

**ARCADIAN QUAY NARRATIVE**

The proposed development within the tract, HC TMS # 35700000018, consists of one (1) single-family residential estate lot. According to Grand Strand Water and Sewer Authority (GSW&SA), the nearest potable water and sanitary sewer infrastructure is located roughly 1,500 LF from the tract.

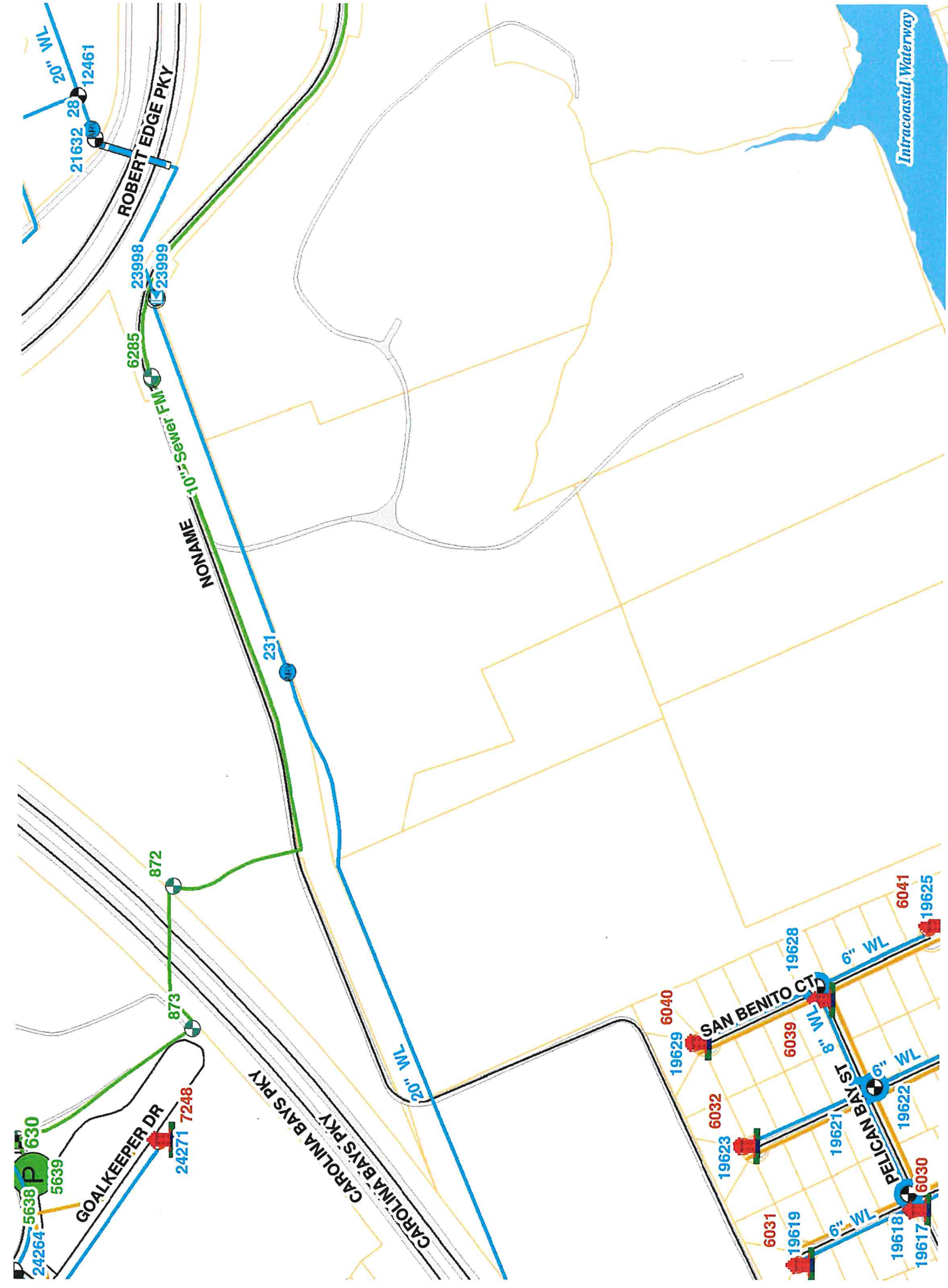
An estimate of probable cost to provide water and sewer service to this single-family lot is attached. Based on this cost, it would be our recommendation to install a municipal system to serve this lot.

DDC Engineers, Incorporated  
1298 Professional Drive  
Myrtle Beach, SC 29577  
  
(843) 692-3200  
  
PROJECT: Arcadian Quay  
LOCATION: HC TMS# 35700000018  
CLIENT: Ecovest  
ESTIMATOR: James M. Wooten  
DDC PROJECT NO: 17136E

OPINION OF PROBABLE COST

DATE PREPARED 12/6/2017	
BASIS FOR ESTIMATE	
<input checked="" type="checkbox"/> CODE A (No design completed)	
<input type="checkbox"/> CODE B (Preliminary Design)	
<input type="checkbox"/> CODE C (Final Design)	
<input type="checkbox"/> OTHER: Contract Costs	

DESCRIPTION	QUANTITY		COST (\$)	
	NUMBER OF UNITS	UNIT MEASURE	PER UNIT	TOTAL COST
WATER				
8x20 Tapping Sleeve and Valve	1	EA	\$ 2,400.00	\$ 2,400.00
8" PVC C 900 Water Line	1,000	LF	\$ 13.00	\$ 13,000.00
4" PVC C 900 Water line	500	LF	\$ 9.00	\$ 4,500.00
8x4 MJ Tee	1	EA	\$ 500.00	\$ 500.00
8" MJ Gate Valve	2	EA	\$ 1,500.00	\$ 3,000.00
Fire Hydrate Assembly	1	EA	\$ 3,400.00	\$ 3,400.00
Impact Fee - GSWSA	1	EA	\$ 840.00	\$ 840.00
Subtotal:				\$ 27,640.00
SEWER				
2x10 Tapping Sleeve and Value	1	EA	\$ 1,000.00	\$ 1,000.00
2" Poly Force Main	1,500	LF	\$ 4.00	\$ 6,000.00
Grinder Pump Station	1	EA	\$ 2,600.00	\$ 2,600.00
GSWSA Impact Fee	1	EA	\$ 1,565.00	\$ 1,565.00
GSWSA Development Fee	1	EA	\$ 600.00	\$ 600.00
Subtotal:				\$ 11,765.00
Design/Regulatory Approvals	1	LS	\$20,000.00	\$ 20,000.00
Miscellaneous/Regulatory Fees and Inspection	1	LS	\$ 2,000.00	\$ 2,000.00
Record Drawings/Close-Out	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal:				\$ 24,500.00
Arcadian Quay				\$ 63,905.00
15% Contingency				\$ 9,585.75
TOTAL OPINION OF PROBABLE COST:				\$ 73,490.75





Arcadian Quay

