



**US Army Corps
of Engineers®**

Nashville District

Public Notice

Public Notice No. 04-74

Date: October 13, 2004

Application No. 2004-01153

Expiration: November 13, 2004

Please address all comments to:
Nashville District Corps of Engineers, Regulatory Branch
3701 Bell Road, Nashville, TN 37214

JOINT PUBLIC NOTICE
US ARMY CORPS OF ENGINEERS
TENNESSEE VALLEY AUTHORITY
AND
THE STATE OF TENNESSEE

SUBJECT: Proposed Community Dock, Boat Ramp, Harbor Limits, Wave Break and Information Buoys In Association With Proposed Upland Facilities

TO ALL CONCERNED: The application described below has been submitted for a Department of the Army Permit pursuant to **Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (CWA)**. Before a permit can be issued, certification must be provided by the state of Tennessee, Division of Water Pollution Control, pursuant to Section 401(a)(1) of the CWA, that applicable water quality standards will not be violated. By copy of this notice, the applicant hereby applies for the required certification.

APPLICANT: Windswept Subdivision
Attn: Mr. Don Bunch
1103 West Morris Blvd.
Morristown, Tennessee 37814

LOCATION: Windswept Subdivision, Holston River Mile 73.5, Left Bank, Cherokee Lake, Hamblen County, Tennessee lat 36°16'19" lon 83°17'44", Bean Station, TN Quadrangle

DESCRIPTION: The applicant proposes to construct a community boat launching ramp and floating dock, install a wave break and information buoys, and establish harbor limits, all to serve residents at Windswept Subdivision. The proposed work is a portion of an overall development plan, which includes upland facilities such as 138 single-family residences, a condominium complex with 98 units, a clubhouse, tennis courts, a swimming pool, boat storage/retrieval and parking. The normal operating summer pool (nsp) of Cherokee Lake averages at Elevation 1070. The normal operating winter pool averages at Elevation 1045. Excavation and fill activities would be performed during winter drawdown in the dry.

The proposed work is as follows:

a. Community Dock

The work consists of constructing 42 double-berth slips with two single slips and additional space at the end slips for mooring a total of 88 vessels. Phase I would have 11 double-berth and two single slips. Phase II would have 10 double-berth slips. This construction would be phased in over a five-year period as the development grows. The overall structure would measure 66' wide x 589' long. The dock would fluctuate with the lake level, providing both summer and limited winter access. The fixed and floating access walkway would measure 6' wide x 150' long and rest on the lake bottom at winter pool.

b. Wave Break

The floating wave break would measure 4' wide x 140' long and be placed approximately 50' from the end of the dock

c. Information Buoys

Four buoys would be placed within and around the perimeter of the harbor limits to inform boaters of potential shallow waters (1) and to request slow speeds (3). These would be located at least 150' from the dock facility.

d. Proposed Boat Ramp

The proposed ramp would measure 30' wide x 360' long and be constructed of 8" poured-in-place concrete. Approximately 1,000 cy of earth fill, concrete and riprap would be required to construct the ramp. Of this, ~ 850 cy would be placed below nsp. The ramp would extend from Elevation 1082 to Elevation 1047 on a 9.7% slope, with the toe extending to Elevation 1042. Riprap would armor the sides on a 2:1 slope.

e. Harbor Limits

Harbor limits would be established by TVA and subject to their review and approval.

Plans of the proposed work are attached to this notice.

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the work, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant

to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b)(1) of the CWA (40 CFR Part 230). A permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments may be used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments may also be used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. An Environmental Assessment will be prepared by this office prior to a final decision concerning issuance or denial of the requested Department of the Army Permit.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the office of the State Historic Preservation Officer.

Based on available information, the proposed work will not destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination and initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Other federal and state approvals required for the proposed work include:

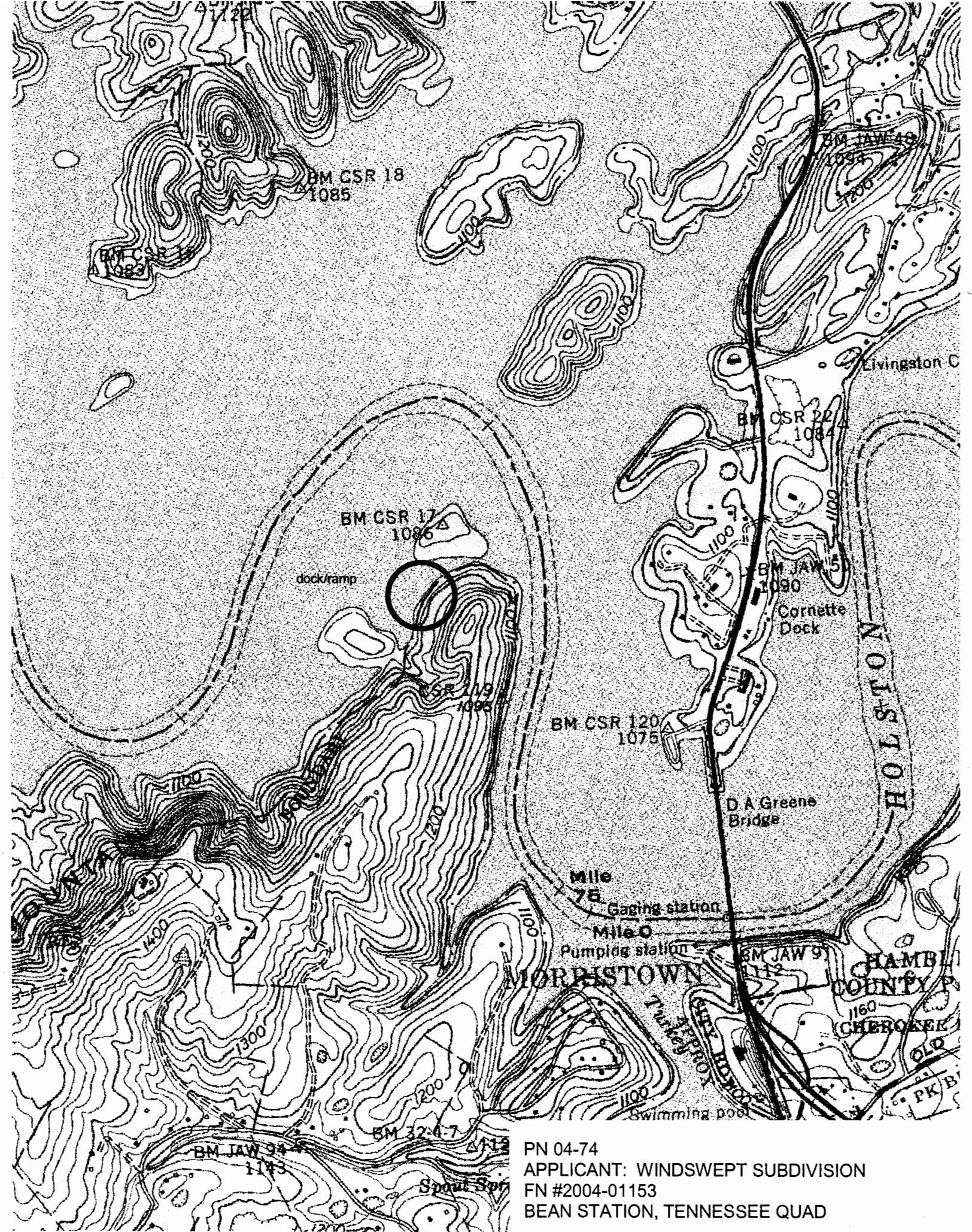
- a. Tennessee Valley Authority approval under Section 26a of the TVA Act. In addition to other provisions of its approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts.
- b. Water quality certification from the State of Tennessee is required in accordance with Section 401(a)(1) of the Clean Water Act.

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Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

Written statements received in this office on or before **November 13, 2004**, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attention: Ms. Deborah T. Tuck, at the above address, telephone (615) 369-7518. It is not necessary to comment separately to TVA since copies of all comments will be sent to that agency and will become part of its record on the proposal. Please direct any questions relative to the TVA 26a permit to Ms. Karen Stewart, Holston-Cherokee-Douglas Watershed Team, 2611 West Andrew Johnson Hwy. (WPB 1A-MOT), Morristown, Tennessee 37814-3295, telephone (865) 632-3791. Please direct any questions or comments relative to the §401 Water Quality Certification to Mr. Dan Eagar, Tennessee Division of Water Pollution Control, 7th Floor, L&C Annex, 401 Church Street Nashville, Tennessee 37243-1534, telephone (615) 532-0625.



BM CSR 18
1085

BM CSR 14
1083

BM CSR 17
1086

dock/ramp

CSR 119
1095

BM CSR 120
1075

BM CSR 22
1084

BM JAW 5
1090

Cornette Dock

D A Greene Bridge

Mile 75
Gaging station

Mile 0
Pumping station

MORRISTOWN

BM JAW 9
1112

HAMB
COUNTY P
1160
CHEROKEE
OLD

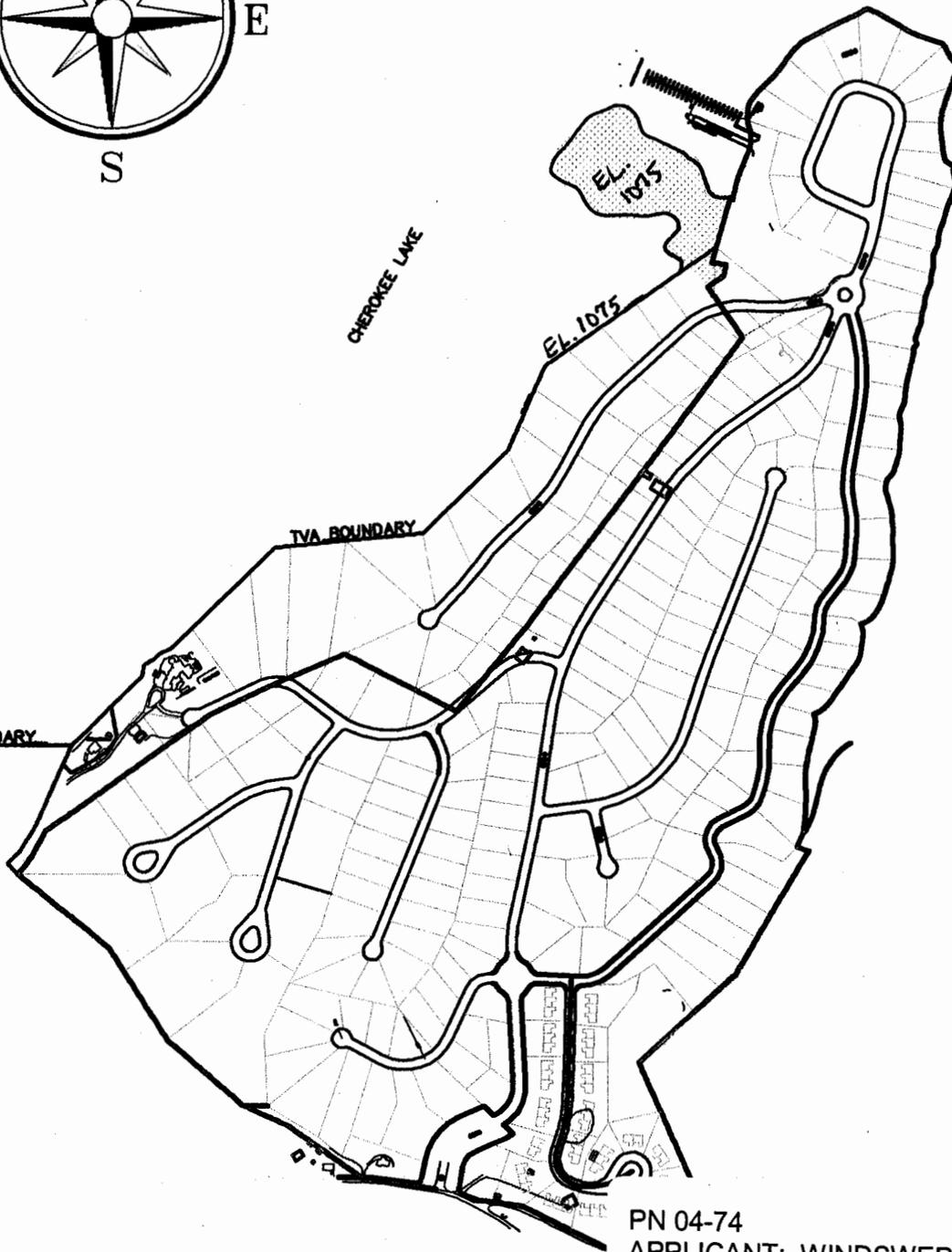
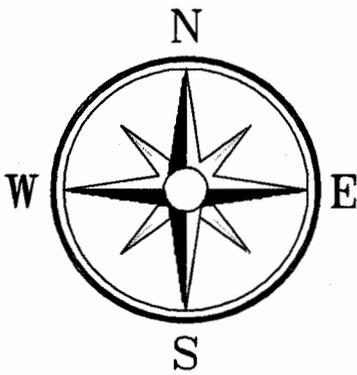
Swimming pool

BM 324-7

BM JAW 94
1143

Spot Spot

PN 04-74
APPLICANT: WINDSWEEP SUBDIVISION
FN #2004-01153
BEAN STATION, TENNESSEE QUAD



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 BEAN STATION, TENNESSEE QUAD

NOTE



Quantum Environmental &
 Engineering Services, LLC

126 Dante Road
 Knoxville, TN 37918
 PHONE (865) 689-1395, FAX (865) 689-6844

DESIGNED BY:	PJW
CHECKED BY:	PJW
CADQC:	NA
DRAWN BY:	GWP
SCALE:	NTS
DATE:	07-30-04
REV. NO:	0

**WINDSWEPT
 RESIDENTIAL SUBDIVISION**

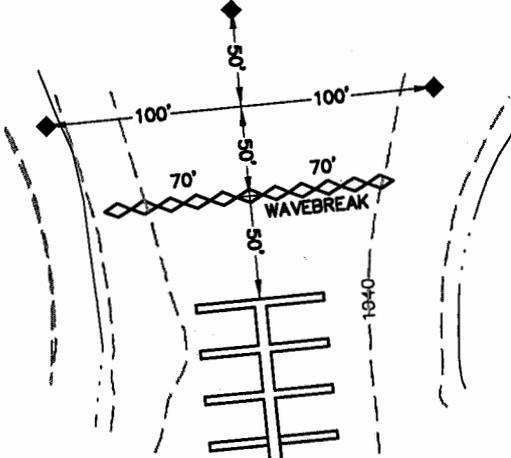
GENERAL SITE MAP

PROJECT NO: 500285

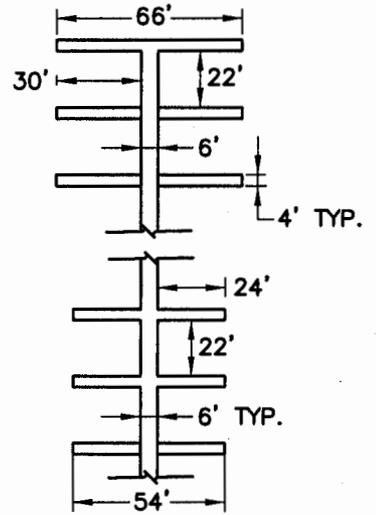
Drawing Name:
 D-BUNCH LAYOUT Rev 5.dwg



"PLEASE NO WAKE" BOUYS



DETAIL

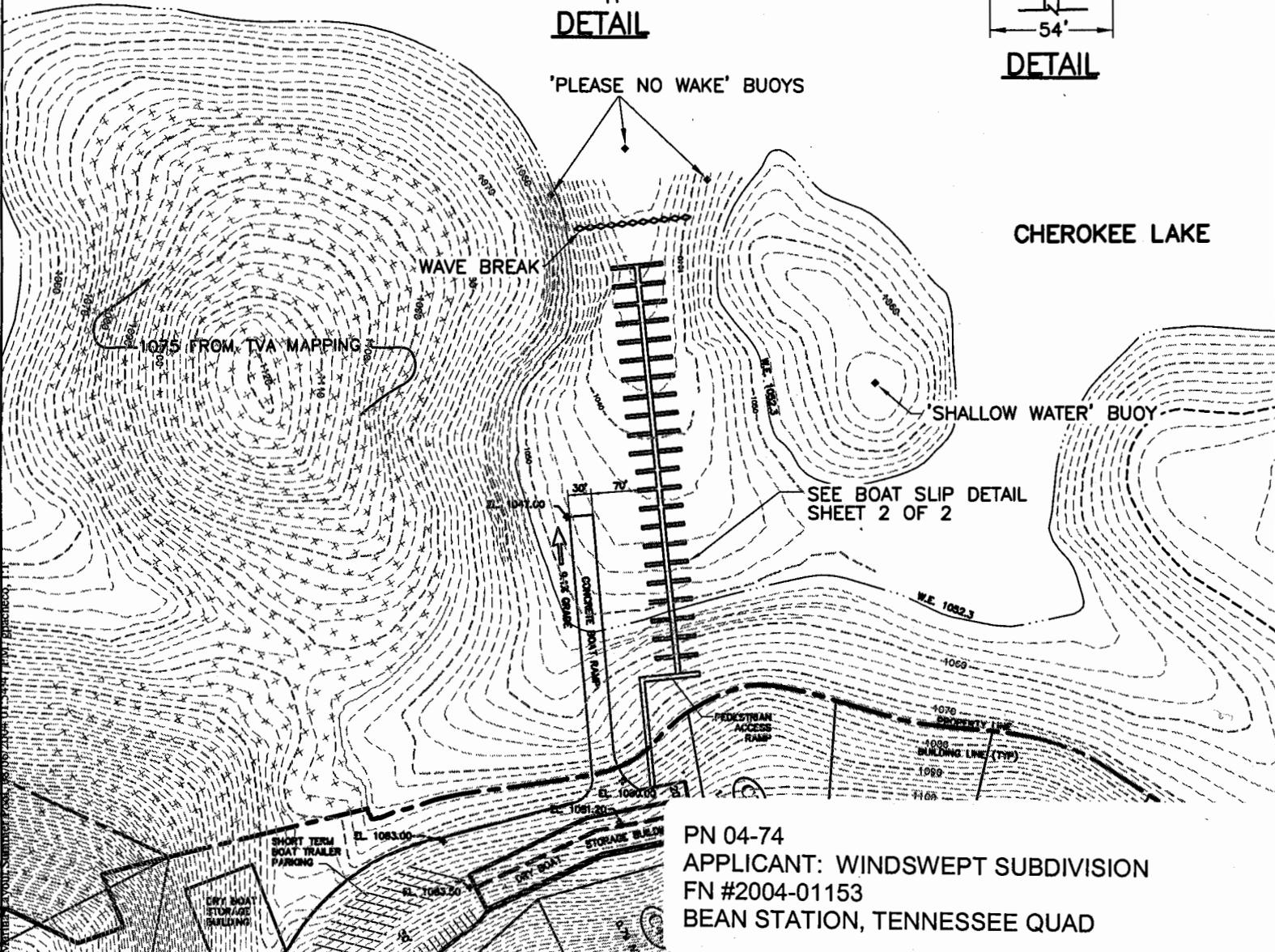


DETAIL

CHEROKEE LAKE

"PLEASE NO WAKE" BOUYS

CHEROKEE LAKE



PN 04-74
 APPLICANT: WINDSWEEP SUBDIVISION
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 BEAN STATION, TENNESSEE QUAD

NOTE



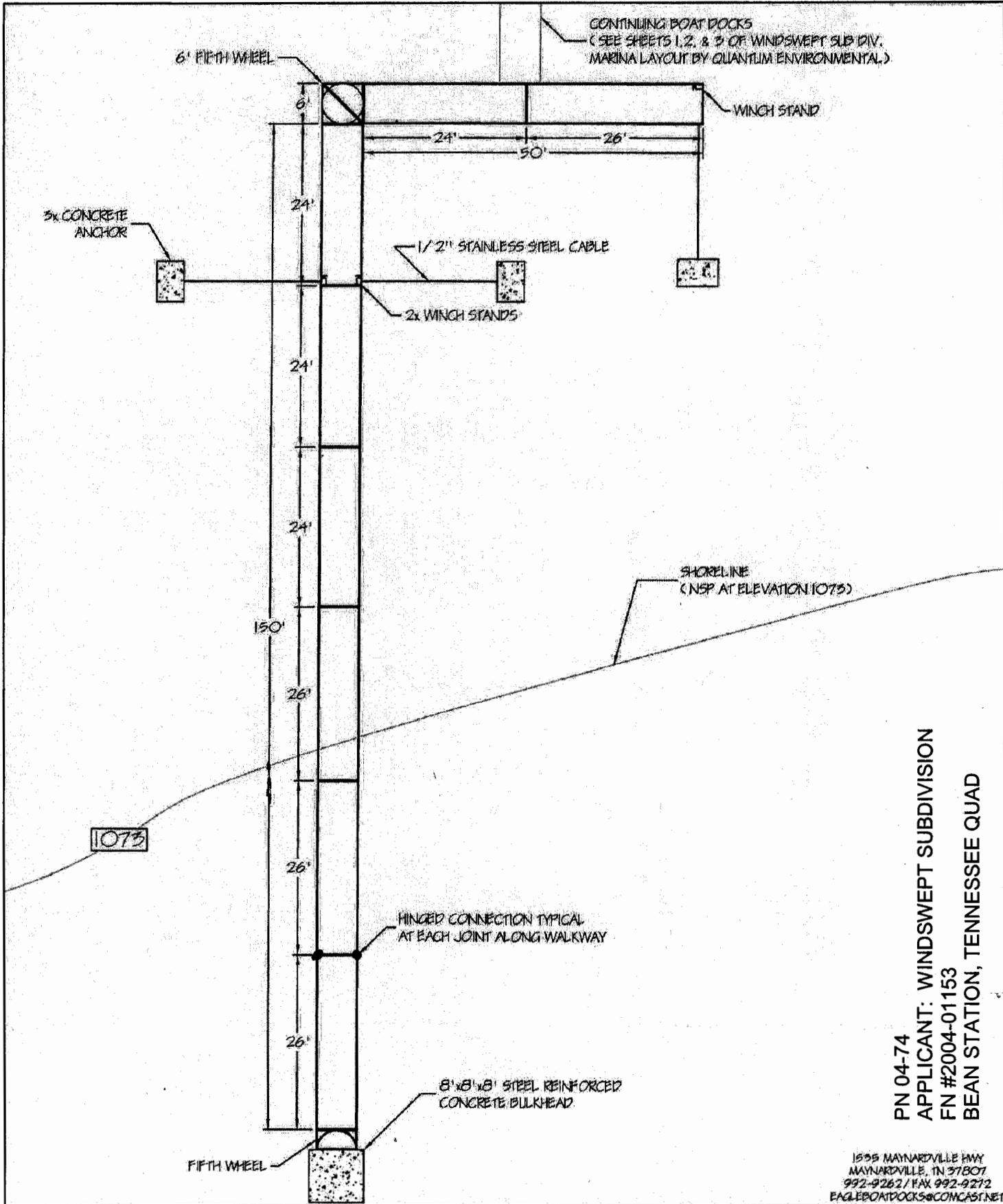
Quantum Environmental & Engineering Services, LLC
 126 Dante Road
 Knoxville, TN 37918
 PHONE (865) 689-1395, FAX (865) 689-6844

DESIGNED BY:	DKB
CHECKED BY:	DKB
CADQC:	NA
DRAWN BY:	RWM
SCALE:	1"=200'
DATE:	7-26-04
REV. NO:	0

**WINDSWEEP
 SUBDIVISION
 MORRISTOWN, TN.**

**MARINA LAYOUT
 SUMMER POOL @ EL 1073**

PROJECT NO: 500285 Drawing Number: 1 of 4



CONTINUING BOAT DOCKS
(SEE SHEETS 1, 2, & 3 OF WINDSWEEP SUB DIV.
MARINA LAYOUT BY QUANTUM ENVIRONMENTAL.)

3x CONCRETE ANCHOR

WINCH STAND

1/2" STAINLESS STEEL CABLE

2x WINCH STANDS

SHORELINE
(NSP AT ELEVATION 1075)

1073

HINGED CONNECTION TYPICAL
AT EACH JOINT ALONG WALKWAY

6' x 6' x 6' STEEL REINFORCED
CONCRETE BULKHEAD

FIFTH WHEEL

PN 04-74
APPLICANT: WINDSWEEP SUBDIVISION
FN #2004-01153
BEAN STATION, TENNESSEE QUAD

1599 MAYNARDVILLE HWY
MAYNARDVILLE, TN 37107
992-9262 / FAX 992-9272
EAGLEBOATDOCKS@COMCAST.NET

S:\cadd\p500285.dwg-D-BUNCH\1073\1073.dwg Rev 5.dwg. WALKWAY DETAIL, 08

NOTE



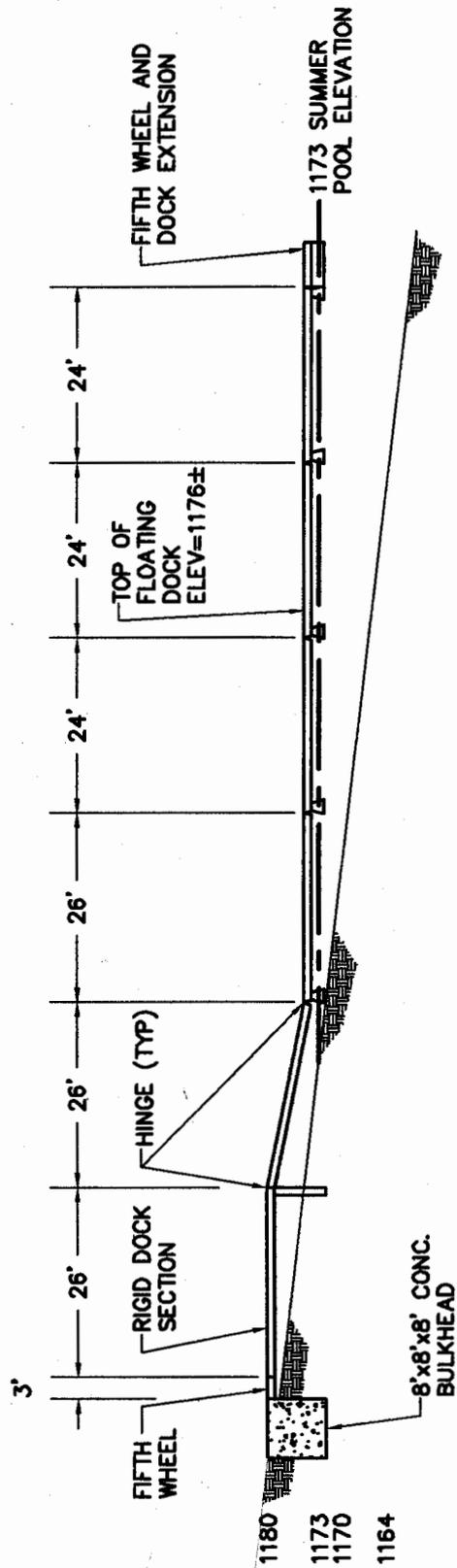
Quantum Environmental & Engineering Services, LLC
126 Dante Road
Knoxville, TN 37918
PHONE (865) 689-1395, FAX (865) 689-6844

DESIGNED BY:	PJW
CHECKED BY:	PJW
CADQC:	NA
DRAWN BY:	GWP
SCALE:	NTS
DATE:	08-06-04
REV. NO:	0

**WINDSWEEP
RESIDENTIAL SUDIVISION**

**TYPICAL WALKWAY
DETAIL**

PROJECT NO: 500285 Drawing Number: 4 of 4



SECTION AT PEDESTRIAN WALKWAY

NTS

PN 04-74
 APPLICANT: WINDSWEPT SUBDIVISION
 FN #2004-01153
 BEAN STATION, TENNESSEE QUAD

NOTE



Quantum Environmental & Engineering Services, LLC

126 Dante Road
 Knoxville, TN 37918
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DESIGNED BY:	PJW
CHECKED BY:	PJW
CADOC:	AWO
DRAWN BY:	AWO
SCALE:	NTS
DATE:	09-28-04
REV. NO:	0

**WINDSWEPT
 RESIDENTIAL SUDIVISION**

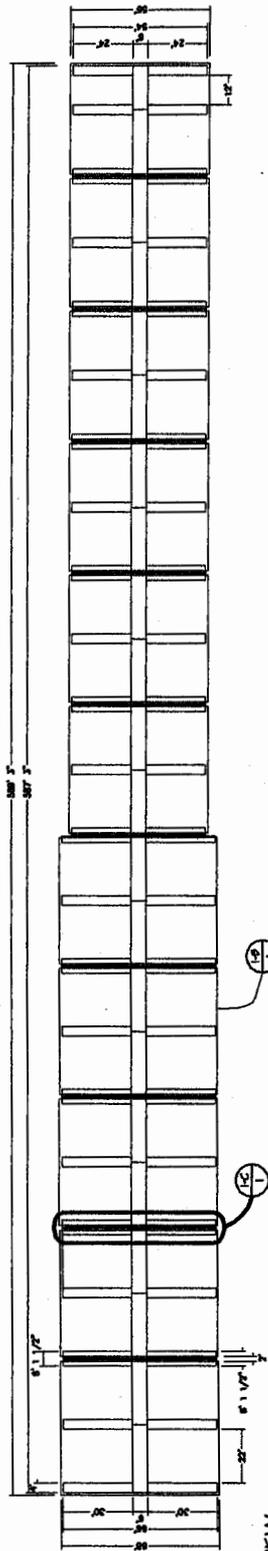
**TYPICAL WALKWAY
 SECTION**

PROJECT NO: 500285

Drawing Number:
 4 of 4

PN 04-74
 APPLICANT: WINDSWEEP SUBDIVISION
 FN #2004-01153
 BEAN STATION, TENNESSEE QUAD

NOTES:
 1. DIMENSIONS ARE 4" WIDE EXCEPT WHERE NOTED ON DRAWING.
 2. SPACES ARE 22" WIDE EXCEPT WHERE NOTED ON DRAWING.



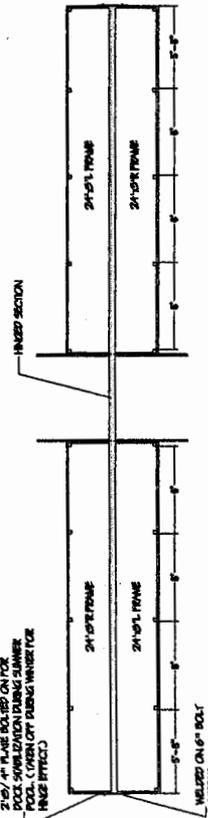
DOCK OVERVIEW
 DOCK LAYOUT
 DETAIL 1-A



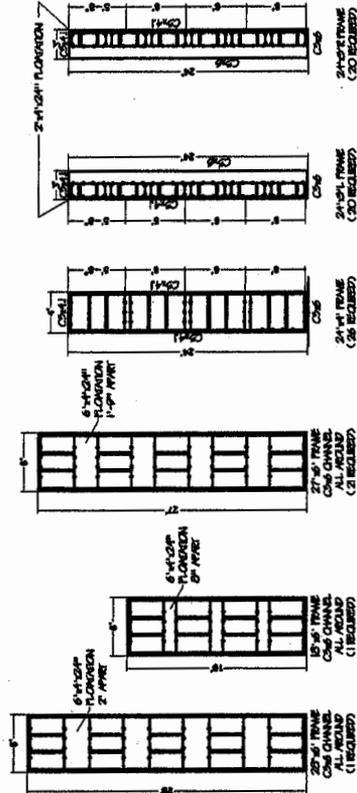
DOCK OVERVIEW
 ROOF DETAIL
 DETAIL 1-B

NOTES:
 1. LIGHT SPACING CONSIDERED THROUGH OUT DRAWING.

2'-0\"/>



DOCK OVERVIEW
 FRAME DETAILS FOR HINGED SECTIONS
 DETAIL 1-C



DOCK OVERVIEW
 FRAME DETAILS
 DETAIL 1-D

NOTE



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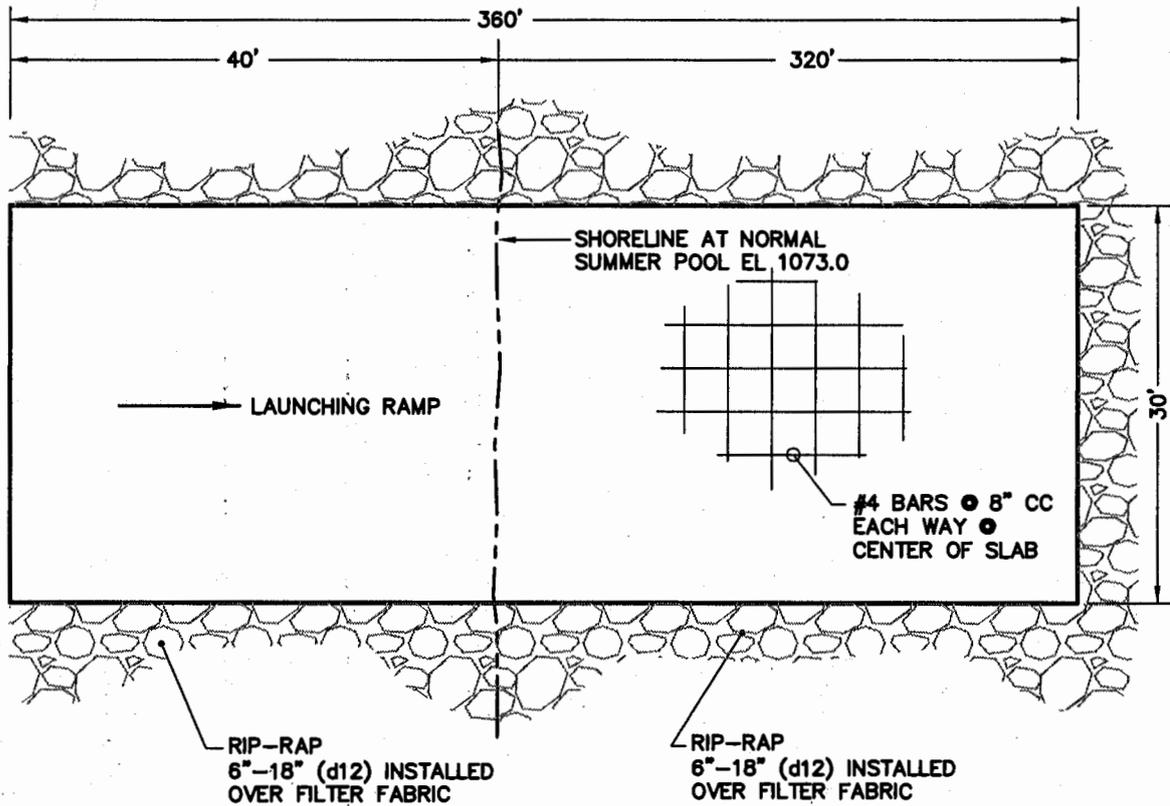
DESIGNED BY:	DNB
CHECKED BY:	DNB
CHQC:	NA
DRAWN BY:	RBW
SCALE: N.T.S.	N.T.S.
DATE:	07/21/04
REV. NO:	0

WINDSWEEP
 SUBDIVISION
 MORRISTOWN, TN.

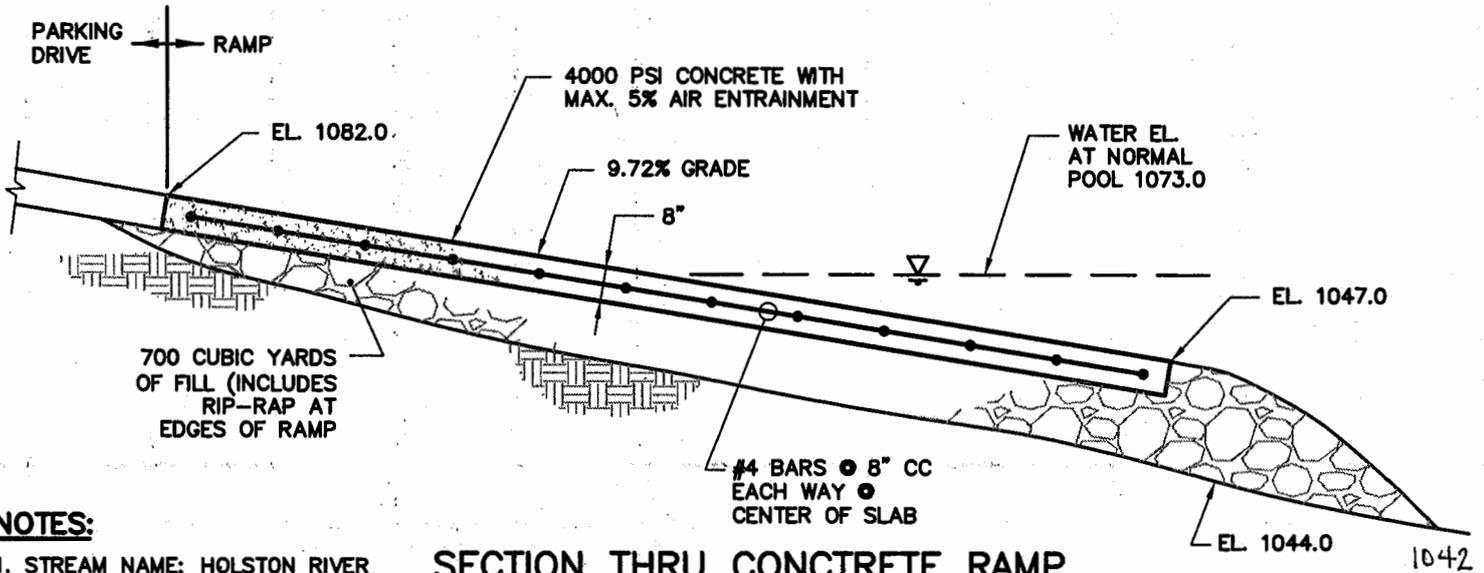
BOAT DOCK PLANS

PROJECT NO: 500285

Drawing Number:
 3 of 4



PLAN VIEW



NOTES:

1. STREAM NAME: HOLSTON RIVER
2. RESERVOIR NAME: CHEROKEE
3. MILE MARKER: 75
4. SUBDIVISION NAME: WINDSWEPT
5. SHEET NUMBER: 2 of 4
6. THE NORMAL SUMMER WATER LEVEL IS EL. 1073.0
7. THE NORMAL WINTER WATER LEVEL IS 1030.0

SECTION THRU CONCRETE RAMP

DESIGNED BY:	PJW
CHECKED BY:	PJW
	NA
BY:	GWP
	NTS
	07-30-04
REV. NO:	0

**WINDSWEPT
RESIDENTIAL SUBDIVISION**

**TYPICAL CONCRETE
RAMP DETAIL**

PROJECT NO: 500285

Drawing Number:
2 of 4

PN 04-74
APPLICANT: WINDSWEPT SUBDIVISION
FN #2004-01153
BEAN STATION, TENNESSEE QUAD

YOUT Rev 5.dwg, Conc. Ramp detail, 08/06/2004 01:53:19 PM, gpa,hcco, 1:0.986656

8"-4000 PSI CONCRETE WITH #4 EW TURN DOWN INTO 12" RIM. SHALLOW RIB OR COARSE BROOM FINISH

18" OF 8" Ø50 TDOT RIP-RAP

30'

12"
8"

COMPACTED SELECT CLAY SOIL

MIRAFI GF300 FABRIC

2
1

EXISTING GROUND

4'
(TYPICAL)

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DESIGNED BY:	RWM
CHECKED BY:	PLW
CADOC:	AWO
DRAWN BY:	GWP
SCALE:	NTS
DATE:	08-27-04
REV. NO:	0

WINDSWEPT SUBDIVISION
 MORRISTOWN, TN

BOAT LAUNCH
 RAMP SECTION

PROJECT NO: 500285

Drawing Name: CONCRETE BOAT RAMP SECTION.DWG