

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N # SAC 2008-1403-SIR

29 June 2010

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

Robert DeMoura / Angel Oak Village – AOD, LLC

for a permit to place fill material in wetlands adjacent to an unnamed tributary to

Church Creek

at a location near Fenwick Crossroads at 3607 Maybank Highway on Johns Island, SC 29455 (Latitude 32.71978° N, Longitude -80.08222° W).

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, WEDNESDAY, JULY 14, 2010

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of construction of a master planned mixed-use residential and commercial development, including associated infrastructure, to be known as Sea Island Comprehensive Health Care Corporation PUD. The proposed project will result in impacts to freshwater wetlands within the jurisdiction of the Clean Water Act. In detail, the construction of multi-family residential buildings, parking and access roads will impact 3.40 acres of an overall 6.46-acre wetland located on the proposed site. The remaining 3.06 acres of freshwater wetlands will be preserved, including 0.38 acre of upland buffer, and placed into restrictive covenant. Mitigation for these impacts will be provided through purchase of 29.75 credits from Pigeon Pond Mitigation Bank. Note that this number of credits is two times the number of credits calculated using the Charleston District Mitigation SOP.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 3.40 acres of freshwater wetlands inland of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the applicant has provided the results of protected species surveys for the area associated with the activity described above. In addition, the USFWS has previously indicated in a December 2007 letter that a similar project proposed on this property would have no effect on resources under their jurisdiction at that time. Based on this information, the District Engineer has determined that the project will have no effect on federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

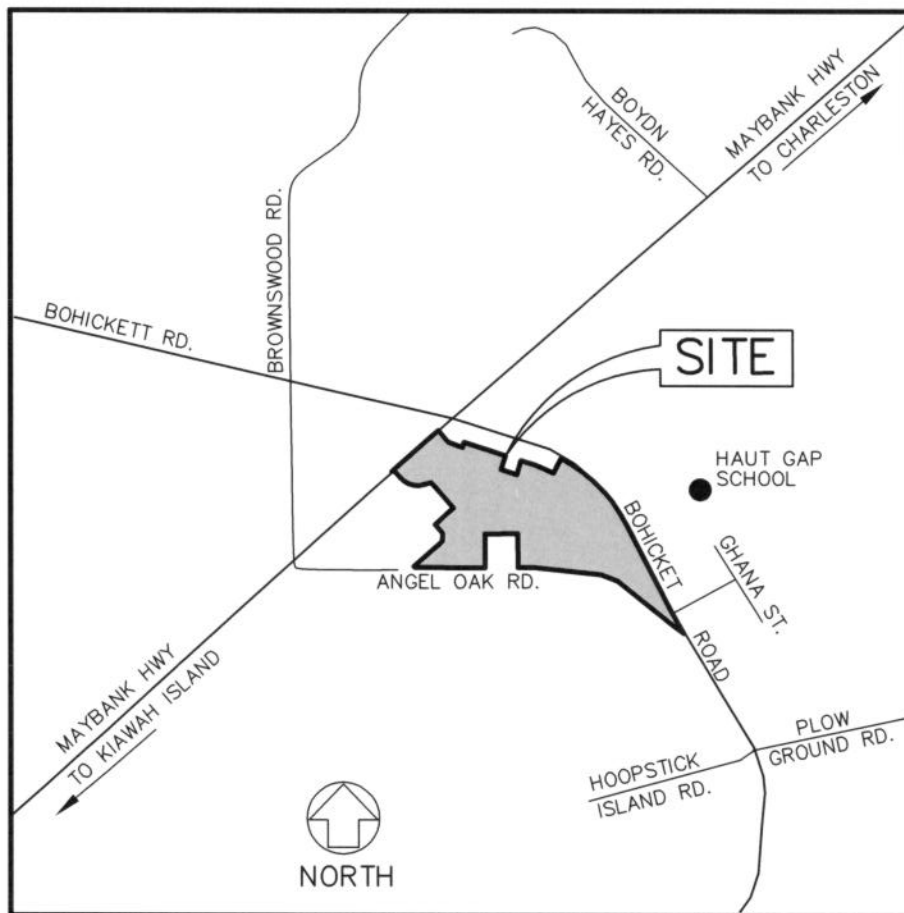
In accordance with the NHPA, the District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer. The applicant provided the results of cultural resource surveys for the area associated with the activity above. In addition, the State Historic Preservation Office (SHPO) has previously indicated in an April 2006 letter that a similar project on this property would not be likely to adversely affect historic properties. This public notice serves as a request for a written recommendation from the SHPO as to any effect the current proposed work may have on cultural resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

If there are any questions concerning this public notice, please contact Richard Darden at 843-329-8044 or toll free at 1-866-329-8187.

F:\Data\Active\AD2004\05195.00\dwg\05195WET-PERMIT.dwg, 5/21/2010 9:33:00 AM, DRC



LOCATION MAP
NOT TO SCALE

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

Project Title:	
SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52" W	
CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant:	
ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: 1" = 500'
Application #	Sheet 1 of 17

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

		Project Title:		SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
		Project Location: Lat. 32°43'07" N, Long. 80°04'52"W		CHARLESTON COUNTY, SOUTH CAROLINA	
		Applicant:		ANGEL OAK VILLAGE—AOD, LLC	
		Date: APRIL 26, 2010		Scale: NONE	
Revisions	Date	Initials	Application #		Sheet 2 of 17



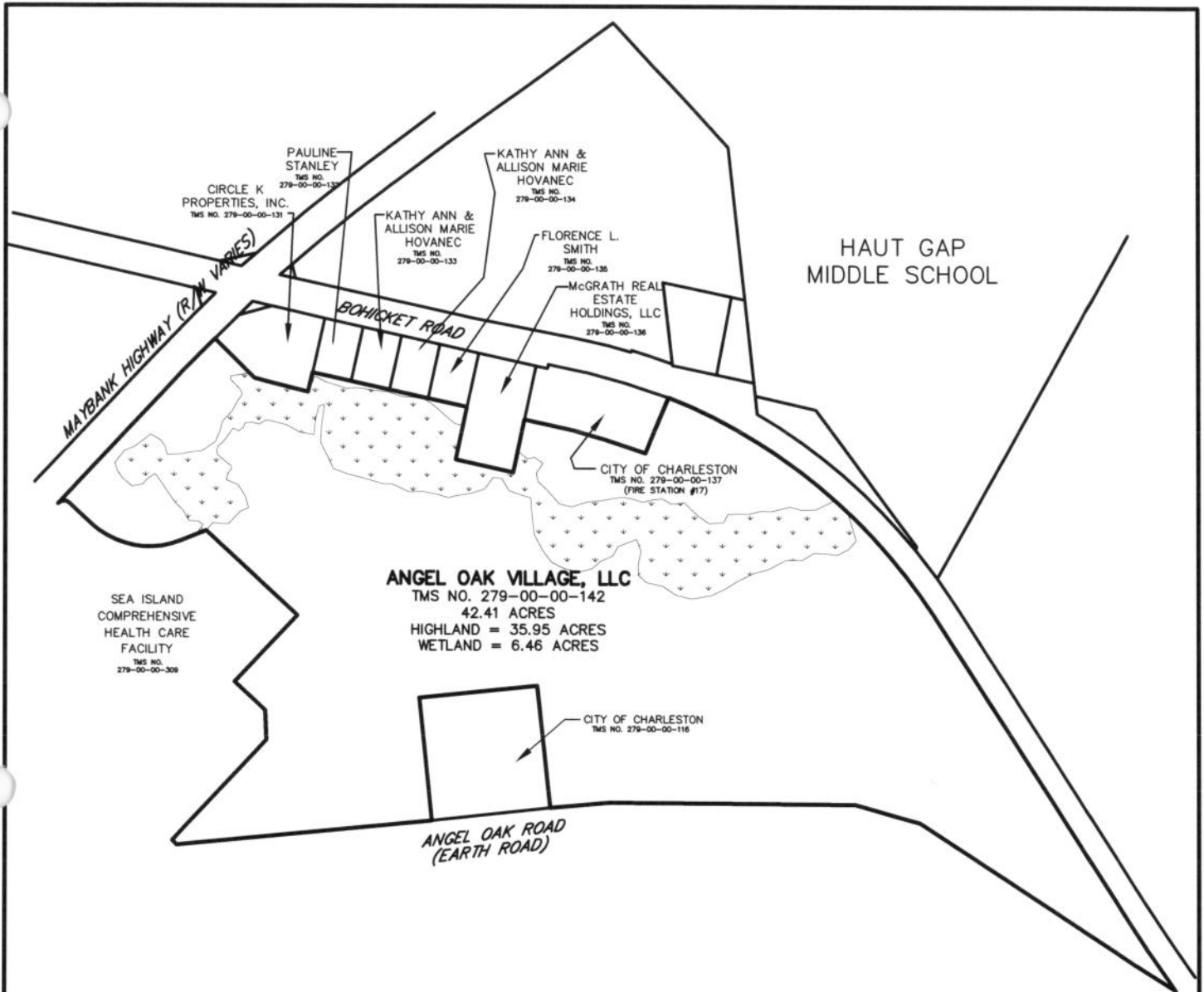
SITE AERIAL
NOT TO SCALE

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

Project Title: SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52" W CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant: ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: NONE
Application #	Sheet 3 of 17

F:\Data\Active\05195\05195WET-PERMIT.dwg, 5/21/2010 9:32:00 AM, DRC



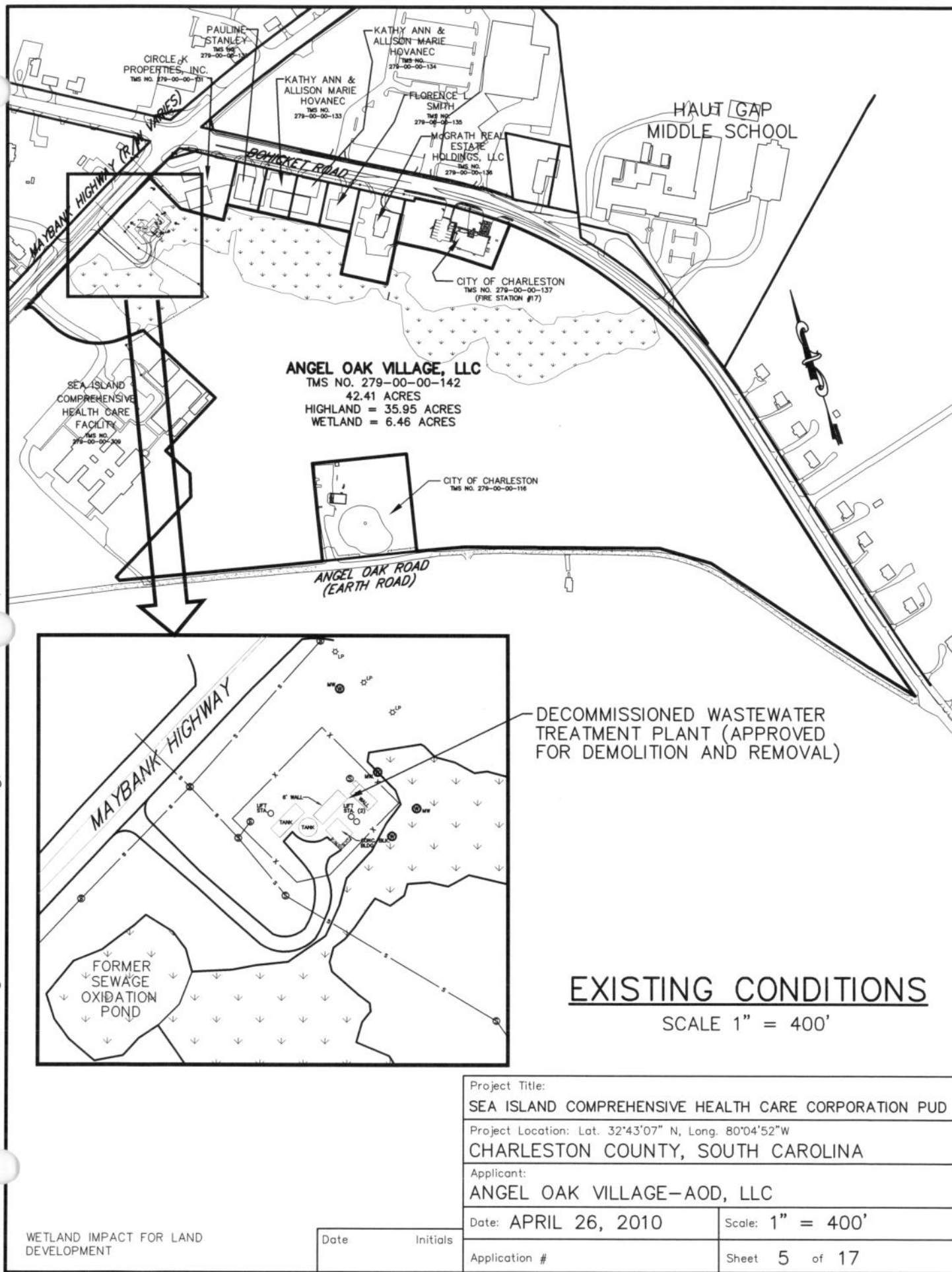
ADJACENT OWNERSHIPS

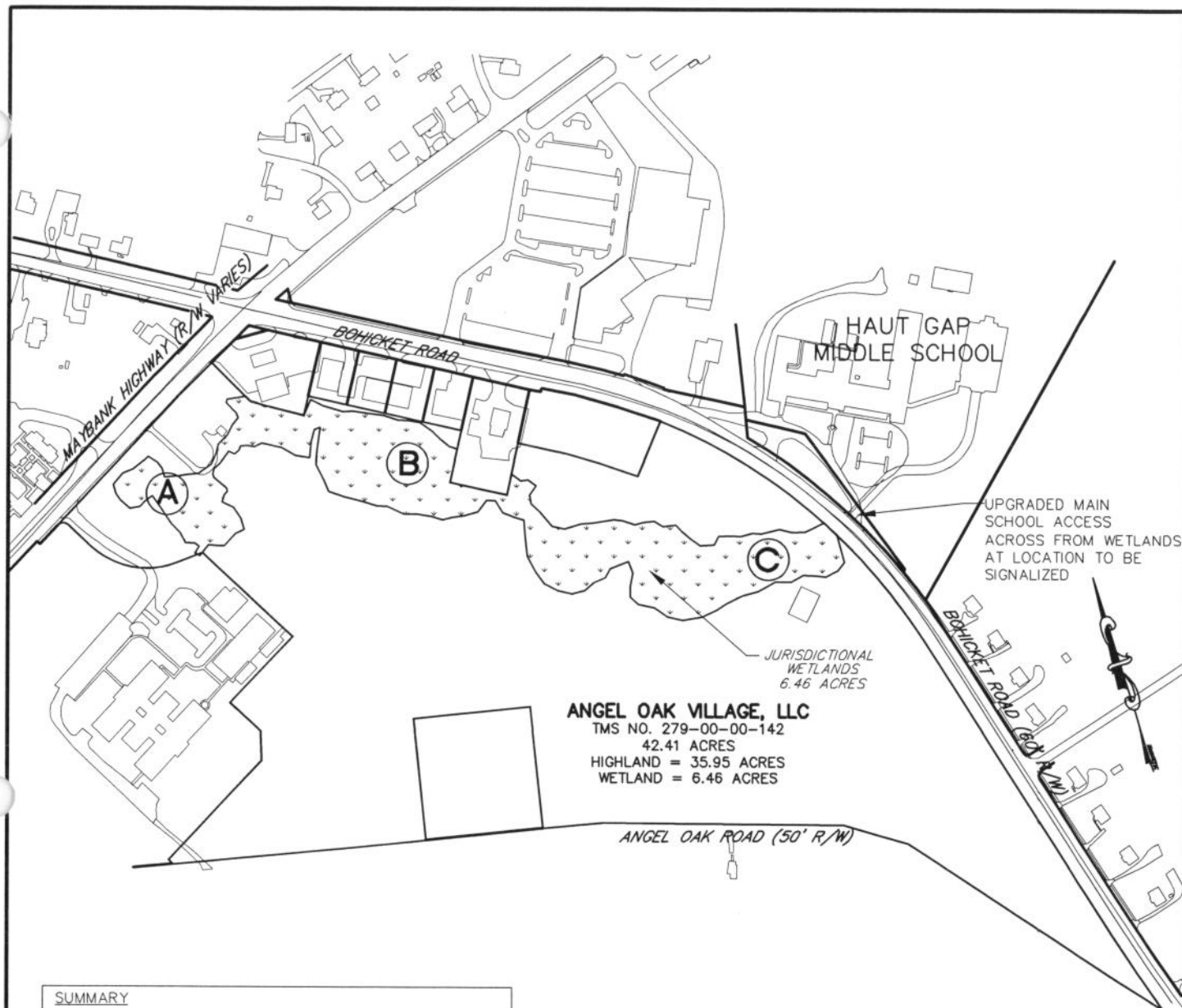
SCALE 1" = 400'

WETLAND IMPACT FOR LAND DEVELOPMENT

Date Initials

Project Title:	
SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52" W	
CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant:	
ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: 1" = 400'
Application #	Sheet 4 of 17





ANGEL OAK VILLAGE, LLC
TMS NO. 279-00-00-142
42.41 ACRES
HIGHLAND = 35.95 ACRES
WETLAND = 6.46 ACRES

SUMMARY

SITE AREA	42.41 ACRES
SITE HIGHLANDS	35.95 ACES
JURISDICTIONAL WETLANDS	6.46 ACRES

WETLAND IMPACTS

WETLAND AREA "A"	
JURISDICTIONAL WETLANDS	1.27 ACRES
WETLANDS TO BE FILLED/IMPACTED	1.27 ACRES

WETLAND AREA "B"	
JURISDICTIONAL WETLANDS	2.89 ACRES
WETLANDS TO BE FILLED/IMPACTED	1.32 ACRES
PRESERVED WETLANDS	1.57 ACRES
WETLAND BUFFER	0.16 ACRES

WETLAND AREA "C"	
JURISDICTIONAL WETLANDS	2.30 ACRES
WETLANDS TO BE FILLED/IMPACTED	0.81 ACRES
PRESERVED WETLANDS	1.49 ACRES
WETLAND BUFFER	0.22 ACRES

TOTAL IMPACTS

JURISDICTIONAL WETLANDS	6.46 ACRES
WETLANDS TO BE FILLED/IMPACTED	3.40 ACRES
PRESERVED WETLANDS	3.06 ACRES
WETLAND BUFFER	0.38 ACRES

WETLAND MASTERPLAN

SCALE 1" = 400'

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

Project Title:

SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD

Project Location: Lat. 32°43'07" N, Long. 80°04'52" W

CHARLESTON COUNTY, SOUTH CAROLINA

Applicant:

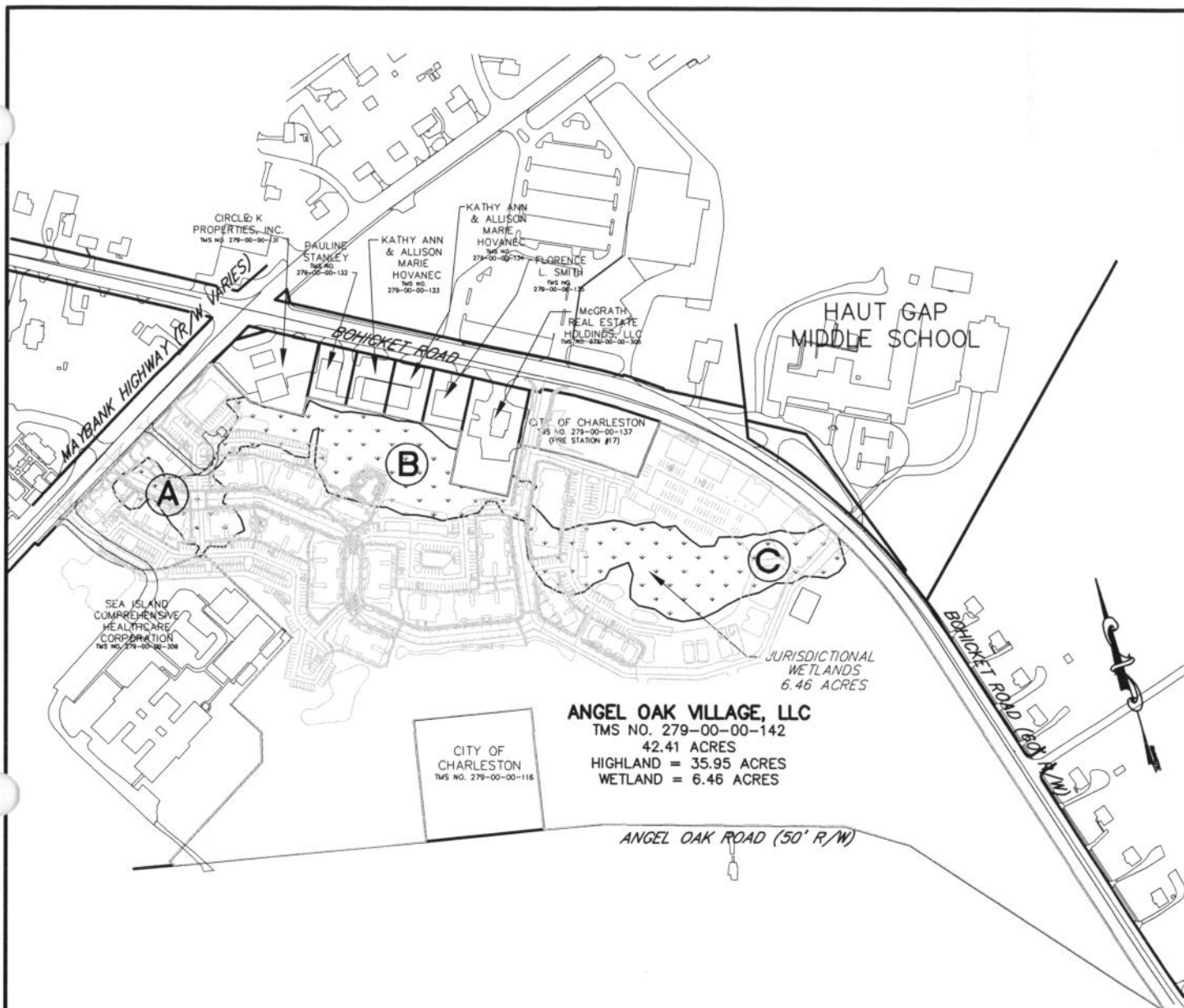
ANGEL OAK VILLAGE-AOD, LLC

Date: APRIL 26, 2010

Scale: 1" = 400'

Application #

Sheet 6 of 17



ANGEL OAK VILLAGE, LLC
 TMS NO. 279-00-00-142
 42.41 ACRES
 HIGHLAND = 35.95 ACRES
 WETLAND = 6.46 ACRES

SUMMARY

SITE AREA	42.41 ACRES
SITE HIGHLANDS	35.95 ACES
JURISDICTIONAL WETLANDS	6.46 ACRES

WETLAND IMPACTS

WETLAND AREA "A"	
JURISDICTIONAL WETLANDS	1.27 ACRES
WETLANDS TO BE FILLED/IMPACTED	1.27 ACRES

WETLAND AREA "B"	
JURISDICTIONAL WETLANDS	2.89 ACRES
WETLANDS TO BE FILLED/IMPACTED	1.32 ACRES
PRESERVED WETLANDS	1.57 ACRES
WETLAND BUFFER	0.16 ACRES

WETLAND AREA "C"	
JURISDICTIONAL WETLANDS	2.30 ACRES
WETLANDS TO BE FILLED/IMPACTED	0.81 ACRES
PRESERVED WETLANDS	1.49 ACRES
WETLAND BUFFER	0.22 ACRES

TOTAL IMPACTS

JURISDICTIONAL WETLANDS	6.46 ACRES
WETLANDS TO BE FILLED/IMPACTED	3.40 ACRES
PRESERVED WETLANDS	3.06 ACRES
WETLAND BUFFER	0.38 ACRES

WETLAND MASTERPLAN

SCALE 1" = 400'

PROPOSED ACTIVITY:

WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions

Date	Initials

Project Title:

SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD

Project Location: Lat. 32°43'07" N, Long. 80°04'52"W

CHARLESTON COUNTY, SOUTH CAROLINA

Applicant:

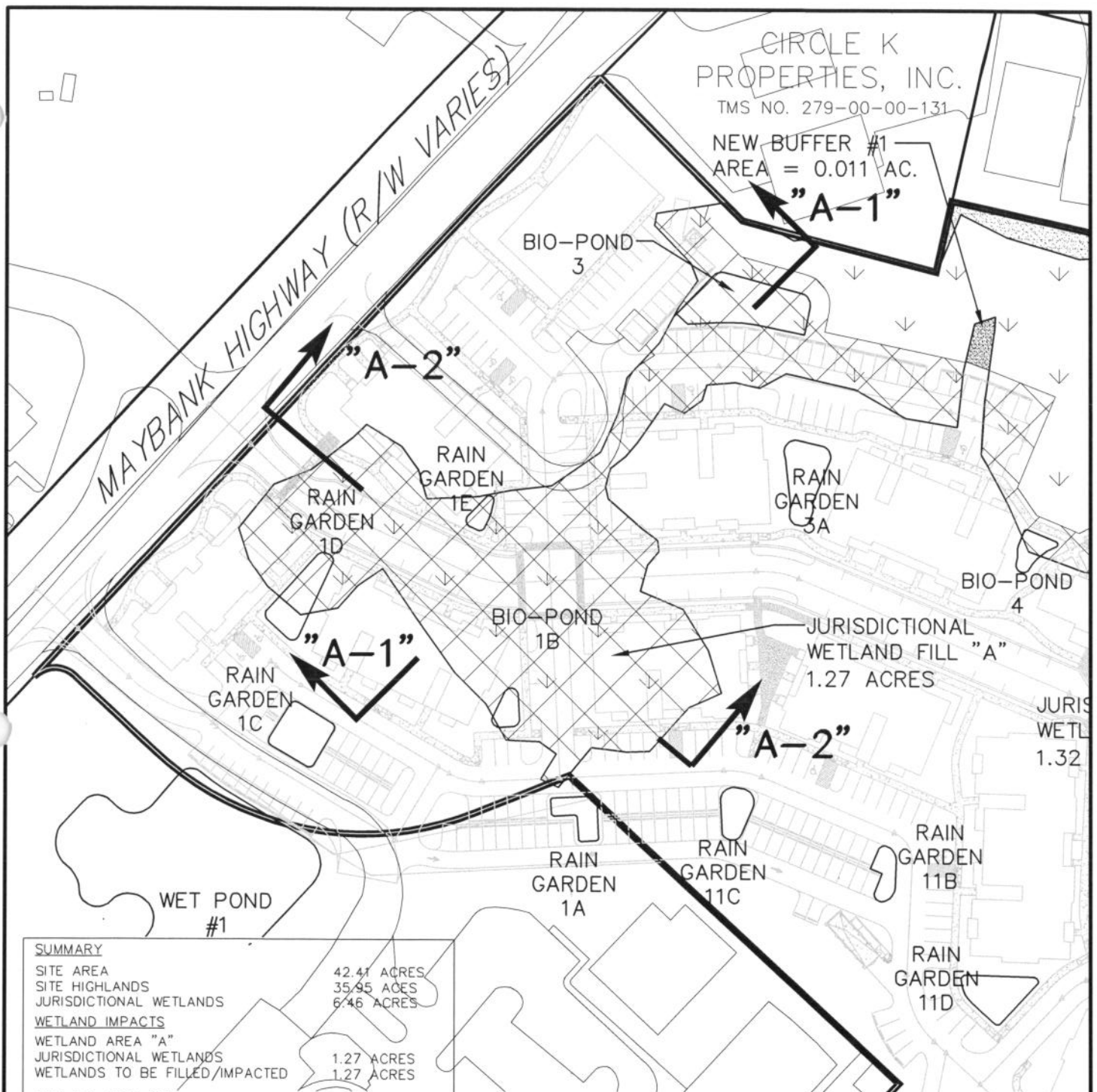
ANGEL OAK VILLAGE-AOD, LLC

Date: APRIL 26, 2010

Scale: 1" = 500'

Application #

Sheet 7 of 17



SUMMARY

SITE AREA 42.41 ACRES
SITE HIGHLANDS 35.95 ACES
JURISDICTIONAL WETLANDS 6.46 ACES

WETLAND IMPACTS

WETLAND AREA "A"
JURISDICTIONAL WETLANDS 1.27 ACRES
WETLANDS TO BE FILLED/IMPACTED 1.27 ACRES

WETLAND AREA "B"
JURISDICTIONAL WETLANDS 2.89 ACRES
WETLANDS TO BE FILLED/IMPACTED 1.32 ACRES
PRESERVED WETLANDS 1.57 ACRES
WETLAND BUFFER 0.16 ACRES

WETLAND AREA "C"
JURISDICTIONAL WETLANDS 2.30 ACRES
WETLANDS TO BE FILLED/IMPACTED 0.81 ACRES
PRESERVED WETLANDS 1.49 ACRES
WETLAND BUFFER 0.22 ACRES

TOTAL IMPACTS

JURISDICTIONAL WETLANDS 6.46 ACRES
WETLANDS TO BE FILLED/IMPACTED 3.40 ACRES
PRESERVED WETLANDS 3.06 ACRES
WETLAND BUFFER 0.38 ACRES

PROPOSED ACTIVITY:

WETLAND IMPACT FOR LAND DEVELOPMENT

Revisions

Date Initials

WETLAND MASTERPLAN "A"

SCALE 1" = 100'

Project Title:

SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD

Project Location: Lat. 32°43'07" N, Long. 80°04'52" W

CHARLESTON COUNTY, SOUTH CAROLINA

Applicant:

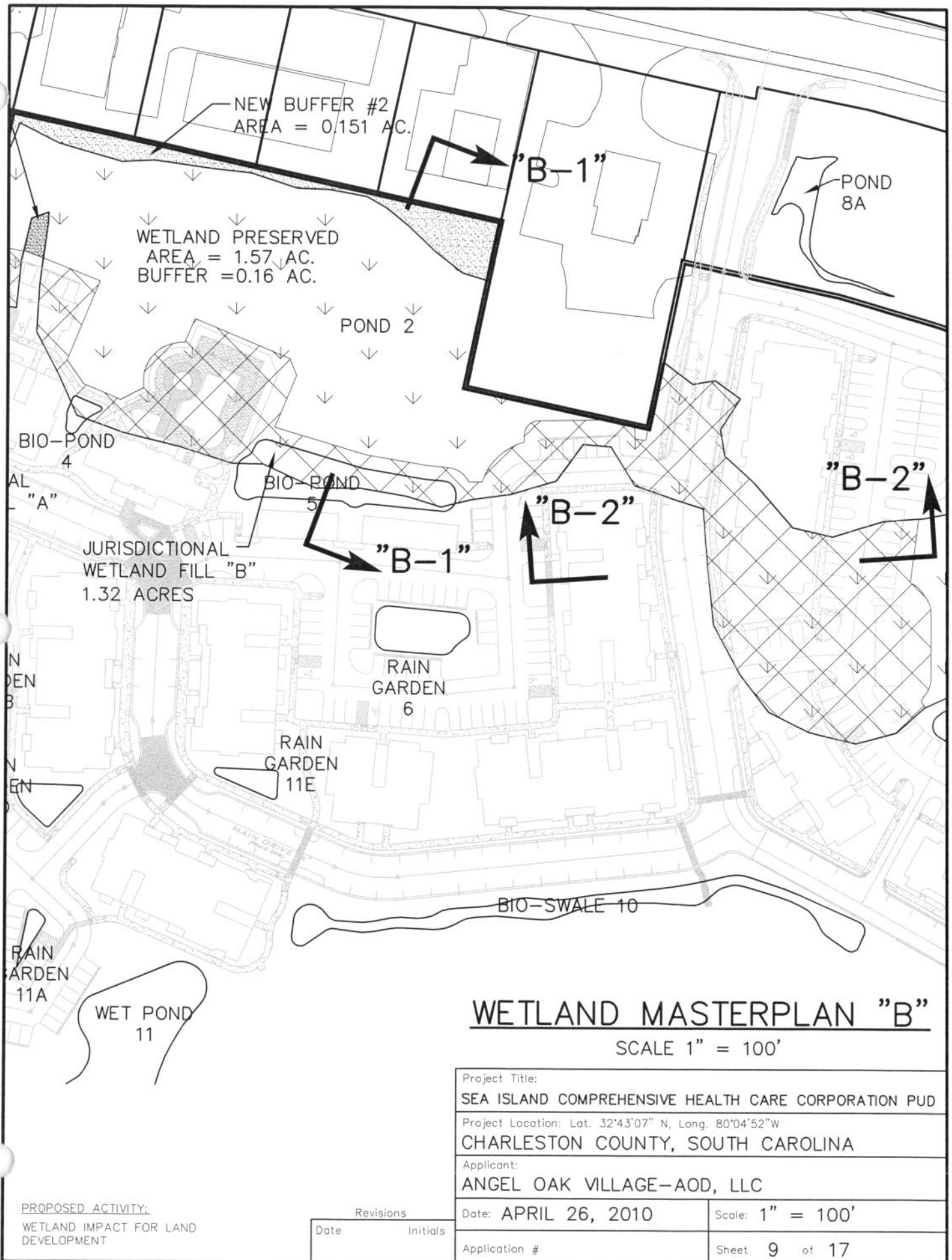
ANGEL OAK VILLAGE-AOD, LLC

Date: APRIL 26, 2010

Scale: 1" = 100'

Application #

Sheet 8 of 17



WETLAND MASTERPLAN "B"

SCALE 1" = 100'

Project Title:

SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD

Project Location: Lat. 32°43'07" N, Long. 80°04'52"W

CHARLESTON COUNTY, SOUTH CAROLINA

Applicant:

ANGEL OAK VILLAGE-AOD, LLC

Date: APRIL 26, 2010

Scale: 1" = 100'

Application #

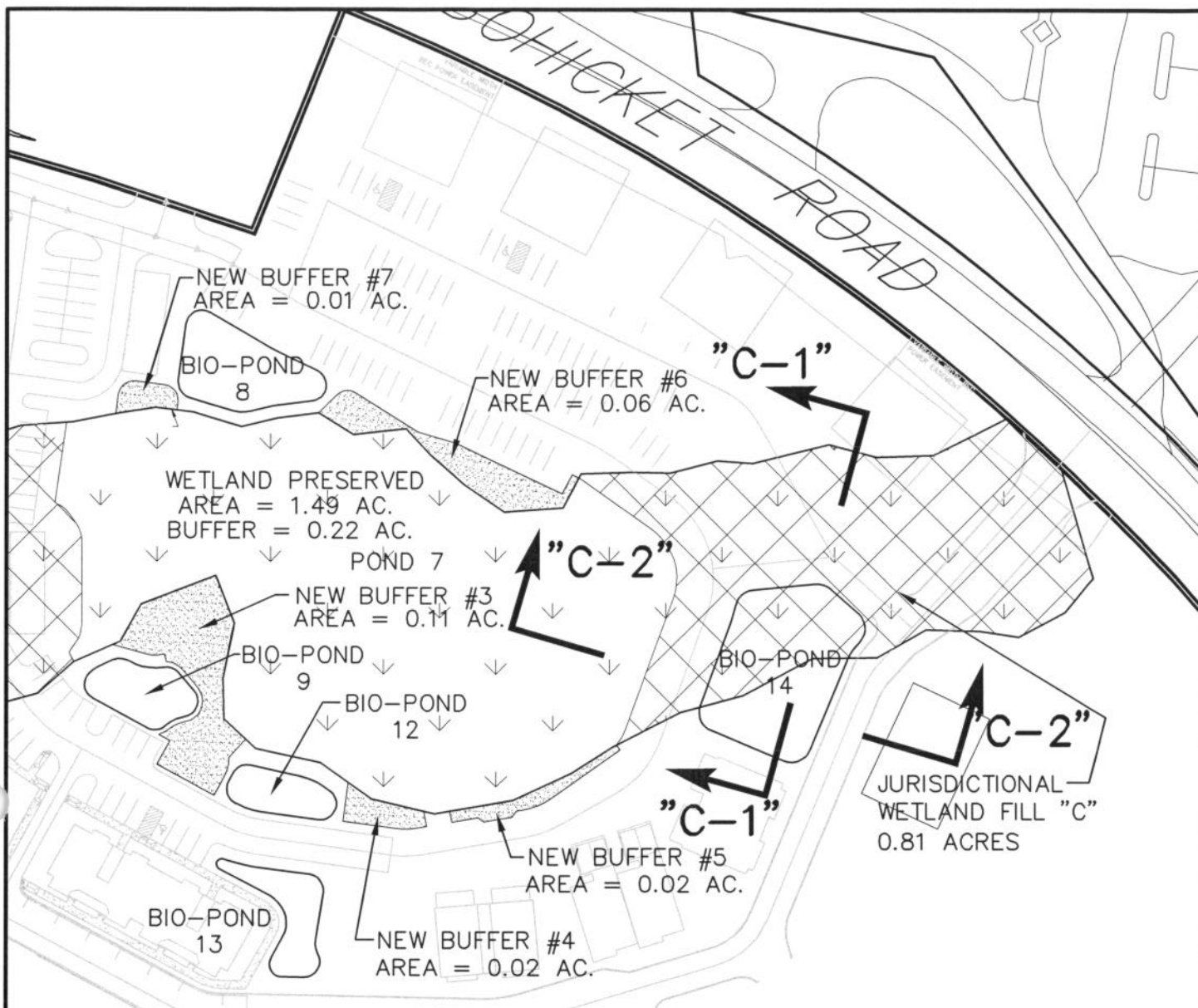
Sheet 9 of 17

PROPOSED ACTIVITY:

WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions

Date Initials



SUMMARY

SITE AREA	42.41 ACRES
SITE HIGHLANDS	35.95 ACES
JURISDICTIONAL WETLANDS	6.46 ACRES

WETLAND IMPACTS

WETLAND AREA "A"	
JURISDICTIONAL WETLANDS	1.27 ACRES
WETLANDS TO BE FILLED/IMPACTED	1.27 ACRES

WETLAND AREA "B"	
JURISDICTIONAL WETLANDS	2.89 ACRES
WETLANDS TO BE FILLED/IMPACTED	1.32 ACRES
PRESERVED WETLANDS	1.57 ACRES
WETLAND BUFFER	0.16 ACRES

WETLAND AREA "C"	
JURISDICTIONAL WETLANDS	2.30 ACRES
WETLANDS TO BE FILLED/IMPACTED	0.81 ACRES
PRESERVED WETLANDS	1.49 ACRES
WETLAND BUFFER	0.22 ACRES

TOTAL IMPACTS

JURISDICTIONAL WETLANDS	6.46 ACRES
WETLANDS TO BE FILLED/IMPACTED	3.40 ACRES
PRESERVED WETLANDS	3.06 ACRES
WETLAND BUFFER	0.38 ACRES

WETLAND MASTERPLAN "C"

SCALE 1" = 100'

Project Title:

SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD

Project Location: Lat. 32°43'07" N, Long. 80°04'52" W

CHARLESTON COUNTY, SOUTH CAROLINA

Applicant:

ANGEL OAK VILLAGE-AOD, LLC

Date: APRIL 26, 2010

Scale: 1" = 100'

Application #

Sheet 10 of 17

PROPOSED ACTIVITY:

WETLAND IMPACT FOR LAND DEVELOPMENT

Revisions

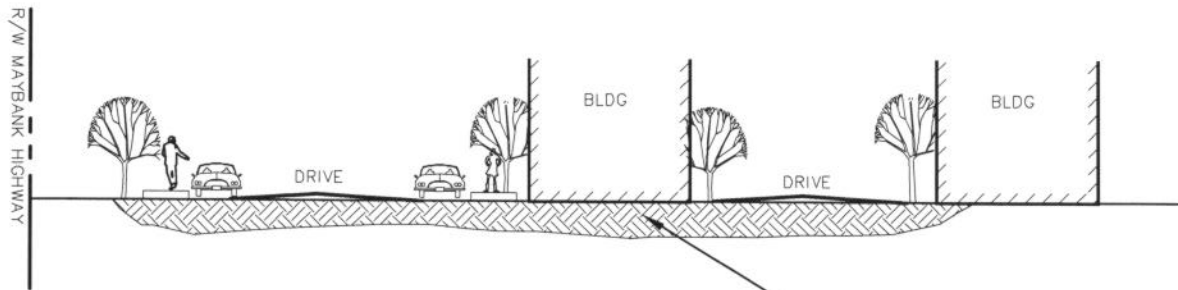
Date Initials



JURISDICTIONAL
WETLAND FILL "A"
1.27 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 4,098 CY)

CROSS SECTION "A-1"

N.T.S.



JURISDICTIONAL
WETLAND FILL "A"
1.27 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 4,098 CY)

CROSS SECTION "A-2"

N.T.S.

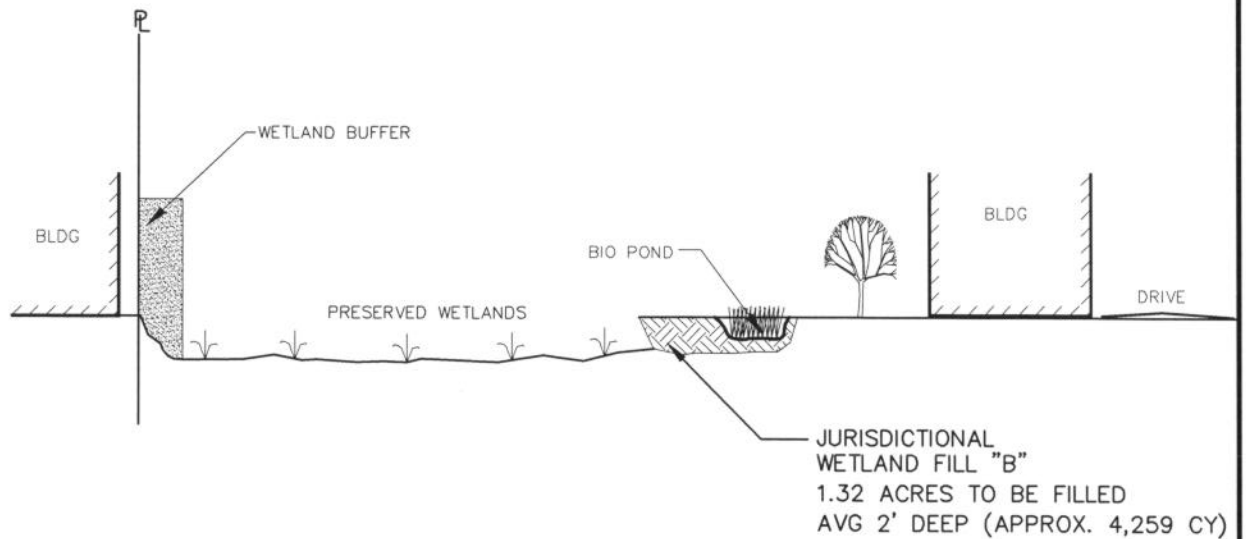
CROSS SECTIONS

NOT TO SCALE

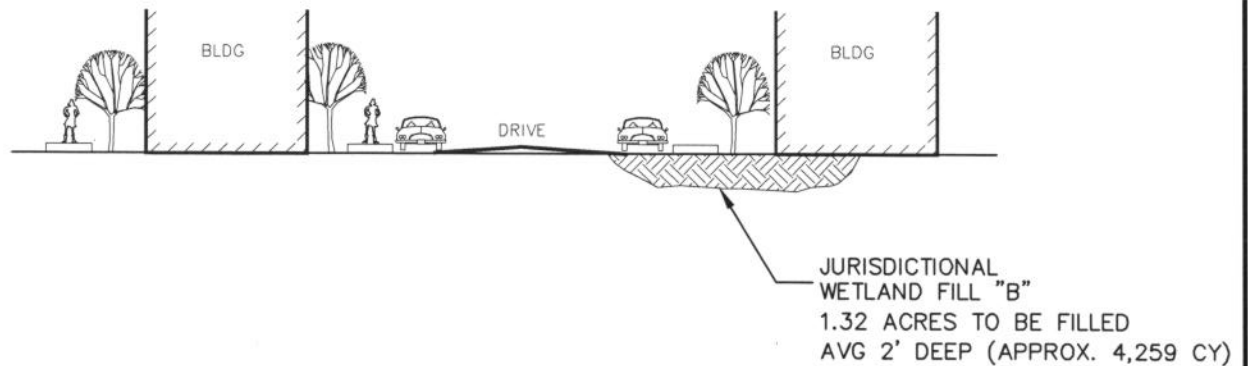
PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

Project Title:	
SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52"W	
CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant:	
ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: NONE
Application #	Sheet 11 of 17



CROSS SECTION "B-1"
N.T.S.



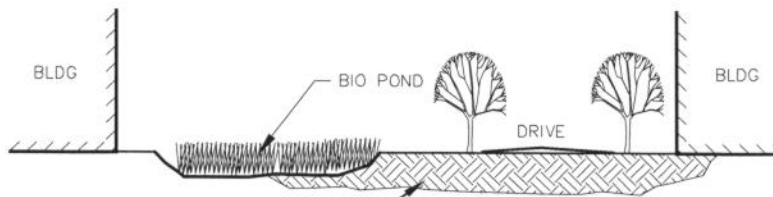
CROSS SECTION "B-2"
N.T.S.

CROSS SECTIONS
NOT TO SCALE

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

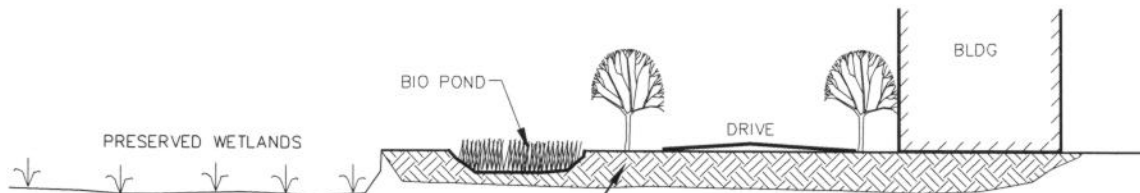
Project Title: SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52" W CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant: ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: NONE
Application #	Sheet 12 of 17



JURISDICTIONAL
WETLAND FILL "C"
0.81 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 2,613 CY)

CROSS SECTION "C-1"

N.T.S.



JURISDICTIONAL
WETLAND FILL "C"
0.81 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 2,613 CY)

CROSS SECTION "C-2"

N.T.S.

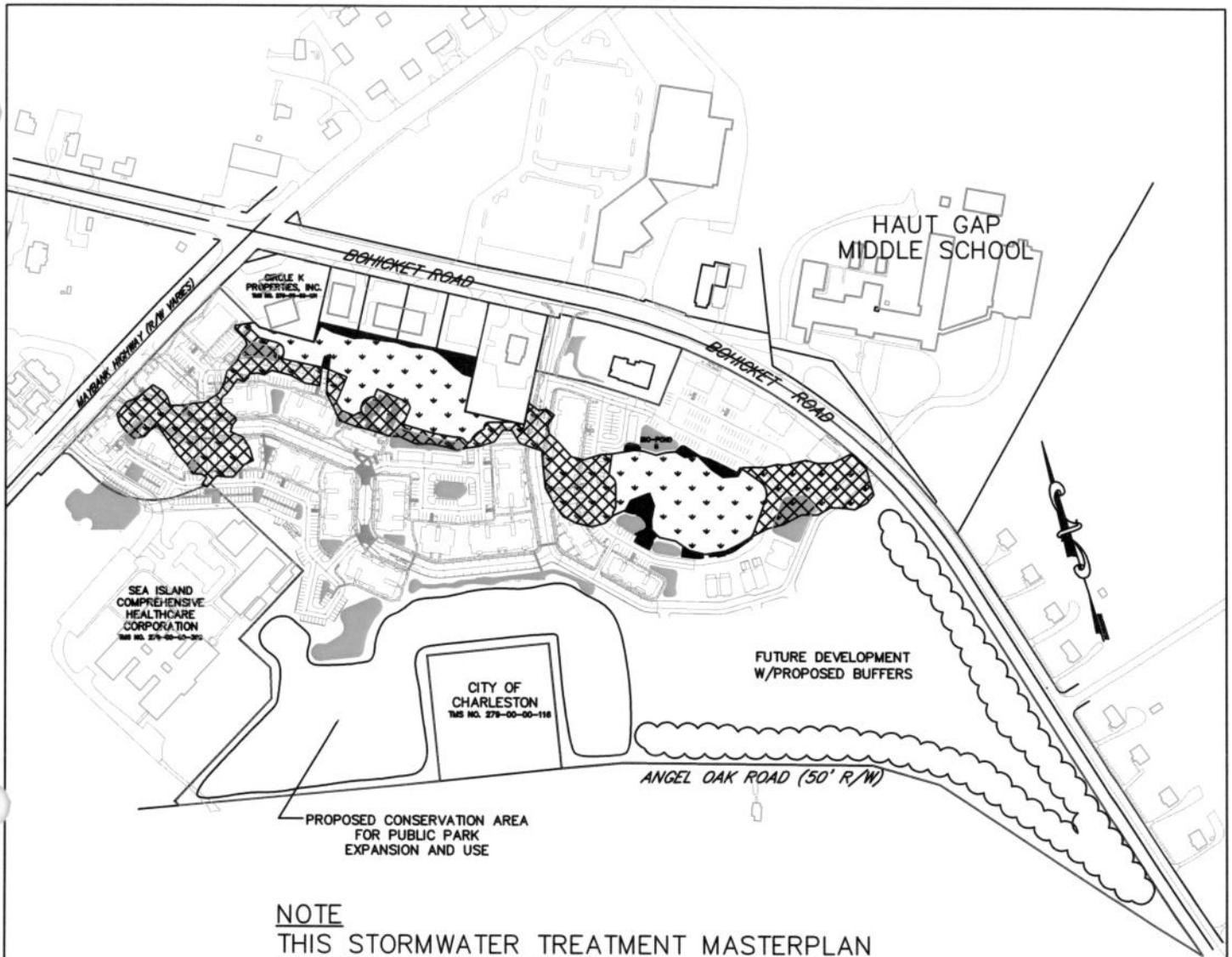
CROSS SECTIONS

NOT TO SCALE

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

Project Title:	
SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52"W	
CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant:	
ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: NONE
Application #	Sheet 13 of 17



NOTE

THIS STORMWATER TREATMENT MASTERPLAN INCLUDES TWO WET DETENTION PONDS, TWELVE RAIN GARDENS, EIGHT BIO PONDS, ONE BIO SWALE, AMPLE PERVIOUS PAVING AND BUFFERS AROUND THE REMAINING WETLANDS AS PERMANENT MEASURES TO PREVENT WATER QUALITY DEGRADATION AND OTHER NEGATIVE IMPACTS ON ADJACENT WATERS AND WETLANDS.

STORMWATER TREATMENT MASTERPLAN WITH RAIN GARDENS/BIO PONDS

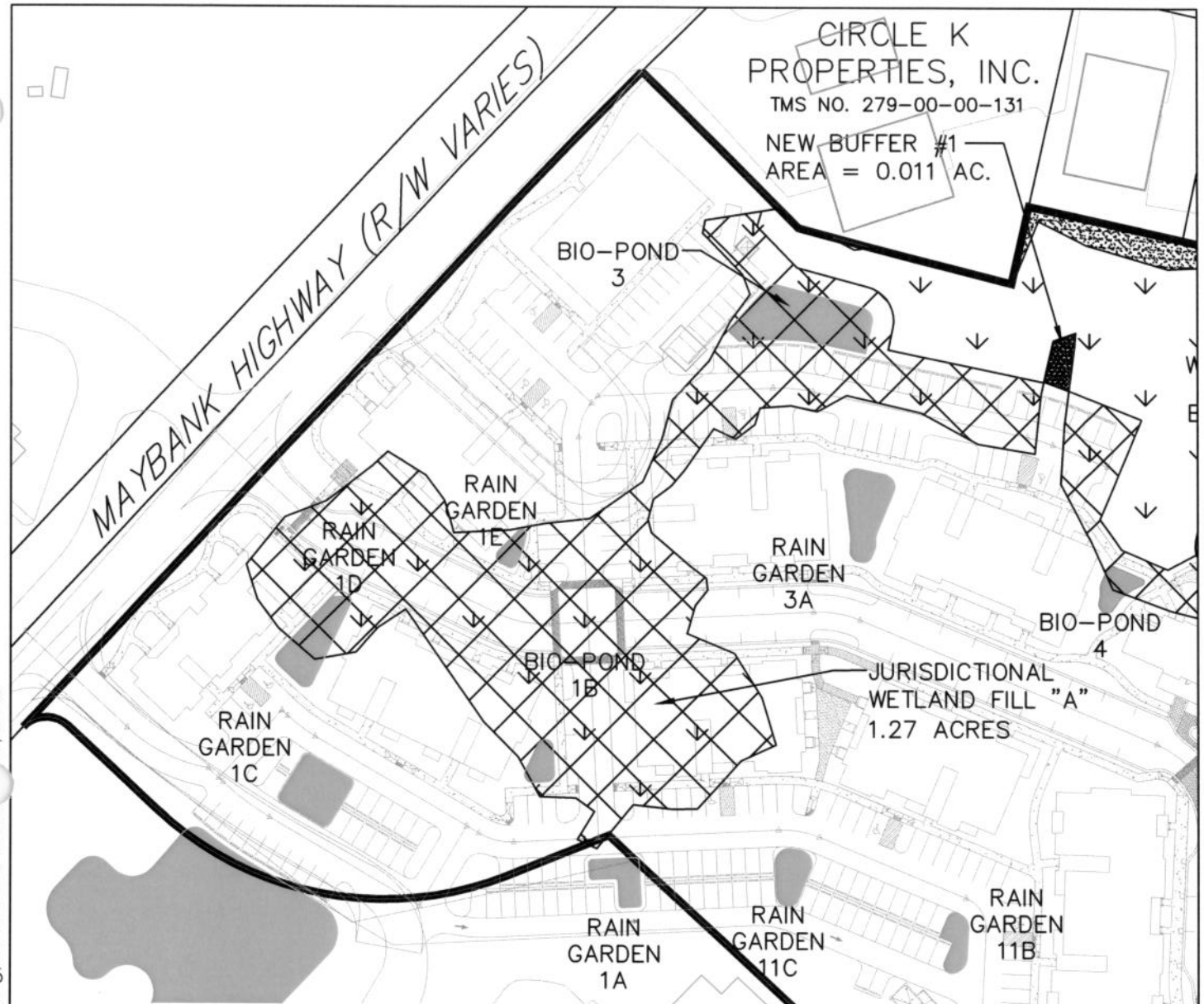
SCALE 1" = 400'

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

Project Title: SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52" W CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant: ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: 1" = 400'
Application #	Sheet 14 of 17

F:\Data\Active\AD2004\05195.00\dwg\05195WET-PERMIT.dwg, 5/20/2010 9:01: M, DRC



STORMWATER TREATMENT MASTERPLAN WITH RAIN GARDENS/BIO PONDS

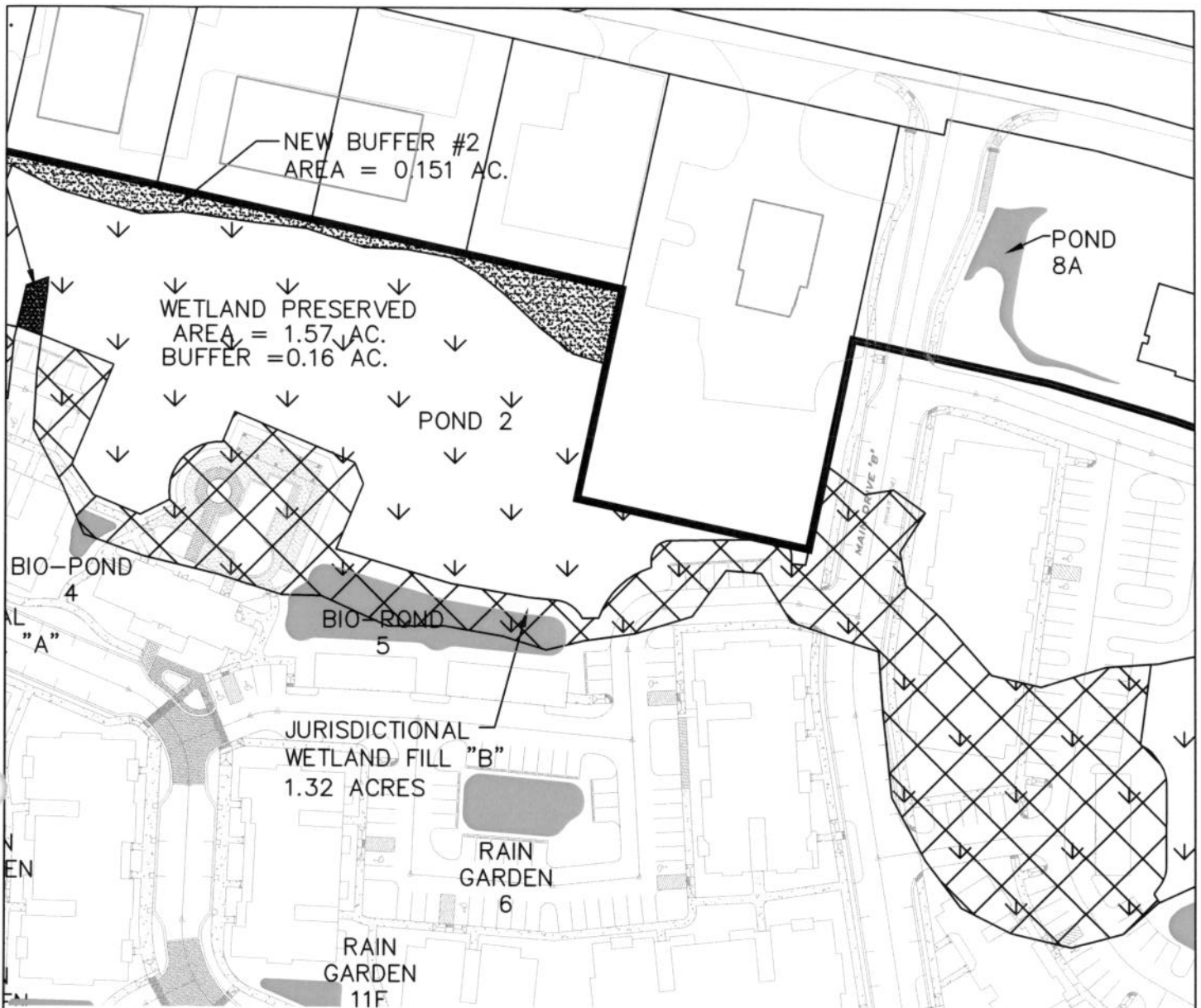
SCALE 1" = 100'

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

Project Title: SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52"W CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant: ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: 1" = 100'
Application #	Sheet 15 of 17

F:\Data\Active\AD2004\05195.00\dwg\05195WET-PERMIT.dwg, 5/20/2010 9:02: M, DRC



STORMWATER TREATMENT MASTERPLAN WITH RAIN GARDENS/BIO PONDS

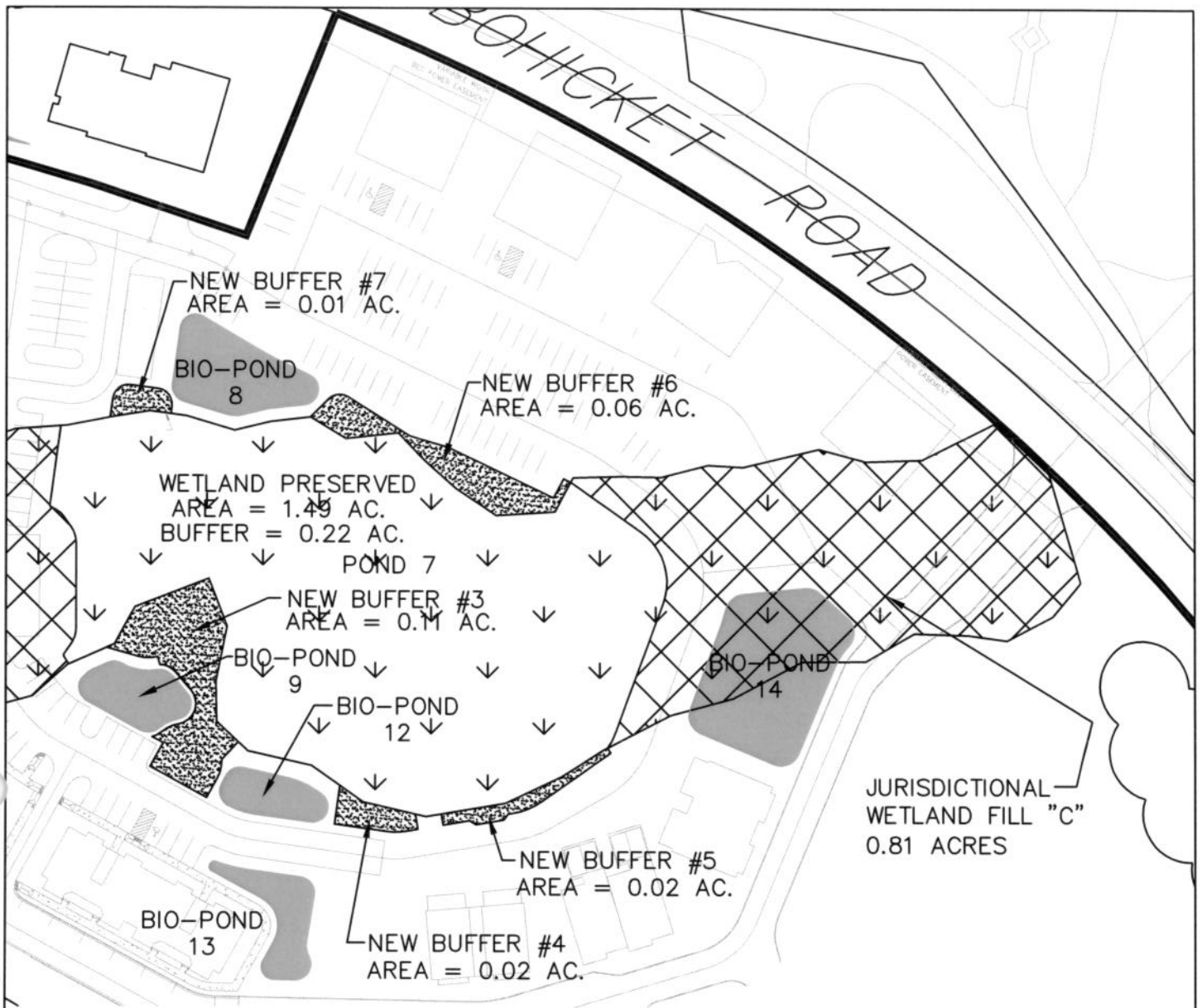
SCALE 1" = 100'

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

Project Title: SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52"W CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant: ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: 1" = 100'
Application #	Sheet 16 of 17

F:\Data\Active\AD2004\05195.00\dwg\05195WET-PERMIT.dwg, 5/20/2010 9:02: .M, DRC



STORMWATER TREATMENT MASTERPLAN WITH RAIN GARDENS/BIO PONDS

SCALE 1" = 100'

PROPOSED ACTIVITY:
WETLAND IMPACT FOR LAND
DEVELOPMENT

Revisions	
Date	Initials

Project Title: SEA ISLAND COMPREHENSIVE HEALTH CARE CORPORATION PUD	
Project Location: Lat. 32°43'07" N, Long. 80°04'52" W CHARLESTON COUNTY, SOUTH CAROLINA	
Applicant: ANGEL OAK VILLAGE-AOD, LLC	
Date: APRIL 26, 2010	Scale: 1" = 100'
Application #	Sheet 17 of 17