

CONSTRUCTION GUIDELINES FOR FACILITIES ON LAKE TAWAKONI
PRIVATE LIMITED USE PERMIT AREAS

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

I. STORAGE BUILDINGS / GAZEBOS / PAVILLIONS - May not be used as a habitable structure or for R.V. storage.

1. Buildings shall be single level and shall not exceed 720 square feet.
2. Siding: Factory coated metal, wood, cement fiberboard, or brick.
3. Flooring: Concrete slab or wooden structure with a minimum of 2x6 treated floor joist.
4. Roof: Factory coated metal or composition shingles.
5. Potable water plumbing attached to conventional household fixtures including, but not limited to, sinks, showers, bathtubs, laundry facilities, and toilets are prohibited.

II. BOATHOUSES and PIERS – May not be used as a habitable structure.

1. Structures shall be single level not exceeding 1,500 square feet; not including the walkway from shore (subject to further limitations based on amount of usable shoreline).
2. Total length may not exceed 150' from the 437.5' m.s.l. or 25% of cove width (whichever is less).
3. All materials touching water and structural framing shall be steel or treated wood or other approved material. All wooden material must be treated 2x6, synthetic deck board or approved equivalent.
4. Walls: Factory coated metal, wood, cement fiberboard, or brick.
5. Roof: Factory coated metal or composition shingles.
6. All wiring shall be placed in conduit (see V-2 below).
7. Encapsulated foam flotation is recommended for floating structures. Other flotation may be approved on a case by case basis.
8. Potable water plumbing attached to conventional household fixtures including, but not limited to, sinks, showers, bathtubs, laundry facilities, and toilets are prohibited.

III. FENCES

1. Fencing material must be pre-approved.
2. It is the responsibility of the permittee to locate permit boundaries and to construct fencing on the permit boundary. Fences may not extend beyond the m.s.l. pool elevation of 437.5 feet.
3. If it is determined a fence needs to be removed or relocated for any reason, the permittee will do so at no cost to the Authority.

IV. EXCAVATION / DREDGING / RETAINING WALLS

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 Corps 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. pool 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. GENERAL

1. No recreational vehicles may be stored on the Private Limited Use Permit Area.
2. All electrical wiring shall be installed in accordance with all federal, state and local electrical codes.
3. Electrical wiring may not be attached to trees; all electrical wiring must be installed underground in conduit, unless otherwise approved.
4. Water withdrawal pumps must be electric (no gasoline units). Discharge from pumps must be limited by 1" inside diameter restriction.

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 the Sabine River Authority of Texas, Iron Bridge Division with any questions.

Revised September 2012