

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69A Hagood Avenue**  
**Charleston, SC 29403-5107**  
**and**

**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**Water Quality Certification and Wetlands Section**  
**2600 Bull Street**  
**Columbia, South Carolina 29201**

REGULATORY DIVISION

Refer to: P/N SAC-2004-03854

August 24, 2016

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), 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

**Mr. Steve Varn**  
**Varn Calcote Investment Group, LLC**  
**1866 Wallenberg Boulevard**  
**Charleston, South Carolina 29407**

for a permit to construct a commercial retail center known as Parkway Town Center in

**Sawmill Branch**

in the southeast quadrant of the intersection of US Highway 78 and Berlin G. Myers (SC 165) in Summerville, Dorchester County, South Carolina (Latitude: 33.0254°N, Longitude: -80.1614 °W), Quad Sheet: SC- Summerville.

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 the **Corps** until

**15 Days from the Date of this Notice,**

and **SCDHEC** will receive written statements regarding the proposed work until

**30 Days from the Date of this Notice**

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

proposed work.

The proposed work consists of constructing a commercial retail center. In detail, the applicant proposes to fill 2.906 acres and excavate 0.279 acres of jurisdictional, freshwater wetlands/ waters of the U.S. They also propose to impact 0.137 acres of isolated, non-jurisdictional wetland fill impacts. The proposed fill impacts are required for interior roadway/ access construction, building pad construction, parking and attenuate structures. The proposed excavation impacts are required for construction of a stormwater management facility. The proposed stormwater management facility will provide for pre-treatment of site stormwater prior to its discharge to Sawmill Branch Canal. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 22.4 wetland mitigation credits from the Pigeon Pond Mitigation Bank. The project purpose according to the applicant is to develop the tract into a commercial retail center which is consistent with land uses in the immediate vicinity of the project.

**NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .**

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 of the Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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 3.185 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available

information 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 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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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.

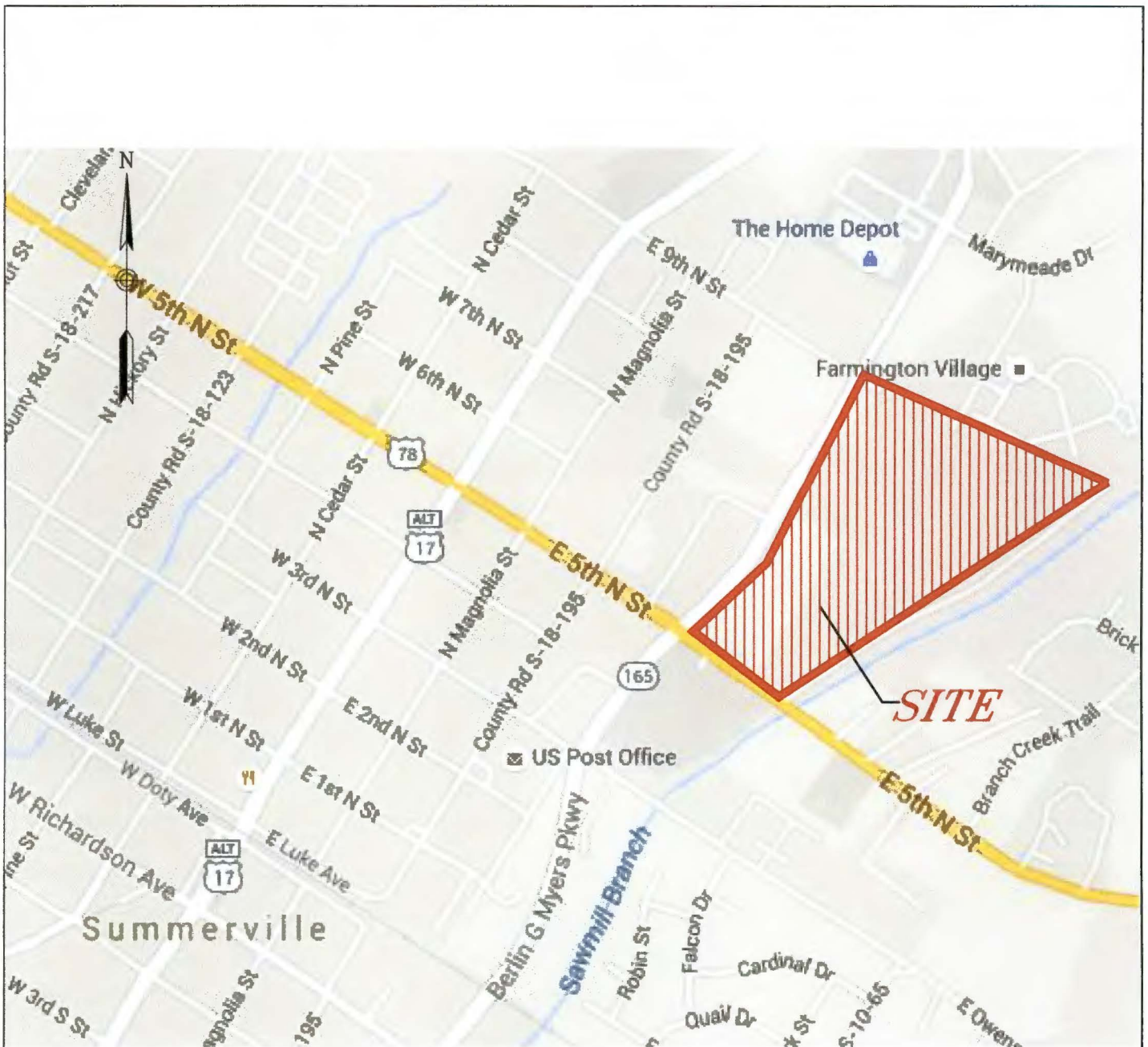
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate. 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 cannot undertake to adjudicate rival claims.


The Corps 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 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. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

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

If there are any questions concerning this public notice, please contact Chelsea B. Bowman, Project Manager, at 843-329-8044 or toll free at 1-866-329-8187.

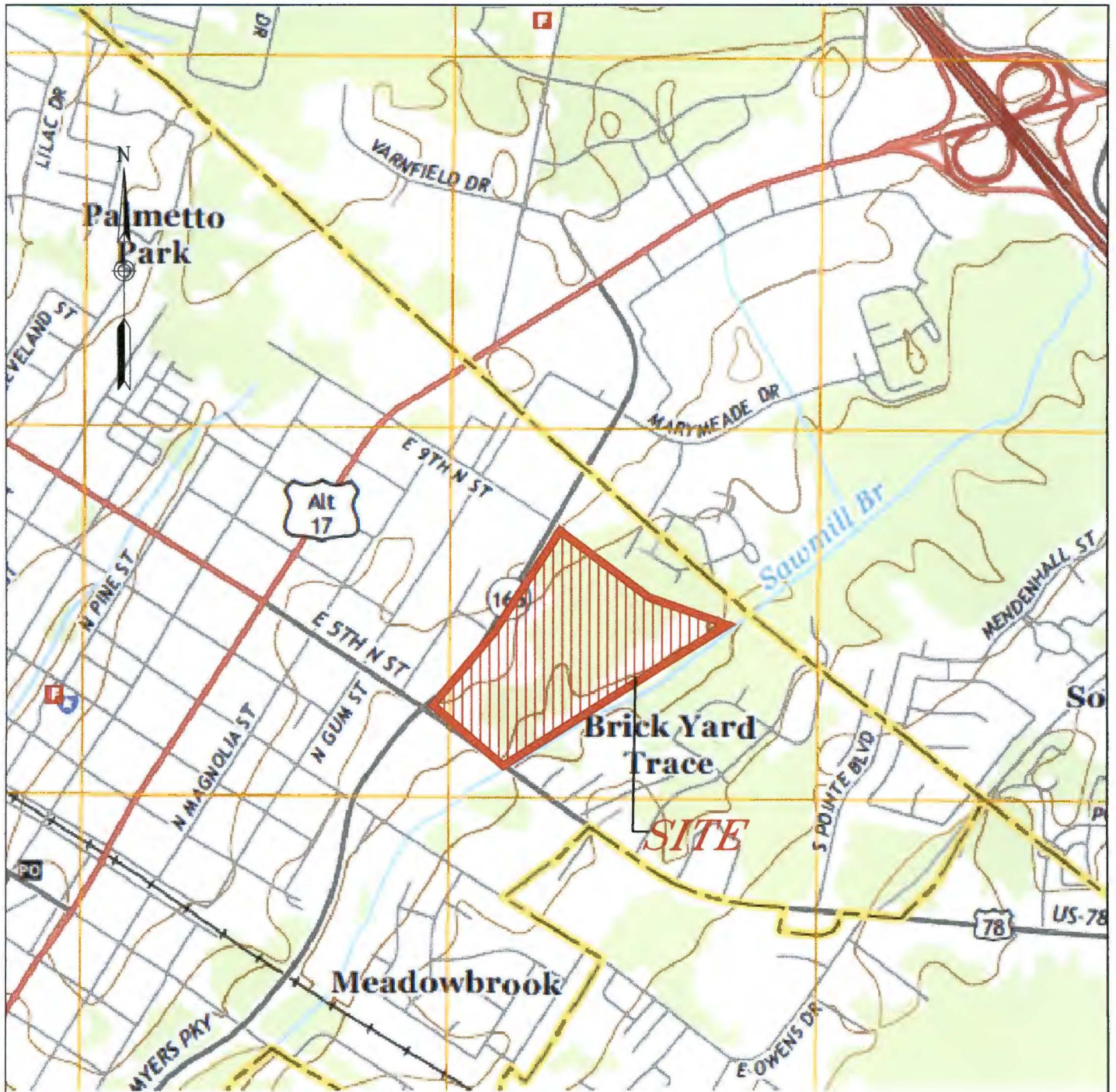


SITE AREA: 57.91 ACRES	REVISIONS
	DATE: INITIALS:


 668 MARINA DRIVE  
 SUITE B-1  
 CHARLESTON, S.C. 29492  
 PHONE: (843) 849-8945  
 FAX: (843) 849-8974  
 EMAIL: CSE@CIVILSITEENV.COM

**LOCATION MAP**  
 (NOT TO SCALE)

PROJECT TITLE: PARKWAY TOWN CENTER	
PROJECT LOCATION: DORCHESTER CO., TOWN OF SUMMERVILLE TRACT A, TMS 138-00-00-001	
APPLICANT: VARN CALCOTE INVESTMENT GROUP, LLC	
DATE: 2016	SCALE:
APPLICATION # SAC- 2004-0385	SHEET: 1 OF: 10



SITE AREA: 57.91 ACRE

LATITUDE 33° 01' 26"N  
 LONGITUDE 80° 09' 55"W

REVISIONS

DATE: INITIALS:



668 MARINA DRIVE  
 SUITE B-1  
 CHARLESTON, S.C. 29492

PHONE: (843) 849-8945  
 FAX: (843) 849-8974  
 EMAIL:  
 CSE@CIVILSITEENV.COM

QUADRANGLE LOCATION MAP  
 (NOT TO SCALE)

PROJECT TITLE: PARKWAY TOWN CENTER

PROJECT LOCATION: DORCHESTER CO., TOWN OF SUMMERVILLE  
 TRACT A, TMS 138-00-00-001

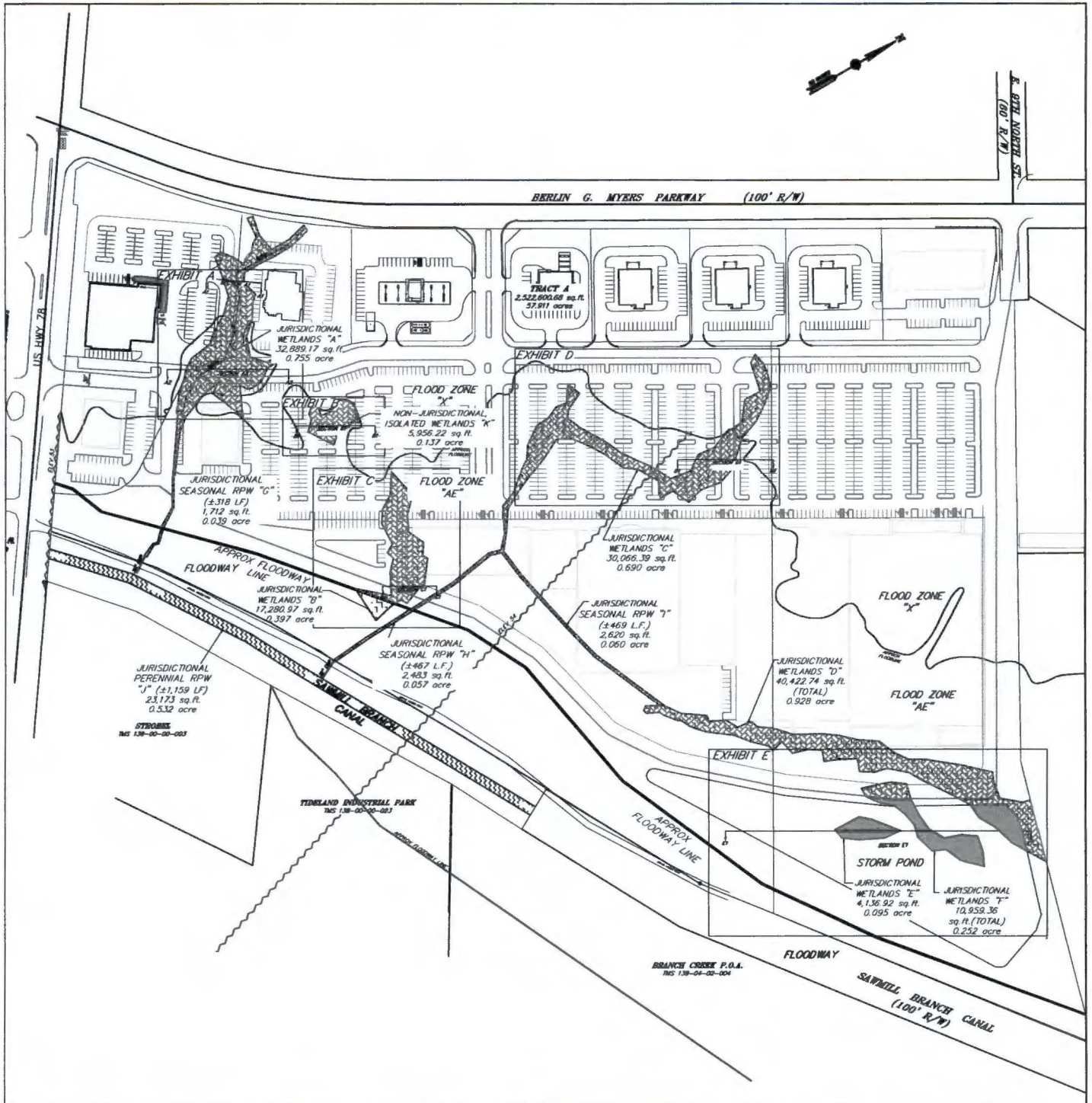
APPLICANT: VARN CALCOTE INVESTMENT GROUP, LLC

DATE: 2016

SCALE:

APPLICATION # SAC- 2004-0385

SHEET: 2 OF: 10



REVISIONS	
DATE:	INITIALS:

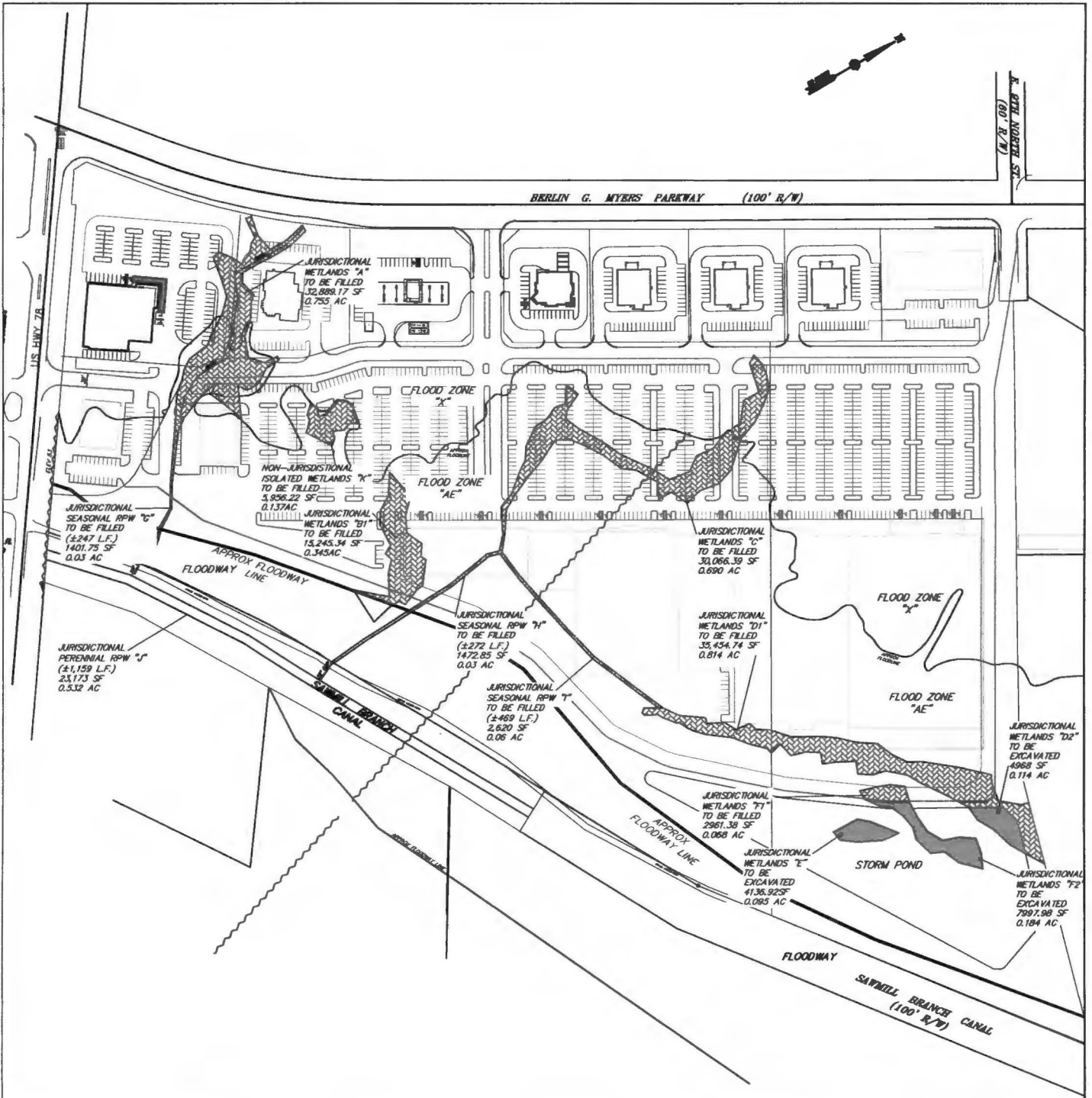


668 MARINA DRIVE  
 SUITE B-1  
 CHARLESTON, S.C. 29492

PHONE: (843) 849-8945  
 FAX: (843) 849-8974  
 EMAIL: CSE@CIVILSITEENV.COM

**EXISTING WETLAND MAP**

PROJECT TITLE:	PARKWAY TOWN CENTER		
PROJECT LOCATION:	DORCHESTER CO., TOWN OF SUMMERVILLE TRACT A, TMS 138-00-00-001		
APPLICANT:	VARN CALCOTE INVESTMENT GROUP, LLC		
DATE:	2016	SCALE:	1"=300'
APPLICATION #	SAC - 2004-0385	SHEET:	3 OF: 10



REVISIONS	
DATE:	INITIALS:

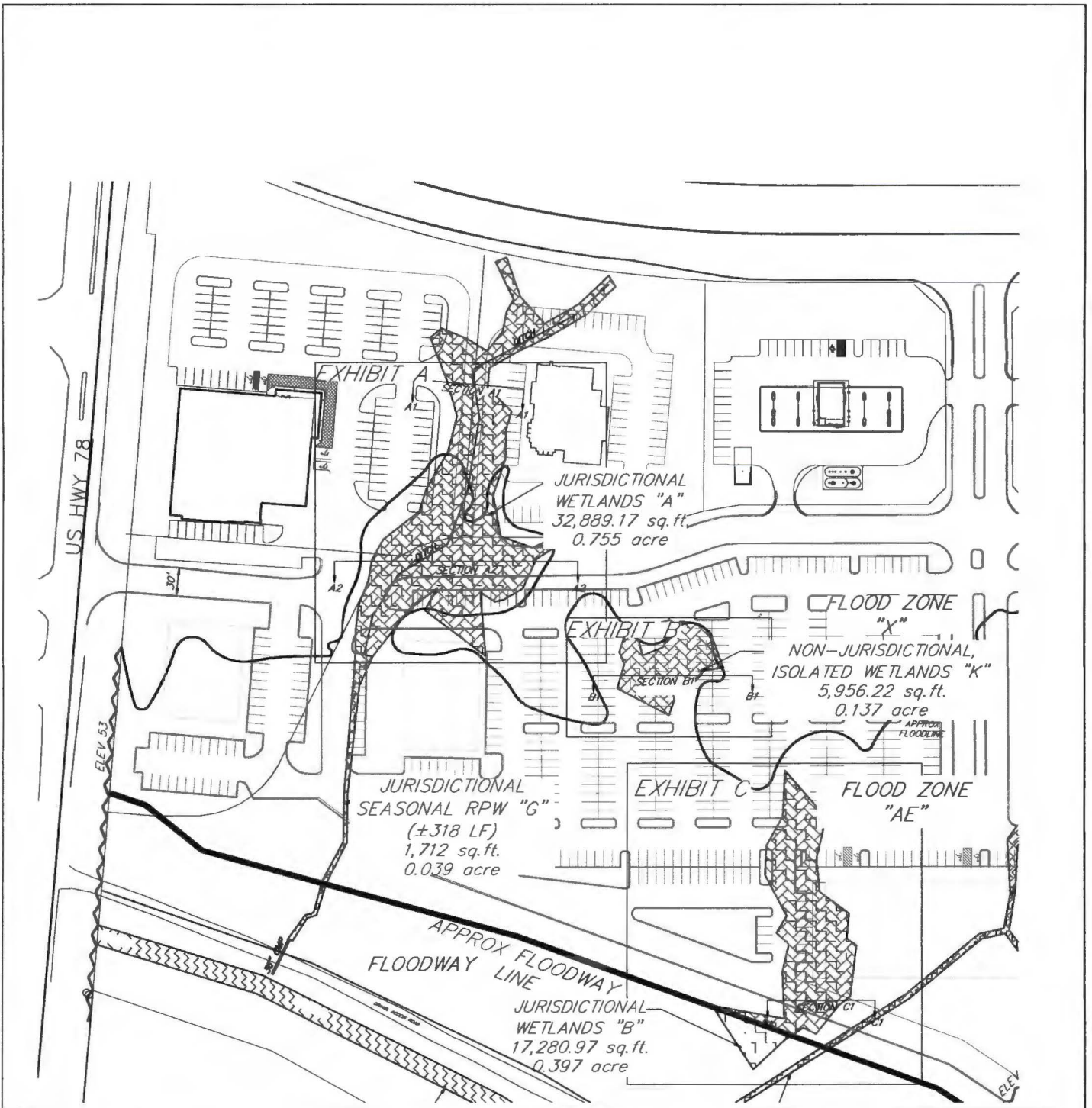
668 MARINA DRIVE  
SUITE B-1  
CHARLESTON, S.C. 29492

PHONE: (843) 849-8945  
FAX: (843) 849-8974  
EMAIL:  
CSE@CIVILSITEENV.COM

**EXISTING WETLAND IMPACT MAP**

PROJECT TITLE: PARKWAY TOWN CENTER	
PROJECT LOCATION: DORCHESTER CO., TOWN OF SUMMERVILLE TRACT A, TMS 138-00-00-001	
APPLICANT: VARN CALCOTE INVESTMENT GROUP, LLC	
DATE: 2016	SCALE: 1"=300'
APPLICATION # SAC - 2004-0385	SHEET: 4 OF: 10





REVISIONS	
DATE:	INITIALS:

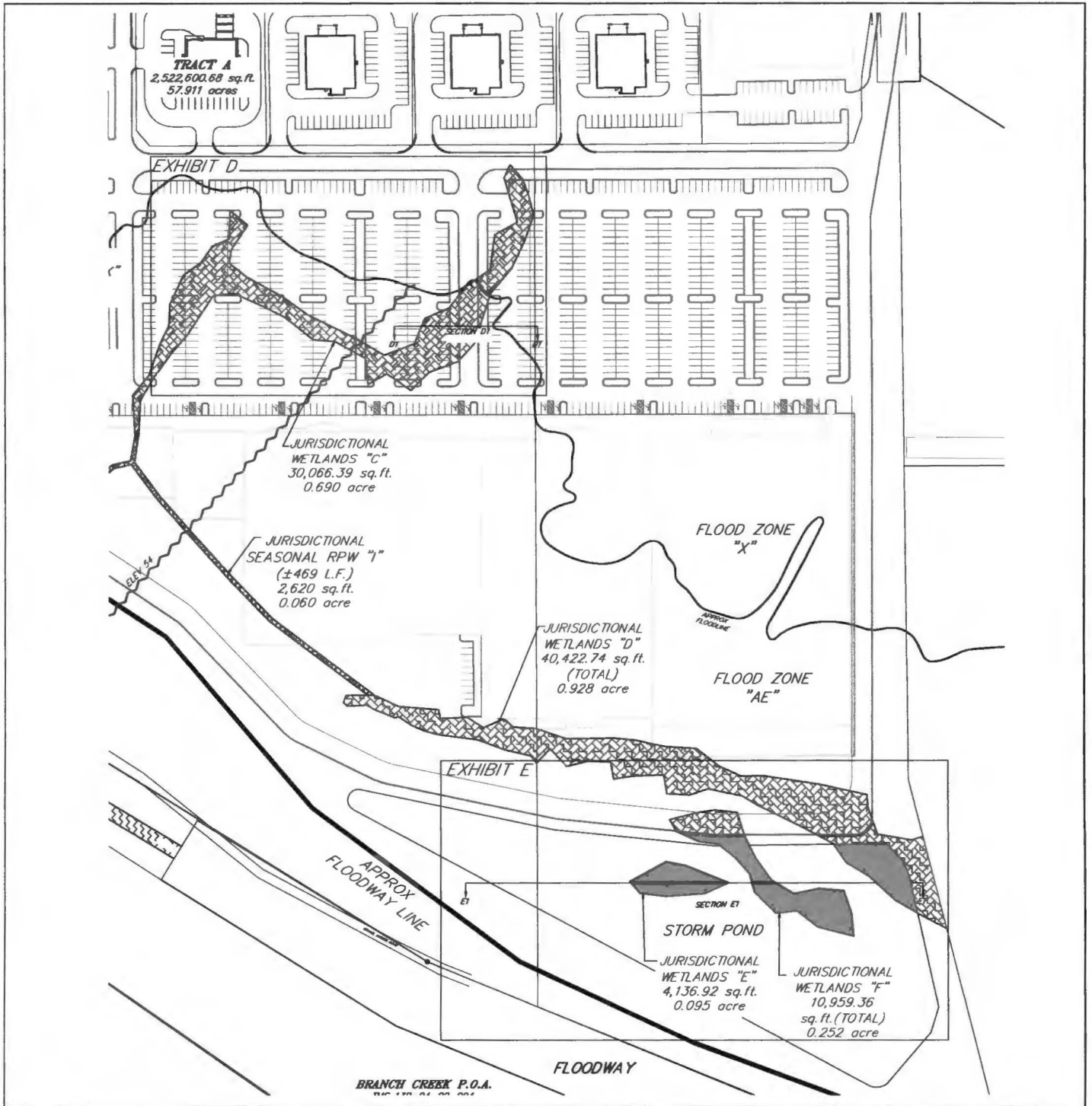


668 MARINA DRIVE  
SUITE B-1  
CHARLESTON, S.C. 29492

PHONE: (843) 849-8945  
FAX: (843) 849-8974  
EMAIL:  
CSE@CIVILSITEENV.COM

EXHIBIT A, B & C

PROJECT TITLE:	PARKWAY TOWN CENTER		
PROJECT LOCATION:	DORCHESTER CO., TOWN OF SUMMERVILLE TRACT A, TMS 138-00-00-001		
APPLICANT:	VARN CALCOTE INVESTMENT GROUP, LLC		
DATE:	2016	SCALE:	1"=150'
APPLICATION #	SAC - 2004-0385	SHEET:	5 OF 10



REVISIONS	
DATE:	INITIALS:

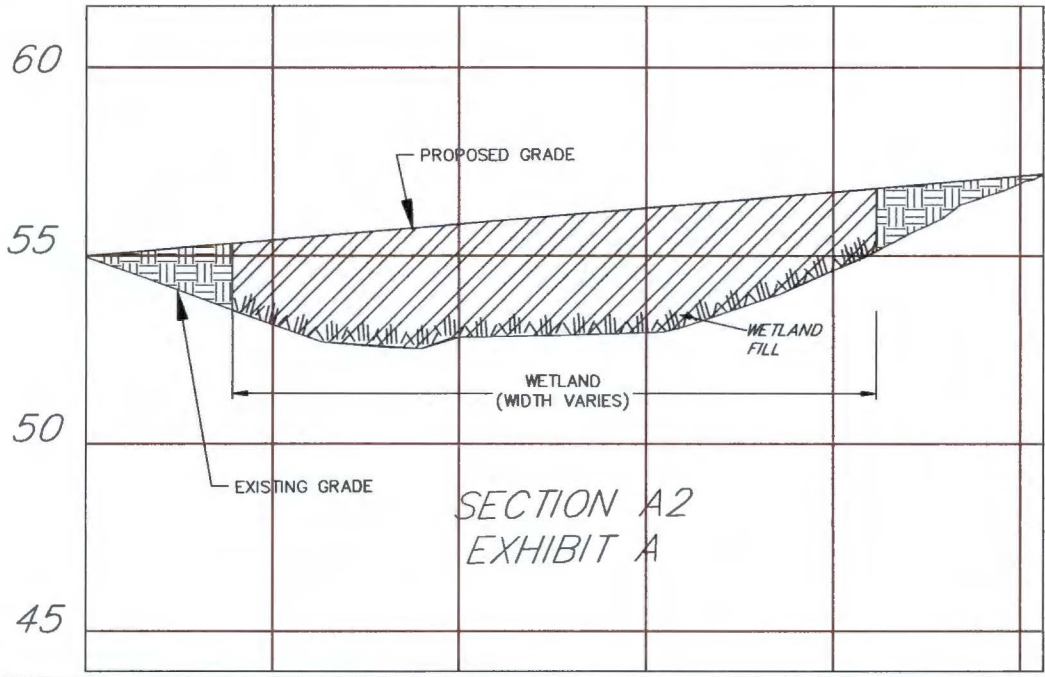
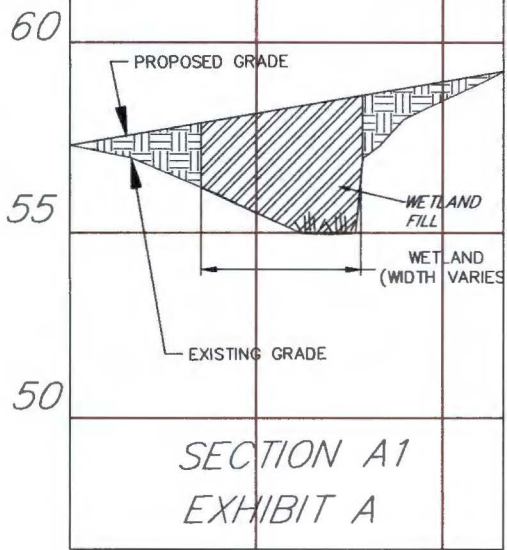


668 MARINA DRIVE  
SUITE B-1  
CHARLESTON, S.C. 29492

PHONE: (843) 849-8945  
FAX: (843) 849-8974  
EMAIL:  
CSE@CIVILSITEENV.COM

EXHIBIT D & E

PROJECT TITLE:	PARKWAY TOWN CENTER		
PROJECT LOCATION:	DORCHESTER CO., TOWN OF SUMMERVILLE TRACT A, TMS 138-00-00-001		
APPLICANT:	VARN CALCOTE INVESTMENT GROUP, LLC		
DATE:	2016	SCALE:	1"=200'
APPLICATION #	SAC - 2004-0385	SHEET:	6 OF 10



REVISIONS	
DATE:	INITIALS:

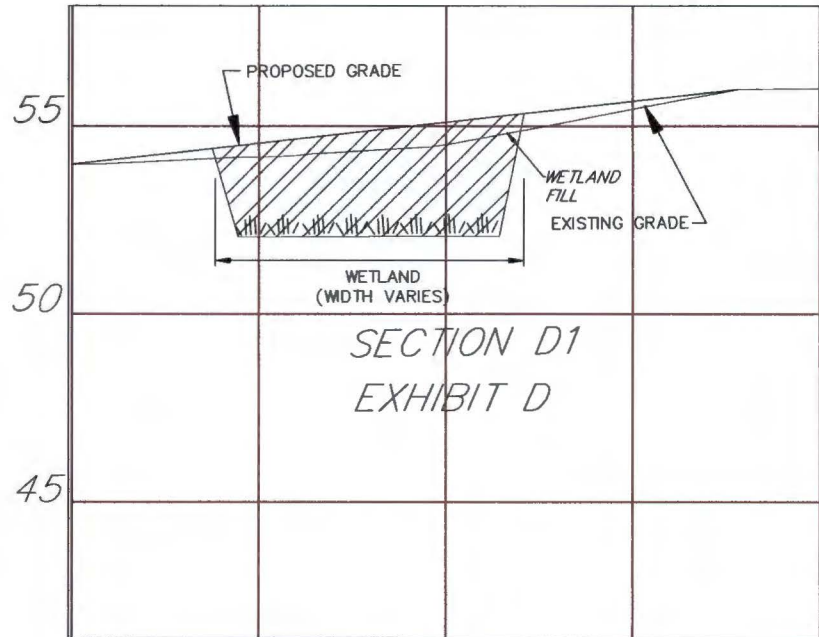
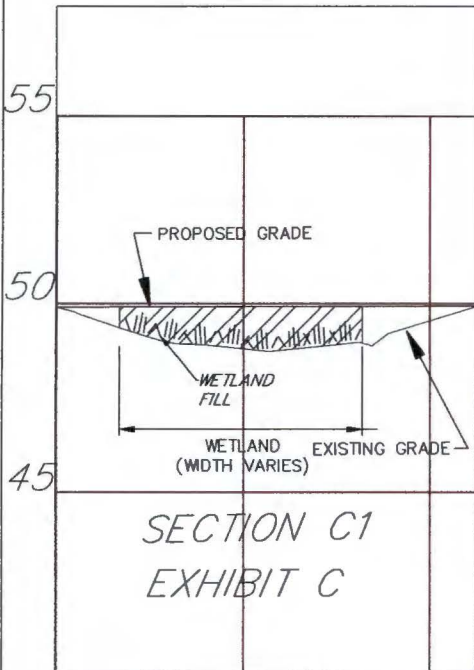
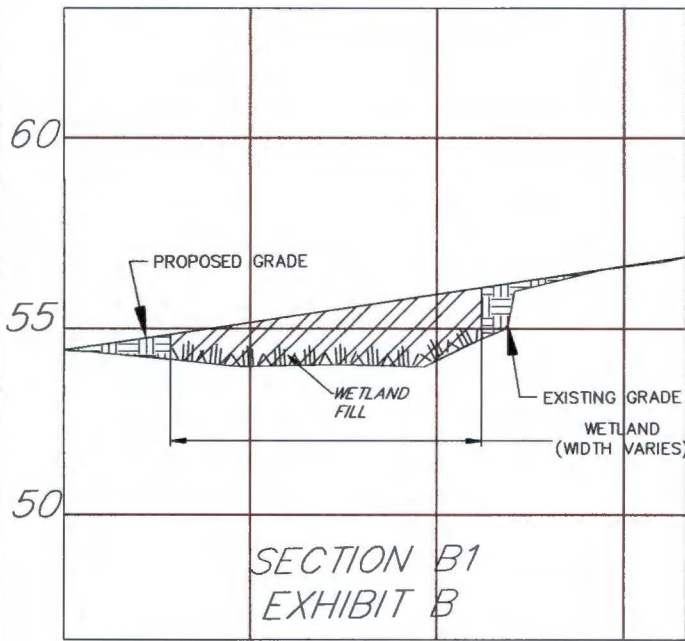


668 MARINA DRIVE  
SUITE B-1  
CHARLESTON, S.C. 29492

PHONE: (843) 849-8945  
FAX: (843) 849-8974  
EMAIL:  
CSE@CIVILSITEENV.COM

CROSS SECTION EXHIBIT A

PROJECT TITLE: PARKWAY TOWN CENTER	
PROJECT LOCATION: DORCHESTER CO., TOWN OF SUMMERVILLE TRACT A, TMS 138-00-00-001	
APPLICANT: VARN CALCOTE INVESTMENT GROUP, LLC	
DATE: 2016	SCALE: H 1" = 50' V 1" = 5'
APPLICATION # SAC - 2004-0385	SHEET: 7 OF: 10



REVISIONS	
DATE:	INITIALS:

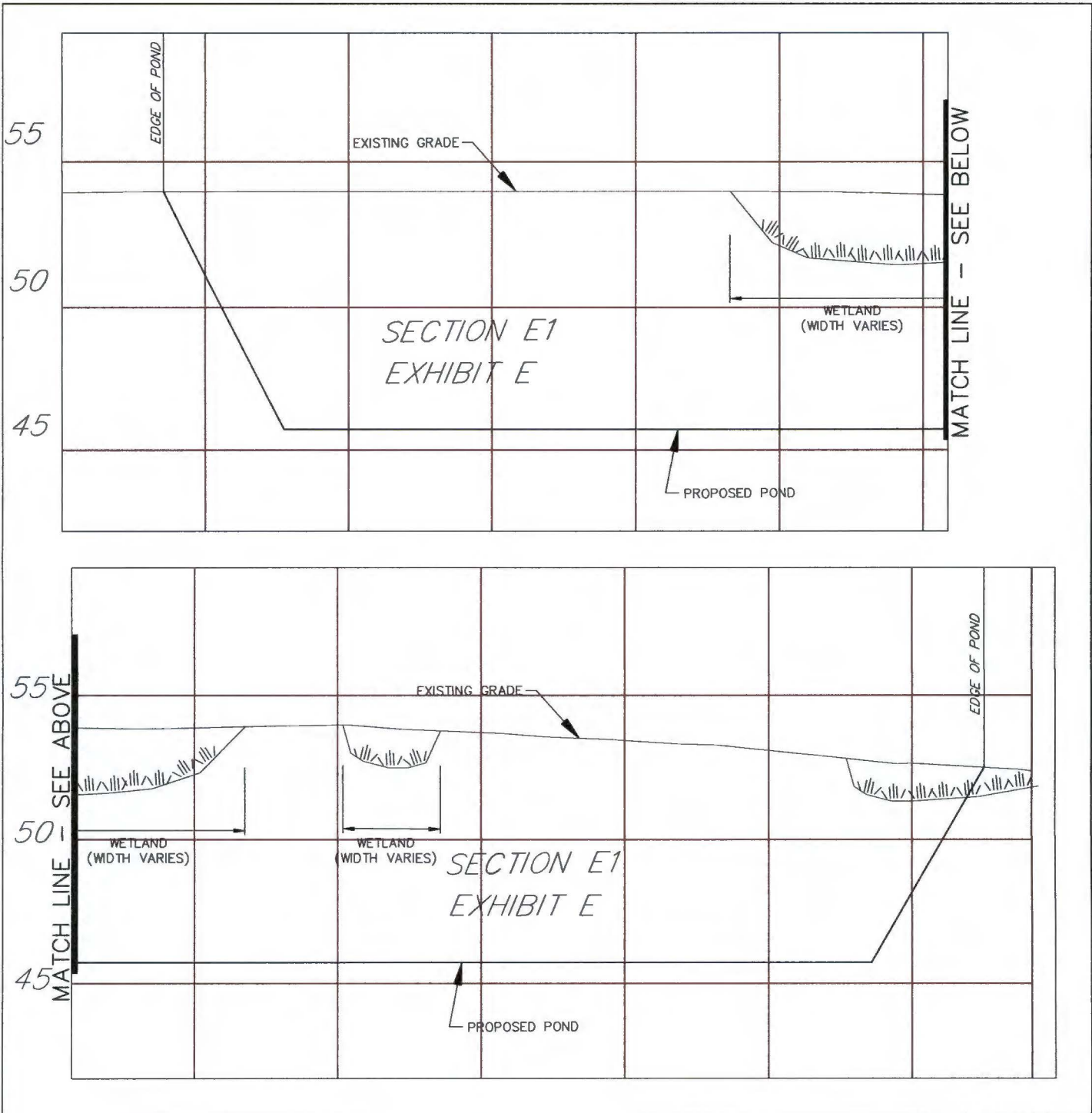


668 MARINA DRIVE  
SUITE B-1  
CHARLESTON, S.C. 29492

PHONE: (843) 849-8945  
FAX: (843) 849-8974  
EMAIL:  
CSE@CIVILSITEENV.COM

CROSS SECTION EXHIBIT B, C & D

PROJECT TITLE: PARKWAY TOWN CENTER	
PROJECT LOCATION: DORCHESTER CO., TOWN OF SUMMERVILLE TRACT A, TMS 138-00-00-001	
APPLICANT: VARN CALCOTE INVESTMENT GROUP, LLC	
DATE: 2016	SCALE: H 1" = 50' V 1" = 5'
APPLICATION # SAC - 2004-0385	SHEET: 8 OF: 10



REVISIONS	
DATE:	INITIALS:



668 MARINA DRIVE  
 SUITE B-1  
 CHARLESTON, S.C. 29492

PHONE: (843) 849-8945  
 FAX: (843) 849-8974  
 EMAIL:  
 CSE@CIVILSITEENV.COM

CROSS SECTION EXHIBIT E

PROJECT TITLE:	PARKWAY TOWN CENTER		
PROJECT LOCATION:	DORCHESTER CO., TOWN OF SUMMERVILLE TRACT A, TMS 138-00-00-001		
APPLICANT:	VARN CALCOTE INVESTMENT GROUP, LLC		
DATE:	2016	SCALE:	H 1" = 50' V 1" = 5'
APPLICATION #:	SAC - 2004-0385	SHEET:	9 OF 10

VARN TRACT			
IMPACT SUMMARY			
Jurisdictional wetland ID	Size (Acres)	Impact (Acres)	Estimated Fill Volume (CY)
A	0.755	0.755	2436
B	0.397	0.345	1113
C	0.69	0.69	2226
D	0.928	0.928	2626
E	0.095	0.095	0
F	0.252	0.252	0
G	0.039	0.03	97
H	0.057	0.03	97
I	0.060	0.060	194
J	0.532	0	0
K	0.137	0.137	442
Outfalls			
Total	3.942	3.322	9,231

REVISIONS

DATE: INITIALS:



668 MARINA DRIVE  
SUITE B-1  
CHARLESTON, S.C. 29492

PHONE: (843) 849-8945  
FAX: (843) 849-8974  
EMAIL:  
CSE@CIVILSITEENV.COM

SITE ANALYSIS

PROJECT TITLE:	PARKWAY TOWN CENTER	
PROJECT LOCATION:	DORCHESTER CO., TOWN OF SUMMERVILLE TRACT A, TMS 138-00-00-001	
APPLICANT:	VARN CALCOTE INVESTMENT GROUP, LLC	
DATE:	2016	SCALE:
APPLICATION #	SAC - 2004-0385	SHEET: 10 OF: 10