

STATE OF GEORGIA
CHATHAM COUNTY, GEORGIA

WATER AND SEWER AGREEMENT

SAVANNAH, CHATHAM COUNTY, GEORGIA

WHEREAS, COWAN INDUSTRIAL, LLC hereinafter referred to as the DEVELOPER, the developer of HILL DURRENCE TOWNHOMES located within the TRAVIS FIELD SERVICE AREA, consisting of 121 residential or equivalent residential units as shown on the attached exhibits entitled WATER & SEWER EXHIBIT 1 and EXHIBIT 2 prepared by Coleman Company, Inc. and dated December 2, 2025, Scaled as noted, desires certain commitments from the City of Savannah, hereinafter referred to as the CITY, in regard to extending and making additions to existing sanitary sewer systems, or in regard to the construction of sanitary sewer collection and disposal systems to serve said development, and;

WHEREAS, the engineering design for said 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 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 line, 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:

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 hold the City harmless for any claims and damages due to the work associated with the tie-in to existing sanitary sewers.

IT IS FURTHER AGREED that Developer shall complete engineering of sanitary sewer infrastructure generally consisting of approximately 7,450 lf of 8" force main, 3,400 ft of 10" diameter sanitary sewer force main, approximately 50 ft of 18" gravity sanitary sewer main, upgrades to Lift Station 124, revised piping design for Lift Station 295, new 10-ft diameter lift station with 12-ft diameter sanitary sewer overflow chamber, and all associated appurtenances. Improvements to the City's system are more precisely described on Exhibit 1. Developer shall obtain not less than two (2) independent bids for the water and sewer infrastructure and provide same to the City for review and approval prior to commencement of construction. This agreement will be amended after engineering design is complete and construction bids have been received to include the cost of construction. Upon completion and acceptance of all water and sewer infrastructure described herein and upon receipt of associated complete and correct invoices and other documentation as may be requested by City, City shall reimburse Developer for the actual cost of Engineering of the water and sewer infrastructure in an amount not to exceed \$614,800 for Hill Durrence. Notwithstanding any provision to the contrary, Developer may request reimbursement in the form of periodic payments. Requests for periodic payment shall be made no more frequently than on thirty (30) day intervals and shall include all necessary documentation to verify that payment by the Developer has been made of all funds for which reimbursement is requested. City of Savannah shall provide payment to Developer on thirty (30) day payment terms. Under no circumstances shall any Developer's On-Site Infrastructure connections be made to either "Off-Site" or "Hill Durrence" Water or Sewer Infrastructure until all "Off-Site" or "Hill Durrence" Infrastructure is complete, successfully tested, and accepted for operation and maintenance by City.

IT IS FURTHER AGREED that upon completion of the systems and all related facilities including all water and sewage fees fully paid for by the Developer, except the sewage treatment facility and the water supply facility, and provision of two copies of "as-builts" drawings on Chronoflex mylar, the City will, subject to approval of the City Manager, accept title thereto and assume responsibility for maintenance and operation of those portions located within public easements and 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 all 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 capacity of the wastewater treatment facilities and of meeting discharge requirements as established by the Georgia Environmental Protection Division. The tap in costs will be \$600 water tap, \$400 for sewer tap, \$600 reclaimed water tap, \$1,300 water additional, \$3,049 treatment plant, and \$2,726 sewer additional for the SW Quad Service Area Tap In Fees, per residential or equivalent residential unit or as provided in the Revenue Ordinance at the time of connection, whichever is greater. These additional fees will be paid by the Developer to the City as each customer connects to the sewage system. Water meters will not be installed until all fees, including the additional 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 provisions of law now or hereafter 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 _____.

INWITNESS 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 _____, _____.

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

(SEAL)

EXECUTED IN THE PRESENCE OF:



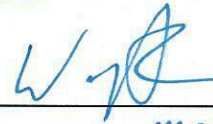
WITNESS



NOTARY PUBLIC

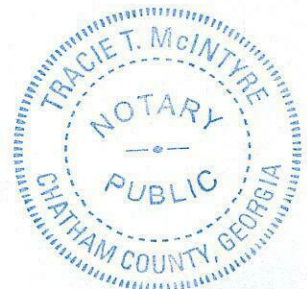
TRACIE T. MCINTYRE
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires February 23, 2027

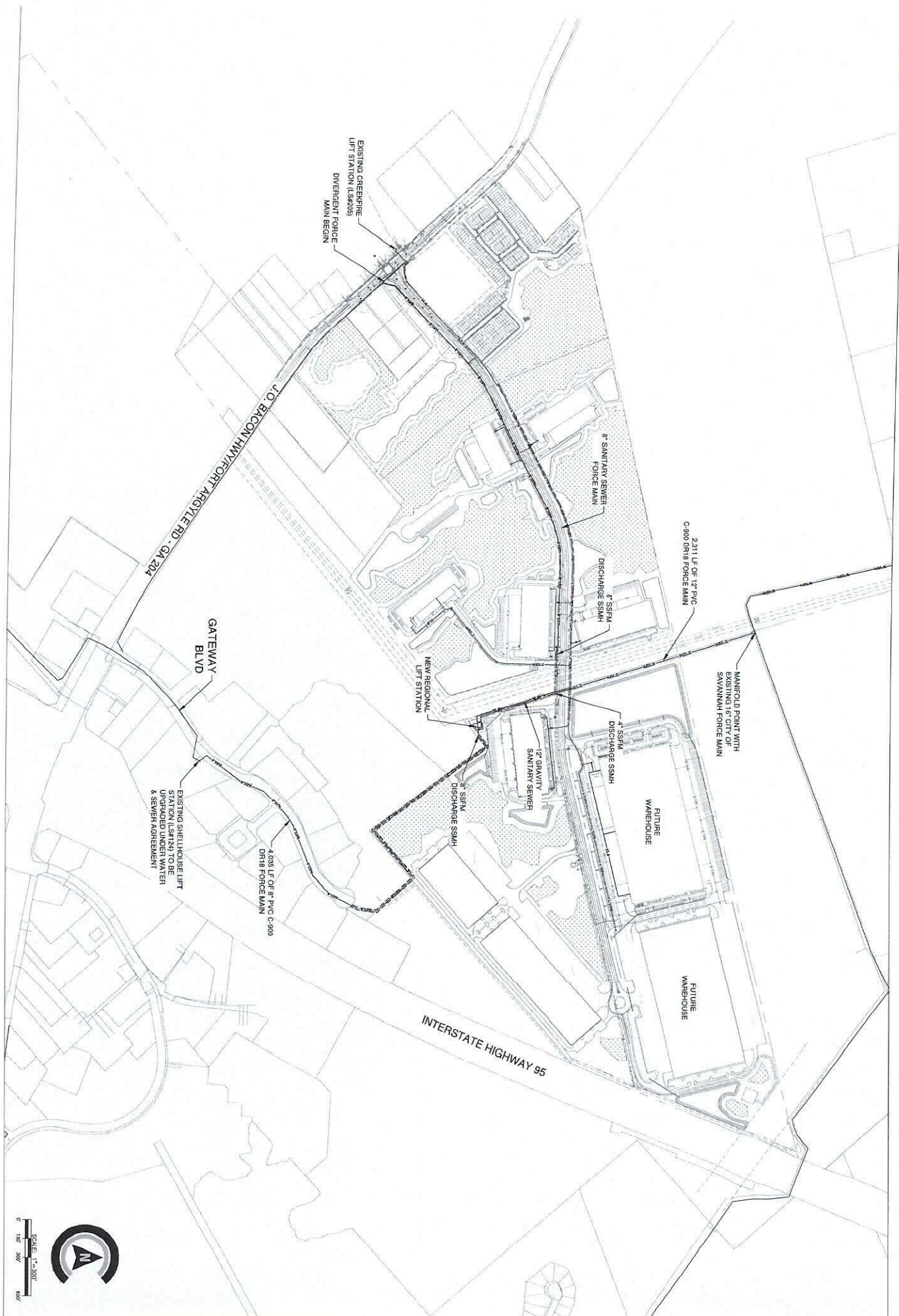
COWAN INDUSTRIAL LLC.

BY:  _____ Wyatt Cowan
managing member

ATTEST: _____

(SEAL, If Incorporated)





JOB NUMBER: 25-497-000
 DATE: 11/5/2023
 DRAWN BY: MCS
 CHECKED BY: CJP
 SCALE: AS NOTED

EXHIBIT 1
 WATER & SEWER EXHIBIT
 HILL DURRENCE TRACT
 PREPARED FOR: CITY OF SAVANNAH



