

MAGNOLIA BAY RESORT NARRATIVE

The proposed development within the tract, HC TMS # 34800000007, 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 approximately 1,000 LF from the subject tract.

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 and municipal water and sewer.

DDC Engineers, Incorporated
1298 Professional Drive
Myrtle Beach, SC 29577

(843) 692-3200

PROJECT: Magnolia Bay Resort
LOCATION: HC TMS# 34800000007
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

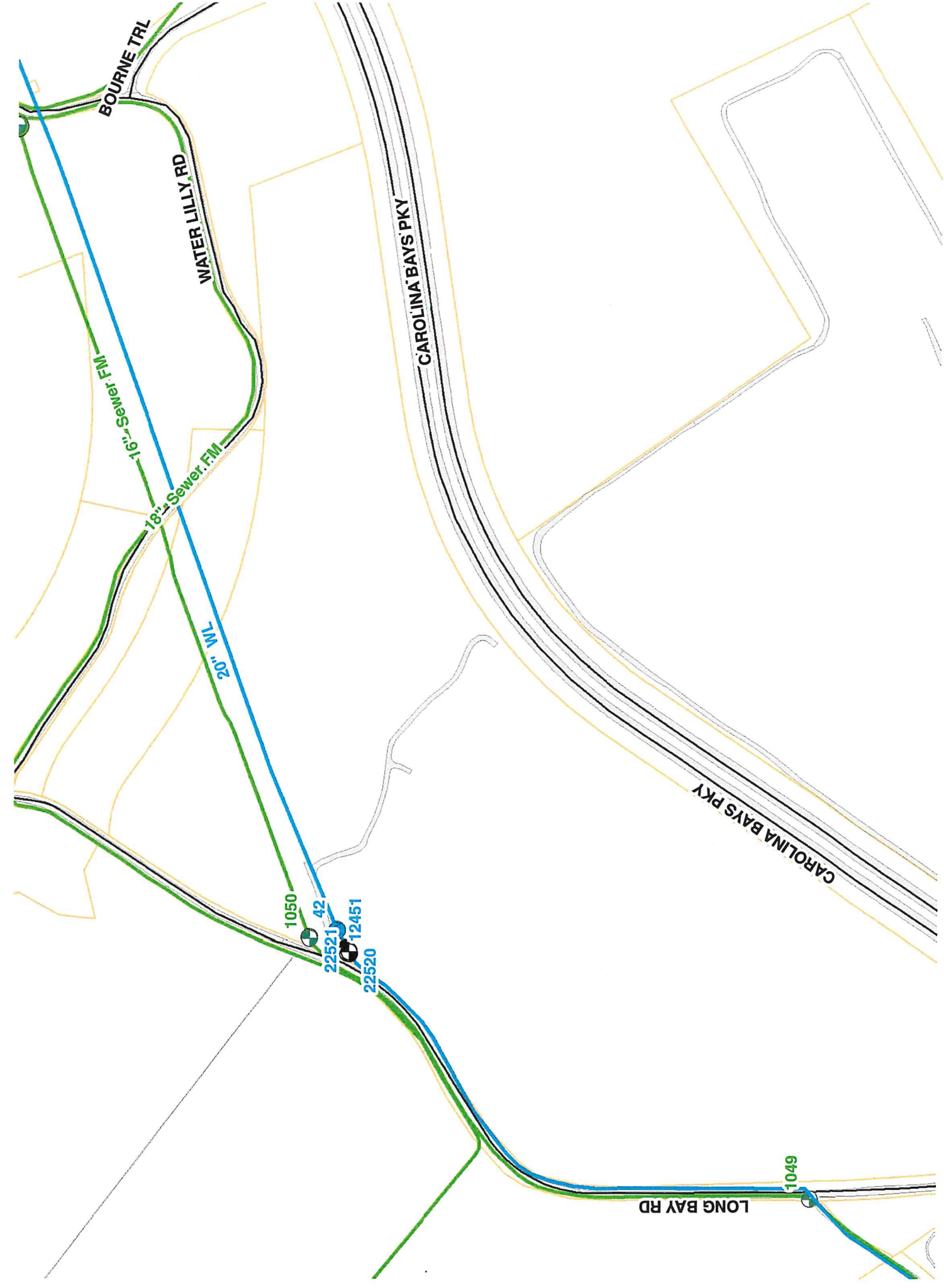
☒ CODE A (No design completed)

☐ CODE B (Preliminary Design)

☐ CODE C (Final Design)

☐ OTHER: Contract Costs

DESCRIPTION	QUANTITY		COST (\$)	
	NUMBER OF UNITS	UNIT MEASURE	PER UNIT	TOTAL COST
WATER				
8x20 Tapping Sleeve and Valve	1	EA	\$ 2,800.00	\$ 2,800.00
8" PVC C 900 Water Line	1,000	LF	\$ 13.00	\$ 13,000.00
6" PVC C 900 Water line	200	LF	\$ 11.00	\$ 2,200.00
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	5	EA	\$ 840.00	\$ 4,200.00
Subtotal:				\$ 37,500.00
SEWER				
2x16 Tapping Sleeve and Value	1	EA	\$ 2,000.00	\$ 2,000.00
2" Poly Force Main	1,100	LF	\$ 4.00	\$ 4,400.00
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:				\$ 30,225.00
Design/Regulatory Approvals	1	LS	\$26,000.00	\$ 26,000.00
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:				\$ 33,500.00
Magnolia Bay Resort				\$ 101,225.00
15% Contingency				\$ 15,183.75
TOTAL OPINION OF PROBABLE COST:				\$ 116,408.75



Magnolia Bay



Google Earth

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1000 ft

