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March 23, 2010

L R DEMOURA
AOD LLC
2655 EVATT LN
STE 107
CHARLESTON SC 29405

RE: SEA ISLAND PHASES 1A, 1B & 1C, Charleston County
File number: 10-05-11-07A

Dear L R Demoura:

The Department of Health and Environmental Control (Department or DHEC) has reviewed and approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on **March 23, 2010**. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities SCR100000 (2006 CGP), this project has been granted coverage under the 2006 CGP. This project's general permit coverage number is **SCR10J500**. The total disturbed area for this site is **21.5 acres**. This NPDES coverage expires on **03/23/2015**, 5 years from the date of issuance.

See attached DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification approved 03/23/2010 for additional conditions related to the Coastal Zone Consistency determination.

Monthly reports must be submitted to the Department for the above-referenced site. Please refer to SCR100000, mainly Section 3.10, for information about requirements for inspections and monthly reporting. Your first monthly report is due on or before April 28, 2010.

Because this project disturbs 10 or more acres, a pre-construction meeting must be held onsite with all co-permittees and contractors who are not co-permittees (contractors) prior to that co-permittee or contractor performing construction related work intended to disturb soils at the above-referenced site. Please refer to SCR100000, mainly Section 3.2, for information about requirements for pre-construction meetings and certification of those meetings.

The inspections for this site must be performed by qualified personnel who meets the requirements list in Section 3.10.D of the 2006 CGP. Qualified personnel must be one of the following:

1. SWPPP preparer
2. Person under direct supervision of SWPPP preparer
3. Person who has been certified through a Construction Site Inspector Certification Course that has been approved by DHEC (see our website for a list of approved courses)
4. Person with registration equivalent of SWPPP preparer
5. Person under direct supervision of person with registration equivalent to SWPPP preparer

Because this project is part of a larger common plan for development or sale (LCP), all applications for future land-disturbing activities that are part of

this LCP (phases, outparcels, etc.) should include the above-referenced file number (10-05-11-07A), NPDES coverage number (SCR10J500), and project name ANGEL OAK VILLAGE.

An as-built survey, signed and sealed by a S.C. Licensed Land Surveyor, should be submitted for the 10 stormwater management ponds and the bio-swale on this site. The survey(s) should show grades, contours, and depths for all structures and should include the elevations and dimensions of all outlet structures, including but not limited to pipes, orifices, risers, weirs, and emergency spillways. A statement signed by the project's S.C. Registered Engineer indicating that the structure(s) was installed and is operating as shown on approved plans and in approved calculations is required. If the elevations or dimensions of the structures listed above do not match those used in the approved plans, provide a certification statement signed by the projects S.C. Registered Engineer indicating that the structure, as built, will function as shown in approved calculations. A new analysis of the structure (routing) may be necessary. The as-built survey and/ or analysis must be accepted by the Department before a Notice of Termination (NOT) can be submitted.

The 2006 CGP can be downloaded at the following website:

<http://www.scdhec.gov/environment/water/docs/finalcgp.pdf> or you may request a copy from us via email (stormwatercgp@dhec.sc.gov). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the 2006 CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act) and the Federal Clean Water Act (CWA).

You must notify this DHEC-OCRM Office prior to starting any land-disturbing activity. The address and telephone number of the DHEC-OCRM office are as follows:

S.C. DHEC-OCRM
1362 McMillan Avenue, Suite 400
Charleston, SC 29405
843-953-0200

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the DHEC-OCRM at (843) 953-0200.

Please contact Richard V Geer at 843-953-0238 to arrange for pick up or mailing of three (3) sets of stamped, approved plans. A copy of the stamped, approved SWPPP (including a copy the 2006 CGP and signed co-permittee and contractor certifications), NOI, and CGP coverage letter from DHEC must be retained at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final

stabilization. A copy of the stamped, approved SWPPP must be available at a central location on-site for the use of all those identified as having responsibilities under the SWPPP whenever they are on the construction site. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must sign a certification statement as a co-permittee or as a contractor who is not a co-permittee. You are responsible for any contractor who is not a permittee. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each co-permittee and contractor who is not a co-permittee before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action. Failure to comply with the approved SWPPP or the minimum requirements of the 2006 CGP, 1991 Act, or CWA may subject you to applicable penalties.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the 2006 CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the 2006 CGP. Please see section 5.1 of the 2006 CGP for more information about termination of coverage.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

Please see the enclosed "Notice of Appeal Procedure" document for information about the procedures for appealing this NPDES coverage. Also, see the enclosed document from the S.C. DHEC Compliance Assurance Division detailing some of the compliance requirements of the 2006 CGP.

If you have any questions or cannot access the referenced websites, please call Richard V Geer at 843-953-0238.

Sincerely,



Richard V Geer, Engineer Associate
Regulatory Programs Division

CC: Brad Smith-HLA INC
Region 7, Charleston EQC Office
Samantha Siegel (via certified mail)
Haley Tressler
Lewis hay
Lorna Hattler
Kathleen Wilson (via certified mail)
Timothy Mallard (via certified mail)

Lori Walker
Jane Buskirk
Carol & Bill Dotterer
Bronwyn Haines
Amy Armstrong (via certified mail)
Alice Dudderar
Susan Davis
Joseph F Cockrell
Jean Hills Townsend
Connie Brady (via certified mail)
Wm Michael Gruenloh (via certified mail)
Katie Zimmerman

EC: Tamara M Nowling
Melody Shealy
Maureen Temple Richmond
Carter Bays
Dale Fedele
Gail Gutradt
Ryan James
John Hope
Bridget Lussier
Will Goss

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Notice of Appeal Procedure

The following procedures are in effect beginning July 1, 2006, pursuant to 2006 Act No. 387:

1. This decision of the S.C. Department of Health and Environmental Control (Department) becomes the final agency decision 15 days after notice of the decision has been mailed to the applicant or respondent, unless a written request for final review is filed with the Department by the applicant, permittee, licensee, or affected person.
2. An applicant, permittee, licensee, or affected person who wishes to appeal this decision must file a written request for final review with the Clerk of the Board at the following address or by facsimile at 803-898-3393.

Clerk of the Board
SC DHEC
2600 Bull Street
Columbia, SC 29201

3. The request for final review should include the following:
 - a. the grounds on which the Department's decision is challenged and the specific changes sought in the decision
 - b. a statement of any significant issues or factors the Board should consider in deciding how to handle the matter
 - c. a copy of the Department's decision or action under review
4. In order to be timely, a request for final review must be received by the Clerk of the Board within 15 days after notice of the decision has been mailed to the applicant or respondent. If the 15th day occurs on a weekend or State holiday, the request is due to be received by the Clerk of the Board on the next working day. The request for final review must be received by the Clerk of the Board by 5:00 p.m. on the date it is due.
5. If a timely request for final review is filed with the Clerk of the Board, the Clerk will provide additional information regarding procedures.
6. The Board of Health and Environmental Control has 60 days from the date of receipt of a request for final review to conduct a final review conference. The conference may be conducted by the Board, its designee, or a committee of three members of the Board appointed by the chair.
7. If a final review conference is not conducted within 60 days, the Department decision becomes the final agency decision, and a party may request a contested case hearing before the Administrative Law Court within 30 days after the deadline for the final review conference.

The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.

October 31, 2006

New Compliance Requirements:

Facility inspections and monthly reports

Please note that there are several new compliance requirements under the recently issued NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities, SCR100000 (2006 CGP).

- One of the following inspection schedules has been identified in your approved Storm Water Pollution Prevention Plan (SWPPP): Inspections of the site must be conducted at least once every 7 calendar days or at least once every 14 days and within 24 hours of the end of a storm event of 0.5 inches or greater. You must notify the Department (Bureau of Water, Compliance Assurance Division) in writing to switch your inspection schedule.
- Inspections conducted under this requirement must be available with the SWPPP and include at a minimum: a) Inspection date, b) Name, title, and qualifications of inspection personnel, c) Weather information since last inspection, including details of storm events d) Weather information and discharge information observed during the inspection, e) Location of discharges of sediment or pollutants from the site, f) Locations of Best Management Practices (BMPs) that need maintenance, g) Locations of BMPs that failed to operate as designed or were inadequate for a particular location, h) Locations where additional BMPs are needed, i) Corrective action required including changes needed in the SWPPP and implementation dates. **(An inspection form that may be used for these inspections is available at <http://www.scdhec.gov/stormwater> or from the Compliance Assurance Division)**
- For sites disturbing more than 2 acres, these inspections must be conducted by “qualified personnel”(please see section 3.10D of the 2006 CGP for details on “qualified personnel”).
- For construction sites disturbing 10 acres or more, a monthly report must be submitted to **SCDHEC, Bureau of Water, Compliance Assurance Division, 2600 Bull St. Columbia, SC 29201** by the 28th day of the following month and, if applicable, the appropriate Municipal Separate Storm Sewer System (MS4) operator. The monthly report must include at a minimum: a) A summary of the inspections conducted during the month, b) A listing of deficiencies and the date noted, c) For deficiencies requiring corrective action, list the name, address, and telephone number or the responsible party, d) Whether the deficiency was listed in a previous monthly report, e) Corrective actions taken and the date the actions were completed, f) Whether the SWPPP was updated to deal with the noted deficiencies, g) A copy of each inspection conducted during the month. In addition, the first monthly report must include all co-permittee agreements and contractor certifications. As co-permittees and contractors are added during the life of the project, applicable agreements and certifications must be submitted with the next monthly report. These must also be available with the SWPPP. If construction has not begun, the monthly report is still required, but it may simply state that construction has not yet started

Note: For construction sites disturbing less than ten (10) acres, DHEC may require monthly reports on either a Project-by-Project basis or Operator-by-Operator basis.



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

March 23, 2010

SCDHEC-EQC, Bureau of Water
Storm Water Division
2600 Bull Street
Columbia, SC 29201

RE: SEA ISLAND PHASES 1A, 1B & 1C
CHARLESTON COUNTY
EFIS # - 64034
Permit # - SCR10J500
DHEC Internal Departmental Certification

Storm Water Division:

This letter shall serve as the DHEC-OCRM Coastal Zone Consistency Certification for the above referenced proposed project, as per the site layout dated January 21, 2010 and approved by DHEC-OCRM March 23, 2010. As of March 23, 2010 this project also meets the minimum standards and criteria of S.C. Stormwater Management and Sediment Reduction Regulations (26 S.C. Code Ann. Regs. 72-300, et seq. (Supp. 2007)) and the NPDES General Permit for Stormwater Discharges from Large and Small Construction Activities SCR100000 (2006 CGP).

(a) An initiation of construction notice is included and must be completed by the SWPPP Preparer or Project Owner/Operator after coverage under the 2006 CGP is granted for the project. A construction placard will be issued for the project once the appropriate DHEC staff person receives a complete initiation of construction notice. This placard must be placed in a conspicuous place at the construction site. No work can commence until the placard is posted.

(b) The responsible day-to-day contact must have an approved set of plans available on site during construction activities at all times.

(c) The person responsible for maintenance shall perform or cause to be performed preventive maintenance of all completed storm water management practices to ensure proper functioning. OCRM may conduct periodic maintenance inspections.

(d) This certification is only applicable for the plans that were submitted and approved for this project.

(e) This Coastal Zone Consistency Certification is not intended to authorize any direct or indirect impacts to freshwater wetlands except for the 3.42 acre impacts indicated on the revised plans dated July 24, 2009. Mitigation has been offered through the preservation of the remaining 3.05 acres of on-site wetland along with 0.38 acres of upland buffer and the purchase of 27 credits from an approved mitigation bank or through other Department approved mitigation options. A copy of the signed recorded plat and restrictive covenants for the on-site mitigation areas and proof of

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Ocean and Coastal Resource Management

Charleston Office • 1362 McMillan Avenue, Suite 400 • Charleston, SC 29405

Phone: 843-953-0200 • Fax: 843-953-0201 • www.scdhec.gov

purchase of the mitigation credits from an approved mitigation bank must be submitted to this office prior to beginning work on the project. In the event that mitigation is provided through some other measures, such plans must be approved by OCRM prior to execution of any mitigation agreement. Any unauthorized direct or indirect impacts to freshwater wetlands shall be considered a violation of this certification, and are subject to enforcement and possibly fines.

(f) No Critical Areas as determined by OCRM shall be disturbed or altered without authorization by the Department.

(g) This project is consistent with the Coastal Zone Management Program provided that the sediment, erosion and water quality controls required by the 2006 CGP and the S.C. Stormwater Management and Sediment Reduction Regulations (26 S.C. Code Ann. Regs. 72-300, et seq. (Supp. 2007)) are satisfied by the project design and are correctly installed and maintained. This consistency determination is also contingent upon the additional water quality measures specific to the eight coastal counties, as established in 72-307(C)(5)(g), being met in the project design. The additional water quality measures are outlined in Chapter III, Section XIII of the South Carolina Coastal Zone Management Program, as refined. (available by request or at <http://www.scdhec.net/environment/ocrm/regs/> under "Policies and Procedures"). In providing this conditional consistency determination, the Department does not waive its objections to technical deficiencies of a project's design or implementation and reserves all right to coverage revocation and enforcement actions as allowed by law.

(h) If unanticipated cultural materials (i.e., large, intact artifacts or animal bones; large clusters of artifacts or animal bones; large soil stains or patterns of soil stains; buried brick or stone structures; clusters of brick or stone) or human skeletal remains are discovered on the property during land altering or construction activities, then the property owner will temporarily halt those activities and immediately notify the DHEC-OCRM and the State Historic Preservation Office (SHPO) of the late discoveries. A reasonable 50 to 100 foot buffer shall be immediately established around the cultural materials by the construction project manager. The buffer will be flagged by appropriate personnel. All project personnel will be notified by the property owner. No land altering activities will be allowed within this buffer zone until the course of action herein described has been established. The halt will afford the DHEC-OCRM and the SHPO the opportunity to assess the situation and recommend a course of action within two (2) business days of such notification. Should a course of action not be recommended within two (2) business days then land disturbance activities may proceed.

Sincerely,



RICHARD V GEER
Project Manager

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Ocean and Coastal Resource Management

Charleston Office • 1362 McMillan Avenue, Suite 400 • Charleston, SC 29405
Phone: 843-953-0200 • Fax: 843-953-0201 • www.scdhec.gov

RECEIVED

JUL 24 2009



Notice of Intent (NOI) for Stormwater Discharges from Large and Small Construction Activities, NPDES General Permit SCR100000

DHEC-OCRM CHARLESTON OFFICE

For official use only

File number: 10-05-11-07A
Permit number: SCR105500
Submittal package complete: 7/28/08
Public Notice Start Date (OCRM only): 8/1/08

For official use only

S.C. Department of Health & Environmental Control
Office of Ocean & Coastal Resource Management
APPROVED FOR CONSTRUCTION ONLY

Approved by: [Signature]
Certification Issued Date: 3/23/2010
NPDES Issued Date: 3/23/2010
NPDES Coverage #: SCR105500

Submission of an NOI constitutes notice that the entity identified in Section I intends to be authorized under SCR100000. Instructions on page 5.

Date: 07/24/2009

PHASES IA, IB, & IC

LCP 12-4-09
[Signature] 12-4-09

Project/ Site Name: Sea Island Ph. I (formerly known as Angel Oak Village) County: Charleston

Do you want this project to be considered for the Expedited Review Program (ERP)? Yes No
If yes, is the design of this project above regulatory requirements or Low Impact Development? Yes No

I. Project Information

Project Owner/ Operator (Company or person): Angel Oak Village-AOD, LLC
Company EIN: [Redacted] Phone: 843-414-4067 Fax:
Mailing Address: 2655 Evatt Lane, Suite 107 City: Charleston State: SC Zip: 29405
Permit Contact (if owner is company): L. Robert DeMoura Phone: 843-414-4067
Mailing Address: 2655 Evatt Lane, Suite 107 City: Charleston State: SC Zip: 29405
Email address (optional): rdemoura@cctre.com

II. Property Information

A. Site Location (street address, nearest intersection, etc.): S side of Bochicket Rd & E side of Maybank Hwy.
City/ Town (if in limits): City of Charleston Latitude: 32° 43' 6" N Longitude: -80° 4' 49" W
Tax map # (list all): 279-00-00-142 & -248 (See attached sheet for additional properties)
B. Property Owner: AOV-AOD, LLC & AOD Development, LLC Phone: 843-414-4067
Mailing Address: 2655 Evatt Lane, Suite 107 City: Charleston State: SC Zip: 29405

III. Site Information

A. Disturbed area (to the nearest tenth of an acre): 21.5 acres Total area: 42.2 acres
B. Is this project part of a Larger Common Plan for Development or Sale (LCP)? Yes No
LCP/ Overall Development Name: Sea Island Development Check here if this is the first phase.
Previous state permit/ file number: Previous NPDES coverage number: SCR10
C. Start Date (MM/DD/YYYY): 01/05/2010 Completion Date: 01/05/2012
D. Is this site located on Indian Lands? Yes No If yes, name of reservation.
E. Type of Activity (check one): Commercial Industrial
Institutional Residential: Single-family Multi-use (Commercial & Residential) Other:
Linear Residential: Multi-family Site Preparation (No new impervious)
F. Are there any flooding problems downstream of or adjacent to this site? Yes No
G. Has S.C. DHEC issued a Notice to Comply or Notice of Violation for this site or LCP? Yes No
H. Is any part of the property located inside an MS4 or urbanized area? Yes No
If yes, list the MS4 operator or urbanized area name, City of Charleston
I. List all state and federal environmental permits or approvals applied for or obtained for this site (e.g., RCRA).

IV. Waterbody Information

A. Nearest receiving waterbody(s) [RWB]: Bohicket / Church Creek Distance to nearest RWB (feet): 1,900
Classification of nearest RWB: Shellfish Harvesting Waters Next/Nearest named RWB: Wadmalaw River

Table with 5 columns: Waters of the U.S./ State, On the site?, Delineated/ Identified?, Impacts?, Amount of impacts. Rows include Jurisdictional wetlands, Non-jurisdictional wetlands, and Other Water(s) List.

2. If yes for impacts in B.1, describe each impact and activity, and list all permits (e.g., USACOE Nationwide permit, DHEC General Permit) and certifications that have been applied for or obtained for each impact.
10-05-11-07-NJW

C. Impaired Waterbodies (See instructions.)

List the nearest DHEC water quality monitoring station(s) [WQMS(s)] to which construction stormwater (SW) discharges will drain and the corresponding waterbody(s). MD-195 Waterbody(s): Church Creek

- 1. Is this WQMS(s) listed on the most current 303(d) List for Impaired Waters? Yes No
 - a. If yes for 1, list the impairment(s). Dissolved Oxygen
 - b. If yes for 1, will the site's construction SW discharges contain any pollutant(s) causing the impairment(s)? Yes No
 - c. If yes for b, list the impairment(s) affected by the pollutant(s) referenced in b.
 - d. If yes for b, will use of the proposed BMPs ensure that the site's discharges will not contribute to or cause further water quality standard violations for the impairment(s) listed in c? Yes No
- 2. Has a TMDL(s) been developed for this WQMS(s)? Yes No
 - a. If yes for 2, list the impairment(s).
 - b. If yes for 2, has the standard been attained for all impairment(s)? Yes No
 - c. If no for b, will the site's construction SW discharges contain any pollutant(s) causing the impairment(s)? Yes No
 - d. If yes for c, are your discharges consistent with the assumptions and requirements of the TMDL(s)? Yes No

D. 1. Are S.C. Navigable Waters (SCNW) on the site? Yes No

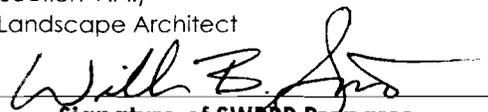
- a. If yes for 1, list the name of the SCNW:
- b. If yes for 1, will any construction activities cross over or occur in, under, or through the SCNW? Yes No
- c. If yes for b, then describe activities.
- d. If yes for b, are the activities in SCNW covered under a DHEC General Permit or other DHEC permit? Yes No
- e. If no for d, has an SCNW permit been applied for or issued for the site? Yes, for all activities Yes, for some activities No
- f. If yes for d or e, list permit number(s) and corresponding activities.

V. Operator Information

- A. SWPPP Preparer: William Bradley Smith, PE S.C. Registration #: 20973
 Company/ Firm: HLA, Inc. S.C. COA #: 00264
 Mailing Address: 29 Leinbach Drive, Bldg A City: Charleston State: SC Zip: 29407
 Phone: (Day) 843-763-1166 (Mobile) (Fax) 843-763-1909
 Email address (optional): bsmith@hlainc.com
- B. Operator of Day-to-Day Site Activities [ODSA] (Company or person):
 Mailing Address: City: State: Zip:
 Phone: Fax: Phone:

VI. Signatures and Certifications: DO NOT SIGN IN BLACK INK!

- A. One copy of the SWPPP, all specifications and supporting calculations, forms, and reports are herewith submitted and made a part of this application. I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq., and in accordance with the terms and conditions of SCR100000. (This should be person identified in Section V.A.)
 Check one. Engineer Tier B Surveyor Landscape Architect

William Bradley Smith, PE  20973
 Printed name of SWPPP Preparer Signature of SWPPP Preparer S.C. Registration #

- B. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I hereby certify that all land-disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans and SCR100000. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the to S.C. Department of Health and Environmental Control (DHEC) and/or the local implementing agency the right of access to the site at all times for the purpose of on site inspections during the course of construction and to perform maintenance inspections following the completion of the land-disturbing activity. (See Section 22.22 of S.C. Reg. 61-9 for signatory authority information.)

L. Robert DeMoura  7/24/09
 Printed name of Project Owner/Operator Signature of Project Owner/ Operator Date