

SAVANNAH, CHATHAM COUNTY, GEORGIA

WHEREAS, _____ Gt Developers of Savannah, LLC _hereinafter referred to as the Developer, the developer of FAWCETT TRACT located within the **VALLAMBROSA SERVICE AREA**, consisting of 352 equivalent residential units as shown on the attached drawing entitled WATER & SEWER AGREEMENT EXHIBIT prepared by COLEMAN COMPANY, INC and dated 05/28/2026 scale 1" = 200', desires certain commitments from the City of Savannah, hereinafter referred to as the City, in regard to extending and making additions to existing water and sanitary sewer systems, or in regard to the construction of water distribution and sanitary sewer collection and disposal systems to serve said development, and

WHEREAS, the engineering design for said water and sanitary sewer systems has been, or will be, accomplished by competent professional engineers registered in the State of Georgia, and bids for the construction of said systems has been or will be requested;

IT IS AGREED between the parties hereto that the City shall approve the designation of the engineer who shall be responsible for the engineering design and inspection in connection with the installation of the said water and sanitary sewer systems. The Developer shall be responsible to provide resident inspection during construction and to ensure the engineer's conformance to area planning, adequacy of design, and conformance to City requirements regarding location, size and depth of lines, capacity and arrangement of lift stations and quality of construction. The Developer shall provide to the City a statement from the project engineer certifying that the materials and workmanship including pipes, bedding, thrust blocks, valves, fire hydrants, manholes, lift station equipment and other related materials and work meet the City's specifications and standards. Upon request of the City, the certification shall be substantiated by material affidavits from suppliers and by applicable test results for inflow/infiltration, exfiltration, deflection, pressure, leaks, bacteria, compaction and other tests required by the City. All construction, engineering and inspection cost in connection with these systems shall be borne by the Developer. The City will provide only the sewage treatment facility and the water supply facility.

IT IS FURTHER AGREED that this agreement shall contain the following special conditions/requirements:

1. **Developer (Gt Developers of Savannah, LLC) shall be responsible for all costs associated with the installation of the on-site lift station and force main that connects to the existing City owned Vallambrosa lift station as shown in Exhibit A1 - A3.**
2. **City of Savannah will be responsible for all costs of the Vallambrosa Lift Station, improvements and operations, as well as the testing of the existing downstream force main. This station will serve _____ ERUs.**
3. **ERUs for this development shall be phased and are scheduled as follows. Water and sewer connections are not to be made to the City's System at a rate faster than what is shown below:**

YEAR	QUARTER	# OF ERUs
2026	Q1	72
2027	Q1	140
2028	Q1	35
2029	Q1	35
2030	Q1	35
2031	Q1	35

4. **Any development which requires sanitary sewer main extension and/or involve storm sewer conduits will require televising by the City of Savannah televising crew. In accordance with the City of Savannah Revenue Ordinance, the charge will be \$1.25 per linear foot with a set-up fee in the amount of \$120.00. This fee will be paid to the City of Savannah in addition to those fees as described in the most recent edition of the City of Savannah Revenue ordinance.**

IT IS FURTHER AGREED that the Developer shall render the City harmless for any claims and damages due to the work associated with the tie-on to existing sanitary sewers.

IT IS FURTHER AGREED that upon completion of the systems and all related facilities including water and sewage fees fully paid for by the Developer, except the sewer treatment facility and the water supply facilities, and the provision of two copies of "as built" drawings on Chronoflex Mylar, the City will, subject to approval of the City Manager, accept title hereto and assume responsibility for maintenance and operation of those portions located within public easements or rights-of-way. This acceptance shall include all rights, title and interest that the

Developer has in the water and sanitary sewer systems serving the said project and also easements and/or rights-of-way required for the purpose of maintenance thereof.

IT IS FURTHER AGREED that the Developer will provide to the City a recordable plat(s) showing all utilities within public easements and/or rights-of-way to be owned and maintained by the City. This document shall be provided prior to construction. Should installation deviate from the original recordable plat, the Developer will provide to the City a revised recordable plat showing all utilities in public easements and rights-of-way. Should the Developer fail to provide the revised plat, the City will not release the project nor will a Certificate of Occupancy or water meter be issued.

IT IS FURTHER AGREED that as development proceeds under the terms of this agreement, and prior to occupancy, there will be a sanitary sewer tap-in fee paid to the City for each residential or equivalent residential unit, and there shall be a separate water meter installed and a water tap-in fee and a water meter installation fee paid for each residential or equivalent residential unit based on those fees in effect at the time of the water and/or sewer connection, or as provided in the Revenue Ordinance.

IT IS FURTHER AGREED that the Developer shall pay to the City a proportionate share of the capital cost for expanding the wastewater treatment and/or transport facilities and of meeting discharge requirements as established by the Georgia Environmental Protection Division. The cost will be **\$585.00** for water and **\$1,756.00** for sewer (\$700 for Georgetown Treatment Plant and \$1,056 for Vallambrosa) per residential or equivalent residential unit or as provided in the Revenue Ordinance at the time of connection, whichever is greater. This additional connection fee will be paid by the Developer to the City Treasurer as each customer connects to the sewage system and shall be in addition to the sewer tap-in fee. Water meters will not be installed until all fees, including the additional connection fees, are paid.

IT IS FURTHER AGREED that this agreement between the City and the Developer may not be transferred or assigned in whole or in part without prior approval of the City being endorsed thereon, and that any violation of this limitation shall terminate the City's obligation and forfeit the Developer's rights thereunder.

IT IS FURTHER AGREED that all provision of law now or thereafter in effect relating to water and sewer service by the City of Savannah shall be applicable to this agreement.

IT IS FURTHER AGREED that this agreement shall finally terminate five (5) years after date of execution, after which the City shall not be liable for any further obligation thereunder. On this basis, this agreement shall expire _____, 2____.

IN WITNESS WHEREOF, the Developer has executed these presents under seal, and the City has caused these presents to be executed by its proper officer its seal, affixed, this _____ day of _____, 2____.

THE MAYOR AND ALDERMEN
OF THE CITY OF SAVANNAH

EXECUTED IN THE PRESENCE OF:

WITNESS

BY: _____
CITY MANAGER

NOTARY PUBLIC
Chatham County, Georgia

ATTEST: _____
CLERK OF COUNCIL

EXECUTED IN THE PRESENCE OF:

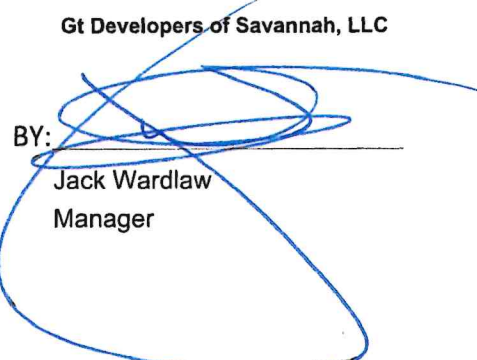


WITNESS



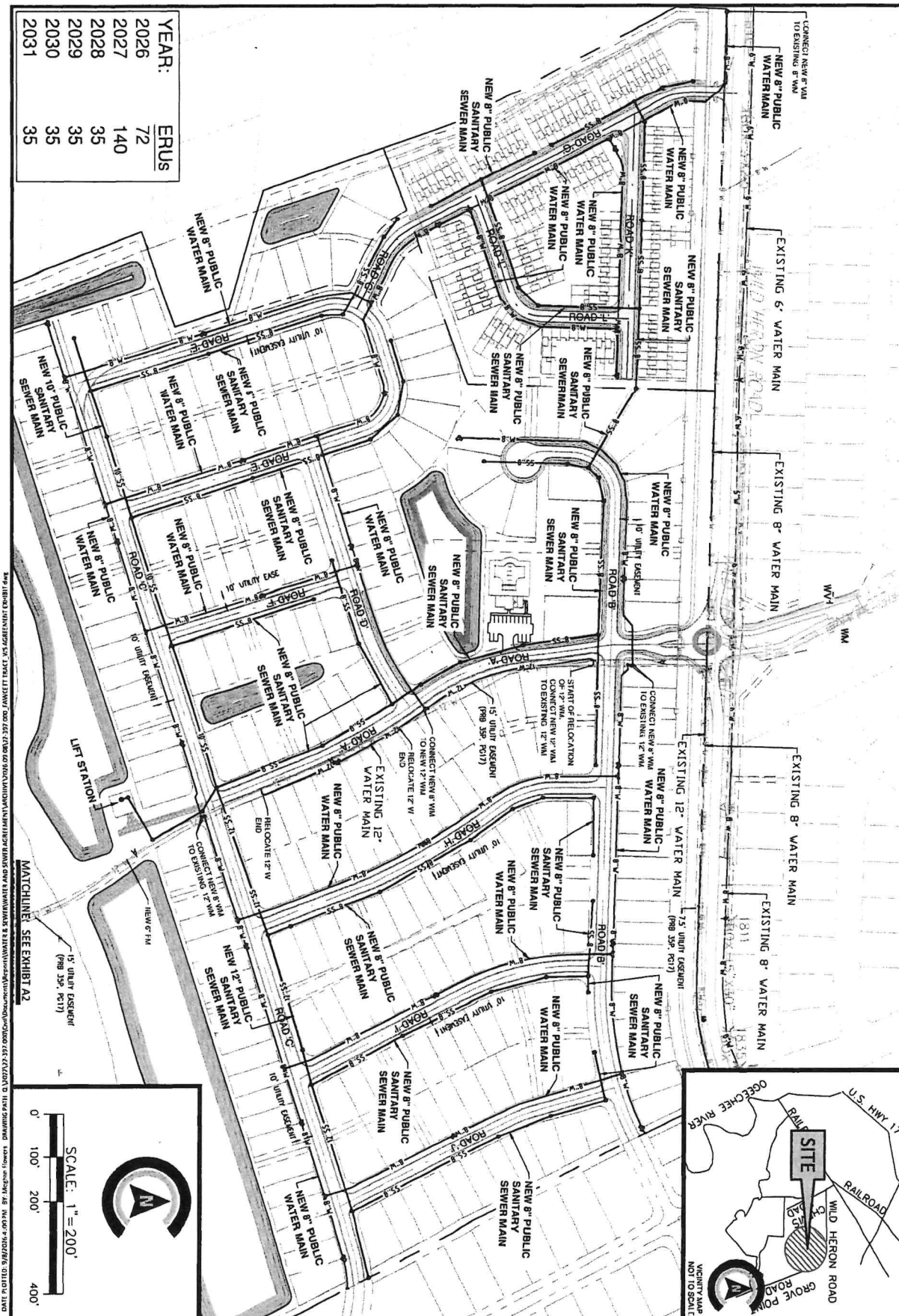
NOTARY PUBLIC

Gt Developers of Savannah, LLC


BY: _____
Jack Wardlaw
Manager



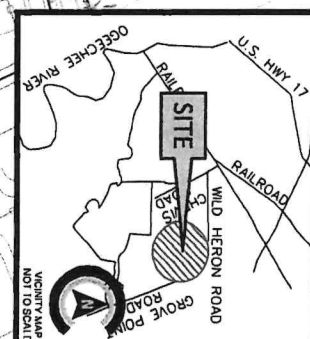
YEAR:	ERUS
2026	72
2027	140
2028	35
2029	35
2030	35
2031	35



JOB NUMBER: 22-397.000
 DATE: 05.28.2026
 DRAWN BY: MLF
 CHECKED BY: NPM
 SCALE: AS NOTED

SHEET:
EXHIBIT A1

WATER & SEWER AGREEMENT EXHIBIT
FAWCETT TRACT
 RMF-1 (21003 03001 & RSF-5 (21003 03002)
 PREPARED FOR: GT DEVELOPERS, LLC

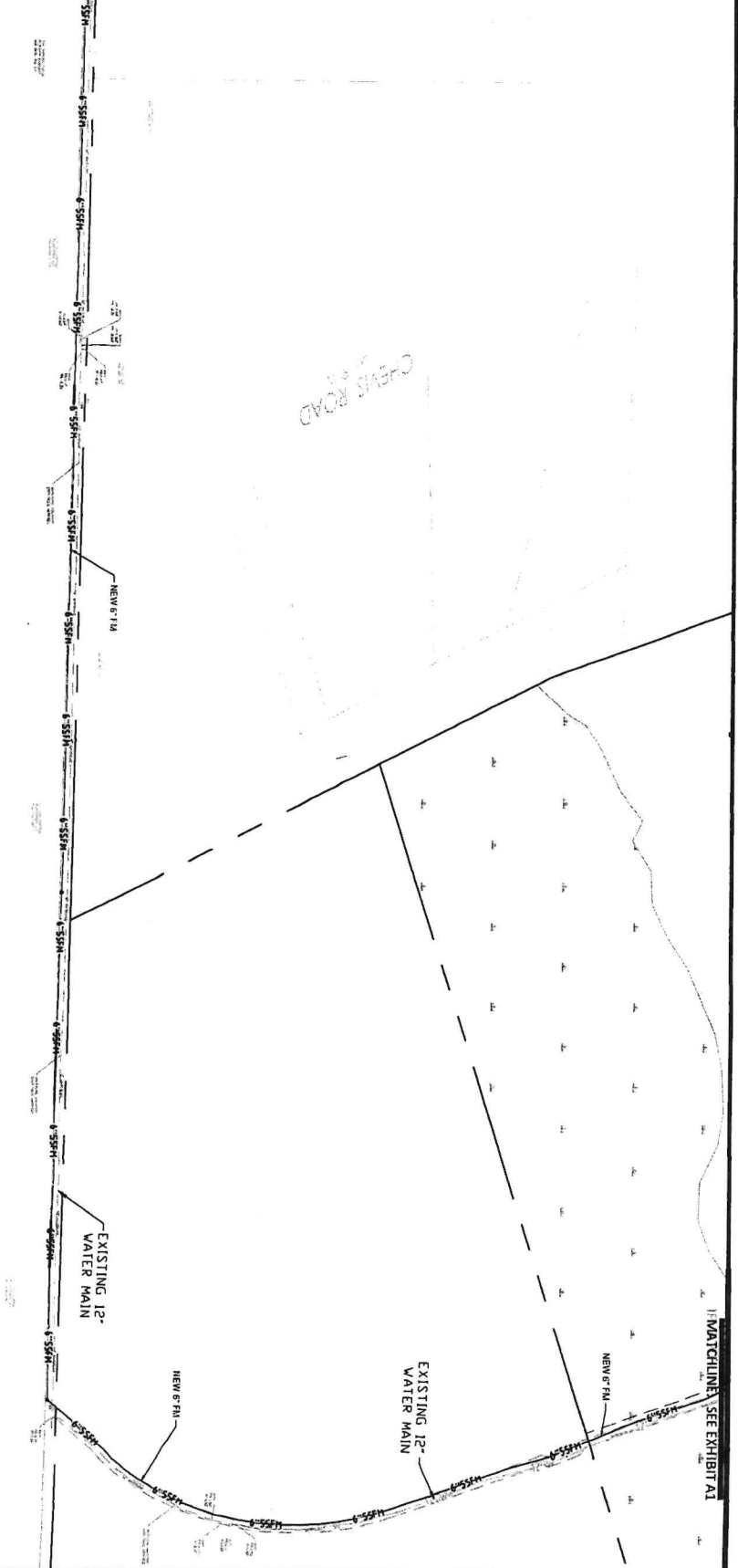


DATE PLOTTED: 05/28/2026 BY: JACOBSON ENGINEERS DRAWING PATH: G:\2022\22-397\RMF-1\DWG\WATER & SEWER AGREEMENT\22-397-0001\FAWCETT TRACT_WSA\EXHIBIT A2.dwg

SCALE: 1" = 200'
0' 100' 200' 400'



MATCHLINE SEE EXHIBIT A3



MATCHLINE SEE EXHIBIT A1

JOB NUMBER: 22-397.000
DATE: 05.28.2026
DRAWN BY: MLF
CHECKED BY: NPM
SCALE: AS NOTED
SHEET:
EXHIBIT A2

WATER & SEWER AGREEMENT EXHIBIT
FAWCETT TRACT
RMF-1 (21003 03001 & RSF-5 (21003 03002)
PREPARED FOR: GT DEVELOPERS, LLC



DATE PLOTTED: 05/28/2026 10:52:37 AM BY: J. Coleman (J.Coleman@colemancompany.com) DRAWING PATH: C:\Users\jcoleman\Documents\Water & Sewer Agreement\22-397.000\FAWCETT TRACT\WATER AGREEMENT EXHIBIT.dwg

JOB NUMBER: 22-397.000
 DATE: 05.28.2026
 DRAWN BY: MLF
 CHECKED BY: NPM
 SCALE: AS NOTED
 SHEET:
EXHIBIT A3

WATER & SEWER AGREEMENT EXHIBIT
FAWCETT TRACT
 RMF-1 (21003 03001 & RSF-5 (21003 03002)
 PREPARED FOR: GT DEVELOPERS, LLC

