



DISCOVERY BEACH CLUB

3/10/2026

FINAL DEVELOPMENT PLAN

Engineer's Opinion of Probable Costs

NO.	ITEM	UNIT	UNIT QUANTITY	UNIT PRICE (\$)	UNIT TOTAL
1.0	SITE INFRASTRUCTURE				
1.01	4" CONCRETE SIDEWALK W/BASE	SF	15,700	\$5.00	\$78,500.00
1.02	RETAINING WALL	LS	1	\$30,000.00	\$30,000.00
1.03	EARTHWORK	CY	1,000	\$4.00	\$4,000.00
1.04	EROSION CONTROL	LS	1	\$2,500.00	\$2,500.00
SITE INFRASTRUCTURE SUB-TOTAL					\$115,000.00
2.0	STORM SEWER IMPROVEMENTS				
2.01	12" HDPE	LF	84	\$30.00	\$2,520.00
2.02	24" NYLOPLAST DRAIN BASIN	EA	3	\$3,000.00	\$9,000.00
2.03	CONNECT TO EXISTING STORM STRUCTURE	EA	1	\$3,000.00	\$3,000.00
2.04	TRENCH DRAIN	LF	110	\$50.00	\$5,500.00
STORM SEWER SUB-TOTAL					\$20,020.00
3.0	WATER IMPROVEMENTS				
3.01	2" C900 PVC WATER MAIN SERVICE	LF	168	\$50.00	\$8,400.00
3.02	2" TYPE K COPPER WATER SERVICE LINE	LF	37	\$50.00	\$1,850.00
3.03	1-1/2" METER & METER PIT	EA	1	\$2,500.00	\$2,500.00
WATER SUB-TOTAL					\$12,750.00
4.0	SANITARY SEWER IMPROVEMENTS				
4.01	6" PVC SANITARY SEWER SERVICE	LF	40	\$35.00	\$1,400.00
4.02	SANITARY CLEANOUT	EA	1	\$500.00	\$500.00
4.03	CONNECT TO EXISTING SANITARY MAIN	EA	1	\$3,000.00	\$3,000.00
SANITARY SEWER SUB-TOTAL					\$4,900.00
ESTIMATE DOES NOT INCLUDE: LANDSCAPING, ROCK EXCAVATION, IRRIGATION, UTILITY(GAS, COMM, ELEC) FEES				SUB-TOTAL \$	152,670
				10% CONTINGENCY \$	15,267
				TOTAL \$	167,937.00

