

SOUTH BAY COVE NARRATIVE

The proposed development within the tract, HC TMS # 34800000002, 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

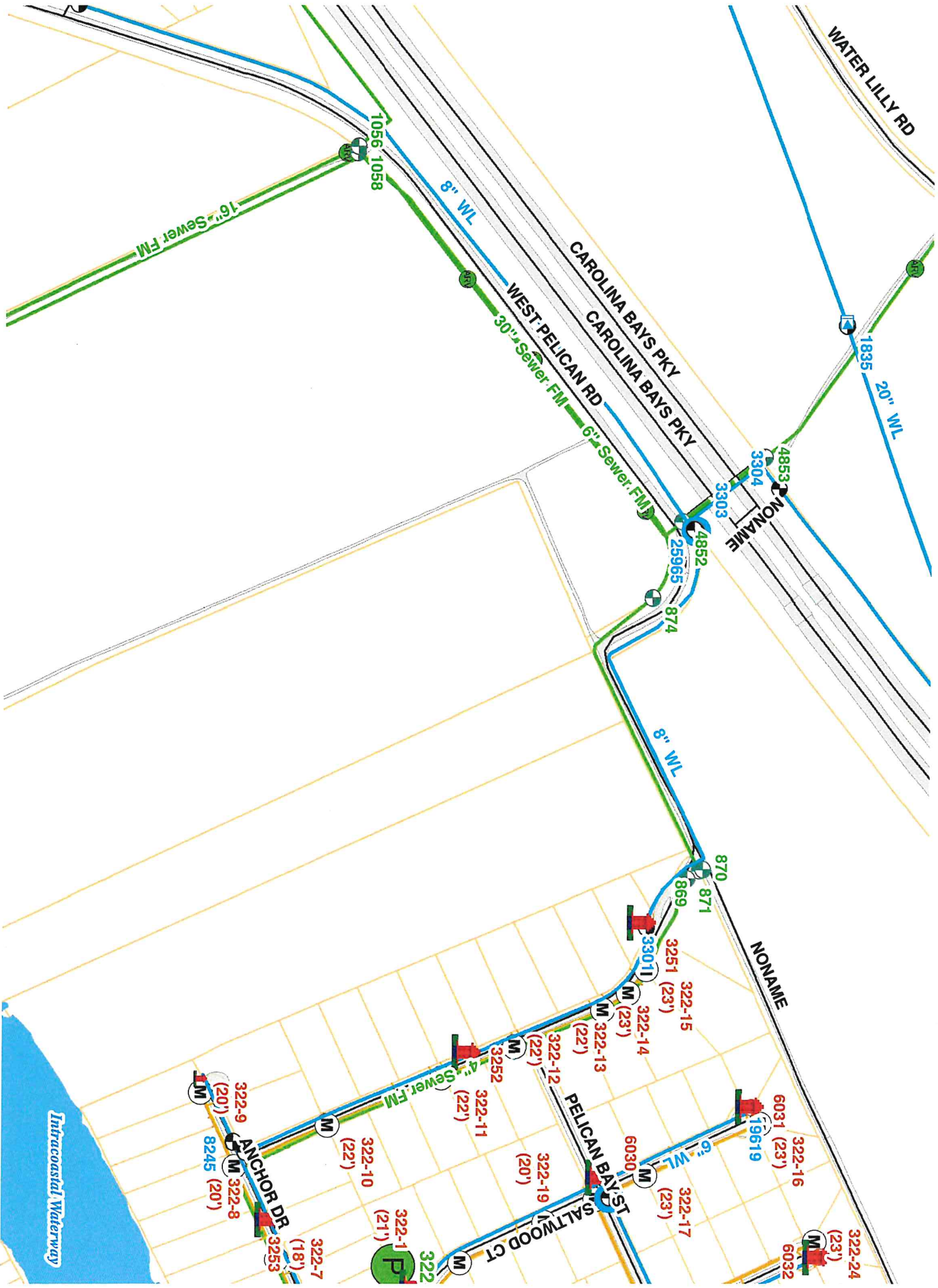
(843) 692-3200

PROJECT: South Bay Cove
LOCATION: HC TMS# 34800000002
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 | 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 |
| | | | | |
| | | | | |
| South Bay Cove | | | | \$ 72,305.00 |
| 15% Contingency | | | | \$ 10,845.75 |
| TOTAL OPINION OF PROBABLE COST: | | | | \$ 83,150.75 |



South Bay Cove Resort

