter and the amount and extent of improvements within the common open space are appropriate with respect to the purpose, use and type of the residential development proposed.

- D. The physical design of the proposed development plan adequately provides for public services, traffic facilities and parking, light, air, recreation and visual enjoyment.
- E. The proposed development plan is beneficially related to the immediate area in which it is proposed to be located.
- F. The proposed development plan will afford adequate protection of natural watercourses, wetlands, topsoil, woodlands, steep slopes and other natural features and will prevent erosion, landslides, siltation and flooding.
- G. In the case of a development plan that proposes development over a period of years, the terms and conditions thereof are sufficient to protect the interests of the public and of the residents of the planned residential development (PRD) in the integrity of the final development plan.

§ 200-409. Application for final approval.

After the development plan is granted tentative approval by the Board of Supervisors, the developer shall submit the application for final approval which shall consist of detailed plans for any phase or section of the development plan. No building permit shall be issued until final approval has been granted by the Board of Supervisors for the phase or section in which the proposed development is located. Final approval for any phase or section shall expire if construction is not initiated for the phase or section within one year of the date of final approval of the phase or section by the Board of Supervisors.

- A. In the event that an application for final approval has been filed, together with all drawings, specifications and other documentation in support thereof, in accordance with the requirements of this chapter and the official written communication granting tentative approval, the Board of Supervisors shall, within 45 days of such filing, grant final approval to the development plan.
- B. Changes in the location and siting of buildings and structures deemed minor by the Board of Supervisors may be authorized without additional public hearings, if required by engineering or other circumstances not foreseen at the time of tentative approval. However, gross and net density established at the time of tentative approval shall not be changed without a public hearing.
- C. The application for final approval shall comply with all applicable ordinance provisions and the development plan shall include, at a minimum, the following information:
 - (1) All data required by Chapter **178**, Subdivision and Land Development, for a final plan.
 - (2) Accurately dimensioned locations for all proposed buildings, structures, parking areas and common open space.
 - (3) The number of families to be housed in each building or structure and the intended use of each building or structure.
 - (4) A landscaping plan, as defined by this chapter, including the location and types of materials of sidewalks, trails and recreation facilities authorized by this chapter.
 - (5) Supplementary data, including any covenants, grants of easements or other restrictions to be imposed on the use of the land, buildings and structures and provisions for the ownership maintenance and operation of common open space facilities.
 - (6) An engineering report that shall include the following data, wherever applicable:
 - (a) Profiles, cross sections and specifications for proposed public and private streets.
 - (b) Profiles and other explanatory data concerning installation of water distribution systems, storm sewers and sanitary sewers.

- (c) Feasibility of the sanitary sewerage system in terms of capacity to serve the proposed development.
- (7) Erosion and sediment control plan.
- (a) An erosion and sedimentation control plan that shall specifically indicate all erosion and sedimentation control measures to be utilized on the site and evidence that the plan has been submitted to the Washington County Conservation District for review and approval. The erosion and sedimentation control plan shall be designed to prevent accelerated erosion and sedimentation, including but not limited to the following:
 - [1] The topographic features of the site.
 - [2] The types, depth, slope and extent of the soils by area.
 - [3] The proposed alterations to the site.
 - [4] The amount of runoff from the site area and the upstream watershed.
 - [5] The staging of earthmoving activities.
 - [6] Temporary control measures and facilities during earthmoving.
 - [7] Permanent control measures and facilities for long-term protection.
 - [8] A maintenance program for the control facilities, including disposal of materials removed from the control facilities or site area.
 - (b) If the Washington County Conservation District has not approved the plan before the date on which the Board of Supervisors acts on the application for final approval, evidence of the County Conservation District's approval of the plan shall be made a condition of final approval.
- (8) Variations.
- (a) In the event that the final development plan as submitted contains variations from the plan granted tentative approval, the Board of Supervisors may refuse to grant final approval and shall, within 45 days from the filing of the application for final approval, so advise the landowner, in writing, of such refusal. In the event of such refusal, the landowner may either:
 - [1] Refile the application for final approval without the variations objected to; or
 - [2] File a written request with the Board of Supervisors that it hold a public hearing on the application for final approval.
 - (b) If the landowner wishes to take either alternate action, he may do so at any time within which he shall be entitled to apply for final approval, or within 30 additional days, if the time for applying for final approval shall have already passed at the time when the landowner was advised that the development plan was not in substantial compliance.
 - (c) If the landowner fails to take either of these alternate actions within said time, he shall be deemed to have abandoned the development plan.
- (9) Public hearing.
- (a) Any public hearing held on an application for final approval shall be held pursuant to public notice within 30 days after the request for the hearing is made by the landowner and the hearing shall be conducted in the manner prescribed in this article for public hearings on an application for tentative approval. At least 14 days prior to the hearing, the Zoning Officer shall mail a copy of the notice by certified mail to each property owner within 300 feet of the

entire perimeter of the property, including those located across a street right-of-way. The cost of mailing the certified notices shall be paid by the applicant.

- (b) Within 30 days after the conclusion of the public hearing, the Board of Supervisors shall, by official written communication, either grant or deny final approval. The grant or denial of final approval of the development plan shall, in cases where a public hearing is required, be in the form and contain the findings required for an application for tentative approval.
- D. A final development plan, or any part thereof, which has been granted final approval shall be so certified without delay by the Board of Supervisors and shall be filed of record in the office of the Recorder of Deeds before any development shall take place in accordance therewith. Approval for recording shall be subject to posting of the financial security required by Chapter **178**, Subdivision and Land Development, for public and private improvements in the development plan.
- E. In the event that a development plan, or section thereof, is given final approval and thereafter the landowner shall abandon such plan, or section thereof, that has been finally approved, and shall so notify the Board of Supervisors in writing; or, in the event that the landowner shall fail to commence and carry out the planned residential development (PRD) in accordance with the time provisions stated in 53 P.S. § 10508 of the Pennsylvania Municipalities Planning Code (Act 247, as amended) after final approval has been granted, no development or further development shall take place on the property included in the development plan until after said property is reclassified by enactment of an amendment to this chapter.

§ 200-410. Common open space.

- A. Areas required. Within a planned residential development (PRD), the following percentages of the total gross site area shall be devoted to the specified uses indicated:
 - (1) A minimum of 30% of the total site area shall be set aside and preserved for usable common open space. Where significant or unique natural amenities exist on the site, the Board of Supervisors shall have the authority to enforce the preservation of the amenities as part of the required common open space. These amenities may include, but are not limited to, natural features such as rock outcroppings, virgin timber, woodlands, ravines, ponds, stream beds and stream valleys.
 - (2) No more than 70% of the total site area shall be devoted to residential use which shall include buildings, streets, driveways, parking areas, private yards and courts which abut and serve residences.
- B. Protection of common open space. Common open space in a planned residential development (PRD) shall be protected by adequate covenants running with the land or by conveyances or dedications. A planned residential development (PRD) shall be approved subject to the submission of a legal instrument or instruments setting forth a plan for the permanent care and maintenance of such common open space, recreational areas and other facilities owned in common. No such instrument shall be acceptable until approved by the Board of Supervisors as to legal form and effect. In cases where the Township will not be accepting dedications of streets, recreation areas or common open spaces, the developer shall provide for an organization or trust for ownership and maintenance of the common open space and common facilities.
- C. Common open space maintenance. In the event that the organization established to own and maintain the common open space, or any successor thereto, shall at any time after establishment of the final development plan fail to maintain the common open space, including all streets, driveways and recreational facilities, in reasonable order and condition in accordance with the development plan granted final approval, the Township may take remedial action to cause the common open space and common facilities to be properly maintained, as provided for in 53 P.S. § 10705(f) of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended).

APPENDIX C:
QUALIFICATIONS OF THE APPRAISERS/CONSULTANTS

Churchill Real Estate Appraisals, LLC

SCOTT E. CHURCHILL, SRA

SUMMARY

Resourceful, energetic, reliable Professional with proven experience in Real Estate and Banking industry for the past 36 years. **An innovative, persuasive, problem solver** with a unique combination of analytical sales and communication skills.

EXPERIENCE

CHURCHILL REAL ESTATE APPRAISALS, LLC
CHURCHILL REAL ESTATE SERVICES, INC, Pittsburgh, PA
President

May 2002-Present

- Perform appraisals and appraisal reviews in the four county region surrounding Pittsburgh.

LANDAMERICA ONESTOP, Pittsburgh, PA
Market Development Manager

April 2002
October 2001

- Manage staff of residential appraisers, review appraisal work, develop marketing strategy and build local market appraisal volume. Maintain and monitor quality and turn times.

INTEGRATED REAL ESTATE PROCESSING, NBU, Pittsburgh, PA
Director

September 2001
March 2001

- Managed staff of 14 processing appraisal orders, managing vendor network, organizing recruitment efforts, managing order assignment, tracking and billing.

CHURCHILL APPRAISAL MANAGEMENT, Pittsburgh, PA
Owner

April 2001
May 2000

- Manage residential appraisals, complete commercial appraisals and manage appraisals for nationwide accounts.

NATIONWIDE APPRAISAL SERVICES CORPORATION, Canonsburg, PA
Vice President Quality Control, Chief Appraiser

1996 – 2000

- Managed staff of appraisers completing desk reviews. Increased volume 500% in 3 years.
- Reviewed work, resolved disputes and monitored quality of 2nd largest company account.
- Organized and managed maintenance of over 5,000 vendor files.
- Instituted and administered training programs.

Senior Staff Appraiser 1996 – 1997

- Responsible for completing in house reviews and customer service.

LONERGAN AND PORTER, INC., Agawam, MA
Associate Appraiser

1995 – 1996

- Responsible for marketing new accounts and completing fee assignments.

WESTERN NEW ENGLAND APPRAISAL, INC., Springfield, MA

1994 – 1995

Churchill Real Estate Appraisals, LLC

Director Residential Valuation

- Created and managed residential division of the firm.
- Created and managed systems for methodology and quality control.

PROPERTY FINANCIAL APPRAISAL SERVICES CORP., Springfield, MA

1989 - 1993

Branch Manager

1989 – 1994

- Increased gross sales 120% over 3 years.
- Managed 9-employee regional appraisal office covering 4 counties in Massachusetts.
- Participating member of management team setting business strategies and policies.

Staff Appraiser, Gloucester, MA

1986 – 1989

JOHN MARSHALL & ASSOCIATES, Wenham, MA

1983 - 1986

Staff Appraiser/Assistant Manager

- Completed fee assignments, marketed new accounts, provided customer service.

EDUCATION and PROFESSIONAL DEVELOPMENT

Allegheny College, Meadville, PA, BA History 1983
Numerous Appraisal Courses and Seminars – List available upon request

PROFESSIONAL AFFILIATIONS

2009 President – Metro Pittsburgh Chapter of the Appraisal Institute
President – Bethel Park/Upper St. Clair Breakfast Rotary Club – 2006-2007
Member – Appraisal Institute – SRA Designation 1997
FHA Approved
SRA Guidance Chairman – Metro Pittsburgh Chapter of the Appraisal Institute
Certified Residential Real Estate Appraiser, PA RL-003015-L

Commonwealth of Pennsylvania
 Department of State
 Bureau of Professional and Occupational Affairs
 PO BOX 2649 Harrisburg PA 17105-2649

19 0748442

License Type
 Certified Residential Appraiser

SCOTT EDWARD CHURCHILL
 37 MCMURRAY ROAD
 #3107 BUILDING 2
 PITTSBURGH, PA 15241



License Status
 Active

Initial License Date
 01/30/1996

License Number
 RL003015L

Expiration Date
 06/30/2021

K. Kalany Johnson

Acting Commissioner of Professional and Occupational Affairs

Scott Edward Churchill

Signature

QUALIFICATIONS OF PETER R. KULZER

Peter R. Kulzer currently serves as President of Kulzer and Company, Inc. Since 1982, Mr. Kulzer has performed thousands of appraisals in the Western Pennsylvania region. The scope of appraisal experience includes single family, multi-family, commercial and industrial properties. In addition, Mr. Kulzer has specialized experience in the valuation of avigation easements and utility easements, as well as in valuation for condemnation and litigation purposes

Appraisal Qualifications

- Certified General Appraiser - Commonwealth of Pennsylvania (Certificate # GA-000006-L)-certified through June 30, 2021
- Licensed Pennsylvania Real Estate Broker
- B. A. - College of the Holy Cross, Worcester, MA; post-graduate studies at St. Louis University, St. Louis, MO
- Qualified as an expert witness in the Court of Common Plea of Westmoreland, Fayette, Mercer, Warren, Crawford, Butler, Armstrong, Indiana, and Allegheny Counties
- Instructor for the Realtors Educational Institute of Pittsburgh, 1993-Present; Valuation of Income-Producing Properties; Licensed Real Estate Instructor by the Commonwealth of Pennsylvania (RI001882L)
- Approved Appraiser for Pennsylvania Department of Transportation (Penndot) & Pennsylvania Turnpike Commission
- Commercial hearing officer for Allegheny County Board of Property Assessment, Appeal and Review

Specialized Education

MAI Courses completed (Appraisal Institute):

- Real Estate Appraisal Principles (Exam 1A-1)
- Basic Valuation Procedures (Exam 1A-2)
- Capitalization Theory & Techniques, Part A (Exam 1B-A)
- Capitalization Theory & Techniques, Part B (Exam 1B-B)
- Case Studies in Real Estate Valuation (Exam 2-1)
- Standards of Professional Practice (Exam 2-3)
- Report Writing
- Market Analysis and Highest and Best Use
- Advanced Market Analysis & Case Studies

Greater Pittsburgh Board of Realtors

- Commercial Real Estate Investment Analysis
- Real Estate Management
- Real Estate Finance
- Real Estate Law
- Uniform Standards of Professional Appraisal Practice
- Valuation and Evaluation

Other Experience

- | | |
|-----------|--|
| 1978-1980 | Graduate Teaching Assistant (English Composition)--St. Louis University, St. Louis, MO |
| 1978-1982 | Instructor (English Composition)--St. Louis University Upward Bound Program |
| 1979-1982 | Adjunct Lecturer (English Composition)--Harris-Stowe State College, St. Louis, MO |
| 1979-1982 | Adjunct Instructor (English Composition/Technical Writing)--St. Louis Community College @ Forest Park, St. Louis, MO |

(Revised 06/19)

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO BOX 2649 Harrisburg PA 17105-2649

19 0758866

License Type
Certified General Appraiser

PETER RALPH KULZER
64 LEBANON HILLS DRIVE
PITTSBURGH, PA 15228

License Status
Active

Initial License Date
07/01/1991



Expiration Date
06/30/2021

License Number
GA000006L

K. Kelly Spence

Acting Commissioner of Professional and Occupational Affairs

Peter Ralph Kulzer
Signature