



May 8, 2025

Jack Dillard
The Banyan Foundation, Inc.
4509 Pine Tree Circle
Vestavia Hills, AL 35243

RE: Preliminary Sewer Availability
Capstone at Greenwood Commons
Parcel IDs: 6845-867-707 (235 Mineral Ave)
HLA Basin, West Alexander WWTP NPDES #SC0022870

Dear Mr. Dillard,

Greenwood Metropolitan District (GMD) has reviewed your preliminary request. As you are aware, there is an existing 6-inch sewer main on the property (HLA-194). This line may not be suitable for continued use. However, a new tap may be installed on an adjacent GMD sewer main. GMD's sewer system currently has the capacity to serve the proposed 48 Residential Equivalent Units (REUs) at this location (6) 1 bedroom units, (36) 2 bedroom units and (18) 3 bedroom units.

We have included a fee estimate based on the preliminary information, so that you or your client is prepared for payment of impact fees. **Impact fees will be due before construction. Should a permit to construct be required, fees are due before the application is submitted to the Department of Environmental Services (DES) for permit approval.**

The project must be started within one year of the date of this letter. Otherwise, this preliminary approval shall expire. GMD is a Delegated Review Program entity, and submittals may be made electronically to sewerproject@gmdsc.gov. Please visit our web site www.gmdsc.gov for current design standards and fees. Please note that GMD has implemented plan review fees.

This letter is not a guarantee of capacity, and no capacity is reserved for this project until impact fees are paid, and a construction permit is issued. Don't hesitate to contact me with questions.

Sincerely,
GREENWOOD METROPOLITAN DISTRICT

Kevin E. Anderson, PE
Engineering Director

Attachment (Fee Estimate)

Cc: Robby White, Collection System Director
Jeff Chapman, General Manager



May 8, 2025

FEE ESTIMATE
Capstone at Greenwood Commons
235 Mineral Ave
Parcel Id(s): 6845-867-707

Developer:

Jack Dillard
The Banyan Foundation, Inc.
4509 Pine Tree Circle
Vestavia Hills, AL 35243
(205) 914-5381
jdillard@tbf-inc.org

Capacity fee: (Gallons per day calculated per SCDES Regulation 61-67 Appendix A)

(6) 1 bedroom units x 150 gpd/unit	= 900 gpd
(36) 2 bedroom units x 225 gpd/unit	= 8100 gpd
(18) 3 bedroom units x 300 gpd/unit	= 5400 gpd
Total	= 14,400 gpd

14,400 gpd / 300 gal/REU = 48 REU's X \$2,300 / REU = \$110,400

\$110,400 to be paid to the Greenwood Metropolitan District prior to construction (see notes below).

Notes:

1. *This is not an invoice. Please request an invoice in advance of your need to pay GMD fees.*
2. *The above fee estimate is based upon the information provided to GMD and the fee structure in place at the time of estimate. Subject to change.*
3. ***An impact fee increase to \$2,500 per REU will be effective on July 1, 2025.***
4. *All fees must be paid prior to construction permitting or any connection to an existing GMD line.*
5. *A sewer Tap Fee of \$1,100.00 and Inspection Fee of \$125.00 will be paid to CPW as water application is applied for each unit.*
6. *Contact Mike Stevenson or Kevin Anderson at 864-943-8000 with any questions.*