

Shoreline Management Guidelines

GEORGIA
POWER LAKES

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A SOUTHERN COMPANY



Mission

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

Introduction

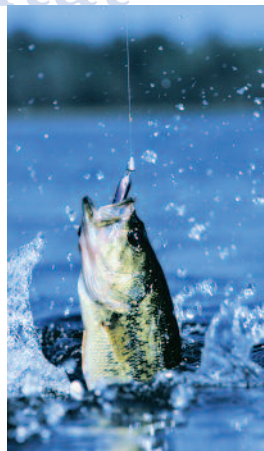


This booklet provides information and guidance to homeowners, prospective buyers, builders, realtors, and other interested parties regarding shoreline development on Georgia Power's (GP) lakes. The purpose of the booklet is to present a sound, consistent position on this development while protecting 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





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

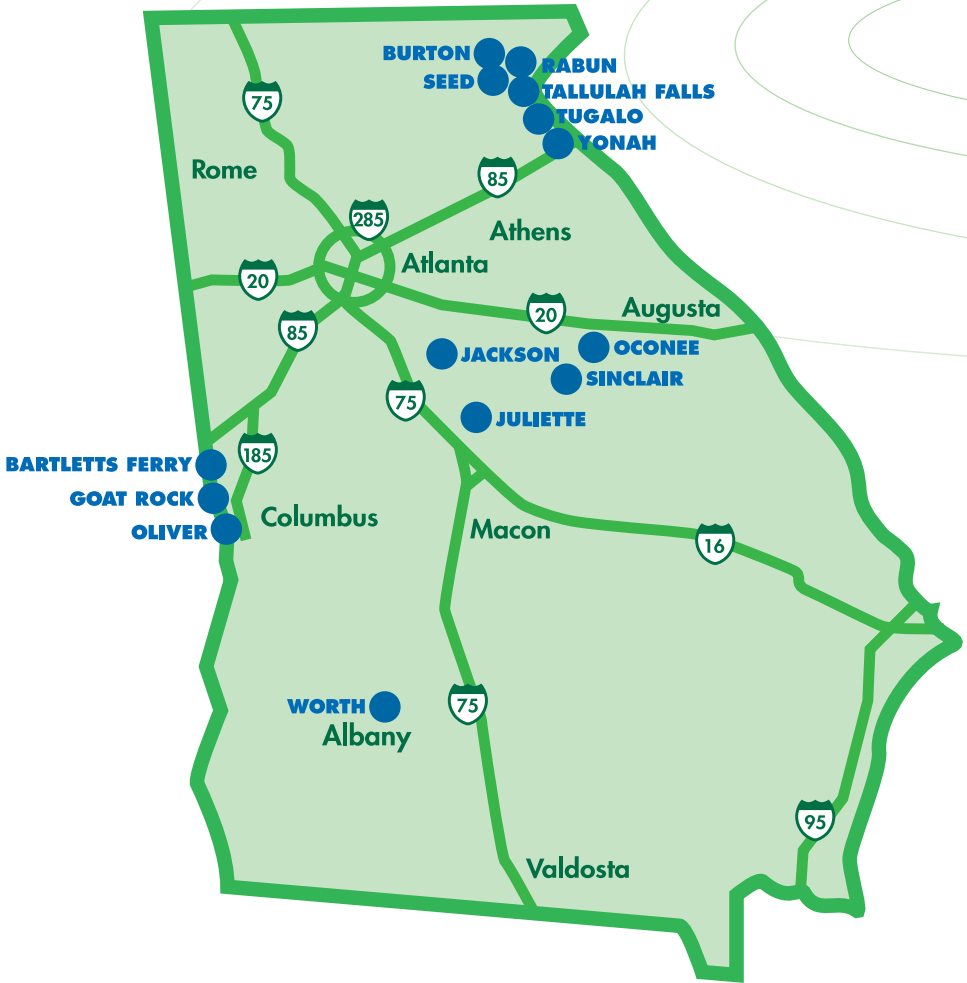
How to obtain a GP Construction Permit

- 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.







North Georgia Land Management Office

#4 Seed Lake Road
Lakemont, GA 30552
706-782-4014

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
706-485-8704

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



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Information contained herein is subject to change without notice.