

North Sea Pines Drive Infrastructure Improvement Project: Phase 1 Archive

Phase 1 Project Objectives: (Completed in April 2021)

- Complete the drainage improvements and select tree removal from Ocean Gate to the Lighthouse Road Intersection.
- Widening and restriping of the roadway between Beach Lagoon Road and Red Cardinal Road to accommodate turn lanes for the Sea Pines Beach Club and Marriott Monarch.
- Anticipated Start Time: December 2020- Project preparation with the installation of erosion control materials, project layout/surveying and tree protection. Construction is anticipated to begin the week of January 11th, 2021.

Phase 1 Traffic Management Plan:

- Work will be performed Monday-Friday from 8 am-5 pm with no work occurring on major holidays. Weekend work may be necessary but will be communicated in advance.
- Beginning the week of January 11th, we will employ alternating single lane closures on portions of Sea Pines Drive from Lighthouse Road to the Ocean Gate as needed. In work zones flag persons will be present to control traffic.
- Signage will be placed throughout the work zones and at various locations within the community, to communicate project messages.
- Motorists should expect traffic delays. The project area is considered an active work zone. Please use caution while driving in this area. To avoid the project area, please use the gate located on Greenwood Drive.
- Please observe and obey all traffic management personnel, signage and devices.

Updates:

11/25/2020 – Beginning the week of December 1 2020, Sea Pines CSA will begin Phase 1 of the North Sea Pines Drive Reconstruction Project, along North Sea Pines Drive, from the Lighthouse Road Intersection to Red Cardinal Road. The first step in this project is the installation of erosion control and tree protection and is not anticipated to cause any major disruption in traffic.

12/4/2020 –

On Thursday, December 3rd, Sea Pines CSA began Phase 1 of the North Sea Pines Drive Reconstruction Project, along North Sea Pines Drive, from the Lighthouse Road Intersection to Red Cardinal Road. The first step in this project is the installation of erosion control and tree protection and is not anticipated to cause any major disruption in traffic.



1/22/2021-

Phase 1 includes stormwater repairs, leisure trail reconstruction, roadway realignment, tree work, and restriping of the roadway between Lighthouse Road and Red Cardinal Road. (Pictured: Sea Pines CSA Contractor Surveying For Leisure Trail Layout)

- Tree work, storm drainage repairs, and road reconstruction are in progress. Flag persons will be present to control traffic, as needed.
- Work will be performed Monday-Friday from 8 am-5 pm. Weekend work may be necessary but will be communicated in advance.
- Motorists should expect traffic delays. The project area is considered an active work zone. Please use caution while driving in this area. To avoid the project area, please use the main gate located on Greenwood Drive.
- Signage will be placed throughout the work zones and at various locations within the community, to communicate project messages.
- Please observe and obey all traffic management personnel, signage and devices.
- Phase 1 construction is anticipated to be completed by Spring 2021.

Photos of Phase 1 Underway



TREE
WORK



SURVEYING



ROAD
MILLING



2/26/2021-

Sea Pines CSA contractors work on installing stormwater drainage pipes and forming new curbing along North Sea Pines Drive.



Pictured above: Sea Pines CSA contractor installing wood forms for new curbing prior to pouring concrete



Pictured above: Excavating soil for the installation of a new storm water drainage pipe



Pictured above: Grading soil prior to curb installation

3/3/21-

For the remainder of this week, including Saturday, March 6, Sea Pines CSA contractors will be on-site installing stormwater drainage, pouring and installing new curbing along the roadway, and beginning leisure trail milling operations.

Roadway milling and paving operations will begin next week (3/8/21) on North Sea Pines Drive from Lighthouse Road towards Red Cardinal Road, weather permitting

- Due to the nature of this work, traffic delays are expected.
- Flag persons will be present as needed to control traffic with alternating single-lane closures in the designated work zone.
- Tri-axle vehicles are encouraged to use the Greenwood Gate located off of Greenwood Drive for entering and exiting the Sea Pines community.
- Please observe and obey all traffic management personnel, signage and devices.
- Please use caution while driving in this area. To avoid delays in the project area, please use the main gate located on Greenwood Drive.

3/19/21-

Sea Pines CSA contractors began paving operations earlier this week and these operations are still in progress near the Marriott & Beach Club areas. Paving will continue into early next week, weather permitting.

- *Important Message from Sea Pines Security: North Sea Pines Drive from Lighthouse Road to Red Cardinal Road is an active construction zone, drivers should use caution and obey all posted speed limit signs.*

3/26/21-

Sea Pines CSA contractors have completed asphalt roadway paving operations in phase 1. Grading behind curbs, irrigation, and turf installation began this week.

- Flag persons will be present as needed to control traffic with alternating single-lane closures in the designated work zone.
- Tri-axle vehicles are encouraged to use the Greenwood Gate located off of Greenwood Drive for entering and exiting the Sea Pines community.
- To avoid delays in the project area, please use the main gate located on Greenwood Drive.
- Important Message from Sea Pines Security: North Sea Pines Drive from Lighthouse Road to Red Cardinal Road is an active construction zone, drivers should use caution and obey all posted speed limit signs.



Pictured: North Sea Pines Drive drainage pipe filled with oysters

4/2/2021 –

Phase 1 of the North Sea Pines Drive Infrastructure Improvement Project is nearing completion. We want to thank the community for their patience during this phase of the project and look forward to beginning Phase 2 later this year.

Pictured: Temporary Line Striping along N Sea Pines Drive

