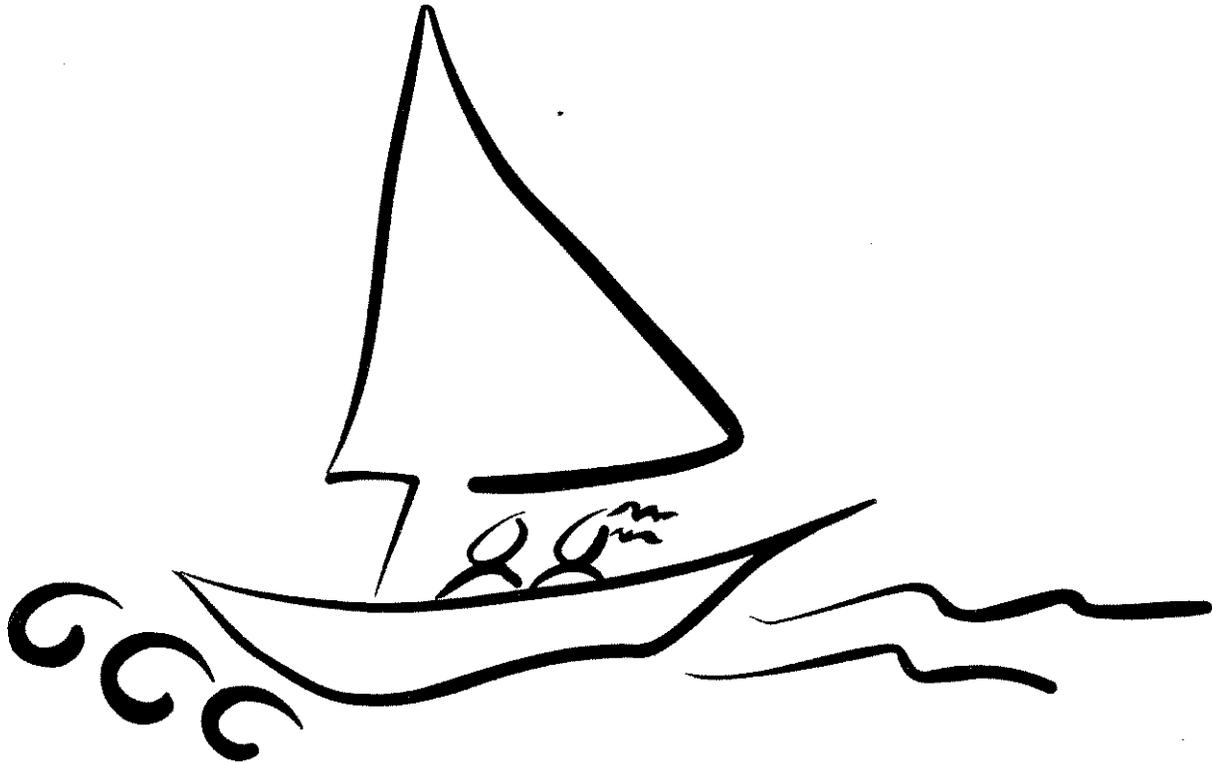


APPENDIX A – RESORT PROPOSAL

Elk River Resort, LLC



Proposal to lease for Recreational Operation

Gilbert F. "Bubba" Doss III 256-247-1373 (Home 256-757-1477)

Db a Bubba's Marine Construction, LLC
2400 Highway 101
Rogersville, AL 35652

Business Proposal

-1-

Overview	.....	2
Proposal	.....	3
Development	.....	4
Location Map		
Environmental Plan	.....	7
Environmental Impacts		
Economic Impacts	.....	8
Construction Costs		
New Jobs		
Growth Initiatives		
Socioeconomic Impacts		
Operation	.....	10
Proposal to Lease	.....	12
Executive Summary	.....	13
Market Demand		
Major Investors		
Staffing		
Marketing		
Potential Revenue		
Management and Staffing	.....	15
Developer/Owner		
Permanent Staff		
Seasonal Staff		
Market Analysis	.....	16
The Marina/RV Industry		
Demand		
Location		
Market Size		
Pricing		
Business Description	.....	18
Facilities		
Growth		
Services		
Advantages of Elk River Resort	.....	19

Overview

-2-

This project will create a high quality recreation and resort area on Parcel 21 of the TVA Wheeler Reservation under a term-easement agreement. The land use will include a modern RV park with utilities and sanitary facilities, camping areas, nature trails, a Marina including a ship's store and ultimately cabins, a restaurant and a dry storage for boats.

The owner applicant will first construct the resort relying on years of similar experiences, and then operate the facilities as a "must see" for the public while providing a positive cash flow back to TVA and make the land available to the public.

This development will sustain TVA's growth initiatives by creating public land access, public infrastructure, job opportunities and demonstration of best management construction practices and clean marina initiatives. This land currently has access by way of Lakeview Drive off of County Road 91 (Lambs Ferry Rd.), a congested narrow road that travels through some residential neighborhoods. The owner of Elk River Resort has been successful in purchasing property that will connect Parcel 21 in a more direct path to County Road 77 off of Highway 72. This is a straight road, which would safely handle any increase in traffic caused by this development.

Proposal

-3-

Parcel 21 of the TVA Reservation is located on the West bank of the Elk River approximately ½ mile up stream from Wheeler Lake. It now consists of approximately 92 acres of low hills with virgin timber woodlands and Elk River shoreline. There is limited access to the site from Lakeview Drive off of Lauderdale County Road 91. Fortunately, the owner has made another, more direct access available to Hwy 72 by way of County Rd. 77, through the purchase of other tracts of land. The riverbank forms a protected slough running generally east to west with an estimated 5,500 feet of waterfront.

This is an area of considerable natural beauty, which should be made accessible to the public in a way that will allow their presence and participation while preserving the area for future generations.

The project will consist of four major attractions:

1. A paved two-lane road will be constructed from the current end of County Road 77 through the property to give access to the rest of the features. Vehicle parking lots will be built to accommodate campers and patrons as well as day-use fishermen.
2. A modern RV park will be built on a portion of the property providing both "in transit" and "destination" parking for at least 100 vehicles. The sites will have level slabs for parking, individual electrical connections, water and sanitary connections and other amenities normally associated with modern first class RV parks. Most sites will have river views and will be easily accessible to the hiking/nature trails and all will have access to fishing piers.
3. A nature/hiking trail and camping area will be built on a portion of the property with the possibility of cabins and a chalet/restaurant in coming years.
4. A Marina with ship's store will occupy a portion of the property consisting of at least 40 covered boat slips accommodating boats of popular sizes and 10 uncovered slips for sailboats and a dry storage building will be available to accommodate smaller boats. A boat launching ramp and parking lot will be adjacent to the Marina. The store will provide campers and boaters with food, ice, supplies and fuel and will be the office and headquarters for the project.

The owner will build all of the facilities using their considerable experience in land and shoreline improvements as evidenced in numerous successful projects in the area. Strict environmental conservation and sensitivity to the considerable natural beauty of the forest and river will be maintained throughout construction and during operations. The applicant is a 21-year resident of Lauderdale County and lives on Lake Wilson so has high stake in the success of this project.

Development

-4-

Elk River Resort will be developed in phases of construction, allowing near immediate use of the property to begin. Construction in phases will allow adjustments in planning and needs based on public input throughout the process.

Phase I

The first phase will be burdened with the construction of a road accessing Parcel 21 from County Road 77, just off of Highway 72. The power and water will also take this route, and then an RV/Campground will begin to be developed. In this phase, 100 campsites will be developed along with bathhouses, fishing piers, launch ramp, playgrounds, hiking trails and a ships store. The store will be multi-function including an office, retail sales, public relations, restrooms, and storage of maintenance equipment, such as; lawn mowers and tractors. Ultimately, the Marina office will handle the rental of boat slips and fuel sales.

Phase II

In this phase, the Marina will be developed and begin to accommodate boat owners with a safe mooring area, with all the necessary amenities such as; water, electricity, sewage disposal and sales of such items as; gasoline, diesel, food, ice and tackle for the fishermen. This phase will include approximately 50 boat slips for rent and transient dock as well.

Phase III

After the resort has been in operation, and the occupancy levels justify expansion, another 100 campsites and additional 50 boat slips will be built. Although, the size of Parcel 21 would allow 10 times this expansion, careful consideration will be given not to over crowd this development, which would possibly harm the natural beauty that is presently there.

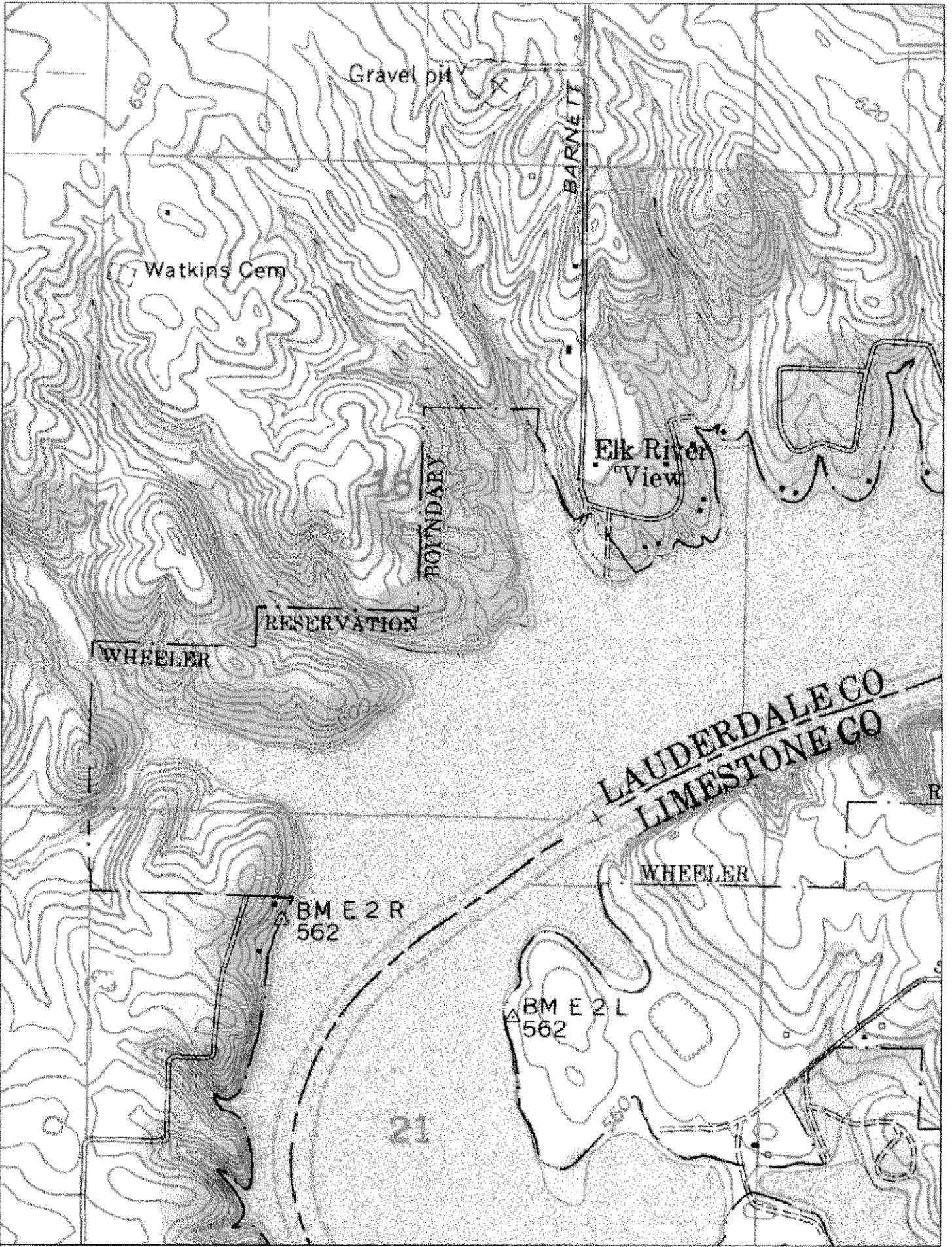
Phase IV

In this phase, preparations will be made enabling the construction of a dry storage building.

Phase V

-5-

As the development matures and the demands grow, a specialty restaurant will be built and open to the public, which will offer catering to large rallies, reunions and church groups. Additionally, some number of camping cabins will be considered to accommodate visitors who wish to enjoy the camping experience, but do not own their own campers.



DE LORME

© 2002 DeLorme. 3-D TopoQuads®. Data copyright of content owner. **A-7**

www.delorme.com

Scale 1 : 12,800
1" = 1070 ft



Environmental Plan

-7-

Environmental Impacts

Initial land clearing and excavation for access road right of way, location of maintenance building and marina parking areas would directly affect approximately five acres on Parcel 21 of the Wheeler Reservation. There are no unusual conditions present on this site that would impair any significant component of this project. No endangered plant or animal species are known to inhabit the site or are there any known archaeological or historical sites. Should new information be discovered during construction, work would be suspended and TVA notified. Excavated areas would be sowed with seed prior completion in order to stabilize banks and prevent erosion into Elk River.

During construction activities, every effort will be made to minimize the impact of construction upon the flora and fauna of the site. A Best Management Practices Plan will be produced upon award of the lease and before construction begins. Additionally, all required permits and approvals from Federal, State, County and Local jurisdictions will be obtained before construction begins.

Parcel 21 has been restricted to public access for many years. Unfortunately, man made litter and debris have accumulated on the riverbanks as no apparent system has been implemented for shoreline clean up in this area. A natural theme for this proposed resort would require maintenance infrastructure and therefore positive environmental impact in general.

The proposed marina will actively partner with TVA as a leader in the Clean Marina Program (Appendix D). Sewage pump out service will be available for customers and required of tenants. The marina store will offer and promote environmentally friendly nontoxic products for cleaning and maintenance. The marina staff will participate in the education of boaters on sewage, fuel and bilge management. Recycling and disposal of petroleum and other solid waste would be available at this facility. Clean marina and responsible boating practices together will improve river water quality (Appendix D).

Economic Impacts

-8-

Construction Costs

Construction costs estimated for Phase I and Phase II of the Elk River Resort Proposal is \$890,000, which includes 100 RV Campsites and 50 Floating Marina Slips. Funding for the project will be from an initial capital injection by the applicant and from a bank loan. Construction time required for Phase I would be approximately 6 months.

The applicant's long-range plan for Elk River Resort includes a Phase III expansion of 100 RV Campsites and 50 Floating Marina Slips in the year 2008, or as required by demand. Construction costs estimated for Phase III of the project are \$550,000. Phase IV of the project would include a boat dry storage facility. In Phase V a restaurant and cabins will be constructed. The cost of construction for Phases IV and V are not yet determined. The construction of all Phases will be done by local workers and vendors creating a positive economic impact and also additional sales for local stores by permanent campers.

New Jobs

Jobs created in the near-term resulting from Elk River Resort development would be numerous as workers from all trades would participate in construction as well as engineers, draftsman, forestry and road workers, truck drivers and equipment operators to name some others.

Long-term jobs created would be numerous as well. Operation of the park 365 days per year will require superintendent, office, and marina store attendants, maintenance and clean up workers, with an estimate of 8 to 10 park employees initially with the opportunity to triple those numbers with the addition of Phase III, IV and V within 6 years. Other job opportunity will most likely arise from the development as individual owners of boats and RV's employ maintenance, repair and cleaning help. Local business may enjoy additional sales to newcomers, which would eventually boost employment.

Growth Initiative

Elk River Resort development will sustain TVA's growth initiatives by creating public land access, public infrastructure, job opportunities and demonstration of best management construction practices and clean marina initiatives. Investors in this project expect to earn a reasonable long-term return on their monetary investment.

Socioeconomic Impacts

-9-

Elk River Resort development would be located in a secluded area on the river, it's development would create unusual traffic on County Road 77 from Highway 72 to the park entrance at some times. This situation may be considered a negative socioeconomic impact by some affected homeowners.

Elk River Resort development can have a positive socioeconomic impact by creating jobs for the area, plus it will also bring in revenue for current business owners by the number of people that the resort will bring into the area. When the resort is completed it will be a vacation spot that will attract many people to our area, causing the area to grow and be more appealing to tourist and local residents. Elk River Resort will be unique in the fact that it will be able to provide numerous campsites, boat slips and other first class amenities in a beautiful serene and secluded area with lots of water frontage for viewing and enjoying water sport activities.

Operation

-10-

1. Number of employees, duties and supervision:
There will be a caretaker/manager on site at all times during normal and seasonally extended business hours. The duties of the manager are to supervise the safe and enjoyable activities allowed by the site and to collect fees. The normal location of the manager will be in the store, but additional personnel will be needed to allow the manager to perform other functions as necessary. Clean up personnel and landscape crews in the summer months will be provided to keep the grounds in an attractive and enjoyable condition.
2. Fee collection:
The manager is responsible for collecting and accounting for all fees. Upon entry to the site an attractive sign will direct the public to come to the store for permits. Periodically the manager will tour the site to ensure that all participants have paid their fees.
3. Security:
The property is secluded and accessible through one road. A heavy gate capable of being locked will be provided at the entrance. Hours of operation will be posted and the gate will be closed after hours. The Lauderdale County Sheriff and the TVA Police will become familiar with the location and operation of the facility through annual invitations to luncheons. The applicant will take the necessary precautions to prevent offensive or illegal activity on the site. All of the premises and facilities will be kept in a safe and good condition with repairs made as needed in a timely manner.
4. Cleaning, mowing, and maintenance of facilities and premises:
Trash or garbage receptacles will be located through out the facility and emptied daily or as deposits require. Litter will be picked up daily. Mowing during the growing season will be at least weekly or as required by rainfall. Premises will be maintained in a condition to inspire appreciation for this location, its accessibility to virgin woodlands and the incomparable beauty of the river.
5. Storage and maintenance of material and equipment:
Maintenance equipment will be kept in a building adjacent to the store which will be built with complimenting architecture and construction.
6. Preservation System:
The shoreline will be maintained in a natural condition except for the marina and boat launching facility. No wetlands or shoreline will be altered or disturbed except as described in this proposal and all activities including construction will be conducted on the site in accordance with the Clean Water Act and all other Federal, State and Local rules and laws. All reasonable precautions shall be taken to prevent and suppress forest, grass and other fires. The use of herbicides and pesticides will be minimized and all precautions taken to prevent entry of them into the river. Removal of trees and vegetation will be minimized to keep the natural beauty of the site and to prevent erosion.

7. Operation of the boat launch ramp:

A competitive fee will be charged for launching boats, except for the paid campers, which will be able to launch without a fee. Collection of the fee will be the responsibility of the site manager.

8. Other:

All facilities and services shall be available to all members of the general public without discrimination or distinction because of race, color, national origin, age or handicap.

Proposal to Lease

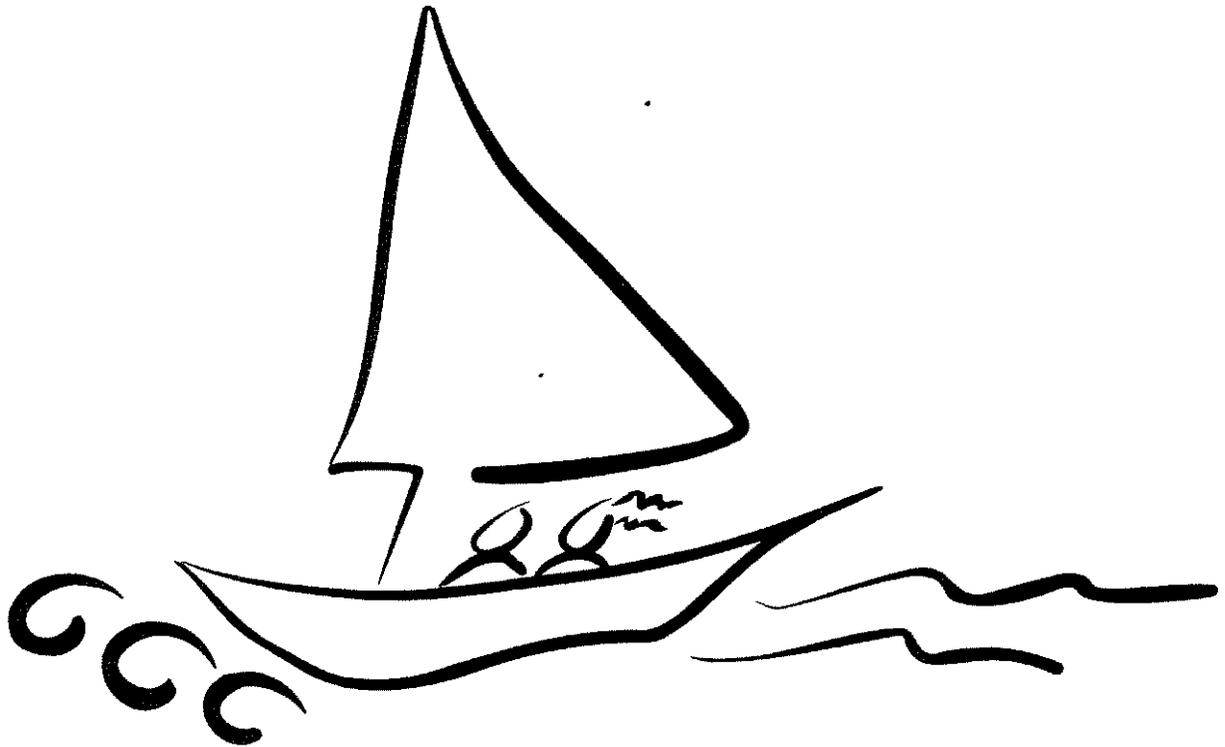
-12-

Elk River Resort will acquire Parcel 21 from TVA under a term easement agreement for a 40-year period. Elk River Resort will have an option to renew the easement agreement for an additional 40 years, for compensation in return for the easement agreement. Elk River Resort will operate a resort area that will be open to the public, furthering TVA's commitment to create public lands available. In addition, some monetary compensation will be provided to TVA to aid in administrative cost associated with this type venture. Payment will be made to TVA at a rate of five percent of gross sales that is generated by the resort. An effort was made to estimate fair market value or compensation for the easement agreement, although a large amount of compensation will be provided through the development and investment by a privately owned Company, into public lands, as well as the creation of jobs and public access to recreational areas, monetary compensation seems justified.

A certified appraiser has been hired to find the most accurate value of this particular agreement. The appraiser used many of TVA's existing recreational areas and existing agreements to arrive at a reasonable compensation that TVA should expect from this agreement. The two sites found to be most similar to Parcel 21 are May Springs and Fall Creek, which show an average income of \$15,000.00 annually to TVA. The appraiser concluded his report by saying that the Parcel 21 was different from the existing sites, primarily in the fact it is totally unimproved where as the existing sites were already improved when the agreements were made. The Parcel 21 tract will require a major cash injection for development. The appraiser felt it necessary to find a value by using the indirect comparison approach. This was done by a comparison of the data of similar sites recently sold. He arrived at a fair market value that was based on the lands possible uses, then finding a fair rate of return on an investment. There were some good comparisons found and he produced a value. He then applied a rate of return on investment, totaling an annual amount of \$32,000.00, although no other sites were found that was producing this much income for TVA.

The gross sales of Elk River Resort in Phase I & II are expected to be in excess of \$350,000.00 (Appendix A) at 50% occupancy, which would produce an income of \$17,500.00 for TVA at the rate of five percent, which is similar to the existing agreements. The value of making this land available to the public should be considered a large amount of compensation to TVA. This benefit along with the added five percent of gross sales is a generous amount of compensation and should be considered a part of the agreement.

Elk River Resort, LLC



Executive Summary

-13-

Elk River Resort is a high quality nature oriented public recreation and resort area designed for public enjoyment as well as a natural beauty that will preserve the environment for future generations. The modern RV park/campground will offer campers a clean, first-class campsite to enjoy various activities, such as playgrounds, water parks, etc. The RV park will have large spacious campsites and some pull throughs will be available, all will have access to bathhouses with hot showers. The Floating Marina will have a fuel dock with a sewage pump out system that will provide a long-term environment for boaters to store their boats, and a ship's store that will be multi-function, including an office, retail sales, public relations, and restrooms. Strict environmental conservation would be maintained throughout construction and during operation of the resort. The Company's long-range plan would include a boat dry storage facility, restaurant and rental cabins.

Market Demand

The potential demand for such a resort and marina is outstanding, considering the need for extra campsites in our area, plus the growing need to store boats near the water. The property where Elk River Resort will be developed is unique. This property will have adequate space for the campgrounds and any expansions that may be needed in the future, along with adequate water frontage to support a marina. Two events will drive demand: 1) the need for clean campsites with amenities provided. 2) the convenience of having your boat accessible whenever you need it. Reports from the United States Census Bureau, and the Alabama Department of Conservation & Natural Resources, and the Alabama Department of Motor Vehicle Division, and Tennessee Wildlife Resource Agency indicate that 96,568 boats (Appendix B) and 17,390 RV's (Appendix C) are registered within 75 to 100 miles of Elk River Resort.

Major Investor

The resort will be owned and operated by Gilbert F. (Bubba) Doss III. Mr. Doss is a general contractor licensed by The State of Alabama and specializes in marine construction and shoreline improvements (Appendix E & F).

Staffing

Mr. Doss, an experience owner and contractor of a marine construction business, will construct and develop the resort. He will also oversee the entire operation. He has an existing staff, experienced in business and people management, which will handle the administrative portion of the business. Additional full time employees will be hired to help manage the maintenance, customer service, fuel dock, etc., and all day-to-day operations.

Marketing

-14-

The resort will be marketed via an Internet website as a “must see attraction” for transient as well as destination campers and boaters. Billboards will also be utilized both local and area wide and relationships will be established with the area RV clubs, Travel Clubs, Rally Groups and Local Tourism Boards to promote rallies and reunions. We will meet with the area RV camper sales facilities, manufacturers, and make arrangements to accommodate their needs.

Potential Revenue

After completing Phase I and Phase II, Elk River Resort will have 100 RV Campsites and 50 Marina Slips. At 100 % capacity Elk River Resort has the potential revenue of over \$700,000 per year (Appendix A). When Phase III is completed, Elk River Resort will have 200 RV Campsites and 100 Marina Slips, which will double the revenues. Additional revenue will be generated through fuel and the ship’s store. When Phase IV is completed the resort will also have a dry storage facility, restaurant building and rental cabins that will bring in additional revenue.

Management and Staffing

-15-

Developer/Owner

Gilbert F. Doss III brings nineteen years of management experience to Elk River Resort, where he will assume the role of developer/owner, overseeing all daily operations of the resort. An experienced manager/contractor specializing in marine construction and shoreline improvements, Mr. Doss intends to offer high quality service to the campers and boaters of Elk River & Wheeler Lake Area.

Permanent Staff

Permanent Staff will be hired gradually as business increases in order to meet customer needs. Mr. Doss has hired one administrative professional to manage the business at the beginning of Phase I, with additional staff needed at the completion of this phase. At the end of Phase III, approximately 10 permanent staff will be needed.

Seasonal Staff

Due to the seasonality of the Marina/RV Industry, Elk River Resort will use seasonal staff. This staff will assist the permanent staff during the peak seasons. They will perform duties such as cashier, dock master, property upkeep, supply shop attendant, and maintenance. Approximately 10 seasonal staff members will be needed at the completion of the first three phases.

Market Analysis

-16-

The Marina/RV Industry

The Marina/RV Industry has changed over the years. Today's Boating Industry is producing larger boats than ever before, increasing the need for people to store their boats near the water. In the RV Park/Campground, the need for clean campsites with additional amenities is greatly needed. The Elk River and The Tennessee River offer a great deal of recreation to families who wish to stay close to home to vacation. It will be very appealing to a family interested in outdoor sports to be able to camp, boat, hike, swim, etc... at a place that is maintained at a first-class level, close to home allowing weekend visits as well as extended visits. Extended visits will be welcomed, although approximately 25% of available sites will be used as nightly rentals only to attract transient campers.

Demand

Because people are purchasing larger boats it is making it difficult for them to store them at home, so they are looking to store their boats near the water at a reasonable price. They are also looking for alternative ways to vacation, entertain their children and incorporate exercise into their daily lives. A place that offers activities that are fun, economical, and promote a healthy lifestyle is of great importance.

Location

Parcel 21 is approximately 92 acres of timber woodlands located on the west bank of the Elk River about 1.5 miles upstream from Wheeler Lake on the Tennessee River. The riverbank forms a protected slough running generally east to west with an estimated 5,500 feet of waterfront. Roadway access to Parcel 21 is proposed from County Road 77 and around the perimeter of Parcel 22 where it would enter the park, approximately 3,200 feet, built to county specification for road takeover. Beyond the park entrance the road would continue approximately 1,600 feet across Parcel 21, ending at the proposed marina site. Land clearing required for access road construction would be approximately 5 acres. Other secondary roads to campsites beyond the marina area will be planned around existing growth and terrain where possible.

The market for Elk River Resort will live within 75 to 100 miles of the resort. This includes the counties of Lauderdale, Lawrence, Marshall, Franklin, Limestone, Madison, Morgan, Cullman, Jefferson, Colbert, Blount, Jackson, Dekalb, Marion, and Winston in the State of Alabama and the counties of Giles, Lawrence, Lincoln, McNairy, Wayne, Hardin, and Franklin in the State of Tennessee. According to statistics from the United States Census Bureau and the State of Alabama Department of Conservation & Natural Resources and the State of Alabama Department of Motor Vehicle Division, there are 85,629 boats (Appendix B) and 17,390 RV's (Appendix C) registered in this market in these 15 northern counties of Alabama alone. According to the United States Census Bureau and the State of Tennessee Wildlife Resource Agency there are 10,939 boats registered in this market in the 7 southern counties of Tennessee alone (Appendix B). In the first two phases of the development, the resort will be able to accommodate 50 boats and 100 RV's; according to the Market Analysis the 8 closest marinas and the 10 closest campgrounds only accommodate 1,295 boats wet/dry storage and 1,081 RV's (Appendix A). This represents less than 1.5% of the boat market and less than 7.5% of the RV market. With around 97% of the market untapped by local parks/resorts, Elk River Resort will be able to attract customers without an adverse effect on the established parks/resorts.

Pricing

Elk River Resort will be a place where everyone can go and enjoy a weekend getaway or an extended vacation stay at an affordable price. The great advantage about camping is that you have an endless number of recreational activities that are available and almost everyone will be able to afford and enjoy. The marina will offer affordable prices for people who want to keep their boats close to the water, where it will be more convenient for them to use them. Elk River Resort will charge an average of \$19.00 a night per campsite and an average of \$150.00 per boat for (wet-covered) monthly storage for a 26 ft. boat. Research from local parks/resorts and marinas indicate that their pricing range on an average is \$19.00 a night per campsite, and \$147.50 per boat for (wet-covered) monthly storage for a 26 ft. boat (Appendix A).

Business Description

-18-

Facilities

The RV Campsites will feature large level pad with full hook-ups, which include electric, water and sewage connections. A modern bathhouse with hot showers will service each 50 campsites. An office/maintenance building (3,750 square feet) close to the marina docks, will serve as a park office, maintenance area and ships store. This building will also contain public restrooms and bathhouse for boaters. The marina will have a boat launch ramp, a public fuel dock with sewage pump out system and private floating ships with water and shore power connections. Some of the slips will be covered and some will be uncovered for sailboats.

Growth

Elk River Resort is located in a secluded area on the river, which will be an asset for families that are looking for a quiet place to get away for the weekend or for visitors that are looking to vacation in a beautiful serene atmosphere. The resort would attract people to this area so that they can take advantage of the resources offered by Tennessee Valley Authority (TVA). TVA expects that demands for water-based recreation activities will increase as a result of continuing residential development of privately owned land and increases in population in the surrounding area (TVA 2001). Because of the growing population and the increase of water sport activities and the popularity of sport fishing, Parcel 21 would be an ideal place to develop Elk River Resort.

Services

There will be many services available, such as full hook-ups, which include electric, water and sewage at the RV Campsites, plus a modern bathhouse with hot showers. The Marina will have a boat launch ramp, public fuel dock with sewage pump out system and private floating slips with water and shore power connections. There will be a ships store, maintenance area, public restrooms and bathhouse for boaters. These added conveniences would make any boater or camper have a more relaxed and enjoyable get away/vacation.

Advantages of Elk River Resort

-19-

There are several key advantages to developing Elk River Resort. They are as follows:

- Elk River Resort will be located in a secluded and very scenic area on Elk River.
- Elk River Resort will offer a beautiful place for the public to go and enjoy recreational activities with many conveniences.
- Elk River provides boating that is available more number of days throughout the season, because of its sheltered location from wind and waves, which causes problems at other area marinas.
- Fishing and boating activities are limitless on Elk River and the Tennessee River, which is only one mile away.
- The site is large enough for extensive growth when the demand arises. The site will be great for a campground, because the site is located in a very scenic and secluded area.
- Gilbert F. Doss III is an experienced (Hands-On) General Contractor that manages a marine construction business, which includes business management, and people management. He specializes in marine construction and shoreline improvements; which will be of great importance to developing the resort.
- The campsites have large pads and are equipped with modern hook-ups.
- The campsites have access to a modern bathhouse with hot showers.
- A boater can launch and retrieve his/her boat an unlimited amount of times for no additional charge.
- Prices will be very competitive.
- Elk River will be a great place to camp, hike, swim, and have a get together or a reunion.

COUNTY ROAD 77

ENTRANCE

BARNETT LANDING

PARCEL 22

DRY STORAGE

MARINA SLIPS

WAVE BREAK

ROADWAY

PARCEL 21

R-V/CAMPSITES

BATH HOUSE

A-22

FISHING PIER

OFFICE

FUELDOCK

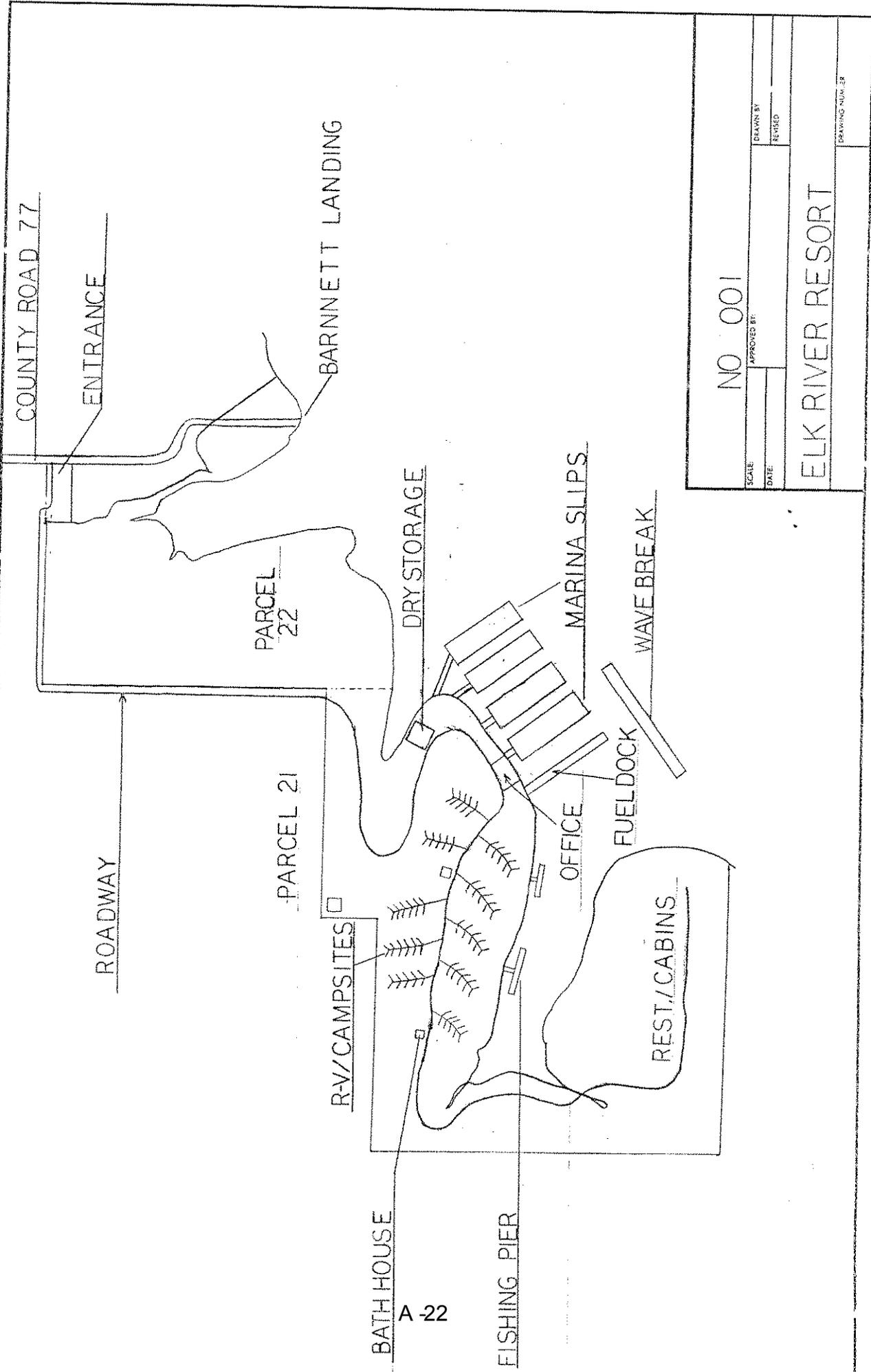
REST./CABINS

NO 001

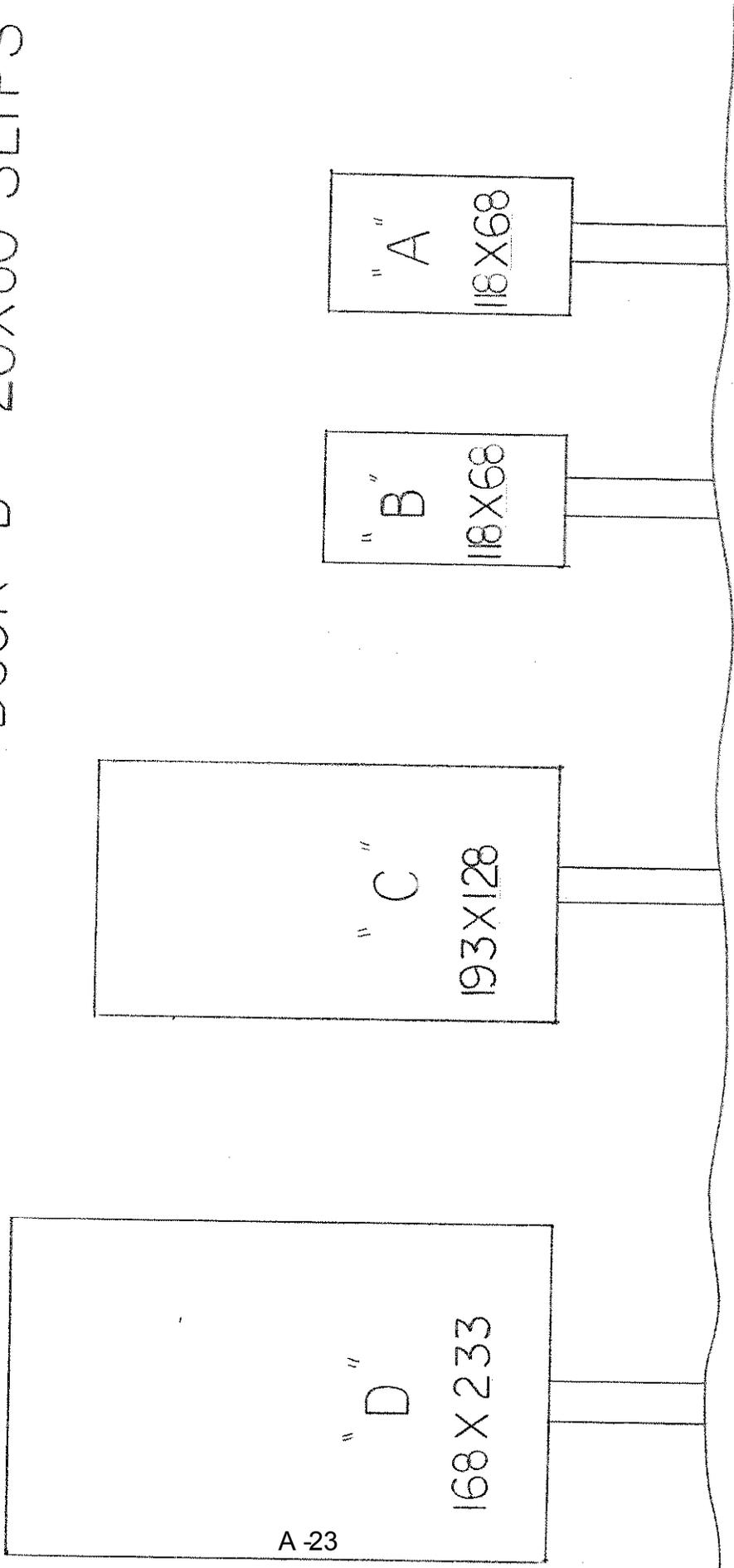
SCALE	APPROVED BY	DRAWN BY
		REVISED
		DATE

ELK RIVER RESORT

DRAWING NUMBER

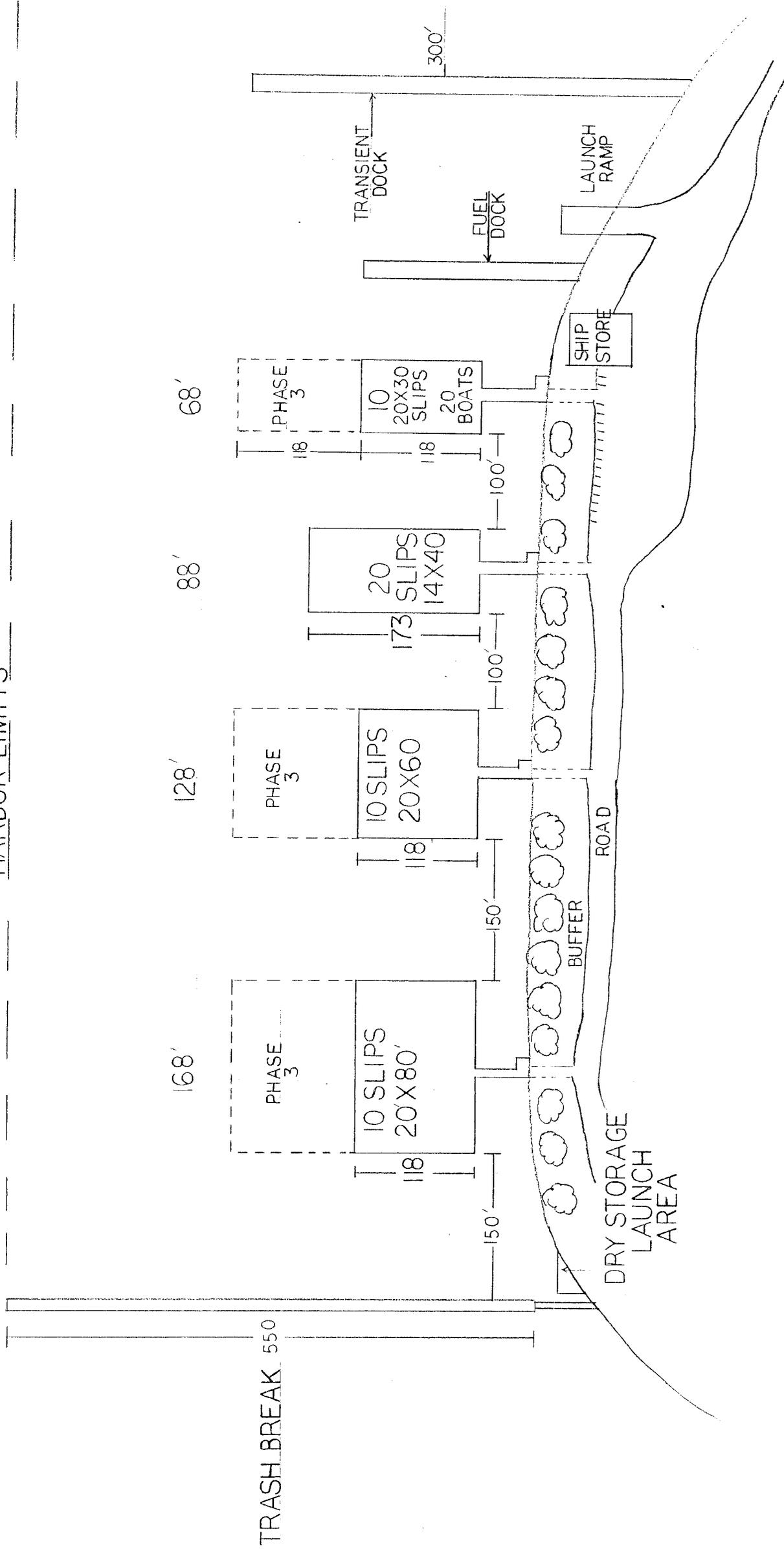


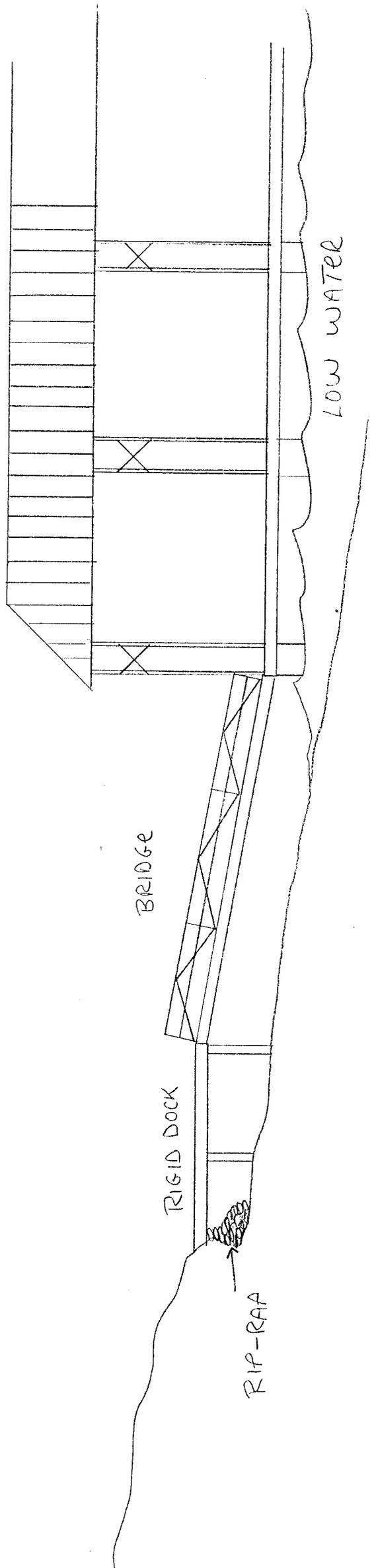
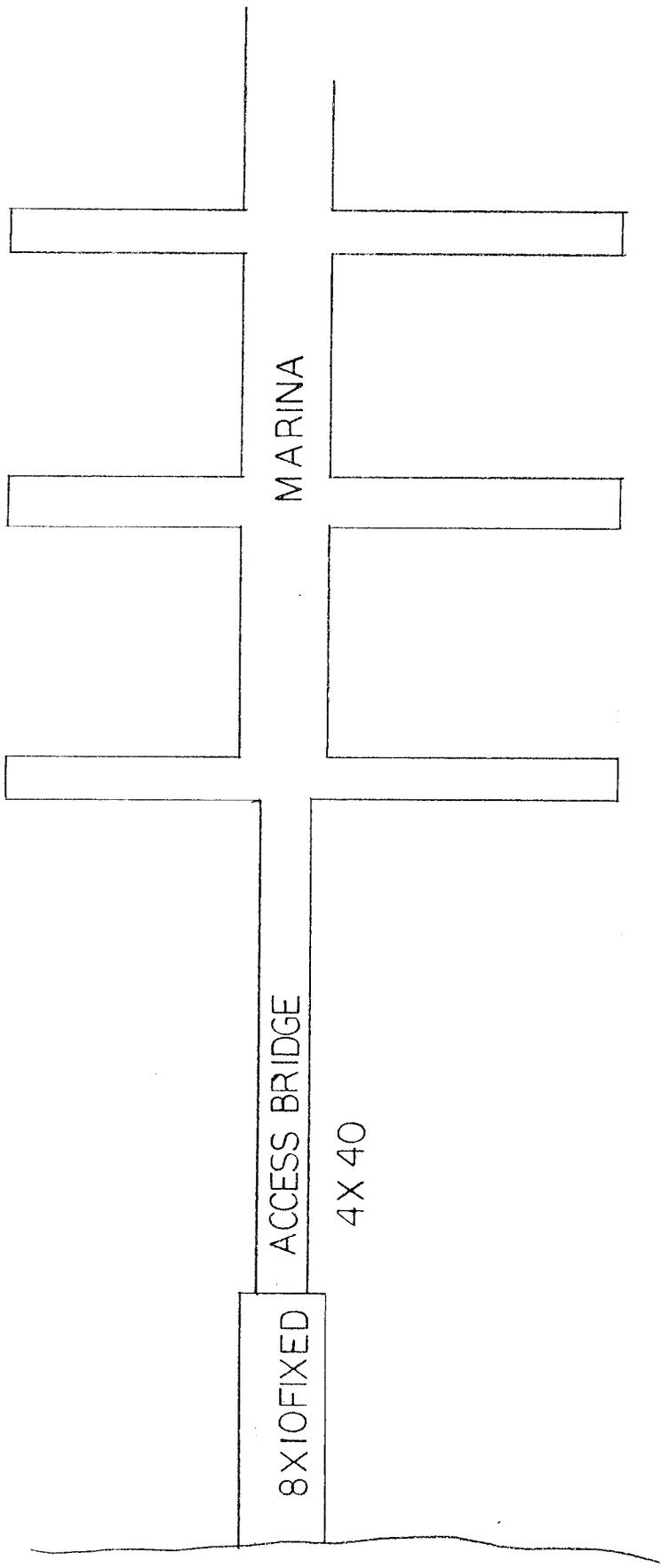
DOCK A 10 X 30 SLIPS
DOCK B 10 X 30 SLIPS
DOCK C 20 X 60 SLIPS
DOCK D 20 X 80 SLIPS



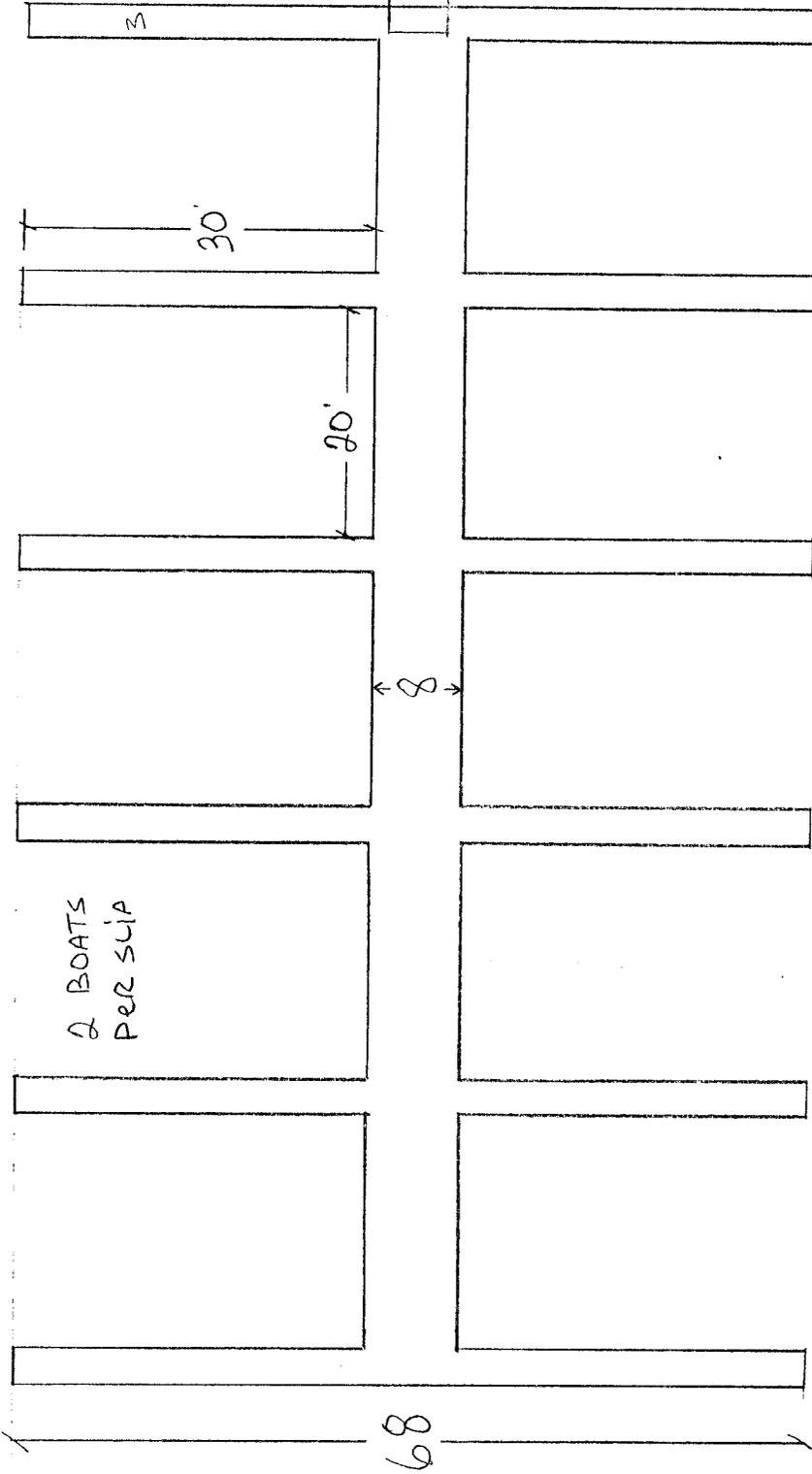
NOT TO SCALE
FOR ILLUSTRATION ONLY

HARBOR LIMITS





118'



68

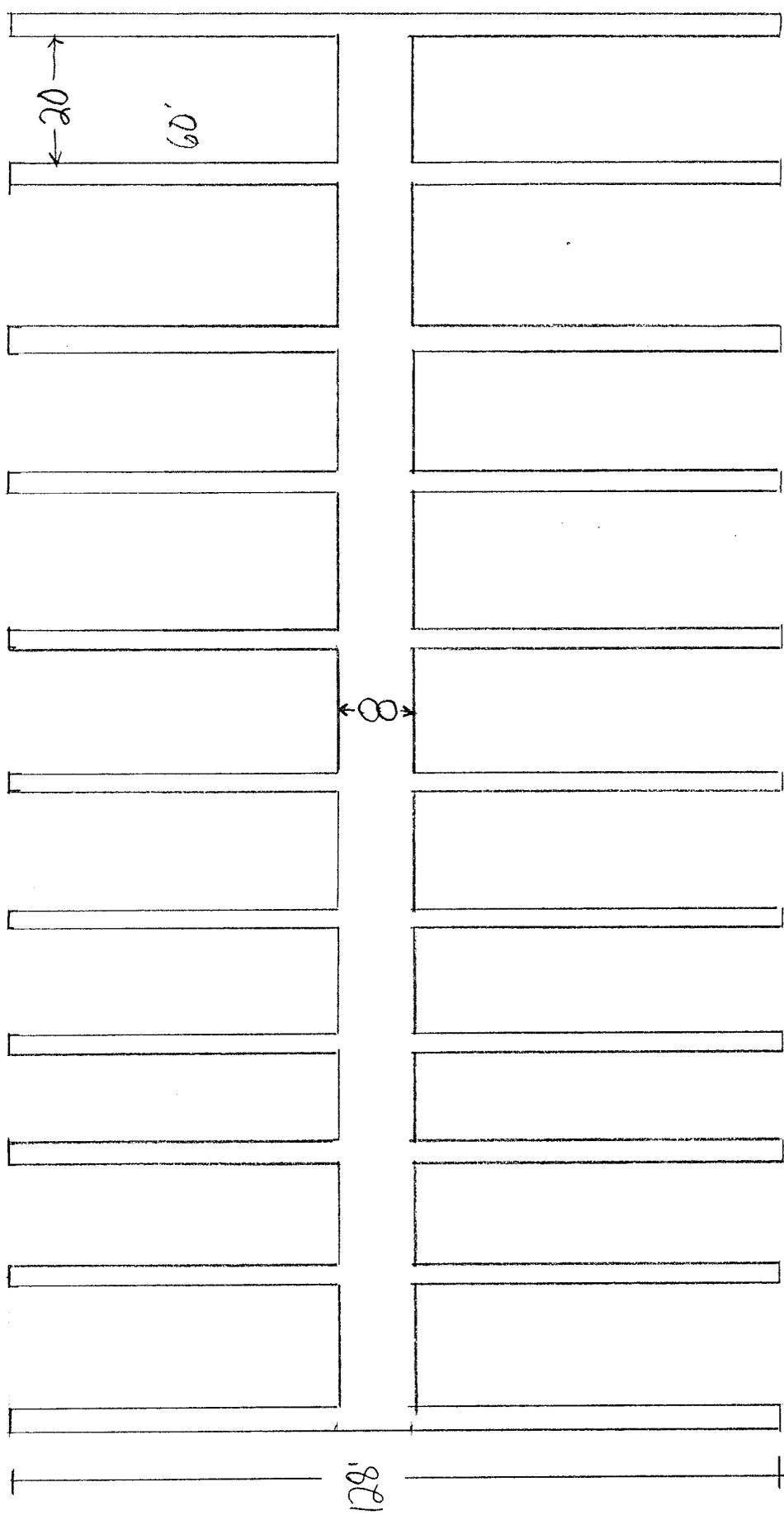
40' GANGWAY

BULKHEAD
(SEE DRAWING)

DOCK A		APPROVED BY:	DRAWN BY: <u>BD</u>
SCALE: <u>NONE</u>			REVISED
DATE:			
			DRAWING NUMBER

118'

115'



DOCK "C"

SCALE:
NONE

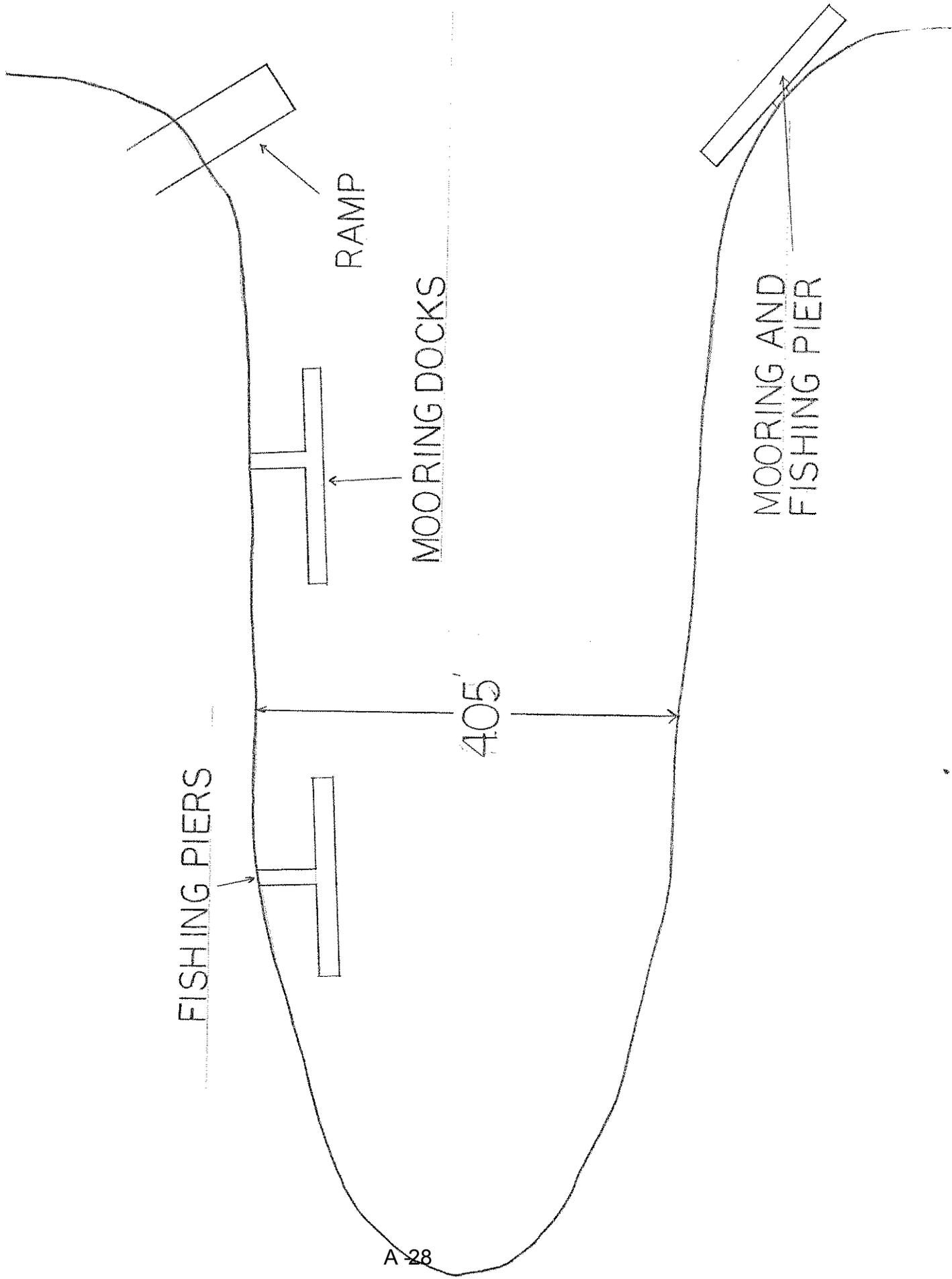
APPROVED BY:

DRAWN BY:

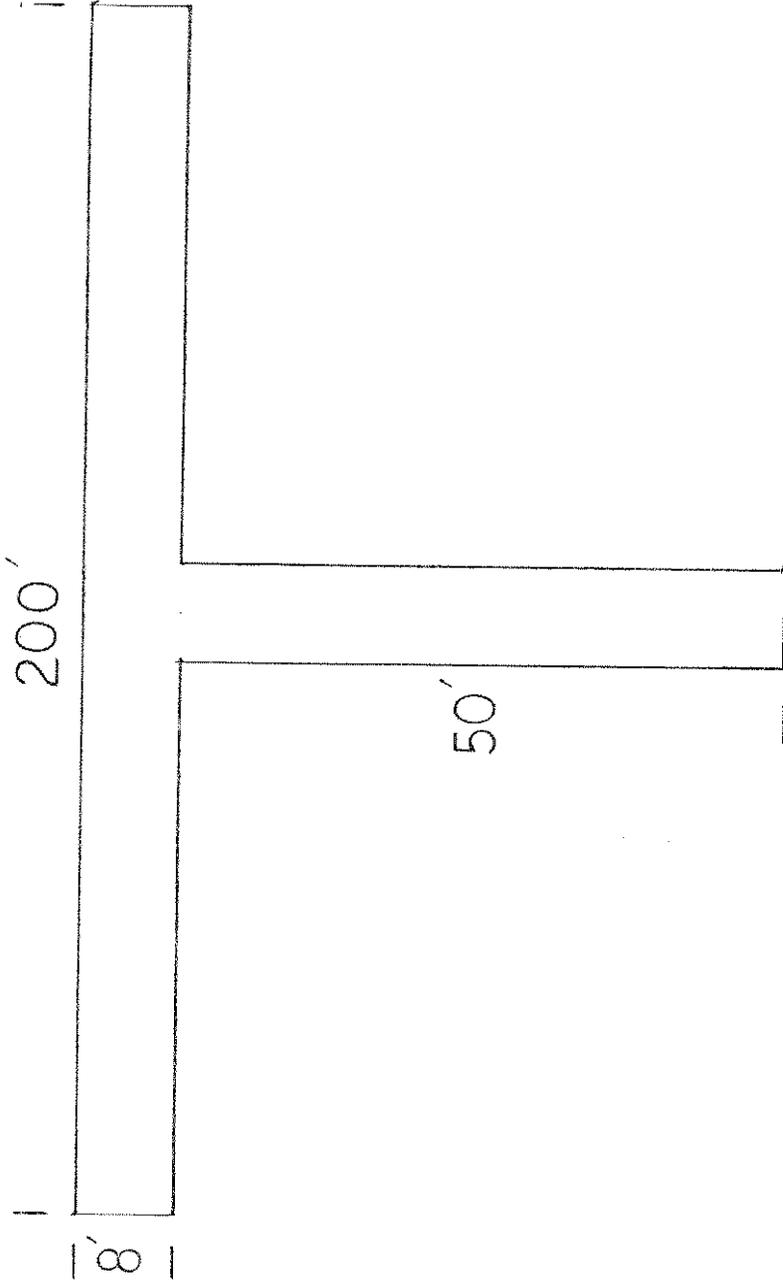
DATE:

REVISED

DRAWING NUMBER



NO. 003A



ELK RIVER RESORT
FISHING PIER

NO 004

PARKING AREA

A-30

CONCRETE

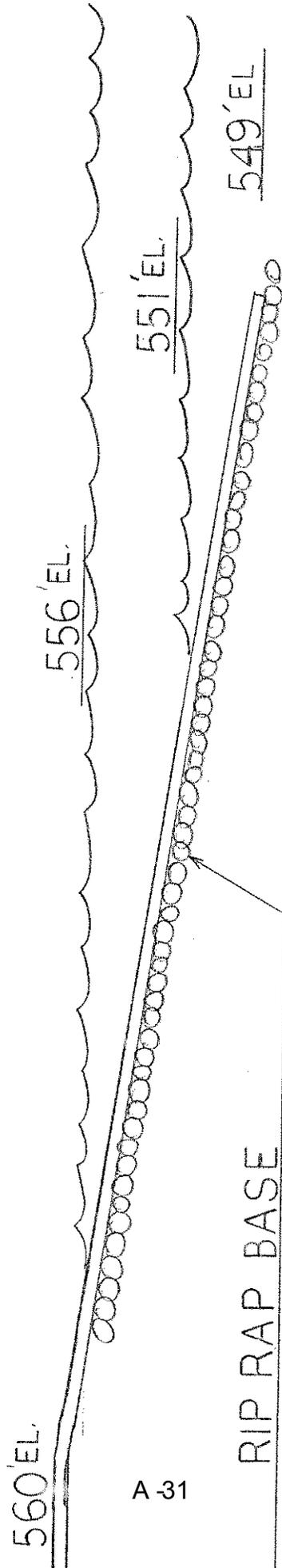
50'

RAMP

30'

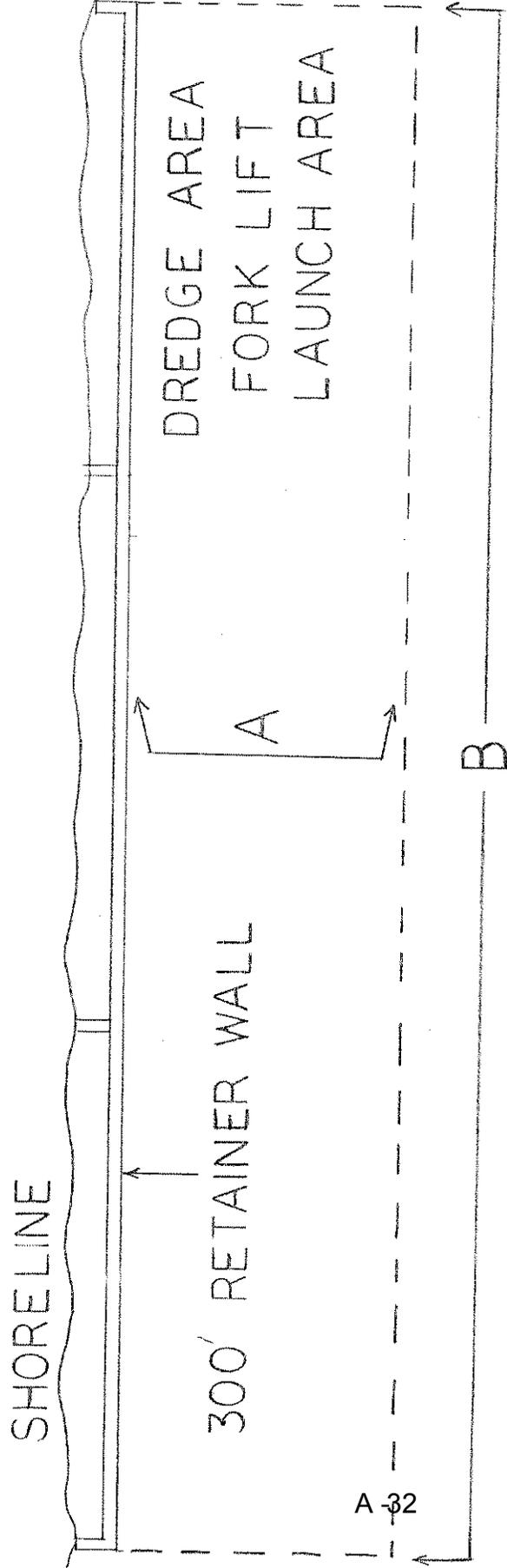
ELK RIVER RESORT
LAUNCH RAMP

NO 004A



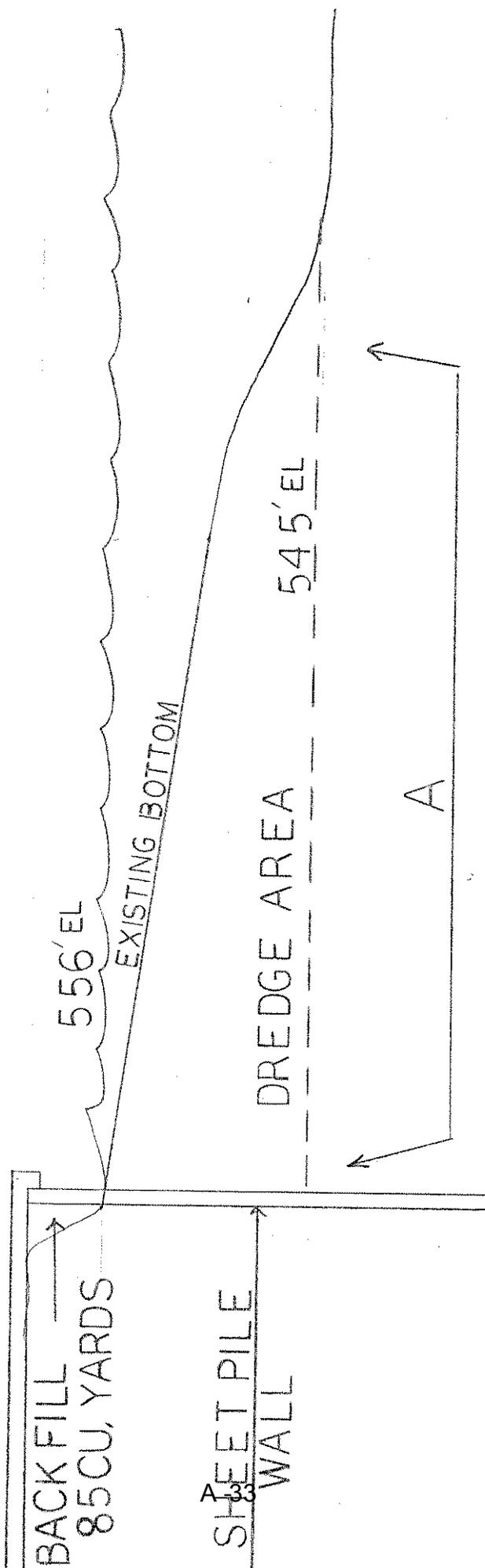
LAUNCH RAMP

NO 005



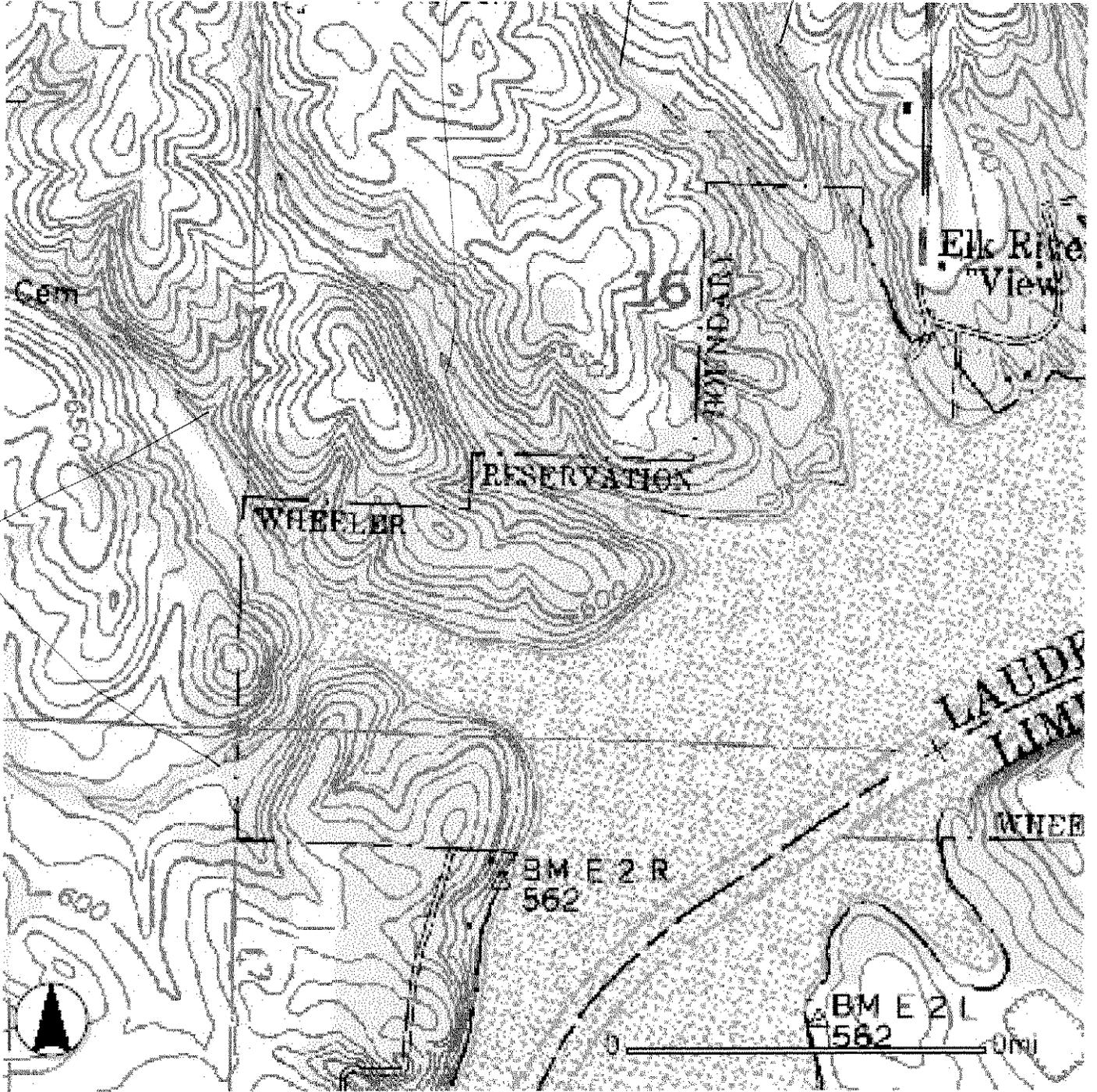
SHIP STORE / DRY STORAGE LAUNCH AREA

NO 005A



DRY STORAGE FORK LIFT LAUNCH

Culvert Culvert Culvert



5 Streams

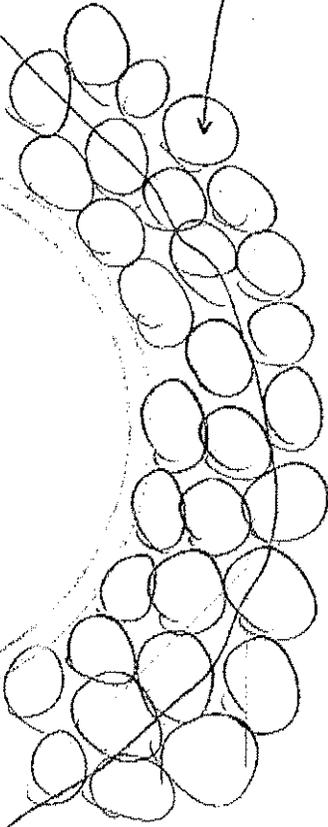
FINISH GRADE 6" CRUSHER RUN GRAVEL

GRAVEL
BACKFILL

48"
DRAIN CULVERTS

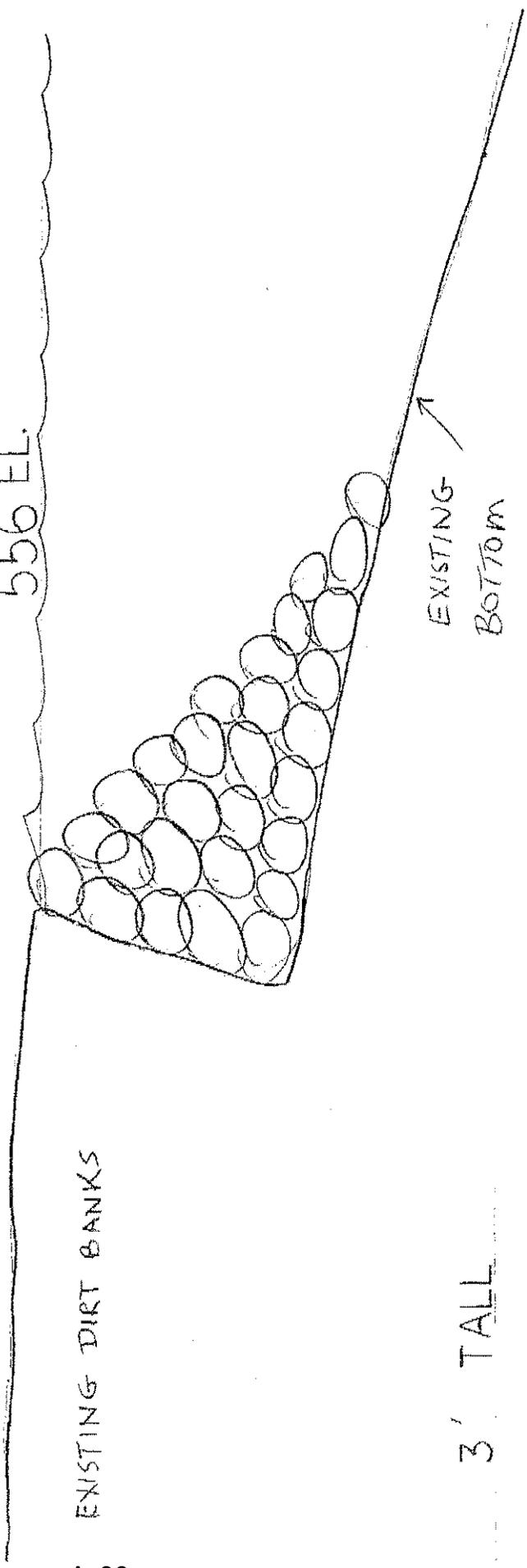
GRAVEL
BACKFILL

RIP-RAP
BASE



ELK RIVER
RESORT

556' EL.



EXISTING DIRT BANKS

3' TALL

4' WIDE

300' LONG

67 FILL (YARDS)

A-36