

**Lewisville Lake Use Study  
Development Plan Guidelines**

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1. **Maps prepared by the applicants** should accurately depict the Government boundary, significant contours and/or elevations, proposed structures, roads, utilities, etc. Park plates (maps) which show boundaries and some of the critical contours are available from the Lewisville Lake Staff. These park plates may be utilized as base maps for development plans.

2. **Lewisville Lake is a Multi-Purpose Lake with flood control as the primary mission. Development must be planned with lake elevation variances in mind.**

a. Significant lake elevations:

- 1) 100 yr. flood - 537.0 msl
- 2) 50 yr. flood - 535.0 msl
- 3) Spillway Crest - 532.0 msl
- 4) 10 yr. flood - 530.0 msl
- 5) 5 yr. flood - 528.0 msl
- 6) Conservation Pool - 522.0 msl
- 7) 5 yr. drawdown - 515.0 msl
- 8) 10 yr. drawdown - 503.0 msl

b. Facility/Structural/Utility Control Elevations for fee and flowage easement properties:

- 1) Human occupancy "greater than or equal to" ( $\geq$ ) 537.0 msl - permanent structure designed for overnight occupation;
- 2) Permanent concession structures  $\geq$  532.0 msl - stores, repair shop, office buildings, etc. associated with concession or park and recreation lease.
- 3) Portable/movable structures  $\geq$  525.0 msl.
- 4) Sewage Systems - restricted zone is 75 horizontal feet from the uncontrolled spillway elevation or the 50 yr flood frequency elevation, whichever is lower. At Lewisville Lake, the spillway crest elevation of 532.0 msl elevation is the controlling elevation.
- 5) Low point (or sag) of communication and power lines must

be  $\geq$  52 feet above flood control pool elevation (spillway crest  $\geq$  532.0 msl + 52 ft. =  $\geq$  584.0 msl) or the lines must be buried.

- 6) Marinas - minimum suggested design depth should be 4 feet below the 10 yr. drawdown (503 msl - 4 ft. = 499 msl). Minimum allowable water depths for marinas is five feet below the 5 year drawdown (515 msl - 5 ft. = 510.0 msl). Deeper is better.
  - a) Natural protected embayments and coves - Provide enough detail to ensure adequate, safe, and dependable water access and moorage space. Include allowances for sediment deposits on the lake floor.
  - b) Artificial basins or marinas - In the absence of natural protected embayments and coves: provide enough detail such as describing required clearing, grubbing, excavation, grading and stabilization of the area or areas as required to provide adequate, safe, and dependable water access and moorage space and include allowances for sediment. In these instances, provide enough detail to determine the impact of protective groins, floating, and/or fixed breakwaters which may be constructed where needed for public safety and protection or expansion of the facility.
- 7) Depths for boat ramps at multiple-purpose lakes - minimum design depth should be 4 feet below the 10 yr. drawdown or 499 msl.

**3. Narrative description** - who, what, where, when, and how. Describe the facilities/structures/activities proposed with enough detail for the Corps to be able to determine its use, size, location, and construction characteristics.

- a. Who will operate the facility? (Primary lessee, 2nd or 3rd party lessee, etc.)? Who will use or be served by the facility?
- b. What is the function of the proposed item?
- c. Where is it located? (map)

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- b. What is the function of the proposed item?
- c. Where is it located? (map)

d. When is the estimated construction date within the 10 yr. plan?

e. How will it be constructed, maintained and operated?

**4. Structures - Hotels, lodges, cabins, restaurants, retail shops, conference centers, boat storage:**

a. **Hotel** - a building with several floors (3 or more) served by elevators, usually with a large open street-level lobby containing some or all of the following: chairs, a variety of compartments for eating, drinking, dancing, group meetings, shops, stores, telephone booths, etc. Hotels are authorized within the Corps= Recreation Partnership Initiative guidance - a hotel may be located within elevations designated for human occupancy ( $\geq$  537 msl) and associated with a resort type activity typically constructed in a lake setting (ie. golf course and/or marina). The use of fill material to alter ground elevation to comply with elevation requirements is not allowed. The placing or raising of a structure by use of piling or other type of foundation is prohibited.

b. **Lodge** - a small building that has no more than two (2) floors, contains a maximum of 75 units, is rustic, blends in with the natural setting, is not served by elevators. Lodges are authorized and may be located within elevations designated for human occupancy ( $\geq$  537 msl) within a high intensity park area. A lodge is not required to be associated with a marina or golf course. The use of fill material to alter ground elevation to comply with elevation requirements is not allowed. The placing or raising of a structure by use of piling or other type of foundation is prohibited.

c. **Cabins** - a small building (1 or 2 unit) that is rustic, blends in with the natural setting, has 1 to a maximum of 2 floors, is not served by elevators. Cabins are authorized and may be located within elevations designated for human occupancy ( $\geq$  537 msl) within a high intensity park area. A cabin is not required to be associated with a marina or golf course. The use of fill material to alter ground elevation to comply with elevation requirements is not allowed. However, raising the base of the structure by use of pilings to the human occupancy level ( $\geq$  537 msl) may be authorized on a case by case basis. The total height

of the structure may not exceed the 2 story level, counting the pilings.

**d. Restaurants/Concession Stands (permanent, portable, moveable and mobile)** - Not approved as stand alone facilities. Historically, restaurants and permanent concession stands have been authorized only in conjunction with and in support of other approved developments, such as marina, golf course, or lodge facilities, while portable/moveable and mobile concessions have supported activities as listed above with the addition of swimming beaches and boat ramps. Restaurants and permanent concession stands are authorized within elevations designated for permanent concession structures  $\geq 532.0$  msl within a high intensity park area. Portable/moveable concession stands are authorized within elevations designated for portable/moveable structures  $\geq 525.0$  msl. Mobile concession stands may be utilized throughout the concession lease. All of these concessions should blend in with the aesthetics of the development that they are supporting. Identify the type of establishment (restaurant, snack bar, bar, concession stand, etc.) being requesting and describe the type of food, associated sales items, and/or alcoholic drinks (if any) to be served. The use of fill material to alter ground elevation to comply with elevation requirements is not allowed. However, raising the base of the structure by use of pilings to the permanent concession level ( $\geq 532$  msl) may be authorized on a case by case basis.

**e. Retail Shops** - Not approved as stand-alone facilities. Historically, only retail facilities that support the park activity (selling items such as bait, life jackets, boat supplies, snack items, etc.) have been authorized and only in conjunction with, and in support of, other approved developments, such as marina, golf course, or lodge facilities. A retail shop should blend in with the aesthetics of the development that it is supporting. Please provide details on what type of items that would be sold. Retail shops are authorized within elevations designated for permanent concession structures  $\geq 532.0$  msl within a high intensity park area. The use of fill material to alter ground elevation to comply with elevation requirements is not allowed. However, raising the base of the structure by use of pilings may be authorized on a case by case basis.

**f. Conference Centers** - Not approved as stand-alone centers. Facilities containing conference rooms have been authorized only when they support other activities, such as marinas,

lodges/hotels, or golf courses. Address the size of the structure, location, number of rooms, and the number of stories. Conference areas are authorized within elevations designated for permanent concession structures  $\geq 532.0$  msl within a high intensity park area. The use of fill material to alter ground elevation to comply with elevation requirements is not allowed. However, raising the base of the structure by use of pilings may be authorized on a case by case basis.

**g. Boat Storage** - Not approved as a stand-alone facility. Boat storage facilities are authorized only when they support a marina. Address the size of the structure, location, number of rentals, and the number of stories (in the case of dry stacked storage). Boat Storage areas are authorized within elevations designated for permanent concession structures  $\geq 532.0$  msl within a high intensity park area. Variance in elevation may be authorized with sufficient justification. The use of fill material to alter ground elevation to comply with elevation requirements is not allowed.

**h. Recreation Vehicle (RV) Storage** - Not approved as a stand-alone facility. RV storage facilities are authorized only when they support a campground operation that include improved sites with dump station and/or hookups, minimum of 30 amp. electrical RV hookups, impact zones, shelter, potable water at electrical sites, water borne restrooms with showers, paved roadways, etc. These facilities should equate to a Corps of Engineers operated Class A Campground. Address the size of the structure, location, and identify if applicant will sell and or rent RV's. RV Storage areas are authorized within elevations designated for permanent concession structures  $\geq 532.0$  msl within a high intensity park area. Variance in elevation may be authorized with sufficient justification. The use of fill material to alter ground elevation to comply with elevation requirements is not allowed.

**i. Boat Ramps** - Development plans may include proposals for additional boat ramps and/or launching lanes (within available zone capacities). Development plans which propose to close boat ramps or launching lanes will not be favorably considered. However, relocation of public boat ramps or launching lanes may be allowed. The proposal must include documentation of an adequate public involvement process. At a minimum, the public involvement process will include public input via a press release and an information exchange meeting to outline the proposal. If deemed necessary by the Corps, other requirements may also be imposed on a case-by-case basis. Corps concurrence with the relocation

rooms, and a full service restaurant. The applicant would need to identify all businesses that rent rooms, all businesses that sell these sundries, all businesses that rent conference rooms, and/or all businesses that contain a restaurant (whether any of these activities stand alone or not) within a 10-mile radius.

**7. Policy Guidelines for Evaluating Proposed Sewerage System Installations on Government Fee-owned lands -**

a. Each portion of a proposed sewage system which crosses fee-owned land must be shown by the applicant to serve the best interest of the public.

b. Shown to be more feasible from an engineering standpoint without significant detriment to the environment.

c. Shown to not interfere with any future planned use of the area.

d. Shown to be buried not less than 3.<sup>5</sup>/<sub>8</sub> ft. below the natural ground surface unless specific circumstances justify a lesser depth.

e. Shown to meet all other applicable requirements concerning elevations and restricted zone, .

**8. Corps In-Process Review:** In the Environmental Assessment Phase of the Lake Use Study, the applicant will need to consider and discuss the full range of all reasonable economically feasible alternatives and propose mitigation plans for the selected alternative. Corps employees will assist the applicants in identifying appropriate alternatives and mitigation plans after submission of their development plans.

**a. Alternatives** - include, but will not necessarily be limited to: no action, no change in action; nonstructural; different sizes; different designs; different location; different timing for various stages; postponing action to a less sensitive time; compensation/replacement; and mitigation. The selected alternative shall ensure that project caused adverse impacts to fish and wildlife resources have been avoided and minimized to the extent practicable. The minimum following alternatives will be fully reviewed for each request and all other reasonable alternatives will be discussed:

- 1) Alternative 1 proposal following the applicant's preferred location;

- 2) Alternative 2 proposal following the government=s preferred location (if different);
- 3) Alternative 3 is a proposal off of Government Property, the no-action alternative.

**b. Mitigation Plans** - will include all or part of the following to mitigate for the impact on the biota (flora & fauna), cultural resources, visual resources, increased noise levels, socioeconomic factors, air quality, water quality, etc.:

- 1) Avoiding the impact altogether by not taking a certain action or parts of an action;
- 2) Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- 3) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- 4) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
- 5) Compensating for the impact by replacing or providing substitute resources or environments.

**9. Points of Contact:** The following USACE persons shall be considered key personnel for the Lake Use Study:

a. NEPA Technical Manager, Environmental Division (Planning Section): Ms. Marcia Hackett, CESWF-EV-EE, P.O. Box 17300, Fort Worth, Texas 76102-0300, (817) 978-~~3068~~.

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b. Operations Division: Mr. Doug Cox or Mr. Ron Pivonka, U.S. Army Corps of Engineers, CESWF-OD-R, P.O. Box 17300, Fort Worth, Texas 76102-0300, (817) 978-2707 or (817) 978-2708.

c. Lake Lewisville: Mr. Don Wiese, U.S. Army Corps of Engineers, CESWF-OD-LE, 1801 N. Mill St., Lewisville, TX 75057-1821, (972) 434-1666.

d. Environmental Division (Cultural Section): Paddy Patterson, CESWF-EV-EC, P.O. Box 17300, Fort Worth, Texas 76102-0300, (817) 978-6388.

e. Real Estate Division: Mr. Jimmy Ferracci, CESWF-RE-MM,  
P.O. Box 17300, Fort Worth, Texas 76102-0300, (817) 978-~~4396~~.

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