

# Shoreline Management Guidelines

GEORGIA  
POWER LAKES



# Mission

Georgia Power  
is committed  
to preserving  
the scenic,  
environmental and  
recreational value  
of the lakes



# General Guidelines

- A valid lease agreement (GP lots & Access lots), license (deeded lots) or Multi-Use License Agreement is required in order to receive permits for construction on GP lakes and property. A current survey and/or deed are required before GP will issue any new agreement (license, access lease, etc.).
- Maximum dimensions found herein are a general standard, not a guarantee. Each permit request is handled on a case by case basis at the discretion of the GP Land Management Office.
- A GP permit must be applied for and issued before beginning any construction, renovation, clearing, tree removal, grading, etc., on GP land.
- A permit should be posted and be visible from the lake and/or road. Failure to post permit could result in work stoppage.
- All permits will have an approval date and a completion date. These dates are recognized as the starting date of the project and the expiration date of the permit. If construction will continue past the permitted completion date then a permit extension is required.
- Any changes in plans, after initial approval of construction, must be reviewed and approved by GP before change is executed.
- Unauthorized construction activities or failure to comply with GP's permitting process may result in construction delays, removal of unauthorized project, sterilization of shoreline, termination of lease/license and/or legal action.
- Regarding property lines: There is a minimum fifteen-foot setback from side lot line or any such extended imaginary lot line as determined by extending line lakeward. The imaginary line, extended lakeward, will be recognized by GP on a case by case basis. It is not reasonable to expect this extended line to be feasible in all cases.



- To protect the vegetative buffer surrounding the lake, no mechanical clearing shall be permitted within 25 feet of the shoreline or county setbacks, whichever is greater.
- Any ground disturbing activities shall require the proper installation of silt screen at least 26 feet from the shoreline or as determined by the GP Land Management Office and local county ordinances.
- Generally, older structures that do not conform with current policies or guidelines may be maintained, but not expanded or replaced. GP may require modification of these old structures to conform with current policies or guidelines, prior to transfer or renewal of a lease/license agreement or approval of other construction activities.
- It is the responsibility of the homeowner to properly dispose of any shoreline structure/s that have been replaced or removed.
- All construction adjacent to or within GP lakes shall be maintained in a good state of repair and shall comply with any and all federal, state, and local health and safety regulations as now or hereafter enacted.
- Dumping, burying or otherwise disposing of any portion of a downed tree on GP property or into the lake is prohibited. The disposal of leaves and lawn clippings into the lake is also prohibited.





# Construction Permit

## How to obtain a GP Construction Permit

- 1 Read and be familiar with the guidelines in this booklet.
- 2 Contact GP's Land Management Office for instructions on obtaining a permit.
- 3 Each permit request is handled on a case by case basis at the discretion of GP Land Management Office.
- 4 A valid GP lease agreement or license is required in order to receive permits for construction of GP lakes and property.
- 5 Submit your application containing the following information to the GP Land Management Office. Depending on the scope of the project, GP may require additional information before issuing a permit.
  - Name
  - Lake lot address (lot number/area number, if available)
  - Phone number(s)
  - Drawing of the proposed project
  - Dimensions
  - Distances from side lot lines
  - Materials to be used
  - Contractor's name and phone number
  - Expected start date and completion date

**NOTICE:** It is the responsibility of the homeowner to make sure that all permits are obtained and properly posted before work begins.



# Introduction

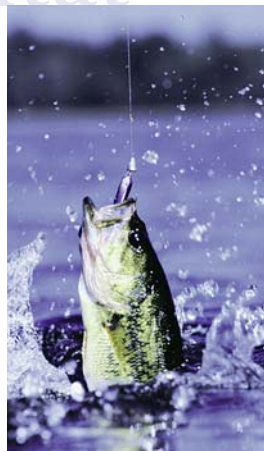


This booklet provides information and guidance to homeowners, prospective buyers, builders, realtors, and other interested parties regarding shoreline development on Georgia Power's (GP) lakes. The purpose of the booklet is to present a sound, consistent position on this development while protecting the environmental and aesthetic qualities of the lake. Above all else, the information in this booklet is intended to comply with all legal requirements — from our Federal Energy Regulatory Commission (FERC) license to all federal, state and local laws and regulations.

The proper management of shoreline development must balance the interests of a number of stakeholders and is vital to the life of the lake. It is our hope that communicating the guidance in this booklet will ensure that we will all enjoy the many beneficial opportunities the lakes afford for years to come. We ask that you read all the information contained in this booklet and that you call us if you have any questions.

Thank you for your interest in the GP lakes. We look forward to working with you to make your lake experience an enjoyable one.

enhance  
wildlife  
protect habitat  
water  
quality  
reduce  
erosion







**North Georgia Land Management Office**

#4 Seed Lake Road  
Lakemont, GA 30552  
706-746-1450

**Lake Jackson Land Management Office**

180 Dam Road  
Jackson, GA 30233  
404-954-4040

**Lake Oconee/Sinclair Land Management Office**

125 Wallace Dam Road  
Eatonton, GA 31024  
706-484-7500

**Bartletts Ferry Land Management Office**

1516 Bartletts Ferry Road  
Fortson, GA 31808  
706-322-0228

or call **1-888-GPC LAKE**

(1-888-472-5253)

[www.georgiapower.com/gpclake](http://www.georgiapower.com/gpclake)



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Information contained herein is subject to change without notice.



# dredging

## Georgia Power Lakes

- GP is authorized to permit dredging of up to 500 cubic yards per lot. Greater amounts will require approval from U.S. Army Corps of Engineers, FERC and additional agencies.
- Dredging plans must be submitted and approved before work begins.
- By obtaining a dredging permit from GP, the permittee agrees to:
  - 1 Abide by all governmental rules, laws, regulations, directives and statutes.
  - 2 Acquire all necessary governmental permits or licenses, which may include, but shall not be limited to, a soil disturbing activity permit.
- Applicants must provide the volume of material to be removed. A qualified engineer or surveyor should determine this information (especially for large projects over 400 cubic yards). An estimate sheet is to be attached to the permit request.
- Removal of original lake/river bottom is prohibited. The sole purpose for dredging is to remove silt or sedimentation that has accumulated over time.
- The material removed from the lake shall be disposed of in upland area so as to avoid re-entry into lake.
- Regarding deeded property, a property line agreement shall be executed prior to dredging activity to establish pre- and post-dredging property rights.

- Each permit request is handled on a case by case basis at the discretion of GP Land Management Office.
- A valid GP lease agreement or license is required in order to receive permits for construction on GP lakes and property.
- A GP permit must be applied for, issued and posted properly before beginning any construction, renovation, clearing, tree removal, grading, etc., on GP land.
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# tree removal

## Georgia Power Lakes

- Tree removal requires a written permit.
- Written approval from the local issuing authority (county) may be required if removing a tree from the lake side of the dwelling.
- To protect the vegetative buffer surrounding the lake, no mechanical clearing will be permitted within 25' of the shoreline.
- Tree removal is prohibited without a valid reason.
- Removal of trees may require a re-vegetation plan. GP promotes a 1 for 1 tree replacement policy (nursery grade). Native trees and hardwoods are recommended.
- GP reserves the right to receive reimbursement for merchantable timber.
- Tree removal is the responsibility of the homeowner.
- Tree removal requests must be accurate regarding the number of trees to be removed and detailed regarding process and disposal.
- If tree removal involves significant earth disturbance, proper erosion and sedimentation controls must be followed, including installing a silt fence to protect shoreline and re-vegetative plan.
- For land disturbances of 1.1 acres or greater: A copy of the county's land disturbance permit is required in order to receive a permit from GP.
- All portions of the tree/s (limbs, stump/s, etc.) must be properly removed from the lot. Dumping, burying, or otherwise disposing of any portion of the tree on GP property, lease lots, or lake is prohibited.
- The disposal of leaves, grass clippings or other yard debris into the lake is prohibited.

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# residential shoreline use

The requirements listed below are part of the GP shoreline management guidelines and are intended to protect and enhance the scenic, recreational and environmental values of the lake, and to be compatible with the overall lake project recreational use.

## **New lots**

- A newly created residential lot must have a minimum lot width of 100' of shoreline and must recognize GP's existing shoreline property right. Shoreline footage from adjacent, existing lots may not be used to meet the 100' length for a new lot if the overall result is that either or both of the adjacent, existing lots have less than 100' of shoreline. This 100' width requirement must extend back from the shoreline of a depth and configuration that is acceptable to GP. Lots that would impact the environmental features of the lake (i.e., wetlands, vegetative buffers, etc.) or that do not comply with federal, state, or local rules or regulations will not be authorized for shoreline structures. Final determination of the required 100' of shoreline is at the discretion of the GP Land Department Representative.
- Certain lot configurations, such as pie shaped lots, whose side lot line projections across GP property towards the lake results in less than 100' of shoreline will not qualify for any shoreline structures.
- No shoreline structures will be permitted on a deeded or leased property without a single family residence being established prior to the construction of the shoreline structures. GP may require a recorded plat for deeded property prior to issuing any shoreline structures to ensure compliance with the shoreline footage requirement.

## **Established Lots**

- An original lot that was created as part of an established subdivision prior to GP's shoreline management guidelines will be allowed to maintain shoreline structures with less than 100' of shoreline, unless the lot is split, altered or reconfigured in any way. The construction

*continued*

# residential shoreline use *continued*

or modification of shoreline structures on an original lot with less than 100' may be restricted in size and/or number of structures. In some cases, only the maintenance of existing structures will be permitted. **Any splitting, alteration, or reconfiguration of the lot will make the lot a "new" lot, and it must then meet the 100' shoreline requirement as listed above.** Any existing agreements with GP authorizing the shoreline structures will be cancelled and GP may require any existing shoreline structures to be removed. GP may require a recorded plat for deeded property prior to issuing any shoreline structures to ensure the lot has not been altered and is in compliance with the shoreline footage requirement.

## Commercial and Off-Shore Developments

- Permits for shoreline structures are intended to be used for single family, residential dwellings only, with the exception of authorized marinas. The use of permitted shoreline structures for commercial purposes or for access by off-shore developments is incompatible with the overall lake project recreational use. The single family, residential dwelling must be adjacent to the shoreline and meet the shoreline requirements listed above. Permits for shoreline structures for single family residential use may not be converted to use for commercial developments or for off-shore development areas. The unauthorized use of these shoreline structures will result in the cancellation of any existing agreement with GP and may result in the removal of the structures.
- Existing shoreline structures that were built prior to the shoreline management guidelines for commercial use or off-shore development use may not be expanded, altered or modified beyond the usage currently in place without prior authorization from GP.

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# seawalls

## L a k e O c o n e e

- All applicable state and local permits and variances must be obtained before constructing a new seawall.
- Due to changing environmental requirements, this document is to be used only as a guideline. Consult your local GP Land Management Office for current seawall regulations and requirements.
- Seawall construction will require proper erosion and sedimentation controls. After completion of seawall and until the vegetative buffer is restored, a silt fence must be installed and maintained just behind the new seawall at ground level and a row 26' inland from wall. All disturbed ground within the 25' vegetative buffer will be covered with straw or sod.
- Plans should show the following:
  - 1 the length of shoreline to be fronted by the seawall.
  - 2 the type of foundation to be installed and depth below ground line.
  - 3 the type of materials to be used for construction of the seawall.
  - 4 the height of the seawall should be no higher than necessary to stabilize shoreline.
  - 5 a re-vegetation plan.
- The distance between the proposed seawall and the existing shoreline shall not exceed 2'. The location of the proposed seawall must be staked at 25' intervals in order for inspectors to assure the original contour is adhered to as close as possible. For very irregular shoreline, stakes shall be no more than 10' apart.
- GP requires placing rip-rap along the base of all seawalls. This application helps reduce undermining and restores shoreline habitat. Recommended amount from normal (full pool) water level: slope ratio of 1' of width per every 1' of depth).

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# docks

## L a k e O c o n e e

- Regarding newly established lots or developments: A minimum lot width of 100' at the shoreline and GP property line is required in order to have any shoreline structures. Seawalls are the exception.
- There is a minimum 15' setback from side lot line or any such extended imaginary lot line as determined by extending line lakeward.
- Only one dock is allowed per lot.
- Docks may be floating or stationary. Only approved encapsulated or Dow Polystyrene flotation will be permitted for use with floating docks. Metal drums, plastic barrels, modified pontoon boats and other such items or materials are prohibited.
- No portion of a dock may be covered.
- The total length of any dock shall not exceed 50'.
- Maximum dimensions on any portion of a dock are 16' x 20' with the 16' being parallel to the shoreline.
- The minimum width of walkway is 4'. Maximum width, 6'.
- "T" or "I" shape docks are prohibited.
- Plumbing is prohibited.
- Replacement of unapproved flotation may be required at the time of any dock renovation or replacement. Replacement of unapproved flotation will be required at time of lease/license renewal or transfer.
- Color of docks must be brown, beige, gray or natural color.



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# wharves

## L a k e O c o n e e

*Wharves are considered an alternative when other standard or typical shoreline structures are either not functional, prohibited, or when special needs are present. Wharves will not be permitted otherwise. If permitted, a maximum of one wharf may be permitted per lot.*

- Regarding newly established lots or developments: A minimum lot width of 100' at the shoreline and GP property line is required in order to have any shoreline structures. Seawalls are the exception.
- Maximum total width may not exceed 6' over water.
- Total length may not exceed 30'.
- Maintain at least 15' setback from property lines.
- Plumbing is prohibited.

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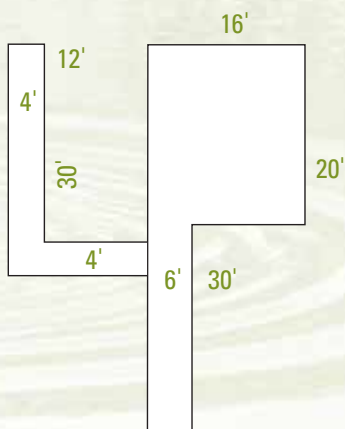
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# boatslips

## L a k e O c o n e e

- Regarding newly established lots or developments: A minimum lot width of 100' at the shoreline and GP property line is required in order to have any shoreline structures. Seawalls are the exception.
- Only one shoreline structure is permitted per lot.
- There is a minimum 15' setback from side lot line or any such extended imaginary lot line as determined by extending line lakeward.
- Only one single-stall wet storage structure is permitted per lot. However, up to two freestanding "boatlifts" may be permitted per lot. One of the lifts must be located inside the slip; the other may be located on either side of the structure, provided it does not extend past the projected property line.
- All shoreline improvements must be located as close as reasonably possible to the shoreline, and should not exceed 50' in length from shoreline.
- Maximum interior dimensions for boatslips are 12' wide x 30' long.
- The minimum width of walkway is 4'. Maximum width, 6'.
- Plumbing, other than water spigots and pumps, is prohibited.



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# boatlifts & personal watercraft lifts

L a k e O c o n e e

*GP permits free-standing boatlifts on Lake Oconee. Prior to installation, plans must be submitted and approved by the Company. The plans must include the location of the lift and the type of lift. Lifts may be installed as follows:*

- 1** Only two full size boatlifts will be allowed on each maximum size dock. One must be placed inside the slip and the other may be placed on the outside of the slip or the side of the platform. A lift cannot be placed behind the platform or slip. The boatlift cannot be placed closer than 15' from the adjoining property line.
- 2** Only four personal watercraft lifts will be allowed on each dock. They must be placed behind the platform or boat slip.
- 3** If the personal watercraft lift is placed in a location approved for a full size lift it will take the place of that lift.
- 4** If two property owners jointly use a dock, each owner may have one boatlift and two personal watercraft lifts. The boatlift must be placed inside the slip or next to the platform if there is no slip. The personal watercraft lifts must be placed behind the platform.
- 5** Each full size lift may have a matching canopy frame. The frame must be dome shaped. No pitch frame canopy will be allowed. The color and type of material must be approved by the Company. Natural colors are recommended.
- 6** One full size boatlift or personal watercraft lift will be allowed per wharf dock with a slip. The lift must be placed inside the slip.
- 7** Wharf docks that do not have a slip will be approved for a boatlift by the Company on an individual basis.

*Prior to installation, plans must be submitted and approved by GP.*