

# APPENDIX C

Inspection and Photographs Taken August 19, 2008

**FILE NO. 2008-01138**

Proposed Recessed Excavation and Private Boat Docks

Sailboat Hollow Development

In an Embayment of Tennessee River Mile 271.3, Right Bank,  
Wilson Lake, Lauderdale County, Alabama

## PRE-APPLICATION MEETING RECORD

Date of Meeting: August 19, 2008

Applicant: Mr. Bubba Doss  
Agent: Geo-Source (Brad Dethero)  
PO Box 3301, Florence, AL 35630  
Telephone (256) 767-2000

Corps Representative: Lisa Morris, Regulatory Branch *LM*  
David Monroe, Field Office, Decatur

TVA Representative: Samantha Strickland, Muscle Shoals  
Randy McCann, Muscle Shoals  
Mary McBryar, NEPA  
Susan Tidwell

FILE NO. 2008-01138

SUBJECT: Proposed Recessed Excavation for a Commercial Marina in an Embayment of the Tennessee River at Mile 271.2R, Wilson Lake, Lauderdale Co, AL

PURPOSE OF THE MEETING: To Discuss a Proposed Action Associated with Development of a Riverfront Property

SUMMARY: On this day, the above met both at the TVA office then traveled to the site to discuss a proposal by Bubba Doss to develop a wooded property into residential lots with lake access. Proposed would be about fifteen lots, each with a private covered dock. Currently the summer pool only reaches about one-third of the lots. The study area is a narrow valley confined by strongly sloping to steep slopes to a slough in the bottom. An unnamed stream through the valley is indicated as a blue line stream; it appears to have a gravelly bed. A small water fall was found up the west fork of the stream, flowing at the time of the site inspection. A narrow lobe of wetland extends along the bottom of the valley. The property on which the site is situated appears to have remained forested and undeveloped throughout its land use history. The shore lines south of the property have been developed for residential use on the west side and as a marina for the Muscle Shoals Sailing Club on the east side. A substantial amount of sediment has accumulated in the north end of the slough as is indicated by the amount of emergent vegetation in the slough when compared to aerial photographs (taken 30 years prior) produced by the applicant during the meeting.

According to the applicant, in order to provide lake front access to the back lots, the embayment would have to be widened and have a recessed cut (of about one acre) into the hollow. In order to develop the middle lots, approximately 0.5 acres of wetland would need to be excavated. In order to develop the front lots, about one acre of emergent wetland aquatic vegetation may have to be removed, unless the configuration of the private dock and channel cut is minimized.

Attached is a plan view of the cut that is proposed and photographs of the embayment. Geo Source provided a wetland delineation at the meeting and David Monroe said that he would verify the findings by letter after he had a chance to review the information. My first thought about the proposal was that it would be subject to Section 10 and 404; however the excavation of

the wetland could be exempt from 404 by the excavation rule. The applicant had not prepared an application for the meeting, but described methods for removal that would not require a 404--- still require Section 10. The applicant said that they would be providing an onsite wetland mitigation plan. They planned to restore about one acre of wetland around a stream on the property. TVA said that they would require mitigation for the wetland removal and the aquatic vegetation removal.

We discussed using community docks versus private, but Mr. Doss said that he did not want to devote one lot as a community lot. Also he said that community docks were not normal for the Wilson Lake area. TVA said that Corps would be the lead on the proposal. He said that he would provide names and addresses of the adjacent property owners. TVA mentioned that an archaeological survey might need to be performed. No other issues were brought to my attention. The applicant said that final plans were being developed and an application would be forthcoming, likely in October 2008. Photos of the pre-application meeting are attached.



Pre-Application Meeting and Site Visit File No. 2008-01138  
Proposed Commercial Marina by Bubba Doss, TRM 271.2R, Wilson Lake  
August 20, 2008



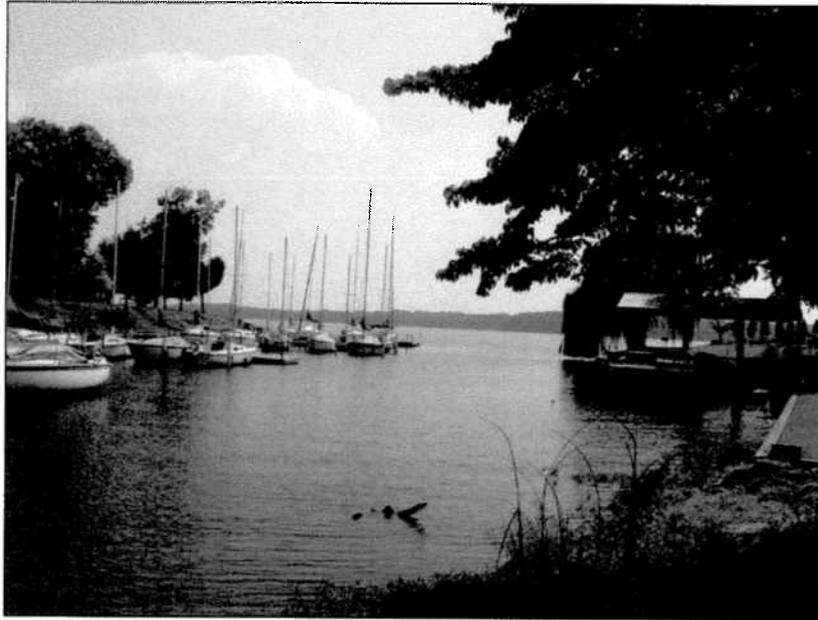
These photographs show the aquatic (emergent wetland) vegetation proposed to be removed by dredging, near the mouth of the embayment, just behind Muscle Shoals Sailing Club.



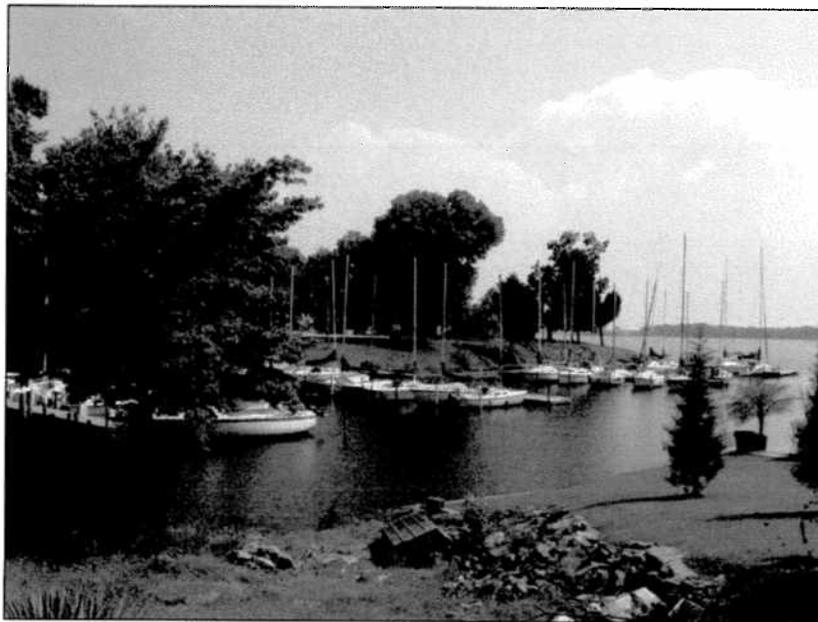
These photographs also show the aquatic (emergent wetland) vegetation proposed to be removed by dredging, near the mouth of the embayment, just behind Muscle Shoals Sailing Club. The dock shown below is a new private dock located at the front of the planned subdivision. According to TVA aquatic vegetation that was previously under this dock was removed by hand.



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Muscle Shoals Sailing Club located at the mouth of the embayment.



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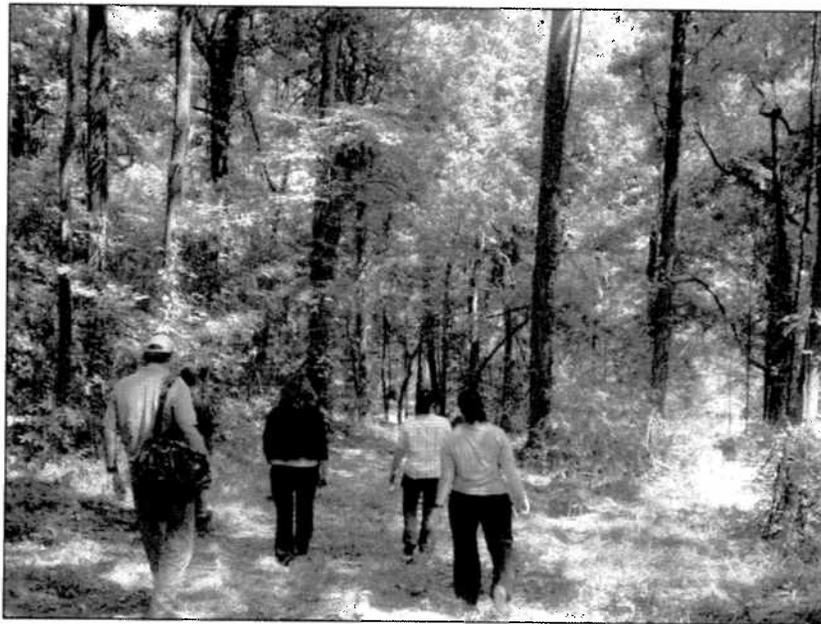
These photographs show wetland in the back of the embayment that would be excavated. Removal of this wetland may fall under the excavation rule, or may be subject to Section 404. The applicant is proposing to further onsite mitigation at 2:1 for the loss.



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The photograph below shows land on top of the bluff that overhangs the wetland and embayment, where home sites are proposed to be established.



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