



GUIDELINES FOR DOCKS ON LAKE SAWYER & DOCK SUBMITTAL CHECKLIST

The following are general guidelines for residential docks on Lake Sawyer:

- No more than one dock, moorage or float for each residence is permitted.
- All docks, moorage or floats shall float at all times or be of open pile construction, provided no portion of the structure shall, during the course of the normal fluctuations of the elevation of the lake, protrude more than five feet above the surface of the water.
- On lots with less than fifty feet of waterfront, only joint use docks are permitted except when both lots abutting the subject property have legally established docks.
- No covered dock, moorage or float is permitted.
- No dock, moorage or float shall be located closer than fifteen feet from the side property line extended.
- No docks, moorage or floats shall be wider than fifty percent of the lot with which it is associated.
- The total surface area of docks, moorage and floats, or any combination thereof, shall not exceed six hundred square feet, provided that no float shall have more than one hundred fifty square feet of surface area.
- The maximum distance from the shoreline to the end of the dock is eighty feet, or the point where the water depth is thirteen feet below the ordinary highwater mark, whichever is reached first.
- No dock, moorage or float may extend into the lake from the high-water mark further than one-fourth the total distance from your shoreline to the opposite shoreline.
- All construction within 200' of the water requires a Shoreline Exemption. The submittal requirements and application can be found on the Community Development-Planning webpage. There is a \$487.00 fee for this application
- A dock permit will also require a SEPA review. Please complete the SEPA Environmental Checklist found on the Community Development-Planning webpage. There is a \$642.00 intake fee for this application.
- ***A Hydraulic Project Approval (HPA) permit must be received from the Dept of Fish and Wildlife prior to Building Permit approval. The JARPA application can be found at this website <http://wdfw.wa.gov/hab/hpapage.htm>. Fish and Wildlife requirements for dock design regarding length, width and location supersedes all City policies or codes.***

This handout is designed for informational purposes and may not cover all code requirements. Please contact the Black Diamond Community Development Department for more detailed information if necessary.

SUBMITTAL REQUIREMENTS

This submittal checklist identifies minimum application elements for the City to accept an application. If any of the required items are not provided, the application will not be accepted at the counter.

GENERAL SUBMITTAL REQUIREMENTS

Planning Master Application

Certification and Transfer of Applicant Status

(4) Two copies of Construction Drawings including Site Plans: (show framing, footing, decking)

(2) Two copies of Structural Calculations

(1) Reduce site plan on 11 x 17

Completed Sensitive Area Identification Form

A copy of Approved HPA permit

SEPA Checklist