

Marshall Landing Sewer Letter Narrative:

The Fee Estimate from Greenwood Metropolitan District that is included with the Sewer Availability Letter shows that there is enough capacity to provide sewer to Marshall Landing's 51 residential units. The total average daily flow is 10,900 Gallons Per Day. Please note that 37 Residential Equivalent Units is not the amount of units that GMD has capacity for. They know we are doing 51 units. Please find the breakdown of different unit types and numbers in the fee estimate.



May 13, 2026

Bo Johnston
Tapestry Development Group
120 W Trinity Pl
Decatur, GA 30030
bojohnston@tapestrydevelopment.org

RE: Preliminary Sewer Availability
Marshall Landing (908 Marshall Road)
Parcel IDs # 6855-725-583
BCA Basin, Wilson Creek WWTP NPDES #SC0021709

Dear Johnston,

Greenwood Metropolitan District (GMD) has reviewed your preliminary request. As you are aware, there is an existing 8-inch sewer main on the property. GMD's sewer system currently has the capacity to serve the proposed 37 Residential Equivalent Units (REUs) at this location.

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 the application for permit to construct is submitted to the Department of Environmental Services (DES) for permit approval. Estimated flows should be replaced with final calculations before the impact fee is invoiced.**

Within one year of the date of this letter, a complete DES Construction Permit Application package shall be submitted to GMD for approval and review. 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 13, 2026

FEE ESTIMATE

Marshall Landing
908 Marshall Road
Parcel Id(s): # 6855-725-583

Developer:

Bo Johnston
Tapestry Development Group
120 W Trinity Pl
Decatur, GA
(404) 694-8649
bojohnston@tapestrydevelopment.org

Sent to:

SAME

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

27 (One BR Apartments) x 150 gpd/unit = 4,050 gpd

24 (Two BR Apartments) x 225 gpd/unit = 5,400 gpd

1 (Common Area) x 1,450 gpd estimated = 1,450 gpd

Average Daily Flow (ADF) = **10,900 gpd**

ADF / 300 gal/REU = **37 REU's** X \$2,500/REU = **\$92,500**

Plan Review Fee: (Initial review and one follow-up) **\$500**

Project Inspection Fee: (Inspection and initial testing) **\$1000**

\$94,000 fees to be paid to the Greenwood Metropolitan District prior to permit application to SCDES.

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. *All fees must be paid prior to permitting, construction, or any connection to an existing GMD line.*
4. *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 house.*
5. *Contact Mike Stevenson or Kevin Anderson at 864-943-8000 with any questions.*