



May 29, 2025

Mr. Michael S. Byron
Pedcor Investments, A Limited Liability Company
770 3rd Avenue Southwest
Carmel, Indiana 46032

Subject: *Palomino Estates – Water & Sewer Connection, Meter and Impact Fees
Blythewood, Richland County, South Carolina*

Dear Mr. Byron,

This letter is in reference to your request for estimated Columbia Water connection, meter, and impact fees for the proposed Palomino Estates development. These fees are based on Columbia Water's published fee schedule and proposed utility plan as of 5/29/2025.

Based on the above referenced utility plan, it is anticipated that 2 meters will be required – one 8" fire meter and one 2" irrigation meter. The current published fee for an 8" fire meter to be installed by an approved contractor is \$5,967 and the current published fee for a 2" irrigation meter to be installed by City of Columbia is \$7,040.

Based on current published rates and 216 proposed units, the sewer connection fee is \$300 and the sewer impact fee is \$326,832.

Please contact us with any questions you have about the project or fees.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "K. McKenzie Publicover".

McKenzie Publicover, PE



Drinking Water • Wastewater • Stormwater

9/11/2024

(DATE)

CHRISTOPHER WILLIAMS

(QUOTE CREATED BY)

PALOMINO ESTATES (PROJECTION)

(PROJECT)

WILSON BLVD

(LOCATION)

ESTIMATE, NO SUBMISSION

(CITY FILE #)



WATER: SERVICE CONSTRUCTION

SEWER: NOT AVAILABLE/ADJACENT TO THE SITE

METER SIZE:

8" FIRE METER TO BE INSTALLED BY AN APPROVED CONTRACTOR

\$5,967.00

2" IRRIGATION METER TO BE INSTALLED BY COC FORCES

\$7,040.00

**No changes in Columbia Water's tap fee schedule **

*4", 6", 8" and 10" meters are Badger E-series (multi-purpose for domestic and fire suppression, low and high flow)

*OWNER IS RESPONSIBLE FOR THE INSTALLATION OF THE BACKFLOW PREVENTOR AND METER VAULT.

*Upon payment and application the property owner will need to provide the name of the approved contractor chosen. <https://columbiawater.wh1.idfsc.com/wp-content/uploads>

FIRE HYDRANT INSTALLATION FEE:

SEWER TAP

1BR= 7,200GPD ||| 2BR= 24,300GPD ||| 3BR= 18,000GPD, TOTAL GPD OF 49,500

49,500GPD/400GPD= 123.8ERUS x 2640 (EXPANSION/IMPACT RATE)=

SEWER IMPACT

\$326,832.00

SEWER CONNECTION

\$300.00

WATER AND SEWER TOTAL

\$340,139.00



REQUIREMENTS:

COVENANT REQUIRED ?

YES

X

NO

OUTSIDE CITY

TMS#: 15000-05-04

UPC'S SHOULD OBTAIN COVENANT IF 4" AND ABOVE

ANNEXATION REQUIRED?

X

COUNTY: RICHLAND

RECORD DWG(S)?

X

DEED(S) TO LINE(S)?

X

WATER DISTRICT: 3

EASEMENT(S) REQUIRED ?

X

From: Coste, Jonathan <Jonathan.Coste@kimley-horn.com>

Sent: Wednesday, October 25, 2023 11:42 AM

To: Williams, Christopher M <Christopher.Williams@columbiawater.com>

Cc: Rogers, Michael Scott <Michael.Rogers@columbiawater.com>; Publicover, McKenzie <McKenzie.Publicover@kimley-horn.com>;

Schroeder, Teddie <Teddie.Schroeder@kimley-horn.com>

Subject: [EXTERNAL] Palomino Estates - Impact & Tap Fee Letter

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Some people who received this message don't often get email from jonathan.coste@kimley-horn.com. [Learn why this is important](#)

Good morning Chris,

As part of the SC Housing tax-exempt bond 4% applications, **SC Housing is requiring we provide a letter from city/county official stating the impact and tap fees.** Would you be able to provide a letter stating such (for water related fees) for our proposed development "Palomino Estates" on Wilson Boulevard (PIN: R15000-05-04)? This development is currently proposing 216 units (48 1-BR, 108 2-BR, 60 3-BR).

I have attached the previous coordination from a KH partner on a separate project for reference as these will be similar requests.

These are due at the end of this week – I apologize for the fire drill ask. Please let me know if you have any questions. Thank you!

Jonathan Coste, E.J. | Civil Analyst

Kimley-Horn | 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Direct: 980 296 5391 | Main: 704 333 5131