



March 24, 2020

Mark Hart
GT Real Estate Holdings
2109 Broadway
New York, NY 10023

RE: Project Avalanche, York County
NPDES Coverage Number: SCR10Z5EW

Dear Mark Hart:

The Department of Health and Environmental Control (Department or DHEC) has received approval of and the Notice of Intent for the above-referenced project from **CITY OF ROCK HILL**. Based on your submission of this documentation and in accordance with the NPDES General Permit for Stormwater Discharges from Construction Activities SCR100000 (CGP), this project has been granted coverage under the CGP on **March 24, 2020**. This project's general permit coverage number is **SCR10Z5EW**. The total disturbed area for this site is **200.00 acres**.

An as-built survey(s), signed and sealed by a S.C. Licensed Land Surveyor or Professional Engineer, should be submitted to **CITY OF ROCK HILL** for all detention structure(s) on this site. The survey(s) should show grades, contours, and depths for all structure(s) 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 project's 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 **CITY OF ROCK HILL** before a Notice of Termination (NOT) can be submitted to the Department.

The CGP can be downloaded at the following website: <http://www.scdhec.gov/Environment/docs/CGP-permit.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 CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act), SC Pollution Control Act, and the Federal Clean Water Act (CWA). Failure to comply with the approved SWPPP or applicable statutes and regulations may result in enforcement actions.

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

Midlands EA Lancaster
2475 DHEC Road
Lancaster, SC 29720
803-285-7461

Inspections of this site must be performed by qualified personnel as described in Section 4.2.E of the CGP.

You should be aware that this approval is only applicable for the Stormwater Pollution Prevention Plan (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 **CITY OF ROCK HILL**; the Department must be notified in writing by **CITY OF ROCK HILL** of the approval of major modifications if the disturbed area changes. 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 Stormwater Permitting Section at (843) 953-4300.

A copy of the stamped, approved SWPPP (including a copy the CGP, contractor certifications, inspection records, rainfall data, etc), NOI, and CGP coverage letter from DHEC must be retained and available 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. 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 complete a Contractor Certification Form. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each contractor 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.

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

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. In particular, any permits through the U.S. Army Corps of Engineers for the placement of fill material in Waters of the United States. 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.

If material excavated during construction activities leaves the site, a mine operating permit may be needed. You are responsible for contacting the Mining and Reclamation Section to determine if a mining permit is required for the site. The Mining and Reclamation Section can be reached at (803)898-1362 or via e-mail at AskMines@dhec.sc.gov.

Please see the enclosed "Guide to Board Review" document for information about the procedures for appealing this NPDES coverage.

If you have any questions or cannot access the referenced websites, please call me at 803-898-3973.

Sincerely,



Eve I Leitzsey
Stormwater Permitting Section

CC: Robert Keidel, LandDesign
Midlands EA Lancaster

South Carolina Board of Health and Environmental Control
Guide to Board Review
Pursuant to S.C. Code Ann. § 44-1-60

The decision of the South Carolina Department of Health and Environmental Control (Department) becomes the final agency decision fifteen (15) calendar days after notice of the decision has been mailed to the applicant, permittee, licensee and affected persons who have requested in writing to be notified, unless a written request for final review accompanied by a filing fee in the amount of \$100 is filed with Department by the applicant, permittee, licensee or affected person.

Applicants, permittees, licensees, and affected parties are encouraged to engage in mediation or settlement discussions during the final review process.

If the Board declines in writing to schedule a final review conference, the Department's decision becomes the final agency decision and an applicant, permittee, licensee, or affected person may request a contested case hearing before the Administrative Law Court within thirty (30) calendar days after notice is mailed that the Board declined to hold a final review conference. In matters pertaining to decisions under the South Carolina Mining Act, appeals should be made to the South Carolina Mining Council.

I. Filing of Request for Final Review

1. A written Request for Final Review (RFR) and the required filing fee of one hundred dollars (\$100) must be received by Clerk of the Board within fifteen (15) calendar days after notice of the staff decision has been mailed to the applicant, permittee, licensee, or affected persons. If the 15th day occurs on a weekend or State holiday, the RFR must be received by the Clerk on the next working day. RFRs will not be accepted after 5:00 p.m.
2. RFRs shall be in writing and should include, at a minimum, the following information:
 - The grounds for amending, modifying, or rescinding the staff decision;
 - a statement of any significant issues or factors the Board should consider in deciding how to handle the matter;
 - the relief requested;
 - a copy of the decision for which review is requested; and
 - mailing address, email address, if applicable, and phone number(s) at which the requestor can be contacted.
3. RFRs should be filed in person or by mail at the following address:

South Carolina Board of Health and Environmental Control
Attention: Clerk of the Board
2600 Bull Street
Columbia, South Carolina 29201

Alternatively, RFR's may be filed with the Clerk by facsimile (803-898-3393) or by electronic mail (boardclerk@dhec.sc.gov).
4. The filing fee may be paid by cash, check or credit card and must be received by the 15th day.
5. If there is any perceived discrepancy in compliance with this RFR filing procedure, the Clerk should consult with the Chairman or, if the Chairman is unavailable, the Vice-Chairman. The Chairman or the Vice-Chairman will determine whether the RFR is timely and properly filed and direct the Clerk to (1) process the RFR for consideration by the Board or (2) return the RFR and filing fee to the requestor with a cover letter explaining why the RFR was not timely or properly filed. Processing an RFR for consideration by the Board shall not be interpreted as a waiver of any claim or defense by the agency in subsequent proceedings concerning the RFR.
6. If the RFR will be processed for Board consideration, the Clerk will send an Acknowledgement of RFR to the Requestor and the applicant, permittee, or licensee, if other than the Requestor. All personal and financial identifying information will be redacted from the RFR and accompanying documentation before the RFR is released to the Board, Department staff or the public.
7. If an RFR pertains to an emergency order, the Clerk will, upon receipt, immediately provide a copy of the RFR to all Board members. The Chairman, or in his or her absence, the Vice-Chairman shall based on the circumstances, decide whether to refer the RFR to the RFR Committee for expedited review or to decline in writing to schedule a Final Review Conference. If the Chairman or Vice-Chairman determines review by the RFR Committee is appropriate, the Clerk will forward a copy of the RFR to Department staff and Office of General Counsel. A Department response and RFR Committee review will be provided on an expedited schedule defined by the Chairman or Vice-Chairman.
8. The Clerk will email the RFR to staff and Office of General Counsel and request a Department Response within eight (8) working days. Upon receipt of the Department Response, the Clerk will forward the RFR and Department Response to all Board members for review, and all Board members will confirm receipt of the RFR to the Clerk by email. If a Board member does not confirm receipt of the RFR within a twenty-four (24) hour period, the Clerk will contact the Board member and confirm receipt. If a Board member believes the RFR should be considered by the RFR Committee, he or she will respond to the Clerk's email within forty-eight (48) hours and will request further review. If no Board member requests further review of the RFR within the forty-eight (48) hour period, the Clerk will send a letter by certified mail to the Requestor, with copy by

regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Final Review Conference. Contested case guidance will be included within the letter.

NOTE: If the time periods described above end on a weekend or State holiday, the time is automatically extended to 5:00 p.m. on the next business day.

9. If the RFR is to be considered by the RFR Committee, the Clerk will notify the Presiding Member of the RFR Committee and the Chairman that further review is requested by the Board. RFR Committee meetings are open to the public and will be public noticed at least 24 hours in advance.
10. Following RFR Committee or Board consideration of the RFR, if it is determined no Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Conference. Contested case guidance will be included within the letter.

II. Final Review Conference Scheduling

1. If a Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, informing the Requestor of the determination.
2. The Clerk will request Department staff provide the Administrative Record.
3. The Clerk will send Notice of Final Review Conference to the parties at least ten (10) days before the Conference. The Conference will be publically noticed and should:
 - include the place, date and time of the Conference;
 - state the presentation times allowed in the Conference;
 - state evidence may be presented at the Conference;
 - if the conference will be held by committee, include a copy of the Chairman's order appointing the committee; and
 - inform the Requestor of his or her right to request a transcript of the proceedings of the Conference prepared at Requestor's expense.
4. If a party requests a transcript of the proceedings of the Conference and agrees to pay all related costs in writing, including costs for the transcript, the Clerk will schedule a court reporter for the Conference.

III. Final Review Conference and Decision

1. The order of presentation in the Conference will, subject to the presiding officer's discretion, be as follows:
 - Department staff will provide an overview of the staff decision and the applicable law to include [10 minutes]:
 - Type of decision (permit, enforcement, etc.) and description of the program.
 - Parties
 - Description of facility/site
 - Applicable statutes and regulations
 - Decision and materials relied upon in the administrative record to support the staff decision.
 - Requestor(s) will state the reasons for protesting the staff decision and may provide evidence to support amending, modifying, or rescinding the staff decision. [15 minutes] *NOTE: The burden of proof is on the Requestor(s)*
 - Rebuttal by Department staff [15 minutes]
 - Rebuttal by Requestor(s) [10 minutes]

Note: Times noted in brackets are for information only and are superseded by times stated in the Notice of Final Review Conference or by the presiding officer.
2. Parties may present evidence during the conference; however, the rules of evidence do not apply.
3. At any time during the conference, the officers conducting the Conference may request additional information and may question the Requestor, the staff, and anyone else providing information at the Conference.
4. The presiding officer, in his or her sole discretion, may allow additional time for presentations and may impose time limits on the Conference.
5. All Conferences are open to the public.
6. The officers may deliberate in closed session.
7. The officers may announce the decision at the conclusion of the Conference or it may be reserved for consideration.
8. The Clerk will mail the written final agency decision (FAD) to parties within 30 days after the Conference. The written decision must explain the basis for the decision and inform the parties of their right to request a contested case hearing before the Administrative Law Court or in matters pertaining to decisions under the South Carolina Mining Act, to request a hearing before the South Carolina Mining Council. The FAD will be sent by certified mail, return receipt requested.
9. Communications may also be sent by electronic mail, in addition to the forms stated herein, when electronic mail addresses are provided to the Clerk.

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

EC Approved Plans Letter

Project: Project Avalanche
2394 Eden Terrace
Mixed Use Development

Stage: Erosion Control/Stormwater Plan Only
Erosion Control/ Clearing

To: Aly Moniaci
LandDesign, Inc.
223 North Graham
Charlotte, NC 28202

The STORMWATER/EROSION CONTROL portion of your plans for the referenced project has been approved and your plans have been stamped. A copy of the application form and your check for \$125 has been forwarded to SCDHEC for NPDES coverage. Land disturbing activity cannot begin until coverage under the NPDES General Permit for Stormwater Discharges from Large and Small Construction Activities has been issued by SCDHEC. This permit will allow storm water discharges associated with construction activity to waters of the State of S.C. in accordance with provisions of the S.C. Pollution Control Act. Permits from other federal, state or local agencies may be required to comply with NPDES and other applicable laws. Please check with Development Services @ 803-329-5515 to ensure that you have all necessary permits for this project.

After the NOI has been received, you may call the Infrastructure Division @803-329-5515 to schedule a pre-construction meeting. The Pre Construction meeting can not be scheduled until all applicable water/sewer/roadway extension agreements have been completed and signed.

The Infrastructure Division must be notified at least forty-eight (48) hours prior to commencing any land disturbance. The grading permit must be posted at the job site prior to beginning land disturbance.

Your contractor will need to have a current state contractor's license and a city business license to secure the permit.

An approved set plans will be returned to the Contractor at the Pre Construction meeting and must be kept at the job site for the duration of the project.

Please contact us if you have any questions or if we can assist you in any way during this project.

Sincerely,

Permit Application Center
(803) 329-5590



YORK COUNTY GOVERNMENT

Planning & Development Services

Customer Service
(803) 909-7200

Building & Codes Division
(803) 909-7200

Planning Division
(803) 909-7220

Zoning Division
(803) 909-7230

Administration
(803) 909-7240

MEMORANDUM

Date: March 11, 2020

To: Bill Meyer, Planning & Development Director, City of Rock Hill

From: Josh Reinhardt, Development Services Manager, York County

Subject: Project Avalanche (Carolina Panthers practice facility)

This memo is in reference to the proposed Carolina Panthers practice facility and associated development (Project Avalanche). Due to the imminent annexation of the properties into the City of Rock Hill, York County agrees to concede its review, permitting, and inspections for this project to the City of Rock Hill. This should help reduce any potential confusion during the different stages of the development. However, York County reserves the right to perform and review, permitting, or inspections on any portion of the properties that may not be annexed.

York County greatly appreciates Rock Hill's cooperation with this project, and please let me know should you need anything else from York County.

STORMWATER & DAMS
PERMITTING DIVISION

MAR 17 2020

RECEIVED



NOTICE OF INTENT (NOI) PERMITTING
For Coverage(s) of Primary Permittees
Under South Carolina NPDES General Permit
For Stormwater Discharges From Construction Activities SCR100000
 (Maintain As Part of On-Site SWPPP)

For Official Use Only

RECEIVED

File Number: _____
 Permit Number: SCR10 25EW
 Submittal Package Complete: _____

SOUTH CAROLINA
 DEPT OF HEALTH AND ENVIRONMENTAL CONTROL
 ENVIRONMENTAL QUALITY CONTROL
 STORMWATER PERMITTING SECTION
 APPROVED - FOR CONSTRUCTION ONLY

Submission of this Notice of Intent constitutes notice that the Applicant identified in Section II intends to be authorized as a Primary Permittee in the state of South Carolina under NPDES General Permit SCR1000000. Fees required for review and NPDES coverage of each application type are as listed on page 2 of the Instructions.

DHEC PERMIT #: SCR1025EW
 FILE #: 1/1/1/1/1/1
 DATE ISSUED: 3-24-2020
 BY: Eric Wagsnet

Date: 03.11.2020
 Project/Site Name: Project Avalanche County: York County
 (Modification or Change of Information Only) Prior Approved NPDES Permit or File Number: _____

Do you want this project to be considered for the Expedited Review Program (ERP)? Yes or No (See Instructions)

I. Notice of Intent (NOI) Application Type(s)

- A. Project (Application/Review) Type(s) (Select ALL that apply):
 New Project (Initial Notification) Ongoing Project: Permitted or Un-Permitted
 Late Notification Low Impact Development (LID) or Project Design Above Regulatory Requirements
 New Owner/Operator or Company Name Change (see Instructions, attach Form A (Transfer of Ownership))
 Major Modification: (see Instructions, attach Form B (Major Modifications))
 MS4 Project Review
 Ocean and Coastal Resource Management (OCRM) Review
 Change of Information/Other (Specify): _____
- B. If Applicable, identify the entity designated as MS4 Reviewer and MS4 Operator (i.e., Lexington County, City of Greer, etc.): MS4 Reviewer City of Rock Hill MS4 Operator City of Rock Hill

II. Primary Permittee Information

Change of Information

Person or Company If a Company, are you a Lending Institution or Government Entity?
 Company EIN (if applicable): EIN: 84-3939589

- A. Primary Permittee Name: GT Real Estate Holdings
 Mailing Address: 2109 Broadway City: New York State: NY Zip: 10023
 Phone: _____ Fax: _____ Email Address: _____
- B. Contact /ODSA Name (If different from above OR if owner is a company): Mark Hart
 Mailing Address: 800 S. Mint St. City: Charlotte State: NC Zip: 28202
 Phone: 704-358-7092 Fax: _____ Email Address: mark.hart@panthers.nfl.com
- C. Property Owner Name (If different from above): The Hutchison Family LLC
 Mailing Address: 2258 Nations Ford Rd. City: Rock Hill State: SC Zip: 29730
 Phone: 803-322-5801 Fax: _____ Email Address: _____

III. Comprehensive Stormwater Pollution Prevention Plan (C-SWPPP) Preparer Information

Change of Information

- A. C-SWPPP Preparer Name: Robert Keidel
- B. Registered Professional Engineer Landscape Architect Tier B Land Surveyor S. C. Registration #: 34463
- C. Company/Firm Name: LandDesign S. C. COA #: 1396
 Mailing Address: 223 N. Graham St. City: Charlotte State: NC Zip: 28202
 Phone: 704-333-0325 Fax: _____ Email Address: rkeidel@landdesign.com

IV. Project/Site Information

Change of Information

- A. Type of Construction Activity(ies) (Select ALL that apply):
 Commercial Industrial Institutional Mass Grading Linear Utility/Infrastructure
 Residential: Single-family Residential: Multi-family Multi-use (Commercial & Residential)
 Site Preparation (No New Impervious Area) Other (Specify) _____
- B. Site Address/Location (street address, nearest intersection, etc.) Eden Terrace to N, Railroad to S, 1-77 to E, Mt Gallant to the W.
 City/Town (If in limits): Rock Hill Zip Code: 29730
 Latitude: 34°57'15.9228" N Longitude: -80°59'4.7688" W (Source): GPS Web Site: _____
 Tax Map Number (s) (List all): 6640000020, 6640000021, 6640000022, 6640102003, 6640000009

- C. Is this site located on Indian Land? Yes No
- D. Proposed Start Date: April 2020 Proposed Completion Date: January 2023
- E. Disturbed Area (nearest tenth of an acre): 200.00 Total Area (acres): 240
- F. Modification Only: (nearest tenth of an acre): Disturbed Area: Current (Approved) Area: _____
Disturbed Area Change (Increase Only): _____ Total Disturbed Area (After Change): _____
- G. Is this project part of a Larger Common Plan for Development or Sale (LCP)? Yes No
LCP/ Overall Development Name: _____ Check here if this is the First Phase.
Previous State Permit/File Number: _____ Previous NPDES Coverage Number: SCR10 _____
- H. Any Flooding Problems exist downstream of or adjacent to this site? Yes No (If yes, provide detailed description of flooding problems and applicable floodway/flood zone information in the C-SWPPP). Please see attached documentation
- I. Active S.C. DHEC Warning Notice, Notice to Comply or Notice of Violation for this site or LCP? Yes No
- J. List Relevant State and Federal Environmental Permits or Approvals applied for or obtained for this site (e.g., RCRA, USACOE, Nationwide, etc.). If None, list None.
Army Corp Individual Permit

- K. Any Waiver(s)/Variances/Exceptions Requested for this Project? (If yes, identify below and include Waiver Request and Justifications in the C-SWPPP for each proposed request).
- | |
|--|
| 1. Small Construction Activity Waiver(s) From NPDES permitting (Section 1.4 & Appendix B)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, identify requested waiver: <input type="checkbox"/> Rainfall Erosivity Waiver <input type="checkbox"/> TMDL Waiver <input type="checkbox"/> Equivalent Analysis Waiver |
| 2. Detention Waiver (72-302(B))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Other (Specify): _____ |

V. Waterbody Information (Attach additional sheet(s) as needed) Change of Information

A. Receiving Waterbody(s) (RWB) Information (List the nearest and next nearest receiving waterbodies to which the sites stormwater discharges will drain. If stormwater discharges drain to multiple waterbodies, list all such waterbodies).

1. Name of Receiving Waterbodies (RWB)	2. Distance to RWB (feet)	3. Classification of RWB
a. Nearest: <u>Unnamed Tributaries to Manchester Creek</u>	<u>0</u>	
b. Next Nearest: <u>Manchester Creek</u>	<u>2,500</u>	
c. Coastal Zone ONLY: Coastal Receiving Water (CRW): _____		Not Applicable
d. Other Waterbodies: _____		

B. Waters of the U.S. / State Information (Attach additional sheet(s) as needed)

Waters of the U.S./ State	1. On the site?	2. Delineated/ Identified?	3. Impacts?	4. Amount of impacts
a. Jurisdictional wetlands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>0.87</u> Ac
b. Non-jurisdictional wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	____ Ac
c. Other Water(s): _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	____ Ac <u>4,991</u> Feet
d. Coastal Zone ONLY: Direct Critical Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	____ Ac ____ Feet

5. If yes for impacts in B.3, 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:
USACOE INDIVIDUAL PERMIT APPLIED FOR

C. S.C. Navigable Waters (SCNW) Information (Section 2.6.5) The Department will address any issues related to State Navigable Waters' Program under SC Regulation 19-450 during the review of the C-SWPPP for activities that will **NOT** require a 404 permit or a 401 certification. (Attach additional sheet(s) as needed).

1. Are S. C. Navigable Waters (SCNW) on the site: Yes No
a. If no, do not complete this question. Proceed to Section D (Impaired Waterbodies).
b. If yes, provide the name of S.C. Navigable Waters (SCNW) on the site: _____
2. If yes for C.1, will construction activities cross over or occur in, under, or thru the SCNW? Yes No
If yes, describe SCNW activities (e.g., road crossing, sub-aqueous utility line, temporary or permanent structures, etc.) and proceed to Section C.3: _____
3. Identify permits providing coverage of SCNW activities proposed for your site. If NONE, list none.
- | Permits/Certifications | Permit or Certification No. | Corresponding Covered SCNW Activity(ies) |
|--|-----------------------------|---|
| a. DHEC General/ Other DHEC Permit | | |
| b. USACOE 404 Permit or 401 Certification | | |
| c. SCNW Permit
If applied for or issued, identify Date applied for or issued: _____ | | <input type="checkbox"/> All Activities or <input type="checkbox"/> Some Activities (Describe): _____ |
- d. If a SCNW Permit has **NOT** been applied for provide an additional plan sheet that shows plan and profile views (drawn to scale) of the SCNW and associated activities. Include a description of all proposed activities on this plan.

Comprehensive Stormwater Pollution Prevention Plan (C-SWPPP) For Construction Activities:

*(ONLY FOR EROSION CONTROL MEASURES. STORM CONTROL
MEASURES TO BE PERMITTED UNDER SEPARATE NUMBER)*

Project/Site Name:

Project Avalanche

Primary Permittee:

GT Real Estate Holdings, LLC

Project Address/Location:

Eden Terrace and I-77
Rock Hill, SC 29730

Permittee/Owner Contact:

Steve Argeris
800 S. Mint St.
Charlotte, NC 28202

SWPPP Preparer:

LandDesign, Inc.
Aly Moniaci
223 N Graham St
Charlotte, NC, 28202
(704) 333-0325
amoniaci@landdesign.com

Day-to-Day Operator:

(Leave Blank if not known.)

C-SWPPP Preparation Date:

12/20/2019

Modification Dates:

Modification I: ___/___/___

Modification II: ___/___/___

Section 1

PROJECT OVERVIEW

1.1 Narrative (CGP Section 3.2.1)

Construction Activities and BMP Summary

This construction site includes the clearing and grubbing of existing wooded land, grading of the existing contours, and the construction of one commercial building, miscellaneous storage and mechanical buildings, parking lots, roadway, and utility infrastructure including the relocation of existing Duke power easement.

Three sediment basins and two sediment traps on the perimeter of the site will be installed prior to the initiation of the mass clearing/grubbing and grading of the site, and the sediment basin will be the primary sediment control BMP used during the lifespan of all construction activities, until final stabilization is reached. Once final stabilization is reached the sediment basins will be converted into wet detention ponds to treat post-development water quality and quantity.

The construction activities at this site will be implemented in 3 distinct Erosion Prevention and Sediment Control Phases. The first phase includes the initial installation of perimeter controls, sediment control BMPs, and the construction entrance. The second phase includes the bulk of the mass grading activities and construction activities with the installation of a second construction entrance. The final phase, Phase 3, includes the final stabilization of the site and conversion of the sediment basins into a permanent water quality and quantity control structures.

Pre-Development Conditions

The site is wooded with the exception of existing Duke Energy ROW. In the pre-developed condition, the site storm water run-off flows into existing designated wetlands and streams on site. Ultimately the streams outfall into four existing culverts: one south of the site underneath the railroad and three under the interstate (I-77) on the eastern side of the site. There are no existing flooding problems on site however there is a designated flood prone area downstream of the southeast culvert underneath the interstate.

Post-Development Conditions

In the post developed condition, the existing wetlands and streams on site with the exception of the western stream, will be mitigated and permitted through an individual permit submitted to the USACOE. Four new wet ponds will be installed on site to treat water quality and control peak flows from the 2 yr, 10 yr, and 25 yr rainfall events. (The SWPPP currently reflects only the temporary controls associated with the erosion control operations. Additional information to be provided about permanent BMPs when they are permitted in the future.)

1.2 Stormwater Management and Sediment Control (CGP Section 3.2.2)

Erosion Prevention BMPs

As the existing site is cleared, grubbed and graded to the proposed contours shown on the construction site plans, erosion prevention BMPs shall be placed throughout the construction site to aid in the prevention of sediment-laden stormwater runoff. These BMPs shall be focused in areas with high potential of erosion, areas preceding infiltration practices, and shall be applied to all steep slopes. That is slopes equal to or greater than 3H:1V.

Each erosion prevention measure shall be selected on a site-specific basis and details have been provided on the construction site plans. The plans identify all proposed Erosion Prevention BMPs and the recommended installation, maintenance, and inspection procedures.

Examples of Erosion Prevention BMPs are, but are not limited to, surface roughening, temporary seeding, erosion control blankets, turf reinforcement mats, sodding, riprap, outlet protection, dust control, and polyacrylamide (PAM). Information on the design and proper use of Erosion Prevention BMPs can be located in the [SC DHEC's BMP Handbook](#).

Sediment Control BMPs

Sediment Control BMPs are designed to remove some of the sediment accumulated within stormwater runoff, to the best extent practicable. These BMPs help prevent sediment impacts to adjacent properties and water bodies from stormwater discharges originating from construction sites.

Typically, these BMPs are placed near each of the site's outfalls and are installed prior to clearing and grubbing of the site (before large areas of soil are exposed). However, these BMPs can also be located throughout the construction site and, in these circumstances, are installed after mass grading has occurred. Placement, sizing and modifications of Sediment Control BMPs should be left to the SWPPP preparer and/or the Site Engineer. Contractors must consult the SWPPP Preparer as listed at the front of this SWPPP before making any significant changes to these BMPs.

Each sediment control BMP shall be selected on a site-specific basis. Examples of Sediment Control BMPs are, but are not limited to sediment traps, sediment basins, silt fence, rock check dams, rock sediment dikes, sediment tubes, and inlet protection. Please consult [SC DHEC's BMP Handbook](#) for more information on Sediment Control BMPs.

Structural Control BMPs and Floodplain Placement

This site-specific SWPPP utilizes the following structural control BMPs: retention pond, detention pond, Bioretention areas, perimeter earthen berms, permanent vegetated swales, and storm sewer systems. These practices have been designed to either divert flows from

D. Impaired Waterbodies Information (Attach additional sheet(s) as needed)

1. 303(d) Listed Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4 and the Name of the Corresponding Waterbody?		b. Is this WQMS(s) listed on the <u>most current</u> 303(d) List? If No, proceed to Section 2 of this table. If Yes, complete items c thru f.	c. List the pollutant(s) identified as "CAUSES" of the impairment	d. Will any pollutants causing the impairment be present in your site's construction stormwater discharges?	e. If yes for d, list the "USE SUPPORT" impairment(s) affected by the pollutant(s) identified in c.
Nearest DHEC WQMS(s)	Corresponding Waterbody				
CW-041	Calawba River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
f. If yes for d above, will use of the BMPs proposed for your project ensure the site's discharges will <u>NOT</u> contribute to or cause further WQS violations for the impairment(s) listed in c? <input type="checkbox"/> Yes <input type="checkbox"/> No (NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.					
2. TMDL Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4?	b. Has a TMDL(s) been developed for this WQMS(s)? If No, identify as such below and proceed to Section VI. If Yes, complete items c thru f of this table.	c. If yes for b, what pollutants are listed as "CAUSES" or causing the impairment?	d. If yes for b, has the standard been "ATTAINED" or "Fully Supported" for the impairment(s)?	e. If no for d (Not Attained), will any pollutants causing the impairment be present in your site's construction stormwater discharges?	
CW-041	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
f. If yes for e above, are your discharges consistent with the assumptions and requirements of the TMDL(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No (NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.					

VI. Signatures and Certifications DO NOT SIGN IN BLACK INK! Read the Certifications below (in entirety). Provide date, printed name, and signatures below. If you are a New Owner/Operator, as Primary Permittee you must also sign and date the applicable Comprehensive SWPPP Acceptance & Compliance Agreement below.

C-SWPPP PREPARER: "One copy of the C-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. (if applicable), and in accordance with the terms and conditions of SCR100000." (This should be the person identified in Section III).

Robert Keidel

34463

Printed Name of C-SWPPP Preparer

Signature of C-SWPPP Preparer

S. C. Registration #

PRIMARY PERMITTEE: "I or I (on behalf of my company and its contractors and agents), as the case may be, 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 understand that DHEC enforcement actions may be taken if the terms and conditions of the C-SWPPP are not met and I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I or I (on behalf of my company and its contractors and agents), as the case may be, also 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 122.22 of S.C. Reg 61-9 for signatory authority information.) Having understood the above information, I am signing this certification as Primary Permittee to the aforementioned NPDES general permit."

MARK S. HARRIS

COD

Printed Name of Primary Permittee

Title/Position

Signature of Primary Permittee

Date Signed

12/13/19