

Sabine River Authority  
15091 Texas Hwy.  
Many, LA 71449  
Ph. 318 256-4112

NO: \_\_\_\_\_

**Application for Private Limited Use Permit (PLUP) Dock Permit**

Applicants Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Legal description of Project Location:

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Name of Subdivision \_\_\_\_\_ Blk \_\_\_\_\_ Lot No. \_\_\_\_\_

Check one: Applicant owns \_\_\_\_\_, or leases, \_\_\_\_\_ the land adjacent to project location. Attach a Property deed or long term lease agreement.

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NAME OF CONTRACTOR: \_\_\_\_\_ CONTRACTOR LICENSE #: \_\_\_\_\_

CONTRACTOR ADDRESS: \_\_\_\_\_ PHONE NO. \_\_\_\_\_

Sabine/DeSoto Parish Permit No. \_\_\_\_\_ Other Permit: \_\_\_\_\_

I CERTIFY THAT I AM GOING TO SELF CONTRACT: \_\_\_\_\_  
Signature/Date

**APPLICATION IS MADE FOR THE FOLLOWING:** (please check mark all that apply)

- Construction of a new dock.
- Replacement, modification or an addition to a dock, for which permit number \_\_\_\_\_ has previously been issued by SRA.
- Transfer of dock permit number \_\_\_\_\_ from \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ST: \_\_\_\_\_

**TO BE COMPLETED BY SRA:**

**SQUARE FOOTAGE:** \_\_\_\_\_

**WITHIN 160 FT MSL:** \_\_\_\_\_

**WITHIN 1/3 OF COVE:** \_\_\_\_\_

**WITHIN 300 FT LIMIT:** \_\_\_\_\_

**COMMENTS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PERMIT TERMS AND CONDITIONS:**

In consideration of the Sabine River Authority, State of Louisiana (SRA) granting a Private Limited Use Permit (PLUP) Dock Permit to the Applicant, Applicant hereby consents and agrees to the following:

Applicant agrees to abide by the Rules and Regulations Governing the Use of Shorelands and Waters of TOLEDO BEND RESERVOIR, which are incorporated and made a part of this agreement, and that a Permit issued upon this application may be **revoked** at any time by SRA and the structures or facilities removed. When issuing PLUPs for limited use and occupancy of its lands, SRA expressly retains fee ownership and all rights to enter, occupy, control, and possess all lands associated with the PLUP. Issuance of a PLUP is a revocable privilege and does not convey any right of ownership or control of the permitted lands. If SRA does, in fact, revoke said Permit of Applicant, Applicant shall be wholly responsible for all costs, including, but not limited to, court costs and attorney fees, incurred by the SRA for removal of said structure from TOLEDO BEND RESERVOIR's waters or Shorelands. Applicant, his agent, representatives or assigns, agree that said dock shall be operated at his own risk, and SRA is hereby released from any and all claims for injuries or damages incurred while on SRA's premises. Applicant, his heirs, representatives or assigns agree that they will indemnify and save harmless SRA against any and all claims for damages to property, or injuries received by anyone, as a direct or indirect result from the operation of said dock upon SRA's waters, arising either from alleged or in fact negligence of Applicant, his agents, representatives, servants or guests; and Applicant further agrees to defend any and all suits filed or prosecuted against SRA, and to pay any and all judgments, together with court costs, attorney fees and all other expenses of defending such suits. Applicant grants permission to SRA, through its authorized employees, to physically inspect Applicant's dock when necessary and reasonable. Applicant agrees to promptly pay the fee imposed by SRA for the **privilege** of placing and maintaining a dock. Applicant agrees to PROMINENTLY DISPLAY PLUP dock permit number on said dock.

The undersigned hereby certifies that he has read the above and foregoing, together with the Regulations mentioned therein, that he is familiar with the same and hereby agrees to be bound by the terms expressed above.

\_\_\_\_\_  
Date & Signature of Applicant

Check No: \_\_\_\_\_

Receipt No: \_\_\_\_\_

# Requirements for New and Existing Residential Docks

Located on Toledo Bend Reservoir

## PURPOSE AND PREFACE:

These standards of the Sabine River Authority, State of Louisiana, (SRA) apply to all residential Docks on Toledo Bend Reservoir under the control of the SRA. These standards are adopted pursuant to the authority of the SRA as provided by law and are intended to provide minimum requirements to protect public safety, access, scenic, environmental, recreation, and water quality. Because the Shorelands of the Reservoir includes approximately 1200 miles of varied habitat these requirements cannot possible cover all future and unknown conditions or circumstances. This is a guide to help both the public and the SRA permit facilities within the Federal Energy Regulatory Commission (FERC) project boundary.

## DEFINITIONS:

**Abandoned Dock:** A Dock that (1) is adrift; or (2) owner cannot be located within a reasonable amount of time.

**Approved Flotation:** All flotation materials, which are commercially manufactured for marine use shall be fabricated so as not to become waterlogged, crack, peel, fragment or be subject to loss of beads, or in the case of snap together, sectional rotomolded polyethylene Docks (i.e. included but not limited to E-Z Dock, or Connect-a-Dock).

**Authority:** Sabine River Authority, State of Louisiana

**Design Elevation:** The top of pool elevation for Toledo Bend Reservoir is 172 feet mean sea level. However, the lake elevation will vary depending on power generation, water sales, rainfall and evaporation.

**Dilapidated Dock:** A Dock that (1) has any structural members, roofing, decking, flotation or walkways that are not securely attached and could pose an immediate safety or navigation hazard; (2) is submerged; (3) is not floating upright; (4) has deck or floors that are broken, missing and/or below water level; (5) is in a state of disrepair or (6) is otherwise not in full compliance with these minimum standards.

**Dock:** A non-commercial fixed or floating structure on SRA lands or waters which is attached to the shoreline. A Dock includes, but is not limited to, an enclosed floating or stationary structure, a floating platform, a wharf, and/or a boat house. A Dock may or may not include watercraft slips. A Dock includes a walkway or pier.

**Encapsulated Flotation:** Expanded polystyrene fully encased by high density, high molecular weight polyethylene with a minimum thickness of .150" on the bottom and .125" on the top.

**Encroachment:** Any portion of a habitable structure on SRA property (within project boundary) or any portion of a sewer system on SRA property.

**Expansion:** Any increase in the water or land surface area occupied by a residential Dock.

**Existing Residential Dock:** A non-commercial residential Dock that is permitted on or before the effective date of these standards constructed and located on the land and/or water surface of Toledo Bend Reservoir.

**Modification:** Any change, addition or alteration of a residential Dock; or any change, addition or alteration in the location, configuration, structure or substructure of a residential Dock. A modification does not include routine maintenance and repairs, or repairs required by SRA to bring a residential Dock that is dilapidated or abandoned into compliance with these standards.

**PLUP:** Private Limited Use Permit

**Residential Dock:** A noncommercial Dock accommodating 10 or less watercraft associated with a single-family residence for which no compensation is/will be received by the owner of the Dock for its use. This definition also includes swim platforms.

**Shoreline:** The line at which the water surface comes into contact with the land at any given time. The shoreline will move as water levels change.

**SRA:** The Sabine River Authority, State of Louisiana.

**Water Surface Area:** The area including, but not limited to, the length times the width of the residential Docks floating and/or fixed structures with open and covered slips located on land or over the water. Walkways are included in water surface area measurements.

**REGULATIONS - SRA Board Approval Date:** Dec. 4, 2014

**A.** No Dock shall be installed until such time as the Applicant receives a letter from SRA approving such installation. A sample copy of the letter of approval is attached as Exhibit "A" to these Standards.

**B.** There shall be a permit issued by the SRA Shoreline Department for each residential Dock located on Toledo Bend Reservoir. A permit may be obtained only after the submission of an application duly executed, written by the applicant, upon a form prescribed and provided by SRA. Said application shall have attached:

1. Scaled Drawings: Overhead and Profile dimensions drawn to scale (i.e. 1" = 10'). Detailed description of Dock (i.e. color, covered or uncovered, enclosed). Your local Dock builder can provide these drawings.
2. Length and width of walkway.
3. Detailed description of anchoring and stabilization system.
4. Copy of plat map.
5. Plot drawing showing placement of Dock on area and minimum distances between Dock and any other structures or markers within 150'. Must include the shortest distance across cove from "Taking Line" to "Taking Line, if applicable.
6. Evidence of land ownership as filed of record in the Parish Clerk's Office.
7. Driving directions by land and water.
8. Landowner Permission Form if applicant is not the owner of the land adjacent to where the Dock will be located. Additionally, evidence of land ownership as filed of record in the Parish Clerk's Office may be required.
9. A Survey must be provided to verify:
  - 1) the applicant's property lines, and
  - 2) SRA's property line (Taking line). Survey must be completed, and signed from a certified land surveyor, licensed to do business in Louisiana. The applicant may not need a new survey completed if:
    - (i) an old survey clearly indicates all the property lines or,
    - (ii) the legal description of property has not changed since the last survey;

(iii) SRA reserves the right to require a new survey if there are any indications of encroachments or property line disputes

3) Survey must show all improvements adjacent to the "Taking Line"

**10.** If a Dock is wired for electricity, the dock must meet all federal, state and local electrical codes National Electrical Code (N.E.C.) Standards for Wet Location, Marinas and Boatyards, the National Electrical Safety Code before a final permit will be approved.

**11.** Water depth below proposed site.

**12.** Consultation with additional state and federal agencies may be required. If consultation is required, applicant will be notified in writing, which agency consultation is required.

**C.** A residential Dock must be constructed of such quality material as to withstand lake level changes and exposure to strong wind, fast moving water and severe wave action.

Flotation materials shall be as stated below.

1. Should a floating boathouse and/or dock or portion thereof be desired, it is recommended that they be supported by encapsulated closed cell foam for buoyancy.

2. Barrels/drums cannot be used for flotation.

3. All flotation materials shall be Approved Flotation material for marine use.

**D.** No Dock shall extend more than one third (1/3) of the cove

measured from the original 172 ft msl on the nearest opposite shoreline of Toledo Bend Lake unless the permit sets other limits such as the depth of 160 ft msl at the distal (lakeside) end of the dock to insure adequate public access and safety. Additionally, no Dock shall extend more than 300 feet from the applicable original 172 ft msl. The SRA reserves the right to deny an application if the dock poses a hazard to the public. Also, no Dock will exceed a total of 2500 square feet. Docks must have a minimum of 10 feet of clearance between facility and the extension of the property line defining the area allowed for construction of docks at the location for public access. In considering whether to approve such application, the SRA shall consider the positive and negative impacts to the characteristics, zoning and prevailing permitted uses within a half-mile radius of the proposed activity; the shoreline topography and geometry; the safety, navigation and flood control requirements; environmental impacts; potential economic development and tourism benefits; recreational use impacts; and applicable statutory mandates. The SRA does not typically consider "obstruction of view" when determining the placement of docks.

**E.** If a Dock is located parallel with the shoreline, the open end, from the edge of the Dock to the property line, must be one and one half (1 ½) times the length of the slip. For example, a thirty (30) foot slip would require forty five (45) feet from the edge of the Dock to the adjacent property line.

**F.** A residential Dock may be required to be lighted from sunset to sunrise and during periods of low light conditions if the Dock could possibly pose a navigation hazard, as determined by the SRA. The minimum safety lighting shall be flashing or continuous lights defining the distal (lakeside) corners of the dock. Solar lights are recommended.

**G.** Any residential Dock that has electrical service shall strictly adhere to the regulations set forth in the State of Louisiana (NEC) Fire Code for floating structures.

**H.** Any Dock which is classified as "Not Electrically Wired" may not have any permanent electrical supply installed without complying with these Rules. A temporary electrical supply (extension cord, etc.) shall not be left unattended. Any temporary electrical supply must be an approved UL Listed Supply Cord and be in good condition with all electrical connectors attached and in use. Any temporary electrical supply must use GFCI Receptacles.

**I.** Upon issuance of said permit, a number will be assigned to each residential Dock. After the final inspection the permit plate issued by the SRA shall be affixed to the residential Dock as to be easily visible from the water.

**K.** Permit holder agrees to promptly pay the annual permit fee as set forth in the Schedule of Fees in the Rules & Regulations Governing the Use of Shorelands and Waters of the Authority.

**L.** If ownership of a residential Dock is sold or transferred, the new owner must apply for a new permit and notify the SRA within fourteen (14) days after property transfer is complete or remove the facility and restore the use area within thirty days (30) after ownership transfer. The application process to transfer an existing residential Dock shall be the same for requesting a permit for a new Dock, however, the applicant need not have a new survey completed if:

- (i) an old survey clearly indicates all the property lines and all improvements located on tract or,
- (ii) the legal description of property has not changed since the last survey;
- (iii) SRA reserves the right to require a new survey if justified by the circumstances.

**M.** The SRA reserves the right to authorize representatives to enter the property of the permit holder as necessary to make inspections and/or other activities under permit, even to remove unpermitted or unauthorized docks.

**N.** No attempt shall be made by any permit holder to forbid the use of all public access land and/or water, at/or adjacent to a permitted facility.

**O.** The permit holder agrees not to lease, rent, sublet or provide to others, by any means of engaging in a commercial activity, the permitted facility. This will not preclude the permit holder from selling total ownership to the facility.

**P.** The permit holder agrees to operate and maintain any permitted facility in a manner so as to provide safety, minimize an adverse impact on fish and wildlife habitat, natural environment or cultural resources values and in a manner so as to minimize the degradation of water quality.

**Q.** Ownership, construction, operation, use and maintenance of a permitted facility and/or activity are subject to all federal, state and local laws, as well as all rules and regulations now in effect; or those promulgated in the future by the Board of Commissioners, Sabine River Authority. Failure to abide by these laws, rules or regulations may be cause for revocation of the permit.

**R.** The permit holder agrees to save and hold harmless the Sabine River Authority, its officers and/or directors from any and all causes of action, suits at law or equity, claims or demands, or from any liability of any nature for, or on account of, any damages to persons or property, including a permitted facility, growing out of the ownership construction, operation or maintenance by the permit holder of the permitted facility and/or activities.

**S.** If the permit holder fails to comply with applicable laws, rules or regulations or ceases to use, operate or maintain a permitted facility, the SRA may revoke the permit and cause the facility to be removed by contract or otherwise and the permit holder agrees to pay all costs incurred thereof.

**T.** Nothing in these standards shall prevent the SRA from seeking injunctive relief or any other remedy in law or equity at anytime against any person allegedly violating these standards.

**U.** Whenever regulations or restrictions imposed by these standards are either more or less restrictive than regulations or restrictions imposed by any governmental authority or other entity that might have authority to regulate residential Docks, the regulations, rules or restrictions that are more restrictive or impose higher standards shall govern.

**V.** If a dock is damaged by weather (i.e. high winds, tornado), the permit holder has ninety (90) days to repair.

**Checklist: Items to be submitted for permit to construct dock on SRA property**

- Completed Application**
- Deed**
- Improvement Survey**
- Scaled Plot Drawing showing location of structure**
- Scaled Drawing-Overhead view**
- Scaled Drawing-Profile view**
- Pictures**
- Non-refundable construction fee**

**ALLOW SRA EMPLOYEES 15 WORKING DAYS TO COMPILE INFORMATION NEEDED, MAKE A SITE VISIT AND APPROVE APPLICATION.**

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**TO BE COMPLETED BY SABINE RIVER AUTHORITY:**

TYPE OF PERMIT(FROM LICENSE-1,2,3,4 or 5)\_\_\_\_\_

USACE PERMIT REQUIRED:\_\_\_\_\_

Other permits:\_\_\_\_\_

**Consultations Required:**

1. La. Office of Cultural, Recreation, & Tourism (SHPO):\_\_\_\_\_
2. La. Dept. of Wildlife & Fisheries:\_\_\_\_\_
3. U. S. Fish & Wildlife Service:\_\_\_\_\_



- ATTACH IMPROVEMENT SURVEY
- ATTACH SCALED PLOT DRAWING
- ATTACH SCALED OVERHEAD VIEW
- ATTACH SCALED PROFILE VIEW
- ATTACH VICINITY MAP
- ATTACH DEED
- ATTACH REQUIRED CONSULTATIONS
- ATTACH COPIES OF OTHER REQUIRED PERMITS

**“EXHIBIT A”**

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

NAME : \_\_\_\_\_

**Private Facility Permit Approval**  
**Applicant may NOT install any Facility until written approval is received from SRA authorizing construction plan.**

**Approved:** I hereby certify that I have inspected the application packet as submitted and that the application is complete, there has been a site visit completed in which the applicant and contractor (if applicable) has been present and there is a clear understanding of the location and scope of the project. Therefore, project is approved as proposed.

PICTURES TAKEN: \_\_\_\_\_

WATER DEPTH MEASUREMENT: \_\_\_\_\_

SQUARE FOOTAGE: \_\_\_\_\_

WITHIN 160 FT MSL: \_\_\_\_\_ CHINESE TALLOW: \_\_\_\_\_

WITHIN 1/3 OF COVE: \_\_\_\_\_ ESA W/IN 660FT: \_\_\_\_\_

WITHIN 300 FT OF LIMIT: \_\_\_\_\_

COPIES OF REQUIRED CONSULTATIONS RECEIVED:

LA. SHPO \_\_\_\_\_ LDWF: \_\_\_\_\_ USFWS: \_\_\_\_\_ OTHER: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

SRA STAFF \_\_\_\_\_ DATE \_\_\_\_\_

ADMINISTRATION APPROVAL: \_\_\_\_\_

**\*COPY MUST BE AVAILABLE ON SITE FOR INSPECTION\***

**Rejected:** Your application has been rejected for the following listed item(s)/reason(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SRA STAFF \_\_\_\_\_ DATE \_\_\_\_\_

Administration Approval: \_\_\_\_\_

**“EXHIBIT B”**

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

NAME : \_\_\_\_\_

**FINAL INSPECTION:**

I hereby certify that I have inspected the facilities constructed on SRA shorelands and waters and they have been completed in compliance with SRA’s rules and guidelines and as proposed by applicant. Applicant is hereby required to maintain the facilities according to the rules and guidelines of the SRA. SRA may revoke this permit at any time upon 60 days notice.

PICTURES TAKEN: \_\_\_\_\_

WATER DEPTH MEASUREMENT: \_\_\_\_\_

SQUARE FOOTAGE: \_\_\_\_\_

WITHIN 160 FT MSL: \_\_\_\_\_ CHINESE TALLOW: \_\_\_\_\_

WITHIN 1/3 OF COVE: \_\_\_\_\_

WITHIN 300 FT LIMIT: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

SRA STAFF APPROVAL \_\_\_\_\_ Date \_\_\_\_\_

Administration Approval: \_\_\_\_\_

FACILITY NOT APPROVED FOR REASONS BELOW:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_