



North Georgia Lakes

Residential Dwelling Permit Application

Please fax or mail this form.

Georgia Power
North Georgia Lake Resources Office
4 Seed Lake Rd. • Lakemont, GA 30552
Phone: 706-746-1450 • Fax: 706-746-1464
Website: www.georgiapower.com/lakes
Email: gpcnglandmgt@southernco.com

General Information

* Required

Lot # (If known): _____ Area/Subdivision: _____ County: _____

Name: * _____ Email: * _____

Address: * _____

Phone: * (home) _____ (cell) _____ (work) _____

Residential Dwelling

Request Type: ☐ New ☐ Teardown/Rebuild ☐ Addition

Distance from Shoreline: Feet _____ Building Dimensions: Length _____ Width _____

Tentative Start/End Dates: Start Date _____ End Date _____

Contractor: _____

Contractor's Phone: _____ Contractor's Email: _____

Exterior Type: ☐ Wood Siding ☐ Brick ☐ Stucco ☐ Vinyl Siding ☐ Other _____

Foundation Type: ☐ Slab ☐ Block ☐ Basement (poured concrete) ☐ Other _____

Roof Type: ☐ Fiberglass Shingle ☐ Metal (baked enamel finish required) ☐ Other _____

Roof Pitch: _____ Roof Color: _____ Roof Construction: ☐ Gable ☐ Hip

Additional Information

- All new structures, additions to homes or rebuilds, must be located outside of the project boundary (MSL contour elevation), where possible, and meet all county setback requirements. Exact location to be determined by Georgia Power representative.
- Residential dwelling must have a minimum of 900 square feet, or meet minimum county square footage requirement, whichever is greater.
- Maximum height of residential dwellings will be limited to a basement (below final grade) and two stories above ground level.
- Any changes in plans after approval of construction must be approved by Georgia Power.
- Any outbuilding or accessory structure, including the roof, must be of similar color and construction to the main residence.
- Limit of two outbuilding/detached structures per lot; size and location to be determined by Georgia Power representative.

- Outbuildings are limited to one story.

Requirements Checklist

- ☐ Copy of county Building Permit
- ☐ Copy of county-approved Septic Tank Permit
- ☐ Copy of county Land Disturbance Permit (if applicable)
- ☐ Erosion and sedimentation control plan
- ☐ Copy of contractor's Erosion and Sedimentation Control Certification
- ☐ Overhead view of floor plan including all dimensions
- ☐ Landscape/revegetation plan
- ☐ Site plan showing approximate location of the structure

NOTE: Permit no longer valid after completion date noted on permit. Contact Georgia Power to extend permit or reapply for another permit if project exceeds completion date.

Additional Comments _____

Signature: * _____ Date: * (MM/DD/YYYY) _____

Print Name: _____ ☐ * I agree to Terms and Conditions (see page 2)

North Georgia Lakes

Residential Dwelling Permit Application

continued

TERMS AND CONDITIONS

Applicant's permission to build, maintain and enjoy a structure or other improvements on Georgia Power property (fee or flood rights) is subject to the terms of Applicant's lease or license and contingent upon Georgia Power's issuance of a permit in its sole discretion. Any permit issued by Georgia Power will be pursuant to and consistent with the applicable Programmatic General Permits issued by the U.S. Army Corps of Engineers (USACOE). Applicant shall obtain any additional permission or permits as required by law.

No structure may be placed on Georgia Power property without a valid Georgia Power permit card posted and clearly visible from the lake. Permits are no longer valid after the completion date noted on the permit card. Applicant is responsible for contacting Georgia Power in order to request a permit extension or reapply for another permit if the project exceeds the completion date. Applicant acknowledges that any changes to the Work made after approval of this permit must be approved by Georgia Power.

All structural and electrical work (hereinafter the "Work") must comply with generally accepted industry practices and sound engineering principles for shoreline construction and wiring consistent with the National Electric Code and local building codes. Applicant shall ensure that, where required by law, work is performed by a licensed professional. Any inspection by Georgia Power of the Work is limited to conformity with shape, size, location and aesthetic requirements. Georgia Power does not inspect the Work for compliance with electrical codes or structural integrity.

Applicant represents that he or she has read and understands Georgia Power's Shoreline Management Construction Guidelines.