

APPENDIX G

Department of the Army Permit
SAC-2019-00924

DEPARTMENT OF THE ARMY PERMIT

Permittee: **SOUTH CAROLINA DEPARTMENT OF COMMERCE**
C/O: JENNIFER NOEL FLETCHER

1201 MAIN ST STE 1600
COLUMBIA, SC 29201

Permit No: **SAC-2019-00924**

Issuing Office: **CHARLESTON DISTRICT**

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description:

The authorized work consists of placing fill material to construct a headquarters and sports training facility for a professional football franchise (Carolina Panthers), including multi-use recreation/athletic facilities, commercial and ultimately residential development. The authorized work will be completed in accordance with the attached permit drawings Sheets 1, 2 and 3 through 18 of 18 entitled: "Project Inspector, Rock Hill, York County, South Carolina, all dated 10-28-19, and Sheets 2a and 2b, both dated 9-20-2019."

Project Location:

The project is located on wetlands and unnamed tributaries to Manchester Creek, at a location along the east and west sides of Interstate 77 in Rock Hill, York County, South Carolina.
(Latitude: 34.956°, Longitude: -80.982°)

General Permit Conditions:

1. The time limit for completing the authorized work ends on **30 June 2035**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will

initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Permit Conditions:

See Appendix A, pages 5 through 6

Further information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403)

Section 404 of the Clean Water Act (33 USC 1344)

Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 USC 1413)

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume liability for:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
4. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
- a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of Department of the Army Permit SAC-2019-00924.

Jennifer N Fletcher
Digitally signed by
Jennifer N Fletcher
Date: 2020.05.14
08:24:49 -04'00'

14-May-2020

(PERMITTEE)
SOUTH CAROLINA DEPARTMENT OF COMMERCE
C/O: JENNIFER NOEL FLETCHER

(DATE)

Jennifer N Fletcher

PRINT NAME

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.


Digitally signed by
HUGHES.TRAVIS.G.1229
867748
Date: 2020.05.14 15:40:33
-04'00'

14-May-2020

(DISTRICT ENGINEER)
RACHEL A. HONDERD, LTC
or their Designee
Travis G. Hughes
Chief, Regulatory Division

(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEE) (PRINT NAME)

(DATE)

APPENDIX A
SPECIAL CONDITIONS FOR PERMIT SAC 2019-00924

- a. The permittee agrees to provide all contractors associated with construction of the authorized activity a copy of the permit and drawings. A copy of the permit must be available at the construction site at all times.

- b. The permittee shall submit a signed compliance certification to the Corps within 60 days following completion of the authorized work and any required mitigation. The certification will include:
 - 1. A copy of this permit.

 - 2. A statement that the authorized work was done in accordance with the Corps authorization, including any general or specific conditions.

 - 3. A statement that any required mitigation was completed in accordance with the permit conditions.

 - 4. The signature of the permittee certifying the completion of the work and mitigation.

 - 5. As-built drawings which indicate all dimensions of the authorized structure. These drawings must be prepared by a registered land surveyor.

- c. The permittee recognizes that their commitment to perform and implement the following conditions was a deciding factor in the favorable and timely decision on this permit and recognizes that a failure on their part to both actively pursue and implement these conditions may be grounds for modification, suspension or revocation of this Department of the Army authorization.
 - 1. That as compensatory mitigation to offset impacts to aquatic resources, the permittee will implement and fully comply with the "Landsford Tract Final Permittee-Responsible Mitigation Plan" dated January 31, 2020, revised April 17, 2020 (the Plan). Your responsibility to complete the Plan as set forth in this Special Condition will not be considered fulfilled until you have demonstrated mitigation success and have received written verification from the U.S. Army Corps of Engineers (Corps).

 - 2. The permittee's formal commitment for implementing and maintaining financial assurances in accordance with 33 CFR 332.3(n)(1) provided as part of the "Landsford Tract Final Permittee-Responsible Mitigation Plan" dated January 31, 2020, revised April 17, 2020 (the Plan). Financial assurances will include a performance bond in the amount of \$1,148,800, which includes bonding of \$880,000 for construction and \$268,000 for monitoring.

 - 3. That as compensatory mitigation for the impacts to aquatic resources, the permittee agrees to: preserve 109.48 total acres, including approximately 0.38 acre of wetlands; approximately 2.99 acres of restored/enhanced wetlands; approximately 1,079 linear feet of stream; approximately 7,924 linear feet of enhanced/restored stream; and approximately 77.68 acres of upland buffers, as specified in the Plan. Preservation shall be by means of conservation easement. The easement document and surveyed plat of the mitigation area must be submitted to the District Engineer or his designee for review and approval prior to execution.

4. That the permittee must submit evidence of the execution and recording of the preservation easements and surveyed plat of the mitigation area to both the Corps of Engineers and DHEC prior to commencement of the authorized work. Your responsibility to complete the required compensatory mitigation as set forth in Special Condition c.3 will not be considered fulfilled until you have demonstrated mitigation success and have received written verification from the U.S. Army Corps of Engineers.
- d. That the permittee agrees to utilize best management practices during construction and perform the work as proposed. The permittee must implement practices that will minimize erosion and migration of sediments on and off the project site during and after construction. These practices should include the use of appropriate grading and sloping techniques, mulches, silt fences, or other devices capable of preventing erosion, migration of sediments and bank failure. All disturbed land surfaces and sloped areas affected by the project must be stabilized.
- e. All necessary steps must be taken to prevent oil, tar, trash, debris, and other pollutants from entering the adjacent waters or wetlands.
- f. Land disturbing activities must avoid encroachment into any wetland areas outside the permitted impact area.
- g. Upon completion of construction activities, all disturbed areas, which are not paved, must be permanently stabilized with a vegetative cover. This may include sprigging trees, shrubs, vines or ground cover.

REFERENCE:

PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR SURVEY USES. THERE ARE NO GUARANTEES ABOUT ITS ACCURACY. S&M, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



APPROXIMATE SITE LOCATION
 -80.9851, 34.9582

PERMITTED PLANS

ROCK HILL



Site Boundary

Vicinity Exhibit

Project Inspector

Rock Hill, York County, South Carolina
 Source: World Street Map

SCALE:
 1" = 2,000 feet

DATE:
 10-28-19

SHEET No.

1

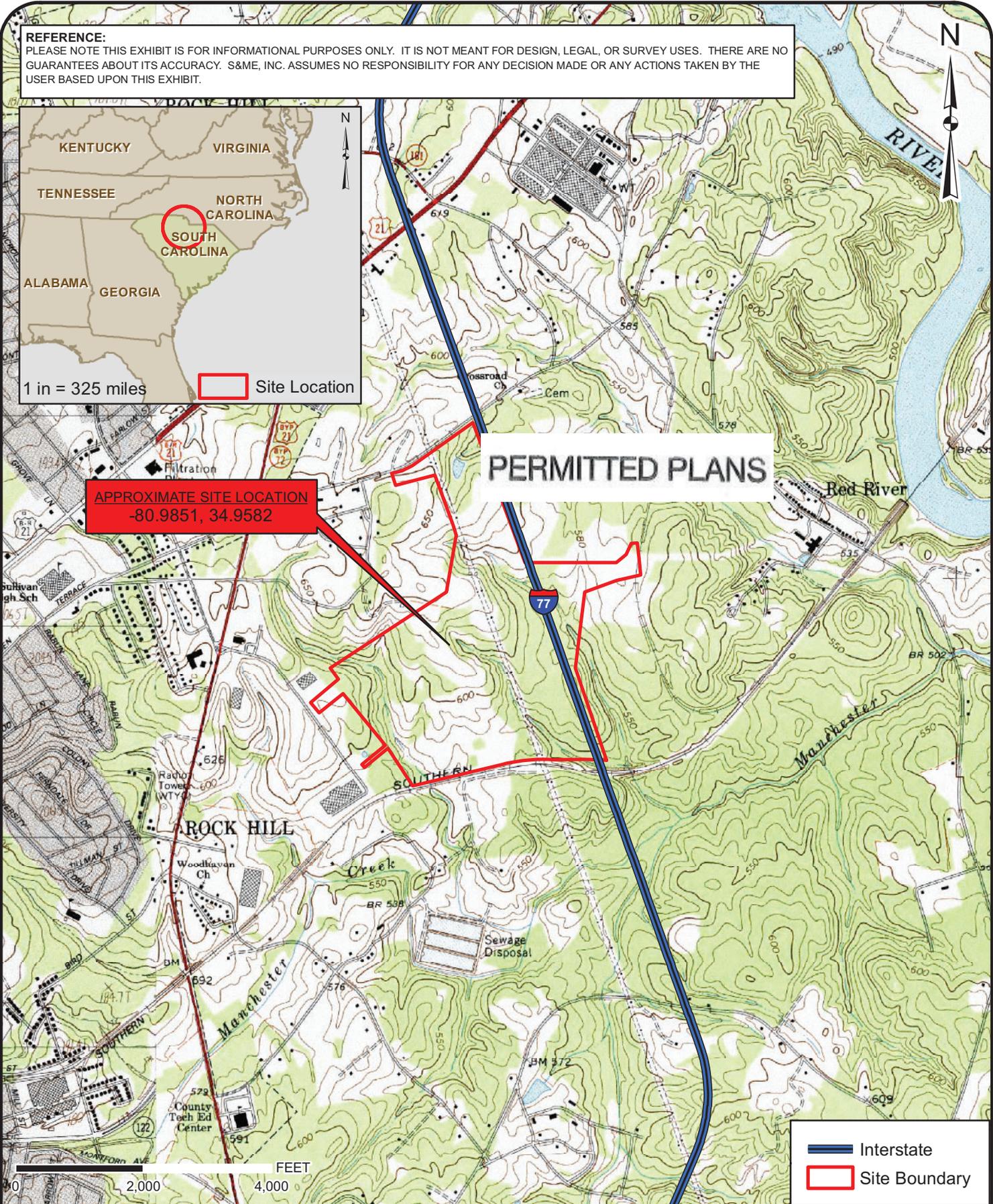
REFERENCE:

PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR SURVEY USES. THERE ARE NO GUARANTEES ABOUT ITS ACCURACY. S&ME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



PERMITTED PLANS

APPROXIMATE SITE LOCATION
-80.9851, 34.9582



- Interstate
- Site Boundary



Topographic Exhibit
Project Inspector

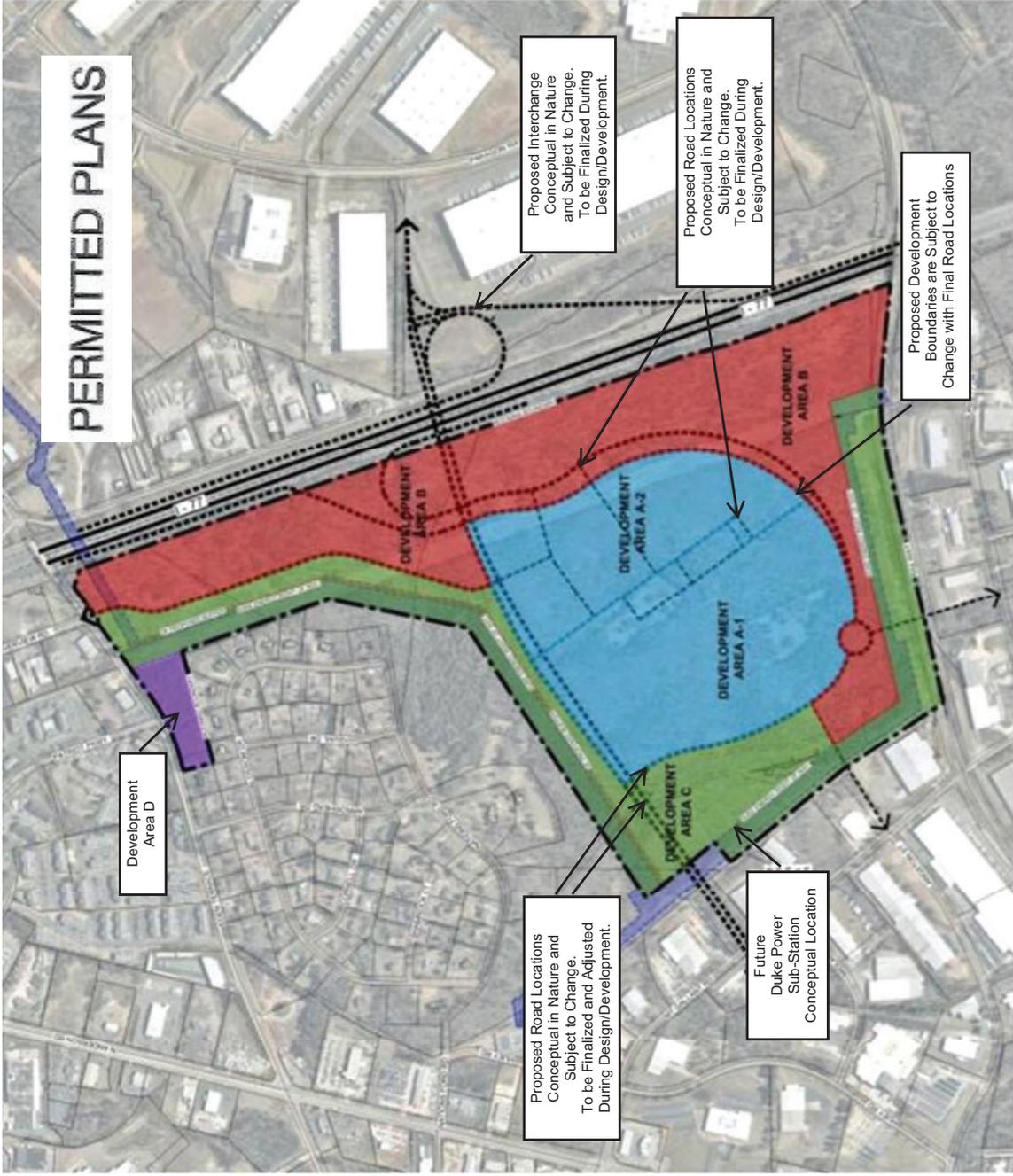
Rock Hill, York County, South Carolina
Source: USGS 7.5-Minute Topo Quad Rock Hill East, SC 1968

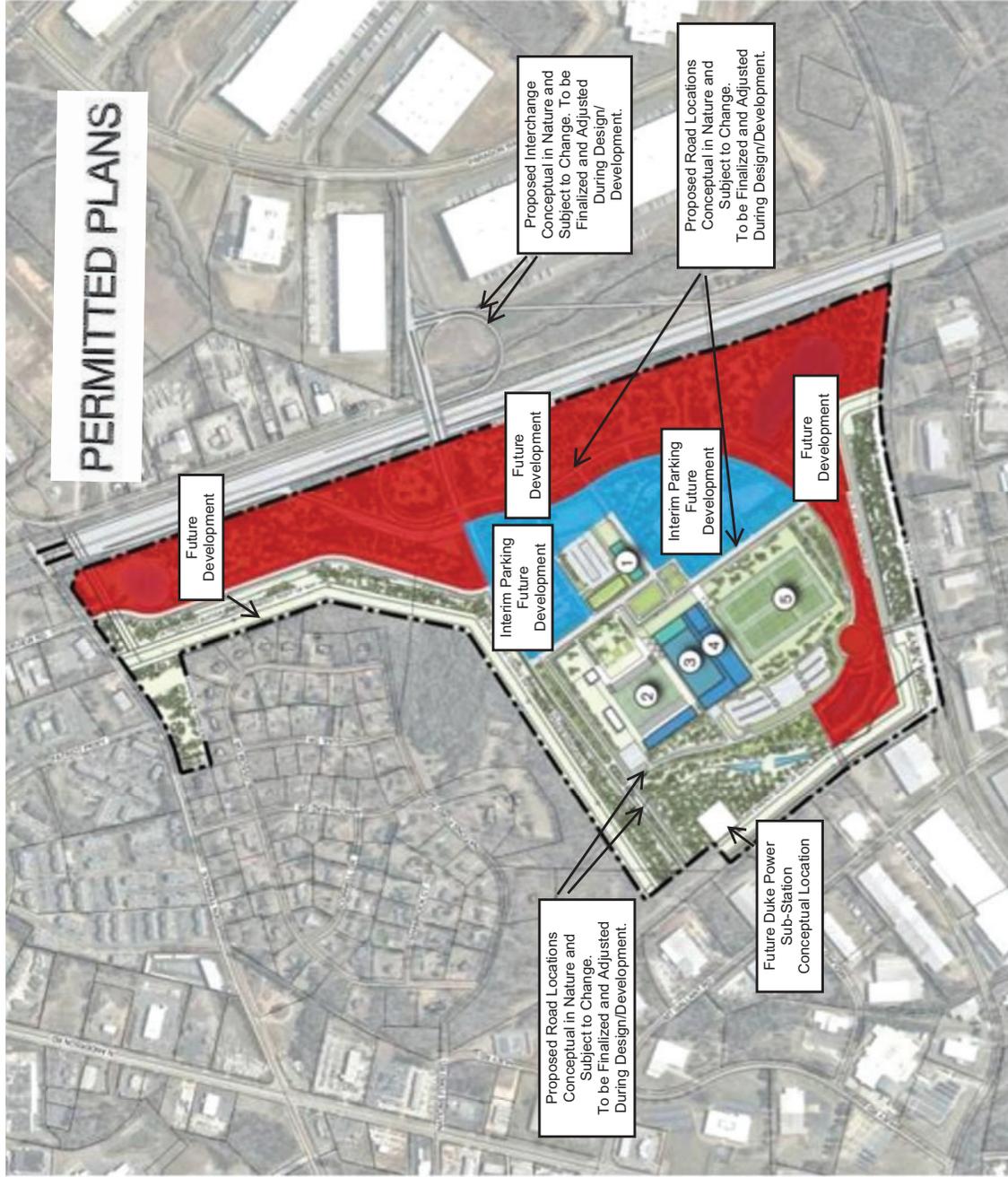
SCALE:
1" = 2,000 feet

DATE:
10-28-19

SHEET No.

2





PERMITTED PLANS

Future Development

Interim Parking Future Development

Proposed Interchange Conceptual in Nature and Subject to Change. To be Finalized and Adjusted During Design/Development.

Proposed Road Locations Conceptual in Nature and Subject to Change. To be Finalized and Adjusted During Design/Development.

Interim Parking Future Development

Future Development

Proposed Road Locations Conceptual in Nature and Subject to Change. To be Finalized and Adjusted During Design/Development.

Future Duke Power Sub-Station Conceptual Location

Keynotes:

1. Medical Office
2. Sports/Entertainment Venue
3. Practice/Training Facility
4. Headquarters
5. Outdoor Practice Fields

Notes:

- Locations and depictions of Development/Site Elements are conceptual in nature and will be finalized and adjusted during design/development.
- This Conceptual "Day 1" Plan is provided solely to set forth a possible layout of Development/Site Elements for initial development but is merely conceptual and is subject to change both as to layout, location and as to timing of when development might occur.



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RZ-2.1 CONCEPTUAL
"DAY 1" PLAN

09.20.2019

Master Plan Zoning

SHEET NO.

2B

Site Plan

PROJECT INSPECTOR

ROCK HILL, YORK COUNTY, SOUTH CAROLINA

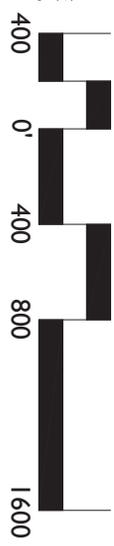
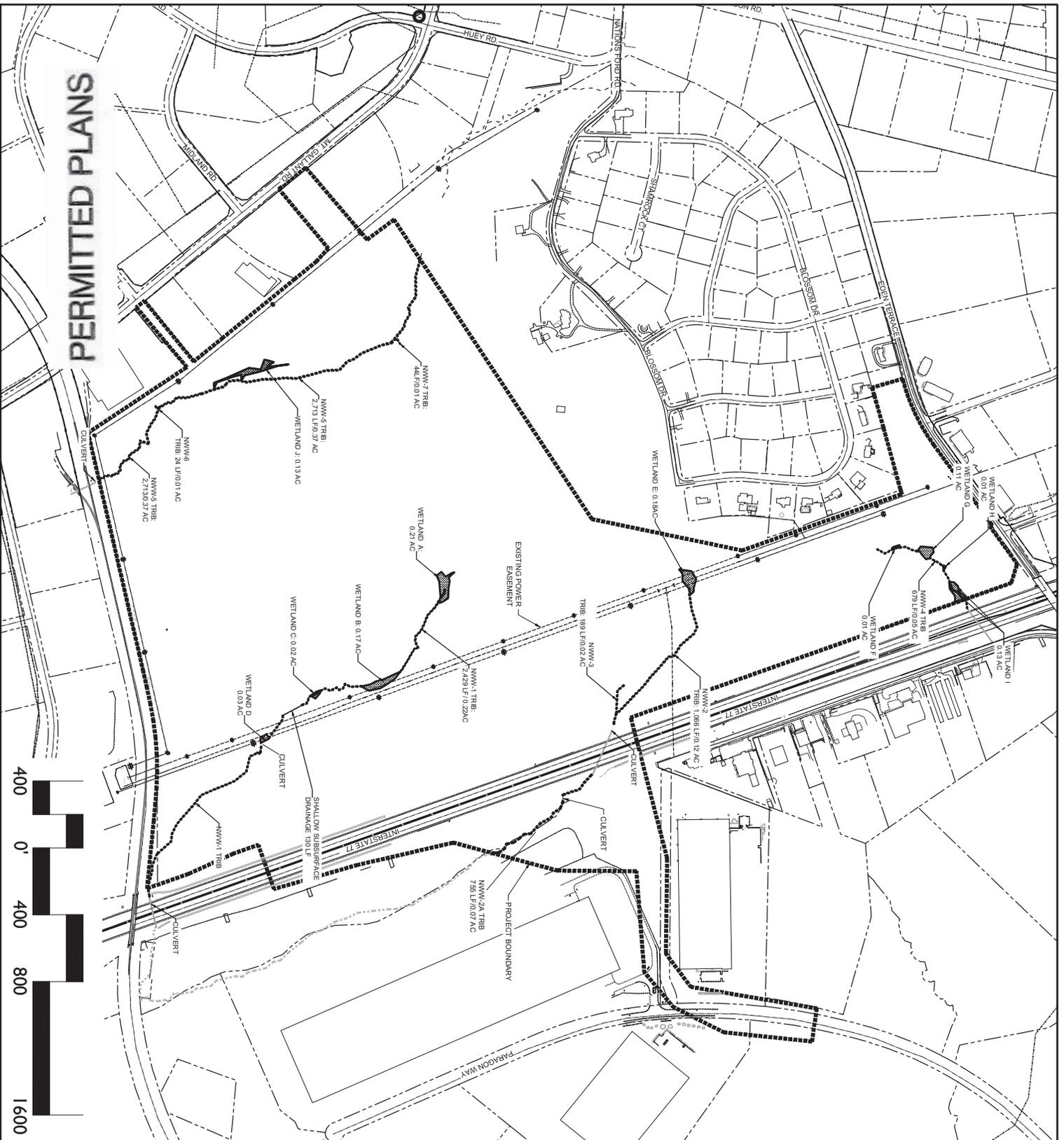
SCALE: NTS

DATE: 9-20-2019

SCALE:

DATE:

PERMITTED PLANS



APPLICATION TRACKING NUMBER:
SAC- 2019-00924

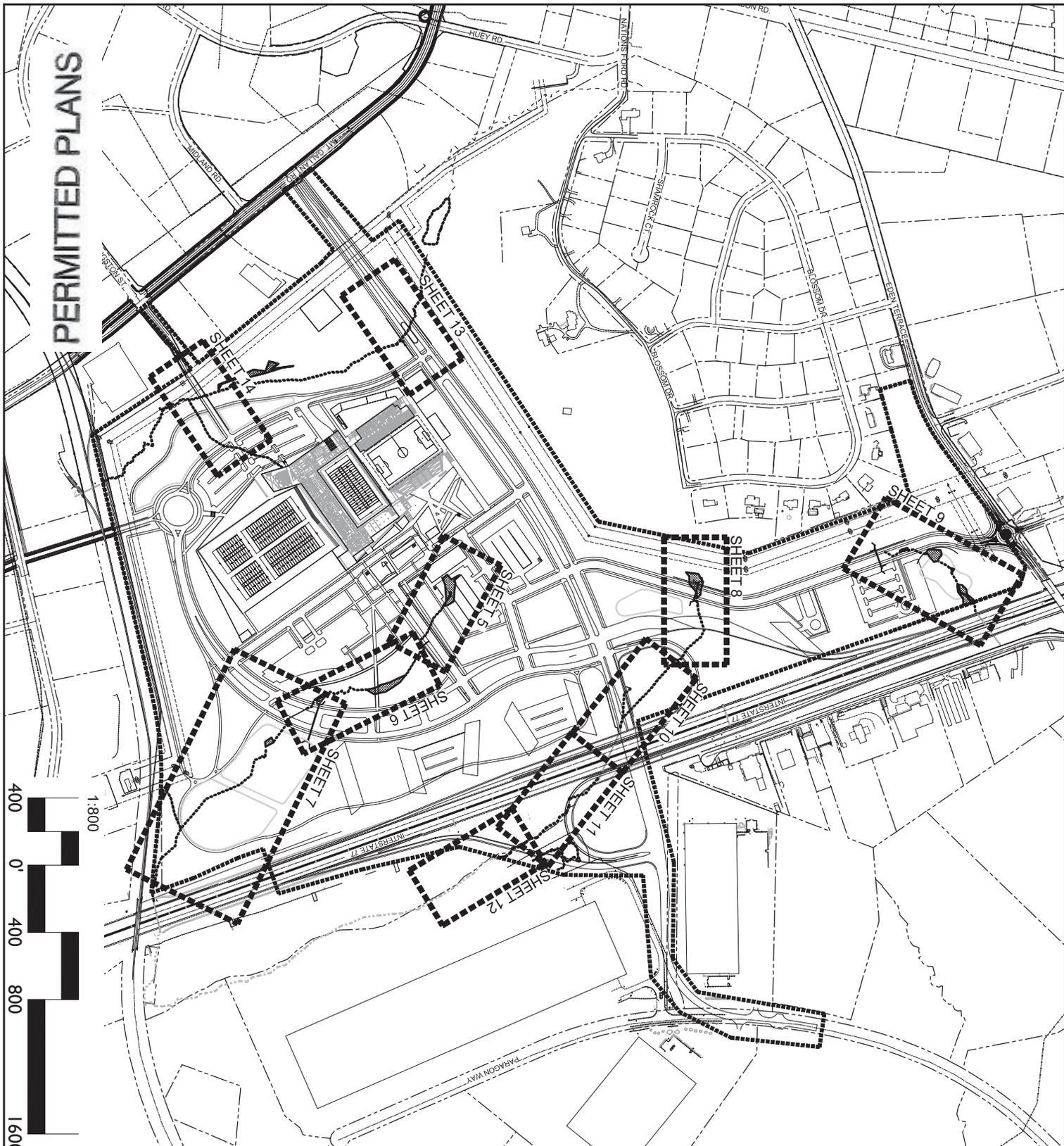
Date: 10/28/19
Scale:
Project #: 1019189
Sheet #:
3

PROJECT INSPECTOR
ROCK HILL, SC
CAROLINA PANTHERS

EXISTING CONDITIONS

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PERMITTED PLANS



APPLICATION TRACKING NUMBER:

SAC- 2019-00924

Date: 10/28/19
 Scale:
 Project #: 1019189
 Sheet #:
4

PROJECT INSPECTOR
 ROCK HILL, SC
 CAROLINA PANTHERS

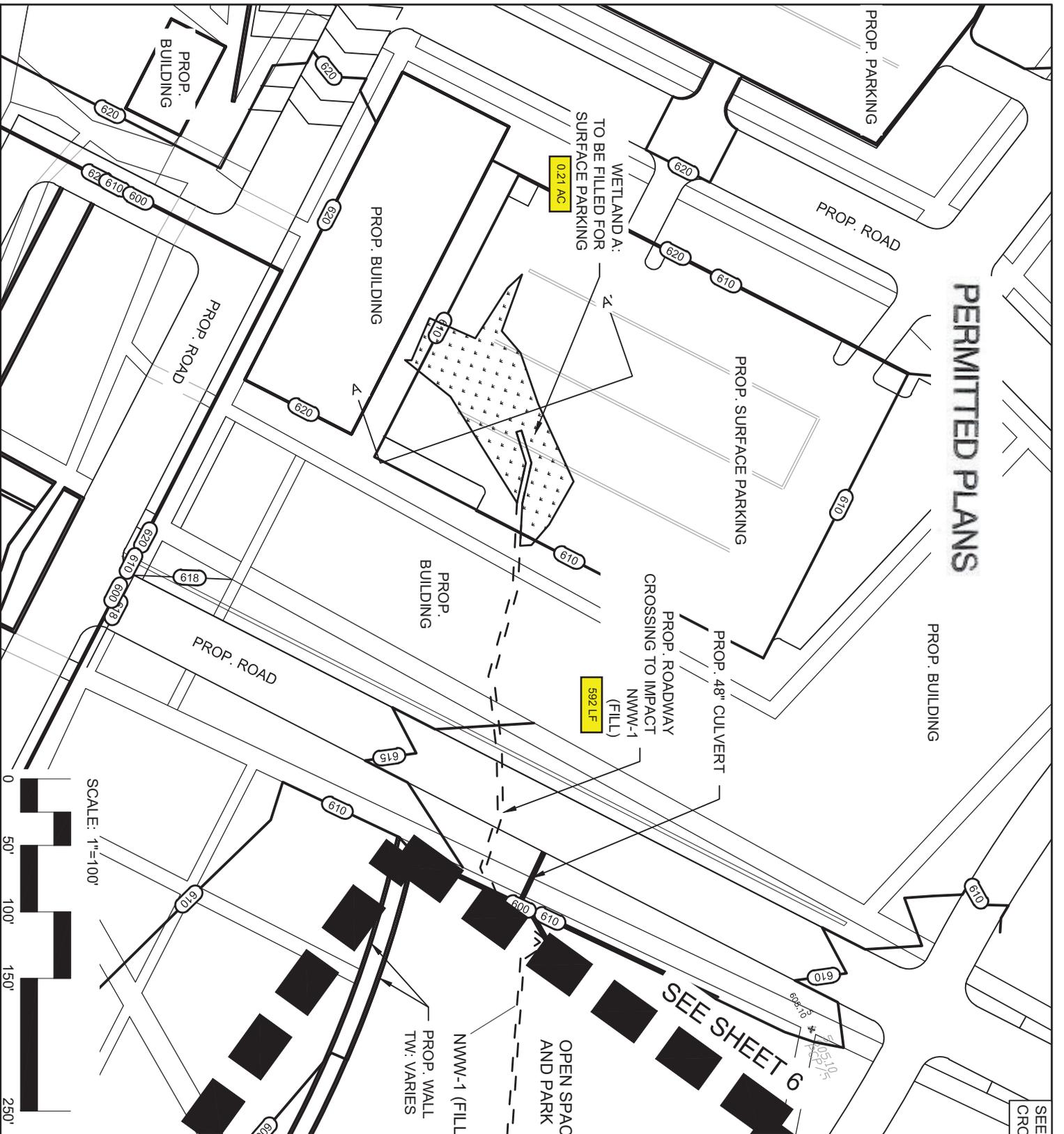
 OVERALL SITE PLAN

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PERMITTED PLANS



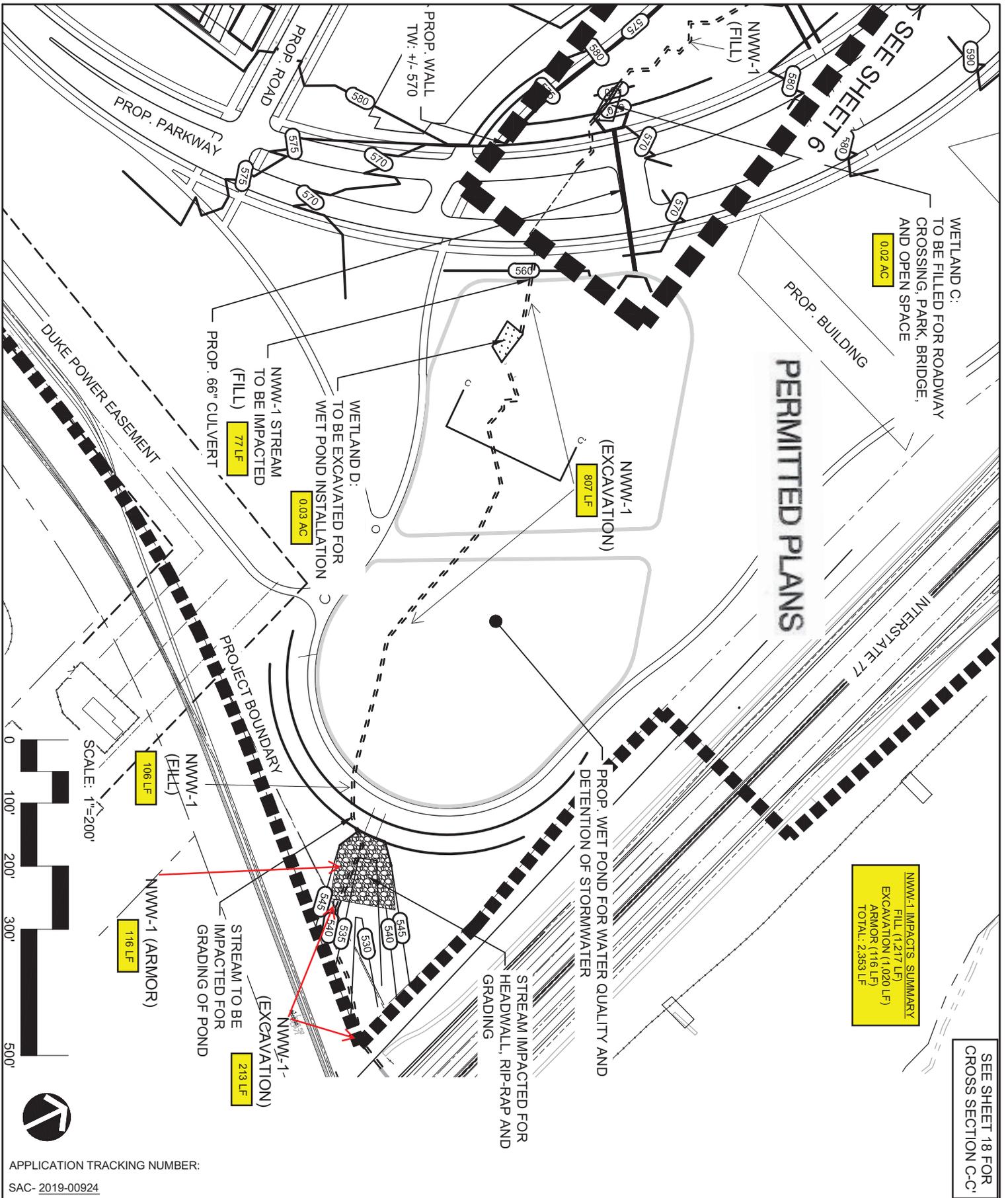
SEE SHEET 16 FOR CROSS SECTION A-A'

APPLICATION TRACKING NUMBER:
SAC- 2019-00924

Date: 10/28/19
Scale:
Project #: 1019189
Sheet #: 5

PROJECT INSPECTOR
ROCK HILL, SC
CAROLINA PANTHERS
WETLAND A / NWW-1

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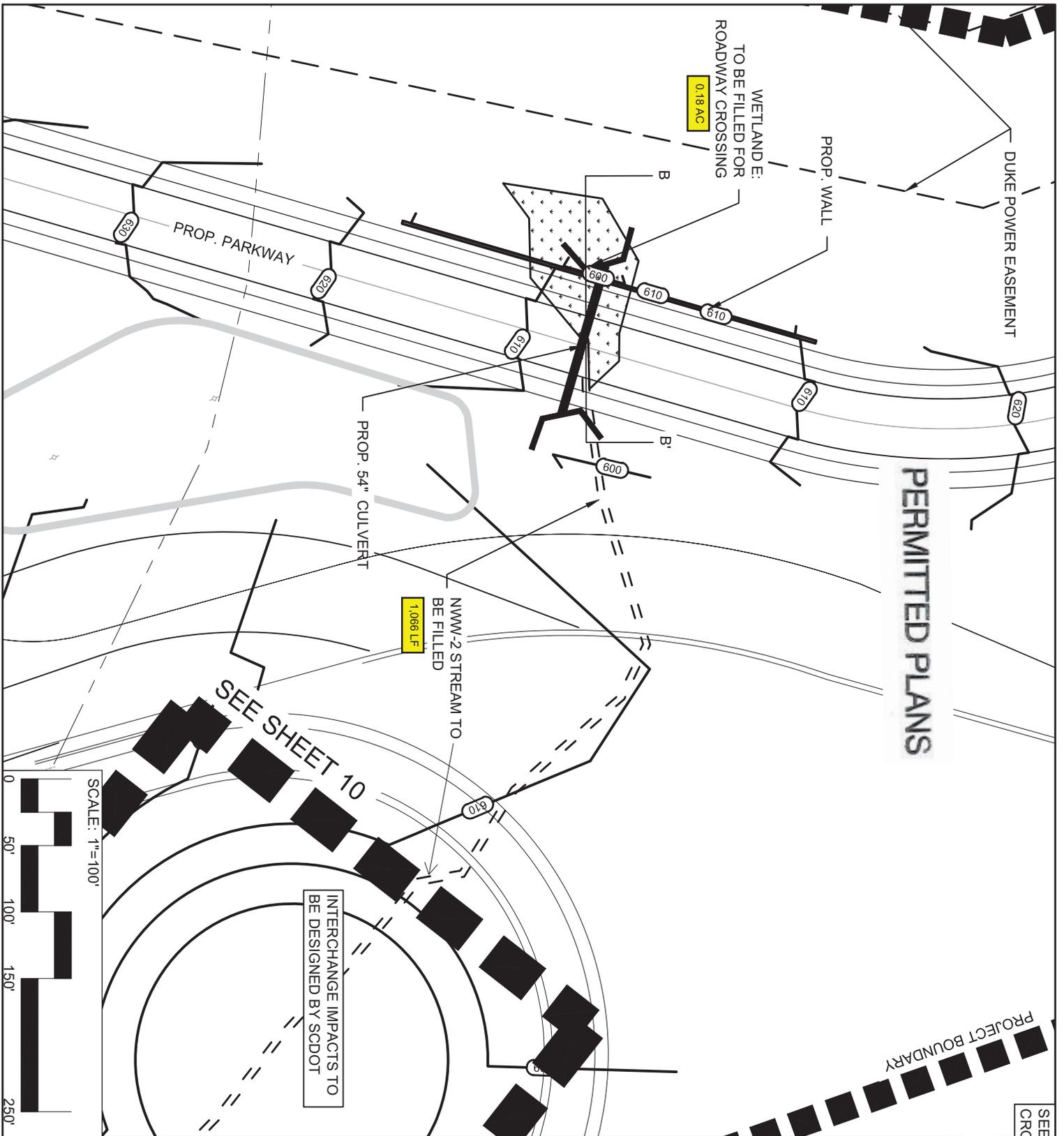
NWW-1 IMPACTS SUMMARY
 FILL (1,217 LF)
 EXCAVATION (1,020 LF)
 ARMOR (116 LF)
 TOTAL: 2,353 LF

APPLICATION TRACKING NUMBER:
SAC- 2019-00924

Date: 10/28/19
 Scale:
 Project #: 1019189
 Sheet #: 7

PROJECT INSPECTOR
 ROCK HILL, SC
 CAROLINA PANTHERS
 WETLAND C,D, NWW-1

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PERMITTED PLANS

SCALE: 1"=100'



SEE SHEET 10

INTERCHANGE IMPACTS TO BE DESIGNED BY SCDOT

INTERCHANGE TO BE DESIGNED BY SCDOT

SEE SHEET 17 FOR CROSS SECTION B-B'

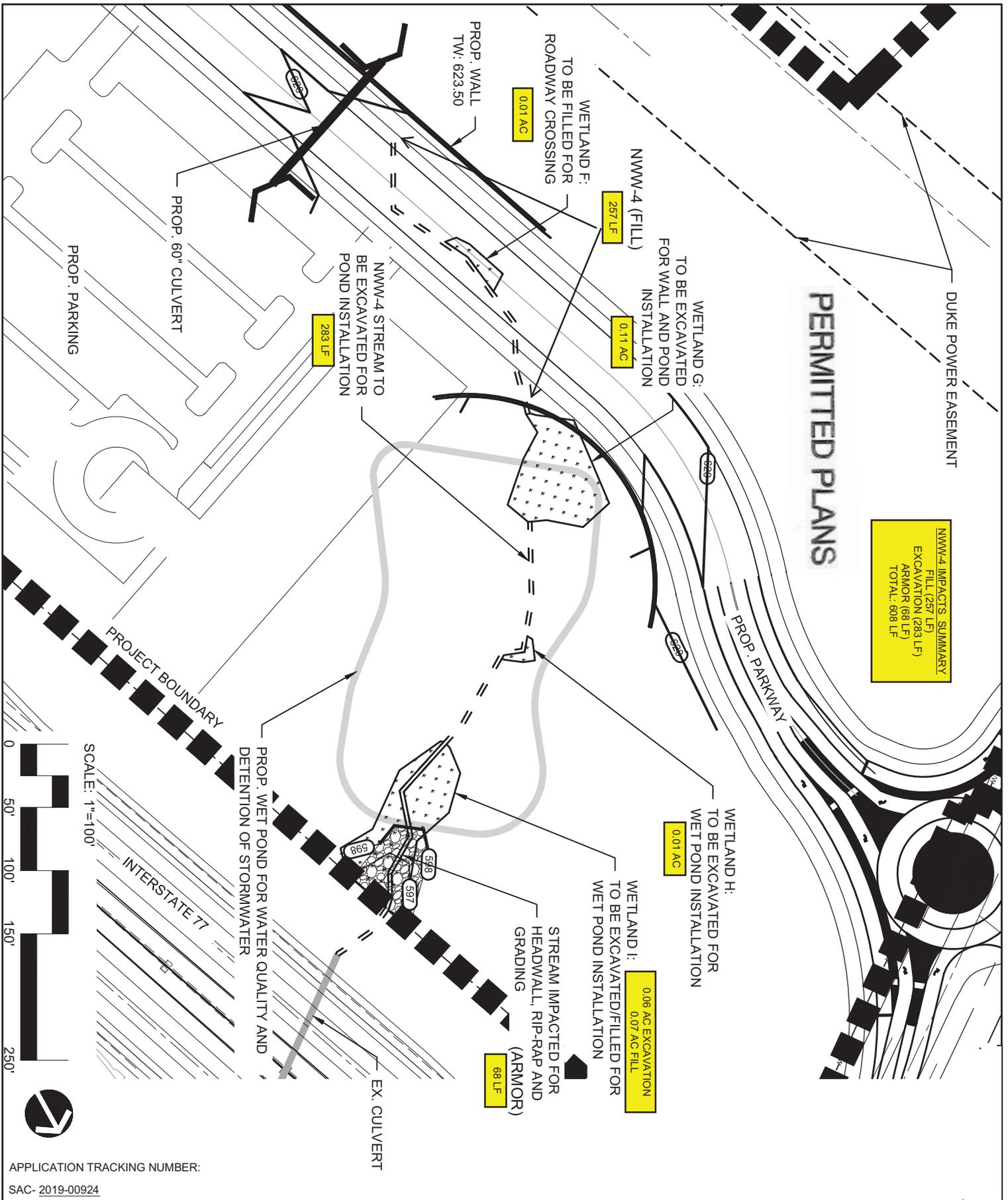
APPLICATION TRACKING NUMBER:
SAC- 2019-00924

Date: 10/28/19
Scale:
Project #: 1019189
Sheet #:
8

PROJECT INSPECTOR
ROCK HILL, SC
CAROLINA PANTHERS

WETLAND E, NWW-2

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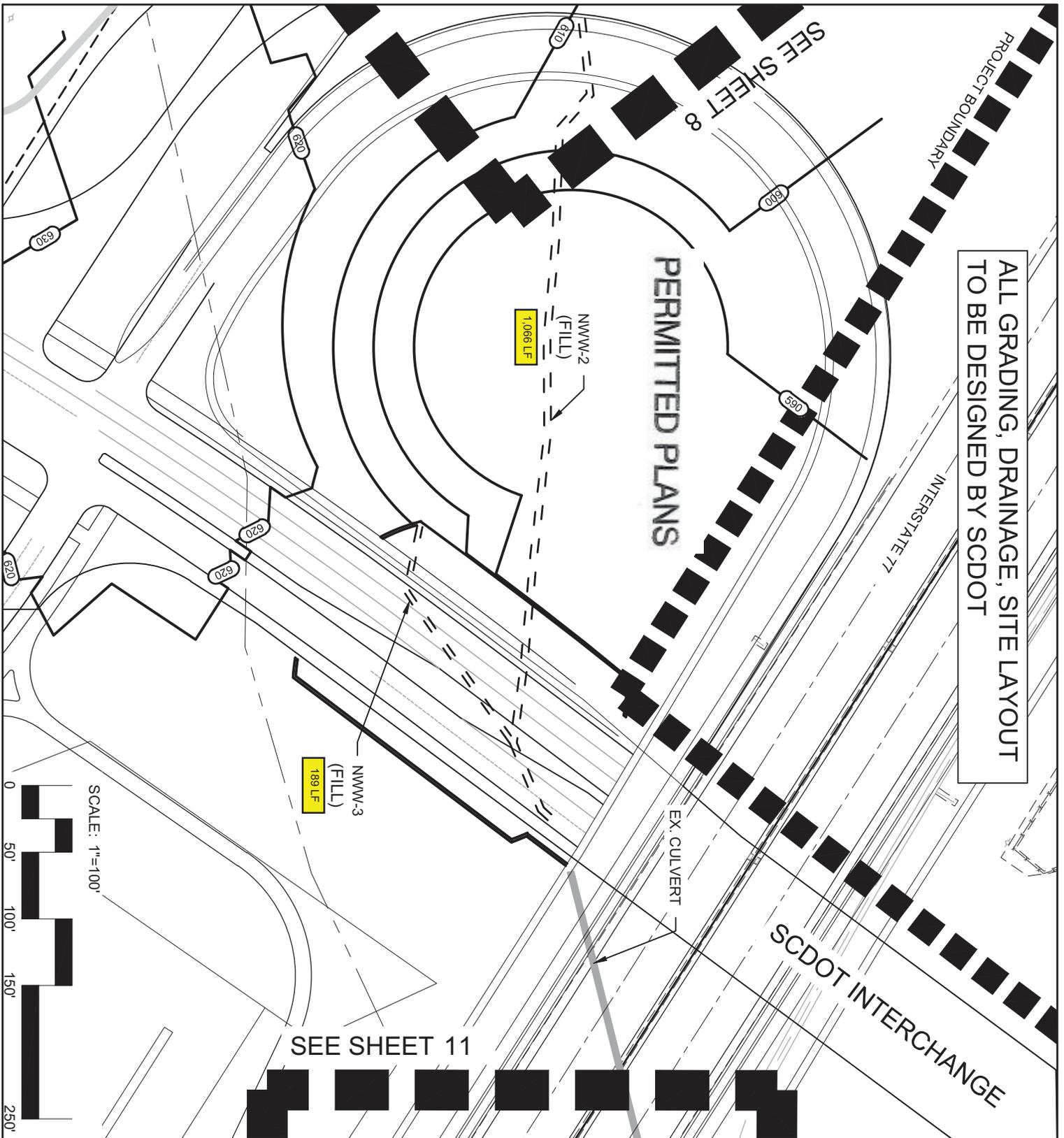
NWW-4 IMPACTS SUMMARY
 FILL (257 LF)
 EXCAVATION (283 LF)
 ARMOR (68 LF)
 TOTAL: 608 LF

APPLICATION TRACKING NUMBER:
 SAC- 2019-00924

Date: 10/28/19
 Scale:
 Project #: 1019189
 Sheet #:
9

PROJECT INSPECTOR
 ROCK HILL, SC
 CAROLINA PANTHERS
 WETLAND F,G,H,I & NWW-4

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ALL GRADING, DRAINAGE, SITE LAYOUT
TO BE DESIGNED BY SCDOT

INTERCHANGE TO BE
DESIGNED BY SCDOT



APPLICATION TRACKING NUMBER:
SAC- 2019-00924

Date: 10/28/19
Scale:
Project #: 1019189
Sheet #:
10

PROJECT INSPECTOR
ROCK HILL, SC
CAROLINA PANTHERS

SCDOT I NWW-2 NWW-3

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SEE SHEET 11

SEE SHEET 8

ALL GRADING, DRAINAGE, SITE LAYOUT
TO BE DESIGNED BY SCDOT

PERMITTED PLANS

EX. CULVERT
NWW-2A
(PIPE)
218 LF

NWW-2A
(PIPE)
537 LF

EX. DETENTION POND
"NON-JURISDICTIONAL"

INTERCHANGE TO BE
DESIGNED BY SCDOT

SEE SHEET 10

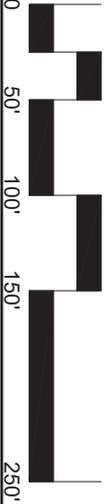
SEE SHEET 12

INTERSTATE 77

INTERSTATE ACCESS

PROJECT BOUNDARY

SCALE: 1"=100'



APPLICATION TRACKING NUMBER:
SAC- 2019-00924

Date: 10/28/19
Scale:
Project #: 1019189
Sheet #:
11

PROJECT INSPECTOR
ROCK HILL, SC
CAROLINA PANTHERS
SCDOT 2

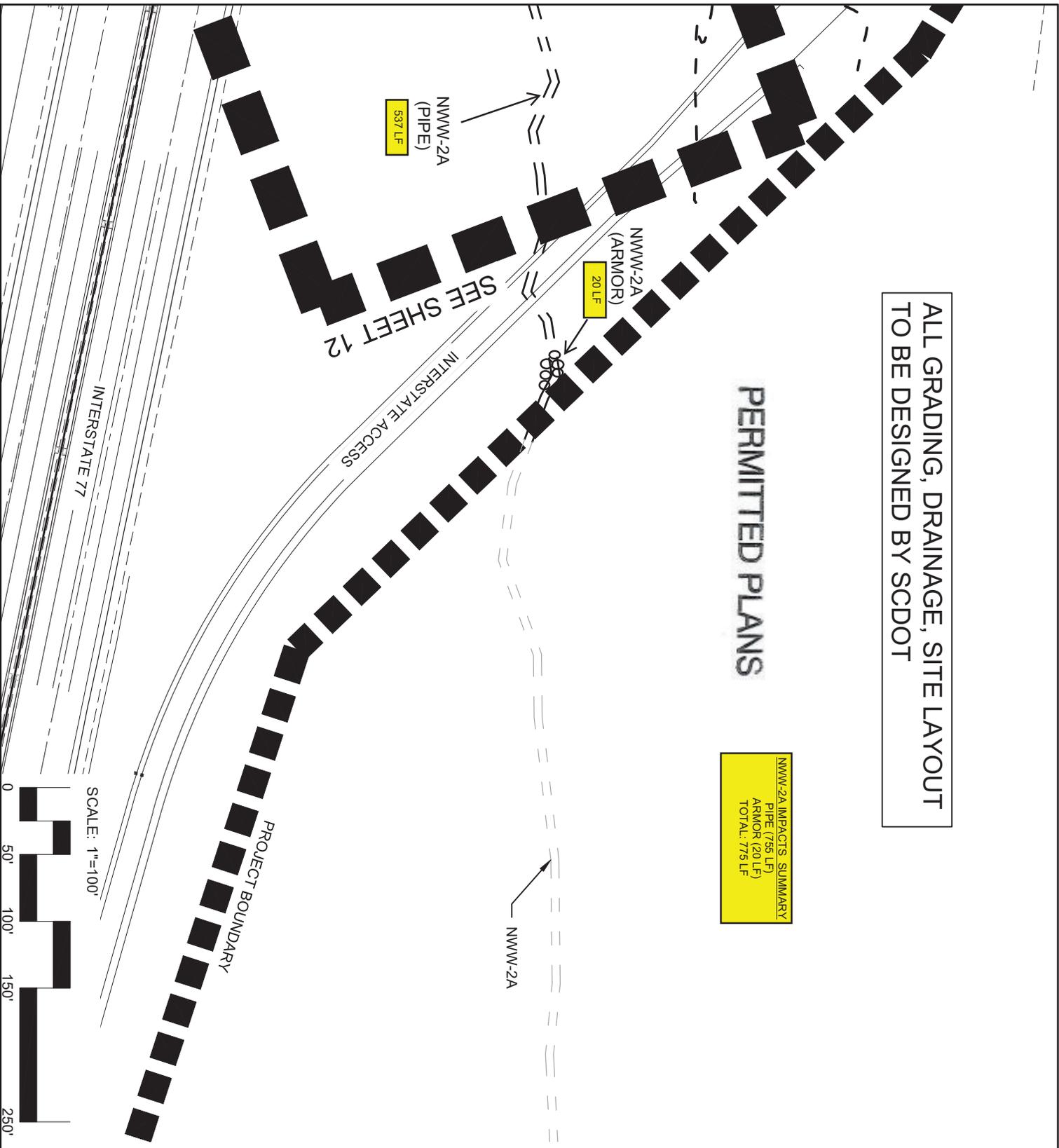
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www.LandDesign.com

ALL GRADING, DRAINAGE, SITE LAYOUT
TO BE DESIGNED BY SCDOT

PERMITTED PLANS

NWW-2A IMPACTS SUMMARY
PIPE (755 LF)
ARMOR (20 LF)
TOTAL: 775 LF

INTERCHANGE TO BE
DESIGNED BY SCDOT



SEE SHEET 12

INTERSTATE 77

SCALE: 1"=100'



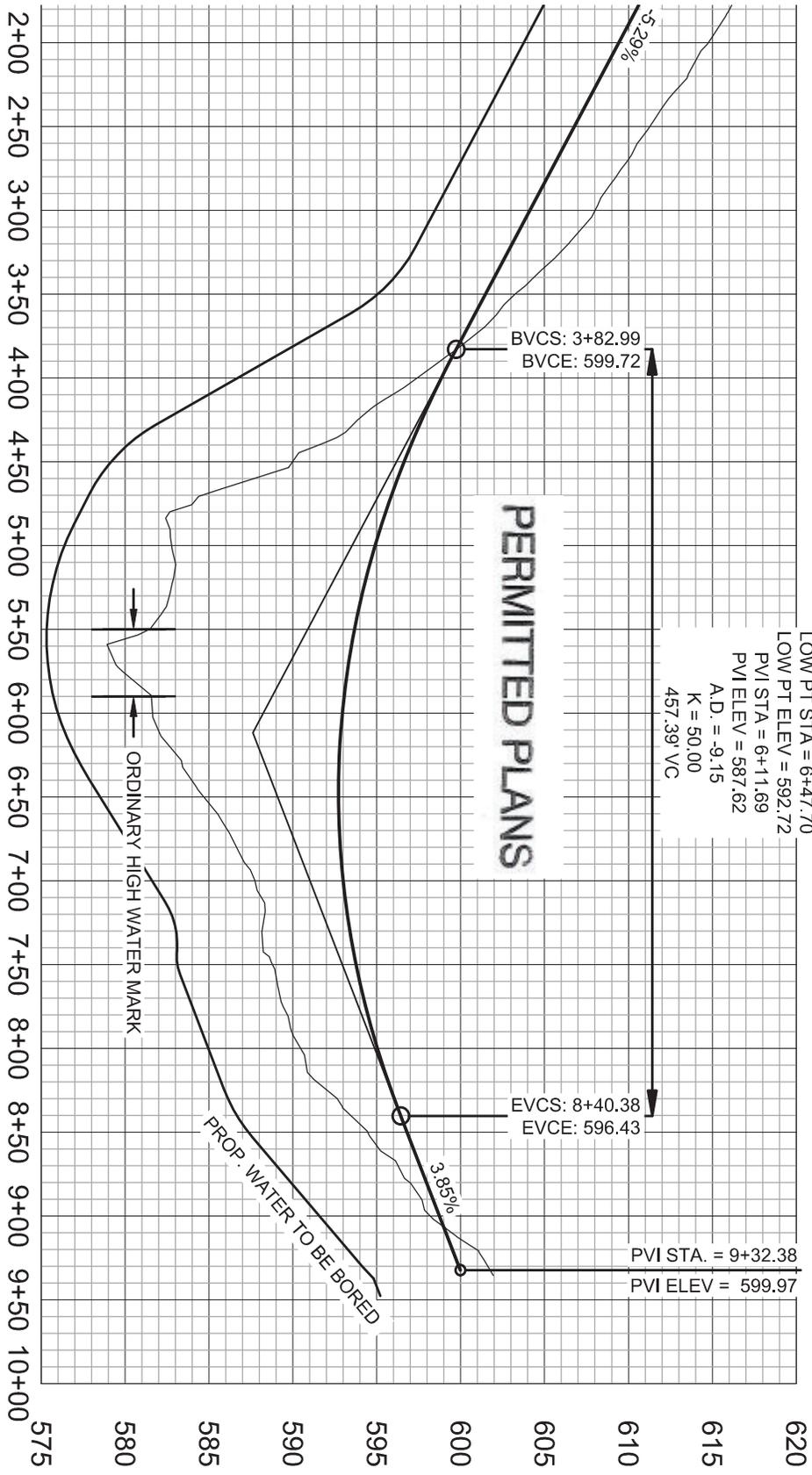
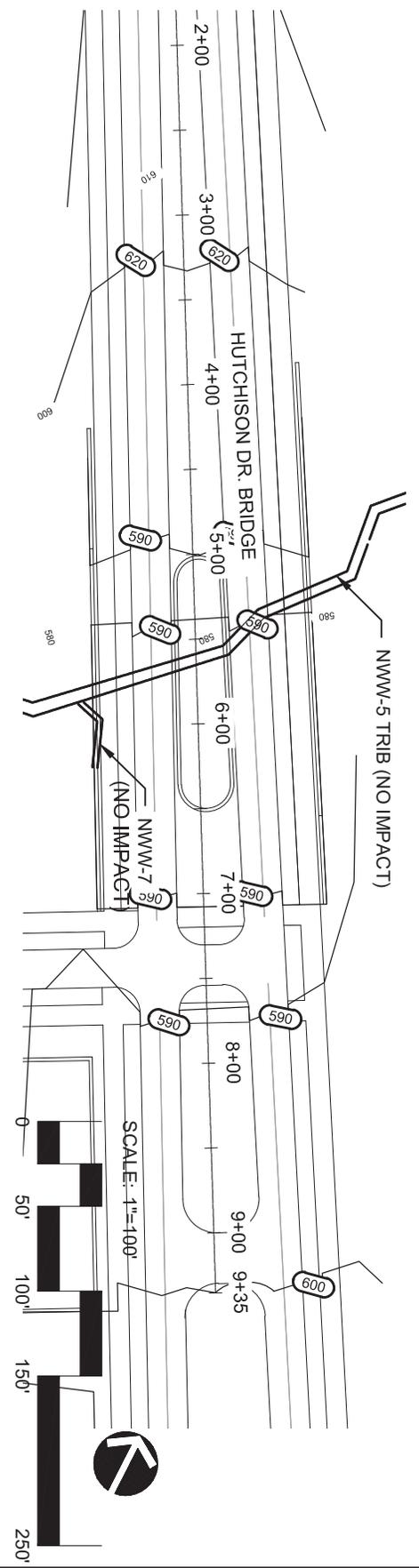
APPLICATION TRACKING NUMBER:
SAC- 2019-00924

Date: 10/28/19
Scale:
Project #: 1019189
Sheet #:
12

PROJECT INSPECTOR
ROCK HILL, SC
CAROLINA PANTHERS

SCDOT 3

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PERMITTED PLANS

LOW PT STA = 6+47.70
 LOW PT ELEV = 592.72
 PVI STA = 6+11.69
 PVI ELEV = 587.62
 A.D. = -9.15
 K = 50.00
 457.39' VC

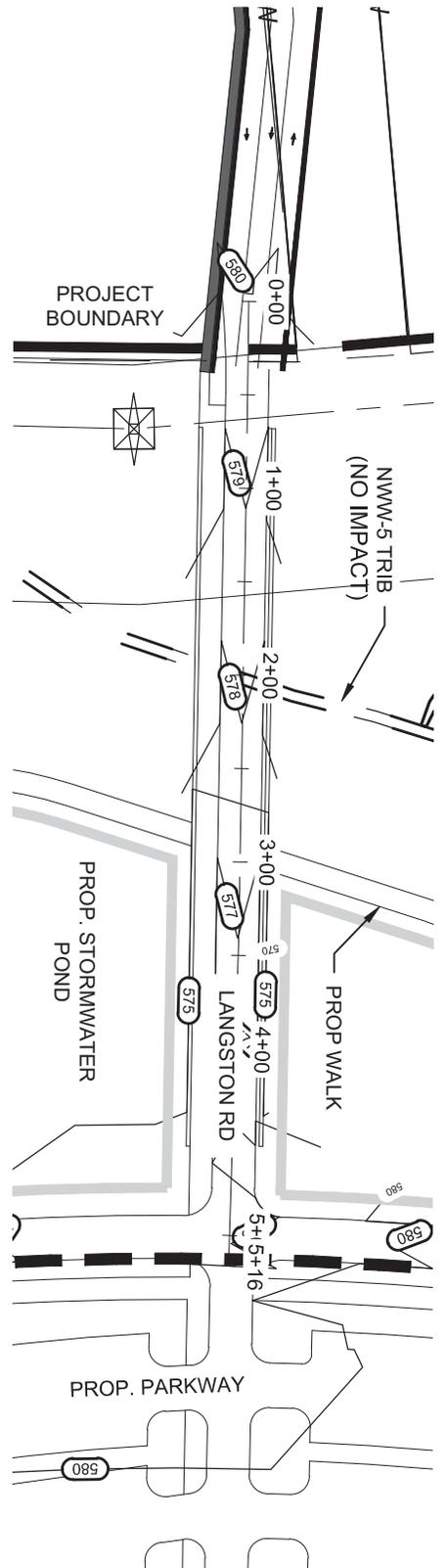
PVI STA. = 9+32.38
 PVI ELEV = 599.97

APPLICATION TRACKING NUMBER:
 SAC- 2019-00924

Date: 10/28/19
 Scale:
 Project #: 1019189
 Sheet #:
13

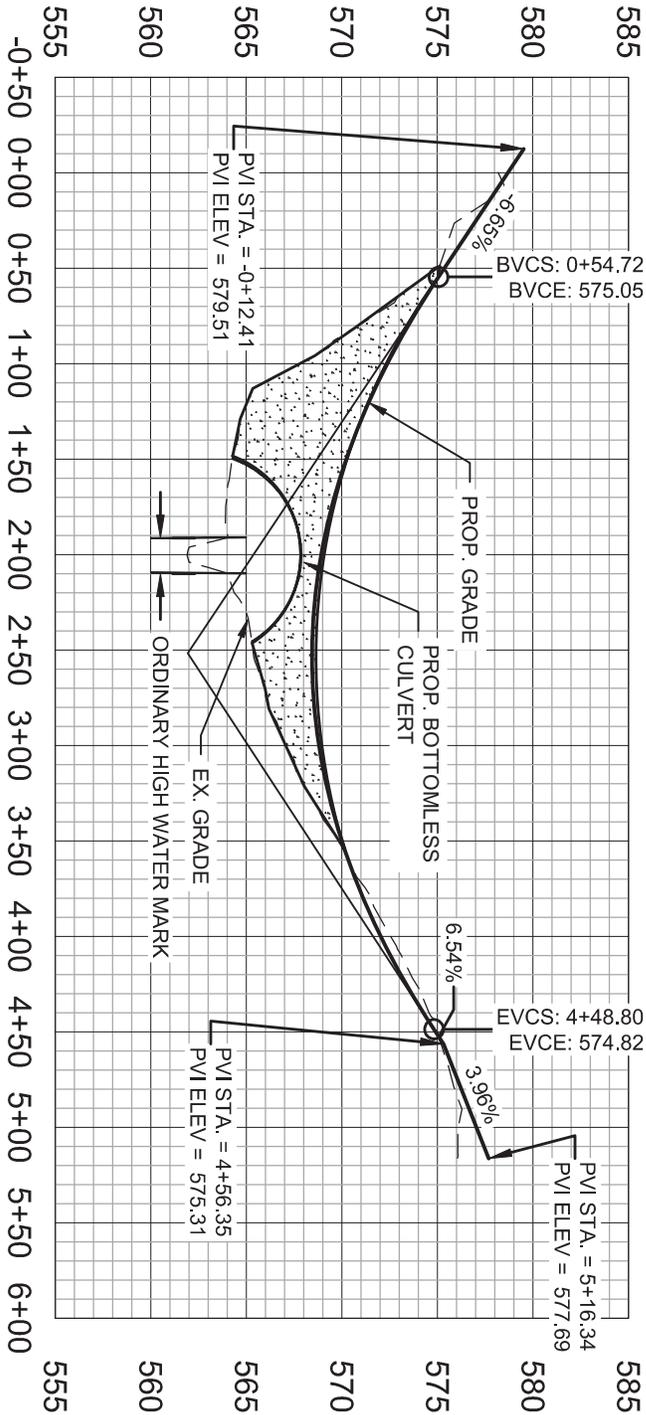
PROJECT INSPECTOR
 ROCK HILL, SC
 CAROLINA PANTHERS
 BRIDGE CROSSING

POPULOUS
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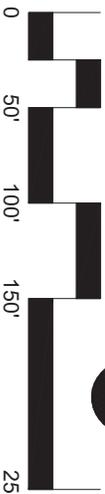


LOW PT ELEV = 568.43
 PVI STA = 2+51.76
 PVI ELEV = 561.94
 A.D. = -13.19
 K = 29.88
 394.08' VC

PERMITTED PLANS



SCALE: 1"=100'



APPLICATION TRACKING NUMBER:

SAC- 2019-00924

Date: 10/28/19
 Scale:
 Project #: 1019189

Sheet #:
14

PROJECT INSPECTOR
 ROCK HILL, SC
 CAROLINA PANTHERS

 BOTTOMLESS CULVERT

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Permanent Impacts to Wetlands Summary

Feature Name	Sheet No.	Wetland Type	Impact Type	Purpose	Acreage
A	5, 16	PFO	Fill	Surface Parking	0.21
B	6, 17	PEM	Fill	Open Space/Park	0.17
C	7	PFO	Fill	Road/Open Space/Park	0.02
D	7	PEM	Excavation	Stormwater Pond	0.03
E	8	PEM	Fill	Interstate Interchange	0.18
F	9	PFO	Fill	Road	0.01
G	9	PFO	Excavation	Stormwater Pond	0.11
H	9	PFO	Excavation	Stormwater Pond	0.01
I	9	PFO	Fill	Stormwater Pond Slopes/Rip-Rap	0.07
			Excavation	Stormwater Pond	0.06
				Total	0.87

PFO – Palustrine Forested

PEM – Palustrine Emergent

Permanent Impacts to Streams Summary

PERMITTED PLANS

Feature Name	Sheet No	Stream Type	Impact Type	Purpose	Linear Feet
NWW-1	5, 6, 7, 18	Intermittent	Fill	Buildings, Roads, Open Space/Park, Slopes	1,217
			Excavation	Stormwater Pond, Outfall	1,020
			Armor	Rip-Rap	116
NWW-2	8, 10	Intermittent	Fill	Interstate Interchange	1,066
NWW-2A	11, 12	Intermittent	Pipe	Interstate Interchange	755
			Armor	Rip-Rap	20
NWW-3	10	Intermittent	Fill	Interstate Interchange	189
NWW-4	9	Intermittent	Fill	Road	257
			Excavation	Stormwater Pond	283
			Armor	Rip-Rap	68
				Total	4,991

APPLICATION TRACKING NUMBER:

SAC- 2019-00924

Date: 10/28/19
Scale:
Project #: 1019189

Sheet #:
15

PROJECT INSPECTOR
ROCK HILL, SC
CAROLINA PANTHERS

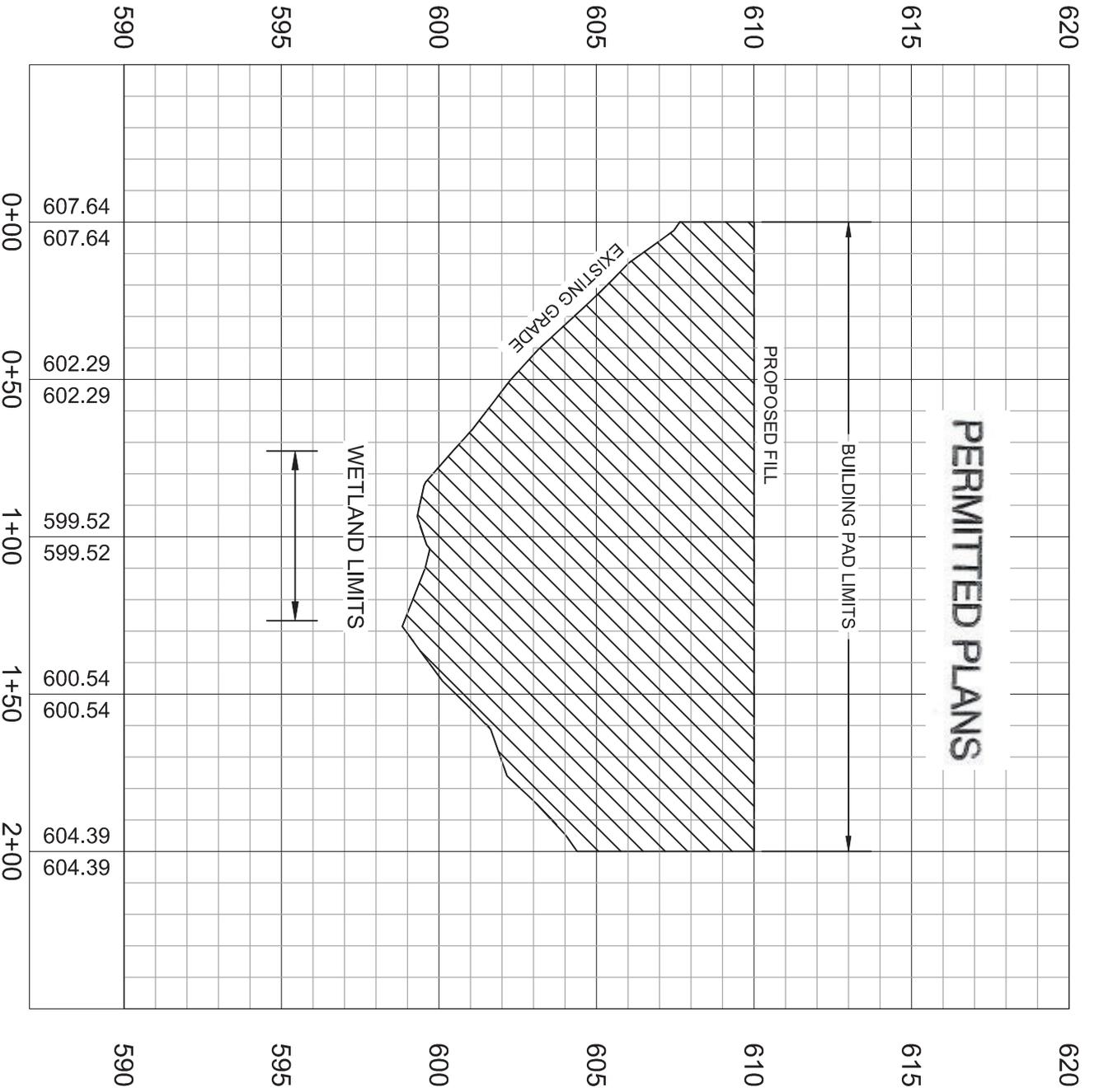
SUMMARY CHART

POPULOUS

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PROFILE - SECTION A-A'
SCALE: 1" = 50' H & 1" = 5' V



APPLICATION TRACKING NUMBER:

SAC- 2019-00924

Date: 10/28/19
 Scale:
 Project #: 1019189

Sheet #:
16

PROJECT INSPECTOR
 ROCK HILL, SC
 CAROLINA PANTHERS

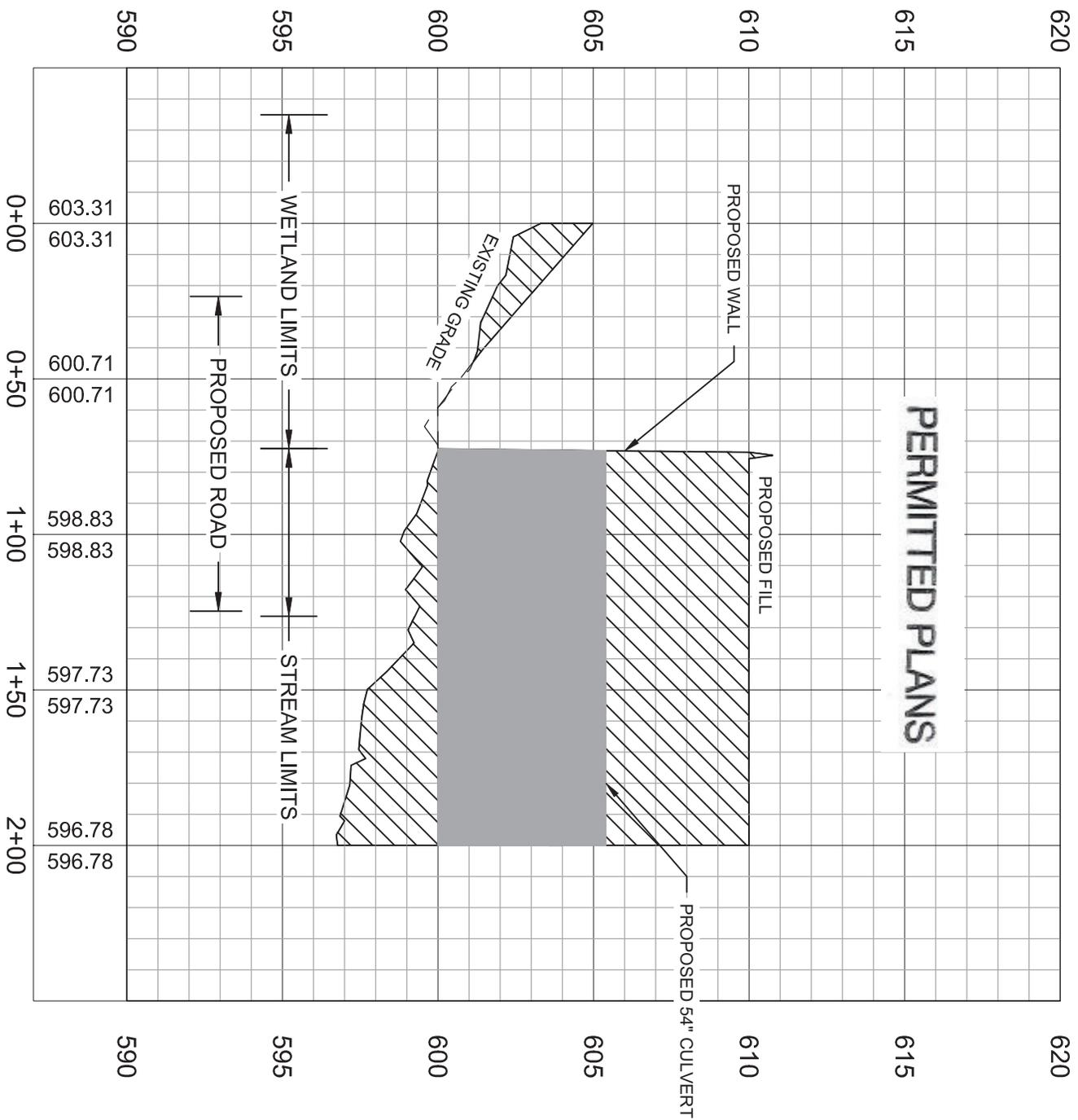
SECTION A-A'

POPULOUS

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PROFILE - SECTION B-B'
 SCALE: 1" = 50' H & 1" = 5' V

PERMITTED PLANS



APPLICATION TRACKING NUMBER:
 SAC- 2019-00924

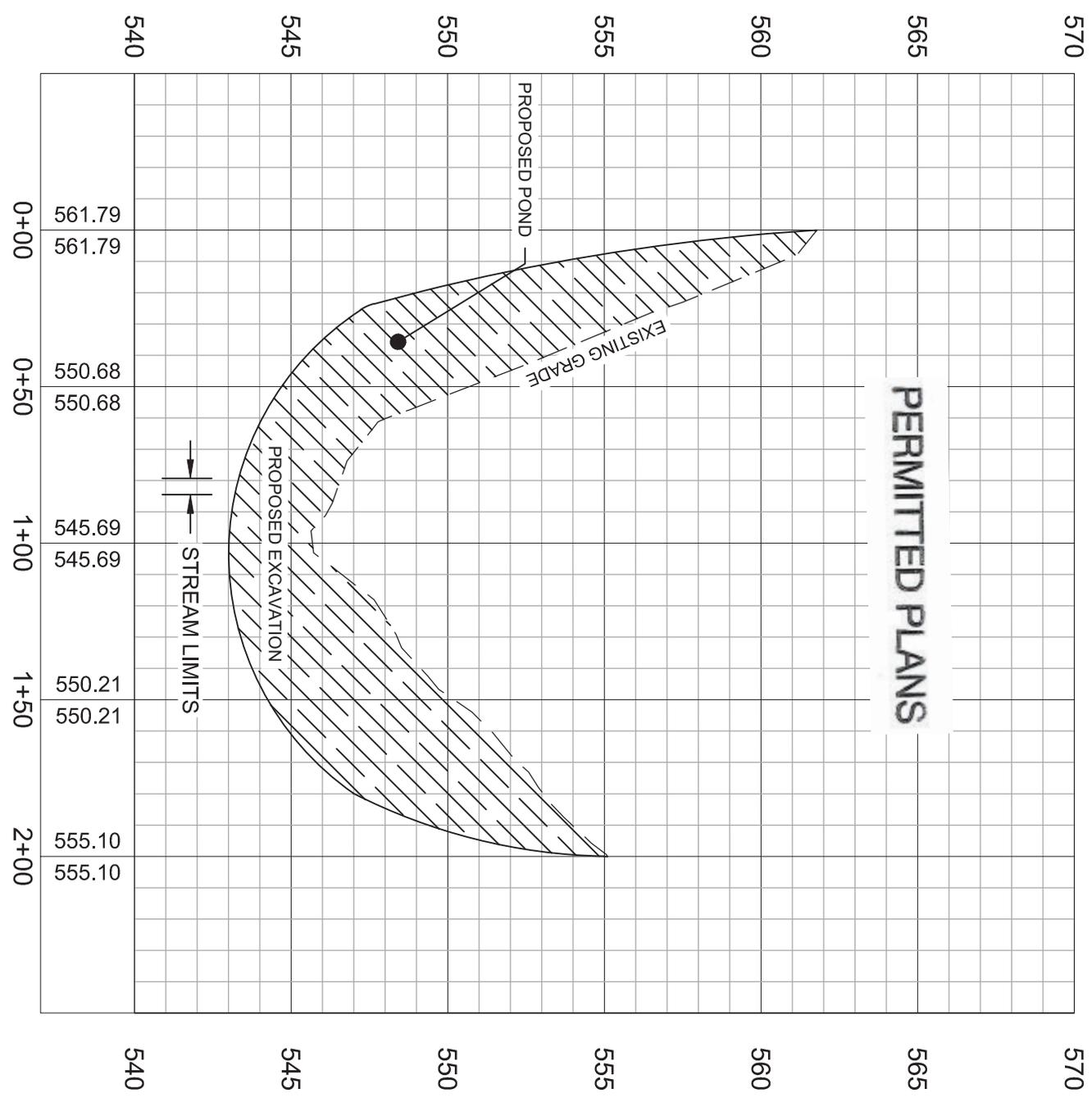
Date: 10/28/19
 Scale:
 Project #: 1019189
 Sheet #:
17

PROJECT INSPECTOR
 ROCK HILL, SC
 CAROLINA PANTHERS
 SECTION B-B'

POPULOUS
 LandDesign
222 N Graham Street, Charlotte, NC, 28202
 V. 704.332.0225 F. 704.332.1246
 www.LandDesign.com

PROFILE - SECTION C-C'
 SCALE: 1" = 50' H & 1" = 5' V

PERMITTED PLANS



APPLICATION TRACKING NUMBER:
 SAC- 2019-00924

Date: 10/28/19
 Scale:
 Project #: 1019189
 Sheet #:
18

PROJECT INSPECTOR
 ROCK HILL, SC
 CAROLINA PANTHERS
 SECTION C-C'

POPULOUS
 LandDesign
211 N Graham Street, Charlotte, NC 28202
 V. 704.312.025 F. 704.312.1246
 www.LandDesign.com

NOTICE OF COMMENCEMENT OR COMPLETION
OF WORK AUTHORIZED BY PERMIT

DATE

WORK AUTHORIZED BY DEPARTMENT OF THE ARMY PERMIT _____

DATED _____

TO PERFORM WORK IN _____
(WATERBODY NAME)

WAS COMMENCED ON _____
WAS COMPLETED (DATE)
(circle appropriate response)

(SIGNATURE)

FL 130
5 MAR 79

NOTICE OF COMMENCEMENT OR COMPLETION
OF WORK AUTHORIZED BY PERMIT

DATE

WORK AUTHORIZED BY DEPARTMENT OF THE ARMY PERMIT _____

DATED _____

TO PERFORM WORK IN _____
(WATERBODY NAME)

WAS COMMENCED ON _____
WAS COMPLETED (DATE)
(circle appropriate response)

(SIGNATURE)

FL 130
5 MAR 79