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To: [Tyler Newman](#)
Cc: [Mike Shuler \(mike@32-North.com\)](#); [Ross Appel](#); [jennifer@bihl-engineering.com](#)
Subject: Andell - PC Conditions & Response Update Summary
Date: Monday, August 7, 2023 10:46:20 AM

Hello Tyler,

In preparation for Town Council, I wanted to provide a brief summary of our response to 7/12/23 PC conditions that correlates with our recently submitted updated exhibits.

1. Revisit trip generation assumptions in the TIA to reflect maximum project capacity, specifically, if the maximum number of trips (based on building occupancy) were to take place during the peak traffic hours.
 - As was submitted in an updated Traffic Memo, Bihl Engineering restudied the projected traffic conditions based on peak occupancy rates for the Pool, Yacht Club, and Boat House. To quote Bihl's memo with their findings:

"In the peak occupancy scenario, the study area intersections were projected to only have minor increases in average delay per vehicle, with all intersections continuing to operate at their previously projected level of service or better."
2. Explore the feasibility of providing a right-turn deceleration lane at the project entry from Betsy Kerrison Parkway (*should include opinion from SCDOT*).
 - A deceleration lane has been added to the Concept Plan, informed by a collaborative exhibit between Bihl Engineering and Kimley-Horn. This deceleration lane is a proposed feature that, in design, is consistent with SCDOT Standards. This is a feature to the Concept Plan, not a basis of requirement considering our peak projected rates do not necessitate its inclusion. Ultimate approval and acceptance will be subject to the determination of SCDOT at the time of Encroachment Permit application.
3. Confirm the design and feasibility of the internal drive connection to Andell Bluff Boulevard.
 - The Concept Plan has been updated to show the internal drive connection with Andell Bluff Boulevard, which is located on the Bohicket Marina parcel, and is a separate tract not included in this application. It should be further noted that the Bohicket Marina Village will be under a separate review, approval and permitting schedule to that of Andell. The drive connection is exhibited to modify the road on the Bohicket Marina parcel, which would entail partial deconstruction and renovation of the existing dry stack infrastructure to ensure clear sight distance.
4. Require final site plan approval by the Planning Commission prior to the issuance of development permits.
 - Will comply.

Thanks!
Todd

Todd Richardson, PLA + ASLA

Principal

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