

(SWLED-PV 23 Dec 74) 1st Ind

SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design
Memorandum No. 1-G, Updated Master Plan for Development and
Management of Bull Shoals Lake - Supplement No. 1

DA, Southwestern Division, Corps of Engineers, 1114 Commerce Street,
Dallas, Texas 75202 14 FEB 1975

TO: District Engineer, Little Rock

The subject supplement is approved subject to the following comments:

a. Para 2 and Exhibit 1. The additional facilities should not be built until increased visitation resulting from provision of the campground warrants same.

b. Exhibit 1. It is our understanding from discussion with District personnel that the existing county road, originally proposed to be relocated, cannot be obliterated since it currently serves a bona fide subdivision.

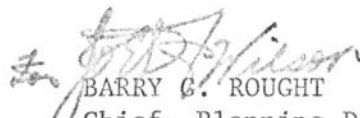
c. Exhibit 2.

(1) A more suitable location should be sought for the proposed road entrance. The entrance, as shown, would create a dangerous and unsafe intersection.

(2) It is our understanding that the delineated sewage treatment plant is existing and serves the cottages and motel and that another is proposed in close proximity to it which will accommodate the proposed campground. The exact location should be determined prior to District approval of the concessionaires site plan.

d. General. The lease should include water area along with the land area required.

3 Incl (7 cys)
6 cy ea incl wd


BARRY G. ROUGHT
Chief, Planning Division



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

REPLY TO
ATTENTION OF:

SWLED-PV

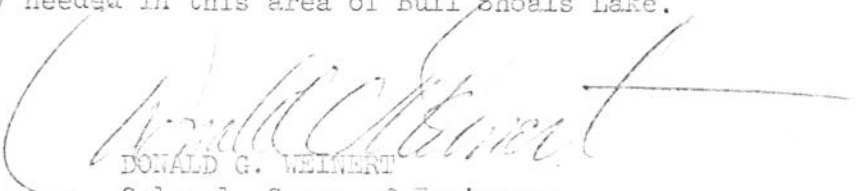
23 DEC 1974

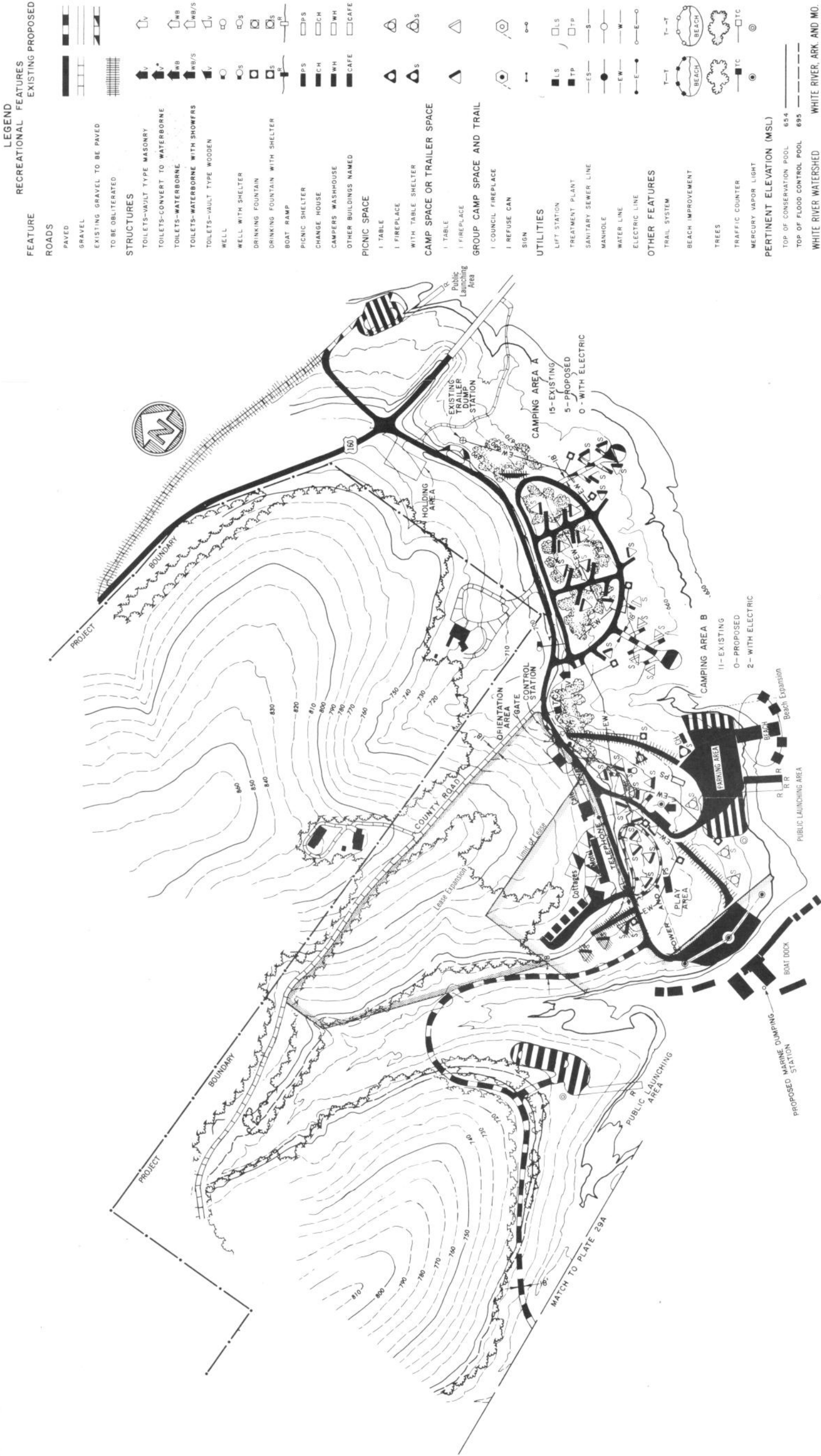
SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design Memorandum No. 1-G, Updated Master Plan for Development and Management of Bull Shoals Lake - Supplement No. 1

Division Engineer, Southwestern

1. The purpose of this supplement is to make available a portion of Theodosia Park for the development of a commercial campground, and thereby better serve the public need.
2. In order to provide the campground, the lessee's concession area would be expanded to include an additional 12.6 acres as shown in Exhibit 1. The swim beach and launch ramp would be expanded to facilitate additional visitor pressure created by patronage of the campground. An additional launch area would be added at the north end of the park to accommodate day use as shown on Exhibit 1.
3. Lease DACW03-1-72-303 presently includes 7.4 acres and provides for the operation of a commercial boat dock, motel, cottages, and cafe. The additional acreage would be developed as a campground containing 88 camp units. Included in the campground would be an administrative building, a washhouse with restroom, a water distribution system, a swimming pool, and a playground. A package sewage treatment plant would also be included (see Exhibit 2).
4. Estimated cost of the concessionaire's proposed development is \$170,000. A revised cost estimate for nonconcessionaire development of this park is shown on Exhibit 3.
5. Approval of Supplement No. 1 is recommended. Approval would allow the concessionaire to provide for the development of additional public use facilities that are presently needed in this area of Bull Shoals Lake.

3 Incl (7 cys)
as


DONALD G. WEINERT
Colonel, Corps of Engineers
District Engineer



BULL SHOALS LAKE
 THEODOSIA
 PARK
 UPDATED MASTER PLAN
 SCALE OF FEET
 0 200 400
 U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
 LITTLE ROCK, ARKANSAS, DEC 1974
 NOTE: THIS AREA IS LOCATED IN SECTIONS 18, 19 & 30, T. 22N., R. 15W.,
 & SECTION 24, T. 22N., R. 16W., OZARK CO., MO.



FORT COOK RECREATIONAL CAMPING PLOT & ROADS PLAN

- 27- UNITS FULL HOOK UP
- 53- UNITS-WATER & ELECTRICAL
- 8- TENTS
- BLACK TOP ROADS
- GRAVEL ROADS
- GRAVEL CAMPER SITES
- EXISTING FACILITIES

Note- DURING CONSTRUCTION CAMPER SITES SHALL BE MODIFIED TO BEST SUIT ACTUAL FIELD CONDITIONS (4- PAK RAY 85 gallon Trash Containers Or Equal)

RECREATIONAL EQUIPMENT

- 87- PICNIC TABLES & GRILLS
- 2- SLIDES - 3- SWINGS & TEETERTOTTLES
- 1- MERRY-GO-ROUND - 2- SHUFFLEBOARDS
- 1- CROQUET - MINATURE GOLF

NOTE- Wooded Area - 30' x 10' Cover 4" to 8" other Areas 30' x 10' Cover Varies 0" to 28" ±

(1 1/2") Top Coarse White Lime Gravel Size 1/4" to 1/2" - (Roll)
(3 1/2") Base Coarse Clean Lime Gravel Size 1" to 3" - (Roll)
NOTE LEVEL PADS Slope 1/8" @ ft

(1 1/2") Top Coarse White Lime Gravel Size 1/4" to 1/2" - (Roll)
(3 1/2") Base Coarse Clean Lime Gravel Size 1" to 3" - (Roll)
Slope 1/4" @ ft

GRAVEL ROAD
(Gravel Roads At Administration Building-Similar)

FORT COOK RECREATIONAL CAMP	
THEODORESIA, MO	
SCALE: 1/2" = 1'	APPROVED BY:
DATE: NOV 74	DESIGNED BY: LEW
	REVIEWED:
	DRAWING NUMBER
	TCG-1

TABLE 32

DETAILED ESTIMATE OF COST FOR ADDITIONAL RECREATIONAL FACILITIES

BULL SHOALS LAKE

THEODOSIA PARK

Acres 170

See Plate 29 & 29A

Item	Unit	Unit Cost	Existing Facilities:			Proposed Facilities:	
			FY 73	Quantity	Quantity	Cost	Cost
Roads							
a. 18 feet wide							
(1) Gravel	LF	-	4,750	-	-	-	-
(2) Flexible pavement	do	-	8,900	-	-	-	-
(a) New construction	do	\$17.00	-	9,391	159,650		
(b) Existing gravel	do	3.50	-	400	1,400		
b. 12 feet wide							
(1) Gravel	do	8.50	700	-	-	-	-
(2) Flexible pavement	do	-	358	-	-	-	-
(a) New construction	do	11.00	-	3,200	35,200		
(b) Existing gravel	do	2.50	-	700	1,750		
c. 10 feet wide							
(1) Gravel	do	7.50	-	200	1,500		
(2) Flexible pavement	do	-	-	-	-	-	-
(a) New construction	do	10.00	-	-	-	-	-
(b) Existing gravel	do	2.00	-	-	-	-	-
Parking areas							
a. Gravel	SY	5.00	-	1,250	6,250		
b. Flexible pavement	do	-	11,960	-	-	-	-
(1) New construction	do	8.00	-	12,900	103,200		
(2) Existing gravel	do	2.25	-	-	-	-	-
Launching lanes, concrete	Ea	30,000	2	5	150,000		
Camping spurs							
a. Single	do	500	11	36	18,000		
b. Double	do	700	-	4	2,800		
c. Triple	do	900	-	-	-	-	-
d. Pull through	do	650	-	-	-	-	-
e. Existing to be paved	do	400	-	5	2,000		

Revised December 1974

TABLE 32 (Con.)

Item	Unit	Cost	Existing Facilities:			Proposed Facilities	
			FY 73	Quantity	Quantity	Cost	
Toilets							
a. Masonry							
(1) Vault	Ea	\$14,000	2	1	14,000		
(2) Waterborne	do	30,000	-	2	60,000		
(3) Waterborne with showers	do	32,000	-	1	32,000		
(4) Convert to waterborn	do	12,000	-	-	-		
b. Wooden, vault	do	-	-	-	-		
Sewage system							
a. Sewer lines, 4" PVC, gravity	LF	7.50	-	2,753	20,650		
b. Sewer lines, 6" PVC, gravity	do	8.00	-	-	-		
c. Sewer lines, 4" C.I. or steel force main	do	10.00	-	-	-		
d. Outfall lines, 4" steel in lake	do	8.50	-	153	1,300		
e. Outfall lines, 6" steel in lake	do	12.00	-	-	-		
f. Manholes	Ea	400	-	6	2,400		
g. Treatment plant, tertiary, 5,000 GPD	do	26,500	-	-	-		
h. Treatment plant, tertiary, 10,000 GPD	do	34,500	-	1	34,500		
i. Treatment plant, tertiary, 15,000 GPD	do	40,500	-	-	-		
j. Treatment plant, tertiary, 20,000 GPD	do	45,500	-	-	-		
k. Treatment plant, tertiary, 40,000 GPD	do	80,000	-	-	-		
l. Lift station	do	16,500	-	-	-		
m. Holding tank, dosing siphon, chlorinator, analyzer, & house	do	10,500	-	1	10,500		
n. Electrical, outside	Sum Job	-	-	-	2,500		
Contingencies, 15%	-	-	-	-	10,800		

Revised December 1974

TABLE 32 (Con.)

THEODOSIA PARK

	Unit	Cost	Existing Facilities:		Proposed Facilities	
			FY 73	Quantity	Quantity	Cost
Water system						
a. Water line, 3/4" PVC	LF	\$1.75	700	771	1,350	
b. Water line, 2" PVC	do	3.90	2,600	2,756	10,750	
c. Gate valves & boxes	Sum Job:	-	-	-	1,800	
d. Water wells	Ea	12,000	2	1	12,000	
e. Wellhouse & equipment	do	13,100	1	1	13,100	
f. Electrical	Sum Job:	-	-	-	2,500	
Contingencies, 15%	-	-	-	-	6,250	
Picnic units	Ea	400	2	3	1,200	
Camp units						
a. Basic (including walk-in)	do	650	29	41	26,650	
b. Add shelter	do	250	-	5	1,250	
c. Add electrical	do	200	-	29	5,800	
Group camp	do	400	-	-	-	
Table canopies	do	250	129	3	750	
Add electrical (existing camp unit)	do	200	-	2	400	
Picnic shelters	do	10,500	1	1	10,500	
Amphitheaters	do	750	-	-	-	
Drinking fountains	do	1,000	9	5	5,000	
Changehouses	do	8,500	1	1	8,500	
Sanitary stations						
a. Marine	do	10,000	-	1	10,000	
b. Travel trailer	do	4,000	1	-	-	
Washhouses	do	35,000	-	1	35,000	
Swimming beaches	do	6,000	1	2	12,000	
Mercury vapor lights	do	350	4	4	1,400	
Courtesy docks	do	6,000	-	-	-	
Towers	do	2,500	-	-	-	
Trails						
a. Connecting	Mile	2,500	-	-	-	
b. Hiking	do	2,500	-	-	-	
c. Interpretive	do	10,000	-	-	-	
d. Equestrian	do	2,500	-	-	-	
e. Motorcycle	do	1,200	-	-	-	
f. Park circulation	do	2,500	-	-	-	
g. Shelters (rain)	Ea	200	-	-	-	

TABLE 32 (Con.)

THEODOSIA PARK

			Existing			
			Facilities:			
	Unit	Cost	FY 73	Proposed Facilities		
			Quantity	Quantity	Cost	
Maintenance Building	Ea	100,000	-	-	-	
Visitor center	do	30,000	-	-	-	
Nature center	do	80,000	-	-	-	
Administration building	do	75,000	-	-	-	
Group cabin	do	10,000	-	-	-	
Playground equipment	Sum Job	-	-	-	3,500	
Dormitories	Ea	19,000	-	-	-	
Causeway	do	25,000	-	-	-	
Archery area	do	350	-	-	-	
Reforestation	Acre	250	-	3	800	
Landscaping & beautification	Sum Job	-	-	-	3,400	
Site preparation	do	-	-	-	1,700	
Entrance complex	Ea	15,000	-	1	15,000	
Road removals						
a. 18 feet wide						
(1) Gravel	LF	2.00	-	1,200	2,400	
(2) Flexible pavement	do	4.80	-	948	4,550	
b. 12 feet wide						
(1) Gravel	do	1.90	-	421	800	
(2) Flexible pavement	do	4.05	-	358	1,450	
Parking area removals						
a. Gravel	SY	1.25	-	-	-	
b. Flexible pavement	do	2.00	-	-	-	
Camping unit removals	Ea	150	-	3	450	
Picnic unit removals	do	150	-	1	150	
Total					870,000	

(1) Playground equipment proposed:

		Visitation
1. Horizontal monkey ladder	\$ 150	1967 - 101,700
2. See-saw, 4 units (2) @ \$340	680	1968 - 112,200
3. Slide 12'	385	1969 - 200,100
4. Slide 20'	550	1970 - 146,900
5. Swings 8' - 4 seat (2) @ \$315	630	1971 - 152,400
6. Whirlers 6'	375	1972 - 149,200
7. 3-riding toys (2) @ \$360	720	1973 - 120,100
Total	\$3,490	

Use

\$3,500

SWDPL-R (SWLED-PV 18 June 75) 1st Ind
SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design
Memorandum No. 1-G, Updated Master Plan for Development and
Management of Bull Shoals Lake - Supplement No. 2

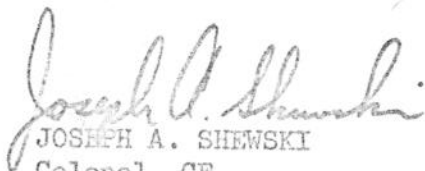
DA, Southwestern Division, Corps of Engineers, Main Tower Building,
1200 Main Street, Dallas, Texas 75202 18 JUL 1975

TO: District Engineer, Little Rock

Subject supplement is returned based on the following:

Reference is made to paragraph 4-d of EC 11-2-119 dated 30 May 1975,
Subject: Recreation Development At Completed Projects, Code 710 Program.
The above referenced paragraph states that "private entrepreneurs are not
eligible for cost-sharing recreation development under the Code 710 Pro-
gram". While we are sympathetic to the District's concerns for alleviating
the deficiency gap between user demands and available facilities, we are
of the opinion that there is clearly a lack of authority under applicable
statutes to enter into a cost-sharing agreement with private concerns.

3 Incl
nc


JOSEPH A. SHEWSKI
Colonel, CE
Acting Division Engineer



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

REPLY TO
ATTENTION OF:

1 JUL 1975

SWLED-PV

18 June 1975

SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design Memorandum No. 1-G, Updated Master Plan for Development and Management of Bull Shoals Lake - Supplement No. 2

Division Engineer, Southwestern

1. References:

- a. Supplement No. 1 to the above referenced design memorandum.
- b. Speech by Mr. Dale Crane to the Kampground Owners Association (KOA) Conference, 21 November 1974, copy of which was furnished by letter DAEN-CWO-R dated 21 January 1975, subject: Speech to Kampground Owners Association.
- c. Letter dated 27 March 1975, from L. B. Cook requesting cost sharing assistance in the development of a commercial campground (copy inclosed).
- d. Letter SWLED-PV dated 17 April 1975, in response to reference 1c above (copy inclosed).
- e. Letter SWLED-PV dated 17 April 1975, to Senator Thomas A. Eagleton concerning the proposal of reference 1c (copy inclosed).

2. In accordance with current Corps policy, we have been actively soliciting cost-sharing participation by non-Federal public bodies in the development of new recreation facilities at our existing lake projects. These efforts have met with very little success in that only three contracts totaling \$960,000 at three existing parks have been executed, and only three totaling \$1,110,000 are being prepared for Fiscal Year 1976. This is significantly less than that needed to adequately provide for essential near term public recreational facilities. Starting with Fiscal Year 1977 the viability of cost-sharing under current policy is in doubt, since there has been very little indication of interest expressed by the non-Federal public bodies for cost-sharing in development of recreation facilities at existing Corps lakes.

SWLED-PV

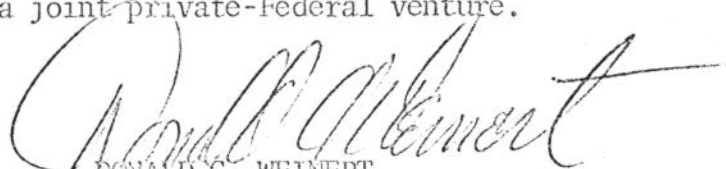
SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design
Memorandum No. 1-G, Updated Master Plan for Development and
Management of Bull Shoals Lake - Supplement No. 2

3. Due to the ever increasing gap in the availability of developed recreational resources to meet the spiralling demand for water related facilities in this District, we are beginning to see interest in meeting this demand by our existing boat dock concessionaires. This interest is expected to increase as the deficiency gap between demand and available resources widens. Based on the information contained in reference 1b, it is understood that a special study of land use at Corps lakes for recreation and fish and wildlife is underway. Also, it was mentioned that the study was scheduled for transmittal to Congress by June 1975.

4. Reference 1a is a master plan supplement which made available for commercial campground development an area within the Theodosia Park. Implementation of the plan included in that supplement would serve to meet much of the public demand for recreation in this area of Bull Shoals Lake. By reference 1c, the concessionaire requested Federal assistance in the form of cost-sharing to financially aid him in the development of this park. This concessionaire has been in business at this site for over 20 years and is considered to be one of the more successful ones on the lake. He is, therefore, very knowledgeable of the business risks involved in a development of the type he proposes. His interest, willingness, and ability to aid in meeting public demand for recreational facilities at Corps lakes represents an untapped potential to provide for the essential needs of the using public.

5. Accordingly, it is recommended that consideration be given to expanding the current cost-sharing policy with regard to providing incentives for a more viable private-Federal relationship in the continued recreation development of Corps projects. It is further recommended that the commercial campground for which land was made available by reference 1a be selected as the pilot project for such a joint private-Federal venture.

3 Incl
as


DONALD G. WEINERT
Colonel, Corps of Engineers
District Engineer



Theodosia Marina-Resort

"THE HUB OF THE THEODOSIA VACATIONLAND"

MR. AND MRS. L. B. COOK, JR. (L. B. & POLLY), OWNERS-OPERATORS

Official Concessionaire of the Corps of Engineers, U. S. Army



On the Blue-Clear Little North Fork
Arm of Bull Shoals Lake

Theodosia, Missouri 65761

LOCATED ON U. S. HIGHWAY 160
BULL SHOALS LAKE ROAD 160-25

The Ozarks' Scenic Lake Route - At Million Dollar Theodosia Bridge

TELEPHONE (Direct)

417 273-4444

★ COMPLETE, CONVENIENT
ADJOINING FACILITIES

March 27, 1975.

★ Marina

14-Foot Lone Star
Rental Boats
Johnson Rental Motors
Rental Boats For Lake Trips
Or Skiing
Rental Trolling Motors
Rental Batteries
Batteries Charged
Johnson Motor Sales
Johnson Motor Parts
Live Bait
Cigarettes
Candy
Cold Drinks
Fishing Tackle
Private Boat Storage
Gasoline & Marine Oils
Free Lake Information
Rental Water Skis

Colonel Donald G. Weinert,
District Engineer,
Little Rock Engineers District,
Little Rock, Arkansas 72203.

Dear Colonel Weinert:

In line with the purposes of Public Law 89-72,
concerning a fifty-percent cost-sharing provision
for the initial construction of an approved
recreational facility on government property,
we would like to respectfully apply for such
consideration on the proposed recreational
vehicle camping area here at Theodosia, on
Bull Shoals Lake.

★ Modern Lakeshore Motel

On the Lake - Beautiful Lake View
Completely Insulated
Showers
Electric Heating
Television
Air-Conditioned

★ Lakeshore Cottages

2-Bedroom, All-Electric
Air-Conditioned, TV
Electric Cooking,
Tub-Showers,
Living Room Section,
Screened Porcher,
Outdoor Barbeques.

★ Lakeshore Cafe

★ Camp Grounds

Concrete Boat Launching Ramp
Approved Well Water
Tables
Stoves
Toilets
Swimming Beach

From our many years of experience (note enclosed
brochure) we feel that we know a little of what
the public now requires for their recreational
needs. All of our other many facilities are
geared to this purpose...and the proposed new
camping area, with it's additional entertainment
factors, will fit in perfectly with the existing
facilities. Your attention is also called to the
fact that the past two tourist seasons saw a
period of extremely high water levels in these
lakes, flooding out - for a considerable period -
the existing public-use facilities installed by
the Corps. From rainfall at the present time -
I believe we can assume that this will also be
the case this summer. Our proposed area is
above the flood pool level of Bull Shoals, so it
will not be adversely affected by the water level
of the lake.

We urge that this request be given immediate
attention, inasmuch as our plans have been
submitted and approved...with minor modifications....
so we can get under way as soon as possible.

Many thanks - and personal regards.
cc/Gene Taylor, M. O. C.

Stuart Symington, Senate
Thomas Eagleton, Senate

Sincerely,

L. B. Cook Jr.

"Fish 35 Miles of Missouri's Bassiest Water"

SWLED-PV

17 April 1975

Mr. and Mrs. L. B. Cook
Theodosia Resort
Theodosia, Missouri 65761

Dear Mr. and Mrs. Cook:

Your cost-sharing proposal of 27 March 1975 for the development of a commercial vehicle camping area at Theodosia Park on Bull Shoals Lake is being studied. We intend to explore every reasonable possibility to qualify such a program for cost sharing with the Federal Government under current law and cost-sharing policy. I believe that proposals such as yours would be desirable as it results in greater private capital investment in the development of existing parks.

As you know, current administration policy, which started with the Fiscal Year 1975 Program, requires that further development at Corps operating projects include a cost-sharing arrangement with a non-Federal public agency except where urgently needed sanitary facilities are required to meet requirements of applicable State and Federal laws. This policy is silent on cost sharing with private business enterprises.

At this time, a special study of land use at Corps lakes for recreation and fish and wildlife is under way. It is hoped that this study will suggest additional guidelines for a more viable public-private relationship on Corps of Engineers operated lakes. This study is scheduled for transmittal to Congress by June 1975. In the meantime, we will furnish your request to cost share in the further development of Theodosia Park to the Office, Chief of Engineers for their consideration. In view of the study now under way, it is not likely that a reply will be received before midsummer. As soon as we receive a reply, you will be advised.

Your interest and desire to participate in the provision of additional water-related recreation facilities are appreciated.

Sincerely,

DONALD G. WEINERT
Colonel, Corps of Engineers
District Engineer

Copy furnished:

Senator Thomas F. Eagleton

HQDA (DAEN-CWZ-F) WASH DC 20314

Div Engr, SWD

SWLED-PV

17 April 1975

Honorable Thomas F. Eagleton
United States Senate
Washington, D. C. 20510

Dear Senator Eagleton:

Please refer to your letter SP 014-077 dated 3 April concerning a proposal of 27 March by Mr. L. B. Cook of Theodosia, Missouri.

Mr. Cook's cost-sharing proposal for the development of a commercial vehicle camping area at Theodosia Park on Dull Shoals Lake is being studied. We will explore every reasonable possibility in attempting to qualify such a program for cost sharing with the Federal Government under current law and cost-sharing policy. A copy of my response to Mr. Cook and your inquiry is inclosed.

Please call on me when I can be of further assistance.

Sincerely,

2 Incl (dupe)
As stated

DONALD G. WEINERT
Colonel, Corps of Engineers
District Engineer

Copy furnished: (w cy incoming correspondence)
HQDA (DAEN-CWZ-F) WASH DC 20314
Div Engr, SWD
Dist Engr, LRD
Res Engr, Mt Home
Ch, Const-Ops Div
Ch, RE Div

SWDPL-R (SWLED-PV 2 July 75) 1st Ind

SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design
Memorandum No. 1-G, Updated Master Plan for Development and
Management of Bull Shoals Lake - Supplement No. 3

DA, Southwestern Division, Corps of Engineers, Main Tower Building,
1200 Main Street, Dallas, Texas 75202

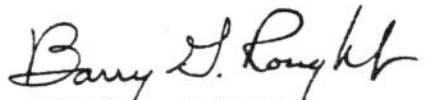
1 AUG 1975

TO: District Engineer, Little Rock

1. It is general SWD policy to prohibit a concession lessee from operating more than one concession site at a particular project. In this regard, policy guidance was furnished in multiple letter SWDRE-M dated 25 October 1966, subject: Policy for Granting More than One Concession Lease to an Individual or Firm. In this case, however, it would not be in the best interest of the existing lessee at the Oakland area to advertise an additional site in such close proximity to his operation. For this reason, expansion of his lease area to Ozark Isle Park appears warranted. Ultimately, it may be desirable that the concessionaire recentralize his entire operation to the Ozark Isle site if it proves to be the best location of the two. This should be a long term District consideration.

2. Subject supplement is approved on the above basis.

FOR THE DIVISION ENGINEER:


BARRY G. ROUGHT
Chief, Planning Division

2 Incl
wd

CF:
DAEN-CWP-V w/cy basic and incls
(dupe)



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

1 JUL 1975

REPLY TO
ATTENTION OF:

SWLED-PV

2 July 1975

SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design Memorandum No. 1-G, Updated Master Plan for Development and Management of Bull Shoals Lake - Supplement No. 3

Division Engineer, Southwestern

1. The purpose of this supplement is to expand the present Oakland Boat Dock commercial concession lease in Oakland Park to include operations in the adjacent Ozark Isle Park at the location indicated on the inclosure.
2. Approximately 5 acres of land in Ozark Isle Park were leased by Supplemental Agreement No. 2 to Lease DACW03-1-73-202 on an interim basis for a period of 1 year, effective 3 July 1974. This expansion was permitted in order to better serve the needs of the campers and fishermen. A temporary docking facility was operated at the site last summer to provide overnight boat storage for park campers and fishermen.
3. The lessee desires to expand his operation at the Ozark Isle Park site to include an office dock, fuel dock, a boat storage dock, and a dry storage building. A long term lease is necessary to permit the lessee to obtain financing for this venture. This supplement to the master plan would make available to the lessee approximately 5 acres of land as outlined in Supplemental Agreement No. 2. Also, it provides a future lease expansion area containing approximately 1.5 acres of land for additional commercial boat dock development at the same location. The proposed facilities are needed to serve the public.
4. We have constructed a short gravel road and a 90' by 200' gravel parking lot to serve the users of the dock facility. All additional development cost will be borne by the concessionaire.

SWLED-PV

SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design
Memorandum No. 1-G, Updated Master Plan for Development and
Management of Bull Shoals Lake - Supplement No. 3

5. The Arkansas Department of Parks and Tourism agrees to expansion of the concession and a long term lease as discussed in the inclosed letter. They have stated that the proposed development is acceptable and is compatible with future development of the park should they ever assume operation and maintenance.

6. Approval of this supplement is recommended.

2 Incl (7 cys)
as



DONALD G. WEINERT
Colonel, Corps of Engineers
District Engineer

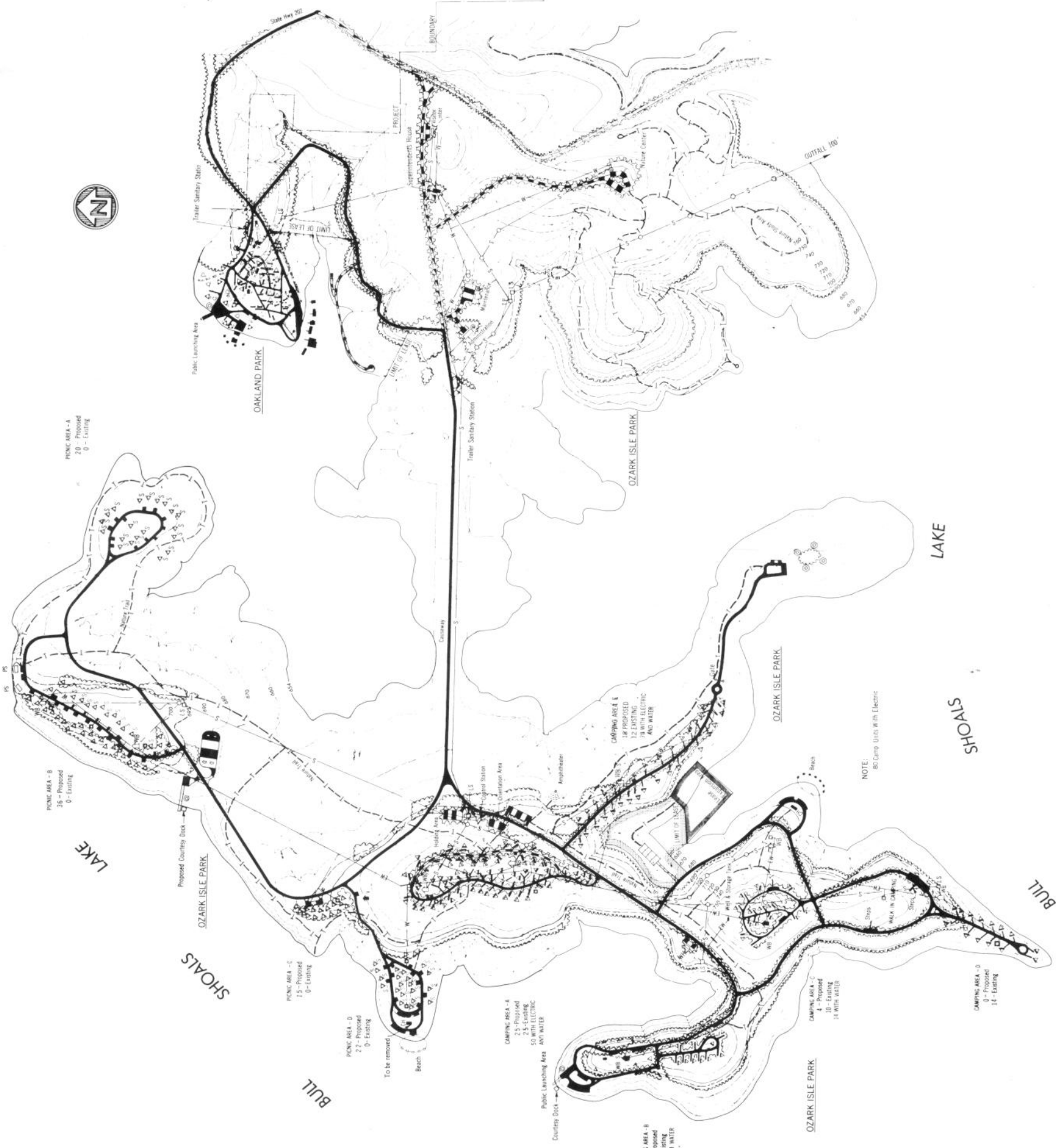
LEGEND	
RECREATIONAL FEATURES	EXISTING/PROPOSED
ROADS	
PAVED	
GRAVEL	
EXISTING GRAVEL TO BE PAVED	
TO BE OBLITERATED	
STRUCTURES	
TOILETS-AULT TYPE MASONRY	
TOILETS-CONVERT TO WATERBORNE	
TOILETS-WATERBORNE	
TOILETS-WATERBORNE WITH SHOWERS	
TOILETS-AULT TYPE WOODEN	
WELL	
WELL WITH SHELTER	
DRINKING FOUNTAIN	
DRINKING FOUNTAIN WITH SHELTER	
BOAT RAMP	
PICNIC SHELTER	
CHANGE HOUSE	
CAMPERS WASHHOUSE	
OTHER BUILDINGS NAMED	
PICNIC SPACE	
TABLE	
PIREPLACE	
WITH TABLE SHELTER	
CAMP SPACE OR TRAILER SPACE	
TABLE	
PIREPLACE	
GROUP CAMP SPACE AND TRAIL	
COUNCIL FIREPLACE	
REFUSE CAN	
BURN	
UTILITIES	
LIFT STATION	
TREATMENT PLANT	
SANITARY SEWER LINE	
MANHOLE	
WATER LINE	
ELECTRIC LINE	
OTHER FEATURES	
TRAIL SYSTEM	
BEACH IMPROVEMENT	
TREES	
TRAFFIC COUNTER	
MERCURY VAPOR LIGHT	
PERTINENT ELEVATION (MSL)	
TOP OF CONSERVATION POOL	
TOP OF FLOOD CONTROL POOL	

NOTE: THIS AREA IS LOCATED IN MARION CO. ARK.
SEC. 6, T. 20 N. R. 15 W.
SECTIONS 1 AND 17, T. 20 N. R. 15 W.
SEC. 16, T. 21 N. R. 15 W.

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
OAKLAND-OZARK ISLE
PARK

SCALE OF FEET
0 400 800

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK,
LITTLE ROCK, ARKANSAS, MARCH 1974
REVISED JUNE 1975



Sheet 1



ARKANSAS DEPARTMENT OF PARKS & TOURISM
PARKS DIVISION

Dale Bumpers
Governor

William E. Henderson
Director

1510 Broadway Little Rock, Arkansas 72202 Telephone (501) 371-1633

Jack E. Miller
Director of State Parks

February 27, 1975

Colonel Weinert
Corps of Engineers
Little Rock District
P.O. Box 867
Little Rock, Arkansas 72203

Re: Ozark Isle Boat Dock

Dear Colonel Weinert:

After having reviewed the present lease agreement between Mr. and Mrs. Leonard Jaeger, Jr. and the U. S. Army Corps of Engineers, I have the following observations:

1. It appears that the Jaegers wish to expand their operation considerably over the next few years.
2. Due to difficulties with tight money, Capital Improvement funds will probably not be available to the Jaegers without a long term lease agreement with the Corps of Engineers.
3. It will probably be several years before the Corps can complete Ozark Isle Park to the level agreed upon for inclusion in the Arkansas State Parks System.
4. Based on the above assumptions, it would be unfair to the Jaegers to deny them a long term lease with the Corps pending Arkansas State Park takeover of the area.
5. Arkansas State Parks cannot, under present legislation, sign a lease contract for more than five (5) years. However, it has been the policy of Arkansas State Parks to renew leases at their expiration date as long as the lessee is meeting all the conditions required by the lease. Therefore, in effect, as long as the terms of the lease are met, the lessee, for all practical purposes, has a long term lease. We would be willing to furnish the Jaegers a letter to this effect.

encl 2

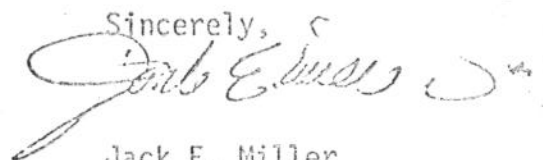
Colonel Weinert
February 27, 1975
Page 2

6. Because of this, we feel that when and if Arkansas State Parks assumes responsibility for the Ozark Isle/Oakland areas, a new lease can be negotiated between the Jaegers and Arkansas State Parks. This new lease would basically be the same as the one with the Corps, but with two principal changes:
 - a. The maximum five (5) year length
 - b. A redesign of the lease payment system. State Parks would require a percentage of gross based on overall economic conditions at that time as we do of all our lessees.
7. Attached is a draft copy of a proposed lease agreement between State Parks and a concessionaire at Ozark Isle. This draft was based on conditions that existed at the time of our last meeting. A new draft would, of course, have to be negotiated at such time as State Parks agreed to accept the area.

Based on the above observations, we have no objections to your leasing to the Jaegers, on a long term basis, the area both parties see as being necessary for the desired expansion of the Marina-Store concession at Ozark Isle and Oakland recreation areas. However, State Parks would like to review and approve the detailed expansion plans after they are prepared.

If there are questions concerning this matter, please feel free to call.

Sincerely,



Jack E. Miller
Director

JEM:mb

✓ Enc:

OCT 22 1976

SWDPL-R (SWLED-PV 20 Sep 76) 1st Ind
SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design
Memorandum No. 1-G, Updated Master Plan for Development and
Management of Bull Shoals Lake, Supplement No. 4

DA, Southwestern Division, Corps of Engineers, Main Tower Building,
1200 Main Street, Dallas, Texas 75202

13 OCT 1976

TO: District Engineer, Little Rock

Subject supplement is approved subject to the following:

We would prefer that the residence be relocated or, if not mobile,
the lease site required for the residence should be reduced in size
to include only the minimum land required.

FOR THE DIVISION ENGINEER:

1 Incl
6 cy incl wd


BARRY G. ROUGHT, P.E.
Chief, Planning Division

CF:
HQDA (DAEN-CWO-R) w/incl (dupe)



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

SEP 20 1976

REPLY TO
ATTENTION OF:

SWLED-PV

20 September 1976

SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Design Memorandum No. 1-G, Updated Master Plan for Development and Management of Bull Shoals Lake, Supplement No. 4

Division Engineer, Southwestern

1. The purpose of this supplement is to provide a 3.0-acre area for the relocation of a portion of the Buck Creek Boat Dock Commercial Concession Lease as shown on the inclosure.
2. The present lease area offers little protection from winds; consequently, major repairs are required almost annually, thus causing considerable problems in keeping the docks in good repair. The present lessee has considered quitting business this year as reoccurring damages have significantly reduced opportunities for profit, and difficulty is being experienced in obtaining insurance coverage for storm damage.
3. The relocation will require the construction of an 18-foot-access road and parking area to be constructed to meet applicable park road standards. Due to the short length of the road, it will be constructed for a speed of 20 m.p.h. within a 50-foot right-of-way. All costs will be borne by the concessionaire.
4. The 3.0-acre area that will be made available by the supplement will replace a 5.6-acre area presently under lease. A 0.7-acre area of the existing lease will be maintained for the concessionaire's residence as shown on the inclosure.
5. The amount of traffic through the park will be appreciably reduced by the relocation. Additional parking will become available for the launch ramp located in the present lease area.
6. Approval of this supplement is recommended.

1 Incl
as

C. E. EDGAR III
Colonel, Corps of Engineers
District Engineer





9 MAR 1978

SWDPL-R (SWLED-PV 23 Aug 77) 3d Ind
SUBJECT: Bull Shoals Lake, White River, Arkansas - Missouri, Updated
Master Plan for Development and Management of Bull Shoals
Lake, Supplement No. 5

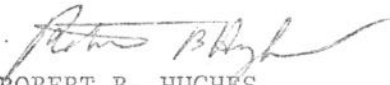
DA, Southwestern Division, Corps of Engineers, Main Tower Building,
1200 Main Street, Dallas, TX 75202

2 MARCH 1978

TO: District Engineer, Little Rock

Subject supplement is disapproved for reasons furnished in the previous
DAEN-CWO-R indorsement.

FOR THE DIVISION ENGINEER:


ROBERT B. HUGHES
Colonel, CE
Deputy Division Engineer

CF:
HQDA (DAEN-CWO-R)

DAEN-CWO-R (23 Aug 77) 2nd Ind

SUBJECT: Bull Shoals Lake, White River, Arkansas-Missouri, Updated Master Plan
for Development and Management of Bull Shoals Lake, Supplement No. 5


DA, Office of the Chief of Engineers, Washington, D. C. 20314 7 FEB 1978

TO: Division Engineer, Southwestern
ATTN: SWDPL-R

1. In view of the marginal feasibility of the Ozark Isle area for yielding a reasonable return to a private investor, the subject supplement is not approved.
2. The Corps should not solicit proposals for development of a recreation resort which by our own analysis is not a viable financial undertaking for private capital. The market analysis does not support the proposed development and indicates that it will be marginally successful from an economic and financial standpoint only with continued financial support and assistance by the Corps. The market analysis proposes that the Corps pay the development costs of the required water and sewage treatment facilities and waive or sharply reduce the standard rental or other lease payments. The Government, in effect, would be subsidizing the proposed development.
3. Under current cost sharing requirements the further development of this area can only be undertaken if the additional facilities required are cost shared by a non-Federal public body. The Corps cannot cost share in recreation development with private interests. There is no authority for the Corps to provide additional development as proposed in the market analysis. Any development undertaken would have to be entirely accomplished by private interests, which would further reduce the viability of the project from an investment standpoint.
4. The physical attributes of the area, the existing developed facilities and the public use being experienced at the site, all suggest a continued current and future need for the Oakland-Ozark Isle Park area. While it is recognized that the proposed leasing arrangement could reduce our O&M requirements, it might also greatly increase our O&M requirements if private investment was made in the area and because of inadequate return on the investment, was turned back to the Corps for operation.

FOR THE CHIEF OF ENGINEERS:

wd all incl


CHARLES I. MCGINNIS
Major General, USA
Director of Civil Works

SWDPL-R (SWLED-PV 23 Aug 77) 1st Ind
SUBJECT: Bull Shoals Lake, White River, Arkansas-Missouri, Updated
Master Plan for Development and Management of Bull Shoals
Lake, Supplement No. 5

DA, Southwestern Division, Corps of Engineers, Main Tower Building,
1200 Main Street, Dallas, TX 75202 4 NOVEMBER 1977

TO: HQDA (DAEN-CWO-R) WASH DC 20314

1. The subject supplement is forwarded recommending approval.
2. While division offices have been designated approval authority for master plans and supplements thereto, in view of the precedent setting nature, it is considered appropriate for OCE action. SWD action on this correspondence was delayed pending meeting with district personnel on the subject proposal.
3. The following additional information is furnished as background material for your use:

a. Ozark Isle was selected for development as a model recreation area in accordance with authority furnished by letter ENG CW-BC dated 9 October 1961, subject: Model Recreation Areas, Reservoir Projects in Southwestern Division. It was intended that this facility serve as a guide for the development of future public use areas.

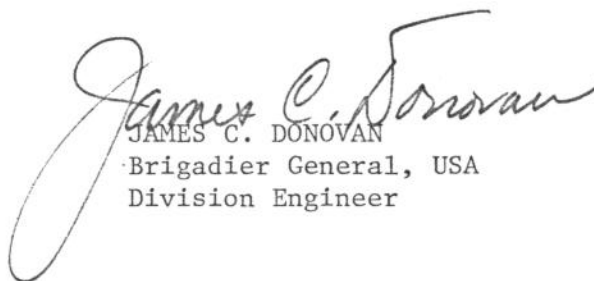
b. In view of the stated intent by the Arkansas State Parks to assume operation and maintenance, the area was budgeted and partially developed using Code 712 funds. These funds were established for full Federal development of areas where non-Federal agencies would agree to take them over upon completion. In 1971, with Ozark Isle partially developed, the state reaffirmed their intent, provided the development could be completed by FY 76. However, the Code 712 program was rescinded and expired effective the end of FY 74. In 1974 the state extended the required completion date to July 1, 1977; otherwise, they would remove Ozark Isle from their list of proposed parks. This was brought to your attention by SWLPD letter dated 18 September 1974, subject: Overprogramming Capability for Recreational Facilities, Code 710-FY76 (see Incl 3). An effort was made to fund the needed development with Code 710 funds with no favorable results (also see Incl 3). Accordingly, the State of Arkansas did not assume responsibility for the operation of the park. This brings us to the current situation of being "saddled" with a high maintenance, partially developed area. It is our opinion that receipt of funds now to complete the area would solve our problem only if the state would agree to take over the area. Of course, this is questionable in view of the Corps lack of performance on the original agreement.

SWDPL-R (SWLED-PV 23 Aug 77) 1st Ind 4 NOVEMBER 1977

SUBJECT: Bull Shoals Lake, White River, Arkansas-Missouri, Updated
Master Plan for Development and Management of Bull Shoals
Lake, Supplement No. 5

4. Questions regarding this supplement should be addressed to
Mr. William B. McCauley, SWDPL-R, telephone 214-749-7051.

3 Incl
Added 1 incl
3. as


JAMES C. DONOVAN
Brigadier General, USA
Division Engineer



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

REPLY TO
ATTENTION OF

SWLED-PV

23 August 1977

SUBJECT: Bull Shoals Lake, White River, Arkansas-Missouri, Updated Master
Plan for Development and Management of Bull Shoals Lake,
Supplement No. 5

Division Engineer, Southwestern

1. The purpose of this supplement is to establish the availability of the Oakland-Ozark Isle Park for commercial leasing. Availability of this area will enable us to determine what possibilities, if any, might exist for securing private capital investment through public advertisement, thus realizing the full potential of the inherent resources of this particular area.
2. Ozark Isle Park was originally planned to be developed as a model Corps park and to date the total Federal investment exclusive of lands has been about \$1.67 million. The master plan for the park called for a total development of \$4 million. However, funds for completion of facilities have not been appropriated by Congress and Ozark Isle remains only partially developed as a day use and overnight camping area with facilities oriented toward water related recreation activities.
3. Currently, about \$8,600 is being collected annually through the user fee program while over \$83,000 is being expended annually for operation, maintenance, and user fee collection. Under the restrictions of our current cost sharing policy the chances of securing further development by non-Federal public bodies are extremely remote. Unless some means can be found to further develop the area for public recreation, the under utilization and cost inefficiencies of this area will dictate serious consideration be given to closing portions of the area to public use. Such an action would serve to further jeopardize the future possibilities of development since the existing facilities would deteriorate due to lack of maintenance.
4. The inclosed draft prospectus would serve to inform potential developers and investors of the Corps' intent to consider leasing of the area. Also the prospectus would hopefully serve to generate sufficient interest and result

SWLED-PV

23 August 1977

SUBJECT: Bull Shoals Lake, White River, Arkansas-Missouri, Updated Master
Plan for Development and Management of Bull Shoals Lake,
Supplement No. 5

in an innovative proposal worthy of committing publicly owned lands to commercial development. The inclosed market analysis will also serve to inform potential investors of the negative aspects which must be overcome to realize a fair return on capital investments.

5. Approval is recommended.



C. E. EDGAR III
Colonel, Corps of Engineers
District Engineer

2 Incl
as

SWDCO-RR (SWLCO-L 9 Jun 78) 1st Ind
SUBJECT: Bull Shoals Lake, White River, Arkansas- Missouri, Updated
Master Plan for Development and Management of Bull Shoals Lake,
Supplement No. 6

DA, Southwestern Division, Corps of Engineers, Main Tower Building,
1200 Main Street, Dallas, TX 75202


JUL 1 1978

TO: District Engineer, Little Rock, ATTN: SWLCO-L

Approved.

FOR THE DIVISION ENGINEER:

wd all incl


A. P. HUTCHISON
Chief, Construction-
Operations Division

CF: w/incl
HQDA (DAEN-CWO-R) (5 cy)



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

REPLY TO
ATTENTION OF:

SWLCO-L

9 June 1978

SUBJECT: Bull Shoals Lake, White River, Arkansas-Missouri, Updated Master
Plan for Development and Management of Bull Shoals Lake, Supplement
No. 6

Division Engineer, Southwestern

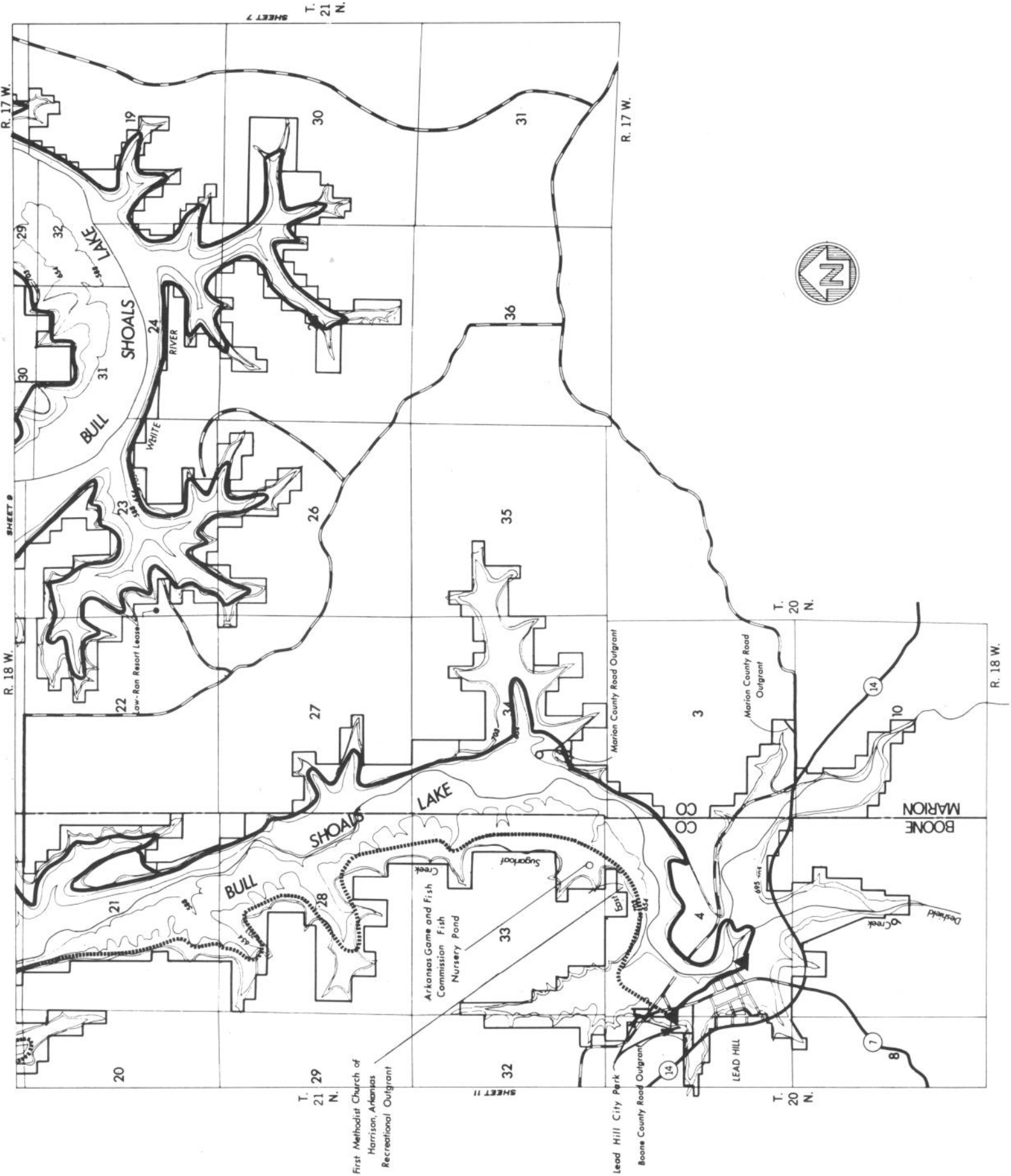
1. The purpose of this supplement is to make additional land available for lease to the City of Lead Hill, Arkansas, for use as a public recreational park.
2. An existing lease of 15.2 acres of land is being used as a public park and the lessee desires to add two additional areas, totaling 4.2 acres, more or less, to be used for vehicle parking to serve the park. The additional areas are currently allocated for low density recreation use. Since the land will be developed as part of the Lead Hill City Park, reallocation of the land for recreation intensive use is necessary.
3. Approval of this supplement is recommended.

2 Incls

1. Master Plan Plate 15
2. Map of Lead Hill Park

C. E. EDGAR III
Colonel, Corps of Engineers
District Engineer





- LEGEND**
- US highway (160)
 - State highway (14)
 - Paved road
 - Graveled road
 - Graded road
 - Fee acquisition line
 - Limited motel/resort lease
- PERTINENT ELEVATIONS (MSL)**
- 703 Spillway design flood
 - 695 Flood control pool
 - 654 Top of conservation pool
 - 628.5 Maximum power drawdown
- LAND USE**
- Project operations
 - Operations: Recreation-intensive use
 - Operations: Recreation-low density use
 - Operations: Natural area
 - Operations: Wildlife Management
- TRAIL SYSTEM**
- Proposed hiking trail
 - Proposed connecting trail
 - Proposed motorcycle trail
 - Proposed equestrian trail
 - Proposed interpretive trail
 - Trail terminal

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.

UPDATED MASTER PLAN

BULL SHOALS LAKE

LAND USE MAP

SCALE OF FEET: 0, 2,000, 4,000, 6,000

IN 14 SHEETS SHEET NO. 8

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974
REVISED JUNE 1978

SWDCO-RR (SWLCO-L 2 Jul 79) 1st Ind

SUBJECT: Bull Shoals Lake, White River, Arkansas-Missouri, Updated
Master Plan for Development and Management of Bull Shoals Lake,
Supplement No. 7


DA, Southwestern Division, Corps of Engineers, Main Tower Building,
1200 Main Street, Dallas, TX 75202 19 JULY 1979

TO: District Engineer, Little Rock, ATTN: SWLCO-L

Approved.

FOR THE DIVISION ENGINEER:

wd all incl


A. P. HUTCHISON
Chief, Construction-
Operations Division

CF: w/incl

HQDA (DAEN-CWO-R) (5 cys)



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

REPLY TO
ATTENTION OF:

SWLCO-L

2 July 1979

SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Updated
Master Plan for Development and Management of Bull Shoals Lake,
Supplement No. 7

Division Engineer, Southwestern

1. The purpose of this supplement is to change the land use allocation of approximately 1,700 feet of shoreline containing 6.2 acres of land from Operations: Natural Area to Operations: Recreation - low density use. The tract of land is located in Section 5, T21N, R15W, Ozark County, Missouri as indicated on the inclosed revision to Plate 10, Land Use Map.

2. This land which is allocated as a natural area has a better use as a recreation low density area in view of the existing residential and resort developments on adjoining lands. The lack of lake access due to the current classification precludes these developments from realizing their potential. Accordingly, the highest and best possible use of the land is considered to be for low density recreational activities. Lake access is presently limited in this vicinity of Bull Shoals Lake. The proposed change to recreation - low density use will permit the development of an access road and boat launching ramp as requested by the residents of Ozark County.

3. Approval is recommended.

1 Incl (9 cys)
as

ROBERT W. GLENN
LTC, Corps of Engineers
Acting District Engineer

SWDCO-RR (SWLCO-L 2 Jul 79) 1st Ind
SUBJECT: Bull Shoals Lake, White River, Arkansas-Missouri, Updated
Master Plan for Development and Management of Bull Shoals Lake,
Supplement No. 7


DA, Southwestern Division, Corps of Engineers, Main Tower Building,
1200 Main Street, Dallas, TX 75202 18 JULY 1979

TO: District Engineer, Little Rock, ATTN: SWLCO-L

Approved.

FOR THE DIVISION ENGINEER:

wd all incl


A. P. HUTCHISON
Chief, Construction-
Operations Division

CF: w/incl
HQDA (DAEN-CWO-R) (5 cys)



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

REPLY TO
ATTENTION OF:

SWLCO-L

2 July 1979

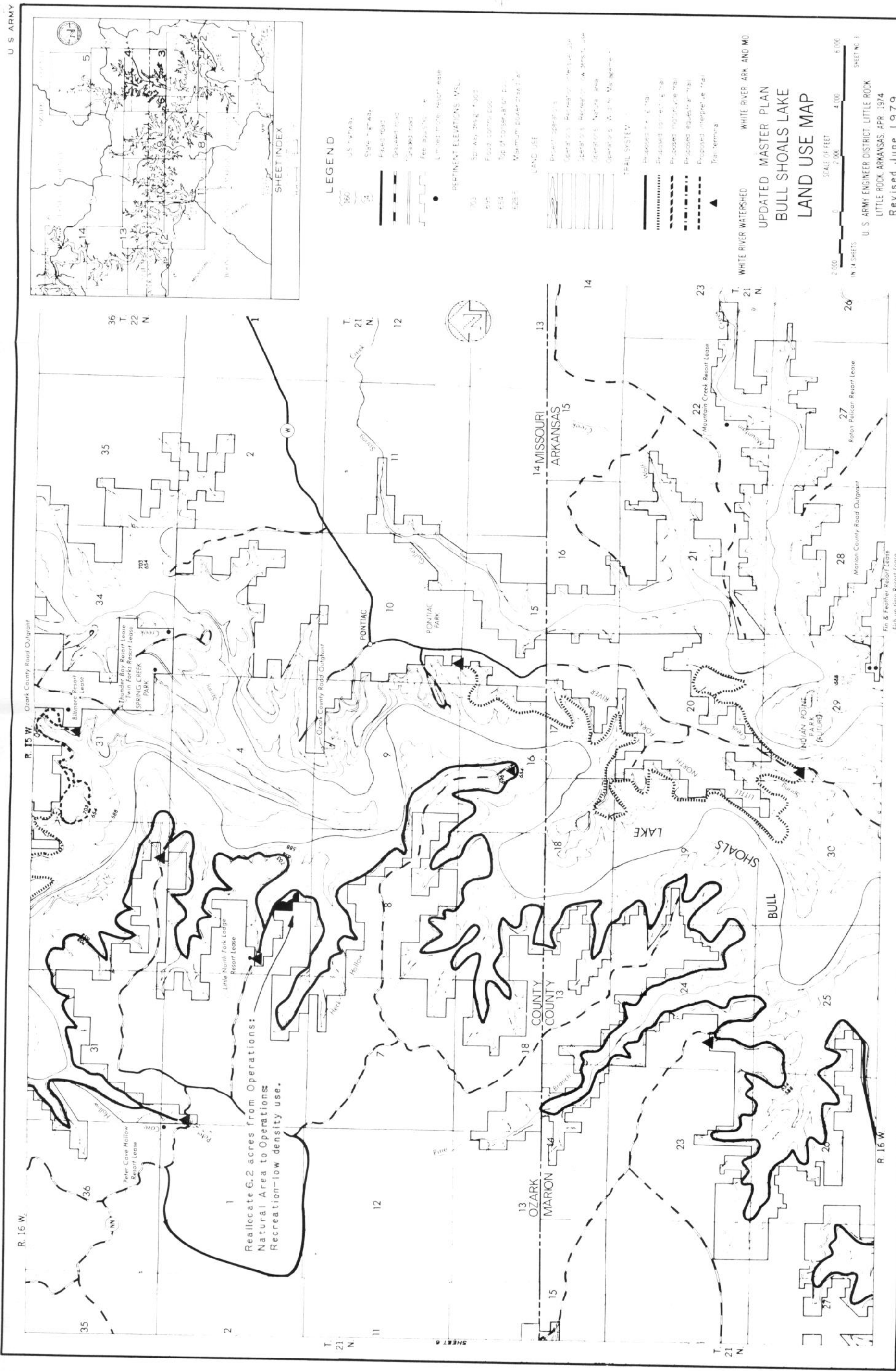
SUBJECT: Bull Shoals Lake, White River, Arkansas and Missouri, Updated
Master Plan for Development and Management of Bull Shoals Lake,
Supplement No. 7

Division Engineer, Southwestern

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3. Approval is recommended.

1 Incl (9 cys)
as

ROBERT W. GLENN
LTC, Corps of Engineers
Acting District Engineer



5-05 Other Agencies With Capability for Search and Rescue Missions.

a. Public Agencies

1. Bull Shoals Police Department, Bull Shoals, AR 72619 501/445-4557
2. Diamond City Police Department
Diamond City, AR 72644 501/422-7589
3. Lakeview Fire Department, Lakeview, AR 72642 501/431-8595
4. Bull Shoals Rescue Squad, Bull Shoals, AR 501/445-4141
5. Diamond City Rescue Squad, Diamond City, AR 72644 501/422-7333
6. Theodosia Police Department, Theodosia, MO 65761
7. Forsyth Police Department, Theodosia, MO 65761 417/546-3731

b. Private Agencies

1. Air Ambulance Service, Flippin Flying Service
Flippin, AR 72634 501/453-2266
2. Bull Shoals Ambulance Service, West Bdwy.
Bull Shoals, AR 72619 501/445-4510

5-06 Drowning and Accident Reports. The Mountain Home Resident Office generally does not get involved in recreational boating accidents unless a drowning occurs, we are called for assistance, or a Corps-operated facility is involved. All incident reports (ENG Form 4337) involving boats or boating related accidents are sent to the District Security Officer who in turn will forward the reports to the U. S. Coast Guard. The incident reports for boating related accidents should be sent to a statistician to ascertain the following data:

- a. Type of boat(s) involved
- b. Horsepower of motor(s)
- c. Description of personal injuries sustained
- d. Description of weather conditions including air and water temperatures if they would possibly have been contributing factors
- e. Description of events related to the accident including the cause, if known
- f. Other pertinent data

Drowning reports are submitted to the District Security Officer on ENG Form 4337 and ENG 3394 for disposition to appropriate authorities.

SECTION VI: BOATING REGULATION ENFORCEMENT AGENCIES

6-01 Federal Agencies.

- a. U. S. Coast Guard
BOSTEAM 2 314/622-5971
1520 Market Street or
St. Louis, Missouri 63103 1-800-325-7376
- b. U. S. Coast Guard
Marine Safety Office
100 North Main Street
Memphis, Tennessee 38103 901/521-3941

6-02 State Agencies.

- a. Arkansas Game and Fish Commission
Boating Safety Coordinator
Game and Fish Commission
No. 2 Natural Resources Drive
Little Rock, Arkansas 72205 501/224-4921

Game Wardens

- 1. Baxter County
Gerald Tucker 501/425-3703
Charles Jones 501/425-8335
- 2. Marion County
R. H. (Perk) Hurst 501/453-2281
- 3. Boone County
Hugh Harden 501/743-2730
James Starkey 501/743-1882
- b. Missouri Water Patrol
Division of Water Safety
P.O. Box 603
Jefferson City, Missouri 65101 314/751-3333

Water Patrolmen

- 1. Ozark County
Mike Cochran 417/273-4515
- 2. Taney County
Glenn Jarvis 417/546-4332

SWDPL-R (SWLED-PV 27 Sep 72) 1st Ind
SUBJECT: Supplement No. 8, Bull Shoals Dam and Reservoir, White River,
Arkansas and Missouri, Design Memorandum No. 1-E, Updated
Master Plan for Reservoir Development and Management

DA, Southwestern Division, Corps of Engineers, 1114 Commerce Street,
Dallas, Texas 75202 16 NOV 1972

TO: District Engineer, Little Rock

1. The subject supplement is returned without action for the following reason:

Reference is made to para 16e of ER 1120-2-400 and para 9d of ER 1165-2-400 which establishes considerations for evaluating proposed outgrants of project lands for exclusive group use. Based on information furnished, it has not been demonstrated that:

a. The group requirement cannot be satisfied through use of project facilities on a reservation basis, particularly since no facilities are initially required by the group.

b. The activity program would not be provided in the absence of an outgrant.

c. The group has adequate financial and managerial capability for development and administration.

Future requests for exclusive use should address the above considerations.

2. Since the Noark Girl Scouts Council, Inc. has requirements for a "strictly primitive camping site for the next two years," it is considered that this land could be made available on a reservation basis with no change in zoning pending complete revision of land use allocations in accordance with change 1 dated 1 Oct 72 to ER 1120-2-400, particularly para 12a(2). Sanitary facilities used by any group should meet requirements of the Arkansas State Board of Health and other pollution control agencies.

FOR THE DIVISION ENGINEER:

1 Incl
nc


HOWARD R. BARE
Chief, Planning Division



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

REPLY TO
ATTENTION OF

SWLED-PV

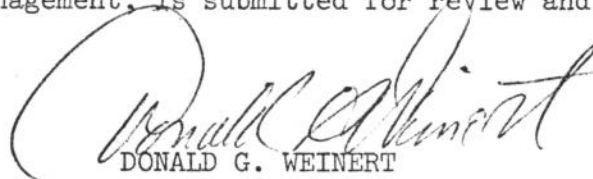
27 September 1972

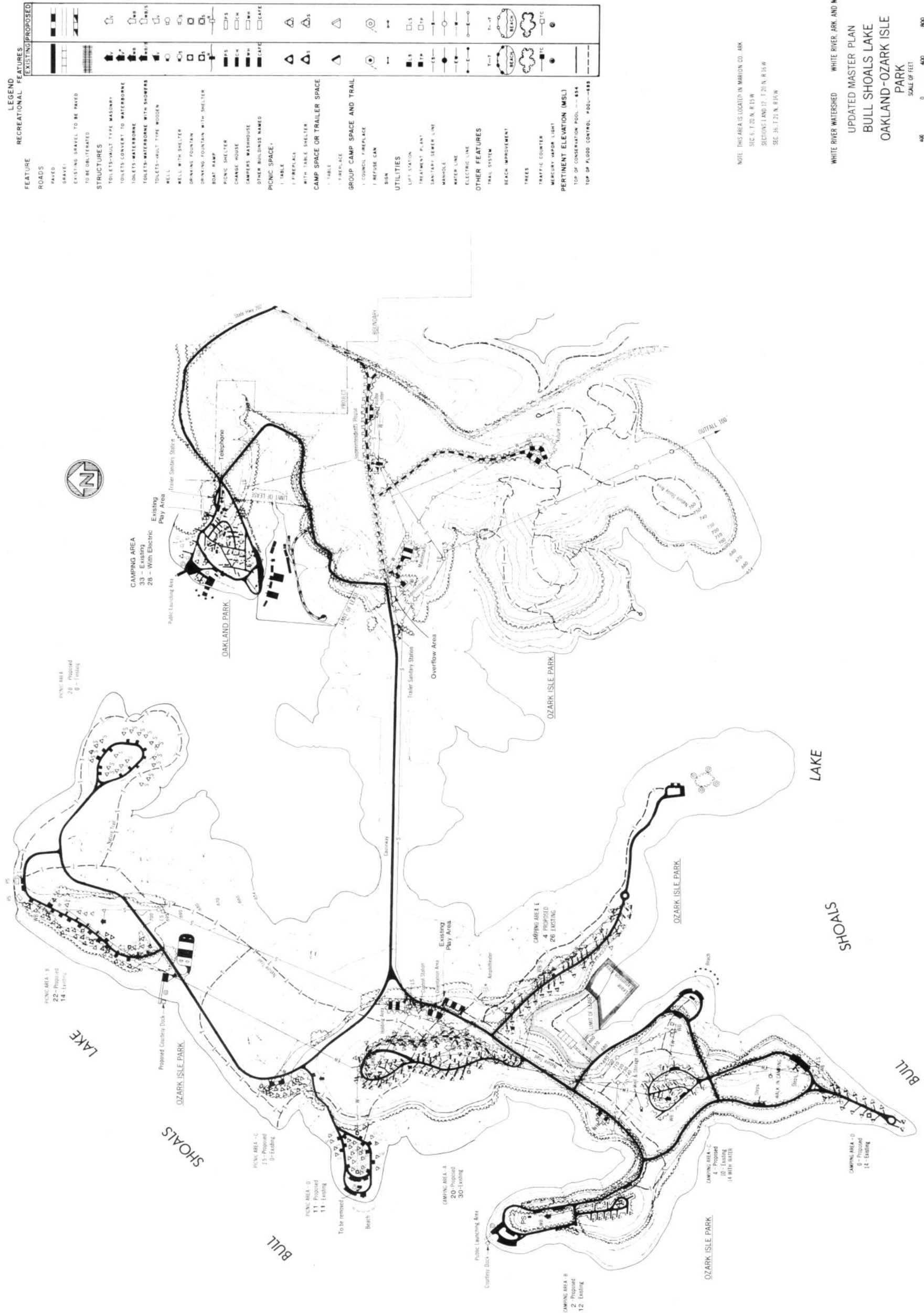
SUBJECT: Supplement No. 8, Bull Shoals Dam and Reservoir, White River,
Arkansas and Missouri, Design Memorandum No. 1-E, Updated
Master Plan for Reservoir Development and Management

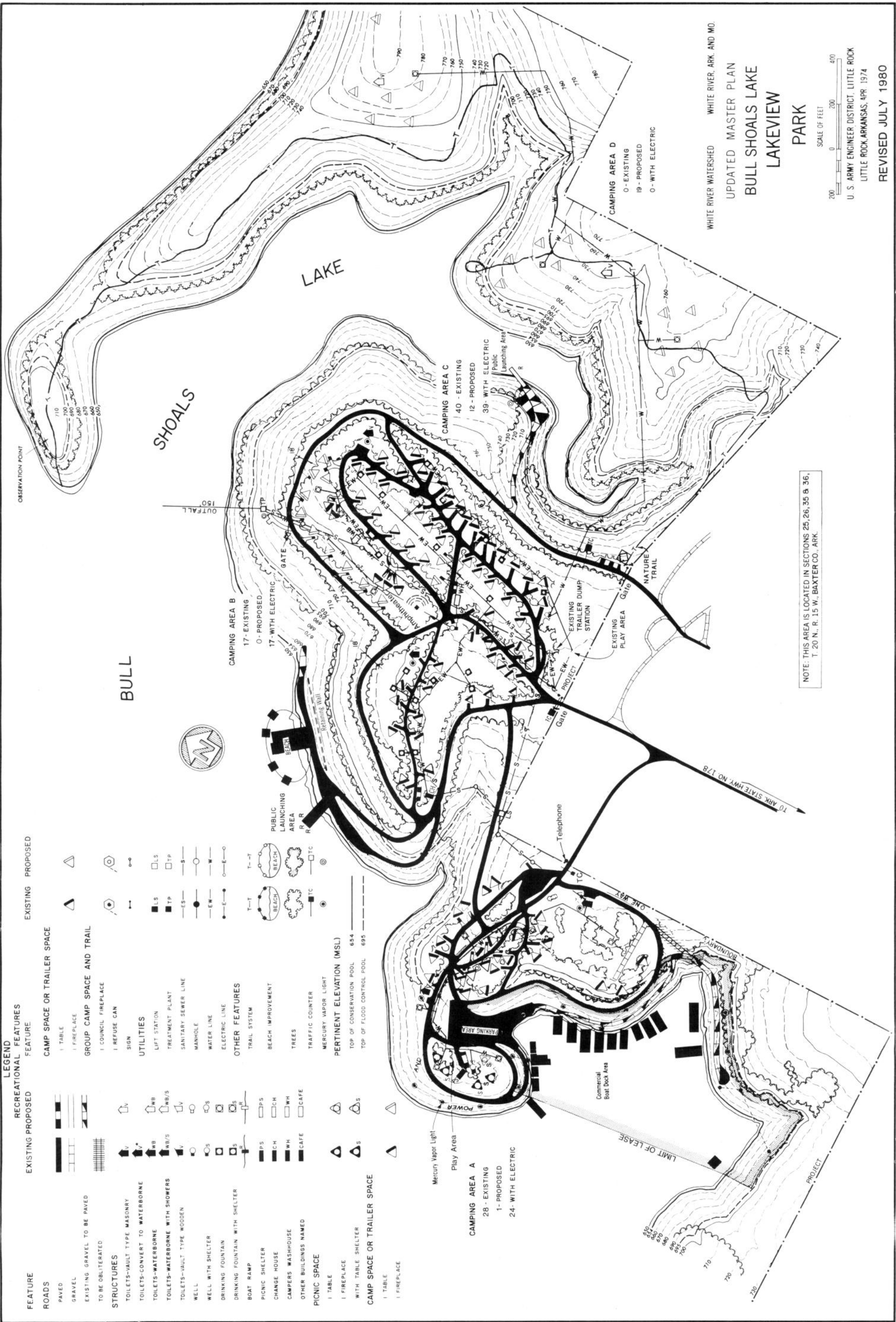
Division Engineer, Southwestern

Supplement No. 8 to Design Memorandum No. 1-E, Updated Master Plan for
Reservoir Development and Management, is submitted for review and approval.

1 Incl (7 cys)
as

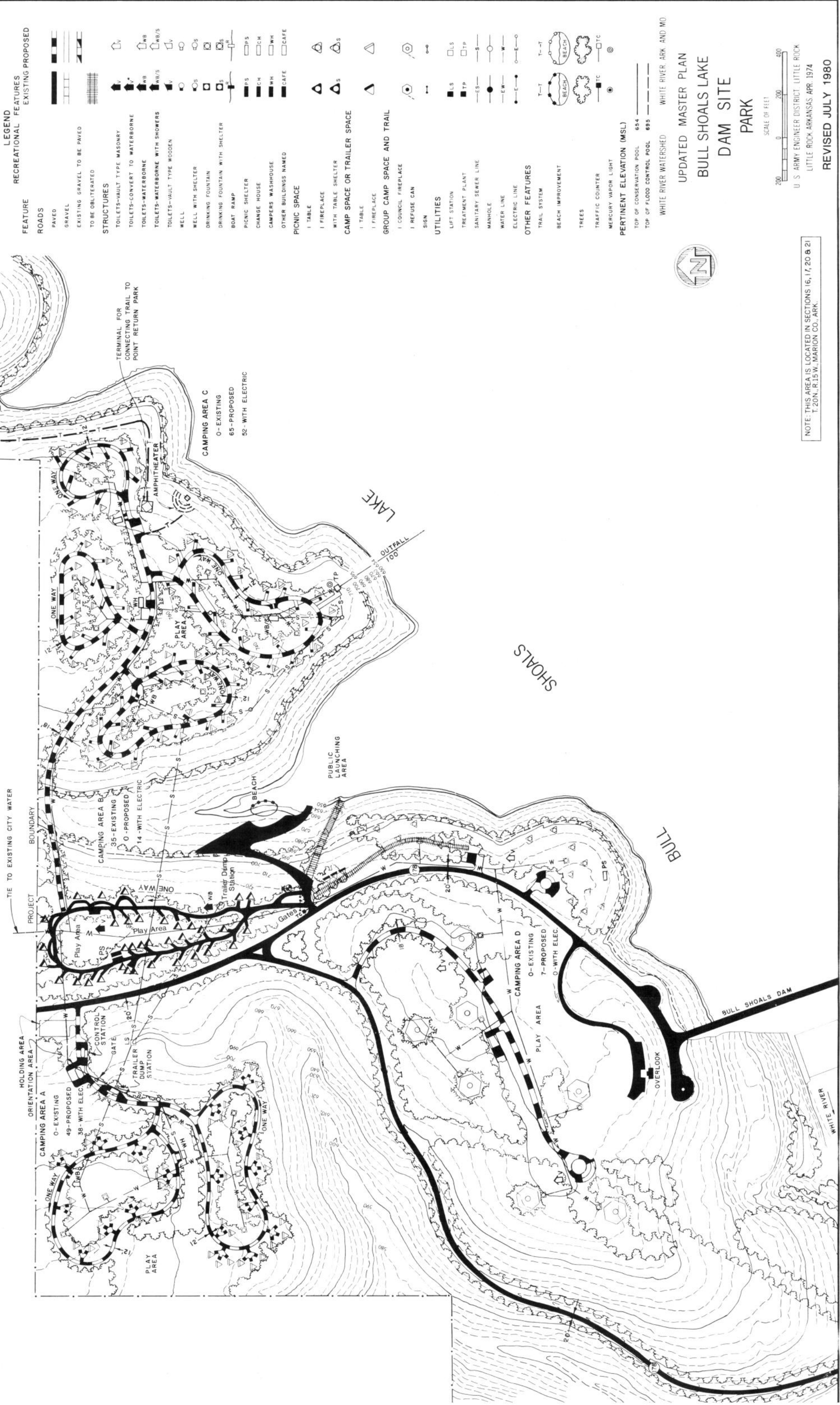

DONALD G. WEINERT
Colonel, Corps of Engineers
District Engineer

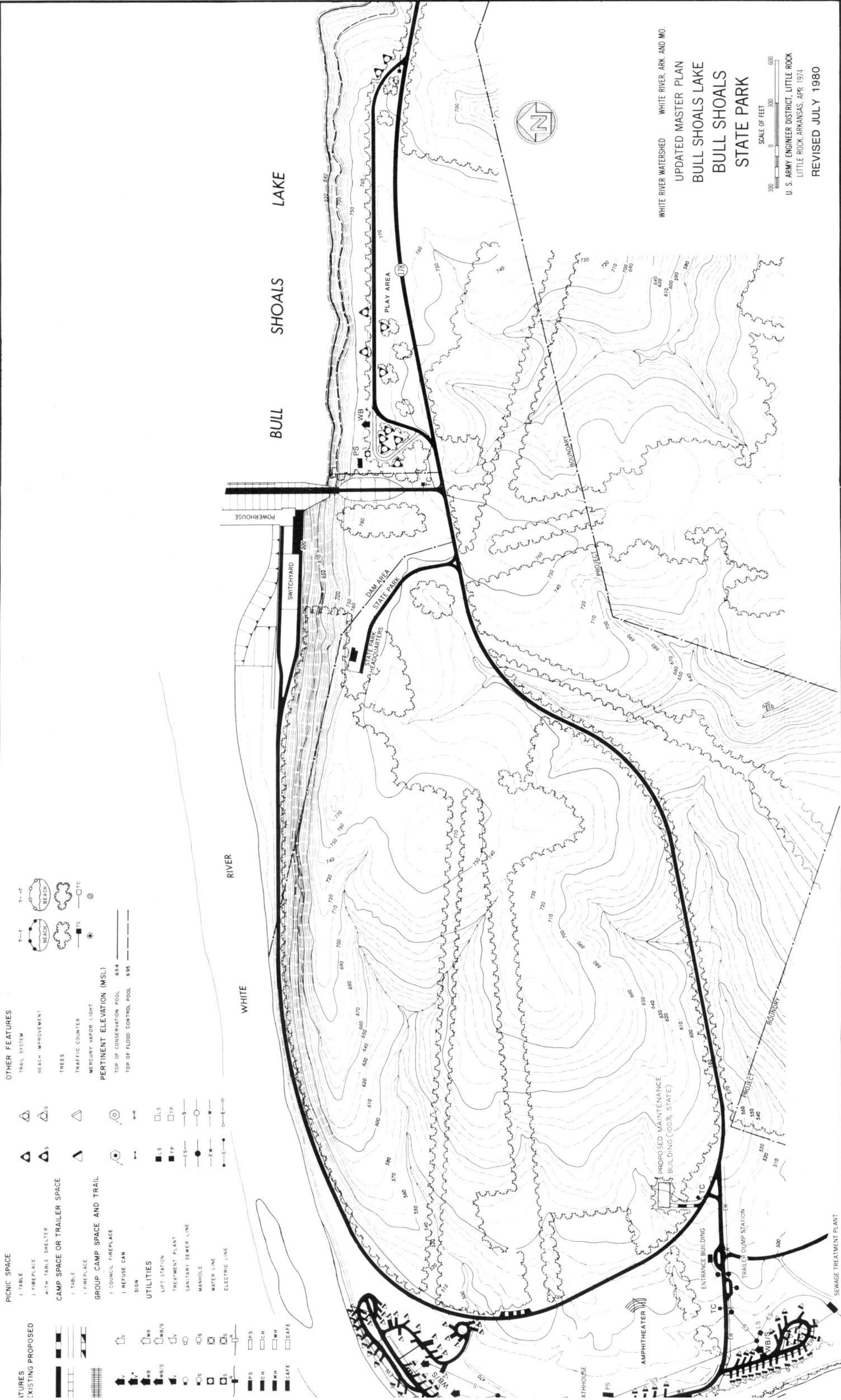




WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
LAKEVIEW
PARK

SCALE OF FEET
0 200 400
U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974
REVISED JULY 1980







DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

REPLY TO
ATTENTION OF:

SWLCO-L

10 October 1979


SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 8

Division Engineer, Southwestern

1. The purpose of this supplement is to expand the limits of the commercial concessionaire's lease area at Highway 125 Park. This expansion is needed for construction of a 24- by 48-foot boat and motor repair shop and storage building. The proposed building site will be above the top of flood control pool elevation 695 feet m.s.l., and is screened from view by existing trees. The lease expansion is approximately 100 feet wide by 210 feet long as shown on the inclosed revised plate 30.

2. Since the proposed lease expansion will not conflict with planned park development and will provide for improved service to the boating public, approval of this supplement is recommended.

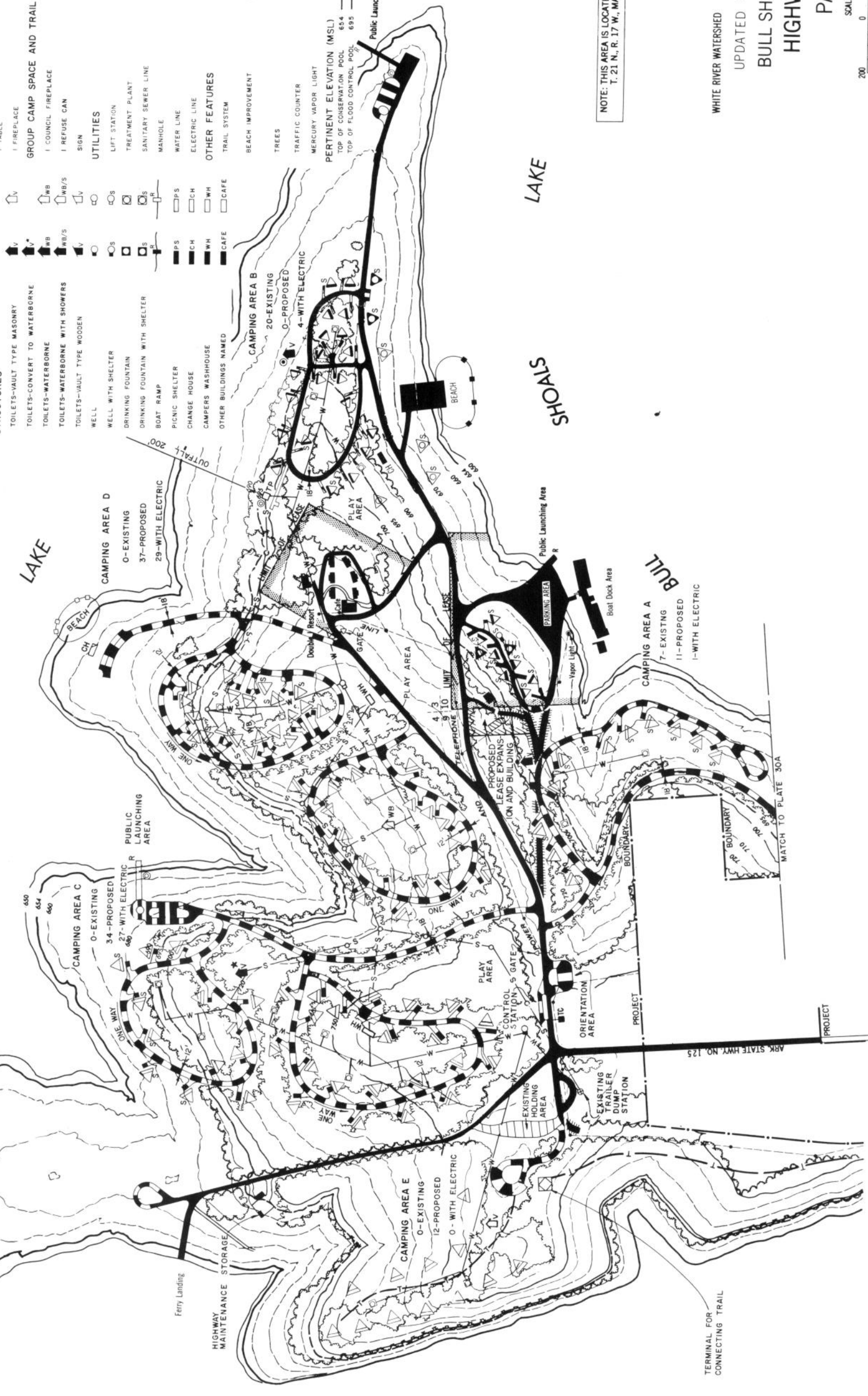
1 Incl (9 cys)
as


DALE K. RANDELS
Colonel, Corps of Engineers
District Engineer

BULL SHOALS

BULL

LEGEND	
EXISTING	PROPOSED
ROADS	
PAVED	PAVED
GRAVEL	GRAVEL
EXISTING GRAVEL TO BE PAVED	EXISTING GRAVEL TO BE PAVED
TO BE OBLITERATED	TO BE OBLITERATED
STRUCTURES	
TOILETS-VULT TYPE MASONRY	TOILETS-VULT TYPE MASONRY
TOILETS-CONVERT TO WATERBORNE	TOILETS-CONVERT TO WATERBORNE
TOILETS-WATERBORNE	TOILETS-WATERBORNE
TOILETS-WATERBORNE WITH SHOWERS	TOILETS-WATERBORNE WITH SHOWERS
TOILETS-VULT TYPE WOODEN	TOILETS-VULT TYPE WOODEN
WELL	WELL
WELL WITH SHELTER	WELL WITH SHELTER
DRINKING FOUNTAIN	DRINKING FOUNTAIN
DRINKING FOUNTAIN WITH SHELTER	DRINKING FOUNTAIN WITH SHELTER
BOAT RAMP	BOAT RAMP
PICNIC SHELTER	PICNIC SHELTER
CHANGE HOUSE	CHANGE HOUSE
CAMPERS WASHHOUSE	CAMPERS WASHHOUSE
OTHER BUILDINGS NAMED	OTHER BUILDINGS NAMED
UTILITIES	
LIFT STATION	LIFT STATION
TREATMENT PLANT	TREATMENT PLANT
SANITARY SEWER LINE	SANITARY SEWER LINE
MANHOLE	MANHOLE
WATER LINE	WATER LINE
ELECTRIC LINE	ELECTRIC LINE
OTHER FEATURES	
TRAIL SYSTEM	TRAIL SYSTEM
BEACH IMPROVEMENT	BEACH IMPROVEMENT
TREES	TREES
TRAFFIC COUNTER	TRAFFIC COUNTER
MERCURY VAPOR LIGHT	MERCURY VAPOR LIGHT
PERTINENT ELEVATION (MSL)	
TOP OF CONSERVATION POOL	654
TOP OF FLOOD CONTROL POOL	695



NOTE: THIS AREA IS LOCATED IN SECTIONS 3, 4, 9 AND 10, T. 21 N. R. 17 W., MARION CO., ARK.

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
HIGHWAY 125
PARK



U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

REVISED SEP. 1979

SWDCO-RP (SWLCO-L 6 Jan 81) 1st Ind
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 9

DA, Southwestern Division, Corps of Engineers, Main Tower Building,
1200 Main Street, Dallas, TX 75202 14 JAN 1981

TO: District Engineer, Little Rock

1. The revised site layout plan for Bull Shoals Park is approved subject to the following comment:

We cannot concur in expanding the lease area to include that portion of land and shoreline adjacent to the proposed "Camping Area B." This portion of the lease expansion area should be deleted.

2. Future submissions providing lease expansion areas should be submitted for approval by SWD in lieu of for substitution in the approved plan.

FOR THE DIVISION ENGINEER:

wd all incl

for Walter E. Hutchison
A. P. HUTCHISON
Chief, Construction-
Operations Division

CF: w/basic & incl
HQDA(DAEN-CWO-R) 2 cys



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

SWLCO-L

6 January 1981

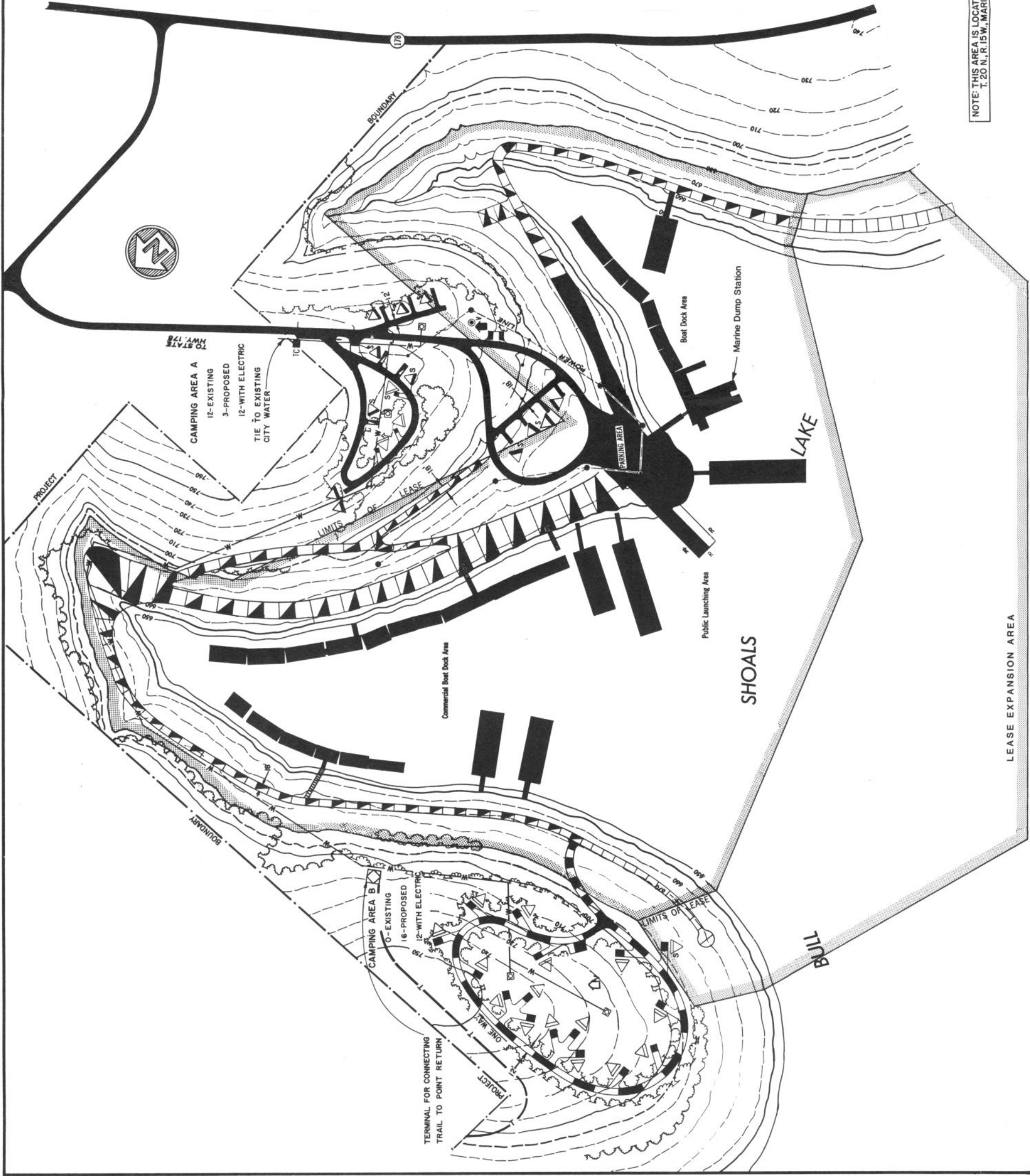
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 9

Division Engineer, Southwestern
ATTN: SWDCO-RR

1. Reference: SWDCO-RP (SWLCO-L 30 Sep 80) 1st Ind dated 10 October 1980, same subject.
2. Plate 26 has been revised to reflect the present lease area and proposed lease expansion area in Bull Shoals Park. This plate should be substituted for the Plate 26 previously submitted in Supplement No. 9 dated 30 September 1980.

1 Incl (9 cys)
as

Robert W. Randels, Jr.
DALE K. RANDELS, P.E.
Colonel, Corps of Engineers
District Engineer



LEGEND	
FEATURE	RECREATIONAL FEATURES EXISTING PROPOSED
ROADS	
PAVED	
GRAVEL	
EXISTING GRAVEL TO BE PAVED	
TO BE OBLITERATED	
STRUCTURES	
TOILETS-Vault Type Masonry	
TOILETS-Convert to Waterborne	
TOILETS-Waterborne	
TOILETS-Waterborne with Showers	
TOILETS-Vault Type Wooden	
WELL	
WELL WITH SHELTER	
DRINKING FOUNTAIN	
DRINKING FOUNTAIN WITH SHELTER	
BOAT RAMP	
PICNIC SHELTER	
CHANGE HOUSE	
CAMPERS WASHHOUSE	
OTHER BUILDINGS NAMED	
PICNIC SPACE	
TABLE	
FIREPLACE	
WITH TABLE SHELTER	
CAMP SPACE OR TRAILER SPACE	
TABLE	
FIREPLACE	
GROUP CAMP SPACE AND TRAIL	
COUNCIL FIREPLACE	
REFUSE CAN	
UTILITIES	
LIFT STATION	
TREATMENT PLANT	
SANITARY SEWER LINE	
MANHOLE	
WATER LINE	
ELECTRIC LINE	
OTHER FEATURES	
TRAIL SYSTEM	
BEACH IMPROVEMENT	
TREES	
TRAFFIC COUNTER	
MERCURY VAPOR LIGHT	
PERTINENT ELEVATION (MSL)	
TOP OF CONSERVATION POOL	
TOP OF FLOOD CONTROL POOL	
WHITE RIVER WATERSHED	
WHITE RIVER, ARK. AND MO.	

SCALE OF FEET
0 100 200

NOTE: THIS AREA IS LOCATED IN SECTION 17 & 18
T. 20 N., R. 15 W., MARION CO., ARK.

U. S. ARMY ENGINEER DISTRICT LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974
REVISED NOV. 1980



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

SWLCO-L

6 January 1981

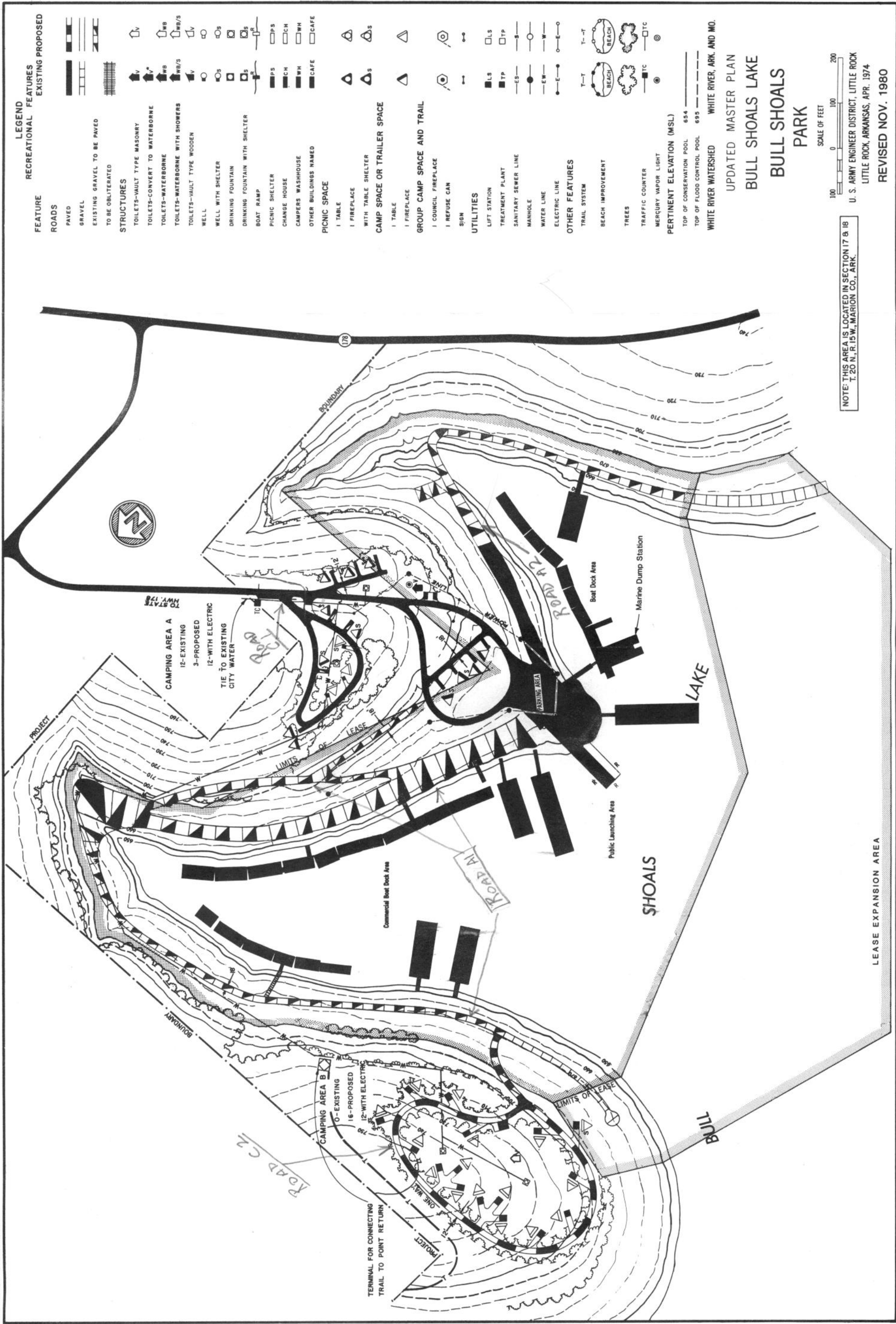
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 9

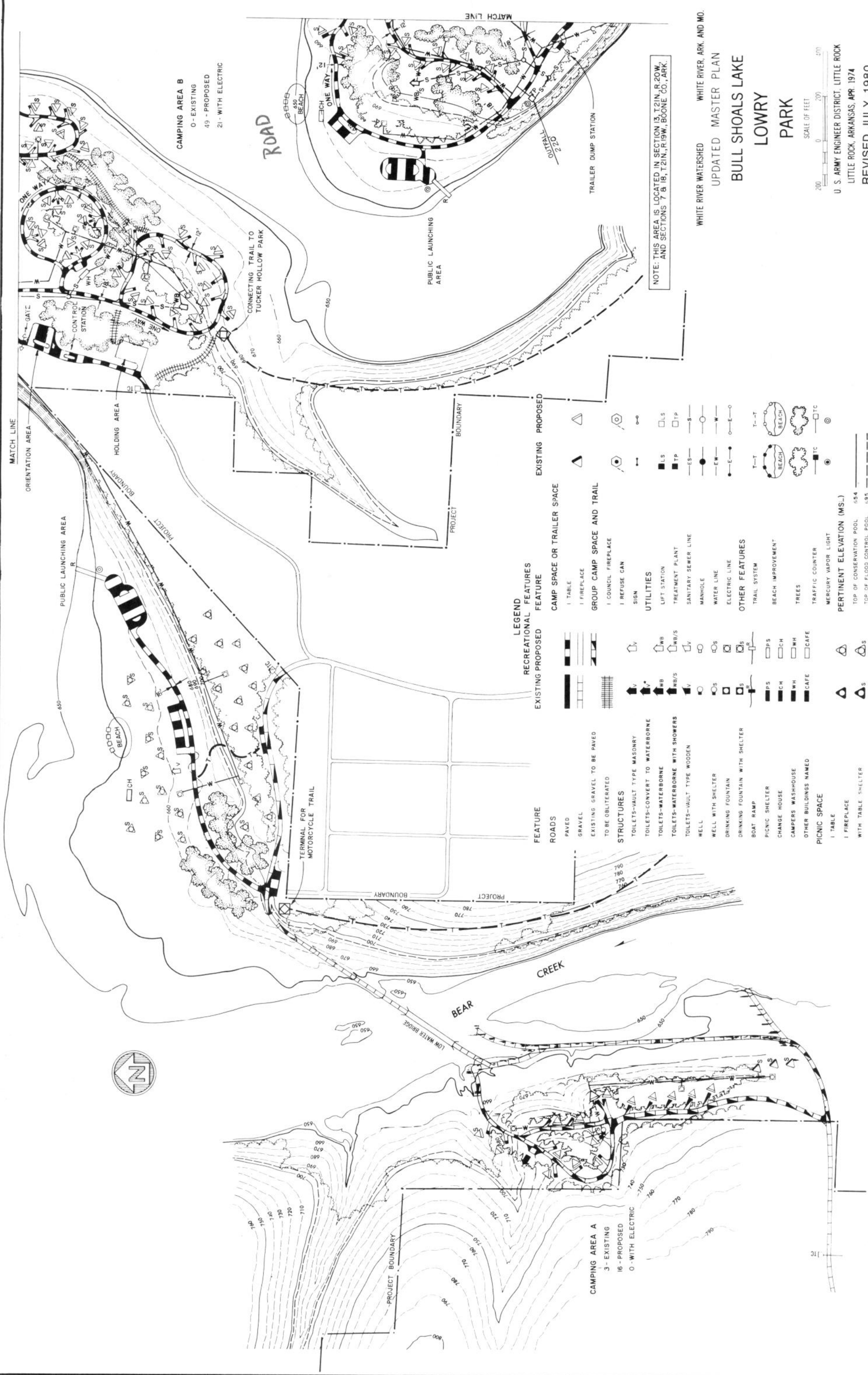
Division Engineer, Southwestern
ATTN: SWDCO-RR

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2. Plate 26 has been revised to reflect the present lease area and proposed lease expansion area in Bull Shoals Park. This plate should be substituted for the Plate 26 previously submitted in Supplement No. 9 dated 30 September 1980.

1 Incl (9 cys)
as

Robert W. Randels, etc
DALE K. RANDELS, P.E.
Colonel, Corps of Engineers
District Engineer





NOTE: THIS AREA IS LOCATED IN SECTION 13, T.21N., R.20W., AND SECTIONS 7 & 18, T.21N., R.19W., BOONE CO., ARK.

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.

UPDATED MASTER PLAN

BULL SHOALS LAKE

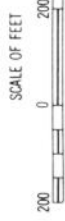
LOWRY

PARK

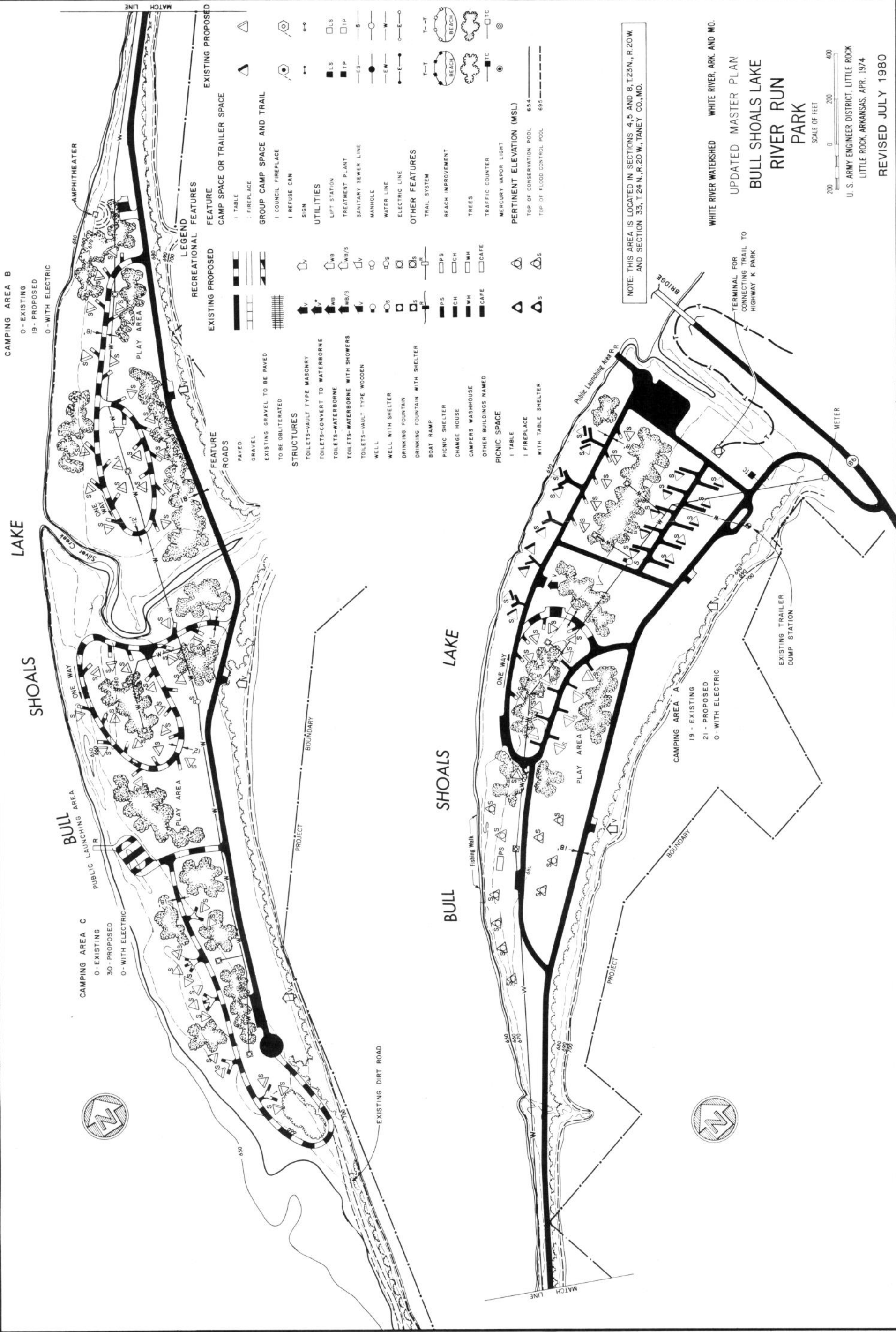
SCALE OF FEET
0 200 400

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

REVISED JULY 1980

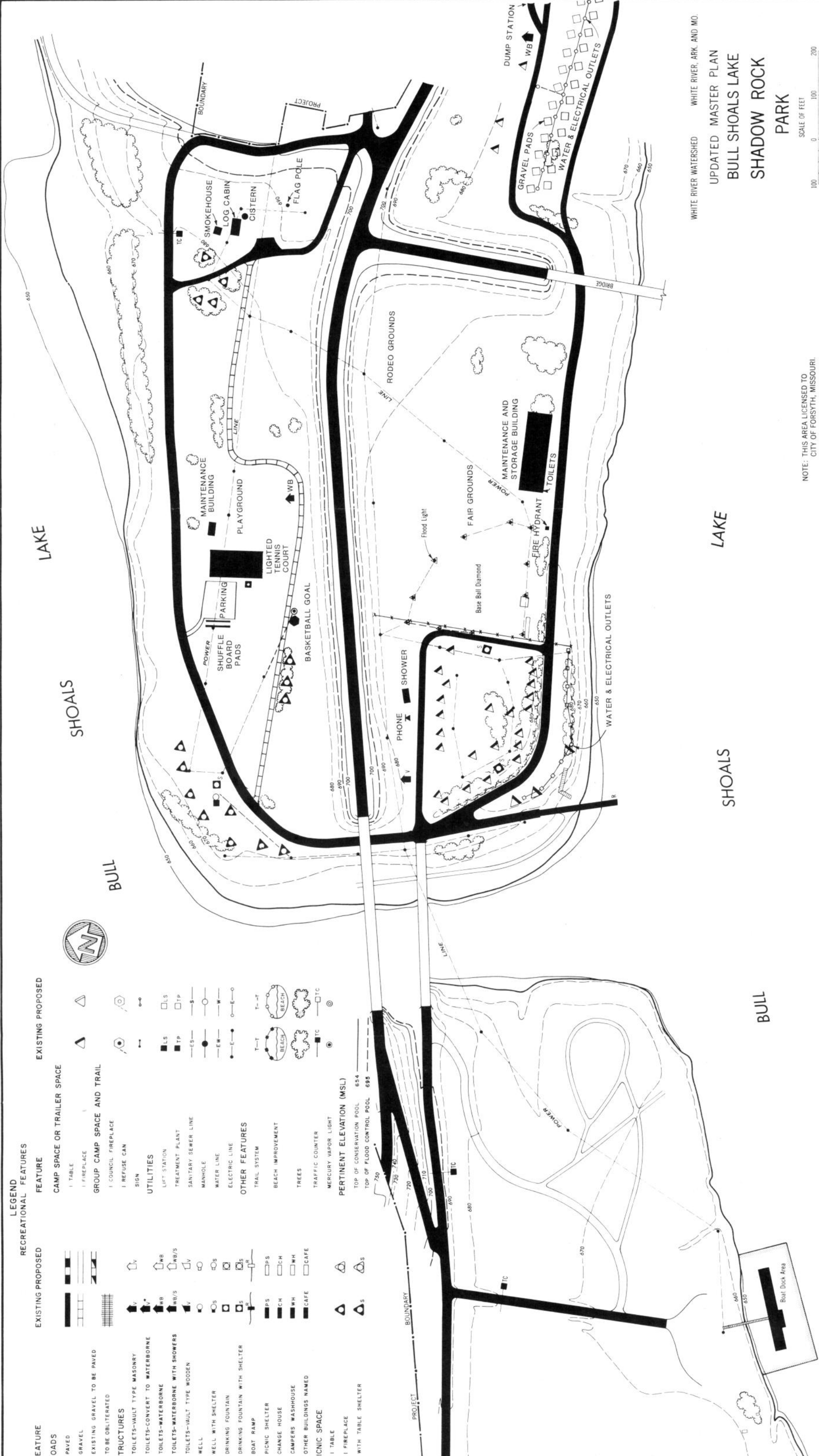


PLAT



LEGEND

RECREATIONAL FEATURES	
EXISTING PROPOSED	EXISTING PROPOSED
FEATURE	FEATURE
CAMP SPACE OR TRAILER SPACE	
I TABLE	I FIREPLACE
I GRASS	I COUNCIL FIREPLACE
I EXISTING GRAVEL TO BE PAVED	I REFUSE CAN
I TO BE OBLITERATED	SIGN
STRUCTURES	
TOILETS-Vault Type Masonry	UTILITIES
TOILETS-Convert to Waterborne	LIFT STATION
TOILETS-Waterborne	TREATMENT PLANT
TOILETS-Waterborne with Showers	SANITARY SEWER LINE
TOILETS-Vault Type Wooden	MANHOLE
WELL	WATER LINE
WELL WITH SHELTER	ELECTRIC LINE
DRINKING FOUNTAIN	OTHER FEATURES
DRINKING FOUNTAIN WITH SHELTER	TRAIL SYSTEM
BOAT RAMP	BEACH IMPROVEMENT
PICNIC SHELTER	TREES
CHANGE HOUSE	TRAFFIC COUNTER
CAMPERS WASHHOUSE	MERCURY VAPOR LIGHT
OTHER BUILDINGS NAMED	PERTINENT ELEVATION (MSL)
ICNIC SPACE	TOP OF CONSERVATION POOL 654
I TABLE	TOP OF FLOOD CONTROL POOL 685
I FIREPLACE	
WITH TABLE SHELTER	



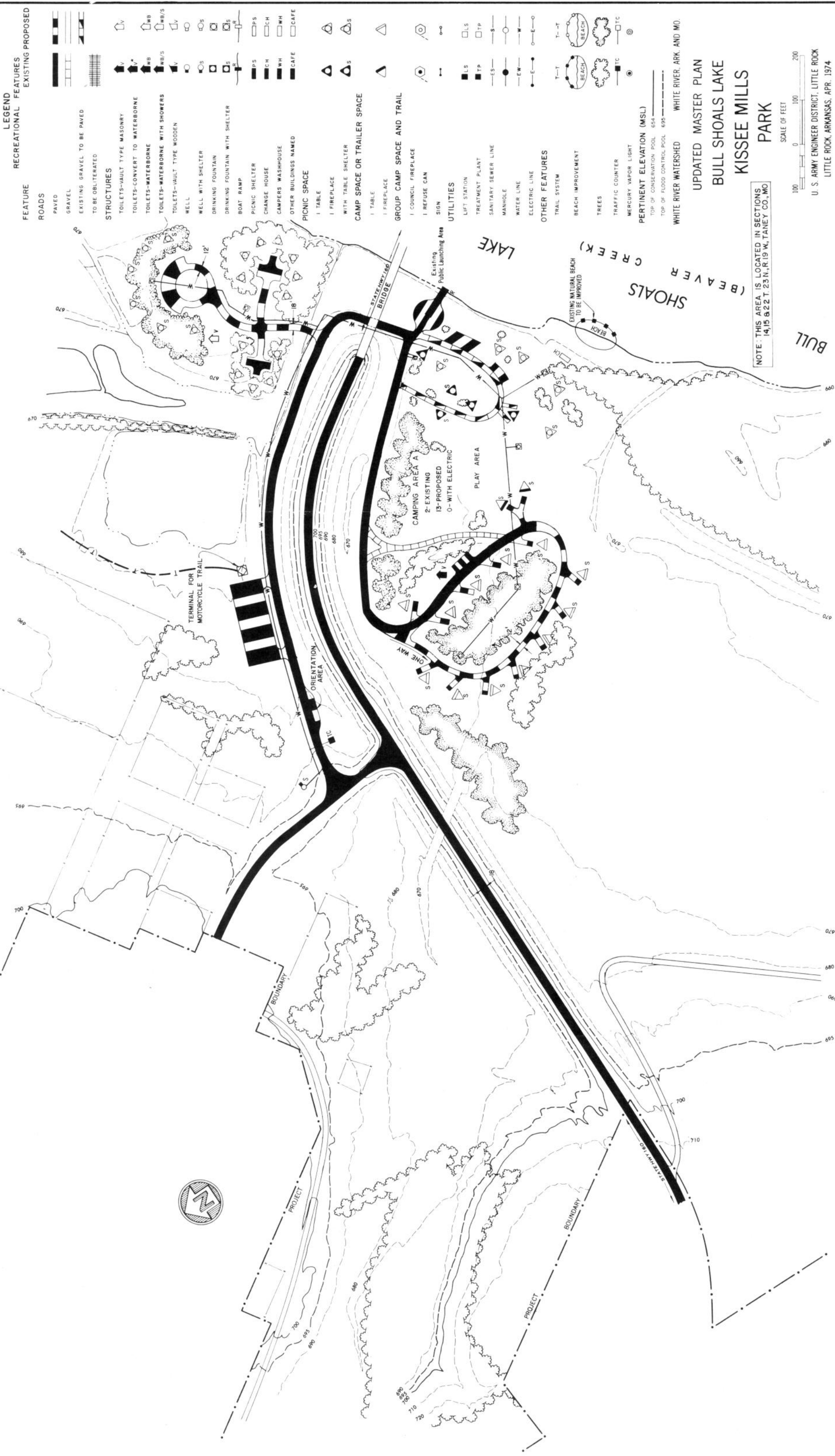
NOTE: THIS AREA LICENSED TO
CITY OF FORSYTH, MISSOURI.

NOTE: THIS AREA IS LOCATED IN SECTIONS 33 & 34,
T. 24 N., R. 20 W., TANEY CO., MO.

SCALE OF FEET
0 100 200

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

REVISED JULY 1980

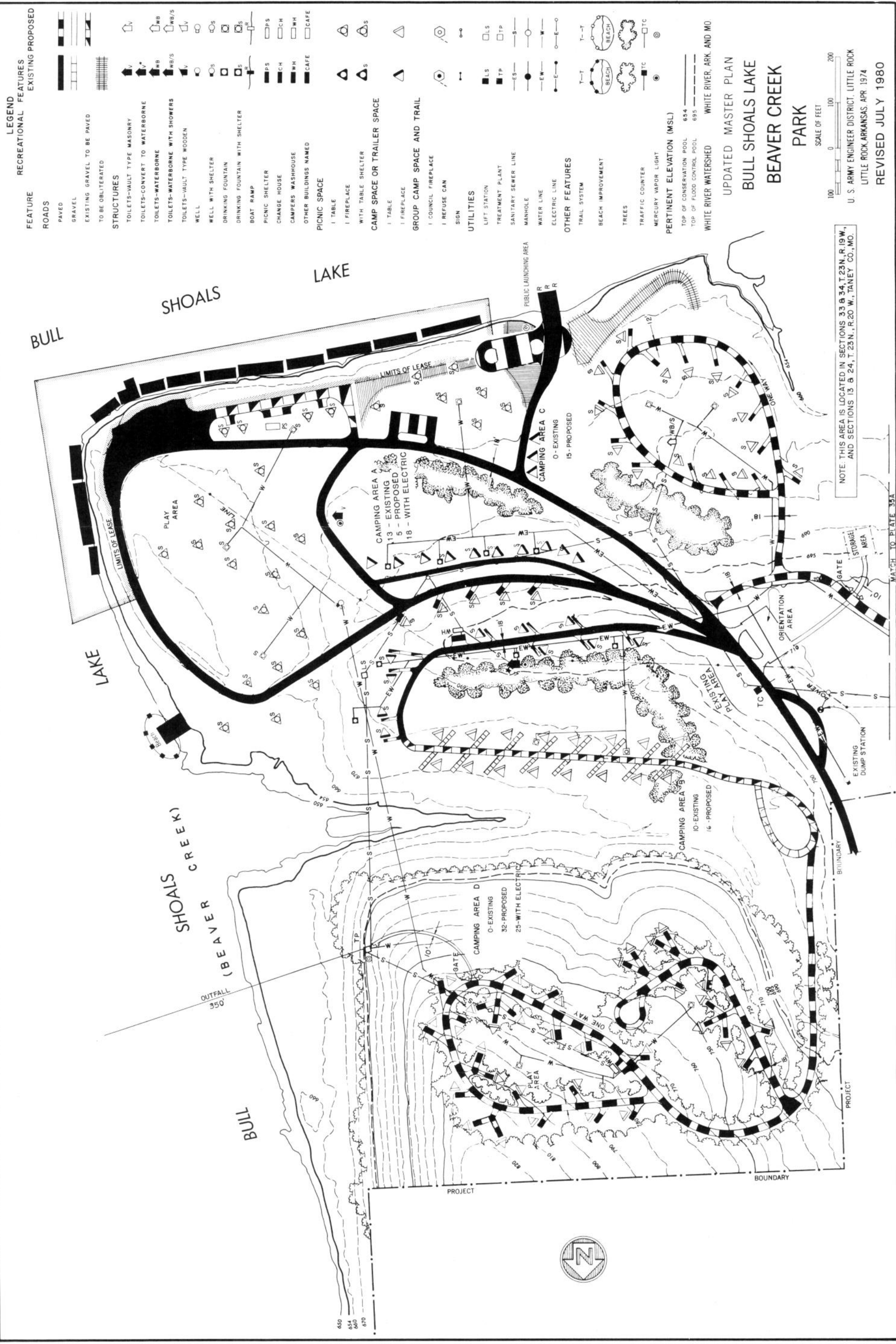


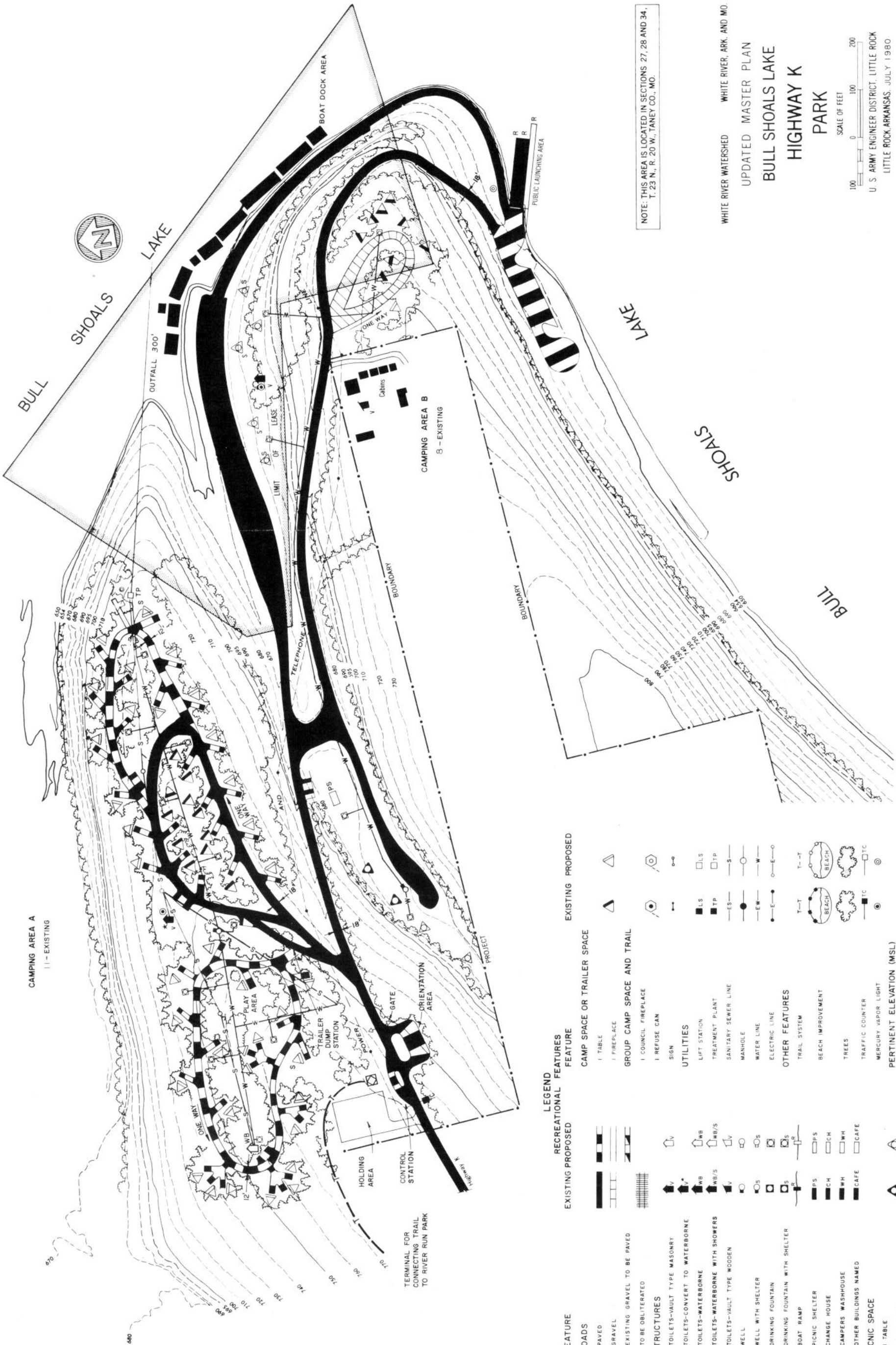
NOTE: THIS AREA IS LOCATED IN SECTIONS 14, 15 & 22 T. 23 N., R. 19 W., TANEY CO., MO.

UPDATED MASTER PLAN
BULL SHOALS LAKE
KISSEE MILLS
PARK

SCALE OF FEET
0 100 200

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974
REVISED JULY 1980



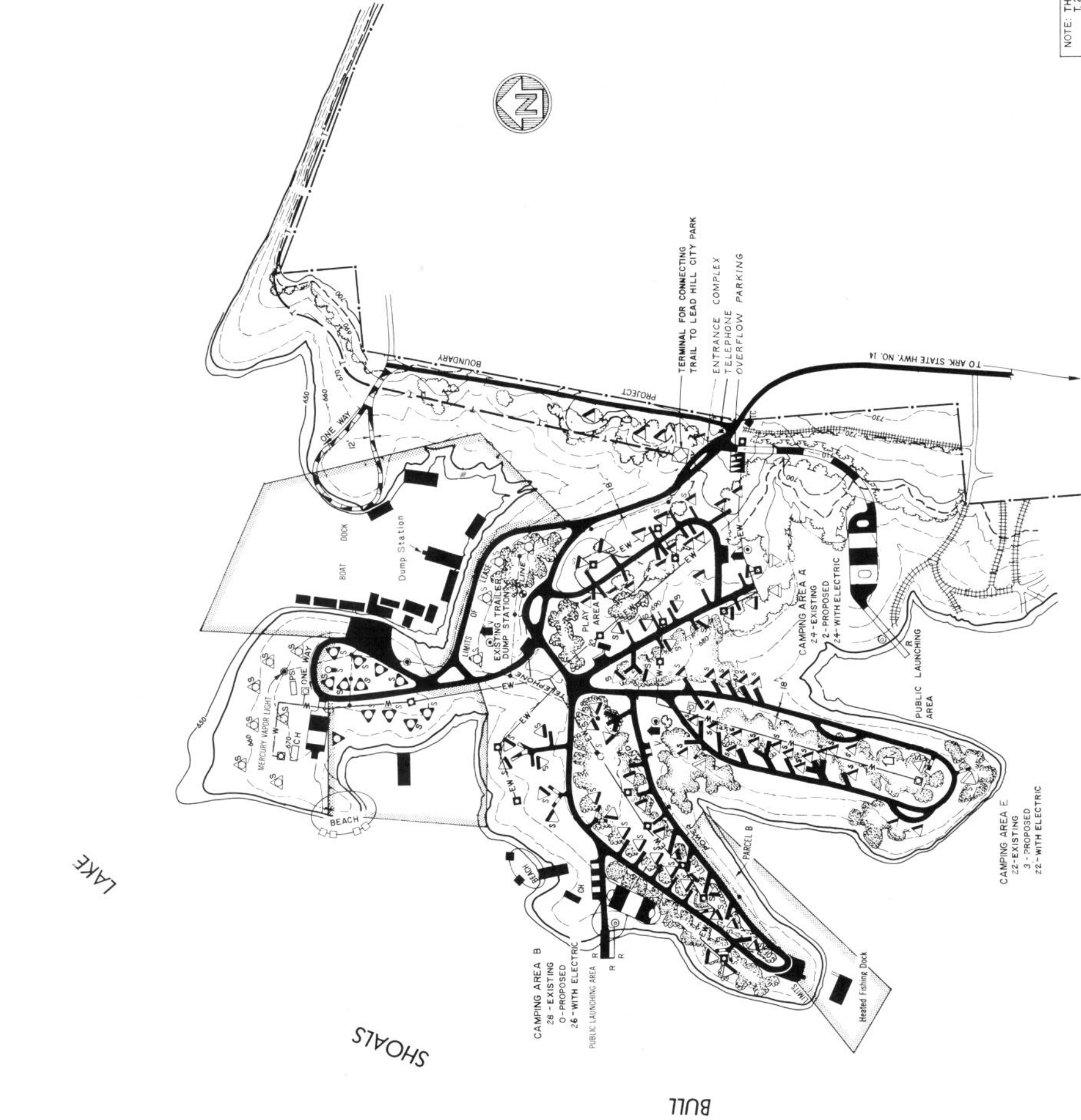


WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
HIGHWAY K
PARK

SCALE OF FEET
100 0 100 200
U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, JULY 1980

LEGEND		RECREATIONAL FEATURES		EXISTING PROPOSED	
FEATURE		EXISTING PROPOSED		EXISTING PROPOSED	
ROADS		CAMP SPACE OR TRAILER SPACE		EXISTING PROPOSED	
PAVED		1 TABLE		1 FIREPLACE	
GRAVEL		1 COUNCIL FIREPLACE		1 COUNCIL FIREPLACE	
EXISTING GRAVEL TO BE PAVED		1 REFUSE CAN		1 REFUSE CAN	
TO BE OBLITERATED		SIGN		SIGN	
STRUCTURES		UTILITIES		UTILITIES	
TOILETS-Vault Type Masonry		LIFT STATION		LIFT STATION	
TOILETS-Convert to Waterborne		TREATMENT PLANT		TREATMENT PLANT	
TOILETS-Waterborne		SANITARY SEWER LINE		SANITARY SEWER LINE	
TOILETS-Waterborne with Showers		MANHOLE		MANHOLE	
TOILETS-Vault Type Wooden		WATER LINE		WATER LINE	
WELL		ELECTRIC LINE		ELECTRIC LINE	
WELL WITH SHELTER		TRAIL SYSTEM		TRAIL SYSTEM	
DRINKING FOUNTAIN		BEACH IMPROVEMENT		BEACH IMPROVEMENT	
DRINKING FOUNTAIN WITH SHELTER		TREES		TREES	
BOAT RAMP		TRAFFIC COUNTER		TRAFFIC COUNTER	
PICNIC SHELTER		MERCURY VAPOR LIGHT		MERCURY VAPOR LIGHT	
CHANGE HOUSE		PERTINENT ELEVATION (MSL)		PERTINENT ELEVATION (MSL)	
CAMPERS WASHHOUSE		TOP OF OBSERVATION POOL		TOP OF OBSERVATION POOL	
OTHER BUILDINGS NAMED		TOP OF CONTROL POOL		TOP OF CONTROL POOL	
PICNIC SPACE					
1 TABLE					
1 FIREPLACE					
WITH TABLE SHELTER					





LEGEND

RECREATIONAL FEATURES	EXISTING	PROPOSED
ROADS		
PAVED	—	—
GRAVEL	—	—
EXISTING GRAVEL TO BE PAVED	—	—
TO BE OBLITERATED	—	—

STRUCTURES

TOILETS—VAULT TYPE MASONRY	—
TOILETS—CONVERT TO WATERBORNE	—
TOILETS—WATERBORNE	—
TOILETS—WATERBORNE WITH SHOWERS	—
TOILETS—VAULT TYPE WOODEN	—
WELL	—
WELL WITH SHELTER	—
DRINKING FOUNTAIN	—
DRINKING FOUNTAIN WITH SHELTER	—
BOAT RAMP	—
PICNIC SHELTER	—
CHANGE HOUSE	—
CAMPERS WASHHOUSE	—
OTHER BUILDINGS NAMED	—

PICNIC SPACE

TABLE	—
FIREPLACE	—
WITH TABLE SHELTER	—

CAMP SPACE OR TRAILER SPACE

TABLE	—
FIREPLACE	—

GROUP CAMP SPACE AND TRAIL

COUNCIL FIREPLACE	—
REFUSE CAN	—
SIGN	—

UTILITIES

LIFT STATION	—
TREATMENT PLANT	—
SANITARY SEWER LINE	—
MANHOLE	—
WATER LINE	—
ELECTRIC LINE	—

OTHER FEATURES

TRAIL SYSTEM	—
BEACH IMPROVEMENT	—
TREES	—
TRAFFIC COUNTER	—
MERCURY VAPOR LIGHT	—

PERTINENT ELEVATION (MSL)

TOP OF CONSERVATION POOL	654
TOP OF FLOOD CONTROL POOL	695
WHITE RIVER WATERSHED	—
WHITE RIVER, ARK. AND MO.	—

UPDATED MASTER PLAN

BULL SHOALS LAKE

LEAD HILL PARK

SCALE OF FEET

0 200 400

NOTE: THIS AREA IS LOCATED IN SECTIONS 17 & 18
T.21N., R.18W., BOONE CO., ARK.

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

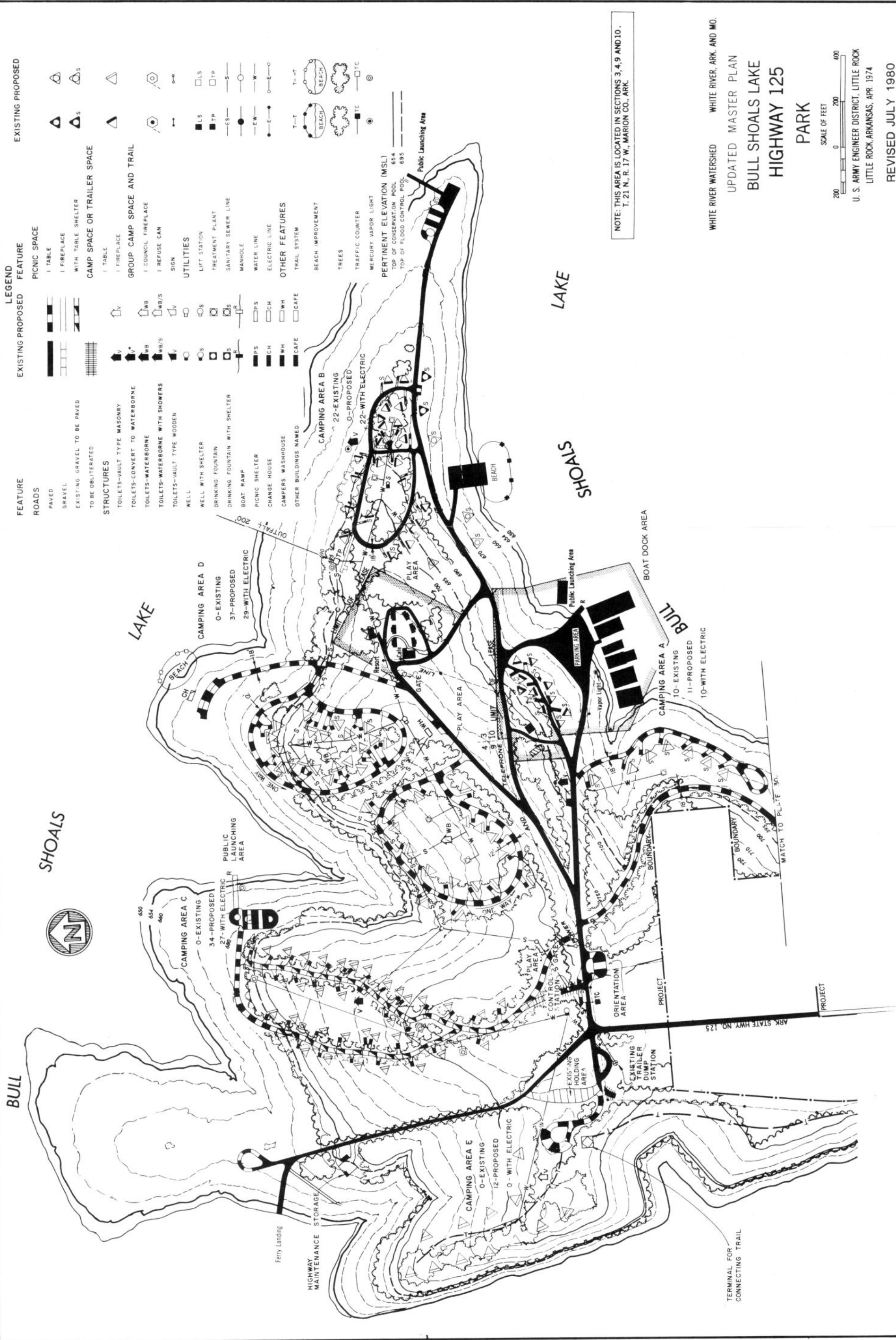
REVISED JULY 1980



NOTE: THIS AREA IS LOCATED IN SECTION 21 & 22,
T. 21 N., R. 17 W., MARION CO., ARK.

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

REVISED JULY 1980



LEGEND
RECREATIONAL FEATURES
EXISTING PROPOSED

ROADS
PAVED
GRAVEL
EXISTING GRAVEL TO BE PAVED
TO BE OBLITERATED

STRUCTURES
TOILETS-VULT TYPE MASONRY
TOILETS-CONVERT TO WATERBORNE
TOILETS-WATERBORNE
TOILETS-WATERBORNE WITH SHOWERS
TOILETS-VULT TYPE WOODEN
WELL
WELL WITH SHELTER
DRINKING FOUNTAIN
DRINKING FOUNTAIN WITH SHELTER
BOAT RAMP
PICNIC SHELTER
CHANGE HOUSE
CAMPER'S WASHHOUSE
OTHER BUILDINGS NAMED
PICNIC SPACE
I TABLE
I FIREPLACE
WITH TABLE SHELTER
CAMP SPACE OR TRAILER SPACE
I TABLE
I FIREPLACE
GROUP CAMP SPACE AND TRAIL
I COUNCIL FIREPLACE
I REFUSE CAN
SIGN
UTILITIES
LIFT STATION
TREATMENT PLANT
SANITARY SEWER LINE
MANHOLE
WATER LINE
ELECTRIC LINE
OTHER FEATURES
TRAIL SYSTEM
BEACH IMPROVEMENT
TREES
TRAFFIC COUNTER
MERCURY VAPOR LIGHT
PERTINENT ELEVATION (MSL)
TOP OF CONSERVATION POOL
TOP OF FLOOD CONTROL POOL
WHITE RIVER WATERSHED

TOILETS-VULT TYPE MASONRY
TOILETS-CONVERT TO WATERBORNE
TOILETS-WATERBORNE
TOILETS-WATERBORNE WITH SHOWERS
TOILETS-VULT TYPE WOODEN
WELL
WELL WITH SHELTER
DRINKING FOUNTAIN
DRINKING FOUNTAIN WITH SHELTER
BOAT RAMP
PICNIC SHELTER
CHANGE HOUSE
CAMPER'S WASHHOUSE
OTHER BUILDINGS NAMED
PICNIC SPACE
I TABLE
I FIREPLACE
WITH TABLE SHELTER
CAMP SPACE OR TRAILER SPACE
I TABLE
I FIREPLACE
GROUP CAMP SPACE AND TRAIL
I COUNCIL FIREPLACE
I REFUSE CAN
SIGN
UTILITIES
LIFT STATION
TREATMENT PLANT
SANITARY SEWER LINE
MANHOLE
WATER LINE
ELECTRIC LINE
OTHER FEATURES
TRAIL SYSTEM
BEACH IMPROVEMENT
TREES
TRAFFIC COUNTER
MERCURY VAPOR LIGHT
PERTINENT ELEVATION (MSL)
TOP OF CONSERVATION POOL
TOP OF FLOOD CONTROL POOL
WHITE RIVER WATERSHED

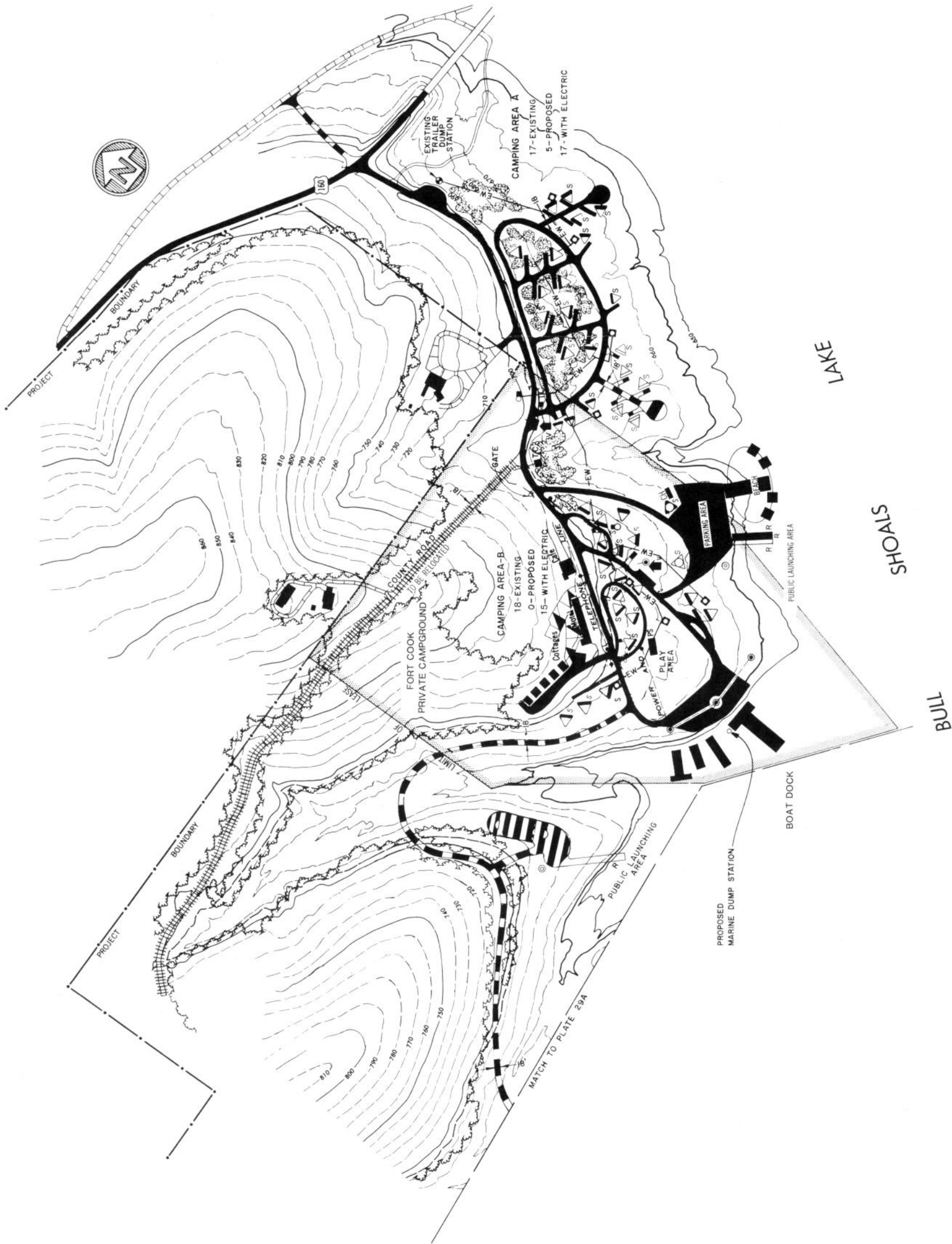
UPDATED MASTER PLAN

BULL SHOALS LAKE
THEODOSIA
PARK

SCALE OF FEET
0 200 400

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

REVISED JULY 1980



NOTE: THIS AREA IS LOCATED IN SECTIONS 18, 19, 30, T. 22N., R. 15W.,
& SECTION 24, T. 22N., R. 16W., OZARK CO., MO.

LEGEND		
RECREATIONAL FEATURES		EXISTING PROPOSED
FEATURE	EXISTING	PROPOSED
ROADS		
PAVED		
GRAVEL		
EXISTING GRAVEL TO BE PAVED		
TO BE OBLITERATED		
STRUCTURES		
TOILETS-VULT TYPE MASONRY		
TOILETS-CONVERT TO WATERBORNE		
TOILETS-WATERBORNE		
TOILETS-WATERBORNE WITH SHOWERS		
TOILETS-VULT TYPE WOODEN		
WELL		
WELL WITH SHELTER		
DRINKING FOUNTAIN		
DRINKING FOUNTAIN WITH SHELTER		
BOAT RAMP		
PICNIC SHELTER		
CHANGE HOUSE		
CAMPERS WASHHOUSE		
OTHER BUILDINGS NAMED		
PICNIC SPACE		
I TABLE		
I FIREPLACE		
WITH TABLE SHELTER		
CAMP SPACE OR TRAILER SPACE		
I TABLE		
I FIREPLACE		
GROUP CAMP SPACE AND TRAIL		
I COUNCIL FIREPLACE		
I REFUSE CAN		
UTILITIES		
LIFT STATION		
TREATMENT PLANT		
SANITARY SEWER LINE		
MANHOLE		
WATER LINE		
ELECTRIC LINE		
OTHER FEATURES		
TRAIL SYSTEM		
BEACH IMPROVEMENT		
TREES		
TRAFFIC COUNTER		
MERCURY VAPOR LIGHT		
PERTINENT ELEVATION (MSL)		
TOP OF CONSERVATION POOL		
TOP OF FLOOD CONTROL POOL		

LAKE

BULL SHOALS

LAKE

BULL SHOALS

LAKE

SHOALS

BULL

CAMPING AREA A

16 - EXISTING
3 - PROPOSED

PLAY AREA

Public Launching Area

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

Boat Dock

BEACH

CAMPING AREA B

0 - EXISTING
30 - PROPOSED
24 - WITH ELECTRIC

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

PLAY AREA

CAMPING AREA C

0 - EXISTING
28 - PROPOSED
22 - WITH ELECTRIC

OVERLOOK AREA

CAMPING AREA D

0 - EXISTING
51 - PROPOSED
23 - WITH ELECTRIC

OUTFALL

NOTE: THIS AREA IS LOCATED IN SECTIONS 3, 4, 9, 12, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

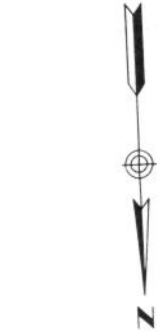
WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.

UPDATED MASTER PLAN
BULL SHOALS LAKE
SPRING CREEK
PARK

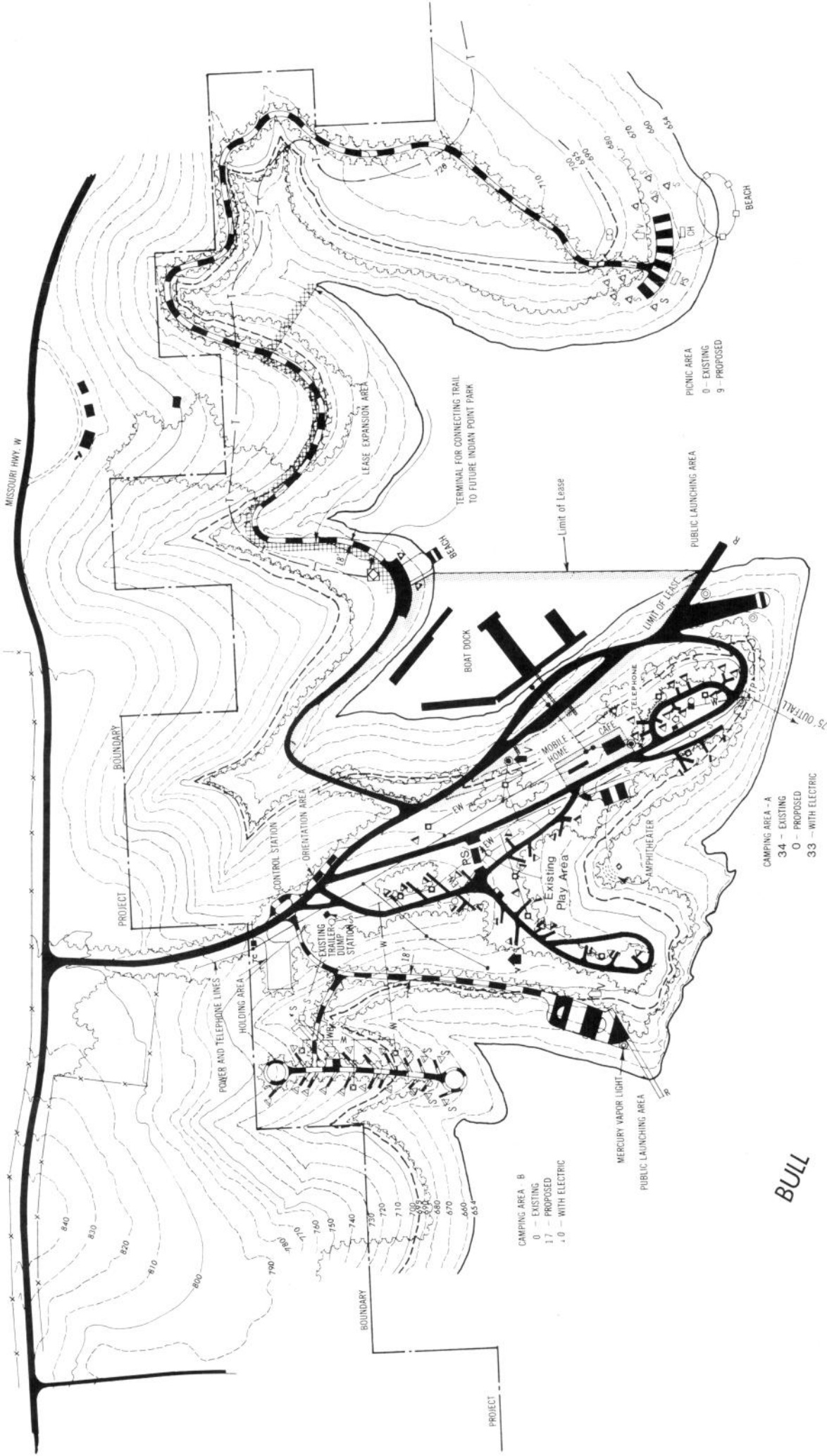
SCALE OF FEET
0 400 800

U S ARMY ENGINEER DISTRICT LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

REVISED JULY 1980



LEGEND	
RECREATIONAL FEATURES	EXISTINGPROPOSED
ROADS	
PAVED	
GRAVEL	
EXISTING GRAVEL TO BE PAVED	
TO BE OBLITERATED	
STRUCTURES	
TOILETS-VULT TYPE MASONRY	
TOILETS-CONVERT TO WATERBORNE	
TOILETS-WATERBORNE	
TOILETS-WATERBORNE WITH SHOWERS	
TOILETS-VULT TYPE WOODEN	
WELL	
WELL WITH SHELTER	
DRINKING FOUNTAIN	
DRINKING FOUNTAIN WITH SHELTER	
BOAT RAMP	
PICNIC SHELTER	
CHANGE HOUSE	
CAMPERS WASHHOUSE	
OTHER BUILDINGS NAMED	
PICNIC SPACE	
I TABLE	
I FIREPLACE	
WITH TABLE SHELTER	
CAMP SPACE OR TRAILER SPACE	
I TABLE	
I FIREPLACE	
GROUP CAMP SPACE AND TRAIL	
I COUNCIL FIREPLACE	
I REFUSE CAN	
SIGN	
UTILITIES	
LIFT STATION	
TREATMENT PLANT	
SANITARY SEWER LINE	
MANHOLE	
WATER LINE	
ELECTRIC LINE	
OTHER FEATURES	
TRAIL SYSTEM	
BEACH IMPROVEMENT	
TREES	
TRAFFIC COUNTER	
MERCURY VAPOR LIGHT	
PERTINENT ELEVATION (MSL)	
TOP OF CONSERVATION POOL	
TOP OF FLOOD CONTROL	



LAKE

SHOALS

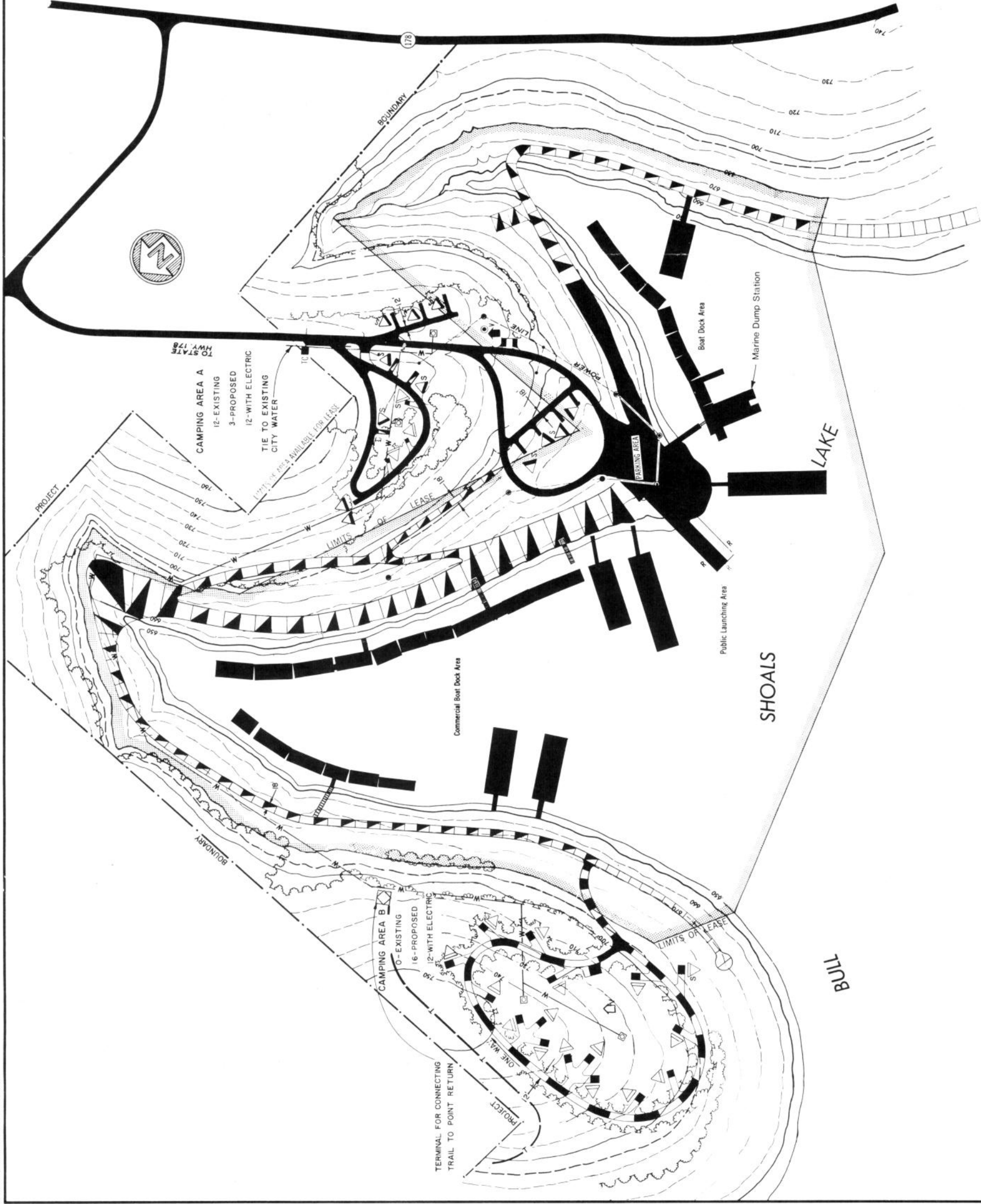
BULL

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
PONTIAC PARK



NOTE: THIS AREA IS LOCATED IN SECTIONS
9, 10, 15 & 16, T 21 N. R 15 W.
OZARK CO., MO.

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, MARCH 1974
REVISED JULY 1980



LEGEND	
RECREATIONAL FEATURES	EXISTING PROPOSED
ROADS	
PAVED	
GRAVEL	
EXISTING GRAVEL TO BE PAVED	
TO BE OBLITERATED	
STRUCTURES	
TOILETS-Vault Type Masonry	
TOILETS-Convert to Waterborne	
TOILETS-Waterborne	
TOILETS-Waterborne with Showers	
TOILETS-Vault Type Wooden	
WELL	
WELL WITH SHELTER	
DRINKING FOUNTAIN	
DRINKING FOUNTAIN WITH SHELTER	
BOAT RAMP	
PICNIC SHELTER	
CHANGE HOUSE	
CAMPERS WASHHOUSE	
OTHER BUILDINGS NAMED	
PICNIC SPACE	
1 TABLE	
1 FIREPLACE	
WITH TABLE SHELTER	
CAMP SPACE OR TRAILER SPACE	
1 TABLE	
1 FIREPLACE	
GROUP CAMP SPACE AND TRAIL	
1 COUNCIL FIREPLACE	
1 REFUSE CAN	
UTILITIES	
LIFT STATION	
TREATMENT PLANT	
SANITARY SEWER LINE	
MANHOLE	
WATER LINE	
ELECTRIC LINE	
OTHER FEATURES	
TRAIL SYSTEM	
BEACH IMPROVEMENT	
TREES	
TRAFFIC COUNTER	
MERCURY VAPOR LIGHT	
PERTINENT ELEVATION (MSL)	
TOP OF CONSERVATION POOL	854
TOP OF FLOOD CONTROL POOL	695
WHITE RIVER WATERSHED	
WHITE RIVER, ARK. AND MO.	

NOTE: THIS AREA IS LOCATED IN SECTION 17 B 18
T. 20 N., R. 15 W., MARION CO., ARK.

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

REVISED JULY 1980



UPDATED MASTER PLAN
BULL SHOALS LAKE
BULL SHOALS
PARK

SWDCO-RP (SWLCO-L 6 Aug 84) 3d End
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 10

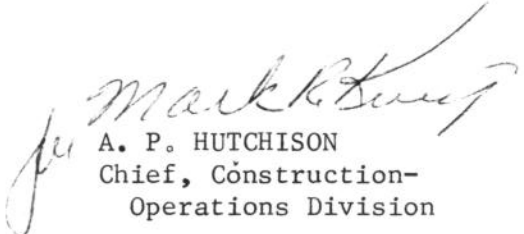
DA, Southwestern Division, Corps of Engineers, 1114 Commerce Street,
Dallas, TX 75242-0216

5 DEC 1984

TO: Commander, Little Rock District, ATTN: SWLCO-L

We are reevaluating SWDR 1130-2-7. The policy established in paragraph 21-2, as stated in the previous 1st End, will be reconsidered for appropriateness in this review. All Districts will have an opportunity to provide comments during the review.

FOR THE COMMANDER:


A. P. HUTCHISON
Chief, Construction-
Operations Division

CF: w/2d End
DAEN-CWO-R

SWLCO-L (6 Aug 84) 2d Ind

SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 10

DA, Little Rock District, Corps of Engineers, P.O. Box 867, Little Rock,
Arkansas 72203-0867 21 Nov 84

TO: Commander, Southwestern Division, ATTN: SWDCO-R

1. The two bedroom apartment proposed for inclusion in the permanent motel complex would be necessary for the manager to check in and check out customers arriving late and departing early and also provide surveillance and prompt service required by motel customers. It is common practice to provide manager quarters in motel units located in rural areas. Providing a mobile home adjacent to a permanent structure such as the proposed motel would appear to the visitors to be inadequate planning.

2. It is, therefore, recommended that reconsideration be given to allowing manager quarters in the motel complex.

FOR THE COMMANDER:

for James R. Follett
T. S. COOK, P.E.
Chief, Construction-Operations
Division

SWDCO-RP/SWDRE-M (6 Aug 84) 1st Ind
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 10

DA, Southwestern Division, Corps of Engineers, 1114 Commerce Street,
Dallas, TX 75242-0216

2 OCT 1984

TO: Commander, Little Rock, ATTN: SWLCO-L

1. Subject supplement is approved subject to the following comments:


a. The proposed lease expansion area for "future development" should not be leased until the concessionaire demonstrates a bonified need for the area.

b. It appears from a review of the proposal that the financial analysis is a bit optimistic relative to income in certain areas, particularly since it will probably take a couple of years to build up the customer base to utilize the additional facilities. Also, the proposal indicates that the lessee will borrow funds to initiate the development. Prior to entering into a lease supplement the lessee should be required to obtain a financing commitment. The lease supplement should also contain a scheduled plan of development to justify the extended term.

c. Paragraph 21-2 of SWDR 1130-2-7, dated 1 November 1978, subject: Project Operation, Administrating of Reservoir Lands and Water states that concessionaire "quarters will consist of mobile homes only, maintained in a mobile condition." Accordingly, the two bedroom apartment proposed for a permanent residence in the motel complex is not approved. This also applies to the permanent residence proposed as you have noted in your letter of transmittal.

FOR THE COMMANDER:

wd all incl


A. P. HUTCHISON
Chief, Construction-
Operations Division

CF: w/basic & incl
DAEN-CWO-R (5 cys)



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203

REPLY TO
ATTENTION OF

SWLCO-L

6 August 1984

SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 10

Commander, Southwestern Division
ATTN: SWDCO-R

1. The purpose of this supplement is to request approval to lease Pontiac Park to the existing marina concessionaire. The attached Exhibit 1 delineates the supplemental lease area and the future expansion area proposed for the park. The lessee, Mr. Tim Morgan, has submitted a proposal to develop a resort and campground and to assume complete operation and maintenance of the park. A copy of his proposal is attached as Exhibit 2. Our evaluation of Mr. Morgan's proposal is attached as Exhibit 3.

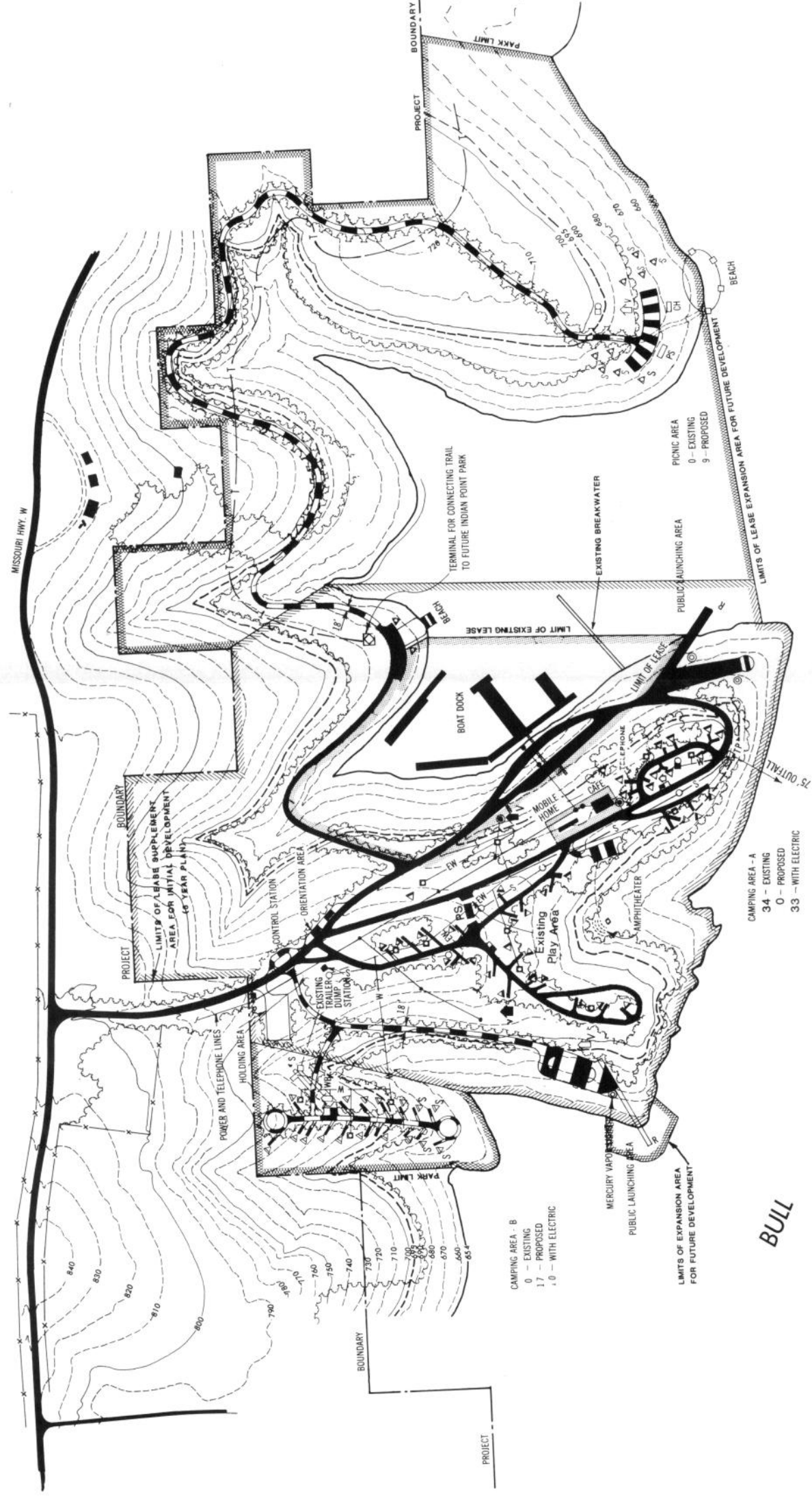
2. We propose to enter into a supplemental lease agreement with the concessionaire at this time for the entire developed portion of the park. The undeveloped portion of the park will be designated for future lease expansion. Mr. Morgan's development site plan is shown in Exhibit 2 on page 33. We concur with the plan of development with the exception of the proposed permanent residence. Mr. Morgan has stated that he is willing to proceed with the plan without the permanent residence.

3. Approval of this supplement is recommended.

FOR THE COMMANDER:

3 Incl (9 cys)
as

T. S. COOK, P.E.
Chief, Construction-Operations
Division



NOTE: THIS AREA IS LOCATED IN SECTIONS 9, 10, 15 & 16, T 21 N., R 15 W., OZARK CO., MO.

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, MARCH 1974
REVISED AUGUST 1984

Inc 11

EXHIBIT 2

PONTIAC BOAT DOCK
RESORT AND CAMPGROUND
PONTIAC, MISSOURI

Incl 2

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FOREWARD

In December, 1983 the Little Rock District Boat Dock Operators annual meeting was held at Mountain Home, Arkansas. Lieutenant Colonel Larry S. Bonine, District Engineer, was the featured speaker. Besides several other important topics, it was pointed out that the current philosophy of the U. S. Army Corps of Engineers was that all phases of the operation and maintenance of the parks could be turned over to private enterprise where it would save the Government money. This discussion prompted a letter, Exhibit "A", to be written on January 24, 1984. This letter brought about a private meeting on March 6, 1984 between Scotty May and Jim Davis from the Little Rock Corps Office, Ted Kueter and Glenn Priebe from the Mountain Home Office, and Tim and Johnna Morgan from Pontiac Boat Dock. In this meeting it was revealed that the Corps would be receptive to the plans discussed in the letter. However, more extensive plans and specifications would have to be submitted and a market research done. This proposal is intended to supply the necessary information required by the Corps for approval.

January 24, 1984

Larry S. Bonine
Lieutenant Colonel,
U. S. Army Corps of Engineers
Little Rock District
P. O. Box 867
Little Rock, AR 72203

Re: Lease No. DACW03-1-70-876

Dear Colonel Bonine:

I am writing this letter pursuant to the conversation we had at the Dock Operators meeting in Mountain Home, Arkansas in December with respect to the Corps of Engineers relaxing restrictions of concessionaires' activities in the government parks.

The Pontiac Park on Bull Shoals Lake, as is the case with many of the government parks, is located on the most desirable piece of real estate in the area. For this and many other reasons I would like approval for the following building projects to be completed on government property over the next five years.

1. A permanent residence for employees.
2. A 20 to 40 unit motel consisting of housekeeping units.
3. Swimming pool and tennis courts for the use of motel and campground guests.
4. Showers and laundry facilities.
5. A dry boat storage building and area.
6. Any additional facilities which may enhance the area and promote business.

Complete sets of plans and specifications would be submitted for approval before construction.

Exhibit "A"

Page 2

In return for the above considerations, I would be willing to take over the complete operation and maintenance of the park. This would relieve the Corps of the costly upkeep of the park and at the same time increase the rental income from the concessionaire.

A project of this magnitude will require much coordination and consideration from your office. Therefore, your immediate consideration of my proposal would be appreciated.

If you have any questions, please do not hesitate to call or write. I can be reached by telephone during the week at 417-679-4644.

Respectfully submitted,

Tim Morgan
Dock Owner/Operator
Pontiac Boat Dock, Inc.
Pontiac, MO 65729

Exhibit "A"

THE PROPOSAL

The following general plans, specifications, and estimates are a summary of proposed building projects to be constructed at the Pontiac Park. The Pontiac Boat Dock is currently operating in this lease area under lease number DACW03-1-70-876 which expires on December 31, 1991. In order for this project to proceed, the Master Plan of the Pontiac Park must be amended as shown on the site plan and approval given for the building projects included in this proposal. It would also be necessary that the expiration of the lease be extended to December 31, 2010.

LOCATION

The Pontiac Park is located in Pontiac, Missouri on Bull Shoals Lake in Ozark County all in Sections 9, 10, 15, and 16, Township 21 North, Range 15 West of the Fifth Principal Meridian in Missouri.

SITE PLAN

The Site Plan is an updated Master Plan of the project revised July, 1980, Plate 27. The proposed new lease area boundary is shown and also the location of the building projects. The locations of the building projects are only approximate since the areas have not actually been surveyed.

LIST OF BUILDING PROJECTS

THIS PROPOSAL:

1. 20 Unit Motel Complex
2. Permanent Residence
3. Swimming Pool
4. Tennis Court
5. Wastewater Treatment Plant
6. Dry Storage Area
7. Campground Improvements
8. Water Supply

FUTURE BUILDING PROJECTS:

1. Dry Storage Building
2. New Swimming Area
3. Additional Boat Dock Facility
4. Boat & Motor Sales & Service Area
5. Expanded Camping Area
6. Additional Resort Cottages
7. Additional Motel and/or Camping Expansion Area

20 UNIT MOTEL COMPLEX

The 20 Unit Motel Complex shall consist of a two story semi in-ground building approximately 30 feet wide and 170 feet long with 10 units up and 10 units down. On the northeast end of the building there will be on the first floor the main office for the motel and campground, a game room, meeting room, and laundry facility with coin-operated washers and dryers. On the northeast end of the second floor will be a two bedroom apartment for the permanent residence of a full-time employee with duties as the motel manager and park attendant during the high season and general overseer during the low season. The parking lot shall run the full length of the building and be 30 feet wide.

The Motel Complex will be constructed as follows:

First level exterior back and end walls and floor---poured in place, reinforced concrete.

First level front wall---split-faced concrete blocks and wood siding.

Second level exterior walls---split-faced concrete blocks and wood siding.

Interior walls---concrete block.

Roof---asphalt or wood shingles over plywood decking and wood trusses.

Finished walls and ceilings---dry wall and paneling.

Finished floors---carpeting and inlaid linoleum.

Plumbing and electric---in accordance with required codes.

Parking area---the parking area shall be asphalt and adjacent to both the main road and Motel Complex.

PERMANENT RESIDENCE

The permanent residence will be for a full-time employee with duties as the managing officer of the entire marina, resort facility and for additional security and surveillance. This position is currently filled by Tim and Johnna Morgan. It will be a semi earth-sheltered home with four bedrooms and attached garage approximately 30 feet wide and 100 feet long.

The Permanent Residence shall be constructed as follows:

Exterior back and end walls and floor---poured in place reinforced concrete.

Front wall---brick or rock and wood siding.

Roof---asphalt or wood shingles over plywood decking and wood trusses.

Finished walls and ceilings---dry wall, wall paper, and paneling.

Finished floors---carpeting, tile, and inlaid linoleum.

Plumbing and electric---in accordance with required codes.

Sewage treatment facility---septic tank and leaching system.

Access road---compacted limestone.

SWIMMING POOL

The swimming pool is to be an in-ground type approximately 20 feet wide and 40 feet long. The pool is to be located at the northeast end of the motel complex and be connected by concrete walkways. It shall have a six feet wide walkway around it and be fenced with a three feet high chain link fence. The pool shall be made available to all motel and campground guests at no additional charge.

TENNIS COURT

The tennis court is to be a coated asphalt type approximately 50 feet wide and 110 feet long which will accommodate a single regulation court. It shall have an eight feet high chain link fence on the ends and six feet on the sides. It shall be made available to anyone, but at an hourly rate.



RIDDELL • MOORE & ASSOCIATES
surveyors • engineers • land planners

1031 EAST BATTLEFIELD
SUITE 214
SPRINGFIELD, MO 65807
417 • 883 • 4757

April 6, 1984

Mr. Tim Morgan
Pontiac Boat Dock
P.O. Box 58
Pontiac, MO 65729

Re: Proposed Development
Pontiac, Missouri

Dear Mr. Morgan:

Per our conversation on March 30, 1984, I have developed some preliminary figures for a wastewater treatment plant to serve your proposed development. The plant I would recommend would be an extended aeration unit. This unit would be capable of meeting the effluent limits that would be required for a discharge adjacent to the lake.

PRELIMINARY DESIGN DATA

<u>Flow Contributor</u>	<u>Flow Projections</u>
20 Unit Motel with 2 BR Apartment	4000 GPD
20 Campsites	700 GPD
60 Seat Restaurant	<u>300 GPD</u>
TOTAL FLOW	= 5000 GPD

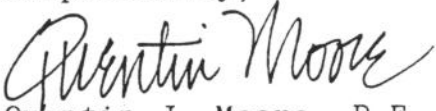
TREATMENT PLANT COMPONENTS

Flow Equalization Basin
Aeration Basin
Clarifier
Sludge Holding Tank
Chlorinator
Chlorine Contact Basin

The estimated "In Place" cost for a unit this size is \$14,000.00

If you need additional information for your preliminary study please contact me.

Respectfully,

A handwritten signature in cursive script that reads "Quentin Moore". The signature is written in dark ink and is positioned above the printed name.

Quentin J. Moore, P.E.

QJM:vlr

DRY STORAGE AREA

The dry storage area shall be approximately 60 feet wide and 100 feet long and be fenced with a six feet high chain link fence. It shall be graveled with crushed limestone and be free from weeds. The area will be used primarily for maintenance equipment and boat storage. A small portion of the dry storage area may be covered with a pole barn type structure. It shall be kept neat and free from clutter.

CAMPGROUND IMPROVEMENTS

The Pontiac campsites for the most part have electric hookups and water nearby with a sanitary dump station near the entrance to the park. The campsites noted on the site plan shall be improved to include full water and sewer hookups to accommodate motor homes and travel trailers.

WATER SUPPLY

The Corps currently maintains a State approved water well located in the park. Since the operation and maintenance of this well will be assumed by this proposal along with the other support facilities in the park, this water supply shall be used for the motel and permanent residence to be built. If the storage capacity is not adequate for these additions, it shall be increased to be so.

FUTURE BUILDING PROJECTS

Several future building projects were noted in this proposal and on the site plan. Some of these were once included in the Corps' Master Plan. The projects proposed to be built will greatly improve the entire Pontiac area as a vacation spot, however, a project of this magnitude requires a certain amount of expansion area to remain strong. Since these projects will not be built immediately they will only be lightly covered in this proposal.

The dry storage building would be built to allow additional storage of boats and equipment to accommodate customers who wish to frequent the area but not leave their boats in the water. It would also allow expansion without the addition of costly boat storage docks.

The current swimming area is located in the most likely expansion area for additional boat docks. It is also located in a dangerous spot since it is so close to the boat traffic which passes to and from the existing docks. In low water conditions it is almost impossible to keep boats out of the area. The new location would be out of the way of heavy boat traffic and would be built similar to the existing one.

The Boat Dock is currently running at nearly 100% capacity year round. With the addition of these new motel and camping facilities it will be necessary to build more docks. As mentioned above, the most likely expansion area is where the swimming area is now.

Boat and motor sales and service are now conducted at the boat dock. Light service work can be handled on the dock, but major work must be done

with the boat out of the water. There is also no room for displaying new boats for sale. This facility will be a must for a complete marina.

The additional camping area, resort cottages and motel expansion area are for several years in the future but should be considered at this time.

1983 PONTIAC PARK COST ANALYSIS

The following cost analysis, Exhibit "B", for the Pontiac Park was prepared by the Corps for 1983 income and expenses.

Item 3, page 2 indicates fee area performance for 1982 and 1983. Visitation for the area slightly increased from 1982 to 1983. With the addition of full camper hookups, a pool and tennis court, the visitation should be increased considerably. Also, the fee could be doubled with these additions and still be competitive.

Item 5, page 3 indicates annual operation and maintenance costs. Costs for cleanup, mowing, painting, general repairs, dead tree removal and seeding total \$14,249. These costs are greatly multiplied to the Corps since all these services require considerable travel time. One maintenance man could be hired in this area for approximately \$10,000 per year and he could accomplish all these tasks plus have plenty of time to do the necessary maintenance at the motel and boat dock.

Costs for park attendant, ranger surveillance and law enforcement total \$8,102. These duties could be easily assumed by the motel manager with assistance from the maintenance man and boat dock personnel. The motel manager could be hired for approximately \$8,000 per year if he were allowed free living expenses in the motel apartment.

Both the maintenance man and manager duties would be light during the low season.

Some of the other costs could be lowered but will be considered as reported. The balance of the costs total \$10,593.

Pontiac Park - Bull Shoals Lake

Located in Ozark County, Missouri.

① List of Park Facilities (Feb 1983 listing)

- 6 Picnic sites
- 32 Campsites (Class B $\$4.00$ ($\$6.00$ w/elec))
- 27 Electrical hookups
- 1 Group picnic shelter
- 1 Launching ramp (2 lanes)
- 1 Swimming area
- 5 Parking lots (21 car spaces, 68 car/trailer spaces)
- 1.4 Mile paved road
- 1 Mile gravel road
- 1 Playground
- 2 Masonry vault restrooms
- 1 Water distribution system, pressurized well.
- 1 Marina concession lease area (166 \pm boat storage spaces)
- 1 Trailer sanitary dump station
- 2 Temporary San-i-Ean toilets (swim area)

- ② Total park area = $\frac{85}{37}$ acres above the top of conservation pool.
 Developed park area = $\frac{26}{9}$ acres.

Pontiac Park (continued)

<u>Fee Area Performance , 1982</u>		<u>1985</u>
Fee area visits	7,400	7,900
No. of camp sites	32	32
Fee season	1 Apr - 31 Oct	1 Apr - 31 Oct
Revenues collected	\$ 9,781	\$ 9,442
Fee area class	B	B
Camping fee/night	\$ 4.00	\$ 4.00

Visitation Data

<u>Year</u>	<u>No. of Visitors</u>
1978	103,700
1979	89,800
1980	78,100
1981	68,100
1982	81,400
1985	87,100

Pontiac Park (continued)

⑤ Estimated Annual Operation and Maintenance Costs (1985)

Cleanup service contract	\$ 3,103
Refuse disposal contract (3ea 4CY dumpsters)	3,268
Mowing contract (11.5 acres, 7 times)	1,346
Park attendant contract (2 May - 5 Sep)	3,174
Sewage removal contract	510 *
Painting (Structures and signs every 3 years ±)	500
Water samples (beach and drinking water)	500
General repairs to facilities	8,000
Road and parking areas (Resurface every 12 yrs ±)	4,600
Sand for beach	500
Dead tree removal	1,000
Seeding camp areas; fertilizer	300
Utilities (Lights, pump, electrical outlets)	1,415 *
Ranger surveillance	3,000
Law enforcement contract	1,928 *
	<u>32,944</u>
TOTAL	\$ 32,944
Round - off	<u><u>\$ 33,000</u></u> per year

NOTES:

1. * Figures supplied by Ted Kueter, Mtn Home Res Ofc, from records.
2. Contract items cost figures were taken from copies of contract schedule estimated costs.
3. Other cost figures were estimated by Young and coordinated with Kueter.

Roads and parking areas (surfacing)

$$1.4 \text{ mile} \times 18' \times 5230' \div 9 \times \$3/\text{sy} =$$

$$21 \times 10' \times 20' \div 9 \times \$3 =$$

$$68 \times 10' \times 40' \div 9 \times \$3 =$$

$$\$7,350$$

$$1,400$$

$$9,070$$

$$54,830$$

$$\div 12 = 4,570 / \text{yr}$$

$$\text{Use } \$4,600$$

MANPOWER STUDY

<u>Job Description</u>	<u>Length of Employment</u>	<u>Annual Salary</u>
Maintenance Man	Full Time	\$10,000
Motel Manager	Full Time	\$ 8,000
Maintenance Assistance	May-Sept.	\$ 2,800
* Motel Maid Service	Mar.-Nov.	<u>\$ 6,000</u>
Total Wages		\$26,800

* Maid service is based on 100 nights occupancy with the average length of stay being two nights for 20 units at 1.5 hours cleaning time per unit plus time for cleaning office, game room and meeting room.

"MODEL MOTEL"

The "Model Motel" is an existing motel in a similar resort community. It consists of 14 units, wooden stick frame construction and reverse board and batten siding. The total cost of construction excluding land was \$8,005 per unit, totaling \$112,070 which included all fixtures, furniture and equipment and was built in the Spring of 1983. The gross income for the motel was \$54,266. With an average of \$35 per night and 14 units, the total number of full nights is just over 110. The following profit and loss statement for fiscal year ending December 31, 1983 shows a breakdown of the "Model Motel's" operating expenses, which will be used in figuring operating expenses for the motel in this proposal.

"MODEL MOTEL" PROFIT & LOSS STATEMENT

F Y E December 31, 1983

GROSS INCOME	\$ 54,266	100.0%
OPERATING EXPENSES:		
Shortages	\$ 326	0.6%
Equipment Rentals	1,085	2.0%
Laundry	3,527	6.5%
Supplies	2,822	5.2%
Payroll Taxes	543	1.0%
Maintenance	1,140	2.1%
Wages	4,613	8.5%
Taxes & License	109	.2%
Utilities	<u>3,202</u>	5.9%
TOTAL OPERATING EXPENSES	<u>17,367</u>	32.0%
* NET PROFIT	\$ 36,899	68.0%

* Net profit does not include depreciation, management wages, or insurance.

PONTIAC RESORT AND CAMPGROUND

ESTIMATED INCOME

* Camping Fees	\$ 18,000
** 20 Unit Motel	70,000
Tennis Courts	3,000
Game Room	6,000
Miscellaneous Items for Resale	<u>5,000</u>
Total Estimated Income	\$ 102,000

* Based on the same number of visits as 1983 but increased revenues due to raising camping fees to \$10.00 per night with full hookups.

** Based on 100 nights full occupancy with an average of three persons per room. Rates at \$30.00 for two and \$5.00 for each additional person.

PONTIAC RESORT AND CAMPGROUND
ESTIMATED PROFIT & LOSS STATEMENT

GROSS INCOME	\$102,000	
LESS: Cost of Goods Sold	<u>3,000</u>	
GROSS PROFIT	\$ 99,000	100.0%
OPERATING EXPENSES:		
Wages	\$ 26,800	27.1%
Maintenance on Campground	10,593	10.7%
Shortages	594	.6%
Equipment Rentals	1,980	2.0%
Laundry	3,000	3.0%
Supplies	5,148	5.2%
Taxes & Licenses	198	.2%
Utilities	5,841	5.9%
Insurance	2,500	2.5%
Corps Lease Rent	2,040	2.1%
TOTAL OPERATING EXPENSES	<u>\$ 58,694</u>	59.3%
* NET PROFIT	\$ 40,306	40.7%

* Net profit includes management wages but does not include depreciation which is not an out-of-the-pocket expense. Also, wages include the full salary of the maintenance man, motel manager and maintenance assistant, which should be shared with the boat dock, as they will perform some duties there. Laundry expense will be less than the "Model Motel" since we will have a laundry facility.



richard e. hardy • AIA

1860 East Meadowmere
Springfield, MO 65804 417-864-5092

PRELIMINARY
CONSTRUCTION COST ESTIMATE
PROPOSED NEW RESORT MOTEL
MR. TIM MORGAN
BULL SHOALS LAKE
PONTIAC, MISSOURI

DESCRIPTION: ESTIMATED COST:

Masonry	\$ 21,150.00
Paving & Site Work	17,900.00
HVAC	21,750.00
Glass & Glazing	5,700.00
Plumbing	25,350.00
Painting	4,500.00
Roofing	13,250.00
Electrical	23,250.00
Drywall	8,500.00

GENERAL CONSTRUCTION:

Carpentry, concrete, Pre-cast, Hollow Metal, Hardware, Sheet Metal, Superintendent, Con- tractor's Overhead & Profit	70,150.00
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BUILDING & SITE IMPROVEMENTS	\$ 211,500.00
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Swimming Pool & Filter Equipment	14,000.00
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Single Asphalt Tennis Court W/ Chain Link Enclosure	8,480.00
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richard e. hardy • AIA

1860 East Meadowmere
Springfield, MO 65804 417-864-5092

BUILDING SPECIALTY ITEMS	22,480.00
CONSTRUCTION COST ESTIMATE	233,980.00
ARCHITECT'S FEE	10,530.00
TOTAL PROJECT COST ESTIMATE	\$ 244,510.00*

The Total Project Cost Estimate does NOT include incalculable items such as land cost, insurance, legal fees, debt service etc.

*The above represents ONLY an estimated cost for the construction of a Proposed New Resort Motel, Bull Shoals Lake, Pontiac, Missouri and was prepared by Richard E. Hardy, AIA, 1860 East Meadowmere, Springfield, Missouri 65804, (417) 864-5092.

Richard E. Hardy, AIA
Architect

ADDITIONAL COST ESTIMATES

PERMANENT RESIDENCE:

The permanent residence will be built by conventional residential construction methods. In the Pontiac area a home can be built for from \$20 to \$25 per square foot excluding land and water. Therefore a 3000 square feet home should be easily built for \$75,000. However, the net profits of the motel are not required to retire this debt as the Boat Dock is currently supporting a home which will be sold if this project is approved.

DRY STORAGE AREA:

320 feet long, 6 feet high chain link fence with one 12 feet gate	\$2,000
50 Yards Gravel	350
30' by 60' Pole Barn Building	<u>2,500</u>
Total	\$ 4,850

CAMPGROUND IMPROVEMENTS AND WATER SUPPLY:

The campsites will be improved by adding water and sewer hookups. The water is already there, it just needs to be set up for hose connections. The waste treatment facility was designed to accommodate the 20 campsites noted on the site plan. The only thing that needs to be added here is the cost of piping and pumping the waste to the plant.

Water Pipe and Hose Connections	\$ 1,000
Sewer Pipe and Pumping	5,000
Backhoe Work	<u>1,000</u>
Total	\$ 7,000

SUMMARY OF COST ESTIMATES

20 Unit Motel Complex	\$ 244,510
Permanent Residence	75,000
Waste Water Treatment Facility	14,000
Dry Storage Area	4,850
Campground Improvements and Water Supply	<u>7,000</u>
Total Cost of Project	\$ 345,360
Total Cost of Project Excluding Permanent Residence	\$ 270,360

RETURN ON INVESTMENT

Return on investment is the ratio of the total cost of the project excluding permanent residence to the net profit.

$$\text{Return on Investment} = \frac{\$ 40,306}{\$270,360} = 14.9\%$$

BRIEF DESCRIPTION OF EXISTING MOTELS

The following resorts are currently in operation in the Pontiac area. Almost all of the units are housekeeping type. Very few are carpeted. Most are adequate for fishermen, but leave a lot to be desired for the vacationing family.

ROD AND GUN RESORT:

Rod and Gun was built in the early 50's. They have five original units with no additions since first built. This resort has changed hands four times in the last eight years. The buildings are in poor condition and the resort is only open occasionally for business.

SHADY OAK RESORT:

Shady Oak Resort was built in the early 50's. They have seven original units with no additions. This resort has changed hands four times in the last eight years and is currently being foreclosed on and is closed for business.

PONTIAC LODGE:

Pontiac Lodge was built in the early 50's. They have seven original units and added four more in 1976. This resort is in pretty good condition, is operated well, and has a good business.

CEDAR LODGE:

Cedar Lodge was built in the early 70's. They have two cabins, four campsites and two permanent trailer sites. Most of their campsites and both of their cabins are rented by the year.

ROO-B-DOO RESORT:

Roo-B-Doo was built in the early 50's. They have four original units. They added campsites and a swimming pool in the mid 60's and converted a garage into two more units around 1980. They have a pretty good business also.

BLUE TOP RESORT:

Blue Top was built in the early 50's. They have five original units and a trailer park for permanents. This place is in poor repair and is closed often.

CACTUS RIDGE RESORT:

Cactus Ridge was built in the early 50's. They have seven original units and added a four unit trailer in the mid 60's. They have a cafe, swimming pool, and a pretty good business.

BRIEF HISTORY OF PONTIAC BOAT DOCK

The Pontiac Boat Dock has been in the same family since November of 1964. It was originally purchased for \$55,000 making the Gross Fixed Assets the same. Currently the GFA is nearly \$500,000. This year 14 new stalls are being built and houseboat rentals added. In 1983, a new shop building was built. In 1982, a mass reorganization of docks and a re-roofing project was done. In 1981 several other docks were re-roofed. Prior to that, several small projects were completed and in 1976 a major addition was made to the docks.

SUMMARY

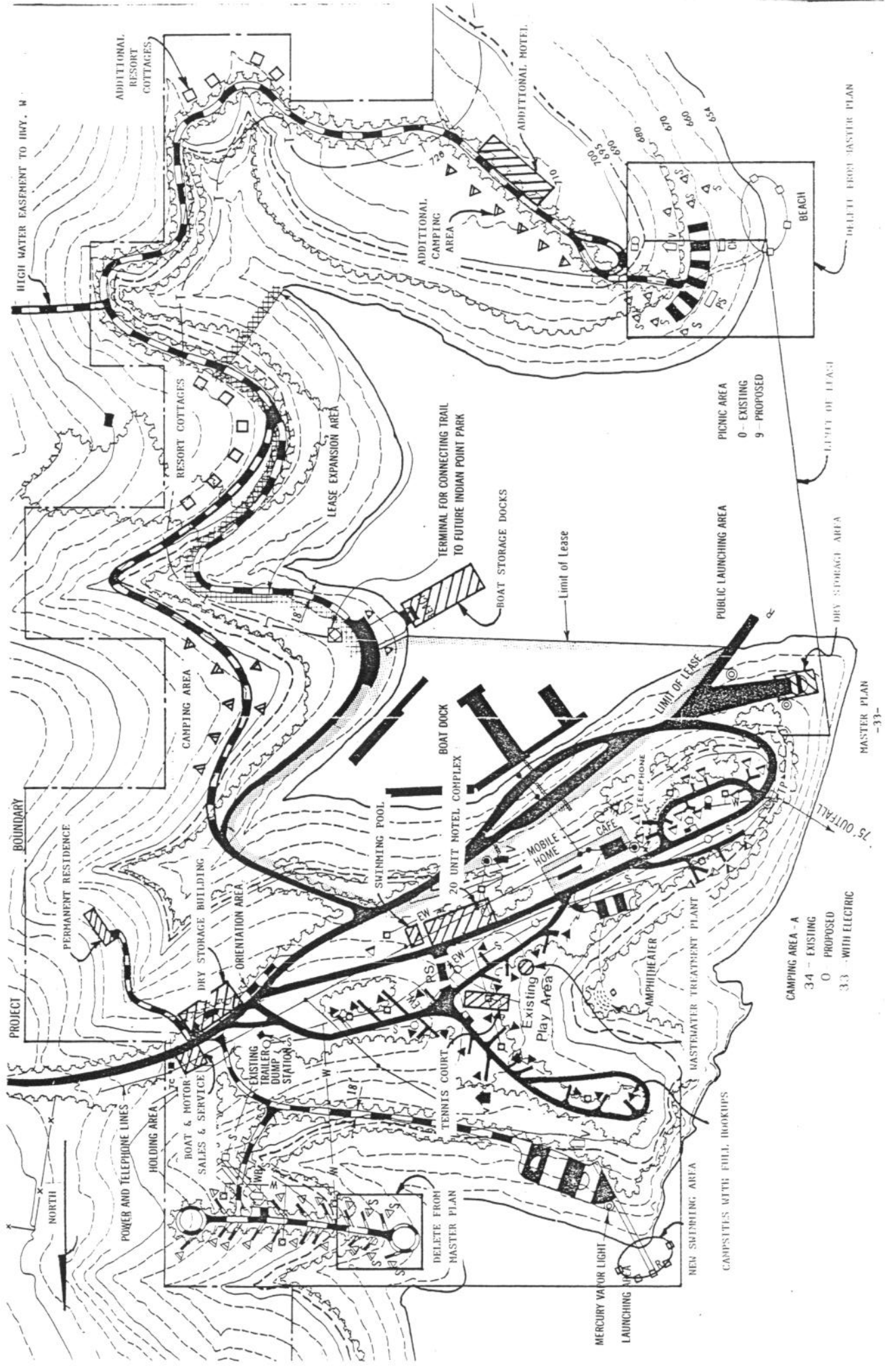
This project is not intended to interfere with the businesses currently in operation in Pontiac. It will enhance the entire area by drawing new business and a different class of people, namely families.

There will be jobs created by this new development. The entire area will receive an economic boost from this new construction. The U. S. Government will suddenly be making a profit via rents instead of losing nearly \$24,000 per year as in 1983.

The Pontiac Boat Dock is currently in a sound financial position and would be able to assist the project if necessary. Financing for the project will either be through local lending agencies or by seeking investors.

This project is necessary for the Pontiac Area to grow. It is necessary in order to provide the public quality services and wholesome family entertainment.

If final approval from the U. S. Army Corps of Engineers could come by mid 1984, the estimated completion would be by the beginning of the 1985 season.



CAMPING AREA - A
 3.4 - EXISTING
 0 - PROPOSED
 3.3 - WITH ELECTRIC

PICNIC AREA
 0 - EXISTING
 9 - PROPOSED

MASTER PLAN
 -33-

DELETED FROM MASTER PLAN

TERMINAL FOR CONNECTING TRAIL
 TO FUTURE INDIAN POINT PARK

BOAT STORAGE DOCKS

Limit of Lease

PUBLIC LAUNCHING AREA

LIMIT OF LEASE

DRY STORAGE AREA

75' OUTFALL

BOAT DOCK
 20 UNIT HOTEL COMPLEX

SWIMMING POOL

MOBILE HOME

CAFE

TELEPHONE

AMPHITHEATER

WASTEWATER TREATMENT PLANT

NEW SWIMMING AREA

CAMPSITES WITH FULL BACKUPS

MERCURY VAPOR LIGHT
 LAUNCHING

TENNIS COURT

EXISTING PLAY AREA

EXISTING TRAILER DUMP STATION

ORIENTATION AREA

DRY STORAGE BUILDING

BOAT & MOTOR SALES & SERVICE

HOLDING AREA

PROJECT BOUNDARY

PERMANENT RESIDENCE

CAMPING AREA

RESORT COTTAGES

LEASE EXPANSION AREA

ADDITIONAL CAMPING AREA

ADDITIONAL HOTEL

ADDITIONAL RESORT COTTAGES

HIGH WATER EASEMENT TO HWY. 14

NORTH

DELETED FROM
 MASTER PLAN

LEGEND

RECREATIONAL FEATURES	EXISTING	PROPOSED
FEATURE		
ROADS		
PAVED		
GRAVEL		
EXISTING GRAVEL TO BE PAVED TO BE OBLITERATED		
STRUCTURES		
TOILETS-VAULT TYPE MASONRY		
TOILETS-CONVERT TO WATERBORNE		
TOILETS-WATERBORNE		
TOILETS-WATERBORNE WITH SHOWERS		
TOILETS-VAULT TYPE WOODEN		
WELL		
WELL WITH SHELTER		
DRINKING FOUNTAIN		
DRINKING FOUNTAIN WITH SHELTER		
BOAT RAMP		
PICNIC SHELTER		
CHANGE HOUSE		
CAMPERS WASHHOUSE		
OTHER BUILDINGS NAMED		
PICNIC SPACE		
1 TABLE		
1 FIREPLACE		
WITH TABLE SHELTER		
CAMP SPACE OR TRAILER SPACE		
1 TABLE		
1 FIREPLACE		
GROUP CAMP SPACE AND TRAIL		
1 COUNCIL FIREPLACE		
1 REFUSE CAN		
SIGN		

UTILITIES		
LIFT STATION		
TREATMENT PLANT		
SANITARY SEWER LINE		
MANHOLE		
WATER LINE		
ELECTRIC LINE		
OTHER FEATURES		
TRAIL SYSTEM		
BEACH IMPROVEMENT		
TREES		
TRAFFIC COUNTER		
MERCURY VAPOR LIGHT		
PERTINENT ELEVATION (MSL)		
TOP OF CONSERVATION POOL		
TOP OF FLOOD CONTROL POOL		

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.

UPDATED MASTER PLAN

BULL SHOALS LAKE

PONTIAC PARK



U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, MARCH 1974
REVISED JULY 1980



EXHIBIT 3

EVALUATION FOR LEASING PONTIAC PARK TO CONCESSIONAIRE

1. Reference letter SWDCO-RP (12 Jul 82) and 1st Ind dated 9 Aug 82 to Tulsa District, subject: Policy Change Request, Transfer of Public Use Areas to Concessionaires. The following paragraphs are items to be considered. They correspond to same paragraph numbers in the referenced letter.

a. Areas recommended for leasing should be small and difficult for the Corps to maintain. Pontiac Park is located approximately 1 mile Southwest of Pontiac, Missouri, in Ozark County. It is approximately 25 miles from the Mountain Home Resident Office. It contains approximately 85 acres above the top of conservation pool, of which about 26 acres are currently developed. Pontiac Park is a Class B park with 32 campsites, 6 picnic sites, a group picnic shelter, a 2-lane boat launching ramp, a swimming beach, playground, 2 masonry vault restrooms, a pressurized well system, a trailer sanitary dump station, paved roads, and a marina concession. In 1983, about 87,100 visitors came to Pontiac Park. The Mountain Home Resident Office personnel manage Pontiac Park. Operation and maintenance of the park is accomplished by hired labor and contracts. Cleanup services, refuse disposal, mowing, park attendants, sewage removal, road surfacing, and law enforcement are contract items. Other maintenance and surveillance are performed by project personnel, or small purchase order contracts. In 1983, approximately \$33,000 was spent for direct operation and maintenance of the Pontiac Park by the Corps. The campground generated \$9,442 in revenues in 1983 from camping fees and electrical hookup fees. The Mountain Home Resident Office is currently not having difficulty in operating and maintaining the park in an acceptable condition. If the park were leased to the concessionaire for total operation and maintenance, the Mountain Home Resident Office could utilize the manpower and funds to provide quality service to the public in their remaining 13 Corps-operated parks on Bull Shoals Lake.

b. Supplements to leases should be for a short term, not to exceed 5 years. The lessee stated in his proposal that his existing lease expires on 31 December 1991. If his proposal is accepted, he requested that the lease be extended to 31 December 2010. The lease extension is required to secure financing the proposed development. The 5-year lease limit is not realistic and would not permit the lessee to capitalize his investment. The lessee proposes to develop the following facilities over the next 5 years at an estimated cost of \$345,360: a 20-unit motel, permanent residence, swimming pool, tennis court, wastewater treatment plant, dry boat storage area, campground improvements, and a water supply. Future building projects are outlined in his proposal.

c. The supplements should clearly state that the concessionaire will maintain all facilities within the lease area including roads, ramps, utilities, restrooms, etc. The lessee stated in his proposal letter, Exhibit "A", page 3, that he would be willing to take over the complete operation and maintenance of the park. This will be a requirement of the proposed lease.

d. The Corps should be able to terminate the supplement without affecting the original concession agreement. The proposed improvements are outside of the existing lease area. Separate lease area parcels can be defined to delineate the additional lease areas in the supplement. We do not feel that it is possible to terminate the supplement without terminating the entire lease. The lease could be modified by a later supplement to delete a portion of the lease area if required. Such modification would have to be agreeable to both parties. The improvements would be either transferred in a new lease agreement to another party, or they would be removed by the lessee and the area restored.

e. The lease should include only the area that the concessionaire plans to develop. The existing lease area and proposed addition should be shown on the supplement to the master plan. The lease will include only those areas which the concessionaire plans to develop initially during the next 5 years. This will involve all of the presently developed park area that the Corps now manages. The master plan supplement will define the limits of the existing lease, the limits of the proposed lease for initial development, and the limits of the remaining park areas which will be reserved for future lease expansion.

f. The district should develop procedures that will assure that the design, construction, operation and maintenance of the facilities are consistent with Corps criteria and standards. A copy of these procedures should be furnished this office prior to supplementing the lease. Standard procedures are now in effect and will be used in administering the terms of the lease. The lessee will be required to prepare construction plans and submit them for review and approval prior to construction. The lessee will submit plans to the Resident Engineer, Mountain Home Resident Office. The Resident Engineer will transmit the plans and his comments to the Chief, Construction-Operations Division. The Chief, C-O Division will review the plans for compliance with current regulations and approve or disapprove the plans. The Chief, C-O Division will send the plans to Chief, Real Estate Division, for addition of the facilities to the lease and list of Gross Fixed Assets. The Chief, Real Estate Division, will forward the approved plans to the lessee and furnish a copy to the Resident Engineer. The Resident Engineer will inspect the facilities during construction for compliance with the approved plans. The Chief, Real Estate Division, will inspect the lessee's facilities annually to assure compliance with the terms of the lease, and that operation and maintenance of the facilities is being performed to an acceptable level. The Resident Engineer will assist the Chief, Real Estate Division, by performing periodic inspections and follow-up inspections to assure that deficiencies are corrected.

g. Water areas immediately adjacent to the recreation area should not be included in the supplement in cases where development (i.e., floating structures) would interfere with shoreline use by the public. Water areas will be included in the lease only for areas set aside for floating structures and for the relocated swimming beach. The

remainder of the leased shoreline will have a lower limit at the top of conservation pool elevation 654 feet, m.s.l. Public access will not be restricted along the shoreline except as may be required by the lessee in the vicinity of floating boat docks. Such areas will be posted with appropriate signs.

h. Since it is Corps policy to close areas returned by non-Federal-interests, and it is the district's position that if a concessionaire defaults on a lease, the area will be closed, the district should insure that public use areas recommended to be outgranted can be physically closed without major-modifications to the recreation area. The physical arrangement of the park would permit the Corps to close all or a portion of the park simply by installing gates and signs or cutting tranches across the roads. If the lease supplement only is terminated, the marina concession lease area and the public boat launching ramp could remain open. Due to the magnitude of the concessionaire's proposed investment, we do not anticipate that permanent closure of the entire park area will ever be required. A concessionaire default may result in a temporary closure of part or all of the park until such time as the assets are sold to a new owner. Public use of the area could be diminished or curtailed altogether during this period.

2. Conclusion. It is feasible to lease the Pontiac Park to the concessionaire for a boat dock, resort and campground. The concessionaire's preliminary proposal and cost estimates indicate that the potential profit is marginal for this facility. A 14.9 percent return on the investment is projected for the facilities to be developed initially. Adequate controls are available to administer the lease, regulate development, and protect the natural resources. Approval of the request is recommended. A master plan supplement will be prepared to seek SWD approval of the request.

Prepared by: Richard A. Young
RICHARD A. YOUNG
Civil Engineer
Date: 6 August 1984

Concurrence for James K. Davis
MORRIS D. LEGGETT
Chief, Recreation-Resource
Management Branch
Date: 7 August 1984

SWDCO-RP (SWLCO-L 19 Oct 84) 3d End

SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 11


DA, Southwestern Division, Corps of Engineers, 1114 Commerce Street,
Dallas, TX 75242-0216 **21 DECEMBER 1984**

TO: Commander, Little Rock District, ATTN: SWLCO-L

Approved.

FOR THE COMMANDER:

wd all encls


A. P. HUTCHISON
Chief, Construction-
Operations Division

CF: w/encl

DAEN-CWO-R (5 cys)

SWLCO (SWLCO-L 19 Oct 84) 2d Ind

SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 11

DA, Little Rock District, Corps of Engineers, P.O. Box 867, Little Rock,
Arkansas 72203-0867 12 December 1984

TO: Commander, Southwestern Division, ATTN: SWDCO-R

We concur in your recommendation concerning the lease expansion area.
The site plan is hereby resubmitted and revised as per your comments.

1 Incl (9 cys)
as

T. S. COOK, P.E.
Chief, Construction-Operations
Division

SWDCO-RP (SWLCO-L undated) 1st End
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 11

DA, Southwestern Division, Corps of Engineers, 1114 Commerce Street,
Dallas, TX 75242-0216

5 DEC 1984

TO: Commander, Little Rock District, ATTN: SWLCO-L ✓

The subject supplement is approved subject to the following comments:

a. There appears to be adequate room to develop additional rental cottages on the loop road within the existing lease area. However, discussion with District personnel indicates that this was considered and actual "on-the-ground" conditions do not allow space for the proposed expansion.

b. It is questionable that the area proposed for "future expansion" is the best location because of the following:

(1) This section should be preserved for a buffer strip between the potential intensely developed camping area and the cottages.


(2) Safety Considerations. Vehicles pulling onto the roadway from the cottages could create a safety hazard as this segment of road could eventually have a relatively heavy traffic load created by the intensely developed camping loops.

Accordingly, consideration should be given to locating the lease expansion area along the shorter segment of the loop road as marked in red on the attached plate. This site would be more desirable as this segment of road does not have the same potential for heavy traffic. This area is contiguous to the existing lease and would not conflict with future development of the park.

FOR THE COMMANDER:

Encl
wd 8 cys

CF: w/encl
DAEN-CWO-R (4 cys)


A. P. HUTCHISON
Chief, Construction-
Operations Division



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

REPLY TO
ATTENTION OF

SWLCO-L

SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 11

Commander, Southwestern Division
ATTN: SWDCO-R

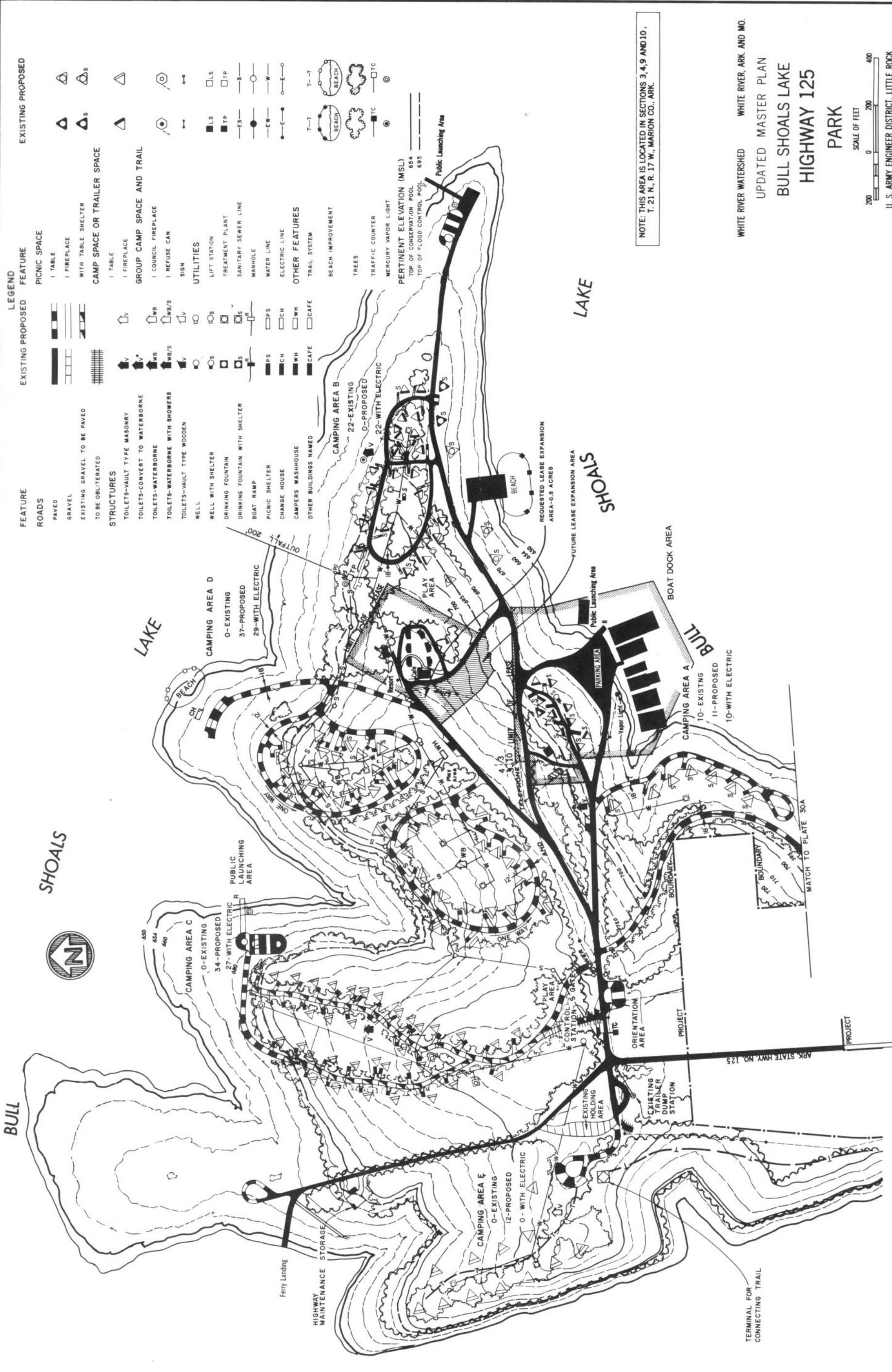
19 Oct 84

1. The purpose of this supplement is to expand the limits of the area covered by Lease No. DACW03-1-70-863, Wagon Wheel Resort, Highway 125 Park. An additional 0.5 acre is required by the concessionaire to construct one duplex cabin rental unit, while an additional 1.0 acre is requested as future lease expansion area for added duplex rental units.
2. The Wagon Wheel Resort provides six duplex rental guest cottages, residence, cafe, grocery and laundry facilities. The resort has recently been renovated, and the owner desires to expand with additional units; however, adequate space is not available in the present lease area. The proposed rental unit is to be constructed of wood frame and siding and will be painted brown to be compatible with the existing structures in the resort. The Highway 125 Dock, Lease No. DACW03-1-83-229, is a separate commercial concession operated in this park. This concessionaire's facilities include the marina and residence for surveillance purposes. There is no conflict in services provided, and the two concessionaires are on amiable terms.
3. The proposed lease expansion and future lease expansion area shown on inclosed Plate 30 will not conflict with planned recreational development of this park. The area under consideration is an open mowed space; and should the request be approved, adequate open area will remain available in the park for public use. Future addition of cabins in the areas requested will not detract from the appearance of the park due to the relative isolated nature of their location in respect to the developed facilities.
4. It appears that the resort expansion is justified and is considered to be the best use of the land. This action will provide additional facilities and improved service to the visiting public. Approval of this supplement is recommended.

FOR THE COMMANDER:

1 Incl (9 cys)
as

T. S. COOK, P.E.
Chief, Construction-Operations
Division



NOTE: THIS AREA IS LOCATED IN SECTIONS 3, 4, 9 AND 10, T. 21 N., R. 17 W., MARION CO., ARK.

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
HIGHWAY 125
PARK



U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

REVISED OCTOBER 1984

SWDCO-RP (SWLCO-L/6 Jun 86) 1st End
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 12

DA, Southwestern Division, Corps of Engineers, 1114 Commerce
Street, Dallas, TX 75242-0216 18 JUN 1986

TO: Commander, Little Rock District, ATTN: SWLCO-L

Approved, subject to the following comment:

The existing camping unit shown within the added lease area
should be relocated if the concessionaire's use of the area
renders it undesirable or impractical to retain.

FOR THE COMMANDER:

Encl wd

for Mark R. King
A. P. HUTCHISON
Chief, Construction-
Operations Division

CF (w/basic & encl):
DAEN-CWO-R (5 cys)

LEGEND
RECREATIONAL FEATURES
EXISTING PROPOSED

- ROADS
PAVED
GRAVEL
EXISTING GRAVEL TO BE PAVED
TO BE OBLITERATED

- STRUCTURES
TOILETS-VAULT TYPE MASONRY
TOILETS-CONVERT TO WATERBORNE
TOILETS-WATERBORNE
TOILETS-WATERBORNE WITH SHOWERS
TOILETS-VAULT TYPE WOODEN
WELL
WELL WITH SHELTER
DRINKING FOUNTAIN
DRINKING FOUNTAIN WITH SHELTER
BOAT RAMP
PICNIC SHELTER
CHANGE HOUSE
CAMPER'S WASHHOUSE
OTHER BUILDINGS NAMED

- PICNIC SPACE
TABLE
FIREPLACE
WITH TABLE SHELTER
CAMP SPACE OR TRAILER SPACE
TABLE
FIREPLACE
GROUP CAMP SPACE AND TRAIL
COUNCIL FIREPLACE
REFUSE CAN
SIGN
UTILITIES
LIFT STATION
TREATMENT PLANT
SANITARY SEWER LINE
MANHOLE
WATER LINE
ELECTRIC LINE
OTHER FEATURES
TRAIL SYSTEM
BEACH IMPROVEMENT
TREES
TRAFFIC COUNTER
MERCURY VAPOR LIGHT

- PERTINENT ELEVATION (MSL)
TOP OF CONSERVATION POOL
TOP OF FLOOD CONTROL POOL
WHITE RIVER, ARK. AND MO
WHITE RIVER WATERSHED

- SCALE OF FEET
200 0 200 400
NOTE: THIS AREA IS LOCATED IN SECTIONS 17 & 18
T. 21 N., R. 18 W., BOONE CO., ARK.

- RECREATIONAL FEATURES
EXISTING PROPOSED

- ROADS
PAVED
GRAVEL
EXISTING GRAVEL TO BE PAVED
TO BE OBLITERATED

- STRUCTURES
TOILETS-VAULT TYPE MASONRY
TOILETS-CONVERT TO WATERBORNE
TOILETS-WATERBORNE
TOILETS-WATERBORNE WITH SHOWERS
TOILETS-VAULT TYPE WOODEN
WELL
WELL WITH SHELTER
DRINKING FOUNTAIN
DRINKING FOUNTAIN WITH SHELTER
BOAT RAMP
PICNIC SHELTER
CHANGE HOUSE
CAMPER'S WASHHOUSE
OTHER BUILDINGS NAMED

- PICNIC SPACE
TABLE
FIREPLACE
WITH TABLE SHELTER
CAMP SPACE OR TRAILER SPACE
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MANHOLE
WATER LINE
ELECTRIC LINE
OTHER FEATURES
TRAIL SYSTEM
BEACH IMPROVEMENT
TREES
TRAFFIC COUNTER
MERCURY VAPOR LIGHT

- PERTINENT ELEVATION (MSL)
TOP OF CONSERVATION POOL
TOP OF FLOOD CONTROL POOL
WHITE RIVER, ARK. AND MO
WHITE RIVER WATERSHED

LAKE

SHOALS

BULL

LIMITS OF LEASE

CAMPING AREA E
22-EXISTING
3 - PROPOSED
22 - WITH ELECTRIC

CAMPING AREA B
28 - EXISTING
0 - PROPOSED
26 - WITH ELECTRIC

DELETE FROM LEASE
AREA 0.8 ACRES

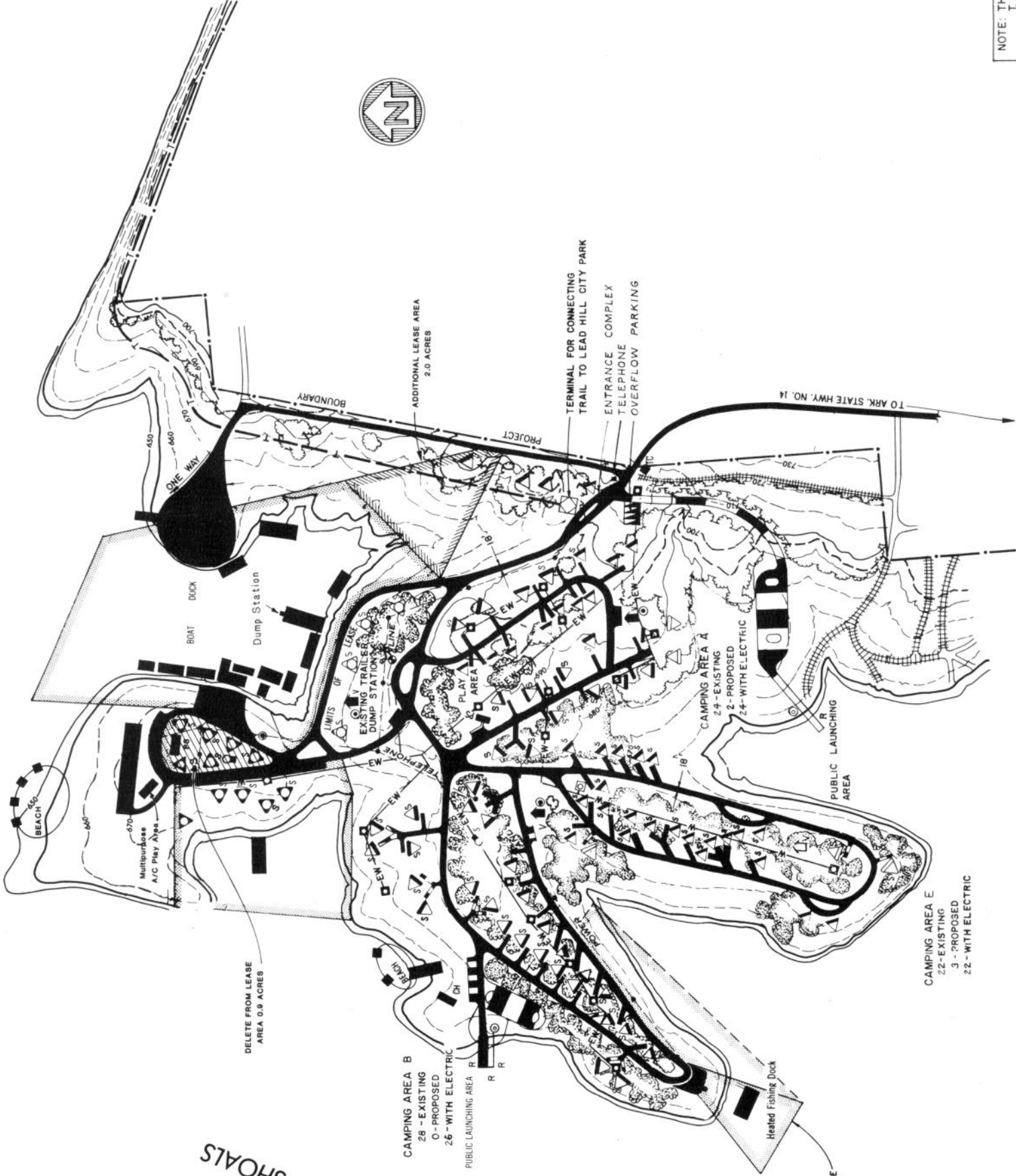
CAMPING AREA A
24-EXISTING
2-PROPOSED
24- WITH ELECTRIC

PUBLIC LAUNCHING
AREA

TO ARK. STATE HWY. NO. 14

TERMINAL FOR CONNECTING
TRAIL TO LEAD HILL CITY PARK
ENTRANCE COMPLEX
TELEPHONE
OVERFLOW PARKING

ADDITIONAL LEASE AREA
2.0 ACRES



SWDCO-R (SWLCO-L/15 Jul 86) 1st End
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 13

DA, Southwestern Division, Corps of Engineers, 1114 Commerce
Street, Dallas, TX 75242-0216 3 SEP 1986

TO: Commander, Little Rock District

1. The proposed lease for commercial fish farming purposes is
not approved *at this time.*

2. The Assistant Secretary of the Army (Civil Works) directed the
Institute for Water Resources (IWR) to evaluate the commercializa-
tion of Corps lands and waters for project and non-project
purposes. The purpose of the study was to determine the
feasibility of increasing revenues to the government by outgranting
areas or conditional sales of the lands. After evaluating various
proposals, IWR concluded that such a program would not produce a
reasonable net return to the Treasury of the United States. For
this reason, the program was never implemented as Corps policy.

3. Over the last 20 years there have been several requests for
leasing areas on Corps lakes for commercial fish farming purposes.
All have been denied. I believe paragraph 3 of your letter clearly
explains the problems with this program.

4. For your information, we are currently considering a demonstration
study of fish farming at a reservoir in Southeast Oklahoma. Should
this study take place, it may provide the information that would
allow us to address and hopefully answer the impacts on water
quality, Corps resources and the public. We will keep you apprised
of any action we take on this program. Since any conclusion to
implement this type of program could have significant impacts on
districts in other divisions, the study would be sent to HQUSACE
for review and comments. *Depending on the outcome, we may want to
revisit this decision.*

Encl (9 cys)
wd 2 cys

J. B. Hilmes
J. B. HILMES
Major General, USA
Commanding

CF (w/cy basic):
SWDRE
SWDPL
SWFOD
SWTOD



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

REPLY TO
ATTENTION OF

SWLCO-L

15 July 1986

SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 13

Commander, Southwestern Division
ATTN: SWDCO-R

1. The purpose of this supplement is to designate about 4.3 acres of water area, allocated for Project Operations, to be made available for lease for commercial fish farming purposes. The subject water area is located in Section 23, T21N, R18W, Marion County, Arkansas, as indicated on the enclosed Plate 15, Land Use Map. We propose to advertise the site for competitive bids for a 5-year term lease for commercial concession purposes. This proposal is being considered as an interim use of project waters for commercial private exclusive use. The development will enhance productivity of the fishery resource, provide food production benefits for the nation, and maximize benefits of the Bull Shoals project, which offset losses in recreational use of the lake.
2. Mr. Gene Turner has requested to lease the site for a commercial catfish farm. He proposes to install five floating docks spaced about 270 feet apart. Each dock would be 37' X 47', containing 24 cages 4' X 8' X 4' deep. The docks would be anchored in 15' to 40' deep water and would be serviced by boat. Mr. Turner proposes to purchase an existing mobile home and live within sight of the catfish docks on privately owned land. He appears to be very knowledgeable on the subject of raising caged catfish.
3. Comments on this proposal have been received from several agencies. The Arkansas Game and Fish Commission has advised Mr. Turner that they will issue him a valid Fish Farmer's Permit after he has implemented the operation and received any other permits and agreements required. The Arkansas Department of Pollution Control and Ecology has furnished comments on the proposal stating that it would be difficult to predict the exact effect on water quality in lakes from a small number of these projects. They are concerned that a large number of these projects, if approved, could result in significant water quality problems. The main areas of concern would be the enrichment from the additional loading caused by the feed and the concentrated nature of the waste in specific areas of the lakes. The Arkansas Farm Bureau has questioned the fairness of permitting producers to use public waters to produce catfish, since it may provide an economic advantage over other producers who have invested \$2,500 to \$3,000 per acre in developing facilities.

SWLCO-L

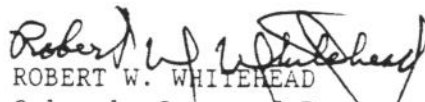
15 July 1986

SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 13

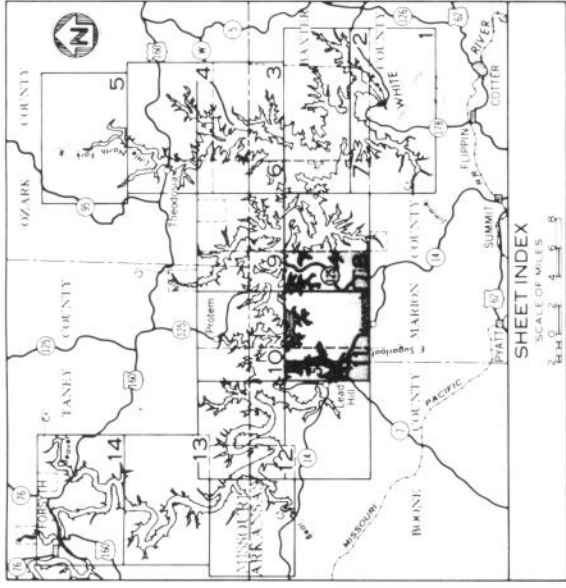
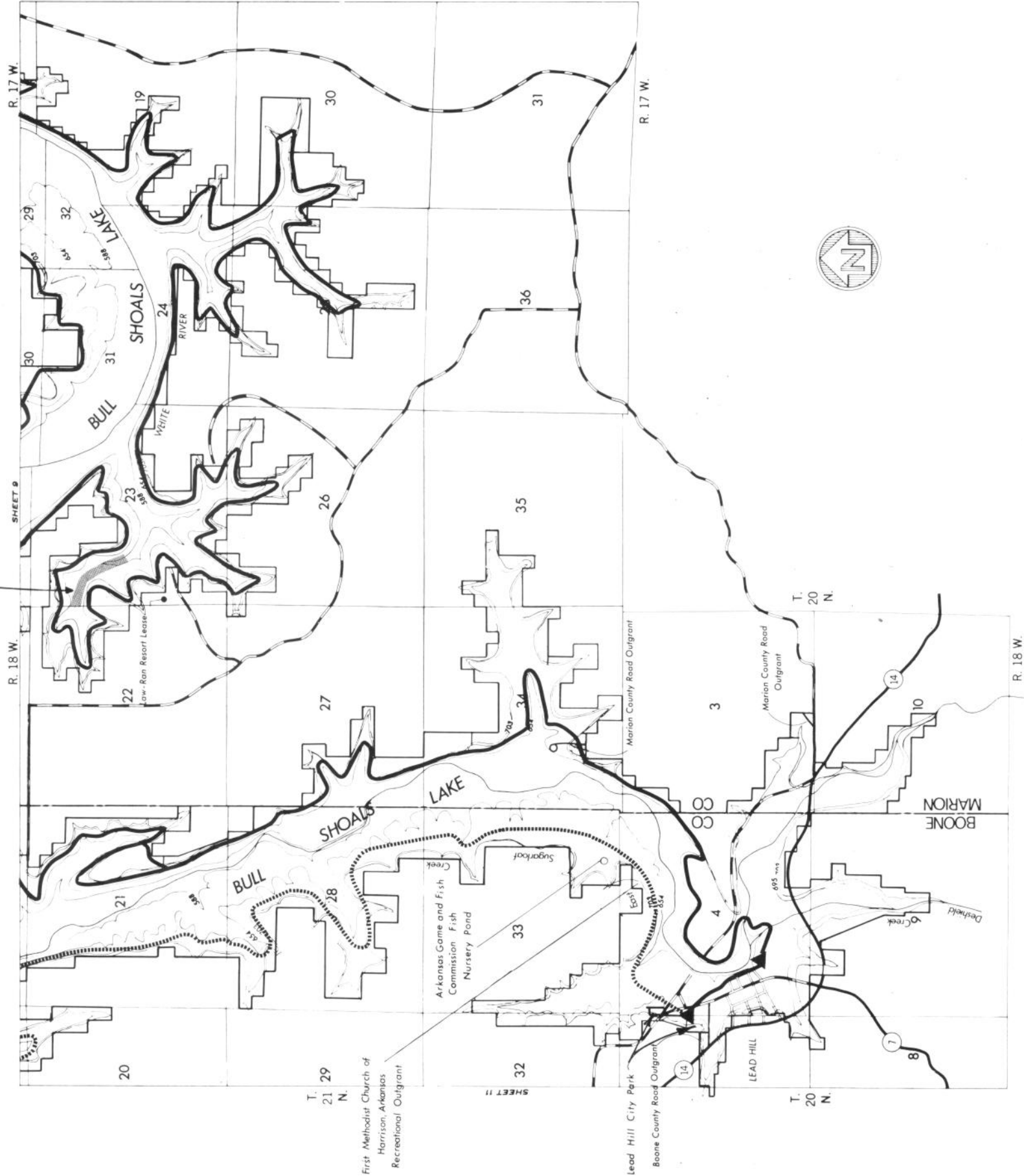
4. The fish farming lease site, about 150' X 1,250', is adjacent to shoreline which is zoned for private floating facilities in the Lakeshore Management Plan. Only one small resort dock is located in this vicinity at present. The proposed lease will not interfere with this installation or with future private docks. Fishing may be prohibited around the proposed fish farm docks. However, no other restrictions on recreational use of the area will be imposed without public involvement. We feel that the additional nutrient loading will benefit the fishery of the lake and offset any loss in area available for recreation. This lease will be evaluated after a 1-year trial period in order to provide a basis for considering other similar lease proposals at Little Rock District projects.

5. We recommend approval of this supplement and request authority to advertise the site for lease. If approved, the proposal will require authorization under Section 10 of the Rivers and Harbors Act by a Department of the Army Permit.

Encl (9 cys)


ROBERT W. WHITEHEAD
Colonel, Corps of Engineers
Commanding

Proposed Lease Limits for Commercial Fish Farm,
about 4.3 acres, 150'X 1,250'[±]



- LEGEND**
- US highway
 - State highway
 - Paved road
 - Graveled road
 - Graded road
 - Fee acquisition line
 - Limited motel/resort lease

- PERTINENT ELEVATIONS (MSL)**
- 703 Spillway design flood
 - 695 Flood control pool
 - 654 Top of conservation pool
 - 628.5 Maximum power drawdown

- LAND USE**
- Project operations
 - Operations: Recreation intensive use
 - Operations: Recreation low density use
 - Operations: Natural area
 - Operations: Wildlife Management

- TRAIL SYSTEM**
- Proposed hiking trail
 - Proposed connecting trail
 - Proposed motorcycle trail
 - Proposed equestrian trail
 - Proposed interpretive trail
 - Trail terminal

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
LAND USE MAP



U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974
REVISED JUNE 1986

CESWD-CO-RP (CESWL-CO-L/22 Jun 87) (1130) 1st End Mr. McCauley/dma/72434
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 14

Cdr, Southwestern Division, Corps of Engineers, 1114 Commerce St.,
Dallas, TX 75242-0216 10 JUL 1987

FOR: Commander, Little Rock District, Corps of Engineers,
ATTN: CESWL-CO-L, P.O. Box 867, Little Rock, AR 72203-0867

Approved.

FOR THE COMMANDER:

2 Encls
wd all encls

James D. Harrison
for A. P. HUTCHISON
Chief, Construction-
Operations Division

CF (w/basic & encls):
CECW-ON (5 cys)



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

REPLY TO
ATTENTION OF

22 June 1987

CESWL-CO-L

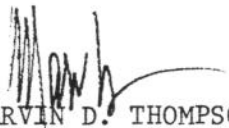
MEMORANDUM FOR: Commander, Southwestern Division, ATTN: CESWD-CO-R

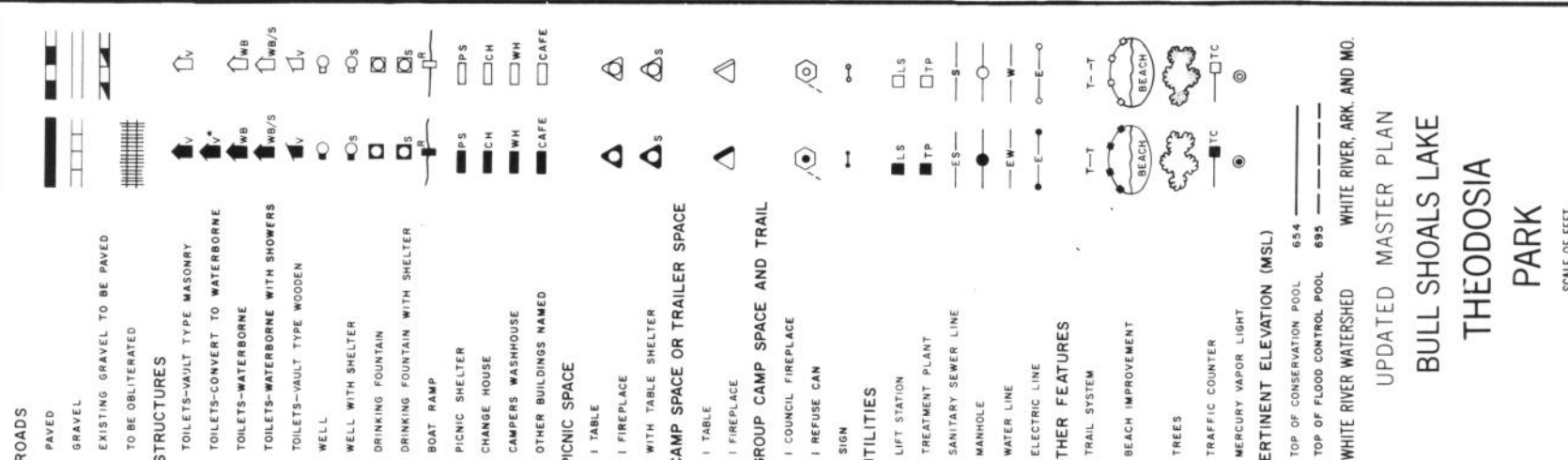
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 14

1. The purpose of this supplement is to provide the concessionaire at Theodosia Marina, Lease No. DACW03-1-72-303, an additional water area for storage of pontoon boats. The lessee has previously requested Corps assistance in constructing an access road to the lease expansion area, located in a small cove south of the present marina operation. Since the Corps has no authority to construct the road for this purpose and the additional boat storage space is needed, the expansion area of 1 acre will be utilized with water access only. Use of the expansion area for boat storage will not conflict with planned recreational development of Theodosia Park as shown on the enclosed Plates 29 and 29A.

2. Approval of this supplement is recommended.

2 Encls (9 cys)


MARVIN D. THOMPSON
LTC, Corps of Engineers
Acting District Engineer



NOTE: THIS AREA IS LOCATED IN SECTIONS 18, 19 & 30, T. 22 N., R. 15 W.,
& SECTION 24, T. 22 N., R. 16 W., OZARK CO., MO.

LEGEND
RECREATIONAL FEATURES
EXISTING PROPOSED

- ROADS
PAVED
GRAVEL
EXISTING GRAVEL TO BE PAVED
TO BE OBLITERATED
- STRUCTURES
TOILETS-Vault Type Masonry
TOILETS-convert to waterborne
TOILETS-WATERBORNE
TOILETS-WATERBORNE WITH SHOWERS
TOILETS-Vault Type Wooden
WELL
WELL WITH SHELTER
DRINKING FOUNTAIN
DRINKING FOUNTAIN WITH SHELTER
BOAT RAMP
PICNIC SHELTER
CHANGE HOUSE
CAMPER'S WASHHOUSE
OTHER BUILDINGS NAMED
- PICNIC SPACE
TABLE
FIREPLACE
WITH TABLE SHELTER
CAMP SPACE OR TRAILER SPACE
TABLE
FIREPLACE
GROUP CAMP SPACE AND TRAIL
COUNCIL FIREPLACE
REFUSE CAN
SIGN
UTILITIES
LIFT STATION
TREATMENT PLANT
SANITARY SEWER LINE
MANHOLE
WATER LINE
ELECTRIC LINE
OTHER FEATURES
TRAIL SYSTEM
BEACH IMPROVEMENT
TREES
TRAFFIC COUNTER
MERCURY VAPOR LIGHT
PERTINENT ELEVATION (MSL)
TOP OF CONSERVATION POOL
TOP OF FLOOD CONTROL POOL
WHITE RIVER WATERSHED
WHITE RIVER, ARK. AND MO.

LAKE

SHOALS

BULL

PROPOSED LEASE
EXPANSION AREA

CAMPING AREA C
O - EXISTING
36 - PROPOSED
29 - WITH ELECTRIC

NOTE: THIS AREA IS LOCATED IN SECTIONS 18, 19 & 30, T. 22 N., R. 15 W.,
& SECTION 24, T. 22 N., R. 16 W., OZARK CO., MO.

REVISED JUNE 1987

CESWD-CO-RP (CESWL-CO-L/31 Dec 87) (1130) 1st End McCauley/da/72434
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 15


Commander, Southwestern Division, Corps of Engineers, 1114 Commerce
Street, Dallas, TX 75242-0216 15 JAN 1988

FOR: Commander, Little Rock District, ATTN: CESWL-CO-L

Approved.

FOR THE COMMANDER:

2 Encls
wd all encls


A. P. HUTCHISON
Chief, Construction-
Operations Division

CF (w/basic & encls):
CECW-ON



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

CESWL-CO-L (420)

31 December 1987

MEMORANDUM FOR: Commander, Southwestern Division, ATTN: CESWD-CO-R

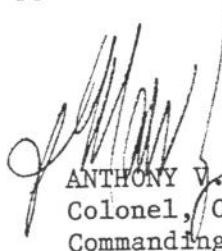
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 15

1. The purpose of this supplement is to allocate an additional 27.5 acres of water and land area and 2,200 feet of shoreline for use of the concessionaire at Bull Shoals Park. The lease expansion area, as shown on the enclosed Plate 26 (Encl 1), will be utilized immediately for buoy mooring of large houseboats, cruisers, pontoon boats, and sailboats and for future construction of boat docks. The 10-year expansion plan of Mr. John Eastwold is discussed in his enclosed letter (Encl 2) dated 4 December 1987.

2. Bull Shoals Park is almost exclusively used by the concessionaire for commercial purposes, as there are only 12 campsites available in the park. Expansion of the commercial lease area will not adversely impact any planned recreational development. Construction of additional roads to serve the proposed boat docks in the lease expansion area will be the responsibility of the concessionaire.

3. It is recommended that this supplement for expansion of the lease area be approved.

2 Encls (4 cys)


ANTHONY V. NIDA LTC, CE
Colonel, Corps of Engineers
Commanding

Bull Shoals Lake Boat Dock
P.O. Box 748
Bull Shoals Arkansas 72619
Phones: 501-445-4424
501-445-4166

December 4, 1987

U.S. Army Corps of Engineers
c/o Real Estate Division
Little Rock District, Ark.

Dear Sir,

We have a ten year plan taking us into 1998. If the boating industry keeps changing like it has been, we will need to change our whole use system and our ten year plan does this. This area that we are now requesting will allow us to go to the rental of bigger 40-60 foot boat stalls. This is the market that we see coming in the future. We have already talked to several people from the St. Louis and Kansas City areas that want to come here because of our services and our environment. These people want bigger boat stalls for bigger boats and we need this lease area to accomodate them.

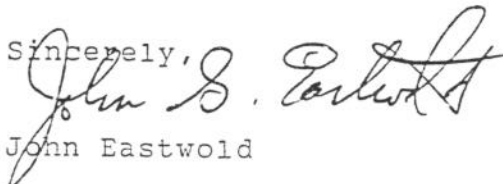
These docks will be built parallel to the bank. We can not get into this big boat service overnight. Our current lease doesn't permit it now. We will plan this over the next ten years.

We are planning to put in a wake breaker that will be doing the job for the entire cove rather than put something in that will not work in the future. This wake breaker is also in our ten year plan.

These new docks we are planning will be 200 feet long by 50 to 60 foot deep. There will be approximately 10 to 12 stalls in them. This new houseboat and cruiser dock is needed for the market I already talked about. The whole cove will be needed for this future plan expansion. Our industry is changing, the fishing and bass boat being designed today is for loading and unloading off of a trailer. They are even designing pontoon boats for this. Our future plans need to accomodate the bigger boats that need a stall and will stay with us. This ten year plan will accomplish this.

I would like to be able to talk with every one in the Mt. Home and Little Rock offices because the future might change as to the needs and wants of our future customers ten years from now. We have already grown from a small boat dock that rented fishing boats fifteen years ago to a full service marina today. We must anticipate and change with the future rather than try to fight it. I hope this letter explains our ten year expansion. If you have any questions please inform me. Thank You!

Sincerely,


John Eastwold



CESWD-CO-RP (CESWL-CO-L/14 Mar 88) (1130) 1st End McCauley/da/72434
SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement NO. 16


Commander, Southwestern Division, Corps of Engineers, 1114 Commerce
Street, Dallas, TX 75242-0216 23 MAR 1988

FOR: Commander, Little Rock District, ATTN: CESWL-CO-L

Approved.

FOR THE COMMANDER:

2 Encls
all encls wd


A. P. HUTCHISON
Chief, Construction-
Operations Division

CF (w/basic & encls):
CECW-ON



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

REPLY TO
ATTENTION OF

CESWL-CO-L (1130)

14 MAR 1988

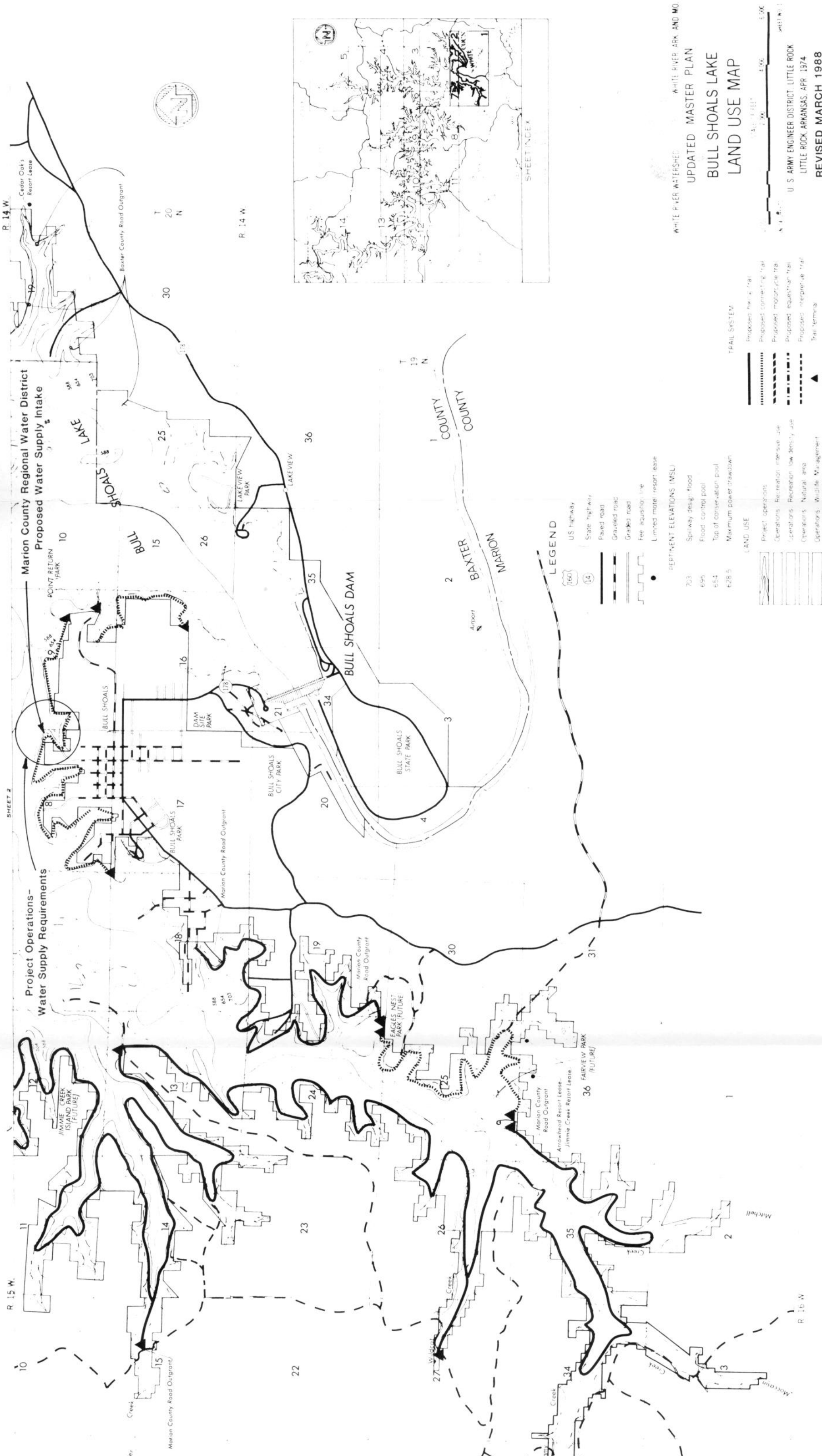
MEMORANDUM FOR: Commander, Southwestern Division, ATTN: CESWD-CO-R

SUBJECT: Bull Shoals Lake, Updated Master Plan, Supplement No. 16

1. This supplement proposes the reallocation of land within a one-quarter mile radius of the proposed water intake structure of the Marion County Regional Water District. Reallocation will enable the Water District to satisfactorily assure compliance with land use restrictions imposed by the Arkansas Department of Health for acceptance of a raw-water intake site. The restrictions imposed by the Arkansas Department of Health are outlined in a letter dated 3 February 1988 to the consulting engineer for the Water District, copy of which is enclosed (Encl 1).
2. Reallocation of the land is from Operations: Recreation-Low Density Use to Project Operations - Water Supply Requirements as shown on the enclosed Plate 8 (Encl 2). These lands will be available for appropriate day-use activities, but presently only a connecting trail between Bull Shoals Park and Point Return Park is proposed for this area.
3. Water surface activities will be restricted within 300 feet of the proposed water supply intake. This restricted area will be marked by buoys installed and maintained by the Water District.
4. Approval of this supplement is recommended.

2 Encls (4 cys)

ANTHONY V. NIDA
Colonel, Corps of Engineers
Commanding



CESWD-OD-R (CESWL-CO-L/15 Dec 89) (1130a) 1st End Mr. McCauley/
pm/767-2434
SUBJECT: Bull Shoals Updated Master Plan Design Memorandum 1-G,
Supplement No. 17

CDR, Southwestern Division, Corps of Engineers, 1114
Commerce Street, Dallas, TX 75242-0216 9 JAN 1990

FOR Commander, Little Rock District, ATTN: CESWL-CO-L

Approved.

FOR THE COMMANDER:

Encl
wd

William B McCauley
for JERRY W. SMITH, P.E.
Acting Chief
Operations Division

CF (w/basic & encl):
CECW-ON



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

CESWL-CO-L (1130)

15 December 1989

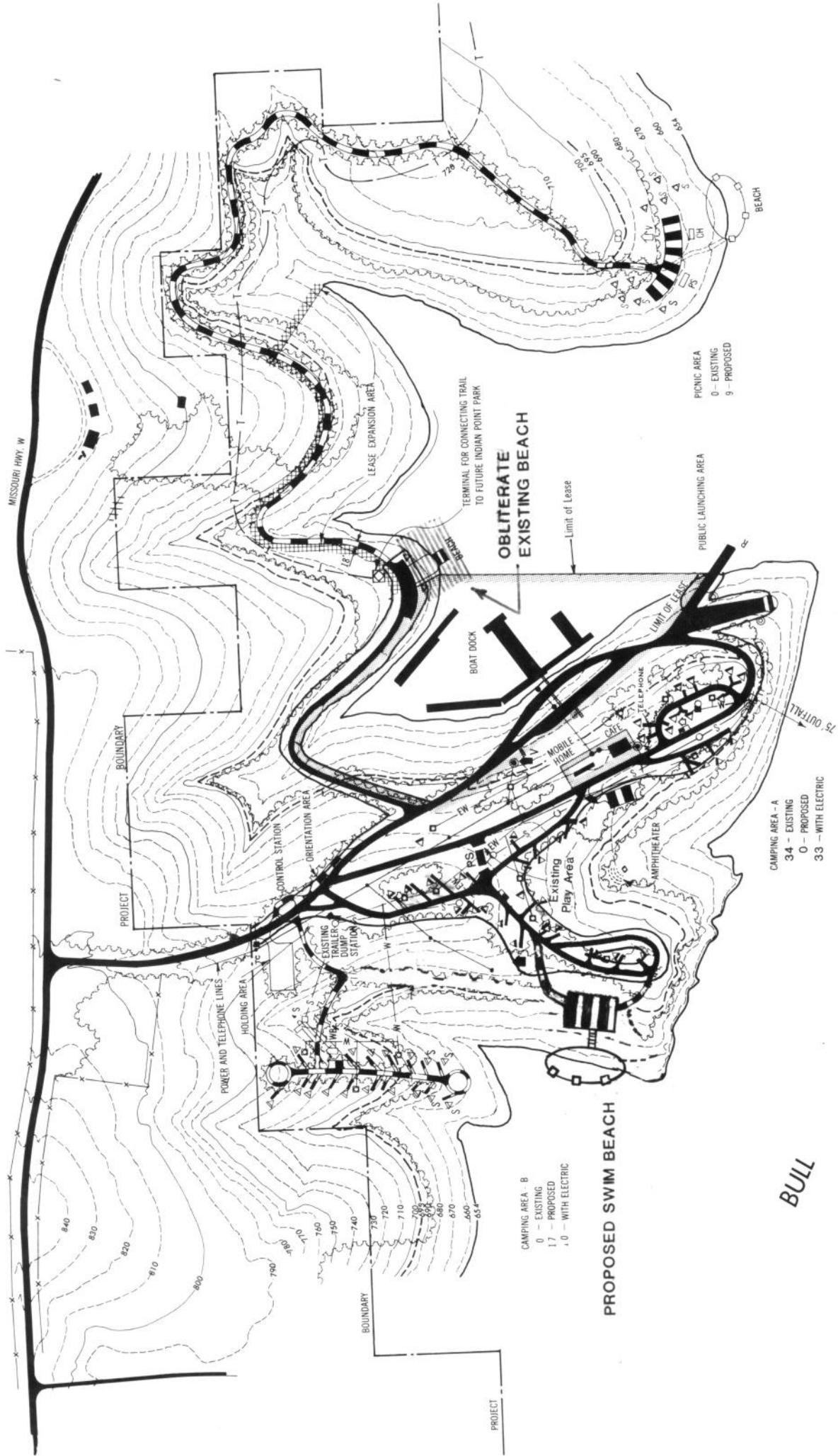
MEMORANDUM FOR Commander, Southwestern Division,
ATTN: CESWD-CO-R

SUBJECT: Bull Shoals Updated Master Plan, Design Memorandum
1-G, Supplement No. 17

1. The purpose of this supplement is to identify the proposed relocated swim beach at Pontiac Park as shown on the enclosed Plate 27. The existing swim beach is in a hazardous location adjacent to several commercial boat docks. When two large boats meet in the lane between the swim beach and docks, it is very difficult to keep out of the buoyed swimming area. During periods of low lake levels, it is very difficult for any boat to traverse the lane. Occasionally visitors swim from the boat docks to the swim beach, creating another safety hazard from boaters entering or exiting the boat docks.
2. Relocation of the swim beach to a cove on the north side of the park would eliminate the danger to swimmers from passing boats. Funds are not presently available for the relocation, but the swim beach, together with a gravel road and parking area, will be scheduled for FY 91.
3. Approval of this supplement is recommended.

Encl (4 cys)

Charles C. McCloskey III
CHARLES C. McCLOSKEY III
Colonel, Corps of Engineers
Commanding



LEGEND	
RECREATIONAL FEATURES	EXISTING/PROPOSED
ROADS	
PAVED	
GRAVEL	
EXISTING GRAVEL TO BE PAVED	
TO BE OBLITERATED	
STRUCTURES	
TOILETS-VULT TYPE MASONRY	
TOILETS-CONVERT TO WATERBORNE	
TOILETS-WATERBORNE	
TOILETS-WATERBORNE WITH SHOWERS	
TOILETS-VULT TYPE WOODEN	
WELL	
WELL WITH SHELTER	
DRINKING FOUNTAIN	
DRINKING FOUNTAIN WITH SHELTER	
BOAT RAMP	
PICNIC SHELTER	
CHANGE HOUSE	
CAMPERS WASHHOUSE	
OTHER BUILDINGS NAMED	
PICNIC SPACE	
I TABLE	
I FIREPLACE	
WITH TABLE SHELTER	
CAMP SPACE OR TRAILER SPACE	
I TABLE	
I FIREPLACE	
GROUP CAMP SPACE AND TRAIL	
I COUNCIL FIREPLACE	
I REFUSE CAN	
SIGN	
UTILITIES	
LIFT STATION	
TREATMENT PLANT	
SANITARY SEWER LINE	
MANHOLE	
WATER LINE	
ELECTRIC LINE	
OTHER FEATURES	
TRAIL SYSTEM	
BEACH IMPROVEMENT	
TREES	
TRAFFIC COUNTER	
MERCURY VAPOR LIGHT	
PERTINENT ELEVATION (MSL)	
TOP OF CONSERVATION POOL --- 654	
TOP OF FLOOD CONTROL POOL --- 695	

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
PONTIAC PARK



NOTE: THIS AREA IS LOCATED IN SECTIONS
9, 10, 15 & 16, T 21 N, R 15 W,
OZARK CO., MO.

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, MARCH 1974
REVISED NOV 1989

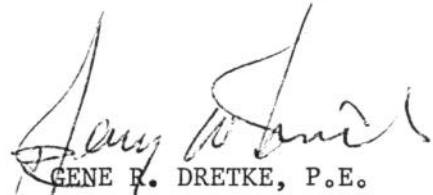
29
CESWD-CO-RP (CESWL-CO-L 18 Aug 89) 1st End Mr. McCauley/jw/7-2434
SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 18

Commander, Southwestern Division, Corps of Engineers, 1114 Commerce
Street, Dallas, TX 75242-0216 31 AUG 1989

FOR Commander, Little Rock District, ATTN: CESWL-CO-L

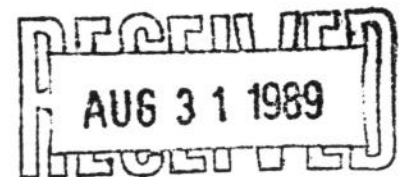
Approved.

FOR THE COMMANDER:


GENE R. DRETKE, P.E.
Acting Chief, Construction-
Operations Division

2 Encls
wd all encls

CF: w/cy basic & encls
CECW-ON





DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

REPLY TO
ATTENTION OF

CESWL-CO-L (1130)


18 August 1989

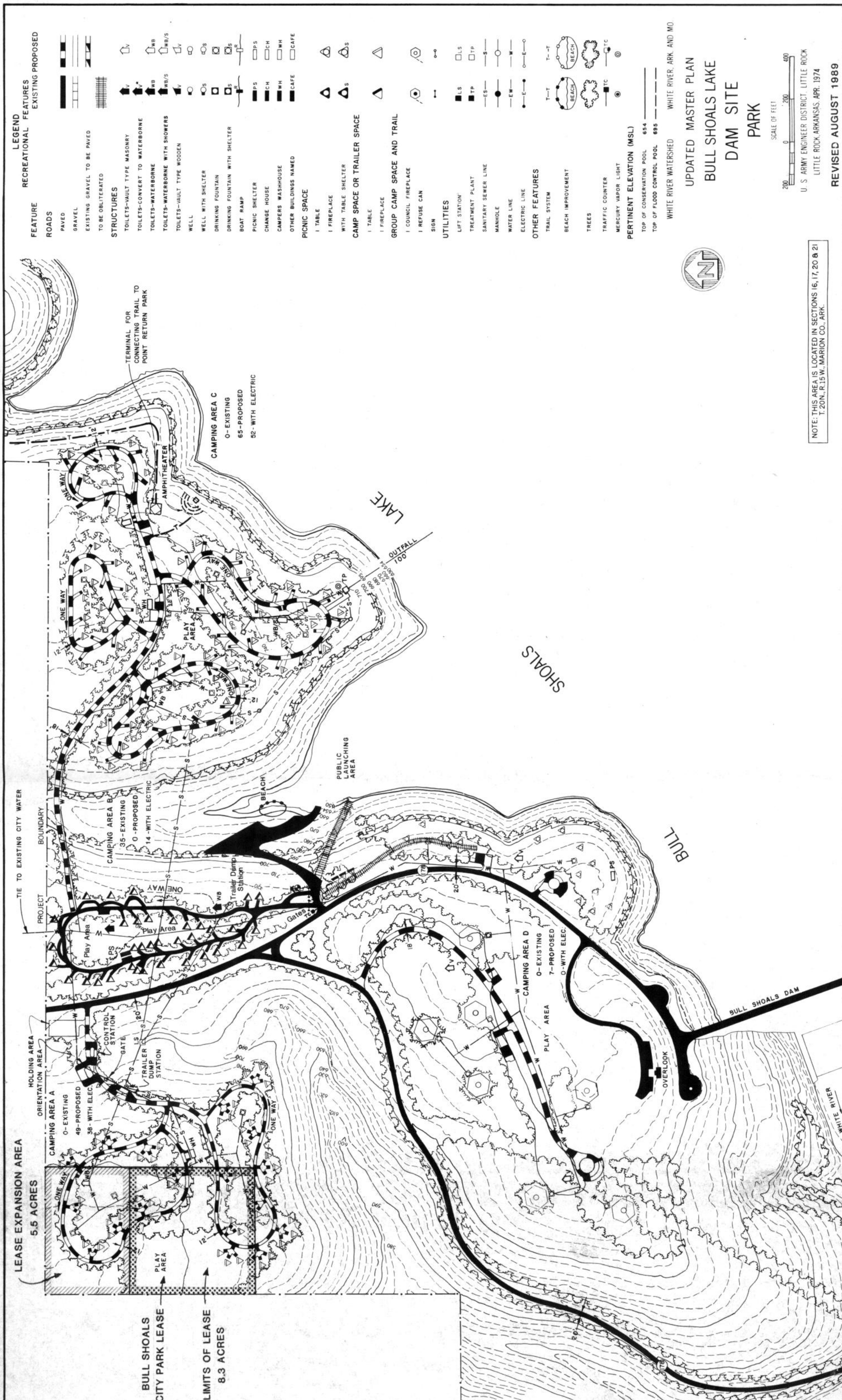
MEMORANDUM FOR Commander, Southwestern Division, ATTN:
CESWD-CO-R

SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 18

1. The purpose of this supplement is to make available about 5.5 acres of land for expansion of the current lease area for Bull Shoals City Park. The proposed expansion area is approximately 400' X 600' , located on the north side of the existing 600' X 600' area identified as Parcel 1 of Lease No. DACW03-1-88-386. These lands are presently allocated for Operations: Recreation-Intensive Use, and they are located in the northwest corner of Dam Site Park as indicated on the enclosed Plate 23.
2. The City of Bull Shoals has requested the additional area for the purpose of expanding the picnic and playground areas of the park and to relocate the proposed access road to the park. A copy of their request is enclosed.
3. The Dam Site Park master plan contains a future camping area with 49 proposed camp sites located in the vicinity of the requested expansion area. We do not anticipate development of this camping area within the foreseeable future, and other future camping areas are available for development in the east half of Dam Site Park. Therefore, we feel that the proposed city park expansion will not significantly impact our existing and future planned development of the park.
4. We recommend approval of this supplement. The development proposed appears to be reasonable, and it will result in immediate recreational benefits to the public.

2 Encl (4cys)


CHARLES C. MCCLOSKEY III
Colonel, Corps of Engineers
Commanding



U.S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

CESWD-CO-RP (CESWL-CO-L/4 May 90) 1st End Mr. McCauley/7-2434
SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 19

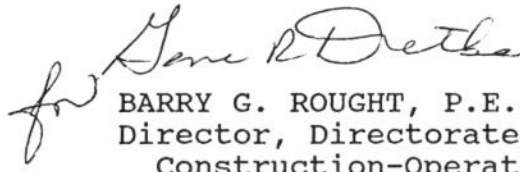
CDR, Southwestern Division, Corps of Engineers, 1114 Commerce
Street, Dallas, TX 75242-0216 31 MAY 1990

FOR Commander, Little Rock District, ATTN: CESWL-CO-L

Approved.

FOR THE COMMANDER:

Encl
wd


BARRY G. ROUGHT, P.E.
Director, Directorate of
Construction-Operations

CF (w/basic & encl):
CECW-ON
CESWD-RE-M
CESWD-PL-R



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

REPLY TO
ATTENTION OF

CESWL-CO-L (1130)

04 MAY 1990

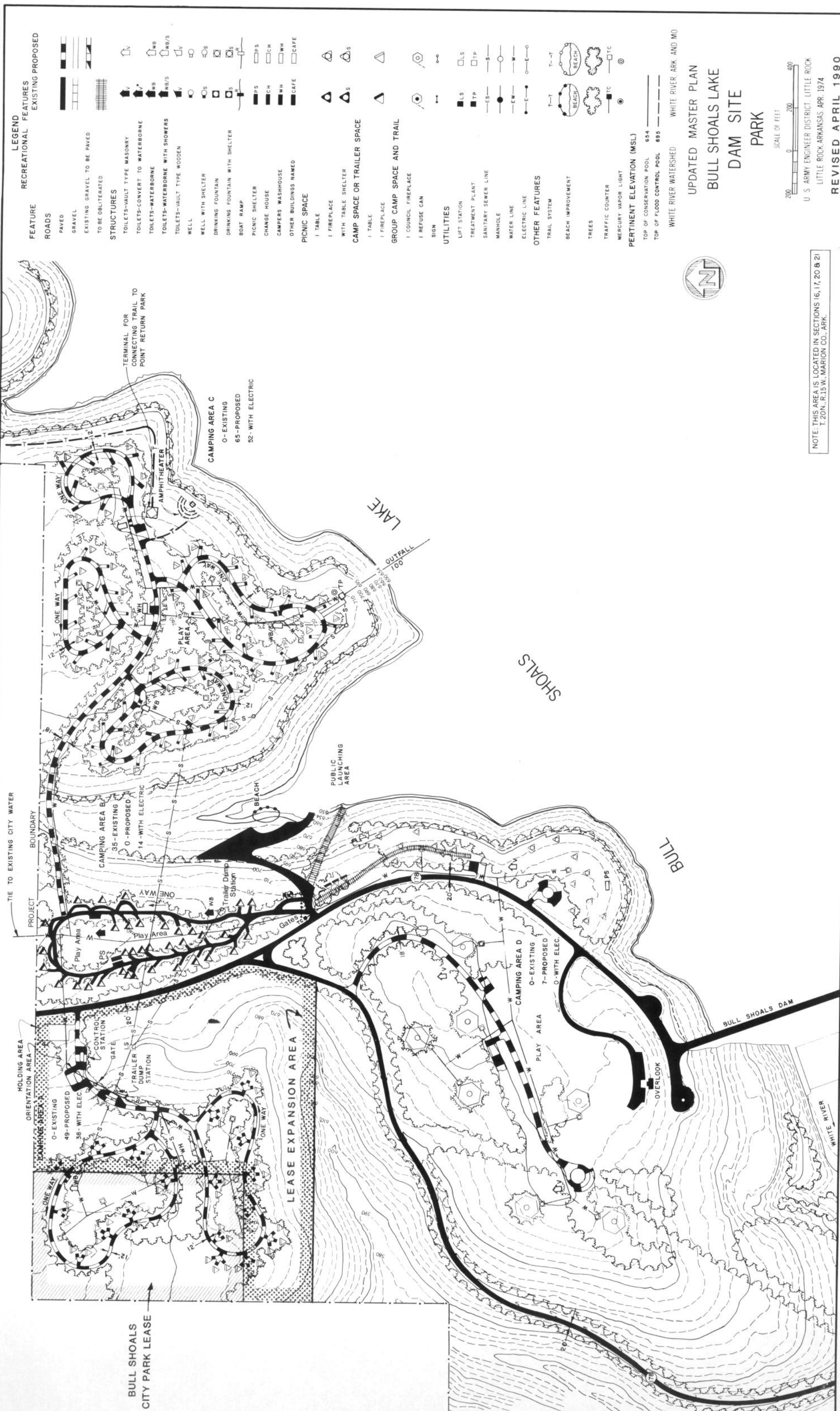
MEMORANDUM FOR Commander, Southwestern Division,
ATTN: CESWD-CO-R

SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 19

1. The purpose of this supplement is to make available an additional 34 acres of land for expansion of the current lease for Bull Shoals City Park. The proposed expansion area is generally located on the east side of the existing 600- by 995-foot area presently leased to the city of Bull Shoals. The expansion lands, presently allocated for Operations: Recreation-Intensive Use, are shown on the enclosed Plate 23.
2. The city of Bull Shoals made an application and was judged first of 52 applicants for a grant from the Land and Water Conservation Fund through the Arkansas Department of Parks and Tourism for improvement of the city park. Improvements planned include ballfields, archery range, pavilion, restrooms, horseshoe pit, basketball court, volleyball court, tennis court, picnicking area, playground, and jogging, biking, and nature trails.
3. The Dam Site Park master plan contains a future camping area with 49 proposed campsites that would be replaced by the Bull Shoals City Park expansion. There are no foreseeable plans by the Corps to develop this area of Dam Site Park. For this reason the proposed expansion will not significantly impact immediate or long-range plans for Dam Site Park.
4. Approval of this supplement is recommended. The lease expansion will result in immediate recreational benefits to the public.

Encl (4 cys)

Charles C. McCloskey III
CHARLES C. McCLOSKEY III
Colonel, Corps of Engineers
Commanding



U S ARMY ENGINEER DISTRICT LITTLE ROCK
LITTLE ROCK, ARKANSAS APR. 1974

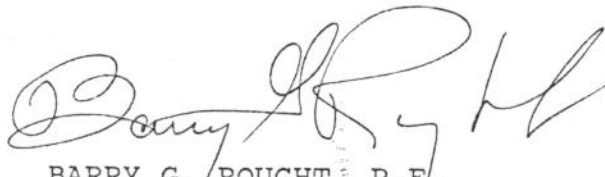
CESWD-CO-RP (CESWL-CO-L/26 Jul 91) 1st End Mr. McCauley/iv/
FTS 729-2434
SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 20

DA, Southwestern Division, Corps of Engineers, 1114 Commerce
Street, Dallas, TX 75242-0216 15 AUG 1991

FOR Commander, Little Rock District, ATTN: CESWL-CO-L

Approved.

FOR THE COMMANDER:



BARRY G. ROUGHT, P.E.
Director, Directorate of
Construction-Operations

2 Encls
wd



DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

REPLY TO
ATTENTION OF

CESWL-CO-L (1130)

26 July 1991

MEMORANDUM FOR Commander, Southwestern Division,
ATTN: CESWD-CO-R

SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 20

1. The purpose of this supplement is to make available an additional 3.4 acres of land and water area for expansion of the marina concession lease area in Theodosia Park. The proposed expansion area is located on the south side of the existing lease area as shown on the enclosed Plates 29 and 29A, Theodosia Park. The expansion area is needed to provide space for existing and proposed boat storage docks. This area will enable the lessee to maintain visual surveillance and reduce vandalism of the docks and customers' boats.
2. This marina expansion area does not adversely impact the planned development of the park. Public boating access within the cove will be maintained by leaving a boating lane between the docks. The proposed docks can be concentrated within the cove, thereby minimizing the effect of the marina on existing and proposed park facility developments. The lessee will provide an access road and parking area to serve these docks. The proposed road will be an extension of an existing county road that serves a dock in a small cove located south of the proposed expansion area. This dock will be relocated to the expansion area for better surveillance.
3. Approval of this supplement is recommended.

FOR THE COMMANDER:

2 Encls (4 cys)

Thomas P. Risher
for KEITH THONEN
Chief, Construction-Operations
Division

CESWD-CO-RP(CESWL-CO-L/1 Oct 93) 1st End Mr. McCauley/jw/7-2434
SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 21

CDR, U.S. Army Corps of Engineers, Southwestern Division,
1114 Commerce Street, Dallas, TX 75242

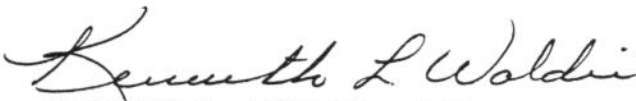
02 NOV 1993

FOR Commander, Little Rock District, ATTN: CESWL-CO-L

Supplement No. 21 to the Bull Shoals Lake Master plan is approved.

FOR THE COMMANDER:

Encl
wd


KENNETH L. WALDIE, P.E.
Chief, Recreation-Resources and
Regulatory Division
Directorate of Construction-
Operations

CF (w/basic & encl):
CECW-ON



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

CESWL-CO-L

1 October 1993

MEMORANDUM FOR Commander, Southwestern Division,
ATTN: CESWD-CO-R

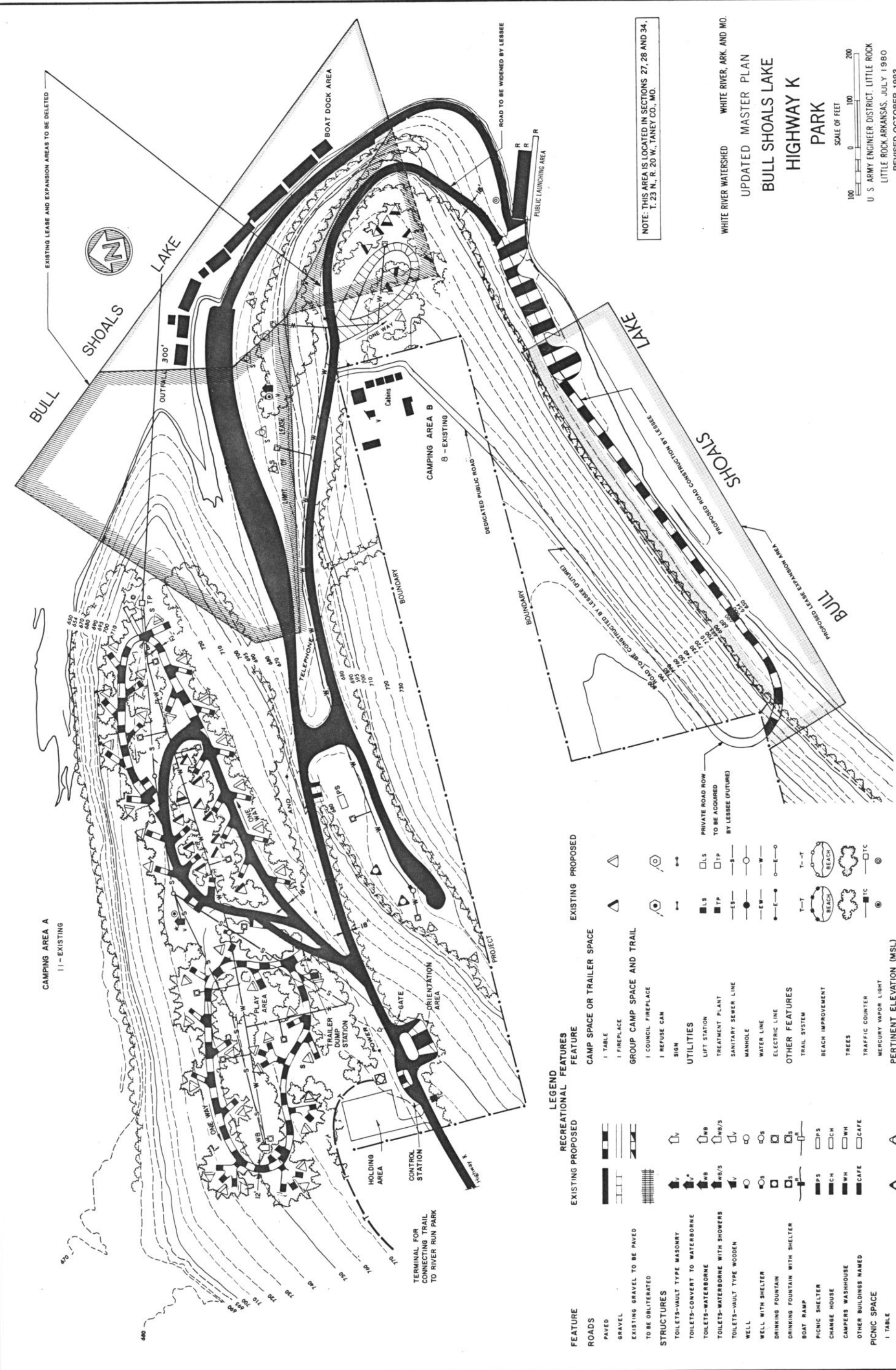
SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 21

1. The purpose of this supplement is to revise the limits of the marina concession lease in Highway K Park as shown on the enclosed plate 34. It is proposed to add 4 acres of land and water area and delete 6 acres of land and water for a net loss of 2 acres in lease and lease expansion areas.
2. The parking area serving the marina in its present location is only 6 feet in elevation above the top of conservation pool or at elevation 660. This elevation is exceeded about 8 weeks per year, causing an inconvenience to the customers and a resulting loss in income for the concessionaire. To remedy this situation, the concessionaire proposes to construct a new road parallel to the shoreline, varying in elevation from 665 to 675. This new road will be constructed up to 60 feet wide in some areas to provide adequate parking for marina customers. A length of existing park road will also be widened to improve access to the expanded lease area. Most of the boat docks will be relocated to the new lease area for improved access and parking facilities.
3. Future plans by the concessionaire include construction of another access road at a much higher elevation. To provide this new road, the concessionaire must acquire additional right of way over privately owned land and also connect to a dedicated public road. Further reduction of the existing lease limits will be made when the new upper road is completed.
4. The marina expansion will not adversely impact planned development of the park, since this area of the park is too steep for recreational facilities. In addition to providing improved access for marina customers, revising the lease limits will delete two areas that are unneeded by the concessionaire. Several campsites and a restroom are located in these areas to be deleted.
5. Approval of this supplement is recommended.

FOR THE COMMANDER:

Encl (4cys)

for Morris D. Regell
KEITH THONEN, P.E.
Chief, Construction-Operations
Division



NOTE: THIS AREA IS LOCATED IN SECTIONS 27, 28 AND 34, T. 23 N., R. 20 W., TANEY CO., MO.

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
HIGHWAY K
PARK

SCALE OF FEET
0 100 200
U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, JULY 1980
REVISED OCTOBER 1983

LEGEND		RECREATIONAL FEATURES		EXISTING PROPOSED	
FEATURE		EXISTING PROPOSED		EXISTING PROPOSED	
ROADS		CAMP SPACE OR TRAILER SPACE		CAMP SPACE AND TRAIL	
PAVED		TABLE		TABLE	
GRAVEL		PRELACE		PRELACE	
EXISTING GRAVEL TO BE PAVED		GROUP CAMP SPACE AND TRAIL		GROUP CAMP SPACE AND TRAIL	
TO BE OBLITERATED		COUNCIL FIREPLACE		COUNCIL FIREPLACE	
STRUCTURES		REFUSE CAN		REFUSE CAN	
TOILETS-VULT TYPE MASONRY		SIGN		SIGN	
TOILETS-CONVERT TO WATERBORNE		UTILITIES		UTILITIES	
TOILETS-WATERBORNE		LIFT STATION		LIFT STATION	
TOILETS-WATERBORNE WITH SHOWERS		TREATMENT PLANT		TREATMENT PLANT	
WELL		SANITARY SEWER LINE		SANITARY SEWER LINE	
WELL WITH SHELTER		MANHOLE		MANHOLE	
DRINKING FOUNTAIN		WATER LINE		WATER LINE	
DRINKING FOUNTAIN WITH SHELTER		ELECTRIC LINE		ELECTRIC LINE	
BOAT RAMP		OTHER FEATURES		OTHER FEATURES	
PICNIC SHELTER		TRAIL SYSTEM		TRAIL SYSTEM	
CHANGE HOUSE		BEACH IMPROVEMENT		BEACH IMPROVEMENT	
CAMPERS WASHHOUSE		TREES		TREES	
CAMPERS BUILDINGS NAMED		TRAFFIC COUNTER		TRAFFIC COUNTER	
PICNIC SPACE		MERCURY VAPOR LIGHT		MERCURY VAPOR LIGHT	
TABLE		PERTINENT ELEVATION (MSL)		PERTINENT ELEVATION (MSL)	
FIREPLACE		TOP OF CONSERVATION POOL		TOP OF CONSERVATION POOL	
WITH TABLE SHELTER		TOP OF FLOOD CONTROL POOL		TOP OF FLOOD CONTROL POOL	

CESWD-CO-RP (CESWL-CO-L/13 Dec 94) 1st End Mr. McCauley/jw
7-2434

CDR, U.S. Army Corps of Engineers, Southwestern Division,
1114 Commerce St., Dallas, TX 75242

10 JAN 1995

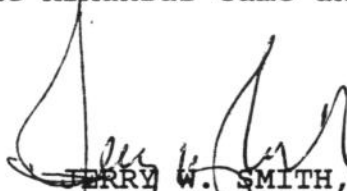
FOR Commander, Little Rock District, ATTN: CESWL-CO-L

SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 22

1. The subject supplement is approved subject to District approval of the detailed plans.
2. It is our understanding that the proposed ramp and parking area will be maintained by the Arkansas Game and Fish Commission.

FOR THE COMMANDER:

Encl
wd



JERRY W. SMITH, P.E.
Acting Director, Directorate of
Construction-Operations

CF (w/basic & Encl):
CECW-ON



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

CESWL-CO-L (1130)

13 December 1994

MEMORANDUM FOR Commander, Southwestern Division
ATTN: CESWD-CO-RP

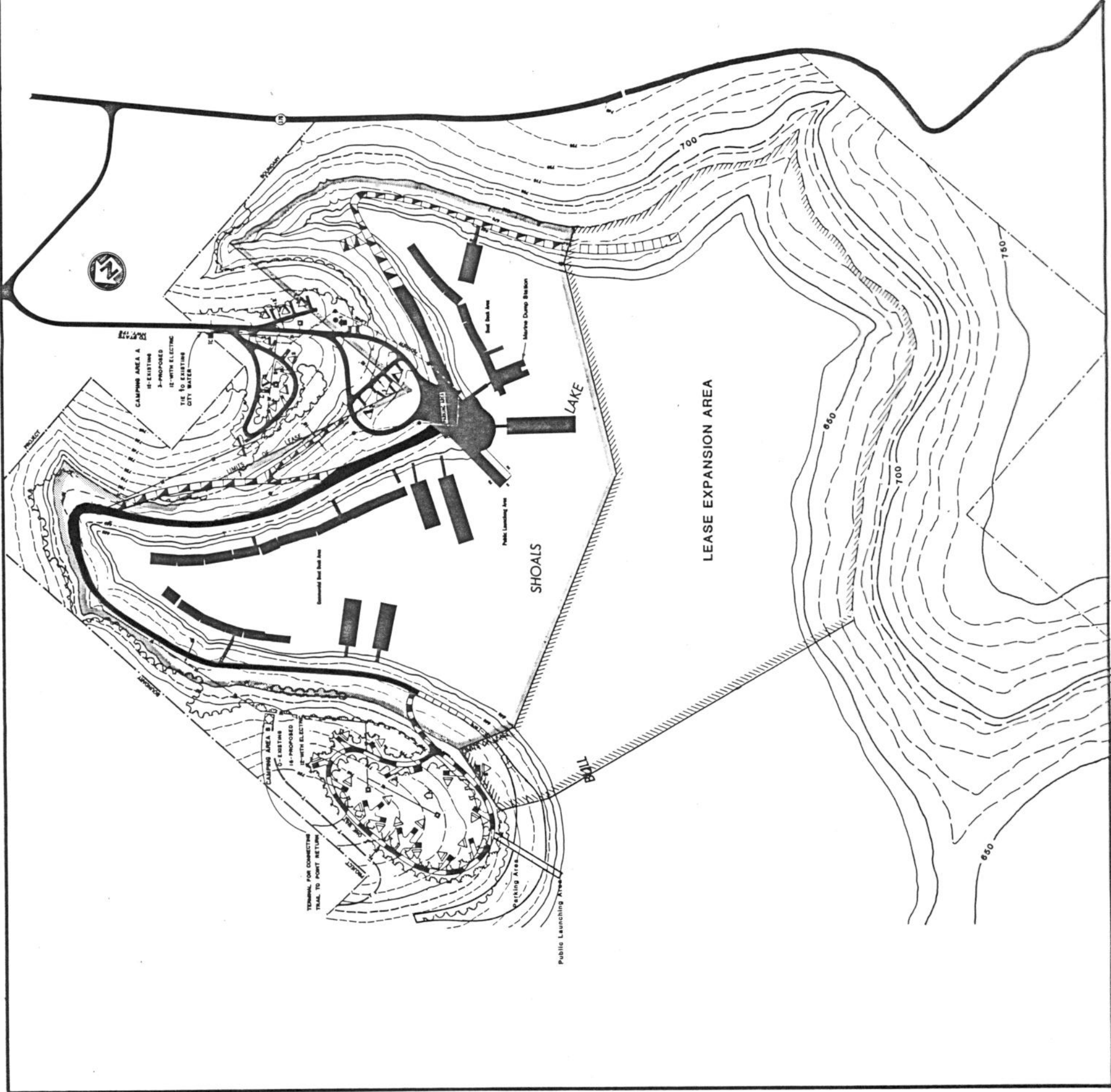
SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 22

1. The purpose of this supplement is to provide an area for the Arkansas Game and Fish Commission (AG&FC) to construct a launching area and parking area in Bull Shoals Park as shown on the enclosed Plate 26. The AG&FC has submitted plans for constructing the launching area and parking area on a point at the end of an existing gravel road near the western side of the park.
2. The top of the proposed launching area would be at elevation 677, which would accommodate boaters during high water. The parking area would provide 68 spaces which are greatly needed for high water parking. Bull Shoals Park currently has one launching area in the center of the park.
3. Approval of this supplement is recommended.

FOR THE COMMANDER:

Encl (4 cys)

Keith Thonen
KEITH THONEN, P.E.
Chief, Construction-Operations
Division



LEGEND
RECREATIONAL FEATURES
EXISTING PROPOSED

- ROADS**
PAVED
GRAVEL
EXISTING GRAVEL TO BE PAVED
TO BE ORILATERATED
- STRUCTURES**
TOILETS-VULT TYPE MASONRY
TOILETS-CONVERT TO WATERBORNE
TOILETS-WATERBORNE
TOILETS-WATERBORNE WITH SHOWERS
TOILETS-VULT TYPE WOODEN
WELL
WELL WITH SHELTER
DRINKING FOUNTAIN
DRINKING FOUNTAIN WITH SHELTER
BOAT RAMP
PICNIC SHELTER
CHANGE HOUSE
CAMPER'S WASHHOUSE
OTHER BUILDINGS NAMED
PICNIC SPACE
I TABLE
I FIREPLACE
WITH TABLE SHELTER
CAMP SPACE OR TRAILER SPACE
I TABLE
I FIREPLACE
GROUP CAMP SPACE AND TRAIL
I COUNCIL FIREPLACE
I REFUSE CAN
SIGN
UTILITIES
LIFT STATION
TREATMENT PLANT
SANITARY SEWER LINE
MANHOLE
WATER LINE
ELECTRIC LINE
OTHER FEATURES
TRAIL SYSTEM
BEACH IMPROVEMENT
TREES
TRAFFIC COUNTER
MERCURY VAPOR LIGHT
PERTINENT ELEVATION (MSL)
TOP OF CONSERVATION POOL
TOP OF FLOOD CONTROL POOL
WHITE RIVER WATERSHED
WHITE RIVER, ARK. AND MO.
- EXISTING PROPOSED**
PAVED
GRAVEL
EXISTING GRAVEL TO BE PAVED
TO BE ORILATERATED
TOILETS-VULT TYPE MASONRY
TOILETS-CONVERT TO WATERBORNE
TOILETS-WATERBORNE
TOILETS-WATERBORNE WITH SHOWERS
TOILETS-VULT TYPE WOODEN
WELL
WELL WITH SHELTER
DRINKING FOUNTAIN
DRINKING FOUNTAIN WITH SHELTER
BOAT RAMP
PICNIC SHELTER
CHANGE HOUSE
CAMPER'S WASHHOUSE
OTHER BUILDINGS NAMED
PICNIC SPACE
I TABLE
I FIREPLACE
WITH TABLE SHELTER
CAMP SPACE OR TRAILER SPACE
I TABLE
I FIREPLACE
GROUP CAMP SPACE AND TRAIL
I COUNCIL FIREPLACE
I REFUSE CAN
SIGN
UTILITIES
LIFT STATION
TREATMENT PLANT
SANITARY SEWER LINE
MANHOLE
WATER LINE
ELECTRIC LINE
OTHER FEATURES
TRAIL SYSTEM
BEACH IMPROVEMENT
TREES
TRAFFIC COUNTER
MERCURY VAPOR LIGHT
PERTINENT ELEVATION (MSL)
TOP OF CONSERVATION POOL
TOP OF FLOOD CONTROL POOL
WHITE RIVER WATERSHED
WHITE RIVER, ARK. AND MO.

UPDATED MASTER PLAN
BULL SHOALS LAKE
BULL SHOALS
PARK

SCALE OF FEET
0 100 200

NOTE: THIS AREA IS LOCATED IN SECTION 17 & 18
T. 20 N., R. 15 W., MARION CO., ARK.

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974
REVISED DECEMBER 1994

CESWD-ETC-R (CESWL-CO-L/3 Mar 95) 1st End Mr. McCauley/jw/
7-2434

SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 23

CDR, U.S. Army Corps of Engineers, Southwestern Division,
1114 Commerce Street, Dallas, TX 75242 15 MAR 1995

FOR Commander, Little Rock District, ATTN: CESWL-CO-L

The subject supplement is approved.

FOR THE COMMANDER:

Encl
wd



PAUL D. ROBINSON, P.E.
Acting Director, Engineering and
Technical Services Directorate

CF (w/basic & encl):
CECW-ON



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

CESWL-CO-L (1130)

3 March 1995

MEMORANDUM FOR Commander, Southwestern Division
ATTN: CESWD-CO-RP

SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 23

1. The purpose of this supplement is to indicate the location of high water parking areas at Lead Hill Park and the expansion of the marina lease area as shown on the enclosed plate 32.
2. The high water parking area would be above elevation 680, which would accommodate boaters during high water. It would provide approximately 15 spaces which are greatly needed for high water parking. Construction of high water parking areas on Bull Shoals and Norfork Lakes has been authorized by U.S. Congressional legislation.
3. The proposed lease expansion area is located on the south side of the primary lease area. The expansion is needed to provide space for the lessee to construct another parking area 26 feet X 300 feet. The lessee plans to build a sidewalk to connect the parking area constructed by them and the proposed high water parking area. They also plan to change the orientation of their docks as shown on the enclosed plate 32.
4. Approval of this supplement is recommended.

FOR THE COMMANDER:

Encl (4 cys)

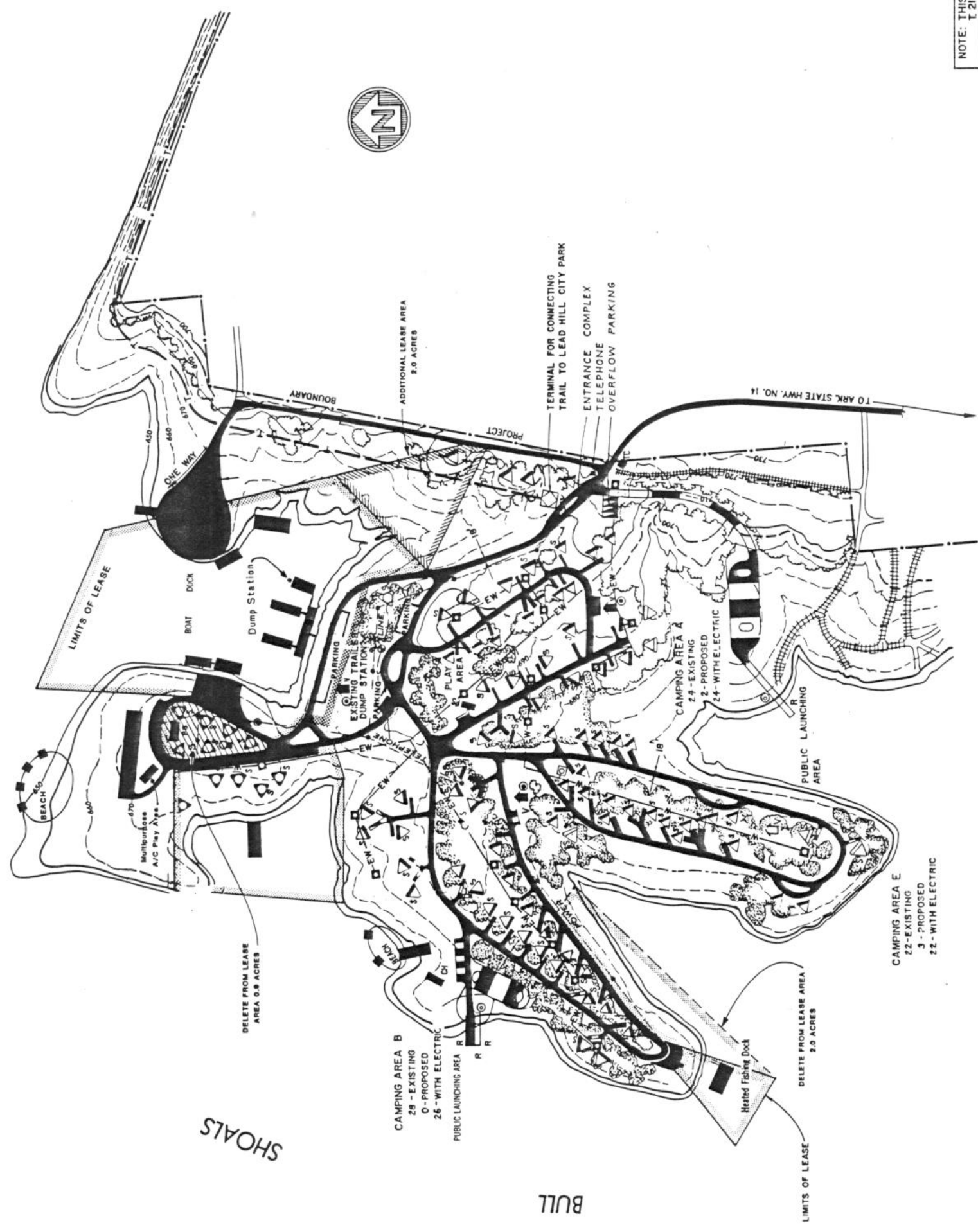
Keith Thonen
KEITH THONEN, P.E.
Chief, Construction-Operations
Division

LEGEND		
RECREATIONAL FEATURES		EXISTING PROPOSED
FEATURE		
ROADS		
PAVED		
GRAVEL		
EXISTING GRAVEL TO BE PAVED		
TO BE OBLITERATED		
STRUCTURES		
TOILETS-VULT TYPE MASONRY		
TOILETS-CONVERT TO WATERBORNE		
TOILETS-WATERBORNE		
TOILETS-WATERBORNE WITH SHOWERS		
TOILETS-VULT TYPE WOODEN		
WELL		
WELL WITH SHELTER		
DRINKING FOUNTAIN		
DRINKING FOUNTAIN WITH SHELTER		
BOAT RAMP		
PICNIC SHELTER		
CHANGE HOUSE		
CAMPERS WASHHOUSE		
OTHER BUILDINGS NAMED		
PICNIC SPACE		
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1 FIREPLACE		
WITH TABLE SHELTER		
CAMP SPACE OR TRAILER SPACE		
1 TABLE		
1 FIREPLACE		
GROUP CAMP SPACE AND TRAIL		
1 COUNCIL FIREPLACE		
1 REFUSE CAN		
SIGN		
UTILITIES		
LIFT STATION		
TREATMENT PLANT		
SANITARY SEWER LINE		
MANHOLE		
WATER LINE		
ELECTRIC LINE		
OTHER FEATURES		
TRAIL SYSTEM		
BEACH IMPROVEMENT		
TREES		
TRAFFIC COUNTER		
MERCURY VAPOR LIGHT		
PERTINENT ELEVATION (MSL)		
TOP OF CONSERVATION POOL		
TOP OF FLOOD CONTROL POOL		
WHITE RIVER WATERSHED		
WHITE RIVER, ARK. AND MI.		

LAKE

SHOALS

BULL



UPDATED MASTER PLAN
BULL SHOALS LAKE
LEAD HILL
PARK

SCALE OF FEET
0 200 400
U.S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974
REVISED MARCH 1995

CESWD-ETO-R (CESWL-CO-L/5 Dec 95) (1130) 3d End Mr. McCauley/
jj/7-2434

SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 24

CDR, U.S. Army Corps of Engineers, Southwestern Division, ATTN:
CESWD-ETO-R, 1114 Commerce Street, Dallas, TX 75242-0216

01 JUL 1996

FOR Commander, Little Rock District, ATTN: CESWL-CO-ON

Approved.

FOR THE COMMANDER:

Encls
wd



PAUL D. ROBINSON, P.E.

Director, Engineering and
Technical Services Directorate

CESWL-CO-ON (CESWL-CO-L/5 Dec 95) (1130) 2nd End Johnson/tm/5674
SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 24

CDR, U.S. Army Corps of Engineers, Little Rock District, ATTN:
CESWL-CO-ON, 700 West Capital, Little Rock, AR 72203-0867

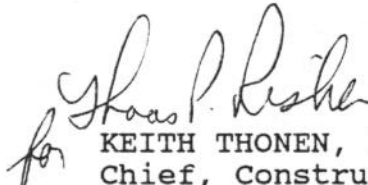
FOR Commander, Southwestern Division, ATTN: CESWD-ETC-R

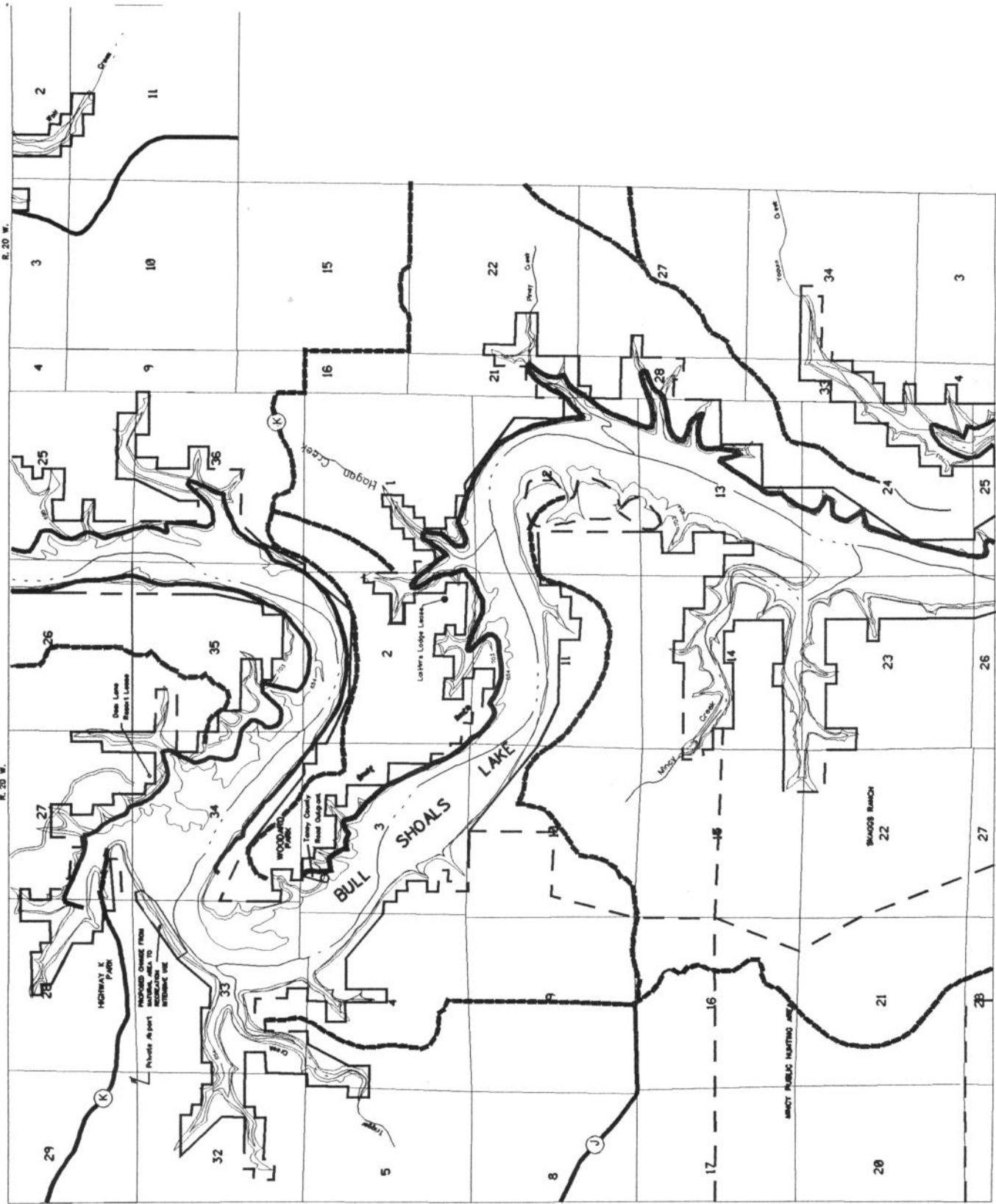
1. The enclosed revised Bull Shoals Lake land use map (Plate 20) reflects a proposed change in designation from "natural" to "recreation-intensive use" permitting the expansion of the marina concession area at Highway K Park. It is submitted for review to complete requirements of the conditional approval of Master Plan Supplement No. 24.

2. Approval of this change in land use is recommended.

FOR THE COMMANDER:

Added 4 encls


for KEITH THONEN, P.E.
Chief, Construction-Operations
Division



LEGEND

- U. S. highway
- State highway
- Paved road
- Graveled road
- Graded road
- Fee aquisition line
- Limited motel/resort lease
- PERTINENT ELEVATIONS (MSL)
- 703
- Spillway design flood
- 695
- Flood control pool
- 654
- Top of conservation pool
- 628.5
- Maximum power drawdown
- LAND USE
- Project operations
- Operations: Recreation-intensive use
- Operations: Recreation-low density use
- Operations: Natural area
- Operations: Wildlife Management
- TRAIL SYSTEM
- Proposed hiking trail
- Proposed connecting trail
- Proposed motorcycle trail
- Proposed equestrian trail
- Proposed interpretive trail
- Trail terminal

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
LAND USE MAP
HK-PARK



U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS
APRIL 1996

CESWD-ETC-R (CESWL-CO-L/5 Dec 95) 1st End Mr. McCauley/7-2434
SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 24

JAN 16 1996

CDR, U.S. Army Corps of Engineers, Southwestern Division, ATTN:
CESWD-ETC-R, 1114 Commerce Street, Dallas, TX 75242-0216

FOR Commander, Little Rock District, ATTN: CESWL-CO-L

Supplement No. 24 to the Bull Shoals Lake Master Plan is approved
subject to the following comment:

The proposed lease expansion area is located outside
the Highway K Park in an area zoned "natural area" in
the project master plan. Prior to leasing the proposed
new area, the land use allocation must be revised to
"recreation-intensive use", submitted as a supplement
to the master plan or by return endorsement to this
correspondence and approved by this office.

FOR THE COMMANDER:

Waldie
MR. WALDIE ETC-

SIGNED

MR. SMITH ETC

Encl
wd

PAUL D. ROBINSON, P.E. MR. ROBINSON ET
Acting Director, Engineering and
Technical Services Directorate

CF: w/encl
CECW-ON



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867

CESWL-CO-L (1130)

5 December 1995

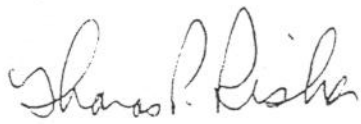
MEMORANDUM FOR Commander, Southwestern Division
ATTN: CESWD-ETC-R

SUBJECT: Bull Shoals Lake, Master Plan, Supplement No. 24

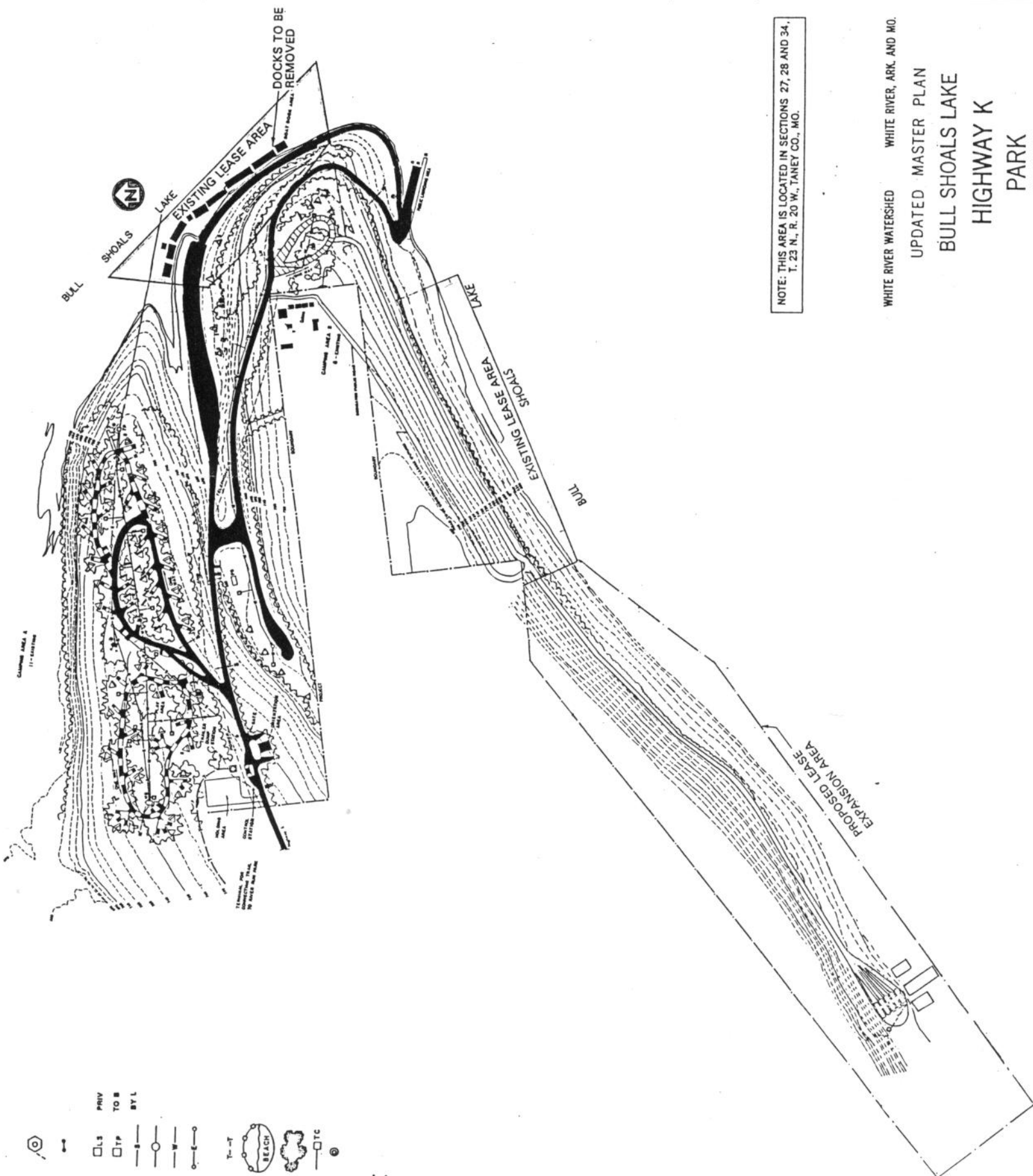
1. The purpose of this supplement is to designate a lease and park expansion area at Highway K Park, as shown on the enclosed Plate 34. The concessionaire has requested authority to relocate the marina to deeper water. The existing lease area is too shallow during low lake stages.
2. The concessionaire is also interested in leasing the entire park. If this supplement is approved, our Real Estate Division representatives will begin processing a lease agreement, which will be forwarded to SWD for approval. The press release issued earlier this year requested comments from the public. Only a few comments were received.
3. Approval of this master plan supplement is recommended.

FOR THE COMMANDER:

Encl (4 cys)

for 
KEITH THONEN, P.E.
Chief, Construction-Operations
Division

LEGEND	
RECREATIONAL FEATURES	EXISTING PROPOSED
ROADS	
PAVED	
GRAVEL	
EXISTING GRAVEL TO BE PAVED	
TO BE OBLITERATED	
STRUCTURES	
TOILETS-Vault type Masonry	
TOILETS-convert to waterborne	
TOILETS-WATERBORNE	
TOILETS-WATERBORNE WITH SHOWERS	
TOILETS-Vault type wooden	
WELL	
WELL WITH SHELTER	
DRINKING FOUNTAIN	
DRINKING FOUNTAIN WITH SHELTER	
BOAT RAMP	
PICNIC SHELTER	
CHANGE HOUSE	
CAMPERS WASHHOUSE	
OTHER BUILDINGS NAMED	
PICNIC SPACE	
I TABLE	
I FIREPLACE	
WITH TABLE SHELTER	
CAMP SPACE OR TRAILER SPACE	
I TABLE	
I FIREPLACE	
GROUP CAMP SPACE AND TRAIL	
I COUNCIL FIREPLACE	
I REFUSE CAN	
SIGN	
UTILITIES	
LIFT STATION	
TREATMENT PLANT	
SANITARY SEWER LINE	
MANHOLE	
WATER LINE	
ELECTRIC LINE	
OTHER FEATURES	
TRAIL SYSTEM	
BEACH IMPROVEMENT	
TREES	
TRAFFIC COUNTER	
MERCURY VAPOR LIGHT	
PERTINENT ELEVATION (MSL)	
TOP OF CONSERVATION POOL	
TOP OF FLOOD CONTROL POOL	



NOTE: THIS AREA IS LOCATED IN SECTIONS 27, 28 AND 34,
T. 23 N., R. 20 W., TANNEY CO., MO.

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
HIGHWAY K
PARK



U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS
NOVEMBER 1995

CESWL-CO-ON (CESWL-CO-MH/3 Apr 97) (1130) 1st End Johnson/tm/5675
SUBJECT: Request to Lease Bull Shoals Park, Bull Shoals Lake

District Engineer

20 MAY 1997

THRU Chief, Construction-Operations Division

FOR Operations Project Manager, Mountain Home PO

Supplement No. 25 to the Bull Shoals Lake Master Plan is approved with these conditions:

a. The boat launching ramp operated by the Arkansas Game and Fish Commission is excepted from the leased area as shown.

b. The lessee will maintain camping loops and roadways accessing campsites. Mountain Home Project Office personnel will continue to maintain the main boat launching ramp roadway, the launch ramp, parking area, and all other roadways.

c. The revised lease limits are indicated on the enclosed master plan plate no. 26 by the park boundary and connecting bold line.

SIGNED

3 Encls
wd encls 1-2
Added 1 encl
3.

P. S. MORRIS
Colonel, Corps of Engineers
District Engineer

Copy Furnished:
CECW-ON (w/encl)
CESWD-ETO-R (w/encl)
Oper Proj Mgr, Mountain Home PO (w/encl)
Chief, Real Estate Division (w/encl)
Chief, General Engineering Section (w/encl)
Chief, Hydrology & Hydraulics Branch (w/encl)
Chief, Environmental Analysis Branch (w/encl)
Chief, Geotechnical Branch (w/encl)
Bull Shoals Lake Master Plan (w/encl)
Files (w/encl)
Log Book (w/encl)


MEMORANDUM THRU Chief, Con-~~Ops~~ Div R 417

FOR Chief, Real Estate Div

SUBJECT: Request to Lease Bull Shoals Park, Bull Shoals Lake

1. We received the attached request from Mr. John Eastwold, owner of Bull Shoals Lake Boat Dock to add all of Bull Shoals Park as shown on the attached sketch. We concur with the proposal on the following items: 1 thru 7, and 13.
2. Items 8 thru 12, and 14 thru 16 concern work or projects that must be evaluated and approved as needed. We will work closely with the lessee to insure that the park is well maintained and that he has the necessary authority to provide safe facilities. Our rangers will assist him in developing a workable fire safety plan for the park. As in all out grants of public lands on these projects, the lessee should be advised that we retain management rights on all timber resources.
3. Item 17 is not possible since we cannot expand the project boundary line. Hopefully, the attached park master plan sheet adequately identifies the limits of the park.
4. The lease should make it clear that the area containing the launching ramp constructed in this park by the Arkansas Game and Fish Commission (AG&FC) is not included in this lease area and that all maintenance of this ramp and parking lot is the responsibility of the AG&FC. We understand that Mr. Eastwold placed the lighting system and electric line poles at the ramp and is responsible for maintenance on them.
5. Leasing of this park will be of significant benefit to both the Corps of Engineers and the concessionaire. We recommend supplementing the current lease, DACW03-1-83-280, to include the expanded lease area. Since we have no services, i.e., cleanup, trash pickup, etc., scheduled for this park, we request that this agreement be processed as quickly as possible.

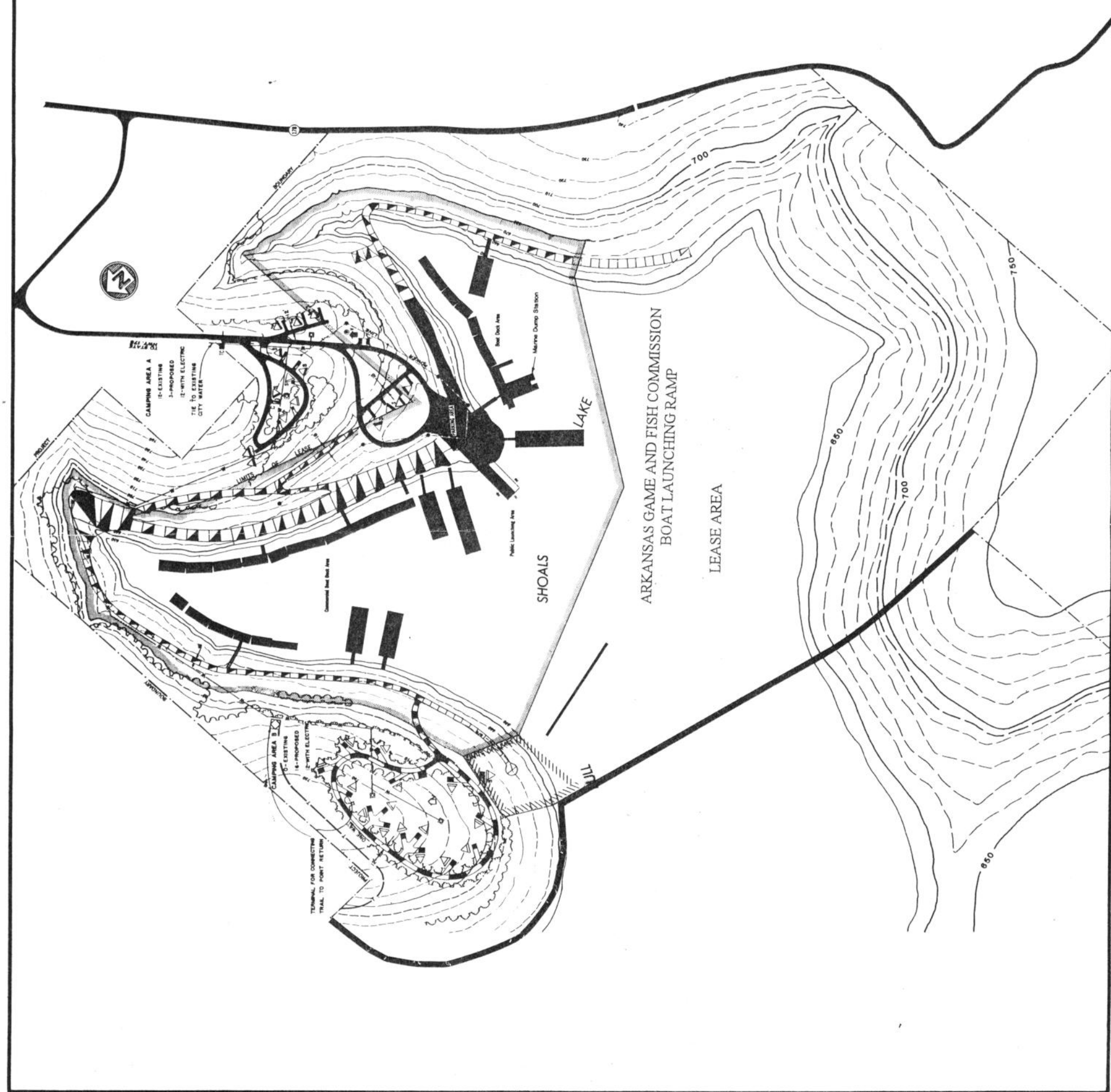
Encls
as


JACK RINTOUL
Resident Engineer

RECEIVED

APR 04 1997

CON-OPS DIVISION



LEGEND	
RECREATIONAL FEATURES	EXISTING PROPOSED
ROADS	
PAVED	
GRAVEL	
EXISTING GRAVEL TO BE PAVED	
TO BE OBLITERATED	
STRUCTURES	
TOILETS-Vault Type Masonry	
TOILETS-Convert to Waterborne	
TOILETS-Waterborne	
TOILETS-Waterborne with Showers	
TOILETS-Vault Type Wooden	
WELL	
WELL WITH SHELTER	
DRINKING FOUNTAIN	
DRINKING FOUNTAIN WITH SHELTER	
BOAT RAMP	
PICNIC SHELTER	
CHANGE HOUSE	
CAMPERS WASHHOUSE	
OTHER BUILDINGS NAMED	
PICNIC SPACE	
TABLE	
FIREPLACE	
WITH TABLE SHELTER	
CAMP SPACE OR TRAILER SPACE	
TABLE	
FIREPLACE	
GROUP CAMP SPACE AND TRAIL	
COUNCIL FIREPLACE	
REFUSE CAN	
UTILITIES	
LIFT STATION	
TREATMENT PLANT	
SANITARY SEWER LINE	
MANHOLE	
WATER LINE	
ELECTRIC LINE	
OTHER FEATURES	
TRAIL SYSTEM	
BEACH IMPROVEMENT	
TREES	
TRAFFIC COUNTER	
MERCURY VAPOR LIGHT	
PERTINENT ELEVATION (MSL)	
TOP OF CONSERVATION POOL	654
TOP OF FLOOD CONTROL POOL	695
WHITE RIVER WATERSHED	
WHITE RIVER, ARK. AND MO.	

UPDATED MASTER PLAN
BULL SHOALS LAKE
BULL SHOALS
PARK



NOTE: THIS AREA IS LOCATED IN SECTION 17 & 18
T. 20 N., R. 15 W., MARION CO., ARK.

U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974
Revised May 1997

23 May 1997

MEMORANDUM FOR See Distribution

SUBJECT: Master Plan Supplement, Bull Shoals Lake

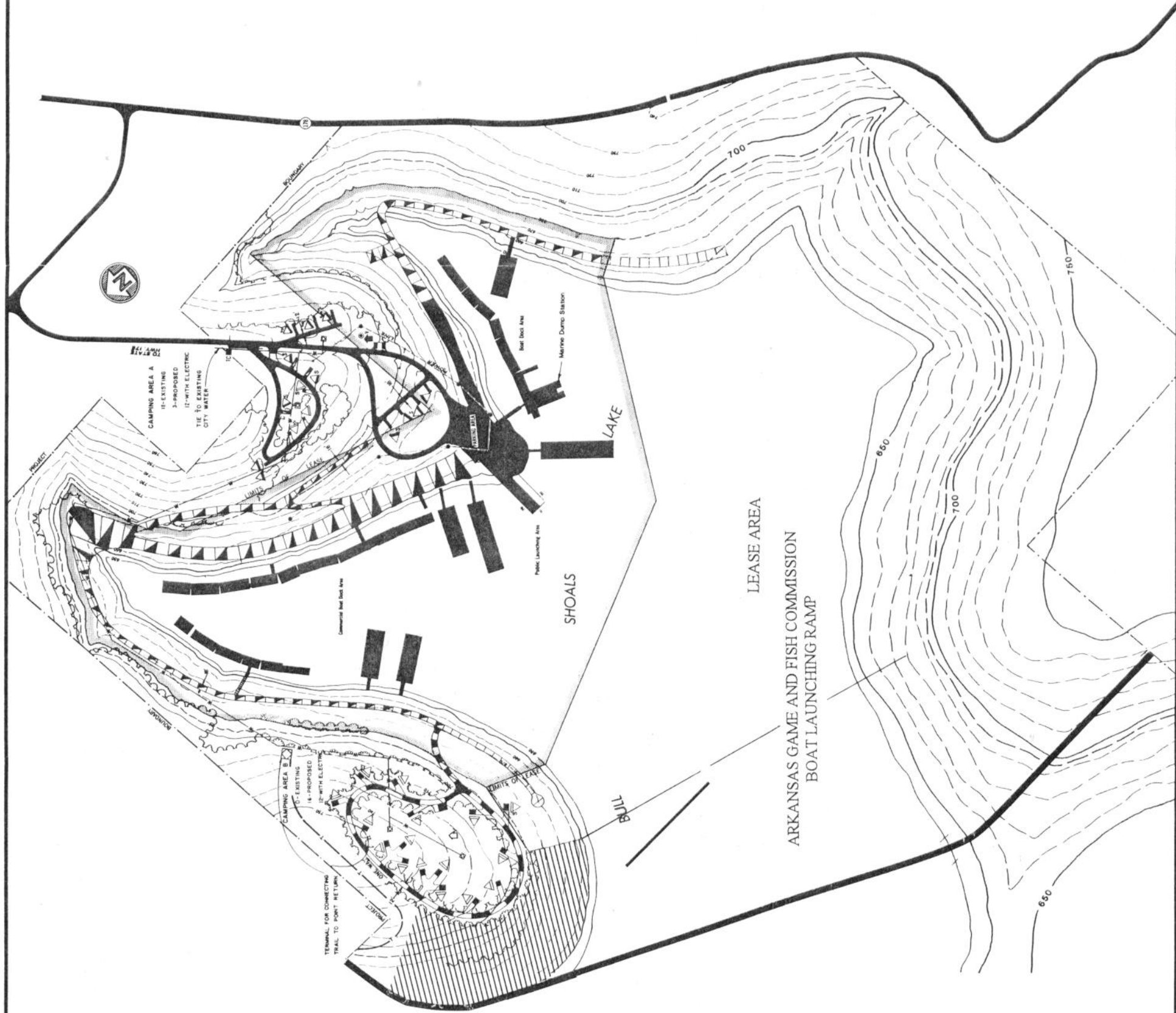
Minor revisions to the Bull Shoals Park Master Plan Plate have been made. Please substitute this map for the one previously provided.


JACK K. JOHNSON

Natural Resources Management
Section

Copy Furnished:

Oper Proj Mgr, Mountain Home (5 Encls)
Chief, Real Estate Division
Chief, General Engineering Section
Chief, Hydrology & Hydraulics Branch
Chief, Environmental Analysis Branch
Chief, Geotechnical Branch
Bull Shoals Lake Master Plan
Log Book



LEGEND
RECREATIONAL FEATURES
EXISTING PROPOSED

- ROADS
PAVED
GRAVEL
EXISTING GRAVEL TO BE PAVED
TO BE OBLITERATED
- STRUCTURES
TOILETS—VAULT TYPE MASONRY
TOILETS—CONVERT TO WATERBORNE
TOILETS—WATERBORNE
TOILETS—WATERBORNE WITH SHOWERS
TOILETS—VAULT TYPE WOODEN
WELL
WELL WITH SHELTER
DRINKING FOUNTAIN
DRINKING FOUNTAIN WITH SHELTER
BOAT RAMP
PICNIC SHELTER
CHANGE HOUSE
CAMPER'S WASHHOUSE
OTHER BUILDINGS NAMED
PICNIC SPACE
TABLE
FIREPLACE
WITH TABLE SHELTER
CAMP SPACE OR TRAILER SPACE
TABLE
FIREPLACE
GROUP CAMP SPACE AND TRAIL
COUNCIL FIREPLACE
REFUSE CAN
SIGN
UTILITIES
LIFT STATION
TREATMENT PLANT
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MANHOLE
WATER LINE
ELECTRIC LINE
OTHER FEATURES
TRAIL SYSTEM
BEACH IMPROVEMENT
TREES
TRAFFIC COUNTER
MERCURY VAPOR LIGHT
PERTINENT ELEVATION (MSL)
TOP OF CONSERVATION POOL
TOP OF FLOOD CONTROL POOL
WHITE RIVER WATERSHED
WHITE RIVER, ARK. AND MO.

UPDATED MASTER PLAN
BULL SHOALS LAKE
BULL SHOALS
PARK

SCALE OF FEET
0 100 200

NOTE: THIS AREA IS LOCATED IN SECTION 17 & 18
T. 20 N., R. 15 W., MARION CO., ARK.

U.S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974

Revised May 1997

14 NOV 1997

MEMORANDUM THRU Chief, Construction-Operations Division

FOR Chief, Real Estate Division

SUBJECT: Master Plan Supplement

1. Reference memorandum, CESWL-PL-A, 3 November 1997, subject: Report of Availability (ROA) - Part B including EA and FONSI, Point Return Park (Encl 1).

2. Supplement No. 26 to the Bull Shoals Lake Master Plan is approved making Point Return Park available for leasing to the City of Bull Shoals. Lease limits are delineated by the park boundary, 650 contour elevation and the bold black lines as shown on the enclosed Plate 39 (Encl 2).

SIGNED

2 Encls

KURT G. HOFFMANN
LTC, Corps of Engineers
Acting District Engineer

Copy Furnished:

CECW-ON (w/encl 2)

CESWD-ETO-R (w/encl 2)

Oper Proj Mgr, Mountain Home PO (w/encl 2)

Chief, Real Estate Division (w/encls)

Chief, General Engineering Section (w/encl 2)

Chief, Hydrology & Hydraulics Branch (w/encl 2)

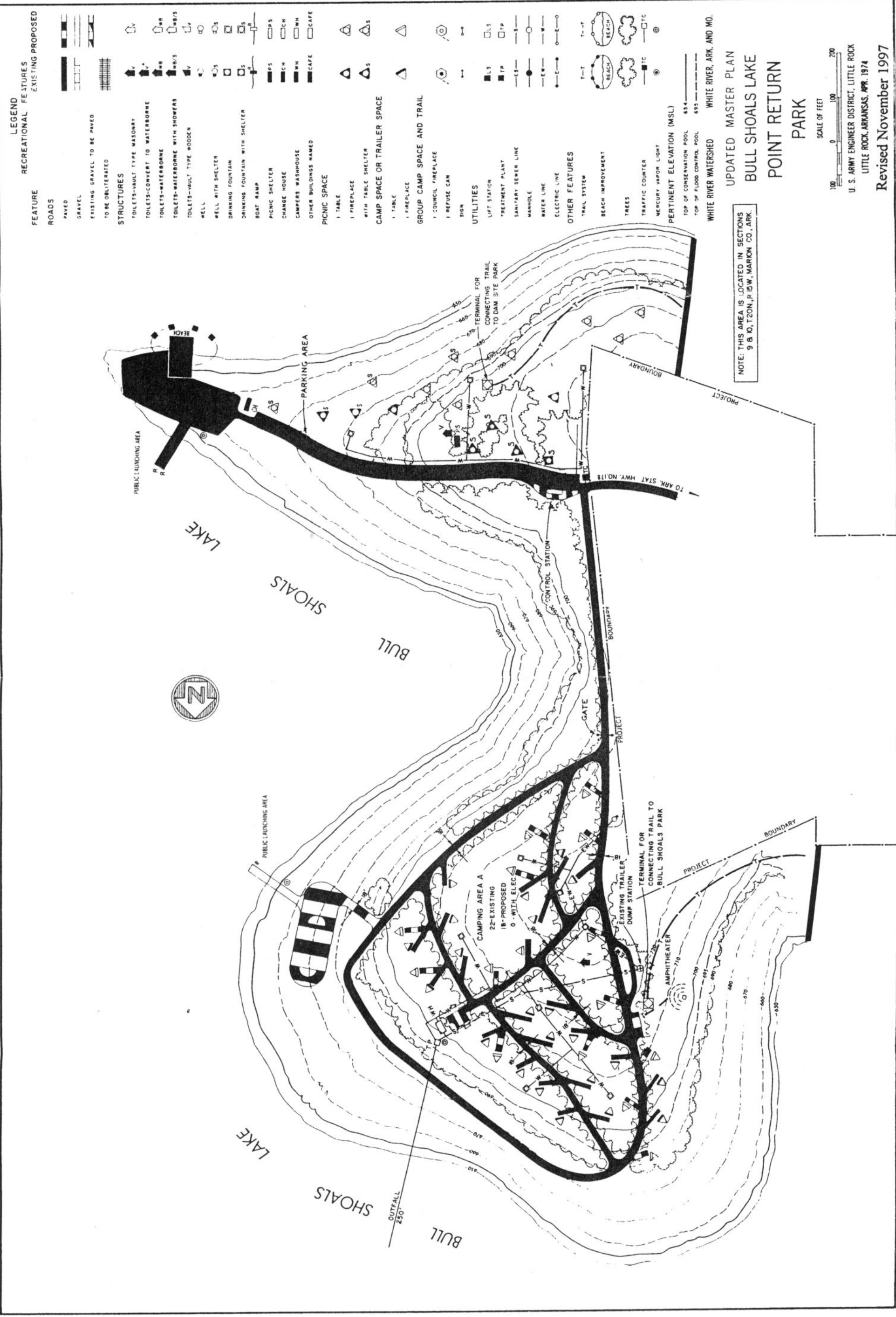
Chief, Environmental Analysis Branch (w/encl 2)

Chief, Geotechnical Branch (w/encl 2)

Bull Shoals Lake Master Plan (w/encl 2)

Files (w/encl 2)

Log Book (w/encl 2)



CESWL-OP-ON

7 August 1998

MEMORANDUM THRU Chief, Operations Division

FOR Operations Manager, Mountain Home PO

SUBJECT: Bull Shoals Lake, Updated Master Plan, Design
Memorandum No. 1-G, Supplement No. 27

1. Reference memorandum, CESWL-OP-ON, 7 August 1998, SAB (copy enclosed).
2. Supplement No. 27 to the subject master plan is approved. The action makes Highway K and Kisse Mills Parks available for leasing to Taney County, Missouri, and includes all lands as indicated on the enclosed maps.

Encl

THOMAS A. HOLDEN JR.
Colonel, Corps of Engineers
District Engineer

Copy Furnished:

CECW-ON

CESWD-ETO-R

Chief, Real Estate Division

Chief, General Engineering Section

Chief, Hydrology & Hydraulics Branch

Chief, Environmental Analysis Branch

Chief, Geotechnical Branch

Nos. 7, 8, 9, and 13 Master Plan

Log Book

7 August 1998

HAAT
8-12-98

MEMORANDUM FOR District Commander

SUBJECT: Bull Shoals Lake, Updated Master Plan, Design
Memorandum No. 1-G, Supplement No. 27

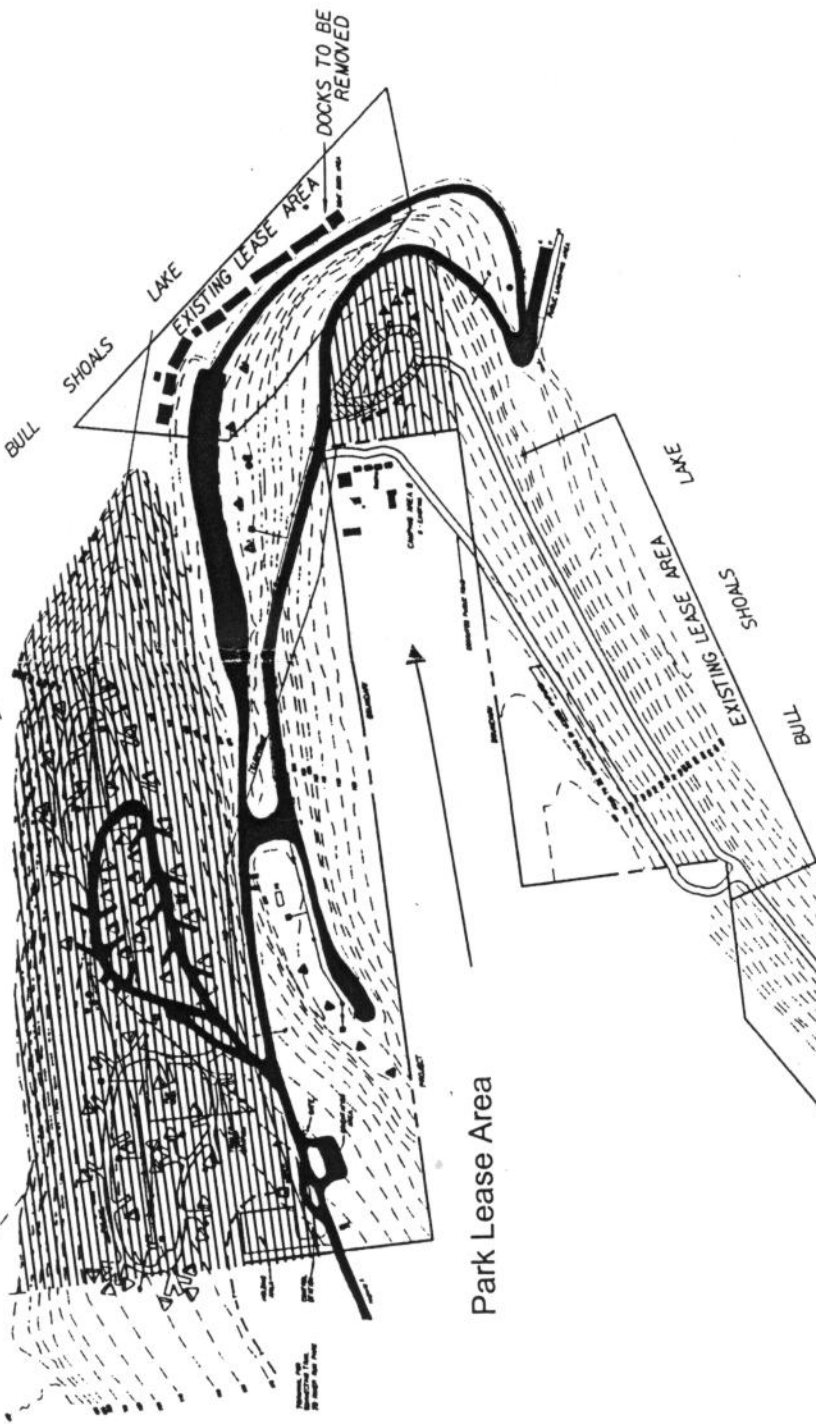
1. Reference memorandum, CESWL-ET-WP, 21 July 1998, subject: Part B of Report of Availability (ROA), EA, and signed FONSI for the leasing action of Highway K and Kissee Mills Parks to Taney County, Missouri.
2. The purpose of this supplement is to make portions of Highway K and Kissee Mills Parks available for leasing as shown on the enclosed plates 34 and 36, respectively. Taney County, Missouri, has requested permission to lease the parks for recreational purposes.
3. Highway K is designated as a "B" class park encompassing 47-acres. The commercial concessionaire made the initial request to lease the park, but it was later withdrawn. Five acres of the developed park are available for leasing that includes 19 camp units without electrical outlets, sanitary dump station, vault restrooms, pressurized drinking water, and boat launching ramp. Recreation visits to the park in FY 97 totaled 56,352.
4. Kissee Mills Park is designated as an "access only" park totaling 205 acres. The Boy Scouts of America initially requested a park lease, but later withdrew it. Seventeen acres of the developed park are available for leasing, that includes three picnic units with shelter, vault restroom, pressurized drinking water, and boat launching ramp. Recreation visits to the park in FY 97 totaled 52,464.
5. Approval of the enclosed master plan supplement is recommended.

Encls


MICHAEL E. MILLER
Chief, Operations Division

LEGEND		
RECREATIONAL FEATURES		
EXISTING	PROPOSED	
FEATURE		
ROADS		
PAVED		
GRAVEL		
EXISTING GRAVEL TO BE PAVED		
TO BE OBLITERATED		
STRUCTURES		
TOILETS-VAULT TYPE MASONRY		
TOILETS-CONVERT TO WATERBORNE		
TOILETS-WATERBORNE		
TOILETS-WATERBORNE WITH SHOWERS		
TOILETS-VAULT TYPE WOODEN		
WELL		
WELL WITH SHELTER		
DRINKING FOUNTAIN		
DRINKING FOUNTAIN WITH SHELTER		
BOAT RAMP		
PICNIC SHELTER		
CHANGE HOUSE		
CAMPERS WASHHOUSE		
OTHER BUILDINGS NAMED		
PICNIC SPACE		
TABLE		
1 FIREPLACE		
WITH TABLE SHELTER		
EXISTING PROPOSED		
CAMP SPACE OR TRAILER SPACE		
TABLE		
FIREPLACE		
GROUP CAMP SPACE AND TRAIL		
COUNCIL FIREPLACE		
REFUSE CAN		
SIGN		
UTILITIES		
LIFT STATION		
TREATMENT PLANT		
SANITARY SEWER LINE		
MANHOLE		
WATER LINE		
ELECTRIC LINE		
OTHER FEATURES		
TRAIL SYSTEM		
BEACH IMPROVEMENT		
TREES		
TRAFFIC COUNTER		
MERCURY VAPOR LIGHT		
PERTINENT ELEVATION (MSL)		
TOP OF CONSERVATION POOL		654
TOP OF FLOOD CONTROL POOL		695

Park Lease Area



Park Lease Area

NOTE: THIS AREA IS LOCATED IN SECTIONS 27, 28, AND 34, T. 23 N., R. 20 W., TANNEY CO., MO.

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
HIGHWAY K
PARK



U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK
LITTLE ROCK, ARKANSAS
Revised August 1998

CESWL-OP-ON (CESWL-MH/14 Dec 98) (1130) 1st End Mr. Johnson/kr/
5673
SUBJECT: Bull Shoals Lake, Updated Master Plan, Design
Memorandum No. 1-G, Supplement No. 28

District Engineer 29 JAN 1999

THRU Chief, Operations Division

FOR Operations Manager, Mountain Home

Supplement No. 28 to the subject master plan is approved. The action connects Parcels A & B into a single area as shown on the enclosed Plate 22. The lease expansion area is needed for boat and camper storage. It is also the location of the concessionaire's living quarters. Chief, Real Estate Division should label the new area as Parcel A.

2 Encl
Wd encl 1
Added 1 encl
2.as

THOMAS A. HOLDEN JR.
Colonel, Corps of Engineers
District Engineer

Copy Furnished (w/encl):
CECW-ON
CESWD-ETO-R
Chief, Real Estate Division
Chief, General Engineering Section
Chief, Hydrology & Hydraulics Branch
Chief, Environmental Analysis Branch
Chief, Geotechnical Branch
Bull Shoals Master Plan
Log Book

MEMORANDUM THRU *for* Chief, Operations Division *R12/17*
FOR Chief, Real Estate Division

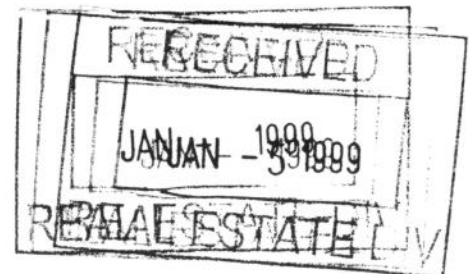
Subject: Request to Expand Lease Areas, Oakland Marina, Lease No. DACWO3-1-73-202, Bull Shoals Lake

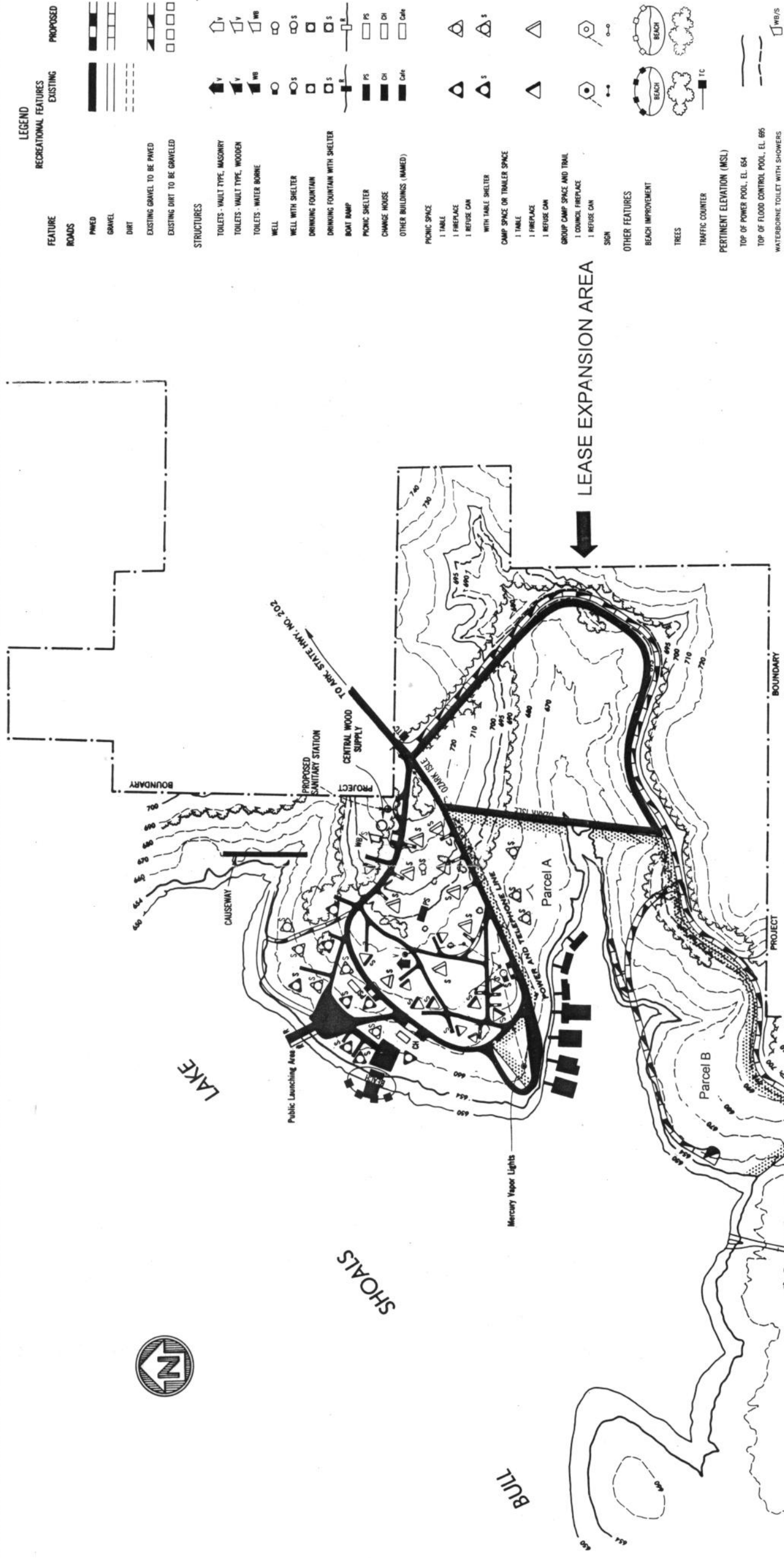
1. Attached are a letter of request and site maps from Lloyd and Donna Bartels, lessees, subject as above.
2. On December 3, Mike Teter and Leo Fortenberry met with Mr. Bartels at his marina to discuss his request. Due to the extensive master plan revision process and since there are no immediate plans for Area C, we encouraged Mr. Bartels to wait until there was a definite need before requesting expansion of this area. He agreed to this suggestion. To make the boundary of the main lease more definable, we also agreed that the road bordering the expanded area would serve as the limits of the expansion area (see attached map). There is a considerable amount of unusable lumber and other non-essential materials stored in the area behind the living quarters and some debris in the cove above the marina. We recommend that this material be removed and disposed of off the project prior to approval of the request. Mr. Bartels requested that he be allowed to burn the lumber on site. Our policy for the past few years, in response to all requests, has been that no burning is allowed on project lands.
3. We recommend approval of the expansion to the main area as indicated on the attached site map. We also request that Mr. Bartels be informed that burning is not permitted on project lands.



MARK A. MILHOLLAND
Operations Manager

Encls
as





NOTE: THIS AREA IS LOCATED IN SECTION 6,
T. 20 N., R. 15 W., MARION CO., ARK.

WHITE RIVER WATERSHED
WHITE RIVER, ARK.: AND MO

MASTER RECREATION PLAN

BULL SHOALS LAKE

OAKLAND-AREA

PARK



U. S. ARMY ENGINEER DISTRICT, LITTLE ROCK

LITTLE ROCK, ARKANSAS, JUNE 1965

REVISED JANUARY 1999

CESWL-OP-ON

MEMORANDUM THRU Chief, Operations Division
FOR Operations Manager, Mountain Home

SUBJECT: Bull Shoals Lake, Updated Master Plan, Design Memorandum
No. 1-G, Supplement No. 29

1. Reference: CESWL-OP-ON, dated 16 January 2001, SAB
2. Supplement No. 29 to the subject master plan is approved. The action makes available additional lands for use by the marina concessionaire at Pontiac Park. The approximately 1.91 acre area is to be used for high water parking, fuel storage, and improved traffic circulation. An environmental assessment was completed by the concessionaire resulting in a finding of no significant impact statement signed by the District Commander. The area is indicated on the enclosed amended master plan plate 27.

Encl

BENJAMIN H. BUTLER
Colonel, Corps of Engineers
District Engineer

Copy Furnished:
CECW-ON (w/encl)
CESWD-ETO-R (w/encl)
Chief, Real Estate Division (w/encl)
Chief, General Engineering Section (w/encl)
Chief, Hydrology & Hydraulics Branch (w/encl)
Chief, Environmental Analysis Branch (w/encl)
Chief, Geotechnical Branch (w/encl)
Bull Shoals Master Plan (w/encl)
Files (w/encl)
Log Book (w/encl)

01 August 2001

MEMORANDUM THRU Chief, Operations Division

FOR Operations Manager, Mountain Home

SUBJECT: Bull Shoals Lake, Updated Master Plan, Design Memorandum
No. 1-G, Supplement No. 29

1. Reference Memorandum, CESWL-OP-ON, Dated 16 January 2001,
SUBJECT: Drawings for the Proposed Improvements at Pontiac Boat
Dock, DACW03-1-92-339

2. Supplement No. 29 to the subject master plan is approved.
The action makes available additional lands for use by the marina
concessionaire at Pontiac Park. The approximately 1.91 acre area
is to be used for high water parking, fuel storage, and improved
traffic circulation. An environmental assessment was completed
by the concessionaire resulting in a Finding of No Significant
Impact statement signed by the District Commander. The area is
indicated in bold lines on the enclosed amended master plan plate
27.

Encl



BENJAMIN H. BUTLER
Colonel, Corps of Engineers
District Engineer

CF:

CECW-ON (w/encl)

CESWD-ETO-R (w/encl)

Chief, Real Estate Division (w/encl)

Chief, General Engineering Section (w/encl)

Chief, Hydrology & Hydraulics Branch (w/encl)

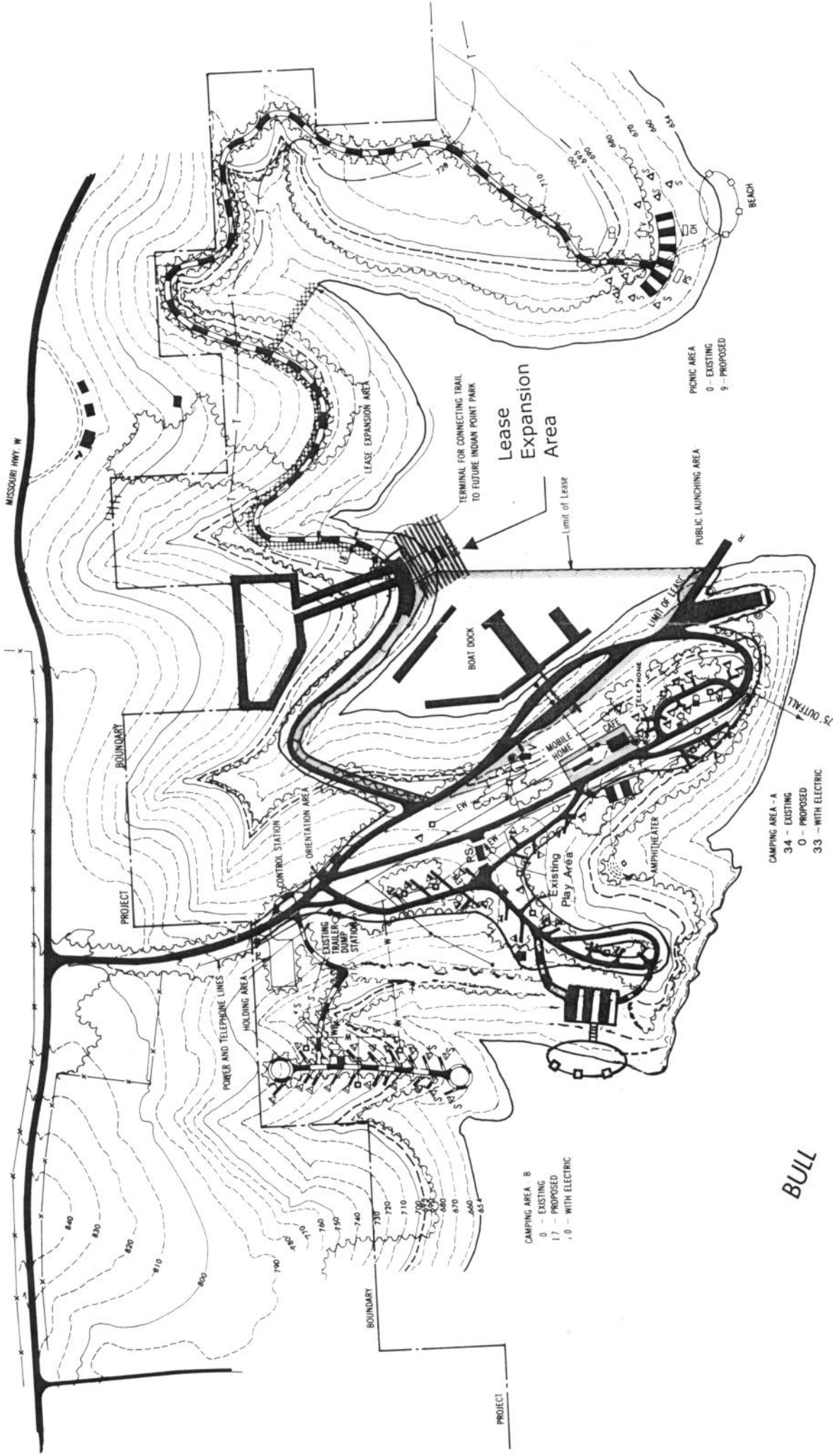
Chief, Environmental Analysis Branch (w/encl)

Chief, Geotechnical Branch (w/encl)

Bull Shoals Master Plan (w/encl)

Files (w/encl)

Log Book (w/encl)



LEGEND	
RECREATIONAL FEATURES	EXISTING/PROPOSED
ROADS	
PAVED	
GRAVEL	
EXISTING GRAVEL TO BE PAVED	
TO BE OBLITERATED	
STRUCTURES	
TOILETS-Vault Type Masonry	
TOILETS-Convert to Waterborne	
TOILETS-Waterborne	
TOILETS-Waterborne with Showers	
TOILETS-Vault Type Wooden	
WELL	
WELL WITH SHELTER	
DRINKING FOUNTAIN	
DRINKING FOUNTAIN WITH SHELTER	
BOAT RAMP	
PICNIC SHELTER	
CHANGE HOUSE	
CAMPERS WASHHOUSE	
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CAMP SPACE OR TRAILER SPACE	
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FIREPLACE	
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WATER LINE	
ELECTRIC LINE	
OTHER FEATURES	
TRAIL SYSTEM	
BEACH IMPROVEMENT	
TREES	
TRAFFIC COUNTER	
MERCURY VAPOR LIGHT	
PERTINENT ELEVATION (MSL)	
TOP OF CONSERVATION POOL	
TOP OF FLOOD CONTROL	

WHITE RIVER WATERSHED WHITE RIVER, ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
PONTIAC PARK



NOTE THIS AREA IS LOCATED IN SECTIONS
9, 10, 15 & 16, T 21 N, R 15 W,
OZARK CO., MO.

CESWL-OP-ON

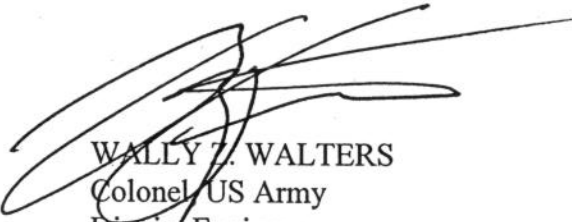
MEMORANDUM THRU Chief, Operations Division

FOR Operations Manager, Mountain Home

FEB 16 2005

SUBJECT: Bull Shoals Lake, Updated Master Plan, Design Memorandum No. 1-G, Supplement No. 30

1. Reference: Report of Availability signed by Chief, Operations Division, 27 May 2004
2. Supplement No. 30 to the subject master plan is approved. The action makes available additional lands in Ozark Isle Park for operation and maintenance by the Oakland Park marina concessionaire. The approximately 28.9 acre area is to be operated as a park. An environmental assessment was completed by the Mountain Home Operations Manager's staff resulting in a finding of no significant impact statement signed by the District Commander on 29 December 2004. The affected areas are added to the current concession lease and are indicated as Parcels "C", "D", and "E" on the enclosed amended master plan plate 25.
3. A copy of this supplement is provided to CECW-CO (w/encl); CESWD-PDS-O/encl); Chief, Real Estate Division (w/encl); Chief, Planning, Environmental and Regulatory(w/encl); Bull Shoals Master Plan (w/encl); Files (w/encl); and Log Book (w/encl).



WALLY T. WALTERS
Colonel US Army
District Engineer

Encl



CAMPING AREA - 8
22 - Proposed
14 - Existing

CAMPING AREA - C
15 - Proposed
0 - Existing

CAMPING AREA - D
11 - Proposed
11 - Existing

CAMPING AREA - A
25 - Proposed
25 - Existing
50 WITH ELECTRIC
AND WATER

CAMPING AREA - E
4 - Proposed
24 - Existing

CAMPING AREA - E
15 - Proposed
12 - Existing
20 WITH ELECTRIC
AND WATER

CAMPING AREA - E
4 - Proposed
10 - Existing
14 WITH WATER

NOTE:
50' Camp Units With Electric

NOTE: THIS AREA IS LOCATED IN MARION CO., ARK.
SEC. 6, T. 20 N., R. 15 W.
SECTIONS 1 AND 12, T. 20 N., R. 15 W.
SEC. 36, T. 21 N., R. 15 W.

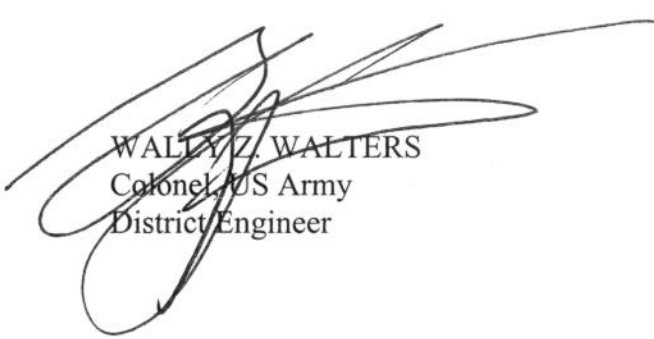
16 March 2007

MEMORANDUM THRU Chief, Operations Division
FOR Operations Manager, Mountain Home

SUBJECT: Bull Shoals Lake, Updated Master Plan, Design Memorandum No. 1-G, Supplement No. 31

1. Reference: Report of Availability signed by Chief, Operations Division, 31 March 2004
2. Supplement No. 31 to the subject master plan is approved. The action makes available additional water areas on Bull Shoals Lake, adjacent to Lakeview Park and Marina available for boat mooring. The objective is to provide safe "boat shelters" in the cove during times of storms and other high wind events on the lake. The water area to be added is approximately 4.40 acres as indicated in the enclosed amended master plan plate No 24. Since the area added is all water, no Environmental Assessment was required.
3. The purpose of this action is limited to the use of permanent moorings for temporary use due to weather events. Should boats be moored in a manner abusive of this intent, the Operations Project Manager may direct the removal of boats, further restrictions on use, and may, with suitable notice and warning, direct the removal of the moorings and permission for anchorage in this area.
4. A copy of this supplement is provided to CECW-CO (w/encl); CESWD-PDS-O/encl); Chief, Real Estate Division (w/encl); Chief, Planning, Environmental and Regulatory(w/encl); Bull Shoals Master Plan (w/encl); Files (w/encl); and Log Book (w/encl).

WZ 3/24/07



WALLY Z. WALTERS
Colonel, US Army
District Engineer

Bull Shoals Lake
State: Arkansas
County: Baxter

Owner: United States of America
Tract Nos. B105, and B111
Acres 23.40

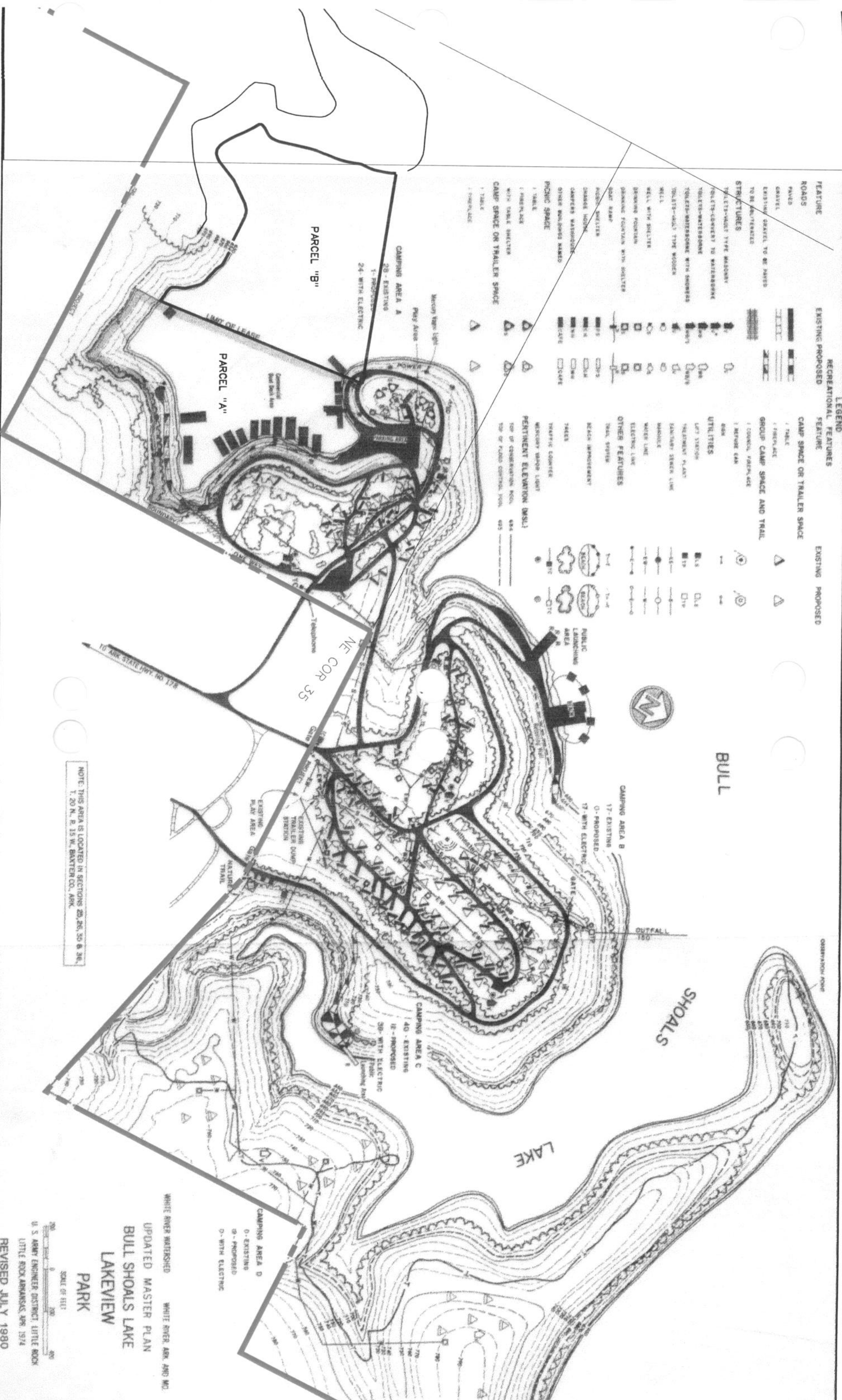
LEASE FOR LAKEVIEW PARK
Lease Area Description

Parcel "A"

A parcel of land designated as the Lakeview Boat Dock lease site, situate in the County of Baxter, State of Arkansas, being a portion of the E½ of the NE¼ of Section 25, Township 20 North, Range 15 West of the Fifth Principal Meridian and containing 19.00 acres, more or less, of which 7.2 acres lie above elevation 654, National Geodetic Vertical Datum.

Parcel "B"

A parcel of water, situate in the County of Baxter, State of Arkansas, being a part of the NE¼ of Section 35, Township 20 North, Range 15 West of the Fifth Principal Meridian and containing 4.40 acres, more or less, all of which lies below elevation 654, National Geodetic Vertical Datum.



LEGEND

- | RECREATIONAL FEATURES | |
|------------------------------------|--------------------------------|
| EXISTING | PROPOSED |
| ROADS | |
| PAVED | PAVED |
| GRAVEL | GRAVEL |
| EXISTING GRAVEL TO BE PAVED | EXISTING GRAVEL TO BE PAVED |
| TO BE ABANDONED | TO BE ABANDONED |
| STRUCTURES | |
| TOILETS-WOOD TYPE MASONRY | TOILETS-WOOD TYPE MASONRY |
| TOILETS-CONCRETE TO WATERSHED | TOILETS-CONCRETE TO WATERSHED |
| TOILETS-WATERSHED | TOILETS-WATERSHED |
| TOILETS-WATERSHED WITH SHOWER | TOILETS-WATERSHED WITH SHOWER |
| TOILETS-WOOD TYPE WOODEN | TOILETS-WOOD TYPE WOODEN |
| WELL | WELL |
| WELL WITH SHELTER | WELL WITH SHELTER |
| DRINKING FOUNTAIN | DRINKING FOUNTAIN |
| DRINKING FOUNTAIN WITH SHELTER | DRINKING FOUNTAIN WITH SHELTER |
| BOAT RAMP | BOAT RAMP |
| BOAT SHELTER | BOAT SHELTER |
| SHOWER | SHOWER |
| SHOWER WITH SHELTER | SHOWER WITH SHELTER |
| CAMPERS WASHROOMS | CAMPERS WASHROOMS |
| OTHER WASHROOMS MARKED | OTHER WASHROOMS MARKED |
| PICNIC SPACE | |
| TABLE | TABLE |
| PIERCING | PIERCING |
| WITH TABLE SHELTER | WITH TABLE SHELTER |
| CAMP SPACE OR TRAILER SPACE | |
| TABLE | TABLE |
| SHOWER | SHOWER |
| CAMP SPACE OR TRAILER SPACE | |
| TABLE | TABLE |
| SHOWER | SHOWER |
| CAMP SPACE OR TRAILER SPACE | |
| TABLE | TABLE |
| SHOWER | SHOWER |

NOTE: THIS AREA IS LOCATED IN SECTIONS 20, 26, 35 & 36, T. 20 N., R. 15 W., BAXTER CO., ARK.

SCALE OF FEET
0 100 200 400

WHITE RIVER WATERSHED WHITE RIVER ARK. AND MO.
UPDATED MASTER PLAN
BULL SHOALS LAKE
LAKEVIEW PARK
REVISED JULY 1980
U. S. ARMY ENGINEER DISTRICT LITTLE ROCK
LITTLE ROCK, ARKANSAS, APR. 1974
REVISED JUNE 2004