



The Town of Hilton Head Island
Regular Public Facilities Committee Meeting

August 2, 2011

2:00 p.m. – Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting

- **Call to Order**
- **Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- **Committee Business**
 1. Approval of Minutes
 - July 5, 2011
- **Unfinished Business**
- **New Business**
 - Presentation by Community Vision of Hilton Head – The Vision Moving Forward, an Arts and Cultural Enterprise Update
 - Palmetto Electric Cooperative, Inc. Easement Request on the Ashmore Tract for Drainage from New Service Yard
- **Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

48 negatively impacting any of the other property owners in the Patterson Estate
49 subdivision.

50
51 After a brief discussion, Chairman Likins asked for public comment. Ms. Pat
52 Wirth, President/CEO of Hilton Head Regional Habitat for Humanity thanked the
53 Committee for their consideration and advised the plan is to build 19 homes. Ms.
54 Lynn Nordenberg, Family Services Coordinator for Hilton Head Regional Habitat
55 for Humanity stated that on behalf of their home buyers we appreciate the
56 possibility of this land swap which would enable us to build these 19 homes. The
57 vast majority of our homebuyers are already members of the Hilton Head Island
58 community. We have 17 homebuyer families on our list waiting for a home – 14
59 of them work on Hilton Head Island and of those, 8 also live on Hilton Head
60 Island. The ones who work on Hilton Head Island and don't live here would sure
61 like to. Of the 8 families that do live here they don't live in adequate and
62 affordable housing. They are very excited about their own affordable home on
63 this Island. Ms. Nordenberg thanked the Committee for their efforts and your
64 support and generosity.

65
66 Many other citizens spoke in support of the land swap.

67
68 Chairman Likins stated that on her behalf that she has been excited and thrilled
69 about this project from the moment I heard about it. I couldn't agree with
70 everyone more that we have done a lot of talk about providing affordable housing
71 but we haven't really come up with a great solution. We are so excited to be able
72 to have the chance to partner with an organization that has been extremely
73 successful at doing something that we would like to see happen in our
74 community.

75
76 Councilman Williams stated that Mr. Driessen deserves a very good welcome
77 from the community because he has worked very diligently with the Town to
78 make this happen and stated without his cooperation, we wouldn't be here today.

79
80 Councilman Williams moved the Public Facility Committee recommend to Town
81 Council they approve the proposed land swap with Henry Driessen. Councilman
82 Harkins seconded and stated we as a community should all be very proud of a
83 decision like this. I think certainly moving in this direction speaks to people
84 looking at Hilton Head Island as it tells a lot about who we are and what we are as
85 a community. The family structure benefits tremendously from this as well.
86 Councilman Williams advised this item was on a fast track and would be taken up
87 with Town Council tonight for first reading and hopefully approval. The motion
88 was unanimously approved. Councilman Williams moved the Public Facilities
89 Committee recommend to Town Council they consider our recommendation
90 tonight at the Town Council meeting. Councilman Harkins seconded. The
91 motion unanimously passed.

92
93 • **Arrow Road/Dunnagan's Alley Right-of-Way Conveyance**

94 Jeff Buckalew, Town Engineer stated he was before the Committee today on
95 behalf of staff to recommend this Committee endorse and recommend to Town
96 Council the transaction on rights-of-way the Town has acquired to the SCDOT on
97 two CIP projects.

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The first right-of-way conveyance is the Arrow Road/Dunnagan's Alley roundabout. This is a project in which we require the permission of SCDOT to construct the project. Part of that is an encroachment permit which they issue and before they will issue the encroachment permit they want to verify that we have acquired all of the rights-of-way necessary to construct and maintain that project and that it be transferred to SCDOT. The parcels are a little under 1/5 of an acre that we had to acquire rights of way on and the Town Attorney's office has negotiated and acquired all of those rights of way. The SCDOT is happy that there is sufficient rights of way that they can maintain the project in the future and they are just waiting on us. This one if more timely. In the past they haven't required that we transfer this before they will issue a permit. This is something new where they have said that before we issue the permit for construction we want to verify that the rights of way have been acquired. It has to go before this Committee and then there will be an Ordinance and two readings before Town Council before the land may be transferred. Then the Attorneys will transfer it to SCDOT and we can begin construction on the project which we wish to do in September.

Councilman Williams moved the Public Facilities Committee recommend to Town Council they endorse the Arrow Road/Dunnagan's Alley right-of-way conveyance between the Town and SCDOT. Councilman Harkins seconded. The motion unanimously passed.

Councilman Williams moved that this item be placed on this evening's Town Council agenda. Councilman Harkins seconded. The motion unanimously passed.

• **Squire Pope Right-of-Way Conveyance**

Jeff Buckalew stated this conveyance is very similar except this project has already been constructed. It is a little over 1/2 acre total of the rights-of-way we have acquired for that project.

Councilman Williams stated he had a concern with the area we are proposing to give to the SCDOT regarding the maintenance of that particular spot vs. maintenance of what we are keeping around the sign. I am wondering why if we are going to keep that why we don't keep the whole thing. SCDOT is not friendly with maintaining right of ways.

Darrin Shoemaker, Traffic and Transportation Engineer advised the Committee he doesn't know whether the answer to your question is we can't. There is a small triangular area just to the North along Squire Pope Road of the area we are proposing transferring to SCDOT. It was our intention all along to dedicate any acquisitions necessary to construct this project that were associated with either the Squire Pope Road rights of way or the William Hilton Parkway rights of way back to SCDOT basically to relieve the Town of that maintenance responsibility. Councilman Williams asked whether there is anything with our agreement with SCDOT that requires us to give that particular parcel to SCDOT. Mr. Shoemaker answered no.

148 Councilman Williams moved the Public Facilities Committee recommend to
149 Town Council we accept the staff report except for the portion on the northwest
150 corner of Squire Pope and the Town remain in possession of it as owners and for
151 maintenance purposes. Councilman Harkins seconded. The motion unanimously
152 passed.
153

154 • **Debris Removal Agreements between Town and Beaufort County**
155 **and SCDOT**

156 Jennifer Lyle, Assistant Town Engineer advised staff recommends the Public
157 Facilities Committee endorse the execution of a Memorandum of Agreement with
158 Beaufort County and the South Carolina Department of Transportation (SCDOT)
159 for disaster related debris removed from their respective road rights of way on
160 Hilton Head Island.
161

162 Right now we do not have an agreement with either the County or SCDOT but we
163 do have a Contractor in place to come through and push the debris out and clear
164 the debris on public roadways. It is the Town's policy right now to clear on
165 private roadways as well. We feel it would be beneficial to sign the agreements
166 because our Contractors will be located either on the Island for a Cat 1-3 or just
167 off of the Island to be able to expedite the push and pick-up of debris.
168

169 After a brief discussion, Councilman Williams moved the Public Facilities
170 Committee recommend Town Council endorse the execution of Memorandum of
171 Agreement with Beaufort County and the South Carolina Department of
172 Transportation for disaster related debris removal from their respective road rights
173 of way on Hilton Head Island. Councilman Harkins seconded. The motion
174 passed unanimously.
175

176 **6. Adjournment:**

177 Councilman Williams moved to adjourn. Councilman Harkins seconded the
178 motion. The meeting was adjourned at 2:47 p.m.
179

180 Respectfully Submitted,
181

182

183

184 **Karen D. Knox**

185 **Senior Administrative Assistant**



Mr. Stephen G. Riley
One Town Center Court
Hilton Head Island, SC 29928

July 25, 2011

Dear Steve,

Community Vision of Hilton Head appreciates the opportunity to make a presentation to the Public Facilities Committee on August 2, 2011.

We will present an update of CVHH activity since the last presentation to the Committee on March 24, 2009 and outline the actions being taken to develop an Arts and Cultural business enterprise model for Hilton Head Island.

We will make a request for financial assistance to defray some of the costs of continuing the study and planning efforts.

Sincerely,

Walter J Graver, President

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WWW.COMMUNITYVISIONOFHILTONHEAD.ORG
P.O. BOX 5387 | HILTON HEAD ISLAND, SC 29938
PHONE 843-671-5060 | FAX 843-363-5046
EMAIL: INFO@COMMUNITYVISIONOFHILTONHEAD.ORG

The Vision Moving Forward

Arts & Cultural Enterprise Update

Dan Castro

Walt Graver

August 2, 2011

Agenda

- **Recap of Work Performed**
- **Recent Accomplishments**
- **Next Steps – Town’s Role**

Community Vision of Hilton Head, Inc.

(a 501 (c) 3 Organization) Est. 2006

Vision

We envision Hilton Head Island as a world-class destination for Arts and Culture, centered around a new, architecturally exciting indoor/outdoor facility.

The Vision Includes: Year-round programming, a Campus Setting, Professional Management, Global Image Development, Community Ownership & Benefit, and Financial Stability.

- **Presented Vision and Concept to HHI Public Facilities Committee –
*March 24, 2009***
- **Encouraged to develop plan utilizing our professional consultant,**

Arts Consulting Group

internationally-renowned experts in Arts & Cultural facilities and program development. See website: www.artsconsulting.com

- **Town Council 2011 Workshop – Makes evaluating CVHH’s Proposal and the Town’s role a *High Priority***
- **Mayor’s Task Force – “Become the preferred hospitality destination...building a center for performing arts & education...”**

Implementation Strategy

Utilize the services and resources Arts Consulting Group in a 4-phase plan:

- **Phase I (Completed)**
Study the needs and priorities of the potential Hilton Head audience market and the physical requirements of foreseeable user organizations.
- **Phase II (Finalizing – August estimate)**
A conceptual plan for a new indoor-outdoor performing arts facility with an order-of-magnitude cost estimate, operating expense estimates, and a proposed management structure

Both Phases Totally Financed by CVHH

Distinctive categories of activities that support the creation of an upscale “Arts Campus”, centered on a new indoor-outdoor performing arts facility at Shelter Cove Park:

- **Music & Dance**
- **International Artist Series**
- **Visual Arts**
- **Theatre**
- **Literature**
- **World Affairs/Current Affairs**
- **Scientific & Environmental Studies**
- **Sports & Hobbies**
- **Civic Gatherings – *Town Hall Meetings***
- **Convention Support – *Plenary Sessions & Entertainment***

Proposed Structure

- **Four-season, climate-controlled Concert Hall**
- **Acoustically tuned, excellent sightlines**
- **1500 seats – 1000 floor, 500 balcony**
- **Back & Sides open to 3500 capacity lawn seating – *April - October***
- **Video screens and audio for lawn patrons**
- **Inside patio for social gatherings, chamber music**
- **Support stations for outside caterers**
- **LEED Certification**

An Arts & Cultural Magnet in Low Country Ambience

CVHH Board Selected 15 Performing Arts Centers in non- metro areas for Study:

Takeaways

- **Revenue Sources: Tickets, Donations, Class Tuition, Local Govt. Funding, Concessions, Foundation Support, Facility Rental, Parking**
- **Most had 3 – 4 month seasons, May – August**
- **Programs included concerts, education/classes, lectures, rentals**
- **Multiple-facilities on campus – amphitheater and smaller halls**
- **Indoor/Outdoor drew greater family & tourist audiences**
- **Larger centers utilized management groups for programming & operations**
- **Local government financial support & involvement**
- **Six had large endowment or foundation support**
- **All were community supported, vital economic drivers, and visionary symbols**

All Brought Favorable Identity & Economic Stimulus to Area

ACG has determined over 200 programs per year can be achieved:

- **HH Symphony & HH Choral Society – local musical groups**
- **World Affairs Council – Adult Education**
- **Workshops & Festivals – Conductors, Composers, Gullah**
- **Regional Conferences – Elderhostel, Professional Associations**
- **Renaissance Weeks – Political Groups, Town Meetings**
- **Artists Series – 1/month – International Performer Examples:**

Joshua Bell – Violinist

Andrea Bocelli – Tenor

Michael Buble – Singer

The Beach Boys – Pop Group

Ken Burns – Historian

Josh Grobin – Vocalist

Tim Conway – Humorist

Carol King – Vocalist, Composer

Yo Yo Ma – Cellist

Garrison Keillor – Prairie Home Companion

A Totally New Capability for HHI

- **Phase III**

Conduct a Community Engagement Process

- Create a community-wide CEP Task Force
- Test CVHH concepts and plans with these community leaders, their constituents, and the broader community
- Conduct a wide-ranging Email survey over the Task Force's lists to measure potential acceptance and identify issues to be addressed

- **Phase IV**

Conduct a fund-raising and funding feasibility study and prepare final report

Funding Needed to Complete Consultant Plan

Summary Assessment

Arts Industry Revenue Potential has attractive Economic Impact for HHI
- new industry, jobs, investments, new vitality, more visitor affluency

**HHI has excellent base for Arts Destination development – HHSO, HHCS,
Arts Center of CC, Arts League, WAC, Dance Theatre, MSYT**

Major opportunity to put on a new face for Tourism Development

**Arts Campus concept supports existing Arts groups and greatly expands
the Arts offerings**

**Programming possibilities appeal to residents, visitors, and regional
patrons – *the proverbial Arts Magnet***

Project Propels HHI to Leadership Level in Tourism Industry

Financial Summary

CONTRIBUTIONS: September 2006 to July 2011 **\$109,000**

EXPENSES:

2007-	Arts Consultant Group Fee	\$28,000	
	Expenses	4,470	
			32,470
2010-	Arts Consultant Phase I Fee	25,000	
	Expenses	3,270	
			28,270
2011	Arts Consultant Phase II Fee	15,000	
2008- 2010	Land Planner Fees	11,020	
2007 – 2011	Operating Expenses	2,090	
	TOTAL Expenses		88,850
	Balance		\$20,150



Financial Requirements

August 1, 2011 thru June 30, 2012

Arts Consulting Group

Phase II Final Payment	\$15,000	
Phase II Expense (estimate)	3,000	
		18,000
Phase III Fee (CEP)	45,000	
Phase III Expense (estimate)	5,000	
Phase IV Fee Funding Feasibility	20,000	
Phase IV Expense (estimate)	5,000	
		75,000

Community Vision

Organizational expenses (CEP)	8,000	
Outreach and PR	10,000	
Development Director	13,000	
Fundraising	4,000	
Printing, Office Misc.	2,000	
Land Planner Fee (est.)	5,000	
		42,000

\$135,000

Formal Request

Community Vision requests the Committee to:

- 1. Invite us back, upon completion of Phase II of the ACG Study, to submit its findings for the Committee's consideration.**
- 2. Recommend to the Town Council a grant of \$75,000 to enable the continuation of this study and planning effort.**

Thank You!

Memo

To: Public Facilities Committee

Via: Scott Liggett, Dir. of PP&F / Chief Engineer
Jeff Buckalew, Town Engineer

From: Jennifer Lyle, Assistant Town Engineer



Subject: Palmetto Electric Cooperative, Inc. Easement Request on the Ashmore Tract

Date: July 26, 2011

Recommendation:

Staff recommends the Public Facilities Committee endorse the granting of a 667 SF permanent drainage easement to Palmetto Electric Cooperative, Inc. (PECI), to allow for the construction and maintenance of a storm water discharge pipe on Town owned property and that this endorsement be forwarded to the full Town Council as a recommendation for approval.

Summary:

PECI recently renovated its offices on Mathews Drive and has now submitted plans for the re-development of their rear service yard. The redevelopment plans propose routing storm water runoff from the site into a proposed storm water retention pond that will discharge onto Town property known as the Ashmore tract. An easement is required to grant PECI the rights and responsibilities for the construction and maintenance of this discharge. Staff views this as a rational solution as this is the natural direction of flow, and sees no adverse impacts to the Town's property or other interests.

Background:

The Ashmore tract is a 74 acre parcel of land that is owned by the Town and to this point has been protected from development. The tract lies at the headwaters of Broad Creek. The discharge from the proposed retention pond will enter into a large forested wetland area. This storm water runoff will spread out, soak into the ground, and be filtered by the vast wetland as there is no channelization of flow in this location. The major drainage channel traversing the

Ashmore tract and draining into Broad creek is over 500 feet away from this discharge point.

The PECI service yard and the adjacent Santee Cooper sub-station are both critical facilities for the operation and maintenance of the islands power infrastructure. The proposed PECI discharge flows under Power Alley, a road which is used for access to both facilities. This discharge must be properly engineered and maintained to ensure future access to these critical facilities.

Please see the following attachments for background information:

Attachments:

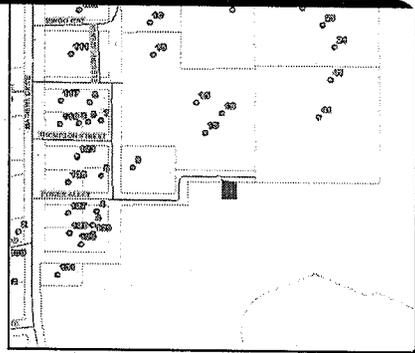
Exhibit A – Easement Plat

Exhibit D – Proposed Plan Sheet

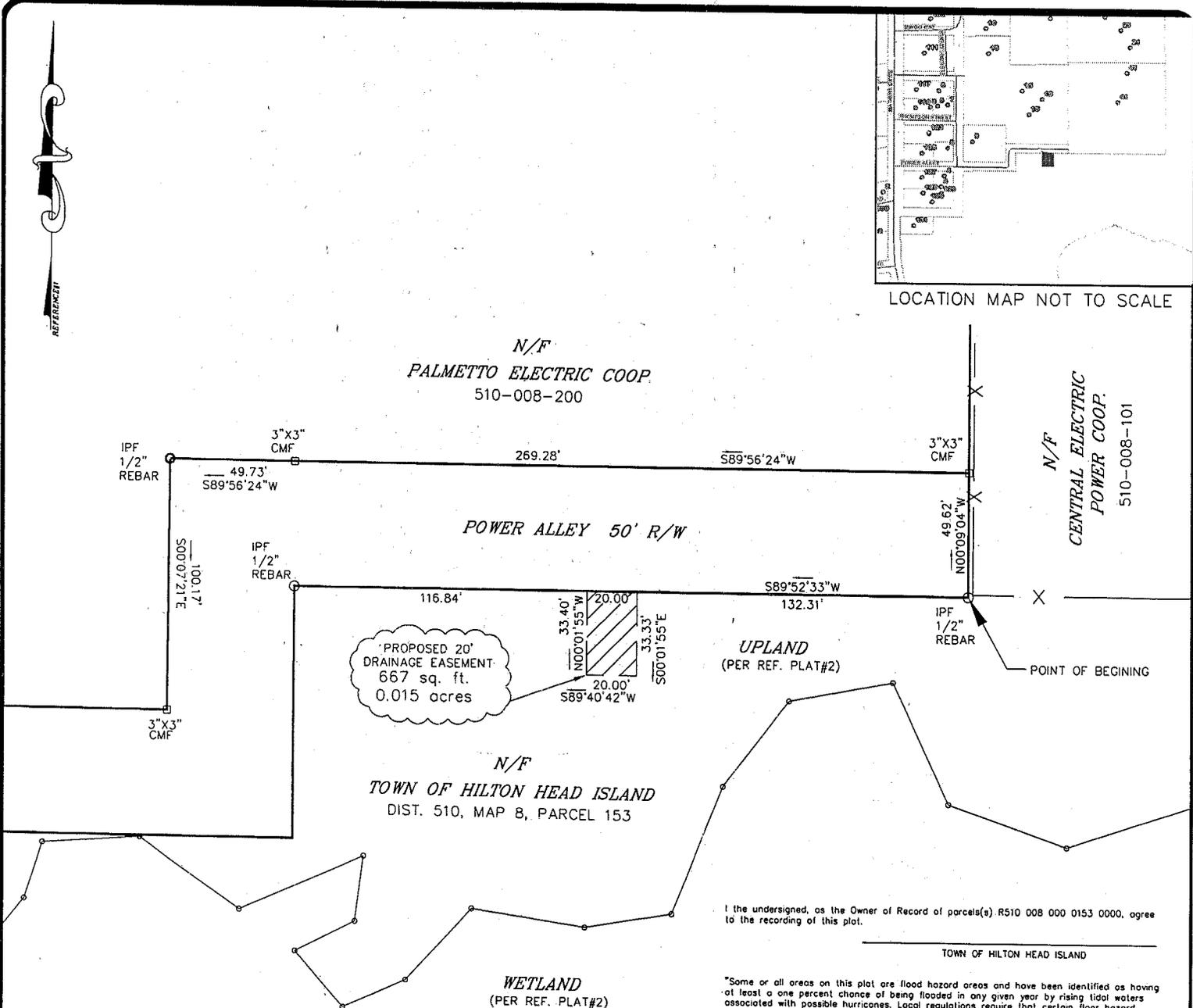
Exhibit B – Easement – Drainage

Exhibit E – PECI Aerial

Exhibit C – Letter from PECI Engineer



LOCATION MAP NOT TO SCALE



I the undersigned, as the Owner of Record of parcels(s) R510 008 000 0153 0000, agree to the recording of this plat.

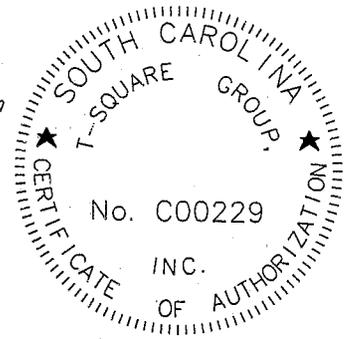
TOWN OF HILTON HEAD ISLAND

"Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain floor hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas."

LEGEND

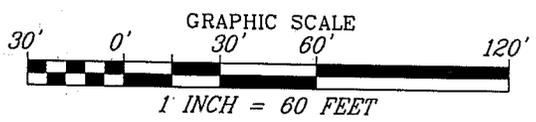
- ☐ CMS - CONCRETE MONUMENT SET
- ☐ CMF - CONCRETE MONUMENT FOUND
- IPS - IRON PIN SET
- IPF - IRON PIN FOUND

- NOTES:**
1. According To FEMA Flood Insurance Rate Map # 450250 0008D This Easement Appears To Lie In A Federal Flood Plain Zone A7, Minimum Required Elevation 14 Ft. NGVD29
 2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
 3. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.



REFERENCE PLAT(S):

- 1) A PLAT BY ME PREPARED FOR PALMETTO ELECTRIC COOP., DATED 12/19/2008, LAST REVISED 6/22/11, (JOB#92-175ATR6).
- 2) A WETLAND SURVEY OF THE ASHMORE TRACT, PREPARED FOR THE TOWN OF HILTON HEAD, BY COASTAL SURVEYING, DATED 9/23/96.



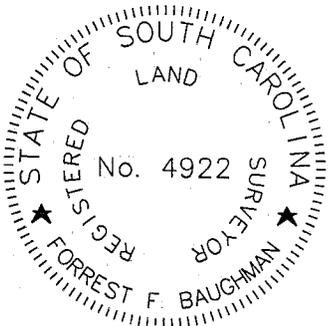
THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
PALMETTO ELECTRIC COOP.

AN EASEMENT PLAT OF A PROPOSED DRAINAGE EASEMENT
LOCATED ON A PORTION OF PARCEL 153, TAX MAP 8, DISTRICT 510,
TOWN OF HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA.

DATE: JUNE 28, 2011

T-SQUARE GROUP, INC.
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@chargray.com
Phone 843-757-2650 Fax 843-757-5758

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.
ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.



FORREST F. BAUGHMAN, PLS # 4922

JOB # 92-175EX

NOW, THEREFORE, know all men by these presents, the Town, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and no other valuable consideration, the receipt and sufficiency whereof is acknowledged, has bargained, granted, and sold and by these presents does hereby bargain, grant, and sell to the Grantee, its successors and permitted assigns, a perpetual, non-exclusive easement on, under, over and across that portion of the Town's property, which is described as follows:

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and designated as "Proposed 20' DRAINAGE EASEMENT 667 sq. ft., 0.015 acres" on a Plat entitled "An Easement Plat of a Proposed Drainage Easement Located on a Portion of Parcel 153, Tax Map 8, District 510, Town of Hilton Head Island, Beaufort County, South Carolina" dated June 28, 2011, prepared by T. Square Group, Inc., certified by Forrest F. Baughman, P.L.S. #4922, which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book _____ at Page _____.

(hereinafter, the "Easement Property")

The easement granted herein is for the purpose of planning, laying out, building, maintaining and using a drainage area including pipes, rip rap, culverts and any other improvements reasonably used or useful in the conveyance and drainage of surface and storm water runoff (hereinafter collectively referred to as the "Drainage Improvements"). The Town further grants to Grantee, its successors and permitted assigns, a perpetual, non-exclusive easement for the purpose of draining surface and storm water runoff through the Easement Property and the Drainage Improvements built pursuant to this grant of easement.

The easement is granted and accepted subject to the following terms:

1. This easement is conveyed subject to all other easements, licenses, and conveyances of record and is subject to the rights herein reserved by the Town, its successors and assigns, to utilize the

Town's property at any time, in any manner, and for any purpose, provided, however, that such use by the Town shall not be inconsistent with nor prevent the full utilization by Grantee, of the rights and privileges granted herein.

2. Grantee agrees to plan, lay out, build and maintain the Drainage Improvements upon the Easement Property in accordance with the Plans, and further agrees that the use of, access to, and travel upon the Drainage Improvements and the Easement Property shall be under the exclusive control of Grantee and that Grantee shall at all times comply with all applicable laws, rules, approvals, codes, and regulations.

3. From the date of the commencement of the construction of the Drainage Improvements described herein, Grantee shall, at its sole cost and expense, cause all timely clearing of natural debris, repair, renovation, and all other improvements in general to the Drainage Improvements and the Easement Property as shall be or shall become necessary and/or prudent in the discretion of the Town.

4. Grantee agrees to cause all work contemplated hereunder to be performed in a workmanlike fashion with minimal interference to the Town, its successors, assigns, invitees, guests, licensees, and agents. Grantee further agrees to cause the work contemplated hereunder to be completed in an expeditious and timely fashion, that the Drainage Improvements shall at all times be maintained in a safe condition, and that all debris and construction materials relating to work undertaken by Grantee pursuant to the rights granted hereunder shall be promptly removed. Grantee shall restore any other part of the Grantors' property which may be damaged as a result of the Town's exercise of the rights granted hereunder to its pre-existing state.

5. This Agreement and the rights and obligations provided for herein shall not be assigned by

Grantee without written approval of the Town. This Agreement shall be binding upon and shall enure to the benefit of the parties hereto, their respective successors and permitted assigns.

6. Grantee agrees to indemnify and hold the Town harmless with respect to any loss, damage, claim, or suit whatsoever, as well as any expense or cost associated therewith, including reasonable attorneys fees and costs incurred on appeal, arising out of or associated in any way whatsoever with Grantee's use of the Easement Property and Drainage Improvements as contemplated herein.

To have and to hold, all and singular, the rights, privileges, and easement aforesaid unto the Grantee, its successors and permitted assigns, forever.

In Witness whereof, the parties hereto have caused the within Easement Agreement to be executed by their duly authorized officers on this _____ day of _____, 2011.

(SIGNATURES ON FOLLOWING PAGES)

WITNESSES:

PALMETTO ELECTRIC COOPERATIVE,
INC.

2) _____
Signature of Witness #1

1)By: _____
Its: _____

3) _____
Signature of Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

UNIFORM ACKNOWLEDGMENT
S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

I, the undersigned Notary Public do hereby certify that _____ personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of Palmetto Electric Cooperative, Inc.

Sworn to and Subscribed before me
on this ____ Day of _____, 2011.

4) _____
Signature of Notary Public for South Carolina
My Commission Expires: _____

**** Instructions for Execution:**

All signatures should be in blue ink.
ALL blanks must be filled in.
Grantor signs at line(s) 1)
Witness #1 signs at line 2)
Notary Public signs at line 3)
Notary Public signs at line 4) and affixes notary seal

THE TOWN OF HILTON HEAD ISLAND,
SOUTH CAROLINA

(Signature of Witness #1)

By: _____
Drew A. Laughlin, Mayor

(Signature of Notary Public)

Attest: _____
Stephen G. Riley, Manager

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

UNIFORM ACKNOWLEDGMENT
S. C. CODE ANN. § 30-5-30 (SUPP. 2010)

I, the undersigned Notary Public do hereby certify that Drew A. Laughlin and Stephen G. Riley personally appeared before me on this day and duly acknowledged the execution of the foregoing instrument on behalf of The Town of Hilton Head Island, South Carolina.

Sworn to and Subscribed before me
on this ____ Day of _____, 2011.

Notary Public for South Carolina
My Commission Expires: _____

THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY
POST OFFICE BOX 2727
SAVANNAH, GEORGIA 31402-2727
TELEPHONE (912) 234-5300
FAX (912) 234-2950

June 29, 2011

Mr. Jeffrey S. Buckalew, P.E.
Town Engineer
Town of Hilton Head Island
One Town Center Court
Hilton Head, SC 29928

Re: PECE HHI Service and Operations Yard
DPR 110005
Hilton Head Island, South Carolina
22920.303

Dear Jeff:

On behalf of our client, Palmetto Electric Cooperative, Inc., we are writing in response to your email correspondence of February 21, 2011 regarding alternative drainage plans.

As you are aware, we began discussions regarding storm water drainage for this redevelopment project with the Town engineering staff in the spring of 2010. A Pre-Design Conference was held on September 15, 2010 with Assistant Town Engineer Jennifer Lyle and me in attendance. In summary, the drainage concept for the site included the following key objectives:

- Maintain or reduce current levels of impervious surface so as not to increase storm water runoff
- Utilize existing storm water detention/retention pond to retain water quality volumes
- Direct runoff where practical to currently non-vegetated perimeter buffer areas for retention

These objectives were stated in the Pre-Design Conference Certification issued by Ms. Lyle on September 23, 2010.

We believe that the design currently under review meets the pre-design objectives and the appropriate sections of the Town Land Management Ordinance (LMO). In compliance with your request, we extended our storm water study to calculate the volume necessary to retain the 100 year storm event runoff on site.

We concentrated our study on the Boundary A discharge. Boundary A represents the point at which storm water runoff is determined to leave the Palmetto Electric property and discharge across Power Alley right of way to the Town's Ashmore Tract. The 100 year storm event runoff volume was calculated to be 2.2 acre-feet, or approximately 96,000 cubic feet. The existing detention area on the Palmetto Electric site measures approximately 0.11 acres at the top of bank (elevation approximately 13.0). The bottom elevation of the existing detention basin

Mr. Jeffrey S. Buckalew, P.E.
Town Engineer
Town of Hilton Head Island
June 29, 2011
Page Two

is approximately 9.0 to 9.5. Given these dimensions, the storage volume of the existing detention basin is approximately 0.23 acre-feet, or 9836 cubic feet. The proposed retention area, which is sized to effectively retain the water quality volumes on site, is approximately 0.19 acres at the top bank (elevation 13). In comparison, the retention area required to store the 100 year storm event, assuming the same 4-foot depth would be approximately 0.55 acres. Such an enlargement would take out an additional 49 trees on the site ranging in size from 6-inch to 35-inch. Additionally, the enlargement may inhibit historical storm water runoff into the wetland system within the Ashmore tract and contribute to the degradation of the wetland environment.

We hope that this information satisfies your request and enables you to support our request for the permanent storm drainage easement. Please let us know if we can assist further.

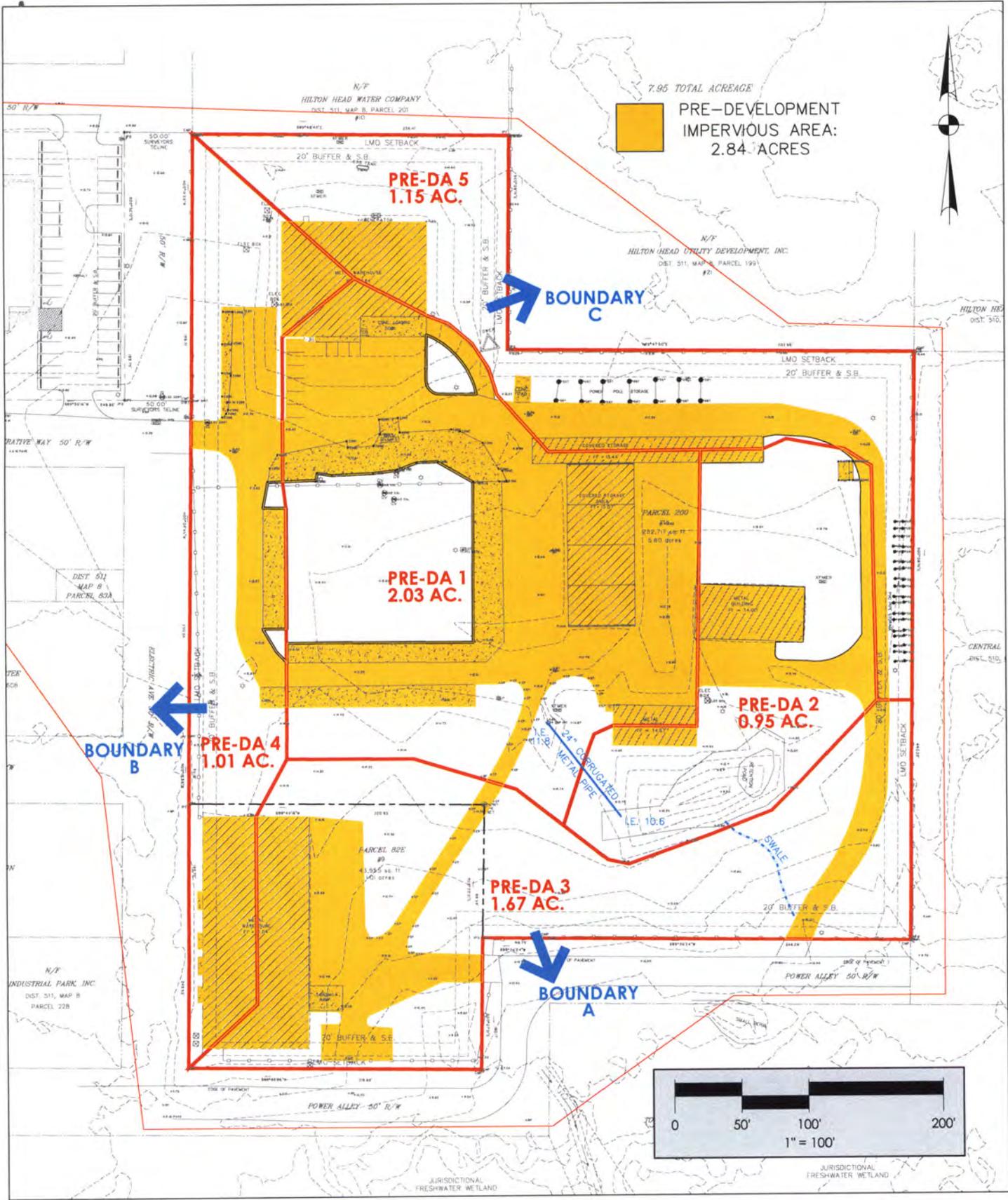
Sincerely,

THOMAS & HUTTON



Scott K. Monson

SKM/kts
Enclosure

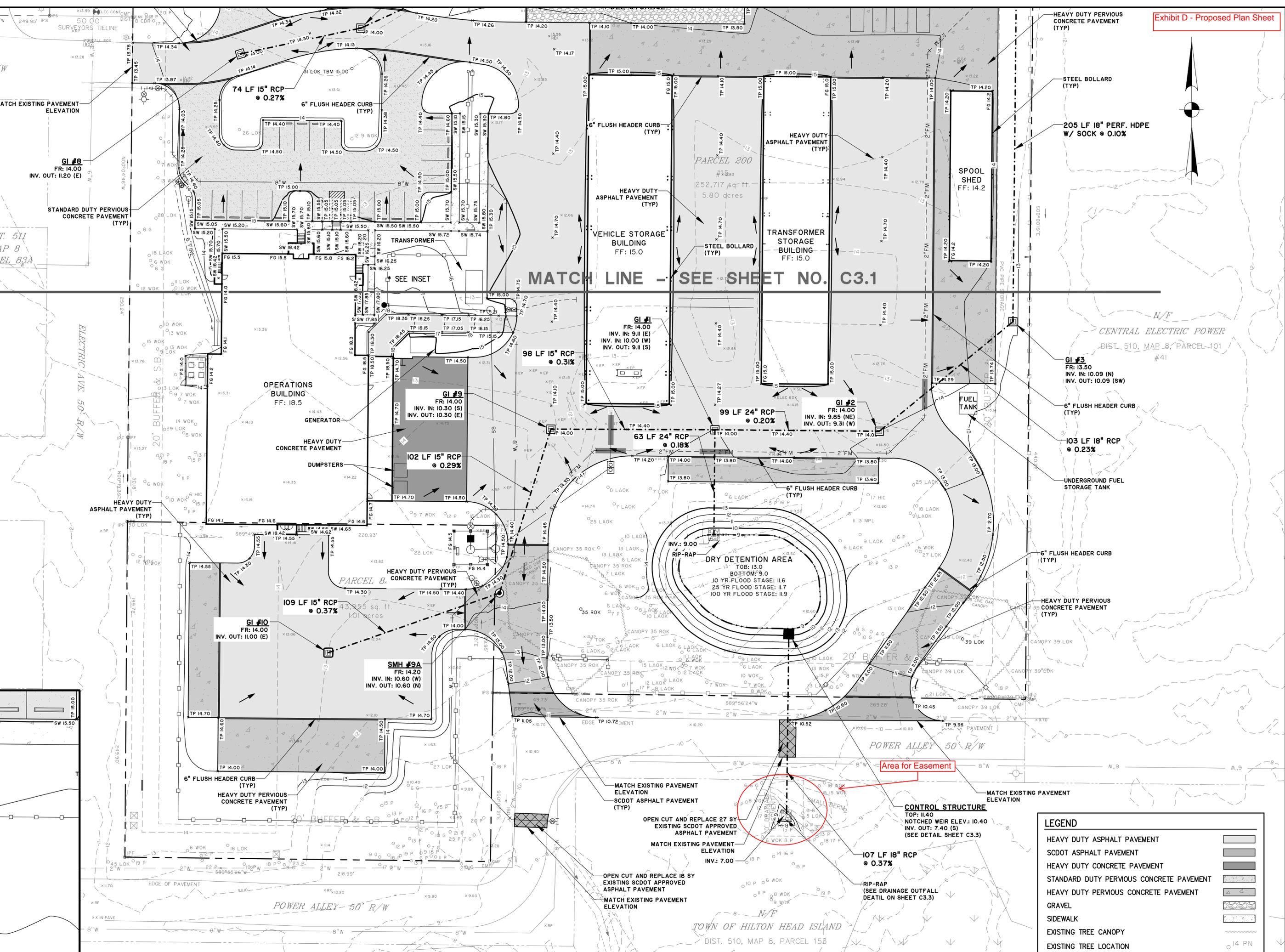


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PECI Service & Operations Yard
 Hilton Head Island, SC

PALMETTO ELECTRIC COOPERATIVE, INC.
PRE-DEVELOPMENT DRAINAGE AREA MAP

DATE: MAY 24, 2011
 BY: CLL, P.E.
 SCALE: 1" = 100'
 JOB NO.: J-22920



NO.	REVISIONS	DATE
4	REVISED DUTY LOCATION, LAOON, PAVEMENT TYPE AND GRABES AT SPECIMEN TREES	6/25/11
3	REVISED GRADING AT DRAINAGE OUTFALL	5/19/11
2	REVISED GRADING AT OPERATIONS BUILDING	5/19/11
1	LABELLED PAVEMENT TYPE	4/13/11
NO.	BY	DATE

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PALMETTO ELECTRIC COOPERATIVE, INC.
 HILTON HEAD ISLAND, S.C.
PECI HHI SERVICE AND OPERATIONS YARD
PAVING, GRADING, AND DRAINAGE PLANS

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- SCDOT ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY PERVIOUS CONCRETE PAVEMENT
- HEAVY DUTY PERVIOUS CONCRETE PAVEMENT
- GRAVEL
- SIDEWALK
- EXISTING TREE CANOPY
- EXISTING TREE LOCATION

CONTROL STRUCTURE
 TOP: 11.40
 NOTCHED WEIR ELEV.: 10.40
 INV. OUT: 7.40 (S)
 (SEE DETAIL SHEET C3.3)

107 LF 18" RCP
 • 0.37%
 RIP-RAP
 (SEE DRAINAGE OUTFALL
 DETAIL ON SHEET C3.3)

MATCH EXISTING PAVEMENT
 ELEVATION
 SCDOT ASPHALT PAVEMENT
 (TYP)

OPEN CUT AND REPLACE 27 SY
 EXISTING SCDOT APPROVED
 ASPHALT PAVEMENT

MATCH EXISTING PAVEMENT
 ELEVATION

OPEN CUT AND REPLACE 16 SY
 EXISTING SCDOT APPROVED
 ASPHALT PAVEMENT

MATCH EXISTING PAVEMENT
 ELEVATION

MATCH EXISTING PAVEMENT
 ELEVATION

MATCH EXISTING PAVEMENT
 ELEVATION

DRY DETENTION AREA
 RIP-RAP
 INV.: 9.00
 TOP: 13.0
 BOTTOM: 9.0
 10 YR FLOOD STAGE: 11.6
 25 YR FLOOD STAGE: 11.7
 100 YR FLOOD STAGE: 11.9

Area for Easement

TOWN OF HILTON HEAD ISLAND
 DIST. 510, MAP 8, PARCEL 153

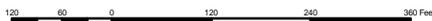


Exhibit E - Aerial View of Palmetto Electric Site
 Palmetto Electric Drainage Easement Request

July, 2011



TOWN OF HILTON HEAD ISLAND
 ONE TOWN CENTER COURT
 HILTON HEAD ISLAND, S.C. 29928
 PHONE (843) 341-1400
 Date Created: 07/25/11
 Project: PFC Exhibit E_PECIaerial.mxd



1 inch = 230 feet

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