

PERMITTING POLICIES AND PROCEDURES

Introduction

Santee Cooper's Inspection and Compliance Program was initiated in 1976 to administer and maintain the requirements, regulations and policies of Santee Cooper, the United States Army Corps of Engineers, the Federal Energy Regulatory Commission, and various other State and Federal agencies. Through the administration of the appropriate regulations and policies, the Inspection and Compliance Program has resulted in considerable improvement in the appearance of leased properties and purchased properties; discouragement of unauthorized and haphazard construction; and the enhancement of property values within Santee Cooper subdivisions.

Permitting Program Requirements

1. Prior to the construction or placing of any structures on property within Santee Cooper subdivisions or any improvements or modifications of any nature, complete plans and specifications must be submitted to Santee Cooper. Construction shall not begin until all plans and specifications have been approved in writing by Santee Cooper authorizing the proposed construction.
2. Unauthorized construction activities or the placement of structures which are not compatible with Santee Cooper's requirements and/or the restrictive covenants established for each

subdivision shall be removed in their entirety by the responsible party. In the event Santee Cooper allows the activity to continue or the structure to remain, an after-the-fact fee may be assessed prior to the issuance of a permit or written authorization.

3. Failure to comply with Santee Cooper's permitting program or restrictive covenants may result in the initiation of appropriate legal action.

The following information is provided to assist applicants in requesting permits for various types of activities. When in doubt about whether or not a permit should be obtained, please contact our Property Management Division at (843) 761-4068.

I. Dwellings, Additions, Accessory Buildings

1. Houses

- a) A written request for the proposed improvement
- b) Sketch of the lot showing the location of the proposed improvement on the lot (minimum of 75' from the maximum high water mark and 30' from any street and 5' from the side lot lines)
- c) Size-length, width, square footage, and height. (Note: must be a minimum of 1,000 square feet.)
- d) Copy of Plans, drawings or photograph that will show how the dwelling will look on the outside when complete.
- e) Type of outside material (i.e., wood, concrete, etc.)
- f) An appropriate County Health Department certificate for the well and septic tank.

2. Mobile Home (In Santee Cooper subdivisions where mobile homes are permitted)

- a) A written request for the proposed mobile home with model number and year make.
- b) Sketch of the lot showing the proposed location of the mobile home on the lot (minimum of 75' from the maximum high watermark and 30' from any street and 5' from the side lot lines).
- c) Size-length, width and height. (Note: Must be minimum of 720 square feet)
- d) Picture (Polaroid will suffice) of mobile home.
- e) Type of outside covering and underpinning (i.e., aluminum, wood, etc.) Mobile homes must be underpinned with factory approved (or equal) underpinning at time of installation on the lot.
- f) An appropriate County Health Department certificate for the well and septic tank.

3. Additions to Dwellings or Mobile Homes

- a) A written request for the proposed addition
- b) A sketch of the lot showing the location of the proposed addition in relation to the existing structure (a minimum of 75' from the maximum high water mark, 30' from the street and 5' from side lot lines).
- c) Size-length, width, and height.

d) Type of outside materials (i.e., wood, screen, etc.)

4. Accessory Buildings (Garage, Shed, Storage, etc.) Satellite Dishes

a) Written request for the proposed structure.

b) Sketch of the lot showing the location of the proposed improvement on the lot. (75' from the maximum high water mark and 30' from any street and 5' from side lot lines).

c) Size-length, width, square footage, and height.

d) Type of outside material (i.e., wood, concrete, aluminum, etc.).

e) Copy of plans, drawings or photograph that shows how the structure will look when complete.

II. Fences

1. A written request for the proposed fence.

2. Sketch of the lot showing the proposed fence locations. (Note: Fences will not be allowed to extend into the water.)

3. Type of fence (solid, wooden, rail, split rail, or chain link) and its length.

4. Height (chain link not to exceed five (5) feet in height and wooden fences not to exceed four (4) in height).

5. *Dog kennels may not exceed 12' wide x 12' long x 6' high and can only be constructed with chain link fencing materials. Dog kennels must be located a minimum of 30' from any street and 75' from the maximum high water mark and 5' from side lot lines.

6. When shrubbery or plants are used as a screen, they will not generally exceed a height of four (4) feet.

*Not allowed on Standard Marginal Leases.

**Property Management
Land Based Permit Request**

Name _____ Lot No. _____

Address _____ Subdivision _____

_____ County _____

Phone _____

I request a permit to construct:

1. Type of Improvement _____

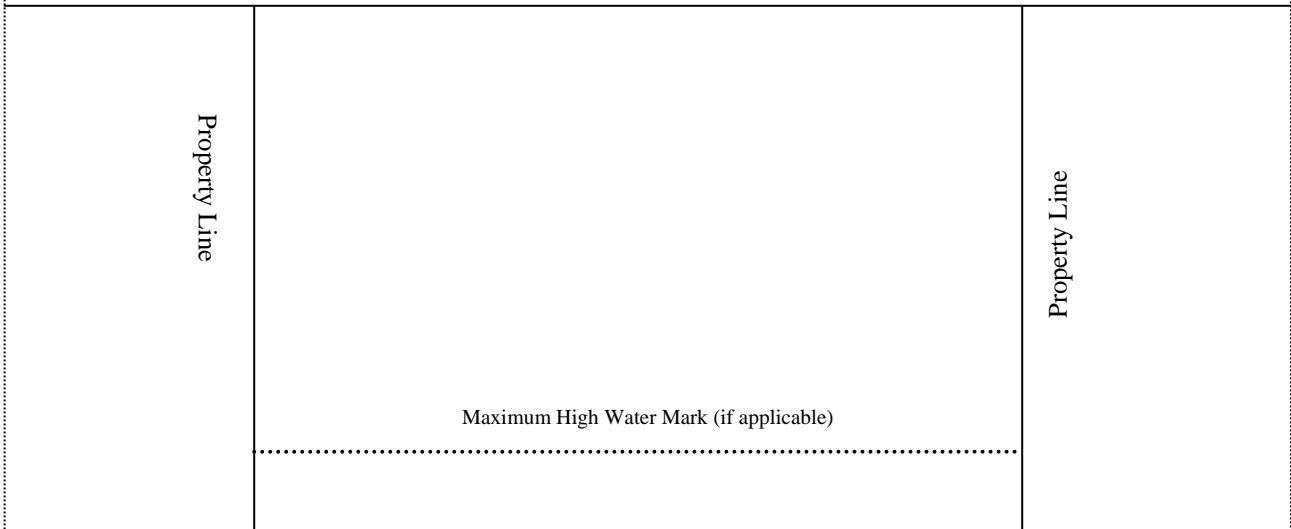
2. Length, width, height _____

3. Type of outside materials _____

Signature _____ Date: _____

Indicate on the drawing below, the existing structures, the proposed improvements, and the exact distance to the street and maximum high water mark (if applicable)

STREET RIGHT OF WAY



III. Water Based Structures

1. General

Santee Cooper under a General Permit from the United States Corps of Engineers and the State of South Carolina, issues permits for the construction of private piers, docks, floats, moorings, boat ramps, marine railways, retaining walls, bulkheads, groins, boathouses and boat lifts in and over Santee Cooper project waters

2. Requirements

- a) No water-based structure may be constructed without the proper permit from Santee Cooper. The structure must not interfere with navigation nor create hazardous conditions and must be compatible with Santee Cooper standards. Common use of piers, docks and boat ramps is encouraged where practical.
- b) **NOTIFICATION OF ADJOINING PROPERTY OWNERS** Prior to the issuance of a permit, applicants shall provide written proof that the work proposed has been reviewed by the adjoining owners to which such work is proposed and no objections have been received. In the event the applicant is unable to provide said written proof from the adjoining property owners, Santee Cooper will solicit written comments from the appropriate individuals.
- c) **CULTURAL RESOURCES** In the event that significant archaeological or paleontological remains are discovered, the applicant agrees to cease work and contact the Charleston District, Corps of Engineers, and the South Carolina Institute of Archaeology and Anthropology.

d) **PENALTIES FOR VIOLATIONS** Authorization obtained under a permit limits the size, length and use of structures. Any deviation from the specifications or other terms or conditions would constitute a violation and could result in having to remove the structure and restore the waterway to its former conditions and/or imposition of penalties as provided by law.

3. Application Procedures

An applicant is required to apply in writing for a permit. Information will be furnished to the applicant concerning the necessary instructions and appropriate application fee.

4. Specifications

a. Piers & Docks

- 1) Piers and docks, whether permanent or floating, shall not exceed six (6') feet in width, nor shall their total length generally extend more than fifty (50') feet from the normal lake shoreline nor to a water depth of more than four (4') feet, whichever occurs first. A "T" or "L" shaped terminal shall have dimensions not greater than twenty-four (24') feet in width and sixteen (16') feet in length. The sixteen (16') foot lengths shall be included in the fifty (50') foot maximum length. Mooring piles shall not be located beyond the fifty (50') foot distance prescribed above, nor shall they be located greater than twenty (20') feet laterally from the far side of any pier or dock.
- 2) Handrails, not to exceed three (3') feet in height, are allowed but the sides of a pier cannot be enclosed. 2" x 2" pickets on no less than 6" centers or other wooden designs that do not restrict views any more

than this can be allowed. However, lattice, iron, rope or wire will not be allowed between the handrails and decking of the pier. No covers, overhead structures or boathouses will be allowed on or adjacent to the pier.

- 3) Where flotation material is used, such material will be styrofoam or fiberglass tanks. Steel drums, tanks, cylinders and other such materials are not permitted for flotation purposes.
- 4) White reflective tape or white reflectors are required on each furthestmost waterward corner of the pier and every twenty (20') feet on both sides of the length of the pier.
- 5) Generally, piers shall not be located closer than ten (10') feet to any side lot line or any such imaginary side lot line as determined by projecting the side lot line lakeward.
- 6) The elevation of the top of the decking of the pier or dock will be a minimum of two (2') feet above the full lake elevation.
- 7) No pier or dock shall be provided with any type of equipment or construction that will create or cause any liquid or solid discharge into the waters of the lakes. Living quarters, sinks, bathroom facilities and showers will not be allowed on piers.
- 8) Minimum specifications for round pilings 5" in diameter at small end. Square pilings 6"x6".

b. Boat Ramps and Marine Railway Specifications & Conditions

- 1) Ramps will be constructed of reinforced concrete with a minimum thickness of four (4 ") inches.

- 2) Generally, ramps and railways shall not be located closer than ten (10') feet to any side lot line and should be located so as not to interfere with neighboring lot lessees.
- 3) Ramps may generally be up to twelve (12') feet wide and required length to be functional.
- 4) Vegetated wetlands will be avoided to the extent possible. If a proposed boat ramp will affect more than 180 square feet of vegetated wetlands, review and concurrence of the U. S. Fish and Wildlife Service and the South Carolina Department of Natural Resources are required.

c. Retaining Wall, Bulkheads and Groin

- 1) Groins and retaining walls for erosion control will be permitted provided the material used consists of treated wood or concrete.
- 2) Groin walls must rise a minimum of two (2') feet above the maximum high water mark of the lake.
- 3) Retaining walls will generally follow the normal high water mark of the lake. The recapturing of land by earthfill will not be permitted.
- 4) Only clean earthen fill will be allowed as backfill behind any retaining wall.
- 5) Riprapping at the normal high water mark and below is permitted provided the material used is granite riprap, aesthetically acceptable, and prior approval of Santee Cooper is received. Riprapping is not allowed over emergent vegetation.

- 6) Groins and retaining walls shall generally be located no closer than six (6") inches from adjacent property lines and from the imaginary lakeward extension of said property lines.
- 7) Repairs to existing retaining walls, bulkheads, and groins must be approved by Santee Cooper prior to the commencement of the proposed repairs.

d. Boathouses and Boatlifts

- 1) Generally, boathouses will not be permitted on or adjacent to piers or docks. Boathouses on the water will be considered in cases of lots located on high bluffs where the location of the boathouse or boatlift will not restrict or interfere with existing or future neighboring views of the water. Boathouses will not be permitted on the shoreline.
- 2) Boathouses may be floating or fixed. Flotation devices shall be encased or encapsulated. Styrofoam billets, barrels of similar devices are not permitted.
- 3) All boathouses will be located a minimum distance of ten (10') feet from adjacent property lines and ten (10') feet from the imaginary lakeward extension of said property lines. A variance in the distance from the adjacent property lines may be granted in instances where conformity with existing structures would be practical and in cases where exceptions would be desirable due to curvature of the shoreline.
- 4) Boathouses for dry storage cannot be constructed within the seventy-five (75') foot limiting distance from the high water line.

- 5) No sinks, toilets, showers, etc., or any type of equipment or construction which will create or cause any liquid or solid waste to be discharged into lake waters will be permitted.
- 6) Roofs may be gable, flat or hip. Gable or hip roofs are not to exceed twelve (12') feet in height from top of pitch to maximum high water surface. Flat roofs are not to exceed ten (10') feet in height from top of roof to maximum high water surface.
- 7) Enclosed boathouses are not permitted.
- 8) Covered boatlifts will be allowed in lieu of boathouses in those areas where water based boathouses are permitted.
- 9) Boathouses are not to exceed 16' x 30' in dimension.
- 10) Uncovered boatlifts will be considered for all areas on the Santee Cooper lakes provided that when fully raised, the top of the boat or any portion thereof, inclusive of boat covers, may not exceed the height of the handrail on the pier or dock.

e. Maintenance Dredging, Beach Nourishment

- 1) Maintenance dredging or beach nourishment require a permit from the United States Army Corps of Engineers 69 A Hagood Ave Charleston, SC. 29403-5107 (843) 329-8044; the State of South Carolina, DHEC, Office of Environmental Quality Control, Water Quality Certification & Wetlands Program Section, 2600 Bull Street, Columbia, S.C. 29201; and Santee Cooper.

- 2) Applications to perform maintenance dredging or beach nourishment shall be submitted in writing to Santee Cooper and must include the following:
 - a) Copies of all local, state and federal permits.
 - b) A drawing and written request describing the dimensions, plans, and specifications for the proposed work.
 - c) If applicable, Santee Cooper will file application with the Federal Energy Regulatory Commission on behalf of the applicant. A fee may be charged for this service.

IV. General Permits

1. Lot Clearing, Site Preparation, Septic Tank*, Well*, Etc.

- a. Written request for the proposed activity.
- b. Type and location of proposed activity.
- c. Copy of any applicable permits.

V. Nonconforming Existing Structures

1. Policy

Existing structures and improvements constructed prior to June 1, 1976, which are not compatible with the requirements as contained herein have been inventoried and may be continued even though their use does not conform with the provisions as set forth. However the nonconforming structure shall not be:

- a. Re-established or replaced with the same or similar structure after physical removal or relocation of same.
- b. Repaired, rebuilt or altered after damage or deterioration exceeding approximately fifty percent (50%) of its current replacement cost.
- c. Enlarged or altered in any way which increases its nonconformity.

VI. Expanded Marginal Leases

Santee Cooper, in an effort to allow better use of our marginal leased property, has made available an Expanded Marginal Lease.

Once this lease is acquired, a lessee may apply for and receive permits which allow accessory buildings, satellite dishes, swimming pools, drain fields, dog kennels and wells, to be constructed and maintained on the marginal leased property.

VII. Fee Simple Lots

Persons who have purchased lots within a Santee Cooper subdivision must comply with restrictive covenants established for each Santee Cooper subdivision. No structure of any kind shall be erected, installed or altered on any lot until and unless the design, plans, specifications, and location have been approved in writing by Santee Cooper.

Drawing Requirements for Permit Application:

Drawing Requirements:

- | | |
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| <ol style="list-style-type: none">1. <u>General</u><ol style="list-style-type: none">a. Submit two copies of all drawings on 8 by 10 1/2 inch paper. Submit the fewest number of sheets necessary to adequately show the proposed activity. Drawings should be in accordance with the general format of the enclosed sample drawings- and must be neat, accurate and concise.b. Drawings should not show the identity of the engineers, architects, or consultants employed to prepare plans for the proposed activity.c. A one inch margin should be left at the top edge of each sheet for binding purposes.d. Since drawings must be reproduced photographically, color shading cannot be used. Drawings may show work as dot shading, hatching, cross-hatching, or similar graphic symbols. | <ol style="list-style-type: none">2. <u>Location Map</u><ol style="list-style-type: none">a. Show general location.b. Show north arrow.3. <u>Plan View</u><ol style="list-style-type: none">a. Show shoreline with the proposed activity and any adjacent existing structures.b. Show north arrow.c. Show dimensions of structures and distance from nearest property line.d. Show adjacent property owners.e. Show graphic scale. |
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**Example Water Based Permit
Application on next several pages.**

INSERT WATER BASED PERMIT APPLICATION HERE

VIII. Permitting Fees

- a. The Following are permitting fees for the Santee Cooper Lakes Marion and Moultrie:

Water Based Applications	\$75.00
FERC Applications.....	\$500.00 + extraordinary costs
After-The-Fact Fee	\$75.00-\$150.00
After –The-Fact Permits that involve corps Permits	\$150.00
Variance	\$50.00
Variance After-The-Fact	\$100.00

- b. Water based application fees are due with the application. If an application is denied the permit fee is returned.

After-The-Fact and Variance Fees are administrative fees designed to recover extra cost associated with these activities. These fees are generally not refunded.

- c. The applicant or property owner is responsible for maintaining all structures in good repair and safe conditions. If at any time a structure is determined by a Santee Cooper representative to be in disrepair or hazardous condition, the owner is required to remove the structure from the project waters of Lake Marion or Moultrie. Santee Cooper reserves the right to remove any structure on its property or project waters as conditions warrant.
- d. Santee Cooper will conduct periodic shoreline inspections to ensure compliance with the Shoreline Management Plan.