

Realtor Letter - All correspondence should be sent to:

Resource Manager's Office Phone (615) 822-4846, 847-2395
Old Hickory Lake Fax (615) 822-2743
No. 5 Power Plant Road
Hendersonville, TN 37075-3467 Attn: Ranger_____

Current Property Owner_____

Subdivision _____ Lot # _____

Address _____ Phone _____

As part of the terms of the sale of the property, I am advertising

_____ Boat dock and/or mowing permit can be issued or reissued for this property

NOTE: I understand that all permits/licenses are not automatically transferable and that the new property owners must contact the Resource Manager Office, Old Hickory Lake, within 14 day of closing to make an appointment with a Ranger to obtain a permit/license.

Please Mail to: _____ Email _____

_____ Phone _____

_____ Fax _____

DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

1. A representative of the Resource Manager, Old Hickory Lake inspected the public land adjacent to the referenced private property on _____ and determined that:
2. A boat dock can be (installed) (remain) Yes____ No____
3. Existing license items (waterlines) (electric line) (steps) (other _____) can remain Yes____ No____

NOTE: The information provided is no longer valid after 90 days. Information must be reconfirmed.

Resource Manager

Date

SHORELINE MANAGEMENT MEETING CHECKLIST January 2009

PUBLIC PROPERTY

Public Property- Any alteration or modification of natural vegetation or land forms on public property is prohibited without written approval from the Resource Manager.

Allocated Area- No work is to be performed outside your allocated area.

Encroachments and Landscaping -Prohibited items include, but are not limited to:

Structures including patios, decks, fences, invisible dog barriers, buildings, sheds, barbecue grills, satellite dish, playground equipment, sprinkler heads, planters, flowerbeds, gardens, exotic plants, spreading of sand or gravel, storage of any object such as firewood, boats, trash, pet houses, and the disposal of litter, leaves, trash.

Planting Requirements- Public boundary line must be marked on all corners and every 40 feet. Also tree plantings should be at a minimum density of 24 trees per acre. If you don't meet the minimum requirement planting is required.

Hazardous Tree Removal and Tree Trimming- Diseased or standing trees that pose a safety hazard can be removed with prior approval; they must be replaced with Native Trees and typically a portion of the trunk must remain for wildlife habitat. Trees on public property may be pruned or limbed 1/3 their height not to exceed 12 feet.

Fill Material- Generally fill material is not allowed on public property but may be considered on a case-by-case basis up to one vertical foot not to exceed 10 cu. yds.

Shoreline Stabilization Measures- If erosion of the shoreline is evident; the applicant must stabilize the bank along that entire eroded portion.

Destruction- In severe cases of destruction, the current permit may be revoked and a moratorium may be placed on the issuing of any new permits/license or renewals for land use and moorage facilities in the affected area for a period up to 15 years or longer.

DOCK

Shoreline Criteria- There must be a minimum of 65 feet of allocated shoreline to qualify for an individual dock. If lots or parcels of land are subdivided or altered then all affected parcels and permitted activities must conform to the current requirements of the shoreline management plan.

Location- Dock location will be determined by the Resource Manager/Rangers.

Dock Construction Requirements- Size will not exceed 700 sq. feet excluding the walkway but including any boats or jet skis moored to the outside. The closest point between any two docks must be at least 50 feet. The dock will not extend more than 50ft. in length from the shoreline or one-third the width of a cove. Boat or jet ski lifts on the outside of the dock must be approved prior to installation.

Safety Reflectors-Docks must have reflectors installed and maintained on each corner.

Electrical and Water Lines- Requires a license and must be approved prior to install

Dredging can be permitted to provide sufficient water depth for boat access with prior approval.

OTHER

Historical and Cultural Resources- Shall not be removed or disturbed. If discovered notify Resource Manager's Office and cease work immediately.

Lake Level Fluctuation- Normal pool elevation: 445 feet above mean sea level

Permit Expiration and Non Transferable Permit

Inspection Checklist Completed

Other Issues Discussed:

APPLICANTS CONFIRMATION:

I understand the items discussed and the requirements for a Shoreline Use Permit and License.

Applicants Signature

Date

Ranger

Date

Address: _____

Contact Number: _____

Lake Buyers – It's about What you know and Who to Know!

The basics about the lake.

- Constructed between Jan. 1952 – June 1954 – completed for full use in 1957
- Designed, operated, and supervised by the US Army Corps of Engineers.
- Old Hickory Lake is a mainstream storage impoundment on the Cumberland River
- Contains 22,500 surface acres at an elevation of 445 feet above mean sea level
- The lake extends 97.3 miles upstream to Cordell Hull Lock and Dam near Carthage
- Water fluctuations are minimal w/minimum pool elevation at 442 feet MSL
- 65 feet deep at normal pool level
- Public Facilities: 8 marinas, 2 Corps Operated camp grounds, & 41 boat access sites
- Named after President Andrew Jackson whose nickname was Old Hickory
- Nashville area counties with lake shoreline: Davidson, Sumner, Wilson
- Nashville area suburbs with lake shoreline: Old Hickory, Hendersonville, Gallatin, Hartsville, Castalian Springs, Mt. Juliet, Lebanon

Information about the dock and Realtor Letter.

The Realtor Letter from the Corps and Dock Permit.

- Applied for by the Seller with clear verbiage stating that current dock licenses and permits DO NOT automatically transfer
- It can take up to 14 days after application to get back from the Corps
- When returned from Corps – bottom portion of Realtor Letter states whether or not the existing dock can remain and additional

information about other licensed items ie water lines, electrical lines, steps, etc.

Additional Dock Information:

- There must be a minimum of 65 feet of allocated shoreline to qualify for an individual dock
- Dock location is determined by the Ranger
- Dock permits expire every 5 years and the cost to renew varies from dock to dock
- Basic dock fees are \$30 with mowing only. Each additional permitted item is \$125, ie electrical, water, steps, etc. – they can go as high as \$350. Call the Corps to ask what the fees are for the specific dock.
- The dock permit number is located on the front edge of the dock facing the lake. It is a metal plate with the dock number on it.
- Private dock size will not exceed 700 sq. ft. excluding the walkway, but including any boats or jet skis moored to the outside. This doesn't mean you will be approved for a 700 sq ft dock, there must be at least 50 feet between the closest points on any two docks.
- Community docks (docks with more than one slip where the slips are shared by more than one address) are frequently "owned" by a non-profit LLC of property owners and ownership costs are split. Permits are issued to the LLC.
- Community docks can be a maximum of 640 sq ft surface area per member.
- No dock will extend more than 50 ft in length from the shoreline or 1/3 width of a cove.
- Boat or jet ski lifts on the outside of the dock must be approved prior to installation

- Safety reflectors must be installed and maintained on each corner
- Dredging can be permitted to provide sufficient water depth for boat access with prior permit. Debris from dredging cannot be left on shoreline nor dumped in lake
- Owners of docks are responsible for all costs associated with dock repair and maintenance. Home Owners Insurance MIGHT cover dock damage. Check your policy
- Some docks are “grandfathered” with licenses and permits not currently allowed. Grandfathered docks pass to the new owner and are still grandfathered
- For new docks, the Corps no longer allows a permit for water to be withdrawn from the lake for landscaping purposes. If this permit exists with a current dock, it is considered “grandfathered”.
- The Corps allows burning of driftwood only on Corps property. Owners are responsible for seeding and applying straw to burn area. All other burning must be approved

Shoreline Management Meeting Checklist:

- Within 14 days after closing, new owner must make an appointment with their area Ranger
- New Owner must meet with the Ranger to discuss all aspects of living on property which adjoins Corps property and the responsibilities and restrictions of owners. This meeting will include information about the dock, shoreline management and other checklist items.
- Corps must approve any shoreline improvement. Rip Rap rock is commonly used to improve shoreline and must be at least 6” rock. It can be obtained by truckload from a quarry and paid for by owner.
- Lake property boundary lines are calculated based on elevation. Corps property is usually staked with metal poles and Corps tags. In addition, the Corps will sometimes identify their boundary lines with yellow paint slashes on trees.

Dock contingency to keep your Buyers safe and informed.

- “This offer is contingent upon the buyer’s receipt and approval of an acceptable Realtor Letter for the dock from the Corps of Engineers within 48 hrs of Binding Agreement Date”

Who to call and when to call the Corps of Engineers

- Current Rangers for Old Hickory Lake sections as of 4/28/2020

Emily Johnson – Hendersonville

Chase Wilson – Hendersonville/ West Gallatin

Pamela Backus – East Gallatin/Hartsville/Castilian Springs

Katie Slezak – Lebanon/Mt. Juliet

Will Gore – Mt. Juliet/Old Hickory

US Army Corps of Engineers –5 Powerplant Rd. Hendersonville, Tn
37075, Nashville District 615-822-4846 (Call early to speak to a Ranger
-they go out on the lake early)

Internet: <http://www.lrn.usace.army.mil/>

Set expectations with your Buyers.

- Until you have a Realtor Letter, you don’t know the permit status of your dock.
- The Corps could force removal of encroachments such as stepping stones, fire pits, etc.
- Cooperating with their Ranger and The Corps will be important to their enjoyment of the property. Your dock is on Corps property by their permission.
- The Corps patrols and inspects the shoreline to ensure adjoining property owners are in compliance. They compare pictures from their last inspection.
- You may not cut trees on Corps property to improve view without written permission from The Corp. (They don’t usually give permission – their job is to maintain the natural beauty of the shoreline for the enjoyment of all.)
- The property adjoining theirs which belongs to the Corps is public property. Anyone can stand on this property and fish or sit and

enjoy the view. Remember, Corps property might start the middle of your backyard. Know your Corp property markers and make Buyers aware of them.

- Wildlife along the shoreline is protected and managed by the Tennessee Wildlife Resource Agency – TWRA. It is illegal to disturb their wildlife. If you have a problem or an injured wild animal on Corp property, you must call the TWRA.
- If lake property owners are savvy, they will bake fresh cookies for the Rangers and have a cold glass of sweet tea for them whenever they come around.

Know the lake or at least the part of the lake where you want to work with Buyers.

- Many lake buyers have specific goals for living on the lake. Talk to them about these goals so you can know how to help them.
- Sunrise or sunset view might be important
- Lake access might be lifestyle driven – are they okay with limited access such as a fingerlet of water as long as they can take their boat to bigger water?
- To some lake buyers, it's all about the view – do they want to see lots of water from the back of their home, or is a limited view okay?
- Be sure to watch for a view that can change seasonally. Some lake property has such heavy trees that in the Spring, Summer and Fall, you don't see the water.
- A lot of lake Buyers want to be on a bay so that their boat and dock don't take wear and tear from summertime recreational boats or barges.
- Many lake buyers want a Big Water view and nothing else will do. The biggest water view is the main channel.
- All of the different views and forms of access and locations strongly affect the value of lake property. You need to know these things so you can advise them on places to look and price expectations.

If you need any help, information or advise about Lake property, don't hesitate to call me. It is much better to take a minute and "Phone a Friend" than to wing it and cause yourself such embarrassment that you are scarred for life and teach Lake Property Classes to make amends...

Jeanette Nelson

Managing Broker – Parks at Providence

615.424.1994