

Lake Keowee Shoreline Management Guidelines (Boat Docks)

- Full pond is 800' elevation
- Maximum square footage for dock, ramp, and fixed structure is not to exceed 1,000 sq. ft.
- Square footage applies to structures within project boundary lines. (Project boundary lines vary by lake location IE: 800' to 810')
- Waterfront lots deeded after Sept 1, 2006, require a minimum 100' of shoreline to qualify for a 1,000 sq. ft. dock
- No dock structure to extend more than 120' out, or ½ the distance across the cove whichever comes first
- Dock structures w/ wide side larger than 6' may extend max. of 110' or 10' less than ½ the distance across cove
- Dock turned sideways or swim platforms, subtract 10' from total structure length when calculating ½ cove width (10' to accommodate moored boat)
- Minimum of 30' between docks; The shortest permissible ramp length is 10'
- Dock must be 50' from environmental zone and will be reviewed by at least (2) DELS reps. No docks in environmental zone
- Environmental zone footage is not used in calculating waterfront footage
- Docks must be 10' off the projected property lot line without a Variance letter
- \$350 to DELS permit fee for dock + \$500 Habitat Enhancement Program (Dock & Rock can be submitted on one form at this fee)
Signed (no electronic signatures) Construction Application & Private Facilities User's Agreement Letter
 - Plat must have shoreline measurements and surveyor's seal and signature (professional land surveyor)
 - Dock location drawn on plat, Dock Tag # (if applicable), GPS coordinates, directions to property, gate code (if applicable), and photo of shoreline, dock drawing with dimensions and elevation
- Owner is the only one who can inquire about permit status or request a copy of the permit without an authorization letter
- When a customer purchases waterfront property, they must contact DELS after the property title is transferred. DELS will send new property owner a transfer dock application package to be submitted with the original approved permit - \$350 transfer fee to DELS
- DELS permits are valid for (12) months from date on approval letter; lot owner reapplies, cannot renew. No "Grandfathered" permits
- One dock per deeded lot (combining deeded lots = 1 dock), max of 2 PWC ports per dock
- Sundeck access stairs over water count in square footage. (Lock box hanging over water; water benches)
- Boat lifts installed outside of boat slip require a dock permit - square footage will be added to dock
- DELS allows different anchoring systems: underwater anchoring, pilings, and cable/winch system
- May have mooring ball with dock (requires a permit); Solar panel installation requires a permit and panels must be laid flat
- All docks & piers must have reflectors on them
- Lakefront lot owners can have a 4' access path to the dock through Duke's property as long as it is water permeable
- Developers/multi-lot owners are required to send dock permit applications to DELS' Oconee office for review. After review, requests will be forwarded to DNR & DEHEC for review & comments before being forwarded to DELS in Charlotte, NC

Lake Keowee Shoreline Management Guidelines (Erosion Control/Riprap)

- 801' elevation maximum height for riprap for banks 3' or higher
- "IMZ" is defined as Impact Minimization Zone for shoreline containing stable sand, gravel, or cobble substrates
- Duke Energy SMP map website: https://www.theoremgeo.com/smp/Keowee-Toxaway_FERC_SMP/
- Shoreline stabilization cannot be installed in an IMZ during the months of March through June
- Bank height 2' or less require enhanced riprap & a vegetation plan, no seawalls
- Bank height greater than 3' may require a vegetation plan if vegetation is disturbed between 800'-804' elevations
- Bank height less than 1' – no riprap
- Minimum vegetation disruption between project boundary line and 800' elevation
- Vegetation is preferred method in disturbed slope area with minimum use of mulch
- No dredging permitted in IMZ (or environmental zone,) Riprap must be 50' from environmental zone
- \$100 permit fee for riprap + \$500 HEP (if X-fer of Ownership is requested at the same time as riprap, the fees are \$350 to DELS + \$500 HEP)
- Plat must have shoreline measurements and a professional land surveyor's signature and seal
- GPS coordinates, directions to property, Dock Tag # (if applicable); gate codes (if applicable) and photo of shoreline
- DELS permits are good for (12) months from date of approval letter; lot owner reapplies, cannot renew.
- Individuals may apply for riprap permits (not companies/LLC)
- Lots over 500' must go to DNR/DHEC, and then Duke Energy (application fee for DHEC is \$50). If less than 500' of shore is stabilized on lot, it will be (5) years before they can reapply to finish the balance of the lot
- No more beaches, walk paths, or fire pits between the project boundary line and 800' elevation
- Acceptable erosion control: Granite, Oconee Prime, Georgia Green (must be 3' or higher and not in an IMZ; \$350 permit fee + \$500 Habitat Enhancement Program)
- Downed trees can be removed, but DELS must be notified (i.e., picture of downed tree) to get removal authorization. No tree removal of any size in DELS project lines without receiving authorization first. Replanting will be required for removed trees

**Kroeger Marine does not guarantee the accuracy of the above DELS Lake Keowee Shoreline Management guidelines, as they are subject to change at any time. DELS is the enforcing agency of the Lake Keowee Shoreline Management Regulations.

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