



US Army Corps
of Engineers
Mobile District

Allatoona Lake

Shoreline Management Plan

September 1998

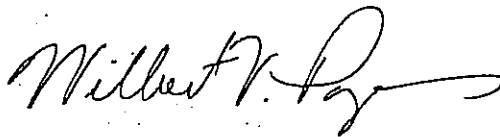
CESAD-ET-CO-N (CESAM-OP-TR/07 Oct 98) 1st End Mr. Brad J. Keshlear (404)
562-5134
SUBJECT: Allatoona Lake Shoreline Management Plan Revision

Commander, South Atlantic Division, U.S. Army Corps of Engineers, 60 Forsyth Street,
S.W., Room 9M15, Atlanta, Georgia 30303-8801 23 Oct 1998

FOR COMMANDER, MOBILE DISTRICT, ATTN: CESAM-OP-TR

1. We have reviewed the revised Allatoona Lake Shoreline Management Plan and find it in compliance with current U.S. Army Corps of Engineers policies, regulations and guidance. The plan is approved as submitted.
2. I commend you and your staff, particularly at the Allatoona Project, for the extensive public participation process used in developing the plan. The Plan is very thorough and complete and represents how, through public and private partnership initiatives, we can accomplish our varied Natural Resources and Recreation Management Missions.

FOR THE COMMANDER



WILBERT V. PAYNES
Acting Director of Engineering and Technical Services

CF: CECW-ON



DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

REPLY TO
ATTENTION OF:

07 OCT 1998

CESAM-OP-TR

MEMORANDUM FOR CDR, USAED, SOUTH ATLANTIC (CESAD-ET-CO-N)
ATL GA 30335-6801

SUBJECT: Allatoona Lake Shoreline Management Plan Revision

1. As directed by ER 1130-2-406, the Allatoona Lake Shoreline Management Plan is submitted for approval.
2. The revision of the existing project Lakeshore Management Plan has been a joint effort involving extensive input from the public, various public work groups, the project staff, the Mobile District, and the South Atlantic Division.
3. Approval of this Shoreline Management Plan is recommended.

FOR THE COMMANDER:

Encl
as



WILLIAM W. FULLER
Chief, Operations Division

TABLE OF CONTENTS

Title	Page
PURPOSE	1
OBJECTIVES	1
AUTHORITY	1
JURISDICTION	2
PUBLIC INVOLVEMENT	2
PROJECT HISTORY	3
SHORELINE ALLOCATIONS	4
PERMITS	6
Department of Army Permits	6
Nationwide/Regional Permits	6
Section 10 and 404 Permits	7
Title 36, Code of Federal Regulations Permits	7
Special Events Permits	7
Specified Acts Permits	8
Shoreline Use Permits	8
Eligibility Requirements	9
PRIVATE INDIVIDUAL FLOATING FACILITIES	10
Location	10
Spacing	11
Water Depth	11
Standards for Docks	11
Floating Facility Structural Support System	12
Dock Ramps and Walkways	12
Flotation	13
Size Limitations	13

Title	Page
Dock Roofs and Sundecks	14
Dock Walls and/or Sides	14
Storage Compartments	14
Hardware	15
Anchoring	15
FLOATING CABINS	15
FACILITY MAINTENANCE	16
MOORING BUOYS	16
FURNITURE, DECORATIVE ITEMS, ETC.	17
LANDBASED FACILITY/ACTIVITY REQUIREMENTS	17
UTILITY INSTALLATION.	17
Electric Lines	18
Water Lines	18
Other	19
VEGETATIVE MODIFICATION	19
Limited Underbrushing Permit	20
Vegetative Planting	21
Permit Authorization	21
IMPROVED WALKWAYS and PEDESTRIAN ACCESS	22
HANDRAILS	22
SPECIAL CONSIDERATIONS	22
GRANDFATHERED FACILITIES and PERMITS	23
PERMIT REISSUE and REASSIGNMENT	23
EROSION CONTROL	24
HAZARDOUS TREES	24
SHORELINE TIE-UPS	25
BOUNDARY LINE and ENCROACHMENTS	25
EASEMENTS	26
NATURAL RESOURCES MANAGEMENT	26
Forest Management	26
Wildlife Management	27
Fisheries Management	27
Wetlands	28

Title	Page
Endangered Species	29
Aquatic Plants	29
Water Quality	29
Archaeological, Cultural, and Historic Resources	30
SHORELINE MANAGEMENT VIOLATIONS	30
LIABILITY	31
ACCESS FOR OFFICIAL BUSINESS	31
CONCLUSION	31
REFERENCES	32
EXHIBITS	

SHORELINE MANAGEMENT PLAN

ALLATOONA LAKE

PURPOSE

To provide guidance and information for the effective management of the Allatoona Lake shoreline and adjacent public land and water. The plan describes the types of private uses and activities that may be permitted along the shoreline. It also addresses shoreline allocations, rules, regulations, and other information relative to the Allatoona Lake Shoreline Management Program.

OBJECTIVES

U.S. Army Corps of Engineers policy is to provide for the management of public land and water associated with Allatoona Lake in a manner that promotes the safe and healthful public use of the shoreline, while assuring conservation of natural resources for present and future generations. Public access to and from the Allatoona Lake shoreline will be preserved. The intent of this Shoreline Management Plan is to achieve a balance between permitted private uses and long term resource protection.

AUTHORITY

This plan was prepared in accordance with the requirements of Engineering Regulation (ER) 1130-2-406, dated October 31, 1990, titled "Shoreline Management at Civil Works Projects", as per Change 1, dated September 14, 1992, and change of Condition 14, per Federal Register, dated July 1, 1998.

JURISDICTION

The Corps of Engineers has Proprietary jurisdiction on Corps managed Federal lands. Under Section 234 of the Flood Control Act of 1970 certain project personnel may enforce CFR Title 36 part 327 (contact the Operations Manager's office for a copy of Title 36). Under Section 10 of the Rivers and Harbors Act of 1899, as amended, and Section 404 of the Clean Water Act of 1977, designated Corps personnel may enforce portions of CFR Title 33 part 200. The State of Georgia and its political subdivisions retain statutory responsibility to enforce state and local laws.

PUBLIC INVOLVEMENT

The previous Shoreline Management Plan was reviewed at public meetings in June 1975 and January 1976, then adopted in May of 1979. In October 1990, the revised Shoreline Management at Civil Works Projects regulation, ER1130-2-406 became effective for implementation by all Corps of Engineers water resource projects. The update of the Allatoona Shoreline Management Plan is necessary to achieve the objectives of ER1130-2-406, dated October 31, 1990, as per change 1, dated September 14, 1992, and change to condition 14, per Federal Register, dated July 1, 1998, due to changes in policies, standard operating procedures, and changed conditions around the project.

After an extensive notification campaign, the first public workshop was held on November 6, 1997, at the North Metro Technical Institute in Acworth, Georgia. The revision process was explained and the public encouraged to serve on any of five committees formed to address the major issues associated with the plan. Public input required the formation of nine committees which were (1) Shoreline Use Permits, (2) Shoreline Zoning, (3) Water Quality, (4) Recreation Development Management, (5) Natural Resource Management, (6) Water Levels, (7) Political Action, (8) Water Safety/Boating Regulations/Law Enforcement, and (9) Seaplane Operations. After the first committee meetings, there was sufficient participation to support only six committees which were Shoreline Use Permits, Shoreline Zoning, Water Quality, Natural Resource Management, Boating Safety, and Seaplane Operations. The committees reviewed the

existing plans and policies to formulate recommendations for consideration in revising the plan. Many helpful recommendations were received. A final public meeting was held on May 21, 1998, at the North Metro Technical Institute to present the final draft of the Allatoona Lake Shoreline Management Plan.

The Allatoona Lake Operations Management Staff encourages continued public involvement in the day to day management of the project's natural resources. We are dedicated to the wise management of the natural resources at Allatoona Lake and encourage the public to assist the Corps of Engineers in accomplishing the objective of this plan.

PROJECT HISTORY

Construction of Allatoona Lake was approved by the United States Congress in the Flood Control Acts of 1941 and 1946, for the purposes of flood control and power generation. Later legislation authorized fish and wildlife management, streamflow regulation, water supply, and recreation as project purposes.

Project land was acquired in fee, to a minimum contour elevation of 863' MSL. This provided an area necessary for flood control. In some areas, blocks of land above the 863' MSL were purchased to provide recreational areas, natural resource protection, public access areas, etc. This land acquisition provided a continuous area of land around the reservoir above the water level to ensure public access along the shore and to accommodate authorized project purposes. Construction of the dam began in 1946 and was completed in 1950.

Recreation use of Allatoona Lake has exceeded expectations and is ranked one of the most visited Corps of Engineers projects. During 1997, more than 76,000,000 visitor hours were recorded at Allatoona. By the end of 1997, more than 900 consolidated permits and/or licenses had been issued to private property owners for floating and land based facilities. As metro Atlanta expands northward, residential development around the lake is increasing.

SHORELINE ALLOCATIONS

Allatoona Lake has 12,010 acres of water and 270 miles of shoreline at normal summer level (840' MSL). Increased use of public land and the rapid development of adjacent private properties requires a management plan necessary for protection, development, and use of the shoreline. This plan has been developed in accordance with applicable regulations and policies.

The purpose of the Allatoona Lake Shoreline Management Plan is to zone the shoreline to protect and manage its resources. Zoning allocations shown in Table 1 are:

- Prohibited Access Areas
- Protected Shoreline Areas
- Public Recreation Areas
- Limited Development Areas

Exhibit 1 contains a map that shows the revised Allatoona Lake shoreline allocations corresponding to Table 1 on page 5. A map showing more detailed information can be viewed at the Operations Manager's Office.

Table 1 - Shoreline Allocations

Allocation Category	Symbol	Amount	Description
Prohibited Access	Cross Hatch	1 mile 1 %	This classification is for project operations and visitor safety. Public boating and pedestrian access are prohibited or restricted in these areas. Prohibited Access Areas are in the proximity of the Powerhouse intakes, floodgates, tailrace; the Acworth Subdam; and the shoreline along Saddle Dike #1. No permits or licenses are issued in Prohibited Access Areas.
Protected Shoreline	White	109 miles 40 %	Protected areas are designated in accordance with the National Environmental Policy Act of 1969 (PL 91-190), and to protect/restore fish & wildlife habitat, aesthetics, and cultural and/or other environmental values. Shoreline features of these areas are water depth, rapid dewatering, exposure to high winds and currents, steepness of terrain, narrowness of channels (boating safety), and areas outgranted for wildlife management. Pedestrian access and boating are permitted in these areas provided resources are not damaged. Shoreline Use Permits/Licenses are not issued in Protected Shoreline Areas. Facilities or activities currently under permit/license will be "grand-fathered".
Public Recreation	Dotted	122 miles 45 %	These areas are specifically designated in the Allatoona Master Plan for present, or future, recreational development. No Permits for private uses are issued in Public Recreation Areas.
Limited Development	Black	38 miles 14 %	Certain private uses may be authorized in these areas if a permit is obtained. Applications are reviewed "first come/first served", and are based on individual merit. Several resource management considerations must be satisfied prior to approving or denying a permit including water depth, density of development, navigation, environment, safety, and site conditions. Eligibility requirements are discussed under Shoreline Use Permits/Licenses on page 9.

PERMITS

The intent of this section is to describe the activities that are allowed and what permits are applicable. All permit requests are reviewed and may be granted only if all public laws, regulatory requirements, and policies are met.

- **Department of Army Permits**

The Department of Army permit program is authorized by Section 10 of the Rivers and Harbor Act of 1899, Section 404 of the Clean Water Act, and Section 103 of the Marine Protection, Research, and Sanctuaries Act. These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. These types of permits are known as Nationwide/Regional, Section 10, and Section 404 Permits.

- ◆ **Nationwide/Regional Permit Activities**

Nationwide/Regional Permits authorize minor bank stabilization, placement of dock anchoring posts and certain other activities below 840' MSL. Specific written approval is necessary to engage in these activities on Allatoona Lake. Supplemental authority is authorized by Regional Permit dated October 22, 1993. Following are some considerations for the most common activities:

(1) Removal of silt material will be considered on a case by case basis. The removal of silt deposits may be authorized by a Specified Acts Permit issued through the Operations Manager's Office (Nationwide Permit, 33 CFR 334.5a). Only one such permit of this type will be issued for a particular location.

(2) Minor shoreline protection work by private individuals may be authorized. Limited shoreline protection activities of 1000 feet or less in length, with two cubic yard or less of rock per linear foot, may be approved by the Operations Manager (Nationwide Permit, 33 CFR, 334.5a). These locally approved measures include placement of rip-rap and construction of

retaining walls (see Page 24). Impact to cultural and environmental resources will be basis for denial of a permit.

◆ **Section 10 and Section 404 Permits**

A Section 10 Permit authorizes the construction of shoreline stabilization projects in navigable waters, such as bulkheads, rip-rap, and seawalls which exceed the limits allowed under the Nationwide and Regional Permits. A Section 404 Permit authorizes the discharge and removal of dredged or fill material into or from the waters of the United States. Structures such as seawalls and bulkheads can be authorized in wetland areas using a Section 404 Permit. These activities must be authorized under conditions specified in permits issued pursuant to Section 10, Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344). A Department of the Army permit is required by the above referenced statutes. Contact the Operations Manager's Office for application procedures. Shoreline Use Permits/Licenses are not issued for these activities.

● **Title 36, Code of Federal Regulations Permits**

Permits can be issued for "special events", "specified acts", and "shoreline use". These permits are issued and regulated in accordance with the provisions of Title 36, Code of Federal Regulations, Chapter III, Part 327, and ER1130-2-406.

◆ **Special Event Permits**

Special Event Permits are required when a specific activity is planned which might affect normal recreational activities. Fees may be assessed. Examples of this are fishing tournaments, parades, firework displays, festivals, demonstrations, protests, etc.

Permits issued by the Corps for special events do not relieve the permittee from obtaining similar local or state authorization, if required.

approved by the club and all permit conditions are met. Private club leases are also regulated by Corps of Engineers Real Estate requirements and regulations. A permit will not be issued to an individual in a quasi-public organization; instead, the organization (leasee) may obtain a permit for placing a dock on the lake.

Property owners in adjoining subdivisions shall establish an incorporated homeowners association for a jointly owned courtesy dock on public land. The subdivision must share a common boundary with public land and provide common access to the public property. Permitted facilities are for use by all residents of the subdivision. Size of courtesy docks for homeowners associations will be reviewed on a case by case basis.

PRIVATE INDIVIDUAL FLOATING FACILITIES

This section applies to boat docks, boat houses, and covered docks. Floating cabins are addressed separately (see Page 15).

Private floating facilities will not be used for human habitation. Items that imply living quarters such as stoves, sinks, beds, etc., are not allowed.

Only one floating facility permit will be issued to an individual. Ownership of more than one lot adjoining public land does not constitute an exception to this policy. Individuals having more than one floating structure will be allowed to keep them until one of the structures is beyond repair, sold, or physically joined together with the other structure under one permit. When two floating structures are joined together, they will be considered as one structure and must comply with current size limitations.

- **Location**

The site for a floating facility will be at the nearest point of shoreline to the owner's private property. If water depth or spacing is a problem, deviations of not more than one hundred feet left or right of this point may be considered. Placement should be made that would

not produce a crossing or cross-over situation; meaning that an applicant's facilities should not go beyond existing neighboring facilities. Exceptions may be approved by the Operations Manager. Existing cross-overs or situations where facilities are more than the allowed 100 feet from the nearest point will be grandfathered (see page Page 23).

Permits/Licenses will not be issued in "Limited Development" zoned locations where endangered species exist, at archeological sites, or in areas determined to be wetlands in accordance with CFR Title 33.

- **Spacing**

The location of any new floating facility must have at least a 50 foot spacing between it and other facilities at lake elevation 840' MSL (normal summer level). The distance is measured from the nearest points of adjacent facilities. As the lake level recedes, the 50 foot spacing should be maintained or the structure allowed to go to ground. This spacing is to provide a buffer area for boat maneuverability, water level fluctuations, and public safety. A facility shall not extend across more than one-third the width of a cove or channel.

- **Water Depth**

The proposed location for a floating facility must have a minimum 4 foot water depth under the lake-side portion of the facility at 840' MSL. It is the responsibility of the permittee to take necessary action to protect facilities during low and high water periods.

- **Standards for Docks**

All floating facilities must be designed, constructed, and maintained to assure safety and structural integrity. Plans showing dimensions and detailed list of materials to be used must be submitted with applications (see Exhibit 5). Plans and application forms must be approved by project management personnel prior to construction. This approval process is a nontechnical review of the plans to ensure that they meet dimension and construction material standards. It is not a certification that the facility, as depicted, is suitable for its intended purpose(s). It is the

responsibility of the permittee to assure that docks are engineered and maintained to remain in a safe condition when exposed to environmental conditions (wind, wave action, rain, temperature extremes, etc.) and fluctuating lake levels. The current standards for floating facilities on Allatoona Lake are listed below.

◆ Floating Facility Structural Support Systems

Suitable material for the construction of docks and walkways include *wood, recycled plastic, and metal*. All wood used must be either pressure treated, cedar, cypress, or marine grade plywood. Creosote or penta treated wood is not acceptable. The size and type of *wood* acceptable for decking shall be: marine plywood (5/8 inch or thicker), pressure treated lumber (at least 1 1/2 inch thick), pressure treated 5/4 board. All decking shall be supported with 2 inch by 6 inch minimum framing on 16 inch centers. *Metal* decking, if used, must have a non-slip tread. *Recycled plastic* must be 1 1/2 inch thick dimension size lumber.

Unsafe dock conditions include, but are not limited to, (a) protruding nails, bolts, or screws; (b) partially decayed or slick materials; (c) ripped, jagged, sharp, pointed, or splintered materials; (d) loose or missing supports and decking; (e) and loss of structural strength due to rust or broken joints. These and other unsafe conditions require correction in accordance with current standards. Facility maintenance requirements are described on page 16.

Carpet and other types of covering are *not allowed* on wooden deck surfaces of docks and walkways.

◆ Dock Ramps and Walkways

Walkways from the shore to the dock may be either fixed or floating. The length of any fixed walkway must not exceed 20 feet. The maximum length of a floating walkway is 40 feet, with exceptions on a case by case basis. When combining a fixed and a floating walkway, the total length of the entire walkway cannot exceed 40 feet. The width of a walkway will be 4 feet minimum and 6 feet maximum.

◆ Flotation

Floats and the flotation material for all docks and boat mooring buoys shall be fabricated of materials manufactured for marine use. The float and its flotation material shall be 100 % warranted for minimum of 8 years against sinking, becoming waterlogged, cracking, peeling, fragmenting, or losing beads.

All floats shall resist puncture and penetration and shall not be subject to damage by animals under normal conditions for the area. All floats and the flotation material used in them shall be fire resistant. Any float which is within 40 feet of a line carrying fuel shall be 100% impervious to water and fuel.

The use of new or recycled plastic or metal drums or non-compartmentalized air chambers for encasement or floats is prohibited. Existing floats are authorized until it or its flotation material is no longer serviceable, at which time it shall be replaced with a float that meets the conditions above.

For any floats installed after the effective date of this specification, repair or replacement shall be required when it or its flotation material no longer performs its designated function or it fails to meet the specifications for which it was originally warranted.

Docks permanently attached to pilings (fixed docks) are not allowed on Allatoona Lake. All existing fixed docks are considered grandfathered (see page Page 23).

◆ Size Limitations

The maximum permissible size for an individual boat dock not having a boatslip is 200 square feet. The maximum size for an individual boat dock having a boatslip is 800 square feet (this figure includes the area of the boatslip). The maximum size for floating facilities having a roof (covered dock) is 800 square feet, including the area of the boatslip and any roof overhang. The minimum length on any side of a dock is 8 feet. The walkway size is not included in the

square footage calculations. Site conditions, such as existing space between docks or cove width, may mandate the structure be less than the maximum size allowable at a particular location.

Any existing boat dock that does not meet the size requirements as stated above will be considered grandfathered (see Page 23).

◆ **Dock Roofs and Sundecks**

Roofs may be gabled or flat and may overhang the dock up to 24 inches. Construction materials may include wood and shingle or metal products. If a second level sundeck is constructed, it will not have a roof and must be encircled on the outer edge by a standard 42" high, continuous and solid rigid handrail with an intermediate rail. A permanent fixed bench may be constructed in combination with the handrail along the interior perimeter of the handrail.

The *live load rating* must be included on the plans if the roof is accessible by stairs or ladder.

◆ **Dock Walls or Sides**

Docks will not be enclosed with solid walls due to inspection requirements. Security enclosures may be constructed of chain-link and similar see-through fencing.

◆ **Storage Compartments**

One storage compartment per floating facility is permitted for the storage of water related recreational equipment. Storage compartments will not exceed a maximum size of 96 cubic feet (example: 4 feet x 4 feet x 6 feet). Compartments must remain fastened securely to the dock and not interfere with walking space. The storage of chemicals, paints, flammable liquids, batteries, etc., is prohibited.

◆ **Hardware**

All hardware including nails, screws, bolts, nuts, washers, etc., will be either galvanized or stainless steel.

◆ **Anchoring**

Floating facilities must be physically attached to the shore with a walkway and equipped with an anchoring system that will withstand fluctuating water levels, severe wave action, and wind. Anchoring must be done with a minimum 5/16 inch diameter wire rope (cable) or chain.

The preferred anchoring system consists of two anchor cables connecting the dock to the shoreline, with each cable at a 45 degree angle to the bank. Anchor cables shall be secured to the shoreline with metal or wooden posts, concrete, or screw augers placed so as not to endanger visitors or damage vegetation. Cable will not be attached to trees, rocks, or other natural vegetation. Anchor cables must not obstruct the public's use of the shoreline or water surface and will not cross those of an adjacent facility or walkway.

Anchor posts (set into the lake bottom) with sleeves may also be used to anchor the dock in some cases. Anchor posts are the only anchoring structure allowed on the lake bottom; however, post/sleeve anchoring is discouraged due to extreme lake fluctuations.

FLOATING CABINS

No new floating cabins are permitted. All existing floating cabins may remain as grandfathered under Section 1134d of the Water Resources Development Act of 1986 (Public Law 99-662).

Floating cabins are permitted using CESAD Form 3185-R (see exhibit 5) and assessed a floating facility fee. All floating cabins will comply with applicable federal, state, and local rules and regulations. Permits will be reissued for existing floating cabins as long as (a) the structure is maintained in a usable and safe condition, (b) it does not pose a threat to life or property, (c) is

moored at a location approved by the Operations Manager, and (c) the permittee is in compliance with conditions of the existing Permit/License.

Flotation, walkways, decking, and electrical systems will meet the same criteria as those for privately owned docks. Size limitations and additional rules and regulations for floating cabins are shown on the "Allatoona Lake General Rules for Floating Cabins" (see Exhibit 7).

FACILITY MAINTENANCE

All permitted facilities must be used and maintained by the permittee in a safe condition at all times. Unsafe conditions shall be corrected immediately. If deficiencies are not corrected, the owner may be required to remove the facility at his/her expense.

- ◆ *Minor Repair.* Minor repair does not require replacement or removal of the facility from the project. Using the facility without maintenance is not life threatening, and it can be repaired with minimal effort.

- ◆ *Major Repair.* Major repair normally requires removal of the facility from the project. Using the facility without maintenance is life threatening, and it usually has structural damage.

MOORING BUOYS

Mooring buoys are allowed only in water areas adjacent to lands *leased* from the Corps. Additional areas for mooring buoys are discouraged, but will be reviewed on a case-by-case basis. As with other floating facilities, a Shoreline Use Permit/License (see Exhibit 3) is required and a floating facility fee is assessed.

FURNITURE, DECORATIVE ITEMS, Etc.

Docks are permitted for the purpose of providing moorage for vessels. It is recognized that docks may be used for other leisure activities where furniture may be desired. Outdoor or patio type furniture may be used on upper or lower portions of floating facilities, provided the furniture does not restrict or interfere with access ways or otherwise cause a hazard. Four-foot wide dock sections are not considered adequate to accommodate furniture. Due to wind and wave action, dock owners are encouraged to securely attach furniture to the dock or remove it when not in use.

Diving boards and similar structures as well as sliding boards and playground equipment are prohibited. Furniture items that denote habitation such as, but not limited to couches, sinks, stoves, cabinets, or refrigerators are strictly prohibited with the exception of such items on existing permitted floating cabins.

Outdoor furniture may be placed on "grandfathered" picnic shelters and patios. Picnic shelters or landbased boat shelters may not be used as or converted to storage shelters with enclosed sides.

LANDBASED FACILITY/ACTIVITY REQUIREMENTS

Proposed landbased facilities/activities by adjacent landowners will be considered on public lands in areas along the shoreline zoned as "Limited Development Access". Such items include utilities installation, vegetative modification, walkways, handrails, and erosion control.

UTILITY INSTALLATION

Permit/License fees will be assessed for each utility line authorized. Water lines and electric lines may be placed in the same trench when installed in accordance with requirements listed on the electrical certification form included as Exhibit 8. A Permit/License for utility lines may not be issued if erosion or environmental damage will result.

- **Electric Lines**

Electrical service and equipment on Government property must not pose a safety hazard nor conflict with other recreational use. All new electrical lines will be installed underground and will be equipped with a quick disconnect mounted above the 863'MSL contour line (flood pool elevation). Electrical installations must be weatherproof, equipped with ground fault circuit interrupter, and meet all current applicable codes and regulations.

All electrical installations on floating facilities must conform to the National Electric Code, "Standards for Marinas and Boatyard Requirements for Wet Locations", and all state and local codes and regulations. All electrical services must be installed and certified by a state licensed electrician to meet the NEC and that it has Ground Fault Interruption (GFI) protection. A copy of the Electrical Certification Form (Exhibit 8) must be provided to the Operations Manager before a Shoreline Use Permit can be issued or renewed.

The Operations Manager will require immediate removal or disconnection of any electrical service or equipment that is not certified, does not meet code, or is not maintained in a safe condition. Existing overhead lines will be allowed as long as they meet all applicable electrical codes, regulations, and above guidelines, to include compatibility and safety related to fluctuating water levels. When extensive repairs to overhead electric service are required, it will be necessary to convert them to underground installations.

Docks with electrical service may not be moved from shore as the lake recedes unless electrical service is disconnected.

- **Water Lines**

Water lines may be installed to deliver fresh, or raw water, or both. Water may be withdrawn for non-potable uses by using a gasoline or electric pump. An electric line and water line license is required for electric pumps on public property. The pump, or any electrical component, may not be submerged. Pumps are to be installed on the floating facility. Water

lines are not to be submerged; instead they are to be attached to the outside edge or underside of the walkway and dock. Water lines are to be 2 inches in diameter or smaller. Non-potable intakes must be attached to the dock, and all withdrawal apparatuses will not interfere or conflict with public use. Water lines for the withdrawal and subsequent redelivery of water for the purposes of heat pump service is prohibited unless a National Pollutant Discharge Elimination System (NPDES) Permit has been obtained from the State of Georgia.

Potable water lines from private property may be permitted but only one above ground spigot will be authorized on public property. An additional spigot may be installed on the dock. Spigots may not exceed 30 inches in height and shall be attached to a post or other structure. Water lines on floating facilities will be securely attached to the outside edge or underside of the walkway and dock.

New pumphouses and wells are not permitted. Those currently existing will remain as grandfathered (see Page 23). Removal of existing pumphouses will be required if the well is abandoned, inoperative, or its structure needs major repair.

- **Other**

No new permits/licenses will be issued for telephone or intercom lines. Existing communication lines will remain as grandfathered (see Page 23). The use of cordless technology is encouraged. Private fuel lines are prohibited.

VEGETATIVE MODIFICATION

A healthy, uneven aged forest capable of supporting recreational use and adequate understory vegetation for forest regeneration is essential to the water quality and natural beauty of Allatoona Lake. Public Law 86-717, *Forest Conservation Act*, requires that "reservoir areas owned in fee under the jurisdiction of the Secretary of the Army and Chief of Engineers be developed and maintained so as to encourage, promote, and assure fully adequate and dependable future resources of readily available timber through sustained yield programs, reforestation, and

accepted conservation practices". Adjacent landowners are encouraged to assist the Operations Management Office in maintaining the natural environment and abundant resources of the project.

To be eligible for a vegetative modification permit, Shoreline Use Permit/License requirements as described on Page 8 must be met. Vegetative modification includes but is not limited to cutting, pruning, removal, or planting of vegetation.

- **Limited Underbrushing.** Underbrushing is defined as "the selective cutting and continued control of woodland understory vegetation (grasses, vines, briars, etc.) and the thinning of brush and tree seedlings". The purpose of limited underbrushing is to provide safe access to the shoreline with minimal alteration to the existing vegetation. Underbrushing permits are not issued for improving or creating vistas, speculative purposes, etc. An underbrushing permit/license (see Page 8) does not convey authorization to install any structure, modify existing topography, and/or delineate a pathway. New and reissued permits are subject to the following requirements:

- (1) Removal of underbrush is restricted to stems 2 inches in diameter or less at breast height. Pruning of limbs is permitted as high as 10 feet from the ground. The cutting of trees larger than 2 inches dbh must be approved on a Specified Acts Permit (see Page 8) by the Operations Manager.

- (2) Native ornamental trees and shrubs such as Redbud, Dogwood, Mountain Laurel, Wild Azalea, American Holly, Oakleaf Hydrangea, etc., will not be cut without special permission from the Operations Manager. Contact the Operations Manager's Office to confirm if a plant is a native ornamental.

- (3) Planting of grass in bare areas and mowing of existing grass is acceptable.

- (4) Only hand tools and small mowers are allowed. Large tractors and any earth moving equipment are not permitted on public property.

(5) The use of herbicides, insecticides, or any kind of biological control chemicals is not allowed on public land. Unusual circumstances will require a Specified Acts Permit (see Page 8) issued from the Operations Manager's Office.

(6) Vegetative material cut from public lands as authorized by a Shoreline Use Permit/License or a Specified Acts Permit may be piled and burned on the exposed lake bed (below 840' Elevation) during periods of low water. Burning must be in strict accordance with all applicable state and local laws. Permittees must contact the county office of the Georgia Forestry Commission for permission to burn. Fires will be attended at all times and fully extinguished when not actively attended. Future state and federal regulations may result in further restrictions or elimination of burning privileges. NOTE: Permittees are encouraged to choose environmentally friendly alternatives to burning underbrushed materials. These alternatives include small wildlife brush piles, composting, or erosion control. Prior coordination and written approval from the Operations Manager is required.

- **Vegetative Planting.** Permittees may plant up to 6 native plants without prior approval, provided they are located in a random fashion, native to the site, and will not negatively affect the surrounding resource. Larger scale (more than 6 native plants) requests for planting will require written approval prior to commencement. Non-native or exotic species may not be planted on public lands. Flower or vegetable gardens are not authorized.

- **Permit Authorization.** As with any activity on public property, vegetative modification must be authorized by the Operations Manager, and an approved permit received by the applicant prior to commencement of the work. The permit process will be initiated through an on-site meeting with a park ranger to develop a proposed vegetative modification plan and to determine where underbrushing can be authorized. Applicants may be required to submit a site plan drawing (8 1/2" x 11") showing the relationship of the proposed activity to the common boundary and the shoreline. *A permit does not convey private exclusive use privileges, and public property is open for use by the general public.*

IMPROVED WALKWAYS and PEDESTRIAN ACCESS

Improved walkways/steps require submittal and approval of plans prior to construction. They will be of simple design and may be constructed of crushed stone, wood chips, stepping stones, treated lumber, or similar materials. Handrails can be added to an improved walkway/steps permit without any additional fee. Walkways/steps will follow a meandering route and be on a grade closely conforming to the topography to prevent erosion and avoid unnecessary removal of vegetation. Improved walkways will not exceed 4 feet in width. Exceptions will be considered to accommodate the physically disabled.

Footbridges may be authorized for access over drainage or other low lying areas on public land. Footbridges may not be constructed below the 840 foot MSL elevation and all wood must be pressure treated and approved for ground contact. All footbridges more than 4 feet above level must have a handrail. The maximum allowable width of a footbridge is 4 feet.

HANDRAILS

Handrails can be added to an improved walkway/steps permit/license with no additional fee. A permit/license will be required for a handrail that is installed along an unimproved pathway. Handrails may not be attached to trees or other vegetation.

SPECIAL CONSIDERATIONS

The use of motor vehicles, including but not limited to cars, vans, trucks, motorcycles, golf carts, and all terrain vehicles, on public land is prohibited except as follows:

- (1) Person with physical disabilities may use vehicles to access the shoreline provided permission from the Operations Manager has been obtained.
- (2) A Specified Acts Permit may be issued when vehicles/equipment are needed for construction or repair of permitted items (See Page 8).

Special consideration will be given to individuals with disabilities. Each case will be reviewed based upon its merits. Site conditions may limit the Corps ability to accommodate every applicant.

GRANDFATHERED FACILITIES and PERMITS

"Grandfathered" status allows a facility, structure, or activity that was authorized under a previous policy and prior permit/license, to remain even though new permits/licenses for the same type are no longer issued. An existing permit/license may continue to be reissued for these items until it is removed or destroyed, reaches a state of disrepair, creates health or safety hazards, or is no longer functional. Some grandfathered structures, facilities, or activities that are destroyed or removed may be replaced with permission from the Operations Manager, but will no longer have "grandfathered status" and will be required to conform to current requirements. Examples of grandfathered items are floating cabins, enclosed boat docks, overhead electric lines, roads and turnarounds, boat launching ramps, marineway, picnic shelters, patios, pumphouses, etc. *"Grandfather" status can be withdrawn when deemed necessary for public purposes or safety, for navigational use, or flood control.*

PERMIT REISSUE and REASSIGNMENT

All permitted/licensed facilities must be operated, used, and maintained by the permittee in a safe condition at all times. Unsafe conditions will be corrected immediately. If deficiencies are not corrected, the owner may be required to remove the facility at his/her expense. Permits/Licenses for private floating facilities may be reissued when the current permit/license expires. All forms will be sent to the permittee prior to the expiration date. All required repairs will be completed prior to reissue.

A permit/license is not transferrable. When the adjacent property and permitted facilities are sold, the remaining term of the permit/license becomes null and void. A new permit/license will be issued and the number assigned to the new owner providing all conditions for reassignment are met. It is the responsibility of the current permittee to inform the Operations

Manager of the ownership change. The permittee's responsibility for the permitted facilities does not end until the permit is officially reassigned or removed from public lands or waters.

EROSION CONTROL

When the erosion problems originate on private property and extend onto public land, corrective action on private property should be taken to redirect the water runoff and prevent further erosion of public land. When a pathway is creating an erosion problem, an application must be submitted for an improved walkway and/or to relocate the path to lessen impact. Permission may be granted to undertake activities which will prevent or correct erosion problems affecting public lands and waters. These activities include use of native plants, installation of water bars, placing soil and/or rock, retaining walls, or combinations of these measures. Erosion control work must be authorized by Operations Manager.

Retaining walls and rip-rap (rock) may be used when shoreline erosion is being caused by severe action. Retaining walls and rip-rap exceeding the limits of the Nationwide and Regional Permits must have a Section 404 Permit (see Page 7). Plans for retaining walls showing dimensions and construction materials must be submitted and approved prior to construction. Concrete block walls are not allowed. Minimum requirements for wood and concrete retaining walls are shown in Exhibit 9. Contact the Operations Manager's Office for information on additional materials/plans for retaining walls.

HAZARDOUS TREES

Dead trees play an important role within the natural element by providing habitat for wildlife. However, if the location of a dead or damaged tree endangers life or property, a permit may be issued to the adjacent landowner to cut or remove the tree from public property.

SHORELINE TIE-UPS

Temporary shoreline tie-ups will be in accordance with the provisions of Title 36 CFR part 327. Contact the Operations Manager's Office for a copy of Title 36.

BOUNDARY LINE and ENCROACHMENTS

The boundary line at Allatoona Lake has been established and marked by the Corps of Engineers in accordance with standard survey techniques using licensed surveyors. Wherever possible, witness trees will mark the approximate location of the line and will aid in locating the corner monuments. The alteration or removal of monuments is a violation of Title 36, Code of Federal Regulations, Chapter III, Part 327.

The boundary line is marked by placement of monuments in the ground and "witnessed" by red paint on trees. The witness trees marked in red do not represent the exact boundary line, but simply indicate that the line is nearby (Exhibit 10). In cases where trees are not available for marking, signs may be installed on metal posts.

Adjoining property owners are encouraged to build permanent structures a sufficient distance from the boundary line to allow for maintenance of the structure and reduce the possibility of an encroachment by subsequent additions of decks, porches, steps, patios, septic systems, etc. Deed restrictions and county ordinances should be consulted for any building setback requirements. If no setback requirements exist, adjoining landowners should exercise prudence to ensure that private structures, septic systems, and appurtenances do not extend onto public property.

Other than pedestrian access or general public recreation activities, any activity on public property not authorized by a permit or license will be considered a trespass or degradation of public property, and is a violation of the Rules and Regulations contained in Title 36, Code of Federal Regulations, Chapter III, Part 327. Examples of such violations include, but are not limited to motorized vehicle operation, removal or cutting of vegetation, beach construction,

failure to remove picnic table and other lawn furniture when not in use, and the placement or storage of trailers, vessels, satellite dishes, debris, fill material, dog pens, electric dog fences, patios, roof overhangs, cantilevered decks, or other activities/structures.

Adjoining property owners shall not allow their pets to impede or restrict full and free use of public land and water by others.

EASEMENTS

In some locations, the Corps of Engineers purchased easements for the perpetual right, power, and privilege to overflow, flood, submerge, saturate, percolate, and erode the land along certain portions of the lake and downstream river bank, including Pumpkinvine, Racoon, and Richland creeks. The landowner retains ownership of the land, but restrictions are in effect that prevent specific activities such as *“no dwelling for human habitation may be constructed on the property”*. The Operations Manager’s Office should be contacted prior to any construction activity along the creeks and riverbank from Allatoona Dam to Euharlee, Georgia and along the shoreline of the lake.

NATURAL RESOURCES MANAGEMENT

Management of all natural resources is integrated with other project purposes within a multiple use concept. The Allatoona Lake Operations Management Staff will initiate progressive natural resource programs to maintain the project in a productive state.

- **Forest Management**

Public Law 86-717, as described on page 19, guides all land management objectives at Allatoona Lake. The program gives emphasis to the enhancement of wildlife habitat and the development of natural, native forest ecotypes. Harvesting of timber will be in accordance with the Operational Management Plan and designed to further these goals.

- **Wildlife Management**

Successful wildlife management at Allatoona Lake can best be achieved by integrating wildlife programs with effective forest management practices. The goal of wildlife management is to develop, improve, and maintain a vegetative community that will provide diverse wildlife habitat.

Since the wildlife program strives to promote a diverse wildlife community, the Corps often manipulates habitats. Active management includes providing habitat enhancement such as installing nesting structures and food plots. Since "Limited Development" areas receive more stress from human activity, the Corps encourages the planting of native vegetation by interested parties. A list of approved plants can be obtained from the Operations Manager's Office. Snag or dead trees that do not endanger life or property are purposely left to benefit both birds and mammals.

Wildlife population regulation is the responsibility of the Georgia Department of Natural Resources. The Corps cooperates to support State efforts by providing habitat for game species and assisting with the control of pest species.

- **Fisheries Management**

This program is primarily implemented to enhance and maintain existing fisheries habitat to provide for sustained recreational use of a diverse fishery. Habitat enhancement is accomplished by conducting various practices such as water level management for stabilizing spawning habitat, installation of fish attractors, and planting native vegetation for erosion control and habitat. Because the lake is sensitive to many outside influences, other activities must be monitored for adverse impacts, such as nearby construction activities. Maintenance of productive fisheries habitat is achieved in part by maintaining an active water quality program. Corps personnel cooperate with the Georgia Environmental Protection Division to resolve water quality problems, county health departments to correct septic tank pollution, and with state and county engineering departments to resolve soil erosion problems.

The Fisheries Management Section, Georgia Game and Fish Division (GFD), is responsible for population management. Corps staff assist the GFD in several ways such as fish kill investigation and habitat enhancement.

A Specified Acts Permit can be obtained to install fish attractors at or below elevation 840' MSL.

- **Wetlands**

The term "wetland" means those areas that are inundated or saturated by surface or ground water at a frequency and duration to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Executive Orders 11988, *Floodplain Management*, and 11990, *Protection of Wetlands*, address the actions Federal agencies must take to:

- identify and protect wetlands and floodplains.
- minimize the risk of flood loss and destruction of wetlands.
- preserve and enhance the natural and beneficial values of both floodplains and wetlands.

Wetland areas may occur above and below 840' MSL (normal summer lake level). Activities in these areas could significantly impact the natural ecosystem and may be prohibited. Contact the Operations Management Office for information on jurisdiction and delineation of wetlands.

To maintain wetlands, no permit will be issued that involves the alteration or use of wetland areas unless concurrence is obtained from the Corps of Engineers, the U.S. Fish and Wildlife Service, and the State of Georgia Department of Natural Resources.

To minimize impacts to wetlands, some determination of a wetland should be made. Certain vegetation is readily adapted to and identified with wetland areas. A partial list of common wetland plants and trees native to North Georgia appears in Exhibit 11. This list can be

used to make a preliminary determination to an area's potential wetland status. However, because soil type and hydrological conditions are also evaluated in determining the status, all appropriate agencies should be consulted to officially classify wetlands.

- **Endangered Species**

The Endangered Species Act of 1973, as amended states in part "all Federal departments and agencies shall seek to conserve endangered and threatened species, and shall utilize their authorities in furtherance of the purposes of this Act". The goal of the Allatoona Lake Operations Management Staff is to provide protection and special habitat management for federally listed endangered and threatened plant and animal species identified on the project.

Permits will not be issued that conflict with the preservation of endangered or threatened species. Any existing permits which are in violation of the Endangered Species Act will be modified or rescinded. For a list of endangered or threatened species known to range or exist in the proximity of Allatoona Lake as of the date of plan implementation, see Exhibit 12.

- **Aquatic Plants**

Due to the rise and fall of Allatoona Lake, its depth, and northern Georgia location, nuisance aquatic weeds have not invaded the project. However, the transport of such weeds is possible and low areas may eventually have seasonal problems unless the general public inspects and cleans their boats and trailers after visiting other waterways known to have aquatic weed problems.

- **Water Quality**

The quality of water has an important bearing on the recreation and the fish and wildlife potential of the project. Water quality management is a challenging task because of the varied human activities in and around the lake. The goal is to promote water quality adequate for safe and healthful public use and to enhance aquatic life.

The Corps of Engineers will strive to comply with all federal and state water quality laws and standards as they relate to Corps operations. Corps personnel are also authorized to enforce provisions of Title 36, Code of Federal Regulations, part 327.9 which prohibits the discharge of pollutants into project water or onto project land.

The State of Georgia has the authority and responsibility to enforce state water quality laws. The state is also authorized by the Environmental Protection Agency (EPA) to enforce the Federal Clean Water Act.

- **Archaeological, Cultural, and Historic Resources**

The National Historic Preservation Act of 1966, the Archaeological and Historic Preservation Act of 1974 and the Archaeological Resources Protection Act of 1979 were enacted by Congress to protect archaeological, cultural and historic sites, and to provide recovery of site data if warranted.

Determination that a previously issued permit infringes upon or impacts a site will result in its rescission. Permits are not issued that involve use or alteration of a site unless culturally cleared by appropriate agencies.

The use of metal detectors and other electronic (or non-electronic) detection devices are prohibited except at designated areas. Contact the Operations Manager's Office for specific concerns regarding procedures/locations for metal detector usage. Removal of artifacts from Federal lands is prohibited.

SHORELINE MANAGEMENT VIOLATIONS

Rules and regulations governing the Shoreline Management Program are enforced through Title 36, Part 327, Code of Federal Regulations. Violations will require corrective action and may constitute revocation or modification of permit privileges, payment of collateral forfeiture, mandatory appearance before a U.S. Magistrate or stronger enforcement action.

Generally, violations are noted and addressed when facilities/activities are inspected prior to either renewing the permit or reassigning the permit to a new owner. However, violations may be noted during routine inspections of the shoreline and addressed at any time. Existing violations not yet identified will be noted and addressed as manpower and work priorities allow.

LIABILITY

The Corps of Engineers assumes no liability or responsibility for the safety of individuals using any facility authorized by permit/license or engaged in any activity authorized by permit/license on public property. The permittee assumes full liability and responsibility for the safe conduct of the activity and must certify the safety of the structure and any associated electrical wiring. Inspections of facilities by the Corps of Engineers will be made in the interest of public safety. By making such inspections, the Corps of Engineers assumes no liability or responsibility for any accident associated with the facility.

The Corps of Engineers assumes no liability for damages which may result from enforcement of this plan or changes in applicable laws or regulations.

ACCESS FOR OFFICIAL PURPOSES

Application for or possession of a valid permit/license is considered approval for Government personnel on official business to cross a permittee's private property for access to public land/water. Purposes for access include inspections of permit/license facilities. Denial of access to Government personnel on official business will preclude issuance or reissuance of a permit/license and may be grounds for revocation of the permit/license.

CONCLUSION

It is the intent of the Allatoona Lake Shoreline Management Plan to provide quality recreational opportunities for the public while protecting the environment. This is accomplished by balancing public recreational needs with Allatoona Lake's physical limitations, its operations

for all authorized project purposes, and environmental qualities. In developing this plan, present and future recreational needs of the area were considered. As presented, the Allatoona Lake Shoreline Management Plan is and will continue to be a flexible working document.

The Operations Manager's staff at Allatoona Lake will continually monitor the needs of lake users and recommend revisions to minimize conflicts between various interests. In advance of recommending any major revision to this Plan, additional public workshops will be held as required. The Plan will be reviewed at least once every five years and revised as necessary.

The Allatoona Lake Operations Management Staff is available to address any questions concerning the Shoreline Management Plan and its policies. The Operations Manager's Office is located off Highway 20 Spur, approximately 5 miles east of Cartersville, Georgia. Information is available by calling 770-382-4700.

The Operations Management Staff at Allatoona appreciates all the efforts of the committee work groups and members of the public who participated in this process of developing a plan which best meets the needs of the public and our natural resources.

References Cited

Allatoona Lake Operational Management Plan,

Endangered Species Act of 1973.

EP 405-1-12, Chapter 8, Real Estate Handbook.

ER 1130-2-400, Management of Natural Resources and Outdoor Recreation at Civil Works Water Resource Projects.

ER 1130-2-406, Shoreline Management at Civil Works Projects.

Executive Order 11752, "Prevention, Control, and Abatement of Environmental Pollution at Federal Facilities."

Executive Order 11988, Floodplain Management, 1977.

Executive Order 11990, Protection of Wetlands, 1977.

Fish and Wildlife Coordination Act of March 10, 1934, as amended.

Lakeshore Management Plan, Allatoona Lake, May 1979.

Master Plan, Allatoona Lake.

National Environmental Policy Act of 1969, as amended.

National Fire Protection Association, National Electric Code, 1996.

Public Law 85-624, Fish and Wildlife Coordination Act, 72 Statute 563.

Public Law 86-717, 74 Statute 817, Forest Conservation.

Public Law 99-662, Section 1134(d), Water Resources Development Act of 1986.

Public Law 89-665, 80 Statute 915, National Historic Preservation Act of 1966, as amended.

Public Law 96-366, Fish and Wildlife Conservation Act of 1980.

Public Law 97-140, Section 6, Water Resources Development Act of 1981.

SADvR 1130-2-12, Construction of Boat Launching Ramps by Non-Government Groups.

SADvR 1130-2-14, Use of Lakeshore Land and Water Areas for Private Purposes.

SAMOM 1130-2-2, Permitting Procedures for Private Floating Docks.

Section 4, 1944 Flood Control Act, as amended (16USC 460d).

Section 10 of the Rivers and Harbors Act of 1899, as amended.

Section 404 of the Clean Water Act of 1977 (33 U.S.C. 1344).

Title 33, Chapter II, Part 323 Code of Federal Regulations, "Permits for Discharges of Dredged or Fill Material into Waters of the United States."

Title 36, Chapter III, Part 327 Code of Federal Regulations, "Rules and Regulations Governing Public Use of Water Resource Development Projects administered by the Chief of Engineers."

Enclosures

Exhibits 1 through 12