

# ***Case Study***



**The Waters**  
**Montgomery, AL**

# Project Summary

- **Location** – Montgomery, AL
- **Acreage** – 1,250 acres
- **Units** – 2,500 residential units
- **Product Type** - Traditional Neighborhood Community surrounding a 200 acre community lake.
- **Master Plan** – Eight (8) distinct Hamlets (i.e. stand-alone communities), including approximately 350 residential units and commercial uses each.
- **Topography** – Gently rolling
- **Soil** – Prairie gumbo clay



# Project Summary

- **First Hamlet – Lucas Point:**
  - 350 units, including approximately 60 live/work units and 45 commercial units.
  - Home Prices - \$150,000 to over \$1 million
  - Projected Sales Absorption – 4 years



# Considerations

- Public sewer is not available
- Cost prohibitive to extend public sewer
- Minimize upfront capital investment, and spread cost over life of project.
- Maximize economic return by providing project design flexibility; offering multiple products and price points.
- Highest and best use achieved through clustered development with substantial open space (conservation development)
- Professional operation, maintenance and customer service

# Solution

- **Collection System** – site topography allows for individual STEG versus STEP systems
- **Treatment** - Recirculating Sand/Gravel Filter; built in phases
- **Disposal**
  - Drip Irrigation – built in phases
  - Storage Pond – reduce drip irrigation installation costs and land application area.

# Ownership & Management

- Once system is constructed and approved, ownership of facility and fee simple ownership in treatment site is transferred to Utility as “Contribution In-Aid” (non-taxable transaction). Developer maintains fee simple ownership of disposal area, and provides Utility with non-exclusive easement.
- Utility will own, operate and maintain system in perpetuity. (includes individual and central system components )
- Utility is certified as wastewater system operator by the State of Alabama Department of Public Health
- Utility provides performance bond to the State Health Department and evidence of financial viability to the Public Service Commission

# Developer Benefits

- Turn-key solution
- Minimize upfront capital cost
- Operating Utility company assumes liability
- Operating Utility is regulated and financially viable
- Ability to re-use treated effluent for community irrigation
- Development flexibility through multiple price points and product offerings
- Value created by optimization of open space
- Proven technology

