

This document introduces dock and shoreline construction management; for more details on this topic or other Lake Williamstown regulations, please refer to the Lake Ordinance. [This is not an official document.](#)

## Lakefront Development Terms



### Structures.

Any man-made structure, such as

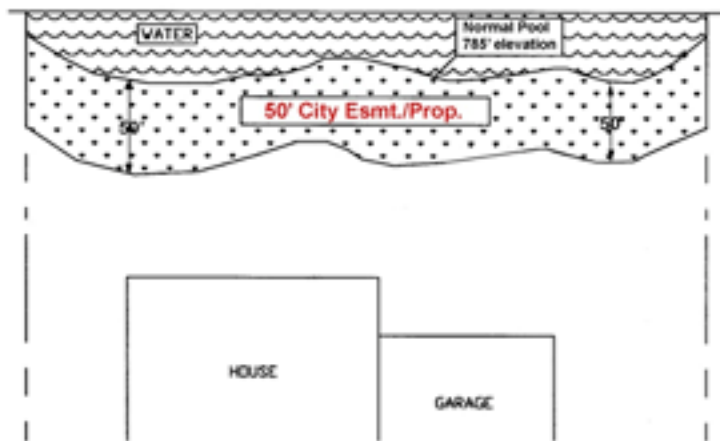
- Buildings
- Fences
- Patios
- Retention walls
- Decks
- Any artificial construction

... added to the 50 foot lakefront/shoreline offset



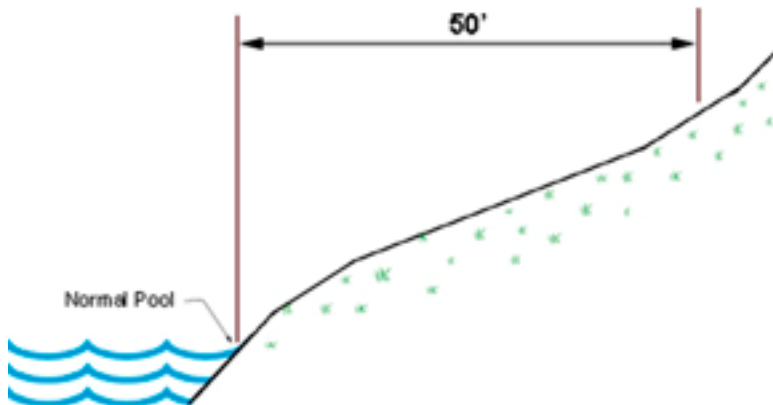
### New Construction.

- New dock
- New dock addition
- Dock repair
- Grading
- Bank Stabilization and/or sea wall construction



### 50 foot Easement/Property.


- The 50 foot has been reserved in all lakefront land records for public use.
- No private construction has ever been permitted within the 50 foot.



### 50 foot Lakefront/Shoreline Offset.

The City's 50' easement/property extends straight back; a 50' parallel offset from Lake Williamstown's normal pool shoreline.

# Lakefront Property Owner Compliance Process

 <b>CITY OF WILLIAMSTOWN LAKEFRONT DEVELOPMENT SERVICES DEPARTMENT Dock Permit Application</b>	Location Address:
	Lake Association number*: <small>*Note: Lakefront property owners do not have to be a member to have a Lake Association number, numbers are posted on all docks and assist Emergency Management in location by water.</small>
<b>Please attach to this application the following:</b> <ol style="list-style-type: none"> <li>A copy of a survey plat or a drawing of the property showing (site plan):             <ol style="list-style-type: none"> <li>Property lines;</li> <li>Approximate size and location of dwelling;</li> <li>Location of all buildings, walks, and other structures located within the fifty foot (50') City Lakefront easement and/or property;</li> <li>The location and dimensions of any existing and/or proposed dock.</li> </ol> </li> <li>A copy of the deed to the property (Note: If deed calls for subdivision lots, please attach a copy of that map).</li> <li>If applicable, a description, with construction drawing, of the proposed shoreline protection.</li> <li>If applicable, a current photograph of existing dock.</li> <li>\$50 Check or Money Order for Permit Fee payable to the "City of Williamstown"</li> </ol>	
This application is for a (please check one): <input type="checkbox"/> Existing <input type="checkbox"/> New* <input type="checkbox"/> Addition* <small>*Note: Any new dock or addition must comply with Ordinance specifications and shoreline protection must be pre-existing or be constructed with dock.</small>	
<b>Addition, 50% repair or a New dock</b> If there is an existing dock, also fill out the next section	
<b>General Notes:</b> <ul style="list-style-type: none"> <li>New dock design width cannot exceed 38' and minimum setback from property line must be at least 10'. Maximum height cannot exceed 14' over normal pool.</li> <li>No structures or patios are allowed within the City's fifty (50) foot easement and/or on/in City's owned property, with the exceptions of walkways and handicapped accessible path(s) not to exceed 48 inches in width.</li> <li>Shoreline Protection must be documented for all new docks, additions, 50% repairs and may be required as part of new dock work proposal.</li> <li>With any new docks or additions, shoreline protection must meet specifications within the Lake Ordinance.</li> <li>Prior to any new construction on Lake Williamstown or its tributaries, a property owner must notify the Kentucky Division of Water and the Army Corps of Engineers.</li> </ul>	<b>Check List</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Deed             <ul style="list-style-type: none"> <li>✓ If deed only references a lot, include Subdivision plat and/or Survey plat</li> </ul> </li> <li><input type="checkbox"/> Site Plan             <ul style="list-style-type: none"> <li>✓ Location of all existing structures within 50' parallel of the lakefront in relation to the property lines</li> <li>✓ Dimensions (length, width &amp; height) of those structures</li> <li>✓ Location of existing dock(s) in relation to projected property lines</li> <li>✓ Dimension (length, width &amp; height) of the dock(s)</li> <li>✓ Shoreline Protection description and/or proposed improvements</li> </ul> </li> <li><input type="checkbox"/> Submit Nationwide Permit application to the Army Corps of Engineers</li> <li><input type="checkbox"/> Submit Permit application(s) to the Kentucky Division of Water</li> </ul>
Is shoreline protection in place for entire length of lake frontage:	Length of property shoreline:
Type of Material shoreline is constructed of:	Are there any culverts or streams located on the property:

## Existing Dock.

Submit a Dock Permit Application for any existing dock and/or structure within the 50 foot lakefront/shoreline offset.

## New Dock.

Before starting a project, submit a Dock Permit Application for any new construction

- New dock
- New dock addition
- Dock repair
- Grading
- Bank Stabilization and/or sea wall construction

## Other Regulatory Agencies.

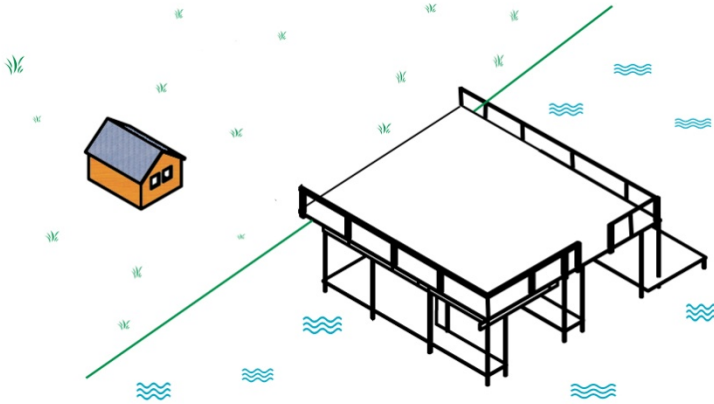
Prior to any new construction  
Submit proper forms to notify:

- Kentucky Division of Water (KDoW)
  - Stream Construction Permit
    - All bank stabilization projects
  - Water Quality Certification
    - Bank stabilization projects along all waterways greater than 299'
  - Storm Water Construction Permit
    - 1 acre or more ground disturbance above a waterway
- Army Corps of Engineers (ACoE)
  - ACoE Nationwide 13 Permit
    - All bank stabilization projects



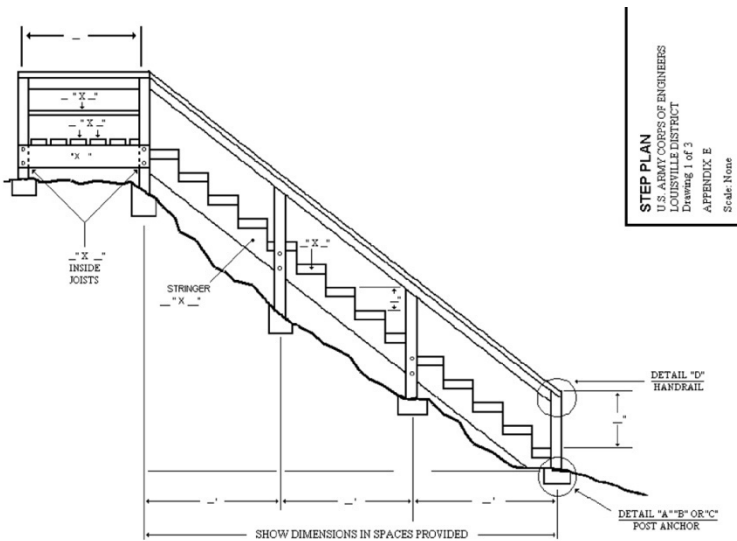
Find these permit applications online at  
<http://discoverwilliamstown.com/docks.aspx>

# Lakefront: Permitted



## Grandfathered Structures.

Docks or structures existing prior to May 13, 2004 which do not meet the guidelines in the Lake Ordinance will be grandfathered to current and future owners as long as they are properly maintained.

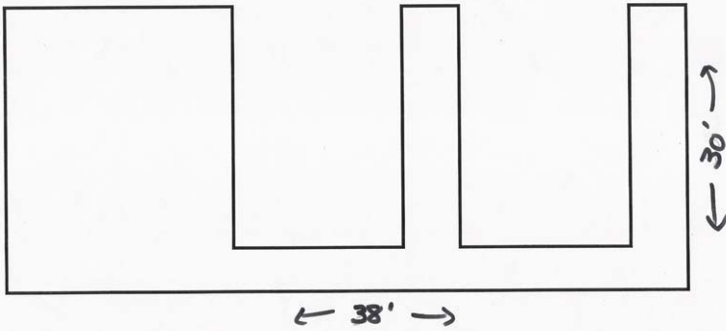


## Walkways and Handicap Paths.

Only acceptable new construction in 50 foot offset:

- ✓ Walkways should be perpendicular to the shoreline and not exceed 48" in width.
- ✓ Handicap\* cart paths should not exceed 72" in width.

\*documented by a Physician



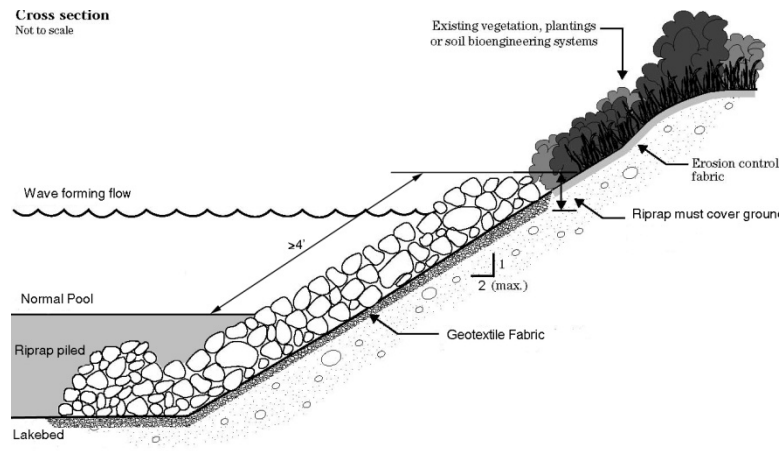
## Dock Specifications.

- ✓ Only one dock located in front of the property
- ✓ Surface dimensions; 38' wide x 36' long
- ✓ Setback at least 10 feet from projected property line
- ✓ Include Bank Stabilization

Optional upgrades may include:

- ✓ roofs not exceeding 14' above normal pool
- ✓ diving boards not extending 18" beyond dock's edge
- ✓ slides not extending 18" beyond dock's edge and not exceeding 8' in height

## Lakefront: Permitted (continued)



### Bank Stabilization.

#### Materials:

- ✓ Rip-rap with geo-tech fabric
- ✓ Riparian vegetation
- ✓ Rip-rap and vegetation combination
- ✓ Manufactured interlocking concrete block

#### Use Best Management Practices:

- ✓ Use pre-cured concrete block
- ✓ Maintain natural slope, preventing water resource loss
- ✓ Have erosion control measures in place before nightfall
- ✓ Leave lake rock and lake life undisturbed
- ✓ Provide rock support, piled rock, at the base of lake and Bank Stabilization
- ✓ Use materials that are advantageous to wildlife

#### Preserve existing vegetation

#### Divert upland runoff around exposed soil

#### Seed/mulch/cover bare soil immediately

#### Use sediment barriers to trap soil in runoff

#### Protect slopes and channels from gullyng

#### Install sediment traps and settling basins

#### Preserve vegetation near all waterways



### Erosion Control Measures.

#### Use Best Management Practices

- 80-100 tons of soil per acre per year empty into Kentucky lakes from unmanaged construction sites.\*

\*source: KDOW published average for KY

## Lakefront: Non-compliance & Mitigation



### Unauthorized Structures.

Should the structure fail, the structure can only be replaced if it meets current standards and complies with current policy, or the owner must remove the structure and the area restored in accordance with the current regulations.



### Waterway Obstructions.

Remove

- ❌ Any permanently fixed floating devices

Only permissible if floating device is

- ✅ Out on weekends, 6am till 6pm
- ✅ Does not extend past your dock
- ✅ Does not interfere with neighbor's property



### Harmful Bank Stabilization practices.

When constructing Bank Stabilization , avoid:

- ❌ Poured concrete
- ❌ Excessive grading, backfill and land building
- ❌ Exposed soil
- ❌ Use of native lake rock
- ❌ Constructing a statically indeterminate wall
- ❌ Guardrail, gabion cages, rail-road ties

## Lakefront: Non-compliance & Mitigation (continued)



### Do not

- ⊘ Construct any structures within the 50 foot lakefront/shoreline offset.
- ⊘ Construct a new dock, dock addition or dock repair without notifying the City first.
- ⊘ Grade the soil or dredge prior to getting written consent from the City, KDoW and the ACoE.
- ⊘ Construct any dock, structure or Bank Stabilization on the lakefront that is not directly adjacent to your lakefront property.

### Or

- City will order Structures, not meeting current standards and compliance with current policy as defined in the Lake Ordinance, to be removed.
- The land disturbing activity along Lake Williamstown or its contributory streams will be reported to the Kentucky E.P.A. Division of Water (KDoW) and the Army Corps of Engineers (ACoE).
- Property owners found in violation will be subject to civil penalties and required to mitigate.