



L A K E ARROWHEAD

ARC Dock / SeaWall Requirements

(revised 12.15.22)

1.0 INTRODUCTION

Lake Arrowhead is the largest privately-owned lake in the State of Georgia. At 540 acres, the lake has over 20 miles of natural shoreline.

Lake Arrowhead was built to provide recreational opportunities and natural beauty to the property. The lake is a very important asset to the value of the community and as such it is critical that the shoreline, adjacent vegetation, aquatic plants and animals, and its visual integrity be protected.

It is the responsibility of the Architectural Review Committee (the “ARC”) to provide oversight to protect the shoreline banks and the lake itself, and regulate docks and other structures on the lake.

It is the responsibility of the property owner/contractor to meet all of the dock application requirements before construction begins. It is the responsibility of the property owner/contractor to read and understand Georgia EPD regulations and permit requirements, if applicable. For more information visit <https://epd.georgia.gov/watershed-protection-branch/erosion-and-sedimentation>

2.0 PERMIT APPLICATION

Prior to any ground-breaking activity to build a dock of any kind on or affecting the lake, shoreline, or lake buffer areas, the Lake Arrowhead Dock Permit Application Form, found on page 8 of this packet, must be received and must be approved by the ARC.

2.1 INSTRUCTIONS

The Dock Permit Application Form must be filled out fully and completely. If the Form is incomplete or the appropriate drawings are not included, the request will be denied and Form returned to the property owner.

1. The Application Form must be accompanied by an Application Fee. The amount of this Fee is part of the Permit Application Package the owner will pick up prior to any work on the dock commencing.
2. **Drawings must be to scale** on no larger than 11"x 17" sheet. See examples on pages 5-7 of this packet. Drawings must provide the following information:
 - a. Proposed location of the dock on the lake shore of the lot. This drawing must show the entire
 - b. shoreline of the owner's lot and the exact/specific location of the Lake Shore Protective Buffer.
 - c. Any and all decks and/or steps for the dock must be clearly shown.
 - d. The location of the dock must show, to scale, any docks on either side of the proposed dock, and any docks across a cove or channel from the proposed dock.
 - e. The distance from the end of the dock to the center of the cove or channel and the distance across the cove or channel must be shown.
 - f. Drawings must show the exact (to scale) dimensions and square footage of the proposed dock and/or deck.
 - g. Drawings must show the proposed Landscape Plan for the entire dock area (whether within the lake buffer or not).
3. The completed Dock Permit Application Package should be returned to the Properties Manager at the Lake Arrowhead Administrative Office located at 486 Arrowridge, Waleska, GA 30183.

After the Dock Permit Application has been received the ARC will review the Application as submitted, approve the Application with conditions, or deny the Application. The ARC may request a meeting with the property owner to discuss any questions or request information the ARC may have. Such meeting will only be called to speed up the permitting process for the property owner.

3.0 APPLICATION REVIEW PROCESS

The Application will be reviewed to make sure it contains all of the necessary information. The Application will be evaluated based on the location, elevation and environmental impacts of the proposed dock. The location of the proposed dock and property boundaries in relation to existing docks will be considered.

In certain instances, the ARC review of the Application may require approval or comments from federal, state or local agencies. Applicants must comply with the requirements of all other applicable regulations, restrictions, covenants and ordinances. The ARC will keep the applicant informed as to the status of their Application.

Since every possible situation cannot be anticipated, the ARC reserves the right and discretion to make appropriate exceptions and modifications to the Lake Arrowhead Dock Permit requirements, to make special rulings, and impose additional requirements, including that the applicant provide a survey to verify that the facility was installed in conformance with the permitted location.

Failure to provide any required information may result in denial of the Application or delay in the processing of the Application.

Construction may not begin until a Permit has been issued. The ARC has the authority to direct the removal of docks and other structures and evoke enforcement fees if construction begins without a permit.

4.0 FEES

The Application Fee can be found on the Application Form on page 8 of this packet, and on the current Lake Arrowhead Fee Schedule found on our website: <https://www.lakearrowheadclub.net/documents-forms>

5.0 RESOURCE PROTECTION GUIDELINES

Cherokee County, the State of Georgia and the Federal Government have established stream and lake buffers. The applicant is required to obtain all necessary governmental permits or approvals and written authorization prior to beginning any construction activity within the project boundary. The Developer will provide assistance as to Federal and State offices to contact, should the Applicant desire.

One hundred square feet of impervious surface is permitted within the 25' State buffer. No concrete is permitted within the buffer. The State buffer is defined from the site of wrested vegetation back into the lot line 25'. This includes all steps and decking surfaces. See <https://epd.georgia.gov/watershed-protection-branch/erosion-and-sedimentation> for information from the Georgia EPD regarding the Georgia Erosion and Sedimentation Act.

No mechanical clearing within the buffer is allowed.

6.0 BANK STABILIZATION

Bank stabilization, if required, must be contained to the area required for the dock only. Bank stabilization location and materials must be included as part of the dock application.

7.0 VEGETATION AND DEBRIS DISPOSAL

Disposal of cleared trees, vegetation and/or construction debris in the lake is prohibited.

8.0 DOCK SPECIFICATIONS & MATERIALS

All docks must be constructed so that they meet or exceed the following specifications.

- A. Dock Size - the maximum allowable dock area shall not exceed 400 square feet.
This area includes the mooring area and entertaining area.
- B. All docks must be located within the applicant's property lines as extended lakeward.
- C. Docks must not exceed 40 feet in length as measured parallel to the shore line.
- D. The dock and walkway must not extend further than twenty-five (25) feet in length measured perpendicular from the shoreline based on the high-water level mark.
- E. The Dock shall not have a vertical base more than 14 inches above high-water level.
- F. Docks, access walkways and/or stairs must be set back a minimum of 15 ft. from the side property line at the lake edge.
- G. Access walkways and stairs shall be a minimum of 4 feet and not exceed 6 feet in width.
- H. Docks must be constructed with environmentally safe materials. Wood used must be pressure treated and meet the latest requirements of the Environmental Protection Agency (EPA).
 - Hardware must be marine quality
 - Trex and other comparable products are acceptable materials
 - Floating docks are allowed
 - Docks at Lake Arrowhead may be stained with ARC approved colors
 - Water sealant is mandatory

9.0 DOCK RESTRICTIONS

- A. No habitable structures will be allowed on the docks.
- B. Docks may not be configured so they enclose or fence in water for private use.
- C. Shade structures, canopies and/or roof structures are prohibited.
Sun umbrellas are allowed for day use only.
- D. Waterslides are prohibited.
- E. Night lighting is prohibited, unless it is down-lighting and the lighting fixture is no more than 3 feet above the dock decking surface.

10.0 BOAT SHELTERS AND LIFTS

- A. All boat lifts must be approved prior to any dock construction beginning.
Detailed product literature must be submitted with the Dock Application.
- B. All boat slip covers must be approved prior to any dock construction beginning.
Detailed product literature must be submitted with the Dock Application.
- C. Boat Dock Shelters are not allowed.

11.0 OTHER EQUIPMENT

All lifesaving equipment must be United States Coast Guard approved.

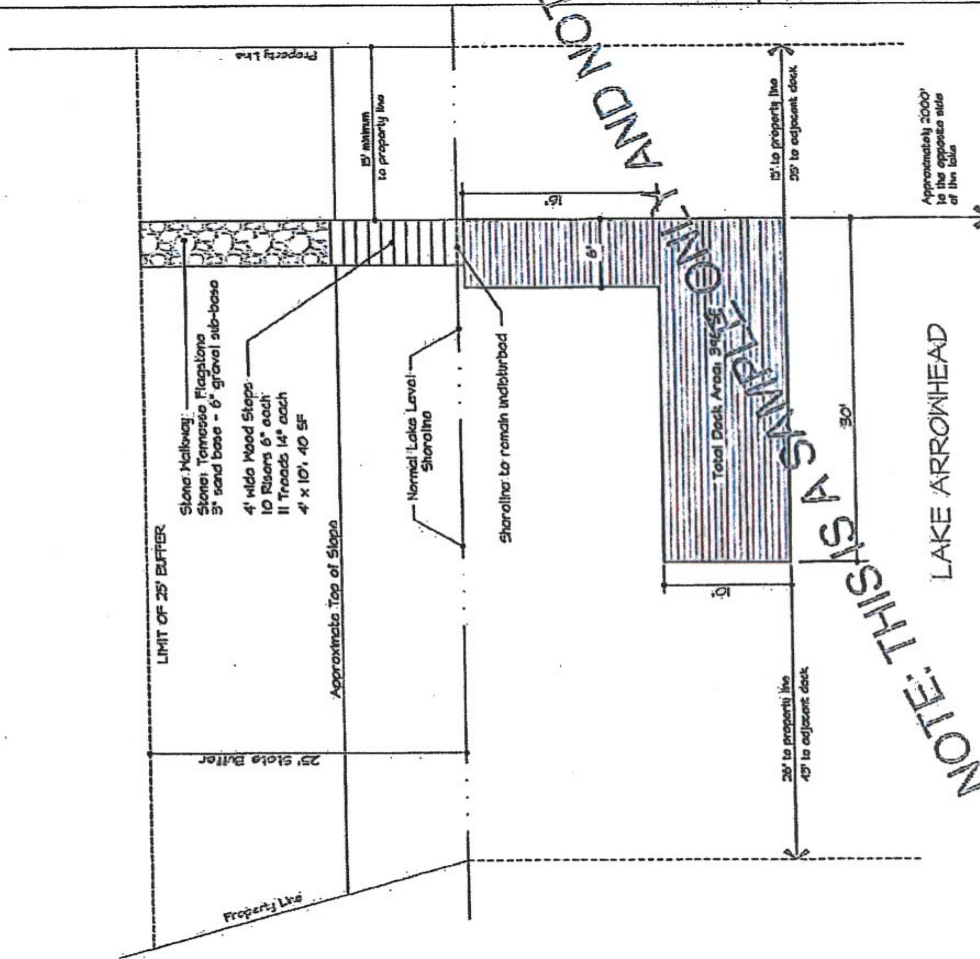
NOT INTENDED FOR CONSTRUCTION.

Construction Details
Pavers, Steps, Handrail and Dock
A second sheet may be required.

- NOTES:
1. Total Distance in the Buffer, 100' SF
 2. Total Size of Dock 394' SF
 3. There will be no disturbance of the buffer beyond the 100' of above.
 4. The existing 2' x 6" joists shall be removed and replaced with 2' x 6" joists.
 5. The existing 12" x 12" posts shall be removed and replaced with 12" x 12" posts.
 6. The shoreline shall not be disturbed.
 7. There shall be no more than 3 motorized boats.

SPECIFICATIONS

1. All timber shall be pressure treated.
2. Exposed wood shall be coated with a preservative.
3. All fasteners shall be galvanized steel.
4. All joists shall be 2' x 6" driven to railroad.
5. Cross bracing shall be 2" x 6" diagonal attached with 1/2" carriage bolts with lock washers and nuts.
6. Beams shall be 2' x 6" attached with 1/2" carriage bolts with lock washers and nuts.
7. Posts shall be 12" x 12" attached with 1/2" carriage bolts with lock washers and nuts.
8. Dock deck planks shall be installed parallel to the shoreline.
9. All perimeter fence boards to be 2" x 10" attached with deck screws.



Site Plan
Scale 1"=10'

REVISIONS:	Date
Comment	

Lot Number AAA
Homeowner Name
Phone Number

EXAMPLE A DOCK SUBMITTAL
LAKE ARROWHEAD
CHEROKEE COUNTY, GEORGIA

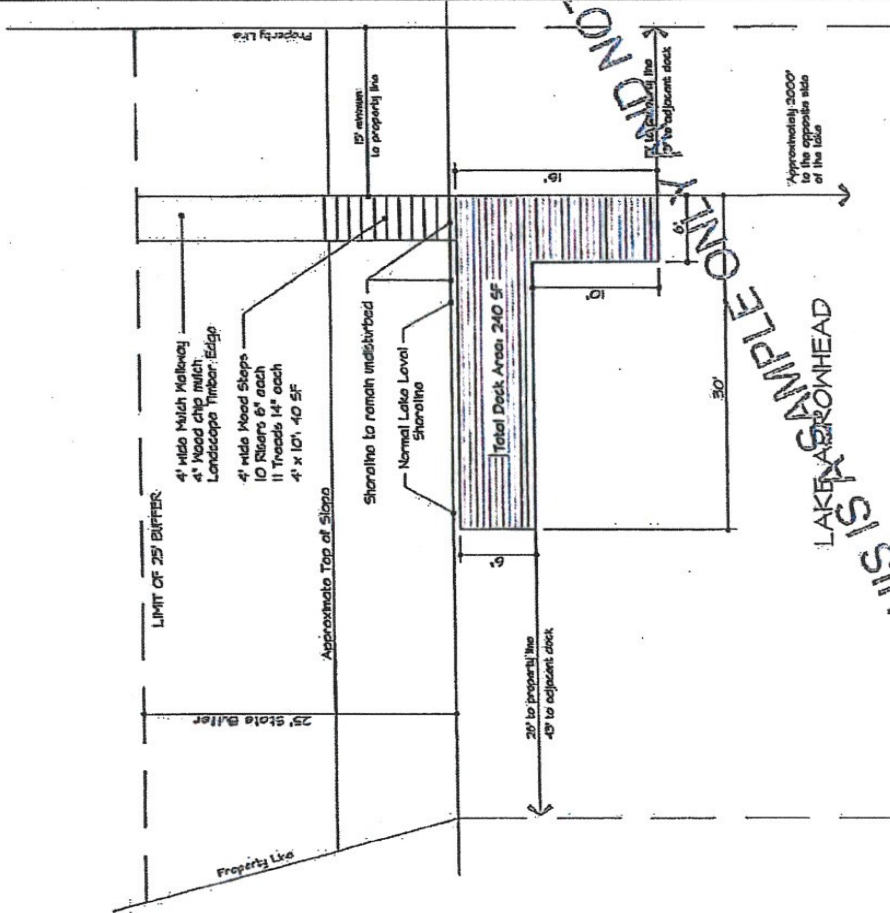
Prepared Date:
Month, Day, Year
Prepared By:
Contractor
Phone Number

NOT INTENDED FOR CONSTRUCTION.

Construction Details.
Pavers, Steps, Handrail and Dock.
A second sheet may be required.

- NOTES:
1. Total Distances in the Buffer (width, stream, and steps) 100 SF.
 2. Total Size of Dock 240 SF.
 3. There will be no disturbance of the buffer beyond the 100 SF shown.
 4. The existing vegetation within the 20' buffer will not be disturbed.
 5. The existing vegetation within the 40' buffer will not be disturbed.
 6. The shoreline bank will not be disturbed.
 7. There shall be no more than 2 motorized boats.

- SPECIFICATIONS:
1. All lumber shall be pressure treated.
 2. Exposed wood shall be sealed with seal applied per manufacturer's specifications.
 3. All hardware to be 304 stainless steel.
 4. The dock shall be 2' x 8' attached with 1/2" carriage bolts with lock washers and nuts.
 5. Deck boards shall be 2' x 8' attached with 1/2" carriage bolts with lock washers and nuts.
 6. Deck deck planks shall be 2' x 8' attached with 1/2" carriage bolts with lock washers and nuts.
 7. All perimeter fence boards to be 2' x 10' attached with deck screws.



Site Plan
Scale 1"=10'

REVISIONS:
Comment

	Date

Lot Number AAA

Homeowner Name
Phone Number

EXAMPLE B DOCK SUBMITTAL
LAKE ARROWHEAD
CHEROKEE COUNTY, GEORGIA

Prepared Date:
Month, Day, Year

Prepared By:
Contractor
Phone Number

