

Exhibit B

Progress Energy Carolinas, Inc.

Guidelines for the Use of Leased Properties at Lake Robinson

*Issued August 15, 2003
Revision 1, June 24, 2005*

Guidelines for the Use of Leased Properties at Lake Robinson

Table of Contents

<u>SECTION</u>	<u>PAGE</u>
1.0 Purpose	1
2.0 General Guidelines	1
3.0 The Application Process	2
4.0 Guidelines Regarding Soil Disturbance	2
5.0 Guidelines Regarding Vegetation	2
5.1 Vegetative Buffer	2
5.2 Pesticides, Herbicides and Fertilizers	3
5.3 Aquatic Vegetation	3
6.0 Guidelines Regarding Shoreline Stabilization	3
7.0 Guidelines Regarding Dredging and Filling	3
8.0 Guidelines Regarding Septic Systems	4
9.0 Guidelines for Private Facilities	4
9.1 Boathouses, Piers, Decks and Gazebos	4
9.2 Walkways	5
9.3 Fences	5
9.4 Items Prohibited on Leased Property	5
10.0 Guidelines for Commercial Facilities	6
11.0 Guidelines for Existing Facilities	6
12.0 Guidelines Regarding Miscellaneous Uses	6
12.1 Duck Blinds.....	6
12.2 Signs	6
12.3 Fish Attractors	6
12.4 Navigational Aids	6
12.5 Kites, Hang Gliders, Ultralight Aircraft and Seaplanes	6
12.6 Heat Exchange Coils for Heat Pumps	6
12.7 Vending Operations over Water	6
13.0 Guidelines Regarding Special Uses	7
14.0 Guidelines Regarding Penalty	7
15.0 Glossary	8
ATTACHMENT A	
Commercial Facilities – Application Process	11

Contact Information:
Toll Free 877.893.0001

Progress Energy
Lake Management
c/o Business Services
PO Box 1551 – PEB 3A
Raleigh, NC 27602

lake.management@pgnmail.com

Guidelines for the Use of Leased Properties at Lake Robinson

1.0 Purpose

The guidelines included in this brochure are intended to help lessees and potential lessees understand Progress Energy Carolinas, Inc.'s (PEC's) policies for permitting activities within areas, leased from PEC, surrounding Lake Robinson. PEC owns and operates the Robinson Project for the expressed purpose of generating electricity under a license granted by the Nuclear Regulatory Commission and other agencies. These agencies allow PEC to permit limited development activities around the shoreline of Lake Robinson; however, PEC must ensure the protection of public recreation opportunities, aesthetic beauty, environmental features, and power production capability at the project. PEC has three types of leases at Lake Robinson: residential, group and commercial. All types of leases require PEC approval and PEC reserves the right to determine the type of facilities used in any new development or commercial entity. In deciding whether to grant permission, PEC will balance the desires of the lessees and applicants with the environmental values, public good, and other project purposes. Each proposed activity will be evaluated according to these guidelines.

2.0 General Guidelines:

- 2.1 These guidelines are not intended to be all-inclusive.
- 2.2 Any property owner who wishes to construct facilities or engage in any land-disturbing activity (including altering or impacting any vegetation) on PEC property must apply to PEC for a permit.
- 2.3 All construction activities must comply with applicable building codes and other regulatory requirements.
- 2.4 Use of leased PEC property will be evaluated on a case-by-case basis.
- 2.5 For private facilities, a current, paid-in-full recreational lease must cover the leased property.
- 2.6 It should be noted that some areas around Lake Robinson are not available for leasing. Private ownership of a lot adjacent to the reservoir, or the leasing of property from PEC, does not guarantee the adjoining property owner the right to access PEC land for the purpose of making any alterations, including the cutting of vegetation, dredging and filling, or construction of any structure, without specific written authorization from PEC.
- 2.7 Construction of private facilities over the water or in the leased area will be permitted only if the associated area owned by the lessee has been improved by the construction of a single family or multi-unit dwelling. Where at least a portion of the lot is within 200 feet of the water's edge at lake-elevation 222 feet mean sea level, the standard lease rate will apply. For those lots greater than 200 feet from the water's edge at lake-elevation 222 feet MSL, an additional charge will be applied to the standard lease rate. No permits will be issued for vacant lots or undeveloped sites, with the exception of pre-existing situations where leases were granted prior to the "lot improvement" requirement.
- 2.8 For private facilities, the allowable combined square footage of all water-dependent structures is dependent on the length of leased shoreline and shall not exceed 1,200 square feet. (This does not include seawall square footage.)
- 2.9 On some subdivision maps on Lake Robinson, the PEC property associated with a lot is indicated by dotted or solid lines that extend from the lot across company property to or into the water of Lake Robinson. On other subdivision maps that do not allocate the company property, the lot sidelines should be extended to make the allocation. All facilities located on Company property should be within the confines of these lines (either on land or over water) whether they are indicated or must be extended. Any deviation from these guidelines should only occur when a recorded encroachment agreement between the affected parties permits such an occurrence. If two or more parties are unable to agree on the company land associated with their lot, PEC has the sole right to take those actions necessary to resolve the disagreement.
- 2.10 When a new lease is granted or a lease is transferred, there is a lease application fee of \$100. There is also a yearly rental fee based on lot frontage on the water-side of land along PEC's property boundary.
- 2.11 **These guidelines are subject to revision at PEC's discretion.**

Property owners must receive written approval from PEC **before** beginning any improvements within the leased area. This requirement applies to all facilities on the land or over the water. Written approval must also be obtained from PEC **prior** to beginning activities such as, but not limited to, dredging and filling or vegetation removal and/or treatment in the water or on PEC land.

3.0 The Application Process

The permitting process begins with a call to the PEC representative at 877.893.0001 to arrange an appointment. The PEC representative will meet with you on your property to discuss your plans, review your relevant drawings, and review PEC requirements and guidelines. You will need to provide the following:

- Drawings of proposed construction and site plan sufficient to show construction parameters and distances from property projection lines
- Existing and proposed square footage of water-dependent structures
- Specifications of all construction materials
- Plan for erosion and sedimentation control during construction
- Applicable local, state, and federal permits (The PEC representative can provide a list of possible contacts)
- Nonrefundable processing fee of \$100.

Once the applicant has satisfactorily provided the above items to the PEC representative, the applicant must obtain from PEC a completed facility approval form. The form is required to obtain a building permit from the county. Note: PEC reserves the right to disapprove or reject any proposed construction plans if it is deemed to be unsafe for the general public, doesn't exhibit sound construction methods, or the appearance could potentially impact the surrounding property value.

Note: For construction, additions or modifications of commercial facilities, the applicant will be required to consult with state and federal resource agencies. The PEC representative can provide a list of possible contacts. When agency consultation is completed and all issues are addressed to PEC's satisfaction, PEC will consider filing a request for approval with the appropriate agencies.

PEC reserves the right to make periodic inspections of permitted activities or facilities during and after construction to ensure compliance with permit conditions. After construction is complete, notify PEC, and a company representative will make the final inspection to verify compliance with PEC facilities approval form terms and conditions.

4.0 Guidelines Regarding Soil Disturbance

No heavy equipment (unless used for dredging) or soil disturbance is allowed on PEC property within 30 feet of Lake Robinson. Proper installation of silt fences is required to prevent runoff. Dredging may occur only when the necessary local, state, federal and PEC approvals are secured. Call the PEC representative for more information on the permitting process.

5.0 Guidelines Regarding Vegetation

Vegetation is important to the aesthetic and environmental qualities of Lake Robinson. In addition to enhancing the natural beauty of the lake, vegetation helps prevent water pollution and provides habitat for birds, mammals and fish. These guidelines are intended to provide homeowners with enough flexibility to use PEC property appropriately while protecting the environment.

5.1 Vegetative Buffer

A vegetative buffer zone should be maintained adjacent to the shoreline to provide protection from erosion and runoff pollution. Resource agencies support the buffer zone concept for the purpose of preserving wildlife habitat. These regulations require a buffer zone, which extends a minimum of 30 feet from the shoreline as measured from the water's edge at normal full lake elevation, 222 feet MSL, and the buffer must be maintained in a "natural or vegetated" condition.

The following guidelines apply to property leased from PEC within the Robinson Project:

- 5.1-1 Consistent with applicable regulations, limited clearing for visual and physical access to the water is permitted, but large trees and shrubs must be retained. Heavily wooded stands may be thinned only according to accepted forestry management practices. No tree larger than five inches in diameter at breast height shall be removed unless the tree is dead, dying, suppressed by other trees, or poses a safety hazard. PEC will work with lessees regarding removal of large pine trees that pose a safety hazard provided they are replaced with acceptable species. PEC's written approval is required prior to the removal of any trees.
- 5.1-2 PEC reserves the right to plant or require the planting of vegetative materials within the leased area. PEC may require, at the leaseholder's expense, the removal of any unauthorized improvements and restoration of PEC land to a natural state.
- 5.1-3 PEC encourages landscaping with native plants. For more information, call the PEC representative.

5.2 Pesticides, Herbicides and Fertilizers

The use of pesticides, herbicides and fertilizers is prohibited on PEC property.

5.3 Aquatic Vegetation

Aquatic vegetation is beneficial and should be protected. It is important for fish cover, spawning, feeding, rest and rearing areas and provides food for other animals. However, some aquatic weeds in company's lakes, reservoirs, and impoundments have the potential to negatively impact Company operations, authorized public recreation, water quality, and/or the biological populations of these water bodies. Also, they may threaten the water resources of the state of South Carolina.

In order to reduce or eliminate the impact and threat of aquatic weeds in PEC lakes, reservoirs, and impoundments, it is the policy of PEC to implement, when appropriate, the best available technology for weed control when any of the above-mentioned impacts can be demonstrated. These measures may include, but are not limited to, accepted chemical, biological and physical control techniques. Any control measures implemented will be done so only after consideration of all known factors and after consultation with appropriate state agencies having jurisdiction.

Lessees may not use aquatic herbicides, stock grass carp or use other biological or mechanical control.

6.0 Guidelines Regarding Shoreline Stabilization

Seawalls, bulkheads, and similar structures are sometimes used to prevent shoreline erosion. PEC prefers the use of native shoreline vegetation to control erosion. For appropriate indigenous species, contact your local county extension agent. The following guidelines will apply for the construction of seawalls:

- 6.1 Any land-disturbing activity on PEC land, including the shoreline, must receive prior written approval. Appropriate measures are required to prevent erosion.
- 6.2 Facilities approval forms are required for the construction of seawalls.
- 6.3 Riprap material on the waterward side of seawalls (3 feet at base extending back to seawall on a 2:1 slope) is desired for the enhancement of fish habitat. However, the placement of stone or other materials into water is regulated by the U.S. Army Corps of Engineers and the South Carolina Department of Health and Environmental Control. Compliance with these agencies' requirements is a prerequisite to receiving approval from PEC.
- 6.4 The use of riprap for shoreline erosion control without a seawall may be permitted with prior written approval from PEC. Riprap without a seawall will be permitted only with a filter cloth barrier.
- 6.5 Seawalls must be constructed of pressure-treated lumber, interlocking stone, vinyl, or fiberglass materials. Railroad ties, metal, rubber, or other non-approved materials will not be permitted. The use of creosote-treated wood is expressly prohibited.
- 6.6 The height of seawalls shall conform to the natural contour of land, but in no case shall seawalls be higher than five feet above the high water level (222 feet MSL). Fill material behind seawalls shall be gravel, quarry stone, or soil (brick or block is not allowed).
- 6.7 Seawalls cannot be used to extend the shoreline into the lake.
- 6.8 No walkways running perpendicular to seawalls are allowed.

7.0 Guidelines Regarding Dredging and Filling

Do not deposit or remove any soil from PEC property, including the lake, prior to obtaining PEC's written approval. Permission from the U.S. Army Corps of Engineers and the state of South Carolina Department of Health and Environmental Control is required for dredging or excavation within the lake. General dredging guidelines include, but are not limited to:

- 7.1 Dredging is not permitted during the months of March through June.
- 7.2 It is PEC's intent that only materials that have silted into the lake be removed from the lake.

- 7.3 Written approval must be obtained from PEC prior to alteration of the shape of the shoreline and said alteration must comply with U.S. Army Corps of Engineers guidelines.
- 7.4 Dredging is not permitted in aquatic emergent vegetation beds or other environmentally sensitive habitat unless extenuating circumstances are involved.
- 7.5 All excavated material must be properly disposed and completely removed from PEC property. No material, including trash, yard waste, leaves, grass, garbage, food waste, fish parts or animal waste shall be left on PEC property or disposed into lake waters.

8.0 Guidelines Regarding Septic Systems

PEC does not desire to have any septic system components on its property, however, if the adjoining property configuration is such that all or a portion of the drain field must be located on PEC property, the adjoining property owner must:

- 8.1 Have the county health/sanitation department or South Carolina Department of Health and Environmental Control certify in writing the necessity to locate the drain field on PEC property.
- 8.2 Propose a design and location of the drain field in accordance with all-applicable federal, state and local laws and regulations. In no case may the drain field be located within 50 feet of the shoreline.
- 8.3 Make an application to PEC, including a nonrefundable application fee, currently \$250, for an easement.

If these requirements are met, PEC may agree to grant an easement, for a fee, to the adjoining property owner for the purpose of locating a septic drain field on PEC property. The fee will be one-half (1/2) the per-square-foot value of comparable lot sales in the area.

9.0 Guidelines for Private Facilities

9.1 Boathouses, Piers, Decks and Gazebos

Private piers, boathouses and other water-dependent structures are for the convenience of the landowner. In order to enhance public safety and visibility of the shoreline and water, only single-story, open-sided, sloped-roof boathouses will be permitted for use by private property owners. PEC will examine the plans for each structure before permitting, but the following guidelines apply:

- 9.1-1 The allowable combined square footage of all water-dependent structures is dependent on the length of leased shoreline and shall not exceed 1,200 square feet. (This does not include seawall square footage.)

Piers or other docking structures may not extend more than 75 feet from the shore or to a water depth of six (6) feet as measured from lake-elevation 222 feet MSL, whichever comes first. Docking structures shall not exceed more than five (5) feet in width. In cove areas, the dock must not present a hazard to navigation, with the maximum length of the dock to be established in writing by PEC. As a general guide, a pier should not obstruct more than 1/3 the width of the cove to protect public access and safety. PEC reserves the right to disallow the location of structures in coves whose width is 45 feet or less.

- 9.1-2 All structures over water must be stationary and at least one foot above full pool (full pool = 222 feet MSL). Floating docks will be considered for special use only (handicap accessible).
- 9.1-3 All structures built over the water must have adequate reflectors at corners and every 10 feet in between for safety purposes. The state of South Carolina recommends white reflectors.
- 9.1-4 Benches, guardrails and other attachments on docks, piers or decks over water must not significantly obstruct views.
- 9.1-5 Portable picnic tables and lawn furniture may be placed on land and on structures over water.
- 9.1-6 Gazebos over water are permitted. Gazebos are not permitted on top of boathouses or on land leased from PEC.
- 9.1-7 Boathouses, boatslips, or any other facility on leased property may not be shared or co-owned by adjoining lot owners without prior written approval of PEC and recording of appropriate legal documentation of the terms and conditions of said joint ownership.
- 9.1-8 Boathouses must be constructed of wood. Tin or shingles may be used on the roof of a boathouse while metal siding, vinyl and wood maybe used on the sides of storage rooms. The color of materials used should be natural, neutral or earth tone.

- 9.1-9 Boathouses may be equipped with boatlifts.
- 9.1-10 No living, sleeping, cooking, heating, cooling or plumbing facilities or refrigerators are permitted within, adjacent to or above boathouses or otherwise on PEC property.
- 9.1-11 Enclosed storage areas associated with boat facilities must be 16 square feet or smaller (as per external dimensions) and located on the landward side of piers, deck areas and boat facilities. Use of boat facility storage areas for items other than those associated with swimming, boating, skiing and fishing is prohibited.
- 9.1-12 Decks are normally constructed of wood; other acceptable materials such as Trex may be used for decking.
- 9.1-13 Every effort should be made to minimize incidental disturbance of aquatic vegetation due to approved activities.

9.2 Walkways

PEC will permit the limited construction of walkways within the leased area. Walkways must either have natural ground cover or be constructed of open slatted, pressure-treated wooden materials, follow the contour of the land and must lead to a pier or boat facility. Access to the shoreline shall be by pathway no wider than five feet.

9.3 Fences

Fences within the leased area can be constructed with PEC's prior written permission, but in no case are fences permitted on PEC property within 30 feet of the shoreline.

9.4 Items Prohibited on Leased Property (not intended to be all-inclusive)

1. Swimming pools
2. Storage buildings or other structures except as permitted in boathouses
3. Houses, including residential roof overhangs
4. Porches or other attachments to residential structures
5. Decks or patios on land
6. Garages or carports
7. Wells, pumps, or other methods of water withdrawal
8. Animal lots and houses
9. Satellite dishes
10. Water pumps or fuel pumps
11. Encroachments on adjoining leased areas unless a specific recorded encroachment agreement exists between the affected parties
12. Electrical service that does not meet National Electric Safety Code requirements
13. Facilities that represent health and safety hazards
14. Commercial activities without PEC's written permission
15. Assignment or subletting of PEC leases without prior written approval
16. Storage of vehicles
17. Underwater or partially submerged structures or facilities which could present a safety hazard
18. Burning
19. Storage or disposal of any regulated materials
20. Water gardens, fountains, or underground lawn sprinkler systems
21. The discharge of any concentrated runoff; that is, concentrating stormwater runoff into a single pipe or improperly constructed ditch, that discharges onto PEC property and accelerates erosion
22. The discharge or disposal of any material not specifically approved by PEC
23. The use of tin or other metal materials to repair sides of existing boathouses or other structures
24. Structures that do not meet S.C. Building Code requirements
25. Fuel or other storage tanks
26. Livestock within 30 feet of the lake unless crossing the stream channel per specifications of Natural Resources Conservation Service
27. Bark, unless confined around individual plants and tree
28. Private boat ramps and marine rails

NOTE: FAILURE TO ABIDE BY THESE CONDITIONS MAY RESULT IN THE CANCELLATION OF EXISTING LEASE, AND THE RESTORATION OF ANY DAMAGE AT THE COST OF THE LESSEE.

10.0 Guidelines for Commercial Facilities

Commercial facilities must be licensed by South Carolina Department of Health and Environmental Control and approved by PEC. Detailed plans for construction, additions or modifications of commercial facilities must be submitted to the division of Water Quality of SC DHEC and PEC for review and approval prior to beginning work. The merits of these plans will be considered on a case-by-case basis. As mentioned above, consultation with state agencies is required and will be the responsibility of the applicant. (See "Attachment A" for step-by-step approval process). In most instances, PEC cannot consent without prior approval by appropriate agencies. PEC may permit the following:

- Signs for commercial operations
- Fuel tanks for marina operations require PEC's prior written permission and must meet all applicable legal requirements

Certain activities and items are expressly prohibited at these facilities, including, but not limited to the following:

- 11.1 Encroachments on adjoining leased areas
- 11.2 Electrical service that does not meet National Electric Safety Code requirements
- 11.3 Facilities that represent health and safety hazards
- 11.4 Assignment or subletting of PEC leases without prior written approval
- 11.5 Improper storage or disposal of any regulated materials
- 11.6 Structures that do not meet S.C. Building Code requirements

11.0 Guidelines for Existing Facilities

Existing water-dependent and other facilities that do not comply with these guidelines may remain in the leased area or over the water for their useful lives, as long as they are in compliance with federal, state, and local laws and regulations. When major repairs, involving more than 50 percent of the value of the structure, are made, the structure must be repaired so as to be in compliance with the guidelines included herein. Metal siding is not permitted for repair of any structures. If an existing structure is destroyed by fire, or by other means, the replacement structure must be built in compliance with these guidelines. All modifications to existing facilities are subject to these guidelines so that any preexisting noncompliance is not increased.

All facilities on PEC property must be well maintained. Failure to properly maintain facilities on PEC property may result in the cancellation of any existing lease and the removal of the facility and restoration of the property at the expense of the lessee.

12.0 Guidelines Regarding Miscellaneous Items (not intended to be all-inclusive)

- 12.1 Duck blinds are allowed at the discretion of PEC. PEC reserves the right to remove any duck blind that poses a safety, environmental, navigational or aesthetic problem.
- 12.2 Signs are only permitted at marinas and access areas upon approval by PEC.
- 12.3 Fish attractors are allowed per PEC specifications.
- 12.4 Navigational aids: Handled by S. C. Department of Health and Environmental Control.
- 12.5 Kites, hang gliders, ultra-light aircraft and seaplanes are not allowed.
- 12.6 Heat exchange coils for heat pumps may be approved provided all local, state and federal permits are secured and design meets PEC specifications.
- 12.7 Vending operations over water are controlled by the county health department or South Carolina Department of Health and Environmental Control. If allowed, they must be in an area approved by PEC.

13.0 Guidelines Regarding Special Uses

PEC reserves the right to grant special uses that deviate from the Guidelines for the Use of Leased Properties at Lake Robinson when in its judgment the action is advantageous for the benefit of the public welfare.

14.0 Guidelines Regarding Penalties

Failure to build, maintain and renovate facilities according to facilities approval form and the Guidelines for the Use of Leased Properties at Lake Robinson will result in lease cancellation. If PEC decides to relet the property at a later date, a lease reinstatement fee of \$500 will be levied. In the event the lease is not reinstated, PEC reserves the right to remove all remaining personal property and remaining facilities from PEC property. Regular lake patrols will take place; any violations will be investigated and handled by PEC and appropriate regulatory agencies.

Penalty Fees

Persons who own property adjacent to or lease property on Lake Tillery could incur a penalty of \$250 from PEC for:

- Failing to obtain a lease and/or Facilities Approval Form prior to construction.
- Construction deviates from the original permit and drawing approved by a Progress Energy representative.
- Construction not complying with Progress Energy's Guidelines for the Use of Leased Properties at Lake Tillery.

If it is found that a lease tag has been removed by parties other than PEC, the lessee will be charged \$25 for the cost of the tag and reinstallation.

Individuals found to be in violation of PEC's procedures, approved permit or guidelines will be expected to take corrective action by:

- Acquiring the necessary forms (e.g., lake lease and/or Facilities Application Form) and submitting payment for all fees and penalties incurred.
- Bringing their facilities into compliance with the PEC-approved drawing submitted in their Facilities Application Form.
- Possible additional mitigation to enhance the shoreline.

PEC reserves the right to cancel or deny a lease to those individuals who do not submit payment of fees and penalties or refuse to comply with the procedures, policies and guidelines.

15.0 Glossary

Aesthetic – Sensitive to beauty in ones environment.

Allocation Line – A line on a subdivision map or the projected lot side lines that determine the location of facilities on PEC land or over the water of Lake Robinson.

Application Process – Involves calling a PEC representative, meeting on the site, discussing proposed construction of facilities, preparing detailed sketch of facilities and their location, securing necessary agency approvals if necessary, obtaining facilities approval form, payment of fee and obtaining building permit from appropriate county.

Aquatic Emergent Vegetation Beds – Rooted aquatic plants found in shallow water, often at the end of coves that also lie partially above water.

Assignment – A transfer of a claim, property right, etc.

Boatslip – An unroofed open structure confined by three sides used for temporary or permanent storage of a watercraft.

Boathouse – A roofed open structure used for temporary or permanent storage of a watercraft.

Buffer Zone – The land area located between full pond elevation and points measured horizontally 30 feet from lake-elevation, 222 feet MSL, that is left undisturbed.

Building Permit – A written authorization secured from the county where structure(s) will be built, allowing construction according to certain specifications.

Cancellation – Termination of a lease agreement because of failure to abide by the Guidelines for the Use of Leased Properties at Lake Robinson.

Commercial Facilities – Facilities related to the operation of a marina or restaurant such as boat storage, fuel dispensing and provisions for food services.

Commercial Lease – PEC land leased in association with a business such as a marina or restaurant.

DEHEC – South Carolina Department of Health and Environmental Control.

Docking Structure – A structure over or adjacent to water used for anchoring watercraft.

Dredging – The removal of silted material from the lakebed.

Earth Tone – Related to color, it is one that blends in with the surroundings.

Easement – A nonpossessing interest held by one party in the land of a second party whereby the first party is accorded partial use of the land for a specific purpose.

Encroachment Agreement – A document recorded at the Register of Deeds Office that allows one party to place facilities in the allotted area of a second party.

Environmental – Pertains to all life forms, objects, circumstances and influences in ones environment.

Environmentally Sensitive Habitat – High-quality plant and animal habitat that is easily damaged or destroyed by changes in its environment.

Excavation – Removal of soil and rock associated with construction of an in ground boathouse.

FAA – Federal Aviation Administration.

Facilities – Structures such as walkways, seawalls, piers, boathouses, boatslips, deck areas and gazebos located on PEC property.

Facilities Approval Form – A PEC form that describes the proposed facilities that will be located on PEC property. Form is used to secure a building permit from the appropriate county.

Facilities Approval Form Fee – A fee to cover PEC expenses associated with the permitting of facilities on PEC property. Synonymous with processing fee.

Filling – The placement of material in the lake for purposes of land reclamation. This practice is prohibited.

Filter Cloth Barriers – A cloth placed on the bank prior to placement of riprap to prohibit soil from washing away from riprap.

Forest Management Practices – Established and accepted practices of silviculture.

Full Pond/Full Lake/Full Pool Elevation – A measurement of elevation, in feet (222 feet) above mean sea level.

Gazebo – A freestanding roofed structure that is open on the sides.

Guidelines – An outline of procedures governing the use of leased properties at Lake Robinson.

Habitat – The region where a plant or animal naturally grows or lives.

Herbicides – Chemicals designed to retard or prohibit plant growth.

Indigenous Species – Species native to the area.

Landward – On the side toward the land.

Lease – A written document by which the rights of use and occupancy of land and/or structures are transferred by the owner to another person or entity for a specified period of time in return for a specified rental.

Leased Properties/Leased Area – The location where rights of use or occupancy have been transferred from lessor to lessee.

Lessee – The party who possesses the right to use or occupy a property under lease agreement (tenant).

Lessor – The party who holds title to and conveys the right to use and occupy a property under lease agreement (landlord).

License – A formal agreement that allows a certain activity to be performed.

MSL – Mean sea level.

Multi-Unit Dwelling – A structure that can legally accommodate more than one family unit such as an apartment or townhouse.

Natural Condition/Natural State/Natural – The forest floor as found in an undisturbed mature or maturing forest.

Natural Ground Cover – The forest floor as found in an undisturbed mature or maturing forest.

Neutral – Pertaining to color, it is one that is not vivid.

Noncompliant Structure – Any structure that does not conform to the Guidelines for the Use of Leased Properties at Lake Robinson.

Open-Sided Boathouse – A boathouse whose sides are open from the decking upward to the ceiling joist.

Open Slatted – Refers to boards on walkway, each board having a space between it and the next board.

Permit – Authorization by one party of a certain activity by another party.

Project Boundary – The perimeter of PEC's property at Lake Robinson.

Projection Lines – Synonymous with allocation lines.

Recapture – Placing soil into an eroded area or the formation of a new land area is prohibited unless permitted by U.S. Army Corps of Engineers guidelines.

Relet – To lease again.

Residential Lease – PEC land leased in association with the residence of a family.

Riprap – Large crushed stone (8-10 inches) used for bank stabilization or fish habitat improvement.

Runoff – Water that is not absorbed into the ground.

Silt Fence – An upright cloth barrier anchored in the ground to prevent erosion.

SCDNR – South Carolina Department of Natural Resources.

Sublet – To lease to another.

Suppressed Tree – Trees that do not reach full potential due to taller overstory.

Trex – A form of decking material.

USACOE – United States Army Corps of Engineers.

USF&W – United States Fish & Wildlife Service.

USGS – United States Geodetic Survey.

Vegetated Condition – Plant life, such as natural vegetation in a sufficient amount to prohibit erosion.

Vegetative Buffer – Plant life, such as natural vegetation, in a sufficient amount to prohibit erosion in the 30-foot buffer zone.

Water-Dependent Structure – Facilities such as walkways, seawalls, piers, boathouses, boatslips, deck areas and gazebos associated with recreational use of Lake Robinson.

Water Quality Regulations – Rules established by the SCDHEC to promote and protect water quality.

Waterward – On the side toward the water.

Attachment A

Commercial Facilities – Application Process for Construction or Additions

Construction of or additions to commercial facilities within PEC's Lake Robinson Nuclear Project boundary requires PEC approval, resource agency consultation and approval by the appropriate agencies before any activities begin. The process requires the following steps:

Step 1

Contact the PEC representative and present proposal. Proposal should include:

- Description, including reason(s) proposal is desired or needed.
- Scale drawing of the site showing the proposed additions and all existing facilities within the leased area. Include dimensions of additions and other principle structures.
- USGS or similar map showing site location.

PEC will review the proposal and determine the merits of continuing the approval process. If the proposal is approved to proceed, a \$100 nonrefundable application fee will be required and the applicant will be instructed to consult with the resource agencies (with documentation provided to PEC as noted below).

Step 2

If approved to proceed by PEC, submit plan to South Carolina DHEC for approval and to obtain a building permit. Written confirmation of agency consultation and comments must be obtained by the applicant and provided to PEC for review. Resolving agency comments is the responsibility of the applicant. In addition, the applicant must provide appropriate documentation to show that the proposed project complies with all local, state, and federal environmental laws and regulations (e.g., S. C. Department of Health and Environmental Control). The proposal, consultation documents and resolution of agency comments must be reviewed and deemed appropriate by PEC.

Once the proposal is given final approval by PEC, a permit letter will be mailed to the applicant. If the application is denied, a PEC representative will contact the applicant by phone or in writing with the conditions of denial.

