

## Outdoor Living

### Tree Removal/Landscaping/Fences

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 pollutes 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.



#### TREE REMOVAL

Unauthorized clearing of Georgia Power project lands or within 25' of the shoreline (whichever is greater) 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.

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 Georgia Power's permission to remove any tree from Georgia Power's property or project lands.

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#### TREE REMOVAL (CONT.)

Permit applications must 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, with a standard replacement diameter of 3".

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#### EXAMPLE OF AN ACCEPTABLE LANDSCAPE PLAN



#### LANDSCAPING

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.

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 shore-line structures and should not exceed 4' in width.

Recirculating water features are not permissible on Georgia Power's property and will be subject to removal upon discovery.

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 a certain percentage of approved turf grass. There are some locations on our lakes 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.

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#### SOFTSCAPES – ENHANCED NATURAL AREAS

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. \*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.

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.

#### HARDSCAPES

Hardscape installations are considered permanent fixtures. Pavers, mortared slabs, mortared fieldstone/flagstone, etc. that are adhered with grout, 'gator dust' or similar binding substances constitute a hardscape feature.

In no instance are hardscapes allowed/permissible on Georgia Power property at Lake Oconee.

Georgia Power permission is required and detailed plans must be submitted prior to construction.

On deeded/private lots, hardscapes should be outside of the project boundary (lake specific).

On Georgia Power Company Residential Lease Lots, these installations must be 50' from the shoreline and may not include any type of roof cover over the structure.

County approval in addition to GPC permission may also be required.

In some instances, subdivision/community covenants could also apply.

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#### FENCES

Fences are not permitted inside the project boundary.

- Fence requests on GPC lakes require permission from GPC before installation.
- On full residential lease lots (company owns entirety of lot), fence requests must be submitted to Georgia Power for review. An updated survey may be required. Any fence installed without a permit is subject to removal at the lessee's expense.
- On Access lots where fee simple land terminates at Georgia Power land (project boundary) the fence must terminate at this intersection. A survey will be required if Georgia Power's land is not clearly identifiable on lot.
- On private/deeded lots, fences will not be permitted within the Project Boundary or within Georgia Power's land rights.
- Under no circumstance may a fence run adjacent to or into the lake.
- If Georgia Power permits a fence, it may only be constructed of decorative wrought iron, aluminum or black chain link and cannot exceed 4' in height.