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 # : 2007-921-2IV-P

May 4, 2007

MAJOR ACTIVITY

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), 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 South Carolina Department of Health and Environmental Control by

OYSTER POINT DEVELOPERS, LLC.
C/O SABINE & WATERS, INC.
POST OFFICE BOX 1072
SUMMERVILLE, SOUTH CAROLINA

for a permit to construct a pier and floating dock in

AN UNAMED TRIBUTARY TO HAMLIN SOUND

at a location at TMS # 561-00-00-047, located South-East of the intersection of Six Mile Road and Rifle Range Road, Charleston County, South Carolina, (Latitude:32.81934; Longitude: -79.80159)

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, MONDAY, JUNE 4, 2007

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

The proposed work consists of construction of a 6' x 868' fixed timber pier walkway extending from highland to an 8' x 10' covered fixed pier head. An 8' x 10' floating dock will be constructed and attached to the pier head by a 6' x 8" ramp, and will be located channel ward. The purpose of the dock is for the private recreational use of future community residents following development of the uplands.

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

REGULATORY DIVISION
Refer to: P/N # SAC 2007-921-2IV

May 4, 2007

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

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.124 acres 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.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

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 also 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, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

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.

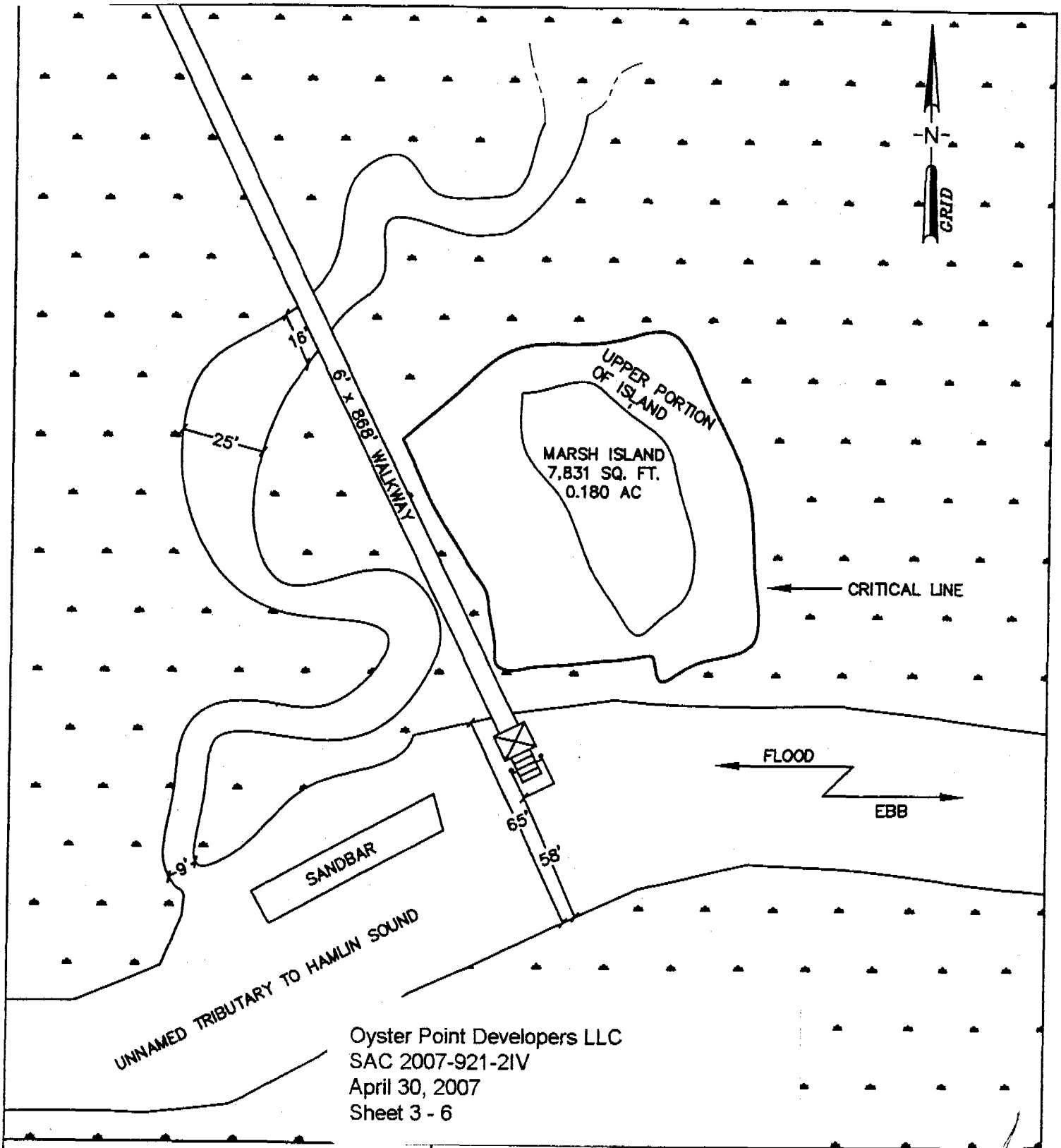
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may 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.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

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

Steve Brooks
Project Manager
SCDHEC-OCRM



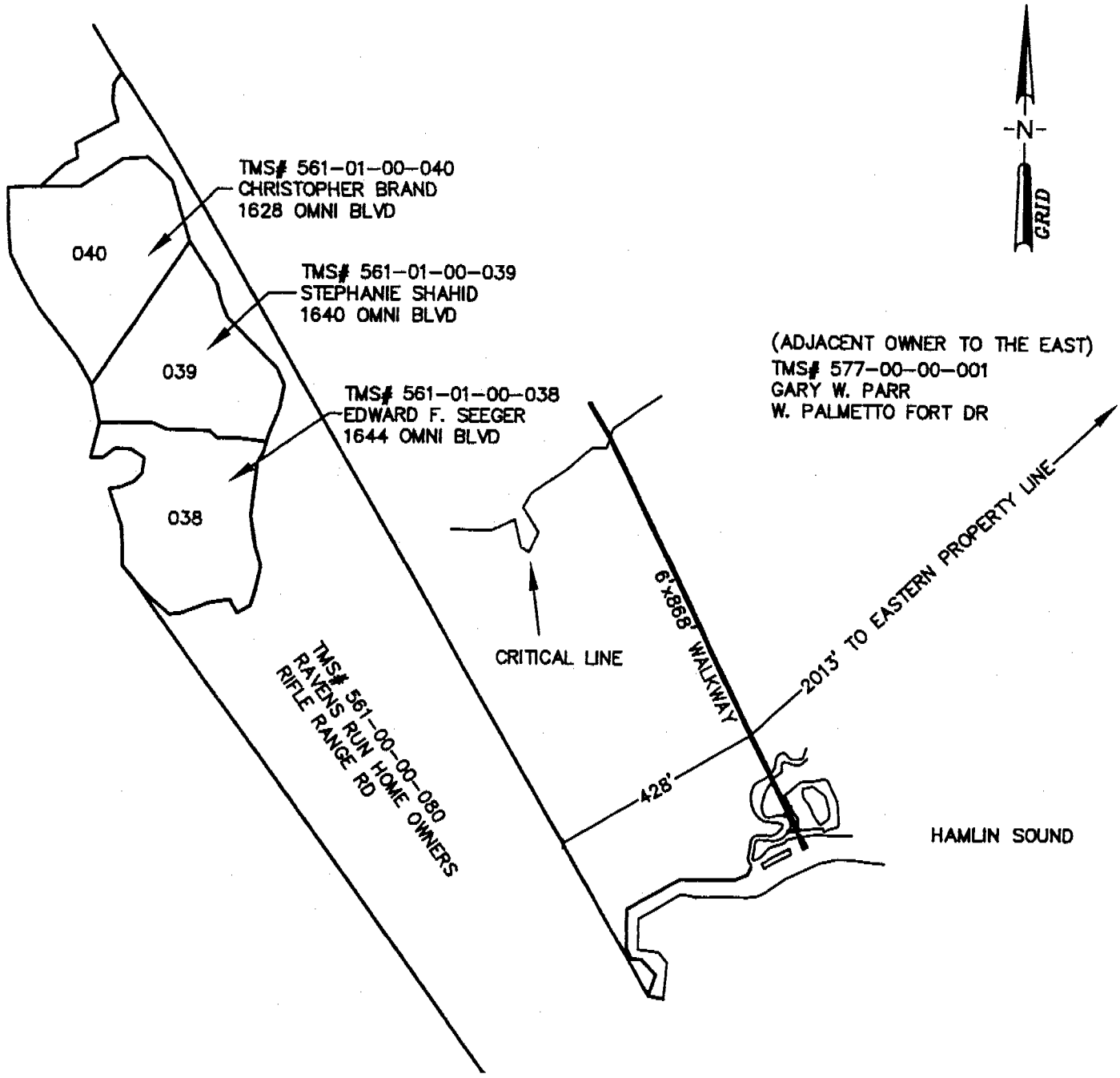
Oyster Point Developers LLC
SAC 2007-921-2IV
April 30, 2007
Sheet 3 - 6

APPLICANT: OYSTER POINT DEVELOPERS LLC
ADDRESS: SIX MILE ROAD
SUBDIVISION: CHRIST CHURCH PARISH
MT. PLEASANT
CHARLESTON COUNTY
TMS # 561-00-00-047
HAMLIN SOUND OFF OF THE ICW
BEHIND GOAT ISLAND, ISLE OF PALMS
OCRM DOCK

PRIVATE DOCK
PLAN VIEW
4/18/07
SCALE: 1"=40'

0 40 80

SOUTH CAROLINA REGISTERED LAND SURVEYOR 21621 LEWIS SMITH MOORE



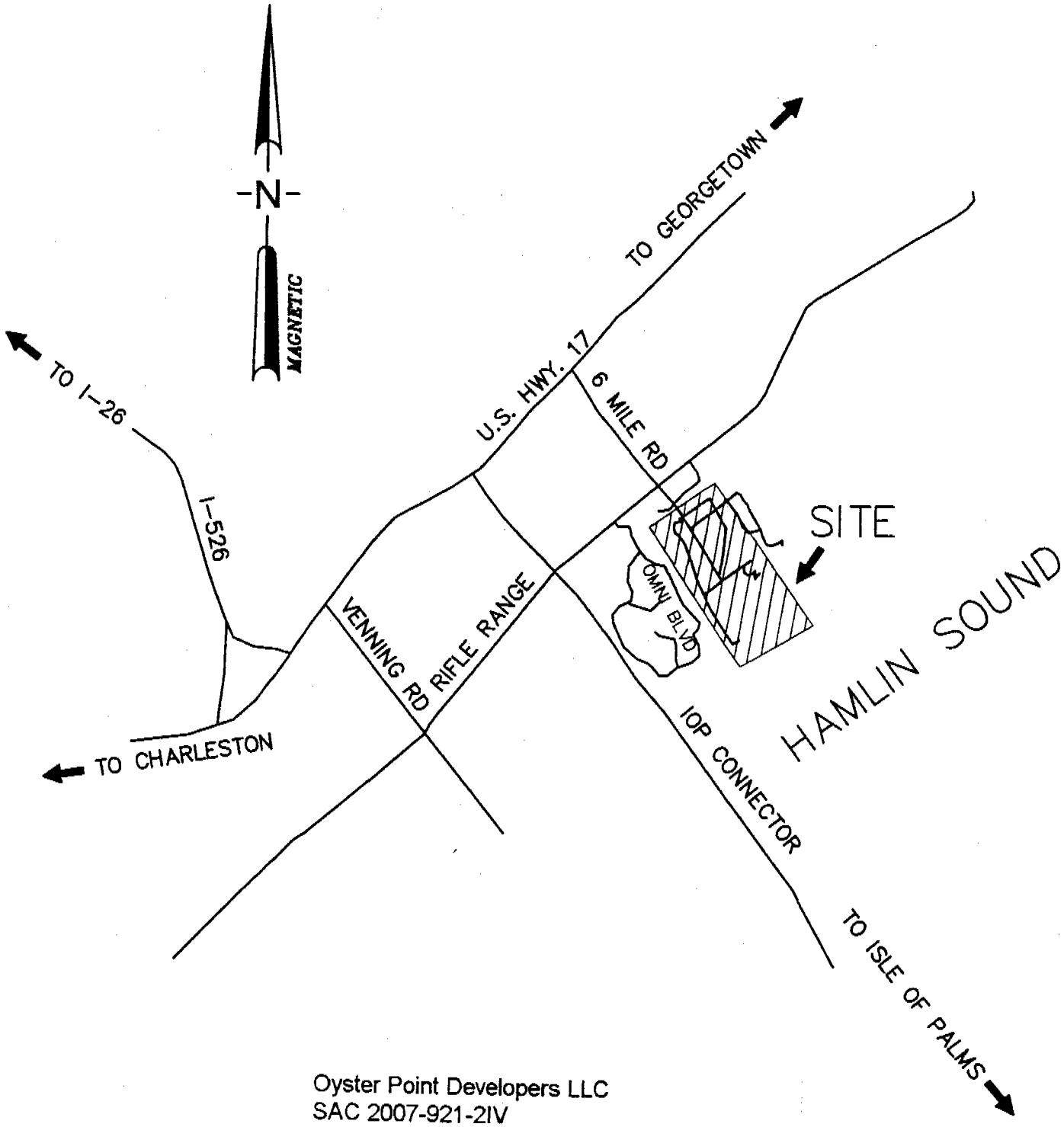
Oyster Point Developers LLC
SAC 2007-921-2IV
April 30, 2007
Sheet 2 - 6

APPLICANT: OYSTER POINT DEVELOPERS LLC
ADDRESS: SIX MILE ROAD
SUBDIVISION: CHRIST CHURCH PARISH
MT. PLEASANT
CHARLESTON COUNTY
TMS # 561-00-00-047
HAMLIN SOUND OFF OF THE ICW
BEHIND GOAT ISLAND, ISLE OF PALMS
OCRM DOCK

PRIVATE DOCK
PLAN VIEW
4/18/07
SCALE: 1"=300'

0 300 600

SOUTH CAROLINA REGISTERED LAND SURVEYOR 2162 LEWIS SMITH MOORE

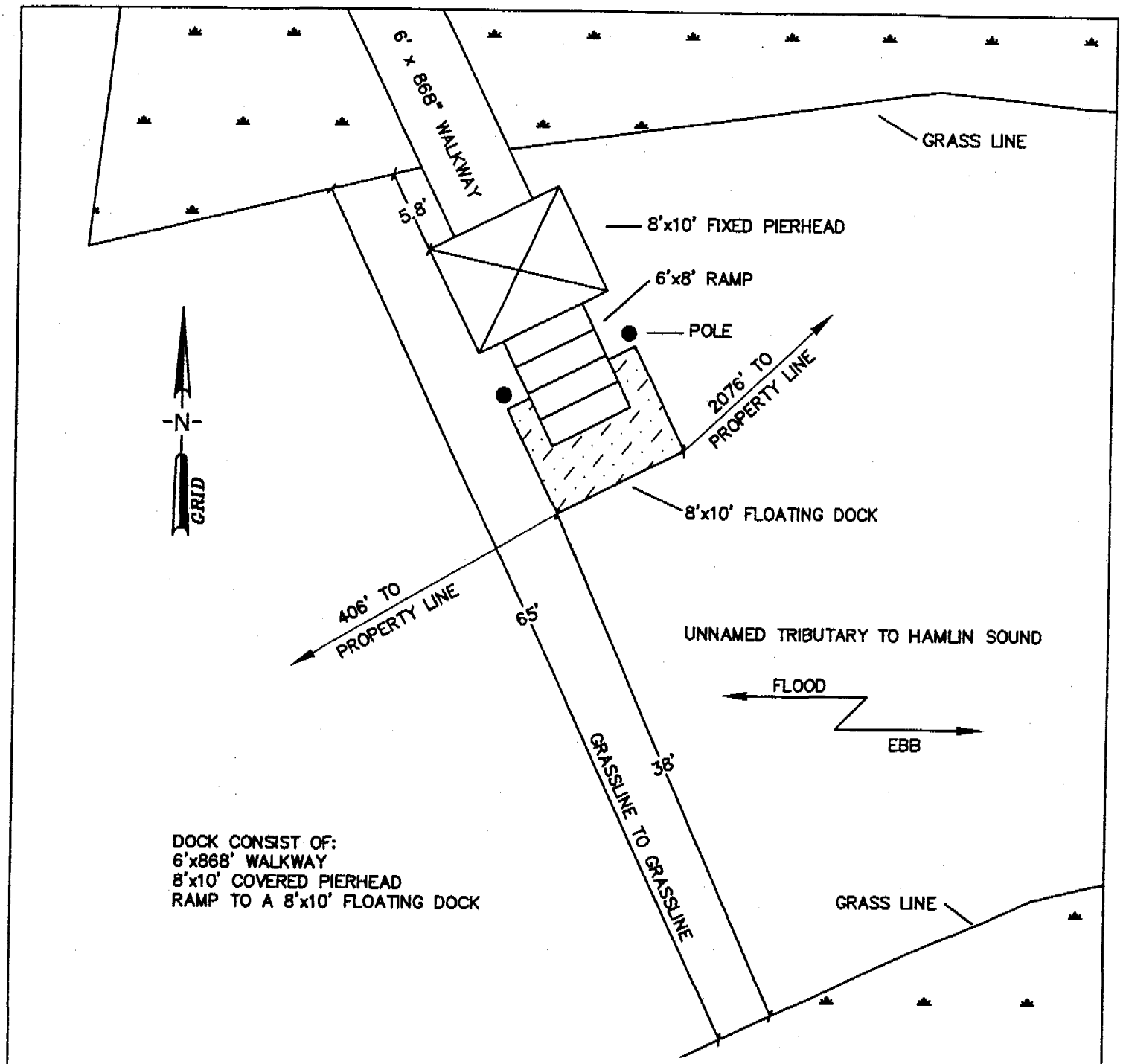


Oyster Point Developers LLC
SAC 2007-921-2IV
April 30, 2007
Sheet 1 - 6

APPLICANT: OYSTER POINT DEVELOPERS LLC
ADDRESS: SIX MILE ROAD
SUBDIVISION: CHRIST CHURCH PARISH
MT. PLEASANT
CHARLESTON COUNTY
TMS # 561-00-00-047
HAMLIN SOUND OFF OF THE ICW
BEHIND GOAT ISLAND, ISLE OF PALMS
OCRM DOCK

PRIVATE DOCK
SITE MAP
4/18/07
N.T.S.

SOUTH CAROLINA
REGISTERED
LAND SURVEYOR
21621
LEWIS SMITH MOORE



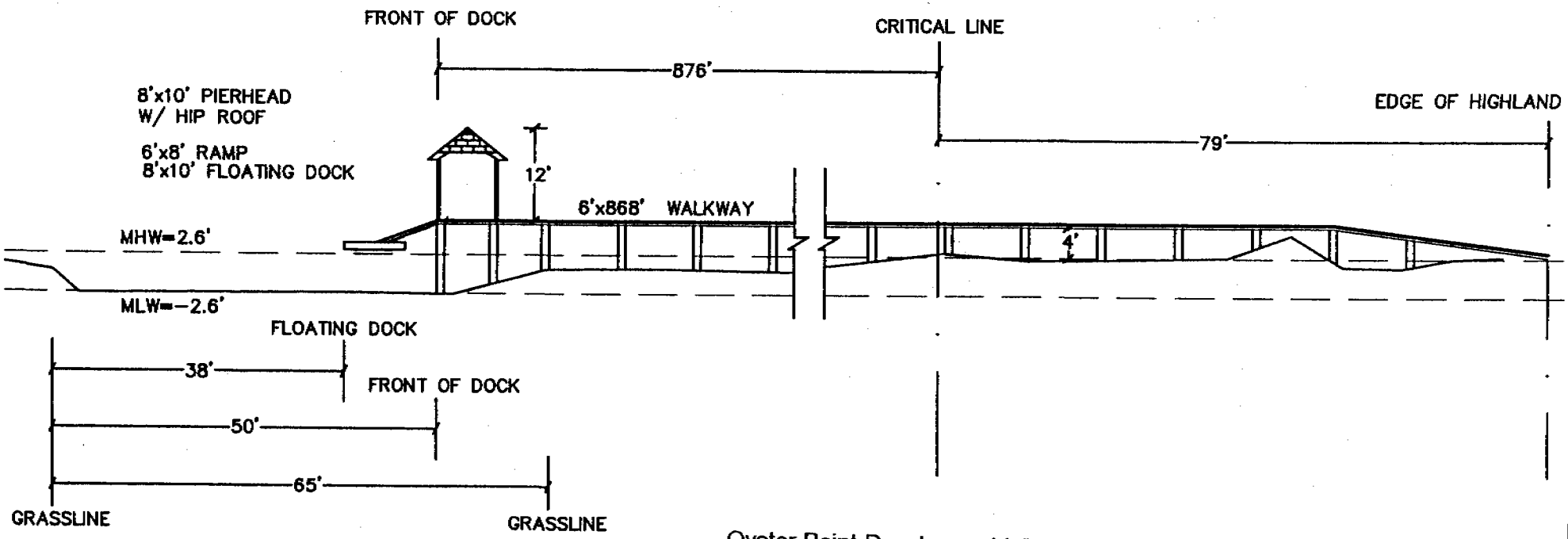
Oyster Point Developers LLC
SAC 2007-921-2IV
April 30, 2007
Sheet 4 - 6

APPLICANT: OYSTER POINT DEVELOPERS LLC
ADDRESS: SIX MILE ROAD
SUBDIVISION: CHRIST CHURCH PARISH
MT. PLEASANT
CHARLESTON COUNTY
TMS # 561-00-00-047
HAMLIN SOUND OFF OF THE ICW
BEHIND GOAT ISLAND, ISLE OF PALMS
OCRM DOCK

PRIVATE DOCK
PLAN VIEW
4/18/07
SCALE: 1"=10'

0 10 20

SOUTH CAROLINA REGISTERED LAND SURVEYOR 2162 LEWIS SMITH MOORE



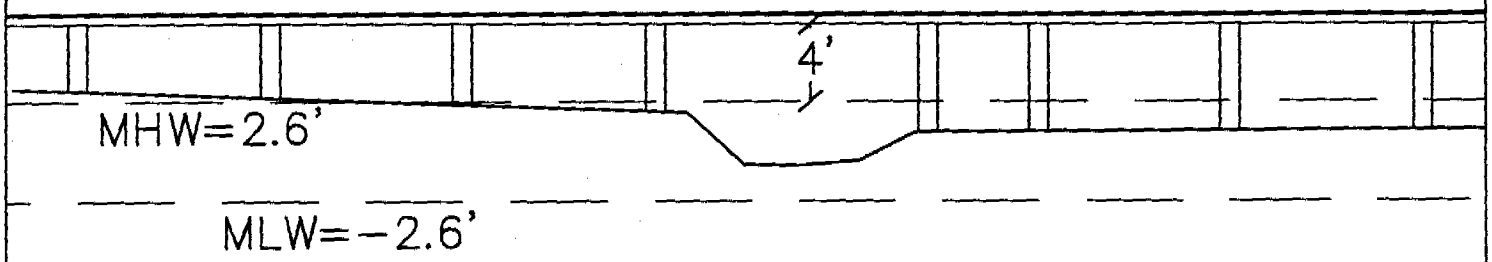
Oyster Point Developers LLC
SAC 2007-921-2IV
April 30, 2007
Sheet 5 - 6

APPLICANT: OYSTER POINT DEVELOPERS LLC
ADDRESS: SIX MILE ROAD
SUBDIVISION: CHRIST CHURCH PARISH
MT. PLEASANT
CHARLESTON COUNTY
TMS # 561-00-00-047
HAMLIN SOUND OFF OF THE ICW
BEHIND GOAT ISLAND, ISLE OF PALMS
OCRM DOCK

PRIVATE DOCK
PROFILE
4/18/07
SCALE: 1"=20'

0 20 40

SOUTH CAROLINA
REGISTERED
LAND SURVEYOR
21621
LEWIS SMITH MOORE



UNNAMED CREEK CROSSING PROFILE

Oyster Point Developers LLC
SAC 2007-921-2IV
April 30, 2007
Sheet 6 - 6

APPLICANT: OYSTER POINT DEVELOPERS LLC
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SUBDIVISION: CHRIST CHURCH PARISH
MT. PLEASANT
CHARLESTON COUNTY
TMS # 561-00-00-047
HAMLIN SOUND OFF OF THE ICW
BEHIND GOAT ISLAND, ISLE OF PALMS
OCRM DOCK

PRIVATE DOCK
PROFILE

4/018/07

SCALE: 1"=10'

0 10 20

SOUTH CAROLINA
REGISTERED
LAND
SURVEYOR
21621
LEWIS SMITH MOORE