

COMMERCIAL CONSTRUCTION PERMIT APPLICATION  
SABINE RIVER AUTHORITY OF TEXAS  
LAKE TAWAKONI DIVISION

DATE \_\_\_\_\_ COUNTY \_\_\_\_\_

COMMERCIAL OPERATION \_\_\_\_\_

PERMITTEE \_\_\_\_\_ PERMIT NO. \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ CITY/STATE \_\_\_\_\_ ZIP \_\_\_\_\_

SITE LOCATION \_\_\_\_\_

HOME PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_ BUSINESS \_\_\_\_\_

**TYPE OF FACILITY OR OPERATION FOR WHICH CONSTRUCTION APPROVAL IS REQUESTED:**

Boat House \_\_\_\_\_, Pier/Floating Dock \_\_\_\_\_, Shoreline Stabilization \_\_\_\_\_, Water Withdrawal \_\_\_\_\_

Other (Specify) \_\_\_\_\_

**SPECIFY TYPE OF CONSTRUCTION MATERIALS:** (see Construction Guidelines for guidance): \_\_\_\_\_

Dimensions (indicate on drawing) \_\_\_\_\_

**PLANS/DRAWING MUST BE ATTACHED HERETO INDICATING:** Type of construction materials, dimensions, location on permit area, etc. All structures must be built of sound materials and be neat in appearance. **IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO LOCATE HIS PERMIT AREA BOUNDARY LINES BEFORE BEGINNING CONSTRUCTION.** IF IT IS EVER DETERMINED THAT FACILITIES HAVE BEEN CONSTRUCTED OUTSIDE YOUR PERMIT AREA AND/OR NEED TO BE REMOVED OR RELOCATED FOR ANY REASON, PERMITTEE AGREES TO DO SO AT NO COST TO THE AUTHORITY.

**NOTE:** All structures constructed on Authority floodplain lands may be subject to periodic flooding and inundation up to the project boundary elevation of approximately 447 foot m.s.l.

**NOTE:** It is the Permittee's responsibility to contact the Texas One-Call Notification Center at 800-545-6005 or 811 at least 2 working days before any digging

**WRITTEN APPROVAL MUST PRECEDE ANY CONSTRUCTION ON PERMIT AREA  
SEE REVERSE SIDE FOR CONSTRUCTION GUIDELINES.**

\_\_\_\_\_  
PERMITTEE (Signature)

\_\_\_\_\_  
CONTRACTOR (Name)

**(DO NOT COMPLETE – FOR AUTHORITY USE ONLY)**

DATE \_\_\_\_\_

Your application for construction approval has been reviewed and is:

[  ] Hereby **APPROVED** – Construction per submitted specifications may proceed at your discretion. *Any deviation from approved specifications will be sole responsibility of permittee and may result in removal of any unauthorized portion of the facility.* Construction approval terminates six (6) months from the date hereof unless extended in writing. **PERMITTEE MUST CALL LTD OFFICE FOR FINAL INSPECTION.**

[  ] Hereby **RETURNED** for revisions and/or additional information as follows: \_\_\_\_\_

[  ] Hereby **REJECTED** for the following reasons: \_\_\_\_\_

Pre Construction Inspection:

By: \_\_\_\_\_

Date: \_\_\_\_\_

SABINE RIVER AUTHORITY OF TEXAS  
Lake Tawakoni Division  
P.O. Box 310  
Point, TX 75472  
Phone: 903 598-2216 Fax: 903 598-2992

**Was Texas One-Call Notification Center notified?** (Yes / No / NA)

Final Construction Inspection:

By: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Jason Stovall, Division Manager

## CONSTRUCTION GUIDELINES FOR FACILITIES ON LAKE TAWAKONI COMMERCIAL LIMITED USE PERMIT AREAS

**\* All improvements must be permitted and maintained in good repair and a sightly manner, or they will be subject to removal.**

### **I. MOBILE HOMES**

1. Must be anchored in approved manner and underskirted with proper materials.
2. Porches
  - a. Front porch dimensions may not exceed an area equal to the length of the mobile home by a 10-foot width.
  - b. Rear porches may not exceed 200 square feet.
  - c. Porches cannot be enclosed (including screen wire).
  - d. Flooring shall be treated 2x6, synthetic deck board, or approved equivalent.
  - e. Roofing is restricted to factory coated metal or composition shingles.
3. Neither freestanding nor attached roofs are allowed over mobile homes.

### **II. RECREATIONAL VEHICLE/TRAVEL TRAILER (RV):**

1. Neither freestanding nor attached roofs are allowed over RV's.
2. RV cannot exceed 40 feet in length, not including hitch or bumpers.
3. RV must be on wheels and readily moveable in a "drive-away" condition at all times.
4. Porches and decks
  - a. May **NOT** be attached to an RV or exceed 400 square feet.
  - b. Only factory coated metal roofing or composition shingles are allowed over porches or decks.
  - c. Flooring shall be treated 2x6, synthetic deck board, or approved equivalent.
  - d. Structural framing must be at a minimum treated 2x6. Handrails shall at a minimum be treated 2x4.

### **III. CARPORTS:**

1. Metal carports are allowed if factory constructed and professionally installed.
2. Total footprint shall not exceed 576 square feet (ex. 24'x24').

### **IV. EXCAVATION / DREDGING**

1. Excavation and dredging may be permitted in some areas at the discretion of the Authority and the U.S. Army Corps of Engineers. All dredging, filling, and excavation activities within the permitted premises must comply with all applicable local, state, and federal requirements, and must be completed in accordance with any required permit from the U.S. Army Corp of Engineers.
2. No dredging or excavation will be allowed where it will cause the 437.5' m.s.l. conservation pool elevation to be closer than 200 feet from the project boundary.
3. Slopes and channel side slopes shall be no steeper than 4:1.
4. Dredged material must be removed above the 437.5' m.s.l. elevation and BMP's used to prevent sediment from washing back into the lake until the material is dry enough to spread and stabilize.
5. Retaining wall material must be pre-approved and appropriate for the shoreline location.

### **V. PIERS:**

1. Pier length and numbers may be regulated at the discretion of SRA to fit specific situations and to avoid overcrowding. All other specifications are subject to additional restrictions on a case-by-case basis.

### **VI. GENERAL:**

1. All electrical wiring shall be installed in accordance with federal, state and local electrical codes.
2. Electrical wiring may not be attached to trees; all electrical wiring to be installed underground in conduit, unless otherwise approved.
3. Water withdrawal pumps must be electric (no gasoline units). One pump per RV. Discharge from pump must be limited by 1" inside diameter restriction.
4. Unused or inoperable motor vehicles, boats, RV's, etc. may not be stored on the permit area.
5. Steps must be concrete, fiberglass, steel or treated 2x6 minimum and maintained in good condition.
6. Discharge of firearms is strictly prohibited.
7. No portion of the property may be used for outside commercial business activities.
8. No household appliances of any type may be kept outside of the RV.
9. Pre-fabricated storage buildings less than 100 square feet, may be permitted at the discretion of SRA.
10. All fencing must be approved on a case-by-case basis.
11. Commercial operators have the right to impose additional restrictions to the above guidelines.

***NOTE: All structures constructed on Authority floodplain lands may be subject to periodic flooding and inundation up to the project boundary elevation of approximately 447 ft. m.s.l.***

Construction guidelines are not comprehensive, but are intended as an aid to Permittees. Please contact Sabine River Authority of Texas, Lake Tawakoni Division with any questions.