

**JOINT**  
**PUBLIC NOTICE**

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

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-2019-00924

26 NOV 2019

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**South Carolina Department of Commerce**  
**1201 Main Street, Suite 1600**  
**Columbia, South Carolina 29201-3200**

and

**DT Real Estate Holdco, LLC**  
**800 S. Mint Street**  
**Charlotte, North Carolina 28202**

for a permit to construct a headquarters and sports training facility for a professional football franchise, including construction of multi-use recreation/athletic facilities in

**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°), Rock Hill East.

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

**30 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 the construction of a world-class professional sports and training facility and corporate headquarters in Rock Hill, South Carolina. In detail, this project would involve the placement of fill material within 0.87 acre of wetlands and 4,991 linear feet of freshwater tributaries to accomplish phased construction of a mixed-use, pedestrian-friendly community anchored by the National Football League's Carolina Panthers practice/training facilities and corporate headquarters with emphasis on retail, entertainment, research and development, residential dwellings, commercial offices, medical facilities, recreation, and open space uses. The applicants have proposed to mitigate for impacts to wetlands and/or waters of the United States by implementing a permittee-responsible mitigation plan on a 484.16-acre parcel in Chester County known as the Landsford Tract (a portion of Parcel Identification Number 162-00-00-001-000). Proposed mitigation activities would include a combination of preservation, enhancement, and restoration to 19,840 linear feet of stream channels and 1.5-3.0 acres of associated wetlands within the Catawba River watershed. According to the applicant, the project purpose is to develop, construct, and operate a world-class professional sports practice and training facility along with a state-of-the-art corporate headquarters in northern South Carolina as well as additional mixed-use development on a property that has sufficient contiguous acreage, proximity to Charlotte, direct interstate highway frontage and/or access, and is located close to a major airport.

**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. 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 0.87 acre of wetlands and 4,991 linear feet of freshwater habitat well inland 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 Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information, including protected species survey results provided by the applicant, and the District Engineer has determined that the project may affect, but is not likely to adversely affect, the northern long-eared bat (*Myotis septentrionalis*). In addition, the project will result in no effect to the Carolina heelsplitter (*Lasmigona decorata*), dwarf flowered heartleaf (*Hexastylis naniflora*), little amphianthus/pool sprite (*Amphianthus pusillus*), Schweinitz's sunflower (*Helianthus schweinitzii*), or any other Federally endangered, threatened, or proposed

species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

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 historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. 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 other interested parties to provide any information they may have with regard to historic properties.

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. 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**

If there are any questions concerning this public notice, please contact Dr. Richard L. Darden, Project Manager, at (843) 329-8043, toll free at 1-866-329-8187, or by email at [Richard.L.Darden@usace.army.mil](mailto:Richard.L.Darden@usace.army.mil).

## **Appendix II – Permit Exhibits**

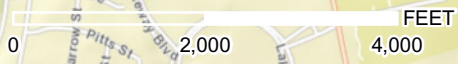
**REFERENCE:**

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

**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**

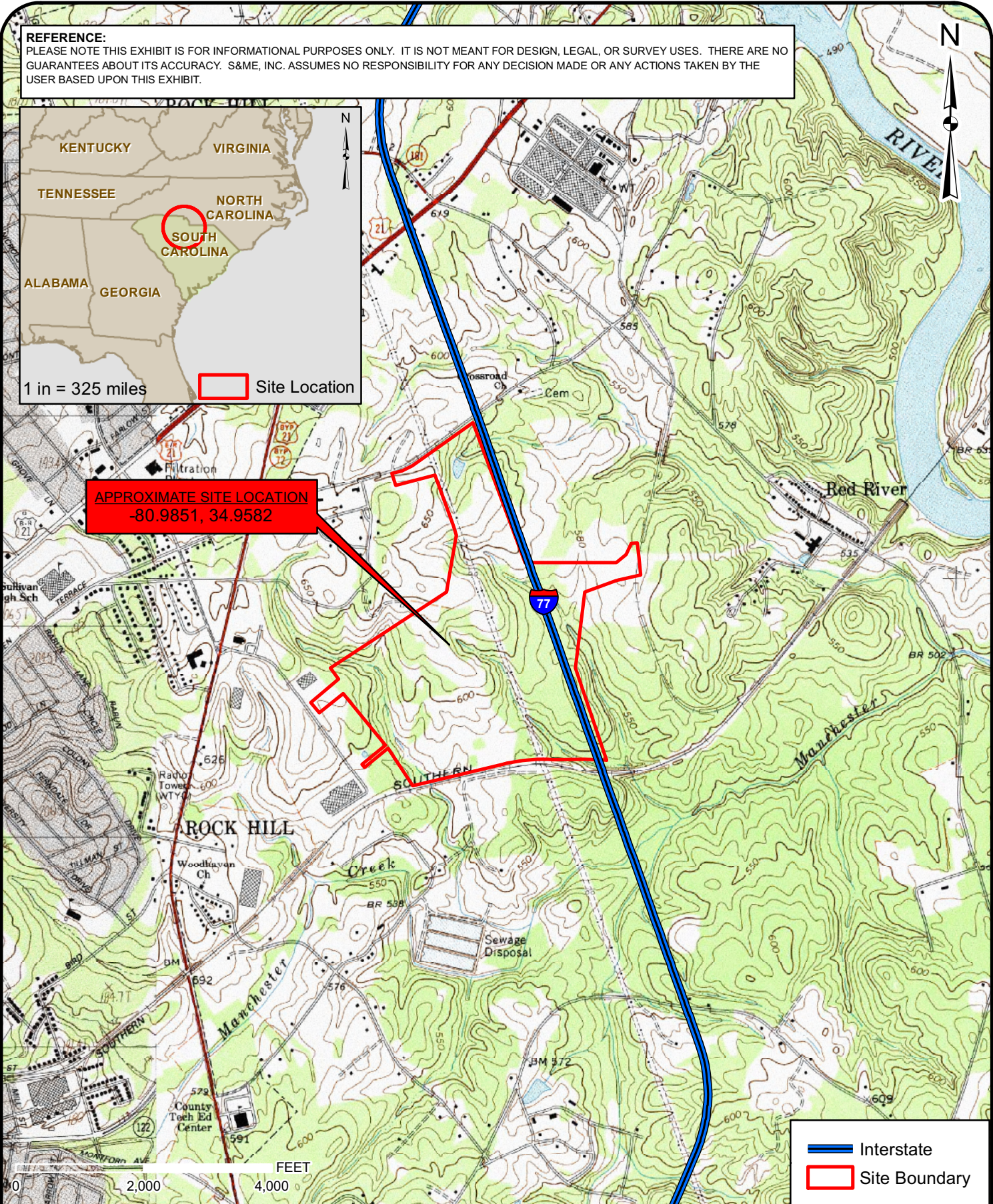




**REFERENCE:**

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.



**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**





**Legend:**

- **Development Area A (A-1; A-2)**  
Practice/Training Facility, HQ, Sports/Entertainment Venues & Mixed Use Village
- **Development Area B**  
Office/Employment/Mixed Use
- **Development Area C**  
Accessory Uses/Structures, Infrastructure & Open Space
- **Development Area D**  
Mixed Use Entrance Parcel

**Notes:**

- Locations and depictions of Development/Site Elements are conceptual in nature and will be finalized and adjusted during design/development.



Master Plan Zoning | 09.20.2019 | RZ-2.0 OVERVIEW PLAN

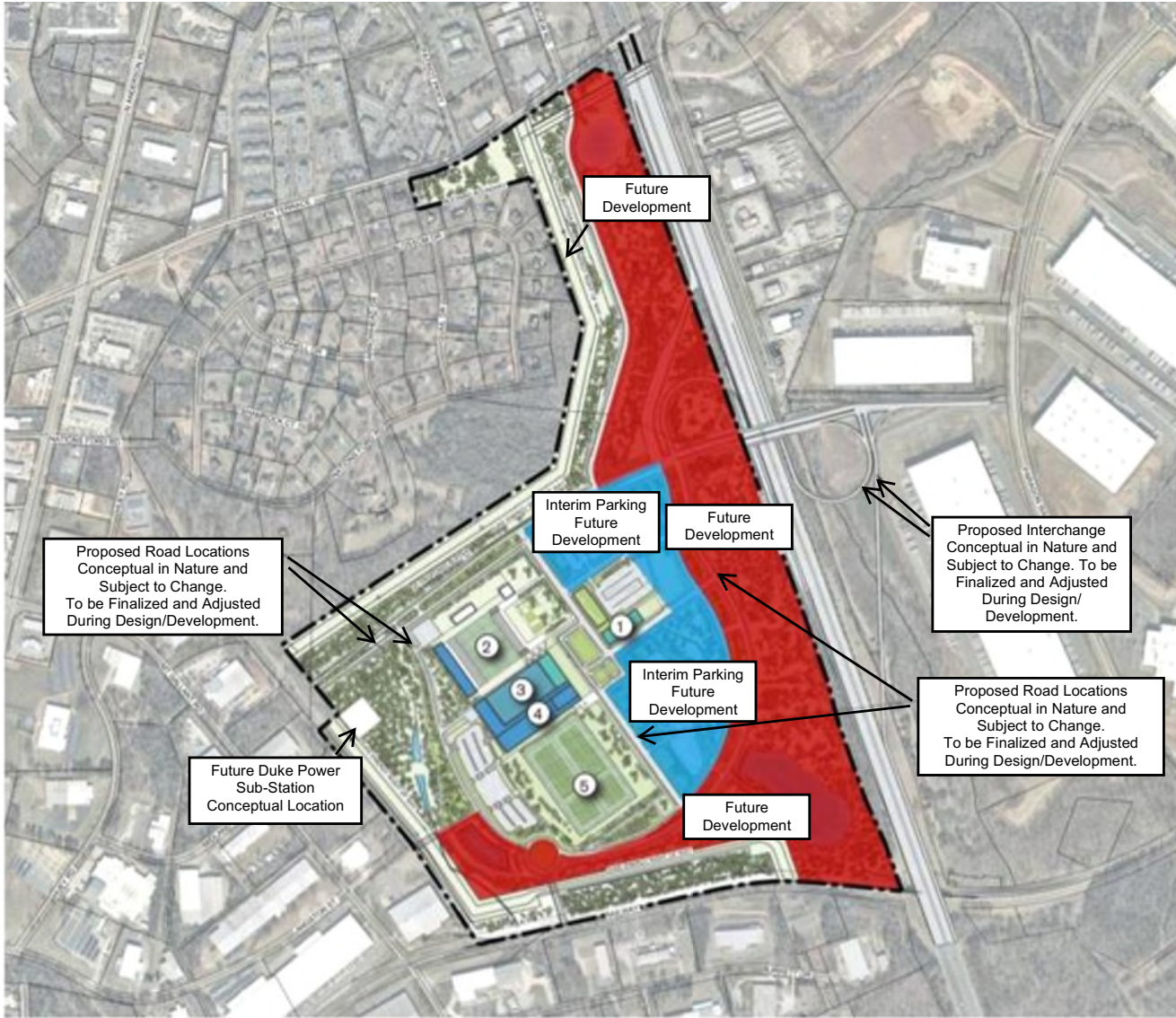


SCALE: NTS  
DATE: 9-20-2019

**Site Plan**  
PROJECT INSPECTOR  
ROCK HILL, YORK COUNTY, SOUTH CAROLINA

SHEET NO.  
**2A**





**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.



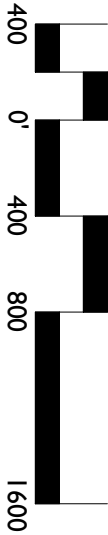
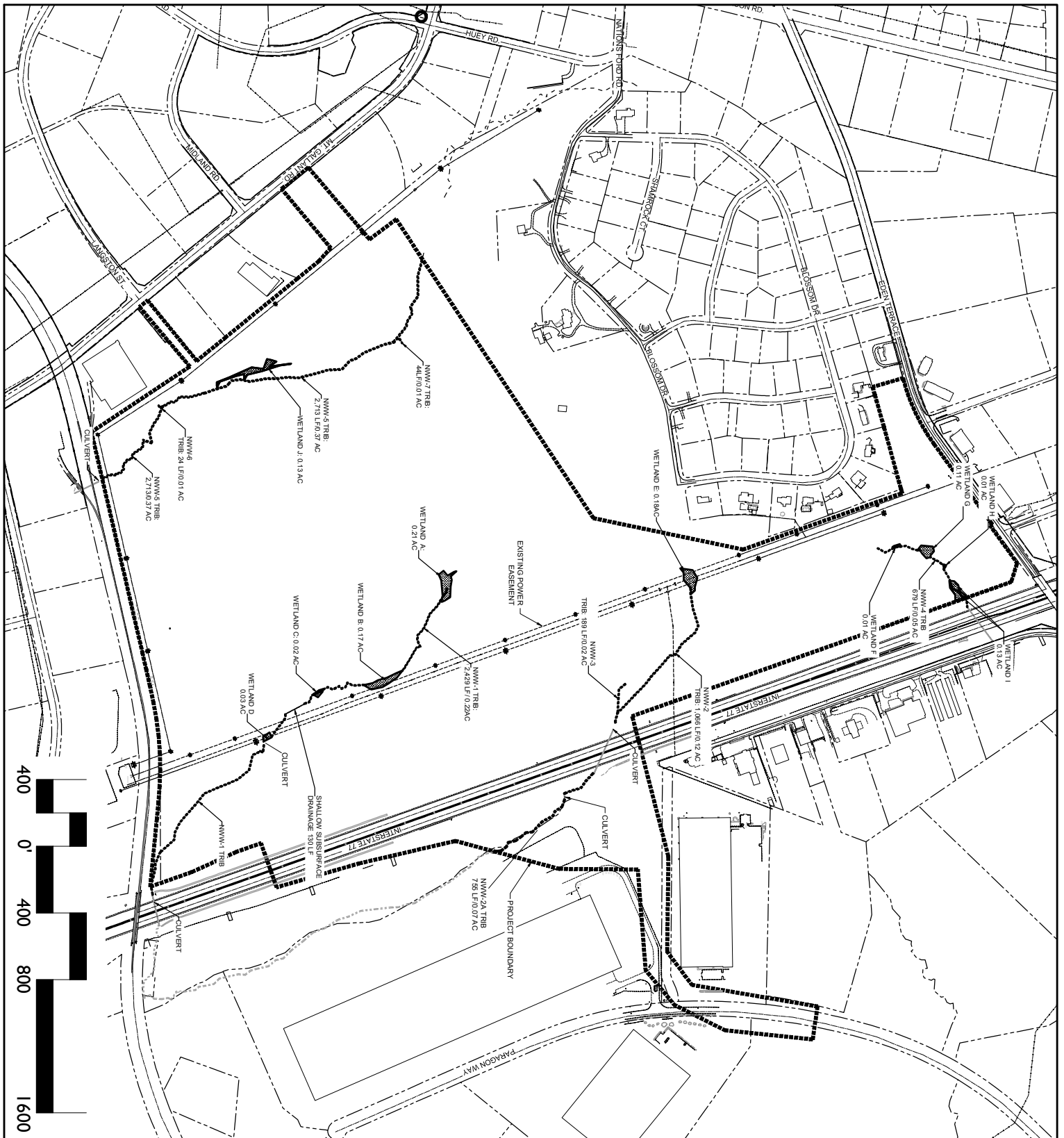
Master Plan Zoning | 09.20.2019 | RZ-2.1 CONCEPTUAL "DAY 1" PLAN



SCALE: NTS  
DATE: 9-20-2019

**Site Plan**  
PROJECT INSPECTOR  
ROCK HILL, YORK COUNTY, SOUTH CAROLINA

SHEET NO.  
**2B**

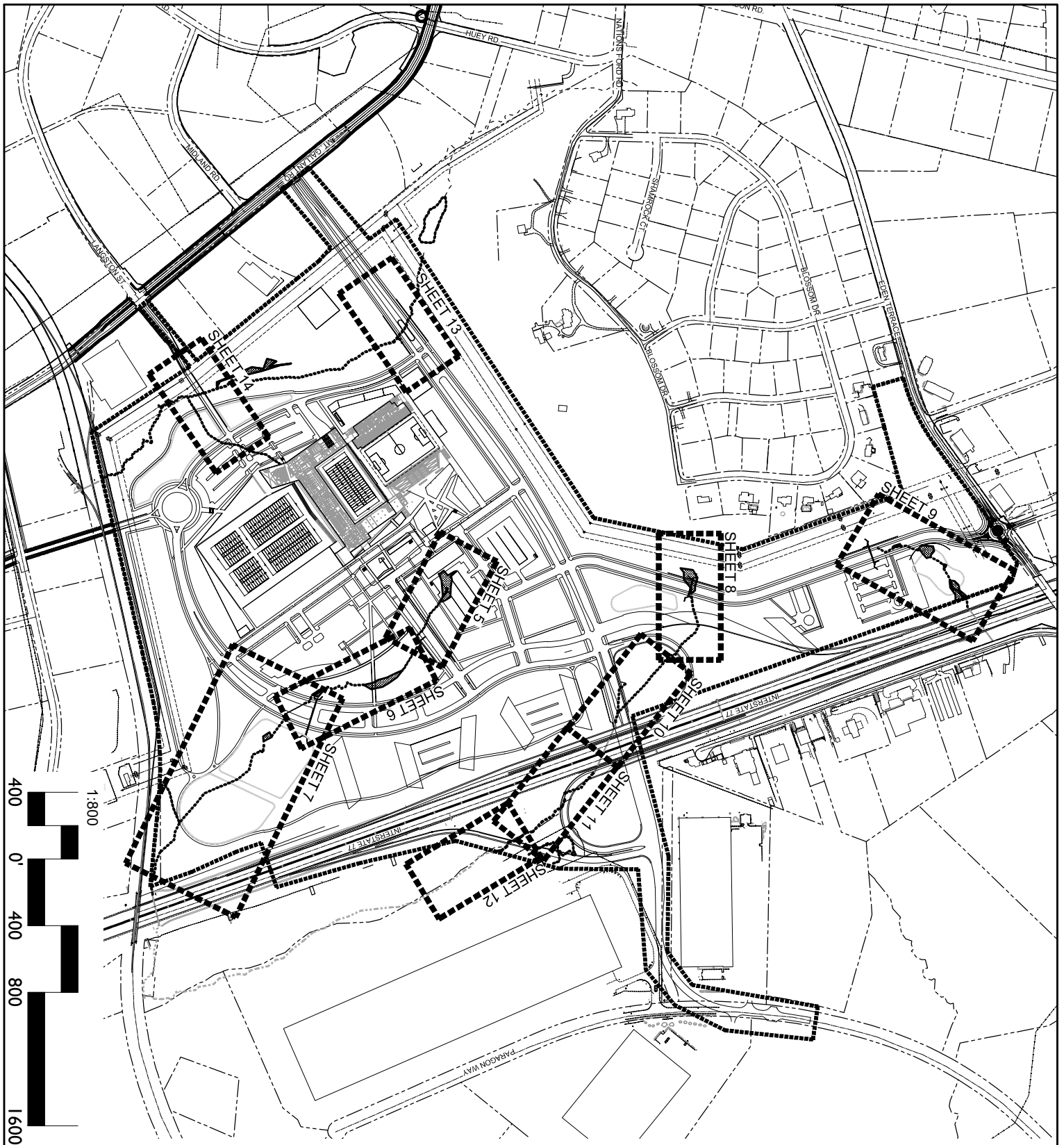


APPLICATION TRACKING NUMBER:  
SAC- 2019-00924

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

**PROJECT INSPECTOR**  
ROCK HILL, SC  
CAROLINA PANTHERS  
  
EXISTING CONDITIONS

**POPULOUS**  
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www.LandDesign.com



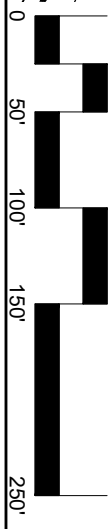
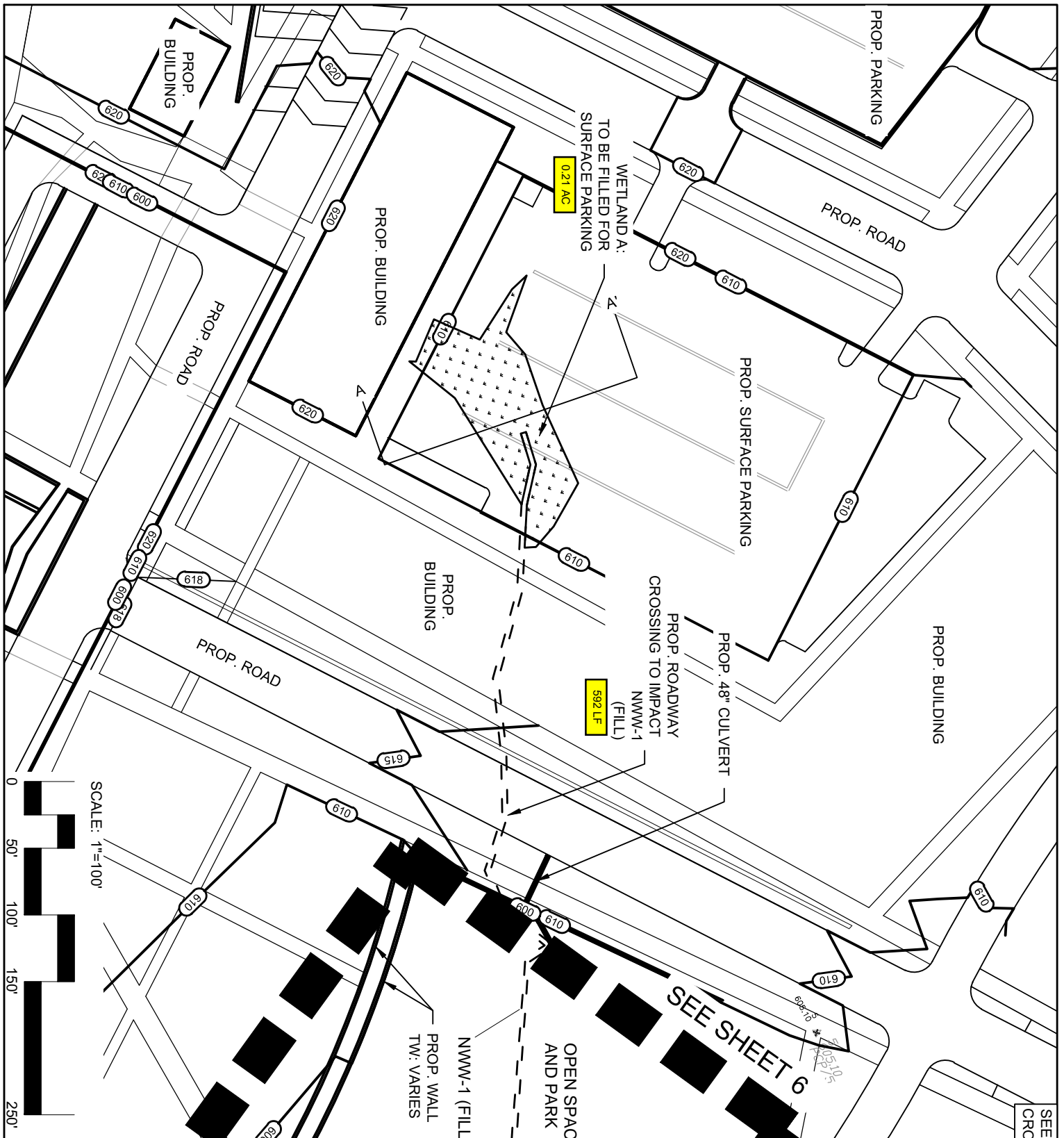
APPLICATION TRACKING NUMBER:  
SAC- 2019-00924

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

**PROJECT INSPECTOR**  
ROCK HILL, SC  
CAROLINA PANTHERS  
  
OVERALL SITE PLAN

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SCALE: 1"=100'



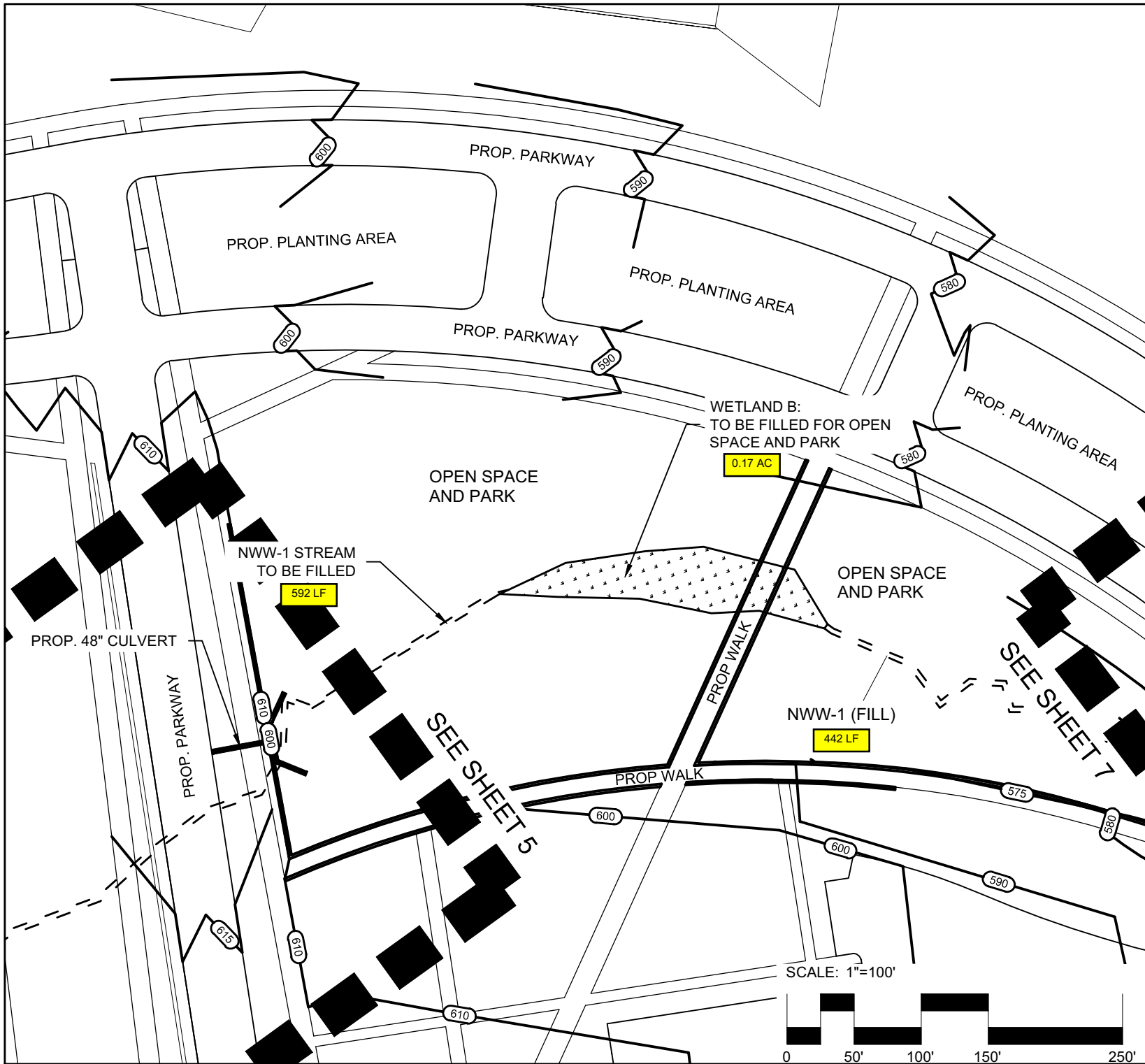
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SAC- 2019-00924

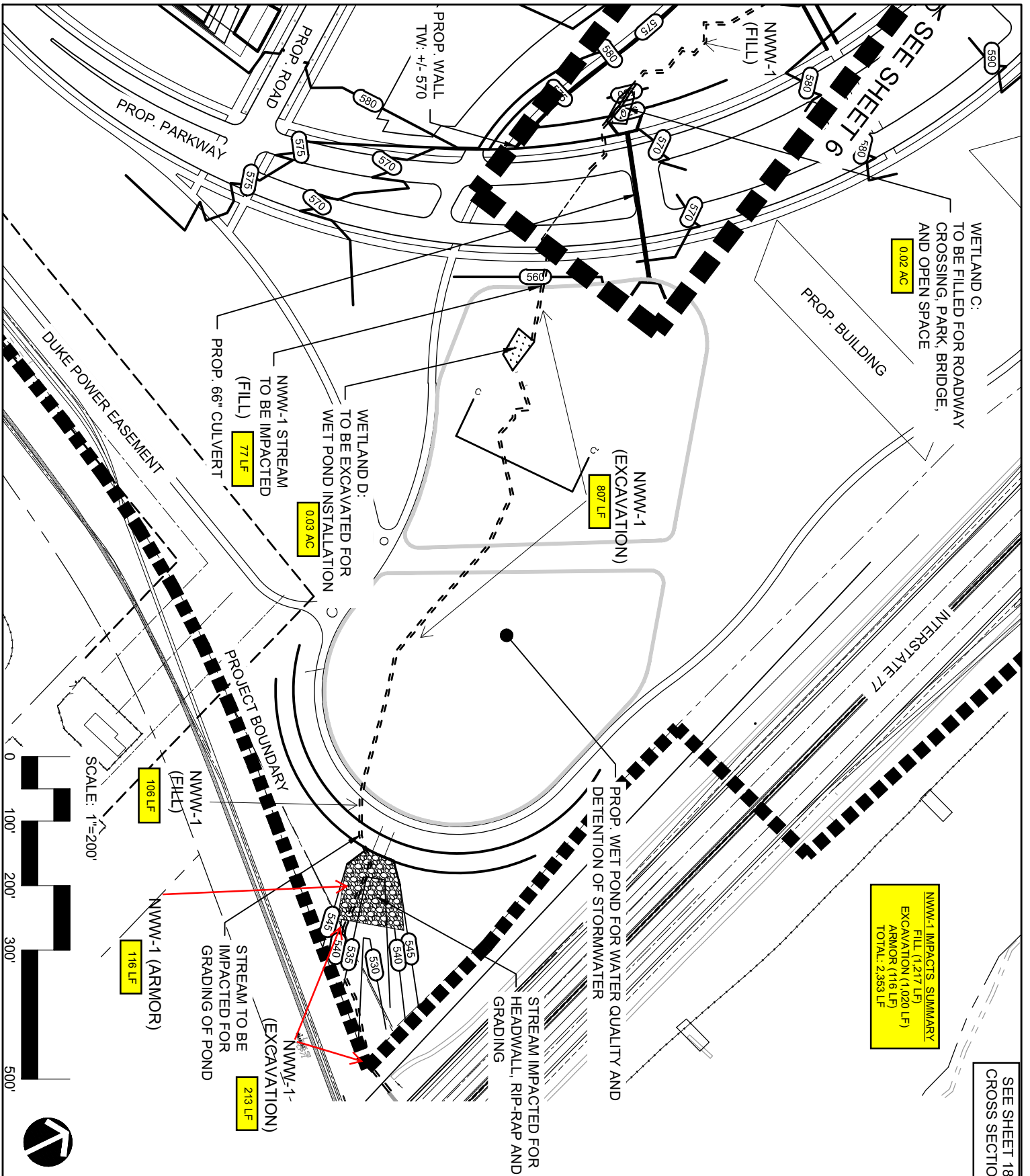
SEE SHEET 16 FOR  
CROSS SECTION A-A'

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

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

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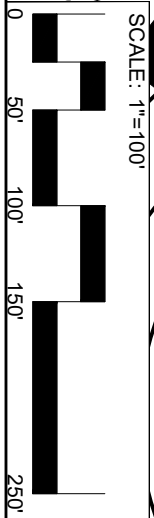
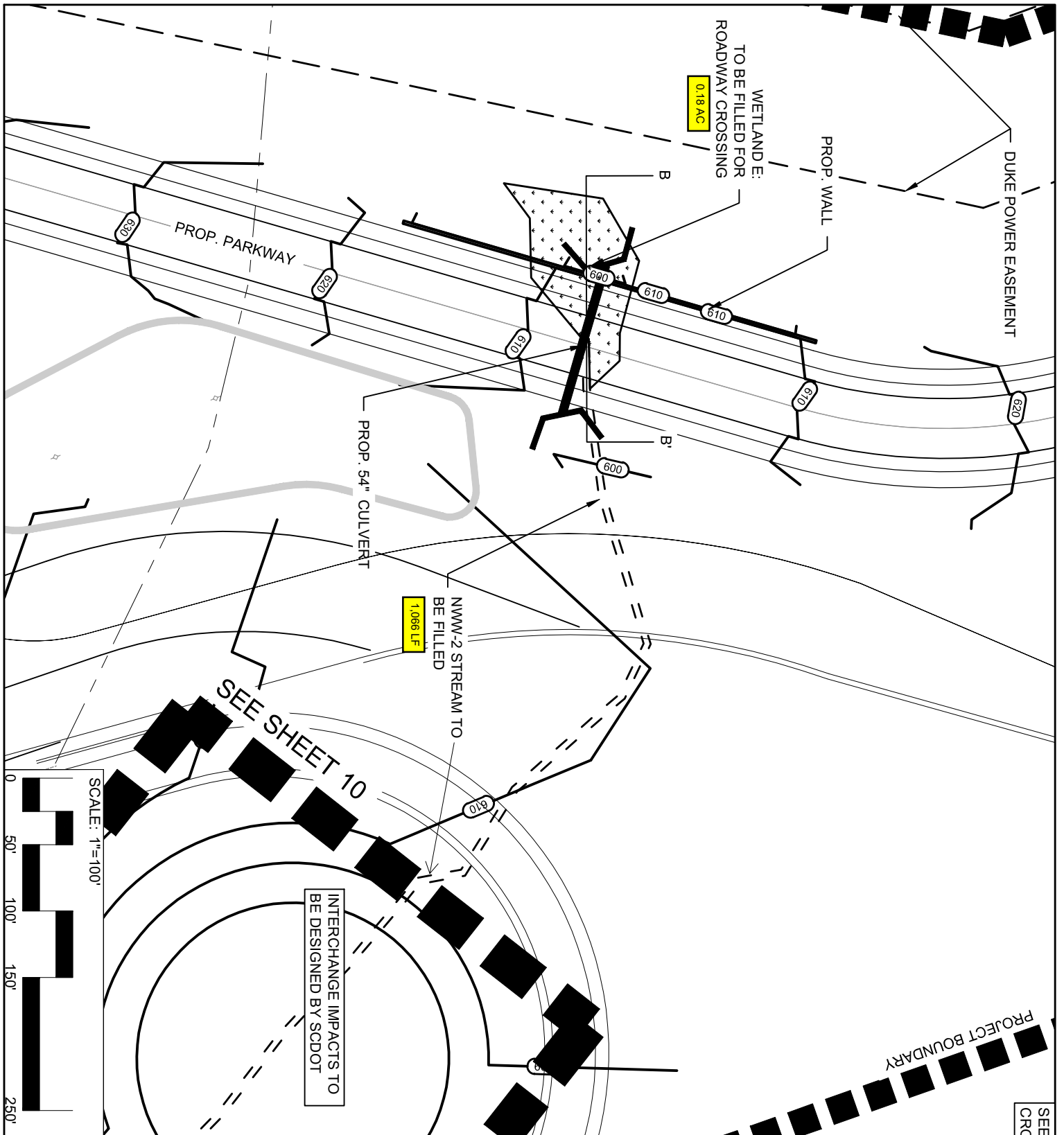
APPLICATION TRACKING NUMBER:  
SAC- 2019-00924

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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SEE SHEET 10

INTERCHANGE IMPACTS TO BE DESIGNED BY SCDOT

INTERCHANGE TO BE DESIGNED BY SCDOT

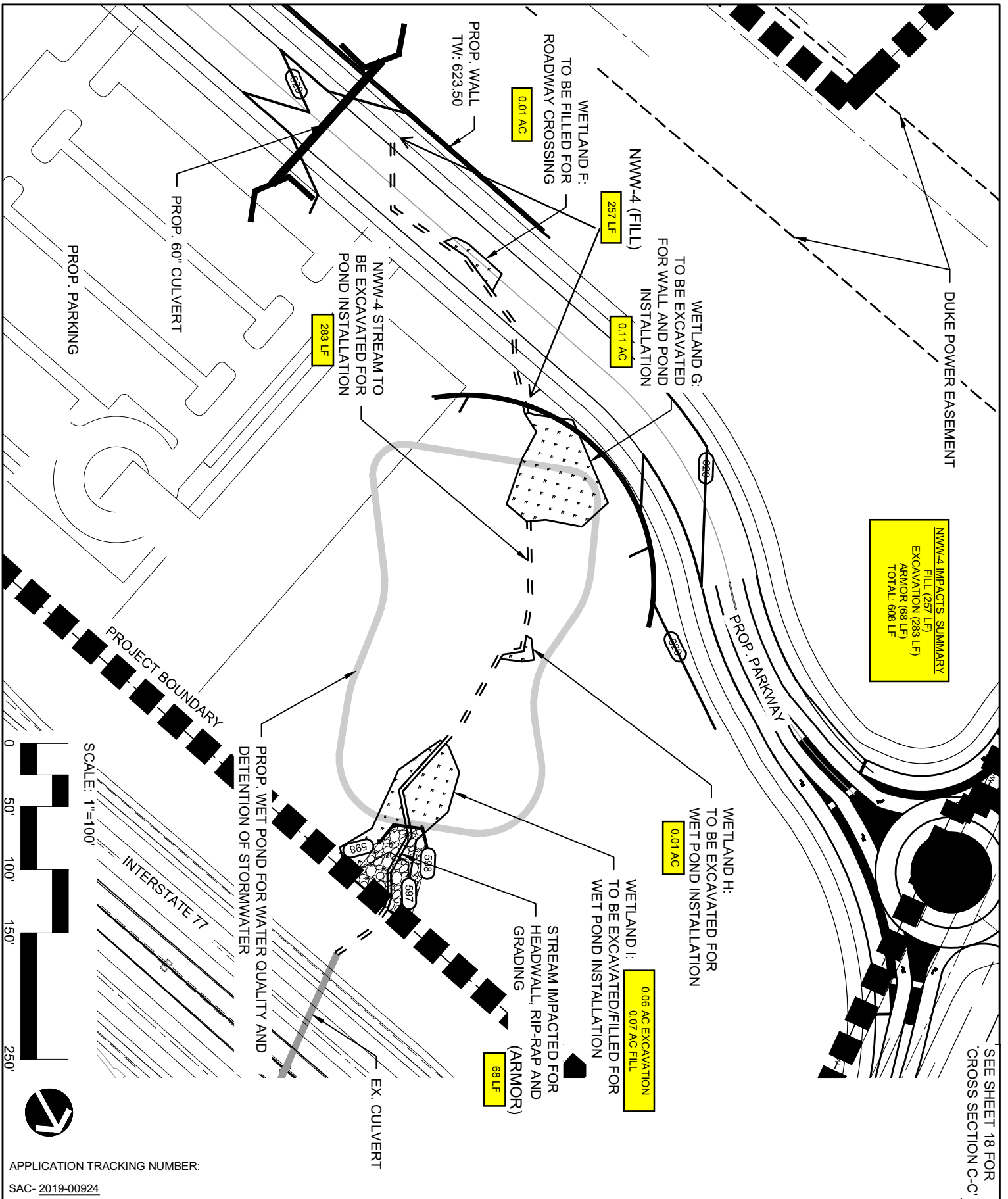
SEE SHEET 17 FOR CROSS SECTION B-B'

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

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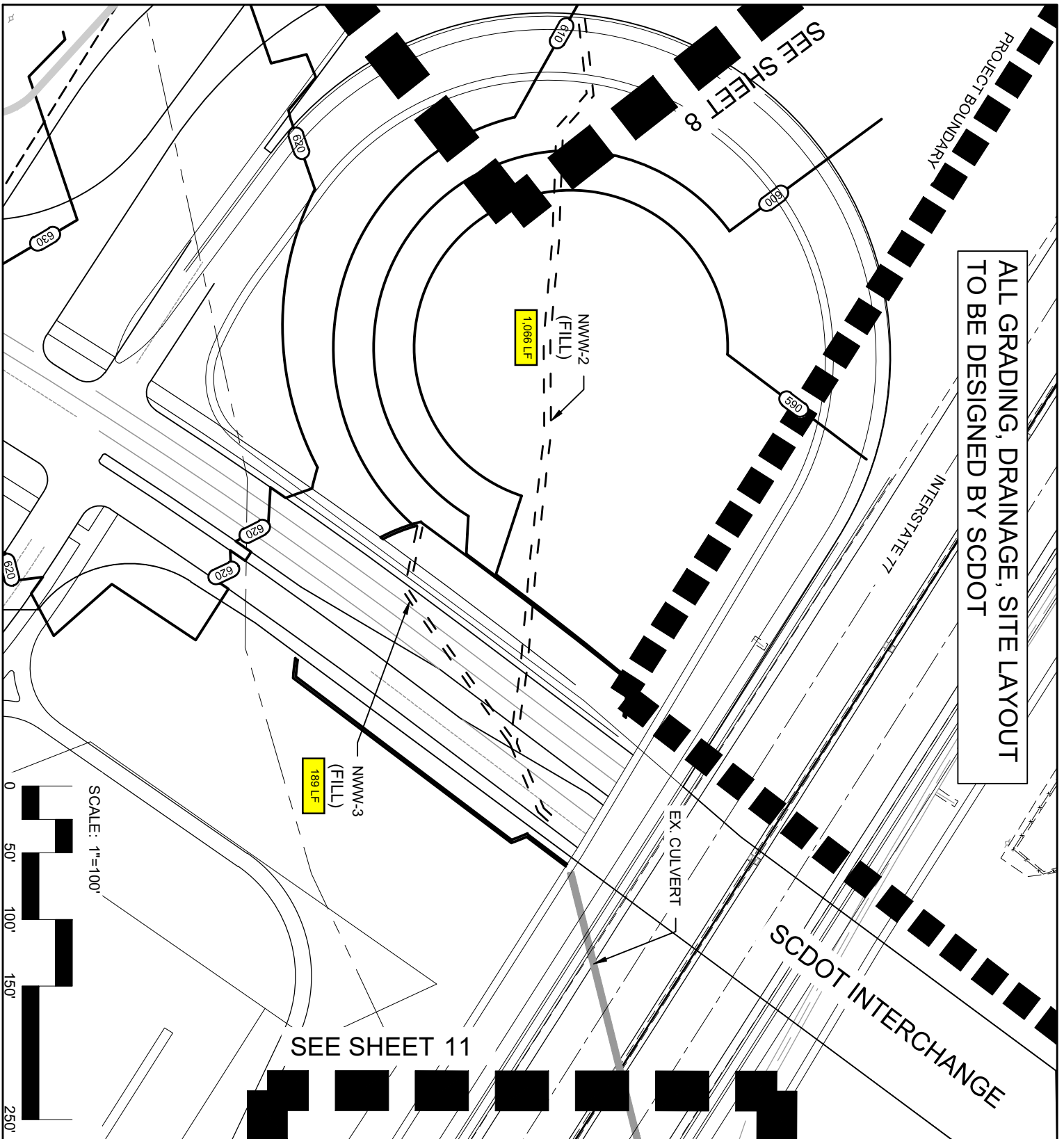
**NWW-4 IMPACTS SUMMARY**  
 FILL (257 LF)  
 EXCAVATION (283 LF)  
 ARMOR (68 LF)  
 TOTAL: 608 LF

APPLICATION TRACKING NUMBER:  
 SAC- 2019-00924

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

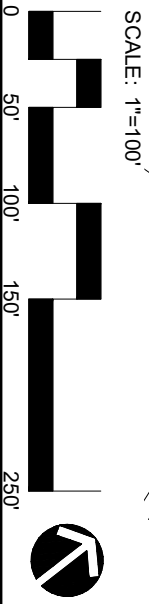
**PROJECT INSPECTOR**  
 ROCK HILL, SC  
 CAROLINA PANTHERS  
 WETLAND F,G,H,I & NWW-4

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

SEE SHEET 10

EX. CULVERT

NWW-2A  
(PIPE)  
218 LF

INTERSTATE 77

NWW-2A  
(PIPE)  
532 LF

EX. DETENTION POND  
"NON-JURISDICTIONAL"

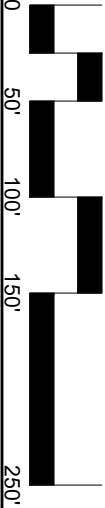
PROJECT BOUNDARY

SEE SHEET 12

INTERSTATE ACCESS

INTERCHANGE TO BE  
DESIGNED BY SCDOT

SCALE: 1"=100'



APPLICATION TRACKING NUMBER:  
SAC- 2019-00924

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

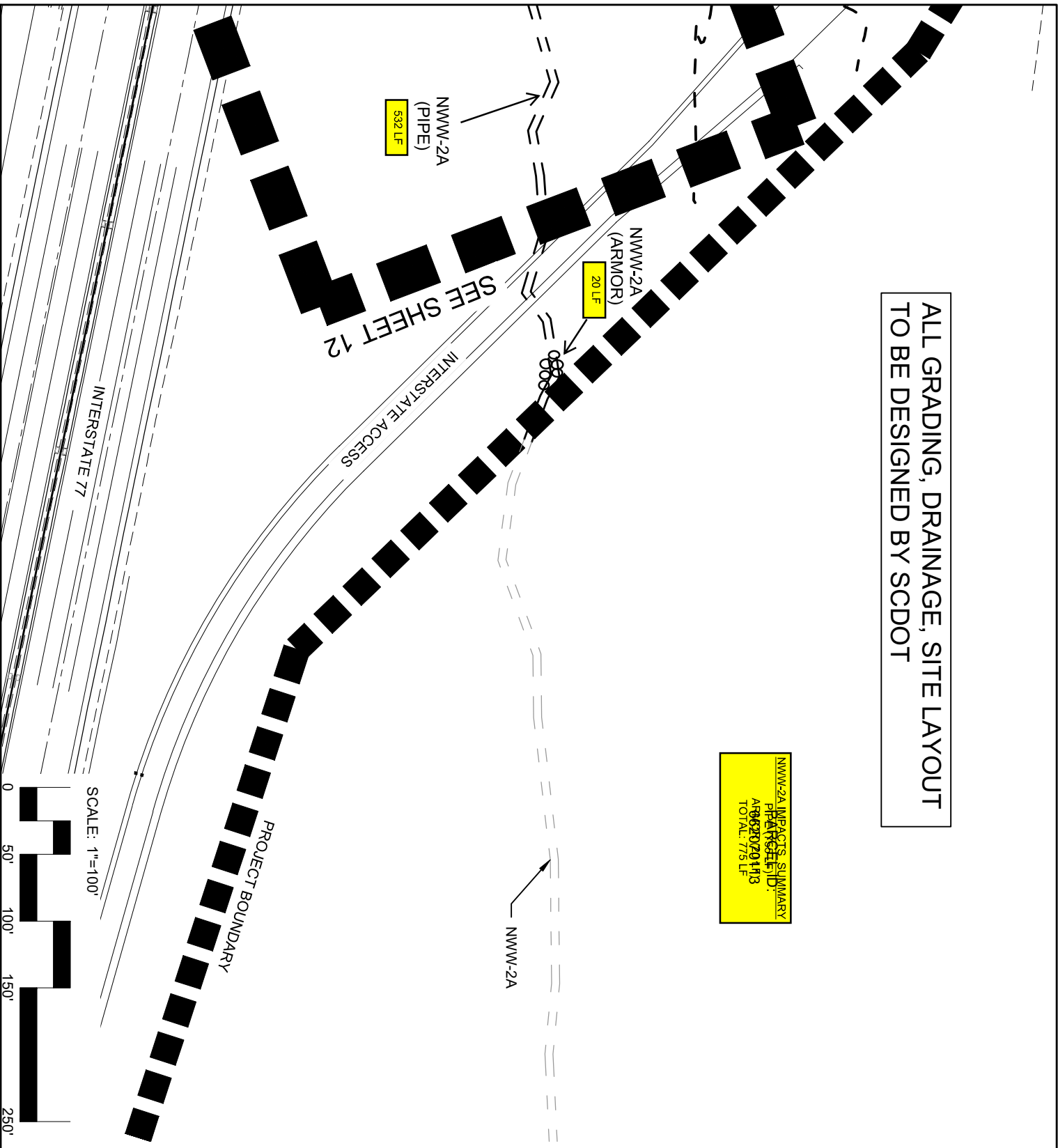
PROJECT INSPECTOR  
ROCK HILL, SC  
CAROLINA PANTHERS  
SCDOT 2

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

NWW-2A IMPACTS SUMMARY  
PLAN SHEET ID:  
AP0602014113  
TOTAL: 775 LF

INTERCHANGE TO BE  
DESIGNED BY SCDOT



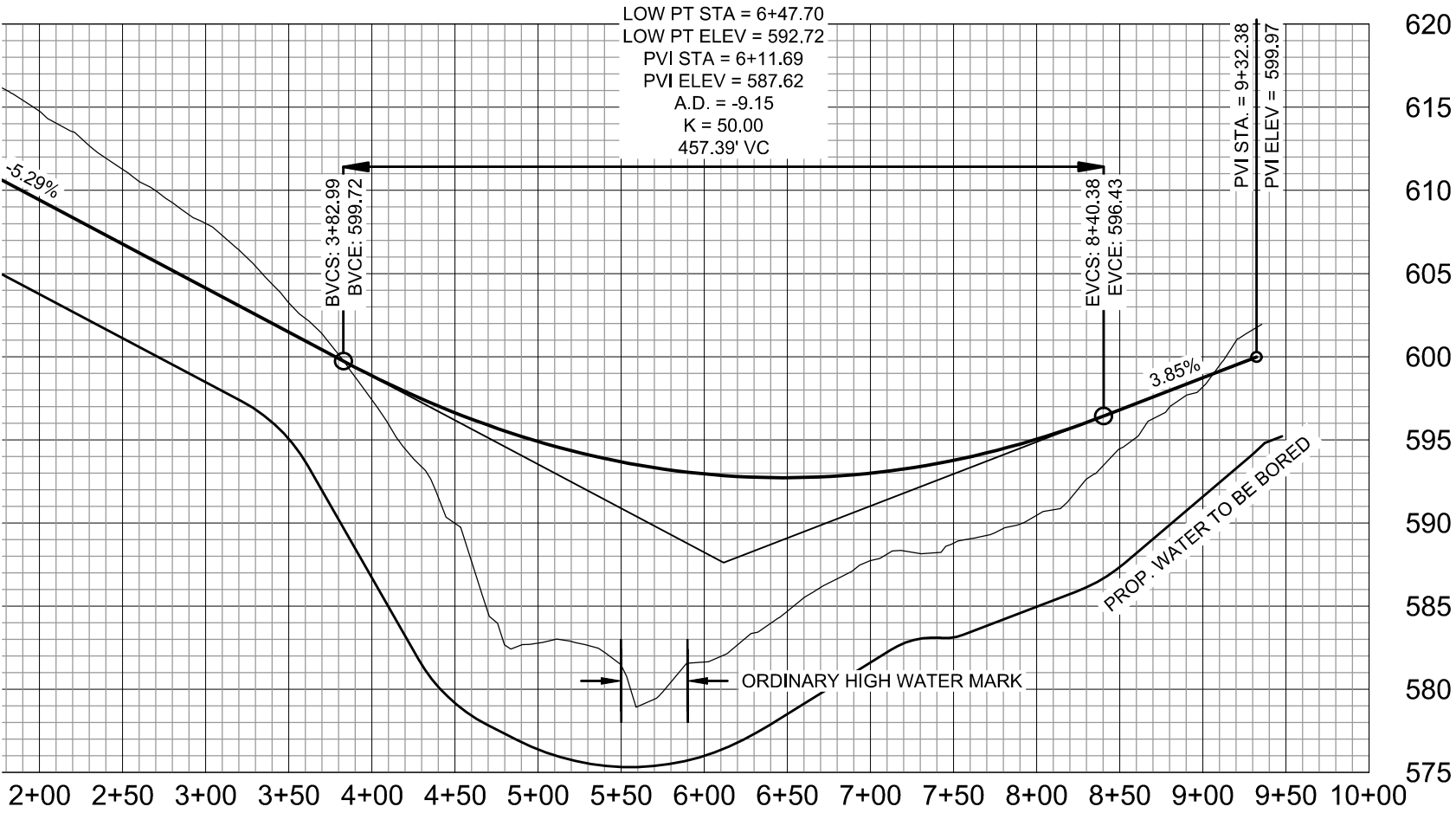
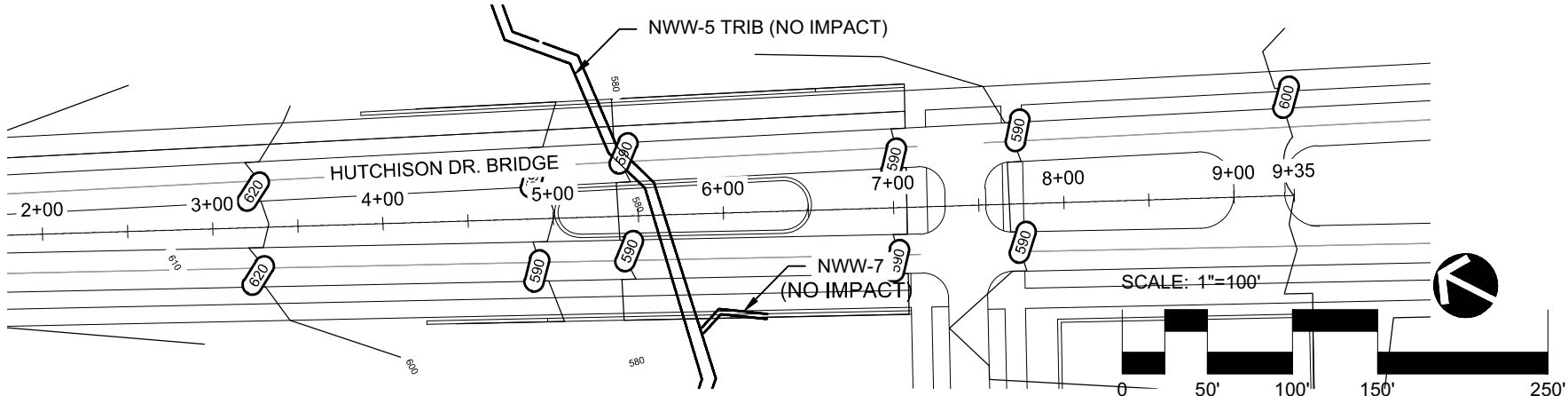
SEE SHEET 12

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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**LandDesign**  
 2701 S. 10th St., Suite 200  
 Tallahassee, FL 32310  
 www.LandDesign.com

**PROJECT INSPECTOR**

ROCK HILL, SC  
 CAROLINA PANTHERS

BRIDGE CROSSING

APPLICATION TRACKING NUMBER:  
 SAC-2019-00924

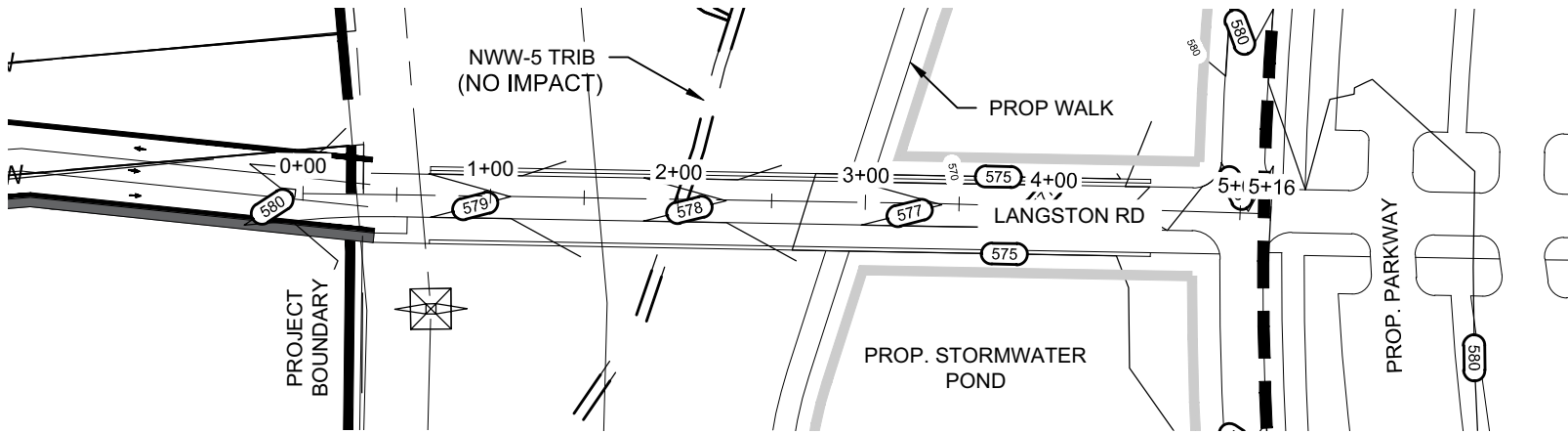
Date: 10/28/19

Scale:

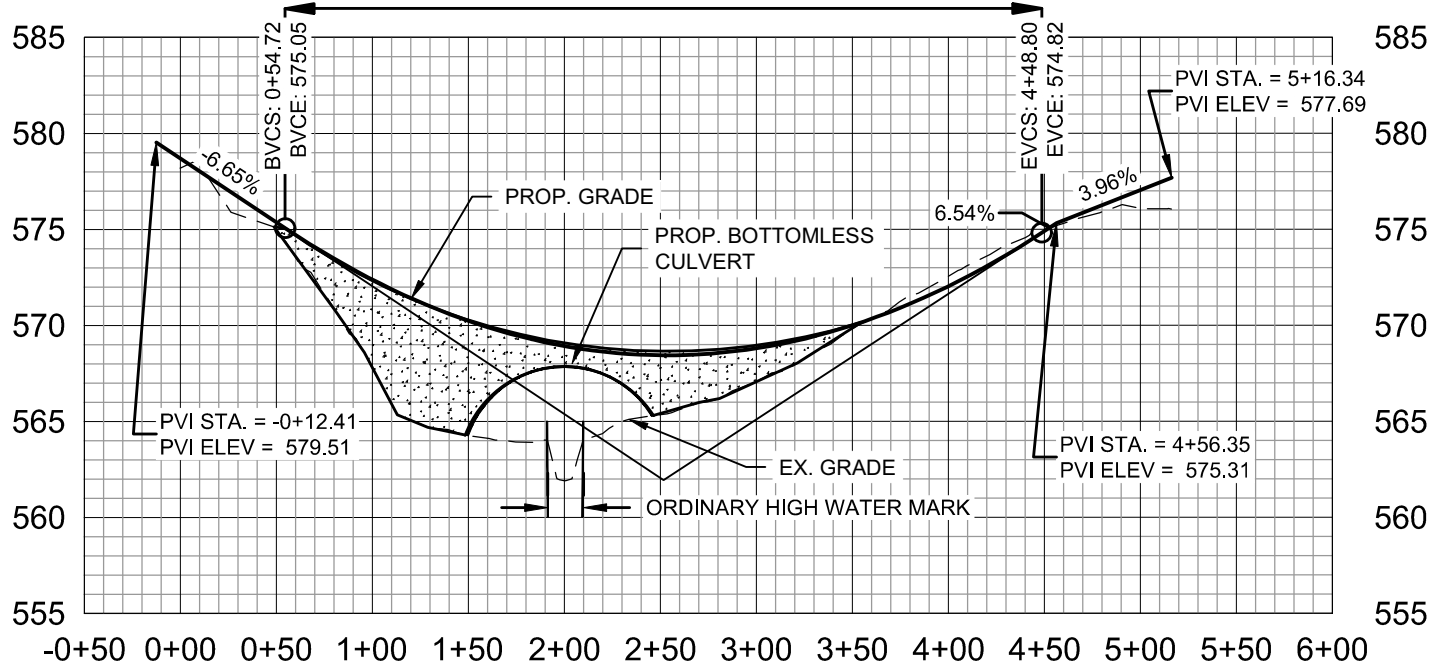
Project #: 1019189

Sheet #: **13**

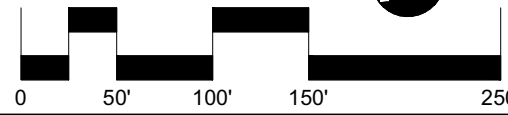




LOW PT ELEV = 568.43  
 PVI STA = 2+51.76  
 PVI ELEV = 561.94  
 A.D. = -13.19  
 K = 29.88  
 394.08' VC



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

**POPULOUS**  
**LandDesign**  
 12000 Rte 262  
 Columbia, SC 29210  
 P: 803.762.8800 F: 803.762.8801  
 www.Populous.com

### 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
<b>Total</b>					<b>0.87</b>

PFO – Palustrine Forested

PEM – Palustrine Emergent

### Permanent Impacts to Streams Summary

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
<b>Total</b>					<b>4,991</b>

X  
A  
C

X  
A  
C

X  
A  
C

TOTAL

APPLICATION TRACKING NUMBER:

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Project #: 1019189

Sheet #:  
**15**

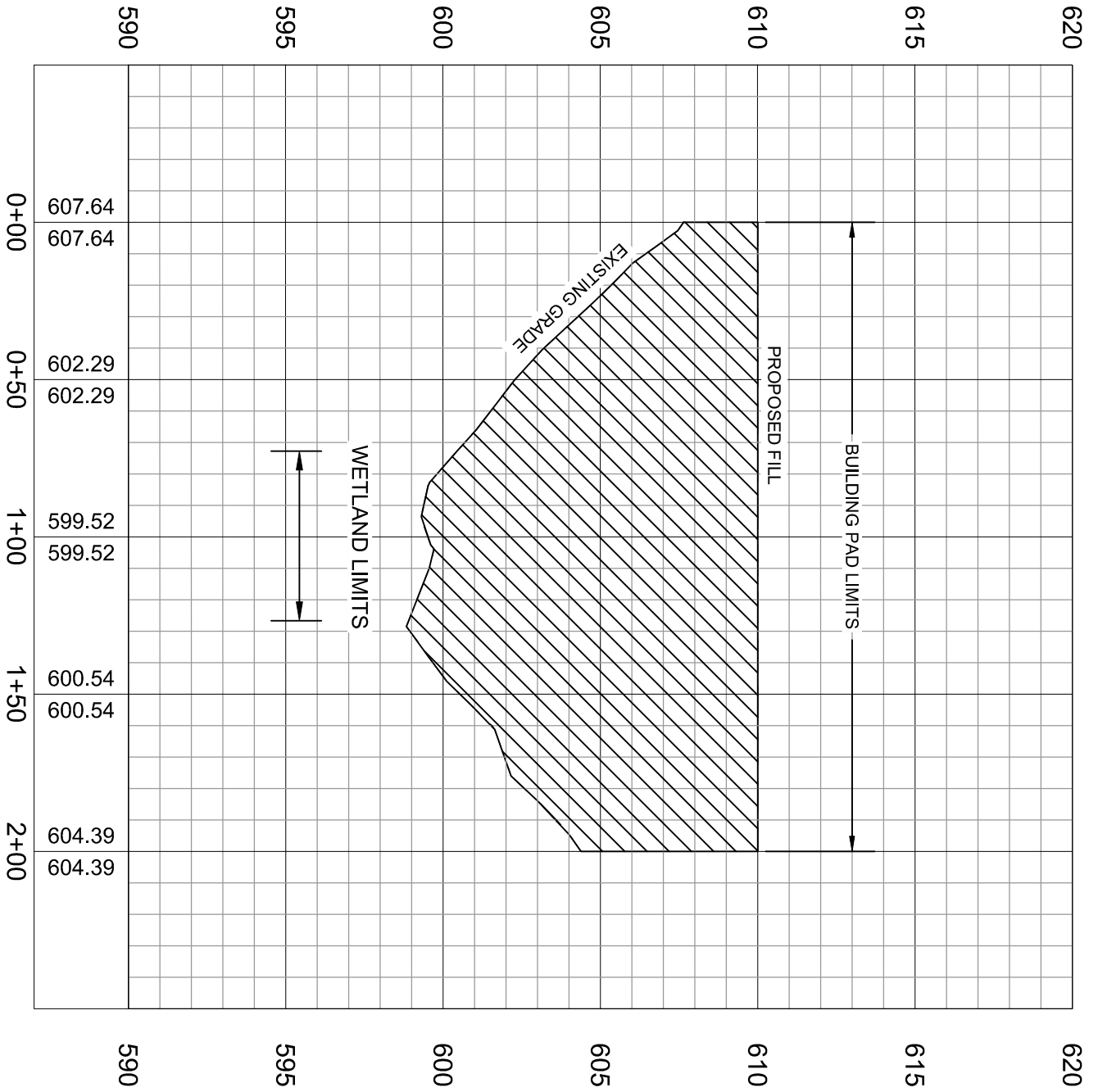
**PROJECT INSPECTOR**  
ROCK HILL, SC  
CAROLINA PANTHERS

SUMMARY CHART

**POPULOUS**

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



APPLICATION TRACKING NUMBER:  
 SAC- 2019-00924

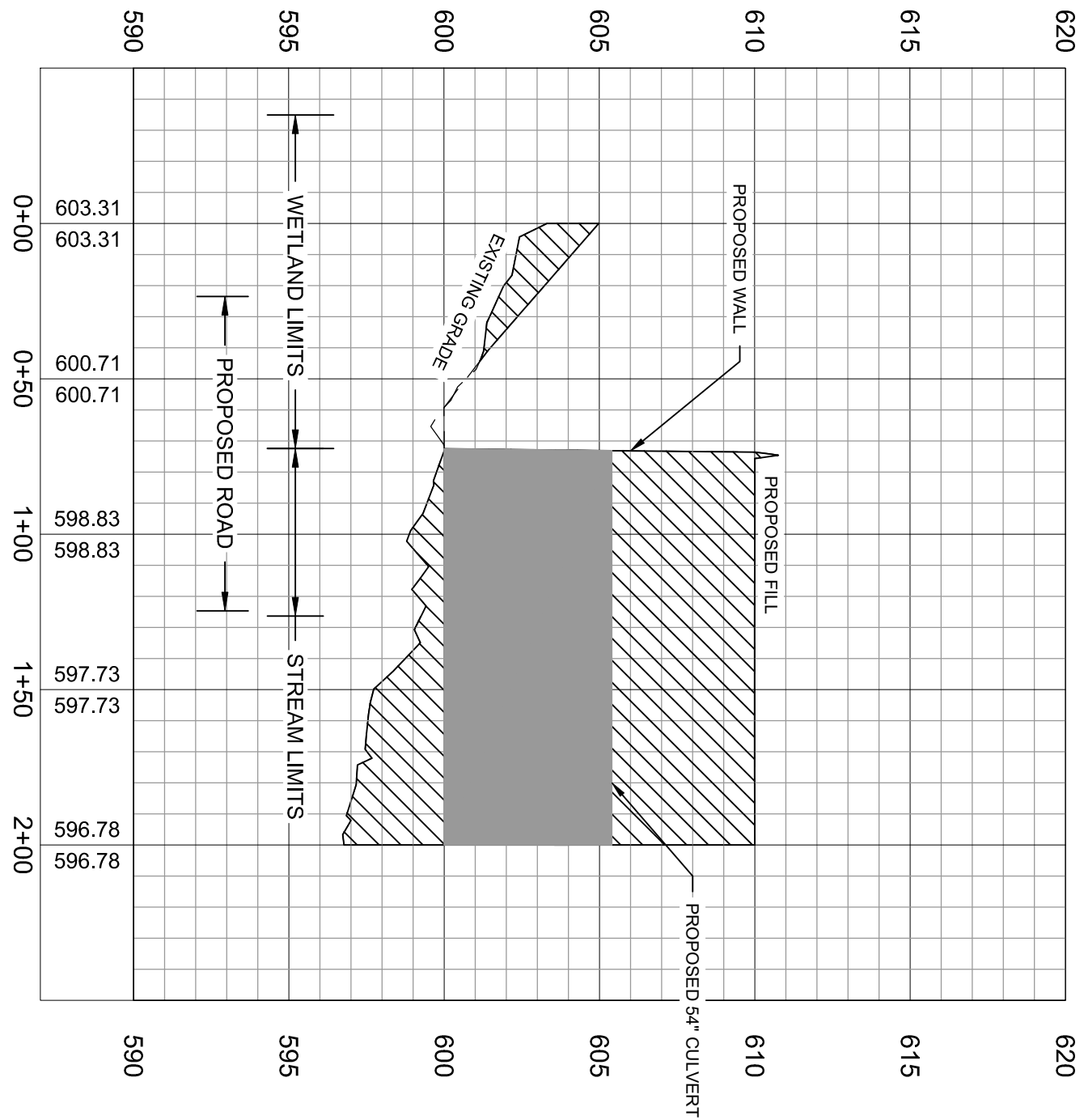
Date: 10/28/19  
 Scale:  
 Project #: 1019189  
 Sheet #:  
**16**

**PROJECT INSPECTOR**  
 ROCK HILL, SC  
 CAROLINA PANTHERS  
  
 SECTION A-A'

**POPULOUS**  
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 V. 704.332.0225 F. 704.332.1246  
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**PROFILE - SECTION B-B'**  
**SCALE: 1" = 50' H & 1" = 5' V**



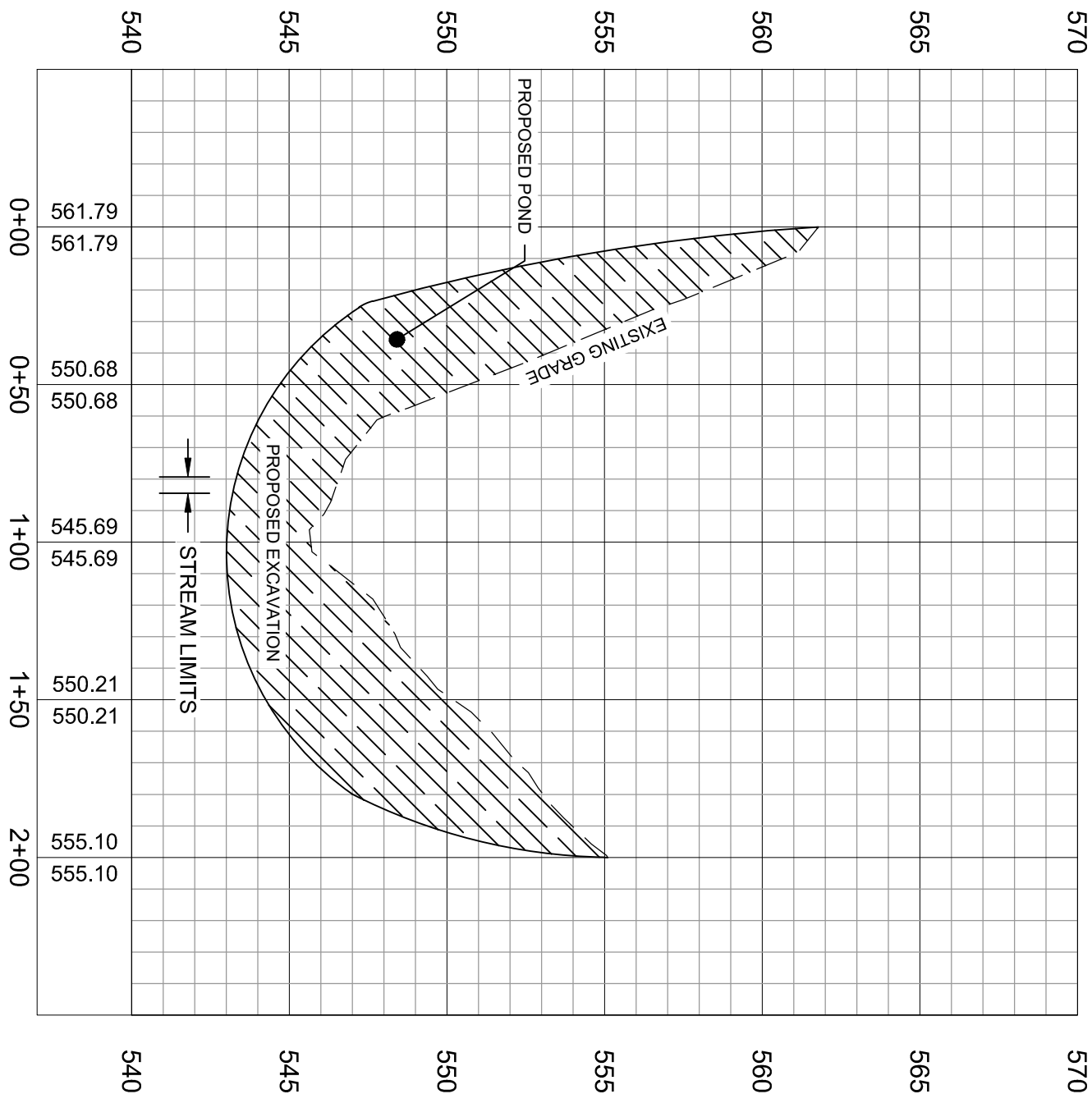
APPLICATION TRACKING NUMBER:  
 SAC- 2019-00924

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

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

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



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'

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