

SAVANNAH, CHATHAM COUNTY, GEORGIA

WHEREAS, **Stanley Martin Homes** hereinafter referred to as the DEVELOPER, the developer of **The McClendon Tract** located within the TRAVIS FIELD SERVICE AREA, consisting of **1,062** residential or equivalent residential units as shown on the attached drawing entitled “**Masterplan of McClendon Tract Exhibit 1**” prepared by Coleman Company, Inc. and dated **January 21st, 2026**, Scale **1" = 400'**, 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 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 construction of "Off-Site" sewer infrastructure more precisely described and costs estimated in **Exhibit 2** attached and titled "**Offsite Sewer Improvements**", dated February 20th, 2026. The City shall reimburse the Developer for the City's portion of the construction of the Off-Site sewer infrastructure. McLendon Tract's peak wastewater flows are not to exceed 1,063 GPM at full buildout. The improvements shown in Exhibit 2 will create 3,000 GPM capacity. The additional 1,937 GPM peak flow is reserved for the City's regional sewer capacity assignment. This shall be in an amount not to exceed **\$3,306,966.01**. 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 sixty (60) 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. Under no circumstance shall any of Developer's On-Site infrastructure connections be made to the Off-Site Sewer infrastructure until the Off-Site infrastructure for the phase under consideration is complete, successfully tested, and accepted for operation and maintenance by Savannah.

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

1. Unused ERUs allotted each year may be carried over into subsequent years.
2. 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:

2027: 300 ERUs

2028: 150 ERUs

2029: 150 ERUs

2030: 200 ERUs

2031: 200 ERUs

2032: 62 ERUs

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 cost will be \$1,300 for water, \$5,775 for sewer (\$3,049 for Travis Field Treatment Plant and \$2,726 for SW Quadrant), and \$600 for reuse water, 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 Treasurer as each customer connects to the sewage system and shall be in addition to the \$600 water tap-in and \$400 sewer tap-in fee. 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 January 1, 2034, after which the City shall not be liable for any further obligation thereunder.

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 _____, _____.

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:

N. O. P. y

WITNESS
Malorie D. Boyd

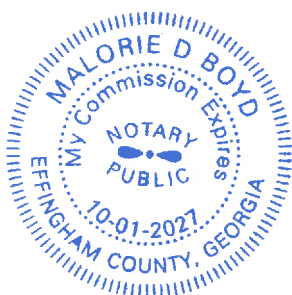
NOTARY PUBLIC

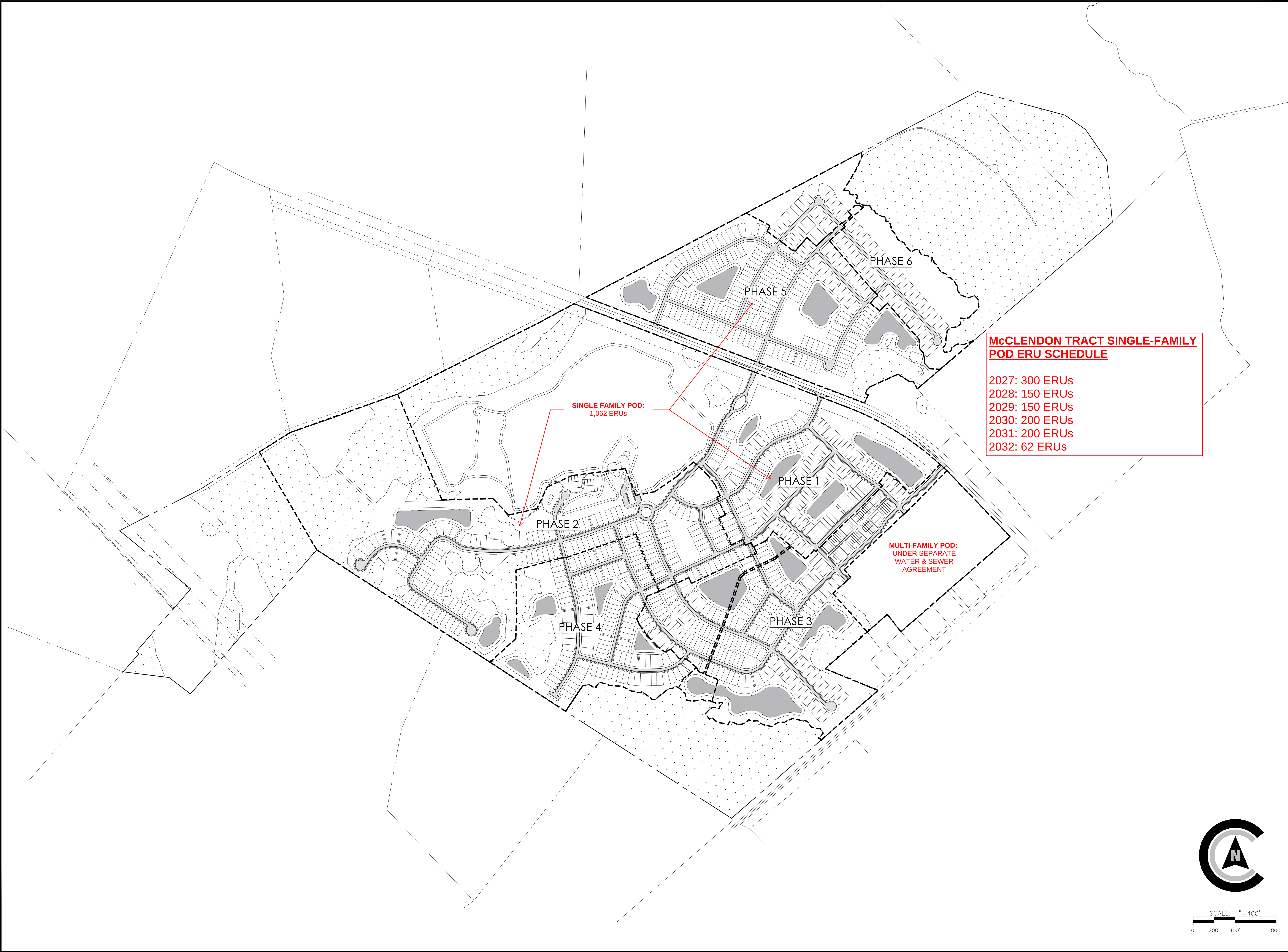
BY: *[Signature]*
STANLEY MARTIN HOMES

ATTEST: *[Signature]*

ATTEST:

(SEAL, If Incorporated)





NOT FOR CONSTRUCTION

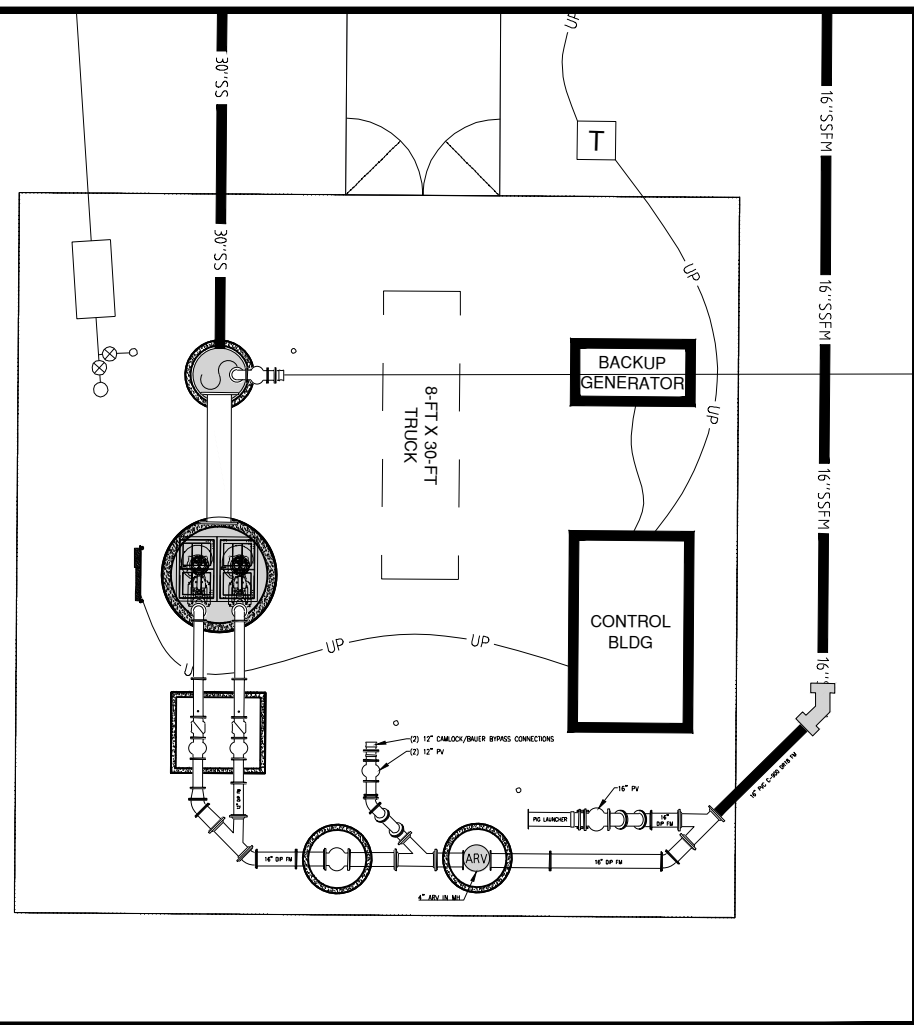
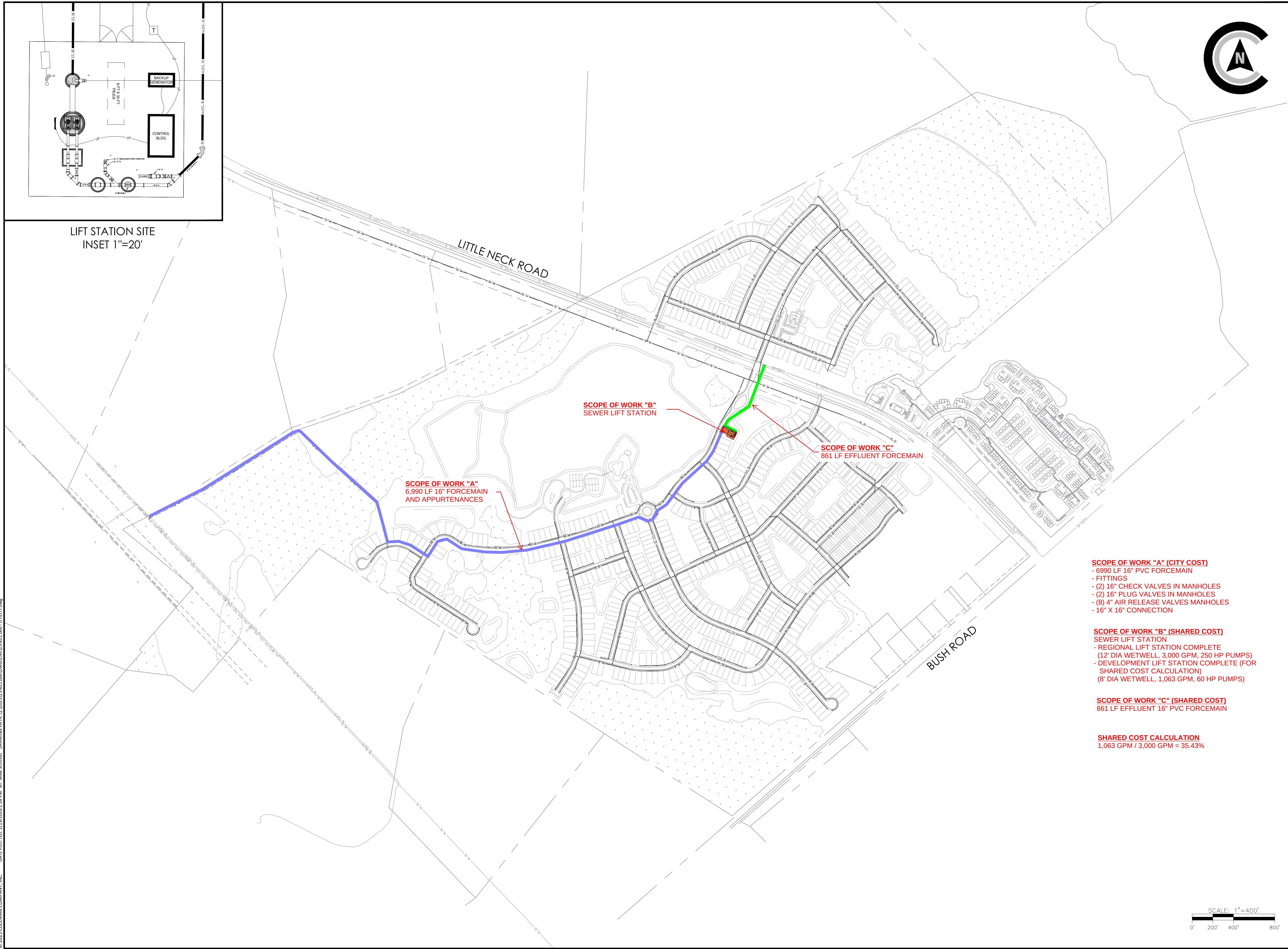
REVISIONS:

MASTER PLAN
OF
McCLENDON TRACT
SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR
STANLEY MARTIN HOMES, LLC

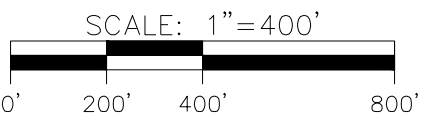
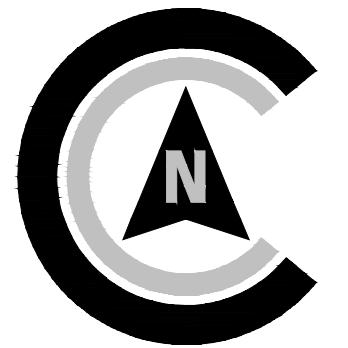
JOB NUMBER:	25-821
DATE:	1/21/2026
DRAWN BY:	MCS
CHECKED BY:	CJP
SCALE:	1" = 400'

EXHIBIT 1

SHEET:



LIFT STATION SITE
INSET 1"=20'



- SCOPE OF WORK "A" (CITY COST)**
- 6990 LF 16" PVC FORCEMAIN
 - FITTINGS
 - (2) 16" CHECK VALVES IN MANHOLES
 - (2) 16" PLUG VALVES IN MANHOLES
 - (8) 4" AIR RELEASE VALVES MANHOLES
 - 16" X 16" CONNECTION
- SCOPE OF WORK "B" (SHARED COST)**
- SEWER LIFT STATION
- REGIONAL LIFT STATION COMPLETE (12' DIA WETWELL, 3,000 GPM, 250 HP PUMPS)
 - DEVELOPMENT LIFT STATION COMPLETE (FOR SHARED COST CALCULATION) (8' DIA WETWELL, 1,063 GPM, 60 HP PUMPS)
- SCOPE OF WORK "C" (SHARED COST)**
- 861 LF EFFLUENT 16" PVC FORCEMAIN
- SHARED COST CALCULATION**
- 1,063 GPM / 3,000 GPM = 35.43%

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS
FOR
MCCLENDON TRACT
SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR
STANLEY MARTIN HOMES, LLC

JOB NUMBER:	25-821.000
DATE:	2/20/2026
DRAWN BY:	MCS
CHECKED BY:	CJP
SCALE:	1" = 400'

EXHIBIT 2
OFFSITE SEWER
IMPROVEMENTS

SHEET:

COLEMAN COMPANY
ENGINEERS • SURVEYORS

1489 Chatham Parkway, Suite 100, Savannah, Georgia COA PEF000385
(912) 260-3041 | ColemanCompanyInc.com EXP DATE 06/30/2026



BID PROPOSAL - MCCLENDON TRACT PUMP STATION/OFF SITE FM - DUSTCOM LIMITED

SANITARY SEWER SYSTEM - SCOPE A

Item	Description	Quantity	Units	Unit Price	Total
1	Regional Pump Station	1	EA	\$ 3,725,000.00	\$ 3,725,000.00
2	6' Coated Receiving Manhole	1	EA	\$ 36,250.00	\$ 36,250.00
3	16" Plug Valve Assembly & Manhole	1	EA	\$ 28,675.00	\$ 28,675.00
4	16" ARV Assembly & Manhole	1	EA	\$ 39,500.00	\$ 39,500.00
	Entrance Force Main Tie In				\$ -
1	16" x 16" Tapping Sleeve & Plug Valve	1	LS	\$ 53,500.00	\$ 53,500.00
2	16" Check Valve Assembly & Manhole	1	EA	\$ 32,975.00	\$ 32,975.00
3	Road Patch @ Little Neck Road	1	LS	\$ 25,000.00	\$ 25,000.00
4	16" Force Main	860	LF	\$ 77.00	\$ 66,220.00
5	Fittings & Restraints	1	LS	\$ 46,250.00	\$ 46,250.00
	Rear Force Main Tie In				\$ -
1	16" x 16" Tapping Sleeve & Plug Valve	1	LS	\$ 53,500.00	\$ 53,500.00
2	16" Check Valve Assembly & Manhole	1	EA	\$ 32,975.00	\$ 32,975.00
3	16" Force Main	6,990	LF	\$ 77.00	\$ 538,230.00
4	Fittings & Restraints	1	LS	\$ 65,000.00	\$ 65,000.00
SUB TOTAL:: SEWER SYSTEM					\$ 4,743,075.00
Total :					\$ 4,743,075.00

Scope of Work "B"

Scope of Work "C"

Scope of Work "A"

NOTES: Will verify this information once city approved plans are received.

Cost Share Calculations:

1063 gpm/3000 gpm = 35.43% (Developer Responsibility)

Scope of Work "A" - City Cost

Total Cost = \$689,705.00

Scope of Work "B" - Shared Cost

Total Cost = \$3,829,425.00

Scope of Work "C" - Shared Cost

Total Cost = \$223,945.00

Responsibility Summary:

Developer = (0.3543) x (\$3,829,425 + \$223,945) = **\$1,436,108.99**

City = \$4,743,075.00 - \$1,436,108.99 = **\$3,306,966.01**