

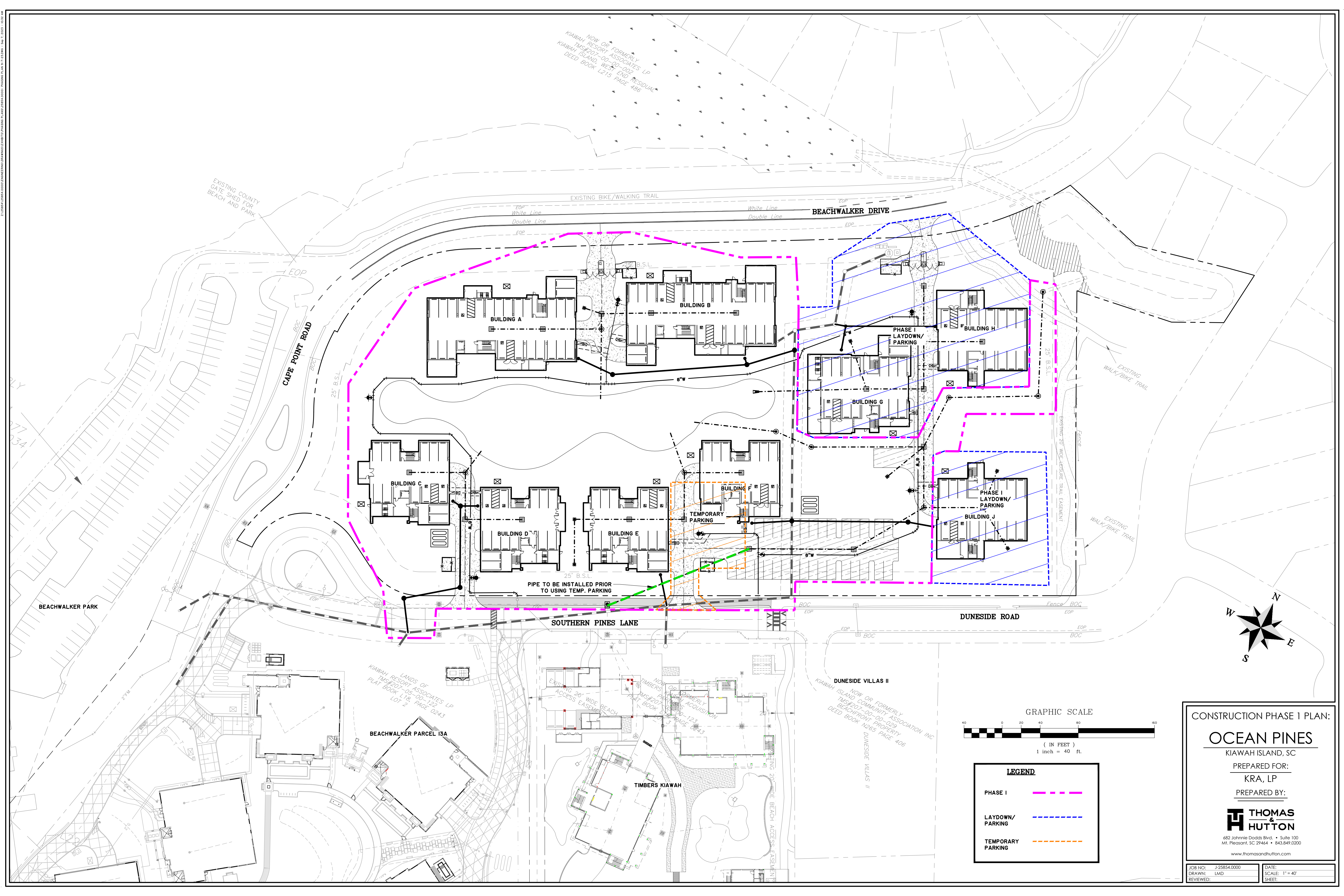
Construction Phasing Plan

Phasing for the construction of Ocean Pines will generally proceed starting from the western edge of the site along Beachwalker Dr. towards the eastern edge along the existing bike path. Therefore, within the first phase, buildings A, C, and D will be constructed first, followed by B, E, and F. Phase 2 will start with building G, followed by H and J. A temporary location for the parking required for the Cape, per the Access and Construction Easement Agreement previously uploaded to CitizenServe, will be provided in the location shown in orange on the attached 'Construction Phase 1 Plan'. During phase 2 of construction, this required parking will already be built and is shown just outside the blue laydown area on the attached 'Construction Phase 2 Plan'. The specific parking spaces proposed are labeled on sheet C3.2 of the Ocean Pines construction plans.

Construction Preliminary Timeline

Based on a preliminary schedule received from BL Harbert, the following timeline is proposed:

- Mobilization commencing 12/4/2023
- Building A commencing 5/13/2024 – Building F completed by 11/3/2025
- Buildings G, H, and J commencing 8/13/2024 – All 3 completed by 12/23/2025



NOW OR FORMERLY
KIWAH RESORT ASSOCIATES LP
TMS#207-00-20-002 RESIDUAL
KIWAH ISLAND, WEST END
DEED BOOK L215 PAGE 486

EXISTING COUNTY
GATE SHED FOR
BEACH AND PARK

EXISTING BIKE/WALKING TRAIL

BEACHWALKER DRIVE

BUILDING A

BUILDING B

PHASE I
LAYDOWN/
PARKING

BUILDING H

BUILDING G

BUILDING C

BUILDING F

PHASE I
LAYDOWN/
PARKING

BUILDING J

BUILDING D

BUILDING E

TEMPORARY
PARKING

PIPE TO BE INSTALLED PRIOR
TO USING TEMP. PARKING

SOUTHERN PINES LANE

DUNESIDE ROAD

BEACHWALKER PARK

KIWAH RESORT ASSOCIATES LP
TMS#207-05-00-123
PLAT BOOK L18, PAGE 0243

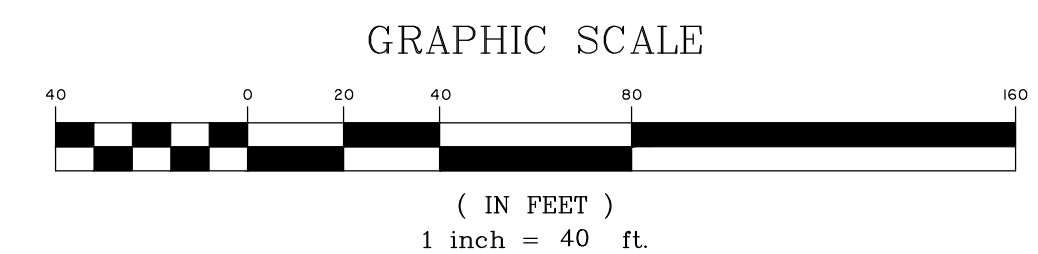
BEACHWALKER PARCEL 13A

NOW OR FORMERLY
TIMBERS PHASE II ACQUISITION
TMS#207-05-00-123
PLAT BOOK L18, PAGE 0243

TIMBERS KIWAH

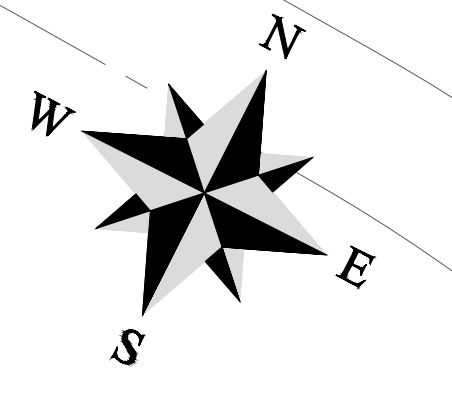
DUNESIDE VILLAS II

NOW OR FORMERLY
KIWAH ISLAND COMMUNITY ASSOCIATION INC
TMS#207-00-00-029
BEACHFRONT PROPERTY
DEED BOOK N65 PAGE 406



LEGEND

PHASE I	
LAYDOWN/ PARKING	
TEMPORARY PARKING	



CONSTRUCTION PHASE 1 PLAN:

OCEAN PINES
KIWAH ISLAND, SC

PREPARED FOR:
KRA, LP

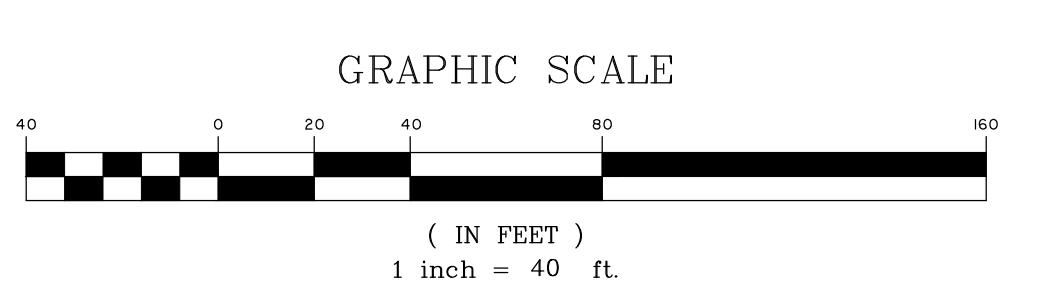
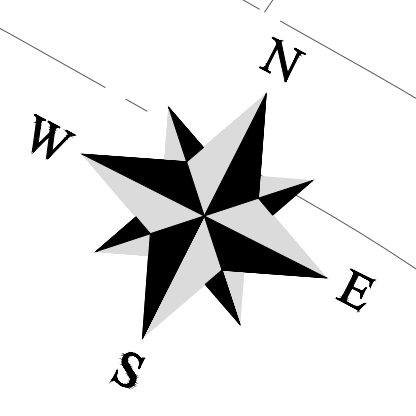
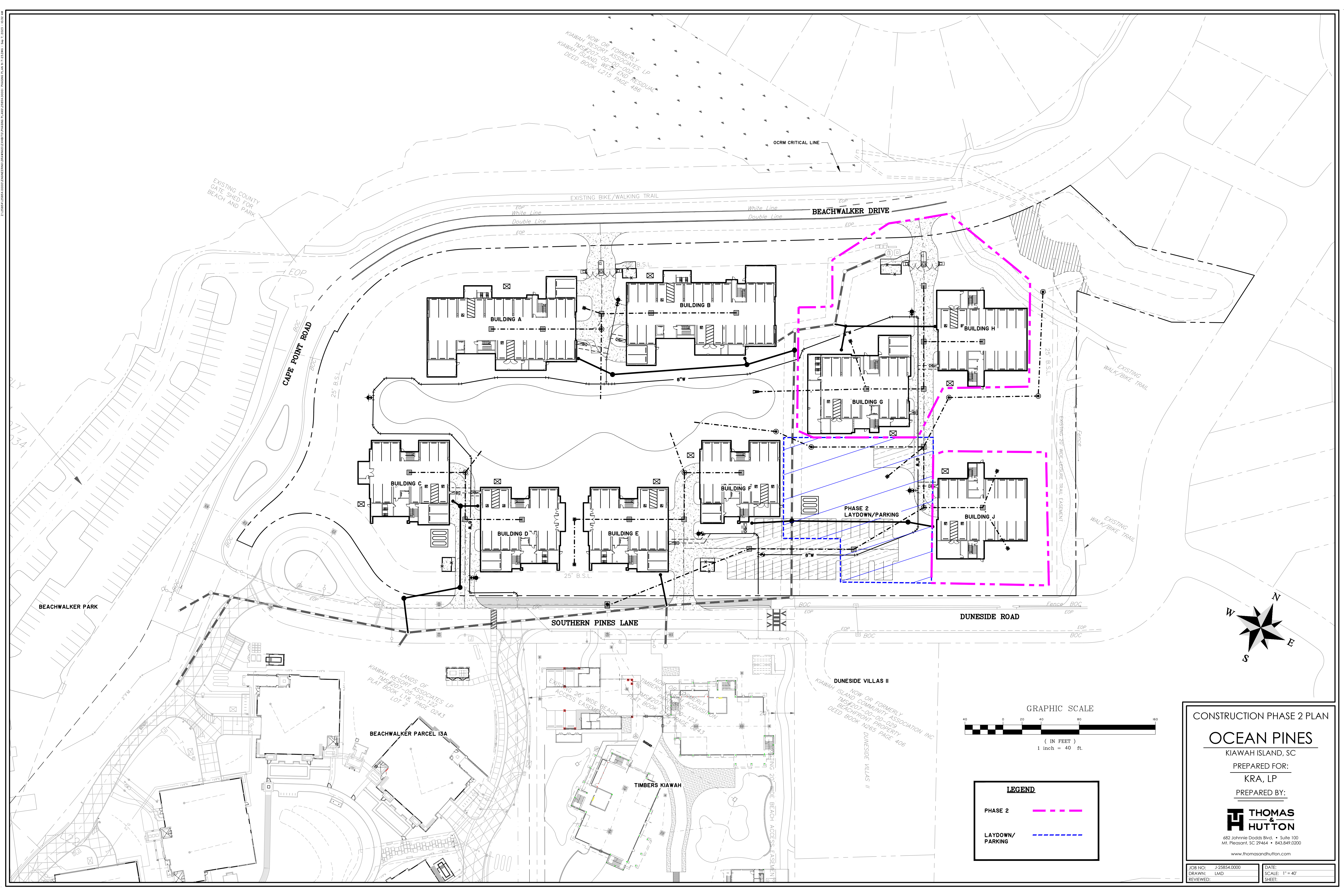
PREPARED BY:

THOMAS HUTTON

682 Johnnie Dadds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200

www.thomasandhutton.com

JOB NO: J-25854.0000	DATE:
DRAWN: LMD	SCALE: 1" = 40'
REVIEWED:	SHEET:



LEGEND

PHASE 2	
LAYDOWN/PARKING	

CONSTRUCTION PHASE 2 PLAN

OCEAN PINES
KIWAH ISLAND, SC

PREPARED FOR:
KRA, LP

PREPARED BY:
THOMAS HUTTON

682 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

JOB NO: J-25854.0000	DATE:
DRAWN: LMD	SCALE: 1" = 40'
REVIEWED:	SHEET:



DATE: 8/30/23

Donoric Jones

Thomas & Hutton
Mt. Pleasant, SC 29464

Ref: Proof of coordination

This letter is proof of coordination between Thomas & Hutton Projects @ Beach -
Waver Drive on KI 29464.
and the United States Postal Service; South Carolina District.

Respectfully,

A handwritten signature in black ink, appearing to read "Eric Sigmon", written over a circular stamp or mark.

Eric Sigmon
USPS; GSC District
Growth Management Coordinator
eric.r.sigmon@usps.gov
C-803-662-5436
O-(803) 482-2168

ST. JOHNS FIRE DISTRICT

COMMISSIONERS:
WILLIAM THOMAE, Chair
ERIC P. BRITTON, Vice-Chair
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MARY JONES
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P.O. BOX 56
1148 Main Road
JOHNS ISLAND, S.C. 29455
PHONE: (843) 559-9194
FAX: (843) 737-0058



RYAN KUNITZER, Fire Chief

September 11, 2023

Re: Letter of Coordination

Dear Mr. Jones,

Thank you for giving St. Johns Fire District the opportunity to serve you. We have reviewed your plans for the Ocean Pines Condo Project. I look forward to working with you on this project.

A few things that you might want to keep in mind is getting the property looked at for radio communication early on. I'm sure you will be installing standpipe systems in the condos, so the fire hydrants will need to be within 100ft from those systems. I will keep our operations Chief aware of your progress so that we can best serve this location in case of an emergency.

Please feel free to call or email anytime if you have any questions or concerns.

Respectfully,

David B. Hardwick
Fire Marshal
St. Johns Fire District
843-735-3339