

**CYPRESS COVE NARRATIVE**

The proposed development within the tract, HC TMS # 34800000009, 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 along West of Pelica Road. The distance is in excess of 1500 feet.

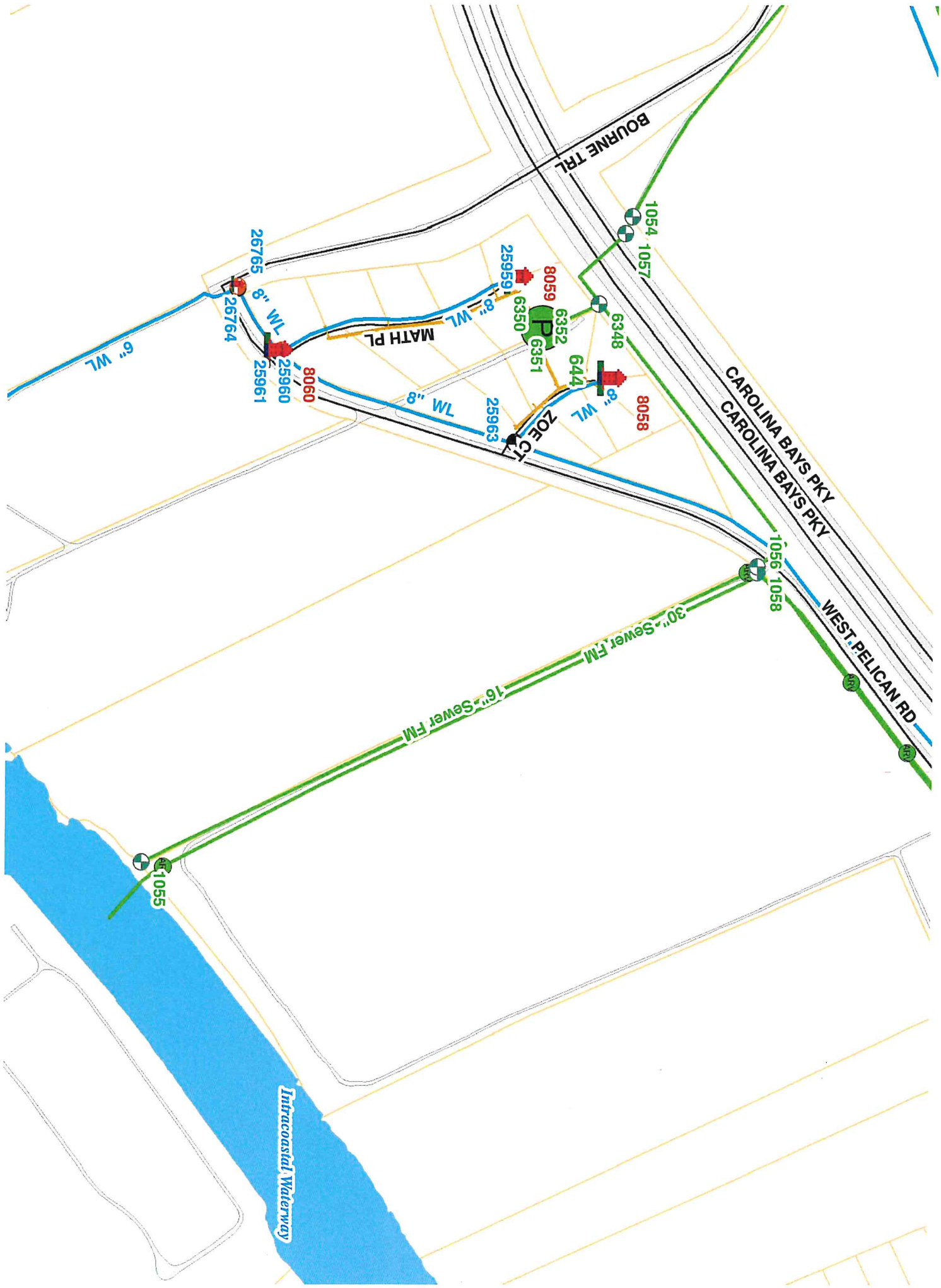
An estimate of probable cost to provide water and sewer service to this one (1) lot is attached. Based on this cost, it would be our recommendation to seek permission from GSW&SA to install a well and septic tank to serve this lot. If permission is granted, the impact fee would be eliminated and the cost of water and sewer infrastructure will be the responsibility of the builder.

DDC Engineers, Incorporated  
1298 Professional Drive  
Myrtle Beach, SC 29577  
  
(843) 692-3200  
  
PROJECT: Cypress Cove  
LOCATION: HC TMS# 34800000009  
CLIENT: Ecovest  
ESTIMATOR: James M. Wooten  
DDC PROJECT NO: 17166E

OPINION OF PROBABLE COST

DATE PREPARED 12/4/2017	
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				
8x8 Tapping Sleeve and Valve	1	EA	\$ 1,400.00	\$ 1,400.00
8" PVC C 900 Water Line	1,500	LF	\$ 13.00	\$ 19,500.00
6" PVC C 900 Water line	100	LF	\$ 11.00	\$ 1,100.00
8x6 MJ Tee	1	EA	\$ 600.00	\$ 600.00
8" MJ Gate Valve	3	EA	\$ 1,500.00	\$ 4,500.00
Fire Hydrate Assembly	3	EA	\$ 3,400.00	\$ 10,200.00
Impact Fee - GSWSA	1	EA	\$ 840.00	\$ 840.00
Subtotal:				\$ 38,140.00
SEWER				
2x16 Tapping Sleeve and Valve	1	EA	\$ 2,000.00	\$ 2,000.00
2" Poly Force Main	200	LF	\$ 4.00	\$ 800.00
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:				\$ 7,565.00
Design/Regulatory Approvals	1	LS	\$22,000.00	\$ 22,000.00
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:				\$ 29,500.00
Cypress Cove				\$ 75,205.00
15% Contingency				\$ 11,280.75
TOTAL OPINION OF PROBABLE COST:				\$ 86,485.75





Cypress Cove Resort



Cypress Cove 2015