

SAVANNAH, CHATHAM COUNTY, GEORGIA

WHEREAS, River Marsh – GSL, LLC hereinafter referred to as the DEVELOPER, the developer of River Marsh located within the **WILMINGTON ISLAND SERVICE AREA**, consisting of 24 residential or equivalent residential units as shown on the attached drawing entitled Exhibit A – Water & Sewer Agreement Exhibit prepared by Coleman Company, Inc. and dated 12/12/2023, Scale 1" = 100', 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 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 this development is also subject to the terms and obligations outlined in the existing Water and Sewer Agreement for the Force Main Relocation for the Charles Street Townhomes, dated July 27, 2023, as previously executed with the City of Savannah. The Developer acknowledges that off-site improvements associated with the Penn Waller Force Main are integral to the overall capacity and conveyance system serving the River Marsh development, and any responsibilities, obligations, or cost participation outlined in said agreement shall remain in full force and effect.

A copy of the Penn Waller Force Main agreement is incorporated herein by reference as Exhibit B and available via the City's online public records.

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-in to existing sanitary sewers.

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 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 and the Reclaimed Water Project Connection Fee as established by the Georgia Environmental Protection Division. The cost per residential or equivalent residential unit shall be \$3,225, (\$975 for Islands Transport System and \$2,250 for President Street Plant) or as provided for in the Revenue Ordinance, whichever is greater. These additional connection fees 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 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 \_\_\_\_\_, 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

(SEAL)

EXECUTED IN THE PRESENCE OF:

River Marsh – GSL, LLC

WITNESS

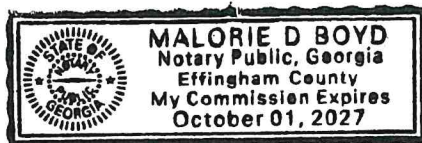
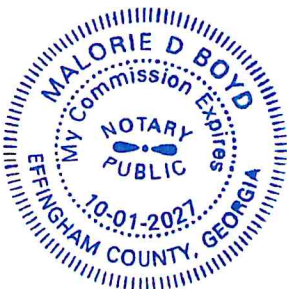
BY:

Alex Long (President)

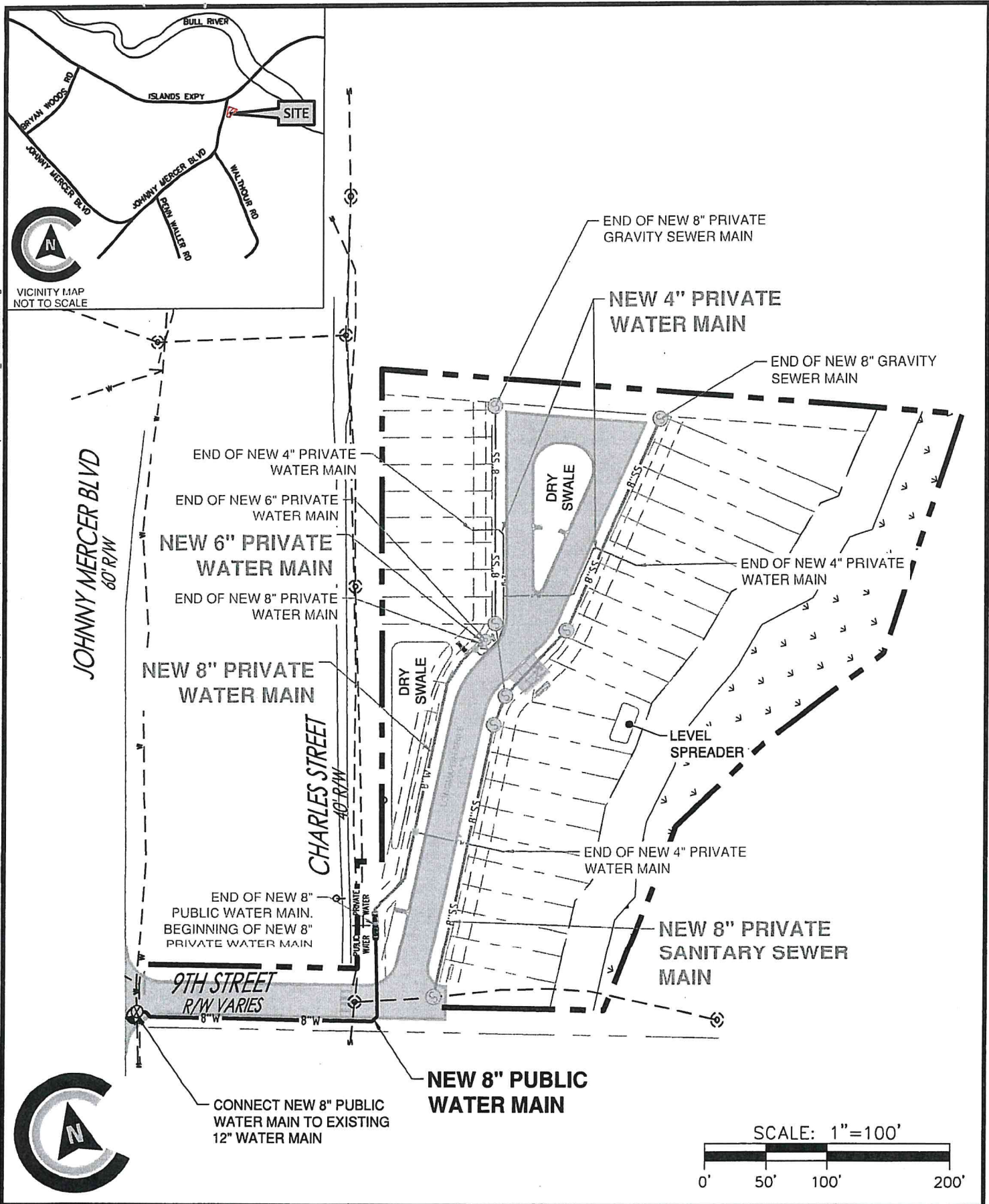
Manager

NOTARY PUBLIC

ATTEST:



(SEAL, If Incorporated)



SHEET:

1

JOB NUMBER: 23-521.000  
DATE: 08.06.2025  
DRAWN BY: MLF  
CHECKED BY: NPM  
SCALE: AS NOTED

**WATER & SEWER AGREEMENT EXHIBIT A**  
**RIVER MARSH**  
**PREPARED FOR: RIVER MARSH - GSL, LLC**



## Exhibit B

SAVANNAH, CHATHAM COUNTY, GEORGIA

WHEREAS, David Mesaros & Russell Finland & Victor Jarvis II hereinafter referred to as the DEVELOPER, the developer of Force-main Relocation for the Charles Street Townhomes located within the **WILMINGTON ISLAND SERVICE AREA**, consisting of 0 residential or equivalent residential units as shown on the attached drawing entitled Penn Waller Force-main Relocation Exhibit prepared by Maupin Engineering, Inc. and dated April 6, 2023, Scale 1" = 50, 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 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 costs in connection with these systems shall be borne by the Developer. The CITY will provide only sewage treatment and water supply facilities.

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

1. 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.
2. The CITY shall reimburse the DEVELOPER for 25% of the actual cost of construction for the rerouting of the existing city 8" force main from discharging to a manhole near Wassaw Road to an existing manhole along Penn Waller Road at Betz Creek as shown on the attached Exhibit 1, up to a maximum of \$29,946.00. Any amount in excess of \$29,946.00 shall be paid by the DEVELOPER.
3. The engineer's opinion of probable construction cost for design and construction of item 1, attached as Exhibit 2, includes estimated quantities.
4. A minimum of two (2) bids shall be obtained for all items with which the CITY is sharing the cost. Original copies of the bids received for item 1 will be submitted to the CITY for review.
5. The final pay request presented to the CITY for item 1 shall be accompanied by the original contractor/engineer invoices.

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-in to existing water and sanitary sewer systems.

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 sewage treatment and 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 and/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 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 cost per residential or equivalent residential unit shall be \$3,225, (\$975 for Islands Transport System and \$2,250 for President Street Plant) or as provided for in the Revenue Ordinance, whichever is greater. These additional connection fees 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 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 7/27, ~~2028~~.

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 27th day of July, 2023.

THE MAYOR AND ALDERMEN  
OF THE CITY OF SAVANNAH

EXECUTED IN THE PRESENCE OF:

Demetrice A. Jackson BY: [Signature]  
WITNESS CITY MANAGER



ATTEST:

[Signature]  
CLERK OF COUNCIL

EXECUTED IN THE PRESENCE OF:

Victor Jarvis II

Developer

Signature: [Signature]

David Mesaros

Developer

Signature: [Signature]

Russell Finland

Developer

Signature: [Signature]

WITNESS

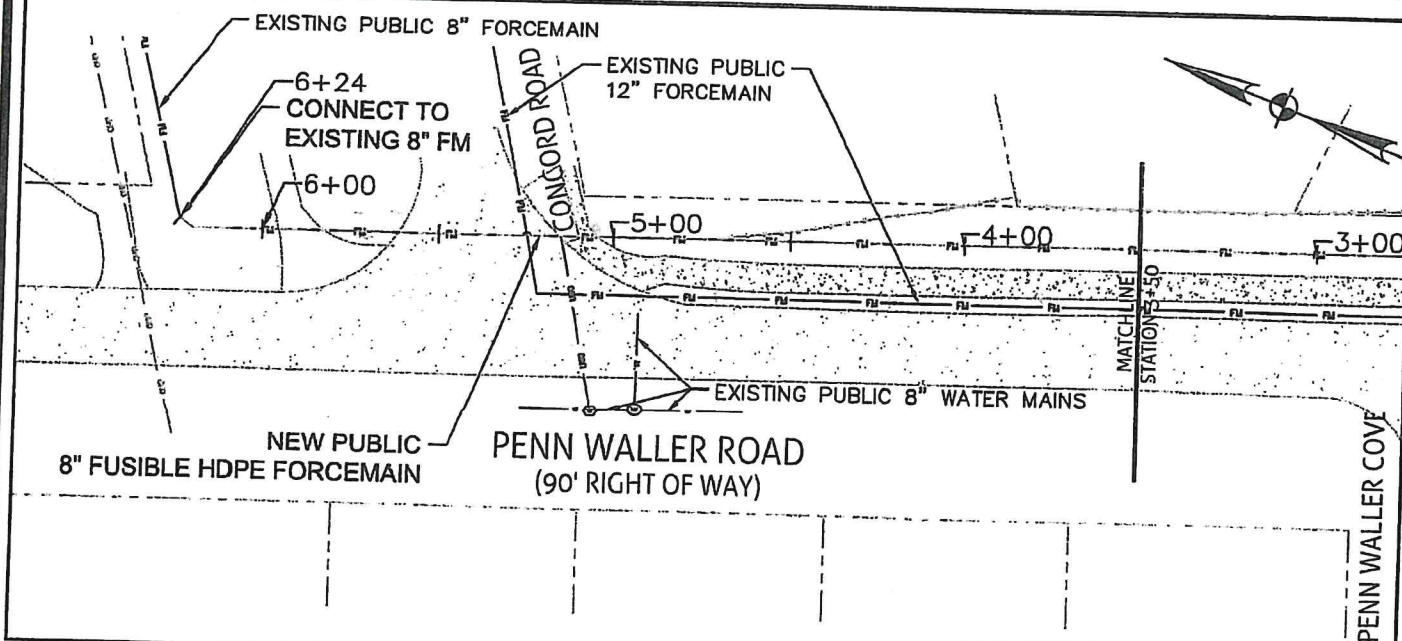
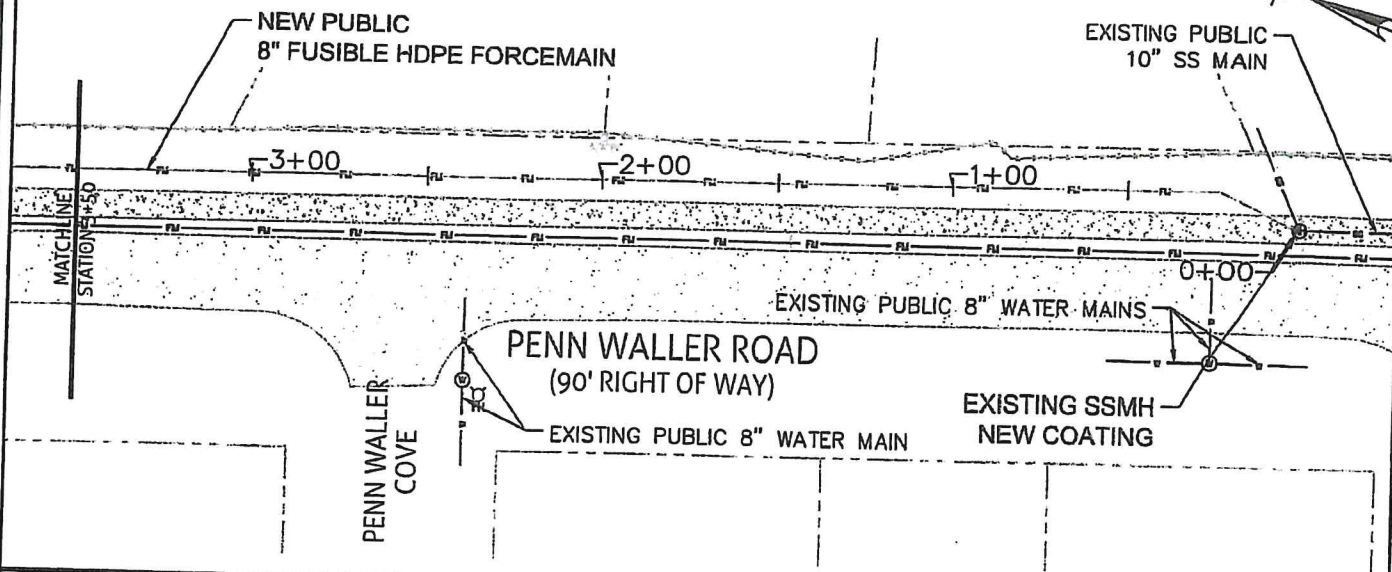
[Signature]

NOTARY PUBLIC

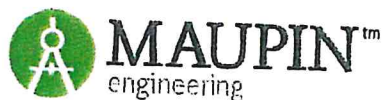
ATTEST: \_\_\_\_\_

(SEAL, if Incorporated)



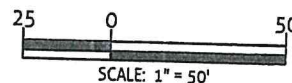


©COPYRIGHT 2023 Maupin Engineering, Inc.



114 WEST 42<sup>ND</sup> STREET  
SAVANNAH GA 31401  
OFFICE PHONE (912) 235-2716  
GENERAL@MAUPINENGINEERING.COM

EXHIBIT B  
PENN WALLER FM RELOCATION



DRWN: ADD 4/6/2023  
CHK'D: JAM DATE

SHEET NO.  
**1 of 1**  
513-21-01  
PROJECT NO.

PENN WALLER SEWER OUTFALL.DWG



**Exhibit 2**

**Penn Waller Forcemain Relocation**

City of Savannah

Cost Sharing analysis

		Provider
Directional Bore of 8" FM	\$ 46,800.00	D&C Directional Boring
Demolition, Manhole lining, deactivation of existing FM, Erosion Control, Sidewalk Replacment	\$ 72,984.00	Hutson Plumbing
Total	\$ 119,784.00	
Privately Funded Portion	\$ 89,838.00	
City Funded Portion	\$ 29,946.00	
Other cost items Privately Funded		
Topo Suvey	\$ 900.00	
Engineering	\$ 8,000.00	
As-built survey	\$ 900.00	

**D&C Directional Boring, LLC**  
Directional, Auger, and Ram Boring

Dennis Williams  
Cell (912) 656-2185  
Email: Dennisw5656@gmail.com

# Estimate

Date	Estimate #
10/14/2022	503



3258 Julienton Rd. NE Townsend, Ga 31331  
Any Size Conduit or Casing

Name / Address		Project	
Maupin Engineering Jay Maupin 114 W 42nd Street Savannah, Ga 31401		Penn Waller FM re-route	
Description	Qty	Rate	Total
Directional Bore and pull 8" DR11 IPS HDPE Green Stripe w/tracer wire price includes pipe, MJ Adapters, fusion, wire and labor	650	72.00	46,800.00
any questions please call Dennis Williams at 912-656-2185		<b>Total</b>	\$46,800.00



November 23, 2022

Attn: David Mesaros  
Vic Jarvis

In re: **Penn Waller Force Main Relocation v1.0**

(A) – Price for force main connections ..... **\$ 72,984.00**

1a. Price includes scope per sheet C.2 dated 9/6/2022.

2a. Directional bore & associated force main piping BY OTHERS.

3a. Price includes sidewalk demo & patch at force main tie-in point.

4a. Price includes tie-in & associated piping at manhole and existing force main.

5a. Price includes a \$10,000 allowance for manhole lining.

5a. Price **does not include** any tap fees, surcharge fees, water meters, backflow preventers, natural gas piping, storm piping, appliances, bathroom accessories, tub/shower surrounds, electrical, painting, or fire sprinkler stubs/piping.