

Case Study

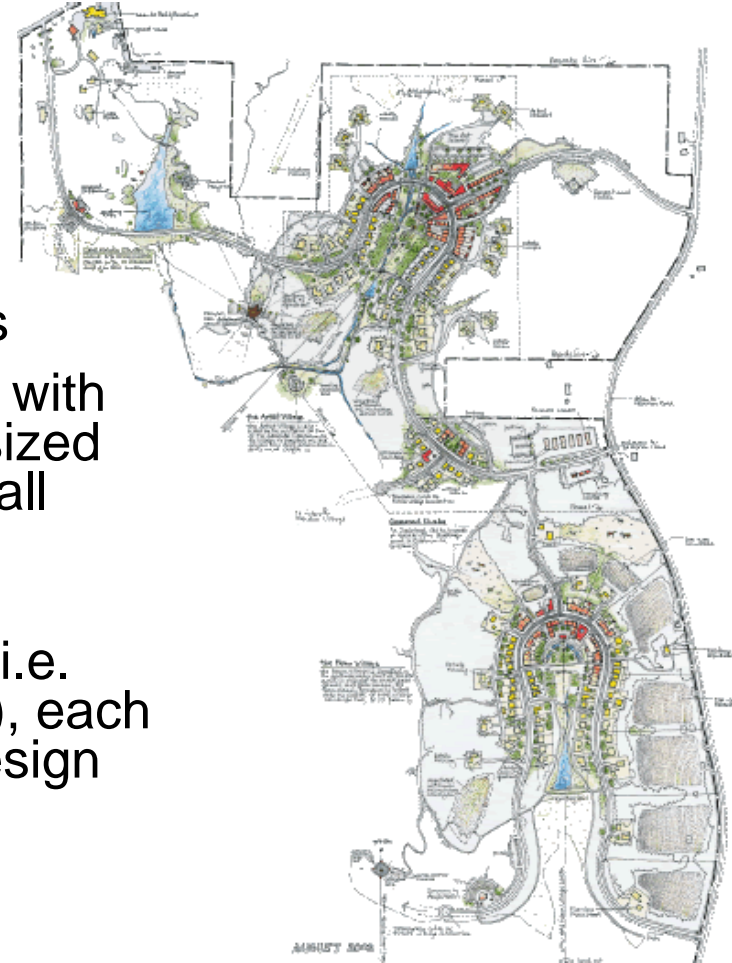


serenbe

Serenbe
Palmetto, GA

Project Summary

- Location:** Palmetto, Georgia
- Acreage:** 900
- Units:** Approx. 165 residential units, 115 Live/work units, 6 Commercial units
- Product Type:** Smart Growth community with interconnected, variably-sized settlements, including small villages, hamlets and farmsteads.
- Master Plan:** Two (2) distinct Hamlets (i.e. stand-alone communities), each arranged in an Omega design with 140 residential and commercial units
- Topography:** Gently rolling
- Soil:** Sandy loam



Phase I. Summary

Selborne Community

Units: 140 units, including approximately 50 live/work and 4 commercial

Home Prices: \$150,000 to over \$1 million

Absorption Rate: 3-4 years

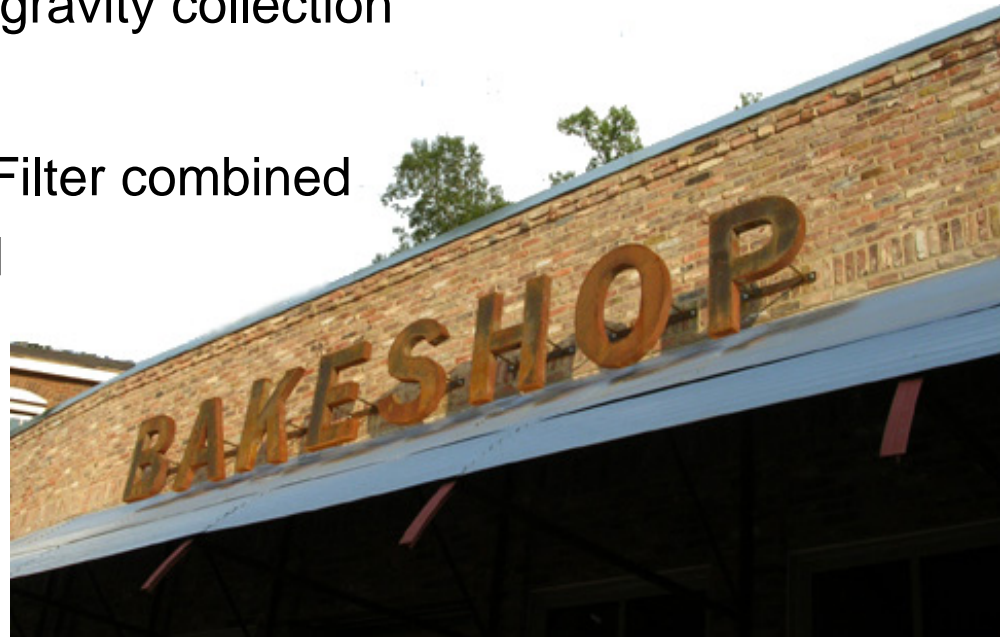


Project Considerations

- Municipal sewer service was not available
- Community was planned with environmental sustainability as a top priority
- Highest and best use achieved through clustered development with substantial open space
- 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.
- Solution must provide for professional operation, maintenance and customer service

Solution

- **Turnkey decentralized wastewater system**
 - Design
 - Build
 - Operate
- **Collection System**
 - Individual septic tanks with gravity collection
- **Treatment**
 - Recirculating Sand/Gravel Filter combined with a Constructed Wetland
- **Disposal**
 - Subsurface Drip Irrigation



Ownership & Management

- Once system is constructed and approved, ownership is transferred to Utility as “Contribution In-Aid” (non-taxable transaction).
- Utility will own, operate and maintain system in perpetuity. (including individual and central system components)
- Utility is certified as wastewater system operator by the State of Georgia 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
- Maximize development design flexibility
- Utility company assumes operational liability
- State of Georgia monitors system performance and financial viability of Utility
- Ability to re-use treated effluent for community irrigation
- Proven technology

