



## 1988 Lake Sidney Lanier Shoreline Management Plan

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CESAD-CO-R (CESAM-OP-R/21 Dec 87)(1130-2-320b)1st End Mr. Keshlear/rmr/404-331-4834  
 SUBJECT: Lake Sidney Lanier Lakeshore Management Plan Revision  
 Cdr, South Atlantic Division, Corps of Engineers, 510 Title Building,

30 Pryor Street, S.W. Atlanta, Georgia 30335-6801 t 8 JAN 1988

FOR: CDR, MOBILE DISTRICT

1. The Division's comments provided to you in CESAD Memorandum of 24 July 1987, subject as above and those comments received during the extensive public involvement process have been adequately

addressed and incorporated into the final draft revision of the Lake Lanier Lakeshore

Management Plan.

2. The Lake Lanier Lakeshore Management Plan is approved subject to the text changes discussed and agreed to between CESAD-CO-R, CESAM-OP-R and CESAM-FO-SL on 18 January 1988. A record of these minor changes will be sent under separate cover.

FOR THE COMMANDER:

1 Encl DONALD M. HARRIS

wd encl 1 Colonel, CE

Deputy Commander

REPLY TO

ATTENTION OF

DEPARTMENT OF THE ARMY

MOBILE DISTRICT, CORPS OF ENGINEERS

P.O. BOX 2288

MOBILE, ALABAMA 36628-0001

CESAM-OP-R (1110-2-1150a) 21 December 1987

MEMORANDUM FOR: Commander, South Atlantic Division, ATTN: CESAD-CO-R

SUBJECT: Lake Sidney Lanier Lakeshore Management Plan Revision

1. Reference SAD Memorandum dated 24 July 1987, subject: Draft Lakeshore management Plan, Lake Sidney Lanier.

2. Final Lakeshore Management Plan is submitted for approval with comments of the referenced memorandum incorporated.

3. Target date for public distribution and implementation is April, 1988.

4. Approval of this Lakeshore Management Plan is recommended.

Encl LARRY S. BONINE

Colonel, Corp of Engineers

Commanding



### **Lakeshore Management**

1. Purpose. The purpose of the Lakeshore Management Plan is to furnish guidance for the management, protection, and preservation of the lake's environment while allowing a balanced use of the lakeshore. However, the guidelines primarily address the private use of "Limited Development Areas' (LDA). The plan also considers means of restoration of the shoreline where excessive use, misuse or degradation may have occurred.

2. Objectives. The objectives of the lakeshore management program are:

A. To insure availability and provide accessibility to project lands and waters while maintaining the shoreline for general public use.

B. To provide a level of recreational opportunities that do not or will not overly impact project lands and waters.

C. To promote a reasonably safe and healthful environment for project visitors.

D. To respond to changing land and water conditions.

E. To manage project lands in a manner that will conserve natural resources and environmental quality.

F. To provide public services through commercial sites and marinas.

G. To give special consideration for the protection of threatened and endangered plant and animal species.

H. To preserve important historic, cultural, and natural aspects of our heritage.

I. To reduce or prevent long term damage or hazards from insect, animal, and other pests.

J. To manage project shorelines to properly establish, enhance, and maintain acceptable fish and wildlife habitat, aesthetic quality, and sustain natural environmental conditions.

K. To manage private exclusive use of public property, in a manner that provides the least impact on public use.

L. To establish a means of education and communication with the project user.

M. To manage recreational and natural resources in a manner that is responsive to the general public.

N. To further provide for the protection of public land and water.

3. Authority. This program has been prepared in accordance with the requirements of Engineering Regulation (ER) 1130-2-406 dated December 13, 1974.

4. Jurisdiction. The Corps of Engineers has Proprietary or Managerial 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 (see Exhibit XIX). Under Section 10 of the Rivers and Harbors Act of 1899, as amended and Section 404 of the Clean Water Act of 1977 certain 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.

5. References. A. National Environmental Policy Act of 1969, as amended

B. Federal Water Pollution Control Act (Clean Water Act of 1977)

C. Rivers and Harbors Appropriation Act of 1899, as amended

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

E. Endangered Species Act of 1973

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

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

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

I. Code of Federal Regulations, Title 36, part 327 to end

J. Code of Federal Regulations, Title 33, part 200 to end

K. ER 405-1-12, chapter 8, Real Estate Handbook

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

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

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

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

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

Q. MOBDR 1130-2-7, Permit System for Lakeshore Activities

R. Master Plan, Lake Lanier

6. Preliminary Planning. The regulation establishing the Lake Lanier Lakeshore Management Plan (ER 1130-2-406) was approved in 1974. The development and implementation of Lanier's first Lakeshore Management Plan took place during 1975-76. Final approval of the plan by the State of Georgia and the South Atlantic Division Commander was received in 1979. The regulation also requires five (5) year reviews and periodic updates as necessary. During the 1984 review process it became apparent that a major update was necessary. Permission was received from the Division Commander to initiate the

update process. The appropriate congressional delegations, local elected officials, and other Federal and State agencies responsible for various aspects of Lake Lanier were notified. A preliminary meeting with the Georgia Department of Natural Resources was held in Atlanta to clarify the intent of the update. Following that meeting a public notice was issued and distributed to the local media to involve the public.

7. Public Involvement, To involve the public for the purpose of updating the Lakeshore Management Plan a public hearing was held on January 15, 1986, in Gainesville, Georgia. A total of 496 persons registered and participated in the meeting. Each person was requested to complete a questionnaire identifying their greatest concern regarding Lake Lanier. Twelve topics were identified for study.

1. Boatdocks 7. Commercial Activities
2. Land-use Practices 8. Wildlife & Fisheries Management
3. Water Quality 9. Forest Management
4. Shoreline Erosion 10. Special Events
5. Carrying Capacity 11. Island Management
6. Boating Safety 12. Shoreline Zoning

The twelve topics were consolidated into four major subjects. On May 22, 1986, four independent Lakeshore Management Workshops were conducted to organize committees and establish an agenda. The four committees were:

1. Water quality
2. Boatdocks
3. Recreational development
4. Land Use Practices

These committees met numerous times during the following months. During March, 1987, each committee met with the Deputy District Commander to present their recommendations. Following these meetings each committee was given until April 10, 1987, to forward their final reports. These reports were fully considered in this revision. Each committee had at least one minority opinion report that was also considered.,

Some of the committees' recommendations, such as expanded user fees, water quality standards and testing, the establishment of a Lake Lanier Authority, statutory enforcement, zero discharges for the lake, etc., generally fall outside the Corps of Engineers area of responsibility and authority. Each problem area that cannot be adequately addressed in this Lakeshore Management Plan will be forwarded to the appropriate local, state or federal level by the District Commander.

The public involvement process of revising the Lakeshore Management Plan was completed at a public hearing on June 11, 1987, to review the draft. After receiving comments from the public and the State of Georgia, the final text was completed October 29, 1987.

8. Present Project Uses. For a number of years Lake Lanier has been the Corps of Engineers most

visited project. During 1986 more than 16,000,000 visitor days of use were recorded at lake facilities. As metro Atlanta moves northward this usage is certain to increase.

Residential development around the lake has also increased. Previously these developments served as weekend retreats, but most are now full-time residences. In 1984, over 12,000 permits and/or licenses had been issued to adjoining property owners. Through consolidation of permits and licenses this number has been reduced to 6500 Lakeshore Use Permits. Each permit authorizes several specific activities.

#### Project Statistics:

##### Visitation (User Days) Present Landuses

1982 14,295,372 Project operations 10 acres

1983 14,333,110 Recreation Intensive 4127 acres

1984 15,876,200 Recreation Low Density 5012 acres

1985 16,263,700 Natural Areas 8973 acres

1986 16,604,300 Flowage Easement 1919 acres

9. Project Description and History, Lake Sidney Lanier has a water surface of 38,000 acres at pool elevation 1070 mean sea level (MSL). Due to Lanier's length and irregular shape it provides a shoreline of 540 miles. Terrain surrounding Lake Sidney Lanier has rather strong relief; the greatest being to the north and northwest of the lake. The Chattahooche River and its tributaries have cut deep ravines through the Piedmont Plateau producing numerous islands and promontories that offer superb vistas of the water and opposite shoreline. Streams flowing through the hilly, rugged terrain join to form a very irregular and interesting shoreline.

The shoreline topography varies from rolling to steep. Portions of the shoreline planned for launching ramps, parking areas, picnic areas, swim areas and campgrounds have slopes varying from 5 to 12 percent. The balance varies from 5 to 30 percent with occasional steeper slopes.

Full impoundment was reached in 1957. Recreational use and local development have increased dramatically each year thereafter.

10. Master Plan. The purpose of the Master Plan is to provide a comprehensive guide for orderly development of project resources in accordance with established laws, regulations, and policies. The first Master Plan, approved on April 29, 1965, established 83 public recreation areas.

Amended on February 24, 1967, this plan created an additional 38 areas available for lease to certain quasi-public type organizations. Lake Lanier's current Master Plan was approved September 25, 1987 after 8 years of development. Following approval of the Master Plan, preparation of a five year Operational Management Plan for natural resources and park management was developed by the field office. One component of the Operational Management Plan is lakeshore management.

11. General Lakeshore Allocation. Increased use of public land and rapid development of adjacent private properties prompted the creation of a management plan for protection, development, and use of

the shoreline. The plan has been developed in accordance with applicable regulations and policies. In part, the initial purpose of the Lanier plan was to zone various segments of the lakeshore to aid in the protection and orderly management of a diversely used resource. Since the initial conception the plan has been expanded to address several other related issues. The zoning allocations as depicted by Exhibit I are:

**11.1 Prohibited Access Areas.** This classification protects certain project operation areas and the recreational visitor. Although restricted visitation is allowed at most of these sites, Lakeshore Use Permits are not issued for these locations. The only areas allocated under this classification at Lake Lanier are in the proximity of the powerhouse intakes, dam, saddledikes, spillway, tailrace, and Corps marine yard. Less than one mile of shoreline is classified as "Prohibited Access". These areas are shown in orange on Exhibit I.

**11.2 Protected Shoreline Areas.** Areas are designated "protected" to preserve the scenic appeal of a lake that is rapidly becoming urban; to avoid conflict between private and public uses; to protect specific habitat for fish and wildlife; to protect cultural historical, and archaeological sites; to protect endangered species; to protect navigation channels; to restrict placement of floating facilities in areas too shallow for navigation or too exposed to winds and currents; and to protect important natural formations and vistas.

Pedestrian and boating access are permitted along protected shoreline provided that aesthetic, environmental, historical, or natural resource values are not damaged; however, private recreational facilities may not be authorized at these locations. Approximately 25 percent of the shoreline and islands are allocated in the "Protected" classification. These areas are shown in yellow on Exhibit I. Public safety and fire prevention are the Corps principal concern along common boundaries fronting protected shoreline.

**11.3 Public Recreation Areas.** Although most of the project is considered available for limited recreational purposes, certain specific areas are set aside for intensive recreational development or use. These sites include campgrounds, day-use parks, primitive or natural areas, lands leased to public groups and other local, state or federal agencies for recreational use or development and marine services.

Permits for private lakeshore use facilities are not granted in public recreation areas. Commercial activity is prohibited in all of these areas without a permit. Authorization for any commercial activity is restricted to those sites currently designated for commercial purpose. These sites include the lake's marinas and the Lake Lanier Islands complex. Presently no sites are available for leasing and Corps development is restricted to existing sites designated by the Master Plan. The Corps primary management concerns in public recreation areas are to provide sites suitable for quality recreational experiences with facilities that can sustain intensive use, are vandal resistant reasonably safe, and large enough to support normal weekend use during the peak recreation season. Locations of these sites are shown in red on Exhibit I. Approximately 29 percent of the shoreline is classified as 'Public Recreation'.

**11.4 Limited Development Areas.** Certain specific private uses of public lands may be permitted along shoreline designated "Limited Development" as identified on Exhibit I. Permit applications will be reviewed and considered solely on their own merits. Comparisons to other existing situations are not practical due to project evolution and changes in public laws, regulations, and policies. The issuance of a Lakeshore Use Permit does not preclude the use of the shoreline by the general public. However, personal properties authorized for placement are the permittee's private belongings. Unauthorized intrusion upon private floating facilities or picnic shelters is considered a trespass and could be reported to proper authorities. Pedestrian traffic and general public use of the shoreline cannot be restricted or denied.

Approximately 46 percent of shoreline is classified as 'Limited Development'. These areas are shown in green on Exhibit I. Prescribed uses of the 'Limited Development' area can be found in Section 12 and



## Exhibit XIII.

12. Permits. As with any large multi-use facility the demand for space on Lake Lanier must be regulated to encourage proper utilization and promote public safety. It is the intent of this section to describe the activities that are allowed and what permits are applicable. All permit requests are subject to review and may be granted only if public law and regulatory guidance are met. By the same token, if all conditions are acceptable the permit should not be denied.

12.1 Special Event Permits. Special Event Permits are required for recreational use of the project when more than 25 persons or vessels are involved in a proposed activity. Generally speaking it is not the intent of this program to deny use of the project. It is, however, necessary to insure that environmental issues are addressed; that regulatory guidance is reviewed; that public safety is considered; that space is available; that the rights of others are not effected; and that the activity can in-fact be authorized. Permits issued by the Corps for special events do not relieve the permittee from obtaining similar local or state authorization, if required. Examples of special events permits are sailing regattas fishing tournaments company or corporate outings, and water ski demonstrations. Fees may be assessed. To learn more or to obtain a permit application, click [here](#).

12.2 Specified Act Permits. Specified Act permits may be granted to perform certain one-time only acts of a minor nature such as removal of hazardous trees or noxious plants like kudzu, poison oak, ivy, or sumac; plant native species; establish footpaths; place or erect limited shoreline protection, etc. The permit will detail the authorized work including the methods to be employed time frames, location, equipment to be used, if any, and restoration of public land, if necessary. A simple drawing or plan including photographs may be required. The Specified Acts Permit is issued for short term only. Specified Act Permits are not issued for activities that will damage, destroy or significantly alter public lands or properties. Each request for a Specified Acts Permit will be reviewed based on environmental law and regulation. Any authorization will be based upon its own merit.

12.3 Section 404 and/or Section 10 Permits. Lake Lanier is considered both Waters of the State of Georgia and Waters of the United States. Pursuant to the authority granted under Section 404 of the Federal Water Pollution Control Act (Clean Water Act) and Section 10 of the Rivers and Harbors Appropriation Act of 1899, as amended, subject to the Endangered Species Act, the National Environmental Policy Act, and the Fish and Wildlife Coordination Act, certain activities such as dredging, extensive riprapping, construction of outfall lines, intake structures, other fixed structures, sea walls, fill and the discharge of dredged or fill material, etc., into either navigable waters or waters of the U.S. may be permitted in accordance with CFR Title 33 parts 322 & 323 provided it is not prohibited by CFR Title 36 part 327, the lakeshore management plan, environmental law, or the public review process.

Lakeshore Use Permits are not issued to cover Sections 404 or 10 Permit requests. However, some minor work of this nature may be performed under the Nationwide Permit issued locally via the Specified Acts procedure. Section 404 and/or Section 10 permits are issued by the Corps Regulatory Function Branch of the operations Division at each District office. Requests originate at the local Project Managers office.

Point-source sedimentation violations that directly impact Lake Lanier may be reported to the Corps Regulatory Branch, the Georgia Department of Natural Resources, or the Project Managers' office (see [Exhibit XVI](#)). The Corps Resource Manager's authority does not exceed petty offense violations and therefore, local review would only determine the extent of damage and initiate contact with the appropriate enforcement element.

[Exhibit VIII](#) provides more detail of items possibly permitted under Sections 404 and 10.

12.4 Nationwide Permit. The authority to initiate permits for activities of a minor nature relative to Section

404 and Section 10 Permits (item 12.3) has been delegated to Corps field offices. The parameters have been established in CFR Title 33 and are implemented through the Specified Acts Permit form. Violations of the permit are generally addressed through CFR Title 36 as petty offenses. Restoration and/or restitution is also employed as a means of corrective action.

**12.5 Permit/License for Lakeshore Use.** This is a permit used to authorize certain specific private use of public shoreline designated as "Limited Development". Authority to issue these permits has been delegated to the Project Manager and are issued for the purpose of recreational use only. New as well as "grandfathered" (see Section 12.5.5) facilities authorized are identified in Exhibit XIII

**12.5.1 Eligibility Requirements.** Lakeshore Use Permits may be issued in 'Limited Development' zoned areas only. The permit will be issued for a five year period. The permit may be reissued when the current term expires if the permitted facilities and uses of public land are in compliance with the conditions of the permit and CFR Title 36, part 327. Permits are not transferable.

To be eligible for a permit an applicant must have unrestricted legal access through private property to public lands that are zoned "Limited Development".

Proof of unrestricted legal access through private land adjacent to public property may be satisfied by submitting either a copy of a recorded deed or closing statement. Failure to provide proof of access will result in denial of a permit.

Property owners may establish an association for a jointly owned facility on public land where private lands provide common access to public property. Such facilities are for all residents of a specific subdivision. Floating facilities authorized through associations are for courtesy use only, not for overnight storage or mooring purposes. Courtesy docks may not exceed 192 square feet.

Only one permit will be issued per adjacent landowner. Multiple persons listed on a deed will be considered as one adjacent landowner. Only one permit will be issued per adjacent household/family membership. Permits will be issued on a first applicant basis. Permits are not issued for speculative purposes or for enhancement of private property. Permits are not issued to persons renting private property. The permittee must be the primary user and owner of facilities permitted. Permits are not issued to minors.

Permits are temporary in nature with termination dates. The issuance of a permit does not infer private ownership or rights to public lands. Structures placed on public lands via a Lakeshore Use Permit are private property on public lands authorized only for the term of the permit.

**12.5.2 Site Requirements:** Locations selected for placement of facilities via permit must conform with the Lakeshore Management Allocation Map (Exhibit I) and be located along "Limited Development" shoreline. The location and proposed facilities must not cause a safety hazard to the applicant/user or general public.

The selected site for any floating facility must be at the nearest point of shoreline to the adjacent owner's private property. Distance to the nearest point on water has no bearing on the issuance or denial of a permit. Deviations of not more than one hundred (100) feet left or right of this point may be considered if water depth or spacing is a problem. However, placement should not be made that would produce a crossing or cross-over situation; meaning that an applicant's facilities should not go beyond existing neighboring facilities. Cross-over situations cause community discord and therefore, should be avoided. Only under the most unusual situations may crossovers be approved by the Project Manager. Private property lines do not extend onto public lands and do not indicate rights or privileges to or on government property not afforded any other member of the general public; nor does adjacent land ownership guarantee privacy or imply exclusive use of public shoreline.

The proposed location for any new floating facility must provide at least a fifty (50) foot buffer area between the proposed structure and any existing facilities at 1071 MSL. This buffer is from the nearest point of one facility to the nearest point of a second facility.

All intended boat mooring sites will allow for five (5) feet of water under the dock at the dock's lakeside or slip end to prevent damage to boating equipment and to allow for slight water fluctuation. Sites or coves with slightly less than five (5) feet, but not less than four (4) feet of water are only suitable for platform/t-docks that do not normally accommodate vessels.

At locations selected for any floating facility the center one-third of the cove or channel must be left open for navigation. At no time may the length of any dock including any moored vessel extend into this center one-third channel at 1071 MSL. Corps policy is to regain this navigable space when considering new permits for old facilities. All new structures will be placed in such a way as to have the least impact on navigation. During periods of low water navigation channels will not be obstructed.

Permits may not be issued in "Limited Development" zoned locations where endangered species exist, at archeological sites, within historical sites, or in areas determined to be wetlands in accordance with CFR Title 33. Such locations will be rezoned to 'Protected' shoreline.

**12.5.3 Floating and Landbased Facilities.** The Lake Lanier Project Manager is authorized to issue Lakeshore Use Permits for floating facilities, utility rights-of-way, improved shoreline access, etc. For a complete list of the items currently authorized as well as those "grandfathered" see Exhibit XIII.

**12.5.3.1 Floating Facility Types.** In accordance with ER 1130-2-406 floating facilities will be permitted for the purpose of docking or mooring a vessel for private, not commercial use. It is important to note that the permit calls for a floating facility, not fixed or suspended and the permit is issued for the purpose of boat storage and related boating apparatus only.

Private floating facilities eligible for permitting are as follows:

**Boatdock:** A structure with or without roof, with or without sides/walls (completely enclosed) with a storage slip(s) for docking or mooring a vessel. Such structures will not exceed the maximum external dimensions of 32' X 32' (see Exhibit II). The aggregate slip size will not exceed 20' (feet wide) by 28' (feet long). The maximum dimension will include any platform/deck added or constructed to the docking facility. The maximum dimension of any attached platform/deck will not exceed 192 square feet. For the purposes of determining width from length on any type of floating facility, width will always be that portion parallel to the shoreline; length will always be that portion perpendicular to the shoreline. **NOTE:** All new dock construction will be open-sided (without sides/ walls) due to inspection requirements; unauthorized use and storage (indicating human habitation and unsanitary conditions); reduced visual obstruction to shoreline esthetics; and reduced damage to the structure since windsail is diminished. Although not required, roofs with a straight line design with minimum pitch from the centerline ridge is recommended. Roof decks will be allowed, but structural integrity is critical when covered with furniture and occupied by several persons (cases of collapse have been recorded).

**Platform/T-dock:** A platform dock is a floating facility without a moorage slip, roof or enclosures of any configuration (always remaining completely open) that may be utilized for the docking or mooring of a vessel or other activity such as sunbathing or lounging. Swimming in the vicinity of mooring or floating facilities is not encouraged due to potential hazards between swimmers and boaters. The maximum dimensions will not exceed 192 square feet (see Exhibit II).

**Mooring Buoys:** Although provisions for mooring buoys are provided in ER 1130-2-406, these are no longer permitted on Lake Lanier due to the demand for public space and previous safety problems caused by their presence. A few remaining mooring buoys are temporarily "grandfathered".

**12.5.3.2 Dock Flotation.** Flotation material is a substance used to float a mooring facility on the waters surface.

Flotation material made of bead-board construction which has been commonly approved for use on the lake is no longer authorized for dock flotation. This material, which has a life expectancy of 5-7 years, breaks down easily creating millions of minute waste particles that are deposited in a bathtub-ring fashion around the lake. This bead-board material is not always of consistent quality, is susceptible to damage from muskrats, beavers, and ducks and is readily damaged by petroleum products such as gas and oil. Additionally disposal of the material is difficult because it is not accepted by local landfills. Consequently, improper disposal of the bead-board material is one of the largest sources of visual pollution around the lake.

All new dock or replacement flotation will be of materials that will not become waterlogged or sink when punctured. Closed cell (extruded) expanded polystyrene of good quality and manufactured for marine use will be required. Lesser quality foam bead flotation may be authorized if it is encased in a protective coating to prevent deterioration with resultant loss of beads. Existing foam flotation will be authorized until it has severely deteriorated and is no longer serviceable or capable of supporting the structure. At this time it will be replaced with approved flotation. Metal-covered or injected drum flotation will not be allowed.

Flotation must be repaired or replaced when it is poorly affixed to the substructure; when the substructure or any fabricated portion of the floating facility is in contact with the water surface; when flotation is inadequate to support the structure meaning that less than four (4) inches of flotation are above the water's surface; when flotation sections are missing; when damaged by chemicals such as gasoline; or when any condition renders the flotation ineffective.

**12.5.3.3 Dock Structural-Support Systems.** Materials commonly used for joistst raftersr studding and decking are wood and/or metal. All wood construction shall be either pressure treated or decay resistant. Marine plywood may be used for decking. Metal decking (unless bolt construction tread aluminum) is discouraged due to repair difficulties and slip hazards once the metal becomes damp from mud, rain, ice or snow. Metal should primarily be used for support functions not decking. Metal decking, if used, must have a nonskid tread.

Wood construction is considered unsafe when nails, bolts, or screws are protruding to cause a trip hazard; when materials become partially decayed or slick from use; when materials become ripped, jagged, pointed, splintered from wind or other factors; when wood supports and decking become loose or missing, when wooden materials protrude beyond the defined limits of the structure's approved dimensions.

Metal construction is considered unsafe when it becomes pointed, sharp or jagged from wear, rust or wind damage; when bolts, screws, etc., become loose causing a trip hazard or allowing the structure to become partially unstable; when metal joints lose structural strength due to broken welds or rust; when metals protrude beyond the defined limits of the floating facility's approved dimensions; or when portions of metal decking is missing. Under these and other unsafe conditions the permittee must either repair, remove and/or replace the facility in accordance with current standards.

Minor repair does not require replacement or removal of the facility from the project and means that the structure may be generally repaired without substantial effort; that less than 50% of the facility needs attention; and that there is little or no structural repair required.

Major repair requires removal of the facility from the project and means that the structure requires more than 50% repair; has structural damage, and is possibly life threatening. Once removed, a new or replacement facility is generally authorized but the new structure must meet current standards.

**12.5.3.4 Dock Ramps and Walkways.** All floating facility walkways(walking surface or decking) may be constructed of treaded metal, treated lumber, or marine products and may have skid resistant, but not carpeted surfaces. All floating facility walkways that are more than four (4) feet above the ground or water surface must have standard rigid wood or metal handrails. Coverings such as carpet limit the inspection of the facility, promote decay, allow for the accumulation of products that create a slippery surface, and come in numerous colors often not esthetically pleasing. Therefore, such walkway or deck coverings are not permitted. Special Note: Walkway or deck surface coverings such as carpet installed prior to February 10, 1986 with evidence of age will not be required to be removed unless it is creating an obvious safety hazard or until the facility must be inspected for permit renewal. New requests to carpet floating facility walkways/decks will not be authorized. Permittees will be required to remove newly carpeted surfaces.

Unless otherwise approved dock walkways shall be at least four (4) feet, but not more than six (6) feet wide. Walkways less than four feet wide are not allowed due to safety considerations. However, walkways previously approved that are less than four feet wide must have a standard handrail constructed of rigid material of either wood or metal. For the purpose of determining the dimensions of an affixed or attached platform/sundeck, the four to six feet of approved walkway adjacent to the slip are not considered a portion of the affixed or attached platform/sundeck.

Floating ramps leading to docks will not be less than four (4) nor more than six (6) feet in width nor exceed forty (40)feet in length. If a land-based fixed section of walkway is approved, in conjunction with a floating approach ramp, it shall not exceed six (6) feet in width by ten (10) feet in length. Any combination of fixed and floating approach walkway shall not cumulatively exceed a total of forty (40) feet. All approach ramps four (4) feet above water or ground surface must have handrails 36-48 inches high with an intermediate guardrail approximately one-half the distance below the top rail. All safety rails must be made of continuous rigid material. All approach ramps must be floating unless otherwise approved by the Project Manager. All floating facilities must have an approach ramp. The minimum approach ramp dimension is eight (8) feet long by four (4) feet wide.

All walking surfaces of floating facilities are considered unsafe when not structurally sound; having obstructions restricting the walking surface; when not kept free of carpet, protruding nails, screws, mud, grease, oils, soaps, or any material that would create a trip hazard; when not free from excessive spring, deflection, or lateral movement; when not supported by adequate flotation; when pieces or sections of decking are missing; when toe-nail construction has been used to install handrails; when handrails have been installed too low or too widely gapped to be effective; or any other condition that might make the walkway unsafe.

**12.5.3.5 Dock Roofs and Sundecks.** Although roofs may be constructed to allow for an upper sundeck, applicants should be encouraged to erect floating facilities with gabled superstructure having the minimum possible pitch for the material used. Roofs may be constructed with either wood and shingle, or metal products. If an upper roof sundeck is constructed the entire rim of the upper structure's roof-deck must be enclosed with a continuous rigid retaining rail. The rails shall be 36-48 inches high with an intermediate guardrail approximately one-half the distance below the top rail. A permanent and/or fixed bench and rail combination may be constructed along the interior perimeter of the upper roof-deck. Single level roofs for boat storage are authorized, however, any type of covering that establishes a second level roof or room, whole or in part is prohibited.

Roofs are considered unsafe when there is material failure; when the substructure or superstructure is damaged, rotting, or not structurally sound; when the outer perimeter of the roof-deck is not completely enclosed; when safety rails are damaged, failing, or poorly constructed (toe-nail construction of safety rails is poor construction); when pieces or sections of decking or roofing are missing; when steps leading to the roof are poorly constructed, improperly affixed to the main dock structure not stable, etc., or any

other condition that might make the roof unsafe.

12.5.3.6 Boat Slip(s). Boat slips may not exceed the aggregate of 20 feet wide and 28 feet in length. Boat slips may contain floating or suspended hoists. Suspended boat hoists are only permitted when the applicant submits certified engineering drawings that guarantee the dock and lift capacity for the vessel being stored. Floating boat lifts must be attached to the substructure. All hoists and lifts must be constructed within the slip area. See Exhibits II and XIII.

12.5.3.7 Dock Storage Boxes. Enclosed storage on a floating facility will be limited to the maximum dimensions of 8 feet long, 4 feet wide, and 2.5 feet high. Storage boxes may not interfere with walkspace. Dock storage boxes are authorized for storage of water related recreation equipment only. Boathouses are not to be used as general storage sheds.

12.5.3.8 Dock Paint Coatings. Permittees are not required to paint metal or stain wood components of their facilities, however, if they do all exposed surfaces shall be painted or stained with colors that blend with the natural background. Wood surfaces may be left untreated to weather naturally.

12.5.3.9 Dock Anchoring. An anchorage system shall be provided which will insure secure anchoring of the floating facility taking into consideration the water depth, exposure to wave action, and wind. Shoreline trees or other natural features will not be used as anchors. To prevent stress floating facilities should be anchored perpendicular to the shoreline with anchor cables placed at 45 degree angles to the shoreline. Anchor posts with sleeves set into the lake bottom are optional but may only be placed on two corners of the structure. A combination of cable and anchor posts with sleeves is acceptable. Anchor cables may be secured to the shoreline with metal or wooden posts, or screw augers placed so not to endanger visitors or damage vegetation. Metal anchor posts are preferred since additional grounding is afforded in case of electrical failure. Care should be exercised when installing metal anchor posts. If the metal post is driven into the ground, the metal may split or become jagged creating a safety hazard that must be corrected. The floating facility must be either floating or resting on the ground at all times; the structure may not be suspended on pilings.

Anchor cables may not obstruct the public's use of the shoreline or water surface. Excessive cabling is not allowed if it blocks off an area for private use. Cables exceeding 45 degree angles may require reinstallation upon inspection. Cables shall be maintained in a taut condition. Cables shall not cross those of an adjacent facility. No cable or anchoring device other than poles with sleeves will be permitted on the lake's bottom. Cables may not be lined with styrofoam or plastic jugs, etc. due to aesthetics. Floating facilities should not share the same anchor post.

12.5.3.10 Electrical Service. Current requirements for installation and use of electric service on Lanier's public lands was adopted 27 Nov 85 (See Exhibit III). This requirement slightly exceeds the National Electric Code (NEC). This standard insists that all convenience receptacles and lighting have ground-fault protections.

Item "D-3" of the standard advises that flexible cord types (those normally used for ship to shore power with twist lock connections) are to be used to tie or link service from the GFI to the dock; the dock and approach ramp are prewired in conduit.

Light fixtures must be shielded or otherwise constructed so that residents or boaters are not blinded by the glare from lights. Dock lighting must not protrude beyond the floating facility structure.

Regardless of the age, condition or grandfathered provision, all electrical service must have GFI protection. The following guidance is provided toward resolving electrical deficiencies:

New Installation. Must meet or exceed standards adopted 27 Nov 85.

Permit Renewals. Permits issued prior to 27 Nov 85 for overhead or underground service that do not need major repair, but will meet the NEC with minor maintenance will continue to be grandfathered, but a GFI is required.

Replacement Service. Is considered new service and must meet or exceed current standards.

Minor Repair. Requires compliance with existing permit when little or no effort is needed to meet NEC.

Major Repair. Requires updating of the electrical system to meet current Corps requirements and policy. Does not have to be potentially life threatening, but multiple repairs are needed, or the facility obviously does not meet NEC.

Permit Reassignments. Permits originally issued prior to 27 Nov 85 are reassigned as is unless major repair is needed, a GFI is needed, or the applicant is willing to overhaul the system to meet current requirements.

12.5.3.11 Pathways and Steps. Meandering pedestrian pathways or walkways to include steps may be authorized up to 6 feet wide. Pathways will follow a meandering route that conforms to the topography as much as possible to help prevent erosion, avoid the need for removal of vegetation, and prevent the construction of bridges. The pathway permit does not convey the right to construct any other structure unless specifically authorized.

As a general rule pathways shall be left as natural as possible. If surface treatment is required, wood chips or on-site forest litter are recommended. If erosion is likely due to continued foot traffic on gentle slopes, intermittent water breaks may be necessary. Foot bridges may only be authorized if there are no other alternatives to provide safe access. Foot bridges may not exceed four feet in width. All foot bridges more than four feet above the ground surface must have a handrail.

If slopes prohibit safe access by means of a natural path then steps may be authorized. All steps must be constructed of at least 8x8 material without borders. Every effort should be made to prevent continuous running steps. Steps may not be elevated nor create a boardwalk. Steps or landings may not be erected in a manner to create patios. Unless the steepness of the slope dictates it or handicap needs demand it, steps should be constructed without handrails. All steps must be constructed at contour or ground level. If backfilling is required, the surface treatment must be wood chips or similar mulch. Landscape timbers are not authorized for step construction due to safety considerations.

Pedestrian access lighting may be installed underground following the meandering footpath in accordance with Exhibit III, "Requirements for Installation and Use of Electric Service on Government Property at Lake Lanier".

Natural pathways are considered unsafe when the terrain is too steep to safely access the shoreline, thus requiring improved steps. Pathways must remain free of stumps, snags and other tripping hazards. When continued use of pathways result in erosion, treatment with mulch and/or water breaks are required. Steps are considered unsafe and unauthorized when poorly placed or constructed so that the step is loose; or when materials are defective damaged, or decaying.

12.5.3.12 Water Lines and Pumps. Water lines not-to-exceed 2" in diameter may be installed underground and must follow the access path. Water lines may be placed in the same trench as the electric line. Water lines may be installed to deliver fresh or raw water or both. Pumps associated with water lines must be electric, may not exceed two (2) horsepower and must be installed on the floating facility. The pump nor any electrical component may not be submerged. Electrical service must conform to Exhibit III. All water lines must be attached to the dock and/or ramp and may not be submerged. Water faucets may be placed on the dock and/or land. The installation of water faucets should be inconspicuous

or low profile and must not exceed thirty (30) inches in height. 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.

No new landbased pumphouses will be authorized. Removal of existing pumphouses will be required if the facility is not a well constructed shed type facility, the well is abandoned, or if the structure needs major repair.

12.5.3.13 Telephones and Intercoms. Telephone service may be authorized, however, use of portable telephones is encouraged. Telephone lines must be installed underground in the same trench as other electrical wiring. Intercom lines may be installed along with other electrical services.

12-5.3.14 Furniture, Decorative Items and Garden Plants, Etc. Docks are permitted for the purpose of providing moorage for vessels. However, it is recognized that docks may serve multiple purposes and may be used for fishing, sunbathing, or other leisure activities where furniture may be desired. Outdoor or patio type furniture may be used on upper or lower sundecks 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/structures of any type as well as sliding boards and playground equipment are prohibited. Indoor furniture or furniture items that denote habitation such as, but not limited to couches, sinks, stoves, cabinets, or refrigerators are strictly prohibited.

Outdoor furniture may be placed on 'grandfathered' picnic shelters and patios. However, outdoor furniture may only be placed on 'grandfathered' patios during actual use and may not be left more than 24 hours. Neither picnic shelters nor landbased boat shelters may be used or converted to storage shelters.

Decorative items, house and garden plants, Christmas trees and lights, and other similar commodities are prohibited on public land and on private facilities located on public property.

12.5.3.15 Dock Relocation/Access, Low Pool. During periods of low lake levels floating facilities may be moved to follow the receding shoreline as long as one third of the channel remains open for navigation and safety is not an issue. Docks may be moved laterally but not beyond or crossing any neighboring facilities and not within the boundaries of "protected" or "recreation" classified shoreline.

Excavation, digging, leveling or changing the contour to access the lake bed without a permit is prohibited. Permanent placement of hoist to enable dock movement is prohibited. Access to the dock during periods of low lake levels must generally be gained through some temporary wooden means.

12.5.4 Facilities For The Disabled. The Corps has developed numerous handicap facilities for lake access and use in public recreation areas. Should needs arise beyond these developments, each case or need will be reviewed based upon its own merits. To qualify for special consideration the individual must be eligible for federal or state handicap assistance. Site conditions may limit the Corps ability to accommodate every applicant. Due to safety considerations rail and ski lift type facilities are no longer authorized although some have been "grandfathered".

12.5.5 Grandfathered Facilities. A 'grandfathered' item is defined as an activity, facility or structure that was authorized under a previous policy and prior permit, but new permits are no longer issued for their construction, replacement or continued existence. Existing permits will continue to be reissued for these items until they reach a state of disrepair create health or safety hazards, or are no longer functional. 'Grandfathered' facilities are listed on Exhibit XIII.



12.5.6 Land-Use Practices. It is the policy of the Mobile District to authorize certain private uses of public lands when these uses or acts are compatible with the provisions of public law and regulation. Permits may be obtained to control erosion to plant native species, to reduce or eliminate noxious plants, to aid in fire prevention, etc.

12.5.6.1 Erosion control methods such as planting of vegetation, placing water breaks along footpaths, placement of stone to reduce rainwater runoff velocity, or application for shoreline protection as addressed by Section 404 or Specified Acts Permit, etc., may be authorized.

12.5.6.2 Land formations may not be modified without a permit.

12.5.6.3 Underbrushing. See Sections 12.5.6.7, 12.5.6.8. and 16.

12.5.6.4 Exotic species or plants not native to the area are not authorized and must be removed. Flower and vegetable gardens are not authorized. Native vegetative species may be planted in a random or natural fashion by obtaining a Specified Acts Permit.

12.5.6.5 Broad use of Chemical agents such as pesticides are not authorized. Chemical products such as pre-emergents, weed killers, fertilizers, growth retardants, etc., may not be used on public lands, however, some topical application to control noxious species may be allowed under rigid control via a Specified Acts Permit. The use of such products on private property must not affect public lands or waters.

12.5.6.6 Fires or burning on the shoreline is no longer authorized on Corps managed lands regardless of the lake level. County burn permits do not authorize burning on Corps managed properties. Adjacent landowners may remove forest litter away from their residences not exceeding six feet in locations where residential structures were built close to the government property line.

12.5.6.7 Tree Cover is necessary to protect the lake's total ecosystem. The Corps will work with individuals to determine a suitable site scheme. The goal is not to establish a dense forest in areas presently void of canopy, but to create vegetative tree cover equal to or greater than 60 square feet of basal area per acre or provide a 60/40 relationship between shade and sun. See section 16, Forest Management.

12.5.6.8 Mowing or Bushhogging. Mowing and general lawn care of public land is not permitted. Presently, there are areas on public land where the adjacent landowner has maintained grassy areas in a lawn-like condition. These open areas generally evolved from agricultural practices that removed tree cover prior to land acquisition by the Government or from tree loss due to fires, diseases or other causes since impoundment of the lake.

Adjacent landowners may continue maintaining these existing grassy areas provided the activity is authorized by a Lakeshore Use Permit. Authorized foot paths six (6) feet wide may also be maintained by mowing and limited underbrushing. Site plans delineating the limits of cleared areas, underbrushing, or plantings from the approved plant list in Exhibit VII will be developed on-site by the applicant and a Corps ranger.

12.5.6.9 Hazardous trees that endanger life or property may be cut/dropped and/or removed from public land. Specified Act permits may be issued or the applicant advised in writing the reasons for denial. If the Corps is requested to fell hazardous trees any subsequent cleanup or removal of the tree may be authorized by permit to the requester.

12.5.6.10 Pest Control includes forest insects, pets or stray animals, rodents and other health related nuisances. Coordination between Corps and local government agencies is essential not only to reduce

health hazards, but also to prevent endangerment to others as well as the resource.

12.5.6.11 Set-Back building codes are absolutely necessary to prevent building errors or boundary discrepancy from becoming major encroachment problems. Local governments are strongly encouraged to pursue set-back zoning on the Corps boundary line. Such a policy will greatly reduce conflict between the general public, the Corps, and the neighboring landowners, as well as reduce the tax payers share of costs necessary to protect public lands around Lake Lanier. It is recommended that a 15 foot set-back be established and enforced See [Sections 13](#) and [14](#).

12.5.6.12 Private roads established under prior policy were authorized for shoreline access only and were not intended to be used for vehicle or vessel storage. These roads now have a grandfathered status. No new roads are authorized for private use.

12.5.6.13 Violation of Permit Conditions/Unauthorized use. Violations of permit conditions or unauthorized uses of public property will result in corrective action that may include issuance of a citation under the provisions of CFR Title 36, termination of permit, removal of private property, restoration of public property and/or other civil action as deemed necessary.

Items often addressed as unauthorized use are the conversion of public land to private use such as with vegetable and flower gardens, clearing of trees, underbrushing without a permit, construction of roadways, and abandonment or disposal of personal property. Due to the lack of setback policies construction of houses, sundecks, porches, swimming pools or outbuildings are often partially on public property as well as related debris, fill, septic tanks and drain fields, once a permit violation or unauthorized use is corrected the violator is eligible to reapply for a Lakeshores Use Permit subject to current regulations.

12.5.6.14 Silt Removal may be authorized in accordance with CFRs Title 33 and 36. Silt removal cannot be authorized to excavate original soils and rock. Only alluvial soil may be removed. Permits to remove silt will not authorize the altering of the original contour, drainage pattern, or wetlands, nor removal of one (1) foot or less of silt deposit. Silt removal will not be authorized if access to the shoreline is not available without destruction of the sites. Silt removal authorizations must comply with the Nationwide permit program addressed in [Sections 12.4](#) and [12.5](#). A silt removal plan will be required and must include a cross-section with dimensions illustrating original, current and final slope as well as depths after work is complete. The plan must list the manner in which excavated material is disposed and where the upland fill site is located. Excavation may not occur below free flowing stream levels. Final grade must allow for free or continuous drainage to the main channel.

Silt removal may be required when degradation of project lands and water occurs. Restoration will not be required if the effort to restore would produce or create worse conditions.

13. Boundary Control. Questions often arise concerning the project's boundaries. The project was surveyed and monumented during the middle 1960's and early 1970's. Although some sections of the boundary line follow a specific contour or elevation, most of the government boundary consists of straight lines between points. These points are represented on the ground by either angle iron or monuments. Often a private survey was accepted as being representative of the government's line if the private survey was recorded in the courthouse prior to the government survey in the mid-1960's. Many of these private surveys contained errors and tracts subdivided based on these surveys resulted in lots that in some instances encroached on public property. The policy for resolution of encroachments based on an accepted private survey is outlined in [Section 14](#). Based on this policy, the Corps' continuing effort to maintain the property line may result in limited realignment of the boundary line to adjust for survey discrepancies. As part of the continuing effort to maintain the boundary line, witness trees are painted in red. These witness tree markings do not represent the exact boundary line, but simply mean that the governments boundary line is nearby. A private survey is recommended prior to any construction

adjacent to public lands. The Corps of Engineers does not assume the responsibility of identifying private property boundary lines. This is the adjacent landowners responsibility. Information related to the government's boundary can be obtained at the Resource Manager's office. For further information related to the government's boundary refer to Exhibit VI.

14. Encroachment Resolution. Items placed on public lands longer than 24 hours that are not authorized by a permit are considered encroachments. Such items are subject to removal at the owners expense. If impounded and unclaimed these items will ultimately be disposed. Encroachments are classified as either major or minor.

Minor encroachment are portable personal items. The Corps generally prefers to return minor encroachments to private property. The abandonment of personal items is often in the form of solid waste such as rubber tires, styrofoam, lumber, steel, furniture, building debris, etc.

Maior encroachments are considered to be items of more substantial nature and can result in civil action to require removal. These encroachments generally include storage sheds, swimming pools, decks, screen porches, and garages. These type encroachments may have been prevented had the owner surveyed his property and checked Corps boundary data. Other than litigation there are two possible alternatives to curing major encroachments. These are: (1) If the encroachment was inadvertently placed on public property prior to the government actually establishing and marking the boundary line on the ground and the encroachment is an intricate portion of a residence (main structure, not decks, screen porches, etc.), then a land disposal may be possible; and (2) If the encroachment is above elevation 1085 MSL and the private party also owns land below the 1085 contour that is not covered by flood easement to the government, then a property exchange may be possible. The official encroachment resolution policy letter is available to the public at the Resource Manager's Office.

15. Flowage or Flood Easements. The United States (Corps of Engineers) owns most of the lands surrounding Lake Lanier in fee title. There are locations where only flowage easements were obtained. These lands remain private property, but have restrictions placed on their use. Those easements covered by water still fall within the Corps regulatory jurisdiction as waters of the United States. Certain private uses of easement property may be authorized by the Resource Manager. Locations of easements can be identified at the Resource Manager's office. All purchased easements are recorded.

16. Forest Management. Lake Lanier's forested lands are managed to achieve multiple use benefits. Guidance for forest management is contained in Public Law 86-717 which established that project lands be developed and maintained to assure that forest resources are managed for multiple use yield in a manner that will not impair the productivity of the land to provide for future generations. Forest products are not the primary focus of management goals at Lake Lanier. Equally important within the context of multiple-use are esthetics, wildlife benefits, air and water quality, soil erosion, as well as the quality of outdoor recreation experiences.

"Limited Development" forest and vegetative management objectives at Lake Sidney Lanier are to sustain a healthy, vigorously growing, uneven-aged, esthetically pleasing forest capable of supporting recreational use. In "limited development" areas minor underbrushing will be authorized via the Specified Acts Permit provided adequate understory vegetation is maintained for forest regeneration and the underbrushing can be accomplished without degradation of the site. Approval for underbrushing will be considered on a case by case basis and accomplished through an on-site meeting to develop an underbrushing, plan that supports management objectives for the particular site. The cutting of dead or diseased trees which pose a threat to persons or property can be authorized in these areas. Clearing to obtain scenic vistas or to establish lawns is not permitted. Removal of forest humus or mulch is prohibited since it results in sheet erosion, root damage, and soil compaction. Areas presently modified and permitted to provide vistas or lawns will be authorized for continued maintenance in accordance with

### Section 12.5.6.8.

The "Protected" forest management objective is to sustain a fully-stocked stand of native trees. Management practices will include those necessary to provide protection from fire, insects, disease and other threats, to allow for appropriate harvest of trees, and to regenerate forest stands.

"Public Recreation" forest management objectives are to maintain a healthy, vigorously growing forest capable of supporting pressure from recreational use. The preferred density for stands in these areas should provide a 60/40 relationship between shade and sun and can be achieved with a basal area of 60 square feet per acre. In public recreation areas that are currently undeveloped the objective is to carry a healthy vegetative cover capable of supporting future development and high density recreational use.

Implementation of forest and vegetative management objectives is accomplished utilizing a variety of methods including selective thinnings to reduce basal area and increase stand vigor, regeneration to establish cover on nonforested areas and to replace mature stands.

17. Wildlife Management. Successful wildlife management at Lake Lanier can best be achieved by integrating wildlife programs with effective forest management practices. The goal of wildlife management is aimed at developing, improving, and maintaining vegetative communities that will serve diverse wildlife. This objective is established since different wildlife associate with different plant types. Fulfillment of this goal will provide better opportunities to observe wildlife and to engage in other non-consumptive uses such as photography and nature study.

Due to extensive development adjacent to public land and Lanier's heavy visitation, hunting has been prohibited on project properties. Consequently, management emphasis has been devoted to the promotion of non-game wildlife, although game species and waterfowl derive considerable benefits. In conjunction with a non-game management emphasis, the Resource Manager is mandated to enhance and promote endangered and threatened wildlife species and their habitat wherever they exist on the project.

Since the wildlife program strives to promote a diverse wildlife community, the Corps often manipulates habitats. Active management includes providing deficient habitat components such as installing nesting structures or food plots. Since "Limited Development" areas tend to receive stress from human activity, the Corps encourages and authorizes planting native vegetation by interested parties. 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.

18. 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. Corps personnel also cooperate with county health departments to correct septic tank pollution and with state and county engineering departments to resolve soil erosion problems.

Cooperation with the Georgia Game and Fish Division (GFD) is necessary to manage fish resources. The Fisheries Management Section, GA. GFD is responsible for population management. Corps staff are

obligated to assist GFD in several ways such as fish kill investigation, habitat enhancement, and occasionally, field monitoring of fish populations. The Resource Manager frequently enters into cooperative fish attractor projects to provide increased recreational opportunity for sport fishery.

Working under specific management directives, Corps personnel continually work with lake users to minimize infringement to fish spawning habitat and water quality. Visitors should refrain from clearing non-hazardous shoreline stumps or trees that have fallen onto the lake bed. Permits can be obtained to install fish attractors at or below elevation 1050 MSL.

19. Water Quality. Water quality management at Lanier is a complex and challenging task due largely to the extensive and varied human activity both in and around the lake. The broad goal of this management responsibility is to promote water quality adequate for safe and healthy public use as well as conservation of wildlife, fish and other beneficial aquatic life. To achieve this goal the Corps of Engineers strives to maintain compliance with federal and state water quality laws and standards as they relate to specific Corps operations. Protection of project waters is promoted by the following Corps involvements: limited Corps enforcement of project water pollution regulations as shown on Exhibit XVI, periodic water assessment, implementation of solid waste abatement programs for the general shoreline, and promotion of environmental awareness. Additionally, the Corps of Engineers, actively seeks and maintains cooperative relations with other water quality management agencies.

Jurisdiction and enforcement of water quality is encumbered by multiple government agencies having different and overlapping regulatory responsibilities. The Corps is mandated by federal law to protect the lake resource for safe and healthful public use. Corps personnel are authorized to enforce provisions of Code of Federal Regulations, Title 36, part 327 which prohibits the discharge of pollutants in or onto project property. As situations dictate project staff conduct preliminary investigations of non-CFR violations on or near the project and forward their findings to agencies with appropriate jurisdiction for continued investigation and proper enforcement.

The State of Georgia and its Political subdivisions have principal authority and responsibility to enforce Georgia laws on the Lake Lanier project. The State has its own water quality control law which establishes enforcement authority by the Georgia Environmental Protection Division (EPD). EPD is also authorized by the U.S. Environmental Protection Agency (EPA) to implement and enforce the Federal Clean Water Act within the State of Georgia. A major component of this federal law involves the National Pollutant Discharge Elimination System (NPDES). This is a permit program that authorizes certain discharge of effluent into open waters. A common example of a permitted discharge includes treated waste-water from a municipal sewage treatment facility. The Corps refers cases of continuing unpermitted discharges to EPD which has responsibility for the NPDES program and associated enforcement action.

To complement EPD's management of surface discharges, a separate permit program is administered to accommodate on-site, sub-surface disposal of wastewater. This program is administered by environmental health offices of local county health departments that issue permits for septic tank installation and underground discharge of wastewater or sewage, such as that from private residences.

Another authority is established for federal regulation of sanitation devices on vessels known as marine sanitation devices (MSD). The U.S. Coast Guard has authority under CFR Title 33 to control discharge of sewage from vessels by specifying and enforcing design, installation, and operation of MSD. However, federal regulation of this aspect of water quality control currently preempts state regulation of MSDs with the exception of MSDs on houseboats. Since the U.S. Coast Guard does not normally patrol Lake Lanier, enforcement of MSD regulations are greatly limited. Exhibit-XVI flow charts the management roles and responsibilities of concerned agencies.

To promote a healthier environment Corps regulations prohibit the discharge of sewage, garbage, and

other pollutants into lake waters or onto public lands. As provided by federal regulation, vessels may discharge treated sewage into project waters when processed by a properly installed MSD, but these devices are not normally inspected for compliance on Lake Lanier. Additionally, some vessels are only equipped with sewage holding tanks that are used in combination with marine pump-out stations. These conditions, combined with the absence of Coast Guard MSD enforcement, prompts the Corps to support efforts by the State of Georgia to make Lake Lanier a zero-discharge water body for all vessels especially when considering that approximately 20,000 vessels are routinely stored on the lake. Sewage from vessels should be removed at marine pump-out stations. Marine pump-out stations are located at Bald Ridge, Lan-Mar, Gainesville, Clarks Cove, Aqualand, Starboard, and Holiday Marinas.

Water pollution may be derived from and categorized into two broad sources - point and non-point. Point sources are best described as pollution originating from an identifiable source such as an effluent line. Non-point sources are not readily identifiable and are derived over a broad area. Examples of non-point source pollution include pesticide run-off and soil erosion from a stream watershed. Dependant on the circumstance, some types of pollution may occur in either category. Thus the classification of pollution sources is a relative determination, but this description has some significance as far as applicable regulations and enforcement.

Since point sources are easier to identify than non-point sources they are generally easier to control. Septic tanks occasionally degrade the lake's water quality by being located too close to the flood plain and/or not functioning correctly. Consequently, the Corps has broadened its policy toward septic tank systems. The policy states that septic tanks and drain fields will not be permitted on public property regardless of their age, if located below elevation 1085 MSL. All septic systems that are currently located on public land below elevation 1085 MSL must be removed. According to project records only two facilities have been permitted. All other systems are encroachments. Systems located on public property above elevation 1085 MSL may remain, if presently permitted, as long as the system does not need major repair. Once major repair is required the system must be closed and rebuilt on private property. These measures will reduce infiltration of septic tank contents into lake water during periods of higher lake levels. Consistent with the Corps policy change, health officials surrounding Lanier have previously implemented a requirement prohibiting new septic systems below contour 1085 MSL regardless of property ownership.

To enlighten the public on how they can help protect the lake's water quality, the Corps is taking a more active role in environmental awareness programs. Interpretive programs that address water quality will be presented to public groups. New Lakeshore Use Permits are required to meet on-site with Corps staff to discuss proposed facilities, water quality and other environmental concerns. Where water quality is degraded due to erosion, permits may be issued to allow residents to plant native vegetation. A brochure is being developed to address ways the public may protect water quality while using Lake Lanier.

Cleaning vessels and docks with soaps and solvents on the shoreline pollutes the lake. This activity and the unauthorized use of insecticides, herbicides, pre-emergents and fertilizers are prohibited on public land and water. Application of the above chemicals and construction on adjacent private property has strong potential to disperse pollutants into the lake. Instances of sedimentation and chemical pollution will be investigated and reported to the appropriate agency for their action.

Non-point source pollution is difficult to control. Chemical applications over large areas ultimately degrade the lake's water quality. Indiscriminate use of fertilizer contributes to nutrient loading, thus accelerating the natural aging of the lake. Phosphorus from fertilizers and other sources control the lake's productivity. Cases of excess phosphorus generate unwanted high levels of algae that can reduce oxygen levels and kill fish. To relieve some of these problems, the Corps strives to educate the public about the values of good water quality practices. Additionally, the Corps conducts an annual solid waste removal program along the general shoreline. This removal eliminates a substantial amount of debris that in itself is a form

of water pollution or has potential to become soluble in lake water.

To maintain a comprehensive effort toward controlling pollution, EPD and the Corps are involved in monitoring water quality on Lanier. EPD samples the lake's water quality on a regular basis and when conditions exist that are suspected to threaten public health, EPD may issue orders restricting the use of project waters. If lake waters are found to be a health hazard, the Corps will comply with requests by either EPD or the Division of Public Health, Dept. of Human Resources by posting warnings and/or -restricting access to any portion of the lake body.

To meet its own directives the Corps conducts limited water quality monitoring. The Corps has measured several water quality factors at the dam for several years. However, to establish a broad baseline of the lake's condition, the Corps will sponsor a major water quality study at least once every ten years. This study typically evaluates selected chemical, physical and biological conditions of the lake, its tributaries, and the river below the dam.

20. Wetlands. The term "wetlands" means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands in, on or around Lake Lanier provide significant natural biological functions including food chain production, general habitat for aquatic and land species such as nesting, spawning, rearing and resting sites, and serve to purify water. Maintenance of wetland areas is important due to their scarcity in North Georgia. All wetland habitats in an area should be preserved to promote the region's ecological integrity. To maintain wetlands, no permit will be issued that involves general or specific use or alteration of wetlands unless concurrence is gained 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 XIV. 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.

21. Aquatic Plants. Due to the rise and fall of Lake Lanier, its depth, and northern Georgia location, nuisance aquatic weeds have not thus far 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. Of most concern are hydrilla and Eurasian watermilfoil.

22. Endangered Species. The Endangered Species Act of 1973 declares the intention of the Congress to conserve threatened and endangered species and the ecosystems on which those species depend. The Endangered Species Act requires that federal agencies use their authorities in furtherance of its purposes by carrying out programs for the conservation of endangered or threatened species, and by taking such action necessary to insure that any activity authorized, funded or carried out is not likely to jeopardize the continued existence or result in the destruction or adverse modification of habitat of such species. Permits will not be issued that conflict with the preservation of endangered species. Any permit issued in violation of the Endangered Species Act either past or present will be rescinded. For a list of endangered species known to range, or exist in the proximity of Lake Lanier see Exhibit XV.

23. Cultural, Historical, & Archeological. The National Historic Preservation Act of 1966 and The Preservation of Historical and Archaeological Data Act of 1974 were provided by Congress to protect historic sites and recover historical and archeological data. If it is determined that a previously issued permit infringes upon or impacts a historic site, the permit will be rescinded. Permits will not be issued

that involve general or specific use or alteration of historic sites unless culturally cleared by appropriate agencies. The use of metal detectors or other land-based electronic or nonelectronic detection devices are prohibited except by written permission from the Resource Manager.

24. Island Management. Lake Lanier has more than 100 islands that provide scenic value, provide wildlife habitat, serve as buffers between development, and afford numerous day-use recreational activities. Day-use activities consist of fishing, sunbathing, hiking, swimming, birdwatching, wading, picnicking, etc. All fires and camping, including the placement of any type tent, are not permitted on islands.

The practice of island camping has been prohibited due to resulting site degradation; lack of sanitation facilities and potable water; and the lack of adequate patrol and law enforcement. Unrestricted use has led to unauthorized construction, rowdiness, the loss of vegetation and wildlife food sources, and has encouraged erosion. The islands are the last havens for wildlife species to escape the pressures of development and high density recreational use. Uncontrolled use threatens the ability of the islands to provide this safe retreat for wildlife. In a recent study the University of Georgia documented that nesting attempts by Canada Geese were disturbed by inappropriate public use of project islands. Public use is also credited with starting fires that completely burned several islands.

Except for holiday weekends most campers can be accommodated in Corps and other public and private campgrounds. Development of the islands is not considered a feasible solution. In an informal survey of campers who frequent the islands it was learned that if facilities were developed on the islands those visitors who prefer a rustic or primitive type camp setting would no longer frequent the area.

Boaters wishing to anchor off an island to spend the night on their vessel may do so. However, fires are prohibited on islands. visitors wishing to tent camp will be directed to the nearest available campground.

Other natural resource concerns on islands that must be addressed by Management action include kudzu control or eradication, if possible, timber stand improvement, erosion control, and wildlife management.

25. Leases. With the exception of possibly establishing marina services in the upper Chestatee, no new areas are currently available for leasing. Presently 34 areas are leased to other federal, state and local governments and quasi-public organizations for either public recreation or commercial purposes. Leased areas are generally granted use to a specific contour or elevation.

Marinas are often allowed to provide for safety and security by prohibiting non-patronage related activities or boating within 100 feet of their fixed or floating facilities.

26. Commercial Activity. Commercial activity is prohibited without a lease. Presently 10 marinas plus the Lake Lanier Islands complex are outgranted for commercial purposes. All commercial activities must be conducted at one of these locations. Parties interested in providing some business service for Lanier visitors must first seek a subconcessionaires agreement with one of the above 11 lease-holders. If this agreement is reached the lessee will then approach the Corps for concurrence and amendment of the lessee's contract with the Corps. The Corps retains the final approval and does not automatically concur with subconcession agreements. The Corps of Engineers will provide commercial activity information to the general public, but the agency does not contract with third party members.

27. Regulatory Buoys. The placement of regulatory buoys such as "no wake" are accomplished by the Corps with the Georgia Department of Natural Resources, Game and Fish Division, concurrence. It is the intent-of this program to promote public boating safety. Areas are regulated to the minimum required to provide safe boat operation yet meet each agency's enforcement ability. Regulatory zoning to suit private needs would over-regulate the project to such a degree that boaters would be prone to ignore regulatory



buoys and therefore, such zoning is not authorized.

28. Administrative Review. Recommendations made by Corps field personnel relative to the issuance of permits are subject to review by supervisory and managerial personnel. Permit authorizations are only made by the Resource Manager or his designee. Review of permit denials may be requested. If reviews made by supervisory then managerial personnel are not deemed adequate then a complaint may be forwarded through the field office to the Mobile District office for further review and response. The administrative review process is considered exhausted at the District Commanders level. Administrative review beyond the District level will be based on the District Commanders recommendation.

29. Lake Advisory Council. There is a continuing need for coordination and exchange of information between Lake Lanier users and the Corps of Engineers concerning Lakeshore Management. Updating of the Lake Lanier Lakeshore Management Plan would be facilitated by a Lake Advisory Council. Council members should include business persons, environmental groups, private individuals, as well as public and private organizations from national, state and local levels who have an interest in the future management of Lake Lanier.

30. Summary. The Corps is charged with protecting and managing Lake Lanier within its scope of authority while serving the general public. It is the attempt of this plan to provide the most benefit to the public and to balance needs against the physical limitations and natural qualities of the project. In formulating the plan present and future needs were considered. The Resource Manager will continually monitor the needs of lake users and recommend revisions that will minimize conflicts between various interests. Minor changes in area limits or allocations of areas will continue to be approved by the District Commander and reported to the Division Commander on an annual basis. In advance of recommending a major revision to this plan, the Lake Advisory Council will be consulted as an advisory body and any agreements will be publicly announced for review and comment prior to implementation. To reduce the amount of time to recommend, review, evaluate, and update minor portions of the plan, individual segments may be evaluated rather than the entire document. The plan will be subject to periodic reevaluation.

#### Exhibits

Exhibit I	<a href="#">Lakeshore Allocation Map</a>
Exhibit II	Standard Floating Facility Drawings
Exhibit III	Electrical Service Requirements
Exhibit IV	Pathway/Steps Standard
Exhibit V	Shoreline Allocation Signage
Exhibit VI	Boundary Line Marking Standard
Exhibit VII	Recommended Native Trees and Shrubs
Exhibit VIII	Shoreline Protection
Exhibit IX	Brochure "How to Apply for a Permit"
Exhibit X	Applications
Exhibit XI	Privacy Notice
Exhibit XII	Fee Schedule
Exhibit XIII	Schedule A/B
Exhibit XIV	Common Plants and Trees in Wetlands of North Georgia
Exhibit XV	Threatened and Endangered Species that may range in the Northern Piedmont of Georgia
Exhibit XVI	Water Quality Reporting Procedures
Exhibit XVII	Common Native Wildflowers and Ferns of the Northern Piedmont of Georgia
Exhibit XVIII	Code of Federal Regulations, Title 36, Part 327, Parks, Forests, and Public Property

The following links contain scans of the Exhibits Attached to the Lakeshore Management Plan

[Archive 1](#) (Exhibits I-VII)

[Archive 2](#) (Exhibits VII (cont.) - X)

[Archive 3](#) (Exhibits X (cont.) - XI)

[Archive 4](#) (Exhibit XVII & XVIII)

All exhibits not listed here are available from the project manager's office.

Visitor **1 3 8 6** since April 15, 2004

US Army Corps of Engineers  
Lake Sidney Lanier  
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