

CAROLINA BAYS RESORT NARRATIVE

The proposed development within the tract, HC TMS # 34800000012, consists of five (5) single-family residential estate lots. According to Grand Strand Water and Sewer Authority (GSW&SA), the nearest potable water and sanitary sewer infrastructure is located off of Bourne Trail. The distance is in excess of 2,000 feet.

An estimate of probable cost to provide water and sewer service to these five (5) lots is attached. Based on this cost, it would be our recommendation to seek work with GSW&SA to install a municipal system to serve these lots. If septic tank approval in this area is not likely, GSW&SA’s extension policy may bring some relief in total cost.

DDC Engineers, Incorporated

1298 Professional Drive

Myrtle Beach, SC 29577

(843) 692-3200

PROJECT: Carolina Bays Resort

LOCATION: HC TMS# 34800000012

CLIENT: Ecovest

ESTIMATOR: James M. Wooten

DDC PROJECT NO: 17166E

OPINION OF PROBABLE COST

Sheet 1 of 1

DATE PREPARED

12/4/2017

BASIS FOR ESTIMATE

X

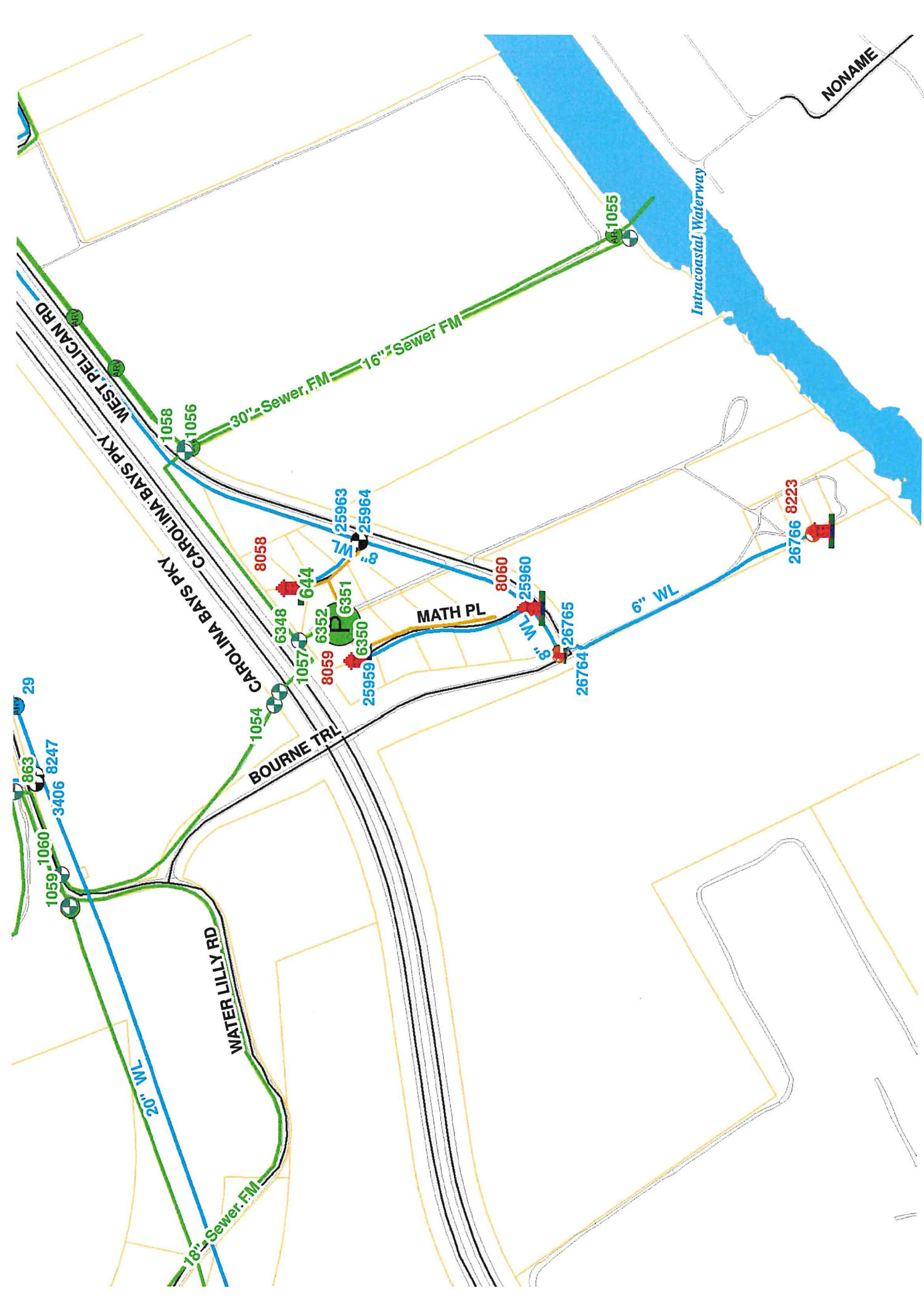
CODE A (No design completed)

CODE B (Preliminary Design)

CODE C (Final Design)

OTHER: Contract Costs

DESCRIPTION	QUANTITY		COST (\$)	
	NUMBER OF UNITS	UNIT MEASURE	PER UNIT	TOTAL COST
WATER				
8x6 Tapping Sleeve and Valve	1	EA	\$ 1,400.00	\$ 1,400.00
6" PVC C 900 Water line	2,000	LF	\$ 11.00	\$ 22,000.00
6x6 MJ Tee	1	EA	\$ 500.00	\$ 500.00
6" MJ Gate Valve	4	EA	\$ 1,500.00	\$ 6,000.00
Fire Hydrate Assembly	3	EA	\$ 3,400.00	\$ 10,200.00
Impact Fee - GSWSA	5	EA	\$ 840.00	\$ 4,200.00
Subtotal:				\$ 44,300.00
SEWER				
2x16 Tapping Sleeve and Valve	1	EA	\$ 2,500.00	\$ 2,500.00
2" Poly Force Main	2,200	LF	\$ 4.00	\$ 8,800.00
Grinder Pump Station	5	EA	\$ 2,600.00	\$ 13,000.00
GSWSA Impact Fee	5	EA	\$ 1,565.00	\$ 7,825.00
GSWSA Development Fee	5	EA	\$ 600.00	\$ 3,000.00
Subtotal:				\$ 35,125.00
Design/Regulatory Approvals	1	LS	\$30,000.00	\$ 30,000.00
Miscellaneous/Regulatory Fees and Inspection	1	LS	\$ 5,000.00	\$ 5,000.00
Record Drawings/Close-Out	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal:				\$ 37,500.00
Carolina Bays Resort				\$ 116,925.00
15% Contingency				\$ 17,538.75
TOTAL OPINION OF PROBABLE COST:				\$ 134,463.75



Carolina Bay Resort

