

## **Lake Oconee Shoreline Guidelines**

The GPC Shoreline Management Guidelines below apply to Lake Oconee. These guidelines address requirements for commonly requested items (docks, seawalls, boatlifts, etc.) but they are not intended to address every circumstance that may exist. These Shoreline Guidelines are subject to revision.

### **GENERAL GUIDELINE OVERVIEW**

- No permit of any kind will be issued if the property owner/applicant is not a party to a current, valid agreement with GPC or is not up to date on associated fees.
- No work can be conducted on GPC property or within the GPC project boundary without prior written approval by GPC through issuance of a permit.
- Any unapproved structures or installations located on GPC property are the sole responsibility of the licensee/lessee to remove within a timeframe acceptable to GPC.
- To protect the 25' vegetative buffer and GPC project lands, no mechanical clearing (e.g., grubbing or changing the existing land contour) will be permitted without prior written approval from GPC. To ensure compliance with the GA EPD state waters buffer (25' for warm waters), a permittee is responsible for obtaining all applicable permits prior to commencement of any work inside the 25' vegetative buffer or GPC land. The permittee is responsible for contacting their Local Issuing Authority (LIA) for the county in which the work is proposed. \*Some areas of Lake Oconee have additional License Requirements, be informed of what these requirements are by contacting your GPC Lake Oconee Representatives.
- Older/existing structures: Previously permitted structures that no longer conform with current GPC guidelines can be maintained with minor repairs only. GPC will review maintenance applications and issue permits for work that qualifies as minor maintenance. If the work does not qualify as minor maintenance, a permit will not be issued, and GPC will communicate when and how the structure should be brought into compliance.
- No portion of a downed tree may be disposed of on GPC property or lakes.
- GPC only allows one shoreline structure per lot (e.g., a dock, boat slip or combination thereof).
- A combination structure must be built so that a single walkway provides access between the dock/boat slip and the shoreline. Previous permitting for multiple structures will only be honored until that point in time when the structure(s) require more than minor repairs, at which point they will need to be brought into compliance with current GPC guidelines.

- If a single owner controls two adjoining lakefront lots (whether by lake leases with GPC or private ownership), the lots cannot be combined without first contacting GPC to determine if a combination is acceptable. In cases where shoreline structures other than seawalls exist on both lots, the lots may not be combined unless all but one of the structures are removed prior to combining the lots. Combining adjoining lots will also require county approval.

## DOCKS

- Any residential lot platted/surveyed/re-surveyed **after** the year 2000 must have a minimum of 100' straight line (pin to pin) shoreline, along with 100' width at the Georgia Power project boundary to have any shoreline structure other than a seawall.
- Lots platted **before** the year 2000 must have a minimum of 100' width at the Georgia Power project boundary and at least 50' straight line (pin to pin) at shoreline before GPC will consider a docking structure.
- Maximum dock dimensions will not exceed 16'x20' or 320 Square feet, when permitted by GPC. However, dimensional variations may be applicable in some cases.
- Maximum distance of dock outreach from shoreline should not exceed 50' and cannot extend more than 1/3 distance across cove, if in a cove setting.
- The nearest point of a dock to the property line projection, both at shoreline and into water, should be no less than 15'.
- The flag dock is the Georgia Power standard configuration for new dock construction.
- It is encouraged that docks be placed in the center one-third of lot for possible future combination enhancement.
- The dock's primary offshore walkway should be at least 4' wide and should not exceed 6' wide.
- Metal/aluminum carport covers are not allowed for use as dock shelters.
- Other than water spigots, no plumbing is allowed.

## BOATSLIPS/BOATLIFTS/PWC LIFTS

### Boatslips

- Lake Oconee permits only a single boatslip configuration, 16' wide x 32' deep off a private residence dock.
- Boatslip walkways cannot be greater than 6' wide on main walkway and no greater than 4' wide on the outside slip walkway — slip width/depth is directly influenced by walkway width.
- Metal/aluminum carport awnings are not allowed for use as a boatslip 'roof'.
- Other than water spigots, no plumbing is allowed.

## Boatlifts/PWC Lifts

- Lake Oconee is the ONLY GPC lake that permits freestanding boatlifts.
- *Boatlifts and PWC lifts are specifically intended for private, single family residential shoreline structures and may not be placed on multi-family, common, group use or commercial docks.*
- On Lake Oconee, Georgia Power may permit a total of two boatlifts on a single resident private dock. If a structure can house two boatlifts, one must be placed inside boatslip.
- Boatlifts are considered an extension of a dock and must be 15' off projected side property lines, measured from edge of lift to the property line projection both onshore and extended outward into lake. This is at Georgia Power's sole discretion and cannot be expected to apply in every circumstance.
- Boatlift canopies must be canvas, vinyl or a similar soft-sided material and cannot extend more than 3' from the top of the dome-shaped frame.
- Boatlift canopies can be no higher than 9' above deck height of a dock.
- PWC lifts must be located inside the building envelope of the structure (i.e. behind dock, boatslip) and may not be separate from the dock/boatslip.
- If a shoreline structure has two boatlifts, a total of 4 PWC lifts may be allowed so long as they can be located within the building envelope (behind dock, boatslip) of structure.
- PWC lifts may not be covered with a canopy if boatlifts are already covered.

## BOATLIFT SCREENS

- Form fitting boat covers are preferred and more effective in protecting boats from the elements.
- Semi-transparent black or grey screening may be allowed on boatlifts with canopies ONLY for the purpose of protecting watercraft from ultraviolet damage. Requests are reviewed on a case-by-case basis and may be denied by GPC.
- The following must be adhered to prior to obtaining a permit:
  - Plans shall be submitted and approved by GPC prior to installation.
  - Only semi-transparent screens are permissible.
  - Plans must be specific regarding screen material, color (black or grey), and location screens will be installed.

## Non-Compliant Screening- **These items are subject to removal:**

- Non-semi-transparent screening material.
- Any screening material not specifically designed for the purpose of protecting watercraft housed on free standing boatlifts ONLY.

- If a dock has two boatlifts that are requested to be screened, no additional portion of dock or accessories (PWC lifts, dock platform, etc.) may be screened.
- No logos, symbols, signage, etc. may be printed on screens.
- Permanent screens (installed within frames).
- Screens must be retractable and should be in the “rolled up” position when not in use.

## **BOATHOUSES**

- Boathouses are not permitted on Lake Oconee except to original property owners and only if they or their heirs still retain ownership.
- Property owners meeting the above criteria must build boathouse to conform to GPC Shoreline Specifications on sister Lake Sinclair.

## **SEAWALLS**

- Permission from GPC prior to the installation of any type of shoreline abutment is required.
- New seawall requests are only permissible on shorelines with evident cut bank erosion.
- New seawall requests must provide applicable county and state permits as required.
- Where wetlands are present on a shoreline, no shoreline abutment of any type will be permitted.
- Rip Rap is required on the lakeside of any new seawall or seawall replacement. It may also be required on seawalls needing extensive repairs.
- Not all counties on Georgia Power lakes can or will approve the installation of new seawalls. This is the discretion of the county, not Georgia Power.
- A landscape or mitigation plan may be required for any newly constructed seawall. Please consult with your Georgia Power Lake Resources representative when requesting a permit.
- Georgia Power encourages the installation of rip-rap seawalls as they are highly effective at stabilizing shoreline and providing aquatic habitat and typically require less disturbance upon installation and less long-term maintenance comparative to other options.
- Prior to completion, every new wall must be backfilled and stabilized with silt fence, straw and other best management practices. Silt fence should be removed after reestablishment of vegetation.

- Constructed seawalls can be wood, concrete, block (filled with concrete), bioengineered or vinyl and must be constructed as close to existing shoreline as reasonably possible – not in a way to reclaim any “lost frontage”.
- Installation of filter fabric material behind most seawall types is required.
- In instances where a new seawall is requested to replace an existing seawall, the new wall should be in the footprint of the existing wall being removed or in a location acceptable to GPC. Location and placement of turbidity and or silt screen must be noted in the permit application.
- Seawall construction should minimize disturbance within the state waters buffer to maximum extent practicable.
- A Turbidity barrier is required to be in place before the removal of an existing seawall. This barrier must remain in place until the new seawall is complete.

## DREDGING

- Georgia Power is authorized to permit dredging of up to 500 cubic yards per property. Greater amounts will require further approval from the U.S. Army Corps of Engineers, FERC and additional agencies.
- Dredging plans must be submitted and approved before work can commence.
- Georgia Power may exercise the option to require a certified engineer or surveyor verify the scope of the project at our sole discretion.
- Removal of original lakebed/river bottom is prohibited. The sole purpose of dredging is to remove sedimentation/organic materials that have accumulated over time.
- A turbidity barrier must be installed within the lake area for containment and equipment being used must work inside this barrier.
- Silt must be either transported from site or pumped to a location off Georgia Power property and/or project lands, or a minimum of 25’ from lake, whichever is greater. Material cannot be used to backfill seawalls or to “level up” land.
- Silt/sediment removed must be stabilized in a way to avoid re-entry into the lake and to not to impact Georgia Power’s property.
- Dredging of wetland areas or removing upland materials via “channeling” to create additional shoreline is strictly prohibited.
- Upon receiving a dredging permit from Georgia Power, the permittee agrees to:
  - Abide by all government rules, laws, regulations, directives and statutes.
  - Acquire all necessary governmental permits or licenses, which may include, but not be limited to, a land disturbance permit.

# AQUATIC VEGETATION MANAGEMENT

## RESIDENTIAL Herbicide Applicator/Contractor Program

- Aquatic vegetation has many benefits to our lakes. It provides food, shelter, breeding habitat for fish and wildlife, oxygenation of water, and aesthetics. Some species of aquatic vegetation also help buffer wave action and help with shoreline stability. However, some aquatic plants, especially non-native species, can interrupt enjoyment of lakes and reservoirs during the summer months. They can prevent access to docks and even make navigating main channels of a lake very difficult.
- Georgia Power issues permits to lake residents for controlling aquatic nuisance vegetation near their lake lots by contracting with licensed herbicide applicators.
- Permit application required:
- Complete application and contact your local land management office.
- More than one application may be required to effectively treat area, consult with your contractor/applicator.
- Final approval is by Georgia Power shoreline representatives only.

## RESTRICTION:

- Licensed Aquatic Herbicide applicator must be used List is on file at your local land management office.
- Area treated can be no larger than 1/2 acre.
- Treated area must be within the confines of the projected property lines

## COST/PAYMENT:

- Cost is determined by contractor/applicator.
- Payment will be made directly to the contractor/applicator and is the responsibility of the property owner or lessee.

## PERMIT CONDITIONS AND RESTRICTIONS

1. Licensed Applicator must perform the herbicide treatment in accordance with all federal, state, and local laws, rules, regulations, and guidance.
2. Herbicides must only be applied by State Certified Aquatic Pesticide Applicators. More specifically, (a) any Licensed Applicator intending to treat nuisance aquatic weeds on a reservoir wholly within the State of Georgia must have a valid Category 26 Aquatic Pest Control Applicator License and Certification from the Georgia Department of Agriculture; and (b) any applicator treating nuisance aquatic weeds on a reservoir partially within Georgia and partially within another state must have the above mentioned certification and a valid Commercial Aquatic Pest Control Applicator License/Certification from the other state (e.g., for Alabama, a Category 5 Aquatic Pest Control Commercial Applicator License from the Alabama Department of Agriculture & Industries).

3. Licensed Applicator must use, store, and manage all herbicides in strict conformance with all federal and state product labels (e.g., labels approved by the U.S. EPA under the Federal Insecticide, Fungicide, and Rodenticide Act).
4. Licensed Applicator must post water use restrictions (and otherwise warn/notify potentially impacted persons) in accordance with the herbicide label and best professional judgment. Licensed Applicator must also provide additional warning/notice as appropriate to ensure the protection of public and environmental health and safety and to prevent any and all property damage. Licensed Applicator must also ensure any and all persons or entities operating water withdrawal systems in the vicinity are provided actual notice prior to the herbicide treatment. Licensed Applicator is advised that lawns and vegetable gardens may be irrigated from the reservoir and must take into account any and all such irrigation before performing the herbicide treatments.
5. Applicators and Property Owners must ensure that herbicide treatment is performed to ensure the protection of public and environmental health and safety and to prevent any and all property damage, including, without limitation, the health of non-target vegetation, wildlife, fish, and pets.
6. Herbicide and pesticide application must be in strict compliance with the State of Georgia, Department of Natural Resources, Environmental Protection Division, General NPDES Permit For Discharges of Aquatic Pesticides to Waters of the State (GAG820000) and, where applicable, the State of Alabama, Department of Environmental Management, National Pollutant Discharge Elimination System Permit for Discharges from the Application of Pesticides (ALG870000).
7. Applicators must, wherever possible, use only herbicides categorized as “general use” by the U.S. EPA.
8. A single herbicide application cannot be performed piecemeal. And, except where prudent to protect public safety and the safety of the Applicator, herbicide application must be continuous and uninterrupted.
9. Applicators must, as soon as safely possible, notify Georgia Power in the event that an unauthorized application (or discharge) has occurred, or a dangerous situation has arisen with respect to the herbicide treatment.
10. Applicators are prohibited from performing herbicide applications on weekends or federal holidays and must plan, schedule, and implement the applications to ensure that there are no water use restrictions in effect on weekend days or federal holidays. Under unique and rare circumstances, written waivers of the requirements of this Paragraph 10 may be obtained from the applicable Land Management Office (see contact information below).

Georgia Power routinely surveys our lakes for all types of potential issues including nuisance aquatic plants, and lake residents and shoreline visitors also help us identify problem areas. Depending on the species of plant, location, and size of the infestation, the Georgia Power Lake Resources Office may coordinate herbicide treatments to help control nuisance aquatic vegetation. Our primary objective is to help maintain navigation access to the main lake body and our recreation areas. Georgia Power does not treat around individual docks, boathouses or

other private structures. Our herbicide treatments are small scale in nature and specifically targeted to problem areas and plants, we do not prescribe whole lake treatments.

## **OUTDOOR LIVING (Tree Removal, Landscaping, Fences, Other Items)**

Georgia Power's shoreline management plan has been designed to protect lakeshore property while improving water quality and the local environment. Typical landscaping practices can harm lake water quality. Tree removal can have a detrimental impact to soil stability, run-off and sediment loading. Shoreline landscaping with a grass lawn and mowing all the way to the shore increases stormwater runoff. Runoff pollutes lake waters by carrying fertilizer, pet waste, sediments and pesticides. Improperly discarded grass clippings further pollute lake waters with excessive nutrients. Landscaping to the water's edge can increase soil erosion as grass and many cultivated landscaping plants are not deeply rooted. Those factors decrease habitat for wildlife and scenic natural views. By restoring or maintaining native shoreline plants and trees, the local environment and the overall health of our waterways is improved. Shorelines should be filled with a mix of native trees, shrubs and perennial plants. Unauthorized clearing of Georgia Power's project lands or within 25' of the shoreline (whichever is greater) on undeveloped lots is prohibited. In instances where existing shoreline structures (dock, boathouse) are present, Georgia Power reserves the right to require the complete removal of these structures at owner's expense should unauthorized clearing occur. Further, a detailed revegetation/restoration plan must be provided and loss of consideration for lake use permitting activities for a time determined by Georgia Power or dependent on re-vegetation efforts and success. In instances where no shoreline structures are present, Georgia Power reserves the right to require a detailed revegetation/ restoration plan, along with the potential loss of consideration for lake use permitting activities for a time determined by Georgia Power or dependent on revegetation efforts and success.

### **Items Not Allowed on GPC Property at Lake Oconee – (Note: Not an exhaustive list)**

- Residential Structures
- Pools
- Permanent Fire Pits
- Pavilions
- Platforms or Concrete Sitting Areas
- Canopies over docks
- Water pumps without landscaping features
- Sinks>Showers on docks or shoreline
- Pipes across GPC property to shorelines
- Beaches

## TREE REMOVAL

Tree removal is the responsibility of license/lessee — Georgia Power is not responsible for damaged, diseased or dead trees on our property. You must have Permit applications that include:

- Accurate number of trees to be removed.
- Size (diameter) and species of trees requested for removal.
- The reason for requested removal.
- Photos of the shoreline from lake along with photos of project boundary if applicable.
- Proposed replanting or mitigation measures and any other information relevant to review of the request (including any additional information Georgia Power may require).
- Incomplete applications will not be considered.

Georgia Power considers tree removal requests under the following conditions:

1. Dead or damaged tree(s) that pose a hazard.
  2. Facilitation of construction, i.e. home, seawall, septic installation, etc.
  3. To enhance conservation value.
- When tree cutting is allowed, Georgia Power requires replanting at a 1:1 ratio. Larger trees subject to removal will require larger caliper replacement requirements or multiple trees to replace tree removed. Georgia Power reserves the right to require specific sizes and species of trees to be replanted.
  - Georgia Power, at our sole discretion, will require a landscaping plan if trees on Georgia Power property are permitted for removal or if property owner intends to do any land disturbance inside Georgia Power property or the 25' buffer – whichever is greater.
  - Added or replaced trees/shrubs should be native to the area species.

## LANDSCAPING

- Irrigation pumps for single family residential homes directly adjacent to Georgia Power's land are allowed so long as pumps are placed on land (centrifugal), do not exceed a 2.5 HP maximum, and are installed and wired by a licensed electrician.
- A single walkway path is allowed on Georgia Power's land to shoreline structures and should not exceed 4' in width.
- Recirculating water features are not permissible on Georgia Power's property and subject to removal upon discovery.
- No structures are permissible inside of the Georgia Power's project boundary other than permitted and approved shoreline structures.
- Georgia Power discourages the planting of turfgrass within the project boundary or 25' state vegetative buffer as a measure to help protect/enhance water quality. Where turfgrass is desired and permissible, Georgia Power may allow up to 30% coverage of approved turf grass. There are some locations where no percentage of turf grass on

Georgia Power land is permissible. Contact your appropriate Georgia Power Lake Resources Office for clarification.

- Leaves, lawn clippings and the like should not be disposed of in Georgia Power lakes — licensees/lessees utilizing landscaping/ maintenance services are ultimately responsible for the actions of these hired services.
- Drainage pipes, regardless of origin, are not permitted to run across GPC property/project boundary. Pipes must terminate at Georgia Power property/project boundary and transition to swales, french drains, dry creek beds, etc.

## SOFTSCAPES – ENHANCED NATURAL AREAS

\*Due to Georgia Power's ownership rights on Lake Oconee, we would only consider softscapes as an option. Georgia Power permission is *required* to install the above type sitting area and detailed plans must be submitted to Georgia Power prior to any installation. Fixed seating is prohibited, only portable seating.

- Softscapes/enhanced natural areas utilize organic or natural materials that can accentuate an area with minimal impact to the surroundings. Mulch, loose pea gravel, slate chips, loose flagstone/fieldstone, could all be used for a natural sitting area.
- These areas should remain free of mortar, grout, or similar binding substances, especially if the requested location is on Georgia Power property.
- A fire ring or portable fire pit is allowed. Any mortared installations are subject to removal.
- No ground disturbance such as grading or leveling is allowed via mechanical equipment.
- Man-made beaches are NOT allowed along the shoreline or on Georgia Power property.
- No additional sand may be added to an existing natural beach either along the shoreline or on Georgia Power property.

## OUTDOOR LIGHTING

- Installing the wrong type of lighting on shoreline structures on GPC lands can lead to light pollution, complaints from neighboring residents, unintentional safety hazards for boaters and can have a negative impact on wildlife. If GPC determines that light(s) are a nuisance, we reserve the right to require modification or removal.
  - Lights on shoreline structures should be low voltage and preferably on a timer or on/off switch.
  - Elevated lights should be shielded so that the light is cast downward, not outward.
  - Flood lights are not permitted.
  - Underwater lights are not permitted.

## FENCES

- On Access lots (All of Lake Oconee) where fee simple land terminates at Georgia Power land (project boundary) the fence must terminate at this intersection.
- Fences are not permitted inside the project boundary.

## SOLAR PANELS

- GPC does not allow solar panel installation within the project boundary of our lakes including on docks, boathouses or other shoreline structures.
- A maximum of 2 solar panels, 2'x2' in dimensions, may be installed on free standing boatlifts for operating lifts.

## SWIM BUOYS

- Are permissible on GPC lakes between Memorial Day thru Labor Day only.
- Maximum outreach of 50' from shore or NO further than outreach of existing shoreline structure.
- May not impede normal boat navigation.
- Two swim buoys per residential lot.
- Any swim buoy that mimics a regulatory buoy (No Wake, No Boat, etc.) is prohibited and subject to removal upon discovery.
- Only GPC may install regulatory buoys—such as No Wake, No Boat, or other navigational markers—and only at the direction of the Georgia Department of Natural Resources (DNR).

## MARINAS/GROUP DOCKS

### Commercial Dock Criteria:

- Commercial applications require FERC submittal, regardless of number of slips requested.
- Consultation with Georgia Power is required beforehand to determine what will be considered by Georgia Power (case-by-case basis).
- Property must be commercially zoned by county.
- FERC submittals will be charged a fee to be determined by Georgia Power subject to nature of request.

- Minimum required shoreline – 35’ per slip (case-by-case basis).
- Side lot line setback, minimum 50’ if adjacent property IS NOT owned by permit applicant.
- Side lot line setback, minimum 20’ if adjacent property IS owned by permit applicant.
- Boatlifts, jet ports, PWC lifts or any other similar installation are not allowed on these structures.
- Main walkway off shoreline cannot exceed 6’ wide.
- Slip walkways should not exceed 5’ wide.
- Interior slip width should not exceed 22’ wide.
- Interior slip depth should not exceed 24’ wide.
- No additional platform/surface area is allowed.
- Existing commercial facilities may not be expanded, altered or modified beyond the current shoreline infrastructure in place without prior approval from GPC and FERC.
- Existing commercial facilities that change ownership must be on an approved GPC Legal Agreement.

#### Group Dock Criteria:

- Consultation with Georgia Power is required beforehand to determine what will be considered by Georgia Power (case-by-case basis).
- Group docks are only considered for common areas, multi-family and commercial applications (marinas, restaurants, etc.).
- Up to a 10-slip structure max may be permitted out of the local Lake Resources Office without FERC approval.
- FERC submittals will be charged a fee to be determined by Georgia Power subject to the nature of request.
- Minimum required shoreline – 35’ per slip (ex. 350’ for a 10-slip dock)
- For multiple docks, minimum spacing of 100’ between structures required.
- Side lot line setback, minimum 50’ if adjacent property IS NOT owned by permit applicant.
- Side lot line setback, minimum 20’ if adjacent property IS owned by permit applicant.
- Boatlifts, jet ports, PWC lifts or any other similar type installations are not allowed on these structures.
- Total width of a single 10-slip dock should not exceed 113’ and no greater than 50’ outreach (case-by-case basis).
- Interior slip width should not exceed 22’ wide, interior slip depth should not exceed 24’ wide.
- Main walkway off shoreline cannot exceed 6’ wide.
- Slip walkways should not exceed 5’ wide.
- Irrigation is not allowed at these dock locations other than for common area property (no individual homes, off water properties, etc.).

