

West Yard Lofts Water and Sewer Verification

West Yard Lofts is an existing development that is tapped into city water and sewer.

Please see below for the water and sewer bills that the property pays, as well as confirmation letters from Charleston Water and North Charleston sewer district confirming the property is tied into their public mains.



Charleston
Water System



(843) 727-6800

charlestonwater.com

LANDMARK ASSET SERVICES
P O BOX 4697
LOGAN UT 84323



Service Address

2375 NOISETTE BLVD
N CHARLESTON SC
29405

Account

Account Number
133585-01-8

Meter Number **MIU Number**
0070226833 0221597462

Bill Info

Statement Date
MAY 16, 2025

Meter Reading
27 TO 35565
4815177 TO 4815177

Units used

355.38 CCF
355.38 = 265824 Gallons

Billing Period

APR 10 - MAY 12 32 Days

Date Meter Read

MAY.12,2025

Rate Codes

4" TAP-OUT/FIRE
3" TAP-OUT/WATER
6" TAP-NCSD/SEWER

Historical Data

----- MAY 2024 -----
WATER \$2,111.01
449.18 CCF = 335987G
SEWER \$2,302.69
VOLUME 449.18

PRIOR BALANCE \$4,423.28
PAYMENT ON 05/07/25 4,423.28 CR
BALANCE \$.00
PAST DUE BALANCE \$.00

CURRENT MONTH SERVICES:
WATER AT 355.38 CCF 1,798.39
NC SWR AT 355.38 CCF 1,881.53
FIRE 12.50

CURRENT CHARGES DUE 06/09/25 \$3,692.42

* *
TOTAL AMOUNT DUE \$3,692.42

View our 2023 Water Quality Report

charlestonwater.com/WaterReport
Request print copy: (843) 727-6800

Save a stamp or trip!

Sign up for Auto Draft or e-Bill
charlestonwater.com

PAGE 1 OF 1

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OUT 0136



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LANDMARK ASSET SERVICES
2375 NOISETTE BLVD
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29405

Detach and return this portion with payment.

A late payment charge will be added to any balance remaining after the due date.



Charleston Water System
P.O. Box 568
Charleston, S.C. 29402-0568

AMOUNT PAID

\$

Please make check payable to Charleston Water System

AMOUNT DUE ON 06/09/25

\$3,692.42

133585018 00000369242 31

Payment Options

Phone

(843) 727-6800 Visa, MasterCard, Discover, American Express. Payments on weekends, holidays, or after 5 p.m. credited the next business day.

Online

Visit charlestonwater.com to register for e-Pay.

Auto Draft

Payments automatically deducted from your bank account every month on the due date. Complete the info below and return to enroll.

Mail

Bottom of this bill with payment.

In Person

Branch offices:

- M-F 8 a.m. - 5 p.m.*
- 103 St. Philip St. (Downtown)
 - 6330 Murray Drive (Hanahan)

Authorized payment centers:

You must have your bill to make a payment. Hours of operation may vary. Payments on weekends, holidays, or after 4 p.m. credited to account the next business day. You may be charged a \$1 convenience fee.

Food Lion:

1015 King Street
4400 Dorchester Road
2144 Savannah Highway

Piggly Wiggly:

8780-A Rivers Avenue

Note: To have water service restored after paying at one of these locations, call Customer Service (843) 727-6800.

Account Inquiries

For current account balance and due date, call (843) 727-6800 to access our 24-hour automated system. TDD: 1-800-735-8583.

About Your Bill

Your water bill is based on how much water you use, the size of the water pipe connected to your home or business, and location.

Your water meter measures consumption in cubic feet. We charge a minimum bill for the first (2 Ccf), and an additional amount for volume above the minimum. 1 Ccf equals 748 gallons.

Sewer charges are based on water consumption. Visit charlestonwater.com for water and sewer rates.

Storm Water Charges

We are the billing agent for the city of Charleston's storm water fee. If you live in the City, this fee appears on your bill. If you have any questions about this fee or stormwater drainage, contact the City's department of Public Service at (843) 724-7246.

Past Due Accounts

Full payment is due each month by the due date on your bill. Past due accounts will be charged a late fee of \$10.00. Delinquent accounts are subject to disconnection of water service and will be charged a \$60 nonpayment processing fee. All outstanding balances are subject to collections and/or reporting to credit agencies and may be submitted to the SC Department of Revenue to be deducted from your individual state income tax refund.

About Your Water

Your tap water comes from the Bushy Park Reservoir and the Edisto River and is treated at our award-winning Hanahan Water Treatment Plant. Our water meets or exceeds all water quality regulations and is tested thousands of times each year to ensure it's safe.

Look for our annual Water Quality Report in June at charlestonwater.com.

Support Operation Round-Up!

Complete the form below and we'll round up your bill to the nearest dollar each month, beginning with your next bill. The extra change will benefit our Good Neighbor program or Water Mission, you decide by checking the appropriate box below.

The Good Neighbor program provides assistance to low-income families in the Lowcountry who are unable to pay their water or sewer bill. For more info, call (843) 727-6800 or visit our website.

Water Mission is a Charleston based nonprofit that provides clean, safe water to people in developing countries and disaster areas. Learn more at watermission.org.

Notice:

We provide service in accordance with our *Water Rules and Regulations and Wastewater Use and Rate Resolutions*. All customers are required to abide by the Rules and Regulations in effect at the time of billing.

Automatic Bank Draft Payment Authorization

By signing below, I authorize and instruct my financial institution to deduct the amount of my monthly water and sewer bill from my checking account and remit directly to Charleston Water System. Bank account information will be obtained from my enclosed check payment.

Yes! I want to participate in Operation Round-up!

By signing below and selecting an organization, I authorize Charleston Water System to round up my future bills to the nearest dollar.

Please select the organization you would like your round-up donation to benefit by checking the appropriate box below. Please select only 1 box. If you sign below but do not make a selection, your donation will benefit the Good Neighbor Program.

☐

Good Neighbor Program

☐

Water Mission

Mailing Address changes or corrections

Street Address _____

City, State, Zip _____



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners

Thomas B. Pritchard, Chairman
Kathleen G. Wilson, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor William Cogswell, Ex-Officio
City Councilmember Perry K. Waring, Ex-Officio

Officers

Mark Cline, P.E., Chief Executive Officer
Wesley Ropp, CMA, Chief Financial Officer
Russell Huggins, P.E., Capital Projects Officer
Paul Hanson, Chief Information Officer
Baker Mordecai, P.E., Chief Operating Officer
Evelyn Ferguson, Chief Administrative Officer

June 4, 2025

Josh Gill
Fitch Irick Corporation
jgill@fitchirick.com

Water Availability TMS 400-00-00-178
Renovation of existing Multifamily Apartments

This letter is to certify Charleston Water System's willingness and ability to serve the proposed renovation project in Charleston County, South Carolina. CWS has an existing 8" DIP water main which serves the apartment building currently with domestic water and fire service. CWS does not anticipate any additional fees if existing services are proposed to be reutilized.

It will be a developer responsibility to ensure there are adequate capacities and pressure in the existing mains to serve this site and/or any additions with domestic water and fire protection and wastewater collection and not negatively impact the existing development. Please be advised any extensions or modifications to the infrastructure will be a developer's expense. All fees and costs associated with providing service to this site will be a developer expense and will be due prior to connection of any Charleston Water System's water system. This letter does not reserve capacity in the Charleston Water System infrastructure, and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service. This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Environmental Services. If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6869.

Sincerely,

A handwritten signature in blue ink that reads "Lydia Owens". The signature is written in a cursive style and is positioned above a faint, rectangular stamp.

Lydia Owens
Charleston Water System



Safeguarding today, preserving tomorrow

7225 Stall Road /P.O. Box 63009 North Charleston, SC 29419 843.764.3072

6/4/2025

Josh Gill
704-984-2164
JGill@fitchirick.com

Re: Sewer availability TMS: 4000000178

Dear: Josh

Please be advised that sanitary sewer is connected to TMS 3930000469. With no renovations done to the sewer service and no increase in flow. NCSD will not need a new permit. If the sewer service needs to be replaced or flow is increased the property owner will be responsible for any sewer line modifications necessary and fees to provide sewer service to the property. If you have any questions, please call me at 843-764-3072.

Sincerely,

A handwritten signature in blue ink that reads 'Lee Lewis'.

Lee Lewis,
New Development Coordinator