

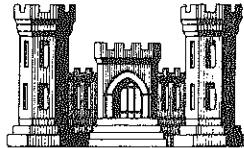
DESIGN MEMORANDUM NUMBER 11C

APPENDIX F
LAKESHORE MANAGEMENT PLAN
REVISED MASTER PLAN

PROCTOR LAKE

BRAZOS RIVER BASIN

LEON RIVER, TEXAS



U.S. ARMY ENGINEER DISTRICT

FORT WORTH, TEXAS

JULY, 1976

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SUMMARY

Policies - Lakeshore management embodies the responsibility to properly utilize the Government property to promote the safe and healthful use of the shoreline for recreational purposes, to maintain acceptable fish and wildlife habitat and to enhance aesthetic quality and natural environmental conditions. It is also the policy of the Chief of Engineers that private exclusive use will not be permitted on new lakes or on lakes where no private facilities or uses exist as of the date of this regulation. Private exclusive use will be permitted only to honor any past written commitments. Boat owners will be encouraged to moor their boats at commercial marinas, utilize dry storage facilities off project lands or trailer their boats to public launching ramps. Community mooring facilities are encouraged to reduce the proliferation of individual facilities.

Objective - It is the objective of the Corps of Engineers to limit private exclusive use of public property to the degree necessary to gain maximum benefits to the general public. Such actions will consider all forms of benefits such as recreation, aesthetics and fish and wildlife.

Guidelines - The Chief of Engineers furnished the following guidelines to assure that the above policies and objectives are accomplished:

- (1) The entire lakeshore will be allocated into Limited Development Areas, Public Recreation Areas, Protected Lakeshore Areas and Prohibited Access Areas.
- (2) New Development will be permitted only in limited Development areas and no more than 50 percent of the shoreline allocated to limited development areas will be developed.
- (3) All Lakeshore Use Permits issued for any purpose are nontransferable.
- (4) Existing facilities now under permit, if maintained in good condition, should in general remain under permit until replacement is required, or until death of the permittees, or until sale or cessation of use of the facility.
- (5) Grandfather rights will extend for the period of time that the facility will pass annual inspections without major repair.
- (6) Lakeshore Use Permits will be issued for a period of five years. As permits become eligible for renewal after 1 July 1976, a charge of \$10.00 for each new permit, thereafter a \$5.00 annual fee for inspection will be made.

Plan - This plan implements these policies and guidelines.

- (1) This plan with the overall Master Plan will be reviewed periodically.
- (2) The new personal permits will be issued to both the husband and wife.
- (3) The new permits are revocable and are for a specified period of time (maximum, five years). The permits will be renewed if maintenance standards are met and the conditions of the permit are complied with.
- (4) Permitted boathouses will be used only for the mooring of a boat and related gear (no items conducive to human habitation).
- (5) No bonds will be required, but facilities which are not removed when specified will be considered as unauthorized structures pursuant to Title 36, Chapter III, Part 327.20 of the Code of Federal Regulations.

PROCTOR LAKE
LAKESHORE MANAGEMENT PLAN

SECTION I
INTRODUCTION

1-01 Purpose - The purpose of this plan is to provide for the management of the shorelines and for the protection of desirable environmental characteristics of Proctor Lake. This plan implements the policy for controlling private development on public lands and waters of the lake.

1-02 Authority - The authority to establish this plan is ER 1130-2-406 dated 13 December 1974.

1-03 References

- a. Fort Worth District Floating Facilities Policy, 1 November 1970.
- b. Title 16 U.S.C., Section 460d (Section 4, Flood Control Act of 1944, as amended).
- c. Title 31 U.S.C., Section 483a (The Right to Charge Fees).
- d. Title 43 U.S.C., Section 4321, 4331 to 4347 (National Environmental Policy Act of 1969).
- e. Title 43 U.S.C., Sections 1155, 1157, 1158 to 1251 et seq. (Federal Water Pollution Control Act, as amended).
- f. Title 36, Chapter III, Part 327 Code of Federal Regulations (Rules and Regulations Governing Public Use).
- g. Title 42 U.S.C., Section 4331 (Executive Order 11752, Environmental Policy Act).
- h. Title 33, Chapter II, Part 209, Section 209.120, Code of Federal Regulations (Permits for Work in Navigable Waters and Ocean Waters).

1.04 History - Proctor Lake was authorized in the Flood Control Act of 3 September 1954. Construction of the dam began in January 1961 and impoundment of water began in September 1963. Prior to 1 November 1970, permits were issued on request of private citizens for private floating facilities and other facilities when their plans and specifications were approved. During the period of 1963 until 1970, the maximum number of permitted facilities on the lake reached 15 in 1970.

The environmental and aesthetic qualities of the lake suffered from the degradation caused by these structures. This situation also brought attention to the limited public access into many desirable areas of the shoreline. As of 1 November 1970 permits for private floating facilities were no longer transferable and no new permits were issued. Concurrently efforts to improve existing conditions on the lake were started.

SECTION II

OBJECTIVES OF THE PLAN

2-01 General - The objectives of this plan are to manage the resources of Proctor Lake to afford maximum use and enjoyment of the lake lands and waters for all segments of the public and to honor past commitments to private individuals.

2-02 Commercial Concessions - Boat owners will be encouraged to moor their boats at commercial marinas, utilize dry storage facilities off project lands or trailer their boats to public launching ramps which are provided by the Corps at no charge. Concessionaires will be encouraged to increase their storage capacity based on public demand. Additional concessions will be considered when the need is demonstrated.

2-03 Private Exclusive Use - Ultimately the objective is to eliminate private exclusive use of facilities in areas where they compete with the interests of the general public. However, past written commitments or valid permits will be honored as long as the existing facilities remain in the same ownership and are maintained in such a manner to meet safety standards. All exclusive use of lands and waters will be by permit or outgrant instrument only.

2-04 Public Involvement - The public has been involved in the draft of this plan through their comments on the proposed regulation published in the Federal Register on 30 May 1974, workshops held at the project on 9 December 1975 and 26 May 1976 and verbal and written contacts to Corps personnel during the period from May 1974 to June 1976. Each future review involving any change of consequence to this plan will follow a similar procedure. (See Section X).

SECTION III

DESCRIPTION OF SHORELINE

3-01 General - Proctor Lake is located on the Leon River approximately eight miles northeast of Comanche, Texas. The topography of the land around the lake consists of gently sloping to gently rolling prairie. There are very few steep banks in the vicinity of the lake.

3-02 Shoreline - The shoreline is 38 miles long at normal pool elevation of 1,162 feet above sea level. The upper two-thirds of the lake is very flat and the water is shallow. This portion of the lake is unsuitable for mooring of floating facilities because one foot of vertical fluctuation can cause the water's edge to fluctuate up to 100 feet horizontally. This portion of the lake also poses great problems to waterline permit holders since they must move their intakes long distances each season as the water level fluctuates. The lower one-third of the lake has sufficient gradient in many places to make the impounded water suitable for recreational activities. This area is suitable for intensive public use and a large portion of the shoreline area is included in developed parks. The dominant tree species found at Proctor Lake are pecan, hackberry, oak, cottonwood and mesquite. Ground cover consists largely of improved pasture grasses but a few remain native. The soils of the area are mostly loose sandy soils.

3-03 Present Land Use - The fee lands around Proctor Lake are managed solely by the Corps of Engineers. The Corps manages 1,390 acres of designated parks for high intensity recreational use; 72 acres designated for other uses by non-profit organizations; 1,262 acres of wildlife and nature study areas where management is directed to the soil, vegetation and habitat improvements; 1,267 acres of aesthetic areas intended for low intensity public use with minimum physical development; and 420 acres of land reserved for operation and maintenance purposes.

3-04 Existing Private Development

a. Private Floating Facilities - At present there are two types of private floating facilities under permit on the lake. First are boathouses, either closed or open, with slips for the mooring of boats and are designed to store the boat within the confines of the outer dimensions of the facility. The second type are open flat docks used as fishing docks and/or open mooring docks beside or within which boats can tie up.

b. Commercial Concessions - At present there are no commercial concessions on Proctor Lake.

c. Commercial Developments - At present there are no commercial developments around Proctor Lake.

d. Subdivisions - There are six active or planned subdivisions concentrated in five main areas around the lake. Residents of these subdivisions have the same rights as other adjacent owners of free foot access to the adjoining public lands for recreational purposes. As adjacent owners, they have no special rights or privileges beyond those of other visitors, regardless of where they may reside.

3-05 Existing Access - Existing access roads to designated park areas are good to excellent. Access to areas outside the developed park is generally poor. Many of these are old volunteer roads and undedicated. Pedestrian access is good in most areas.

3-06 Indian Lands - There are no Indian Lands within the boundaries of Proctor Lake Project.

3-07 Joint Jurisdiction - No other Federal agencies have jurisdiction over administration of the Lakeshore covered by this plan.

SECTION IV

LAKESHORE ALLOCATION

4-01 General - Proctor Lake shoreline is allocated into specific categories as shown by the attached Lakeshore Management Plan Map. Detailed site investigations of each area were accomplished before area classification was established. Factors taken into consideration during the shoreline survey were as follows:

- a. Site size and location.
- b. Land profile.
- c. Exposure to wind and currents.
- d. Accessibility to the public.
- e. Water depth.
- f. Vegetative growth.
- g. Site environment.
- h. Aesthetics.

Areas along the shoreline are presently being used according to the allocations set forth in Section 4-02 below.

4-02 Allocations

a. Limited Development Areas - Limited development areas are those areas where private exclusive use privileges and facilities may be permitted. Based on the above considerations, no such areas were allocated. Because of this lack of suitable areas and our commitment to honor valid permits, the decision has been made to designate as Restricted Limited Development Areas each area where such permitted facilities now exist. As the Grandfather Clause for each facility expires, interested parties will be encouraged to use commercial or community facilities. Existing private facilities may be moved from their present location to another location on the lake only through a mutual agreement between the Reservoir Manager and the permittee which will be advantageous to the Government in achieving the objectives of this plan. No new individual private facilities will be permitted.

b. Public Recreation Areas - There are four designated public recreation areas on Proctor Lake. At the present time there are no private facilities located within these public parks. No new private facilities will be allowed within these public parks. Mowing permits may be issued if mowing does not interfere with park purposes. Land form modification (changing of contours) will not be allowed by adjacent owners.

c. Protected Lakeshore Areas - Protected lakeshore areas are designated primarily to protect aesthetic, environmental and wildlife resources. These areas are available for low density recreational activities requiring no physical development. No new private facilities of any type will be permitted in such areas and existing facilities will be eliminated by attrition. Modification of land form and vegetation by private concerns may be permitted only after due consideration of its effects on the environmental and physical characteristics of the site.

d. Prohibited Access Areas - These lakeshore areas are allocated for project operation facilities, protection of ecosystems, and the physical safety of the recreation visitors. This allocation includes the project headquarters, embankment (front and back slopes), and stilling basin. Private exclusive uses and modification of land form and vegetative communities are not permitted in these areas.

SECTION V

PERMITS

5-01 Lakeshore Use Permits - Permits are issued and enforced in accordance with provisions of Section 327.19, Chapter III, Title 36, Code of Federal Regulations. Permits are issued from the project office for all structures of any kind that are to be in the waters of the lake for a period of 72 hours or longer. These permits are non-transferable and shall become null and void upon sale or transfer of the structure, or the death of the permittee. Existing permittees will be allowed to place the name of the spouse on a renewal permit to be issued under this plan. This permit shall remain in effect for five years and will be renewed as long as either spouse shall live if the facility is properly maintained. Lakeshore use permits are also issued for vegetative modification activities on the land which does not involve in any way a disruption to or a change in land form. Violations of the conditions of the permit or any unauthorized modification of the permitted structure or activity will be grounds for revocation of the permit. Lakeshore use permits are subject to revocation with thirty (30) days notice if removal of the permitted structure or activity is required to conform with the law, this plan, or the operational procedures of the lake. For brevity, the term "Lakeshore Use Permit" and "Permit" shall be used interchangeably within this section.

5-02 Department of the Army Permits - Permits for such activities as dredging, construction of fixed structures, including fills and combination fixed-floating structures, and the discharge of dredged or fill material in navigable waters will be issued under conditions specified in permits issued under authority of Section 10, Rivers and Harbor Act of 3 March 1899 (33 USC 403) (not applicable to Proctor Lake) and Section 404 of the Federal Water Pollution Control Act (33 USC 1344). Lakeshore Use Permits will not be used under these circumstances.

5-03 Real Estate Instruments - Real Estate instruments shall cover all commercial development activities and all activities by individuals which are not covered in Sections 8 and 9. These involve changes in land form or appropriate land-based support facilities required for private floating facilities. All rights-of-way for waterlines, stairways, trolleys, and livestock movement and watering shall also be included and must be covered by a Real Estate instrument. Real Estate instruments are issued at fair market value.

5-04 Conditions - Any individual or group wishing to use, change, landscape, build upon, or place upon Government property any facility, must obtain written permission through the Project Office. Plans must be approved by project officials prior to a permit being issued. All plans must be submitted on 8½" by 14", legal size paper. Construction of shoreline improvements will be subject to the following requirements:

- a. Only hand operated tools may be used. The use of heavy equipment such as tractors and bulldozers is not permitted.
- b. Only dead or diseased trees, previously inspected by project officials may be cut. Any cut trees must be removed from Government owned lands.
- c. No flowering trees or shrubs such as dogwood, redbud, etc., may be removed, regardless of their size.
- d. Trimming of healthy trees is prohibited.

5-05 Fees - Project Rangers must inspect the site where any work on public lands is to be done. Before the permit is issued an exact understanding must be reached as to what will be done and in what manner. A final inspection will then be made once the work is completed as well as an annual inspection to insure compliance with permit conditions. No fee will be charged for mowing and landscaping inspections or for mowing where the purpose is for safety and/or is to the benefit of the Government. Applicable fees will be charged for permits and licenses and for inspections, when floating facilities, pipelines, electrical lines and landscaping are concerned. As permits become eligible for renewal after 1 July 1976, a charge of \$10.00 for each new permit, thereafter a \$5.00 annual fee for inspection will be made.

SECTION VI

IMPLEMENTATION OF THE PLAN

6-01 Existing Facilities Now Under Permit - On 1 December 1975 there were 12 permitted floating facilities on the Lake.

6-02 Existing Facilities in Public Recreation Areas - On 1 December 1975 there were no facilities in designated or developed public parks.

6-03 Existing Facilities in Protected Lakeshore Areas - On 1 December 1975 there were 12 facilities in these areas.

6-04 Existing Facilities in Limited Development Areas - There are no limited development areas planned for Proctor Lake.

6-05 Existing Facilities in Prohibited Areas - None.

6-06 Policy and Standards

a. Commercial Concessions - Wet storage of boats is preferred at commercial concessions rather than private floating facilities. All commercial operations or activities on areas under control of the Corps shall be in accordance with the terms in the Real Estate instrument. These terms will meet or exceed the safety and construction standards required for private facilities. Project officials are responsible for reporting deficiencies and for inspection of the facilities for compliance with the instrument.

b. Community Dry Storage - This type operation will be encouraged above all other alternatives in the future as it provides the greatest environmental protection. Developers, subdivisions, or communities desiring to construct dry storage on private lands may obtain a boat launching complex with access through a Real Estate instrument subject to the following conditions: Compensation will be at fair market value, the facility will be open to the general public, and plans for the complex and access along with centerline description of the area will be submitted for prior approval. Approval for this type of facility will depend on the desired locations' impact on aesthetic and environmental conditions and the distance from commercial concessions.

c. Community Docks - Community docks will be encouraged in order to reduce the proliferation of individual facilities. Lakeshore permits will be granted for such facilities in "limited development areas" when the sites are removed from commercial marine services and granting of such permits will not despoil the shoreline nor inhibit the public use of the area. It is the policy to issue only one permit for a community boat mooring facility with one person designated as the permittee and responsible for all moorage spaces of the facility. This type of facility shall be for a minimum of five boats and will be for the storage of boats only. No fuel or other concession privileges will be granted.

d. Private Facilities - Revocable permits for private exclusive use facilities either individually or community owned, will be granted in "limited development areas" when spaces are available. Owners of existing permitted structures will be given the first opportunity for the available spaces. Any remaining spaces will be available for new structures.

6-07 Permit Provisions

a. Grandfather Rights - The Government will honor valid permits issued before 13 December 1974 for existing structures under a Grandfather Clause or rights. These "rights" provide that such structures will be allowed to remain in their present locations for the term of the permit. The permit will be renewed as long as the structure is properly maintained, remains in the same ownership, the owners comply with the conditions of the permit and the area is not required for a higher priority use.

(1) Facilities Having Current Permits:

(a) Owners of presently permitted facilities will be allowed to leave facilities at their present location provided the structure is brought up to the Standards for Existing Facilities within one year after the plan is implemented. Repairs will not be allowed if the cost will exceed 50 percent of the cost of a new structure exactly like the one being repaired.

(b) Transfer of ownership is not prohibited; however, it must be done under the following conditions:

1 The facility must remain in its present location or be removed from the lake.

2 The facility, if it is to remain on the lake, must conform to all requirements of the maintenance standards at the time it is sold.

3 The prospective buyer must apply in person for a permit application before the sale is consumated.

(c) Permit Expiration: All permits will expire the last day of the month listed for expiration. A notice will be sent to the permittee forty-five (45) days prior to the expiration date by the Corps of Engineers. The permittee must then call the project office and arrange for a joint inspection of the facility during this forty-five (45) day period. Inspections will be made Monday through Friday between the hours of 8 a.m. and 4 p.m. Failure of the permittee to contact the Project Officer and arrange for the joint inspection during this forty-five (45) day period will result in the permit expiring of its own terms. If a permit expires because of no action in the forty-five (45) day period, the party who held the permit may only get a new permit by going through the procedures shown above.

b. A responsible party, owner or caretaker, must be available locally to care for the structure and provide entrance to the structure and/or information to the Corps of Engineers.

SECTION VII

CONSTRUCTION AND MAINTENANCE REQUIREMENTS

PRIVATE FLOATING FACILITIES

7-01 Minimum Design Standards - See the standards for structures which will be allowed to remain on the lake or its shores. The standard contains the requirements which all structures must meet within one year after this plan goes into effect in order to be permitted.

7-02 Safety Checklist for Inspection of Docks - For details see Standards for Existing Facilities.

SECTION VIII

OTHER LAKESHORE USES BY INDIVIDUALS

8-01 Private Exclusive Use of the Shoreline - Any private exclusive use of public shoreline must be denied except in those specially designated areas where private facilities are permitted.

8-02 Access Paths - It is understood that a property owner next to public lands has the same right to access as any other citizen. Real Estate instruments for access paths may be issued provided the following criteria are met:

- a. That path is for pedestrian traffic only.
- b. That the path be laid out so as to blend naturally with existing topography and vegetation.
- c. That the path be a maximum of three feet in width.
- d. That proper precautions are taken to prevent any erosion.
- e. That portion of the path located on Government property must be open to public traffic.
- f. The authorization does not convey the right to construct any structures (steps, bridges, etc.) in connection with the path.
- g. Any other requirements which the Project Office may deem necessary must be met.

8-03 Landscaping - Landscaping is the changing of the existing scenery of a place for a desired purpose or effect. The definition of landscaping includes the modification of landforms, which is the changing of contours by such actions as grading, excavating or filling. Landscaping also includes vegetative modification, which is defined as the altering of existing vegetation by some physical or chemical means. Vegetation modification activities includes not only the planting of lawns, ground covers, shrubs and trees, but also their removal through the use of herbicides or by such practices as cutting, clearing, mowing or thinning.

Permits may be issued to private individuals for limited landscaping but any permit issued for landscaping does not convey any special right or privilege. Requests for this type of shoreline improvement must contain:

- a. A well described or detailed landscape plan which provides for better management of the area for the enhancement of wildlife propagation, preservation of the aesthetics and prevention of erosion.
- b. A map showing the dimensions and location of the proposed action.
- c. The purpose of the plan.
- d. No planting of species other than those recommended by the Project personnel which will benefit wildlife and help control erosion.

8-04 Mowing - Permits to mow grass and weeds are presently issued and will continue to be issued for private individuals. Each adjacent landowner will be given due consideration for request to mow Government land adjacent to his property. No tree species or beneficial plants may be mowed and the height of the cut vegetation must not be less than three (3) inches. Site environmental characteristics will dictate the amount to be mowed and it will be defined on the permit.

8-05 Stairs, Elevators, and Trolleys - Proctor Lake has very few sets of steps or stairways because of the gentle slopes around the lake. Project personnel will

inspect the existing stairs and obtain detailed photographs for record in lieu of plans. At the time of inspection, needed repairs will be discussed with the owner.

a. Minimum criteria for authorizing existing stairs are, sound construction, treads and risers shall be of uniform dimensions, shall have a handrail, and all material must be free of rot and/or rust.

b. New stairway construction requires approval by the Project Engineer or Reservoir Manager. Before new stairs or extensive reconstruction of existing stairs will be allowed detailed plans will be submitted to the Project Manager for a Real Estate instrument. (See Permits, 5-03). Plans will be submitted on 8½" by 14" legal size paper. New stairs must be of metal construction. Concrete or wood stairways will not be permitted. Concrete foundations for metal stairs will be limited to the amount stated in the Real Estate instrument.

c. Movable access to floating facilities such as gangways, short ladders, etc., designed to allow for access to the facility at various lake stages will not be considered as stairways and will be considered a part of the floating facility.

d. All fixed structures will be considered as separate structures and require a separate approval.

SECTION IX

OTHER LAND AND WATER USES

9-01 Project Lands - Sanitation facilities on project lands include trash and garbage removal from park areas on a schedule varied by park use, waterborne toilets with septic tanks where soils will accommodate them, vault-type toilets elsewhere (pumping scheduled as needed), and trailer dump stations in the larger parks to handle waste from mobile camper units.

9-02 Adjoining Lands - Lands adjoining U.S. Government lands are subject to laws of the State of Texas in regard to sanitation. Garbage is hauled by contractor. Private homes on lands adjoining Government land have septic tank systems. Inspections are made to ensure that raw sewage is not allowed to flow onto Government land.

9-03 Marine Sanitary Facilities - Commercial marinas will handle marine sanitary facilities. Toilets on floating facilities are a violation of the terms of the Lakeshore Use Permit and will result in cancellation of the permit. Houseboats are to have holding tanks for sewage until it can be pumped out at marinas and disposed of into septic tanks or other authorized treatment facilities. At no time will raw sewage be allowed to run into lake waters.

9-04 Hunting - Prior to each hunting season the Project Manager will issue maps showing land areas at Proctor Lake where hunting will be allowed. Specific hunting policies peculiar to the lake will be publicized. The general hunting policies are established by the Texas Parks and Wildlife Department and are enforced by that agency under State law.

9-05 Other - Revocable permits will be granted for ski jumps, floats, boat moorage facilities, all types of duck blinds, and other private floating recreation facilities, where such facilities will not inhibit the public use or enjoyment of the project waters or shoreline.

9-06 Waterlines - Waterlines on Government lands require Real Estate instruments as described in Section 5-03. All future requests for waterline rights-of-way will be reviewed considering the provisions contained within this plan. Approval will be recommended for proposed rights-of-way only when they enter the lake at a point having sufficient gradient to eliminate the need of "chasing" the water when the lake level drops a few feet. Any land alteration needed to maintain the water pump and line will require a permit as described in Section V of this plan. Real Estate instrument holders will be required to keep the shoreline open to all the public and not restrict travel along the shoreline. All rights-of-way will be kept free of litter and the noise associated with the pumping equipment will be held to a minimum.

SECTION X

REVIEW

10-01 This plan has been prepared based on ER 1130-2-406 dated 13 December 1974. Letters to Congress and to the Corps of Engineers, public and private comments by private citizens, and public workshops and hearings were all considered in compiling this plan and the plan constitutes Appendix F of the Proctor Lake Project Master Plan. The plan will be reviewed for revision periodically as a part of the Master Plan review. Revisions required by changes to Federal laws will be made as required. Other revisions will be made after announcement is made to the public of the need and comment has been obtained through the use of public workshops, public hearings, or other public participation.

10-02 Recommendation - Approval of this plan as submitted is recommended.

STANDARDS FOR EXISTING FACILITIES

All facilities must comply with this standard within one year after implementation of this plan or the permit will be revoked.

1. Floatation - Unsinkable, well secured, not likely to sink or separate from structure within one year. Must be styrofoam or equal. Steel barrels or similar floatation are not acceptable. Coast Guard approved floatation which meets current Coast Guard criteria will be approved if it is in good condition. Use of modified expandable polystyrene is recommended because of the added safety of fire retardant floatation.
2. Substructure - No rotten wood or badly rusted metal. All connections, nails, bolts, angles, etc., must be secure and not likely to fail within one year.
3. Decks - No rotten wood. No scabbed on patches which contribute to tripping hazards. If metal, no badly rusted areas which might fail within one year.
4. Walkways
 - a. Walkways shall not be less than three (3) feet wide, except between slips where the minimum width shall be two (2) feet.
 - b. Walkways shall be kept free from mud, ice, snow, grease, or any other material or obstructions which would render them unsafe to the persons using them.
 - c. Walkways shall be structurally sound. Lumber used in these walkways shall be free from knots, splits, decay, or other conditions which would decrease the strength of the walkway. Lumber used in walkways shall have a minimum size of two (2) inches by six (6) inches or be of equivalent strength.
 - d. Walkways shall be free from protruding nails.
 - e. Walkways from shore to dock shall be free from excessive spring, deflection, or lateral movement; adequately supported with floatation where necessary; and above water at all times, so as to provide safe access.
5. Superstructure - Must be reasonably plumb and square with adequate internal bracing to handle 25 pounds per square foot wind loads. Covering, whether wood, sheet metal, fiberglass, or some form of composition board must be free of holes, rust, etc., and must present a neat orderly appearance. It is suggested that owners consider replacing solid side sheeting with chainlink fence or some similar material. This is less resistant to windloads, more aesthetically acceptable and provides reasonable security.
6. Anchorage or Mooring System - Must be adequate to withstand 50 MPH winds. No cables, braces, etc., will be permitted in front of any lines forward of lines extending rearward at 45 degree angles from the front corners of the structure. Anchorage must be attached to the lakeshore.
7. Electrical - Electrical permits will be handled on a case by case situation in order to prevent a proliferation of electrical lines along the shores. To receive consideration, the permittee must make written application to the Project Office explaining their needs, and proposed uses for electrical service. It would be helpful to give as many details in this respect as possible. Other related information which should be attached to your request is as follows:
 - a. Detailed Electrical Plans - These plans should meet all specifications as outlined in the National Electrical Code and illustrate such in the form of a blueprint or similar drawing. This plan should include all electrical facilities on the meter pole, wiring method and type (from meter pole to boathouse), and internal wiring inside the structure.
 - b. Elevations and Centerline Description - Metes and bounds with a center line description for the proposed electrical line route will be necessary from the meter pole to the boathouse walkway, with width of easement area requested shown. A manual standard fused line disconnecting device on a service pole located at or above 1,200 feet msl will be provided. (This provision may

be waived if the power company serving the line will agree in writing to disconnect the power supply to the service pole in the event of high water. The base of the power company's pole on which their line disconnecting device is located must be at or above 1,200 feet msl). The meter may be required to be placed on a common pole in certain areas in order to reduce the number of poles on Government land. The electric service to individual private facilities will be limited to 115 volt service and one 20 ampere breaker assembly.

c. In some areas service conductors may be required to be buried from the meter pole to the dock. The dock end of the service conductors may be installed on a take up reel, so positioned that the conductor angle will be practically vertical, or may be installed with a loop in the cable underwater. Buried cable shall meet the requirements of the National Electric Code for the intended use.

d. All electrical work shall be carefully designed. A plan showing the physical layout of the fixtures, conduit fittings, wiring diagrams, and catalog data covering the items of material to be incorporated in the work shall be submitted to the Corps of Engineers for approval. Approval of the above shall be obtained before any work is commenced. Electrical work shall be performed by a licensed electrician and shall be subject to approval by the Corps, as well as all local and State agencies.

8. Household Furnishings - No sleeping accommodations, cooking, heating, or toilet and shower facilities, refrigeration, telephones, televisions and/or other items conducive to human habitation will be allowed.

9. Repairs - Photos will be made of existing structures by Corps of Engineers' personnel before repairs begin. No structural modifications may be made during or after repairs without specific written approval of the Project Manager.

10. Inspections - Inspections will be conducted not less than annually, and more frequently as necessary because of storms and flooding. Failure to comply with these standards within thirty (30) days after any inspection will result in the revocation of the permit and the owner will be given an additional thirty (30) days to remove the facility. Failure to remove the structure within thirty (30) days will result in impoundment and removal by the Government or contractor forces.

11. Design Criteria - No changes in design of structures presently permitted will be allowed without prior written approval. Modifications, except those which provide for storage of boats and marine related equipment, probably will not be approved. A locker will be allowed, but only large enough for storing those items required to operate a boat. Lifesaving equipment will be available at the facility.

12. Design Loads - Floatation must support all of the structure, except the actual floatation units, 8 inches above the water surface. One cubic foot of floatation will be submerged for each 64 pounds of structure weight.

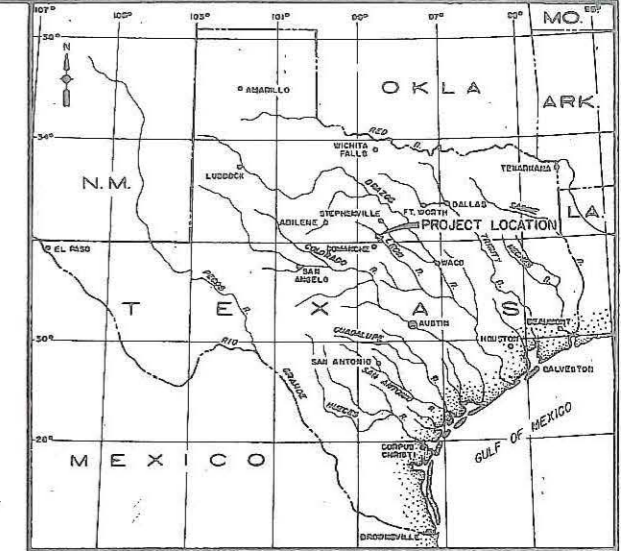
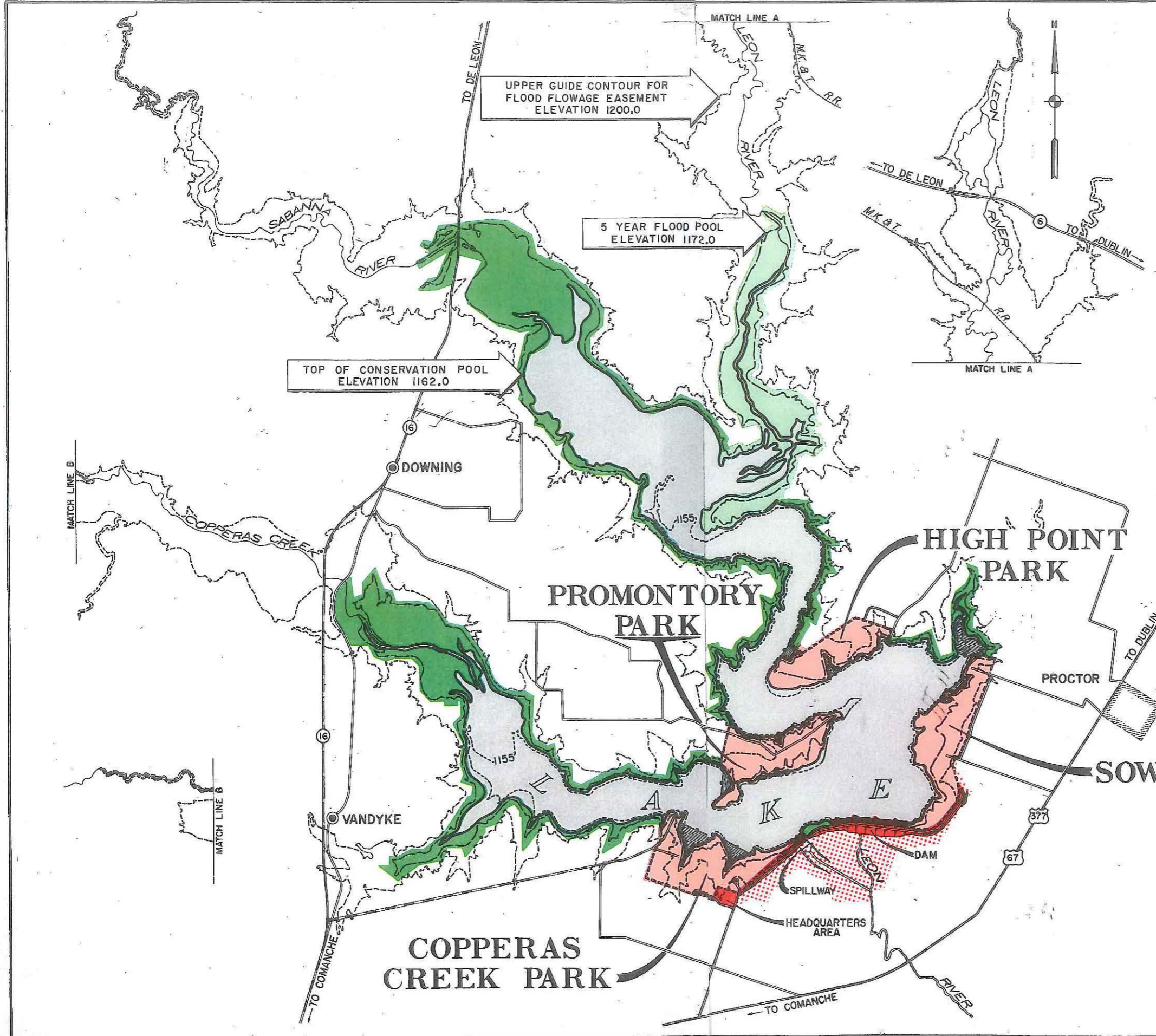
13. Storage Rooms -

a. Gas cans and batteries shall not be stored in the same storage room.

b. Storage rooms where flammable liquids are stored shall be ventilated so as to have no accumulation of fumes.

c. Rooms in which batteries are charged shall be well ventilated near the ceiling to prevent hazardous accumulation of gases.

d. A locker will be allowed, but only large enough for storing those items required to operate the boat.



VICINITY MAP
SCALE OF MILES
0 50 100

LEGEND

- PUBLIC-USE AREA
- U.S. HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- GOVERNMENT PROPERTY LINE
- OPERATIONS AND MAINTENANCE AREAS**
- PROHIBITED AREAS
- LIMITED PUBLIC ACCESS AREAS
- PROTECTED LAKESHORE AREAS
- WILDLIFE AND NATURE STUDY AREAS
- AESTHETIC AREAS

BRAZOS RIVER AND TRIBUTARIES, TEXAS
PROCTOR RESERVOIR
LEON RIVER, TEXAS

LAKESHORE ALLOCATIONS

SCALE IN FEET
0 2000 4000

U.S. ARMY ENGINEER DISTRICT, FORT WORTH

Lakeshore Management Plan