

## **OCEAN GROVE RESORT NARRATIVE**

The proposed development within the tract, HC TMS # 34800000022, consists of four (4) single-family residential estate lots. According to Grand Strand Water and Sewer Authority (GSWSA), the nearest potable water and sanitary sewer infrastructure is located on Water Tower Road. The distance is in excess of 2,000 feet.

An estimate of probable cost to provide water and sewer service to these four (4) lots is attached, based on this cost, it would be our recommendation to seek permission from GSWSA to install wells and septic tanks to serve these lots. If permission is granted, impact fees would be eliminated and the cost of water and sewer infrastructure will be the responsibility of the builder.

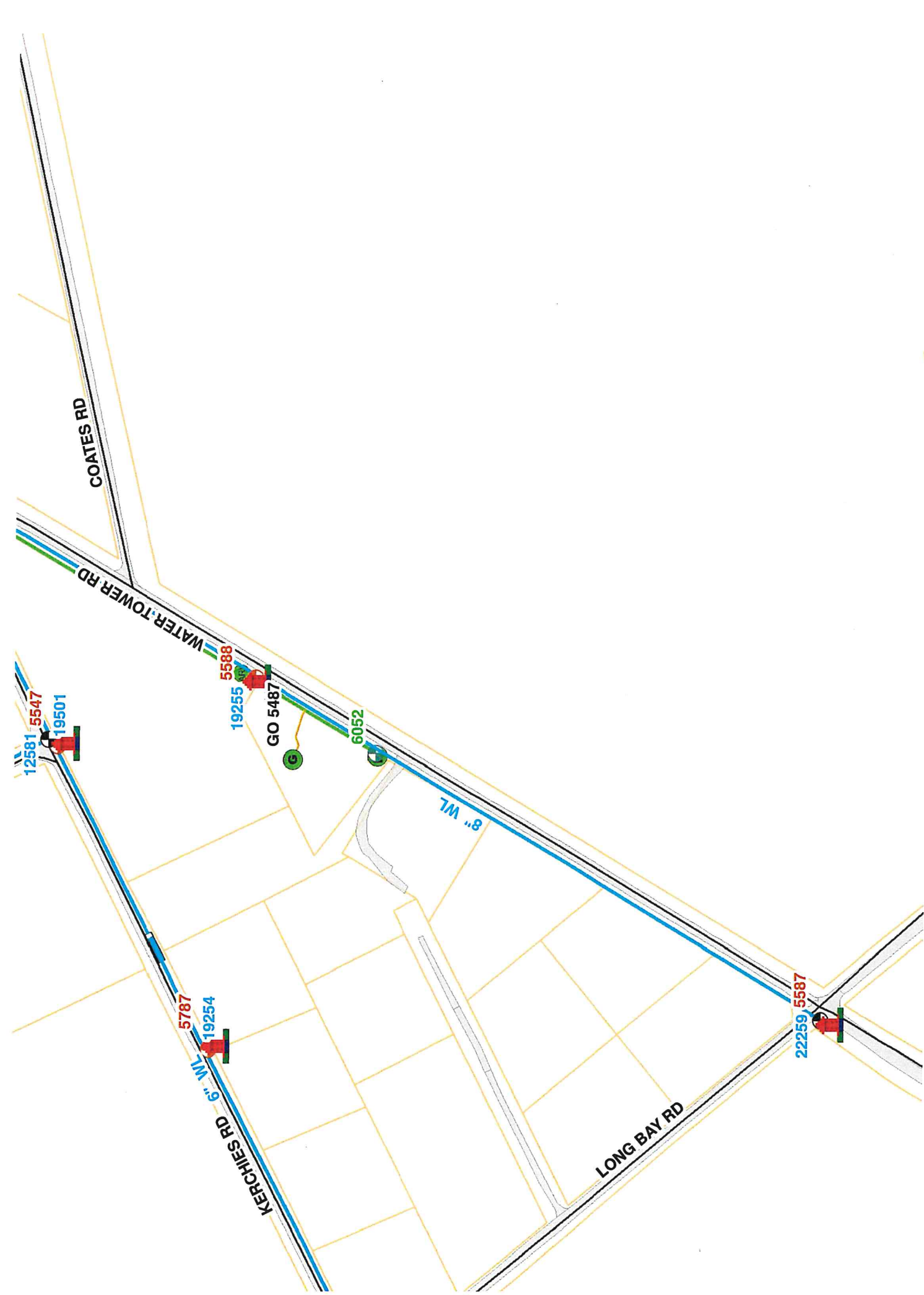
It is our understanding that there are tentative plans for development on Coates Road. If this comes to fruition, the cost of municipal service to the tract will be dramatically reduced. However, timing and percentage of likelihood are unknown at this time.

DDC Engineers, Incorporated  
1298 Professional Drive  
Myrtle Beach, SC 29577  
  
(843) 692-3200  
  
PROJECT: Ocean Grove Resort  
LOCATION: HC TMS# 34800000022  
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	2,000	LF	\$ 13.00	\$ 26,000.00
6" PVC C 900 Water line	400	LF	\$ 11.00	\$ 4,400.00
8x6 MJ Tee	1	EA	\$ 600.00	\$ 600.00
8" MJ Gate Valve	3	EA	\$ 1,500.00	\$ 4,500.00
Fire Hydrate Assembly	4	EA	\$ 3,400.00	\$ 13,600.00
Impact Fee - GSWSA	4	EA	\$ 840.00	\$ 3,360.00
Subtotal:				\$ 53,860.00
SEWER				
2" Poly Force Main	2,200	LF	\$ 4.00	\$ 8,800.00
Grinder Pump Station	4	EA	\$ 2,600.00	\$ 10,400.00
GSWSA Impact Fee	4	EA	\$ 1,565.00	\$ 6,260.00
GSWSA Development Fee	4	EA	\$ 600.00	\$ 2,400.00
Subtotal:				\$ 27,860.00
Design/Regulatory Approvals	1	LS	\$ 25,000.00	\$ 25,000.00
Miscellaneous/Regulatory Fees and Inspection	1	LS	\$ 4,000.00	\$ 4,000.00
Record Drawings/Close-Out	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal:				\$ 31,500.00
Ocean Grove Resort				\$ 113,220.00
15% Contingency				\$ 16,983.00
TOTAL OPINION OF PROBABLE COST:				\$ 130,203.00



Ocean Grove Resort

