



Quantum Environmental & Engineering Services, LLC

## EXAMPLE PROJECT

Sunset Bay Development, Sharps Chapel, Tennessee

QE<sup>2</sup> was contracted by TN Emmons, LLC, a subsidiary of Inland Management Corporation, to provide an engineering design for a residential development known as Sunset Bay, which has now been constructed in Union County, Tennessee, near the community of Sharps Chapel. The subdivision is located on approximately 1,000 acres of land formerly comprised of a single owner farm. The acreage consists of gently rolling terrain with about seven miles of shoreline along Norris Reservoir.



A 26A Permit and Land Use Modification Permit had to be obtained from the Tennessee Valley Authority in order to build the main entrance road to the subdivision, because a part of the entrance crossed land with a TVA right of way. In order for TVA to conduct the federal permitting, an Environmental Assessment (EA) had to be prepared. TN Emmons negotiated with TVA to allow QE<sup>2</sup> to prepare the draft EA for TVA. The normal EA parameters were analyzed for the proposed project and alternative locations. The “But For” analysis was used to determine that the development could occur without the main entrance in its proposed location.

NEPA issues requiring more detailed analysis in the EA were related to the proximity of the development to an endangered bat. QE<sup>2</sup> conducted a bat survey and determined that no endangered bats would be affected by the development. Because the development included a community clubhouse and public boat dock, a noise study had to be conducted to verify that the level of noise created by people accessing these public features would be acceptable. Archaeological studies were directed by QE<sup>2</sup> and conducted by our subcontractor to determine the presence of any significant archaeological features and a management plan for those that were discovered. QE<sup>2</sup> provided a land-survey of the entire property and assisted the developer with incorporating restrictions into the deeds of lots containing archaeological artifacts deemed worthy of protection by the State Historic Preservation Officer.



QE<sup>2</sup> also prepared the Stormwater Pollution Prevention Plan for TDEC and secured the related permit for the development. Staged development of the property is currently being implemented. At full build out, the private development will have about 750 single-family residences. QE<sup>2</sup>'s contract value for the NEPA work on the project was approximately \$100,000.

