

NORTH BAY COVE NARRATIVE

The proposed development within the tract, HC TMS # 34800000004, 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 Pelican Road. The distance is in excess of 2500 feet.

An estimate of probable cost to provide water and sewer service the lot is attached. Based on this cost, it would be our recommendation to work with GSW&SA to install a municipal system to serve the lot.

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

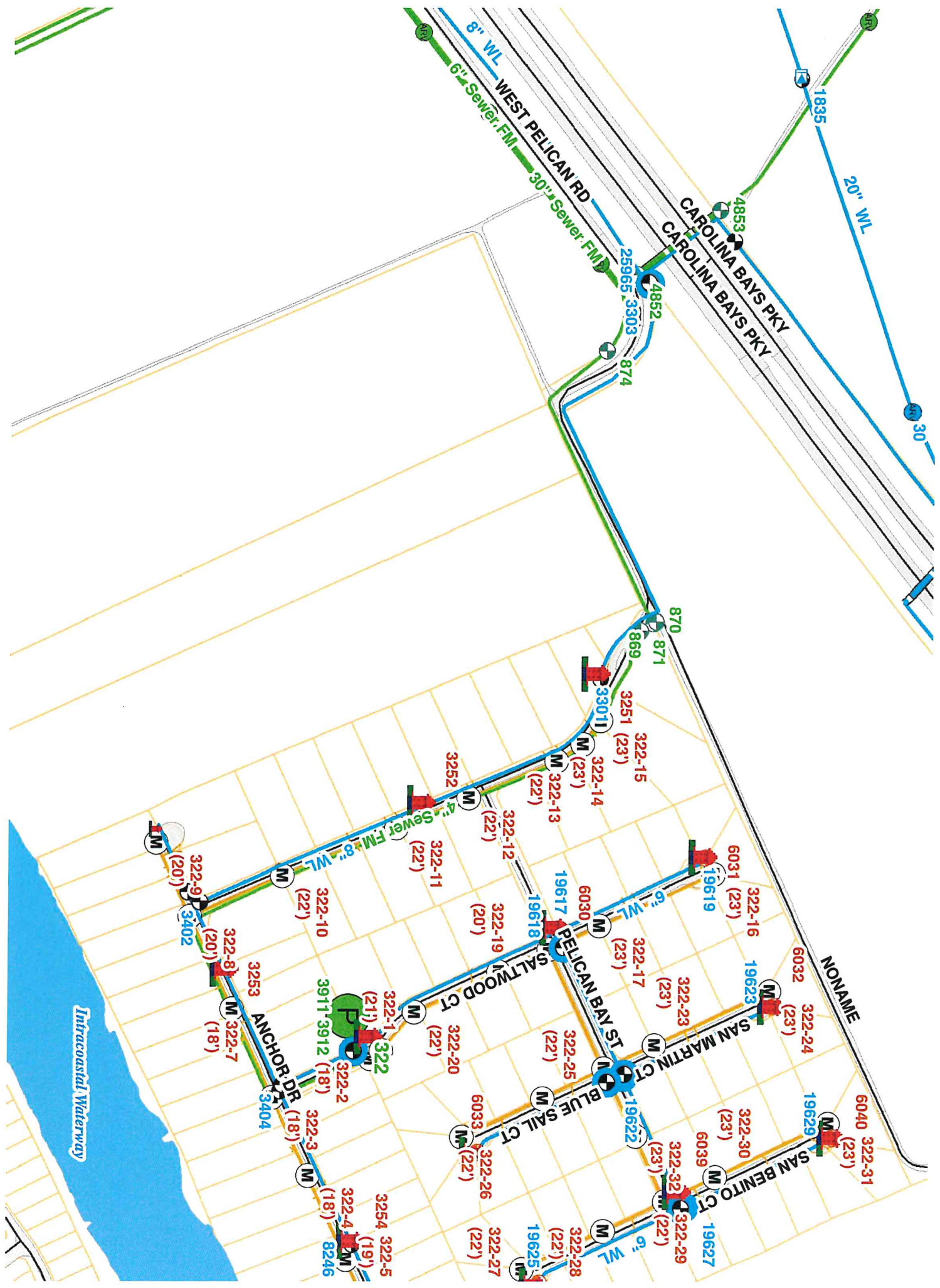
(843) 692-3200

PROJECT: North Bay Cove
LOCATION: HC TMS# 34800000004
CLIENT: Ecovest
ESTIMATOR: James M. Wooten
DDC PROJECT NO: 17166E

OPINION OF PROBABLE COST

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				
8x8 Tapping Sleeve and Valve	1	EA	\$ 1,400.00	\$ 1,400.00
8" PVC C 900 Water Line	2,000	LF	\$ 13.00	\$ 26,000.00
6" PVC C 900 Water line	500	LF	\$ 11.00	\$ 5,500.00
8x6 MJ Tee	1	EA	\$ 600.00	\$ 600.00
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:				\$ 40,740.00
SEWER				
2x6 Tapping Sleeve and Valve	1	EA	\$ 800.00	\$ 800.00
2" Poly Force Main	2,500	LF	\$ 4.00	\$ 10,000.00
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:				\$ 15,565.00
Design/Regulatory Approvals	1	LS	\$12,000.00	\$ 12,000.00
Miscellaneous/Regulatory Fees and Inspection	1	LS	\$ 2,500.00	\$ 2,500.00
Record Drawings/Close-Out	1	LS	\$ 1,500.00	\$ 1,500.00
Subtotal:				\$ 16,000.00
North Bay Cove				\$ 72,305.00
15% Contingency				\$ 10,845.75
TOTAL OPINION OF PROBABLE COST:				\$ 83,150.75



North Bay Cove Resort

