
David B. Harbin

From: "Duffey, Janet L" <jlduffey@tva.gov>
To: "David B. Harbin" <harbin@bhn-p.com>
Sent: Thursday, December 19, 2013 11:25 AM
Subject: RE: Browder Farm Discussion

As I read the layout, it appears that the 500 year is above the TVA flowage easement boundary, correct? No structures except private water use facilities will be considered, so this would indicate that you would not need to consider an abandonment.

Each lot will require its own application and fee. Each application fee is \$500 for private individual lots. Private facilities are limited to 1000 sq feet and must be at least 50 feet apart. A good rule of thumb is to establish a 25' setback for the facilities from each lot line, then you will meet it. Each facility must be completely contained on property you own. In other words, the extent of the facility must not extend over the property line in the water.

The community facility application fee is \$1000 plus full cost recovery of the environmental and programmatic review. Community facility sizes are limited to 1000 sq feet for every 100 feet of shoreline in the community lot. A public notice is typically required for community facilities.

As we discussed previously, there are navigation restrictions, cultural concerns (cemetery, Indian mounds, etc.), and other potential issues at this location. I fully expect that there will be an extensive environmental review required.

Let me know if you have questions.

--Janet

From: David B. Harbin [mailto:harbin@bhn-p.com]
Sent: Thursday, December 19, 2013 10:07 AM
To: Duffey, Janet L
Subject: Re: Browder Farm Discussion

Janet:

Attached is the last revised layout. We have made the lots considerable larger. I think my client is comfortable with building above the TVA flowage easement and the 500 year flood fringe.

For the dock application...What are the fees? Is it a single application for the entire development or individual applications for each dock? May we have one area with a common dock for the lots without lake frontage?

David

----- Original Message -----
From: Duffey, Janet L
To: 'David B. Harbin'
Sent: Wednesday, December 18, 2013 3:00 PM
Subject: RE: Browder Farm Discussion

David,

During our last telephone conversation, I told you that we would accept applications for docks, but abandonment of any flowage easement rights below the 500 year elevation would not be considered. You