

High Falls State Park Lake

Dock, Boatslip and Boathouse Standards

The Georgia Department of Natural Resources

Prepared by Breedlove Land Planning, Inc.

October 31st, 2011



High Falls State Park Lake

Dock, Boatslip and Boathouse Standards

General Information

A) Purpose of this document:

- To help guide future improvements to the boathouses and boatslips along the shores of High Falls Lake in order to ensure the health, safety and welfare of lake users and to protect view sheds and water access for all Owners while allowing a wide variety of construction options suited for a variety of budgets.
- This document is intended to supplement 'The Rules of Georgia Department of Natural Resources, Parks Recreation and Historic Sites, Chapter 391-5-12- Permitting Boat Docks at High Falls State Park Lake'. Much of the information in this document is reprinted from those existing rules.
- The owner of any contiguous parcel of private property abutting the high water mark of said lake, or the lessee of such parcel with the written consent of the owner (hereby referred to as Owner), shall adhere to the above referenced rules and these standards.
- Guidelines and procedures for permits and specifications are available at the High Falls State Park office.

High Falls State Park Lake

Dock, Boatslip and Boathouse Standards

B) Setbacks and Buffers Owners Need to be Aware of:

- The maximum length of the dock shall be that which is necessary to reach two feet of water depth, not to exceed a total of 25 feet from the high water mark. Exceptions will be considered on a case by case basis.
- All docks must have a minimum of thirty feet distance between docks of two adjoining parcels. Exceptions must be approved by the Director or designee.
- A minimum 15' setback from side lot line or any such extended imaginary lot line as determined by extending line lakeward, shall be adhered to. Exceptions must be approved by the Director or designee.
- Bulkheads may be extended up to three feet on one side of the dock and up to 10 feet on the other side of the dock for the purpose of securing the dock to the property. Additional information on bulkheads is available at the Park Office.
- The Georgia Environmental Protection Division regulates State Waters Buffers. This State Waters buffer is 25'. All Owners shall familiarize themselves with these buffer regulations prior to the planning or construction of any lake front improvements, including docks, boatslips and boathouses.
- A 'Limited Revocable Permit' shall be established between the Department of Natural Resources: Parks, Recreation and Historic Sites Division and the Owner for all docks, boatslips and boathouses. Information on this agreement is available at the Park Office.

High Falls State Park Lake

Dock, Boatslip and Boathouse Standards

C) When does an Owner need to update an existing dock?

- If over fifty percent of the pilings or bracing of an existing dock require replacement, a new permit must be applied for and the dock reconstructed to these standards. This constitutes a major repair.
- Minor repairs may be done without adhering to these standards. These consist of the complete replacement of deck and complete rail replacement.

D) Information Necessary for Dock Design Submittals:

- All new docks, boatslips and boathouses must be constructed in accordance with the Department's standard design criteria. Any changes to the existing design must be approved in writing from the High Falls State Park office.
- Dock design submittal shall contain detailed plans to include width, length, and layout of the dock. Floating docks supported by encapsulated flotation units will be permissible. Individual plans need to be submitted with the application. All docks must be structurally sound.
- All additional criteria listed in 'Chapter 391-5-12- Permitting Boat Docks at High Falls State Park Lake' shall be adhered to.
- Owners will have 90 days to make improvements or request an extension from the Commissioner of DNR.

High Falls State Park Lake

Dock, Boatslip and Boathouse Standards

E) Inspections:

- A formal survey will be made once each year by the Park Manager or his/her designee. The survey form and repair request form will be kept on file at the park.
- If a major repair (per section C) is required to return the dock to usable and safe condition, the dock owner will be notified by letter from the Director or designee that the dock has deteriorated beyond the minor repair stage and, therefore, removal may be required. At that point these dock, boatslip and boathouse standards shall be adhered to.
- If minor repair (per section C) is needed, the dock owner will be notified in writing by the High Falls State Park Manager. The park staff will set time limits for the repairs.

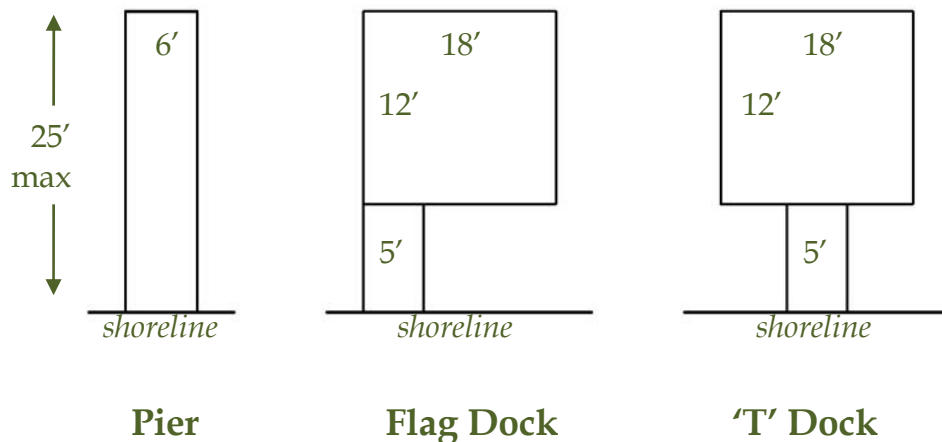


High Falls State Park Lake

Dock, Boatslip and Boathouse Standards

Docks

- There is a minimum 15' setback from adjoining property lines and a 30' setback from adjacent structures.
- Docks may be floating or stationary. Metal drums, plastic barrels or other such devices cannot be used for floatation.
- Only one dock is allowed per lot. Docks cannot extend beyond 25' from shoreline. Shorter docks are encouraged.
- Walkways shall be between 4' and 5' in width. Pier widths cannot exceed 6'. Maximum dimensions of platforms shall be 12'x18'. No platform shall exceed 216 square feet of area in any configuration.



High Falls State Park Lake

Dock, Boatslip and Boathouse Standards

Boatslips

- There is a minimum 15' setback from adjoining property lines and a 30' setback from adjacent structures.
- Boatslips may be floating or stationary. Metal drums, plastic barrels or other such devices cannot be used for flotation.
- Only one boatslip stall is allowed per lot and they cannot extend beyond 25' from shoreline. The maximum slip width is 10'.
- Walkways shall be between 4' and 5' in width. Maximum dimensions of platforms shall be 12'x18'. No platform shall exceed 216 square feet of area in any configuration.
- No boatslip, stall, dock and platform combination shall exceed 27' in width.

Boathouse (*boatslip plus roof*)

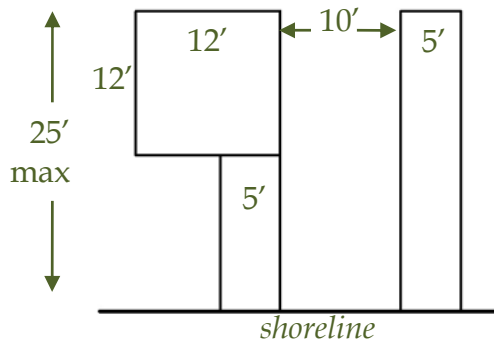
- The maximum exterior dimension for a boathouse structure for a single stall (from post to post) is 12' wide 'x 21' long. The tallest point of the boathouse structure shall not exceed 8' (from top of boatslip to top of boathouse).
- All sides of the boathouse shall be open. No front, rear or side walls are allowed. No front, rear or side covers or blinds are allowed.
- All boathouse structures shall be certified by an architect, landscape architect or engineer to meet wind and snow loads.

High Falls State Park Lake

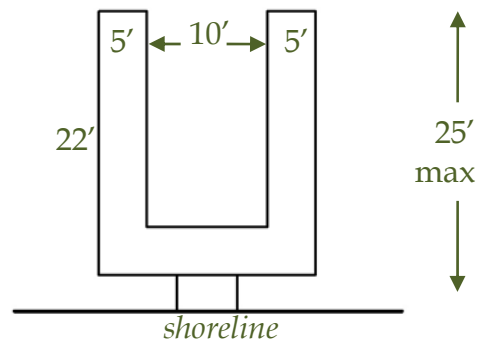
Dock, Boatslip and Boathouse Standards

Boatslip/ Boathouse Layouts

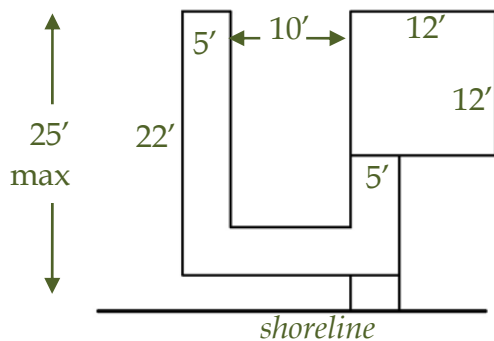
- Exceptions to these layouts must be approved by the Georgia Department of Natural Resources Director or designee.



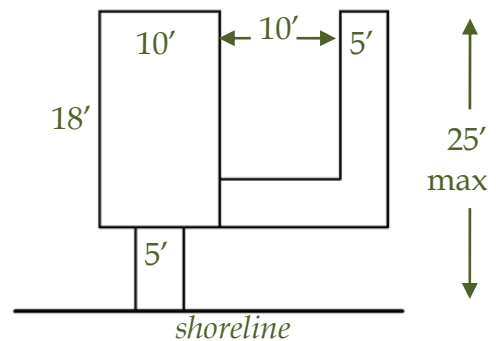
Fixed Boatslip



Floating Boat Slip



Boatslip with Platform 'A'
fixed or floating



Boatslip with Platform 'B'
fixed or floating